

#### TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801 Telephone: 814-238-4651 • Fax: 814-238-3454 www.twp.ferguson.pa.us

# FERGUSON TOWNSHIP PLANNING COMMISSION REGULAR MEETING AGENDA Monday, February 11, 2019 6:00 PM

- I. CALL TO ORDER
- II. CITIZEN INPUT

#### III. FERGUSON TOWNSHIP PUBLIC WORKS BUILDING LAND DEVELOPMENT PLAN

Ferguson Township proposes to construct a new Public Works Building on the 8.8-acre campus that will house offices, vehicle repair bays and vehicle fueling island with canopy. The proposed building project will attempt to achieve LEED Gold Certification and commit to low-impact style development. Also included with the proposed plans are paved parking and truck court, sidewalks, an employee patio and landscaping. These new facilities shall encompass approximately 13,000 ft.<sup>2</sup>. New utility connections and stormwater management facilities with also be furnished with the new building.

<u>Staff Recommendation</u>: The Planning Commission provide staff with initial review and comment on the proposed land development plans.

#### IV. FERGUSON TOWNSHIP ZONING & SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVISIONS

At the January 28<sup>th</sup>, 2019 meeting, Environmental Planning & Design presented the fifth draft of the Zoning and SALDO documents as staff distributed copies to the Board of Supervisors, Planning Commission and Tree Commission for further review and comment. Carolyn Yagle will be at this meeting to continue reviewing the most recent changes to the proposed Zoning Ordinance. An Open House for landowners to discuss both ordinances with Township staff and our consultant is scheduled for February 21, 2019 from 6:00 p.m.-8:00 p.m. in the Main Meeting Room. Links to the latest documents are provided below:

January 25, 2019 Zoning Ordinance

January 25, 2019 SALDO

<u>Staff Recommendation</u>: The Planning Commission provide further comment on the proposed ordinance revisions and make a recommendation to the Board of Supervisors for the adoption of the Zoning and Subdivision and Land Development Ordinances.

#### V. CONSENT AGENDA

Ferguson Township Planning Commission Agenda February 11, 2019 Page 2 of 2

- VI. PLANNING DIRECTOR REPORT
- VII. ACTIVE PLANS UPDATE
- VIII. CENTRE REGION PLANNING COMMISSION REPORT
- IX. SOURCEWATER PROTECTION UPDATE
- X. ZONING/SALDO UPDATE
- XI. PINE GROVE MILLS SMALL AREA PLAN
- XII. APPROVAL OF ORGANIZATIONAL AND REGULAR MEETING MINUTES: JANUARY 28, 2019
- XIII. ADJOURNMENT



#### TOWNSHIP OF FERGUSON

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TO: Ferguson Township Planning Commission

FROM: Raymond J. Stolinas Jr., AICP, Director of Planning & Zoning

Lindsay K. Schoch, Community Planner

DATE: February 8, 2019

SUBJECT: Ferguson Township Public Works Building Land Development Plan

Ferguson Township proposes to construct a new Public Works Building on the 8.8-acre campus that will house offices, vehicle repair bays and vehicle fueling island with canopy. The proposed location of the building and limit of disturbance is on the northwestern portion of the property above the upper parking area. The proposed building project will attempt to achieve LEED Gold Certification and commit to low-impact style development. Also included with the proposed plans are paved parking and truck court, sidewalks, an employee patio and landscaping. These new facilities shall encompass approximately 13,000 ft.2. New utility connections and stormwater management facilities with also be furnished with the new building. Access will be from the upper existing driveway off Research Drive. Stormwater will be handled through several existing swales and detention basins that will be enhanced by meadow and additional landscaping.

Plans have been sent out for further review and are due back by February 22, 2019. Planning Commission comments will be incorporated into the overall review.

Staff Recommendation: The Planning Commission review, discuss and make initial comments on the proposed Plan.



#### township of ferguson

3147 Research Drive • State College, Pennsylvania 16801 Telephone: 814-238-4651 • Fax: 814-238-3454 www.twp.ferguson.pa.us

#### February 7, 2019

Ferguson Township Planning & Zoning Dept. 3147 Research Drive State College, PA 16801

Scott Brown, NTM Engineering, Inc. 341 Science Park Road, Suite 203 State College, PA 16803

Ronald A. Seybert, P.E., Ferguson Township 3147 Research Drive State College, PA 16801 Steven Bair, Fire Director 400 West Beaver Avenue State College, PA 16801

Greg Garth, Senior Planner, CRPA; Pam Adams, Centre Region Recycling and Refuse: Greg Kausch, CATA 2643 Gateway Drive, Suite 4 State College, PA 16801 Sue Hannegan, Interim Director Centre County Planning & Community Development 420 Holmes Street Bellefonte, PA 16823

Joe Green 115 East High Street Bellefonte, PA 16823 Lance King, Township Arborist 3147 Research Drive State College, PA 16801

Ferguson Township Planning Commission (2.11.19 Meeting)
Ferguson Township Tree Commission (2.25.19 Meeting)

Ferguson Township Tree Commission Howard Fescemyer 621 Old Farm Lane State College, PA 16803

#### Final Land Development Plan for the New Public Works Facility for Ferguson Township

Keller Engineers, Inc. on behalf of the applicant, the Township of Ferguson, formally submitted a Land Development Plan for a New Public Works Facility. The proposed building is approximately 13,000 square feet with an attached fuel island covered with a canopy. The building will be used for public works offices, vehicle repair and fueling. The Township is attempting LEED Gold Certification with this project and is committed to a low-impact style of development.

Kindly have review comments back to me by Friday, February 22, 2019. Plan Expiration is Wednesday, May 8, 2019.

Thank you.

Sincerely,

cc:

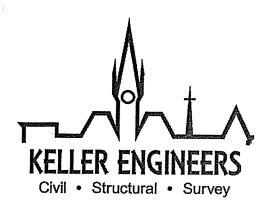
Lindsay K. Schoch Community Planner

Correspondence File, Plan File



### APPLICATION FOR LAND DEVELOPMENT PLAN REVIEW Ferguson Township, Centre County

Date: <u>2/6/2019</u>	+			
Name of Plan / Development:	New Public Works Facility			
Owner / Applicant Name :	Township of Ferguson			
Address: 3147 Rese	arch Drive, State College, PA			
Phone: 814-238-465	1 Fax: 814-238-3454	dmodricker@twp.ferguson.pa.us E-Mail:		
Location of Development: _3	3147 Research Drive, State Co	ollege, PA 16801		
Tax Map and Parcel Number:	24-4-70F	·		
Area of Site: 8.88 ac	Total Area of Buil	ding:13,753		
Plan Prepared By: Keller E	ngineers,Inc.			
Address: 3500 E. Colle	ege Ave., Suite 1100, State Co	ollege, PA 16801		
Phone: 814-231-2925	Fax: 814-231-2926	along@keller-engineers.com E-Mail:		
Contact Person Responsible t	for Plan Processing:			
Name / Company: Keller En	gineers,Inc. (Adam Long)			
Address: 3500 E. College Ave., Suite 1100, State College, PA 16801				
	Fax: 814-231-2926			
Signature:	Title	: Landscape Architect		
Check One:	• •			
Sketch Plan:	Land Development / Site	Plan:x		
Date of Drawing: 2/6/2019	)			
Contact Information for Escrov	v: n/a			
Contact Person/Company:		Phone:		
Address:		_ Zip Code:		
Date Plans Received by Township:				
Date Fee Paid:	Amo	unt:		
Escrow Fee Paid:	Amount:	Min.:		



3500 East College Avenue Suite 1100 State College, PA 16801 Phone: (814) 231-2925 Fax: (814) 231-2926 Keller-Engineers.com

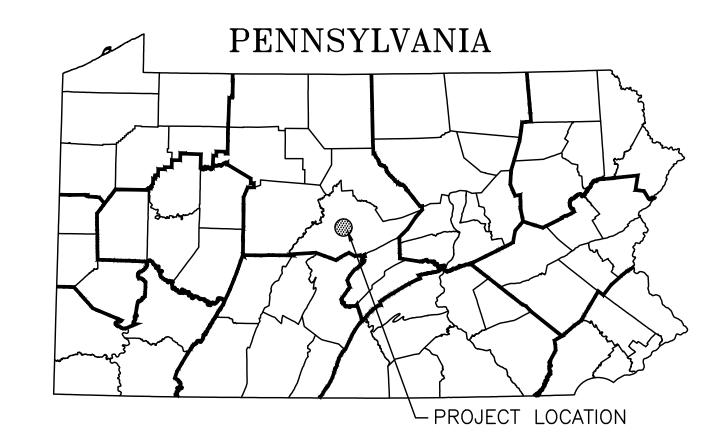
# PROJECT NARRATIVE NEW PUBLIC WORKS FACILITY FOR FERGUSON TOWNSHIP FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA PROJECT NO. 3809-1 FEBRUARY 2019

Ferguson Township wishes to construct a new Public Works Facility on their existing municipal campus located in Ferguson Township, Centre County, Pennsylvania. The 8.8-acre property is located along Research Drive southwest of State College. The current proposal is to construct a new building for public works offices, vehicle repair, and vehicle fueling. The proposed project is attempting LEED Gold certification, and the Township is committed to a low-impact style of development for this project.

The project contains an approximately 13,000 square-foot public works building with attached fuel island covered with a canopy. Paved parking, paved truck court, sidewalks, an employee patio, and landscaping will be added as part of the project. New utility services for water, sewer, gas, and electric will be added as well.

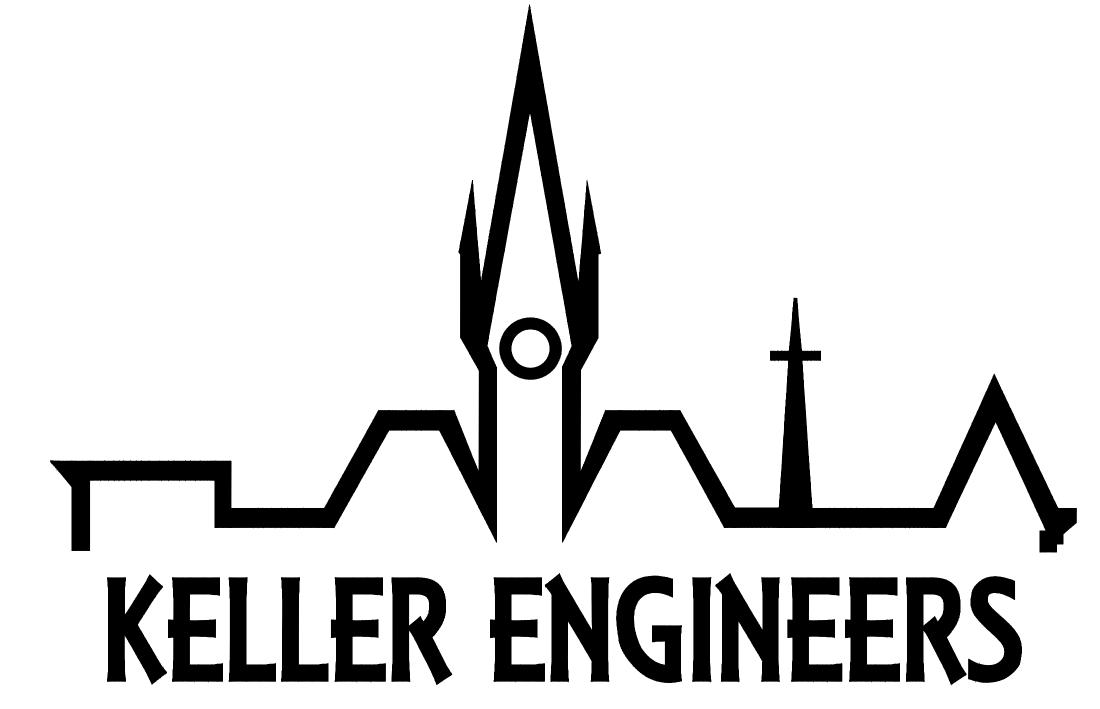
Stormwater management is being handled via a rain garden, amended soils, and reforestation. The Township also wishes to reduce mowed lawn on the campus by creating meadow habitats in various areas. Several existing swales and detention basins will also be enhanced by meadow or other landscaping. A vehicle wash bay is included with the building, and there will be a reclaim system to recycle and reuse the wash water.

# FINAL LAND DEVELOPMENT PLANS NEW PUBLIC WORKS FACILITY FOR TOWNSHIP OF FERGUSON

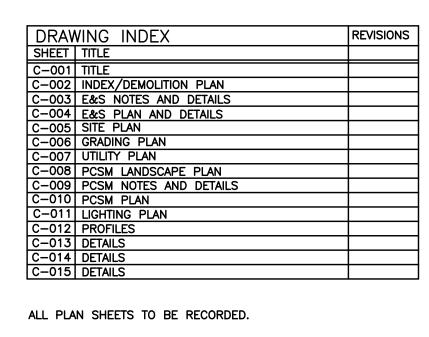


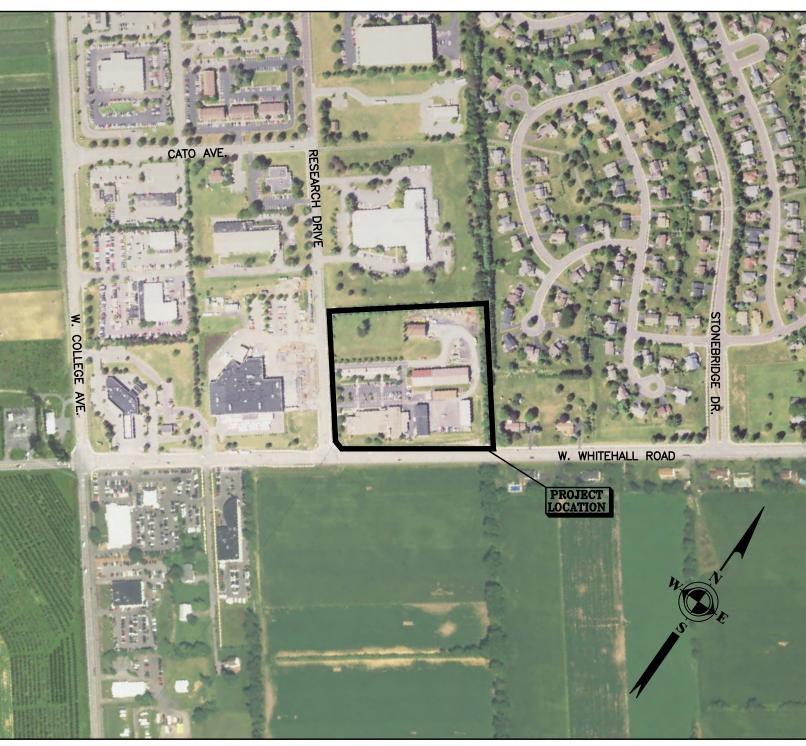
DESIGN ENGINEER PLAN CERTIFICATION - STORMWATER

FERGUSON TOWNSHIP, CENTRE COUNTY
PENNSYLVANIA



HOLLIDAYSBURG • STATE COLLEGE





KEY MAP SCALE 1"=400'

PENNSYLVANIA STATE UTILITY ACT LIST
PENNSYLVANIA ONE CALL SERIAL # 2018-043-2291 (PRELIMINARY DESIGN)

THREE DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES OF THE PENDING CONSTRUCTION AND NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776

THE CONTRACTOR SHALL LOCATE, BOTH IN PLAN AND ELEVATION, ALL EXISTING UTILITIES AND SERVICES WITHIN THE AREA OF CONSTRUCTION, COMPLY WITH THE UNDERGROUND UTILITY LINE PROTECTION LAW, ACT OF 1974, P.L. 852 NO. 287, DATED DECEMBER 12, 1991.

FERGUSON TOWNSHIP 3147 RESERCH DRIVE STATE COLLEGE, PA 16801 DAVID MODRICKER 814-238-4651

COLUMBIA GAS OF PA INC 814-278-5842 2550 CAROLEAN IND. DR. STATE COLLEGE PA, 16801 MARK BRESSLER 814-404-7890

MARK HARTER mharter@uaja.com

UNIVERSITY AREA JOINT AUTHORITY 814-238-5361 1576 SPRING VALLEY ROAD STATE COLLEGE, PA 16801 STATE COLLEGE BOROUGH WATER AUTHORITY 814-238-6766 1201 W BRANCH RD STATE COLLEGE, PA 16801 STEVEN ALBRIGHT STEVE@SCBWA.ORG

WEST PENN POWER 814-231-5355 2800 EAST COLLEGE AVENUE STATE COLLEGE, PA 16801

VERIZON PENNSYLVANIA LLC 814-231-6527 250 SOUTH ALLEN STREET STATE COLLEGE, PA 16801 DEBORAH BARUM deborah.d.delia@verizon.com

COMCAST CABLE 814-689-6028 250 REESE ROAD STATE COLLEGE, PA 16801 JEFF WALKER JEFFERY-WALKER2@CABLE.COMCAST.COM

DATE OF ZONING APPLICATION FEBRUARY 6, 2019.



An Affiliate of High Real Estate Group LLC

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FAX (717) 293-4499
www.greenfieldarchitects net

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1201/01 11122

	No.	Description	Date
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## FERGUSON PUBLIC WORKS BUILDING

FERGUSON TOWNSHIP

3147 RESEARCH DRIVE STATE COLLEGE, PA 16801

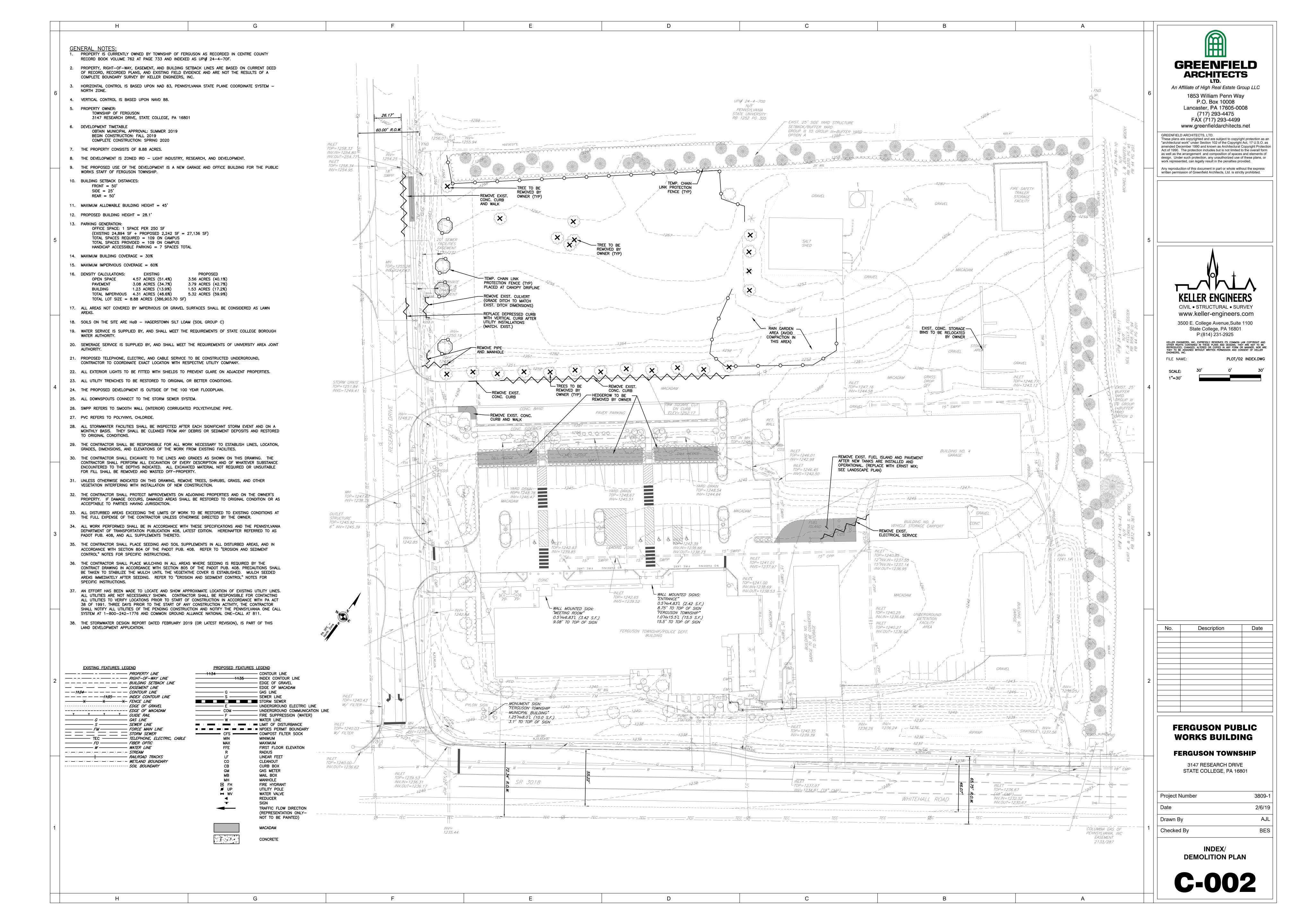
Project Number	3809-1
Date	2/6/19
Drawn By	AJL
1 Checked By	BES

