



TOWNSHIP OF FERGUSON

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

Zoning Hearing Board Regular Meeting Agenda October 26, 2021 7:00 PM

- I. **CALL TO ORDER**
- II. **CITIZEN'S INPUT**
- III. **PLEDGE OF ALLEGIANCE**
- IV. **INTRODUCTION OF BOARD MEMEBERS**
- V. **APPROVAL OF MINUTES**
 - 1. September 28, 2021
- VI. **SWEARING IN OF THOSE WHO WISH TO TESTIFY**
- VII. **THE ZONING HEARING BOARD SOLICITOR EXPLAINS THE BASIS FOR GRANTING A VARIANCE**
- VIII. **NEW BUSINESS**
 - 1. **NEW CINGULAR WIRELESS PCS, LLC DBA AT&T MOBILITY** 20 minutes
Narrative

The variance request of New Cingular Wireless PCS, d/b/a AT&T Mobility regarding the property at the North Side of Havershire Blvd, West of the intersection with Blue Course Drive, tax parcel 24-004-200B. The property is owned by Circleville Road Partners, LP. 1717 Pen Avenue #5000. Wilkinsburg, PA 15221. The applicants requesting variances to Chapter 27-303.A.D; Chapter 27- 710.3.A and Chapter 27-710.H.2 of the Zoning Ordinance to install a Telecommunications facility including a 165 ft., monopole tower on the site. The property is Zoned Traditional Town Development (TTD).
- IX. **CALENDAR ITEMS**
 - 1. Next meeting will be November 23, 2021 pending agenda items.
- X. **ADJOURNMENT**

**FERGUSON TOWNSHIP ZONING HEARING BOARD
REGULAR MEETINGS
TUESDAY, September 28, 2021
7:00 p.m.**

I. ATTENDANCE

The Zoning Hearing Board held a hearing on Tuesday, September 28, 2021. In attendance were:

Board:

Michael Twomley- Chair
Susan Buda – Vice Chair
Swamy Anantheswaran- Secretary
Mike MacNeeley
Irene Wetzel
Stefanie Rocco, Alternate
Ron McLaughlin, ZHB Solicitor

Staff

Jeff Ressler, Zoning Administrator
Summer Brown, Recording Secretary
David Pribulka, Township Manager

Others in attendance were: Jason Grotinni, Envinity Representative.

II. CALL TO ORDER

The Ferguson Township Zoning Hearing Board meeting was called to order on Tuesday, September 28, 2021 at 7:01 pm.

III. CITIZEN'S INPUT

IV. PLEDGE OF ALLEGIANCE

V. INTRODUCTION OF BOARD MEMBERS

VI. APPROVAL OF MINUTES

1. August 24, 2021 minutes.

Mr. Michael Twomley called for a motion to approve the August 24, 2021 meeting minutes. Mr. Swamy Anantheswaran made a motion to approve the meeting minutes, Mr. Michael MacNeeley seconded the motion, and the motion passed unanimously.

VII. SWEARING IN OF THOSE WHO WISH TO TESTIFY

Mr. Jeff Ressler, Mr. David Pribulka, and Mr. Jason Grotinni were sworn in to testify.

VIII. THE ZONING HEARING BOARD SOLICITOR EXPLAINS THE BASIS FOR GRANTING A VARIANCE/APPEAL

Mr. Jeff Stover solicitor went over the criteria for a variance.

IX. ZONING OFFICER EXPLAINS THE BASIS OF VARIANCE/APPEAL REQUEST

X. NEW BUSINESS

1. FERGUSON TOWNSHIP

Mr. Jeff Ressler stated that the property that is the subject of this hearing is located at 3147 Research Drive State College, PA 16801. Tax Parcel 24-004-070F. The property is owned by The Township of Ferguson and is represented by David Pribulka, Township Manager. The property is zoned IRD. The applicant is proposing the addition/installation of roof top mounted solar photovoltaic arrays. The Township is requesting a variance to Chapter 27-713.(8)(B) in order to mount the roof top arrays. Chapter 27-713.(8)(B) reads as follows: Building-mounted systems mounted on a flat roof shall not be visible from the public right of way within a fifty foot radius of the lot, exclusive of an alley as defined by this section, at a level of five feet from the ground in similar manner as to any other rooftop HVAC of mechanical equipment. This can be accomplished with architectural screening such as building parapet or by setting the system back from the roof edge in such a manner that the solar PV system is not visible from the public right of way within a fifty foot radius when measured at a distance of five feet from the ground.

Mr. David Pribulka, Township Manager stated that he is present to request the ZHB to grant a variance for installation of solar arrays. The reason of this variance is largely due to the timing and process of this project. Mr. Pribulka stated that he is asking for a variance of de minimis capacity. Mr. Pribulka stated that the hardship is rooted in the sequencing and the LEED certification. Mr. Ressler noted that at a staff level they are exploring amending this ordinance. The Board discussed and reviewed pictures of a mock solar array that was attached to the memo. The mock picture shows size and location of arrays using actual size cardboard. The Board discussed de minimis variances with solicitor Mr. Stover.

Mrs. Irene Wetzel moved to grant the variance request for the property located at 3147 Research Drive, State College, PA. Tax parcel 24-004-070F to variance Chapter 27-713.(8)(B) to allow the roof top solar array because the community impact is de minimis. Mrs. Susan Buda seconded motion, and the motion passed unanimously.

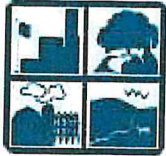
XI. CALENDAR ITEMS

XII. ADJOURNMENT

The Zoning Hearing Board meeting was adjourned at 8:00 pm.

Swamy Anantheswaren, Secretary
For the Zoning Hearing Board

SEP 15 2021



Township of
FERGUSON
Pennsylvania

Planning & Zoning Department

Ferguson Township, Centre County, Pa.
Application for Zoning Variance/Appeal Hearing

Application for a Hearing must be filed in the name of the owner of record or in the name of the holder of an option or a contract to purchase, or in the name of the lessee if authorized under a lease.

The application must be completed in full and the following must accompany the application:

1. Thirteen (13) copies of the application.
2. Thirteen (13) copies of a diagram or site plan (as outlined on page 3).
3. For a Variance Hearing a non-refundable filing fee of \$300.00 (make check payable to Ferguson Township).
 - For an Appeal Hearing a filing fee of \$500.00 (make check payable to Ferguson Township). The Appeal Hearing fee is refundable if the applicant prevails in the appeal of a notice of violation.
 - If applying for both a Variance Hearing and an Appeal Hearing both the Variance fee of \$300.00 and the Appeal fee of \$500.00 must be paid to the Township.
4. A copy of the applicant's deed or other instrument showing authority to file this application must be attached.
 - If the instrument attached does not contain a legal description, a legal description must be provided.

All material should be submitted to the Ferguson Township Zoning Office no later than 5:00 PM on the fourth Monday of the month. All incomplete applications will not be processed.

Email chriss@rrhc.com

ENTRY OF APPEARANCE

Name Christopher H. Schubert, Esquire/ RILEY RIPER HOLLIN & COLAGRECO

Address 717 Constitution Drive, Suite 201, Exton, PA 19341

I am appearing on my own behalf (Check if this is true.)

I am representing New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility

SEP 15 2021

Please send me notice at the above address of any final decisions in this matter.

WAIVER OF STENOGRAPHIC RECORD

I agree to waive the requirements of Section 908(7) of the Pennsylvania Municipalities Planning Code which requires that a stenographic record of the proceedings be made, and consent that a record of the proceedings be prepared from a tape recording of the hearing and the recording secretary's minutes.

Applicant's Signature [Signature] Christopher H. Schubert, Esquire
Attorney for Applicant

Date 9/13/2021

The undersigned hereby applies to the Ferguson Township Zoning Hearing Board for a hearing under the provisions of the Ferguson Township Zoning Ordinance affecting the following premises in the manner herein described.

Applicant New Cingular Wireless PCS, LLC, d/b/a AT&T Mobility

Address 200 N. Warner Road, King of Prussia, PA 19406

Phone FAX (610) 283-7440

Owner Circleville Road Partners B, LP, a Pennsylvania limited partnership

Address 1717 Penn Avenue, #5000, Wilkinsburg, PA 15221

Phone FAX _____

1. Location of premises North side of Havershire Blvd., west of intersection with Blue Course Drive

2. Centre County Tax Map Parcel Number 24-004-200B-0000

3. Present zoning TTD-Traditional Town Development

4. How long has the applicant held an interest in the property? April, 2020

5. Present use of the premises residential development

6. Proposed use of the premises addition of telecommunications facility to support wireless services

7. Explain extent of proposed alteration(s), if any: See Addendum "A", attached hereto and incorporated

8. Describe all existing structures, including type size and height: _____

See Addendum "A", attached hereto and incorporated herein. See site plans submitted with the Application, incorporated herein by reference

9. Has the property been involved in previous zoning hearing(s)? _____ If so, describe date of hearing, nature of hearing and outcome of hearing:

None for telecommunications purposes

10. For new construction or alterations:

- a) Have plans been submitted to the Zoning Officer? YES
- b) Has he/she reviewed, approved, and signed the plans? YES
- c) Has he/she issued a permit? NO. Zoning determination issued May 17, 2021

11. For a variance hearing, describe the provisions or regulations of the Ferguson Township Zoning Ordinance under which application for a variance is sought:

See Addendum "A," attached hereto and incorporated herein.

12. For an appeal hearing, describe the alleged misinterpreted or misapplied provision of the ordinance which will be relieved by granting this appeal:

N/A

13. A variance will be granted only upon the showing of an unnecessary hardship meeting all of the following criteria:

- a) The unnecessary hardship is caused by unique physical circumstances in the size, shape or topography of the lot.
- b) Because of the unnecessary hardship so caused, the lot cannot be developed in conformity with the Zoning Ordinance.
- c) The unnecessary hardship was not created by the applicant. a) Key map showing the generalized location of the property.
- d) The variance, if granted, would not alter the essential character of the neighborhood, impair the use or development of adjacent property or be detrimental to the public welfare.
- e) The variance would be the minimum necessary to afford relief and would be the least possible modification of the Zoning Ordinance.

SEP 15 2021

Describe hardship, as listed above, which will be relieved by granting this variance:

See Addendum "A," attached hereto and incorporated herein.

14. Attach a diagram or site plan showing the following: See site plans, submitted with Application
- a) Key map showing the generalized location of the property.
 - b) North point.
 - c) Name and address of all abutting property owners.
 - d) Total tract boundaries of the property showing approximate distances and a statement of total acreage of the tract.
 - e) All existing streets including streets of record (recorded but not constructed) on or abutting the tract including names and right-of-ways.
 - f) If relevant to the application, existing sewer lines, water lines, fire hydrants, utility lines, culverts, bridges, railroads, watercourses, and easements.
 - g) All existing buildings or other structures and approximate location of all tree masses.
- See Addendum "A," attached hereto and incorporated herein.

15. List all abutting property owners. Include full name, address, and telephone numbers

- 1. 24-393-006-0000; Turnberry North Village II HOA, c/o Paradigm Properties Group,
2029 Cato Avenue, State College, PA 16801 (814) 308-9602
- 2. 24-004-200D-0000; Circleville Road Partners D, LP, 1717 Penn Avenue #5000, Wilkinsburg, PA 15221
- 3. 24-118-129-0000; Ferguson Township, 3147 Research Drive, State College, PA 16801 (814) 238-4651
- 4. 24-004-017-0000; PSU Exempt Facilities & Real Estate, 107 Park Avenue Building, University Park,
PA 16802 (814) 865-4700
- 5. 24-004-200E-0000; Circleville Road Partners E, LP, 1717 Penn Avenue #5000, Wilkinsburg, PA 15221
- 6. 24-004-200A-0000; Circleville Road Partners A, LP, 1717 Penn Avenue #5000, Wilkinsburg, PA 15221

FOR STAFF USE ONLY:

- Plans submitted ^{6.} 24-004-200A-0000:
- Advertised
- Posted
- Fee Paid

Revised
09/14/2017

**APPLICATION TO THE ZONING HEARING BOARD
OF FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA**

**IN RE: APPLICATION OF NEW CINGULAR WIRELESS PCS, LLC
d/b/a AT&T MOBILITY
Site: PSU PARK FOREST VILLAGE**

**ADDENDUM "A" TO
ZONING HEARING BOARD APPLICATION**

I. BACKGROUND

The subject property ("Property") is owned by Circleville Road Partners B, LP, a Pennsylvania limited partnership ("Owner") and is located on the north side of Havershire Blvd. at the intersection with Blue Course Drive, Ferguson Township, Centre County, Pennsylvania. The Property is further identified as Parcel Number 24-004-200B-0000 on the Centre County tax map (the "Property").

