

FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
Monday, September 14, 2020
6:00 PM
Zoom Meeting
<https://us02web.zoom.us/j/83813225915>

Meeting ID: 838 1322 5915

- I. Call To Order
- I. Approval of Regular Meeting Minutes—August 24, 2020
- II. Citizen Input
- III. Land Development Plans

A. Kocher Well Field Water Pumping Improvements Land Development Plan

This Land Development Plan was submitted by Gwin, Dobson & Foreman Engineering, Inc. on behalf of their client, The State College Borough Water Authority. The Land Development Plan proposes water pumping improvements to the Kocher well fields on Tax parcel 24-006-055E, located at 3961 W. Whitehall Road. The construction consists of two (2) buildings that measure 9 feet 4 inches by 12 feet 4 inches. Each building will be in close proximity to existing well #71 and well #78. There is an existing floodplain that traverses the parcel and no construction is planned in the floodplain. On June 23, 2020, a variance was approved to utilize FEMA Mapping for Floodplain Boundary determination instead of independent Hydrologic and Hydraulic (H&H) study as required by §27-701. The parcel is 47.7 acres and is zoned Rural Residential (RA). This is the Preliminary review of the land development plan.

Staff Recommendation: *Staff asks the Planning Commission make a recommendation to the Board of Supervisors to approve the Preliminary Land Development Plan.*

- IV. Official Reports and Correspondences
 - A. Board of Supervisors
 - B. CRPC Report
 - C. Land Development Plans
 - D. Staff Updates

i. **September 15th Joint Board and Planning Commission Meeting**

The purpose of this meeting will be to present and discuss zoning map amendment recommendations to the Board of Supervisors.

ii. **September 16th Joint Board and Planning Commission Meeting**

The purpose of this meeting will be to continue discussions on the draft Workforce Housing Ordinance amendment.

V. **Adjournment**

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, AUGUST 24, 2020
6:00 PM**

ATTENDANCE

The Planning Commission held its regular meeting of the month on Monday, August 24, 2020, as a virtual meeting. In attendance:

Commission:

Jeremie Thompson – Chair
Rob Crassweller – Secretary
Shannon Holliday
Bill Keough
Lisa Rittenhouse
Ellen Taricani
Ralph Wheland
Qian Zhang – Alternate

Staff:

Jenna Wargo, Planning & Zoning Director
Jeff Ressler, Zoning Administrator
Kristina Aneckstein, Community Planner
David Pribulka, Township Manager
Dave Modricker, Public Works Director

Others in attendance: Rhonda Demchak, Recording Secretary; Marc McMaster, Real Estate Agent, State College; Nicole Pollock, Ferguson Township Resident; Betsy Dupuis, Ferguson Township Resident; Derek Anderson, Pine Hall TDD Developer; Charles Suhr, Attorney, Stevens & Lee; Joseph Green, Ferguson Township Resident; Ken Beldin, GD&F Engineers

Ms. Wargo took roll call and the Planning Commission had a quorum.

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, August 24, 2020 at 6:10 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES JULY 27, 2020

Mr. Thompson called for a motion to approve the minutes from July 27, 2020. Mr. Crassweller made a motion to approve the minutes. Ms. Taricani seconded the motion. The motion passed unanimously.

III. CITIZEN INPUT - NONE

IV. LAND DEVELOPMENT PLANS

A. Kocher Well Field Water Pumping Improvements LDP

Ms. Aneckstein introduced and presented the land development plan that was submitted by Gwin, Dobson & Foreman Engineering, Inc. on behalf of their client, The State College Borough Water Authority. The Land Development Plan proposes water pumping improvements to the Kocher well fields on tax parcel 24-006-055E, located at 3961 West Whitehall Road. The construction of two (2) buildings that measure 9 feet 4 inches by 12 feet 4 inches. Each building is near well #71 and well #78. There is an existing floodplain that traverses the parcel and no construction is planned in the floodplain. On June 23, 2020, a variance was approved to utilize FEMA Mapping for Floodplain Boundary determination instead of independent Hydrologic and Hydraulic (H&H) study as required by §27-701. The parcel is 47.7 acres and is currently zoned Rural Agriculture (RA). This was a preliminary submission and no action is required.

B. Parkview Subdivision - Replot of Tax Parcel 24-118-128 and Tax Parcel 24-118-128A

Ms. Aneckstein presented the Parkview Subdivision submitted by PennTerra Engineering, Inc. on behalf of their client, Alec J. Pringle and Jodi L. Green, owners of Tax parcel 24-118-128 and 24-118-128A. The parcels are located at 1401 Circleville Road and 1403 Circleville Road respectively. Tax Parcel 24-118-128, referred to as Lot 3R on the subdivision plan, is currently 0.786 acres. Tax Parcel 24-118-128A, referred to as Lot 4R on the subdivision plan, is currently 1.971 acres. This replot proposes to add 0.546 acres to Lot 3R to create a 1.333-acre parcel (Lot 3RR). Lot 4 will be reduced to 1.425 acres (Lot 4R) with this replot. There is a shared access driveway to both parcels. The parcels are zoned Residential-single family (R1). Mr. Crassweller moved that the Planning Commission recommend the application for consideration of a modification to the Board of Supervisors. Mr. Wheland seconded the motion. The motion passed unanimously. Mr. Crassweller moved that the Planning Commission recommend the land development plan to the Board of Supervisors. Ms. Taricani seconded the motion. The motion passed unanimously.

V. COMMUNITY PLANNING

A. Affordable Housing Ordinance

Ms. Wargo presented the draft ordinance. The Workforce Housing Ordinance is codified under Supplemental Regulations in Chapter 27, Zoning and applies to zoning districts where the provisions of workforce housing units are required or incentivized. Currently, the Township requires workforce housing to be built in the Traditional Town Development (TTD) Zoning District and it is incentivized in the Terraced Streetscape (TS) District. The original ordinance was adopted in 2015 and achieves a very specific objective of establishing a legacy workforce housing program through deed restricted, owner-occupied units. Provided with the agenda is the draft amendment to the Workforce Housing Ordinance. This draft includes input and direction from the Board of Supervisors and the established technical working group. The ordinance would be applicable to the development of or rehabilitation of ten or more residential dwelling units, conversion of an existing residential structure to a multi-family dwelling that results in ten or more residential dwelling unit and conversion of a non-residential property to a residential property that results in ten or more residential dwelling units within the TTD or TS Zoning Districts. It expands upon the legacy workforce program by allowing for rentals or owner-occupied units; and provides workforce housing units to be built off-site, designated off-site, land and/or building donation and fee-in-lieu. The Working Group met on August 21, 2020, the designated off site and land/building donation was taken off for now. The group wants to spend more time on all the options to ensure it is correct. There will be continued discussions in the future. Ms. Wargo indicated that a poll was sent out for your availability for a Joint Board and Planning Commission meeting to discuss the ordinance. Ms. Wargo addressed several questions regarding eligibility, incentives, and clarified language within the ordinance. Mr. Keough expressed his concerns with the 99-year attachment to the Affordable Housing Program within the Township. Mr. Keough indicated that he would like the ordinance to address major repairs on a home that has a 99-year life span by the ordinance. Ms. Wargo noted it will be discussed during the joint meeting. A discussion ensued regarding MOU's. Mr. Pribulka noted that Ferguson Township has an MOU with the Centre County Housing and Land Trust and the Township pays \$5,000 per year as an allocation to the Land Trust to assist them with administration services. Additionally, there is a menu of services they provide

to the Township in exchange of our partnership in the trust. Mr. Pribulka noted that in exchange of the allocation, a member of the Township Staff, typically the Planning and Zoning Director, has a seat on the Board of Directors of the Centre County Housing and Land Trust. Ms. Rittenhouse requested a copy of the MOU and the scope of services that are provided. Mr. Pribulka noted that they will be sent to each member of the Planning Commission. Mr. McMaster noted that the demand for houses in State College is very busy, houses are still selling for over full price and there is a supply issue. Mr. McMaster indicated that it is difficult to develop in Centre County due to rules and regulations, so the supply backs up. Ms. Rittenhouse noted that new construction is backed up and takes up to 8 months to finish. During public comment, Mr. Suhr noted that he and Mr. Anderson are pleased with how the ordinance is being developed and will send their comments to Ms. Wargo by August 31st. Mr. Suhr noted that perhaps utilize the fee-in-lieu money to be an incentive for when people purchase or rent a unit. Perhaps use for down payments, security deposits, and closing costs. Mr. Anderson noted that more clarity needs to be included with regards to fee-in-lieu in the ordinance.

VI. SPECIAL REPORTS

A. Stormwater Program Implementation and Fee Study

Mr. Pribulka presented the recent developments with the Stormwater Program. The slides that were presented can be found on the [Township's website](#). Mr. Pribulka reviewed Phase I which is the feasibility study that was completed in 2019 and then reviewed Phase II. The Advisory Committee is comprised by a broad representation from the community. Ms. Rittenhouse indicated that the Township needs to be cautious of the charges because the millage rate and transfer tax is one of the higher rates. Continued discussion on program cost estimation and revenue ensued after the slide presentation. Ms. Holliday and Chair Thompson expressed concerns over the millage and the lack of cost of living raises. Mr. Pribulka will share data with the Commission on the millage. Mr. Pribulka noted that the decision regarding the program has not been made and that it is not an either-or proposition. Mr. Pribulka presented a hybrid scenario to the Board recently. If the fee is enacted this year, perhaps give a 100% credit in 2021 due to the impact that the pandemic has had on the economy. Mr. Keough noted that there is a perception that there are only two choices and stated that the hybrid scenario should be included more when presenting. Mr. Pribulka encouraged anyone with questions to visit the website or contact his office.

VII. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that the Board met on August 17, 2020, and the Board amended Chapter 19, Signs and Billboards and Chapter 27, Section 720 the Domestic Chicken and Ducks ordinance. Ms. Wargo presented the Workforce Housing Ordinance at the Board meeting as well.

B. CRPC Report

Ms. Taricani noted that the Committee met on August 6, 2020 and discussed the need for making space for adult use. The Bon Ton space at the Nittany Mall is being considered perhaps for a casino. Also discussed was the pandemic and how it is impacting the community.

C. Land Development Plans

Ms. Aneckstein reported that they are reviewing the Parkview Subdivision and the

Kocher Well Fields Improvements Land Development Plan. The West College Avenue Student Housing land development plan was submitted to the Township. The parcels are located on West College Avenue and Buckhout Street. There are five lots that will be consolidated. The plan proposes 6 story multi-family residential apartment buildings with commercial and retail on the first floor. There will be underground parking. There will be 96 residential units proposed. In addition, they are also proposing 14 short-term bicycle spaces and 159 vehicle parking spaces. It is in the Terraced Streetscape District; however, it crosses over into the State College Borough. The plan was also submitted to the State College Borough for their review.

D. Staff Updates

Ms. Wargo asked the Commission to please respond to the Doodle Poll that was sent on August 21, 2020 regarding the joint meeting for the Workforce Housing Ordinance and the rezoning map amendment map process.

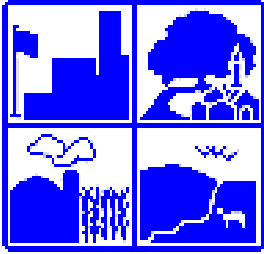
Mr. Keough noted that he is COVID at-risk but stated that he is ready for the Planning Commission to meet in person considering the new developments that are going to be approved in the near future.

VIII. ADJOURNMENT

Mr. Wheland made a motion to adjourn the August 22, 2020 Planning Commission meeting at 8:45 p.m. Ms. Holliday seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Rob Crassweller, Secretary
For the Planning Commission



TOWNSHIP OF FERGUSON

3147 Research Drive, State College, Pennsylvania 16801
Telephone: 814-238-4651 Fax: 814-238-3454

TO: Ferguson Township Planning Commission
FROM: Kristina Aneckstein, Community Planner
DATE: September 14, 2020
SUBJECT: Kocher Well Field Water Pumping Improvements

This Land Development Plan was submitted by Gwin, Dobson & Foreman Engineering, Inc. on behalf of their client, The State College Borough Water Authority. The Land Development Plan proposes water-pumping improvements to the Kocher well fields on Tax parcel 24-006-055E, located at 3961 W. Whitehall Road. The construction of two (2) buildings that measure 9 feet 4 inches by 12 feet 4 inches. Each building will be in close proximity to existing well #71 and well #78. There is an existing floodplain that traverses the parcel; however, no construction is planned in the floodplain. On June 23, 2020, a variance was approved to utilize FEMA Mapping for Floodplain Boundary determination instead of independent Hydrologic and Hydraulic (H&H) study as required by §27-701. The parcel is 47.7 acres and is zoned Rural Residential (RA). This is the Preliminary submission. All outstanding comments are administrative.

Staff Recommendation: Staff recommends the Planning Commission make a recommendation to the Board of Supervisors to approve the Kocher Well Field Water Pumping Improvements Land Development Plan.

STATE COLLEGE BOROUGH WATER AUTHORITY FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLANS

FOR

KOCHER WELL FIELD WATER PUMPING IMPROVEMENTS

JULY 22, 2020
REVISED: AUGUST 20, 2020

COMMONWEALTH OF PENNSYLVANIA ACT NO. 287

THE CONTRACTOR SHALL COMPLY WITH ALL THE APPLICABLE REQUIREMENTS OF ACT NO. 287 OF THE GENERAL ASSEMBLY OF THE COMMONWEALTH OF PENNSYLVANIA, AS AMENDED BY ACT NO. 187 OF 1996, AS AMENDED BY ACT NO. 181 OF 2006, EFFECTIVE MARCH 29, 2007, AND AS AMENDED BY ACT 121 OF 2008, EFFECTIVE OCTOBER 9, 2008.

THE FOLLOWING IS A LIST OF MEMBERS LOCATED WITHIN THE PROJECT AREA:

<p>WATER/ WASTEWATER:</p> <p>UNIVERSITY AREA JOINT AUTHORITY 1576 SPRING VALLEY ROAD STATE COLLEGE, PA 16801 CONTACT: MARK HARTER EMAIL: mharter@uajg.com (814) 238-8370</p> <p>PENN STATE UNIVERSITY WASTEWATER TREATMENT PLANT 501 UNIVERSITY DRIVE STATE COLLEGE, PA 16801 CONTACT: JEFF McDONALD EMAIL: jim86@psu.edu</p> <p>STATE COLLEGE BOROUGH WATER AUTHORITY 1201 WEST BRANCH ROAD STATE COLLEGE, PA 16801 CONTACT: STEVEN ALBRIGHT EMAIL: steve@scbwa.org (814) 238-0885</p>	<p>ELECTRIC:</p> <p>WEST PENN POWER 800 CABIN HILL DRIVE ROOM 8100N GREENSBURG, PA 15601 CONTACT: ROBERT PAINTER EMAIL: rpainter@westpennpower.com</p> <p>ROADS/ STORM:</p> <p>FERGUSON TOWNSHIP CENTRE COUNTY 3147 RESEARCH DRIVE STATE COLLEGE, PA 16801 CONTACT: CHRIS LEIDY EMAIL: cleidy@fwp-ferguson.pa.us</p>
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PA ONE-CALL (800) 242-1776
PA ONE-CALL SERIAL NUMBER:
20201901539

