

FERGUSON TOWNSHIP PLANNING COMMISSION
Regular Meeting Agenda
Monday, April 25, 2022, 6:00 PM

Hybrid Meeting

REMOTE PARTICIPANTS:

Join Zoom Meeting:

<https://us02web.zoom.us/j/83268113138>

Meeting ID: 832 6811 3138

[Zoom Access Instructions](#)

IN-PERSON PARTICIPANTS:

**Ferguson Township Municipal
Building**

**Main Meeting Room
3147 Research Drive
State College, PA**

I. CALL TO ORDER

II. CITIZENS INPUT

III. APPROVAL OF MINUTES

1. April 11, 2022 Regular Meeting Minutes

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Application for Consideration of a Modification/Waiver

a. 500 West Aaron Drive, Building 1 | Suite 1

Michael Siggins has requested a waiver from §22-306.2.—Minor Alteration Plan. This section of the ordinance permits any change in use that doesn't result in additional parking on-site to proceed as a Minor Alteration Plan. Mr. Siggins has requested the Board to waive that requirement and proceed with a zoning permit.

The applicant previously had a hair salon within Suite 1 of Building 1 that required 8 parking spaces. The applicant has been approached by a new tenant to locate a Veterinarian Office within Suite 1 that would require 1 parking space/250 SF of net floor area. Suite 1 has a net floor area of 906 SF which would require 4 parking spaces for the Veterinarian Office. The applicant is proposing interior renovations to Suite 1 and no exterior construction or changes are being proposed.

Staff's Recommendation: That the application for modification/waiver from §22-306.2. be denied.

Recommended Motion: Move that the Planning Commission make a recommendation to the Board of Supervisors to **deny** the application for modification/waiver from §22-306.2.—Minor Alteration Plan.



b. 2026 Sandy Drive—Centre Volunteers in Medicine

Penn Terra Engineering, Inc., on behalf of their client, has requested a modification from §22-301—General. This section of the ordinance defines the subdivision and land development review process and requires certain proposals to proceed as a preliminary, and final land development plan, preliminary/final land development plan, or a minor alteration plan.

The applicant recently acquired the property at 2026 Sandy Drive (TP: 24-433-022-0000). The existing building is 10,979 square feet and the applicant is proposing an addition to the building of 2,228 square feet. The addition will extend into the front of the building, removing the existing covered patios and sidewalks. A new entrance and sidewalks will be constructed.

The applicant is proposing to have their plan processed as a Minor Land Development Plan. Chapter §22-306.3. (as amended by Ord. 1076, 3/15/22) outlines criteria for a plan to be considered as a Minor Land Development Plan.

Staff’s Recommendation: That the application for modification/waiver from §22-301 be approved.

Recommended Motion: Move that the Planning Commission make a recommendation to the Board of Supervisors to **approve** the application for modification/waiver from §22-301.—General.

2. 2026 Sandy Drive—Centre Volunteers in Medicine Preliminary Land Development Plan

On November 15, 2021, Penn terra Engineering, Inc., submitted a Preliminary Land Development Plan on behalf of their client, Centre Volunteers in Medicine (CVIM). The parcels is located at 2026 Sandy Drive (TP: 24-433-022-0000). This proposal is located in the Planned Residential Development (PRD) zoning district.

This land development plan proposes a 2,228 SF addition to the existing 10,979 SF building. The owner recently acquired the property and the addition will expand the front of the building, removing the existing covered patios and sidewalks. A new entrance and sidewalks will be constructed.

Staff Recommendation: Staff is recommending approval of the preliminary land development plan pending outstanding staff comments that are provided in the Community Planner’s memorandum dated April 21, 2022.

Recommended Motion: Move that the Planning Commission make a recommendation to the Board of Supervisors to **approve** the 2026 Sandy Drive – Centre Volunteers in Medicine Preliminary Land Development Plan pending outstanding comments.

VI. COMMUNICATIONS TO THE COMMISSION

VII. OFFICIAL REPORTS AND CORRESPONDENCE

1. Board of Supervisors Report
2. CRPC Report
3. Land Development Plans
 - a. Farmstead View Subdivision – Awaiting Response to 4th review

- b. CVIM – 2026 Sandy Dr – PC Review
- c. Peace Center and Cemetery – Awaiting Response to first review
- d. Orchard Square Final LDP – Gather Signatures (BOS Approved 4/5)
- e. Centre Animal Hospital – Awaiting Preliminary Plan to be signed
- f. Fusion Japanese Steakhouse – Awaiting Response to first review
- g. Imbt Subdivision - Awaiting Response to first review
- h. West College Avenue Vertical Mixed-Use Development – Awaiting Response to first review.

4. Staff Updates

VIII. ADJOURNMENT

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, APRIL 11, 2022
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, April 11, 2022, as a hybrid meeting. In attendance:

Commission:

Jeremie Thompson – Chair
Jerry Binney – Vice Chair
Rob Crassweller - Secretary
Bill Keough
Shannon Holliday
Lisa Rittenhouse - Alternate
Lewis Steinberg - Alternate
Dr. Ellen Taricani
Ralph Wheland
Qian Zhang - Alternate

Staff:

Jenna Wargo - Planning & Zoning Director
Kristina Bassett - Community Planner
Jeff Ressler - Zoning Administrator

Others in attendance: Wes Glebe, Ferguson Township Resident; Debra Smart, Centre Animal Veterinary Hospital; Todd Smith, ELA Group; Jim Assasindia, developer, Ferguson Township Resident; Mark Toretti, PennTerra; Sean Houts, Nittany Valley Dental Associates; Jenna Senior, Nittany Valley Dental Associates; Ron Bellush, Nittany Dental Associates; Irene Miller, Ferguson Township Resident; Jim Maund, Ferguson Township Resident; Richard Swanger, developer, Ferguson Township Resident, John Sepp, PennTerra

I. CALL TO ORDER

Mr. Binney noted that the Planning Commission meeting had been advertised in accordance with the PA Sunshine Act and called the meeting to order.

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

II. CITIZEN INPUT

Mr. Wes Glebe, Ferguson Township Resident reported that he has been trying to get no parking signs placed on the corner of North Butz Street and College Avenue but stated that it has been challenging. Mr. Glebe stated that Mr. Modricker told him that a traffic study must be done. Mr. Modricker reported that he and the past manager, David Pribulka met with Mr. Glebe a few months ago. Mr. Modricker stated that he heard his concerns, brought it to the Board, Board directed staff to complete a traffic study, it was reviewed with the Township Engineer, and it is on the work list.

III. APPROVAL OF MINUTES

Mr. Crassweller noted that Farmstead is one word and not two that was included in the minutes of March 28th.

Dr. Taricani moved that the Planning Commission **approve** the March 28, 2022, Regular Meeting Minutes with the Farmstead correction. Mr. Crassweller seconded the motion. The motion passed unanimously.

IV. OLD BUSINESS

None.

Mr. Thompson stated that there was a request to move and asked for a motion.

Mr. Binney moved that the Planning Commission **switch** the order of the agenda to have Farmstead Lane first, then the Flag Lot. Mr. Crassweller seconded the motion. The motion passed unanimously.

V. NEW BUSINESS

1. Application for Consideration of a Modification/Waiver-Farmstead View

Included in the agenda is an Application for a Modification/Waiver submitted by Farmstead Developer, LLC from Chapter 22-515.D.2 – Tree Preservation and Protection. A tree preservation, remediation plan and a tree protection plan have been prepared and submitted as part of the subdivision review process. The plans show the preservation and protection of 17.3% of the existing tree canopy and remediation for the remaining 2.7%. The remediation proposes the installation of seven new trees in the proposed residential lots. When planted, these trees will meet the required 20% of coverage.

Tree Commission has reviewed the Farmstead Subdivision Plan and has recommended the Red Pine be preserved to meet the 20% existing tree canopy requirement.

Mr. Mark Torretti, PennTerra, reported that they want to save a black walnut tree on the site. Mr. Torretti reviewed the trees on the residential site and noted that the black walnut tree is feasible to save. Mr. Torretti stated in order to save the Red Pine a 100-foot of 3 feet retaining wall would need to be installed. Mr. Torretti reported it would cost approximately \$15,000 to build the wall and proposed installing seven new trees.

Dr. Taricani ask about access to each lot. Mr. Torretti answered that there are driveways off Farmstead Lane for each lot.

Mr. Keough asked what it means to preserve the red pine. Ms. Wargo reported that it meets all the requirements for preservation and the tree could never be cut down. Mr. Keough asked who would own and care for the tree. Ms. Wargo answered that it would be the property owner's responsibility. Mr. Keough asked if there were more than one option with regard to the stormwater plan that is proposed for the subdivision. Mr. Modricker stated that if the applicant wanted to save the red pine it could be without the interference with the stormwater management; however, there are cost associated with saving the tree. Mr. Modricker noted that the Tree Commission is recommending preserving the red pine, but the applicant does not want to. Mr. Keough discussed his difficulties weighing the options. Mr. Torretti discussed lots 1&2 and noted that the retaining wall would be up against lot 1 and the driveway on lot 2 can't be reconfigured.

Mr. Wheland stated that he finds it absurd to require a homeowner to maintain the tree on their property if it were approved to be saved. Mr. Wheland stated he would vote against saving.

Mr. Crassweller stated that planting anything under a black walnut tree will be difficult and agreed with Mr. Wheland.

Ms. Rittenhouse asked if the development will be with an HOA. Mr. Torretti stated that there will be an association eventually. Ms. Rittenhouse stated that it is unfortunate to have a homeowner responsible for a specific tree and doesn't agree. Mr. Steinberg reported that the Township has an ordinance and is obligated to follow. Mr. Steinberg asked if the retaining wall would be necessary if it wasn't a Flag Lot. Mr. Torretti stated to make the development feasible they had to make it 6 lots.

Mr. Richard Swanger, developer, noted that the tree is ugly and messy. Mr. Swanger stated that it affects the building area of lot 2. Mr. Swanger expressed his frustration with saving the tree.

Mr. Jim Assasindia, developer, stated they are not opposed to saving the tree, but it is not cost efficient.

Ms. Zhang asked to see the tree. A photo of the tree was presented via a slide.

Ms. Holliday asked why they want to keep the tree. Mr. Thompson stated that keeping the tree helps meet the requirements of the Tree Ordinance, but right now they can't meet the requirement. Mr. Modricker stated that the arborist and the Tree Commission evaluated the trees on site, and it is their opinion to save the tree. Mr. Thompson noted that if the tree would be designated as a Heritage Tree the Township would be responsible.