New Cingular Wireless, LLC d/b/a AT&T Mobility ("AT&T") proposes the installation of a personal wireless services facility on a portion of the Property at the entrance to the residential development commonly known as *Turnberry*. AT&T is a provider of personal wireless services licensed by the Federal Communications Commission as a commercial mobile service provider. The personal wireless services facility (the "Facility") shall consist of a 165-foot monopole with lightening rod extending an additional 4 feet, six (6) panel-style AT&T antennas and support platform. The Facility will also include a concrete pad on which AT&T radio-equipment walk-in cabinet and diesel generator will be placed, and a 6-foot chain-link fence surrounding the Facility. An additional landscaping buffer will be established outside of the fence. The monopole and leased area will be designed to accommodate additional wireless providers.

The Facility is proposed to remedy a significant gap in wireless coverage and service capacity in AT&T's network in the vicinity of the Property. The proposed Facility represents the least intrusive means of solving this significant coverage gap in AT&T's network.

II. REQUEST FOR RELIEF

AT&T requests the following:

1. A variance from Section 27-303.A.d of the Township of Ferguson Code ("Code") to allow for the installation and use of a free-standing telecommunications tower within the TTD Traditional Town Development district.

2. A dimensional variance from Section 27-710.3.A of the Code to permit a setback of 60 feet from Blue Course Drive to the east and a setback of 110 feet from the Havershire Boulevard to the south, where a setback of 500 feet from the nearest property boundary is required.

3. A variance from Section 27-710.3.H.2 of the Code to permit buffer landscaping around three sides of the fenced-compound, instead of the entire perimeter of the compound.

4. Applicant also applies for such other interpretations, waivers, variances or other relief and/or approvals as may ultimately be required.

III. REASONS WHY THE APPLICATION SHOULD BE GRANTED

The proposed use is suitable for the Property and is in the best interests of the community and the requested relief should be granted for the following reasons:

1. The proposed facility is necessary in order for Applicant to provide telecommunications service in accordance with its Federal Communications Commission license and the Telecommunications Act of 1996.

2. The addition of a telecommunication facility, a passive communications use, is a suitable and appropriate use of the Property. The use will not substantially injure or detract from the uses of adjacent and neighboring properties nor be inconsistent with the present and proposed characteristics of the neighborhood. The proposed use will not cause negative impacts over and above those typically associated with commercial communications towers located and operated in a usual manner.

3. The proposed use will serve the best interest of the Township, the convenience of the community, and the public welfare by making wireless telecommunications service available and by designing the Facility to accommodate additional providers.

5. The proposed use will not adversely affect public facilities and utilities, such as water, sewer, police and fire protection, schools, etc.

6. The proposed use will be designed in accordance with all applicable safety and industry standards, and will not endanger the safety of persons or property.

7. The proposed use is consistent with the supplemental regulations for commercial communications towers, except to the extent that a variance is requested with respect to the setback of the tower from the northern and eastern lot lines.

8. The proposed use will be surrounded by a fence and is buffered by existing trees, yard and existing improvements on the property.

SEP 15 2021

9. The proposed use does not require any off-street parking or loading spaces in light of the nature of the use.

10. The proposed use will have safe and adequate access to streets and the Applicant is proposing access drives and access easements to guarantee compatibility with adjacent streets.

11. Pedestrian access to the site by the public is generally discouraged, but the proposed access drives and access easements will ensure access to the site by authorized personnel.

12. The telecommunications facility complies with all applicable standards established by the Federal Communications Commission.

13. The telecommunications facility shall not cause radio frequency interference with other communications facilities located in the County.

14. The applicant is licensed by the Federal Communications Commission to operate the telecommunications facility.

15. The telecommunications facility shall comply with all applicable Federal Aviation Administration Regulations.

16. The telecommunications facility will be maintained in a safe manner in accordance with the requirements of the applicable building codes.

17. The placement of the proposed service cannot be provided through co-location with an existing facility, building or site or attachment to an existing structure within 1 mile of the property.

For all of the reasons stated above, AT&T requests the above referenced relief and any other relief the Board deems necessary.

Detailed Plans of the proposed use have been submitted to the Township, to be incorporated by reference herein, for consideration before the Zoning Hearing Board.

Respectfully submitted,

RILEY ROPER HOLLIN & COLAGRECO



By:

Christopher H. Schubert, Esquire
Attorney for Applicant New Cingular
Wireless PCS, LLC d/b/a AT&T Mobility

Date: September 14, 2021

Ferguson Township
3147 Research Drive
State College, PA 16801
814-238-4651
814-238-3454 (fax)
www.twp.ferguson.pa.us

000000

Receipt No. 00019090

09/15/2021 11:56 AM

Riley Riper Hollin & Colagreco

01 Zoning Var He
aring/AT&T Tower 300.00

Check # 72417
Receipt Total
Payment Total

300.00
300.00

Thank you!

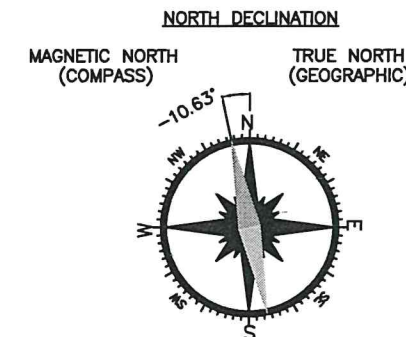
SITE NAME:
PSU - PARK FOREST VILLAGE

USID: 287554
FA NUMBER: 10040966

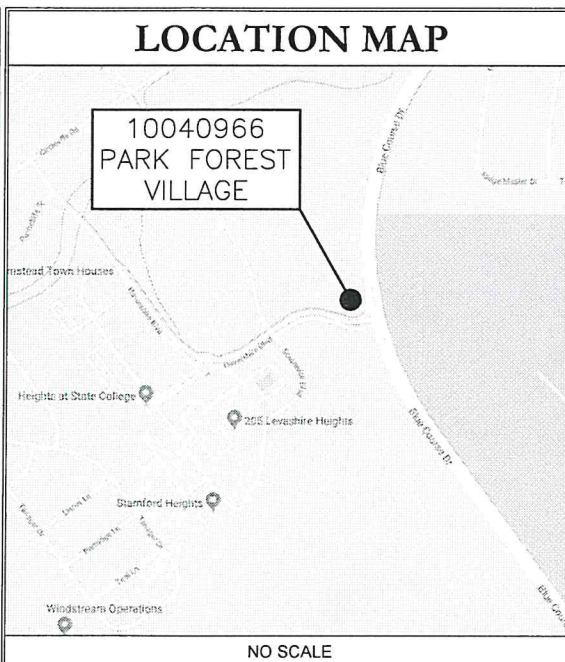
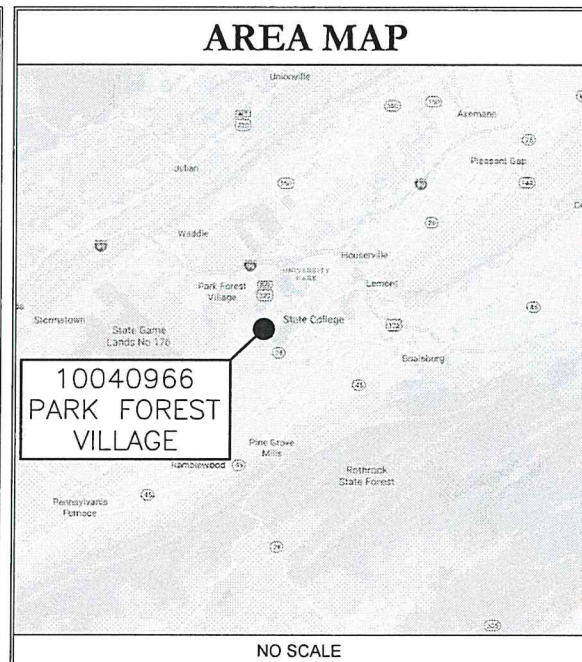
CENTRE COUNTY
PROPOSED 165' MONOPOLE



RF DATA SHEET	
ISSUE REVISION	1
ISSUE DATE	04/10/20



PROJECT SUMMARY	
PROPERTY OWNER: CONTACT: ADDRESS:	CBRE CAPITAL MARKETS, INC. ATTN: DAVID E. MEESE 125 LYNDBURST CIRCLE WEXFORD, PA 15090
SITE ADDRESS:	HAVERSHIRE BOULEVARD STATE COLLEGE, PA 16803
CUSTOMER/APPLICANT:	AT&T WIRELESS 200 NORTH WARNER ROAD KING OF PRUSSIA, PA 19406
NAD83	
LATITUDE:	40° 47' 23.74" N (40.789928°)
LONGITUDE:	77° 53' 32.14" W (-77.892261°)
JURISDICTION:	FERGUSON TOWNSHIP
COUNTY:	CENTRE
PARCEL TAX ID:	24-004-,200B,0000
REFERENCE:	DEED BOOK 2106-0242
LOT ACREAGE:	47.34 ACRES
GROUND ELEVATION:	±1172' AMSL
OCCUPANCY TYPE:	UNMANNED
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION



DRAWING INDEX		
SHEET #	SHEET DESCRIPTION	REV. #
T-1	TITLE SHEET	B
GN-1	GENERAL NOTES	B
C-1	AERIAL MAP	B
C-2	OVERALL SITE PLAN	B
C-3	ELEVATION AND AZIMUTH PLAN	B
C-4	ENLARGED SITE PLAN	B
C-5	DETAILS	B
C-6	WIC ELEVATIONS	B
C-7	GENERATOR DETAILS	B
C-8	FENCE DETAILS	B
C-9	GRADING AND EROSION CONTROL PLAN	B
L-1	LANDSCAPE PLAN	B

USID: 287554
FA: 10040966

PSU - PARK FOREST VILLAGE

HAVERSHIRE BOULEVARD
STATE COLLEGE, PA 16803

PROPOSED MONOPOLE

PROJECT NO:	EP4TUREL		
CHECKED BY:	PC		
ISSUED FOR:			
REV	DATE	DRWN	DESCRIPTION
A	08/05/20	JMB	ISSUED FOR REVIEW
B	10/26/20	JMB	ISSUED FOR REVIEW

CONTACT INFORMATION	
A&E FIRM:	JACOBS ENGINEERING GROUP 200 NORTH WARNER ROAD SUITE 203 KING OF PRUSSIA, PA 19406
CONTACT:	BRETT BARTEK PHONE: (610) 393-4519
AT&T CONSTRUCTION LTE PM:	CONTACT: KIM QUICKLE PHONE: (484) 636-5830

PROJECT DESCRIPTION
THE PROPOSED PROJECT INCLUDES:
<ul style="list-style-type: none"> • INSTALL (6) NEW ANTENNAS AT 160' • INSTALL (12) NEW RRH'S • INSTALL (2) NEW DC6 SURGE ARRESTORS • INSTALL (4) NEW DC TRUNK CABLES • INSTALL (2) NEW FIBER TRUNK CABLES • INSTALL (3) NEW MCG2C SECTOR MOUNTS • INSTALL (6) NEW PAIRS OF RRH DUAL MOUNT BRACKETS • INSTALL (1) NEW 165' MONOPOLE • INSTALL (1) NEW AT&T WIC ON CONCRETE PAD • INSTALL (1) NEW AC DIESEL GENERATOR ON CONCRETE PAD • INSTALL (1) NEW H-FRAME W/ 4 GANG METER BANK • INSTALL (1) NEW MESA TELCO CABINET • INSTALL (1) NEW QUAZITE BOX • INSTALL (1) NEW ICE BRIDGE • INSTALL (1) NEW GPS ANTENNA • INSTALL NEW COMPOUND PERIMETER FENCE AND ACCESS GATE • INSTALL NEW LANDSCAPE BUFFER W/ (28) EVERGREEN TREES • INSTALL NEW POWER AND TELCO UTILITIES • INSTALL NEW GROUNDING SYSTEM

DRIVING DIRECTIONS

FROM 200 N WARNER RD, KING OF PRUSSIA, PA 19406, HEAD NORTH ON N WARNER RD TOWARD N CULPH RD, 325 FT. BEAR RIGHT ONTO N CULPH RD, 0.2 MI. TURN LEFT ONTO MALL BLVD, 0.3 MI. TAKE RAMP LEFT FOR I-76 W / SCHUYLKILL EXPY W, 0.7 MI. TAKE RAMP LEFT FOR I-76 WEST TOWARD HARRISBURG, 79.0 MI. AT EXIT 247, TAKE RAMP RIGHT FOR I-283 TOWARD HARRISBURG EAST / HARRISBURG / HERSHEY, 2.9 MI. AT EXIT 30,3C, TAKE RAMP RIGHT FOR I-83 NORTH TOWARD HAZLETON / LEWISTOWN, 4.1 MI. KEEP STRAIGHT ONTO US-322 W, 0.7 MI. KEEP STRAIGHT ONTO I-81 S / US-322 W, 1.7 MI. AT EXIT 67A,67B, TAKE RAMP RIGHT FOR US-22 WEST / US-322 WEST TOWARD LEWISTON / STATE COLLEGE, 54.9 MI. KEEP STRAIGHT ONTO US-522 S / US-322 W / US-22 W, 0.6 MI. KEEP STRAIGHT ONTO US-322 W, 31.9 MI. AT EXIT 71, TAKE RAMP RIGHT TOWARD WOODY CREST, 0.3 MI. TURN LEFT ONTO WADDLE RD TOWARD WOODY CREST, 0.8 MI. TURN RIGHT ONTO VAIRO BLVD, 0.2 MI. KEEP STRAIGHT ONTO MARTIN ST, 0.7 MI. TURN RIGHT ONTO BLUE COURSE DR. TURN RIGHT ONTO HAVERSHIRE BOULEVARD TO ARRIVE AT SITE ON RIGHT.