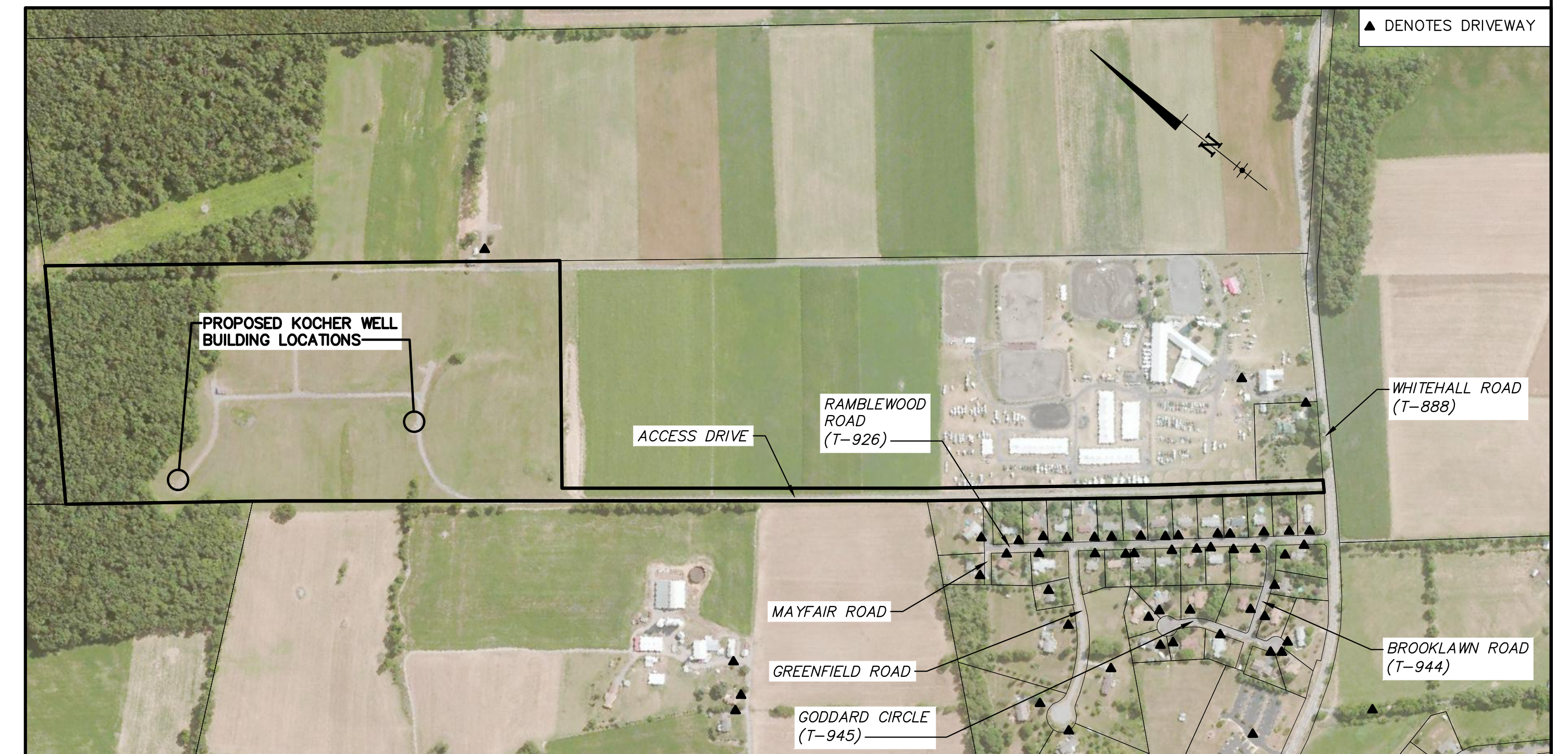
GD&F
GWIN
DOBSON &
FOREMAN
ENGINEERS
3121 Fairway Drive
Altoona, PA 16602
814.943.5214
gdfengineers.com

INDEX OF DRAWINGS

NO.	DATE	DESCRIPTION
CS-1		COVER SHEET
1		EXISTING SITE PLAN
2		PRELIMINARY LAND DEVELOPMENT PLAN
3		KOCHER WELL BUILDING PLANS AND SECTIONS
4		EROSION AND SEDIMENT CONTROL (ESC) PLAN
5		LANDSCAPING PLAN
6		PRELIMINARY LAND DEVELOPMENT SECTIONS
D-1		EROSION AND SEDIMENT CONTROL (ESC) NOTES AND DETAILS
D-2		EROSION AND SEDIMENT CONTROL (ESC) NOTES

RECORD PLAN NOTE

THIS RECORD PLAN CONFORMS WITH THE PLAN RECEIVING FINAL APPROVAL BY THE FERGUSON TOWNSHIP BOARD OF SUPERVISORS ON ALL IMPROVEMENTS ARE OR WILL BE INSTALLED IN ACCORDANCE WITH SUCH PLAN IN A MANNER AND TIME SO SPECIFIED THEREIN.



KEY MAP
SCALE: 1" = 400'

PROJECT NOTES

- GENERAL SITE/LOT INFORMATION:
 - OWNER/DEVELOPER: STATE COLLEGE BOROUGH WATER AUTHORITY
 - TAX PARCEL NUMBER/LOT ACREAGE: 24-006-.055E-.0000-/47.70 ACRES
 - PROPERTY ADDRESS: 3961 W. WHITEHALL ROAD
 - RECORD BOOK/PAGE NUMBER: 793 / 314
 - LAND IS ZONED: RURAL AGRICULTURAL (RA)
 - BUILDING SETBACK LINE: FRONT YARD = 50'
SIDE YARD = 50'
REAR YARD = 50'
 - LOT REQUIREMENTS: EXISTING LOT AREA = 2,077,627 SQ. FT. OR 47.70 ACRES [BY DEED]
MAXIMUM BUILDING HEIGHT = 50'
PROPOSED BUILDING HEIGHT = 12.4'
 - EXISTING LAND USE: POTABLE WATER PUMP STATION FACILITY
 - PROPOSED LAND USE: POTABLE WATER PUMP STATION FACILITY
 - INFORMATION CONCERNING EXISTING FEATURES, RIGHT OF WAYS, PROPERTY LINES, ZONING BOUNDARIES, ETC. SHOWN ON THESE DRAWINGS WAS OBTAINED FROM DEEDS, RECORD DRAWINGS, FIELD OBSERVATIONS AND DATA OBTAINED FROM THE CENTRE COUNTY GIS SYSTEM AND MAY NOT REPRESENT CONDITIONS EXACTLY AS THEY EXIST AT THE PRESENT, NOR DO THEY CONSTITUTE ACTUAL FIELD INSTRUMENT SURVEYS FOR ALL INFORMATION SHOWN ON THESE PLANS.
 - HORIZONTAL CONTROLS ARE REFERENCED TO THE PENNSYLVANIA STATE PLANE (NAD 83) SOUTH ZONE.
 - VERTICAL CONTROLS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TOPOGRAPHIC AND LOCATION INFORMATION INDICATED ON THESE PLANS WAS OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS (PSDA) CLEARINGHOUSE.
 - SOILS INFORMATION FROM UNITED STATE DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, ON-SITE SOILS CONSIST PRIMARILY OF SILT LOAMS UNDERLAIN BY CARBONATE ROCK.
 - EXISTING FLOODPLAIN INFORMATION FROM FLOOD INSURANCE RATE MAP (FIRM) PANEL NOS. 42027C0830F AND 42027C0835F FOR FERGUSON TOWNSHIP, EFFECTIVE DATE MAY 4, 2009, IS INDICATED ON THESE PLANS AND SUPPLEMENTED WITH FLOODPLAIN DATA FROM A DETAILED STUDY PERFORMED BY GWIN, DOBSON & FOREMAN, INC. AND DATED APRIL, 2020.
 - THERE ARE NO IDENTIFIABLE WETLANDS WITHIN THE ENVIRONS OF THE PROJECT LIMITS.
 - THERE ARE NO STEEP SLOPES (>25%) WITHIN THE ENVIRONS OF THE PROJECT LIMITS.
 - THE PROPOSED WELL PUMP VFD BUILDINGS ARE LOCATED IN THE WELLHEAD ZONE 1 PROTECTION AREA AS DEFINED BY §27-504 (SOURCE WATER PROTECTION OVERLAY DISTRICT) OF THE FERGUSON TOWNSHIP CODE. THE BUILDINGS ARE TO BE USED TO INSTALL ELECTRICAL IMPROVEMENTS IN SUPPORT OF AN EXISTING POTABLE WATER PUMP STATION FACILITY. NO HAZARDOUS MATERIALS ARE TO BE STORED, HANDLED OR USED IN THE WELL PUMP VFD BUILDINGS. AS SUCH, THE CONSTRUCTION AND OPERATION OF THESE BUILDINGS BY THE STATE COLLEGE BOROUGH WATER AUTHORITY IS A PERMITTED USE IN ACCORDANCE WITH §27-504.7.B.40 (TABLE 405, LAND USE NO. 40).
- LOT COVERAGE:
 - MAXIMUM IMPERVIOUS COVERAGE = 10.00%
 - PROPOSED IMPERVIOUS COVERAGE = 3.16% (65,638 SQ. FT.)
 - PARKING ANALYSIS:
 - REQUIRED PARKING = §22-SC01.1.B.(2)
= 1 SPACE / FACILITY X 3 FACILITIES = 3 PARKING SPACES
 - PARKING PROVIDED = 3 SPACES (SEE PLANS)
 - DATE OF ZONING PERMIT APPLICATION: JULY 19, 2019
 - LIST OF APPROVED VARIANCES: (JUNE 23, 2020)
 - §27-701 - VARIANCE TO UTILIZE FEMA MAPPING FOR FLOODPLAIN BOUNDARY DETERMINATION INSTEAD OF INDEPENDENT HYDROLOGIC AND HYDRAULIC (H&H) STUDY.

CENTRE COUNTY RECORDER OF DEEDS

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CENTRE
CERTIFICATION OF OWNERSHIP
ON THIS, ____ DAY OF _____, 20____, THE UNDERSIGNED OWNER(S), PERSONALLY APPEARED BEFORE ME AND CERTIFIED THAT THEY WERE THE OWNER(S) OF THE PROPERTIES SHOWN ON THIS PLAN AND ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIGNS, THE SAME TO BE RECORDED AS SUCH, ACCORDING TO THE LAW.

OWNER SIGNATURE _____ OWNER PRINT NAME _____ OWNER TITLE _____
WITNESS MY HAND AND SEAL, THIS DATE _____
NOTARY PUBLIC _____ COMMISSION EXPIRES _____

DESIGN PROFESSIONAL CERTIFICATION

I, KENNETH W. BELDIN, JR., PE, HAVE REVIEWED AND HEREBY CERTIFY THAT THIS LAND DEVELOPMENT MEETS ALL DESIGN REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ZONING ORDINANCE AND ALL OTHER APPLICABLE CHAPTERS OF THE FERGUSON TOWNSHIP CODE.

FERGUSON TOWNSHIP ENGINEER CERTIFICATION

I, _____, HAVE REVIEWED AND HEREBY CERTIFY THAT THE PLAN MEETS ALL ENGINEERING DESIGN STANDARDS AND CRITERIA OF THE FERGUSON TOWNSHIP CODE OF ORDINANCES.

FERGUSON TOWNSHIP PLANNING COMMISSION

FERGUSON TOWNSHIP PLANNING COMMISSION APPROVED
SECRETARY _____ DATE _____
CHAIRMAN _____ DATE _____

FERGUSON TOWNSHIP BOARD OF SUPERVISORS

FERGUSON TOWNSHIP BOARD OF SUPERVISORS APPROVED
SECRETARY _____ DATE _____
CHAIRMAN _____ DATE _____

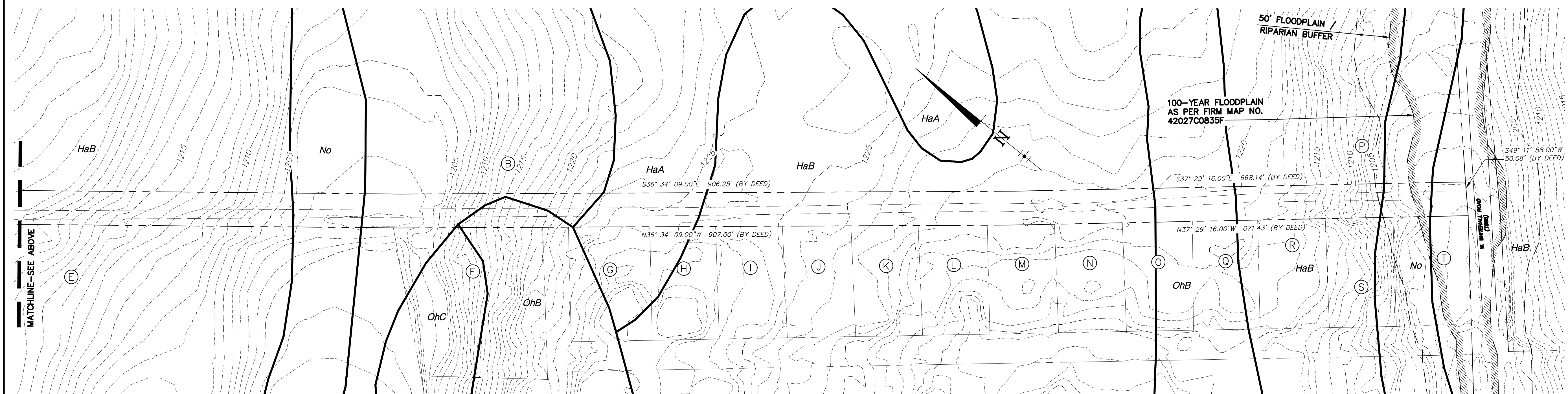
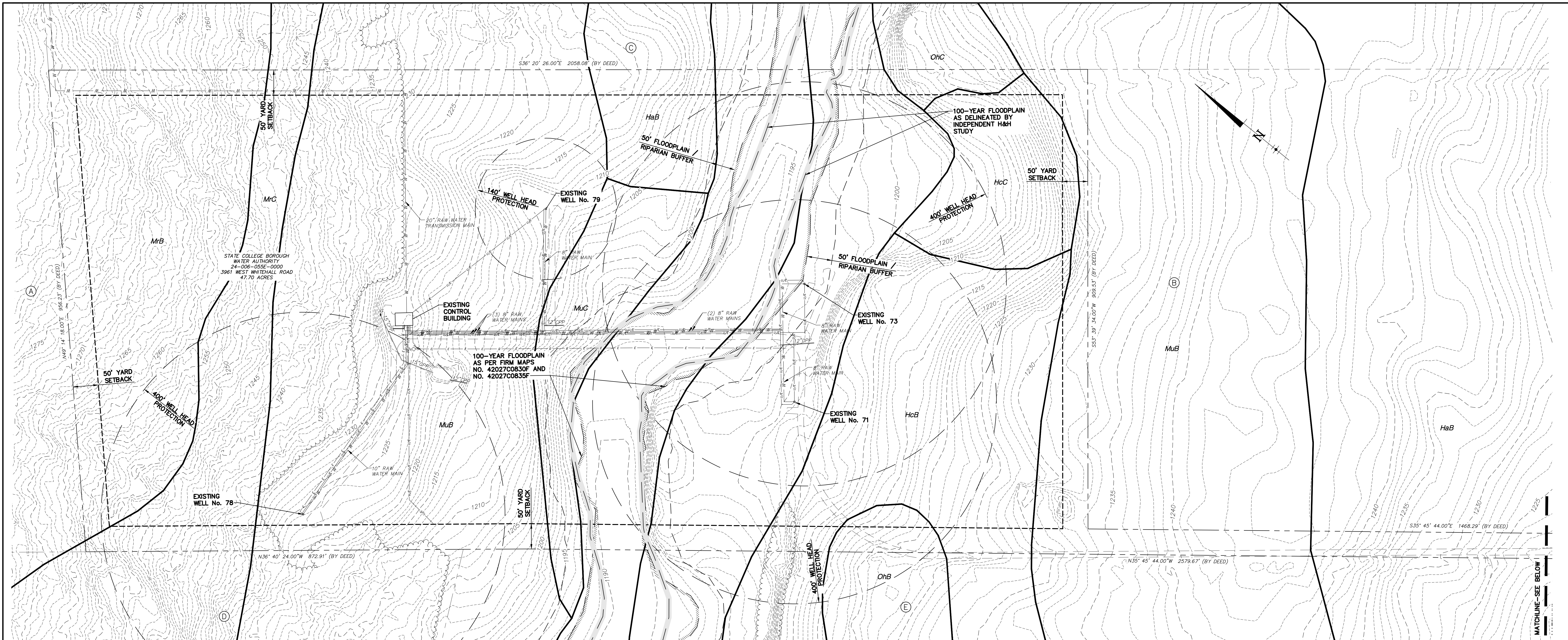
FERGUSON TOWNSHIP ZONING OFFICER

FERGUSON TOWNSHIP ZONING OFFICER APPROVED
ZONING OFFICER _____ DATE _____

FIRE CHIEF CERTIFICATION

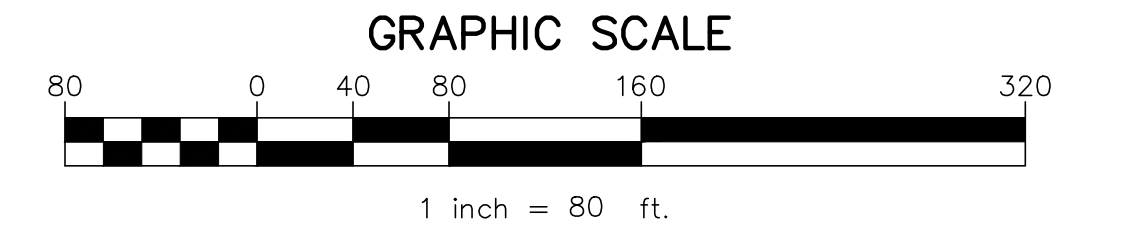
I HAVE REVIEWED AND HEREBY CERTIFY THAT THE LOCATION OF FIRE LANES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE ADEQUATE.
FIRE CHIEF _____ DATE _____