TITLE

C-001

APPROVAL ACKNOWLEDGEMENT:  APPROVED BY THE FERGUSON TOWNSHIP BOARD OF SUPERVISORS ON	MANAGEMENT:  I,, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE FERGUSON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.
CHAIR DATE	
SECRETARY DATE	DATE
FERGUSON TOWNSHIP PLANNING COMMISSION APPROVAL ACKNOWLEDGEMENT: RECOMMENDED FOR APPROVAL BY THE FERGUSON TOWNSHIP PLANNING COMMISSION ON	LANDOWNER ACKNOWLEDGEMENT — STORMWATER  MANAGEMENT:  WE, FERGUSON TOWNSHIP, THE LANDOWNER, OUR HEIRS AND ASSIGNS,  ACKNOWLEDGE THE STORMWATER MANAGEMENT SYSTEM TO BE A PERMANENT FACILITY WHICH CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL OF A REVISED PLAN BY THE FERGUSON TOWNSHIP BOARD OF SUPERVISORS.
CHAIR         DATE           SECRETARY         DATE	PETER D. BUCKLAND DATE CHAIRMAN
FERGUSON TOWNSHIP ENGINEER CERTIFICATION — STORMWATER MANAGEMENT: ,, HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE FERGUSON TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.	FIRE COMPANY APPROVAL ACKNOWLEDGEMENT: RECOMMENDED FOR APPROVAL
	APPROVED BY DATE
FERGUSON TOWNSHIP ENGINEER CERTIFICATION — LAND DEVELOPMENT PLAN:  I,, HAVE REVIEWED AND HEREBY CERTIFY THAT THE PLAN MEETS ALL ENGINEERING DESIGN STANDARDS AND CRITERIA OF THE FERGUSON TOWNSHIP CODE OF ORDINANCES.	CERTIFICATION OF OWNERSHIP:  COMMONWEALTH OF PENNSYLVANIA  SS:  COUNTY OF CENTRE  RECORD BOOK
TOWNSHIP ENGINEER DATE	ON THIS THE DAY OF 20, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER PERSONALLY APPEARED:
DESIGN ENGINEER'S PLAN CERTIFICATION — LAND  DEVELOPMENT PLAN:  I,, HEREBY CERTIFY THAT THIS PLAN MEETS  ALL DESIGN REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT  ORDINANCE, ZONING ORDINANCE, AND OTHER APPLICABLE CHAPTERS OF THE  FERGUSON TOWNSHIP CODE.	FERGUSON TOWNSHIP  WHO ACKNOWLEDGED THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH.
	PETER BUCKLAND CHAIRMAN
SURVEYOR CERTIFICATION:	IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.
I,, A PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THE PLAN CORRECTLY REPRESENTS THE TRACT OF LAND SHOWN.	NOTARY PUBLIC
ANDREW H. EBERSOLE, P.L.S. DATE KELLER ENGINEERS	MY COMMISSION EXPIRES 20

FERGUSON TOWNSHIP BOARD OF SUPERVISORS



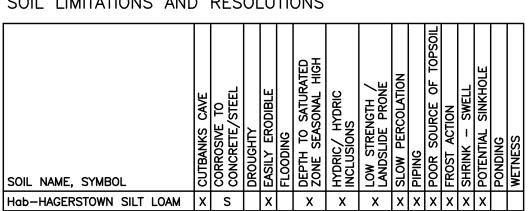
- GENERAL STORMWATER FROM THIS PROJECT WILL FLOW TO AN ON-SITE SINKHOLE IN THE WATERSHED DRAINING TO AN UNNAMED TRIBUTARY TO SLAB CABIN RUN THAT HAS A DESIGNATED USE
- ACCORDING TO PA DEP. OF CWF TOTAL SITE/NPDES ACREAGE = 9.2 ACRES / TOTAL DISTURBANCE = 4.2 ACRES THE EROSION AND SEDIMENT CONTROL PLAN NARRATIVE DATED DECEMBER 2018 IS TO BE
- CONSIDERED A PART OF THIS CONSTRUCTION SITE PLAN. 4. ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- CONSTRUCTION SHALL NOT COMMENCE UNTIL THE CENTRE COUNTY CONSERVATION DISTRICT HAS APPROVED THE EROSION AND SEDIMENT CONTROL PLAN. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN. . ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS. FAILURE TO CORRECTLY INSTALL E&S BMPS, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF
- FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPS MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE DEPARTMENT AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW.
- THE PRIMARY CONTRACTOR IS RESPONSIBLE FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE CONCERNING THE USE OF OR DISPOSAL OF CLEAN FILL FROM THIS PROJECT. ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR
- AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OR RELEASE OF REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION 'S POLICY ENTITLED "MANAGEMENT OF FILL"
- CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREDGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.) CLEAN FILL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE: FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS AND FOLLOW THE GUIDANCE AS SET FORTH IN DEP POLICY "MANAGEMENT OF
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING, ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- EARTHWORK TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE
- HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL
- REQUIREMENTS OR CODES OR IF CONDUCTED, AS RECOMMENDED IN GEOTECHNICAL INVESTIGATION . ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS OR, IF CONDUCTED, IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION OF PROJECT
- 5. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF
- . FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- 3. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED. IO. SHOULD UNANTICIPATED GEOLOGIC OR SOIL CONDITIONS BE ENCOUNTERED DURING EARTHMOVING THAT PRESENT A CONCERN ABOUT THE POTENTIAL FOR THE PRODUCTION OF POLLUTION, ALL EARTHMOVING ACTIVITIES SHALL CEASE UNTIL A QUALIFIED GEO-TECHNICAL PROFESSIONAL
- BMP CONSTRUCTION AND MAINTENANCE THE PRIME SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF BOTH TEMPORARY

EVALUATES THE SITUATION.

- AND PERMANENT BMP'S FOR THE DURATION OF THE CONSTRUCTION EFFORT. THE PRIME SITE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTENANCE OF ALL BMP'S UNTIL STABILIZATION HAS OCCURRED. UPON STABILIZATION, THE PRIME SITE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL TEMPORARY BMP'S. BEFORE ANY TEMPORARY EROSION CONTROL STRUCTURES ARE REMOVED, A VEGETATIVE COVERAGE WITH A DENSITY OF 70% ACROSS THE DISTURBED AREAS MUST BE ACHIEVED.. AFTER PROJECT COMPLETION, THE OWNER WILL BE RESPONSIBLE FOR LONG-TERM
- MAINTENANCE OF ANY PERMANENT BMP'S UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPS SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE
- $\cdot$ . A WRITTEN LOG SHOWING DATES THAT E&S BMPS WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF ANY INSPECTIONS. IT IS RECOMMENDED THAT DEP'S VISUAL INSPECTION REPORT FORM (3150-FM-BWEW0083) BE UTILIZED AS THE LOG TO TRACK AND DOCUMENT REQUIRED MAINTENANCE ACTIVITIES INCLUDING ANY CORRECTIONS AND/OR REPAIRS TO BMP'S.
- BMP MAINTENANCE WILL BE PERFORMED IN ACCORDANCE WITH THE INDIVIDUAL DEVICE SCHEDULES AS SHOWN IN THE STANDARD CONSTRUCTION DETAILS. THE PRIME SITE CONTRACTOR SHALL INSPECT BOTH TEMPORARY AND PERMANENT BMP'S ON THIS
- SCHEDULE UNTIL STABILIZATION IS ACHIEVED. AT THIS POINT, THE OWNER SHALL COMMENCE WEEKLY INSPECTIONS OF THE PERMANENT FACILITIES. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE
- CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER. 8. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON
- THE PLAN DRAWINGS. . CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR
- 10. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL,
- ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES. . UNDERGROUND UTILITIES CUTTING THROUGH ANY ACTIVE CHANNEL SHALL BE IMMEDIATELY
- BACKFILLED AND THE CHANNEL RESTORED TO ITS ORIGINAL CROSS-SECTION AND PROTECTIVE LINING. ANY BASE FLOW WITHIN THE CHANNEL SHALL BE CONVEYED PAST THE WORK AREA IN THE MANNER DESCRIBED IN THIS PLAN UNTIL SUCH RESTORATION IS COMPLETE. 12. CHANNELS HAVING RIPRAP, RENO MATTRESS, OR GABION LININGS MUST BE SUFFICIENTLY OVER-EXCAVATED SO THAT THE DESIGN DIMENSIONS WILL BE PROVIDED AFTER PLACEMENT OF
- THE PROTECTIVE LINING 13. ALL CHANNELS SHALL BE KEPT FREE OF OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO FILL, ROCKS, LEAVES, WOODY DEBRIS, ACCUMULATED SEDIMENT, EXCESS VEGETATION, AND CONSTRUCTION MATERIAL/WASTES
- RECYCLING & DISPOSAL OF WASTE MATERIALS
- THE PRIMARY SITE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF WASTE FROM THIS PROJECT DURING CONSTRUCTION. CONSTRUCTION WASTES ARE THOSE THAT CAN ADVERSELY IMPACT WATER QUALITY AND INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS CONCRETE WASH-WATER AND SANITARY WASTES THE CONTRACTOR WILL INSPECT THE PROJECT AREA WEEKLY AND PROPERLY DISPOSE OF ALL CONSTRUCTION WASTE. LITTERING BY CONSTRUCTION CREWS IS DISCOURAGED: HOUSEKEEPING OF THE SITE AND THE SURROUNDING AREA IS ENCOURAGED. WHENEVER POSSIBLE, REUSABLE WASTES WILL BE
- SEPARATED FROM OTHER WASTE AND HANDLED FOR RECYCLING. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED
- AT THE SITE. CONCRETE WASHOUT A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CONCRETE FROM CHUTES. MIXERS. AND HOPPERS OF THE DELIVERY VEHICLES. UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS. PROPER SIGNAGE MUST BE PROVIDED SO DRIVERS ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES. A COMPOST FILTER SOCK WASHOUT AS SHOWN ON THE TYPICAL DETAIL DRAWING OR SUITABLE ALTERNATIVE APPROVED BY THE CONSERVATION DISTRICT OR DEPARTMENT MUST BE PROVIDED ON SITE. DO NOT PLACE WASHOUT FACILITIES WITHIN 50 FEET OF STORM

DRAINS, OPEN DITCHES OR SURFACE WATERS, INCLUDING WETLANDS.

SOIL LIMITATIONS AND RESOLUTIONS



POOR SOURCE OF TOPSOIL, UNKNOWN SOIL CONDITIONS - APPLY ADEQUATE RATES OF LIME AND FERTILIZER FOR USE AS SOIL AMENDMENT. SOIL TESTING IS STRONGLY RECOMMENDED. IRRIGATION MAYBE NEEDED WHEN THIS SOIL IS USED FOR LANDSCAPED AREAS OR PCSM BMP'S

CORROSIVITY, LOW STRENGTH, LANDSLIDE POTENTIAL, WETNESS/DEPTH TO HIGH WATER TABLE, PIPING, FROST ACTION, SHRINK SWELL - CONDUCT GEO-TECHNICAL INVESTIGATION IF THESE SOILS WILL BE IMPACTED. SITE & STRUCTURAL BUILDING DESIGN WILL BE BASED ON RESULTS OF GEO-TECHNICAL

SLOW PERCOLATION/POORLY DRAINED, WETNESS/DEPTH TO HIGH WATER TABLE - CONDUCT INFILTRATION TESTING IF THESE SOILS ARE IMPACTED BY PCSM BMP'S

EROSION HAZARD - MINIMIZE DISTURBED AREA; IMPLEMENT STABILIZATION BMP'S IMMEDIATELY. TEMPORARY STABILIZATION MUST BE IMPLEMENTED IMMEDIATELY IN AREAS WHERE ACTIVITY HAS CEASED FOR FOUR (4) OR MORE DAYS.

- STABILIZATION STOCKPILED TOPSOIL SHALL BE UTILIZED ON ALL SURFACE AREAS TO RECEIVE PERMANENT STABILIZATION AND SUPPLEMENTED IF NEEDED. . AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES -- 6 TO 12 INCHES ON COMPACTED SOILS -- PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO
- SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL. CUT OR FILL SLOPES WILL BE SEEDED AND MULCHED IN REGULAR VERTICAL INCREMENTS (15' MAX.) AS THE SLOPE IS BEING CONSTRUCTED. . ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED.
- SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN. WITHIN FOUR(4) DAYS AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT. THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS
- DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS. 6. ALL FINAL SLOPES 3:1 OR STEEPER, WITHIN 50 FEET OF A SURFACE WATER, AND/OR ON ANY
- OTHER DISTURBED AREA SPECIFIED ON THE PLAN DRAWINGS WILL HAVE AN EROSION CONTROL BLANKET INSTALLED IN CONJUNCTION WITH THE PERMANENT VEGETATIVE BMP. NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKET OR EQUIVALENT SHALL BE USED FOR THIS PURPOSE. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE
- TO SLUMPING, SLIDING, OR OTHER MOVEMENTS. B. TEMPORARY STABILIZATION WILL BE UTILIZED AS NEEDED DURING PLANNED OR UNPLANNED PROJECT SUSPENSION OR IF THE DISTURBED AREA ACHIEVES FINAL GRADE DURING AN UNFAVORABLE GROWING SEASON. DURING THE WINTER, TEMPORARY STABILIZATION CONSISTS OF MULCHING AT THE RATE OF 3 TONS/ACRE. ALL OTHER TIMES UTILIZE TEMPORARY SEED AND MULCH IN ACCORDANCE WITH THE DETAIL SHOWN IN THIS PLAN.

VEGETATIVE STABILIZATION TEMPORARY STABILIZATION - PADOT FORMULA E PLS\*\* RATE OF APPLICATION LBS/AC SEED MIX/SPECIES ANNUAL RYEGRASS

MULCH CLEAN OAT OR WHEAT STRAW AT THE RATE OF 3 TONS/ACRE (3 BALES PER 1000 SQUARE FEET) A APPLIED WITH NON-ASPHALTIC EMULSION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION SOIL AMENDMENTS - STANDARD APPLICATION RATE FERTILIZER 10-20-20 APPLIED AT RATE OF 500LB/AC\*

LIME 1 TON/ACRE\* \*SOIL TESTING SUGGESTED FOR PROPER RATE OF APPLICATION \*\*PLS = PERCENT LIVE SEED

NURSE CROP: (PER PSU "EROSION CONTROL & CONSERVATION PLANTINGS ON NON-CROPLAND") ONE OF THE FOLLOWING NURSE CROPS MUST BE INCLUDED WITH ANY PERMANENT SEED MIXTURE: SEED MIX/SPECIES RATE OF APP, LBS/AC(W/90% + GERM) RATE OF APP, LBS/AC(W/< 90%

WINTER WHEAT WINTER RYE PERMANENT STABILIZATION - PADOT FORMULA B

SEED MIX/SPECIES PLS\*\* RATE OF APPLICATION LBS/AC PERENNIAL RYEGRASS 88.2% CREEPING RED or CHEWING FESCUE

KENTUCKY BLUEGRASS MIX. 78.4% MULCH CLEAN OAT OR WHEAT STRAW AT THE RATE OF 3 TONS/ACRE (3 BALES PER 1000 SQUARE FEET) APPLIED WITH NON-ASPHALTIC EMULSION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION SOIL AMENDMENTS - STANDARD APPLICATION RATE

FERTILIZER 10-20-20 APPLIED AT RATE OF 1000 LB/AC\* LIME 6 TON/ACRE\* \*SOIL TESTING SUGGESTED FOR PROPER RATE OF APPLICATION

\*\*PLS = PERCENT LIVE SEED

PERMANENT STABILIZATION CONSTRUCTED PCSM BMP ERNST SEED MIXES - SOW WHERE SHOWN ON PCSM PLAN DRAWING

MIX COMPOSITION - ERNMX-153 35.0% SCHIZACHYRIUM SCOPARIUM, 'CAMPER' (LITTLE BLUESTEM, 'CAMPER') 26.5% BOUTELOUA CURTIPENDULA, 'BUTTE' (SIDEOATS GRAMA, 'BUTTE') 14.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE) 3.5% ECHINACEA PURPUREA (PURPLE CONEFLOWER) 3.0% CHAMAECRISTA FASCICULATA, PA ECOTYPE (PARTRIDGE PEA, PA ECOTYPE) 3.0% COREOPSIS LANCEOLATA (LANCELEAF COREOPSIS) 3.0% RUDBECKIA HIRTA, COASTAL PLAIN NC ECOTYPE (BLACKEYED SUSAN, COASTAL PLAIN NC 2.0% ASCLEPIAS TUBEROSA, PA ECOTYPE (BUTTERFLY MILKWEED, PA ECOTYPE) 2.0% HELIOPSIS HELIANTHOIDES, PA ECOTYPE (OXEYE SUNFLOWER, PA ECOTYPE) 2.0% PENSTEMON DIGITALIS, PA ECOTYPE (TALL WHITE BEARDTONGUE, PA ECOTYPE) 1.0% ASTER LAEVIS. NY ECOTYPE (SMOOTH BLUE ASTER, NY ECOTYPE) 1.0% LIATRIS SPICATA, PA ECOTYPE (MARSH (DENSE) BLAZING STAR (SPIKED GAYFEATHER), PA

0.6% ASTER NOVAE-ANGLIAE (SYMPHYOTRICHUM N.), PA ECOTYPE (NEW ENGLAND ASTER, PA FCOTYPF) 0.5% BAPTISIA AUSTRALIS, SOUTHERN WV ECOTYPE (BLUE FALSE INDIGO, SOUTHERN WV ECOTYPE) 0.5% TRADESCANTIA OHIENSIS, PA ECOTYPE (OHIO SPIDERWORT, PA ECOTYPE) 0.5% ZIZIA AUREA, PA ECOTYPE (GOLDEN ALEXANDERS, PA ECOTYPE) 0.4% MONARDA FISTULOSA, FORT INDIANTOWN GAP-PA ECOTYPE (WILD BERGAMOT, FORT INDIANTOWN GAP-PA ECOTYPE)

0.4% SENNA HEBECARPA, VA & WV ECOTYPE (WILD SENNA, VA & WV ECOTYPE) 0.3% PYCNANTHEMUM TENUIFOLIUM (NARROWLEAF MOUNTAINMINT) 0.1% ASTER OBLONGIFOLIUS, PA ECOTYPE (AROMATIC ASTER, PA ECOTYPE) 0.1% ASTER PRENANTHOIDES, PA ECOTYPE (ZIGZAG ASTER, PA ECOTYPE) 0.1% BAPTISIA TINCTORIA, PA ECOTYPE (YELLOW FALSE INDIGO (HORSEFLYWEED), PA ECOTYPE) 0.1% PENSTEMON HIRSUTUS (HAIRY BEARDTONGUE) 0.1% RUDBECKIA FULGIDA VAR. FULGIDA, NORTHERN VA ECOTYPE (ORANGE CONEFLOWER, NORTHERN

VA ECOTYPE) 0.1% SENNA MARILANDICA (MARYLAND SENNA) 0.1% SOLIDAGO JUNCEA. PA ECOTYPE (EARLY GOLDENROD, PA ECOTYPE) 0.1% SOLIDAGO NEMORALIS, PA ECOTYPE (GRAY GOLDENROD, PA ECOTYPE) SEED AT 20 LB PER ACRE, OR 1/2 LB PER 1,000 SQ FT

1.0% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTY

0.5% CAREX SCOPARIA, PA ECOTYPE (BLUNT BROOM SEDGE, PA ECOTYPE)

MIX COMPOSITION - ERNMX-183 25.0% PANICUM VIRGATUM, 'SHELTER' (SWITCHGRASS, 'SHELTER') 24.0% PANICUM CLANDESTINUM, 'TIOGA' (DEERTONGUE, 'TIOGA') 22.0% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE) 21.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE) 6.0% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE (AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE) 1.0% JUNCUS EFFUSUS (SOFT RUSH)

SEED AT 20 LB PER ACRE, OR 1/2 LB PER 1,000 SQ FT MIX COMPOSITION - ERNMX-180-1 45.0% SCHIZACHYRIUM SCOPARIUM, 'CAMPER' (LITTLE BLUESTEM, 'CAMPER') 20.0% ELYMUS VIRGINICUS, PA ECOTYPE (VIRGINIA WILDRYE, PA ECOTYPE) 8.0% PANICUM RIGIDULUM, PA ECOTYPE (REDTOP PANICGRASS, PA ECOTYPE) 7.0% AGROSTIS PERENNANS, ALBANY PINE BUSH-NY ECOTYPE (AUTUMN BENTGRASS, ALBANY PINE BUSH-NY ECOTYPE) 4.5% CAREX VULPINOIDEA, PA ECOTYPE (FOX SEDGE, PA ECOTYPE) 1.0% JUNCUS EFFUSUS (SOFT RUSH)

SEED AT 15 LBS. PER ACRE WITH A COVER CROP OF GRAIN RYE SEEDED AT 30 LBS. PER ACRE.

AS DIRECTED 1. LOCATION AND DEPTH OF EXCAVATION TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER. EXCAVATE SLOPES AS STEEP AS POSSIBLE IN ACCORDANCE WITH OSHA.

2. BEDROCK LOCATION BELOW BOTTOM OF EXCAVATION GENERALLY GREATER THAN 25 FEET.

TYPE I SINKHOLE REPAIR

—18" COMPACTED SOIL

MINIMUM 24

CLASS C

CEMENT

DEEP LAYERS OF PADOT

CONCRETE AND

SEAL TOP OF

ROCK, R-4.

**EXCAVATION** 

WITH A 3'

THICK LAYER

OF CONCRETE.