DO NOT SCALE DRAWINGS

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11x17. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SEE SHEET GN-1 FOR ADDITIONAL CONSTRUCTION NOTES

A/E DOCUMENT REVIEW STATUS		
TITLE	SIGNATURE	DATE
AT&T CONSTRUCTION MGR:		
JACOBS PM:		
RF ENGINEER:		
ZONING APPROVAL:		
SITE ACQUISITION:		
PROPERTY OWNER:		
STATUS CODE:		
1	ACCEPTED: WITH OR NO COMMENTS, CONSTRUCTION MAY PROCEED	
2	NOT ACCEPTED: RESOLVE COMMENTS AND RESUBMIT	
ACCEPTANCE DOES NOT CONSTITUTE APPROVAL OF DESIGN, CALCULATIONS, ANALYSIS, TEST METHODS OF MATERIALS DEVELOPED OR SELECTED BY THE SUBCONTRACTOR AND DOES NOT RELIEVE SUBCONTRACTOR FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATIONS.		

CODE COMPLIANCE	
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:	
CODE TYPE	CODE
BUILDING/DWELLING	IBC 2015
STRUCTURAL	IBC 2015
MECHANICAL	IMC 2015
ELECTRICAL	NEC 2014



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.	
SHEET NUMBER:	REVISION:
T-1	B

PROJECT COMPLIANCE NOTES:

- THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE AND IS NOT FOR HUMAN HABITAT. (NO HANDICAP ACCESS IS REQUIRED).
- OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
- NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS PROPOSAL, UNLESS DURING EMERGENCY.
- OUTDOOR STORAGE AND SOLID WASTE CONTAINERS ARE NOT PROPOSED.
- ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST AT&T SYSTEM GROUNDING STANDARDS. TECHNICAL SPECIFICATION FOR CONSTRUCTION OF LTE SITES AND WILL FOLLOW AT&T GROUNDING AND BONDING REQUIREMENTS FOR NETWORK FACILITIES AT&T DOC ID ATT-TP-76416 AND AT&T POLICY LETTER ATT-CEM-13002.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED DURING CONSTRUCTION OPERATION.
- THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
- INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM DRAWINGS PROVIDED BY THE APPLICANT REPRESENTATIVE. THE CONTRACTOR SHALL NOTIFY TURF VENDOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
- NO ADDITIONAL PARKING IS PROPOSED. EXISTING ACCESS AND PARKING WILL BE USED.
- NO ADDITIONAL LANDSCAPING IS PROPOSED AT THIS SITE.
- ALL COAXIAL CABLE/FIBER AND DC CABLE INSTALLATION IS TO FOLLOW MANUFACTURER'S INSTRUCTION.

GREENFIELD GROUNDING NOTES:

ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GROUNDING) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC AND AT&T GROUNDING AND BONDING REQUIREMENTS FOR NETWORK FACILITIES ATT-TP-76416 AND AT&T POLICY LETTER ATT-CEM-13002.

THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.

THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.

METAL CONDUIT AND TRAY SHALL BE GROUND AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH MINIMUM #2 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.

METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. TIN STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.

EACH CABINET AND FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #2 TIN STRANDED COPPER FOR INDOOR/ROOFTOP APPLICATIONS; #2 AWG SOLID TINNED COPPER FOR OUTDOOR GROUND CABINETS.

CONNECTIONS TO THE GROUND BAR SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BAR ARE PERMITTED.

ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE (2) CONDUCTORS OF #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.

USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.

EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.

ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS; A MINIMUM OF (2) CRIMPS AND WINDOWLESS LUGS FOR OUTDOOR APPLICATIONS AND WINDOWLESS LUGS FOR INDOOR APPLICATIONS.

ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE GROUNDING RING.

APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.

ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.

MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC AND AT&T GROUNDING AND BONDING REQUIREMENTS FOR NETWORK FACILITIES ATT-TP-76416 AND AT&T POLICY LETTER ATT-CEM-13002.

BOND ALL METALLIC OBJECTS WITHIN 6 FT. OF MAIN GROUND WIRES WITH 1-#2 AWG TIN-PLATED COPPER GROUND CONDUCTOR.

GROUPS FOR INDOOR SITE EQUIPMENT SHALL BE LANDED ON THE APPROPRIATE SECTION OF THE CRGB OR HALO AS PER ATT-TP-76416 AND AT&T POLICY LETTER ATT-CEM-13002.

GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS, WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS.

NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.

ELECTRICAL INSTALLATION NOTES:

ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.

CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.

WIRING, RACEWAY & SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.

ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.

CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.

EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E., HOTS), GROUNDING AND T1 CONDUCTOR AND CABLE SHALL BE LABELED WITH PROPER LABELING ID, 145 TYPE FIBER TAG, WITH UV RATED P-TOUCH LABEL. MINIMUM WIDTH OF 1/2". THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.

ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COLOR SCHEDULE. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).

PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH P-TOUCH LABELS ON 145 TYPE FIBER TAGS.

THERE SHALL BE NO USE OF NYLON TIE CABLE FOR INDOOR USE.

POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET & DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.

SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#2 TIN STRANDED OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.

POWER AND CONTROL WIRING, NOT IN TUBING OR CONDUIT, SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 AWG OR LARGER), 600 V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED COPPER CABLE RATED FOR 90° C (WET AND DRY) OPERATION WITH OUTER JACKET LISTED OR LABELED FOR THE LOCATION USED UNLESS OTHERWISE SPECIFIED.

ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION AT NO LESS THAN 75° C (90° C IF AVAILABLE).

RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.

ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.

ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.

GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.

RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND; DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.

LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.

CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.

CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.

WIREWAYS SHALL BE EPOXY-COATED (GRAY) AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS; SHALL BE PANDUIT TYPE E (OR EQUAL); AND RATED NEMA 1 (OR BETTER).

EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND RATED NEMA 1 (OR BETTER) INDOORS OR NEMA 3R (OR BETTER) OUTDOORS.

METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.

NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.

THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.

THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.

INSTALL PLASTIC LABEL ON THE METER CENTER TO SHOW "AT&T WIRELESS".

PROJECT GENERAL NOTES:

- FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
TURF VENDOR- _____
CONTRACTOR- GENERAL CONTRACTOR (CONSTRUCTION)
OWNER- AT&T
OEM- ORIGINAL EQUIPMENT MANUFACTURER
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- "KITTING LIST" SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY TURF VENDOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE TURF VENDOR.
- CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
- CONSTRUCTION SHALL COMPLY WITH AT&T AND MANUFACTURER SPECIFICATIONS.
- ALL ITEMS REMOVED FROM SERVICE ON SITES THAT HAVE AN AT&T ASSET TAG MUST BE LOGGED BACK IN WITH AT&T.

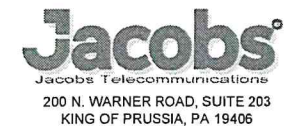
ABBREVIATIONS AND SYMBOLS:

ABBREVIATIONS:

AGL ABOVE GRADE LEVEL
BTS BASE TRANSCIEVER STATION
(E) EXISTING
MIN. MINIMUM
N.T.S. NOT TO SCALE
REF REFERENCE
RF RADIO FREQUENCY
T.B.D. TO BE DETERMINED
T.B.R. TO BE RESOLVED
TYP TYPICAL
REQ REQUIRED
EGR EQUIPMENT GROUND RING
AWG AMERICAN WIRE GAUGE
MGB MASTER GROUND BAR
EG EQUIPMENT GROUND
BCW BARE COPPER WIRE
SIAD SMART INTEGRATED ACCESS DEVICE
GEN GENERATOR
IGR INTERIOR GROUND RING (HALO)
RBS RADIO BASE STATION

SYMBOLS:

[S/G] SOLID GROUND BUS BAR
[S/N] SOLID NEUTRAL BUS BAR
--- SUPPLEMENTAL GROUND CONDUCTOR
[] 2-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
[] SINGLE-POLE THERMAL-MAGNETIC CIRCUIT BREAKER
⊗ CHEMICAL GROUND ROD
⊗ TEST WELL
[] DISCONNECT SWITCH
Ⓞ METER



USID: 287554
FA: 10040966
PSU - PARK FOREST VILLAGE
HAVERSHIRE BOULEVARD
STATE COLLEGE, PA 16803
PROPOSED MONOPOLE

PROJECT NO: EP4TUREL
CHECKED BY: PC

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	08/05/20	JMB	ISSUED FOR REVIEW
B	10/26/20	JMB	ISSUED FOR REVIEW

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **GN-1** REVISION: **B**



Jacobs
 Jacobs Telecommunications
 200 N. WARNER ROAD, SUITE 203
 KING OF PRUSSIA, PA 19406



