

IN THE MATTER OF : **BEFORE THE FAIRVIEW TOWNSHIP**
THE APPLICATION OF : **ZONING HEARING BOARD**
WEST SHORE SCHOOL DISTRICT : **YORK COUNTY, PENNSYLVANIA**
: **DOCKET NO. 2021-05**

**DECISION GRANTING VARIANCE TO SECTION 300-16 OF THE
FAIRVIEW TOWNSHIP ZONING ORDINANCE**

The Applicant applied for a variance to Section 300-16 of the Fairview Township Zoning Ordinance (the “Zoning Ordinance”) for the property located in the Rural Living and the Single Family Residential Zoning Districts at 480 Lewisberry Road, New Cumberland, PA 17070. A hearing on the application was held on May 20, 2021, at 6:30 p.m. at the Fairview Township Municipal Building, 599 Lewisberry Road, New Cumberland, PA 17070.

FINDINGS OF FACT

1. The Applicant is the West Shore School District, 507 Fishing Creek Road, P.O. Box 803, New Cumberland, PA 17070. The District is the owner of the property which is the subject of the application.
2. Notice of the hearing was properly advertised; the property was properly posted; and all neighboring property owners required to be notified of the hearing were notified in accordance with the Township Ordinance and the Pennsylvania Municipalities Planning Code.
3. The Applicant is requesting a variance to Section 300-16.A, Maximum Allowable Building Footprint in the Rural Living Zoning District, for the purpose of construction of a new intermediate school at the site.

4. The Applicant wishes to demolish the existing Fairview Elementary School and construct a new intermediate school which will house students in Grades 5 and 6. The existing elementary school, which is roughly 31,380 square feet in area, was built in the early 1960s, before there was a zoning ordinance in the township and is non-confirming under the present Zoning Ordinance which allows a building footprint of no greater than 25,000 square feet in the Rural Living Zoning District. The newly constructed school will be approximately 76,162 square feet in area.

5. The School District's property is approximately 33 acres in total area and has frontage on Lewisberry Road. The property is located in both the Rural Living and the Single Family Residential zoning districts with only the area from Lewisberry Road three hundred (300) feet in depth being zoned Single Family Residential while the remaining majority of the property is in the Rural Living zoning district.

6. Testifying on behalf of the Applicant were Marc Kurowski, *K&W Engineers*, 2201 North Front Street, Harrisburg, PA; and Chris Linkey, *RLPS Architects*, 250 Valley Brook Drive, Lancaster, PA. The witnesses described the parcel which has steep sloped areas to the eastern side which constrain to some extent the location of the building. Because of the slope, the witnesses testified that the building would be constructed on a down slope area in part such that while the new building will be two (2) stories in height, the total elevation of the building is not planned to be higher than the existing elevation of the elementary school which is located in the higher elevation portion of the property.

7. The new school is planned to accommodate approximately 680 students. In constructing the new school building, the District must comply with the Pennsylvania

Department of Education requirements for square footage per student with respect to both classroom area and supplemental areas such as the cafeteria, music room, and support areas. Those requirements dictate the minimum size of the building which is much greater than the size allowable under the Ordinance in the Rural Living zoning district.

8. The new school's location will be set back from Lewisberry Road much more than 300 feet and therefore entirely within the Rural Living District portion of the parcel, thus necessitating the variance request. *See Zoning Ordinance Section 300-16.A* (maximum building footprint this usage 25,000 sq. ft.) If the school building were located within the Single Family Residential Zoning District, no variance would be required. *See Zoning Ordinance Section 300-21.A* (no maximum building footprint applicable).

CONCLUSIONS

1. The Applicant has the burden of establishing its entitlement to the requested variance in accordance with Fairview Township Zoning Ordinance Section 300-99.E.

2. On the basis of the testimony and documentary evidence presented, the Board concludes that the Applicant has established, on the basis of topography and other characteristics of the lot, entitlement to the dimensional variance from the maximum allowable building footprint in the Rural Living Zoning District, subject to the condition that the elevation of the newly constructed school building be no greater than that of the existing elementary school building.

DECISION

On the basis of the foregoing findings and conclusion and on the basis of all the testimony and evidence presented to the Board at the hearing, the request for the variance to construct a new intermediate school of 76,162 square feet in area should be granted, subject to the condition that the elevation of the newly constructed school building be no greater than that of the existing elementary school building.

The Application was approved as stated upon the motion of Mr. Perry, seconded by Mr. Bashore and adopted 3-0 by the Board Members present and voting.

FAIRVIEW TOWNSHIP ZONING HEARING
BOARD

Dated: June 30, 2021

By: 

Timothy C. Mader, Chairman

Distribution:
Applicant



ZONING HEARING BOARD APPLICATION
YORK COUNTY, PENNSYLVANIA

❖ Part 1:

APPLICANT(S)/EQUITABLE OWNER

Name: _____

Address: _____

Phone: _____

PROPERTY LOCATION:

Address: _____

Lot Size: _____

Date Purchased: _____

Location: _____

EXISTING OWNER OF PROPERTY:

Name: _____

Address: _____

PRESENT USE OF PROPERTY:

EXISTING ZONE: _____

❖ Part 2:

ZONING REQUEST (Identification of the applicable request(s)):

- () SUBSTANTIVE CHALLENGE
() SPECIAL EXCEPTION
(x) VARIANCE
() APPEAL OF THE ZONING OFFICERS DECISION

SECTION(S) OF ZONING ORDINANCE WHICH APPLY TO THIS REQUEST - Please identify the specific section(s) of the Zoning Ordinance involved in the request:

❖ Part 3:

DESCRIPTION OF REQUEST:

Part 3:

We are requesting a variance from Section §300-16.A of the Zoning Ordinance (Maximum Allowable Building Footprint of 25,000 SF within the Rural Living (RL) Zone). The applicant is proposing to demolish an existing elementary school with a footprint of approximately 31,380 SF in order to construct a new Intermediate school with a footprint of 76,162 SF. A 'public school' is permitted by right in the RL zone and the project meets all other applicable zoning requirements (including screening / buffering of adjacent residential uses / zones).

The proposed building and associated footprint size are based on PA Department of Education criteria and as necessary to accommodate growth within the School District while providing facilities commensurate with current educational approach / curriculum (which is significantly different than when the original building was constructed). As improvements have been proposed to accommodate impacts of a building footprint larger than 25,000 SF (namely stormwater management facilities, significant improvements to Lewisberry Road, and landscape screening / buffering), the building will be served by public sewer and water utilities (so there would be no concern regarding impacts to any on-lot water wells or sewage disposal systems on adjacent residential properties), and there is no proposed change in use (this site has been an educational use for over 30 years), the proposed relief for a larger footprint would not '...alter the essential character of the...neighborhood', 'substantially or permanently impair the appropriate use or development of adjacent property', or 'be detrimental to the public welfare'. Lastly, the requested relief (i.e. 76,162 SF building footprint) represents the minimum variance and least modification possible for the proposed project.

❖ *Part 4*

LIST ALL INDIVIDUAL PROPERTY OWNERS WITHIN 200 FEET OF THE PERIMETER OF THE ENTIRE PROPERTY.

NAME	ADDRESS	USE TYPE
Frederick & Aileen Minium	415 Hemlock Drive, New Cumberland 17070	Residential
David & Sheila Breneman	411 Hemlock Drive, New Cumberland 17070	Residential
Jeffrey & Kimberly Sheaffer	409 Hemlock Drive, New Cumberland 17070	Residential
Beverly Keller, Patricia Keller & Josephine Patton	487 Lewisberry Road, New Cumberland 17070	Residential
Beverly Keller, Patricia Keller & Josephine Patton	487 Lewisberry Road, New Cumberland 17070	Residential
Pauline & Ronald Bush	495 Lewisberry Road, New Cumberland 17070	Residential
John & Barbara Mickle	499 Lewisberry Road, New Cumberland 17070	Residential
Sharon & Charles Fesus	501 Lewisberry Road, New Cumberland 17070	Residential
Joseph Shubert	503 Lewisberry Road, New Cumberland 17070	Residential
Terry Ford	508 Lewisberry Road, New Cumberland 17070	Residential