BMP SEQUENCE OF INSTALLATION AND REMOVAL THE CONTRACTOR SHALL INVITE A REPRESENTATIVE FROM THE CENTRE COUNTY CONSERVATION DISTRICT TO ATTEND THE PRECONSTRUCTION MEETING AND PROVIDE AT LEAST 7 DAYS NOTICE OF THE PRECONSTRUCTION MEETING TO ALL INVITED ATTENDEES. PERMITTEES, CO-PERMITTEES, OPERATORS, AND LICENSED PROFESSIONALS OR DESIGNEES RESPONSIBLE FOR THE EARTH DISTURBANCE ACTIVITY, INCLUDING IMPLEMENTATION OF E&S AND PCSM PLANS AND CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN, SHALL ATTEND A PRECONSTRUCTION

- 2. UPON INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPS AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED
- CONSERVATION DISTRICT. 3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED. THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED
- AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES. 4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE CENTRE COUNTY CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE FOLLOWING CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING, AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&SC BMP'S SPECIFIED BY THE SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&SC PLAN.

SITE SPECIFIC SEQUENCE

- 1. FIELD-MARK LIMITS OF DISTURBANCE. 2. INSTALL CONSTRUCTION FENCING AS SHOWN ON DEMOLITION DRAWING, SHEET C-002, NEEDED TO PROTECT EXISTING FEATURES, VEGETATION (TREES), AND FUTURE RAIN GARDEN LOCATION FROM IMPACTS FROM CONSTRUCTION EQUIPMENT. 3. INSTALL ROCK CONSTRUCTION ENTRANCE ACCORDING TO TYPICAL DETAIL AT INTERSECTION WITH
- RESEARCH DRIVE. STABILIZATION OF CHANNELS AND BERMS INSTALLATION ALL DOWN—SLOPE PERIMETER COMPOST FILTER SOCK ACCORDING TO THE TYPICAL DETAIL AT LOCATIONS SHOWN ON CONSTRUCTION PLAN DRAWINGS. 5. E&SC BMP'S SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.

STAGE 2 SITE EARTHWORK - CLEARING, GRUBBING, AND TOPSOIL STRIPPING CAN NOW BEGIN. 1. STRIP TOPSOIL, STOCKPILE WHERE SHOWN. PROTECT WITH DOWN-SLOPE COMPOST FILTER SOCK AND APPLY TEMPORARY SEED AND MULCH. 2. GRADE SITE, CONSTRUCT BUILDING, EXTEND UTILITIES, PREPARED AREAS TO BE PAVED WITH

- AGGREGATE SUBBASE. 3. INTERIOR SITE IMPROVEMENTS, WHICH INCLUDE RELOCATION OF OUTSIDE STORAGE AREA AND FUEL ISLAND REMOVAL, CAN BE COMPLETED NOW OR ANY TIME AFTER STAGE 1 E&S BMP IMPLEMENTATION. H. WHEN FINAL GRADES ARE ACHIEVED OR IN AREAS WHEN WORK HAS CEASED FOR 4 DAYS. STABILIZATION IMPLEMENTATION MUST BEGIN IMMEDIATELY. 5. PERMANENT STABILIZATION
- A. REPLACEMENT OF TOPSOIL (4 6 INCHES) B. PERMANENT SEEDING 1) SOIL AMENDMENTS 2) SEED APPLICATION
- 3) MULCH AND/OR BLANKETING CRUSHED AGGREGATE SURFACES WILL BE APPLIED AS SOON AS ROAD OR PARKING LOT SURFACES HAVE BEEN GRADED. COMPLETE PAVEMENT.
- TEMPORARY STABILIZATION, SEEDING AND MULCHING, ACCORDING TO E&S PLAN DETAIL NOTES FOR ALL AREAS WHERE ACTIVITY CEASES FOR 4 DAYS OR MORE, BUT FINAL GRADES HAVE NOT YET BEEN ACHIEVED. ". UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS. THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE AN INSPECTION PRIOR TO CONVERTING E&SC BMP'S TO PCSM BMP'S OR

TO SCHEDULE A FINAL INSPECTION IF THE PROJECT IS COMPLETE.

- STAGE 3: REMOVAL OF TEMPORARY SEDIMENT POLLUTION TEMPORARY E&SC BMP'S, COMPOST FILTER SOCK AND INLET PROTECTION, CAN BE REMOVED WHEN THE AREAS DRAINING TO THESE BMP'S HAVE ACHIEVED THE REQUIRED LEVEL OF STABILIZATION - DEFINED AS THE ESTABLISHMENT OF A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES OR COVERED WITH AN ACCEPTABLE PERMANENT BMP SUCH AS, GRAVEL OR PAVEMENT FOR DRIVEWAYS OR SIDEWALKS. STOCKPILED TOPSOIL SHALL BE UTILIZED ON ALL SURFACE AREAS TO RECEIVE PERMANENT STABILIZATION AND SUPPLEMENTED AS NEEDED. PERMANENT VEGETATIVE STABILIZATION SHALL BE DEFINED AS AN ESTABLISHED UNIFORM
- 70% PERENNIAL VEGETATIVE COVER. 2. AREAS DISTURBED DURING THE REMOVAL OF CONTROLS MUST BE STABILIZED IMMEDIATELY.
- STAGE 4: PCSM BMP CONSTRUCTION: NOTE: CRITICAL STAGE REQUIRING OVERSIGHT BY LICENSED PROFESSIONAL 1. WHEN ALL SURFACES TRIBUTARY TO THE PCSM BMP'S, RAIN GARDENS, BIO-SWALES, AND REFORESTATION/LANDSCAPE RESTORATION AREAS HAVE ACHIEVED PERMANENT VEGETATION, DEFINED AS THE ESTABLISHMENT OF A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES OR COVERED WITH AN ACCEPTABLE PERMANENT BMP; SUCH AS, PAVEMENT
- FOR STREETS AND SIDEWALKS, THE PCSM BMP'S CAN BE CONSTRUCTED ACCORDING TO THE FOLLOWING SEQUENCE: . IMPLEMENTATION OF REFORESTATION AND LANDSCAPE RESTORATION CAN BEGIN. 3. IN ORDER TO PROPERLY CONSTRUCT AND VEGETATIVELY STABILIZE THE PROPOSED NEW BIO-SWALE AND ENHANCED SWALES TO BE CONVERTED TO BIO-SWALES ALONG RESEARCH DRIVE, FLOW MUST BE DIVERTED AWAY BY INSTALLING A STACKED COMPOST FILTER SOCK BELOW THE
- DRIVEWAY CROSSING PIPE TO PUMP FLOW INTO THE PAVED ROAD CURB AND GUTTER. CONSTRUCTION OF THESE SWALES CAN NOW BEGIN. 4. EXCAVATE BMP'S (BIO SWALES & RAIN GARDENS) TO THE DEPTH NEEDED TO ADD THE SOIL
- PLANTING MEDIUM TO THE REQUIRED FINAL DEPTH. SCARIFY THE RAIN GARDEN FLOOR TO A MINIMUM DEPTH OF 18 INCHES AND AVOID COMPACTION OF THE BASIN FLOOR. 5. BACKFILL AREA WITH SOIL PLANTING MEDIUM. OVERFILLING OF SOIL IS RECOMMENDED TO ALLOW FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY.
- UPPER COMPOST LAYER. 7. VEGETATE BMP AS SHOWN ON THE PLANS. 8. OUTFALL DEVICES; SUCH AS, PIPES AND RISERS, CAN NOW BE INSTALLED AND BECOME

TEMPORARY SEEDING WILL BE USED AS NEEDED. TEMPORARY SEED AND MULCH (IN ACCORDANCE

WITH DETAIL) WILL BE APPLIED IN ALL AREAS WHERE ACTIVITIES CEASE FOR FOUR (4) DAYS OR IF

6. COMPLETE FINAL LEVELING TO ACHIEVE PROPOSED DESIGN ELEVATIONS LEAVING SPACE FOR

9. STABILIZE ALL SURROUNDING DISTURBED SOIL SURFACES BY SEEDING AND MULCHING. 10. UPON ACHIEVING STABILIZATION IN THE BIO-SWALES ALONG RESEARCH DRIVE, THE DIVERSION INTO THE ROAD SIDE CURB AND GUTTER CAN BE REMOVED. 11. ADDITIONAL SITE LANDSCAPE PLANTINGS CAN TAKE PLACE AT THIS TIME OR IN THE NEAR FUTURE.

ANY DISTURBED AREA ACHIEVES FINAL GRADE DURING AN UNFAVORABLE SEEDING SEASON.

-EXISTING GROUND

CHOKE OFF R-5 ROCK

WITH AASHTO NO 57

PLACE A LAYER OF

PADOT GEOTEXTILE,

CLASS 4.

COARSE AGGREGATE AND

COMPOST FILTER SOCK-—2 IN. x 2 IN. WOODEN STAKES PLACED 10 FT ON CENTER FILTER MEDIA-UNDISTURBED AREA DISTURBED AREA DISTURBED AREA UNDISTURBED AREA PLACED 10 FT ON PLAN VIEW

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN BARRIER ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA. TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE BARRIER AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN. COMPOST FILTER SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE COMPOST FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE

> STANDARD CONSTRUCTION DETAIL #4-1 COMPOST FILTER SOCK NOT TO SCALE

> > PLAN VIEW

√ 0% SLOPE

SECTION Y-Y

SECTION Z-Z

SIZE Rt AI AIW (FT) (FT) 5 3.7F

ALL APRONS SHALL BE CONSTRUCTED TO THE DIMENSIONS SHOWN, TERMINAL WIDTHS

ALL APRONS SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RUNOFF EVENT.

STANDARD CONSTRUCTION DETAIL #9-1

RIPRAP APRON AT PIPE OUTLET

WITH FLARED END SECTION OR ENDWALL

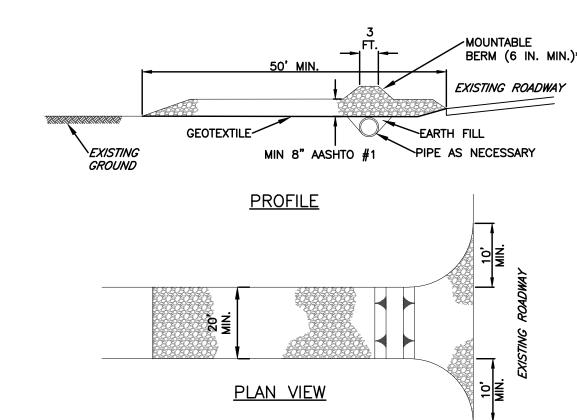
SHALL BE ADJUSTED AS NECESSARY TO MATCH RECEIVING CHANNELS.

DISPLACED RIPRAP WITHIN THE APRON SHALL BE REPLACED IMMEDIATELY.

WIDTH | WIDTH

SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH

SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.



\* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE, EXTEND ROCK OVER FULL WIDTH OF ENTRANCE. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER

STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE NOT TO SCALE

DRAINAGE COURSES IS NOT ACCEPTABLE.

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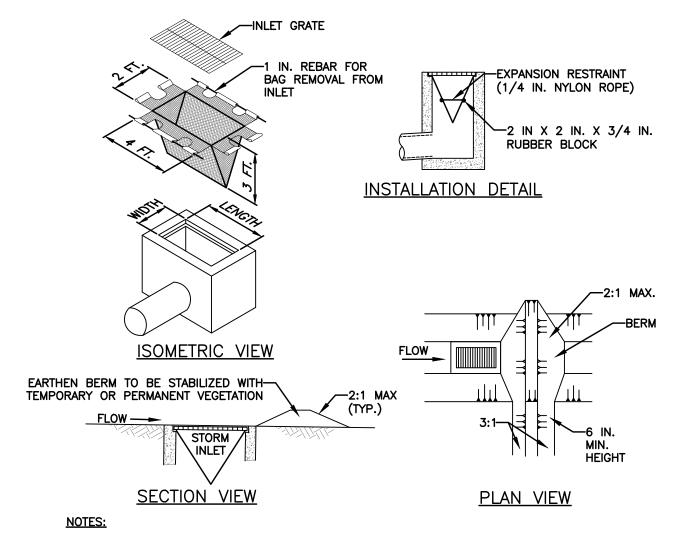
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PLOT/03 E-S NOTES.DWG

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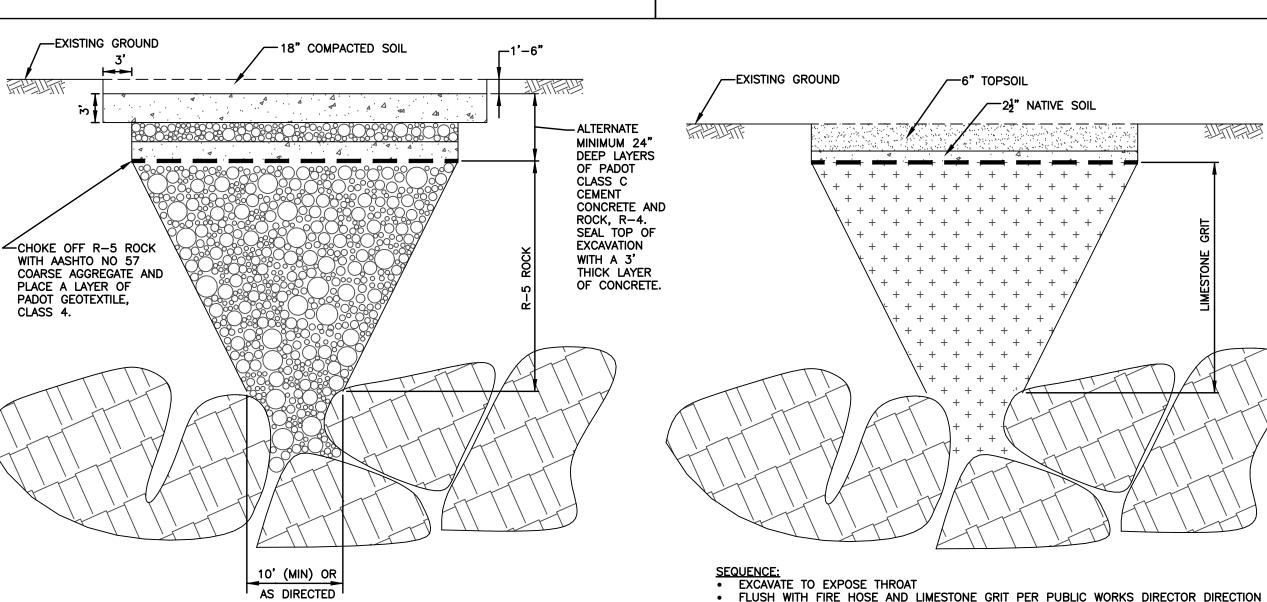


MAXIMUM DRAINAGE AREA = 1/2 ACRE. INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS. ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40

NLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITI FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER TH INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS. STANDARD CONSTRUCTION DETAIL #4-16 FILTER BAG INLET PROTECTION — TYPE M INLET NOT TO SCALE



NOTES:
1. LOCATION AND DEPTH OF EXCAVATION TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER. EXCAVATE SLOPES AS STEEP AS POSSIBLE IN ACCORDANCE WITH OSHA. 2. BEDROCK LOCATED NEAR SURFACE.

TYPE II SINKHOLE REPAIR

TYPE III SINKHOLE REPAIR IN DRAINAGE WAYS

Date Description

> **FERGUSON PUBLIC WORKS BUILDING**

FERGUSON TOWNSHIP 3147 RESEARCH DRIVE

STATE COLLEGE, PA 16801

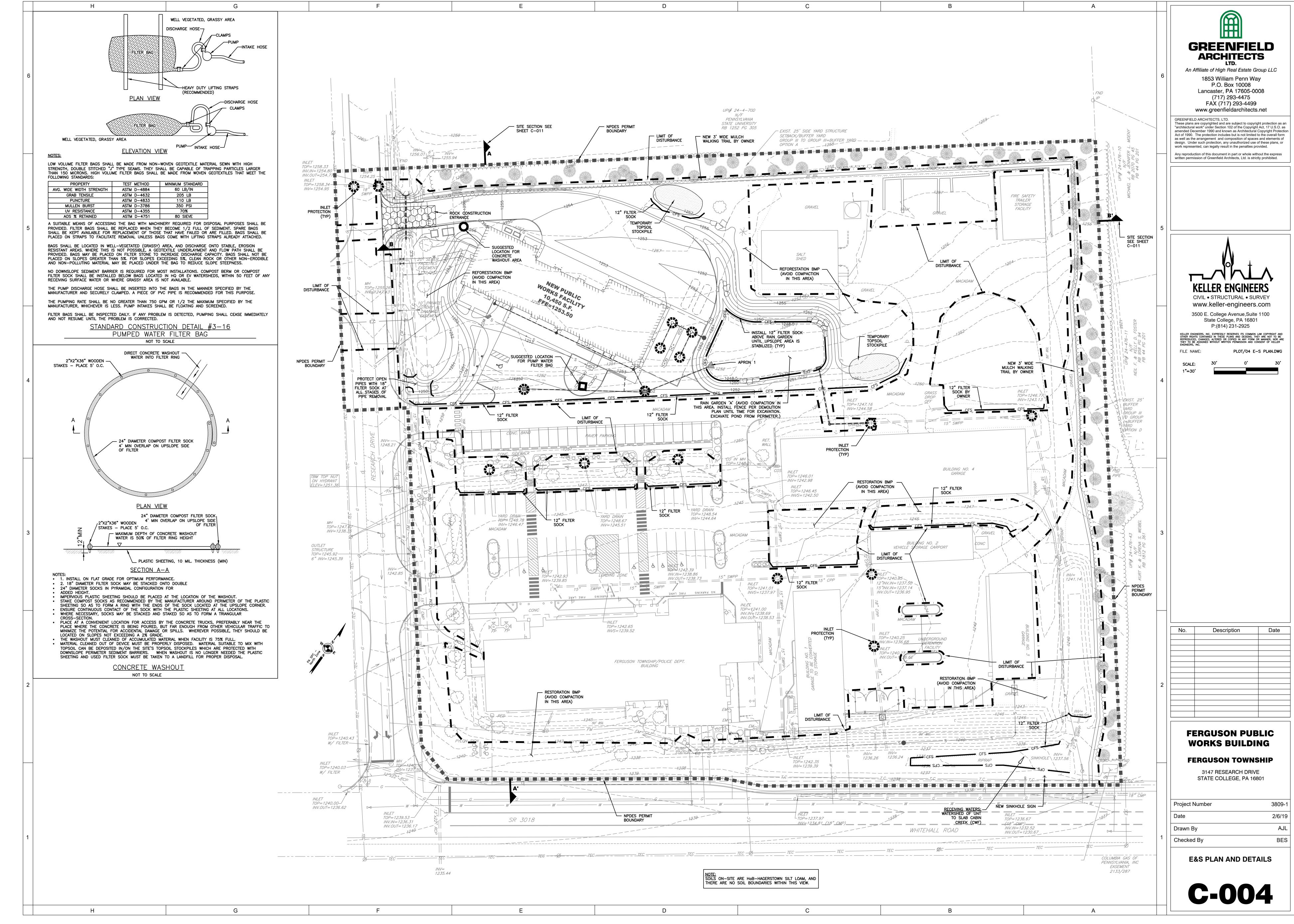
**Project Number** 3809-1 2/6/19 Drawn By Checked By

