

# ***Warwick Township***

*Lancaster 1729 County*

## **Office of Code Compliance**

### **Agricultural Building Permit Packet**

**Plan Submittal Guide  
“Our Goal is a Safe Environment”**

**01/18/08**

This pamphlet was prepared to help you plan your building project.

By properly submitting the necessary information, the Building Department Staff will be able to swiftly process your Agricultural Building Permit Application. Your project will be evaluated to confirm compliance with the Zoning Ordinances as adopted by Warwick Township. The Code facts presented in this pamphlet are not all inclusive, but are intended to highlight questions and areas that are frequently asked.

Upon issuance of the Agricultural Building Permit, the permit placard should be posted and visible from the public right-of-way. The inspection schedule should be on site for verification and signature at time of inspections.

Along with the application, a plot plan and any supplemental information including your approved Nutrient Management, Stormwater Management, and Conservation Plans must be submitted before the plan will be reviewed.

The permit applicant, and ultimately the owner, is responsible for making arrangements for inspections. Construction must not proceed until each phase has received approval. Please refer to the property address and building permit number when scheduling an inspection.

**Please remember that structures should not be used until a Final Inspection has been completed.**

If you have any questions concerning your project, please call the building department office.

Thank you,  
Code & Building Department  
Warwick Township  
(717) 626-8900

## **CHECKLIST FOR AGRICULTURAL BUILDING PERMIT APPLICATION PROCESS**

### **Requirement 1**

Contact the Lancaster County Conservation District at (717) 299-5361 ext. 143 to begin the design process of a Conservation Plan.

### **Requirement 2**

Fulfillment of Pennsylvania's Nutrient Management Act 6 Law. Act 6 checklist is included in this packet. Any questions concerning the regulations of Act 6 can be directed to the Lancaster County Conservation District at (717) 299-5361 ext. 125.

### **Requirement 3**

#### **Part A- Erosion and Sediment Control Plan**

Submit a designed E&S Control Plan for approval. The following articulates the necessary approvals based on land disturbance area:

Under 5,000 square feet:	Exempt from both design and submission of a E&S Control Plan. Such is covered when a Conservation Plan is designed.
5,000 square feet to 1 acre:	Township approval based on fulfillment of the 11 Erosion and Sediment Control Plan requirements set forth in Section 102.4 (5) of Title 25. Environmental Protection of the Pennsylvania Code. A listing of the requirements is included in this packet.
1 to 5 acres:	Township and Lancaster County Conservation District approvals of your E&S Control Plan are necessary.
Over 5 acres:	Contact the Lancaster County Conservation District for any additional permitting requirements.

## **Requirement 3 (continued)**

### **Part B- Stormwater Management Plan**

In addition to the above requirements, submit a designed Stormwater Management Plan in compliance with Section 270-4 of the Warwick Township Water Ordinance. The following are the requirements of Section 270-4:

- A. It shall be unlawful for any person to undertake any of the following activities without prior approval from the Township and without complying with all provisions, regulations, limitations, and restrictions of this chapter:
1. Development of any use with a flood-prone area as delineated by the Township Zoning Ordinance [Chapter 340].
  2. Development of any commercial use, industrial use, multifamily dwelling unit, mobile home park, school, church, lodge, club or any other use determined by the Township to be of similar character.
  3. Installation of any impervious cover not specifically exempt by Appendix 7 of this chapter. (Appendix 7 included in this packet)
  4. Development of any where a preliminary subdivision or land development plan is required by the Township Subdivision and Land Development Ordinance [Chapter 285].
  5. Diversion or piping of any natural or manmade stream channel.
  6. Installations, alterations, modifications or the removal of any existing or proposed stormwater runoff or management facilities or appurtenances thereto.
  7. Land disturbance activity in excess of 10,000 square feet except for the agricultural use of land (cultivation) when operated in accordance with a farm conservation plan approved by the Lancaster County Conservation District.
  8. Any other development where the Township determines that said development may adversely affect any existing watercourse, any existing stormwater management facilities or any existing stormwater runoff patterns,
- B. It is the express intention of this chapter only to provide for Township review and approval of such activities under this chapter. This chapter shall not be interpreted to impair or limit the applicability of any other ordinance, regulation or statute including, but not limited to, the Clean Streams Law, Chapter 102 of DEP's regulations, the Federal Clean Water Act, NPDES requirements and all removal of groundcover, grading, filling or excavation, regardless of area, shall be performed in accordance with Chapter 102 and all other applicable statutes and regulations.