Mr. Keough stated that the bottom line is not the tree but meeting the ordinance requirements. Mr. Keough asked if the other trees were kept would the 20% be met. Mr. Torretti reported that it would not be met. Mr. Keough stated that there are a lot of driveways lined with trees in the Township and asked could the driveway be moved to allow the tree in question stay. Mr. Torretti stated that the Tree Ordinance will not allow.

Mr. Wheland moved that the Planning Commission make a recommendation to the Board of Supervisors to **approve** the application for modification/waiver from §22-515.D.2. Mr. Crassweller seconded the motion.

Mr. Glebe asked if there is any punitive aspect if it was cut down. Mr. Thompson stated that the enforcement would come from the Township. Ms. Wargo stated that if it were cut down the ordinance states that it would need to be replaced in-kind. Also, the first offence is \$500, second offence is \$750, and the third offence is \$1,000. Jenna reviewed part of the tree [ordinance](#).

Mr. Jim Maund, Ferguson Township Resident, was in attendance in support of denying the application. Mr. Maund reported that the tree is likely 75 years old and could live to be 250 years old. It is 50-60 foot tall with a 28-inch trunk and it is in good health. Mr. Maund stated that the tree is beautiful and is priceless. It is green year around. Mr. Maund stated that the trees they want to plant will take years to develop and some are poisonous. Mr. Maund noted that a landscape architect has volunteered to work on the project for free, but the developers didn't follow-up. Mr. Maund appealed to the Planning Commission that this is a once in a lifetime opportunity for the community to save a unique tree.

Ms. Zhang asked if there is a compromise. Mr. Keough suggested to recommend granting of the modification with a condition that the red pine be preserved. Mr. Keough reported that since a submission of a development plan hasn't been seen,

this would put the emphasis on the developer to get more creative than the current option. Mr. Torretti stated that the red pine is over 20% and wouldn't need a modification. Also, the Township staff wanted to get to these plans before the land development plan.

Dr. Taricani asked if the tree could be part of the park. Mr. Torretti stated that they would lose a lot if that were to be done.

ROLL CALL: THOMPSON: NO; BINNEY: YES; CRASSWELLER: YES;
WHELAND: YES; KEOUGH: YES; HOLLIDAY: YES; TARICANI: NO;
RITTENHOUSE: YES; ZHANG: YES; STEINBERG: YES

Mr. Wheland and Mr. Steinberg brought to the Chair's attention, that alternates are only to vote when there are Board members absent.

Mr. Thompson noted that the motion passed 5-2 with Mr. Thompson and Dr. Taricani opposing.

2. Application for Conditional Use – Flag Lot

Ms. Bassett reported that included in the agenda is an Application for a Conditional Use, submitted on December 17, 2021, by Penn Terra Engineering Inc. on behalf of their client, Farmstead Developer, LLC, for a proposed flag lot to be created for Lot 1 (103 Farmstead Lane—0.632 acres or 27,530 square feet) as depicted in Exhibit #2.

Flag lots are a conditional use in R1 zoning districts. A conditional use is a permitted use that is subject to additional zoning requirements that applicants must meet as part of the conditional use process and a necessary step in the process for subdividing a flag lot.

The conditional use provisions require the Board of Supervisors to hold a public hearing on the application within 60 days of receiving the application and decide if the request is in accordance with the standards and criteria provided in §27-732 of the Township's Zoning Ordinance.

Included in the agenda is the Township's series of facts for the conditional use hearing. Staff has reviewed the conditional use proposal for compliance with §27-732 and is recommending approval.

Mr. Crassweller moved that the Planning Commission make a recommendation to the Board of Supervisors to **approve** the Application for a Conditional Use of the creation a Flag Lot in the Farmstead Subdivision Plan. Mr. Binney seconded the motion. The motion passed unanimously.

3. Centre Animal Veterinarian Hospital – Preliminary Land Development Plan

Ms. Bassett reported that Tussey Tracks, LLC, owner of Centre Animal Veterinary Hospital, located at 1518 West College Avenue is proposing a 620 square foot addition to their existing 5,551 square foot building. The owner recently acquired the parcel to the east and consolidated the two lots to create a 0.937 acre lot. This allows the parking lot to be expanded and reconfigured for better flow. This plan is in the Terraced Streetscape (TS) Zoning District.

At the April 5, 2022, Board of Supervisors regular meeting, the Board granted the modification/waiver request from §22-5A09—Streetscape Design Standards.

Mr. Todd Smith, ELA Group, presented an overview of the plan. The plan is included in the agenda packet.

Mr. Glebe asked how the stormwater will work on the property. Mr. Smith stated there are two sub surface systems to adequately handle the stormwater.

Mr. Keough moved that the Planning Commission recommend to the Board of Supervisors **approval** of the Tussey Tracks – Centre Animal Hospital Preliminary Land Development Plan pending outstanding staff comments. Mr. Wheland seconded the motion. The motion passed unanimously.

4. Application for Consideration of a Modification/Waiver—Nittany Dental

Ms. Bassett stated that included in the agenda is an Application for a Modification/Waiver submitted by Nittany Dental Associates from Chapter 22-301—General. The applicant recently acquired the vacant office space formerly used by First National Bank, located at 2591 Park Center Boulevard (TP—24-465-001-0000). The applicant is proposing to convert the three existing covered drive-thru lanes (1,243 square feet) into an enclosed space and enlarging that space by an additional 360 square feet. The final square footage would increase from 5,124 square feet to 6,727 square feet. This is a 31% increase in building square footage. The applicant would need 6 additional parking spaces for the addition equaling 27 total parking spaces and the existing parking on site includes 44 spaces.

The applicant is requesting to have their plan processed as a Minor Alteration Plan. Chapter §22-306.2.B outlines the criteria for a plan to be considered as a Minor Alteration Plan. Included in the agenda is Chapter §22-306.2 and the applicant's justification for their request.

Staff has reviewed the Application for Consideration of a Modification/Waiver for the proposed Nittany Dental Office and is recommending the plan to be reviewed as a Minor Land Development Plan. Criteria for a Minor Land Development (§22.306.3—as amended by Ord. 1067, 3/15/22) is included in the Planning Commission's agenda.

Dr. Taricani stated that it makes a good addition to the bank building.

Mr. Keough asked for clarification with the request. Ms. Wargo reported that the application was submitted as a minor alteration plan but after staff reviewed the application it doesn't meet the minor alteration plan. Ms. Wargo stated that it is closer to meeting the criteria of the minor land development plan. The applicant would still need a modification/waiver for it to go through as a minor land development plan because it only permits 1000 sq. ft. addition, but they are proposing a 1200 sq. ft. addition. Mr. Keough asked if this needs to go to the Board of Supervisors. Ms. Wargo answered that it does.

Mr. John Sepp, PennTerra, reviewed the plan and noted that Ron Bellush was in attendance. Mr. Bellush stated that they have been in the Township since 2006. Mr. Sepp noted that the applicant would like to move forward, but it will take months to process a minor land development plan and asked if work could start on the inside.

Mr. Binney asked for clarification on how the plan got to the Planning Commission. Ms. Wargo stated that when they meet with applicants, they review and do an analysis. Ms. Wargo reported that the applicant originally wanted to go through the minor alteration process. Ms. Wargo noted that the plan was approved back in 2004 and stormwater has significantly changed so there are concerns. Mr. Binney expressed frustration on why the Planning Commission is playing arbitrator between the staff and the developer.

Mr. Crassweller asked if staff told the applicant during the review meeting that it didn't meet the criteria and now the applicant is attempting to receive a modification/waiver to go through as a minor alteration plan. Mr. Sepp stated that in his opinion it is a minor project, and a modification would be reasonable.

Mr. Sean Houts, Nittany Valley Dental, asked for clarification on the 30% when they are only adding 360 sq. ft. Mr. Ressler noted that the area under the canopy wasn't interior building space and staff is looking at that as the expansion. Ms. Wargo stated that the Township has not considered pavilion, canopy's, etc. as an impervious area. Mr. Houts expressed concerns with possible delays.

Mr. Steinberg stated there is a difference between a building and a structure. A building is a structure that would include a roof and for the use as shelter or enclosure of person or property. Mr. Steinberg stated that in his opinion it is not a building, but rather a structure.

Mr. Keough asked if interior work could be afforded to offer some relief during the procedural process. Mr. Ressler reported that they will look into their renovations.

Mr. Thompson asked if the Planning Commission were to go forward with the interior renovations what would be the unintended consequences. Mr. Ressler stated that they will investigate the option of interior renovations. Mr. Keough encouraged staff to explore other options to keep the business in Ferguson Township. Mr. Crassweller concurred with Mr. Keough.

Ms. Wargo stated that the even with a minor alteration plan the applicant will still need to amend their land development plan that was originally on the property.

Ms. Jenna Senior, Nittany Valley Dental, stated that it would be very helpful to get started with the interior plan. The drive-thru area of the plan will be for the employees.

Mr. Keough suggested tabling for two weeks to allow staff and the applicant to review what was discussed. Ms. Wargo stated that the applicant would not be interested in tabling. Mr. Ressler will explore the options. Ms. Wargo is not opposed of allowing an interior zoning permit.

Mr. Sepp and the associates agreed that starting the interior work would be extremely helpful. Mr. Ressler will look at the options and get back to the applicant.

Mr. Steinberg suggested to accept staff recommendations and to deny the request since they will have the opportunity to go through the appropriate procedure to do the interior renovations. The Planning Commission concurred with Mr. Steinberg's suggestion.

Mr. Wheland moved that the Planning Commission recommend to the Board of

Supervisors **denial** of the Application for Consideration for a Modification/Waiver for Nittany Dental Offices from §22.301—General. Mr. Crassweller seconded the motion.

Mr. Steinberg suggested that the applicant withdrawal the request, so it doesn't go the Board of Supervisors. Ms. Wargo stated that the addition is the problem. Mr. Sepp suggested that the motion be to deny the request for the minor alteration plan and to approve a minor land development plan.

Mr. Wheland modified his original motion to **deny** the request for the minor alteration plan and to approve a minor land development plan. Mr. Crassweller seconded the motion. The motion passed unanimously.

VI. COMMUNICATIONS TO THE COMMISSION

Mr. Thompson received a communication from John Matthews in support of the tree on Farmstead Lane.

