

Project Updates

for

West York Area
School District



September 10, 2024



MUNICIPAL APPROVALS



Athletic Facility Consultants

ZONING



Athletic Facility Consultants

MAIN CAMPUS
LAND
DEVELOPMENT
PLANS



MAIN CAMPUS IMPROVEMENTS

FOR

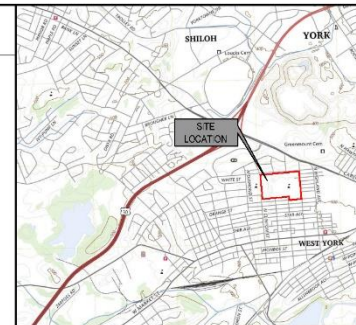
WEST YORK AREA SCHOOL DISTRICT

WEST MANCHESTER TOWNSHIP AND WEST YORK BOROUGH

YORK COUNTY, PENNSYLVANIA



VICINITY MAP
SCALE: 1" = 400'



LOCATION MAP
SCALE: 1" = 200'



YORK COUNTY
WEST YORK BOROUGH

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
MAIN CAMPUS IMPROVEMENTS
ON
WEST YORK AREA SCHOOL DISTRICT
WEST MANCHESTER TOWNSHIP AND WEST YORK BOROUGH

ACT 287 LIST OF UTILITIES

THE DESIGNER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY MEANS OF A UTILITY LOCATOR OR BY EXCAVATION. THE DESIGNER SHALL PROVIDE A UTILITY LOCATOR REPORT TO THE CLIENT. THE DESIGNER SHALL PROVIDE A UTILITY LOCATOR REPORT TO THE CLIENT. THE DESIGNER SHALL PROVIDE A UTILITY LOCATOR REPORT TO THE CLIENT.

UTILITY	DEPT. / COMPANY	CONTACT	PHONE	ADDRESS
WATER	WEST YORK BOROUGH	CONTACT: [Name]	[Phone]	[Address]
SEWER	WEST YORK BOROUGH	CONTACT: [Name]	[Phone]	[Address]
ELECTRIC	WEST YORK BOROUGH	CONTACT: [Name]	[Phone]	[Address]
TELEPHONE	WEST YORK BOROUGH	CONTACT: [Name]	[Phone]	[Address]
TRASH	WEST YORK BOROUGH	CONTACT: [Name]	[Phone]	[Address]
STORM SEWER	WEST YORK BOROUGH	CONTACT: [Name]	[Phone]	[Address]
ROAD	WEST YORK BOROUGH	CONTACT: [Name]	[Phone]	[Address]
RAILROAD	WEST YORK BOROUGH	CONTACT: [Name]	[Phone]	[Address]
OTHER	WEST YORK BOROUGH	CONTACT: [Name]	[Phone]	[Address]

PLAN PREPARERS

INTEGRATED CONSULTING
1100 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
TEL: 303.733.3332
WWW.INTEGRATEDCONSULTING.COM

TURF TRACK & COURT
Athletic Facility Consultants
1000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202
TEL: 303.733.3332
WWW.TURFTRACKANDCOURT.COM

EQUITABLE LANDOWNER AND DEVELOPER

THE LANDOWNER AND DEVELOPER SHALL SIGN AND RETURN THIS STATEMENT TO THE DESIGNER. THE DESIGNER SHALL SIGN AND RETURN THIS STATEMENT TO THE CLIENT.

GENERAL PLAN/REPORT DATA STATEMENT OF ACCURACY

I, THE DESIGNER, CERTIFY THAT THIS PLAN AND REPORT WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF PENNSYLVANIA. I AM NOT PROVIDING THIS PLAN AND REPORT TO ANY OTHER PARTY WITHOUT MY WRITTEN CONSENT.

SURVEY DATA STATEMENT OF ACCURACY

I, THE DESIGNER, CERTIFY THAT THE SURVEY DATA WAS OBTAINED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF PENNSYLVANIA. I AM NOT PROVIDING THIS SURVEY DATA TO ANY OTHER PARTY WITHOUT MY WRITTEN CONSENT.

STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION (CORPORATE)

WE, THE BOARD OF DIRECTORS OF THE WEST YORK AREA SCHOOL DISTRICT, HEREBY ACKNOWLEDGE AND OFFER TO DEDICATE TO THE PUBLIC THE LAND SHOWN ON THE ATTACHED PLAN AND REPORT. WE AGREE TO HOLD THE LAND IN TRUST FOR THE PUBLIC AND TO MAINTAIN THE LAND IN ACCORDANCE WITH THE TERMS OF THE DEDICATION AGREEMENT.

TOWNSHIP PLANNING COMMISSION REVIEW STATEMENT

I, THE DESIGNER, CERTIFY THAT THIS PLAN AND REPORT HAVE BEEN REVIEWED AND APPROVED BY THE TOWNSHIP PLANNING COMMISSION OF WEST YORK BOROUGH.

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROVIDE FOR THE CONSTRUCTION OF A NEW SCHOOL BUILDING AND RELATED FACILITIES.

WAIVER REQUEST

I, THE DESIGNER, REQUEST A WAIVER FROM THE TOWNSHIP PLANNING COMMISSION OF WEST YORK BOROUGH FOR THE FOLLOWING REASONS: [Reasons listed]

WAIVER REQUEST

I, THE DESIGNER, REQUEST A WAIVER FROM THE TOWNSHIP PLANNING COMMISSION OF WEST YORK BOROUGH FOR THE FOLLOWING REASONS: [Reasons listed]

VARIANCE REQUEST

I, THE DESIGNER, REQUEST A VARIANCE FROM THE TOWNSHIP PLANNING COMMISSION OF WEST YORK BOROUGH FOR THE FOLLOWING REASONS: [Reasons listed]

VARIANCE REQUEST

I, THE DESIGNER, REQUEST A VARIANCE FROM THE TOWNSHIP PLANNING COMMISSION OF WEST YORK BOROUGH FOR THE FOLLOWING REASONS: [Reasons listed]

SHEET INDEX

#	SHEET TITLE	#	SHEET TITLE	#	SHEET TITLE
1	COVER SHEET	11	CONCRETE FLOOR AREA 1	21	PROFILES
2	GENERAL NOTES	12	CONCRETE FLOOR AREA 2	22	PROFILES
3	FOUNDATION PLAN	13	CONCRETE FLOOR AREA 3	23	PROFILES
4	FOUNDATION PLAN	14	CONCRETE FLOOR AREA 4	24	PROFILES
5	FOUNDATION PLAN	15	CONCRETE FLOOR AREA 5	25	PROFILES
6	FOUNDATION PLAN	16	CONCRETE FLOOR AREA 6	26	PROFILES
7	FOUNDATION PLAN	17	CONCRETE FLOOR AREA 7	27	PROFILES
8	FOUNDATION PLAN	18	CONCRETE FLOOR AREA 8	28	PROFILES
9	FOUNDATION PLAN	19	CONCRETE FLOOR AREA 9	29	PROFILES
10	FOUNDATION PLAN	20	CONCRETE FLOOR AREA 10	30	PROFILES

NO.	REVISION	DATE	BY	REASON
1	ISSUED FOR PERMIT	08/15/2023	[Name]	[Reason]
2	ISSUED FOR PERMIT	08/15/2023	[Name]	[Reason]
3	ISSUED FOR PERMIT	08/15/2023	[Name]	[Reason]
4	ISSUED FOR PERMIT	08/15/2023	[Name]	[Reason]
5	ISSUED FOR PERMIT	08/15/2023	[Name]	[Reason]
6	ISSUED FOR PERMIT	08/15/2023	[Name]	[Reason]
7	ISSUED FOR PERMIT	08/15/2023	[Name]	[Reason]
8	ISSUED FOR PERMIT	08/15/2023	[Name]	[Reason]
9	ISSUED FOR PERMIT	08/15/2023	[Name]	[Reason]
10	ISSUED FOR PERMIT	08/15/2023	[Name]	[Reason]

DATE: 08/15/2023

FINAL PLAN APPROVAL STATEMENT

I, THE DESIGNER, CERTIFY THAT THIS PLAN AND REPORT HAVE BEEN REVIEWED AND APPROVED BY THE TOWNSHIP PLANNING COMMISSION OF WEST YORK BOROUGH.

TOWNSHIP & BOROUGH ENGINEER REVIEW STATEMENT

I, THE DESIGNER, CERTIFY THAT THIS PLAN AND REPORT HAVE BEEN REVIEWED AND APPROVED BY THE TOWNSHIP & BOROUGH ENGINEER OF WEST YORK BOROUGH.