	COVER SHEET		
	STATE COLLEGE BOROUGH WATER AUTHORITY		
KOCHER WELL FIELD WATER PUMPING IMPROVEMENTS		FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA	
SEAL	DATE: 07/22/2020	JOB: 16049	SCALE: AS SHOWN
	FWD49_KOCHER_LD	DRAWN BY: RLN	CHECKED BY: KWB
			SHEET NO: CS-1



LEGEND

---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	BITUMINOUS PAVEMENT
---	STABILIZED AREA
---	TREELINE
---	STREAM/DITCH LINE
X-X	FENCE LINE
U/E	BURIED ELECTRIC
E-E	OVERHEAD ELECTRIC
---	UTILITY LINE
---	STORM SEWER (12" OR LARGER)
---	WATERLINE
---	MAJOR CONTOUR (5')
---	MINOR CONTOUR (1')
---	100-YEAR FLOODPLAIN BOUNDARY (FEMA)
---	100-YEAR FLOODPLAIN BOUNDARY (H&H)
---	50' RIPARIAN BUFFER



ADJOINING PARCEL INFORMATION

PARCEL	TAX ID	OWNERS	MAILING ADDRESS	DEED BOOK / PAGE
A	24-003-000-0000	N/F GRUBB, JEFFREY A. ET AL.	2009 COLETO STREET, AUSTIN, TX 78722	2136 / 671
B	24-006-055A-0000	N/F GAL K. KOCHER	3951 WEST WHITEHALL ROAD, PENNA FURNACE, PA 16865	1045 / 366
C	24-006-055B-0000	N/F KOCHER, GARY J.	3998 WEST WHITEHALL ROAD, PENNA FURNACE, PA 16865	2136 / 536
D	24-006-055A-0000	N/F RONALD E. CONNELLY & FRANK S. CONNELLY, JR.	2080 TADPOLE ROAD, PENNA FURNACE, PA 16865	2245 / 403
E	24-006-055-0000	N/F LEROY E. & KAREN D. DRIBBLEB	1801 TADPOLE ROAD, PENNA FURNACE, PA 16865	463 / 103
F	24-006B-020-0000	N/F BLAIR SCOTT & JENNIFER J. HEFON	345 MAYFAIR ROAD, PENNA FURNACE, PA 16865	1797 / 101
G	24-006B-018-0000	N/F NZAR & AMRA MEDDER	125 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	2146 / 674
H	24-006B-017-0000	N/F FLUMMER, KIMBERLY C.	123 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	2092 / 95
I	24-006B-016-0000	N/F RONALD HOY	121 RAMBLEWOOD RD, PENNA FURNACE, PA 16865	690 / 11
J	24-006B-015-0000	N/F RUSSELL A. ROAN	119 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	386 / 389
K	24-006B-014-0000	N/F MILLER, JOSEPH L. & AMBER R.	117 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	2148 / 969
L	24-006B-013-0000	N/F FRIEDMAN, DANA G. & STACY L.	115 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	2137 / 438
M	24-006B-012-0000	N/F WARNER, JONATHAN R.	113 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	2117 / 188
N	24-006B-006-0000	N/F VITALY & TATYANA NOVIKOV	111 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	1266 / 438
O	24-006B-007-0000	N/F ROBERT E. & THELMA E. HOMAN	109 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	328 / 349
P	24-006-005F-0000	N/F BECKERLE, PATRICK T. & ROSEANN M.	3955 WEST WHITEHALL ROAD, PENNA FURNACE, PA 16865	2190 / 100
Q	24-006B-008-0000	N/F JAMES W., JR. & ROSELLA J. WAGNER	107 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	1367 / 419
R	24-006B-009-0000	N/F VIKTOR I. & OLGA G. ASEYEV	105 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	1112 / 567
S	24-006B-010-0000	N/F GERALDINE B. REVEE	103 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	994 / 546
T	24-006B-011-0000	N/F KURTIS S. & LESLIE M. AURANDT	101 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	2189 / 644

NO.	DATE	DESCRIPTION
1	08/20/2020	REVISED PER TOWNSHIP COMMENTS
		DESCRIPTION
		REVISIONS

EXISTING SITE PLAN

STATE COLLEGE BOROUGH
WATER AUTHORITY

**KOCHER WELL FIELD
WATER PUMPING IMPROVEMENTS**

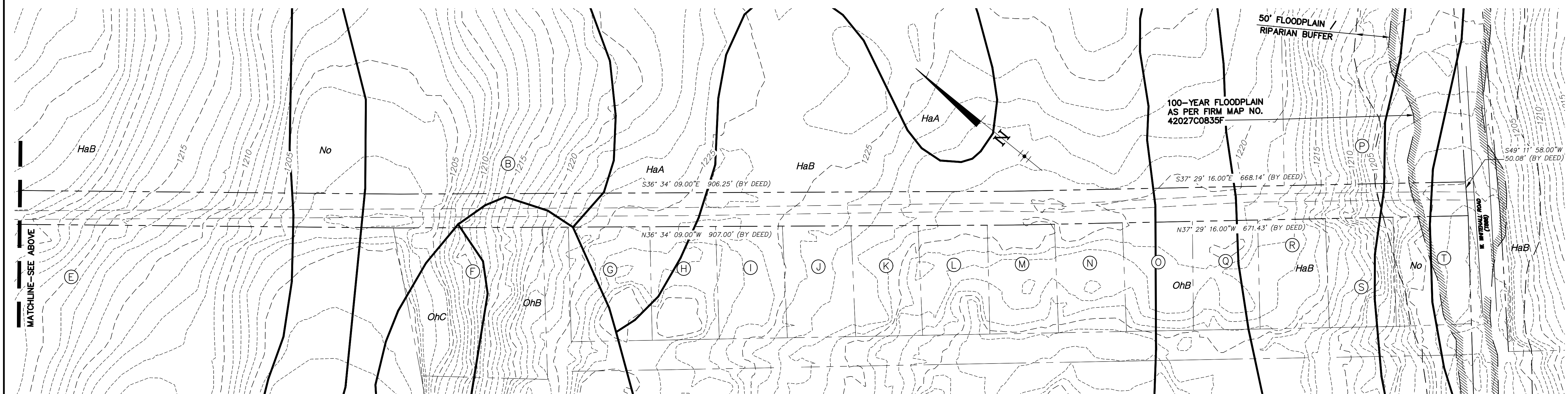
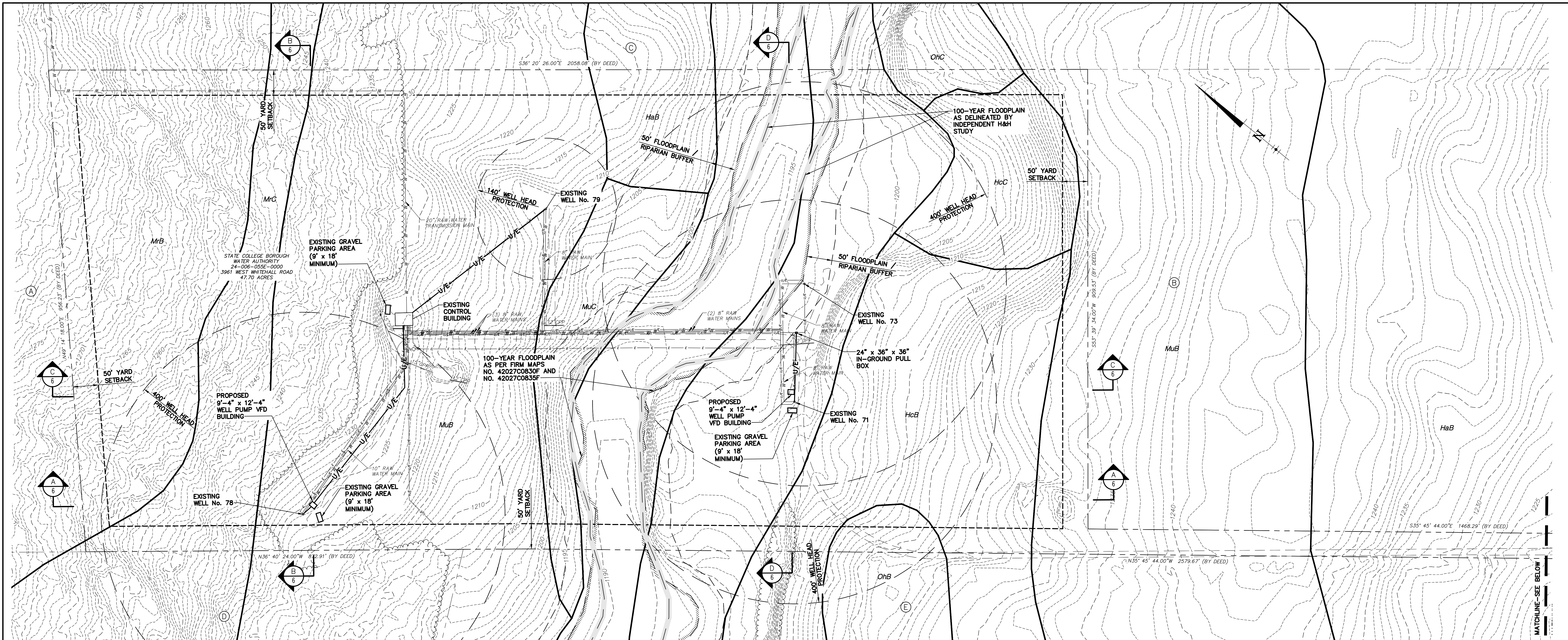
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

DATE: 07/22/2020 JOB: 16049 SCALE: AS SHOWN
FMB049_KOCHER_LD_CD DRAWN BY: AJL CHECKED BY: KWB

SEAL

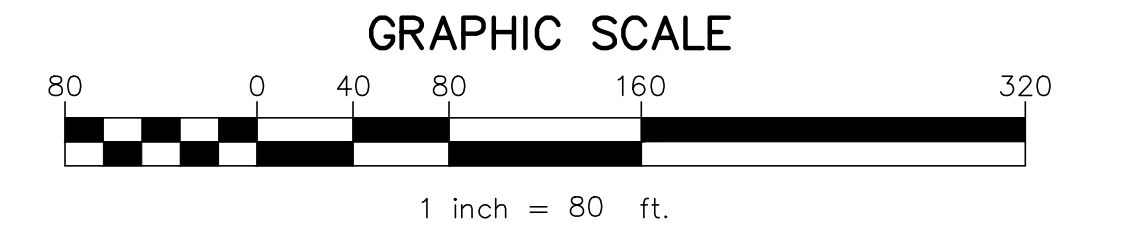
GD&F
GWIN DOEBSON & FOREMAN
ENGINEERS
3121 Fairway Drive
Allison, PA 16802
814.943.9214
gdfengineers.com

SHEET NO: **1**



LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- BITUMINOUS PAVEMENT
- STABILIZED AREA
- TREELINE
- STREAM/DITCH LINE
- X-X FENCE LINE
- E-E BURIED ELECTRIC
- UTILITY LINE
- WATERLINE
- MAJOR CONTOUR (5')
- MINOR CONTOUR (1')
- 100-YEAR FLOODPLAIN BOUNDARY (FEMA)
- 100-YEAR FLOODPLAIN BOUNDARY (H&H)
- 50' RIPARIAN BUFFER
- U/E PROPOSED UNDERGROUND ELECTRIC LINE



ADJOINING PARCEL INFORMATION				
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A	24-003-000-0000	N/F GRUBB, JEFFREY A. ET AL.	2009 COLETO STREET, AUSTIN, TX 78722	2136 / 671
B	24-006-055A-0000	N/F GAIL K. KOCHER	3951 WEST WHITEHALL ROAD, PENNA FURNACE, PA 16865	1045 / 366
C	24-006-055B-0000	N/F KOCHER, GARY J.	3998 WEST WHITEHALL ROAD, PENNA FURNACE, PA 16865	2136 / 536
D	24-006-055A-0000	N/F RONALD E. CONNELLY & FRANK S. CONNELLY, JR.	2080 TADPOLE ROAD, PENNA FURNACE, PA 16865	2245 / 403
E	24-006-055-0000	N/F LEROY E. & KAREN D. DRIBBLEB	1801 TADPOLE ROAD, PENNA FURNACE, PA 16865	463 / 103
F	24-006B-020-0000	N/F BLAIR SCOTT & JENNIFER J. HEFON	345 MAYFAIR ROAD, PENNA FURNACE, PA 16865	1797 / 101
G	24-006B-018-0000	N/F NZAR & AMRA MEDDER	125 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	2146 / 674
H	24-006B-017-0000	N/F PLUMMER, KIMBERLY C.	123 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	2092 / 95
I	24-006B-016-0000	N/F RONALD HOY	121 RAMBLEWOOD RD, PENNA FURNACE, PA 16865	690 / 11
J	24-006B-015-0000	N/F RUSSELL A. ROAN	119 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	386 / 389
K	24-006B-014-0000	N/F MILLER, JOSEPH L. & AMBER R.	117 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	2148 / 969
L	24-006B-013-0000	N/F FRIEDMAN, DANA G. & STACY L.	115 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	2137 / 438
M	24-006B-012-0000	N/F WARNER, JONATHAN R.	113 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	2117 / 188
N	24-006B-006-0000	N/F VITALY & TATYANA NOVIKOV	111 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	1266 / 438
O	24-006B-007-0000	N/F ROBERT E. & THELMA E. HOMAN	109 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	328 / 349
P	24-006-005F-0000	N/F BECKERLE, PATRICK T. & ROSEANN M.	3955 WEST WHITEHALL ROAD, PENNA FURNACE, PA 16865	2190 / 100
Q	24-006B-008-0000	N/F JAMES W., JR. & ROSELLA J. WAGNER	107 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	1367 / 419
R	24-006B-009-0000	N/F VIKTOR I. & OLGA G. ASEYEV	105 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	1112 / 567
S	24-006B-010-0000	N/F GERALDINE B. REVE	103 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	994 / 546
T	24-006B-011-0000	N/F KURTIS S. & LESLIE M. AURANDT	101 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	2189 / 644

NO.	DATE	DESCRIPTION
1	08/20/2020	REVISED PER TOWNSHIP COMMENTS
		DESCRIPTION
		REVISIONS

PRELIMINARY LAND DEVELOPMENT PLAN

STATE COLLEGE BOROUGH
WATER AUTHORITY

**KOCHER WELL FIELD
WATER PUMPING IMPROVEMENTS**

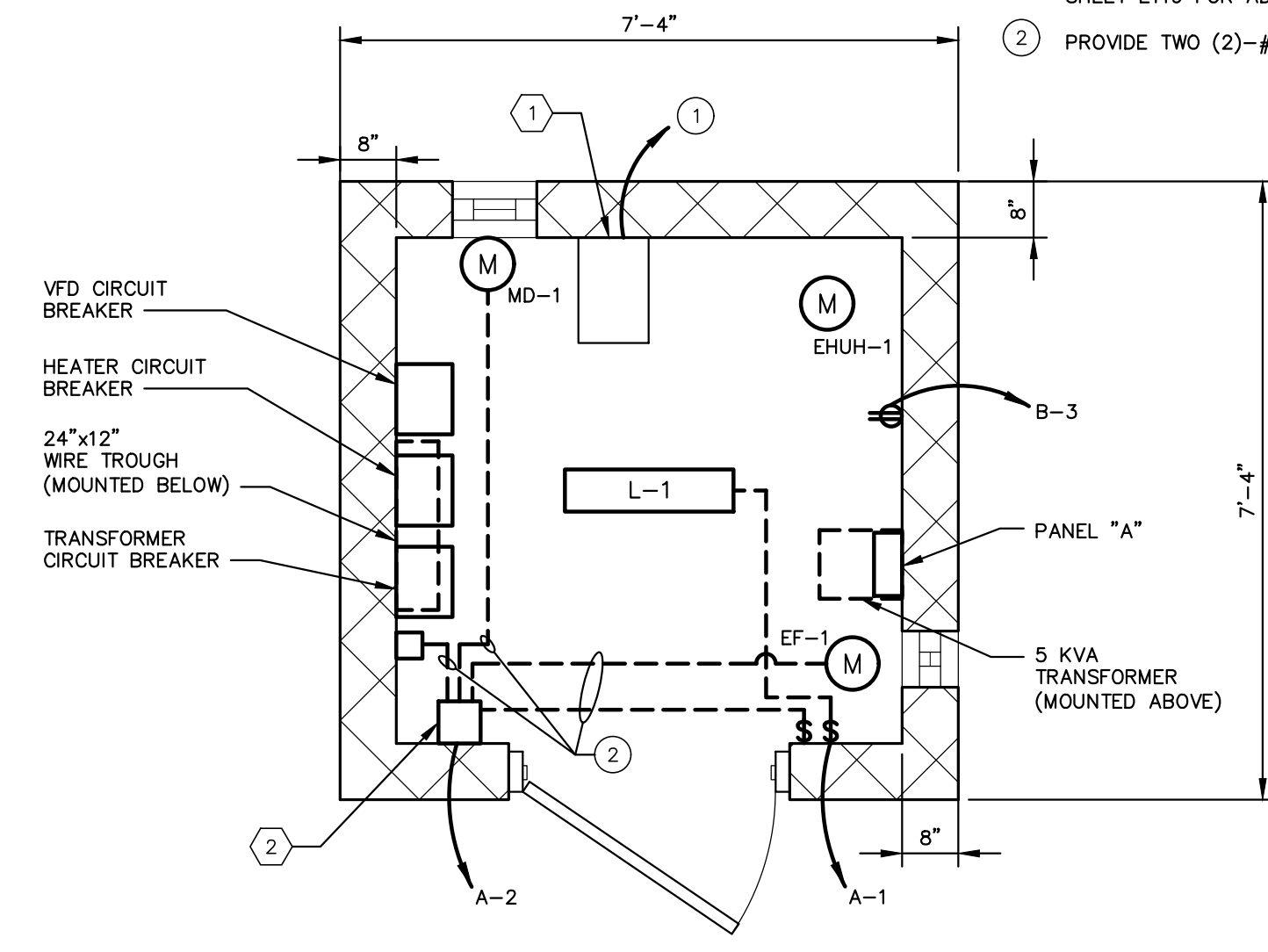
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

DATE: 07/22/2020 JOB: 16049 SCALE: AS SHOWN
 DRAWN BY: AJL CHECKED BY: KWB

SHEET NO: **2**

PLAN NOTE:

- ① PROVIDE EIGHT (8)-#16 SHIELDED CONDUCTORS AND TWO (2)-#16 TSP IN ONE (1)-3/4" CONDUIT FROM VFD TO TELEMETRY PANEL LOCATED IN EXISTING CONTROL BUILDING. SEE SITE PLAN ON SHEET E119 FOR ADDITIONAL DETAILS.
- ② PROVIDE TWO (2)-#12 CONDUCTORS, ONE (1)-#12 GROUND IN ONE (1)-3/4" CONDUIT.