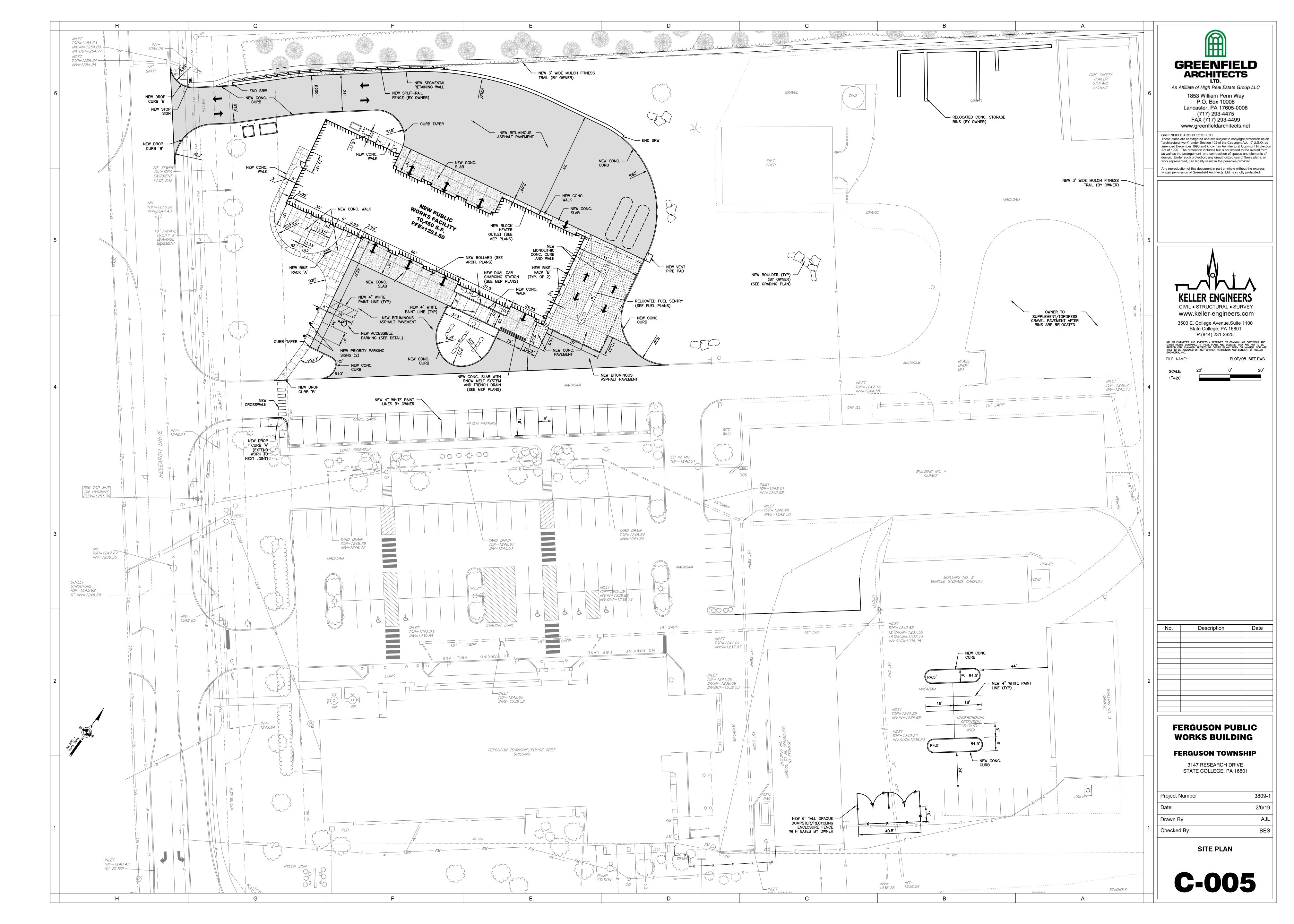
**E&S NOTES AND DETAILS** 

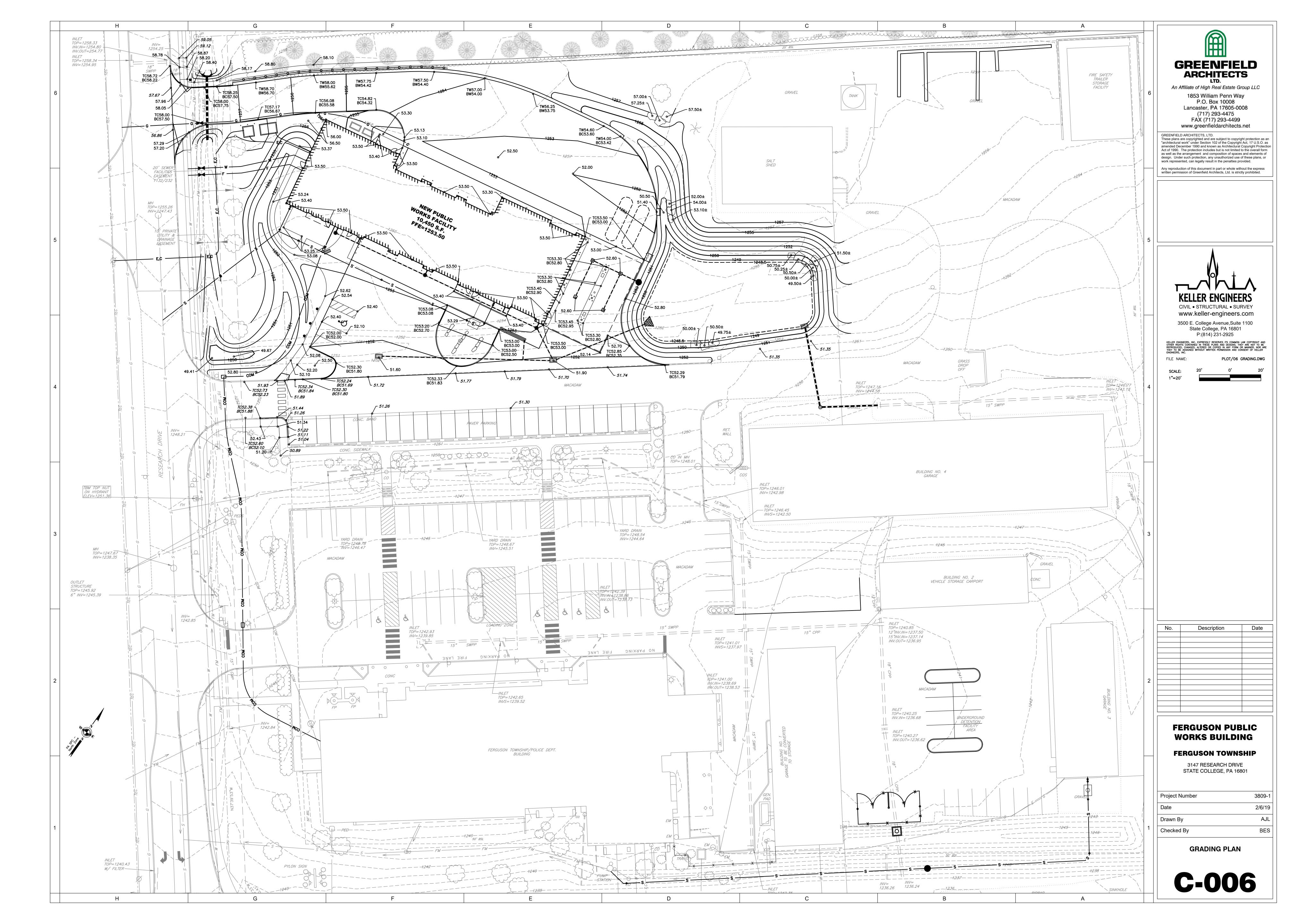
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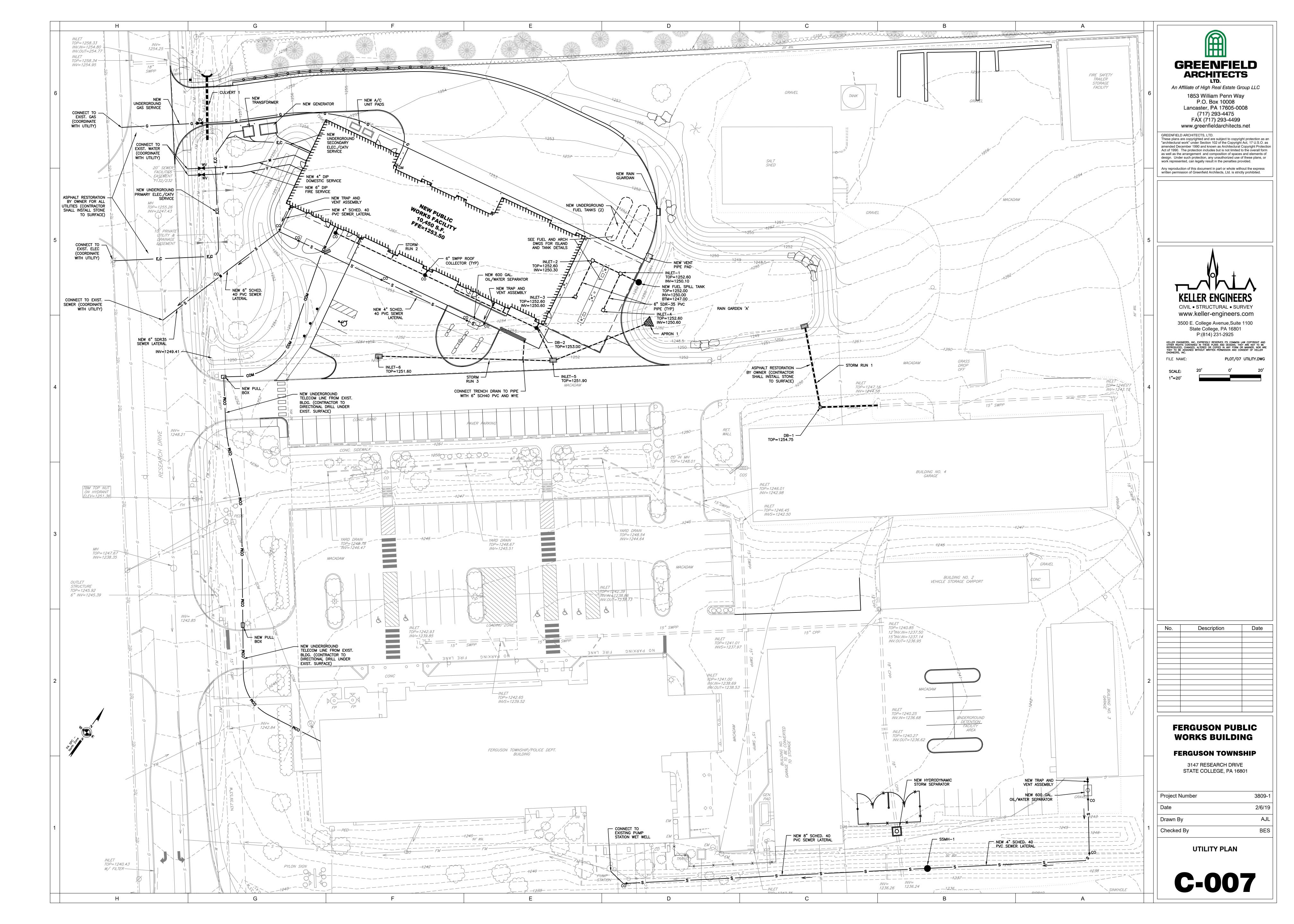
• PLACE 21 COMPACTED NARRATIVE SOIL

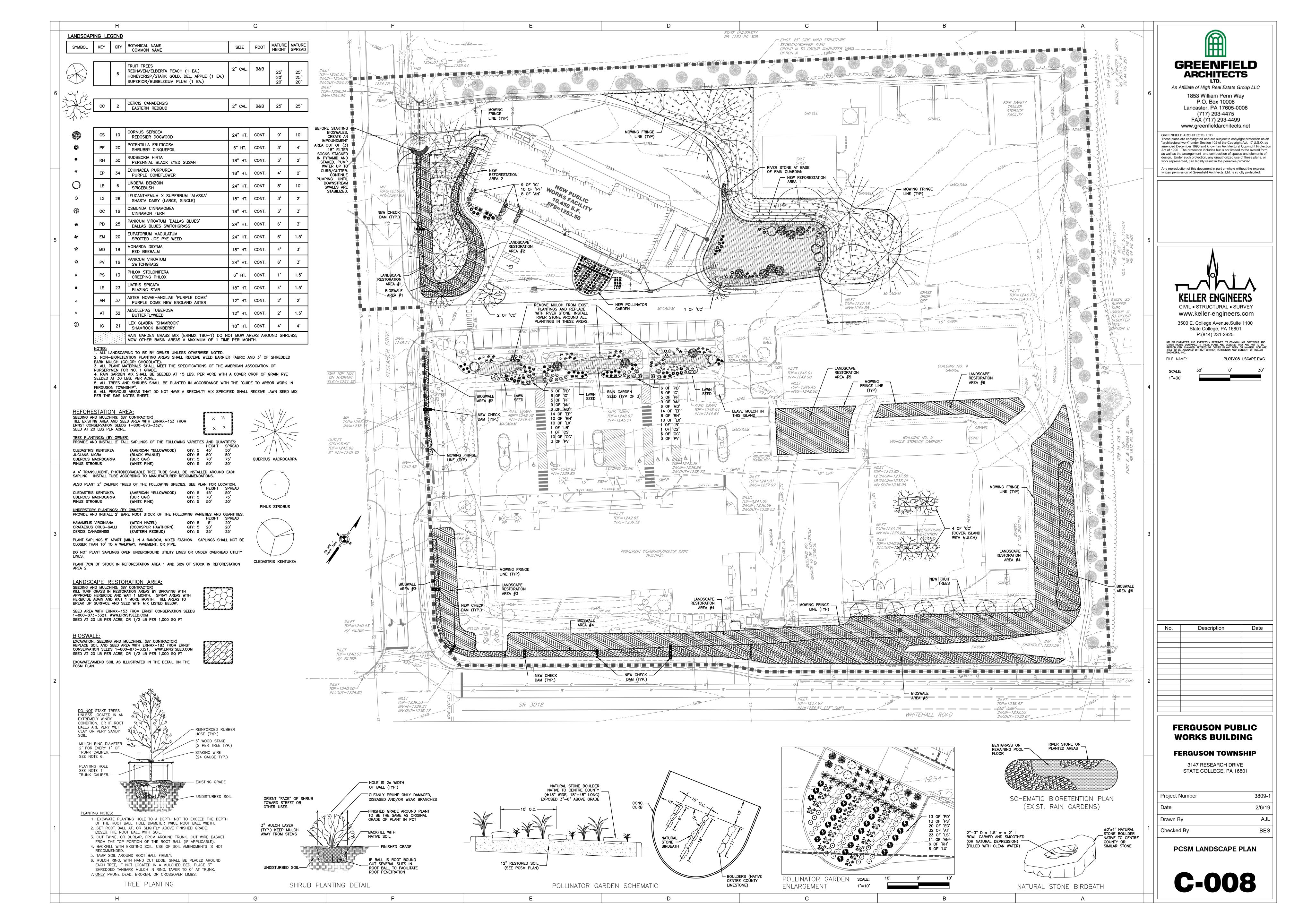
PLACE 6" TOPSOIL AND SEED











PROJECT DESCRIPTION/SITE CHARACTERISTICS

PRESENT: MUNICIPAL GOVERNMENT LAND USE PAST: AGRICULTURE PROPOSED: MUNICIPAL GOVERNMENT RECEIVING WATERS: SLAB CABIN RUN, CWF, MF GEOLOGY - NITTANY FORMATION - DOLOMITE

- ANY PROPOSED INFILTRATION BMP'S WILL BE PROTECTED FROM COMPACTION UNTIL SITE STABILIZATION IS ACHIEVED AS SHOWN ON THE CONSTRUCTION DRAWINGS. SEQUENCE OF INSTALLATION OF PCSM BMP'S
- RECYCLING & DISPOSAL OF WASTE MATERIALS UPON COMPLETION OF CONSTRUCTION THE OWNER IS RESPONSIBLE TO ASSURE WASTES THAT RESULT FROM NORMAL MAINTENANCE OF THE PCSM BMP'S ARE PROPERLY DISPOSED. LITTER AND TRASH THAT COULD ACCUMULATE IN DRAINAGE FACILITIES MUST BE REMOVED DURING MAINTENANCE AND PROPERLY DISPOSED ACCORDING TO DEP REGULATORY REQUIREMENTS, SEE BELOW. DEAD OR DYING VEGETATION OR GRASS CLIPPINGS MUST BE DISPOSED AT AN APPROVED YARD WASTE RECYCLING FACILITY. ACCUMULATED SEDIMENT THAT IS REMOVED DURING REPAIR AND MAINTENANCE MUST BE PLACED IN AN UPLAND LOCATION OR REMOVED FROM THE PROPERTY AND IMMEDIATELY STABILIZED WITH SEED AND MULCH.

G

 ALL WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT. REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

#### PCSM BMP SEQUENCE OF INSTALLATION:

- NOTE: CRITICAL STAGE REQUIRING OVERSIGHT BY LICENSED PROFESSIONAL. IMPLEMENTATION OF SPECIFIC PCSM BMP'S MUST FOLLOW THE CONSTRUCTION DETAILS AND NOTES OUTLINED ON THE PCSM AND PCSM/LANDSCAPE DRAWINGS INCLUDED FOR THIS PROJECT. 1. WHEN ALL SURFACES TRIBUTARY TO THE PCSM BMP'S, RAIN GARDENS, BIO-SWALES, AND REFORESTATION/LANDSCAPE RESTORATION AREAS HAVE ACHIEVED PERMANENT VEGETATION, DEFINED AS THE ESTABLISHMENT OF A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES OR COVERED
- WITH AN ACCEPTABLE PERMANENT BMP; SUCH AS, PAVEMENT FOR STREETS AND SIDEWALKS, THE PCSM BMP'S CAN BE CONSTRUCTED ACCORDING TO THE 2. IMPLEMENTATION OF REFORESTATION AND LANDSCAPE RESTORATION CAN BEGIN.
- 3. IN ORDER TO PROPERLY CONSTRUCT AND VEGETATIVELY STABILIZE THE PROPOSED NEW BIO-SWALE AND ENHANCED SWALES TO BE CONVERTED TO BIO-SWALES ALONG RESEARCH DRIVE, FLOW MUST BE DIVERTED AWAY BY INSTALLING A STACKED COMPOST FILTER SOCK BELOW THE DRIVEWAY CROSSING PIPE TO PUMP FLOW INTO THE PAVED ROAD CURB AND GUTTER. CONSTRUCTION OF THESE SWALES CAN NOW BEGIN.
- 4. EXCAVATE BMP'S (BIO SWALES & RAIN GARDENS) TO THE DEPTH NEEDED TO ADD THE SOIL PLANTING MEDIUM TO THE REQUIRED FINAL DEPTH. SCARIFY THE RAIN GARDEN FLOOR TO A MINIMUM DEPTH OF 18 INCHES AND AVOID COMPACTION OF THE BASIN FLOOR.
- 5. BACKFILL AREA WITH SOIL PLANTING MEDIUM. OVERFILLING OF SOIL IS RECOMMENDED TO ALLOW FOR SETTLEMENT. LIGHT HAND TAMPING IS ACCEPTABLE IF
- 6. COMPLETE FINAL LEVELING TO ACHIEVE PROPOSED DESIGN ELEVATIONS LEAVING SPACE FOR UPPER COMPOST LAYER.
- VEGETATE BMP AS SHOWN ON THE PLANS. 8. OUTFALL DEVICES; SUCH AS, PIPES AND RISERS, CAN NOW BE INSTALLED AND BECOME OPERATIONAL.
- 9. STABILIZE ALL SURROUNDING DISTURBED SOIL SURFACES BY SEEDING AND MULCHING. 10. UPON ACHIEVING STABILIZATION IN THE BIO-SWALES ALONG RESEARCH DRIVE, THE DIVERSION INTO THE ROAD SIDE CURB AND GUTTER CAN BE REMOVED. 11. ADDITIONAL SITE LANDSCAPE PLANTINGS CAN TAKE PLACE AT THIS TIME OR IN THE NEAR FUTURE.

PCSM BMP CONSTRUCTION NOTES: NOTE: LICENSED PROFESSIONAL MUST OVERSEE IMPLEMENTATION OF ALL THE FOLLOWING STRUCTURAL BMP'S

- RAIN GARDEN/BIO-RETENTION/BIOSWALE 1. CONSTRUCTION EQUIPMENT MUST NOT TRAVEL THROUGH THE PROPOSED RAIN GARDEN LOCATION DURING TOPSOIL STRIPPING AND SITE GRADING TO AVOID COMPACTION OF THIS FUTURE PCSM BMP.
- 2. SUB GRADE PREPARATION EXISTING SUB-GRADE IN BIO-RETENTION AREAS SHALL NOT BE COMPACTED OR SUBJECTED TO EXCESSIVE TRAFFIC FROM
- 3. INITIAL EXCAVATION CAN BE PERFORMED DURING ROUGH SITE GRADING, BUT SHALL NOT BE CARRIED TO WITHIN ONE (1) FOOT OF THE FINAL BOTTOM ELEVATION. FINAL EXCAVATION SHOULD NOT TAKE PLACE UNTIL ALL DISTURBED SURFACE WITHIN THE DRAINAGE AREA TO THE BIO-RETENTION AREA HAS
- 4. WHERE EROSION OF SUB GRADE HAS CAUSED ACCUMULATION OF FINE MATERIALS AND/OR SURFACE PONDING IN THE GRADED BOTTOM, THIS MATERIAL MUST BE REMOVED WITH LIGHT WEIGHT EQUIPMENT AND THE UNDERLYING SOILS SCARIFIED TO A MINIMUM DEPTH OF SIX (6) INCHES WITH A YORK RAKE OR BY A

THE BIO-RETENTION SOIL PLANTING MIX SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES EXCLUDING MULCH — MUST NOT CONTAIN ARBITRARY FILL MATERIALS. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIO-RETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. SEE BIORETENTION ("RAIN GARDEN") DETAIL FOR MORE DETAILED SPECIFICATIONS FOR THE SOIL PLANTING MEDIA.

- 1. SOIL PLANTING MIX SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUB-GRADE PREPARATION/BED INSTALLATION
- INSTALL PLANTING SOIL MIX IN 12-INCH MAXIMUM LIFTS AND LIGHTLY COMPACT (TAMP WITH BACKHOE BUCKET OR BY HAND). KEEP EQUIPMENT MOVEMENT OVER PLANTING SOIL TO A MINIMUM — <u>DO NOT OVER COMPACT</u>. INSTALL PLANTING SOIL TO GRADES INDICATED ON THE CONSTRUCTION DRAWINGS.
- MID-SEPTEMBER THROUGH MID-NOVEMBER. PROVIDE MINIMAL MULCH AROUND PLANTINGS. APPLY SEED MIX TO RAIN GARDEN FLOOR AND SIDE WALLS PER MANUFACTURER'S RECOMMENDATIONS
- 3. PLANT TREES AND SHRUBS ACCORDING TO SUPPLIERS RECOMMENDATIONS AND ONLY FROM MID-MARCH THROUGH THE END OF JUNE OR FROM
- PROTECT BIO-RETENTION/RAIN GARDENS FROM SEDIMENT AT ALL TIMES DURING CONSTRUCTION. HAY BALES, DIVERSION BERMS, AND/OR OTHER APPROPRIATE MEASURES SHALL BE USED AT THE TOE OF SLOPES THAT ARE ADJACENT TO THE BIO-RETENTION/RAIN GARDEN TO PREVENT SEDIMENT FROM WASHING INTO THESE AREAS DURING SITE DEVELOPMENT.
- WATER VEGETATION AT THE END OF EACH DAY FOR TWO WEEKS AFTER PLANTING IS COMPLETED. . CONTRACTOR SHOULD PROVIDE A ONE-YEAR 80% CARE AND REPLACEMENT WARRANTY FOR ALL PLANTING BEGINNING AFTER INSTALLATION OF ALL PLANTS.