## **Requirement 4**

Submit your completed Agricultural Building Permit Packet and building plans. If plans are for a manure storage facility (either new facility or modification to an existing facility), proof of certification by a professional engineer must be submitted to the Township. Proof of approval for your Nutrient Management, Stormwater Management, and Conservation Plans must accompany this submission. If a Nutrient Management Plan is not required, you must submit documentation from either the Lancaster Conservation district or a certified Act 6 Nutrient Management planner verifying your operation is not regulated.

**Agricultural Building Permit Request:  
Applicant Checklist Concerning Act 6 Regulations**

**Section 1 (to be completed by the farm operator)**

1. Does your agricultural operation house production livestock (including poultry)? \_\_\_\_\_  
(If NO, STOP here)

2. Are you aware of Pennsylvania's Nutrient Management Act 6 Law? \_\_\_\_\_

(If NO and #3 cannot be answered, STOP here and contact the Lancaster Conservation District)

3. Is your operation presently regulated under Act 6 or will it be regulated after any planned expansion of livestock or poultry? Are you now or will you be a Concentrated Animal Operation (CAO) after any planned expansion of livestock or poultry? \_\_\_\_\_  
(If YES, skip to question #5)

4. Can you produce a copy of a document from the Lancaster Conservation District or a certified Act 6 Nutrient Management planner verifying your operation is not regulated? \_\_\_\_\_

(If NO, STOP here and contact the Lancaster County Conservation District to verify your status)

5. Do you have an Act 6 Nutrient Management plan? \_\_\_\_\_

(If NO, STOP here and contact the Lancaster County Conservation District to obtain a plan)

6. Can you produce a copy of the letter from the District verifying you possess an approved Act 6 Nutrient Management plan for your livestock operation? This letter must be dated no later than 3 years from today. \_\_\_\_\_

(If NO, STOP here and contact the Lancaster County Conservation District to obtain a copy of the approved letter)

My signature below confirms that the above information is accurate as it is presented on the date of my signature. I have completed the checklist and agree with the above information.

Signature of the Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

**Section 2 (to be completed by the building permit officer)**

The signature of the building permit officer confirms that this form was completed by the farm operator and that the operator provided documentation proving that the animal operation in question is not regulated by Pennsylvania's Nutrient Management Act 6.

Signature of the Building Permit Officer: \_\_\_\_\_ Date: \_\_\_\_\_

**OR**

The signature of the building permit officer confirms that this form was completed by the farm operator and that the operator provided documentation proving that the animal operation in question has complied with Pennsylvania's Nutrient Management Act 6.

Signature of the Building Permit Officer: \_\_\_\_\_ Date: \_\_\_\_\_

## **Requirements for an Erosion and Sediment Control Plan**

Your Erosion and Sediment Control Plan shall contain the following:

- 1) The existing topographic features of the project site and the immediate surrounding area
- 2) The types, depth, slope, locations, and limitations of the soils
- 3) The characteristics of the earth disturbance activity, including the past, present, and proposed land uses and the proposed alteration to the project site
- 4) The amount of runoff from the project area and its upstream watershed are.
- 5) The location of waters of this Commonwealth which may receive runoff within or from the project site and their classification pursuant to Chapter 93
- 6) A written depiction of the location and type of perimeter and onsite BMPs used before, during, and after the earth disturbance activity
- 7) A sequence of BMP installation and removal in relation to the scheduling of earth disturbance activities, prior to, during, and after earth disturbance activities
- 8) Supporting calculations
- 9) Plan drawings
- 10) A maintenance program which provides for inspection of BMPs on a weekly basis and after each measurable rainfall event, including the repair of the BMPs to ensure effective and efficient operation
- 11) Procedures which ensure that the proper measures for the recycling or disposal of materials associated with or from the project site will be undertaken in accordance with this title

Source: Section 102.4 (5) of Title 25. Environmental Protection of the Pennsylvania Code, 2000.