RECORDER OF DEEDS

THIS PLAN AND REPORT HAVE BEEN RECORDED IN THE RECORDER OF DEEDS OFFICE OF WEST YORK BOROUGH.

PLAN DATE

DATE: 08/15/2023

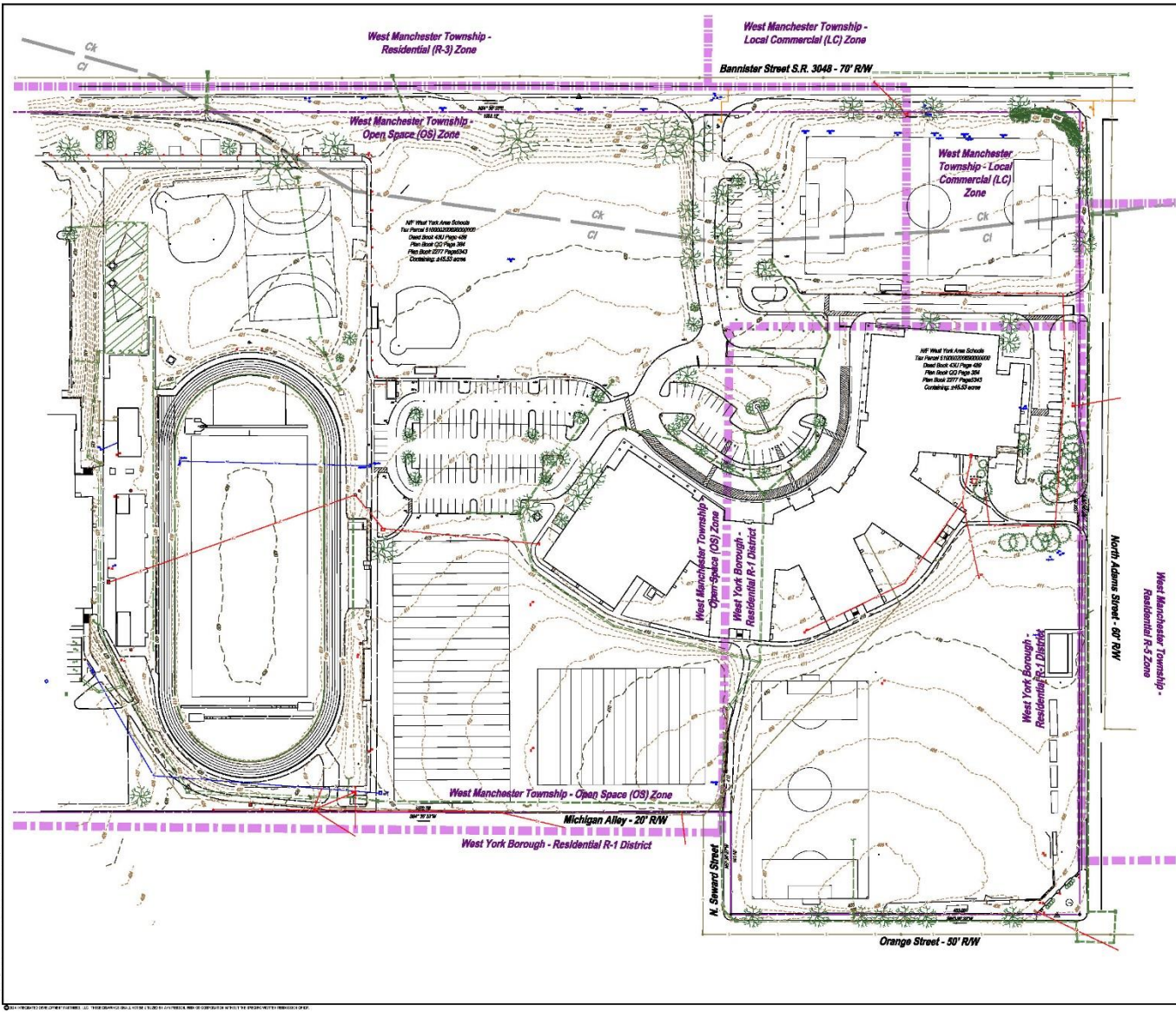
PROFESSIONAL SEAL

DESIGNER	[Name]
REVIEWER	[Name]
DATE	08/15/2023
PROJECT NO.	[Number]
DATE P.L.	[Date]
SCALE	[Scale]

NO.	DATE	REVISION
1	08/15/2023	ISSUED FOR PERMIT
2	08/15/2023	ISSUED FOR PERMIT
3	08/15/2023	ISSUED FOR PERMIT
4	08/15/2023	ISSUED FOR PERMIT
5	08/15/2023	ISSUED FOR PERMIT
6	08/15/2023	ISSUED FOR PERMIT
7	08/15/2023	ISSUED FOR PERMIT
8	08/15/2023	ISSUED FOR PERMIT
9	08/15/2023	ISSUED FOR PERMIT
10	08/15/2023	ISSUED FOR PERMIT

COVER SHEET

DATE: 08/15/2023



West Manchester Township - Residential (R-3) Zone

West Manchester Township - Local Commercial (LC) Zone

West Manchester Township - Open Space (OS) Zone

West Manchester Township - Local Commercial (LC) Zone

West Manchester Township - Open Space (OS) Zone

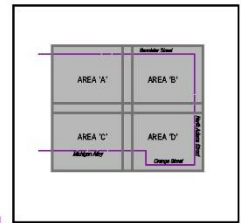
West York Borough - Residential R-1 District

West Manchester Township - Residential R-3 Zone

West York Borough - Residential R-1 District

NY West York Area Schools
 Tax Parcel 10000000000000000000
 Sheet Book 402 Page 488
 Plan Book 2277 Page 284
 Containing 261.52 acres

NY West York Area Schools
 Tax Parcel 10000000000000000000
 Sheet Book 402 Page 488
 Plan Book 2277 Page 284
 Containing 261.52 acres



KEYMAP
 NOT TO SCALE

SURVEY NOTES

- THIS SURVEY WAS CONDUCTED AND MAPS WERE MADE IN ACCORDANCE WITH THE OBJECTS OF A TITLE SEARCH. THIS SURVEY DOES NOT WARRANT OR IMPLY THAT THE PROPERTY IS FREE FROM ALL ENCUMBRANCES, RIGHTS OF WAY, EASEMENTS OR OTHER INTERESTS WHICH MAY BE AFFECTED BY A CHANGE IN THE BOUNDARIES.
- NATURAL OBSTRUCTIONS TO SURVEYING BY MEANS OF THE INSTRUMENTS USED IN SURVEYING WERE BY THEMSELVES OBSERVED AND LOCATED BY THE SURVEYOR.
- COMPUTATIONS AND SURVEYING ARE BASED ON METRIC UNITS. ANGLES ARE IN DECIMAL DEGREES.
- BOUNDARIES ARE BASED ON THE MEYER, JAMES, STATE PLAT, COORDINATE SYSTEM, ZONE NORTH COORDINATE SET (NAD 83) DATUM.
- UTILITY LOCATIONS ARE BASED ON RECORDS, SURVEYING AND OTHER AVAILABLE INFORMATION AVAILABLE AT THE TIME OF THE FIELD SURVEY. PRIVATE CALL SERVICES AND RECORDS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE.
- THE SUBJECT PROPERTY IS SUBJECT TO THE SURVEY OF THE LAND IN THE WEST YORK BOROUGH AREA AS CONDUCTED BY THE WEST YORK BOROUGH ENGINEERING DEPARTMENT AND IS SUBJECT TO THE TOWNSHIP OF WEST YORK BOROUGH, PENNSYLVANIA, OFFICIAL SITE DESIGN PLAN, 2015.