VII. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that the Board met on April 5th, reviewed the wireless communication facility ordinance amendment, and opted to separate the two amendments. The Board approved the modification/waiver for the Centre Animal Veterinarian Hospital. Approved the Orchard Square Land Development Plan and reviewed the parking analysis for MP Machinery.

B. CRPC Meeting

Dr. Taricani reported that they met with the Land Use Community Infrastructure and reviewed using a similar format that Lancaster uses to review their infrastructures. Dr. Taricani noted there was a long discussion on solar panels and open spaces in the region. Mr. Keough stated that open spaces are not necessarily open but rather for agricultural uses. Dr. Taricani noted she will continue to address whenever the topic comes up.

C. Land Development Plans

Ms. Bassett reviewed the following:

- a. Farmstead View Subdivision – Staff's 4th review
- b. CVIM – 2026 Sandy Dr – Awaiting Response to second review
- c. Peace Center and Cemetery – Awaiting Response to first review
- d. Orchard Square Final LDP – Awaiting Signatures (BOS Approved 4/5)
- e. Centre Animal Hospital – PC Review 4/11
- f. Fusion Japanese Steakhouse – Awaiting Response to first review
- g. Imbt Subdivision - Awaiting Response to first review
- h. West College Avenue Vertical Mixed-Use Development – Awaiting Response to first review.

Mr. Keough asked for the status of the Bobby Rahal application. Ms. Bassett reported that they have not submitted a land development plan and the lot is for

sale. Mr. Ressler reported they filed an appeal, and it will be going to court.

Mr. Steinberg stated that agricultural land is not open space by definition in the Township's ordinance and legally as well.

D. Staff Updates

There were none.

VIII. Adjournment

Dr. Taricani made a motion to **adjourn** the April 11, 2022, Planning Commission meeting at 9:05 p.m. The motion passed unanimously.

Respectfully Submitted,

Rob Crassweller, Secretary
For the Planning Commission

PLANNING AND ZONING

Memorandum

TO: Ferguson Township Planning Commission

FROM: Kristina Bassett
Community Planner

DATE: April 21, 2022

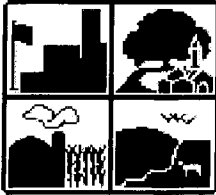
SUBJECT: Request for Modification/Waiver—Aaron drive §22-306.(2)

Mr. Michael Siggins has requested a waiver from §22-306.2.—Minor Alteration Plan. This section of the ordinance permits any change in use that doesn't result in additional parking on-site to proceed as a Minor Alteration Plan. Mr. Siggins has requested the Board to waive that requirement and proceed with a zoning permit. The applicant previously had a hair salon within Suite 1 of Building 1 that required 8 parking spaces. The applicant has been approached by a new tenant to locate a Veterinarian Office within Suite 1 that would require 1 parking space/250 SF of net floor area. Suite 1 has a net floor area of 906 SF which would require 4 parking spaces for the Veterinarian Office. The applicant is proposing interior renovations to Suite 1 and no exterior construction or changes are being proposed

Staff has reviewed the request for modification and is recommending that the Planning Commission oppose the Request for Modification/Waiver from §22-306.2 – Minor Alteration Plan.

Recommended Motion: Move that the Planning Commission make a recommendation to the Board of Supervisors to deny the application for modification/waiver from §22-306.2.—Minor Alteration Plan.

1966-2-2-MA-2



APPLICATION FOR CONSIDERATION OF A MODIFICATION
Ferguson Township, Centre County

Submittal Date: APRIL 8, 2022

A fee of \$50.00 is required at the time of submitting this application.

The undersigned hereby applies for approval of a modification/waiver, submitted herewith and described below:

Applicant Information

MICHAEL J. SIBBINS
Name

560 W. HILLSIDE AVE. STATE COLLEGE, PA 16803
Street Address City Zip

814-360-8250
Phone Number

Property/Plan Information

VETERINARIAN OFFICE - MINOR ALTERATION PLAN
Plan Name

MA-1 APRIL 5, 2022
Plan Number Plan Date

500 WEST ARRON DRIVE BLDG. 1 STE 1 24-010-019-0000-
Project Location Parcel Number

MATT VIDIK ARRON'S PLAZA LLC
Name of Property Owner(s)

437 W. ARRON DRIVE, 104 STATE COLLEGE, PA 16803
Street Address City Zip

Application Type:

- Subdivision
- Terraced Streetscape District (TSD)
- Land Development
- Traditional Town Development (TSD) District

Modification/Waiver Request Information

Specific Section(s) of the Subdivision and Land Development Ordinance or Design Standards for which a Modification/Waiver is requested:

22-306 SECTIONS 1 AND 2.B(3)

Michael J. Siggins, Architect, LEED AP

560 West Hillside Avenue
State College, Pennsylvania 16803
Sole Proprietor

(814) 360-8250
mksiggins@comcast.net

April 8, 2022

Board of Supervisors
Ferguson Township
3147 Research Drive
State College, PA 16801

REFERENCE: Veterinarian Office- Minor Alteration Plan
500 West Aaron Drive- Bldg. 1- Suite 1
State College, PA 16801
PROJECT NO: 12028

Dear Supervisors,

This letter will serve as part of the Application for Consideration of a Modification for the project referenced above.

I am requesting that the requirement to file a minor alteration plan as stated in 22-306 Section 2.B (3) be waived. I am requesting that, due to the reasons outlined below, the zoning review and approval process for this project be administered by the Ferguson Township Zoning office as a simple, in-house zoning approval.

The project is located in Aaron Plaza on the upper level of Building 1. It is a small 1,060 sq. ft. tenant space at the West end of the building next to the Robert M. Sides music store. The project consists of interior renovations only to convert the existing hair salon into a new veterinarian's office. No exterior construction of any kind is proposed as part of this project. The building size does not change. The project tenant space size does not change.

The issue in this case is the number of required parking spaces. The existing hair salon required 16 parking spaces (2 per chair). The new veterinarian's office requires 4 parking spaces (1 per 250 sq. ft. of net area), a decrease of 12 parking spaces. Both of these occupancies are business occupancies yet, with different parking requirements, the Ferguson Township ordinances define these as different uses which triggers a change of occupancy. This in turn triggers the requirement for a land development plan which, in the case of the resulting lower parking requirement, allows for the filing of a minor alteration.

To have to spend the time, money and resources to prepare and file a minor alteration plan which then has to reviewed, approved and signed off on by Ferguson Township, the property owner and the Centre County Planning Office and then record the plan with the Centre County recorder's office is an excessive process just to document the calculated reduction of 12 required parking spaces. The standard in-house zoning review and approval process is more than adequate to document this change.

Respectfully,


Michael J. Siggins, Architect

subject to conditions, or denial to the Township Board of Supervisors regarding minor subdivision.

- (5) The Township Board of Supervisors shall be responsible for approving or denying minor subdivisions.

B. Conferences. A preapplication conference is highly recommended with the Township prior to the submission of a final application.

C. Applicants are required to provide an escrow fee for plan review and legal opinion of the Township Solicitor.

2. Minor Alteration Plan

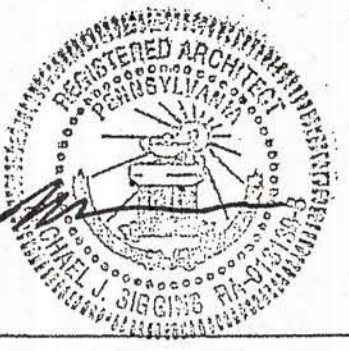
A. Minor alterations to a previously issued zoning permit may be made by the applicant submitting a revised application and land development plan, if applicable, to the Zoning Administrator for approval.

B. An alteration to a zoning permit and land development plan, if applicable, shall be considered minor if:

- (1) The building coverage will be increased or decreased by no more than 10%.
- (2) The impervious coverage will be increased by no more than 10%.
- (3) The change in use will not increase the parking requirements.
- (4) The stormwater management controls will not be changed.
- (5) Any motor vehicle access to the property will not be added, deleted, or relocated by more than 50% of its width.
- (6) The location for the construction of proposed structures from an approved plan will not be changed by more than 10% of the ground floor area.
- (7) All landscaping alterations are permitted if in compliance with §22-515.
Landscaping.

D. An applicant/landowner shall be permitted to file more than one minor alteration plan to a previously issued zoning permit or land development plan based on the following subsections of § 22-306.2.B. (3), and (7).

3. Minor Land Development Plan



REVISIONS

**CERTIFICATE OF OWNERSHIP AND
ACKNOWLEDGEMENT OF APPLICATION**

ON THIS THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED WHO BEING DULY SWORN, ACCORDING TO LAW, DEPOSES AND SAYS THAT HE OWNS THE PROPERTY DESCRIBED IN THIS APPLICATION AND THAT THE APPLICATION WAS MADE WITH HIS KNOWLEDGE AND/OR DIRECTION AND DOES HEREBY AGREE WITH THE SAID APPLICATION AND TO THE SUBMISSION OF THE SAME.

OWNER _____

OWNER _____

MY COMMISSION EXPIRES _____, 20____, NOTARY PUBLIC OR OFFICER _____

THE UNDERSIGNED HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE INFORMATION AND STATEMENTS GIVEN ABOVE ARE TRUE AND CORRECT.

OWNER _____

OWNER _____

APPROVAL SIGNATURE

FERGUSON TOWNSHIP ZONING OFFICER _____ DATE _____

MINOR REVISION APPROVAL

I, _____, HAVE REVIEWED THE PROPOSED REVISIONS TO "500 WEST AARON DRIVE- BUILDING 1- SUITE 1" AND HAVE FOUND THEM TO BE MINOR IN NATURE AND HEREBY APPROVE THE PROPOSED REVISIONS ON _____.

THIS PLAN AMENDS THE PLAN APPROVED BY THE FERGUSON TOWNSHIP BOARD OF SUPERVISORS AND RECORDED AT THE CENTRE COUNTY RECORDERS OFFICE IN PLAT BOOK 94, PAGE 101 AND THAT THE PLAN OF RECORD IN THE TOWNSHIP OFFICE IS A TRUE AND CORRECT COPY OF THE PLAN AMENDED.

RECORDER OF DEEDS

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CENTRE COUNTY, PENNSYLVANIA IN PLAT BOOK _____, PAGE _____

ON THIS THE _____ DAY OF _____, 20____.