#### LANDSCAPE RESTORATION: LANDSCAPE RESTORATION IS PROPOSED TO CONVERT PREDEVELOPMENT IMPERVIOUS SURFACES OR MOWED LAWN INTO MEADOW BY RE-VEGETATING WITH APPROPRIATE NATIVE SPECIES.

PREPARE THE SITE BY ELIMINATING ALL EXISTING VEGETATION AND WEEDS BY APPROPRIATE USE OF HERBICIDE OR REPEATED TILLAGE TO DESTROY ROOTS. VEGETATE THE SITE WITH PLANTS SPECIES AS SHOWN ON THE LANDSCAPE PLAN, PLANTING CAN TAKE PLACE FROM SPRING THAW THROUGH JUNE 30 OR FROM SEPTEMBER 1 THROUGH SOIL FREEZE-UP ("DORMANT SEEDING"). PLANTING IN JULY & AUGUST IS GENERALLY NOT RECOMMENDED DUE TO THE FREQUENCY OF DROUGHT DURING THIS TIME. SEÈDING CAN BE ACCOMPLISHED BY A VARIETY OF METHODS: NO-TILL SEEDER FOR MULTI-ACRE PLANTING; BROADCAST SEEDER; HAND BROADCAST FOR SMALL AREAS OF ONE ACRE OR LESS. SEED QUALITY IS CRITICAL AND A SEED MIX SHOULD BE USED WITH A MINIMUM PERCENTAGE OF NON-SEED PLANT PARTS.

#### **REFORESTATION:**

- REFORESTATION IS PROPOSED TO CONVERT/RESTORE DISTURBED AREAS BACK TO FUTURE FOREST WITH APPROPORIATE NATIVE SPECIES. PREPARE THE SITE BY ELIMINATING ALL EXISTING VEGETATION AND WEEDS BY APPROPRIATE USE OF HERBICIDE OR REPEATED TILLAGE TO DESTROY ROOTS. INSTALL 12" MINIMUM OF RESTORED SOIL ON THE AREA,.
- 3. VEGETATE THE SITE WITH PLANT SPECIES AS SHOWN. PLANTING CAN TAKE PLACE FROM SPRING THAW THROUGH JUNE 30 OR FROM SEPTEMBER 1 THROUGH SOIL FREEZE-UP ("DORMANT SEEDING"). PLANTING IN JULY & AUGUST IS GENERALLY NOT RECOMMENDED DUE TO THE FREQUENCY OF DROUGHT DURING THIS TIMÈ. SEEDING CAN BÉ ACCOMPLISHED BY A VARIETY OF METHODS: NO—TILL SEEDER FOR MULTI—ACRE PLANTING; BROADCAST SEEDER; HAND BROADCAST FOR SMALL AREAS OF ONE ACRE OR LESS. SEED QUALITY IS CRITICAL AND A SEED MIX SHOULD BE USED WITH
- A MINIMUM PERCENTAGE OF NON-SEED PLANT PARTS 4. INSTALL TREE SEEDLINGS PER NURSERY RECOMMENDATIONS. INSTALL PHOTODEGRADABLE TREE TUBE AROUND TREE SEEDLINGS PER MANUFACTURER RECOMMENDATIONS. OWNER TO PLANT TREES PRIOR TO SEEDING BY CONTRACTOR.

#### BIO-SWALE:

- AFTER SOIL REMOVAL, THE UNDERLYING SOIL IN SWALE/BASIN AREAS SHALL BE REPLACED AS SHOWN IN THE TYPICAL DETAIL IN ACCORDANCE WITH THE FOLLOWING: 1. SOIL AMENDMENT MEDIA SHALL CONSIST OF COMPOST AND/OR SAND AND SHALL BE MIXED/ADDED IN A RATIO OF 1 PART SOIL TO 1 PART AMENDMENT.
- 2. ON SITE SOILS WITH AN ORGANIC CONTENT OF AT LEAST 5 PERCENT CAN BE PROPERLY STOCKPILED (TO MAINTAIN ORGANIC CONTENT) AND REUSED. PROCEDURE FOR REPLACING SOIL SHALL BE: CREATE UPSTREAM IMPOUNDMENT AREA WITH PUMPING, EXCAVATE EXISTING SOIL TO DEPTH SHOWN ON DETAIL,

I ROTOTILL OR RIP THE SUBGRADE, NSTALL CHECK DAMS, REMOVE ROCKS, PLACE THE AMENDED SOIL.

4. SEEDING, MULCHING AND ANY PLANNED LANDSCAPING CAN NOW BE IMPLEMENTED. 5. ONCE STABILIZATION IS ACHIEVED, THE UPSTREAM IMPOUNDMENT AND PUMPING CAN BE REMOVED/TERMINATED. RESTORE SURFACE VEGETATION WITH SPECIALTY SEED MIX.

REGULAR MAINTENANCE IS NEEDED INITIALLY AFTER CONSTRUCTION, AND CONTINUING INSPECTION AND MAINTENANCE IS REQUIRED TO ASSURE PROPER OPERATION OF ALL BMP'S. THE CONTRACTOR MUST MAINTAIN A WRITTEN REPORT ON THE PROJECT SITE DOCUMENTING EACH INSPECTION AND ALL REPAIR OR REPLACEMENTS AND MAINTENANCE ACTIVITIES DURING THE WARRANTY PERIOD. AFTER THE WARRANTY EXPIRES, THE OWNER WILL NEED TO ASSUME MAINTENANCE RESPONSIBILITIES.

SHOULD ROUTINE INSPECTION REVEAL THAT A PCSM BMP IS NOT FUNCTIONING AS DESIGNED, THE CONTRACTOR OR OWNER MUST IMMEDIATELY TAKE ACTION TO CORRECT THE PROBLEM. STRUCTURAL FAILURES SUCH AS, BROKEN OR CLOGGED PIPES CAN BE RESOLVED BY REPLACING AND REPAIRING THE BMP TO THE ORIGINAL DESIGN (SEE PCSM BMP MAINTENANCE GUIDELINES FOR THIS PROJECT'S SPECIFIC BMP'S SHOWN BELOW). SHOULD A PCSM BMP CONSTRUCTED TO THE ORIGINAL DESIGN SPECIFICATIONS FAIL TO FUNCTION, THE OWNER MUST IMMEDIATELY CONTACT A STORMWATER DESIGN ENGINEER/PROFESSIONAL TO EVALUATE THE PROBLEM AND RECOMMEND CORRECTIONS. ANY MODIFICATION PROPOSED TO ADDRESS THE PROBLEM MUST BE SUBMITTED TO THE CENTRE COUNTY CONSERVATION DISTRICT AND/OR DEP FOR REVIEW AND APPROVAL PRIOR TO INITIATING IMPLEMENTATION OF CORRECTIVE ACTIONS.

IN ACCORDANCE WITH PERMIT CONDITIONS, WHERE PCSM BMP'S ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION OR ANY OTHER TIME THE PERMITTEE BECOMES AWARE OF ANY INCIDENT CAUSING OR THREATENING POLLUTION AS DESCRIBED IN TITLE 25 PA CODE § 91.33, AS REQUIRED IN TITLE 25 PA CODE § 92A.41(B), THE PERMITTEE AND CO-PERMITTEE SHALL WITHIN 24 HOURS CONTACT THE DEPARTMENT OR AUTHORIZED COUNTY CONSERVATION DISTRICT BY PHONE OR PERSONAL CONTACT, FOLLOWED BY SUBMISSION OF A WRITTEN REPORT WITHIN FIVE (5) DAYS OF THE INITIAL CONTACT.

#### RAIN GARDEN/BIO-RETENTION/BIOSWALE

- REGULAR MAINTENANCE IS NEEDED INITIALLY AFTER CONSTRUCTION AND CONTINUING INSPECTION AND MAINTENANCE IS REQUIRED TO ASSURE PROPER OPERATION OF UPON INITIAL COMPLETION OF CONSTRUCTION, INSPECT BASIN WEEKLY AND AFTER RUNOFF EVENTS. EVIDENCE OF EROSION, ACCUMULATED DEBRIS/SEDIMENT,
- AND FAILURE TO ESTABLISH A GOOD STAND OF VEGETATION IN THE BASIN MUST BE IMMEDIATELY ADDRESSED. ROUTINE INSPECTION WILL BE CONDUCTED AT LEAST QUARTERLY AND AFTER MAJOR RUNOFF EVENTS. AS FOLLOWS -
- INSPECT AND CLEAN THE INLETS AND PIPES LEADING TO THE BASIN.
- INSPECT THE BASIN VEGETATION AND RE-SEED ANY OBSERVED BARE SPOTS. EVIDENCE OF EROSION MUST BE IMMEDIATELY REPAIRED.
- ACCUMULATED SEDIMENT OR DEBRIS MUST BE REMOVED AND PROPERLY DISPOSED OF.
- INSPECT THE OUTLET STRUCTURES FOR EROSION, DAMAGE, AND STABILITY. REPAIR AS NEEDED.
- SHOULD THE BASIN STILL HAVE PONDED WATER 3 DAYS AFTER A PRECIPITATION OR THAWING EVENT, FURTHER INVESTIGATION MUST BE CONDUCTED TO INSPECT FOR CLOGGED OUTFALL DEVICES, UNDERDRAINS, PIPES, OR SPILLWAYS AND REPAIR AS NEEDED.

. MOW AND TRIM VEGETATION TO ENSURE SAFETY, AESTHETICS, PROPER OPERATION, AND TO SUPPRESS INVASIVE VEGETATION AND WEEDS. MOW ONLY WHEN DRY

#### REFORESTATION/RESTORATION AREAS REGULAR MAINTENANCE IS NEEDED INITIALLY AFTER CONSTRUCTION AND CONTINUING INSPECTION AND MAINTENANCE IS REQUIRED TO ASSURE PROPER OPERATION OF

- IN YEAR ONE (1) WEEDS MUST BE CAREFULLY CONTROLLED BY MOWING BACK WHEN THEY REACH 12-INCHES IN HEIGHT. WEEDS SHOULD NOT BE SPRAYED WITH HERBICIDES SINCE THIS CAN KILL DESIRABLE PLANTS. INSUFFICIENT PLANT COVER MAY REQUIRE RE-SEEDING. UPON INITIAL COMPLETION OF CONSTRUCTION, INSPECT AREA WEEKLY AND AFTER RUNOFF EVENTS. EVIDENCE OF EROSION, ACCUMULATED DEBRIS/SEDIMENT, AND
- FAILURE TO ESTABLISH A GOOD STAND OF VEGETATION MUST BE IMMEDIATELY ADDRESSED. • ROUTINE INSPECTION WILL BE CONDUCTED AT LEAST QUARTERLY AND AFTER MAJOR RUNOFF EVENTS. AS FOLLOWS -
- EVIDENCE OF EROSION MUST BE IMMEDIATELY REPAIRED.
- INSPECT AND CLEAN OUT DEBRIS/NESTS/DETRITUS FROM THE TREE TUBES. ENSURE TREE TUBES ARE IN CONTACT WITH SOIL.
- REMOVE INVASIVE SPECIES VIA STRING TRIMMER DOWN TO BARE SOIL (REPEAT AS NECESSARY UNTIL INVASIVE PLANT IS ELIMINATED). USE HERBICIDE FOR
- INVASIVE SPECIES REMOVAL ONLY WHEN NECESSARY. ONCE VEGETATION IS ESTABLISHED, MOWING SHOULD BE LIMITED TO 1 TIME PER YEAR, IF AT ALL.

#### BIOSWALE • CONDUCT INSPECTIONS AT LEAST QUARTERLY AND AFTER RAINFALL EVENTS.

- INSPECT AND CORRECT EVIDENCE OF EROSION
- DAMAGED OR DYING VEGETATION REMOVE ACCUMULATED DEBRIS
- PRESENCE OF STANDING WATER MAY REQUIRE REPAIR TO RESTORE DESIGN GRADES.
- . MOW AND TRIM VEGETATION TO ENSURE SAFETY, AESTHETICS, PROPER OPERATION, AND TO SUPPRESS INVASIVE VEGETATION AND WEEDS. MOW ONLY WHEN DRY TO AVOID RUTTING.
- INSPECT FOR UNIFORMITY IN CROSS-SECTION AND LONGITUDINAL SLOPE, CORRECT AS NEEDED
- INSPECT SWALE INLET (CURB CUTS, PIPES, ETC.) AND OUTLET FOR SIGNS OF EROSION OR BLOCKAGE, CORRECT AS NEEDED. RESEED BARE AREAS; INSTALL APPROPRIATE EROSION CONTROL MEASURES WHEN NATIVE SOIL IS EXPOSED OR EROSION CHANNELS ARE FORMING.
- FOR SWALES WITH CHECK DAMS, INSPECT AND CORRECT CHECK DAMS WHEN SIGNS OF ALTERED WATER FLOW (CHANNELIZATION, OBSTRUCTIONS, EROSION, ETC.)
- WATER DURING DRY PERIODS, FERTILIZE, AND APPLY PESTICIDE ONLY IF ABSOLUTELY NECESSARY

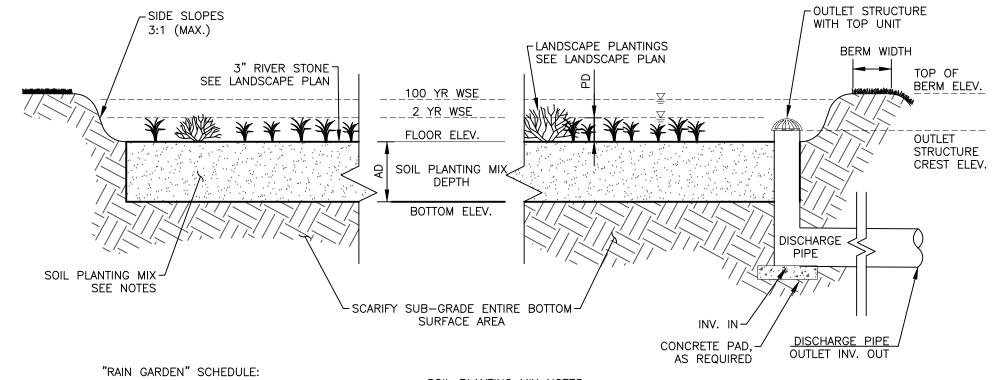
#### PROFESSIONAL CERTIFICATION:

UPON COMPLETION OF THE PROJECT AND SUBMISSION OF THE REQUIRED NOTICE OF TERMINATION (NOT) THE RECORD DRAWINGS SHALL INCLUDE THE FOLLOWING EXECUTED CERTIFICATION. WITH THE PROFESSIONAL'S SEAL:

DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA.C.S.A. § 4904 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES.'

#### OWNERSHIP/OPERATION/MAINTENANCE

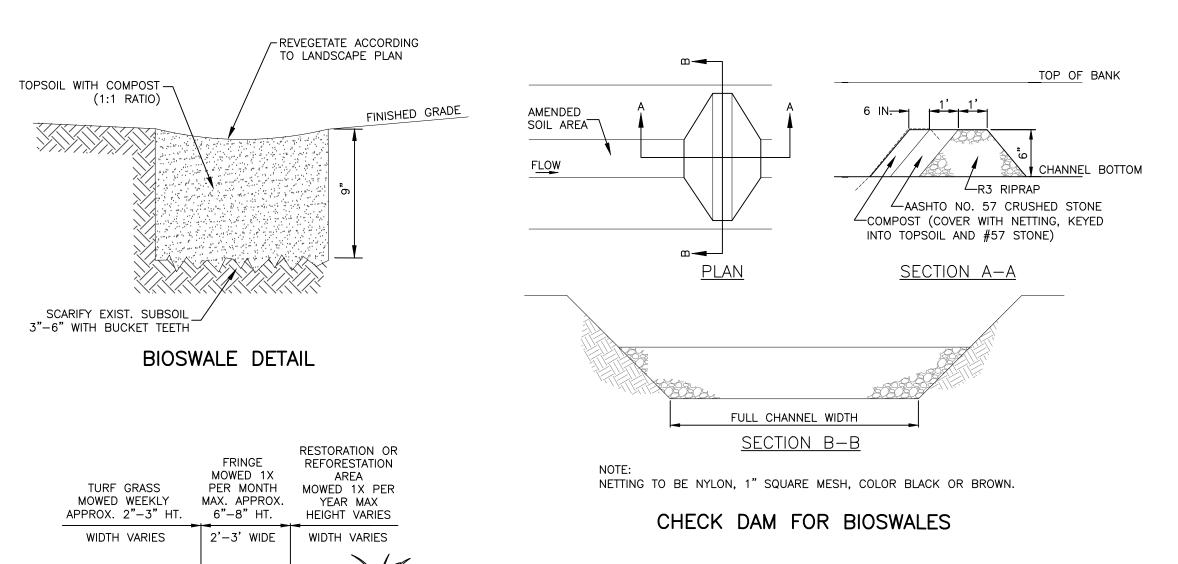
THE TOWNSHIP OF FERGUSON IS THE OWNER OF THIS DEVELOPMENT. AND IT WILL BE RESPONSIBLE FOR THE DAY TO DAY OPERATION AND MAINTENANCE OF THE PERMANENT FACILITIES AND WILL BE ULTIMATELY RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PERMANENT STORMWATER BMP'S. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF THE PERMANENT VEGETATION, THE BIO-RETENTION AREAS SHALL BE INSPECTED AND REPAIRED AS NEEDED ACCORDING TO



BIORETENTION AREA TOP OF BERM	A 1251.35 5'
TOP OF BERM	
	5'
BERM TOP WIDTH	
PONDING DEPTH (PD)	2' MAX.
SOIL PLANTING MIX DEPTH (AD)	2.0'
STONE DEPTH (SD)	0
OUTLET STRUCTURE TOP UNIT	GRATE
OUTLET STRUCTURE TYPE	TYPE M INLET
OUTLET STRUCTURE CREST ELEV	/. 1250.50
100 YR WATER SURFACE ELEV.	1250.49
2 YR WATER SURFACE ELEV.	1249.49
FLOOR ELEV.	1248.50
BOTTOM ELEV.	1246.50
UNDERDRAIN PIPE	N/A
INV. IN - UNDERDRAIN PIPE	N/A
INV. OUT - DISCHARGE PIPE	1246.50
DISCHARGE PIPE OUTLET INV.	1244.58
EMERG. SPILLWAY CREST (RISER	R) N/A
EMERG. SPILLWAY LINING	N/A

- SOIL PLANTING MIX NOTES: SOIL PLANTING MIX TO GENERALLY CONSIST OF: A. 20% GOOD QUALITY TOPSOIL. UNSATISFACTORY TOPSOIL MATERIALS ARE DEFINED AS THOSE CONTAINING HIGH CLAY COMPOSITION, TRASH, DEBRIS ROCKS, OR FROZEN MATERIAL. GOOD QUALITY TOPSOIL MAY OR MAY NOT BE AVAILABLE ON SITE B. 30% GOOD QUALITY COMPOST. THE PURPOSE OF THE COMPOST COMPONENT IS TO INCREASE ORGANIC CONTENT OF THE SOIL PLANTING MIX MIXTURE TO PROMOTE PLANT MATERIAL GROWTH UPON THE BASIN BOTTOM. DO NOT USE BIO-SOLID COMPOST MIXTURE SOURCES; DO NOT USE COMPOST SOURCES WITH HIGH CLAY CONTENT OR PARTICULATES. C. 50% CLEAN WASHED SAND. THE PURPOSE OF THE SAND COMPONENT IS TO LOOSEN THE OVERALL SOIL PLANTING MIX MIX TO PROMOTE INFILTRATION. D. CLAY CONTENT OF THE BIO-RETENTION SOIL PLANTING MIX MUST BE LESS E. THE PH OF THE BIO-RETENTION SOIL PLANTING MIX SHOULD BE BETWEEN F. LIME ANTI-FLOCCULATION AGENT AS DIRECTED BY PROJECT SOIL SCIENTIS' G. A 3" LAYER OF 1/4" CLEAN WASHED ANTI-SKID MATERIAL MAY BE PLACED ON THE BOTTOMOF THE RAINGARDEN IN LIEU OF THE GEOTECHNICAL FABRIC 2. FINAL SOIL PLANTING MIX MIXTURE COMPONENTS AND COMPOSITION SHALL BE DETERMINED BY PROJECT SOIL SCIENTIST BASED ON ON-SITE TEST MIXTURE PREPARATION AND INFILTRATION TESTING. 3. PROCURE, MIX, STORE, AND PLACE SOIL PLANTING MIX IN ACCORDANCE WITH
- POST CONSTRUCTION STORMWATER MANAGEMENT PLAN. 4. PLACE SOIL PLANTING MIX LOOSE IN 8" LIFTS ON BASIN SUBGRADE, STARTING AT LOWEST END OF BASIN. DO NOT PLACE SOIL PLANTING MIX IN STANDING WATER. DO NOT COMPACT. AVOID RUNNING EQUIPMENT ON COMPLETED BASIN