SOILS INFORMATION

Uc LESHGANE, NON-ESTIC

GEOLOGY INFORMATION

Cl LESAGE KARBONIF
 Ck CHALKED KARBONIF

INTEGRATED CONSULTING
 45 NORTH BROAD STREET
 WEST YORK, PA 17258
 717.835.1234
 www.integrated-consulting.com

ITC TRACK & COURT
 Athletic Facility Consultants
 1000 North Broad Street, Suite 200
 West York, PA 17258
 717.835.1234

PROFESSIONAL SEAL

FOR OFFICIAL USE ONLY

DATE: _____

SCALE: _____

TITLE: _____

EXISTING CONDITIONS PLAN - OVERALL

04 of 40

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

MAIN CAMPUS IMPROVEMENTS

WEST YORK AREA SCHOOL DISTRICT

WEST MANCHESTER TOWNSHIP AND WEST YORK BOROUGH

YORK COUNTY

PROFESSIONAL SEAL

FOR OFFICIAL USE ONLY

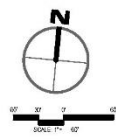
DATE: _____

SCALE: _____

TITLE: _____

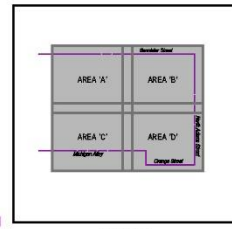
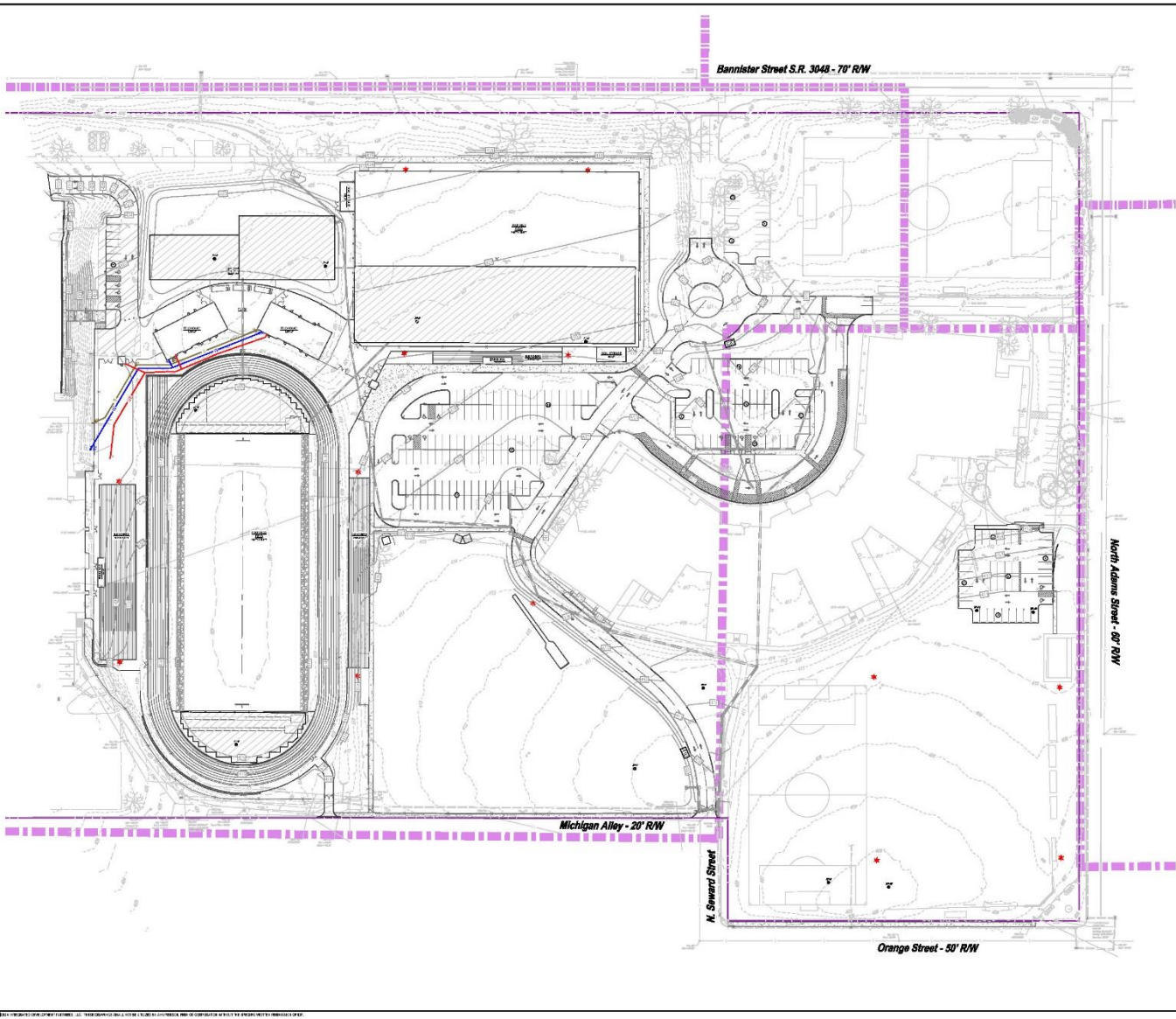
EXISTING CONDITIONS PLAN - OVERALL

04 of 40



DATE: 10/15/2024 10:00 AM. DRAWN BY: J. L. HARRIS. CHECKED BY: J. L. HARRIS. PROJECT NO: 2024-001. SHEET NO: 04 OF 40.

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



KEYMAP
NOT TO SCALE

UTILITY NOTES

1. ALL UTILITY CONSTRUCTION SHALL BE SUBJECT TO THE JURISDICTION AND AUTHORITY OF THE CITY OF PITTSBURGH.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
4. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PITTSBURGH STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

INTEGRATED CONSULTING
45 NORTH BROAD STREET
PITTSBURGH, PA 15222
412.326.1111
www.integrated-consulting.com

ITC
TURF TRACK & COURT
Athletic Facility Consultants
1000 BROAD STREET, SUITE 200
PITTSBURGH, PA 15222

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

MAIN CAMPUS IMPROVEMENTS
FOR
WEST YORK AREA SCHOOL DISTRICT
WEST MANCHESTER TOWNSHIP AND WEST YORK BOROUGH
YORK COUNTY

PROFESSIONAL SEAL

NAME	NO. (PA) REG.
DESIGNED	DATE
DRAWN	DATE
CHECKED	DATE
IN CHARGE	DATE
SCALE	

UTILITY PLAN - OVERALL

DATE: 10/15/2024

SCALE: 1" = 40'

24 of 40

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

TRIMMER LAND DEVELOPMENT PLANS



PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

TRIMMER CAMPUS IMPROVEMENTS

FOR

WEST YORK AREA SCHOOL DISTRICT

WEST MANCHESTER TOWNSHIP
YORK COUNTY, PENNSYLVANIA



VICINITY MAP
SCALE: 1" = 400'

ACT 287 LIST OF UTILITIES

THE TOWN OF WEST YORK, PENNSYLVANIA, HAS BEEN DESIGNATED AS A CITY BY ACT 101 OF 1967 AND IS THEREFORE SUBJECT TO THE ACTS OF CONSTITUTION AND STATUTES OF THE COMMONWEALTH OF PENNSYLVANIA, INCLUDING THE ACTS OF 1968 AND 1978, WHICH REQUIRE THE CITY TO MAINTAIN AND OPERATE UTILITIES IN ACCORDANCE WITH THE ACTS OF 1968 AND 1978.

UTILITY	OWNER	ADDRESS	CONTACT	PHONE
WATER	WEST YORK CITY	1000 WEST YORK AVENUE WEST YORK, PA 17375	JOHN J. HARRIS 717-333-1000	
SEWER	WEST YORK CITY	1000 WEST YORK AVENUE WEST YORK, PA 17375	JOHN J. HARRIS 717-333-1000	
ELECTRIC	WEST YORK CITY	1000 WEST YORK AVENUE WEST YORK, PA 17375	JOHN J. HARRIS 717-333-1000	
TELEPHONE	WEST YORK CITY	1000 WEST YORK AVENUE WEST YORK, PA 17375	JOHN J. HARRIS 717-333-1000	
POSTAL	WEST YORK CITY	1000 WEST YORK AVENUE WEST YORK, PA 17375	JOHN J. HARRIS 717-333-1000	
TRUCK	WEST YORK CITY	1000 WEST YORK AVENUE WEST YORK, PA 17375	JOHN J. HARRIS 717-333-1000	
STREET LIGHTING	WEST YORK CITY	1000 WEST YORK AVENUE WEST YORK, PA 17375	JOHN J. HARRIS 717-333-1000	
WATER	WEST YORK CITY	1000 WEST YORK AVENUE WEST YORK, PA 17375	JOHN J. HARRIS 717-333-1000	
SEWER	WEST YORK CITY	1000 WEST YORK AVENUE WEST YORK, PA 17375	JOHN J. HARRIS 717-333-1000	
ELECTRIC	WEST YORK CITY	1000 WEST YORK AVENUE WEST YORK, PA 17375	JOHN J. HARRIS 717-333-1000	
TELEPHONE	WEST YORK CITY	1000 WEST YORK AVENUE WEST YORK, PA 17375	JOHN J. HARRIS 717-333-1000	
POSTAL	WEST YORK CITY	1000 WEST YORK AVENUE WEST YORK, PA 17375	JOHN J. HARRIS 717-333-1000	
TRUCK	WEST YORK CITY	1000 WEST YORK AVENUE WEST YORK, PA 17375	JOHN J. HARRIS 717-333-1000	
STREET LIGHTING	WEST YORK CITY	1000 WEST YORK AVENUE WEST YORK, PA 17375	JOHN J. HARRIS 717-333-1000	

PLAN PREPARERS

INTEGRATED CONSULTING
1000 WEST YORK AVENUE
WEST YORK, PA 17375
717-333-1000

ITC TURF TRACK & COURT
3333 FOX CHASE DRIVE
HARRISBURG, PA 17112
717-333-3333

LANDOWNER AND DEVELOPER
WEST YORK CITY
1000 WEST YORK AVENUE
WEST YORK, PA 17375
717-333-1000

LANDOWNER AND DEVELOPER

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PREPARE THE SUBDIVISION MAP AND PLAT, TO BE FILED WITH THE REGISTERED PROFESSIONAL ENGINEER, ARCHITECT, SURVEYOR AND LANDSCAPE ARCHITECT, AND TO BE RECORDED IN THE OFFICE OF THE REGISTERED PROFESSIONAL ENGINEER, ARCHITECT, SURVEYOR AND LANDSCAPE ARCHITECT.