❖ *Part 5 For office use only:*

ZONING HEARING BOARD CHECKLIST

Application Received: _____

Property Zoned: _____

Asking for Special Exception, Variance or Appeal: _____

Case No.: _____

Fees Paid: _____

Hearing Date: _____

Draft Public Notice sent to Attorney for review: _____

Notice sent to Newspaper: _____

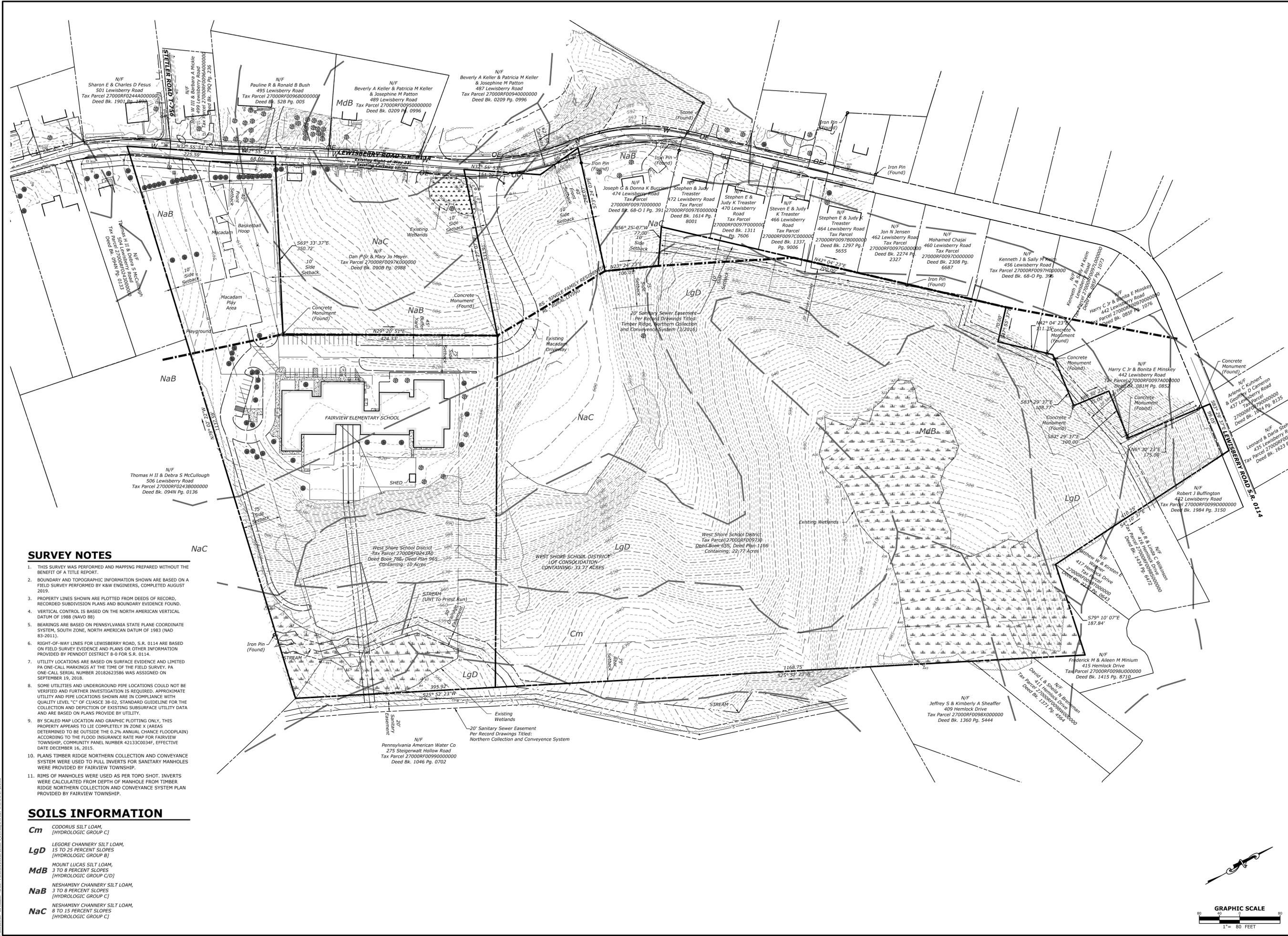
Notice Published in Newspaper: _____

Notice Mailed to Property Owners in 225ft. Buffer: _____

Public Notice Posted on Property: _____

ZHB Packets Mailed and Emailed: _____

PRELIMINARY/FINAL LAND DEVELOPMENT AND LOT CONSOLIDATION PLAN
FAIRVIEW ELEMENTARY SCHOOL NEW GRADES 5-6 SCHOOL
FOR
WEST SHORE SCHOOL DISTRICT
FAIRVIEW TOWNSHIP
YORK COUNTY, PA



SURVEY NOTES

1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY K&W ENGINEERS, COMPLETED AUGUST 2019.
3. PROPERTY LINES SHOWN ARE PLOTTED FROM DEEDS OF RECORD, RECORDED SUBDIVISION PLANS AND BOUNDARY EVIDENCE FOUND.
4. VERTICAL CONTROL IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
5. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011)
6. RIGHT-OF-WAY LINES FOR LEWISBERRY ROAD, S.R. 0114 ARE BASED ON FIELD SURVEY EVIDENCE AND PLANS OR OTHER INFORMATION PROVIDED BY PENNDOT DISTRICT 8-0 FOR S.R. 0114.
7. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NUMBER 20182623586 WAS ASSIGNED ON SEPTEMBER 19, 2018.
8. SOME UTILITIES AND UNDERGROUND PIPE LOCATIONS COULD NOT BE VERIFIED AND FURTHER INVESTIGATION IS REQUIRED. APPROXIMATE UTILITY AND PIPE LOCATIONS SHOWN ARE IN COMPLIANCE WITH QUALITY LEVEL "C" OF CI/ASCE 38-02, STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA AND ARE BASED ON PLANS PROVIDED BY UTILITY.
9. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO LIE COMPLETELY IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR FAIRVIEW TOWNSHIP, COMMUNITY PANEL NUMBER 4213C0034F, EFFECTIVE DATE DECEMBER 16, 2015.
10. PLANS TIMBER RIDGE NORTHERN COLLECTION AND CONVEYANCE SYSTEM WERE USED TO PULL INVERTS FOR SANITARY MANHOLES WERE PROVIDED BY FAIRVIEW TOWNSHIP.
11. RIMS OF MANHOLES WERE USED AS PER TOPO SHOT. INVERTS WERE CALCULATED FROM DEPTH OF MANHOLE FROM TIMBER RIDGE NORTHERN COLLECTION AND CONVEYANCE SYSTEM PLAN PROVIDED BY FAIRVIEW TOWNSHIP.

SOILS INFORMATION

- Cm** CODORUS SILT LOAM, (HYDROLOGIC GROUP C)
- LgD** LEGORE CHANNERY SILT LOAM, 15 TO 25 PERCENT SLOPES (HYDROLOGIC GROUP B)
- MdB** MOUNT LUCAS SILT LOAM, 3 TO 8 PERCENT SLOPES (HYDROLOGIC GROUP C/D)
- NaB** NESHAMINY CHANNERY SILT LOAM, 3 TO 8 PERCENT SLOPES (HYDROLOGIC GROUP C)
- NaC** NESHAMINY CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES (HYDROLOGIC GROUP C)

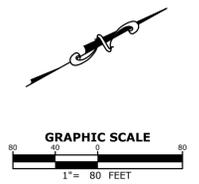
PROFESSIONAL SEAL

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DATE: JULY 18, 2019
K&W PROJECT: 2239.007
DRAWN BY: WHM

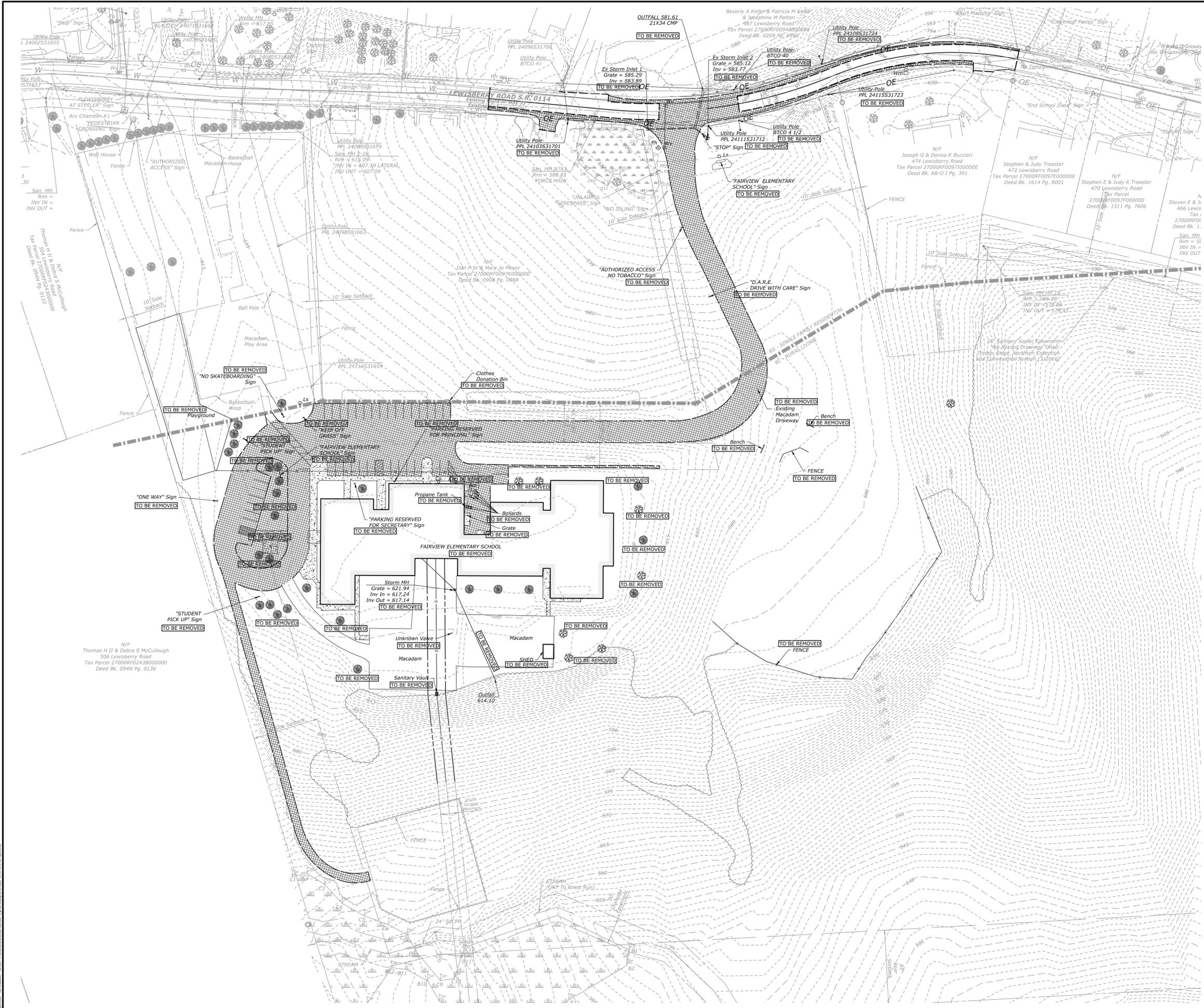
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NO.	DATE	DESCRIPTION
1	3/23/2021	REVISED PER TOWNSHIP COMMENTS
2		
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PLAN TYPE: **OVERALL EXISTING FEATURES PLAN**