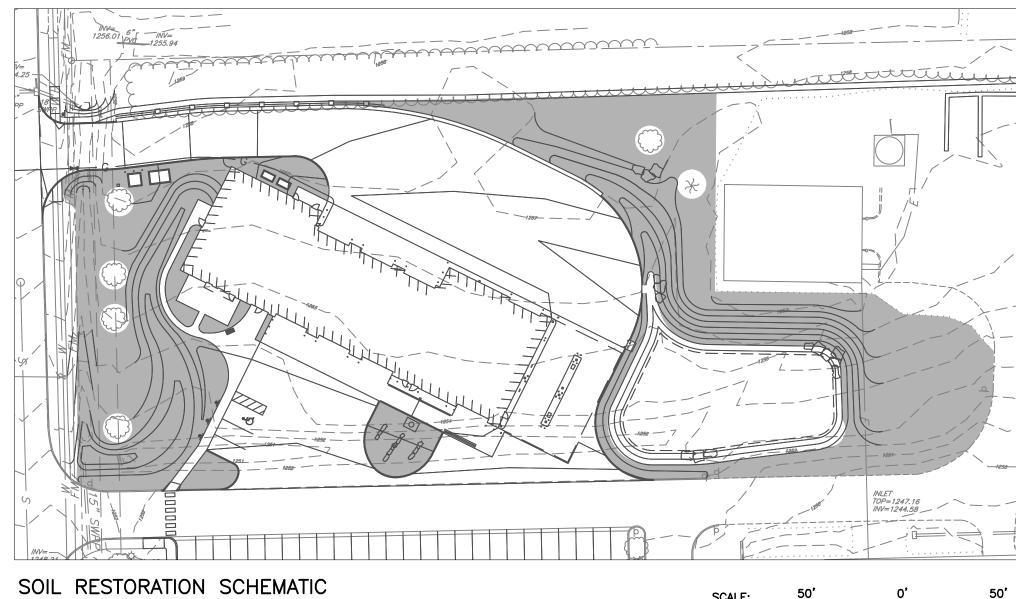
#### BIORETENTION ("RAIN GARDEN") WITH RISER OUTLET STRUCTURE



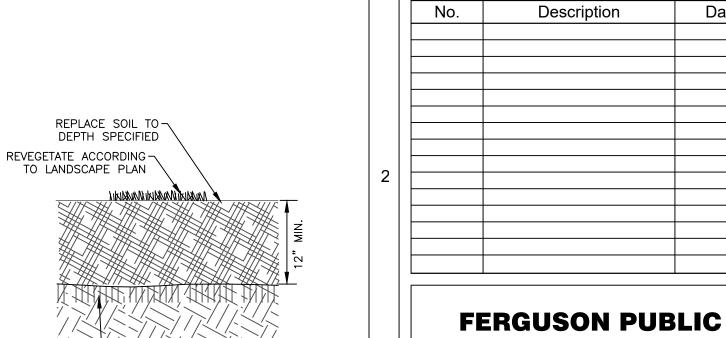
MOWING SCHEMATIC

A LICENSED PROFESSIONAL SHALL OVERSEE CONSTRUCTION OF ALL BMPS. INCLUDING

PLACEMENT OF SOIL PLANTING MIXES.



1. GRAY SHADED AREAS TO RECEIVE SOIL RESTORATION. AREAS WITH NO GRADING SHOWN SHALL BE EXCAVATED TO THE 12" DEPTH AND AMENDED ACCORDING TO THE DETAIL. 2. CONTRACTOR MUST PROVIDE SOIL TESTS (MINIMUM OF 2) ILLUSTRATING THAT THE SOIL TO BE USED MEETS THE SPECIFIED CRITERIA IN THE DETAIL.



-SCARIFY SUB-SOIL 3-4"± DEEP WITH ROTOTILLER OR BUCKET TINES RESTORED SOIL TO BE CONSISTENT WITH SILT LOAM CLASSIFICATION FROM THE USDA TRIANGLE, RANGES OF PARTICLE SIZE DISTRIBUTION, AS DETERMINED BY PIPETTE METHOD IN COMPLIANCE WITH ASTM F-1632. SAND=20%-50%, SILT=75%-90%, CLAY=LESS THAN 5%.

SOIL RESTORATION DETAIL

Drawn By

**Project Number** 

Checked By **PCSM NOTES AND DETAILS** 

**WORKS BUILDING** 

FERGUSON TOWNSHIP

3147 RESEARCH DRIVE STATE COLLEGE, PA 16801

**GREENFIELD** 

**ARCHITECTS** 

An Affiliate of High Real Estate Group LLC

1853 William Penn Way

P.O. Box 10008

Lancaster, PA 17605-0008

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www.greenfieldarchitects.net

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SCALE:

1"=40'

PLOT/09-10 PCSM.DWG

Date

3809-1

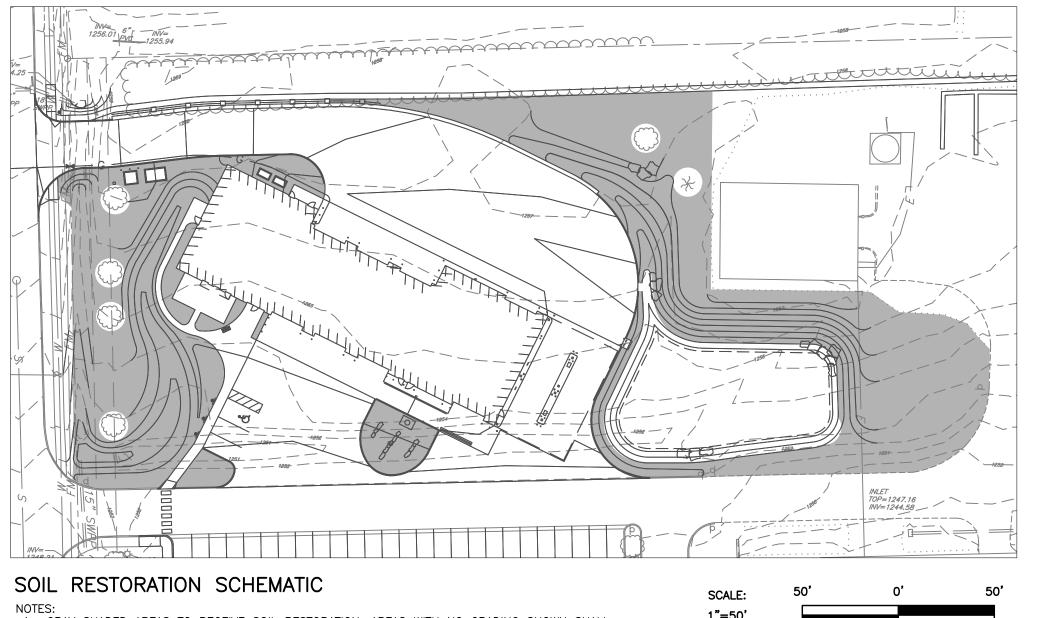
2/6/19

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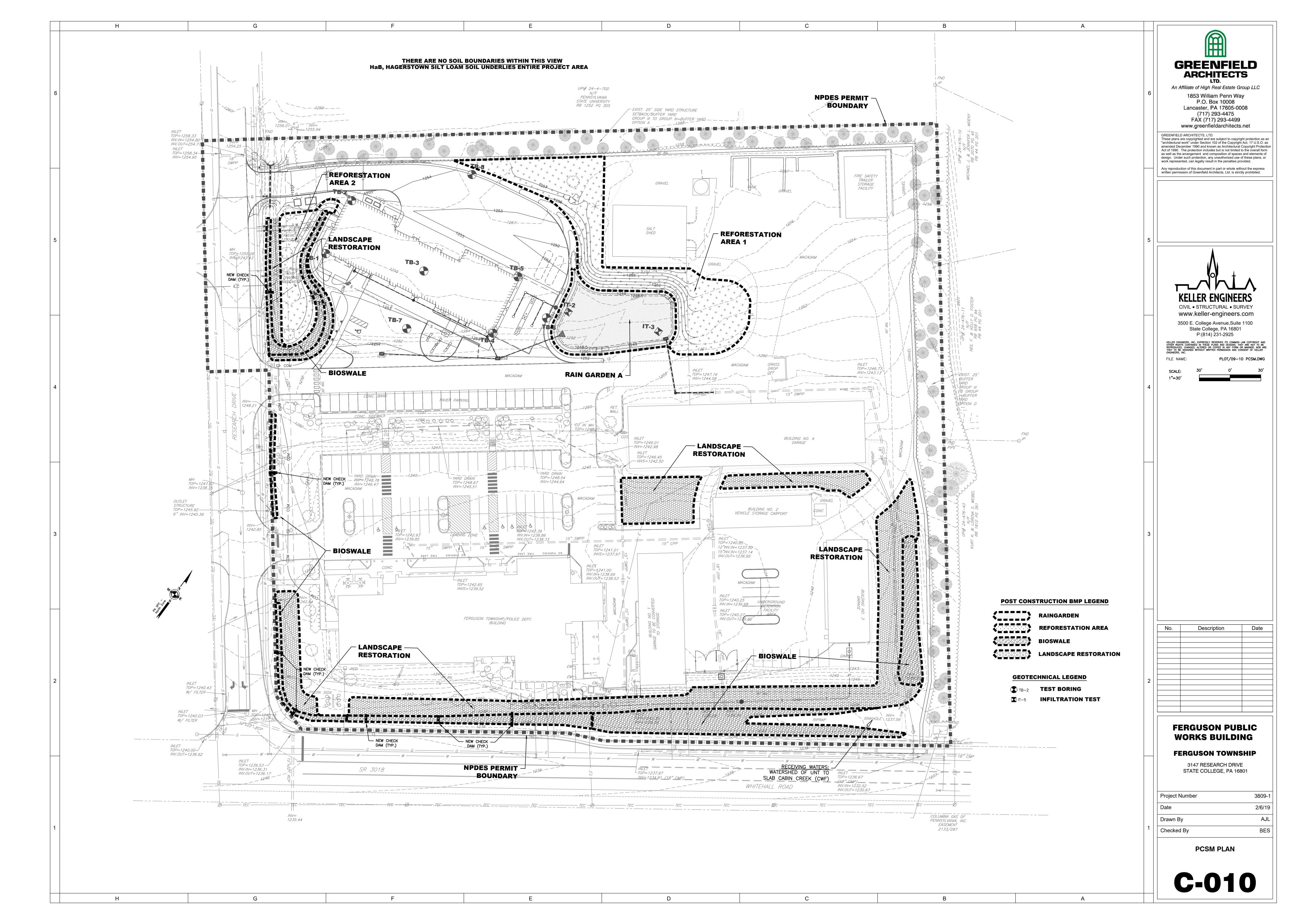
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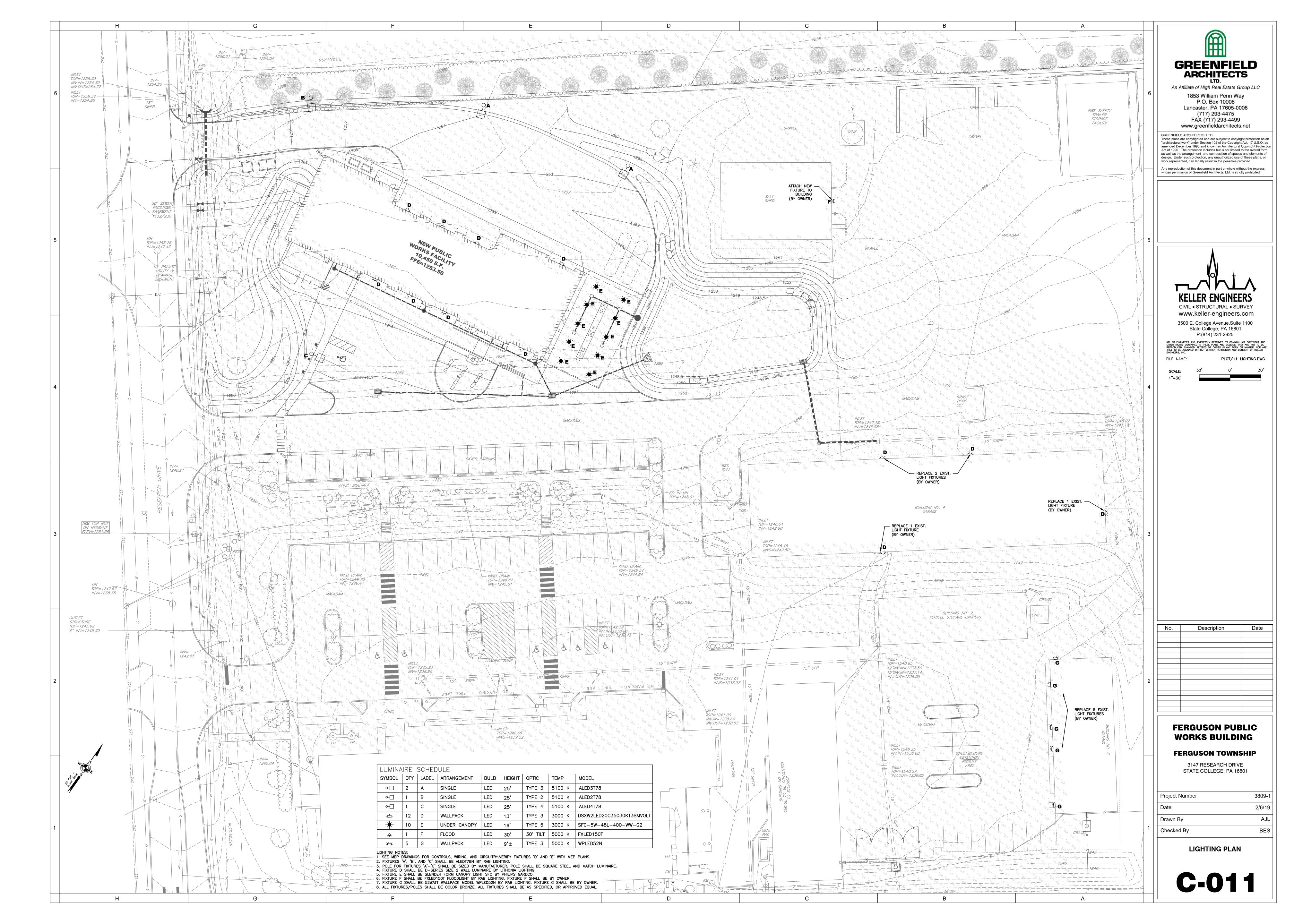
GREENFIELD ARCHITECTS, LTD.

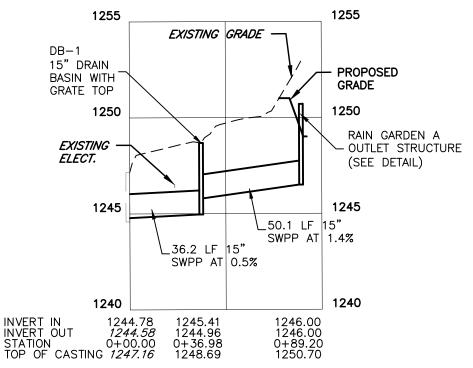
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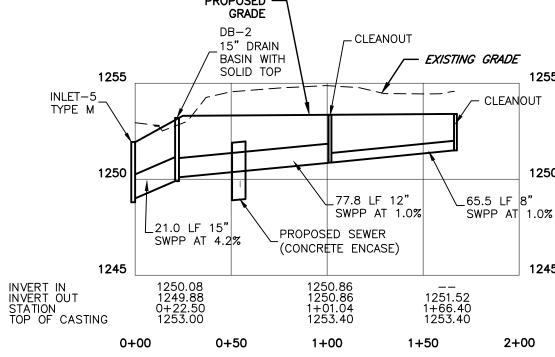
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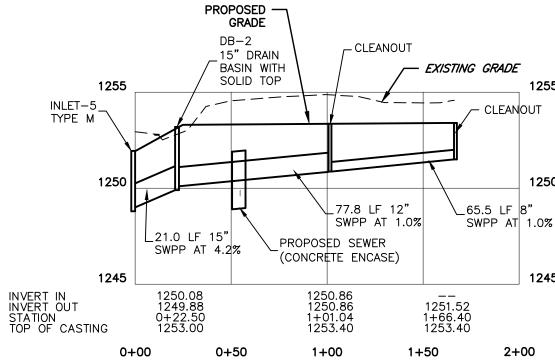






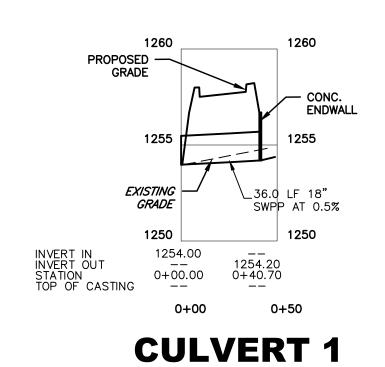
**STORM RUN 1** 

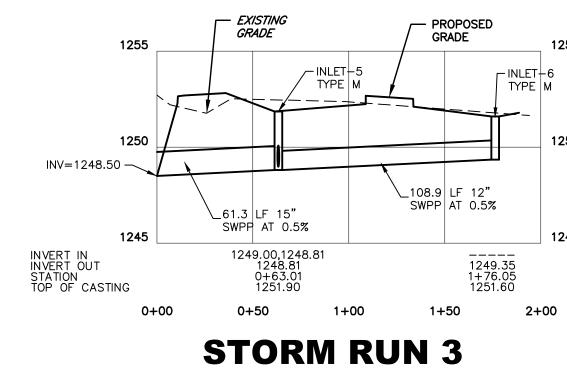






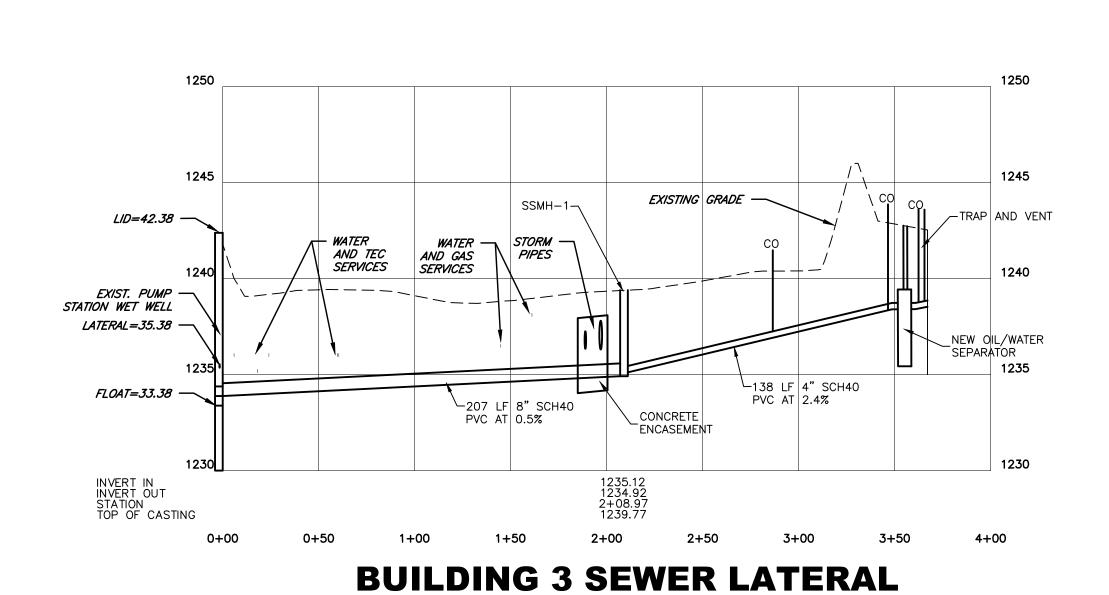
**STORM RUN 2** 

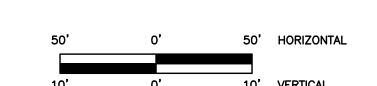




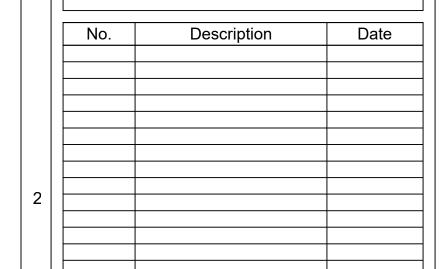
EXISTING GRADE -NEW OIL/WATER SEPARATOR \_95 LF 6" SDR35 AT 2.0%

PW FACILITY SEWER LATERAL





B'



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PLOT/12 PROFILES.DWG

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#### **FERGUSON PUBLIC WORKS BUILDING**