# STORMWATER MANAGEMENT

## *Attachment*

### **Township of Warwick**

#### **Appendix**

#### **Act 167 Stormwater Management Alternate Processing Standard**

#### **Existing Developed Properties:**

Lands improved with existing structures may be exempted for an additional 1,000 square feet of impervious surface in all zoning districts established in Chapter 340, Zoning, of the Code of Ordinances, provided that flows from the site after development leave the site in the same manner as the pre-development condition and there are no adverse effects to the adjacent property(ies).

Existing properties in the Agricultural Zone (A) and Conservation Zone (C)\*\* may be eligible for a different processing standard:

<b>Total Parcel Size (acres)</b>	<b>*Minimum Distance (feet)</b>	<b>Cumulative New Impervious Areas Exempt from Ordinance (square feet) as of 6/21/2006</b>
All tracts	meet zoning setbacks	0 to 1,000
10.5 to 20 acres	100	10,000
20.5 acres	250	20,000

\* The minimum distance between the proposed impervious area and/or stormwater controls/structure discharge point to the downslope property line of the parent tract. In lieu of meeting the minimum distance criteria, the applicant may provide documentation from a qualified registered professional in the Commonwealth of Pennsylvania that the increased flows from the site leaves the site in the same manner as the pre-development condition and that there will be no adverse effects to adjacent property, or the increased flows reach a natural drainageway or existing stormwater management structure before affecting adjacent property.

\*\* All farms which are eligible for a different processing standard must have a partial implemented functional conservation plan (10,000 sq. ft.) or fully implemented conservation plan for credit up to 20,000 square feet as verified by the Lancaster County Conservation District.

**TOWNSHIP OF WARWICK**

315 Clay Road

P.O. Box 308

Lititz, PA 17543-0308

Phone: (717) 626-8900

Fax: (717) 626-8901

**Office Use Only**

Account #: \_\_\_\_\_

Tax Map #: \_\_\_\_\_

Zoning District: \_\_\_\_\_

**APPLICATION FOR AGRICULTURAL BUILDING PERMIT**

Name of Applicant: \_\_\_\_\_

Address of Applicant: \_\_\_\_\_

Telephone: \_\_\_\_\_

If Applicant is not the Owner, have you been authorized to make this application? \_\_\_\_\_

Location of Property: \_\_\_\_\_

Name and Address of Owner if not the Applicant: \_\_\_\_\_

Describe the proposed work to be completed: \_\_\_\_\_

**SPECIFICATIONS:**

Width of Structure: \_\_\_\_\_ Depth: \_\_\_\_\_ Height: \_\_\_\_\_

No. of Stories: \_\_\_\_\_ Type of Construction: \_\_\_\_\_

The Structure will contain \_\_\_\_\_ sq. ft. of usable floor space.

The complete cost of the Structure for which this permit has been applied for is: \$ \_\_\_\_\_

Has the Zoning Hearing Board issued a decision on this application? Yes \_\_\_\_\_ N/A \_\_\_\_\_

If yes, what is the case number? \_\_\_\_\_



I hereby authorize the designated Warwick Township official to investigate, inspect, and examine the Property set forth herein, including land and structures, to determine compliance with the Warwick Township Zoning Ordinance and to determine the accuracy of the statements contained herein.

I am aware that I can not occupy the Property for the purpose of conducting the use set forth herein and not commence excavation or construction until an Agricultural Building Permit has been issued by the by the Township of Warwick. I am aware that I can not change the use or the Property herein until I have applied for and received an Agricultural Building Permit for such proposed use. By signing this Application, I certify that all facts in the Application and all accompanying documentation are true and correct. This Application is being made by me to induce official action on the part of Warwick Township, and I understand that any false statements made herein are being made subject to the penalties of 18 Pa. C.S. #4904 relating to unsworn falsification to authorities.