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LEGEND

EXISTING FEATURES	DEMOLITION
EDGE OF PAVED BITUMINOUS SURFACE	PROPOSED SAWCUT
EDGE OF GRAVEL OR CRUSHED STONE SURFACE	TO BE DEMOLISHED
EDGE OF ROADWAY SHOULDER	TO BE DEMOLISHED AND RELOCATED
CENTER LINE	EX. BITUMINOUS PAVEMENT SURFACE TO BE REMOVED
PROPERTY BOUNDARY LINE	EX. BITUMINOUS PAVEMENT SURFACE TO BE MILLED AND OVERLAYED
IRON PIN OR PIPE	
CONCRETE MONUMENT	
FENCE POST	
ADJOINING PROPERTY BOUNDARY LINE	
EASEMENT LINE	
LEGAL RIGHT OF WAY LINE	
MINIMUM BUILDING SETBACK LINE	
MUNICIPAL BOUNDARY LINE	
ZONING DISTRICT BOUNDARY LINE	
EDGE OF EXISTING SURFACE WATERCOURSE	
INDEX CONTOUR LINE	
-420	
-421	
INTERMEDIATE CONTOUR LINE	
BENCHMARK LABEL	
BUILDING	
CONCRETE SURFACE	
CURB	
OVERHEAD ELECTRIC LINES	
MANHOLE	
UTILITY POLE	
GUY WIRE	
LIGHT STANDARD OR LAMPOST	
BOLLARD	
ELECTRIC METER	
ELECTRIC BOX	
TELEPHONE BOX	
DOWNSPOUT	
DRAINAGE PIPE	
DRAINAGE INLET	
RIP-RAP	
GAS VALVE	
TREELINE	
WALL	
SANITARY SEWER GRAVITY LINE	
SANITARY SEWER CLEANOUT	
WATER LINE	
WATER VALVE	
FIRE HYDRANT	
WATER METER	
WETLAND	
WETLAND FLAG	
FENCE	
GUIDERAIL	
MAILBOX	
SIGN	
SOIL TYPE BOUNDARY LINE	

LEGEND

TO BE REMOVED	DEMOLITION
TO BE RELOCATED	

DEMOLITION NOTES

- ALL FEATURES IN BOLD PRINT AND SO LABELED SHALL BE DEMOLISHED, REMOVED, OR RELOCATED AS INDICATED.
- ITEMS LABELED TO BE REMOVED BY OTHERS WILL BE RELOCATED AND/OR DEMOLISHED BY THE OWNER OR A CONTRACTOR HIRED BY THE OWNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK TO BE PERFORMED BY OTHERS.

PROFESSIONAL SEAL				
SCALE:	AS SHOWN			
DATE:	JULY 18, 2019			
K&W PROJECT:	2239.007			
DRAWN BY:	WHM			
CAD DRAWING:	2239007-C-16 DEMO.dwg			
REVISIONS	NO.	DATE	DESCRIPTION	REVISED PER TOWNSHIP COMMENTS
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	2			
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	7			

PLAN TYPE: **DEMO PLAN**

SHEET: **5 OF 15**

DESIGNING ENVIRONMENTS
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

PRELIMINARY/FINAL LAND DEVELOPMENT AND LOT CONSOLIDATION PLAN

FAIRVIEW ELEMENTARY SCHOOL NEW GRADES 5-6 SCHOOL FOR WEST SHORE SCHOOL DISTRICT

FAIRVIEW TOWNSHIP

YORK COUNTY, PA

PRELIMINARY/FINAL LAND DEVELOPMENT AND LOT CONSOLIDATION PLAN
FAIRVIEW ELEMENTARY SCHOOL NEW GRADES 5-6 SCHOOL
FOR
WEST SHORE SCHOOL DISTRICT
FAIRVIEW TOWNSHIP
YORK COUNTY, PA



PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	JULY 18, 2019
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DRAWN BY:	RCC
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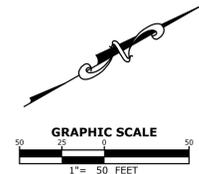
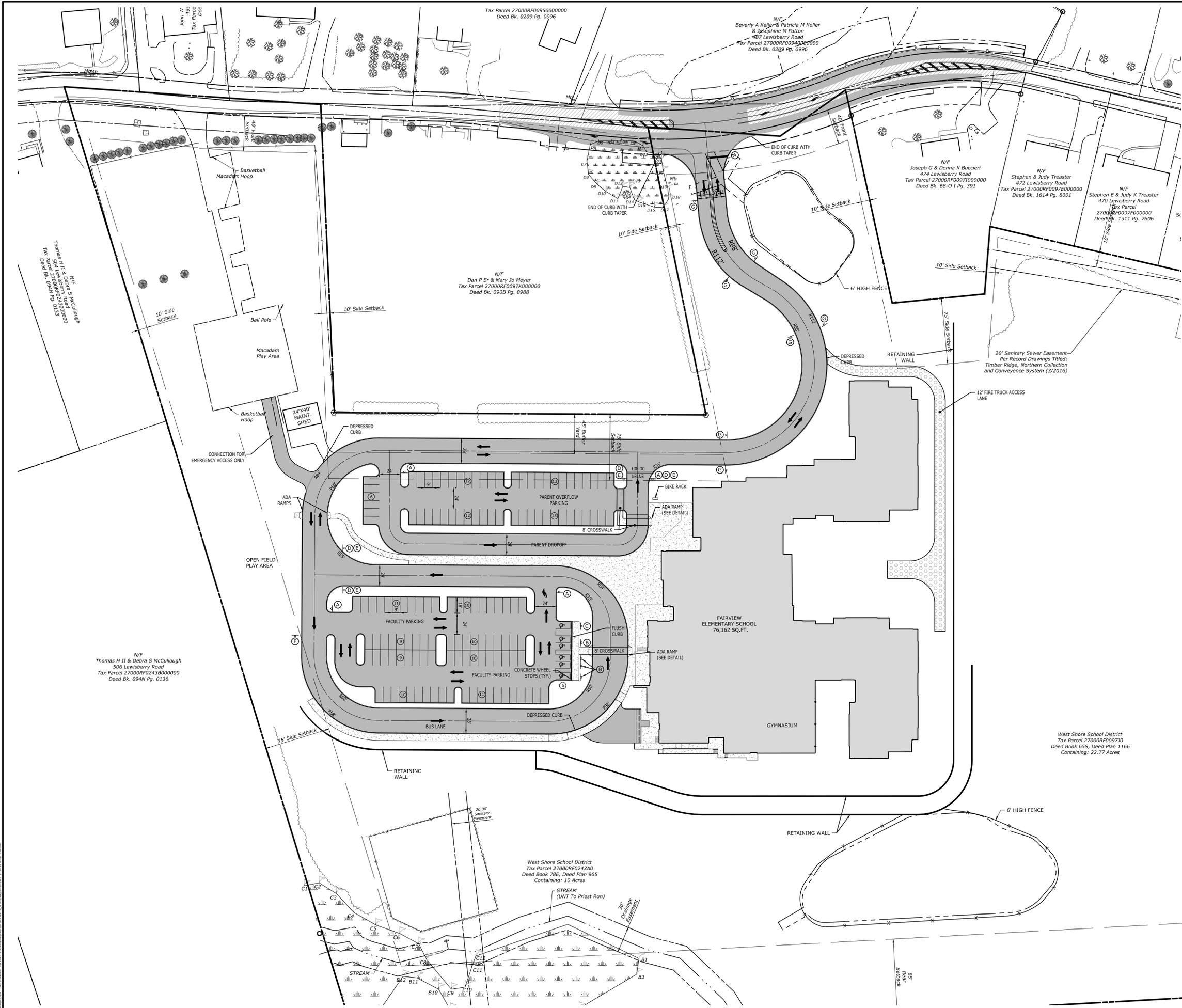
PLAN TYPE:
SITE PLAN