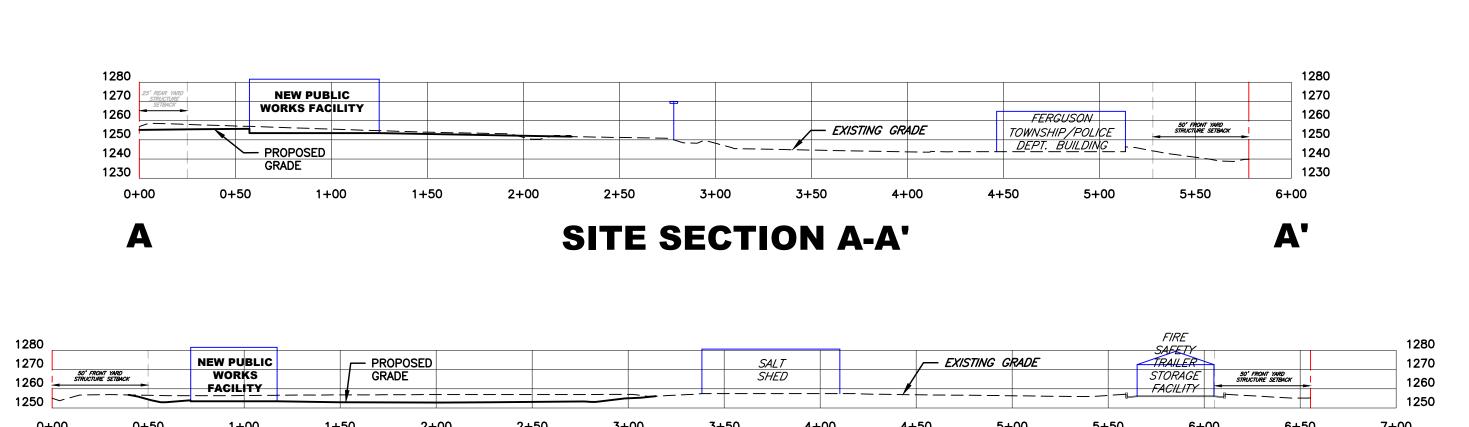
**FERGUSON TOWNSHIP** 

3147 RESEARCH DRIVE STATE COLLEGE, PA 16801

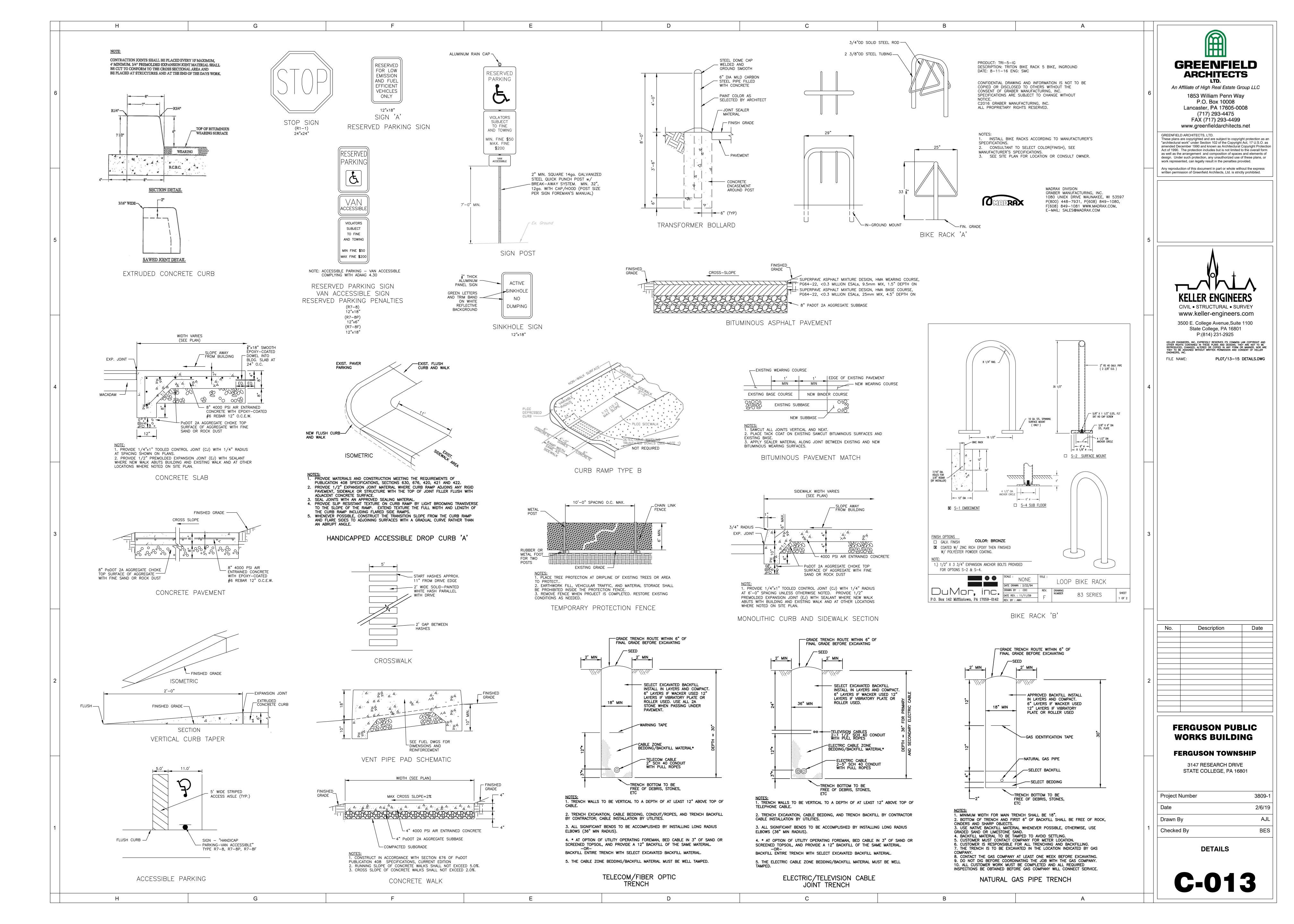
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	Date	2/6/19
1	Drawn By	AJL
	Checked By	BES

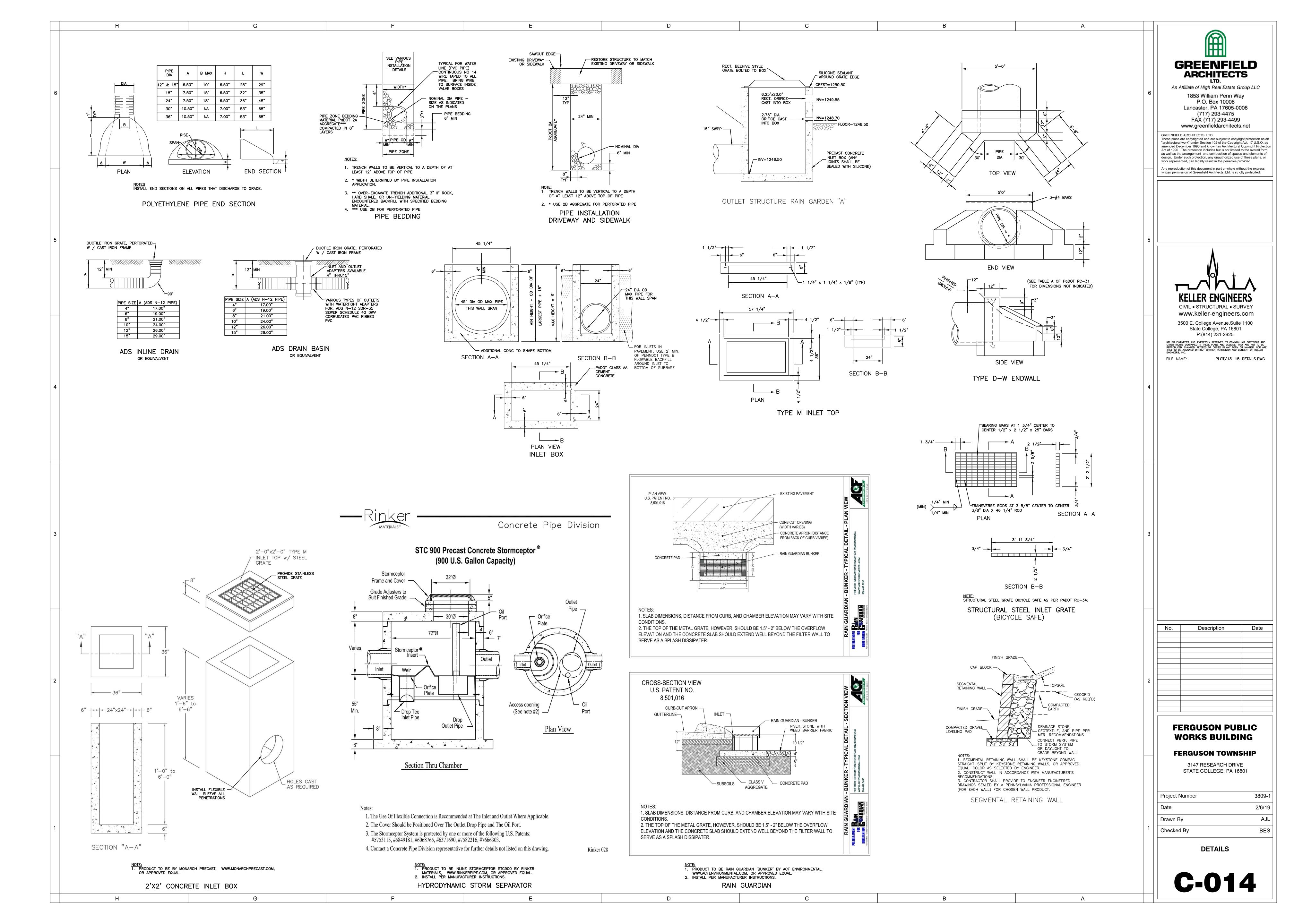
**PROFILES** 

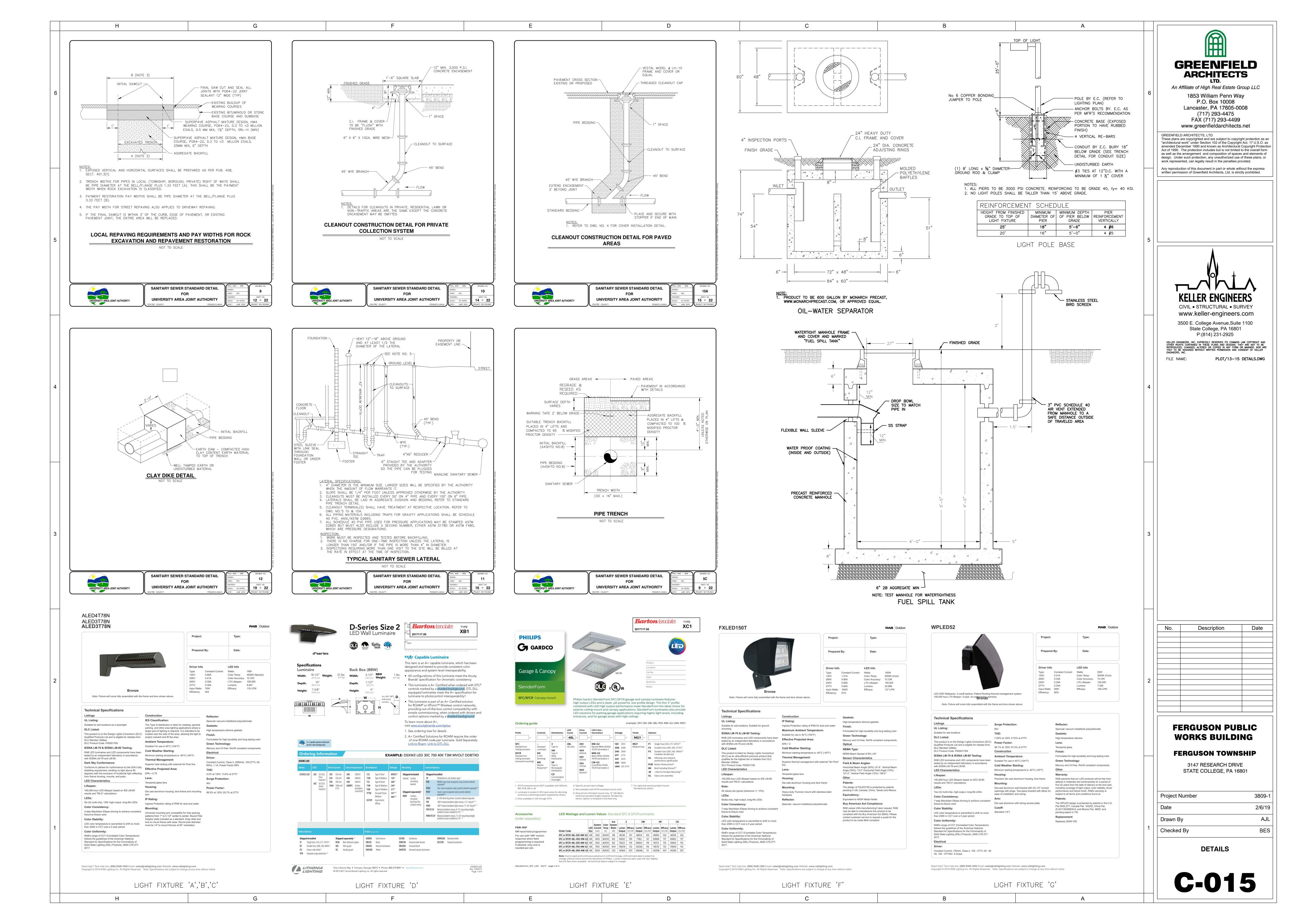
C-012



SITE SECTION B-B'









#### TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801 Telephone: 814-238-4651 • Fax: 814-238-3454 www.twp.ferguson.pa.us

#### Planning & Zoning Director's Report February 11, 2019

- 1. On January 28, 2019, the Planning & Zoning Director and Zoning Administrator met with Ron Rehmeyer regarding permitted uses for property at 1321 North Atherton St. within the Office Commercial and General Commercial Zoning Districts.
- 2. On January 30, 2019, the Planning & Zoning Director, Community Planner, Zoning Administrator, Township Engineer and Township Manager met with representatives of Sheetz and PennTerra Engineering related to the Harner Farm Concept Plan for the first phase of development along W. Whitehall Rd. and W. College Ave.
- 3. On February 6, 2019, the Planning & Zoning Director, Community Planner and Zoning Administrator met with Carolyn Yagle, EPD, to discuss stations and room setup for the Zoning and SALDO Open House on February 21, 2019.
- 4. On February 6, 2018, the Planning & Zoning Director met with Penn State student Evan Walsnovich on the status of development, planning and zoning in Ferguson Township for a class project.
- 5. On February 6, 2018, the Community Planner attended the Northland Area Mobility Study Meeting in preparation for a future public meeting.
- 6. On February 6, 2019, the Planning & Zoning Director and Zoning Administrator gave a brief ordinance orientation to the new Ordinance Enforcement Officer, Stacey Mayes.
- 7. The Centre County Metropolitan Planning Organization (CCMPO) is in the process of updating the Long-Range Transportation Plan (LRTP), which will identify transportation needs out to the year 2050. The CCMPO is mandated to update the LRTP every five years, and the current effort is aimed at adopting a new Plan in June 2020. The CCMPO is using workshop meetings with all 35 municipalities and other key stakeholders to capture needs and issues as a workshop meeting will be held in Ferguson Township on February 25, 2019 at 4:00 p.m. with Ferguson Township staff and the Board of Supervisors. The Planning Commission can appoint one member to attend this meeting.

#### Upcoming Board of Supervisors Agenda Items (2/19/18):

TBD

#### Recent BOS Actions Summary (2/4/19 Regular Meeting):

- Suzy Yetter provided a report on the Scotia Young Forest Conservation Initiative of Clearwater Conservancy
- Board of Supervisors discussion on the Zoning and SALDO Amendments
- Letter of Support for Kathy Matason
- Resolution on a Thistlewood Easement Agreement
- Giant Supermarket Liquor License Condition Modification
- Comments on Spring Creek Watershed Commission Phase II Watershed Management Plan
- Appointment to the Centre Region Building and Housing Board of Appeals

#### Upcoming Zoning Hearing Board Agenda (2/26/19):

Variance Application Request – SCBWA Nixon-Kocher Water Treatment Facility



#### **TOWNSHIP OF FERGUSON**

3147 Research Drive, State College, Pennsylvania 16801

Telephone: 814-238-4651 Fax: 814-238-3454

TO: Ferguson Township Planning Commission

FROM: Lindsay K. Schoch, Community Planner

Raymond J. Stolinas, AICP, Planning & Zoning Director

DATE: February 8, 2019

SUBJECT: Active Plans in the Township

In an effort to keep the Planning Commission and Board of Supervisors up-to-date on current developments, staff is providing a list of Active Plans and other Projects in the Township.

Currently, the Township has two (3) Active Plans and one (1) Proposed Concept Plan.

Harner Farm Proposed Concept Plan: The Planning Commission held a preapplication conference with Aspen Whitehall Partners, LLC, Aspen Route 26 Partners, LLC, Penn Terra Engineers, and representatives from Sheetz on Tuesday, December 4, 2018. The proposal is for approximately 27 acres encompassing the southeastern portion of the Harner Farm. The developer is proposing a 6,077 square foot Sheetz convenience store, a multi-use building with retail on the first floor and apartments on the second floor, and a 36 lot residential subdivision. The Planning Commission had the opportunity to make comments and ask questions, but did not have major concerns about the project as it is proposed in the Concept Plan. A Traffic Scoping Meeting was held on December 19, 2018 at which time the Township Engineer, Consulting Traffic Engineer and Community Planner met with PennDOT, PennTerra, Wooster Engineers, and Aspen Route 26 Partners to discuss the scoping application. The scoping application has been amended and resubmitted for signatures. The scoping application must be approved and signed prior to the Traffic Impact Study being conducted. The Concept Plan was presented to the Board of Supervisors on January 21, 2019, at which time the Board was able to give comments and feedback on the proposed Plan. The Planning and Zoning Director prepared a letter to Justin Mandel, giving an overview of the input from both the Planning Commission and the Board of Supervisors. Staff met with Penn Terra and representatives from Sheetz on January 30 to discuss the proposed Plans and ordinance requirements and look forward to the submission of a subdivision plan, then land development plan.

King Wealth Strategies Land Development Plan: This Plan, submitted on June 26, 2018 by Penn Terra Engineering, Inc. on behalf of the owners/applicants, Laura and Thomas King, is proposing a conversion of the existing residential rental property located at 222 Blue Course Drive to their financial planning business office. Tax Parcel 24-12-12 contains .369 acres and is zoned General Commercial and lies within the Corridor Overlay. The existing building is 2,800 square feet with 1,400 on both the first floor and the basement. Prior to the submission of the plan, five (5) variances were approved by the Zoning Hearing Board. They are as follows: Reduction of the required parking spaces by 2 spaces; Reduction of the 50' front parking setback by 34'; Reduction of the 15' flexible buffer yard by 7.5'; Reduction of the 75' required minimum distance between driveway entrances by 15'; and Reduction of the 18' required parking stall length by 2'. The Planning Commission made its initial review and comment on the Plan at its July 9, 2018 meeting. The applicant is requesting a variance and two appeals. The Variance (granted) for relief from Section

27-206, Yard Requirements and the Appeals (*withdrawn*) for the interpretation of Section 27-206 and Chapter 26, Stormwater. The Plan was resubmitted to staff for review along with a request for consideration of a modification from Chapter 22, Subdivision and Land Development. The request for modification is relief from Chapter 22, Part 5, Section 22-510.2.C Grading, which states: "in all cases, the bottom of the excavations or fills shall be a minimum of five feet from the property line of developed lots. The Request for Modification is on the January 21, 2019 Board Agenda for Consideration. *Plan Expiration: April 2, 2019. The applicant requested the request for modification be tabled until further notice.* 

Pine Hall Traditional Town Development General Master Plan: On February 21, 2018 Residential Housing Development, LLC submitted a General Master Plan for the Pine Hall TTD. A Master Plan currently exists for Pine Hall, but Residential Housing Development, LLC has a different vision, therefore is proposing a new General Master Plan. The Plan was at a stay until decisions were made from both the Zoning Hearing Board concerning the validity challenge and the Court of Common Pleas concerning the procedural challenge—both decisions have been denied and since, appealed by Circleville Partners. Staff submitted initial plan comments to the developer on Friday, March 30, 2018. The Board of Supervisors reviewed the Plan and made initial comments at its April 16, 2018 meeting and the Planning Commission reviewed and made initial comments at its April 23, 2018 meeting. Staff met with the Pine Hall Development Team to discuss initial comments. A Joint Public Work Session with the Board of Supervisors and Planning Commission was held on June 5, 2018. The Pine Hall Design Team submitted a summary of the meeting to staff. Trans Associates submitted the Traffic Impact Study to staff on Monday, July 30, 2018 for review. The General Master Plan was formally submitted to staff for review on August 1, 2018, which started the 90-day review period for the Board of Supervisors to consider approval of the Plan. The Planning Commission reviewed the proposed plan on Monday, August 27, 2018 and had minimal comments and some public comment. Staff has prepared a schedule to move the Plan forward. The traffic study is under review, terms and conditions and agreements are being prepared in preparation for a Public Hearing. Circleville Partners appealed the decision of the Zoning Hearing Board (to the Court of Common Pleas) and the Court of Common Pleas decision (to the Commonwealth Court). Plan review comments were submitted to the developer on September 19, 2018. Staff had a meeting with the Design Team on October 2, 2018 to discuss the various agreements, terms and conditions, and other items. On October 30, 2018, the plan was resubmitted to staff, reviewed, and comment letter was sent to the developer and their team on November 14, 2018. The traffic impact study is still in discussions and the developer's transportation engineer is reviewing township comments. Traffic Impact Study is still undergoing review and staff is working on the agreements that go along with the plan. Updated Plans were submitted to staff, and the response letter was sent to reviewers. At this time, the majority of the comments are addressed. Plan Expiration is April 8, 2019. Staff has also forwarded comments to the applicant regarding the Workforce Housing Agreement and continue to work towards Terms and Conditions.