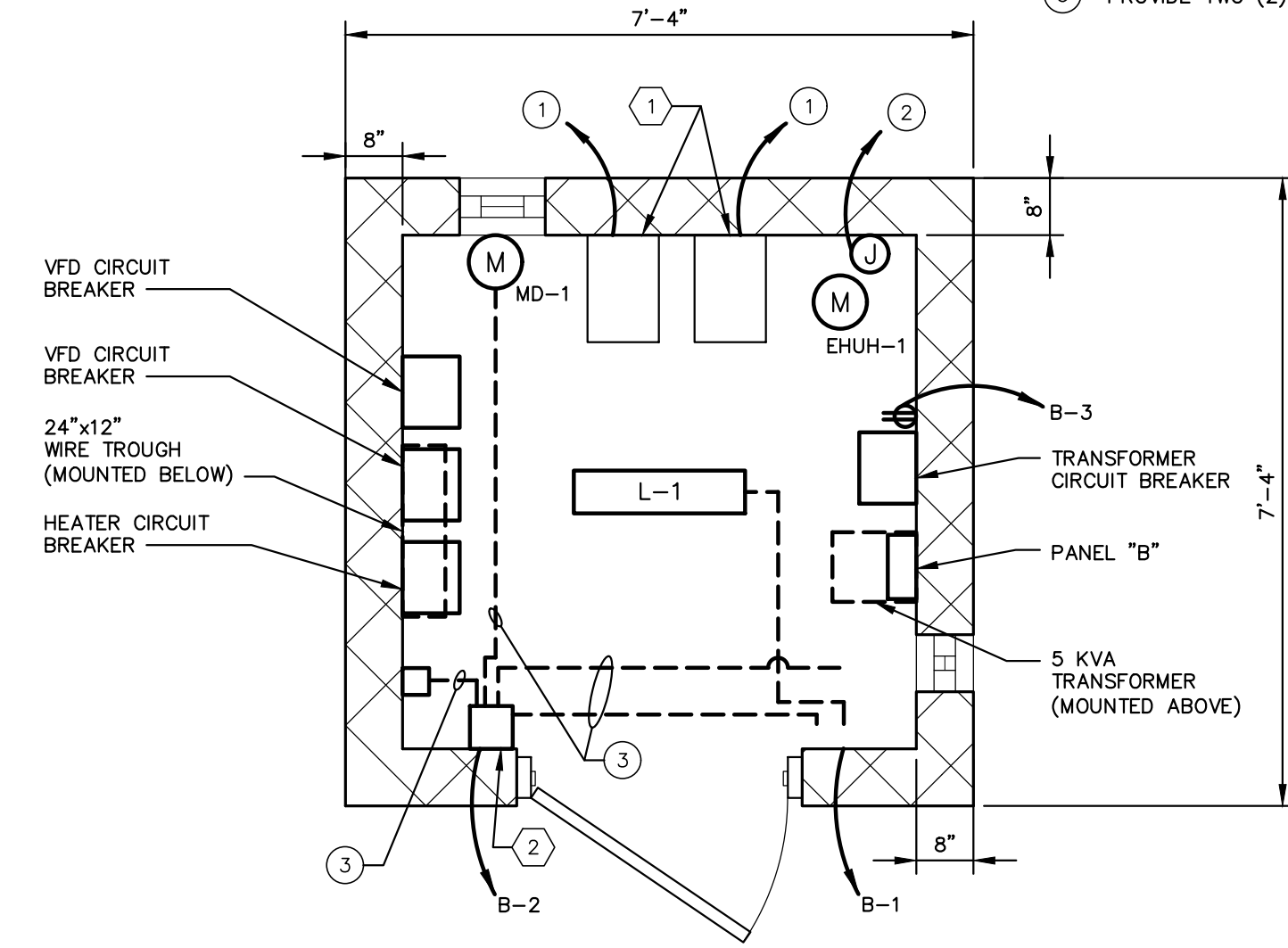
WELL PUMP No. 78 VFD BUILDING FLOOR PLAN
SCALE: 1/2" = 1'-0"

EQUIPMENT NOTES:

- ① 100 HP, THREE PHASE, 480 VOLT, VFD, NEMA 12 ENCLOSURE. PROVIDE LINE REACTOR MOUNTED ABOVE VFD AND LOAD REACTOR MOUNTED BELOW VFD. SEE SPECIFICATIONS SECTION 262419.
- ② 6"x6"x6" NEMA 12 ENCLOSURE, 4PDT RELAY. SEE WIRING DETAIL THIS SHEET.

PLAN NOTE:

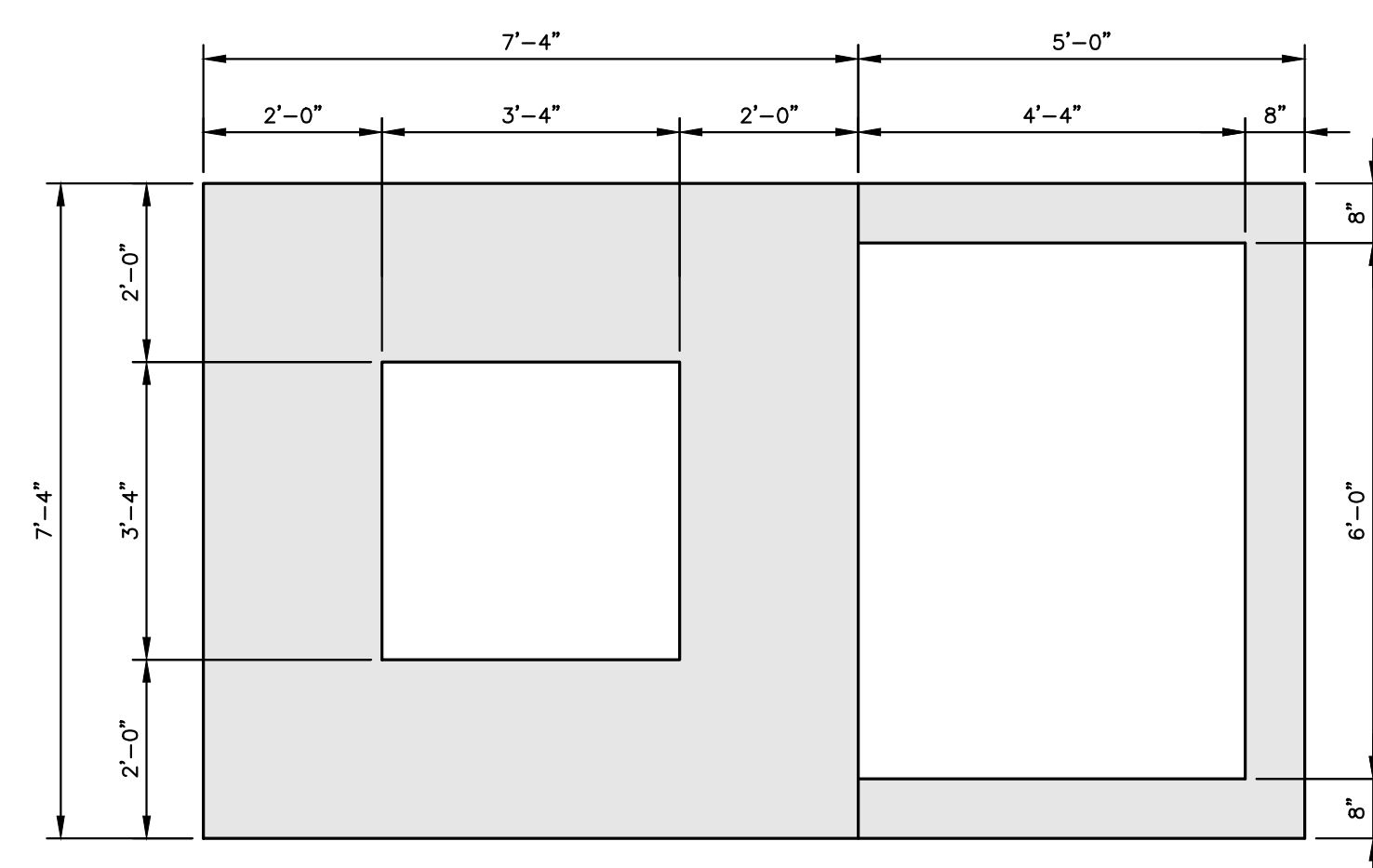
- ① PROVIDE EIGHT (8)-#16 SHIELDED CONDUCTORS AND TWO (2)-#16 TSP IN ONE (1)-1" CONDUIT FROM VFD TO JUNCTION BOX.
- ② PROVIDE SIXTEEN (16)-#16 SHIELDED CONDUCTORS AND FOUR (4)-#16 TSP IN ONE (1)-2" CONDUIT FROM JUNCTION BOX TO EXISTING CONTROL BUILDING UTILIZING PROPOSED PULL BOX AND EXISTING 4" CONDUIT FROM PULL BOX TO THE EXISTING CONTROL BUILDING. SEE SITE PLAN ON SHEET E119 FOR ADDITIONAL DETAILS.
- ③ PROVIDE TWO (2)-#12 CONDUCTORS, ONE (1)-#12 GROUND IN ONE (1)-3/4" CONDUIT.



WELL PUMP No. 71/73 VFD BUILDING FLOOR PLAN
SCALE: 1/2" = 1'-0"

EQUIPMENT NOTES:

- ① 100 HP, THREE PHASE, 480 VOLT, VFD, NEMA 12 ENCLOSURE. PROVIDE LINE REACTOR MOUNTED ABOVE VFD AND LOAD REACTOR MOUNTED BELOW VFD. SEE SPECIFICATIONS SECTION 262419.
- ② 6"x6"x6" NEMA 12 ENCLOSURE, 4PDT RELAY. SEE WIRING DETAIL THIS SHEET.



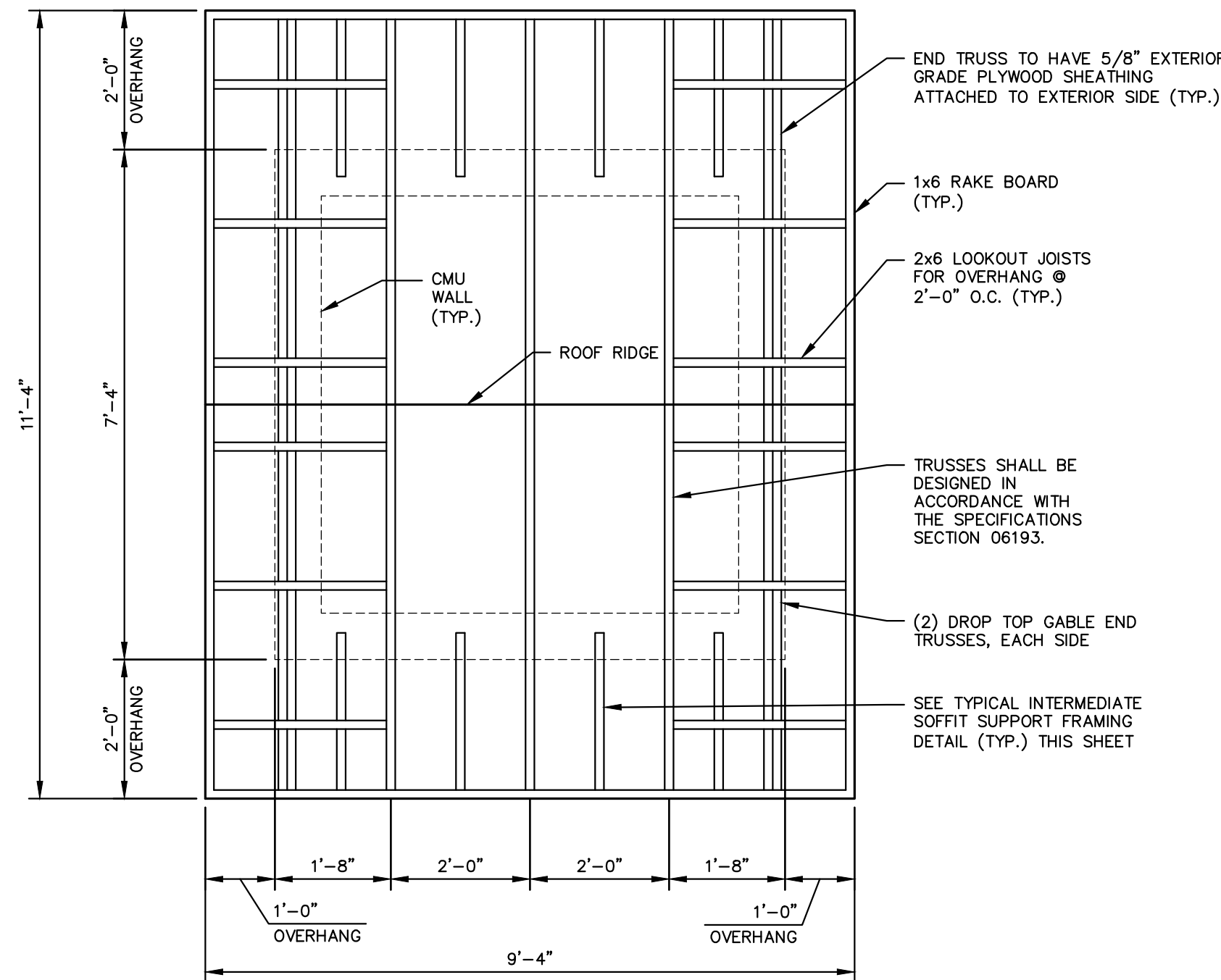
FOUNDATION PLAN
SCALE: 1/2" = 1'-0"

LEGEND

GRADE BEAM

FOUNDATION NOTE:

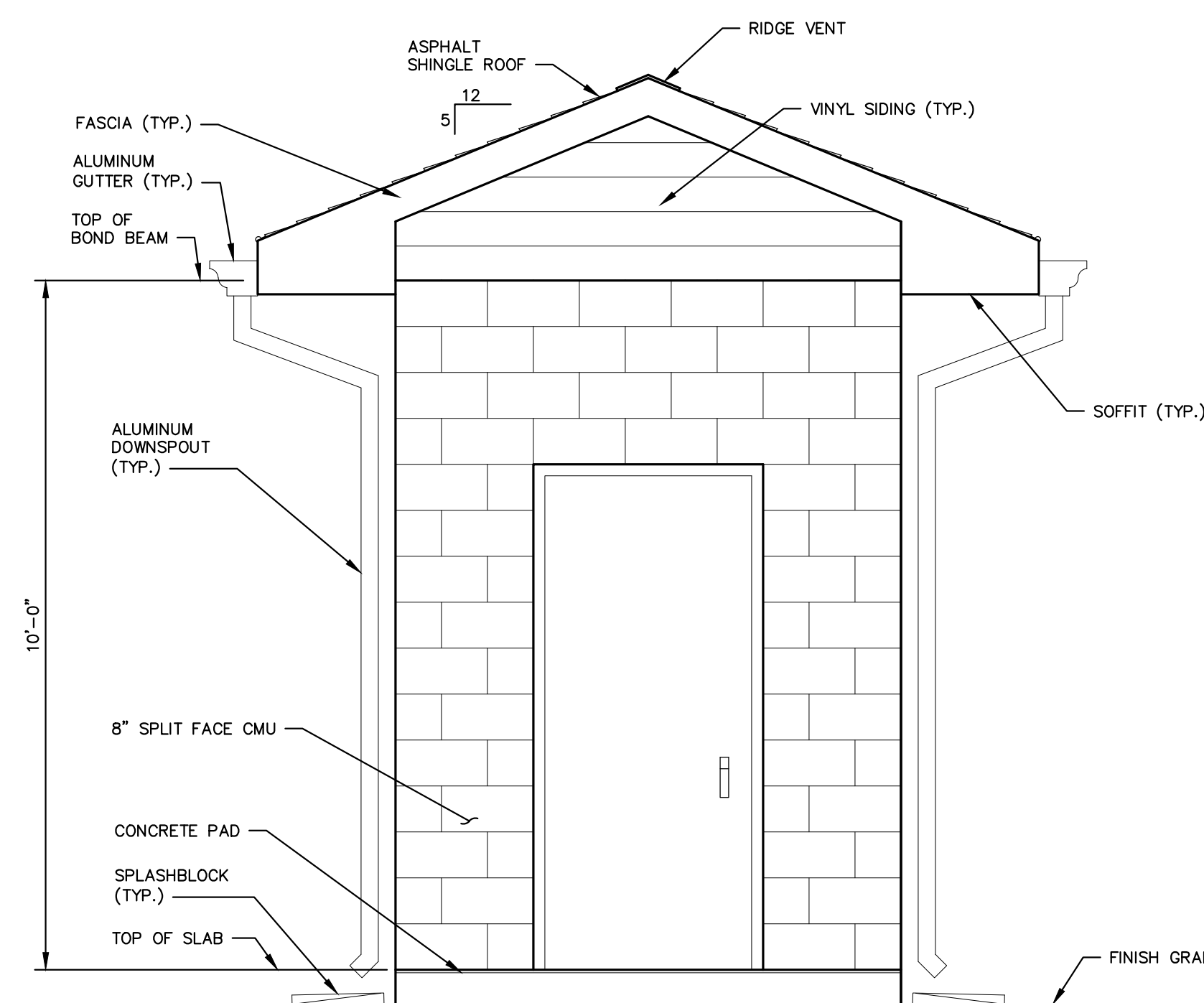
REQUIRED SOIL BEARING CAPACITY: 2,000 PSF



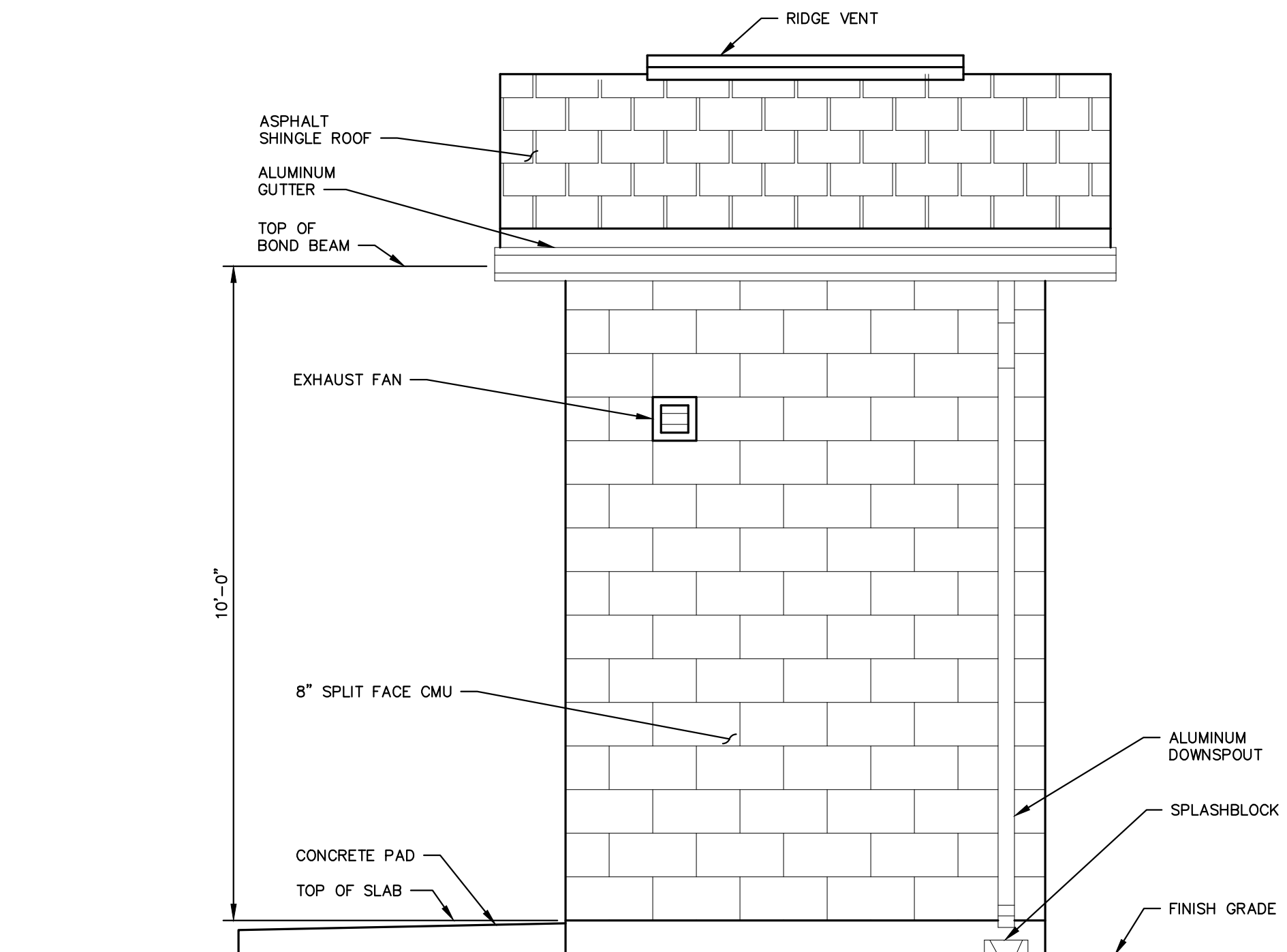
ROOF PLAN
SCALE: 1/2" = 1'-0"

ROOF FRAMING NOTES:

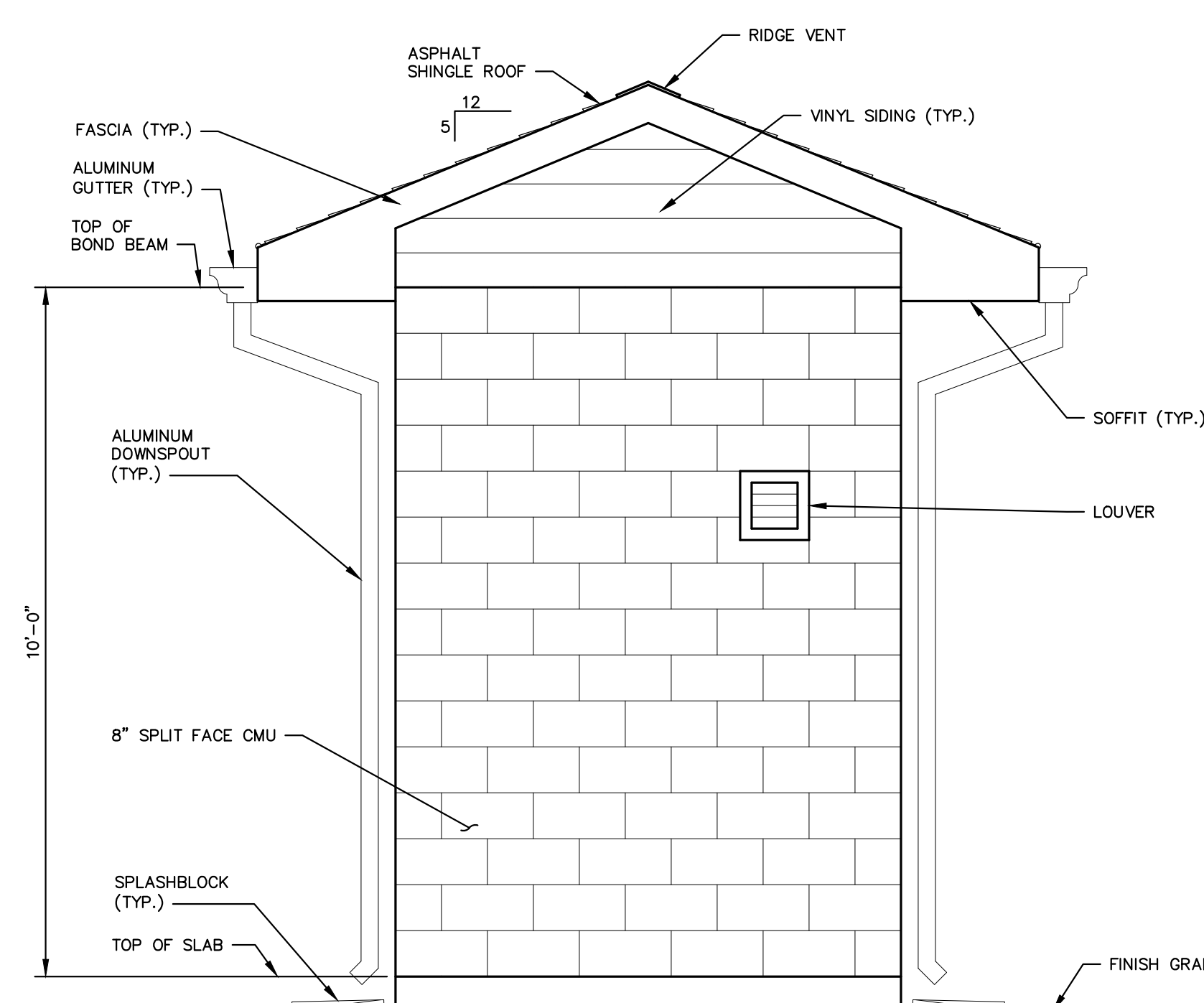
1. ROOF TRUSSES AND ROOF FRAMING SHALL BE ENGINEERED AND PREFABRICATED.
2. WIND LOAD:
RISK CATEGORY III
BASIC WIND SPEED V = 120 MPH
WIND DIRECTIONALITY FACTOR K_d = 0.85
EXPOSURE CATEGORY = C
TOPOGRAPHIC FACTOR K_t = 1.0
GUST EFFECT FACTOR = 0.85
ENCLOSURE CLASSIFICATION = ENCLOSED
INTERNAL PRESSURE COEFFICIENT GC_p = ±0.18
VELOCITY PRESSURE EXPOSURE COEFFICIENT, K_e AND K_z = 0.85
VELOCITY PRESSURE q_s = 26.6 PSF
ROOF SLOPE = 5:12, 22.6°
MEAN ROOF HEIGHT h = 12.4'
WALL DESIGN WIND PRESSURE p = 22.9 PSF
ROOF DESIGN WIND PRESSURE p = -34.2 PSF
SNOW LOAD:
RISK CATEGORY III
GROUND SNOW LOAD = 40 PSF
IMPORTANCE FACTOR I = 1.1
SLOPED ROOF SNOW LOAD = 33.9 PSF
CEILING AND INSULATION = 12 PSF MIN. BOTTOM CHORD
ROOFING MATERIAL LOAD = 10 PSF MIN. TOP CHORD
SEISMIC LOAD:
IMPORTANCE FACTOR I = 1.25
SEISMIC DESIGN CATEGORY = E
SITE CLASSIFICATION = D
BASIC STRUCTURAL SYSTEM AND SEISMIC RESISTING SYSTEM = BEARING WALL SYSTEM
3. PROVIDE TRUSS BRACING AS RECOMMENDED BY TRUSS MANUFACTURER.



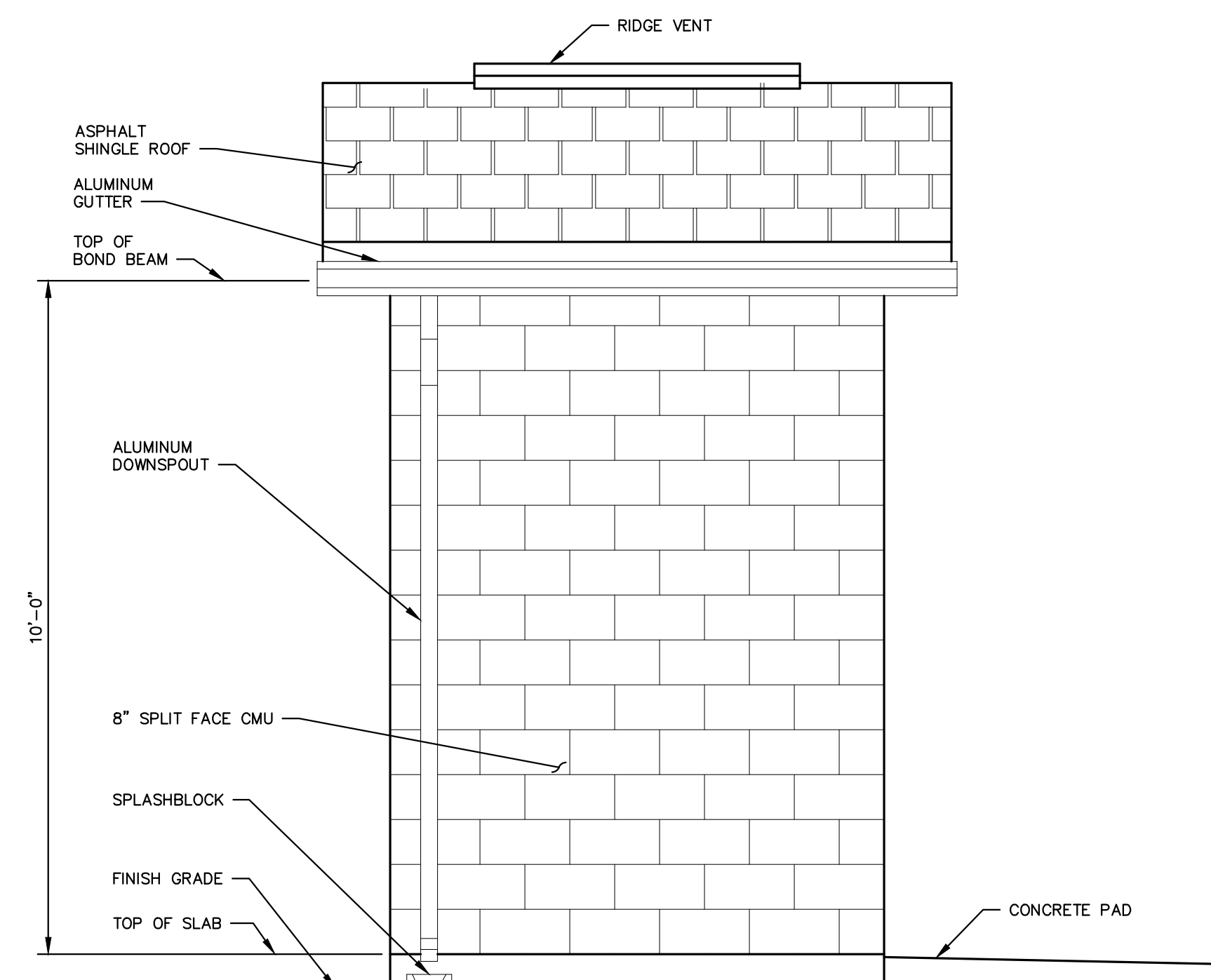
FRONT ELEVATION
SCALE: 1/2" = 1'-0"



RIGHT ELEVATION
SCALE: 1/2" = 1'-0"