SHEET:
6 OF 15

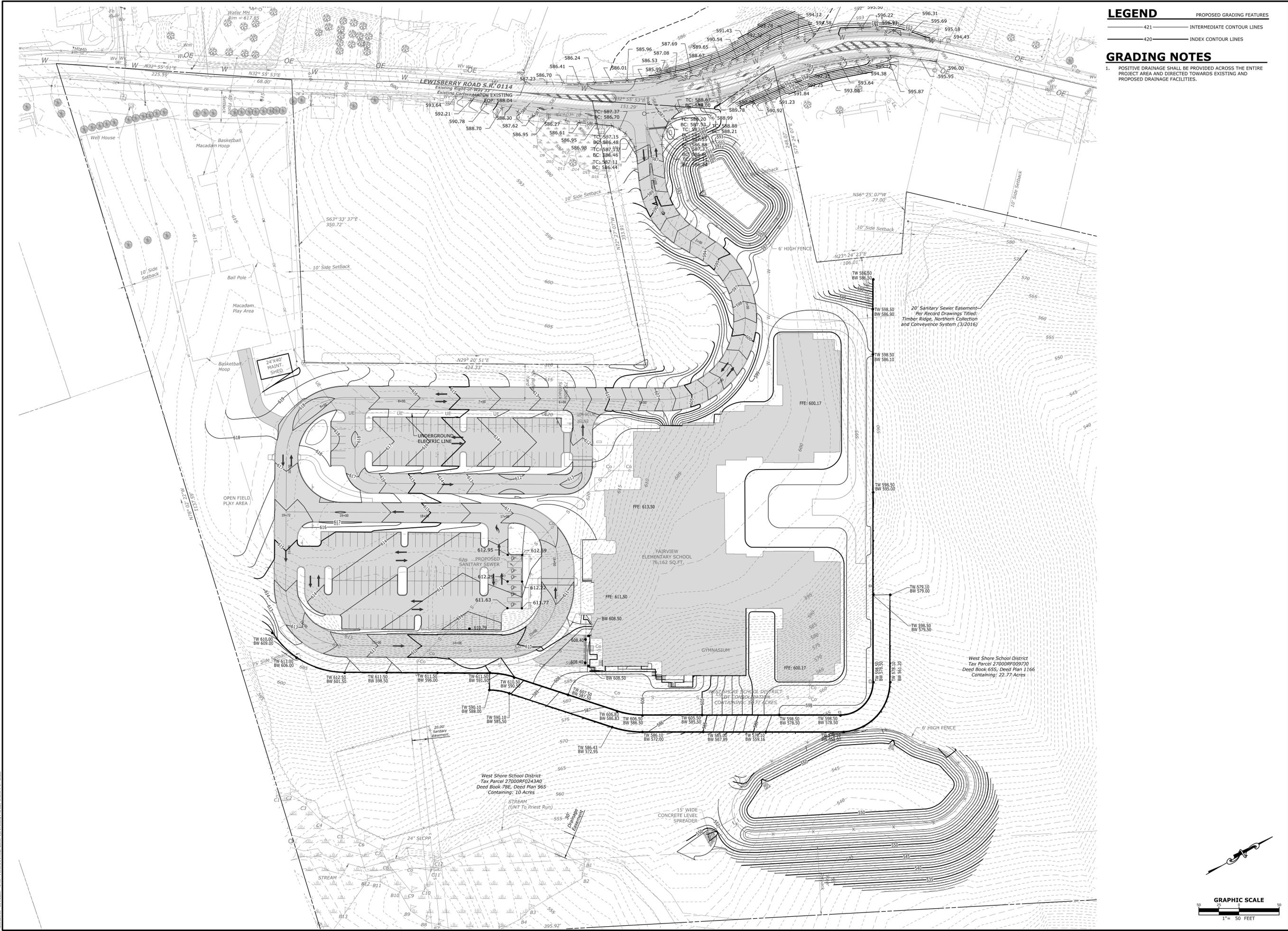
LEGEND

PROPOSED SITE FEATURES	
[Symbol]	BUILDING LINE
[Symbol]	CENTER LINE
[Symbol]	MILL AND OVERLAY
[Symbol]	CURB
[Symbol]	EDGE OF BITUMINOUS PAVEMENT
[Symbol]	STANDARD DUTY PAVEMENT
[Symbol]	HEAVY DUTY PAVEMENT
[Symbol]	GRASS PAVER SURFACE
[Symbol]	HARDSCAPE PLAY AREA
[Symbol]	FIELD PLAY AREA
[Symbol]	PAINTED STRIPE TRAFFIC ISLAND
[Symbol]	EDGE OF ROADWAY SHOULDER
[Symbol]	RIGHT OF WAY LINE
[Symbol]	EDGE OF CRUSHED STONE OR GRAVEL SURFACE
[Symbol]	FENCE
[Symbol]	PARKING SPACE COUNT
[Symbol]	STOP SIGN
[Symbol]	PENNDOT DESIGNATION R1-1
[Symbol]	HANDICAP PARKING SIGN
[Symbol]	VAN ACCESSIBLE HANDICAP PARKING SIGN
[Symbol]	DO NOT ENTER SIGN
[Symbol]	ONE-WAY SIGN
[Symbol]	PENNDOT DESIGNATION R6-2L
[Symbol]	BUSES ONLY
[Symbol]	NO PARKING

- SITE PLAN NOTES**
- ALL RADII ARE 5 FEET, UNLESS SPECIFICALLY DIMENSIONED OTHERWISE WITHIN THE PLAN VIEW. THIS INCLUDES CURB RADII, RADII ON PROPOSED EDGES OF BITUMINOUS PAVEMENT, AND RADII INDICATED FOR PAVEMENT MARKINGS.
 - SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH PENNDOT PUBLICATION 408, SECTION 1103, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED, AND COMPLY WITH ARTICLE IX OF THE TOWNSHIP ZONING ORDINANCE.
 - MAXIMUM SIDEWALK CROSS SLOPE = 2%.
 - SIDEWALK DIMENSIONS ARE TAKEN FROM THE BACK OF CURB. ALL OTHER PAVEMENT DIMENSIONS ARE FROM FACE OF CURB.
 - CURB RAMPS SHALL BE CONSTRUCTED PER PENNDOT RC-67M STANDARDS.
 - ALL CURBING SHALL BE 6" VERTICAL CURB OTHER THAN AT



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LEGEND

- PROPOSED GRADING FEATURES
- INTERMEDIATE CONTOUR LINES
- INDEX CONTOUR LINES

GRADING NOTES

1. POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS THE ENTIRE PROJECT AREA AND DIRECTED TOWARDS EXISTING AND PROPOSED DRAINAGE FACILITIES.

PRELIMINARY/FINAL LAND DEVELOPMENT AND LOT CONSOLIDATION PLAN
FAIRVIEW ELEMENTARY SCHOOL NEW GRADES 5-6 SCHOOL
 FOR
WEST SHORE SCHOOL DISTRICT
 FAIRVIEW TOWNSHIP
 YORK COUNTY, PA

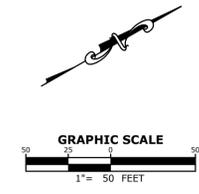
PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	JULY 18, 2019
K&W PROJECT:	2239.007
DRAWN BY:	RCC
CAD DRAWING:	2239007-E-10 GRADE.dwg

REVISIONS	NO.	DATE	DESCRIPTION
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	3		
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PLAN TYPE
GRADING PLAN

SHEET: **7 OF 15**



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1 ELEVATION - HEIGHT CALCULATIONS
1/16" = 1'-0"

2015 IECC EXTERIOR ENVELOPE

CLIMATE ZONE: 4A	
2 STORY BUILDING	
MINIMUM BUILDING ENVELOPE REQUIREMENTS (TABLE C-402.1.3):	
ROOF: INSULATION ABOVE DECK	R-30ci
ROOF: ATTIC AND OTHER	R-30
MASS WALL	R-15ci
METAL FRAMED WALLS	R-13 + R-15ci
SLAB ON GRADE: UNHEATED	NO REQUIREMENTS
BELOW GRADE WALL	R-15ci
MASS WALL: BELOW GRADE	R-10ci
EXTERIOR DOOR	U-0.75
EXTERIOR WINDOW: FIXED	U-0.35
EXTERIOR WINDOW: OPERABLE	U-0.45

PROJECT INFORMATION

BUILDING NAME & ADDRESS	APPLICABLE CODES	JURISDICTIONS HAVING AUTHORITY
FARVIEW INTERMEDIATE SCHOOL 480 LUMBERLY ROAD NEW LUMBERLY, PA 17050 FARVIEW TOWNSHIP, YORK COUNTY	2015 INTERNATIONAL BUILDING CODE 2015 CHAPTER 11 & APPENDIX E	FARVIEW TOWNSHIP, PENNSYLVANIA FARVIEW TOWNSHIP, PENNSYLVANIA

IBC 2015 BUILDING CLASSIFICATION

BUILDING NAME	CONSTRUCTION TYPE / USE GROUP	ALLOWABLE TABULAR AREA	FULLY SPRINKLERED	MIXED USE	NS VALUE	FRONTAGE / AREA INCREASE	CALCULATED FLOOR AREA
BUILDING A	IIB, E	43,500 SF	YES	NO	14,500 SF	44%	52,635 SF
BUILDING B	IIB, E	43,500 SF	YES	NO	14,500 SF	63%	52,635 SF
BUILDING C	IIB, E	43,500 SF	YES	NO	14,500 SF	63%	52,635 SF

IBC 2015 FIRE PROTECTION

BUILDING NAME & CONSTRUCTION TYPE	EXTERIOR BEARING WALLS		INTERIOR BEARING WALLS		FLOORS		ROOFS		COLUMNS, BEAMS & SUPPORT MEMBERS	
	REQD	PROVIDE	REQD	PROVIDE	REQD	PROVIDE	REQD	PROVIDE	REQD	PROVIDE
BUILDING A; IIB	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR
BUILDING B; IIB	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR
BUILDING C; IIB	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR	0 HR