Ferguson Township Public Works Building Land Development Plan: Keller Engineers, Inc. submitted plans, on behalf of the Ferguson Township Public Works Department, on February 7, 2019. The new facility will encompass approximately 13,000 ft.<sup>2</sup> that will house offices, vehicle repair bays and vehicle fueling island with canopy. Also included with the proposed plans are paved parking and truck court, sidewalks, an employee patio and landscaping. New utility connections and stormwater management facilities with also be furnished with the new building. Access will be from the upper existing driveway off Research Drive. Stormwater will be handled through several existing swales and detention basins that will be enhanced by meadow and additional landscaping. Plans have been sent out for further review and are due back by February 22, 2019. Planning Commission comments will be incorporated into the overall review.

#### FERGUSON TOWNSHIP PLANNING COMMISSION ORGANIZATIONAL MEETING MINUTES MONDAY, JANUARY 28, 2019 6:00 PM

#### I. ATTENDANCE

The Planning Commission held its organizational meeting on Monday, January 28, 2019 at the Ferguson Township Municipal Building. In attendance were:

#### Commission:

Lisa Strickland, Chairperson
Bill Keough, Vice-Chairperson
Rob Crassweller, Secretary, absent
Erik Scott
Ralph Wheland
Jeremie Thompson
Jerry Binney
Shannon Holliday, Alternate

#### Staff:

Ray Stolinas, Planning & Zoning Director Lindsay Schoch, Community Planner Jeff Ressler, Zoning Officer

Others in attendance included: Marcella Bell, Recording Secretary; Jacqueline Ferrell, PSU Student; Sierra Conelius, PSU Student; Briana Losco, PSU Student; Elizabeth Barber, PSU Student; and Jacob McAndrew, PSU Student

#### II. CALL TO ORDER

Ms. Strickland called the Monday, January 28, 2019 Ferguson Township Planning Commission Organizational meeting to order at 6:00 pm.

#### III. WELCOME AND INTRODUCTION OF NEW MEMBERS

On January 7, 2019, the Board of Supervisors appointed Jerry Binney as a core member of the Planning Commission.

#### IV. ELECTION OF OFFICERS

Mr. Stolinas requested nominations for 2019 Chairperson. <u>A motion was made by Mr. Wheland and seconded by Mr. Thompson to retain Ms. Strickland as Chairperson, Mr. Keough as Vice-Chairperson, and Mr. Crassweller as secretary for 2019. The motion carried 6-0.</u>

#### V. ESTABLISH MEETING DATES

Ms. Strickland discussed the meeting dates for 2019. Mr. Stolinas stated the May 28 meeting will be held on a Tuesday due to observance of Memorial Day on Monday, May 27. Only one meeting has been tentatively scheduled in November due to the Thanksgiving holiday and hunting season. The December meeting date is tentatively scheduled for the first Tuesday of the month (December 3) because the Board of Supervisors generally schedule its last meetings of the year for the first and second Monday (December 2 & 9).

A motion was made by Mr. Keough and seconded by Mr. Wheland to approve the 2019 Planning Commission meeting dates as presented. The motion carried 6-0.

#### VI. SELECTION OF THE CENTRE REGIONAL PLANNING COMMISSION (CRPC) REPRESENTATIVE AND ALTERNATE

A motion was made by Mr. Keough and seconded by Mr. Scott to nominate Jeremie Thompson as the representative for the CRPC and to nominate Mr. Wheland as the CRPC alternate. The motion carried 6-0.

Ferguson Township Planning Commission Minutes January 28, 2019 Page 2 of 2

#### VII. ADJOURNMENT

There being no further business for the Planning Commission during the Organizational meeting, the meeting adjourned at 6:05 p.m.

RESPECTFULLY SUBMITTED,

Rob Crassweller, Secretary
For the Planning Commission

# FERGUSON TOWNSHIP PLANNING COMMISSION MEETING MINUTES MONDAY, JANUARY 28, 2019 6:00 PM

#### I. ATTENDANCE

The Planning Commission held its 1<sup>st</sup> regular meeting of the month on Monday, January 28, 2019 at the Ferguson Township Municipal Building. In attendance were:

Commission: Staff:

Lisa Strickland, Chairperson
Bill Keough, Vice Chairperson
Rob Crassweller, absent
Ralph Wheland
Eric Scott
Jeremie Thompson
Jerry Binney
Shannon Holliday, alternate

Ray Stolinas, Director of Planning & Zoning Lindsay Schoch, Community Planner Jeff Ressler, Zoning Administrator

Others in attendance were: Marcella Bell, Recording Secretary; Jacqueline Ferrell, PSU Student; Sierra Cornelius, PSU Student; Briana Losco, PSU Student; Elizabeth Barber, PSU Student; and Jacob McAndrew, PSU Student

#### II. CALL TO ORDER

Ms. Strickland called the meeting to order at 6:05 p.m.

#### III. CITIZEN INPUT

There was no citizens' input.

#### IV. FERGUSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT AND ZONING ORDINANCES

Mr. Stolinas stated that Environmental Planning & Design (EPD) submitted the fifth draft of the Zoning and Subdivision and Land Development Ordinance (SALDO) documents and staff distributed copies to the Board of Supervisors, Planning Commission, and Tree Commission for further review and comment. Carolyn Yagle is in attendance tonight to review and present the most recent changes to the documents so that Planning Commission members can focus their review on these areas of the ordinances. Additionally, an Open House to discuss both ordinances with property owners and staff is scheduled for February 21, 2019 from 6:00 p.m. - 8:00 p.m. in the Main Meeting Room.

Ms. Yagle stated that the fifth draft was distributed just last week and the biggest change is that the adopted Sourcewater Protection Ordinance has been incorporated into the latest draft. She went on to state that there is an Open House scheduled for the end of February and EPD is working with staff to come up with some exhibits for the meeting. Ms. Yagle stated that before the meeting she received the comment that the red-lined version of the draft ordinances are very small and hard to read. She stated that if anyone would like a clean copy, she has those available.

Ms. Yagle then begin her review of the SALDO. She explained that EPD added a number of items that once lived in the Zoning Ordinance. The design standards that were in the Zoning Ordinance are now placed in the SALDO. In addition, parking standards have been moved from the Zoning Ordinance to the SALDO. This change will give the Board of Supervisors and possibly the Planning Commission the ability to review parking in more detail related to site-specific development. Modifications from parking requirements would come out of the SALDO and would go in front of the Board of Supervisors to review instead of the Zoning Hearing Board. Ms. Yagle

stated that there were minor updates to the Official Map Ordinance, which included reference updates. The SALDO process was cleaned up to include references to the PA Municipalities Planning Code (MPC). Ms. Yagle explained that regarding agriculture-related activities, the land development submission requirements were greatly scaled back from what is in place now. She went on to state that model bicycle parking provisions were included in the parking provisions in the SALDO. Ms. Yagle noted that she worked with staff to solidify the definition of dwelling and dwelling unit so that it cannot be left open to interpretation.

In response to a question from Mr. Keough, Mr. Stolinas explained that the calculation for parking in relation to a land development plan has been changed to use the net floor square footage instead of the gross floor square footage, which will reduce the amount of parking required for a land development plan. Staff is hoping that this new calculation will reduce the amount of variance requests (modification requests in the SALDO as proposed). He went on to state that staff felt the parking requirements belonged in the SALDO and would give the Planning Commission a chance to review a parking modification if the Board of Supervisors so wished. Mr. Keough requested that staff compare the old parking calculation to the new parking calculation to see if there is a significant difference in the number of parking spaces required. He stated that staff may need to revisit the parking calculations if there is not a significant difference between gross floor and net floor.

Ms. Yagle added that she and staff received several comments from the Tree Commission regarding green parking and how to reduce stormwater run-off in parking lots. The Tree Commission wished to see more landscaping within parking lots to help mitigate stormwater run-off. In response to a question from Mr. Wheland, Ms. Yagle stated that the changes suggested by the Tree Commission were mostly related to specific development and parking regulations in relation to landscaping.

In response to a question from Mr. Ressler, Ms. Yagle stated that minor alteration plan were moved over from Zoning to the SALDO. She explained that the Township would have the ability to review the proposed minor subdivision, the Planning Commission would then review it, and finally the Board of Supervisors would review it. Requirements for a minor subdivision are also detailed in the same section.

There was a lengthy discussion regarding the requirements for dedication of park land to the Township from a development and park land fee-in-lieu. Ms. Strickland referred to page 61, Public Use and Service Areas, Public Spaces, Parks Open Spaces, and Recreation Facilities. She referred to the four acre or more requirement for park land dedication to the Township so that the Centre Region Parks and Recreation department manages the park. On page 61 and 63, both sections refer to a four acre minimum, but the wording is not consistent. Ms. Strickland asked that staff make the wording consistent so that it is clear that there is a four-acre minimum requirement. It also needs to be clear that if the park land is under four acres, it can still be considered park land, it just wouldn't be dedicated to the Township as park land. Mr. Ressler stated that he believes if the park land is under four acres, it would not be counted as required park land and open space for the development. In response to a question from Mr. Keough, Mr. Ressler stated that a developer would still have to pay a fee-in lieu for four acres of park land, even though the developer built a two acre park. Mr. Keough felt that if a developer builds a three-acre park, they should only have to a fee-in-lieu for one acre. Mr. Ressler stated that the park land fee-in-lieu is tied to the number of dwellings, multiplied by 2.54 persons per dwelling. multiplied by the parkland fee per person (found in the Townships' schedule of fees).

Ms. Yagle then began her review of the draft Zoning Ordinance. She referred to the Zoning Map presented on the projector and reviewed the changes that were made. There were a few parcels near the Harner Farm parcel that were changed from Rural Agriculture (RA) to Single-Family Residential-1 (R1) and General Commercial (C) due to the recent zoning change.

There was a lengthy discussion regarding a property known as the Oscar DeArmit Drilling property out in the western end of the Township near Route 45. Mr. Keough stated that parcel is designated as RA, however, there won't be any agriculture activities on the property. Mr. Keough wondered under the Zoning Ordinance regulations, whether or not this particular parcel would remain non-conforming. Ms. Yagle explained that the ordinance does not have an office or industrial type of use for the RA district, so it would remain non-conforming. Ms. Yagle stated that there have been a number of uses added to the RA district, which makes it possible that the parcel could become conforming. Mr. Keough believes that the parcel should be considered a commercial or industrial zone. Mr. Stolinas explained that if that particular parcel were rezoned to something other than RA, it would be considered spot-zoning. Ms. Yagle agreed and stated that if the zone were to be changed, it should be an extension of the zones already in existence around it, or multiple parcels around that property should be rezoned to a commercial or industrial zone. Mr. Stolinas stated that staff will look at it further before the Planning Commission reviews the ordinances again.

Mr. Stolinas added that within the Zoning Map, staff consolidated the Office Commercial (OC) zone with General Commercial (C) on the northern part of the Township.

There was a detailed discussion regarding principal and accessory uses and how those uses are approved administratively versus by the Board of Supervisors or the Zoning Hearing Board. Principal and accessory uses that are permitted by right are granted permission via a permit, issued by the Planning & Zoning department. Principal and accessory uses that are conditional uses must be approved by the Board of Supervisors. Principal and accessory uses that are special exceptions must be approved by the Zoning Hearing Board. Both a conditional use and a special exception use must have a Public Hearing in front of the respective bodies. Ms. Yagle stated that she will be working with staff to compile a diagram of all of the different types of uses and how they are approved for the Open House in February.

The discussion then centered around the RA district. In response to a question from Mr. Wheland regarding the minimum lot size for RA parcels, Ms. Yagle explained that if someone has a 50-acre parcel in the RA district, there are uses that are permitted by right. If someone wants to have a landscaping company on their property, it would be considered a conditional use if the parcel is 5 acres up to 49 acres. Mr. Wheland was concerned that someone would be able subdivide a large parcel into smaller parcels less than 50 acres, and it was not the intent of the Ag Ad Hoc Committee to allow that. The Ag Ad Hoc committee wanted to see these types of uses on existing parcels under 50 acres. Mr. Wheland explained that when the Ag Ad Hoc Committee was discussing minimum lot sizes, they found that there were many parcels under 50 acres that don't conform to the Township's requirement of 50 acres for agriculture-related uses in the RA district. It was the Ag Ad Hoc Committee's thought that property owners should be able to use their smaller parcels for agriculture activities, however, the Committee did not want property owners to be able to create parcels smaller than 50 acres to utilize these uses. He went on to explain that the ordinance is not very clear on whether a property owner can subdivide their RA property into parcels smaller than 50 acres.

The Planning Commission took an intermission from 8:03 to 8:13 PM.

The Planning Commission then discussed the Rural Residential (RR) District. Mr. Wheland stated that there should be no minimum lot size for agriculture related activities in the Rural Residential (RR) because there is a provision in the ordinance to follow the Animal Equivalency Unit (AEU). Meaning, a property owner could not put a commercial hog farm on 10 acres in the RR district. Ms. Yagle stated that the ordinance could have criteria that the uses are permissible on an acreage that is smaller than the minimum lot size, so long as there was not subdivision proposed. There was a lengthy discussion about the minimum lot size required in the RR district. There was a consensus from the Planning Commission to set the minimum lot size of the RR district for a single-family dwelling unit as no less than 2 acres with no maximum acreage. There was a lengthy discussion regarding the lot size for accessory uses in the RR. The Planning Commission will discuss this further at a future meeting.

There was a brief discussion regarding commercial hunting preserve use. Currently, it is proposed to be permitted by right as a principal and accessory use in the RA and RR district. Ms. Strickland felt that it should be a conditional use for both the principal and accessory tables in the RR, specifically related to the size of the parcel that this use would be on. Ms. Strickland requested that staff and EPD develop a definition for this use. The Planning Commission will discuss this further at a future meeting.

The Commission then discussed the Agriculture Research (AR) District. There was a lengthy discussion regarding the agriculture buildings on Penn State's research land. Mr. Keough stated that he wished that clubs like 4-H could utilize the buildings on Penn State's parcels and wondered what the Township could do in terms of Zoning to allow this to happen. Mr. Ressler stated that there is nothing that prohibits clubs like that from utilizing educational buildings on Penn State's land, however, it seems that there might be a liability issue from Penn State.

The Planning Commission will continue its discussion on the draft Zoning Ordinance at its next meeting in February.

#### V. CONSENT AGENDA

There were no items on the consent agenda.

#### VI. PLANNING DIRECTOR'S REPORT

Mr. Stolinas reviewed his director's report which included the following items:

On December 11, 2018 and January 9, 2019, the Planning & Zoning staff participated in a meeting with the Township Manager and Public Works Department to discuss the proposed Public Works Building #5 Land Development Plan. Also on December 11, 2018, the Planning & Zoning Director, Community Planner, and Township Manager met with Ron Seybert, Township Engineer regarding the Pine Hall General Master Plan and Transportation Impact Study.

On December 12 and 20, 2018 and January 9, 2019, the Planning & Zoning staff met with Carolyn Yagle of EPD to discuss Tree Commission and Arborist comments on the proposed Zoning and SALDO revisions. Also on December 12, 2018 and January 9, 2019, the Planning & Zoning Director attended the CCHLT Board of Director's meeting at the College Township Building.

On December 19, 2018, the Planning & Zoning Director, Community Planner, and Township Manager attended the Penn State West Campus Parking Deck with State College Borough Planning and Public Works staff. Also on December 19, 2018, the Planning & Zoning Director, Zoning Administrator, and

Township Manager met with representatives of the Pine Grove Mills Farmer's Market to review their end of the year progress report.

On December 20, 2018, the Planning & Zoning Director and Community Planner met with Jim May, CRPA Executive Director, and discussed text and meeting materials for the Pine Grove Mills Small Area Plan.

On January 10, 2019, the Planning & Zoning Director, Township Arborist, and Zoning Administrator met with John Sepp, PennTerra Engineering regarding landscape buffers at the proposed Science Park Plaza. Also on January 10, 2019, the Planning & Zoning Director, Township Manager, Chief of Police, and Township Enginner met with representatives of Rushcliffe St. HOA and Paradigm Properties regarding parking configuration on Rushcliffe St.

On Janaury 11, 2019, the Planning & Zoning Director, Community Planner, and Township Manager met with Tom Zilla, Regional Transportation Planner, Mike Bloom, Deputy County Planning Director, and Leslie Warriner, County Transportation Planner regarding a future Municipal MPO Workshop with Ferguson Township staff and officials.

On January 14, 2019, the Planning & Zoning Director and Township Manager met with Jessica Buckland, Raptor Martial Arts and Lynda Mussi, regarding a Zoning Variance decision for 3020 Research Drive.

On January 15, 2019, the Planning & Zoning Director and Township Manager met with Ron Rehmeyer regarding permitted uses for property within the Office Commercial and General Commercial Zoning Districts.

On January 16, 2019, the Community Planner attended the Centre Regional Planning Agency bimonthly staff meeting. Also on January 16, 2019, the Planning & Zoning Director and Community Planner attended the PSU Land Use webinar at the CRPA Offices titled "Zoning Ethics".

On January 17 and 18, 2019, the Planning & Zoning Director, Chief of Police, and HR Director conducted interviews for the Ordinance Enforcement Officer position. Also on January 17, 2019, the Planning & Zoning Director, Community Planner, and Township Manager met with Daniel Tavis Mehan, Geodesign Program Manager, College of Arts & Architecture on a potential student workshop.

On January 18, 2019, the Planning & Zoning Director, Zoning Administrator, and Township Manager met with Tom Jacobs and Matt Halloran, S&A Homes regarding future phases of the Landings PRD.

On January 23, 2019, the Planning & Zoning Director, Zoning Administrator, Community Planner, Township Engineer, and Township Manager met with Pam Salokangus and representatives of Stahl Shaffer Engineering on the proposed Whitehall Road Regional Park Phase I Land Development Plan Pre-Application. Also on January 23, 2019, the Planning & Zoning Director and Township Manager met with Penn State representatives Charima Young, Andrew Gutberlet, and Neil Sullivan regarding Penn State University comments related to the Source Water Protection Overlay District. In addition, on January 23, 2019, the Planning & Zoning Director, Township Manager, Community Planner, and CCHLT Executive Director met and discussed the Pine Hall Workforce Housing Agreement Fee-in-Lieu consideration.

On January 24, 2019, the Planning & Zoning Director and Community Planner met with the Township Communication Coordinator and Assistant to the Manager to discuss public notices for the Zoning and SALDO Open House.

On January 25, 2018, the Planning & Zoning Director attended the CCHLT Strategic Planning Committee meeting with Missy Schoonover, CCHLT Executive Director and Sarah Klinetob Low, CCHLT Board Member.

#### Recent BOS Actions Summary (1/21/19 Regular Meeting):

- Report from Kevin Abbey, Clearwater Conservancy, introducing the Scotia Young Forest Conservation Initiative
- Public Hearing on the Source Water Protection Overlay District Ordinance (Adopted 4-0)
- Presentation of the Harner Farm Concept Plan
- Appointment to the Ferguson Township Vacancy Board
- National Citizens Survey Contract Authorization
- Beaver Branch Gorge Discussion
- PA Cap and Trade Petition
- 2019 Donation Requests Discussion

#### Upcoming Zoning Hearing Board Agenda (12/18/18):

Variance Application Request – SCWA Nixon-Kocher Water Treatment Facility

#### VII. ACTIVE PLANS UPDATE

Ms. Schoch provided the active plans update, which included the following active plans: Harner Farm Concept Plan, King Wealth Strategies Land Development Plan, and Pine Hall Traditional Town Development General Master Plan.

#### VIII. CENTRE REGIONAL PLANNING COMMISSION (CRPC) REPORT

Mr. Thompson stated that at the December meeting, the Centre Regional Planning Agency (CRPC) received a presentation from Dave Pribulka and Jeff Ressler regarding the proposed Sourcewater Protection Overlay District Ordinance. The CRPC gave comments, which were forwarded onto the Board of Supervisors, who adopted the ordinance at a Public Hearing on January 21, 2019. The next CRPC meeting will be February 7, 2019.

#### IX. SOURCEWATER PROTECTION UPDATE

Mr. Stolinas stated that as Mr. Thompson mentioned, the Board of Supervisors adopted the Sourcewater Protection Overlay District Ordinance on January 21, 2019. The Ordinance goes into effect 30 days from the date of adoption.

#### X. ZONING/SALDO STEERING COMMITTEE UPDATE

There was no update.

#### XII. PINE GROVE MILLS—SMALL AREA PLAN

Ms. Strickland stated that the steering committee met and had a brainstorming session to narrow down goals and objectives. Mr. Stolinas added that Mr. Jim May, the CRPA Director is working on the Small Area Plan and will present what sections of it to the Board of Supervisors and the Planning Commission in March.

#### XIII. APPROVAL OF THE REGULAR MEETING MINUTES – DECEMBER 4, 2018

A motion was made by Mr. Wheland and seconded by Mr. Keough to approve the December 4, 2018 meeting minutes as presented. The motion carried 5-0.

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#### XIII. ADJOURNMENT

There being no further business for the Planning Commission, the meeting adjourned at 9:05 p.m.

RESPECTFULLY SUBMITTED,

ROB CRASSWELLER, SECRETARY FOR THE PLANNING COMMISSION