WAIVER REQUESTS

THE TOWNSHIP ENGINEER HAS REVIEWED THE FOLLOWING WAIVER REQUESTS FROM THE WEST YORK AREA SCHOOL DISTRICT AND HAS DETERMINED THAT THE WAIVER REQUESTS DO NOT VIOLATE ANY PROVISIONS OF THE ZONING ORDINANCE.

VARIANCE APPROVALS

THE TOWNSHIP ENGINEER HAS REVIEWED THE FOLLOWING VARIANCE REQUESTS FROM THE WEST YORK AREA SCHOOL DISTRICT AND HAS DETERMINED THAT THE VARIANCE REQUESTS DO NOT VIOLATE ANY PROVISIONS OF THE ZONING ORDINANCE.

GENERAL PLAN/REPORT DATA STATEMENT OF ACCURACY

THE ENGINEER HAS REVIEWED THE FOLLOWING INFORMATION FROM THE WEST YORK AREA SCHOOL DISTRICT AND HAS DETERMINED THAT THE INFORMATION IS ACCURATE AND COMPLETE.

SURVEY DATA STATEMENT OF ACCURACY

THE ENGINEER HAS REVIEWED THE SURVEY DATA AND HAS DETERMINED THAT THE SURVEY DATA IS ACCURATE AND COMPLETE.

COUNTY PLANNING COMMISSION

REVISOR BY THE TOWNSHIP ENGINEER AND REGISTERED PROFESSIONAL ENGINEER, ARCHITECT, SURVEYOR AND LANDSCAPE ARCHITECT.

AREA AND BULK REGULATIONS

NO.	ITEM	SECTION	REGULATIONS	EXISTING	PROPOSED
1	MINIMUM LOT AREA	SECTION 10.1	10,000 SQ. FT.	10,000 SQ. FT.	10,000 SQ. FT.
2	MINIMUM LOT WIDTH	SECTION 10.2	100 FT.	100 FT.	100 FT.
3	MINIMUM LOT DEPTH	SECTION 10.3	100 FT.	100 FT.	100 FT.
4	MINIMUM FRONT YARD SETBACK	SECTION 10.4	10 FT.	10 FT.	10 FT.
5	MINIMUM SIDE YARD SETBACK	SECTION 10.5	5 FT.	5 FT.	5 FT.
6	MINIMUM REAR YARD SETBACK	SECTION 10.6	5 FT.	5 FT.	5 FT.
7	MINIMUM FRONT YARD SETBACK	SECTION 10.7	10 FT.	10 FT.	10 FT.
8	MINIMUM SIDE YARD SETBACK	SECTION 10.8	5 FT.	5 FT.	5 FT.
9	MINIMUM REAR YARD SETBACK	SECTION 10.9	5 FT.	5 FT.	5 FT.

OFF-STREET PARKING REGULATIONS

NO.	ITEM	SECTION	REGULATIONS	EXISTING	PROPOSED
1	MINIMUM OFF-STREET PARKING SPACES	SECTION 10.10	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA
2	MINIMUM OFF-STREET PARKING SPACES	SECTION 10.11	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA
3	MINIMUM OFF-STREET PARKING SPACES	SECTION 10.12	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA
4	MINIMUM OFF-STREET PARKING SPACES	SECTION 10.13	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA
5	MINIMUM OFF-STREET PARKING SPACES	SECTION 10.14	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA
6	MINIMUM OFF-STREET PARKING SPACES	SECTION 10.15	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA

GENERAL NOTES

- ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS DETERMINED THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE.
- THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS DETERMINED THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE.
- THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS DETERMINED THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE.
- THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS DETERMINED THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE.
- THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS DETERMINED THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE.
- THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS DETERMINED THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE.
- THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS DETERMINED THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE.
- THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS DETERMINED THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE.
- THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS DETERMINED THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE.
- THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS DETERMINED THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE.
- THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS DETERMINED THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE.
- THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS DETERMINED THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE.
- THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS DETERMINED THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE.
- THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS DETERMINED THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE.
- THE ENGINEER HAS REVIEWED THE RECORD DRAWINGS AND FIELD SURVEY DATA AND HAS DETERMINED THAT THE UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND COMPLETE.

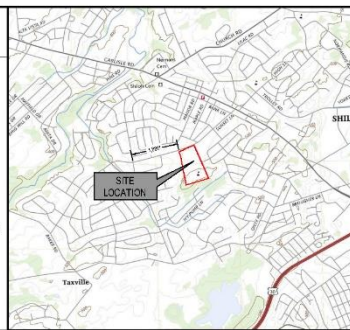


VICINITY MAP
SCALE: 1" = 400'

NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
2	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
3	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
4	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
5	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
6	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
7	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
8	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
9	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
10	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
11	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
12	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
13	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
14	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
15	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
16	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
17	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
18	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
19	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
20	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN

SHEET INDEX

#	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	AREA AND BULK REGULATIONS
4	OFF-STREET PARKING REGULATIONS
5	STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION (CORPORATE)
6	TOWNSHIP PLANNING COMMISSION REVIEW
7	FINAL PLAN APPROVAL STATEMENT
8	TOWNSHIP ENGINEER REVIEW STATEMENT
9	RECORD OF DEEDS
10	PLAN DATE



LOCATION MAP
SCALE: 1" = 2000'

STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION (CORPORATE)

I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is my own and that I am the owner of the same and that I have the right to dispose of the same as I see fit.

TOWNSHIP PLANNING COMMISSION REVIEW

NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
2	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
3	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
4	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
5	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
6	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
7	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
8	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
9	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
10	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
11	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
12	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
13	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
14	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
15	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
16	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
17	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
18	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
19	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
20	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN

FINAL PLAN APPROVAL STATEMENT

I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is my own and that I am the owner of the same and that I have the right to dispose of the same as I see fit.

TOWNSHIP ENGINEER REVIEW STATEMENT

I, the undersigned, being the engineer of record for the above described property, do hereby certify that the above described property is my own and that I am the owner of the same and that I have the right to dispose of the same as I see fit.

RECORD OF DEEDS

RECORDED BY THE REGISTERED PROFESSIONAL ENGINEER, ARCHITECT, SURVEYOR AND LANDSCAPE ARCHITECT.

PLAN DATE

DATE: 08/01/2024

INTEGRATED CONSULTING
1000 WEST YORK AVENUE
WEST YORK, PA 17375
717-333-1000

ITC TURF TRACK & COURT
3333 FOX CHASE DRIVE
HARRISBURG, PA 17112
717-333-3333

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
TRIMMER CAMPUS IMPROVEMENTS
FOR
WEST YORK AREA SCHOOL DISTRICT
WEST MANCHESTER TOWNSHIP
YORK COUNTY