IBC 2015 CODE INFORMATION

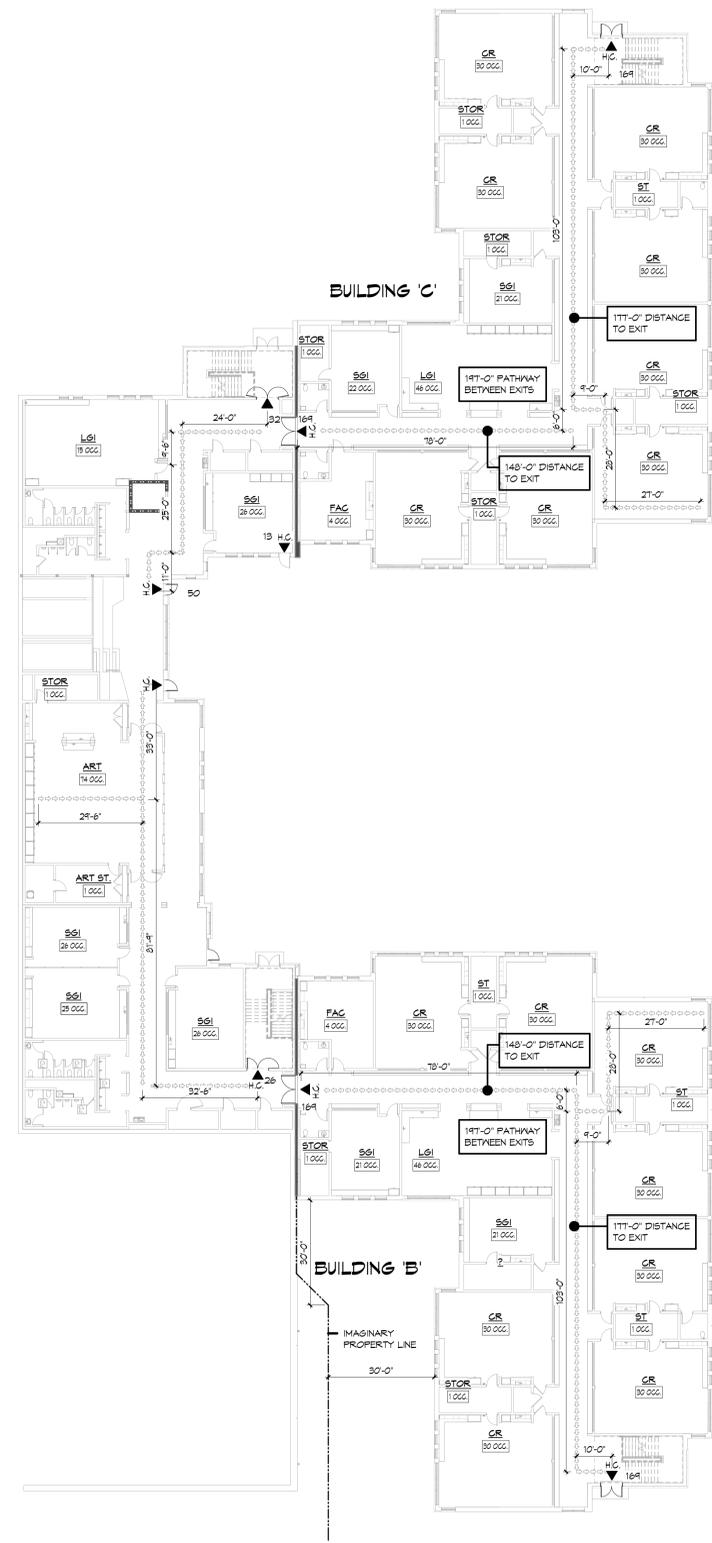
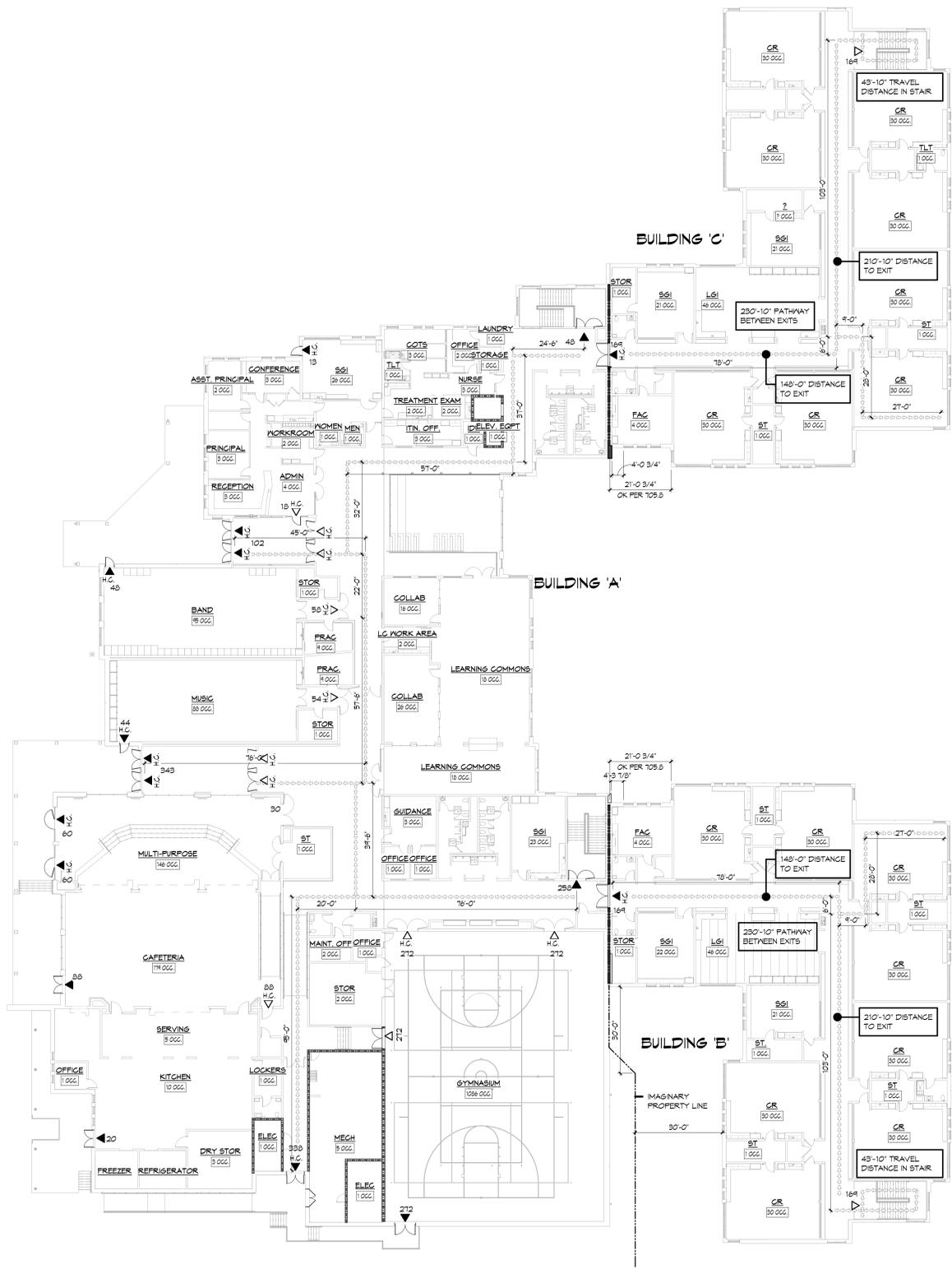
BUILDING NAME	LEVEL	ACTUAL AREA	ALLOWABLE STORES	ACTUAL STORES	PERIMETER	PERIMETER FRONTAGE PUBLIC WAY	% FRONTAGE INCREASE
BUILDING A	LOWER FLOOR	12,923 SF	3; 75'-0"	2; 43'-4"	1168'-1 3/8"	264'-6 3/4"	44%
	MAN FLOOR	44,784 SF					
BUILDING B	LOWER FLOOR	13,572 SF	3; 75'-0"	2; 26'-0"	550'-1 1/8"	486'-4 3/8"	63%
	MAN FLOOR	13,220 SF					
BUILDING C	LOWER FLOOR	13,572 SF	3; 75'-0"	2; 26'-0"	550'-1 1/8"	486'-4 3/8"	63%
	MAN FLOOR	13,220 SF					
TOTAL	LOWER FLOOR	39,967 SF					
	MAN FLOOR	11,194 SF					

2015 IBC CLARIFICATIONS:

SECTION 303.1.3: ASSEMBLY AREAS THAT ARE ACCESSORY TO GROUP 'E' OCCUPANCIES ARE NOT CONSIDERED SEPARATE OCCUPANCIES EXCEPT WHEN APPLYING THE ASSEMBLY OCCUPANCY REQUIREMENTS OF CHAPTER 11.

SECTION 1011; TABLE 1011.2: EXIT ACCESS TRAVEL DISTANCE OCCUPANCY TYPE E = 250 FT WITH SPRINKLER SYSTEM

SECTION 712.1.4: A VERTICAL OPENING THAT IS NOT USED AS ONE OF THE APPLICATIONS LISTED IN THIS SECTION SHALL BE PERMITTED IF THE OPENING COMPLES WITH ALL ITEMS.



EXIT DOOR EGRESS CALCULATIONS

BUILDING	LEVEL	DOOR NUMBER	ADA ACCESS	DOOR OCC. LOAD	EGRESS/OCC. (2')	REQUIRED EGRESS WIDTH	ACTUAL CLEAR WIDTH	
BUILDING A	LOWER	A2	YES	32	3/16"	6"	66"	OK
		A001	YES	50	3/16"	9 3/8"	66"	OK
		B001	YES	20	3/16"	15"	33"	OK
		B2	YES	26	3/16"	4 7/8"	66"	OK
	MAN	16	YES	13	3/16"	2 7/16"	33"	OK
		A3	YES	48	3/16"	4"	66"	OK
		A101-2	YES	102	3/16"	19 1/8"	66"	OK
		A102-1	YES	18	3/16"	3 3/8"	33"	OK
		A111	YES	13	3/16"	2 7/16"	33"	OK
		A136-2	YES	44	3/16"	8 1/4"	33"	OK
		A134-2	YES	48	3/16"	4"	33"	OK
		A101-2	YES	343	3/16"	64 5/16"	66"	OK
		B102-3	YES	60	3/16"	11 1/4"	33"	OK
		B102-4	YES	60	3/16"	11 1/4"	33"	OK
B104-7	YES	88	3/16"	16 1/2"	66"	OK		
B106	YES	17	3/16"	3 3/16"	66"	OK		
B114	YES	335	3/16"	63 3/8"	66"	OK		
B117-2	YES	6	3/16"	1 1/8"	66"	OK		
BUILDING B	LOWER	B2	YES	164	3/16"	31 11/16"	66"	OK
		C001	YES	164	3/16"	31 11/16"	66"	OK
	MAN	C3	YES	164	3/16"	31 11/16"	66"	OK
BUILDING C	LOWER	C101	YES	164	3/16"	31 11/16"	66"	OK
		D001	YES	164	3/16"	31 11/16"	66"	OK
	MAN	D3	YES	164	3/16"	31 11/16"	66"	OK
		D101	YES	164	3/16"	31 11/16"	66"	OK

PLUMBING COUNT

OCC. TYPE	# OF OCC.	WATER CLOSETS: MALE		WATER CLOSETS: FEMALE		LAVATORIES: MALE		LAVATORIES: FEMALE		DRINKING FOUNTAINS		ASSIST	
		RATIO	REQD	RATIO	REQD	RATIO	REQD	RATIO	REQD	RATIO	REQD	PROVIDE	PROVIDE
A-3	1322	1:125	5.3	1:65	4.9	1:200	3.3	1:200	3.3	1:500	1.3		
E	1168	1:50	11.7	1:50	11.7	1:50	11.7	1:50	11.7	1:100	0.8		
TOTAL	3090		23	21.6	21.0	21.0	21.0	21.0	21.0	10.2	1	1	
PROVIDED			25	21.6	21.0	21.0	21.0	21.0	21.0	10.2	1	7	

CODE PLAN LEGEND

- ◁ EXIT ACCESS
- ◁ HANDICAP ACCESSIBLE EXIT ACCESS
- ◁ EXIT
- ◁ HANDICAPPED ACCESSIBLE EXIT
- F.E.C. FIRE EXTINGUISHER (IN CABINET)
- F.E. FIRE EXTINGUISHER WALL CABINET (WALL BRACKET)
- EGRESS TRAVEL PATH
- ===== 1-HOUR RATED FIRE BARRIER / SHAFT WALL
- ===== 2-HOUR FIRE WALL

A FIRST FLOOR OVERALL CODE PLAN
1" = 20'-0"

B GROUND FLOOR OVERALL CODE PLAN
1" = 20'-0"