BY _____ RECORDER

This Minor Alteration Plan revises the plan recorded in the Centre County Recorder's Office in Plat Book _____, Page _____, only in the manner identified herein. Such alteration(s) do(es) not meet the definition of Subdivision or Land Development (Chapter 22) and is/are therefore exempted from the approval process set forth in Chapter 22 of the Ferguson Township Code of Ordinances. This represents a true and correct copy of the approval plan as of _____.

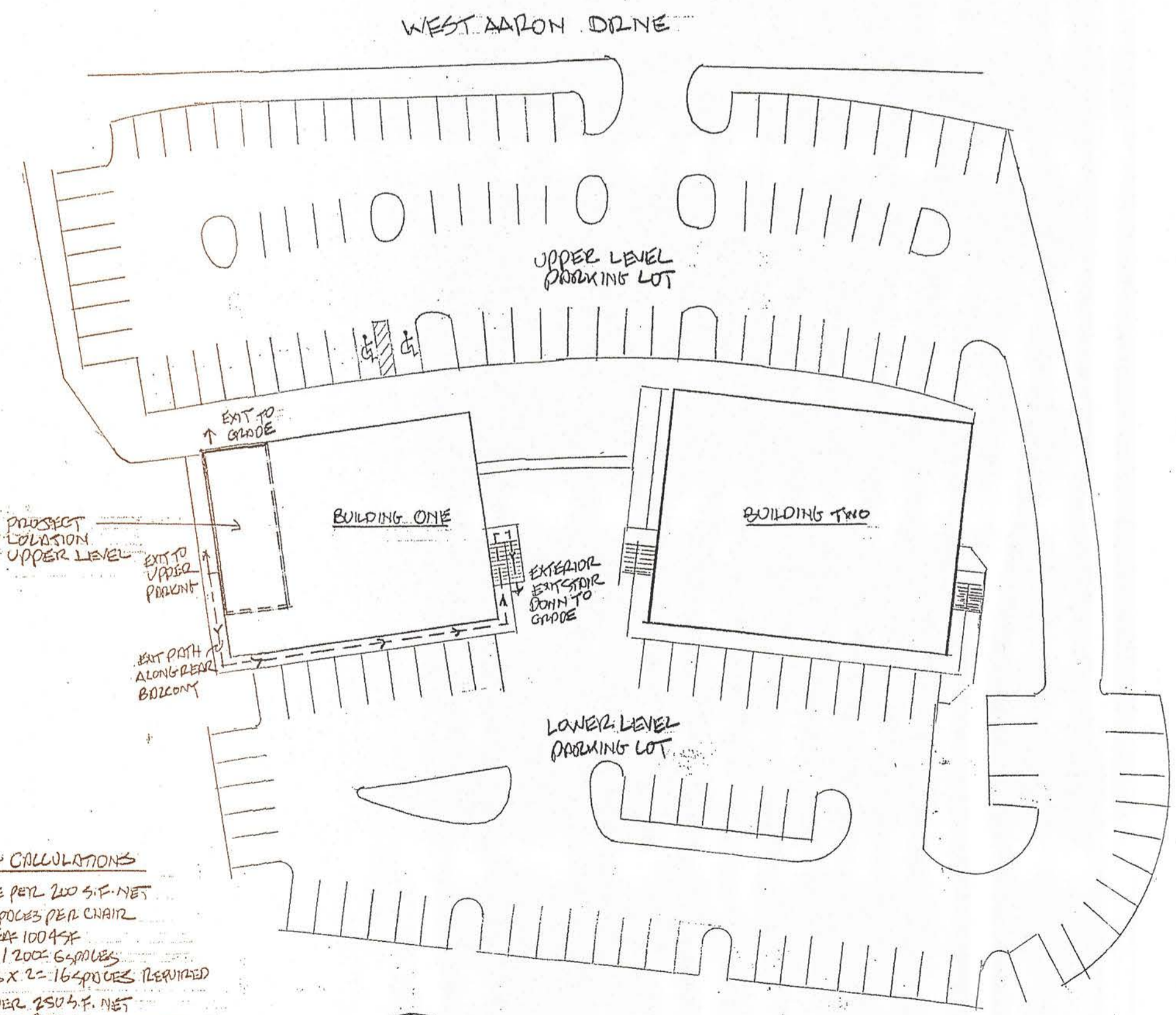
The revisions shown on this Minor Alteration Plan were prepared by Michael J. Siggins, Architect. Michael J. Siggins, Architect is solely responsible for the revisions shown on this Minor Alteration Plan. These revisions are shown as dated April 5, 2022.

The purpose of this Minor Alteration Plan is to illustrate the change of occupancy of the tenant space at 500 West Aaron Drive- Building 1- Suite 1 from a hair salon to a veterinarian office.

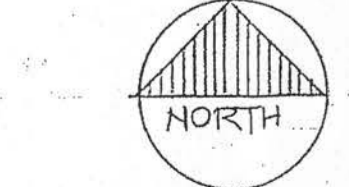
There is a decrease in parking requirement of 12 spaces as follows:

Existing Hair Salon- 2 parking spaces per chair
8 chairs x 2= 16 parking spaces required

New Veterinarian Office- 1 parking space per 250 sq. ft. net
Net area= 906 sq. ft.
906/ 250= 3.6= 4 parking spaces required



FERGUSON TOWNSHIP PARKING CALCULATIONS
 1. EXISTING HAIR SALON - 1 SPACE PER 250 SQ. FT. NET
 OR 2 SPACES PER CHAIR
 NET AREA 1004 SF
 1004/ 250 = 4.016 SPACES REQUIRED
 * 8 CHAIRS X 2 = 16 SPACES REQUIRED
 2. NEW VET'S OFFICE - 1 SPACE PER 250 SQ. FT. NET
 NET AREA 906 SF
 906 / 250 = 3.6 SPACES REQUIRED



1 PROJECT LOCATION SITE PLAN
D-1 NO SCALE

MICHAEL J. SIGGINS, ARCHITECT
560 WEST HILLSIDE AVE, STATE COLLEGE, PA 16803
814-360-8250 mjsiggins@comcast.net

VETERINARIAN OFFICE- MINOR ALTERATION PLAN
500 WEST AARON DRIVE- BUILDING 1- SUITE 1
STATE COLLEGE, PENNSYLVANIA 16803

PROJECT: 21028
DATE: 04-05-22
MA-1

PLANNING AND ZONING

Memorandum

TO: Ferguson Township Planning Commission

FROM: Kristina Bassett
Community Planner

DATE: April 21, 2022

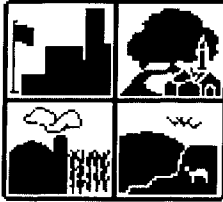
SUBJECT: **Request for Modification/Waiver—§22-303**

Penn Terra Engineering, Inc, on behalf of their client, Centre Volunteers in Medicine (CVIM) has requested a waiver from §22-303— Review of Preliminary Plan. This section of the ordinance outlines the requirements for a Land Development Plan to be reviewed as a two-step process. The applicant believes that the proposed updates to 2026 Sandy Drive are minimal. This plan was submitted to the township before the recent amendments to the Subdivision and Land Use Ordinance were passed, thus lacked the definition of a minor land development. A Stormwater Management Plan was completed to bring the property up to compliance with the current Stormwater Ordinance. One parking space in the right-of-way is being eliminated.

Staff has reviewed the request for modification and is recommending that the Planning Commission approve the Request for Modification/Waiver from §22-303 – Review of Preliminary Alteration Plan and that the plan proceed as a Minor Land Development Plan.

Recommended Motion: Move that the Planning Commission make a recommendation to the Board of Supervisors to approve the application for modification/waiver from §22-303—Review of Preliminary Plan.

NOV 11 2021



APPLICATION FOR CONSIDERATION OF A MODIFICATION
Ferguson Township, Centre County

Submittal Date: 11/11/2021

A fee of \$50.00 is required at the time of submitting this application.

The undersigned hereby applies for approval of a modification/waiver, submitted herewith and described below:

Applicant Information

CVIM- Centre Volunteers in Medicine

Name

2520 Green Tech Drive, Suite D State College 16803

Street Address

City

Zip

814-231-4043

Phone Number

Property/Plan Information

CENTRE VOLUNTEERS IN MEDICINE AT 2026 SANDY DRIVE

Plan Name

21189

NOVEMBER 11, 2021

Plan Number

Plan Date

2026 Sandy Drive

24-433-,022-,0000-

Project Location

Parcel Number

CENTRE VOLUNTEERS IN MEDICINE

Name of Property Owner(s)

2520 Green Tech Drive, Suite D State College 16803

Street Address

City

Zip

Application Type:

Subdivision Terraced Streetscape District (TSD) Replot

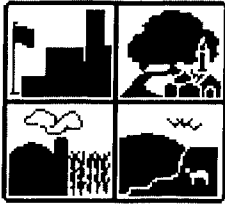
Land Development Traditional Town Development (TSD) District

Modification/Waiver Request Information

Specific Section(s) of the Subdivision and Land Development Ordinance or Design Standards for which a Modification/Waiver is requested:

Modification/waiver from Section 22-303/

Chapter 22 Section 303, Review of Preliminary Plan



APPLICATION FOR CONSIDERATION OF A MODIFICATION

Ferguson Township, Centre County

State any proposed alternative(s) to the requirement:

This section has a process outlined and what is required with submission for a Land Development that a Land Development shall go through a two step process Preliminary and then Final. However, in this case we believe that the plan updates are so minor that we can bypass the Preliminary Plan process.

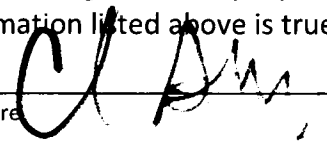
Please state in full, the grounds and facts of the unreasonableness or hardship the Ferguson Township Subdivision and Land Development Ordinance has placed on the property.

This plan is a proposed building addition to add a more patient friendly versus doctor and Clinic employee entrances, only. We only have to submit the Land Development Plan as NOT a Minor Plan because we are adding a small impervious coverage addition that we are handling with simple Amended Soils additions to comply with the Township's Stormwater requirements. Additionally, we are proposing NO new public infrastructure. We are not changing existing parking except eliminating one space and we are preserving every tree on the lot.

For these reasons, we ask that the project can be submitted as a FINAL LAND DEVELOPMENT PLAN, only.

*If necessary, please continue with your hardship specification on another page.

The undersigned hereby represents that, to the best of their knowledge and belief, all information listed above is true, correct, and complete.