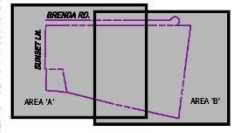
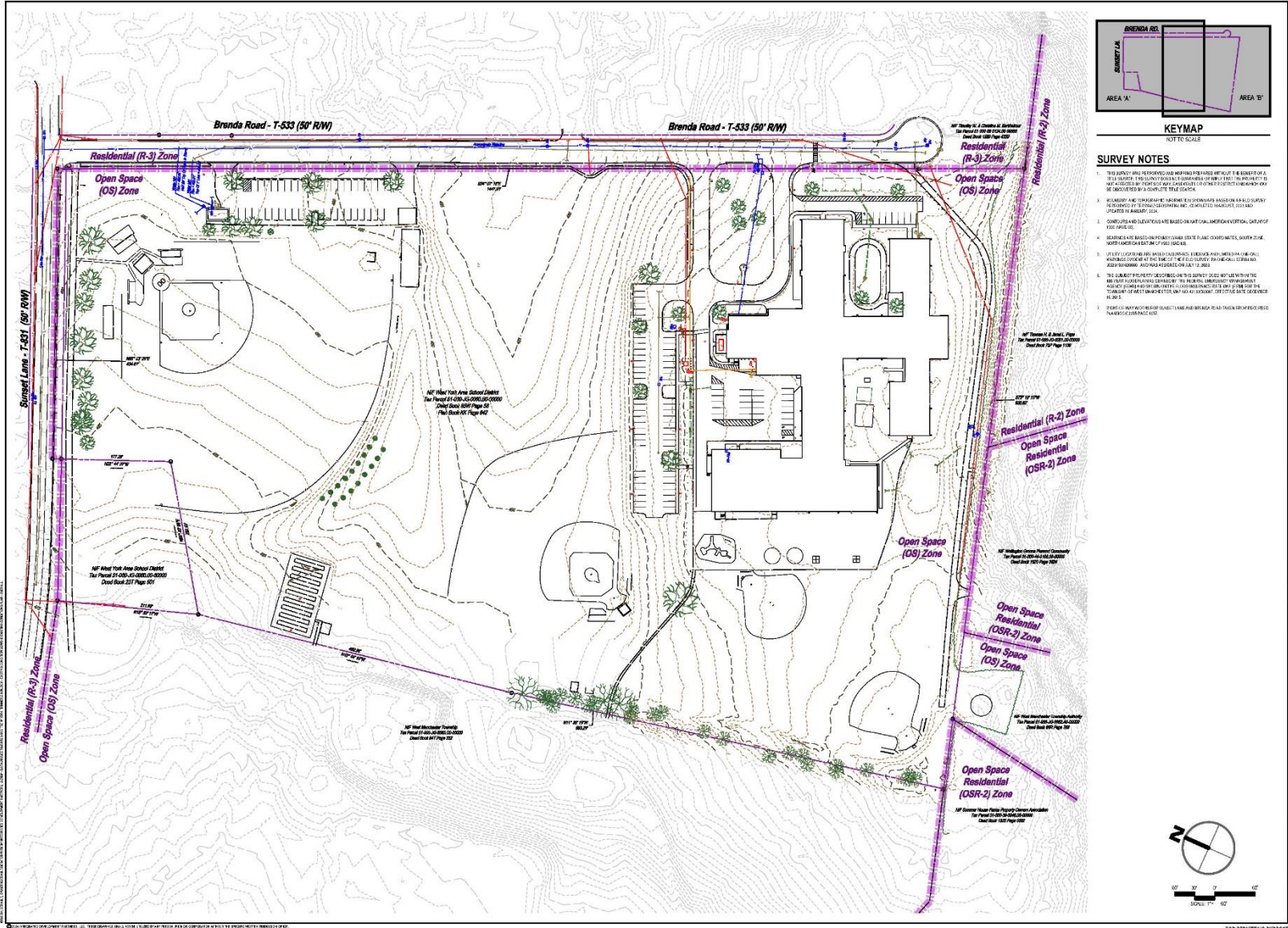
PROPOSED ON: 08/01/2024

NO.	REVISION	DATE	DESCRIPTION
1	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
2	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
3	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
4	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
5	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
6	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
7	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
8	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
9	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
10	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
11	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
12	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
13	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
14	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
15	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
16	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
17	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
18	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
19	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN
20	ISSUED FOR PERMIT	08/01/2024	PRELIMINARY PLAN

COVER SHEET

01 of 18

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



- #### SURVEY NOTES
- 1. THIS SURVEY WAS PERFORMED FOR THE PURPOSES OF PREPARING THE PRELIMINARY DEVELOPMENT PLAN FOR THE TRIMMER CAMPUS IMPROVEMENTS PROJECT. THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS FOR SURVEYING AND MAPPING AS SET FORTH IN THE SURVEYING AND MAPPING ACT AND THE REGULATION THEREUNDER. THE SURVEY WAS PERFORMED ON THE DATE INDICATED HEREIN AND THE RESULTS THEREOF ARE GUARANTEED TO THE BEST OF OUR KNOWLEDGE AND BELIEF.
 - 2. ALL SURVEYING AND MAPPING INFORMATION OBTAINED FROM THIS SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND IS NOT GUARANTEED BY THE SURVEYOR.
 - 3. COMPARISON OF THIS SURVEY TO OTHER SURVEYS AND RECORD DRAWINGS HAS REVEALED NO DISCREPANCIES.
 - 4. SECTIONS HAVE BEEN MADE ON THE BOUNDARIES OF THE ADJACENT PARCELS AND THE RESULTS THEREOF ARE INDICATED BY THE SURVEYOR'S NOTES.
 - 5. UTILITIES LOCATED AND MARKED ON THIS SURVEY ARE BASED ON RECORD DRAWINGS AND FIELD SURVEYING. THE SURVEYOR HAS MADE A REASONABLE EFFORT TO LOCATE ALL UTILITIES AND HAS MARKED THEM ACCORDINGLY.
 - 6. THIS SURVEY AND MAPPING INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
 - 7. THE SURVEYOR HAS MADE A REASONABLE EFFORT TO OBTAIN ALL NECESSARY RECORD DRAWINGS AND SURVEYING INFORMATION.
 - 8. THE SURVEYOR HAS MADE A REASONABLE EFFORT TO OBTAIN ALL NECESSARY RECORD DRAWINGS AND SURVEYING INFORMATION.

INTEGRATED CONSULTING
46 NORTH FRONT STREET
PO BOX 1000
FRANKLIN, NJ 07001
TEL: 908.973.1000
WWW.INTEGRATEDCONSULTING.COM

ITC TURF TRACK & COURT
SPECIALTY FACILITY CONSTRUCTION

**PRELIMINARY LAND DEVELOPMENT PLAN
TRIMMER CAMPUS IMPROVEMENTS**

WEST YORK AREA SCHOOL DISTRICT
WEST MANCHESTER TOWNSHIP
YORK COUNTY

PROPOSED OR, BENE

NO.	OWNER	EXT.
1	UNRECORDED	1.4
2	UNRECORDED	1.4
3	UNRECORDED	1.4
4	UNRECORDED	1.4
5	UNRECORDED	1.4
6	UNRECORDED	1.4
7	UNRECORDED	1.4
8	UNRECORDED	1.4
9	UNRECORDED	1.4
10	UNRECORDED	1.4