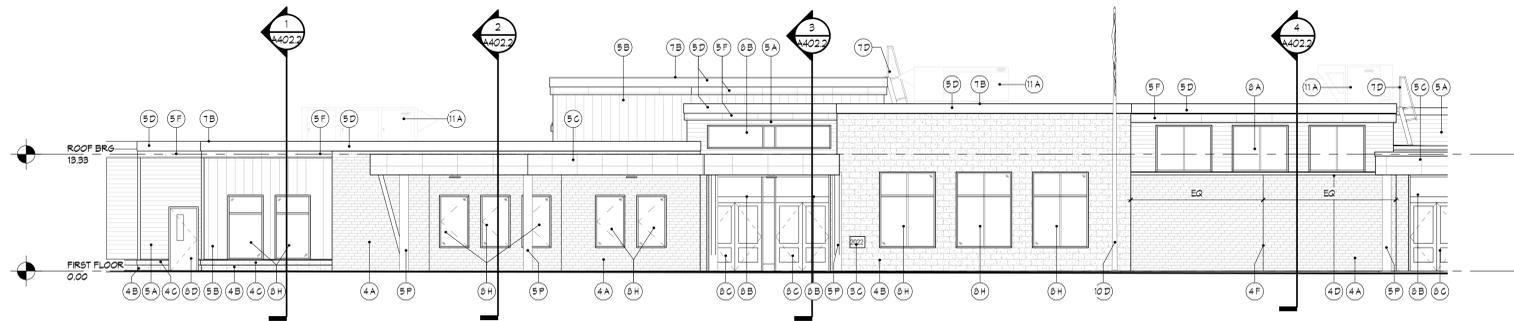
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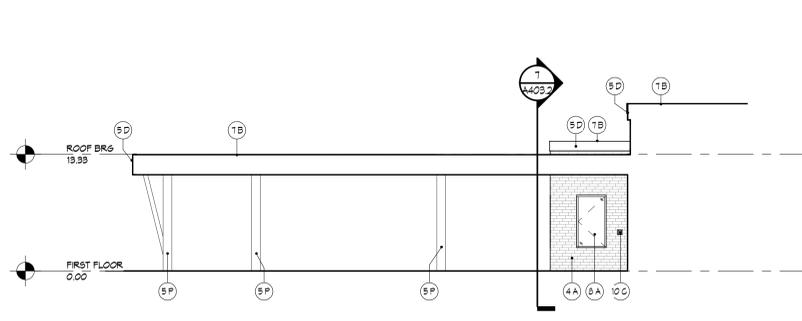
APPROVED BY: CSI
COORDINATED BY: ERI
DRAWN BY: Author

REVISIONS

OVERALL CODE PLANS & INFORMATION
A001.2
DATE: 06/08/2020



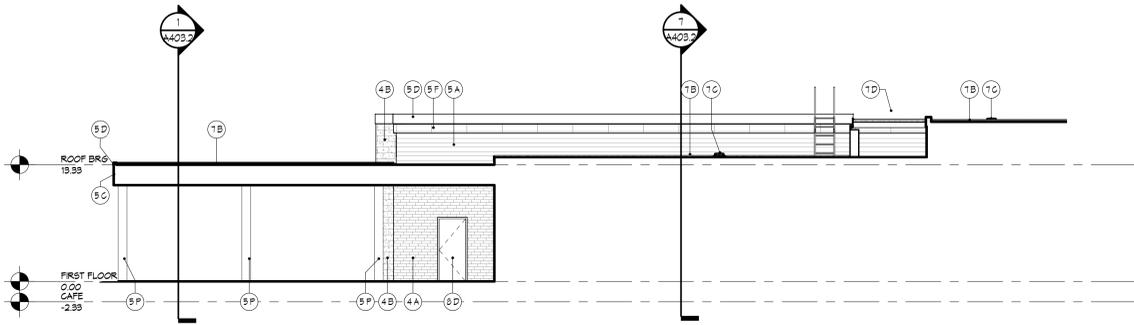
A EXTERIOR ELEVATION
1/8" = 1'-0"



B EXTERIOR ELEVATION
1/8" = 1'-0"

EXTERIOR KEYED NOTES

2A APPROXIMATE FINISHED GRADE. SEE CIVIL DWGS.	5B VERTICAL METAL SIDING - TYPE 1	8A ALUMINUM WINDOW SYSTEM
3A CONCRETE SPLASH BLOCK	5C ALUM. COMPOSITE PANEL SYSTEM	8B ALUMINUM STOREFRONT SYSTEM
3B CONCRETE STAIRS	5D ALUMINUM FASCIA	8C ALUMINUM STOREFRONT SYSTEM DOOR
3C CAST STONE - DATE STONE. SEE DETL. D / A104	5E ALUMINUM DOWNSPOUT	8D HOLLOW METAL DOOR & FRAME
3D CONCRETE LOADING DOCK	5F ALUMINUM SOFFIT	8E ALUMINUM CURTAIN WALL SYSTEM
3E CAST STONE CAP. CS-1. SEE DETAL. Z / A404	5H ALUM. GUTTER	8F ALUMINUM CURTAIN WALL DOOR
3F CAST STONE CAP. CS-2. SEE DETAL. Z / A404	5J ALUM. DOWNSPOUT & CAST RON BOOT	8G ALUMINUM WINDOW SYSTEM IV SECURITY GLAZING
4A BRICK VENEER, TYPE 1	5K ALUM. DOWNSPOUT IV SPLASHBLOCK	8I ROOF ACCESS HATCH
4B SPLIT FACE VENEER	5M STEEL PIPE HANDRAIL	8J APPLIED ALUMINUM LETTERS
4C GROUND FACE SILL. GF-1. SEE DETAL. Z / A404	5P ALUM. COMPOSITE PANEL CLAD COLUMN	8K CHALKBOARD
4D BRICK SILL, TYPE B-1	5Q STEEL COLUMN, PAINT	8L KNOX BOX
4E BUILDING EXPANSION JOINT	7A EPDM ROOFING ON SLOPED STRUCTURE	8M FLAG POLE
4F MASONRY EXPANSION JOINT	7B EPDM ROOFING ON TAPERED INSULATION	8N MECHANICAL EQUIPMENT - SEE MECH. DWGS.
4G MASONRY CONTROL JOINT	7C ROOF DRAIN	8O DOCK LEVELER
5A HORIZONTAL METAL SIDING	7D ROOF ACCESS LADDER	8P DOCK BUMPER @ 6'-0" O.C.

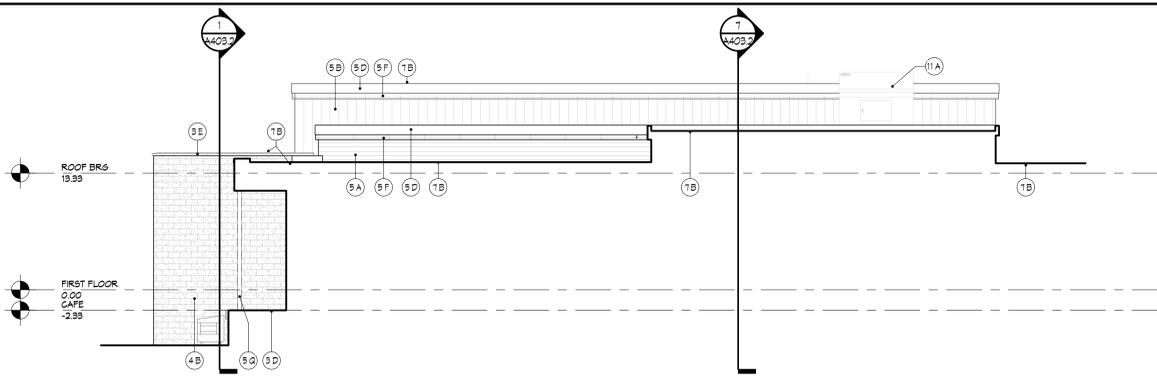


EXTERIOR KEYED NOTES

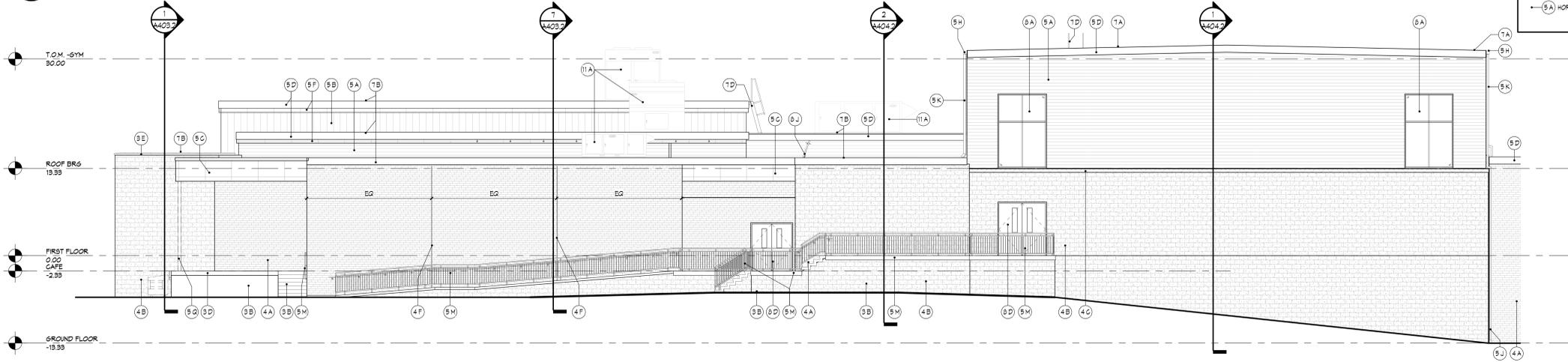
- 2A APPROXIMATE FINISHED GRADE. SEE CIVIL DWGS.
- 3A CONCRETE SPLASH BLOCK
- 3B CONCRETE STAIRS
- 3C CAST STONE - DATE STONE. SEE DTL. D / A104
- 3D CONCRETE LOADING DOCK
- 3E CAST STONE CAP. CS-1. SEE DETAIL Z / A404
- 3F CAST STONE CAP. CS-2. SEE DETAIL Z / A404
- 4A BRICK VENEER, TYPE 1
- 4B SPLIT FACE VENEER
- 4C GROUND FACE SILL. SF-1. SEE DETAIL Z / A404
- 4D BRICK SILL, TYPE B-1
- 4E BUILDING EXPANSION JOINT
- 4F MASONRY EXPANSION JOINT
- 4G MASONRY CONTROL JOINT
- 5A HORIZONTAL METAL SIDING
- 5B VERTICAL METAL SIDING - TYPE 1
- 5C ALUM. COMPOSITE PANEL SYSTEM
- 5D ALUMINUM FASCIA
- 5E ALUMINUM DOWNSPOUT
- 5F ALUM. SOFFIT
- 5H ALUM. GUTTER
- 5J ALUM. DOWNSPOUT & CAST IRON BOOT
- 5K ALUM. DOWNSPOUT IV SPLASHBLOCK
- 5M STEEL PIPE HANDRAIL
- 5P ALUM. COMPOSITE PANEL GLAD COLUMN
- 5Q STEEL COLUMN, PAINT
- 6A ALUMINUM WINDOW SYSTEM
- 6B ALUMINUM STOREFRONT SYSTEM
- 6C ALUMINUM STOREFRONT SYSTEM DOOR
- 6D ALUMINUM GURTAIN FRAME
- 6E HOLLOW METAL DOOR & FRAME
- 6F ALUMINUM GURTAIN WALL SYSTEM
- 6G ALUMINUM GURTAIN WALL DOOR
- 6H ALUMINUM WINDOW SYSTEM IV SECURITY GLAZING
- 6J ALUM. DOWNSPOUT IV SPLASHBLOCK
- 6K ROOF ACCESS HATCH
- 6L APPLIED ALUMINUM LETTERS
- 6M CHALKBOARD
- 6N KNOX BOX
- 6O FLAG POLE
- 6P MECHANICAL EQUIPMENT - SEE MECH. DWGS.
- 6Q DOCK LEVELER
- 6R DOCK BUMPER @ 8'-0" O.C.