USID: 287554
 FA: 10040966

PSU - PARK FOREST VILLAGE

HAVERSHIRE BOULEVARD
 STATE COLLEGE, PA 16803

PROPOSED MONOPOLE

PROJECT NO: EP4TUREL
 CHECKED BY: PC

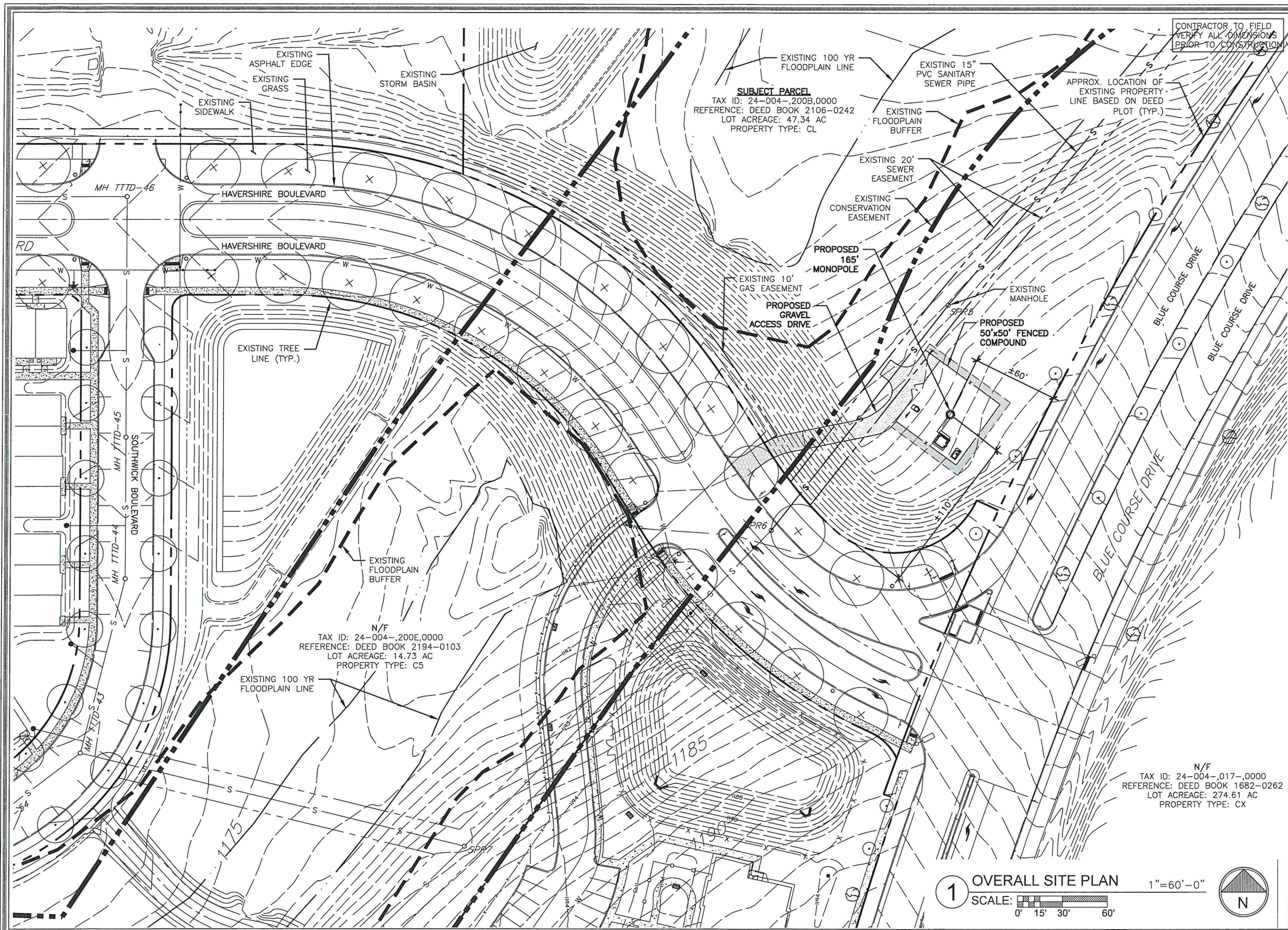
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	08/05/20	JMB	ISSUED FOR REVIEW
B	10/26/20	JMB	ISSUED FOR REVIEW

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-1** REVISION: **B**

1 AERIAL MAP
 SCALE: N.T.S.



CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

SUBJECT PARCEL
 TAX ID: 24-004-.200B,0000
 REFERENCE: DEED BOOK 2106-0242
 LOT ACREAGE: 47.34 AC
 PROPERTY TYPE: CL

N/F
 TAX ID: 24-004-.200E,0000
 REFERENCE: DEED BOOK 2194-0103
 LOT ACREAGE: 14.73 AC
 PROPERTY TYPE: C5

N/F
 TAX ID: 24-004-.017-.0000
 REFERENCE: DEED BOOK 1682-0262
 LOT ACREAGE: 274.61 AC
 PROPERTY TYPE: CX

1 OVERALL SITE PLAN
 SCALE: 1"=60'-0"
 0' 15' 30' 60'



USID: 287554
 FA: 10040966

PSU - PARK FOREST VILLAGE

HAVERSHIRE BOULEVARD
 STATE COLLEGE, PA 16803

PROPOSED MONOPOLE

PROJECT NO: EP4TUREL
 CHECKED BY: PC

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	08/05/20	JMB	ISSUED FOR REVIEW
B	10/26/20	JMB	ISSUED FOR REVIEW

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

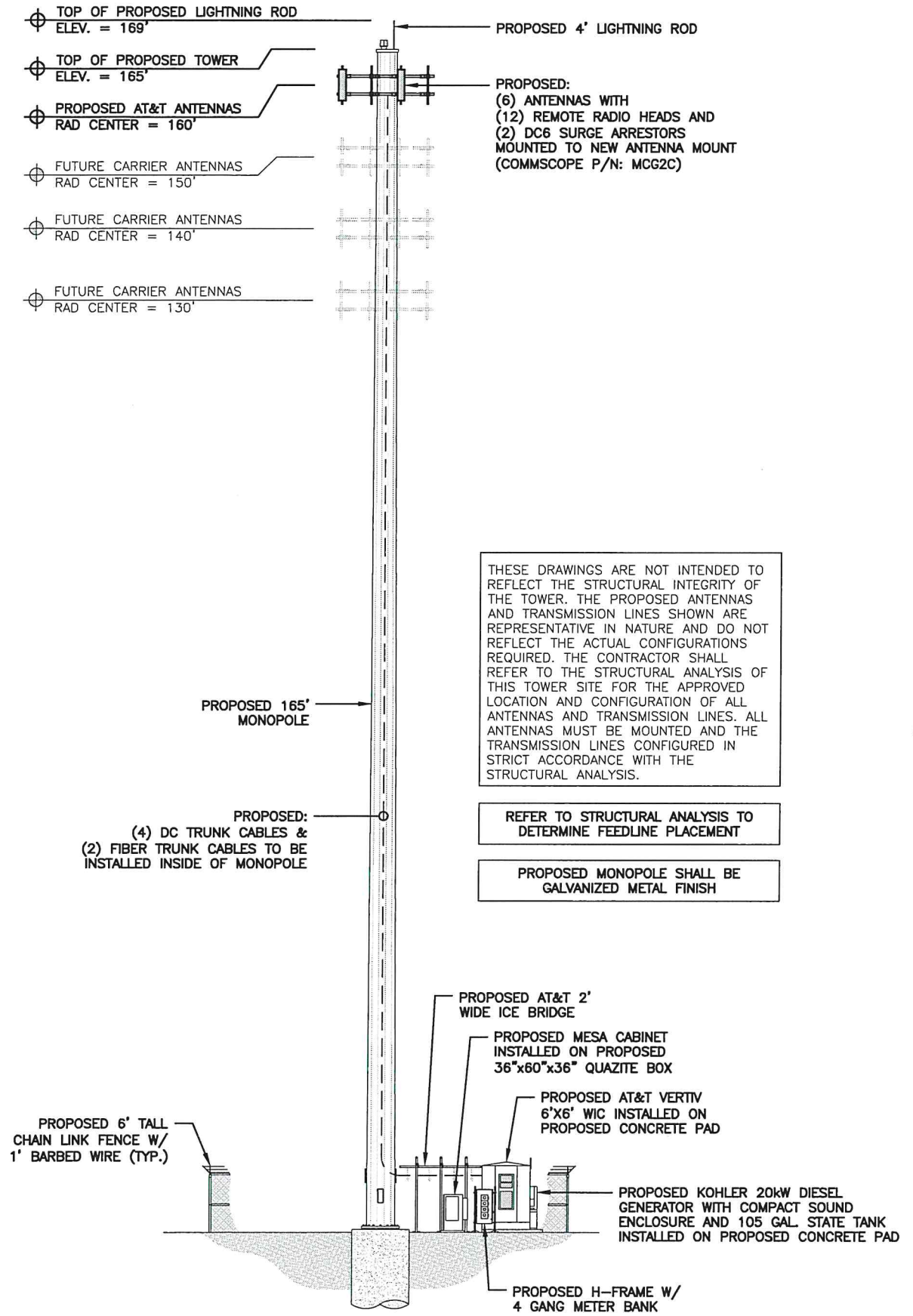
SHEET NUMBER: **C-2** REVISION: **B**

USID: 287554
 FA: 10040966
PSU - PARK FOREST VILLAGE
 HAVERSHIRE BOULEVARD
 STATE COLLEGE, PA 16803
 PROPOSED MONOPOLE

PROJECT NO: EP4TUREL
 CHECKED BY: PC

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	08/05/20	JMB	ISSUED FOR REVIEW
B	10/26/20	JMB	ISSUED FOR REVIEW



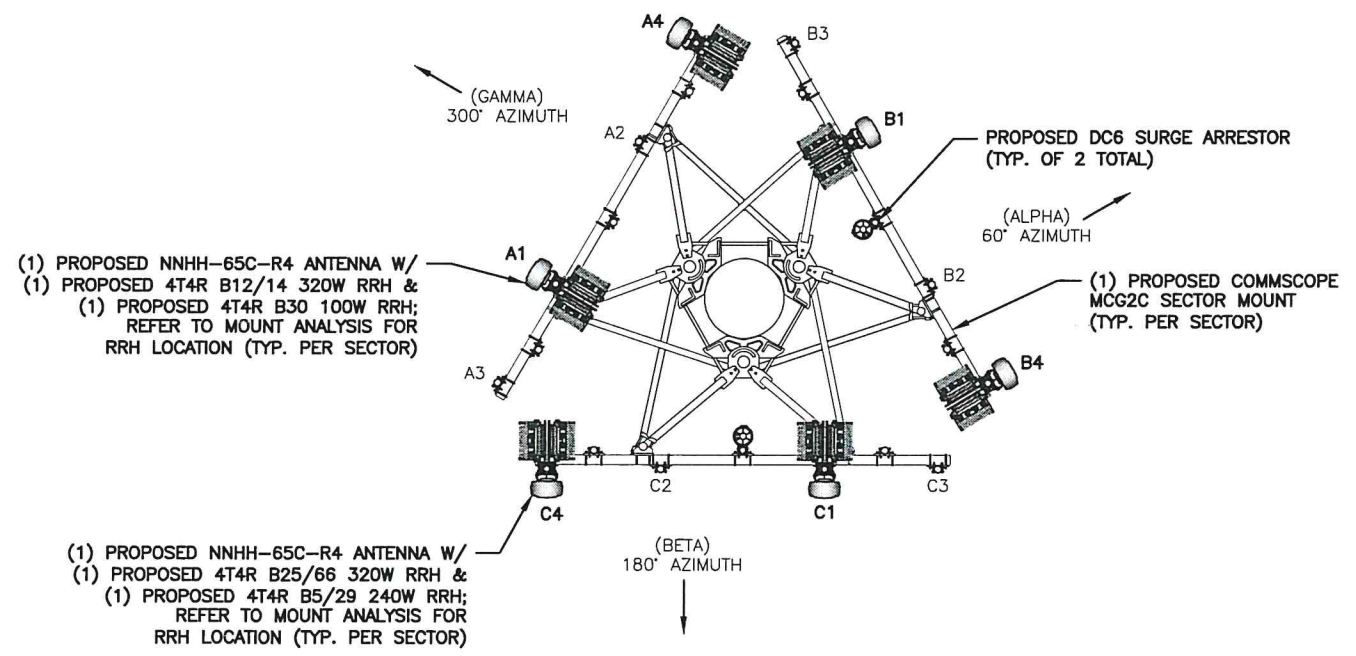
THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS AND TRANSMISSION LINES SHOWN ARE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ANALYSIS OF THIS TOWER SITE FOR THE APPROVED LOCATION AND CONFIGURATION OF ALL ANTENNAS AND TRANSMISSION LINES. ALL ANTENNAS MUST BE MOUNTED AND THE TRANSMISSION LINES CONFIGURED IN STRICT ACCORDANCE WITH THE STRUCTURAL ANALYSIS.

REFER TO STRUCTURAL ANALYSIS TO DETERMINE FEEDLINE PLACEMENT

PROPOSED MONOPOLE SHALL BE GALVANIZED METAL FINISH

REFER TO MOUNT ANALYSIS PRIOR TO BEGINNING ANY WORK. USE FRAME MOUNT P/N MCG2C OR APPROVED EQUAL.

NOTE:
 RRH'S SHALL BE MOUNTED ON DUAL MOUNTING BRACKETS.