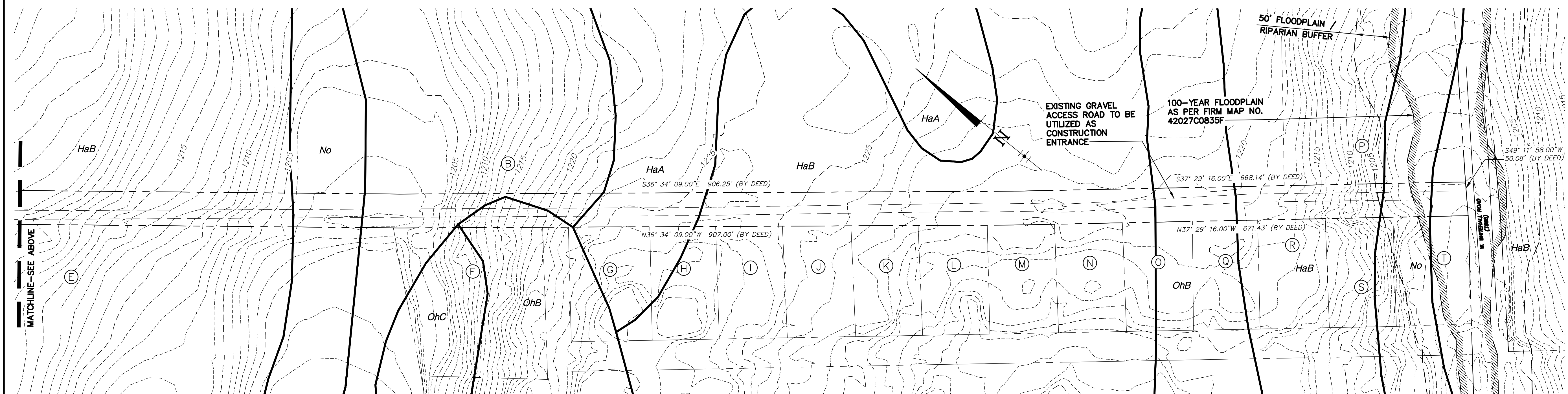
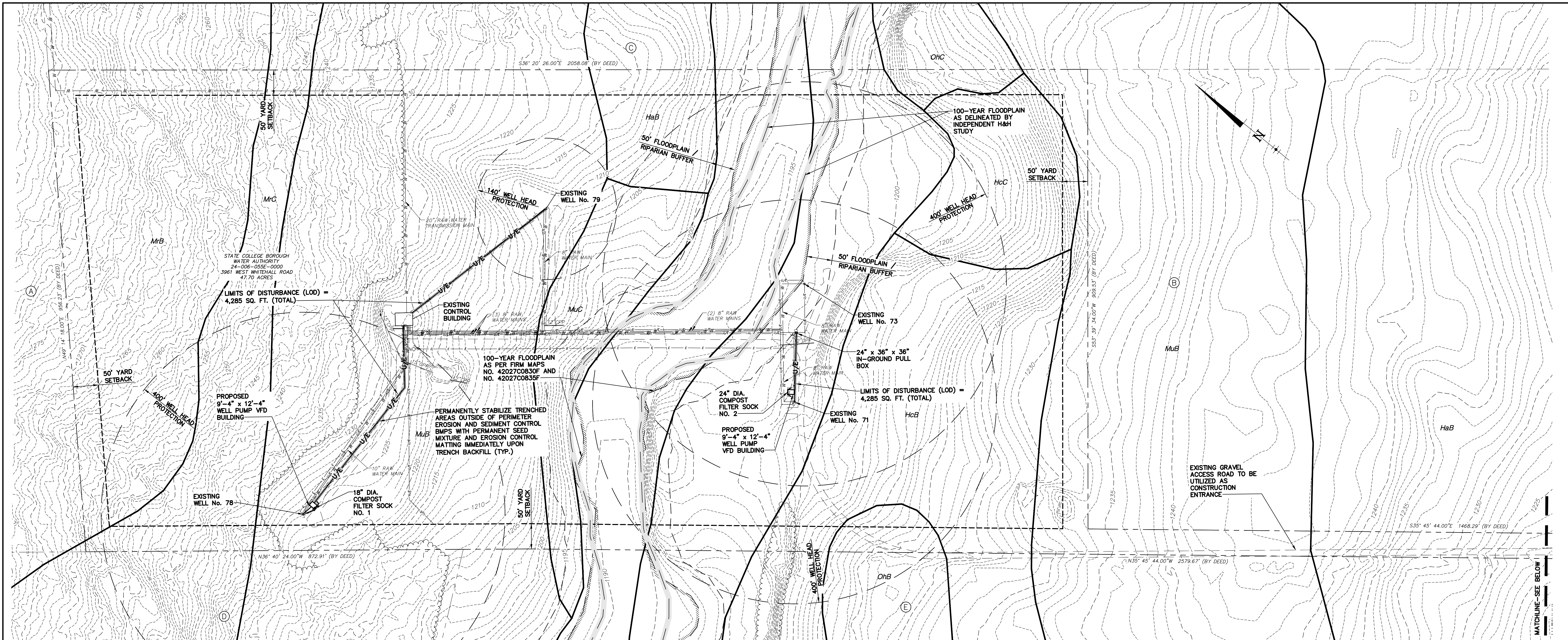
REAR ELEVATION
SCALE: 1/2" = 1'-0"



LEFT ELEVATION
SCALE: 1/2" = 1'-0"

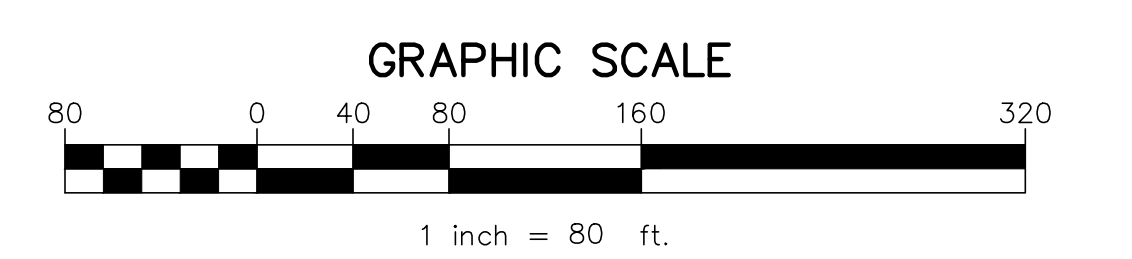
NO.	DATE	DESCRIPTION
1	08/20/2020	REVISED PER TOWNSHIP COMMENTS

	KOCHER WELL BUILDING PLANS AND SECTIONS STATE COLLEGE BOROUGH WATER AUTHORITY		
	KOCHER WELL FIELD WATER PUMPING IMPROVEMENTS		
SEAL	FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA DATE: 07/22/2020 F16049_KOCHER_LD_03	JOB: 16049 DRAWN BY: RLN	SCALE: AS SHOWN CHECKED BY: KWB
SHEET NO: 3			SHEET NO: 3



LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- BITUMINOUS PAVEMENT
- STABILIZED AREA
- TREELINE
- STREAM/DITCH LINE
- X-X FENCE LINE
- E-E BURIED ELECTRIC
- UTILITY LINE
- WATERLINE
- MAJOR CONTOUR (5')
- MINOR CONTOUR (1')
- 100-YEAR FLOODPLAIN BOUNDARY (FEMA)
- 100-YEAR FLOODPLAIN BOUNDARY (H&H)
- 50' RIPARIAN BUFFER
- U/E PROPOSED UNDERGROUND ELECTRIC LINE
- LOD PROPOSED LIMITS OF DISTURBANCE (LOD)
- CS-CS PROPOSED COMPOST FILTER SOCK



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NO.	DATE	DESCRIPTION
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EROSION AND SEDIMENT CONTROL (ESC) PLAN

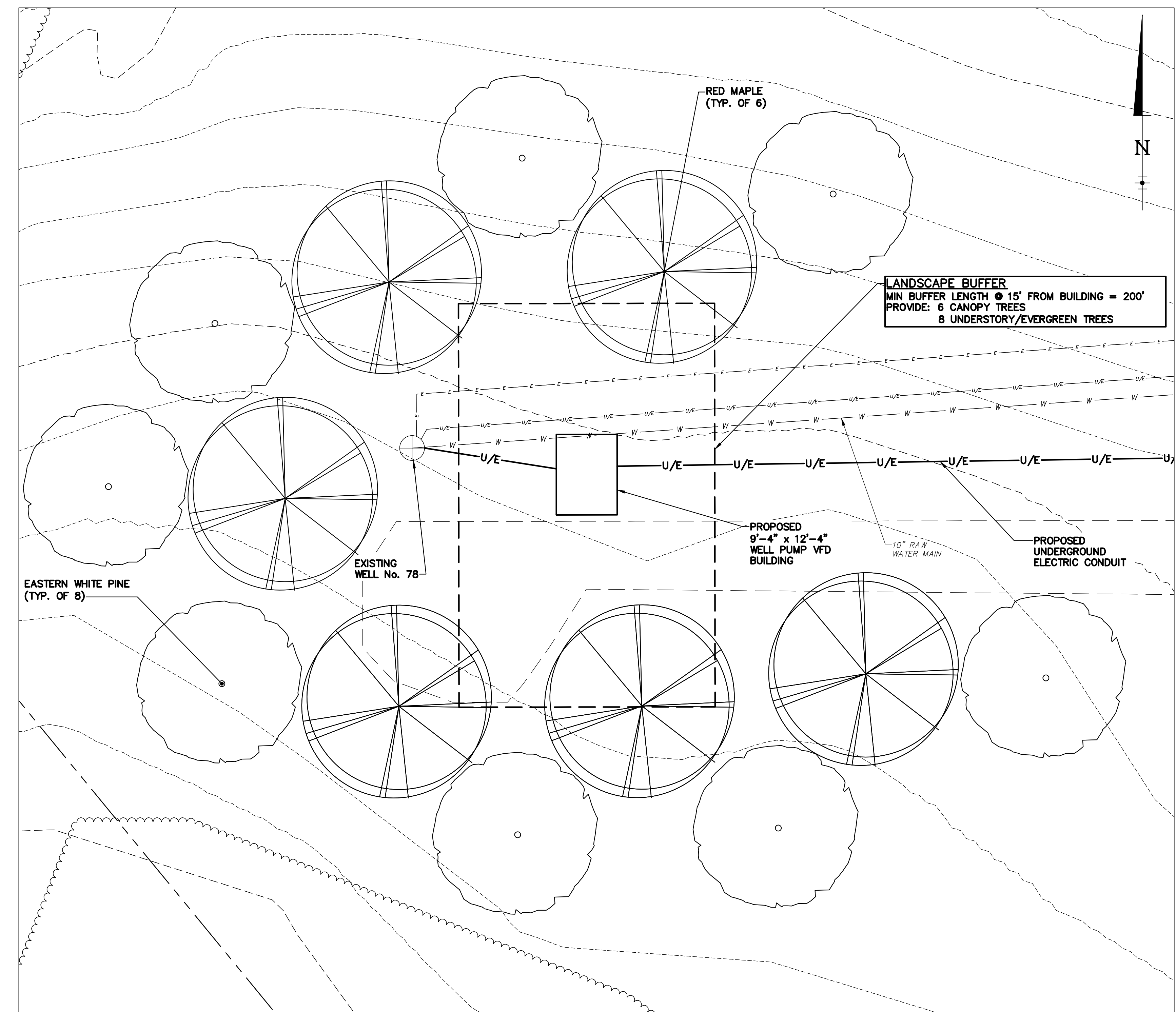
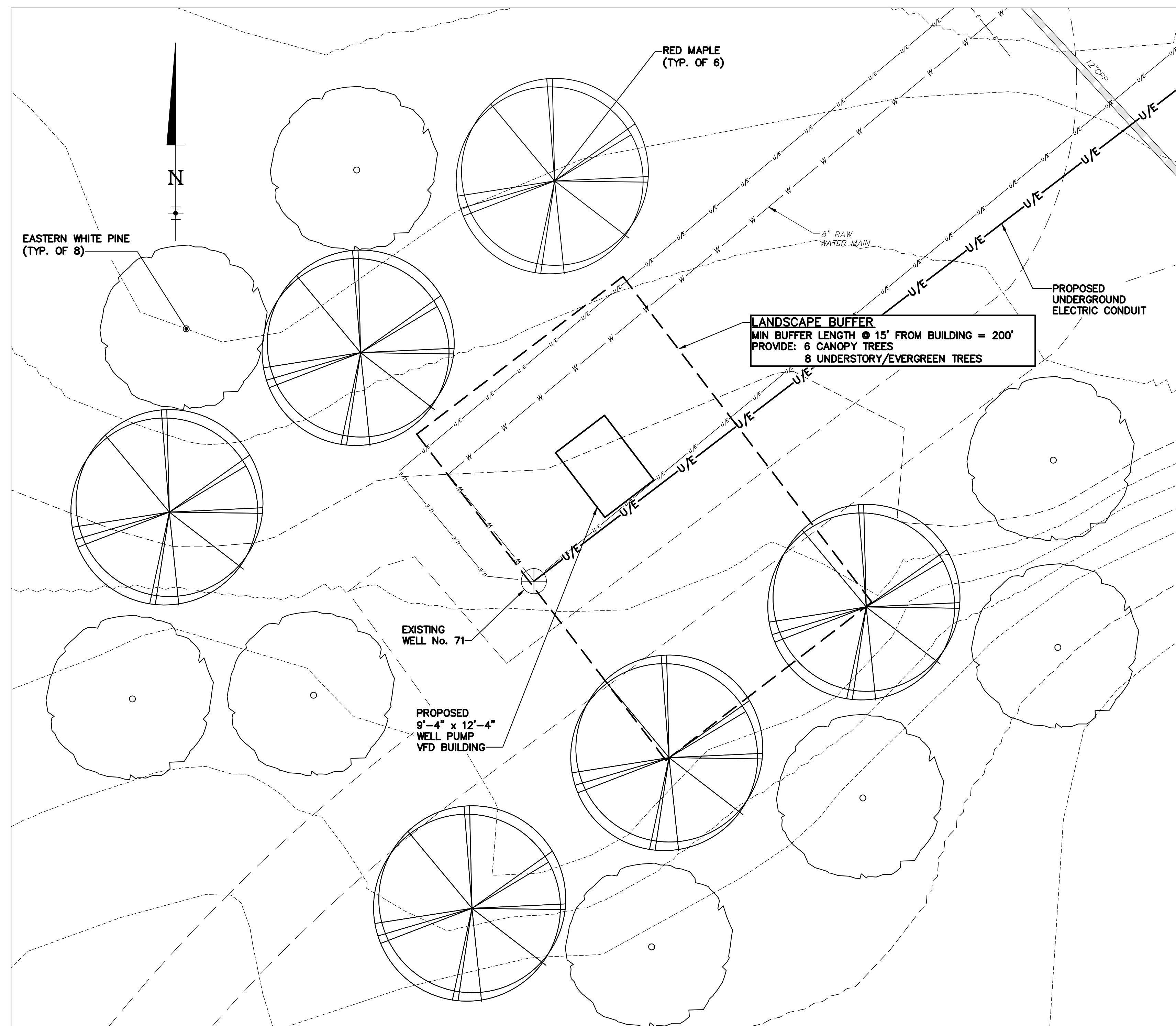
STATE COLLEGE BOROUGH
WATER AUTHORITY