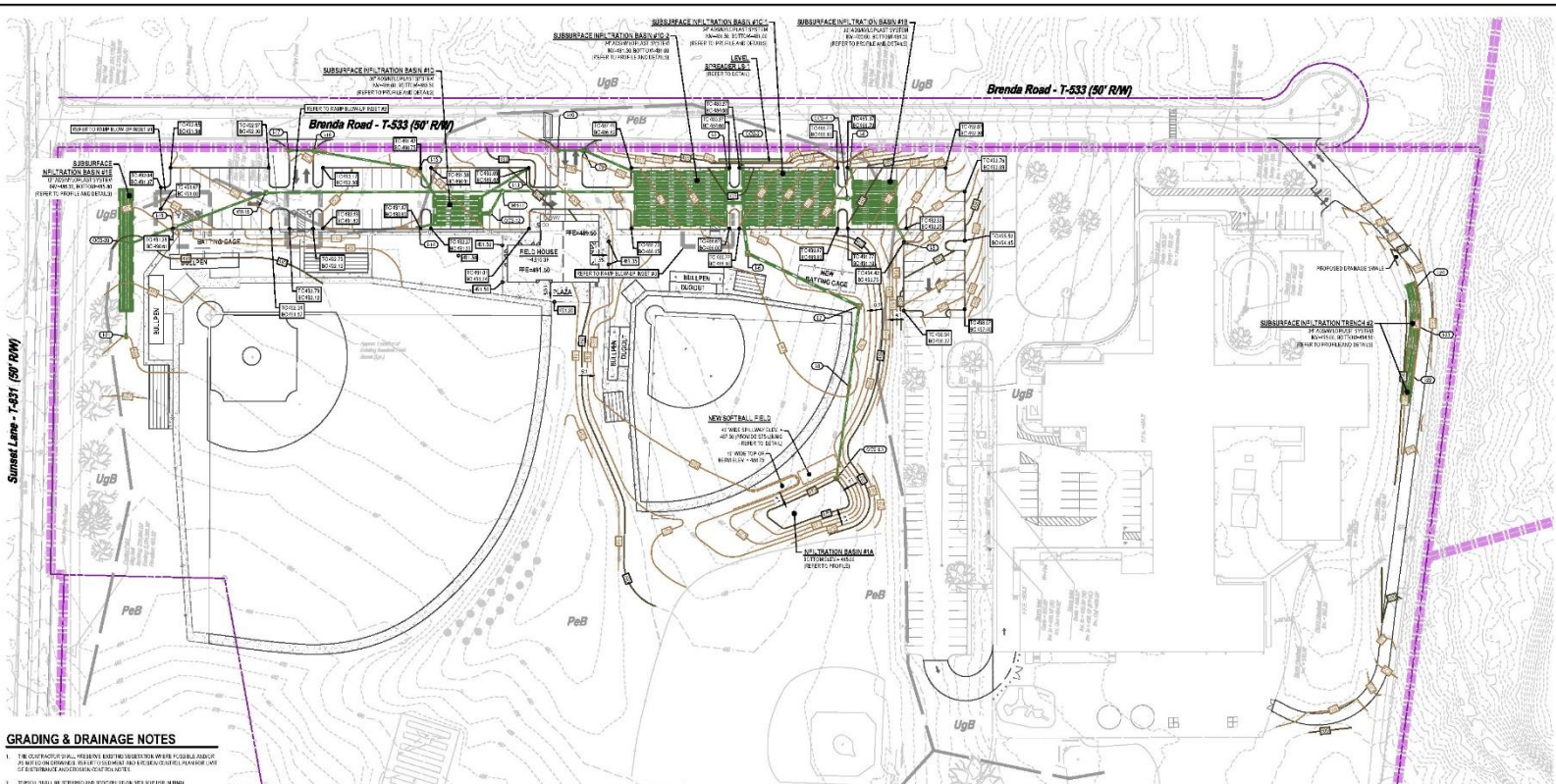
DATE: 01/15/2025
TIME: 10:00 AM

FILE: EXISTING CONDITIONS PLAN - OVERALL

SHEET NO: 03 of 18

FOR PERMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

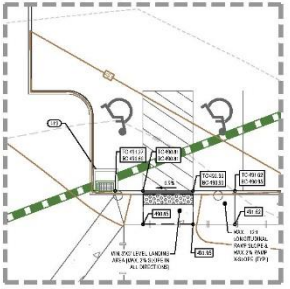
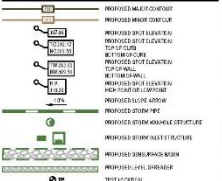
Sunset Lane - T-531 (50' RW)



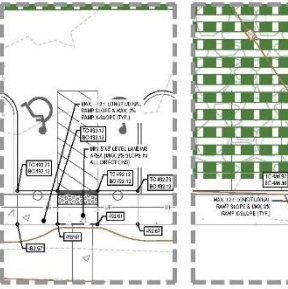
GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITHIN PROPOSED LIMITS AS NOTED ON DRAWINGS. ALL UTILITIES SHALL BE RELOCATED TO THE PROPOSED PLANNED LAYOUT OF EXISTING AND PROPOSED UTILITIES.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES FOR THE PROPOSED DEVELOPMENT UNDER ALL EXISTING BUILDINGS, DRIVEWAYS AND UTILITIES AREAL TO ONE OF THE NEAREST OF EXISTING UTILITIES. ALL UTILITIES SHALL BE RELOCATED TO THE PROPOSED PLANNED LAYOUT OF EXISTING AND PROPOSED UTILITIES.
4. EXISTING UTILITIES SHALL BE MAINTAINED TO THE EXTENT POSSIBLE. ALL UTILITIES SHALL BE MAINTAINED TO THE EXTENT POSSIBLE. ALL UTILITIES SHALL BE MAINTAINED TO THE EXTENT POSSIBLE.
5. ALL UTILITIES SHALL BE MAINTAINED TO THE EXTENT POSSIBLE. ALL UTILITIES SHALL BE MAINTAINED TO THE EXTENT POSSIBLE. ALL UTILITIES SHALL BE MAINTAINED TO THE EXTENT POSSIBLE.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES FOR THE PROPOSED DEVELOPMENT UNDER ALL EXISTING BUILDINGS, DRIVEWAYS AND UTILITIES AREAL TO ONE OF THE NEAREST OF EXISTING UTILITIES. ALL UTILITIES SHALL BE RELOCATED TO THE PROPOSED PLANNED LAYOUT OF EXISTING AND PROPOSED UTILITIES.
7. ALL UTILITIES SHALL BE MAINTAINED TO THE EXTENT POSSIBLE. ALL UTILITIES SHALL BE MAINTAINED TO THE EXTENT POSSIBLE. ALL UTILITIES SHALL BE MAINTAINED TO THE EXTENT POSSIBLE.
8. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES FOR THE PROPOSED DEVELOPMENT UNDER ALL EXISTING BUILDINGS, DRIVEWAYS AND UTILITIES AREAL TO ONE OF THE NEAREST OF EXISTING UTILITIES. ALL UTILITIES SHALL BE RELOCATED TO THE PROPOSED PLANNED LAYOUT OF EXISTING AND PROPOSED UTILITIES.
9. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES FOR THE PROPOSED DEVELOPMENT UNDER ALL EXISTING BUILDINGS, DRIVEWAYS AND UTILITIES AREAL TO ONE OF THE NEAREST OF EXISTING UTILITIES. ALL UTILITIES SHALL BE RELOCATED TO THE PROPOSED PLANNED LAYOUT OF EXISTING AND PROPOSED UTILITIES.
10. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES FOR THE PROPOSED DEVELOPMENT UNDER ALL EXISTING BUILDINGS, DRIVEWAYS AND UTILITIES AREAL TO ONE OF THE NEAREST OF EXISTING UTILITIES. ALL UTILITIES SHALL BE RELOCATED TO THE PROPOSED PLANNED LAYOUT OF EXISTING AND PROPOSED UTILITIES.
11. A ONE-FOOT MINIMUM DEPTH OF FINISH GRADE SHALL BE MAINTAINED UNDER ALL EXISTING BUILDINGS, DRIVEWAYS AND UTILITIES AREAL TO ONE OF THE NEAREST OF EXISTING UTILITIES. ALL UTILITIES SHALL BE RELOCATED TO THE PROPOSED PLANNED LAYOUT OF EXISTING AND PROPOSED UTILITIES.
12. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES FOR THE PROPOSED DEVELOPMENT UNDER ALL EXISTING BUILDINGS, DRIVEWAYS AND UTILITIES AREAL TO ONE OF THE NEAREST OF EXISTING UTILITIES. ALL UTILITIES SHALL BE RELOCATED TO THE PROPOSED PLANNED LAYOUT OF EXISTING AND PROPOSED UTILITIES.
13. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES FOR THE PROPOSED DEVELOPMENT UNDER ALL EXISTING BUILDINGS, DRIVEWAYS AND UTILITIES AREAL TO ONE OF THE NEAREST OF EXISTING UTILITIES. ALL UTILITIES SHALL BE RELOCATED TO THE PROPOSED PLANNED LAYOUT OF EXISTING AND PROPOSED UTILITIES.

LEGEND



RAMP BLOW-UP INSET #1



RAMP BLOW-UP INSET #2



RAMP BLOW-UP INSET #3

INTEGRATED CONSULTING
 44 NORTH FRONT STREET
 PHOENIX, ARIZONA 85004
 TEL: 602.955.1111
 FAX: 602.955.1112
 WWW.INTEGRATEDCONSULTING.COM

ITC TRACK & COURT
 Turf Facility Capabilities
 11000 W. WILSON AVENUE, SUITE 100
 PHOENIX, ARIZONA 85036

PRELIMINARY LAND DEVELOPMENT PLAN
TRIMMER CAMPUS IMPROVEMENTS
 OR
WEST YORK AREA SCHOOL DISTRICT
 WEST MANCHESTER TOWNSHIP
 YORK COUNTY