2 PROPOSED ANTENNA AZIMUTH PLAN
 SCALE: N.T.S.

1 TOWER ELEVATION
 SCALE: N.T.S.

GENERAL CONSTRUCTION NOTES:

- SEE SURVEY FOR LEASE AREA BOUNDARY, LEGAL DESCRIPTION, EXISTING CONTOURS, AND ADDITIONAL SITE INFORMATION.
- DAMAGE TO ALL UTILITIES, LAND, ACCESS AREAS, AND PROPERTY OF OTHERS DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO THE ORIGINAL CONDITION AT THE COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL POWER AND TELEPHONE UTILITIES AND THE CONSTRUCTION MANAGER TO CONFIRM THE SOURCE OF SERVICE, PRIOR TO THE INSTALLATION OF ANY CONDUITS.
- THE CONTRACTOR SHALL INSTALL THE POWER AND TELEPHONE SERVICE UNDERGROUND TO THE EQUIPMENT AS SHOWN ON THE ELECTRICAL PLAN.
- REMOVE ANY EXISTING VEGETATION AND ORGANIC MATERIALS FROM THE TOWER COMPOUND.
- REGRADE AROUND THE SHELTER AS REQUIRED TO ALLOW A MAXIMUM 4" OF PAD THICKNESS EXTENDING ABOVE THE FINISHED GRAVEL SURFACE. REPLACE GRAVEL AROUND SLAB AT THE COMPLETION OF INSTALLATION.
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN PRIOR TO BID SUBMITTAL. ANY CONFLICTS, DISCREPANCIES, ERRORS, AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL CONTACT A SUBSURFACE UTILITIES LOCATOR FOR EXACT LOCATIONS OF ALL EXISTING UTILITIES WITHIN DISTURBED AREAS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES BY DIGGING A TEST PIT, AS NECESSARY. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE FOR PLANNING PURPOSES ONLY.
- THE CONTRACTOR SHALL PROVIDE ANY NECESSARY PROTECTION FOR EXISTING UTILITIES DURING CONSTRUCTION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GOVERNING LOCAL BUILDING CODE AND ALL APPLICABLE AMENDMENTS. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL GOVERNING OFFICIAL FOR LOCAL BUILD CODE REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL WASTE DEBRIS AND VEGETATION FROM THE SITE. BURIAL AND/OR BURNING OF WASTE MATERIALS IS NOT ACCEPTABLE.
- VEHICULAR ACCESS SHALL MEET THE APPLICABLE MUNICIPAL STREET STANDARDS FOR PRIVATE STREETS AND/OR DRIVEWAY STANDARDS.

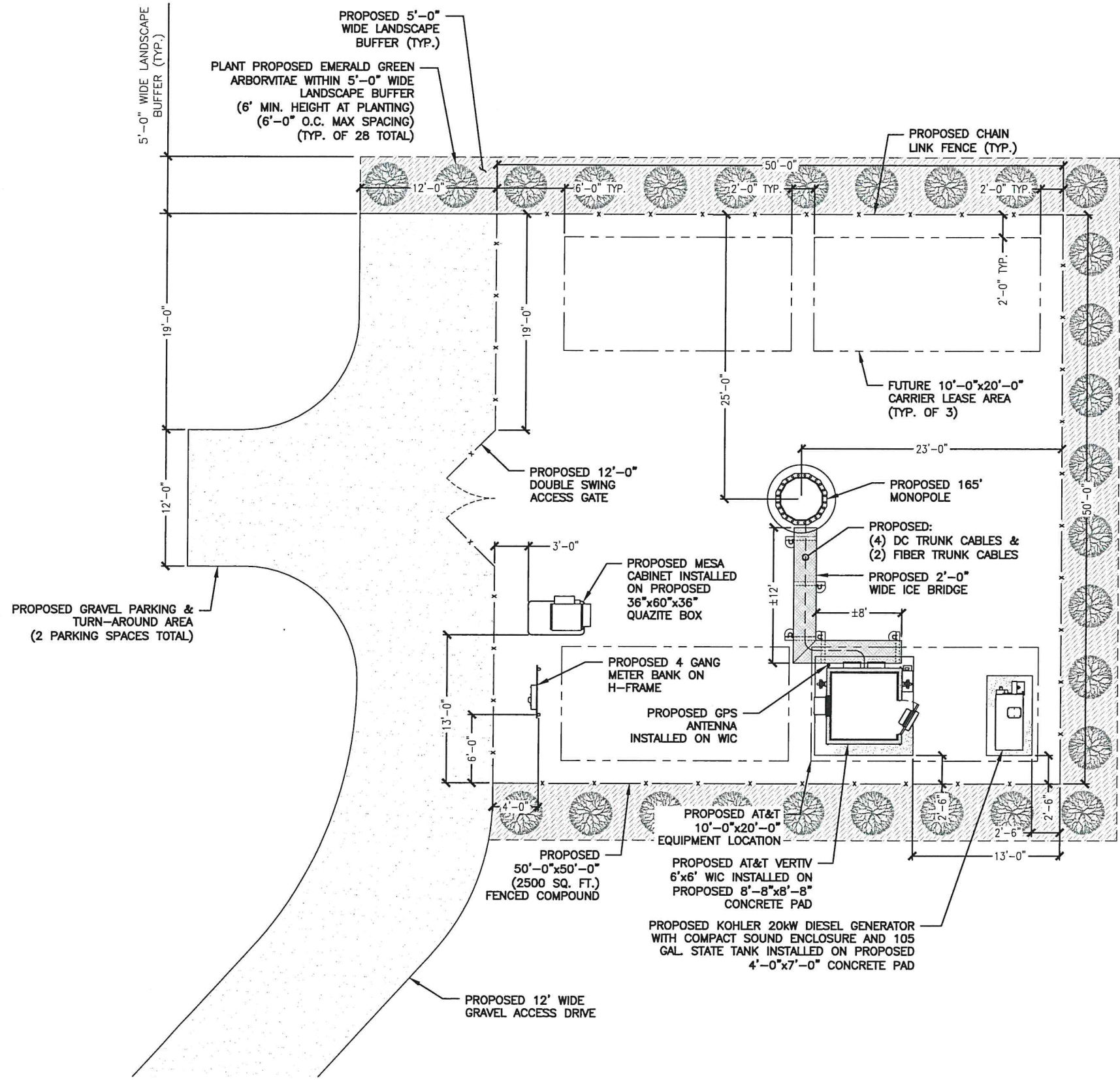
LANDSCAPE NOTES:

- STAKE ALL PLANT MATERIALS. SURROUND WITH FORMED SOIL SAUCER; AND MULCH ENTIRE BED WITH 3" SETTLED LAYERS OF CLEAN STRAW.
- EVERGREENS SHALL REACH A HEIGHT OF AT LEAST 8 FEET WITHIN 5 YEARS OF PLANTING.
- EXISTING WOODED AREAS, TREE LINES AND HEDGEROWS ADJACENT TO THE FACILITY SHALL BE PRESERVED TO GREATEST EXTENT POSSIBLE.

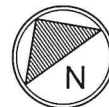
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

NOTE:
CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM PROPOSED SHELTER OR FENCED COMPOUND AT A MINIMUM 1% AND MAXIMUM 5% GRADE.

NOTE:
THE PROPOSED FENCED COMPOUND SHALL BE SURFACED AS FOLLOWS:
 - 2" TO 3" MINIMUM #57 GRAVEL FINISHED SURFACE.
 - MIRAFI 500X (OR EQUIVALENT) GEOFABRIC.
 - 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB BASE AND ROLLED.
 - 3" #3 GRAVEL ROLLED SUB-BASE COURSE.
 - SUBGRADE COMPLETED TO 95% STANDARD PROCTOR DENSITY.



1 ENLARGED SITE PLAN 3/32"=1'-0"
 SCALE: 0' 1' 5' 10' 20'



USID: 287554
 FA: 10040966

PSU - PARK FOREST VILLAGE

HAVERSHIRE BOULEVARD
 STATE COLLEGE, PA 16803

PROPOSED MONOPOLE

PROJECT NO: EP4TUREL
 CHECKED BY: PC

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	08/05/20	JMB	ISSUED FOR REVIEW
B	10/26/20	JMB	ISSUED FOR REVIEW

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

USID: 287554
 FA: 10040966
PSU - PARK FOREST VILLAGE
 HAVERSHIRE BOULEVARD
 STATE COLLEGE, PA 16803
 PROPOSED MONOPOLE

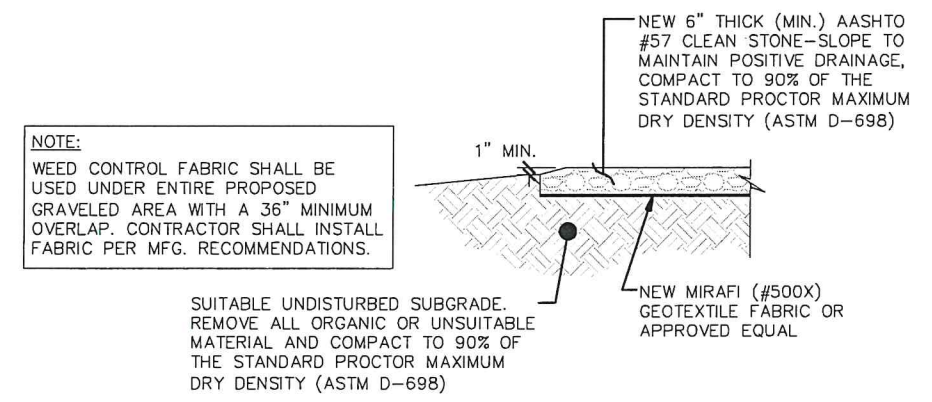
PROJECT NO: EP4TUREL
 CHECKED BY: PC

ISSUED FOR:

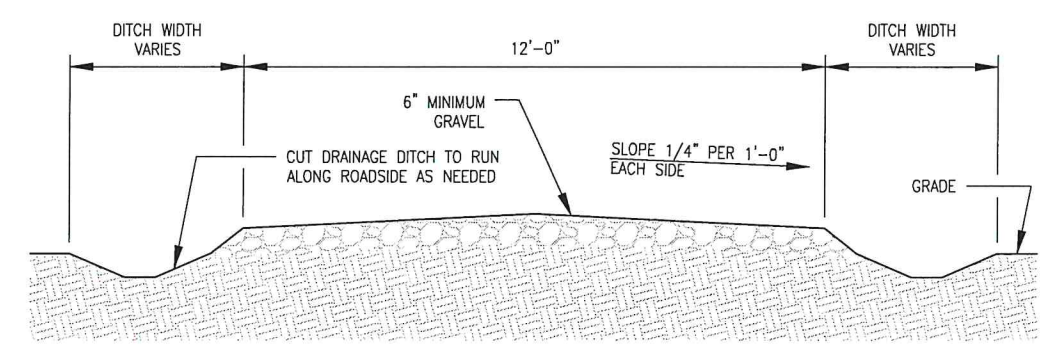
REV	DATE	DRWN	DESCRIPTION
A	08/05/20	JMB	ISSUED FOR REVIEW
B	10/26/20	JMB	ISSUED FOR REVIEW

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-5** REVISION: **B**

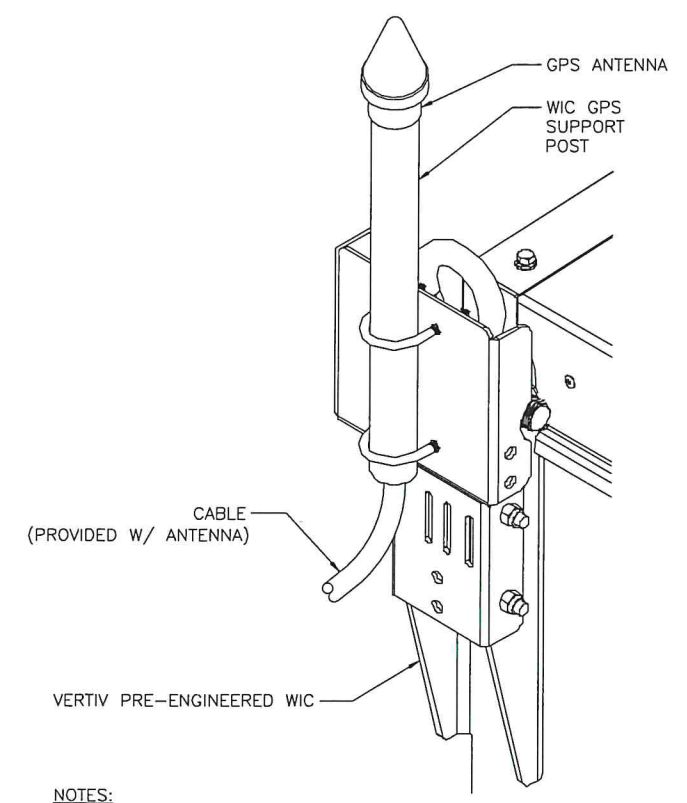


1 COMPOUND SURFACING DETAIL
 SCALE: N.T.S.



- NOTES:**
- CONTRACTOR SHALL VERIFY DITCH LOCATIONS (IF REQUIRED) WITH SITE GRADING PLANS.
 - ROAD CROSS SECTION VARIES. CONTRACTOR SHALL REVIEW GRADING PLAN FOR CROSS SLOPE AREAS. MAINTAIN A MINIMUM 2% CROSS OR CROWN SLOPE.