EXTERIOR MATERIAL LEGEND

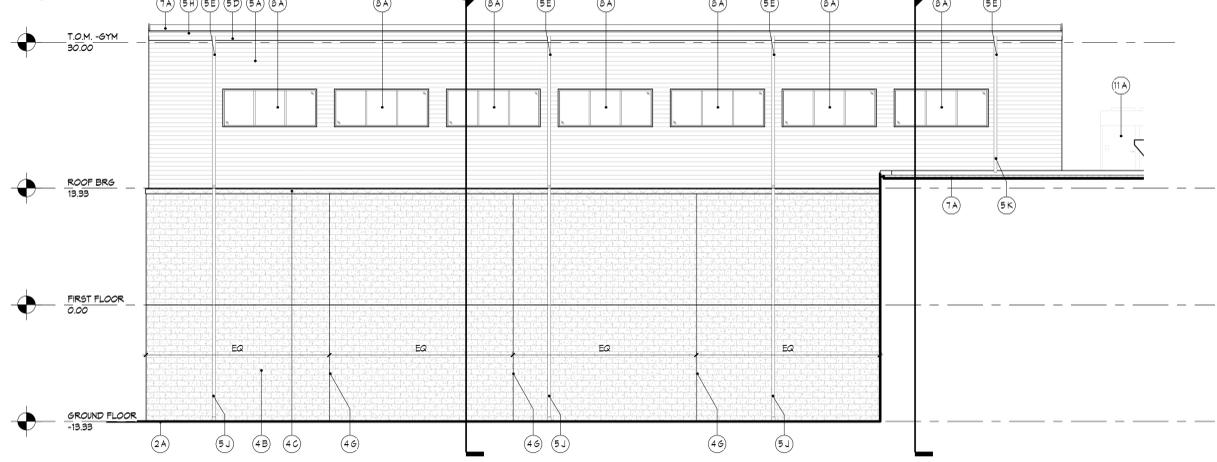
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	SPLIT FACE TYPE - 1: 4x8x16 RUNNING BOND		HORIZONTAL METAL SIDING
			METAL PANEL SOFFIT



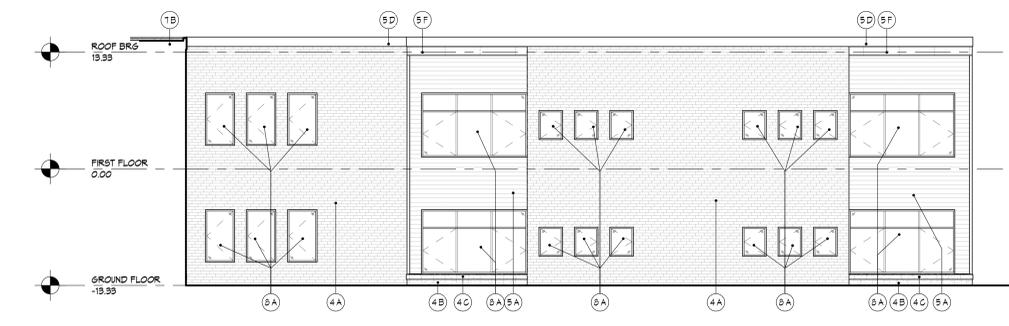
F EXTERIOR ELEVATION
1/8" = 1'-0"



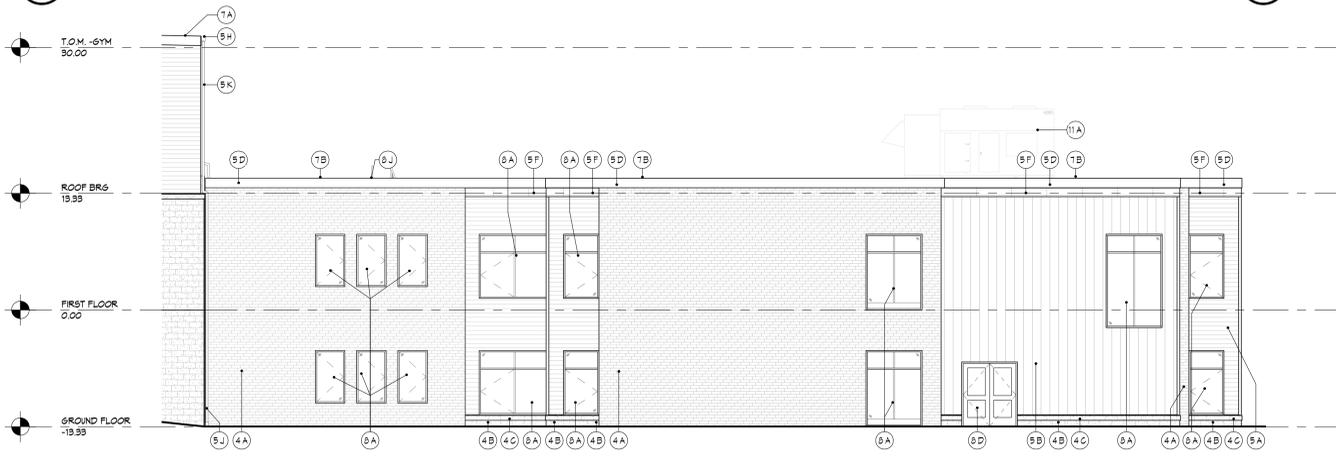
G EXTERIOR ELEVATION
1/8" = 1'-0"



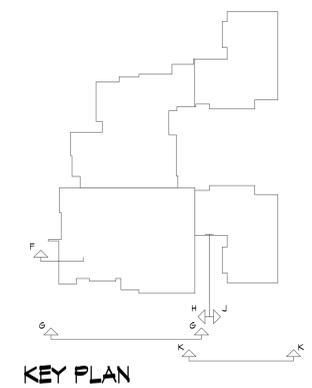
H EXTERIOR ELEVATION
1/8" = 1'-0"



J EXTERIOR ELEVATION
1/8" = 1'-0"



K EXTERIOR ELEVATION
1/8" = 1'-0"



DESIGN DEVELOPMENT

DRAWN BY: JMS
COORDINATED BY: ERI
CHECKED BY: JAM
APPROVED BY: CSL

REVISIONS

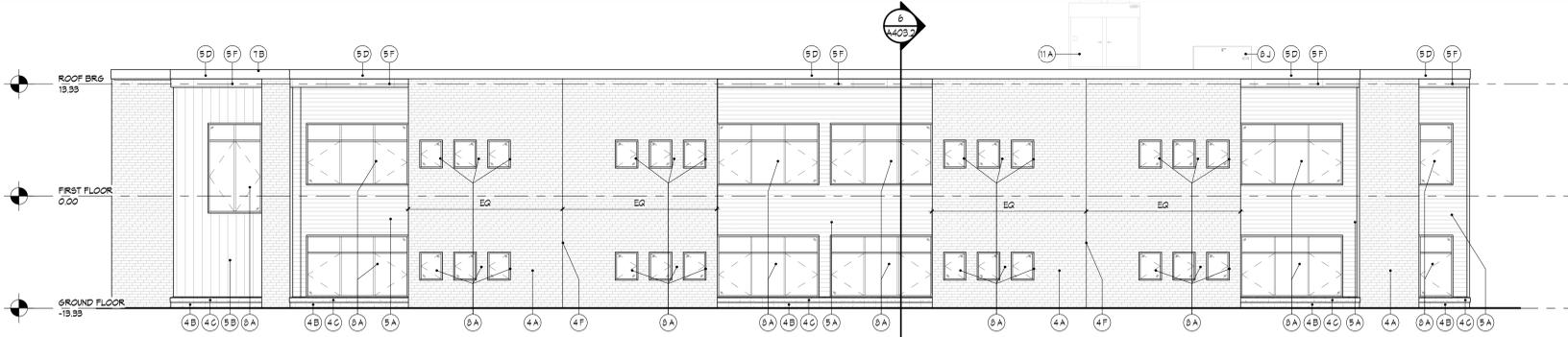
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A202.2 EXTERIOR ELEVATIONS