PROPOSED ON, DATE

DESIGN	01/11
REVISIONS	01/11
SCALE	AS SHOWN
DATE	01/11/11
PROJECT NO.	11000000
DRAWN BY	JK
CHECKED BY	JK
DATE	01/11/11

SWM SITE PLAN

11/11

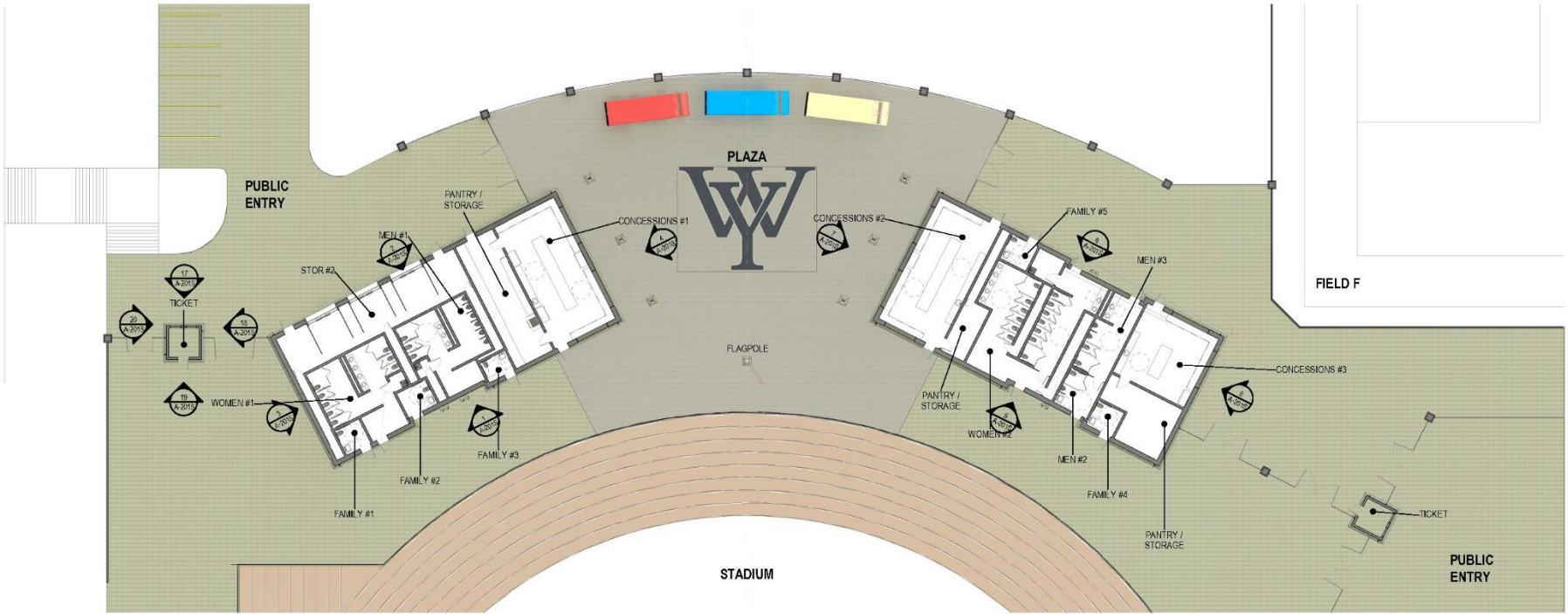
08 of 18

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

ARCHITECTURAL
MAIN CAMPUS



Athletic Facility Consultants



1 MAIN CAMPUS
SCALE: 1/8" = 1'-0"

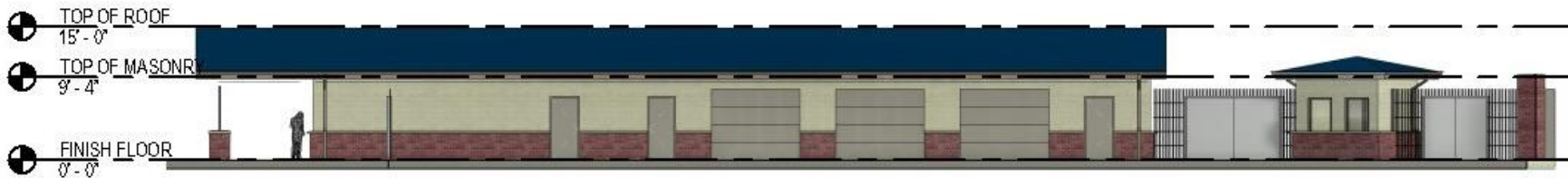




1

SOUTH ELEVATION A

SCALE: 1/16" = 1'-0"



2

NORTH ELEVATION A

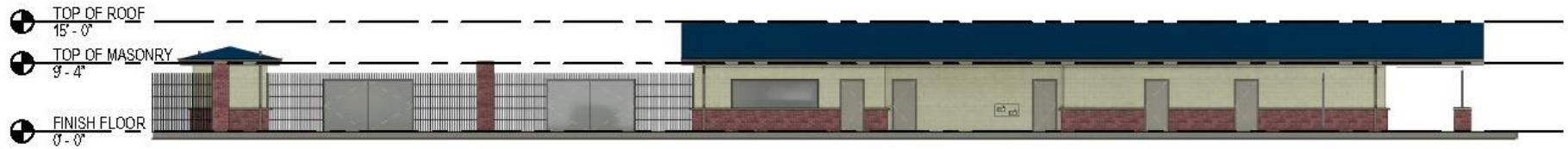
SCALE: 1/16" = 1'-0"



5

SOUTH ELEVATION B

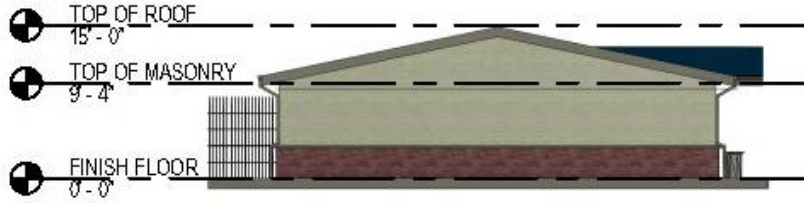
SCALE: 1/16" = 1'-0"



6

NORTH ELEVATION B

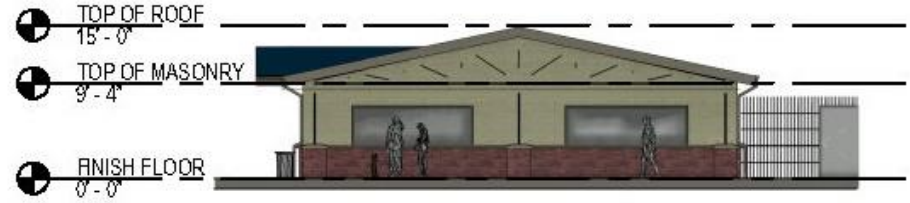
SCALE: 1/16" = 1'-0"



3

WEST ELEVATION A

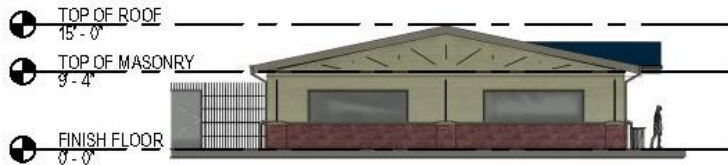
SCALE: 1/16" = 1'-0"



4

EAST ELEVATION A

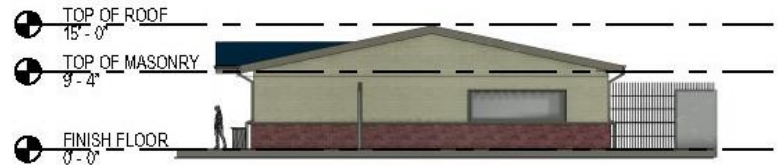
SCALE: 1/16" = 1'-0"



7

WEST ELEVATION B

SCALE: 1/16" = 1'-0"



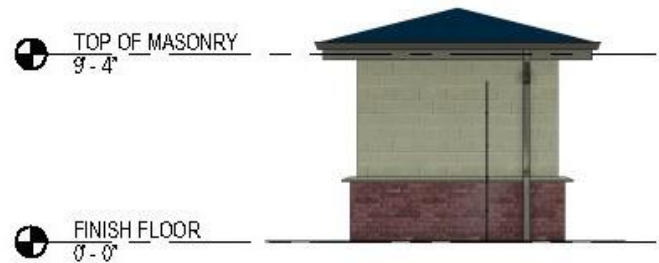
8

EAST ELEVATION B

SCALE: 1/16" = 1'-0"