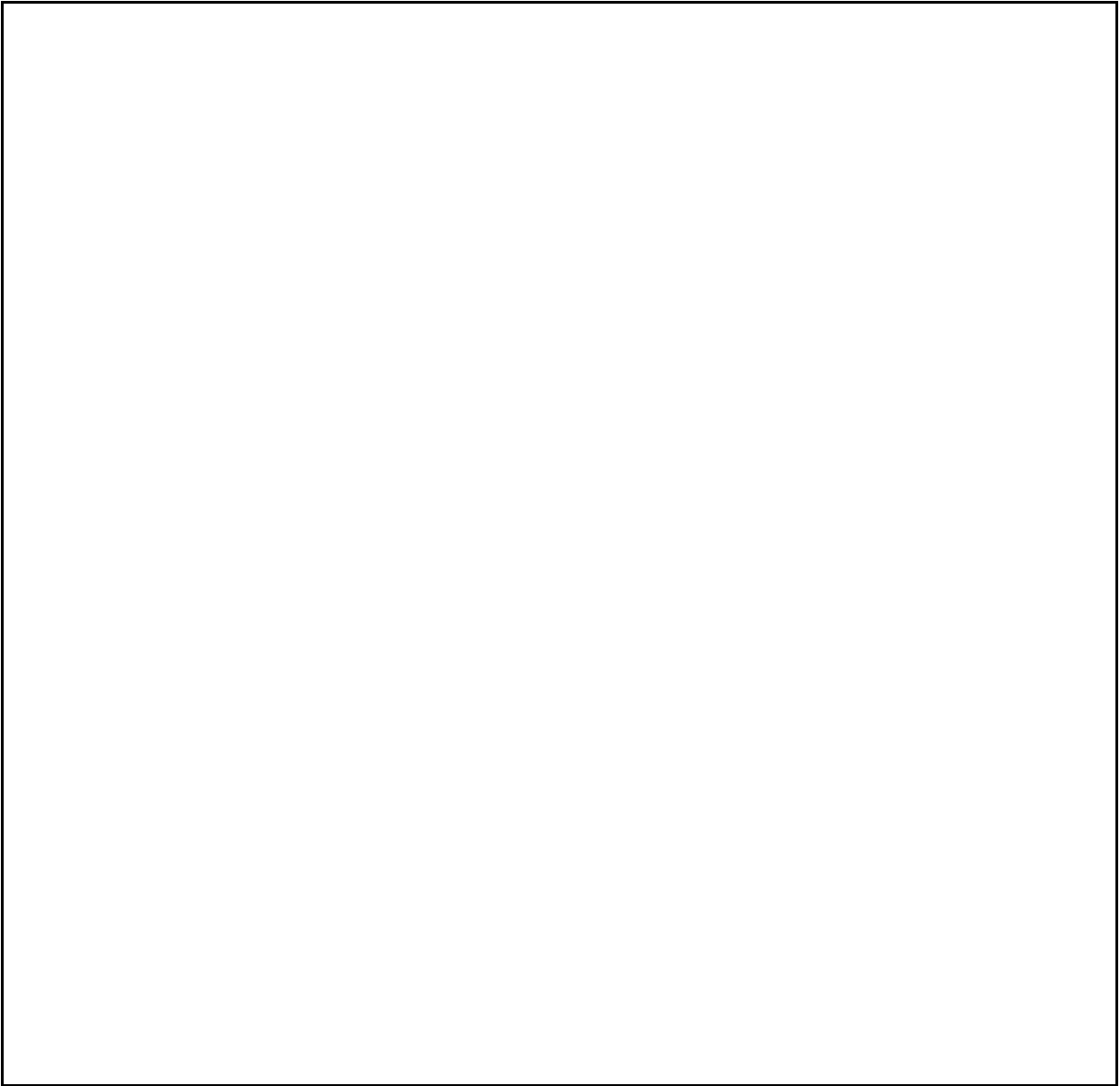
The issuance of an Agricultural Building Permit is based upon the facts stated and representations made in this Application. An Agricultural Building Permit may be revoked if the use and or structure for which it has been issued violates any applicable Township, County, State or Federal law or regulation. This Permit may also be revoked if it has been issued in error or if issuance was based upon any misrepresentations or errors in the Application or otherwise made by the Applicant.

Date: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

## **Plot Plan**

A plot plan showing the lot size, existing and planned structures, existing and planned driveways and parking area, interior and exterior storage areas, and all significant features such as flood plains, wetlands, easements, and drainage ways shall be submitted with this application. Until a plan is submitted, this application shall not be considered complete and shall not be processed.



**Please show the following on the Plot Plan:**

1. Size of the lot
2. Location of existing and proposed structures (include setback measurements)
3. Street and driveway location