2 ACCESS DRIVE DETAIL
 SCALE: N.T.S.



- NOTES:**
- LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
 - ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.
 - CADWELDING SHALL NOT BE PERFORMED ON ROOFTOPS.
 - GPS ANTENNAS TO BE PLACED 10' FROM ANY ANTENNA.

3 GPS MOUNTING DETAIL
 SCALE: N.T.S.

USID: 287554
 FA: 10040966
**PSU - PARK FOREST
 VILLAGE**
 HAVERSHIRE BOULEVARD
 STATE COLLEGE, PA 16803
 PROPOSED MONOPOLE

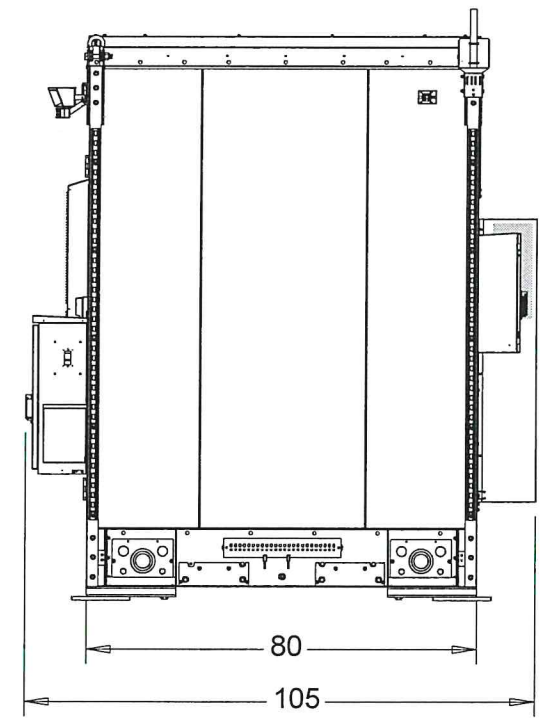
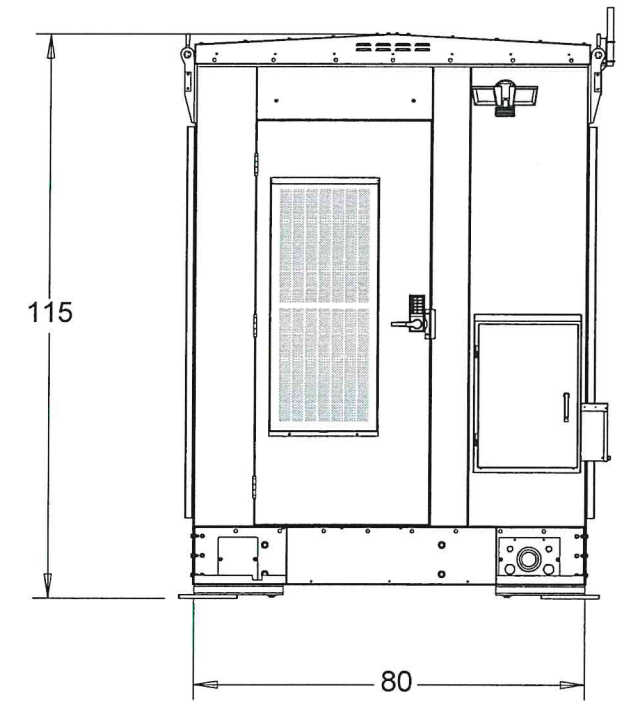
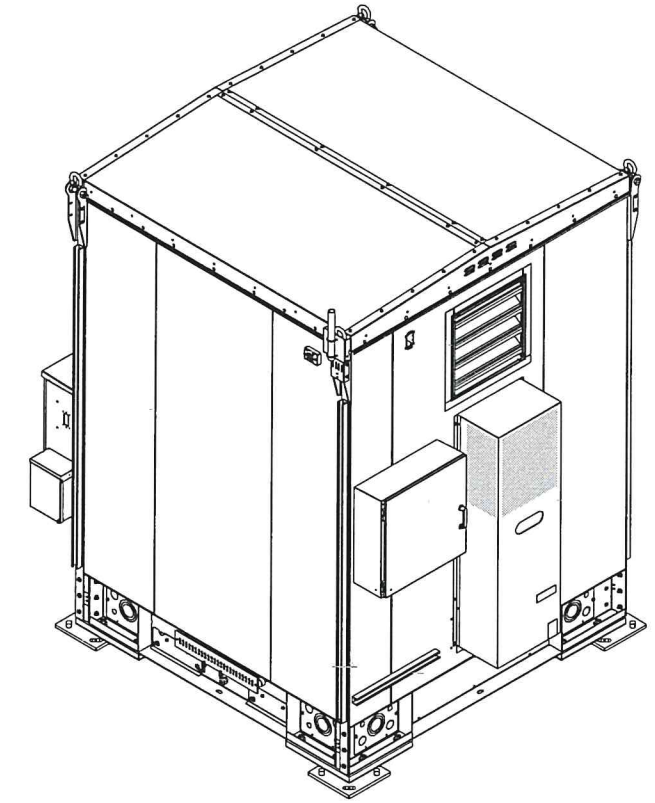
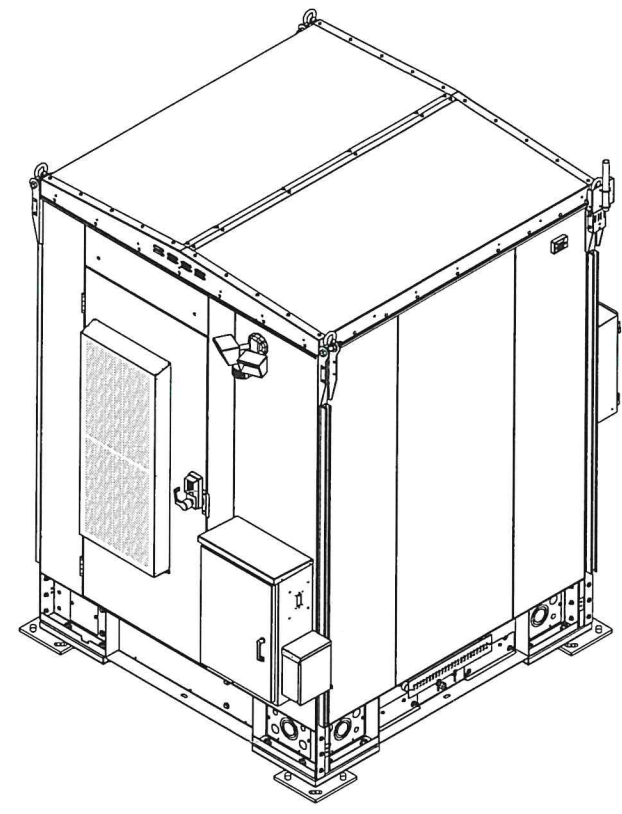
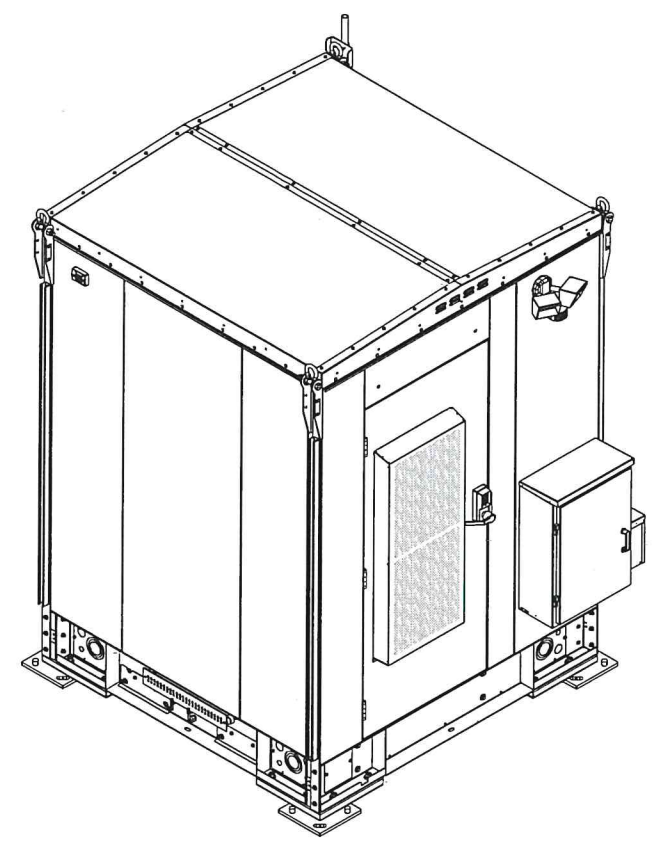
PROJECT NO: EP4TUREL
 CHECKED BY: PC

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	08/05/20	JMB	ISSUED FOR REVIEW
B	10/26/20	JMB	ISSUED FOR REVIEW

IT IS A VIOLATION OF LAW FOR ANY PERSON,
 UNLESS THEY ARE ACTING UNDER THE DIRECTION
 OF A LICENSED PROFESSIONAL ENGINEER,
 TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-6** REVISION: **B**



VERTIV 6'x6' WIC
 F2017012-WIC

1 WIC ELEVATIONS
 SCALE: N.T.S.

USID: 287554
 FA: 10040966

PSU - PARK FOREST VILLAGE

HAVESHIRE BOULEVARD
 STATE COLLEGE, PA 16803

PROPOSED MONOPOLE

PROJECT NO: EP4TUREL
 CHECKED BY: PC

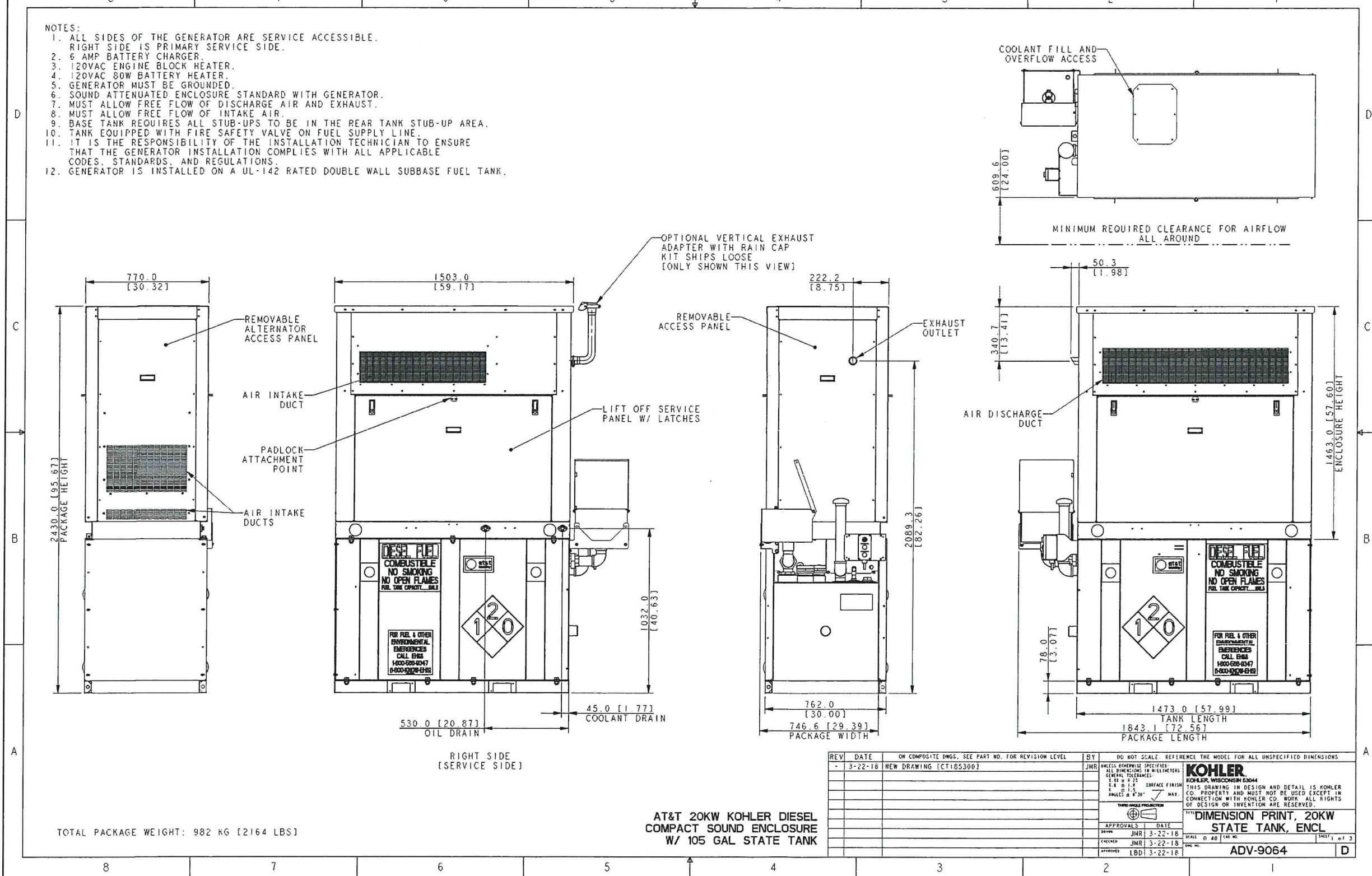
ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	08/05/20	JMB	ISSUED FOR REVIEW
B	10/26/20	JMB	ISSUED FOR REVIEW