Signature 

Date 11-11-2021

-For Office Use Only-

Date Received: _____ By: _____

Date Paid: _____ Check No.: _____ Amount: _____

Advertisement Dates: _____ Planning Commission Review Date: _____

Board of Supervisors Meeting Date: _____

PLANNING AND ZONING

Memorandum

TO: Ferguson Township Planning Commission

FROM: Kristina Bassett
Community Planner

DATE: April 21, 2022

SUBJECT: Centre Volunteers in Medicine Land Development Plan

PennTerra Engineering, Inc., on behalf of their client, Centre Volunteers in Medicine, submitted The Centre Volunteers in Medicine at 2026 Sandy Drive Preliminary Land Development Plan. The plan proposes to expand the front of the existing building on Tax Parcel 24-433-22. The existing building is 10,979 square feet and the applicant is proposing an addition to the building of 2,228 square feet. The addition will expand the front of the building, removing the existing covered patios and sidewalks. A new entrance and sidewalks will be constructed. Other site improvements include adding ADA access and stair access to the new public frontage and adding an employee/volunteer access on the opposite street side of the building. One existing parking space is being removed as it falls in the front setback. A net building area of 8,607 square feet requires 35 parking spaces. 43 spaces, plus 2 ADA compliant spaces are provided. (1 space per 250 square feet of net floor area) The lot is 1.37 acres and is located within the Planned Residential Development (PRD) Zoning District.

Staff and Consultants have reviewed the plan and is recommending that the Planning Commission recommend to the Board of Supervisors to approve The Centre Volunteers in Medicine at 2026 Sandy Drive Preliminary Land Development Plan.

Recommended Motion: Move that the Planning Commission make a recommendation to the Board of Supervisors to approve The Centre Volunteers in Medicine at 2026 Sandy Drive Preliminary Land Development Plan.

CENTRE VOLUNTEERS IN MEDICINE AT 2026 SANDY DRIVE

PRELIMINARY LAND DEVELOPMENT PLANS

FERGUSON TOWNSHIP * CENTRE COUNTY * PENNSYLVANIA

NOVEMBER 11, 2021

LAST REVISED: APRIL 5, 2022



PennTerra
ENGINEERING, INC.

CENTRAL PENNSYLVANIA REGION OFFICE:
3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
Fax: 814-237-2308

LANCASTER REGION OFFICE:
3904 B ABEL DRIVE
COLUMBIA, PA 17512
PH: 717-522-5031
Fax: 717-522-5046

WWW.PENNTERRA.COM

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6	EXISTING TREE PLAN AND TREE PRESERVATION PLAN
7	LANDSCAPE PLAN
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10	CROSS SECTION DETAILS
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ES-3	EROSION AND SEDIMENTATION CONTROL NARRATIVE

**ACT 287 UTILITY INFORMATION
(SERIAL NUMBER: 20212443211)**

SANITARY SEWER
UNIVERSITY AREA JOINT AUTHORITY
1576 SPRING VALLEY ROAD
STATE COLLEGE, PA 16801
PHONE: (814) 238-9662

PUBLIC WATER
STATE COLLEGE BOROUGH WATER AUTHORITY
1201 WEST BRANCH ROAD
STATE COLLEGE, PA 16801
PHONE: (814) 238-6766

NATURAL GAS
COLUMBIA GAS OF PENNSYLVANIA
2550 CAROLEAN INDUSTRIAL DRIVE
STATE COLLEGE, PA 16801
PHONE: (814) 238-6775

ELECTRIC
WEST PENN POWER COMPANY
2800 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
PHONE: (814) 237-5721

TELEPHONE
VERIZON
224 SOUTH ALLEN STREET
STATE COLLEGE, PA 16801
PHONE: (814) 231-6511

CABLE TELEVISION
COMCAST
60 DECIBEL ROAD
STATE COLLEGE, PA 16801
PHONE: (800) 992-3515

PUBLIC STORMWATER
FERGUSON TOWNSHIP
3147 RESEARCH DRIVE
STATE COLLEGE, PA 16801
PHONE: (814) 238-4651

BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA 1 CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY

PennTerra ENGINEERING INC.
CENTRAL PENNSYLVANIA REGION OFFICE:
3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
Fax: 814-237-2308

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CHAD DANIEL STAFFORD
REGISTERED PROFESSIONAL ENGINEER
No. 071322
PENNSYLVANIA

NEVIN L. GROVE
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 506117
PENNSYLVANIA

Designer: _____ XXXX
Draftsman: _____ MJA
Proj Manager: _____ XXXX
Surveyor: _____ XXXX
Perimeter Ok: _____
Book: _____ XXX Pg. _____
File: _____ 2189 - EX.COND.
Layout: EXISTING CONDITIONS

Date	Description	REVISIONS
4/7/22	REVISED PER COMMENTS	MA
2/7/22	REVISED PER COMMENTS	MA
12/21/21	TOWNSHIP COMMENTS	MA

CENTRE VOLUNTEERS IN MEDICINE AT 2026 SANDY DRIVE

FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLANS

EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT NO. 21189	DATE NOVEMBER 11, 2021
SCALE 1" = 20'	SHEET NO. 2

GENERAL SITE DEMOLITION NOTES

- The Contractor is responsible for obtaining all local and state permits required for demolition work.
- The Contractor shall indemnify and hold harmless the Owner and/or architect and engineer for any and all injuries and/or damages to personnel, equipment and/or existing facilities in the demolition and construction described in the plans and specifications.
- Existing conditions as depicted on these plans are general and illustrative in nature and do not include mechanical, electrical and miscellaneous structures. It is the responsibility of the Contractor to examine the site and be familiar with existing conditions prior to bidding on the demolition work for this project. If conditions encountered during examination are significantly different than those shown, the Contractor shall notify the architect and engineer immediately.
- All existing utilities not to be removed or abandoned are to remain operational at all times. Appropriate existing utilities shall remain in service until replacement/relocated utilities are operational.
- Existing above and below ground structures within the limits of new construction noted to be removed shall be razed unless noted otherwise this construction set, architectural plans and/or project specifications. This includes foundation slabs, walls, and footings.
- All demolition waste and construction debris shall be removed by the Contractor and disposed of in a state approved waste site and in accordance to all local and state codes and permit requirements.
- All utility removal, relocation, cutting, capping and/or abandonment shall be coordinated with the appropriate utility company.
- The burning of cleared material and debris shall not be allowed.
- Erosion and sedimentation control measures around areas of demolition shall be installed prior to initiation of demolition activities. Refer to plan and details for site specific information including tree protection details, if necessary.
- Asbestos or hazardous materials, if found on site, shall be removed by a licensed hazardous materials Contractor. Contractor shall notify Owner immediately if hazardous materials are encountered.
- Contractor shall protect all corner pins, monuments, property corners, and benchmarks during demolition activities. If disturbed, Contractor shall have disturbed items reset by a licensed surveyor at no additional cost to the Owner.
- Contractor shall adhere to all local, state, federal, and OSHA regulations operating demolition equipment around utilities.
- Contractor shall provide and maintain traffic control measures in accordance with the PennDOT standards, and as required by local agencies working in and/or along streets, roads, highways, etc. It shall be the Contractor's responsibility to obtain approval and coordinate with local and/or state agencies regarding the need, extent, and limitations associated with installing and maintaining traffic control measures.
- Contractor shall protect at all times adjacent structures and items from damage due to demolition activities.
- Contractor shall coordinate existing facilities utility disconnects with the Owner a minimum 7 days prior to anticipated demolition of structures.
- Contractor shall refer to Construction Plans for other pertinent information where applicable.
- Contractor shall replace or repair to Owner's satisfaction all curb, utilities, sidewalks, landscaping, etc. damaged during construction that are not indicated to be removed.
- Contractor shall be responsible for all costs and work required to adjust existing and proposed utilities and appurtenances to finish grades within the limit of work.
- All paving to be removed shall be sawcut to provide a sharp clean edge. All sidewalks to be removed shall be sawcut at the nearest joint. Existing pavement shall be removed as required for new curb, walkway, or utility construction.
- Contractor shall verify the location of manholes, inlets valves, etc. Contractor shall test pit existing utilities as deemed necessary within the limits of construction to determine the exact location and depth as required. Report any discrepancies from that indicated on the plan to the architect. All existing utilities shall be retained unless marked otherwise, and appurtenances shall be adjusted to final grade. Damage to existing conditions and utilities to remain shall be repaired as required to the Owner's satisfaction at the expense of the Contractor.
- Contractor shall coordinate with utilities companies on installation, relocation or replacement of electrical, phone, gas and cable services.

EXISTING FEATURES LEGEND

- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Landscaped Areas
- Existing Fence / Type
- Existing Contours w/ Elevation (1's & 2's)
- Existing Contours w/ Elevation (5's & 10's)
- Existing Sanitary Sewer w/ Manhole
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
- Existing Gas Line
- Existing Underground Electric
- Existing Underground Telephone
- Existing Manhole
- Existing Storm Sewer Inlet Type-M
- Existing Storm Sewer Inlet Type-C
- Existing Utility Main Valve
- Existing Utility Lateral Valve
- Existing Utility Meter
- Existing Clean-Out
- Existing Light Pole/Standard
- Existing Sign
- Existing Parking Stall Count
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub

DEMOLITION LEGEND

- Area of Demolition and Removal of all Existing Features.
- Area to be Prepared for Future Soil Amendments and Site Improvements

SOILS LEGEND

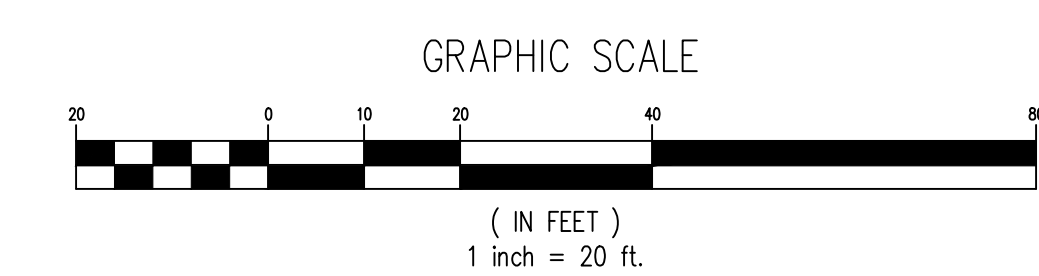
Soil cover on the site consists of:
HAB - Hagerstown Silt Loam, 3%-8% Slopes
No - Nolan Silt Loam, Local Alluvium, 0%-5% Slopes