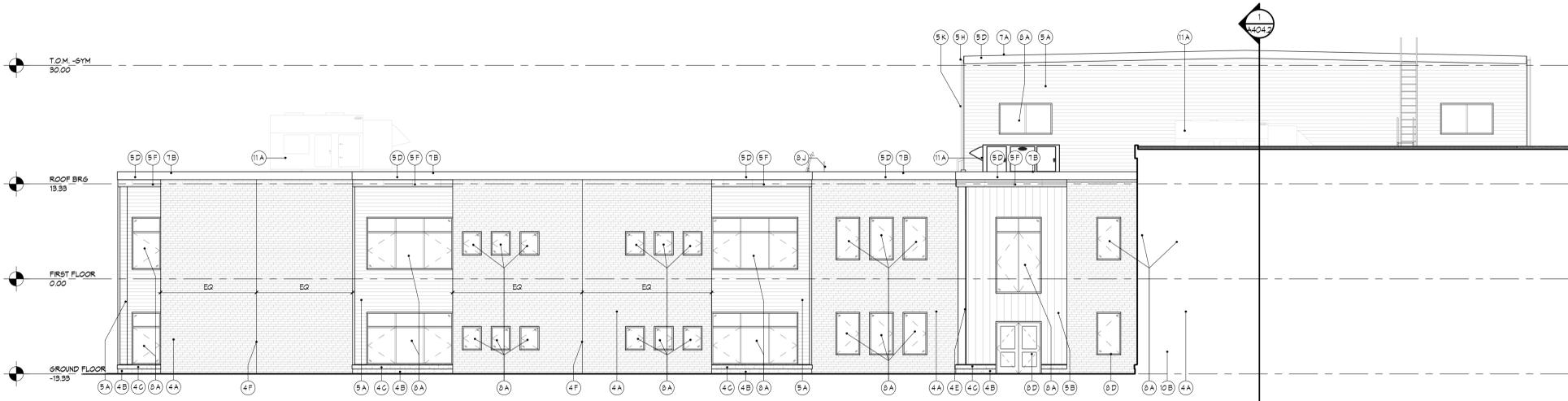
DATE: 06/08/2020

EXTERIOR KEYED NOTES

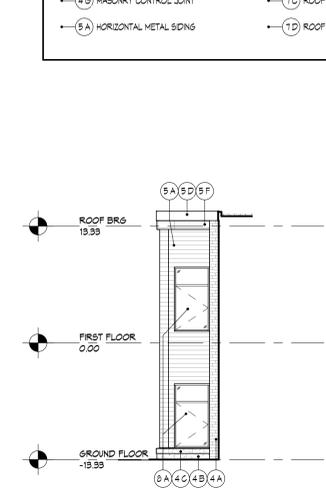
- (2A) APPROXIMATE FINISHED GRADE. SEE CIVIL DWGS.
- (3A) CONCRETE SPLASH BLOCK
- (3B) CONCRETE STAIRS
- (3C) CAST STONE - DATE STONE. SEE DETAIL 2 / A404
- (3D) CONCRETE LOADING DOCK
- (3E) CAST STONE CAP: CS-1. SEE DETAIL 2 / A404
- (3F) CAST STONE CAP: CS-2. SEE DETAIL 2 / A404
- (4A) BRICK VENEER, TYPE 1
- (4B) SPLIT FACE VENEER
- (4C) GROUND FACE SILL: SF-1. SEE DETAIL 2 / A404
- (4D) BRICK SILL, TYPE B-1
- (4E) BUILDING EXPANSION JOINT
- (4F) MASONRY EXPANSION JOINT
- (4G) MASONRY CONTROL JOINT
- (5A) HORIZONTAL METAL SIDING
- (5B) VERTICAL METAL SIDING - TYPE 1
- (5C) ALUM. COMPOSITE PANEL SYSTEM
- (5D) ALUMINUM FASCIA
- (5E) ALUMINUM DOWNSPOUT
- (5F) ALUMINUM SOFFIT
- (5G) ALUM. GUTTER
- (5J) ALUM. DOWNSPOUT & CAST IRON BOOT
- (5K) ALUM. DOWNSPOUT W/ SPLASHBLOCK
- (5M) STEEL PIPE HANDRAIL
- (5P) ALUM. COMPOSITE PANEL GLAD COLUMN
- (5Q) STEEL COLUMN PAINT
- (5R) EPDM ROOFING ON SLOPED STRUCTURE
- (5T) EPDM ROOFING ON TAPERED INSULATION
- (5C) ROOF DRAIN
- (5D) ROOF ACCESS LADDER
- (6A) ALUMINUM WINDOW SYSTEM
- (6B) ALUMINUM STOREFRONT SYSTEM
- (6C) ALUMINUM STOREFRONT SYSTEM DOOR
- (6D) HOLLOW METAL DOOR & FRAME
- (6E) ALUMINUM CURTAIN WALL SYSTEM
- (6F) ALUMINUM CURTAIN WALL DOOR
- (6H) ALUMINUM WINDOW SYSTEM W/ SECURITY GLAZING
- (6J) ROOF ACCESS HATCH
- (6A) APPLIED ALUMINUM LETTERS
- (6C) CHALKBOARD
- (6C) KNOX BOX
- (6D) FLAG POLE
- (6A) MECHANICAL EQUIPMENT - SEE MECH. DWGS.
- (6A) DOCK LEVELER
- (6B) DOCK BUMPER @ 6'-0" O.C.



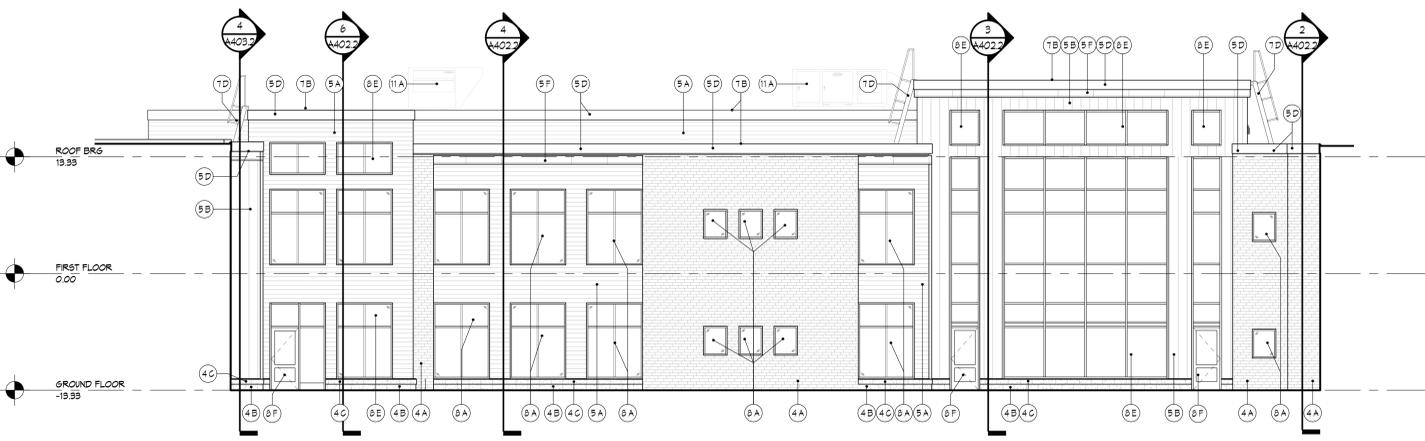
L EXTERIOR ELEVATION
1/8" = 1'-0"



M EXTERIOR ELEVATION
1/8" = 1'-0"



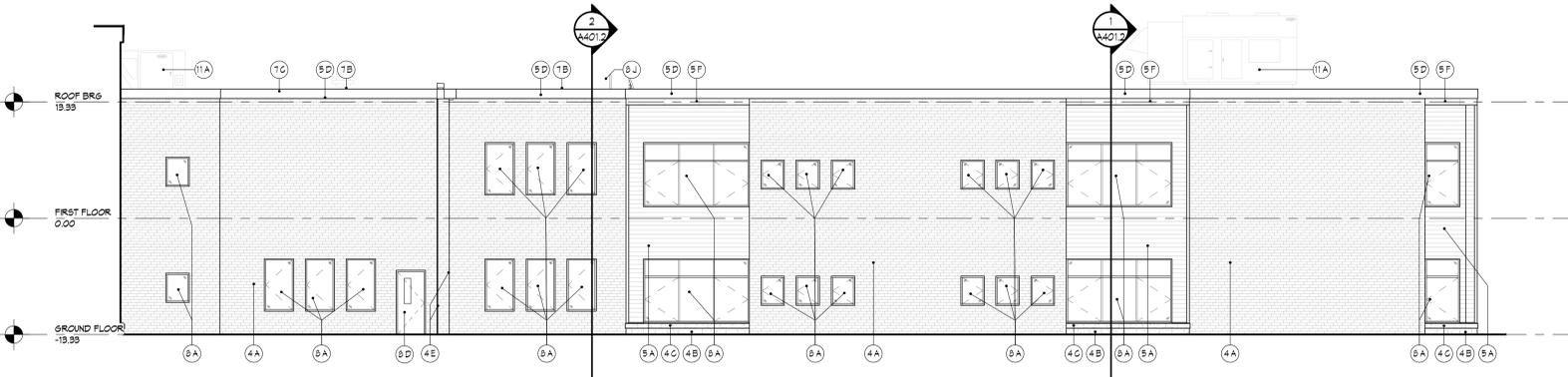
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1/8" = 1'-0"



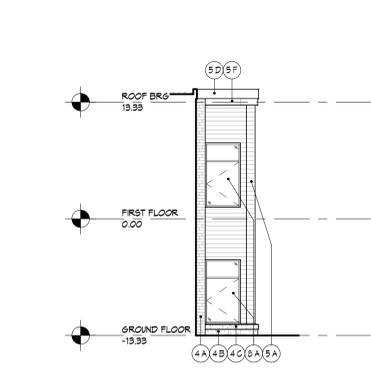
O EXTERIOR ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

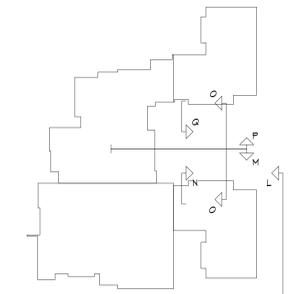
- BRICK TYPE - 1: 4x4x12 UTILITY FACE BRICK, 1/2 RUNNING BOND
- SPLIT FACE TYPE - 1: 4x8x16 RUNNING BOND
- VERTICAL METAL SIDING
- HORIZONTAL METAL SIDING
- METAL PANEL SOFFIT



P EXTERIOR ELEVATION
1/8" = 1'-0"



Q EXTERIOR ELEVATION
1/8" = 1'-0"



KEY PLAN

DESIGN DEVELOPMENT

DRAWN BY: JMS
 COORDINATED BY: ERI
 CHECKED BY: JAM
 APPROVED BY: CSL

REVISIONS

NO.	DATE	DESCRIPTION

A203.2 EXTERIOR ELEVATIONS
 DATE: 06/08/2020



Figure 1: Front of existing elementary school, where an access lane and parking lot is proposed.



Figure 2: Side of existing elementary school, where an access land and parking lot is proposed.



Figure 3: Rear of existing elementary school, where an access lane and parking lot is proposed.



Figure 4: Standing at existing access land looking south, where the intermediate school is proposed.



Figure 5: Standing at the existing baseball field land looking east, where the intermediate school is proposed.



Figure 6: Standing at existing entrance looking north west towards Lewisberry Road.



Figure 7: Standing in the field looking north west towards the existing elementary school, where the proposed SWM pond is proposed.



Figure 8: Standing in field looking south east towards the existing woods, where the proposed SWM pond is proposed.



Figure 9: Standing at the old treatment facility looking north. There is no change to this area.



Figure 10: Standing at the existing entrance drive looking north, where the SWM pond is proposed.