**KOCHER WELL FIELD
WATER PUMPING IMPROVEMENTS**

FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

DATE: 07/22/2020 JOB: 16049 SCALE: AS SHOWN
DRAWN BY: AJL CHECKED BY: KWB

SHEET NO: **4**



PLANTING SCHEDULE

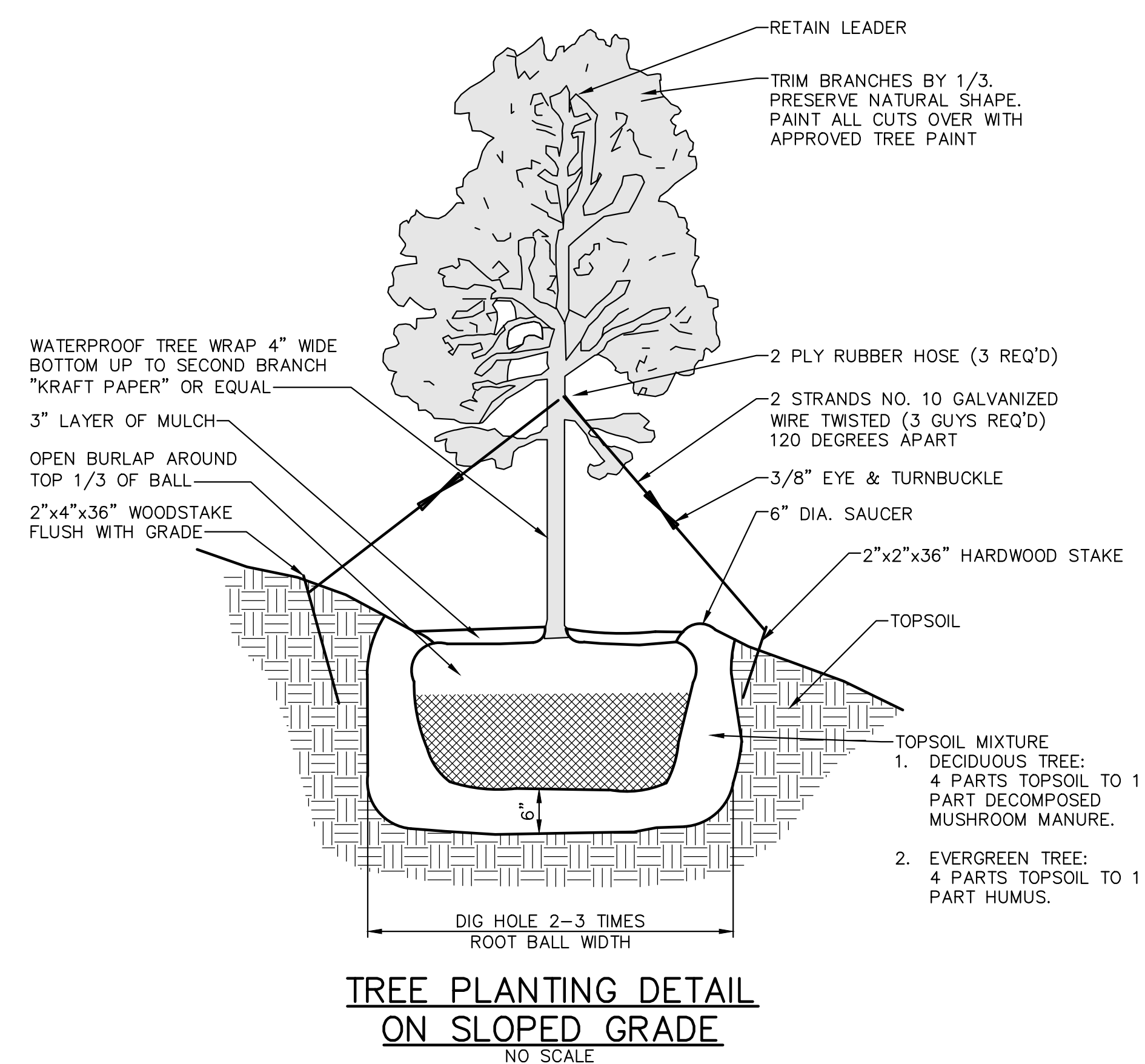
DECIDUOUS TREES								
BOTANICAL NAME (SYMBOL)	COMMON NAME	SPACING	SIZE	CONTAINER	QUANTITY	MATURE HEIGHT	MATURE SPREAD	
ACER RUBRUM (AR)	RED MAPLE	AS SHOWN	2" CAL.	B & B	12	50'	40'	
EVERGREEN TREES								
BOTANICAL NAME	COMMON NAME	SPACING	SIZE	CONTAINER	QUANTITY	MATURE HEIGHT	MATURE SPREAD	
PINUS STROBUS (PS)	EASTERN WHITE PINE	AS SHOWN	6"	B & B	16	60'	30'	

LANDSCAPE BUFFER YARD REQUIREMENTS:

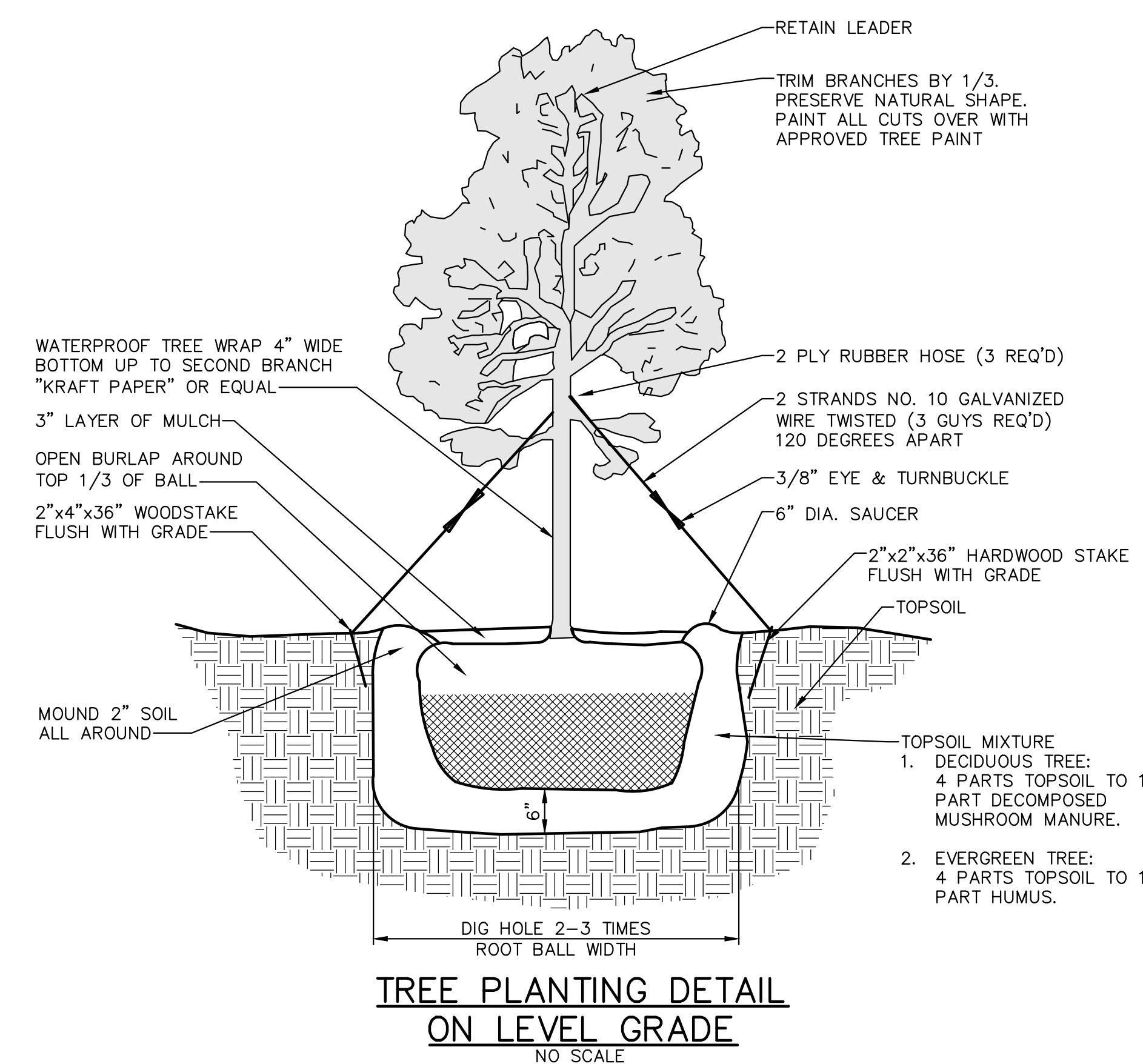
REQUIRED BUFFER YARD = 15'
 [§27-707]
 BUFFER YARD PROVIDED = 15' (MINIMUM)
 BUFFER YARD REQUIREMENTS = 3 CANOPY TREES PER 100' OF BUFFER YARD
 4 UNDERSTORY/EVERGREEN TREES PER 100' OF BUFFER YARD

LANDSCAPING GENERAL NOTES:

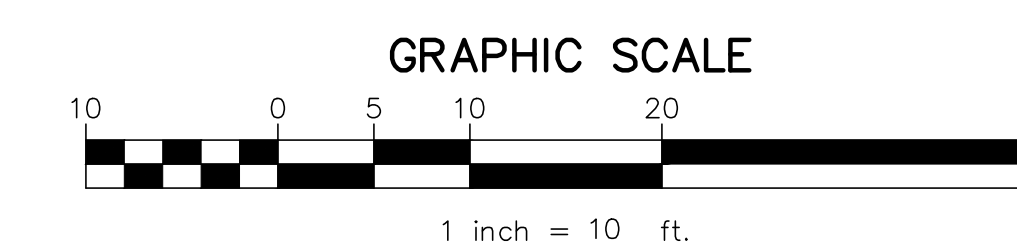
1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL REFER TO THE PLANT LIST FOR SEASONAL REQUIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME OF PLANTING.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS.
4. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN OR EQUIVALENT.
5. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED BY THE PROJECT ENGINEER.
6. THE DAY PRIOR TO PLANTING, THE LOCATION OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER.
7. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS AND IN ACCORDANCE WITH THE "GUIDE TO PLANTING IN FERGUSON TOWNSHIP."
8. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
9. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING.
10. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
11. PLANT AT ABOUT THE SAME DEPTH, OR NOT TO EXCEED ONE-HALF INCH DEEPER THAN IT WAS IN THE NURSERY. USE THE ROOT COLLAR FOR DEPTH JUDGMENT.
12. INSTALL THE MAIN ROOTS NEARLY STRAIGHT AND SPREAD OUT, NOT DOUBLED, OR SHARPLY BENT.
13. INSTALL THE SOIL FIRMLY AROUND THE ROOTS. LEAVE NO AIR POCKETS.
14. INSTALL THE TREE IN AN UPRIGHT POSITION, AND HAVE IT NEARLY EVEN WITH THE GENERAL GROUND LEVEL, NOT SUNK IN A HOLE OR RAISED ON A MOUND.
15. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
16. ALL PLANTS SHALL BE SPRAYED WITH AN ANTI-DESICCANT WITHIN 24 HOURS AFTER PLANTING. IN TEMPERATE ZONES, ALL PLANTS SHALL BE SPRAYED WITH AN ANTI-DESICCANT AT THE BEGINNING OF THEIR FIRST WINTER.
17. THE CONTRACTOR SHALL PROVIDE LOAM FILL AS PER THE CONTRACT DOCUMENTS.
18. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
19. THE GENERAL CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
20. MULCH COLOR TO BE SELECTED BY THE OWNER. MINIMUM MULCH DIAMETER SHALL BE 6 FEET.
21. ALL TREES SHALL HAVE TEMPORARY TAGS IDENTIFYING SIZE, SPECIES AND SOURCE OF MATERIALS FIRMLY ATTACHED TO TRUNK.
22. ALL TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THE "GUIDE TO ARBOR WORK IN FERGUSON TOWNSHIP."



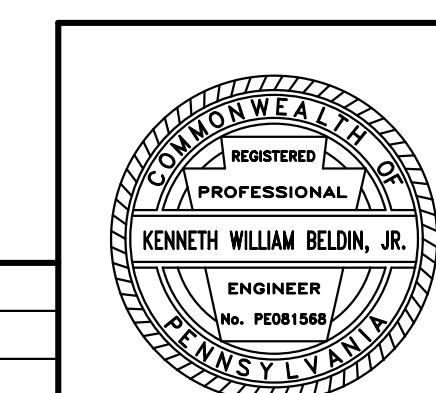
TREE PLANTING DETAIL ON SLOPED GRADE
NO SCALE



TREE PLANTING DETAIL ON LEVEL GRADE
NO SCALE



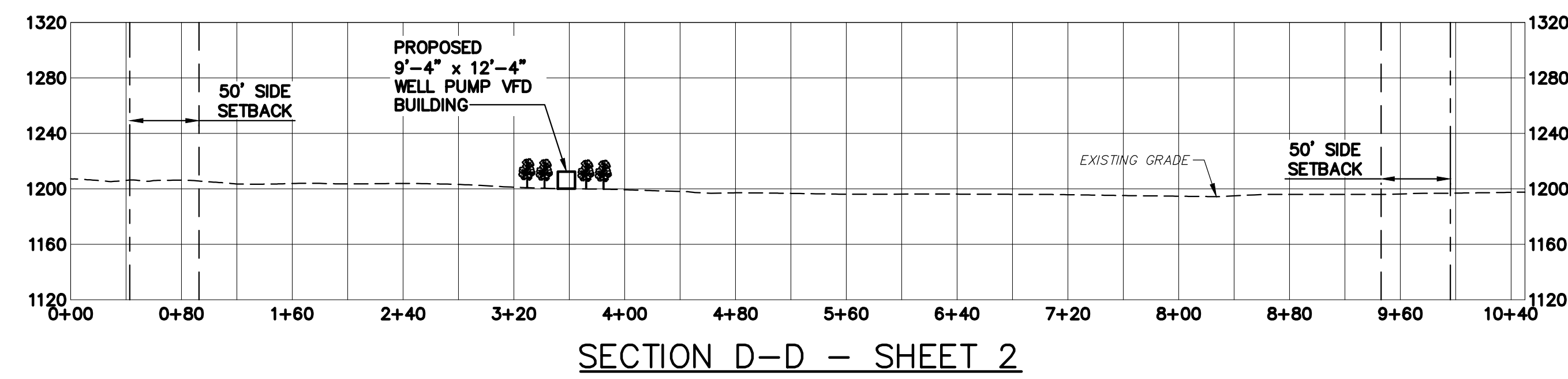
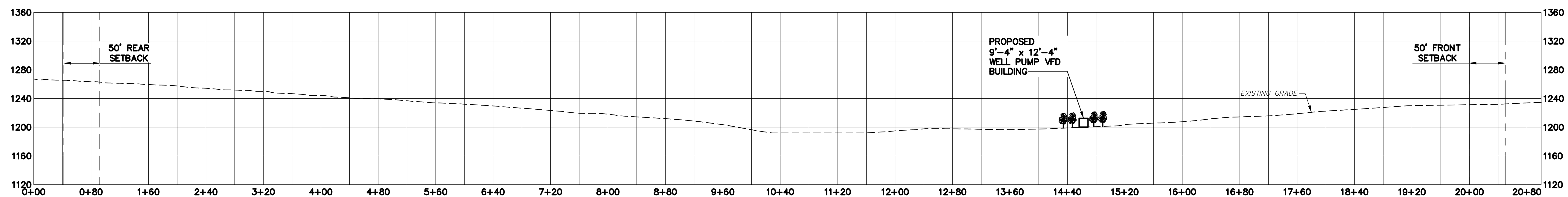
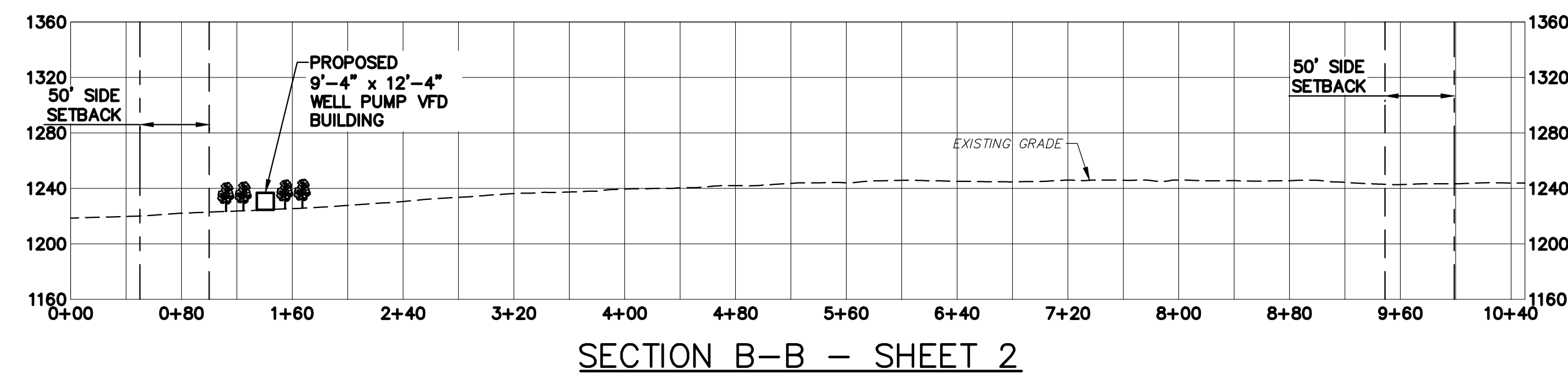
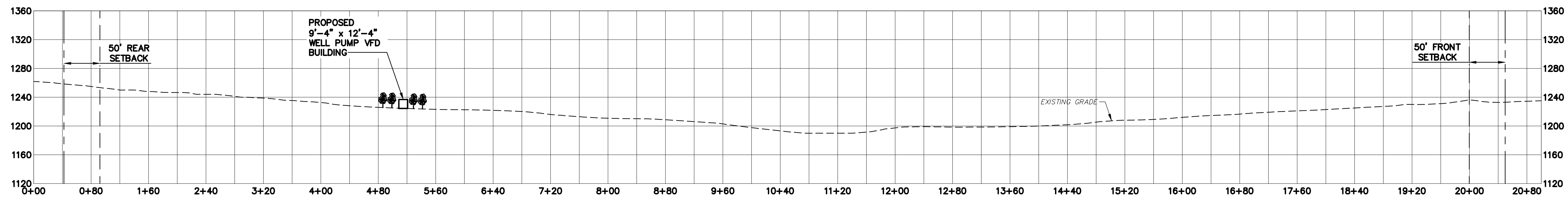
NO.	DATE	DESCRIPTION
1	08/20/2020	REVISED PER TOWNSHIP COMMENTS
		REVISIONS