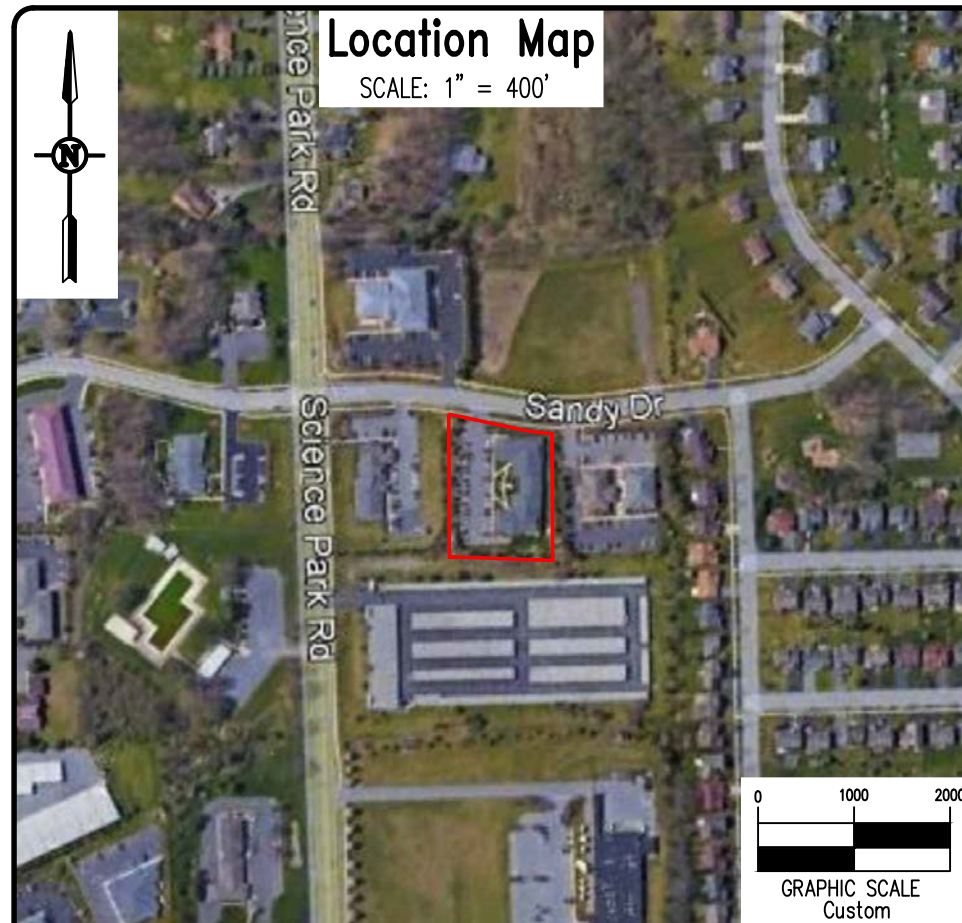


EXISTING CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	36.28'	865.91'	18.14'	N 64° 24' 44" E	36.27'	2° 24' 01"
C2	82.82'	586.01'	41.48'	N 61° 33' 56" E	82.75'	8° 05' 51"

TREE NOTE:
REFER TO SHEET 6 'EXISTING TREE PLAN AND TREE PRESERVATION PLAN'. ALL EXISTING TREES SHALL REMAIN FOR THE LAND DEVELOPMENT.





Location Map

SCALE: 1" = 400'

Owner's Certification

State of _____
County of _____

On this the _____ day of _____, 20____

personally appeared before me and certified that they were the owners 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.

witness my hand and seal, this date _____

Notary Public Commission Expires _____

Township Planning Commission

Ferguson Township Planning Commission Approved

Chair _____ Date _____

Secretary _____ Date _____

Township Supervisors

Ferguson Township Supervisors Approved

Chair _____ Date _____

Secretary _____ Date _____

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.

Design Engineer Certification

I, _____ 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 Ferguson Township Code.

Professional Land Surveyor Certification

I, Nevin L. Grove, a Professional Land Surveyor in the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the tracts of lands as shown.

Signature _____ Date _____

Recorder's Stamp Here

PROJECT NOTES

- General Site Information:
 - Owner: Centre Volunteers in Medicine (CVM)
2026 Sandy Drive, State College, PA 16801
Record Book 2281, Page 325
 - Parcel: 24-433-22 (24-433-022--0000--)
 - Lands are currently zoned: Planned Residential Development (PRD)
 - Existing Use: Professional/ Business Office
 - Proposed Use: Professional/ Business Office (Medical Office)
 - Site Size: 1.37 Acres/ 59,874.61 Square Feet
 - Street Address: 2026 Sandy Drive, State College, PA 16801
- Parking Requirements:
 - Total gross square feet = 13,107 square feet
 - NET Building Area = 8,607 square feet
 - Required Parking: 8,607 S.F. / 250 S.F. of NET Floor Area = 35 spaces
 - Existing Parking Spaces: 44 spaces including 2 handicap spaces
 - Provided: 43 spaces including 2 handicap spaces. ONE space is being eliminated since in the Front Parking Setback Yard.
 - Required Loading Zone Spaces: 1
 - Provided Loading Zone Spaces: 1
- General Utility and Ace 287 Information: PA Once Call Serial No.: 20212443122
 - Sewage: University Area Joint Authority (UAJA),
1576 Spring Valley Road State College, PA 16801, 814-238-5361
 - Water: State College Borough Water Authority (SCBWA),
1201 West Branch Road, State College, PA 16801, 814-238-6766
 - Gas: Columbia Gas of Pennsylvania,
2550 Caroleen Industrial Drive, State College, PA 16801, 814-278-5840
 - Electric: West Penn Power,
2800 East College Avenue, State College, PA 16801, 814-231-5355
 - Telephone: Verizon,
224 South Allen Street, State College, PA 16801, 814-231-6511
 - Cable TV: Comcast,
1155 Benner Pike, State College, PA 16801, 814-238-5050
 - Township Roads: Ferguson Township Supervisors,
3147 Research Drive, State College, PA 16801, 814-238-4651
- Contours shown are taken from survey data collected in the field.
- This site is comprised of the following soil types: HdB- Hagerstown Silt Loam & No- Nolon Silt Loam
- Stormwater will be conveyed to an existing regional stormwater basin known as Tax Parcel 24-433-24. For additional information, refer to:
 - "Stormwater Management Plan" prepared by PennTerra Engineering, Inc., dated March 22, 1996.
 - "Soil Erosion and Sedimentation Control Plan", prepared by PennTerra Engineering, Inc., dated March 22, 1996.
 - "The Greenleaf Manor PRD - Master Plan", dated March 7, 1995, last revised Feb. 5, 1996, and on record at the Ferguson Township Municipal Building.
 - "Greenleaf Manor P.R.D., Findings of Fact and Terms and Conditions" dated December 13, 2004
 - Hydrogeologic Assessment of Sinkholes" dated January 29, 1996, prepared by Weiser & Earl Hydrogeologists
 - "Phase 1 Final P.R.D. Plans" dated March 22, 1996, prepared by PennTerra Engineering, Inc.
 - Lot 28R Land Development Plans dated 11/08/04 by Evanko-Renwick Engineering as recorded at the Centre County Recorder's Office at PB 72, Pages 152-153.
 - Minor Alteration Plan for Greenleaf Lot 22R, dated 3/28/14 and recorded at Centre County Recorder of Deeds Office at PB 98, Page 155.
- Maximum building height = 40'. Proposed & existing building height = 22'
- Building Setbacks:
 - The Setback on Sandy Drive is 30'
 - Rear Yard Setback - 50'
 - Side Yard Setback - 25'
- Parking Setback: 20' on Sandy Drive. Note that ONE space is being eliminated since in the Front Parking Setback Yard.
- Lot Coverage: (Maximum Allowable Building Coverage = 30% / Maximum Allowable Impervious Coverage = 60%)
 - Existing Building Area: 10,979 square feet 18.3%
 - Existing Driveway/Parking/Walk Area: 15,798 square feet 26.4%
 - Proposed Driveway/Parking/Walk Area (Additional)- Final as planned: 1,386 square feet 2.31%
 - Proposed Building Area: 13,107 square feet 21.9%
 - Total Site Impervious Area: 30,291 square feet 50.98%
- As-Built drawings of the stormwater facilities will be prepared in accordance with the Ferguson Township Stormwater Management Ordinance, upon completion of project construction as required. All utilities are approximate. Contractor to contact PA One Call and servicing utility company prior to any construction operations.
- Contractor to verify building dimensions and all utility entry/exit locations; including downspouts on Architectural drawings prior to any construction operations.
- Existing stormwater pipes and sumps, etc. running through the lot are the responsibility of the Owner/Developer- CVM.
- All Roof Leaders/Drains on the proposed building SHALL flow into the new Soil Amendment Areas.
- LANDSCAPING BED NOTE: The Owner shall install Landscaping Beds as shown for the purpose of installing grasses and shrubs. The Landscaping Beds shall consist 8" of Mulch added. The grasses and shrubs shall be added to 'fill' the beds to present the cosmetic and visually attractive appearance. The landscaping plants ARE NOT shown in this plan set. CVM is a Community Outreach Agency and the Landscaping Bed installation may be donated as a service from a local landscaping contractor or through some other donated funds. The Landscaping Beds and Plantings 'MAY' be a Gifted Improvement.
- The Trees at the property ALL SHALL BE PRESERVED. No trees on the property WILL BE moved or damaged during the minimal construction activities at the property.
- All Trees and Shrubs shall be planted in accordance with the 'Guide to Planting in Ferguson Township'. The application for a Zoning Permit was made to Ferguson Township on November 11, 2021.

PROJECT DEVELOPMENT NARRATIVE:

Centre Volunteers in Medicine (CVM) have purchased the existing Office Building at 2026 Sandy Drive, State College, Pennsylvania 16801, for the express purpose of converting the existing building into a Permanent Clinic for the Community Service Organization. The existing building will be expanded in the front and the new building footprint will be 13,107 square feet and the interior of the building will be fitted to accommodate medical and dental rooms and similar type medical areas.

CVM's Mission: Centre Volunteers in Medicine will serve and advocate the medically underserved living or working in Centre County.

CVM's Vision: All those who live and work in Centre County will have access to quality health care. At Centre Volunteers in Medicine (CVM), they value human dignity and access to quality, compassionate health care for all. CVM does this in a culturally competent manner, and through their mission and programs help to eliminate the barriers to health equity.