17 TICKETS - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



18 TICKETS - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



19 TICKETS - REAR ELEVATION
SCALE: 1/8" = 1'-0"

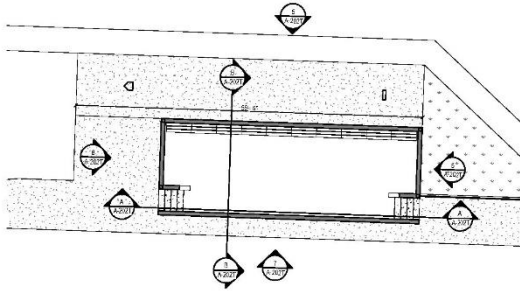


20 TICKETS - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

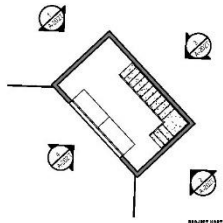
ARCHITECTURAL

TRIMMER





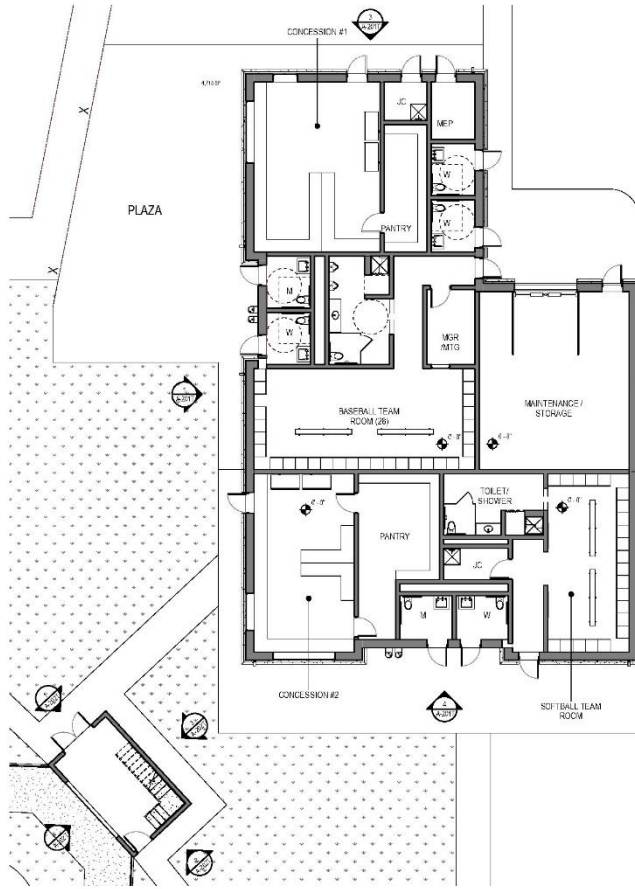
3 DUGOUT FLOOR
SCALE: 1/8" = 1'-0"



2 PRESS BOX FLOOR
SCALE: 1/8" = 1'-0"

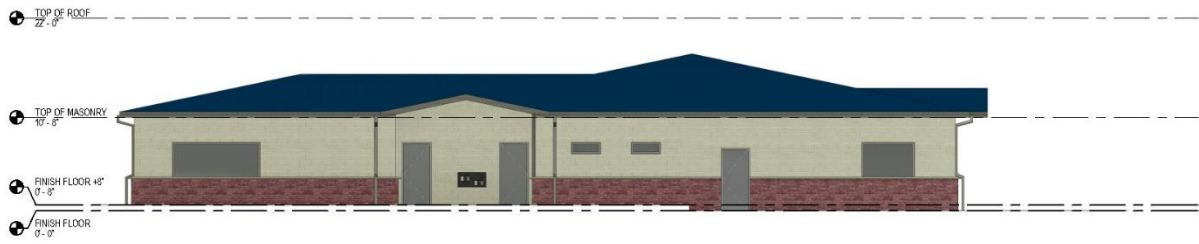
Description	Quantity	PLUMBING FIXTURE REQUIREMENTS								ICC TABLE 404.5 & ICC TABLE 404.5.2		
		Water Closets				Urinals				Men's	Women's	Men's
Total Occupancy	Men	Women	Hot Water Fixtures	Water Closets	Urinals	Hot Water Fixtures	Water Closets	Urinals	Men's	Women's	Men's	Women's
ASSEMBLY (Blackboard)	300	150	150	1 per 100 sq. ft. (ICC TABLE 404.5.2)	2 per 100 sq. ft. (ICC TABLE 404.5.2)	3 per 200 sq. ft. (ICC TABLE 404.5.2)	1 per 200 sq. ft. (ICC TABLE 404.5.2)	1 per 200 sq. ft. (ICC TABLE 404.5.2)	1 per 500 sq. ft. (ICC TABLE 404.5.2)	1 per 500 sq. ft. (ICC TABLE 404.5.2)	1 per 500 sq. ft. (ICC TABLE 404.5.2)	1 per 500 sq. ft. (ICC TABLE 404.5.2)
				2	4	3	1	1	1	1	1	1
				2	4	3	1	1	1	1	1	1

Note:
 1. For 2021 IFC ASSE, 87% of required Men's water closets are allowed to be urinals in Assembly & Recreational Occupancies and 50% of required Men's water closets are allowed to be urinals in all other Occupancies.

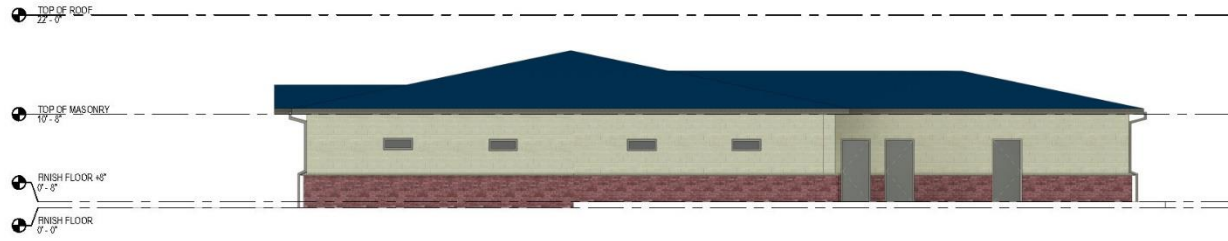


1 TRIMMER ELEMENTARY - GROUND LEVEL
SCALE: 1/8" = 1'-0"

PROJECT NO:	2024-01
PROJECT DATE:	08/2024
DRAWN BY:	DMC
CHECKED BY:	DMC
PROJECT FIRM, INC:	



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



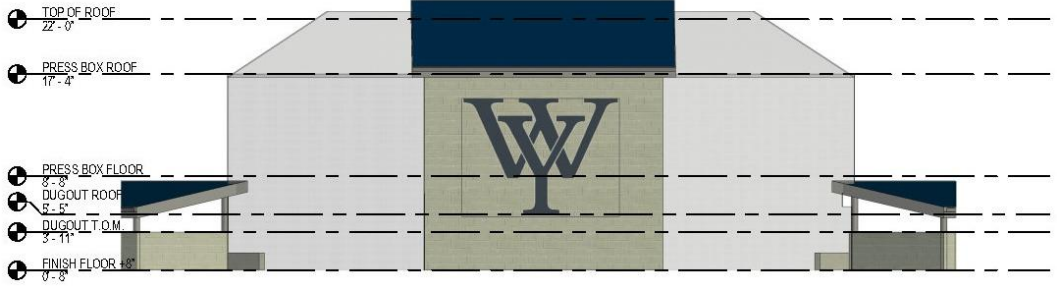
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



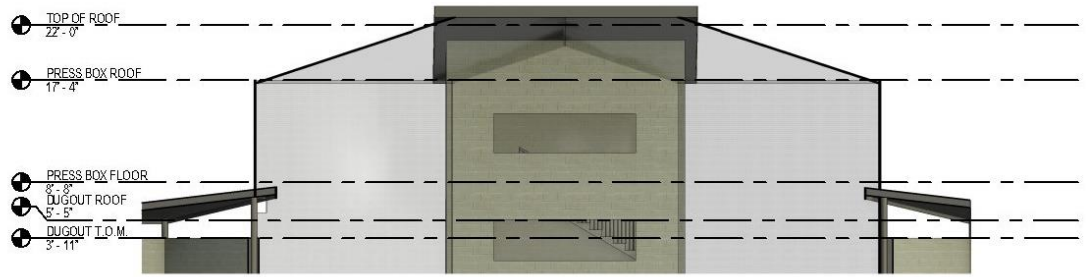
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



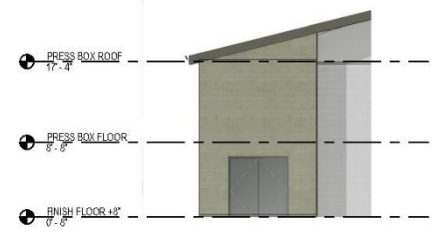
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



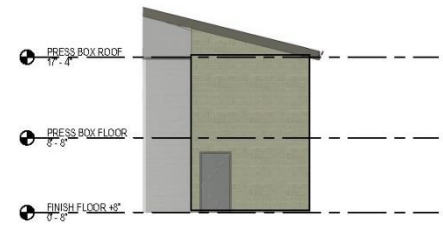
3 PRESS BOX - REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 PRESS BOX - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1 PRESS BOX - LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 PRESS BOX - RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

TENTATIVE PROJECT SCHEDULE

Municipal Approvals – December / January 2025

Regulatory Approvals – June / July 2025

Public Bidding – July / August 2025

Construction – September / October 2025



ADDITIONAL SERVICES CONTRACT ADDENDUMS



QUESTIONS / DISCUSSION