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **C-7** REVISION: **B**

- NOTES:
1. ALL SIDES OF THE GENERATOR ARE SERVICE ACCESSIBLE. RIGHT SIDE IS PRIMARY SERVICE SIDE.
 2. 6 AMP BATTERY CHARGER.
 3. 120VAC ENGINE BLOCK HEATER.
 4. 120VAC 80W BATTERY HEATER.
 5. GENERATOR MUST BE GROUNDED.
 6. SOUND ATTENUATED ENCLOSURE STANDARD WITH GENERATOR.
 7. MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST.
 8. MUST ALLOW FREE FLOW OF INTAKE AIR.
 9. BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB-UP AREA.
 10. TANK EQUIPPED WITH FIRE SAFETY VALVE ON FUEL SUPPLY LINE.
 11. IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS.
 12. GENERATOR IS INSTALLED ON A UL-142 RATED DOUBLE WALL SUBBASE FUEL TANK.



TOTAL PACKAGE WEIGHT: 982 KG [2164 LBS]

AT&T 20KW KOHLER DIESEL COMPACT SOUND ENCLOSURE W/ 105 GAL STATE TANK

REV	DATE	ON COMPOSITE DWGS. SEE PART NO. FOR REVISION LEVEL	BY	DO NOT SCALE. REFERENCE THE MODEL FOR ALL UNSPECIFIED DIMENSIONS
-	3-22-18	NEW DRAWING [C185300]	JMR	UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS IN MILLIMETERS. GENERAL TOLERANCES: ± 0.5 mm ± 0.25 mm SURFACE FINISH: 1.6 μm Ra MAX. ANGLES: 45°
				THIRD ANGLE PROJECTION
				APPROVALS DATE
			JMR	3-22-18
			JMR	3-22-18
			LDI	3-22-18

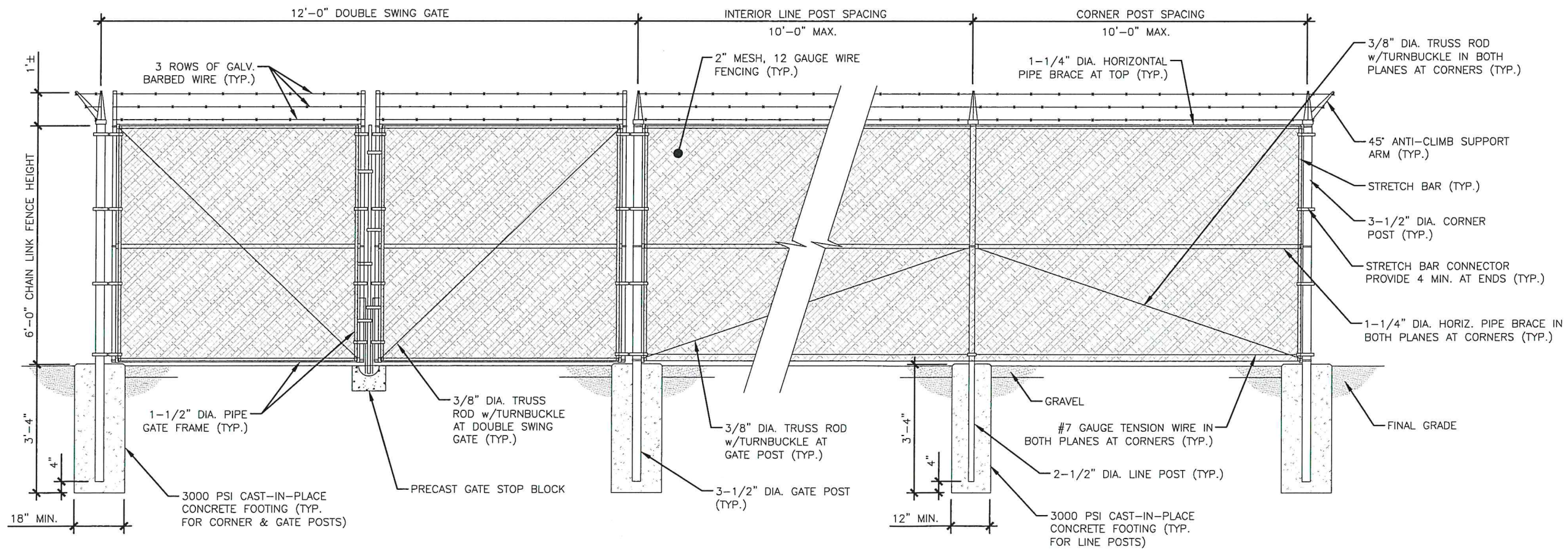
ADV-9064

1 GENERATOR DETAILS
 SCALE: N.T.S.

KOHLER 20KW AC DIESEL GENERATOR WITH 105 GAL. STATE TANK

FENCE NOTES:

1. FENCING MATERIALS AND BARBED WIRE SHALL BE GALVANIZED STEEL.
2. POSTS, BRACES, AND GATE FRAMES SHALL BE SCHEDULE 40 PIPE. SIZES SPECIFIED ARE NOMINAL DIAMETER.
3. DOUBLE SWING GATE SHALL BE PROVIDED WITH TUBULAR PLUNGER BARS, 1 LOCK KEEPER, 1 LOCK KEEPER GUIDE, 2 LATCH FORKS, 2 FORK CATCHES, 1 CATCH FOR THE PLUNGER BAR, AND GATE STOPS PROVIDED FOR THE OPEN AND CLOSED POSITIONS LOCATED AS DIRECTED BY THE CONSTRUCTION MANAGER. COORDINATE LOCK TYPE AND KEY/COMBINATION WITH THE CONSTRUCTION MANAGER.
4. CHAIN LINK FABRIC SHALL BE 9 GA. WIRE, 2 IN. MESH, WITH TWISTED SELVAGE TOP AND BOTTOM PER ASTM A392.
5. BARBED WIRE SHALL BE 3 NO. 12 - 1/2 IN. GALVANIZED STEEL WIRE WITH 4 POINT BARBS OF NO. 14 GA. GALVANIZED STEEL.
6. ALL POST, RAIL, AND GATE FITTINGS SHALL BE PRESSED STEEL OR MALLEABLE CASTING PER ASTM A153.
7. FENCE TIE WIRES SHALL BE 9 GA. ALUMINUM SPACED AT 12" O.C. AT ALL POSTS/GATES AND 24" O.C. AT ALL RAILS.
8. LINE POSTS SHALL BE SPACED EQUIDISTANT, BUT NOT MORE THAN 10'-0" ON CENTER.
9. FOUNDATIONS ARE DESIGNED TO EMBED INTO COMPACTED COARSE SAND, MEDIUM STIFF CLAY, OR HARD DENSE CLAY. THE SOIL TYPE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. IF UNUSUAL CONDITIONS ARE FOUND, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
10. FENCE DETAILS SHOWN ABOVE ARE TYPICAL AND SHALL APPLY TO SIMILAR CONSTRUCTION APPLICATIONS WHETHER SPECIFICALLY STATED OR NOT.



1 FENCE DETAILS
SCALE: N.T.S.

USID: 287554
FA: 10040966

PSU - PARK FOREST VILLAGE

HAVERSHIRE BOULEVARD
STATE COLLEGE, PA 16803

PROPOSED MONOPOLE

PROJECT NO: EP4TUREL
CHECKED BY: PC

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	08/05/20	JMB	ISSUED FOR REVIEW
B	10/26/20	JMB	ISSUED FOR REVIEW

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.





SHEET NUMBER: **C-8** REVISION: **B**

EROSION CONTROL NOTES:

1. EROSION CONTROL DEVICES SHALL BE INSTALLED, INSPECTED, AND FULLY OPERATIONAL PRIOR TO CLEARING AND SHALL BE MAINTAINED DAILY THROUGHOUT CONSTRUCTION AND UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
2. ALL EROSION CONTROL MEASURES SHALL CONFORM TO LOCAL, STATE AND COUNTY STANDARDS.
3. EROSION CONTROL MEASURES INDICATED ON THESE PLANS MEET THE MINIMUM REQUIREMENTS. ADDITIONAL REQUIREMENTS MAY BE NECESSARY AS DETERMINED BY FIELD CONDITIONS OR BY THE INSPECTOR. CHANGES AND REINFORCEMENT MAY BE REQUIRED WHEN FAILURE OF THE EROSION CONTROL MEASURES PERSISTS.
4. CONTRACTOR SHALL PROVIDE DUST CONTROL AND SHALL PROTECT ADJACENT STREETS FROM ACCUMULATION OF SOIL.
5. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEARING ANY DEBRIS AND/OR SEDIMENT CAUSED BY CONSTRUCTION.
6. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AT ALL TIMES. CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL MEASURES AT THE END OF EACH DAY AND AFTER EACH RAIN EVENT.
7. CONTRACTOR SHALL CLEAN OUT ALL EROSION CONTROL MEASURES BEFORE THEY ARE TWO-THIRDS FULL OR AS SPECIFIED BY THE INSPECTOR OR ENGINEER.
8. CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY DIRT OR MUD FROM THE TIRES OF ANY CONSTRUCTION VEHICLES PRIOR TO THEIR LEAVING THE SITE.

GRADING NOTES:

1. THE UTILITIES SHOWN HEREIN ARE BASED UPON AN ABOVE-GROUND FIELD SURVEY. THE ACTUAL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION BEGINS.
2. THERE ARE NO WETLANDS WITHIN THE PROPOSED LIMITS OF CONSTRUCTION FOR THIS PROJECT.
3. THE CONTRACTOR SHALL REMOVE ANY ROCK AND/OR UNSUITABLE MATERIAL TO A DEPTH OF TWO (2) FEET BELOW THE FINISHED GRADE OR AS DIRECTED BY THE SOILS ENGINEER OR THE DEVELOPER.
4. EARTHWORK IN PERMANENT STRUCTURE AREAS SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) OR AS DIRECTED BY THE SOILS ENGINEER.

-  STABILIZED CONSTRUCTION ENTRANCE
-  DISTURBED AREA STABILIZATION WITH PERMANENT VEGETATION
-  DISTURBED AREA STABILIZATION WITH TEMPORARY VEGETATION
-  SEDIMENT FENCE

GRADING NOTE:
DO NOT HAUL EARTHWORK CUT OFF SITE. SPREAD CUT EVENLY THROUGHOUT THE DISTURBED AREA PRIOR TO SEEDING AND GRAVELING.