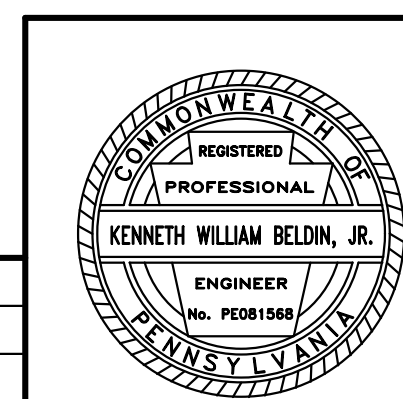
SEAL

LANDSCAPING PLAN
 STATE COLLEGE BOROUGH
 WATER AUTHORITY
**KOCHER WELL FIELD
 WATER PUMPING IMPROVEMENTS**
 FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
 DATE: 07/22/2020 JOB: 16049 SCALE: AS SHOWN
 FIB049_KOCHER_ID_00 DRAWN BY: AJL CHECKED BY: KWB

GD&F
 GWIN DOEBSON & FOREMAN
 ENGINEERS
 3121 Fairway Drive
 Altoona, PA 16602
 814.943.9214
 gdfengineers.com
 SHEET NO: **5**



NO.	DATE	DESCRIPTION
1	08/20/2020	REVISED PER TOWNSHIP COMMENTS



SEAL

PRELIMINARY LAND DEVELOPMENT SECTIONS			
STATE COLLEGE BOROUGH WATER AUTHORITY			
KOCHER WELL FIELD WATER PUMPING IMPROVEMENTS			
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA			
DATE: 07/22/2020	JOB: 16049	SCALE: AS SHOWN	SHEET NO:
DRAWN BY: BRP		CHECKED BY: KWB	6

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STANDARD EROSION AND SEDIMENT CONTROL NOTES

- 1. 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.
2. AT LEAST TEN (10) DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
3. AT LEAST THREE (3) BUSINESS 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 SEQUENCES PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP) PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
7. 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.
8. 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 CENTRE COUNTY CONSERVATION DISTRICT AND/OR THE DEP REGIONAL OFFICE.
9. 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.
10. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE PADEP FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
11. 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.
12. 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 RENEWING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
13. A 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 INSPECTION.
14. 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 SWEEP INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
15. ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED IN THE PLAN.
16. 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 6 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
17. 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.
18. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
19. 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 SATISFACTORY FILLS.
20. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
21. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
22. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
23. 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.
24. IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUB-AREA 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.
25. 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.
26. E&S BMPs 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.
27. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE CENTRE COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
28. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID RE-VEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE CENTRE COUNTY CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
30. 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 PADEP AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
31. CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED IN THE PLAN. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
32. BIODEGRADABLE DOUBLE NET EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES GREATER THAN 3H:1V, ALL CHANNEL SIDES AND BOTTOMS AND IN ALL DISTURBED AREAS WITHIN 100 FEET OF WATER OF THE COMMONWEALTH.
33. MULCH APPLIED TO PERMANENTLY STABILIZED AREAS IS TO BE MECHANICALLY CRIMPED TO PREVENT BLOW OFF AND LOSS OF MULCH FROM RAINFALL. IN THE EVENT THAT MECHANICAL CRIMPING IS INEFFECTIVE, THE MULCH SHALL BE ANCHORED BY A NON-TOXIC BINDING EMULSION APPLIED TO THE MULCH AT THE MANUFACTURERS RECOMMENDED RATE. MANUFACTURERS INFORMATION MUST BE PROVIDED TO THE ENGINEER TO VERIFY THAT THE COMPONENTS OF THE EMULSION ARE NON-TOXIC TO VEGETATION AND ANIMAL SPECIES.

STORMWATER MANAGEMENT STATEMENT

THE DEVELOPMENT ACTIVITIES IDENTIFIED IN THIS PLAN ARE EXEMPT FROM THE REQUIREMENT TO SUBMIT A STORMWATER MANAGEMENT SITE PLAN TO FERGUSON TOWNSHIP FOR REVIEW, BUT REMAIN SUBJECT TO THE DESIGN STANDARDS AND CRITERIA OF CHAPTER 26 (STORMWATER MANAGEMENT) OF THE FERGUSON TOWNSHIP CODE OF ORDINANCES. THE DEVELOPMENT WILL CREATE A LAND DISTURBANCE OF LESS THAN 5,000 SQUARE FEET. RUNOFF FROM THE VFD BUILDINGS IS DISCHARGED VIA QUIETERS TO SPLASH BLOCKS WHICH THEN TRAVELS OVERLAND TO A FEMA IDENTIFIED FLOODPLAIN. ADEQUATE DISCONNECTION OF THE RUNOFF FROM THE DISCHARGE LOCATION AT EACH STRUCTURE IS PROVIDED BEFORE REACHING THE FLOODPLAIN OR LEAVING THE PROPERTY AND THE HEALTH, SAFETY, AND PROPERTY OF DOWNSTREAM OWNERS WILL NOT BE NEGATIVELY AFFECTED BY THE CONSTRUCTION OF THE VFD BUILDINGS.

EROSION AND SEDIMENT CONTROL CONSTRUCTION SEQUENCE

- A. ALL EARTH DISTURBANCE AND CONSTRUCTION ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE DRAWINGS. DEVIATION FROM THIS SEQUENCE MUST BE APPROVED BY THE ENGINEER, THE CENTRE COUNTY CONSERVATION DISTRICT AND/OR THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP) PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT AS NOTED.
B. A PRE-CONSTRUCTION MEETING SHALL BE HELD AND NOTIFICATION MUST BE PROVIDED TO THE ENGINEER PRIOR TO THE ISSUANCE OF NOTICE TO PROCEED WITH CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE ENGINEER, OWNER AND THE CENTRE COUNTY CONSERVATION DISTRICT AT LEAST TEN (10) WORKING DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION TO SCHEDULE THE MEETING. THE CONTRACTOR MAY ALSO BE REQUIRED BY THE STATE COLLEGE BOROUGH WATER AUTHORITY TO BE LISTED AS A CO-PERMITTEE ON SOME PERMITS.
C. AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA THAT WAS PREVIOUSLY UNMARKED, NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM FOR THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES. THE LIMITS OF DISTURBANCE (LOD), WATERS OF THE COMMONWEALTH AND ANY OTHER SENSITIVE ENVIRONMENTAL FEATURES SHALL ALSO BE CLEARLY MARKED AND DELINEATED IN THE FIELD PRIOR TO THE BEGINNING OF ANY EARTH DISTURBANCE ACTIVITY.
D. AREAS TO BE PROTECTED, WATERS OF THE COMMONWEALTH AND ANY OTHER SENSITIVE ENVIRONMENTAL FEATURES SHALL ALSO BE CLEARLY MARKED AND DELINEATED IN THE FIELD PRIOR TO THE BEGINNING OF ANY EARTH DISTURBANCE ACTIVITY. ANY AREA THAT IS LEFT UNDISTURBED FOR FOUR (4) DAYS OR GREATER SHALL BE TEMPORARILY STABILIZED UNTIL GRADING OPERATIONS RE-COMMENCE. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES GREATER THAN 3H:1V AND IN ALL DISTURBED AREAS WITHIN 100 FEET OF WATERS OF THE COMMONWEALTH. AREAS WITHIN 100 FEET OF WATERS OF THE COMMONWEALTH SHALL BE PERMANENTLY STABILIZED WITH SEED AND EROSION CONTROL MATTING IMMEDIATELY UPON REACHING FINAL GRADE.
E. INSTALL COMPOST FILTER SOCKS AS SHOWN ON THE APPROVED ESC PLAN DRAWINGS. AFTER INSTALLATION OF THE PERIMETER SEDIMENT CONTROLS, NOTIFY THE CENTRE COUNTY CONSERVATION DISTRICT AT LEAST THREE (3) WORKING DAYS PRIOR TO ANY FURTHER CONSTRUCTION TO PERFORM AN INSPECTION OF THE LOCATION AND CONSTRUCTION OF THE PERIMETER SEDIMENT CONTROLS. NO CONSTRUCTION ACTIVITIES MAY BE PERFORMED UNTIL AUTHORIZATION TO PROCEED WITH CONSTRUCTION ACTIVITIES IS PROVIDED TO THE CONTRACTOR BY A REPRESENTATIVE FROM THE CENTRE COUNTY CONSERVATION DISTRICT.
F. BEGIN CONSTRUCTION OF VFD CONTROL BUILDING FOUNDATIONS AND THE UNDERGROUND ELECTRICAL CONDUITS LINKING THE MAIN CONTROL BUILDING TO EACH VFD CONTROL BUILDING. UPON COMPLETION OF THE FOUNDATION CONSTRUCTION AND CONDUIT INSTALLATION, TEMPORARILY STABILIZE ALL DISTURBED AREAS WITH THE APPROPRIATE SEED MIXTURE AND MULCH BEFORE CONTINUING CONSTRUCTION ACTIVITIES.
G. CONTINUE THE CONSTRUCTION OF THE VFD CONTROL BUILDINGS. INSTALL ANY REQUIRED LANDSCAPING AND PERMANENTLY STABILIZED ALL DISTURBED AREAS WITH THE APPROPRIATE SEED MIXTURE AND BIODEGRADABLE, DOUBLE NET EROSION CONTROL MATTING.
H. REMOVE REMAINING SEDIMENT AND EROSION CONTROLS AFTER UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL VEGETATION HAS BEEN ESTABLISHED AND APPROVAL TO REMOVE THE CONTROLS HAS BEEN PROVIDED BY THE CENTRE COUNTY CONSERVATION DISTRICT. PERMANENTLY STABILIZE ALL AREAS DISTURBED DURING THE REMOVAL OF THE PERIMETER CONTROLS. ADDITIONAL SEED AND MULCH, AND IF APPLICABLE, EROSION CONTROL MATTING ARE TO BE PLACED AS NECESSARY TO PROMOTE REVEGETATION OF ANY AREAS WHICH ARE DISTURBED DUE TO REMOVAL OF CONTROLS.

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

- 1. ALL SEDIMENT AND EROSION CONTROL FACILITIES SHALL BE CHECKED FOR DAMAGE AND CLOGGING ON A WEEKLY BASIS AND AFTER EACH STORM EVENT. ALL FACILITIES THAT ARE DAMAGED, CLOGGED, OR CAN NO LONGER PERFORM IN THE MANNER FOR WHICH THEY WERE DESIGNED SHALL BE REPLACED.
2. ANY PERMANENTLY STABILIZED AREAS THAT BECOME ERODED SHALL HAVE THE TOPSOIL REPLACED AND THE GRASS SOWN AGAIN WITH NEW MULCH APPLIED. IF CULTIVATION OF A NEW LEGUME OR GRASS CROP IS NOT PRACTICAL IN THE ERODED AREA, THE CONTRACTOR SHALL INSTALL NYLON EROSION CONTROL MATS.
3. IF THE VEGETATIVE COVER ESTABLISHED IS ALLOWED TO DETERIORATE AND BECOME INEFFECTIVE, A FERTILIZATION AND SEEDING PROGRAM SHALL BE ESTABLISHED AND CARRIED OUT AS THE CONSTRUCTION PROCEEDS. AREAS WHERE FAILURES HAVE BEEN EXPERIENCED IN THE ESTABLISHMENT OF BOTH PERMANENT AND TEMPORARY VEGETATIVE PROTECTION SHALL BE PROMPTLY TREATED. THE RE-ESTABLISHMENT OF PERMANENT VEGETATIVE COVER SHALL BE INITIATED AS SOON AS POSSIBLE.
4. WHEN THE ACCUMULATION OF SEDIMENT IN THE CONTROL DEVICES REACHES 1/3 THE DEPTH OF THE DEVICE OR AS SPECIFIED BY THE MANUFACTURER, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN SUCH LOCATIONS AS DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THESE LOCATIONS SHALL BE SELECTED SUCH THAT THE SEDIMENT WILL NOT ERODE INTO THE CONSTRUCTION AREA OR ANY NATURAL WATERWAY.
5. ALL SEDIMENT AND EROSION FACILITIES MUST BE MAINTAINED IN OPERATING CONDITION UNTIL UPSTREAM AREAS ARE STABILIZED WITH FINAL GROUND COVER AND HAVE ESTABLISHED UNIFORM 70% VEGETATIVE COVER OR GREATER OF EROSION RESISTANT PERENNIAL SPECIES.
6. SEDIMENT DEPOSITED ON PAVED ROADWAYS SHOULD BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE THROUGH STREET SWEEPING AS NEEDED. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO THE ROADWAY DITCHES, SEWERS, CULVERTS OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.
7. THE CONTRACTOR SHALL IMPLEMENT THIS PLAN, INCLUDING CONSTRUCTION AND MAINTENANCE.
8. THE OWNER IS RESPONSIBLE TO INSURE THAT THE CONTRACTOR IS PERFORMING THE WORK AS DETAILED IN THIS PLAN.
9. THE OWNER IS RESPONSIBLE FOR CONDUCTING INSPECTIONS DURING CONSTRUCTION ON A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT AND RECORDING ANY DEFICIENCIES THAT MAY BE FOUND IN A LOG WHICH WILL BE MADE AVAILABLE UPON REQUEST.
10. THE CONTRACTOR SHALL PERMIT ALL OFFICIAL REPRESENTATIVES FROM PADEP AND THE CENTRE COUNTY CONSERVATION DISTRICT ON SITE TO INSPECT THE EROSION CONTROLS INSTALLED FOR THIS PROJECT. ALL DEFICIENCIES IN THE CONTROLS MUST BE CORRECTED IMMEDIATELY.
11. ALL TEMPORARY CONTROLS SHALL BE MAINTAINED AS FOLLOWS:

A. COMPOST FILTER SOCK MAINTENANCE:

- 1. THE COMPOST FILTER SOCK INSTALLATION SHOULD BE INSPECTED WEEKLY AND AFTER EVERY RAINFALL EVENT.
2. ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE COMPOST FILTER SOCK FUNCTIONAL. IN ALL CASES, REMOVE DEPOSITS WHERE ACCUMULATIONS REACH 1/3 THE ABOVE GROUND HEIGHT OF THE COMPOST FILTER SOCK.
3. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
4. ADHERE TO ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING COMPOST FILTER SOCK DUE TO WEATHERING.

B. EROSION CONTROL BLANKETS MAINTENANCE

- 1. BLANKETED AREAS SHALL BE INSPECTED WEEKLY OR AFTER ANY RAINFALL EVENT UNTIL A MINIMUM UNIFORM 70% COVERAGE OF EROSION RESISTANT PERENNIAL VEGETATION IS ESTABLISHED.
2. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN FOUR (4) CALENDAR DAYS.

C. CONCRETE WASHOUT STRUCTURES MAINTENANCE

- 1. CONCRETE WASHOUT STRUCTURES SHALL BE INSPECTED DAILY.
2. DAMAGED OR LEAKING STRUCTURES SHALL BE DE-ACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
3. ACCUMULATED MATERIALS SHALL BE REMOVED WHEN THEY REACH 50% CAPACITY.
4. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

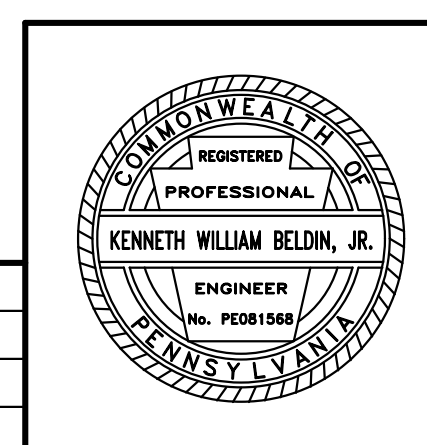
D. PUMPED WATER FILTER BAG MAINTENANCE

- 1. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED.
2. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.
3. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
4. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEMS ARE DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

IMPORTING FILL MATERIAL

- 1. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINE THAT ALL FILL IMPORTED MEETS PA DEP'S DEFINITION OF CLEAN FILL.
2. CLEAN FILL IS DEFINED AS : UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREGGED 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.)
3. 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 HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSLATION SERVICES, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.

Table with 3 columns: NO., DATE, DESCRIPTION. Row 1: 1, 08/20/2020, REVISED PER TOWNSHIP COMMENTS. Row 2: REVISIONS.



EROSION AND SEDIMENT CONTROL (ESC) NOTES
STATE COLLEGE BOROUGH WATER AUTHORITY
KOCHER WELL FIELD WATER PUMPING IMPROVEMENTS
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
DATE: 07/22/2020 JOB: 16049 SCALE: AS SHOWN
DRAWN BY: AJL CHECKED BY: KWB

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