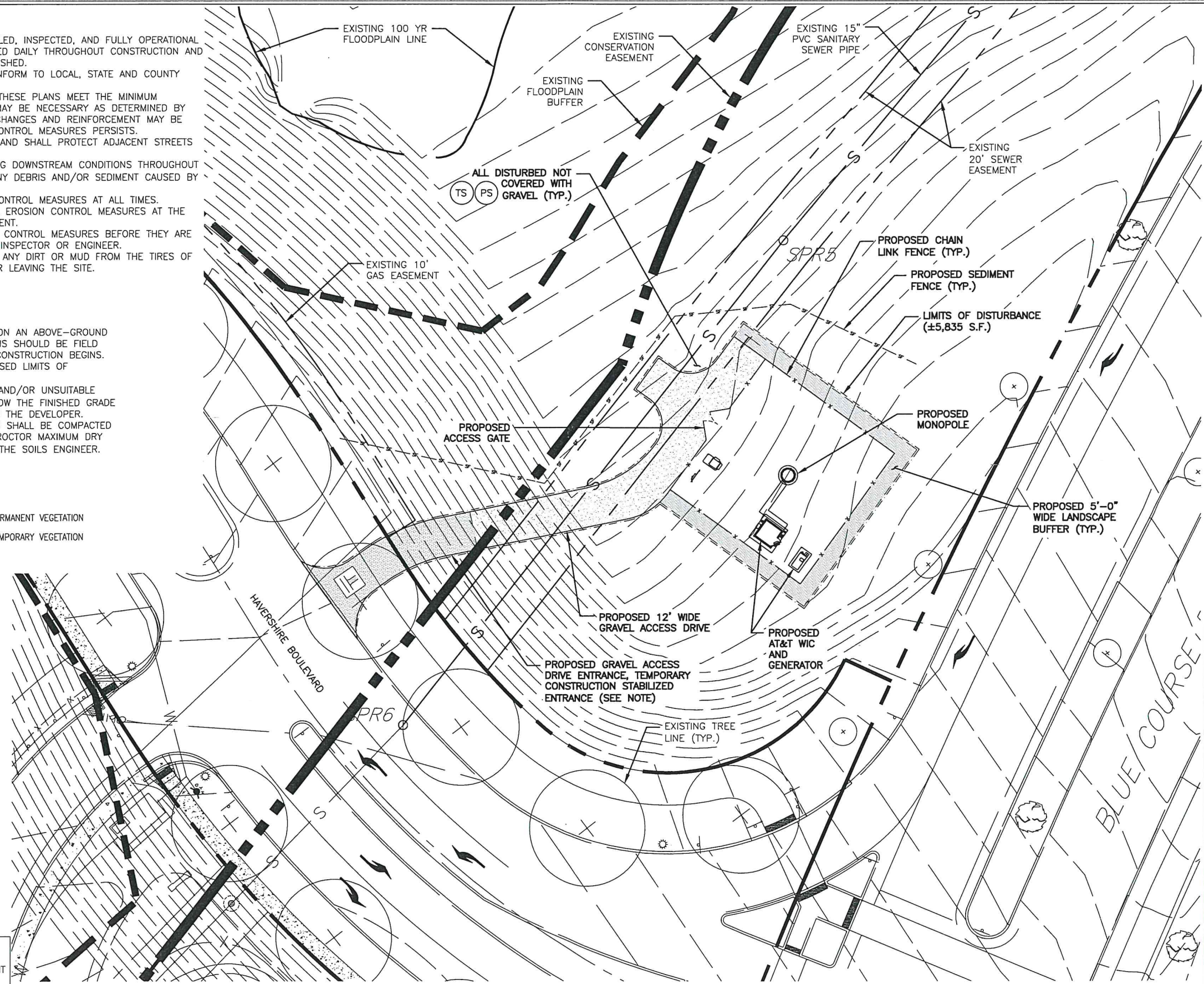
NOTE:
CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM PROPOSED SHELTER OR FENCED COMPOUND AT A MINIMUM 1% AND MAXIMUM 5% GRADE.

NOTE: CONTRACTOR TO CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE IF DIRECTED AND AUTHORIZED BY CM. AFTER COMPLETION OF COMPOUND AND TOWER, CONTRACTOR TO REMOVE TEMPORARY CONSTRUCTION ENTRANCE AND RESTORE AREA TO CONDITION PRIOR TO ANY WORK INCLUDING FENCING, SEEDING, ETC.

DESCRIPTION	AREA
PARENT TRACT PARCEL	47.34 AC
LIMITS OF GROUND DISTURBANCE	±5,835 S.F.
RELATIVE AREA	±0.28%

NOTE:
THE PROPOSED COMPOUND WILL CONTAIN #57 GRAVEL WITH MIRAFI 500X GEOTEXTILE UNDERLAYMENT ONLY INSIDE THE PROPOSED FENCED AREA NOTED.

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.



USID: 287554
FA: 10040966

PSU - PARK FOREST VILLAGE

HAVERSHIRE BOULEVARD
STATE COLLEGE, PA 16803

PROPOSED MONOPOLE

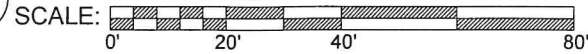
PROJECT NO: EP4TUREL
CHECKED BY: PC

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	08/05/20	JMB	ISSUED FOR REVIEW
B	10/26/20	JMB	ISSUED FOR REVIEW

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: C-9
REVISION: B

1 GRADING AND EROSION CONTROL PLAN 1/32"=1'-0"
SCALE: 



USID: 287554
 FA: 10040966

PSU - PARK FOREST VILLAGE

HAVERSHIRE BOULEVARD
 STATE COLLEGE, PA 16803

PROPOSED MONOPOLE

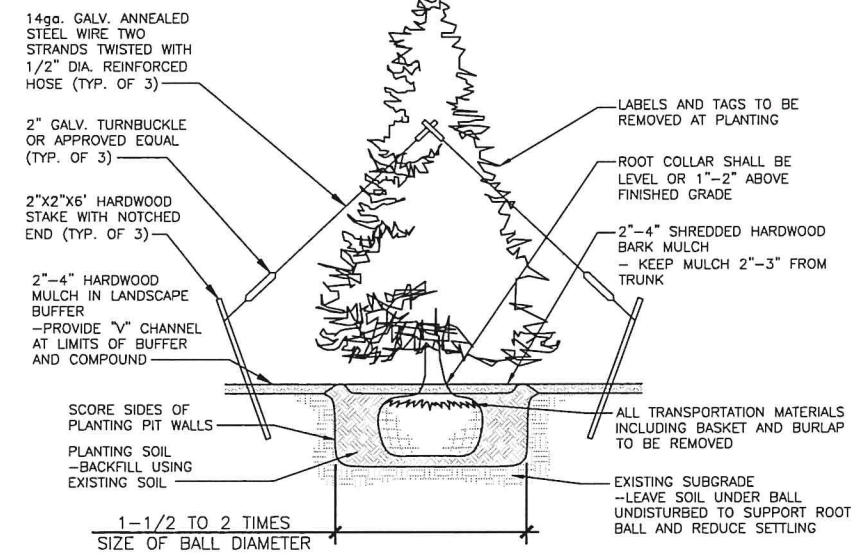
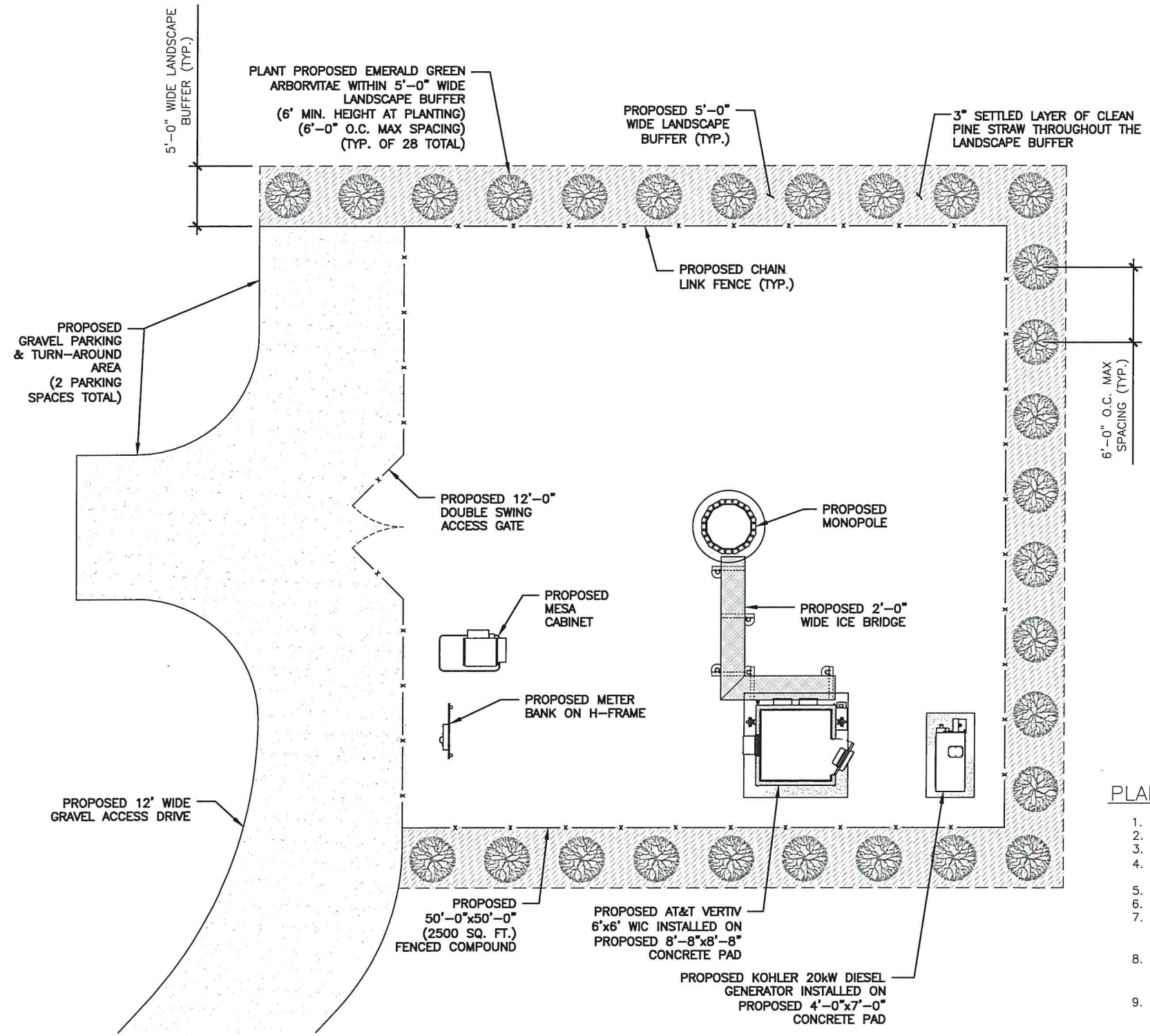
PROJECT NO: EP4TUREL
 CHECKED BY: PC

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION
A	08/05/20	JMB	ISSUED FOR REVIEW
B	10/26/20	JMB	ISSUED FOR REVIEW

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: **L-1** REVISION: **B**



NOTE:
 CONTRACTOR SHALL GUARANTEE ALL NEWLY PLANTED AND RELOCATED TREES FOR A MINIMUM OF 1 YEAR AFTER COMPLETION OF PROJECT. GUARANTEE SHALL BE FOR FULL REPLACEMENT OF LOST PLANTS.

2 TREE PLANTING DETAIL
 SCALE: N.T.S.

PLANTING NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED.
- ALL PLANTS AND PLANTING AREAS MUST COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AREAS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) UNTIL THE WORK IS FULLY ACCEPTED.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF (1) ONE YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE OWNER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENTS GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL REQUIRED TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO GRADING OR EXCAVATING.
- UNDISTURBED BUFFERS SHALL BE REPLANTED TO BUFFER STANDARDS WHERE SPARSELY VEGETATED OR WHERE DISTURBED AT APPROVED UTILITY CROSSINGS. REPLANTING IS SUBJECT TO COUNTY ARBORIST APPROVAL.

SITE LANDSCAPE SCREENING - PLANTING CHART

QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE	SPACING
28	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	6' MIN. HEIGHT @ PLANTING	6'-0" O.C. MAX SPACING

PINESTRAW MULCH - 3" SETTLED LAYERS OF CLEAN STRAW

5' WIDE LANDSCAPE BUFFER SHALL CONSIST OF:
 (28) 6' TALL EMERALD GREEN ARBORVITAE TREES SPACED @ 6' O.C. APART.

NOTES:
 - STAKE ALL PLANT MATERIALS. SURROUND WITH FORMED SOIL SAUCER; AND MULCH ENTIRE BED WITH 3" SETTLED LAYERS OF CLEAN STRAW.
 - EVERGREENS SHALL REACH A HEIGHT OF AT LEAST 8 FEET WITHIN 5 YEARS OF PLANTING.
 - EXISTING WOODED AREAS, TREE LINES AND HEDGEROWS ADJACENT TO THE FACILITY SHALL BE PRESERVED TO GREATEST EXTENT POSSIBLE.

1 LANDSCAPING PLAN
 SCALE: N.T.S.