Site improvements will include:

- Adding ADA and stairs access to a new public frontage and adding a new employee/volunteer access on the opposite street side of the building.
- All trees on-site will be protected and will be left in-place.
- Stormwater control due to the planned addition of impervious coverage will be treated by adding Amended Soils at the site to capture and treat the waters.
- Landscaping Beds for the future installation of grasses and shrubs to beautify the building exterior will be added and preserved as they exist.
- New parking lot paint striping will occur to beautify the site.
- The Trash Enclosure at the property will be beautified by point and spot replacement of boards that may need attention.
- Add a canopy tree in the one parking island that the tree has died.

EXISTING FEATURES LEGEND

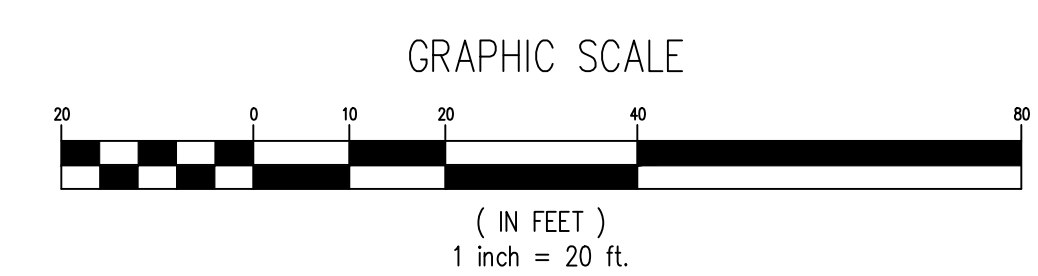
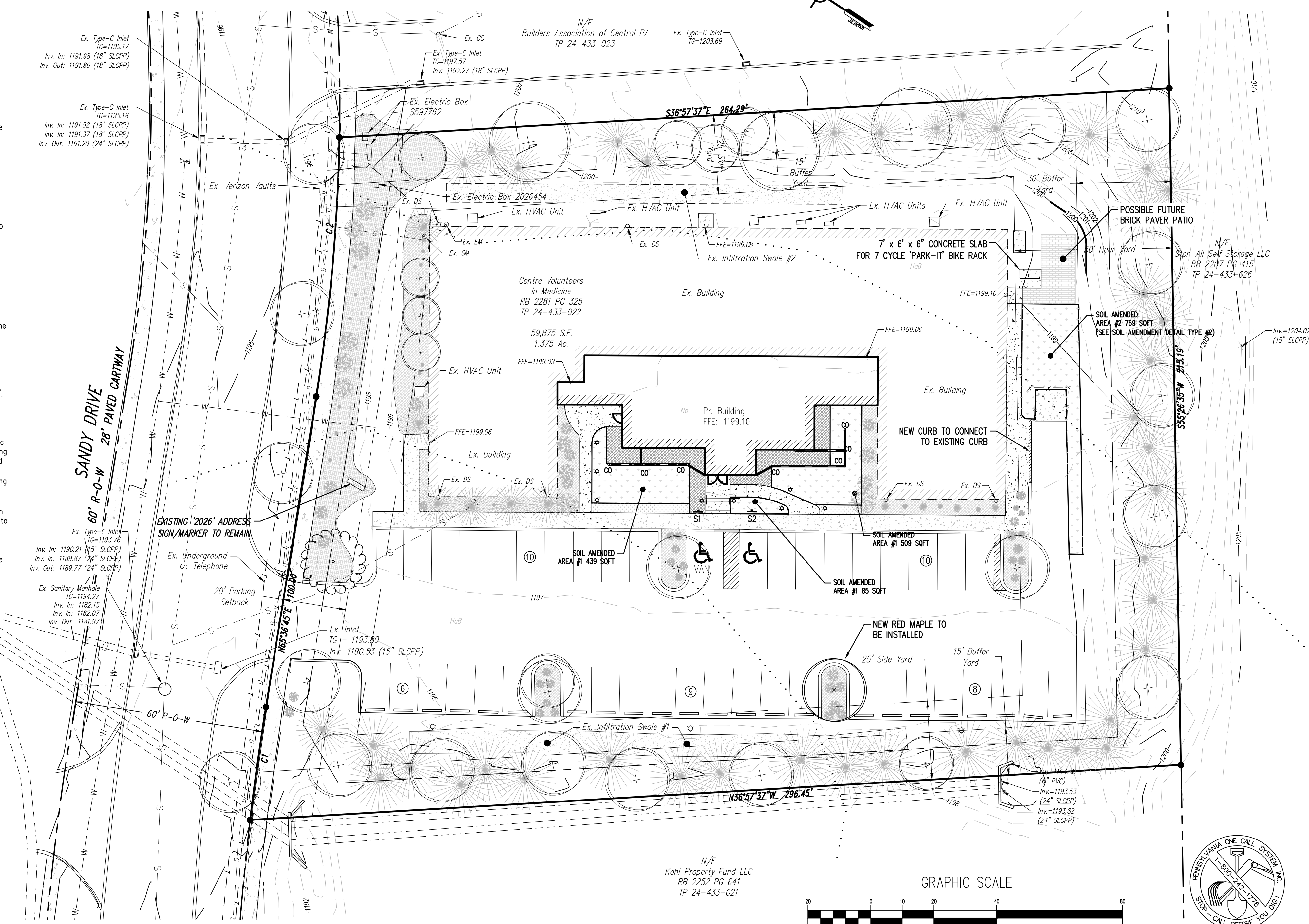
- EXISTING BUILDING Existing Building
- EXISTING CURBING & EDGE OF PAVEMENT Existing Curbing & Edge of Pavement
- EXISTING CONCRETE AREAS Existing Concrete Areas
- EXISTING LANDSCAPED AREAS Existing Landscaped Areas
- EXISTING FENCE / TYPE Existing Fence / Type
- EXISTING CONTOURS w/ ELEVATION (1'S & 2'S) Existing Contours w/ Elevation (1's & 2's)
- EXISTING CONTOURS w/ ELEVATION (5'S & 10'S) Existing Contours w/ Elevation (5's & 10's)
- EXISTING SANITARY SEWER w/ MANHOLE Existing Sanitary Sewer w/ Manhole
- EXISTING WATER LINE w/ VALVE Existing Water Line w/ Valve
- EXISTING STORM SEWER LINE w/ INLET Existing Storm Sewer Line w/ Inlet
- EXISTING GAS LINE Existing Gas Line
- EXISTING UNDERGROUND ELECTRIC Existing Underground Electric
- EXISTING UNDERGROUND TELEPHONE Existing Underground Telephone
- EXISTING MANHOLE Existing Manhole
- EXISTING STORM SEWER INLET TYPE-M Existing Storm Sewer Inlet Type-M
- EXISTING STORM SEWER INLET TYPE-C Existing Storm Sewer Inlet Type-C
- EXISTING UTILITY MAIN VALVE Existing Utility Main Valve
- EXISTING UTILITY LATERAL VALVE Existing Utility Lateral Valve
- EXISTING UTILITY METER Existing Utility Meter
- EXISTING CLEAN-OUT Existing Clean-Out
- EXISTING LIGHT POLE/STANDARD Existing Light Pole/Standard
- EXISTING SIGN Existing Sign
- EXISTING PARKING STALL COUNT Existing Parking Stall Count
- EXISTING DECIDUOUS TREE Existing Deciduous Tree
- EXISTING EVERGREEN TREE Existing Evergreen Tree
- EXISTING SHRUB Existing Shrub

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING PROPOSED BUILDING
- PROPOSED CURBING & EDGE OF PAVEMENT PROPOSED CURBING & EDGE OF PAVEMENT
- PROPOSED CONCRETE AREAS PROPOSED CONCRETE AREAS
- PROPOSED PATIO AREAS PROPOSED PATIO AREAS
- PROPOSED BITUMINOUS PAVEMENT AREAS PROPOSED BITUMINOUS PAVEMENT AREAS
- PROPOSED LANDSCAPE BED PROPOSED LANDSCAPE BED
- PROPOSED SOIL AMENDMENTS PROPOSED SOIL AMENDMENTS
- PROPOSED 14" TOTAL MULCH LANDSCAPING BED PROPOSED 14" TOTAL MULCH LANDSCAPING BED

EXISTING CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	36.28'	865.91'	18.14'	N 64° 24' 44" E	36.27'	2° 24' 01"
C2	82.82'	586.01'	41.48'	N 61° 33' 56" E	82.75'	8° 05' 51"

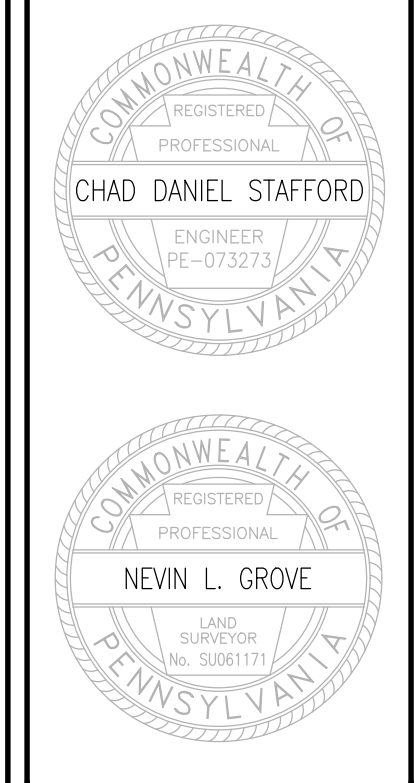


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STATE COLLEGE, PA 16801
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Fax: 814-237-2308

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Designer	XXXX
Draftsman	MJA
Proj Manager	XXXX
Surveyor	XXXX
Permit Ok	
Book	XXX Pg XXXX
File	2189 - RECORD PLAN
Layout	RECORD PLAN

4/7/22	REVISED PER COMMENTS
3/7/22	REVISED PER COMMENTS
5/29/21	TOWNSHIP COMMENTS
Date	Description
REVISIONS	

CENTRE VOLUNTEERS IN MEDICINE AT 2026 SANDY DRIVE

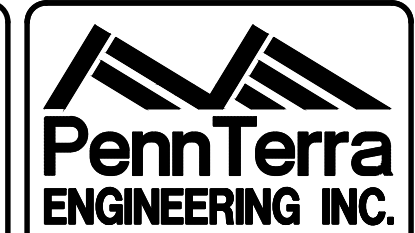
FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLANS

RECORD PLAN

PROJECT NO.	21189
DATE	NOVEMBER 11, 2021
SCALE	1" = 20'
SHEET NO.	3

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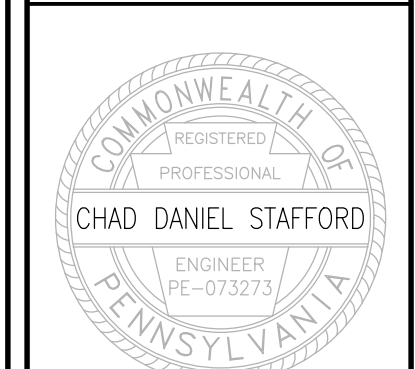


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Draftsman: MJA
Proj Manager: XXXX
Surveyor: XXXX
Perimeter Ok.
Book: XXX Pg. XXXX
File: 2189 - GRADING AND PCSM
Layout: GRADING AND PCSM

Date	Description	REVISIONS
4/7/22	REVISED PER COMMENTS	MJA
2/7/22	REVISED PER COMMENTS	MJA
5/20/21	TOWNSHIP COMMENTS	MJA

CENTRE VOLUNTEERS IN MEDICINE AT 2026 SANDY DRIVE
FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLANS

GRADING PLAN

PROJECT NO.
21189
DATE
NOVEMBER 11, 2021
SCALE
1" = 20'
SHEET NO.
4

EXISTING FEATURES LEGEND

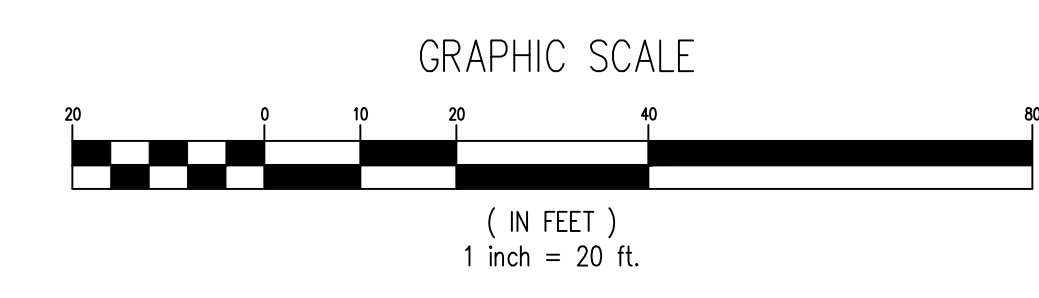
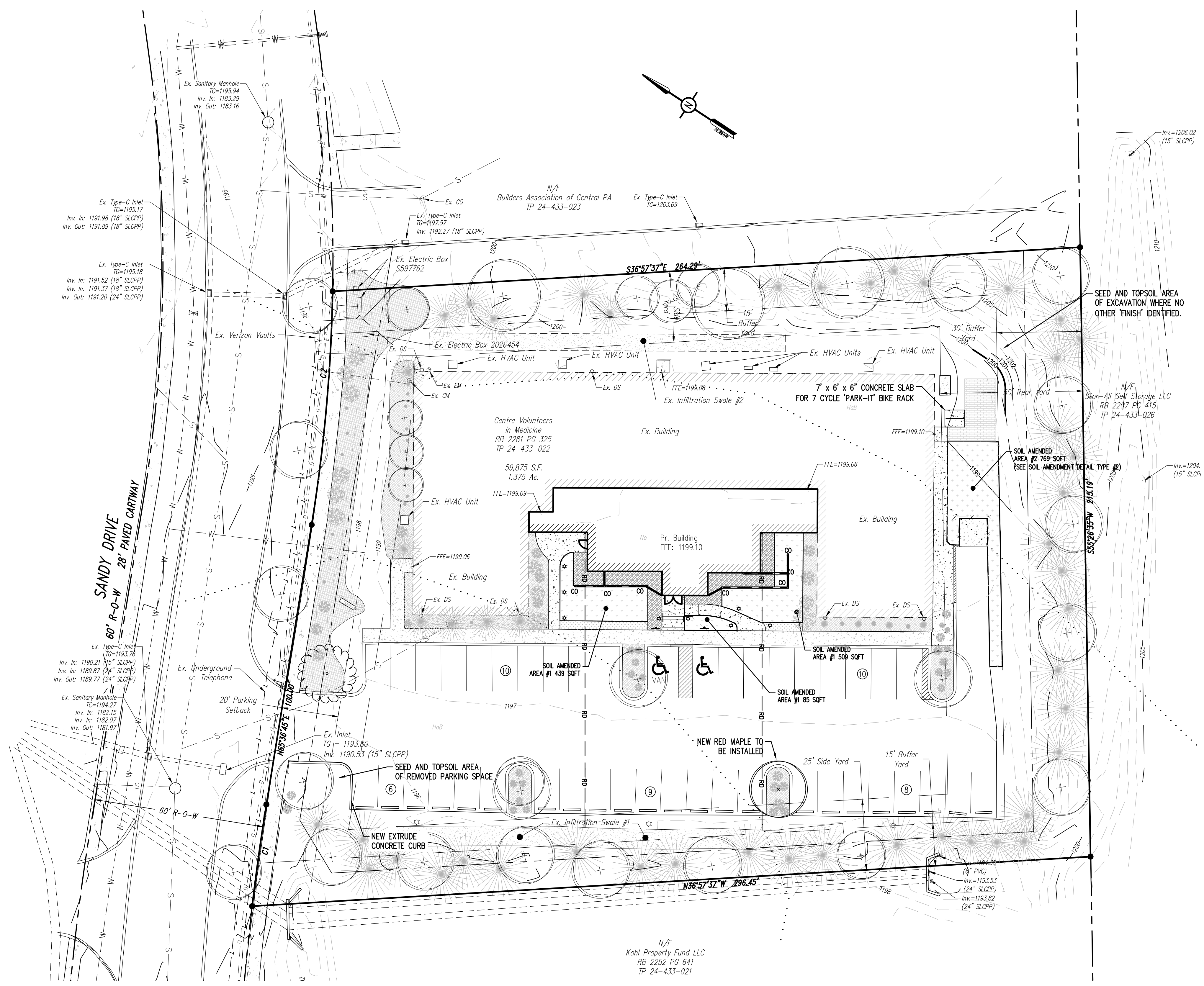
- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Landscaped Areas
- Existing Fence / Type
- Existing Contours w/ Elevation (1's & 2's)
- Existing Contours w/ Elevation (5's & 10's)
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- Existing Storm Sewer Line w/ Inlet
- Existing Gas Line
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- Existing Utility Main Valve
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- Existing Utility Meter
- Existing Clean-Out
- Existing Light Pole/Standard
- Existing Sign
- Existing Parking Stall Count
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub

PROPOSED FEATURES LEGEND

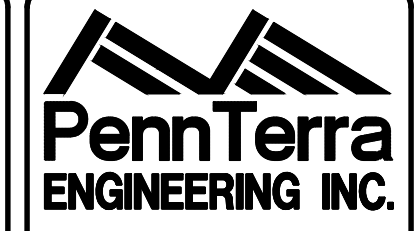
- PROPOSED BUILDING
- PROPOSED CURBING & EDGE OF PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED PATIO AREAS
- PROPOSED BITUMINOUS PAVEMENT AREAS
- PROPOSED LANDSCAPE BED
- PROPOSED SOIL AMENDMENTS
- PROPOSED 14" TOTAL MULCH LANDSCAPING BED

SOILS LEGEND

Soil cover on the site consists of:
HaB - Hagerstown Silt Loam, 3%-8% Slopes
No - Nolan Silt Loam, Local Alluvium, 0%-5% Slopes



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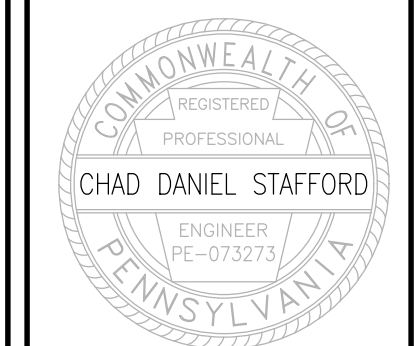


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SUITE 100
STATE COLLEGE, PA 16801
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Fax: 814-237-2308

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COLUMBIA, PA 17512
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Draftsman: MJA
Proj Manager: XXXX
Surveyor: XXXX
Perimeter Ok.
Book: XXX Pg. XXXX
File: 21189 - GRADING ENLARGEMENT
Layout: GRADING ENLARGEMENT

Date	Description	REVISIONS
4/7/22	REVISED PER COMMENTS	MJA
2/7/22	REVISED PER COMMENTS	MJA
12/29/21	TOWNSHIP COMMENTS	MJA

CENTRE VOLUNTEERS IN MEDICINE AT 2026 SANDY DRIVE
FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLANS

GRADING ENLARGEMENT PLAN

PROJECT NO. 21189
DATE NOVEMBER 11, 2021
SCALE 1" = 10'
SHEET NO. 5

EXISTING FEATURES LEGEND

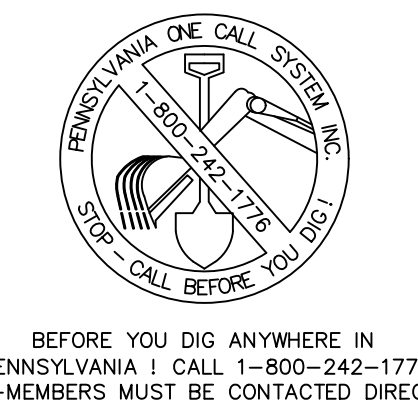
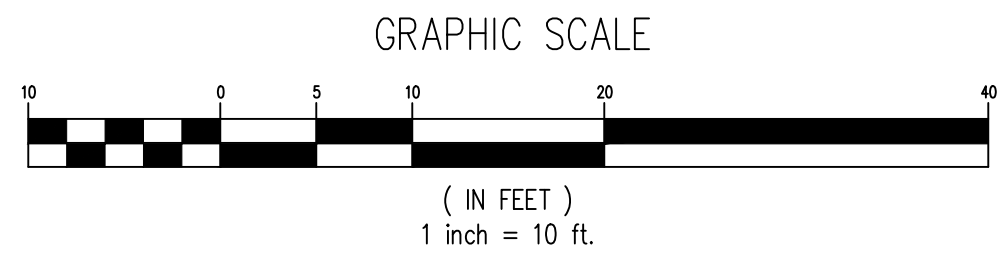
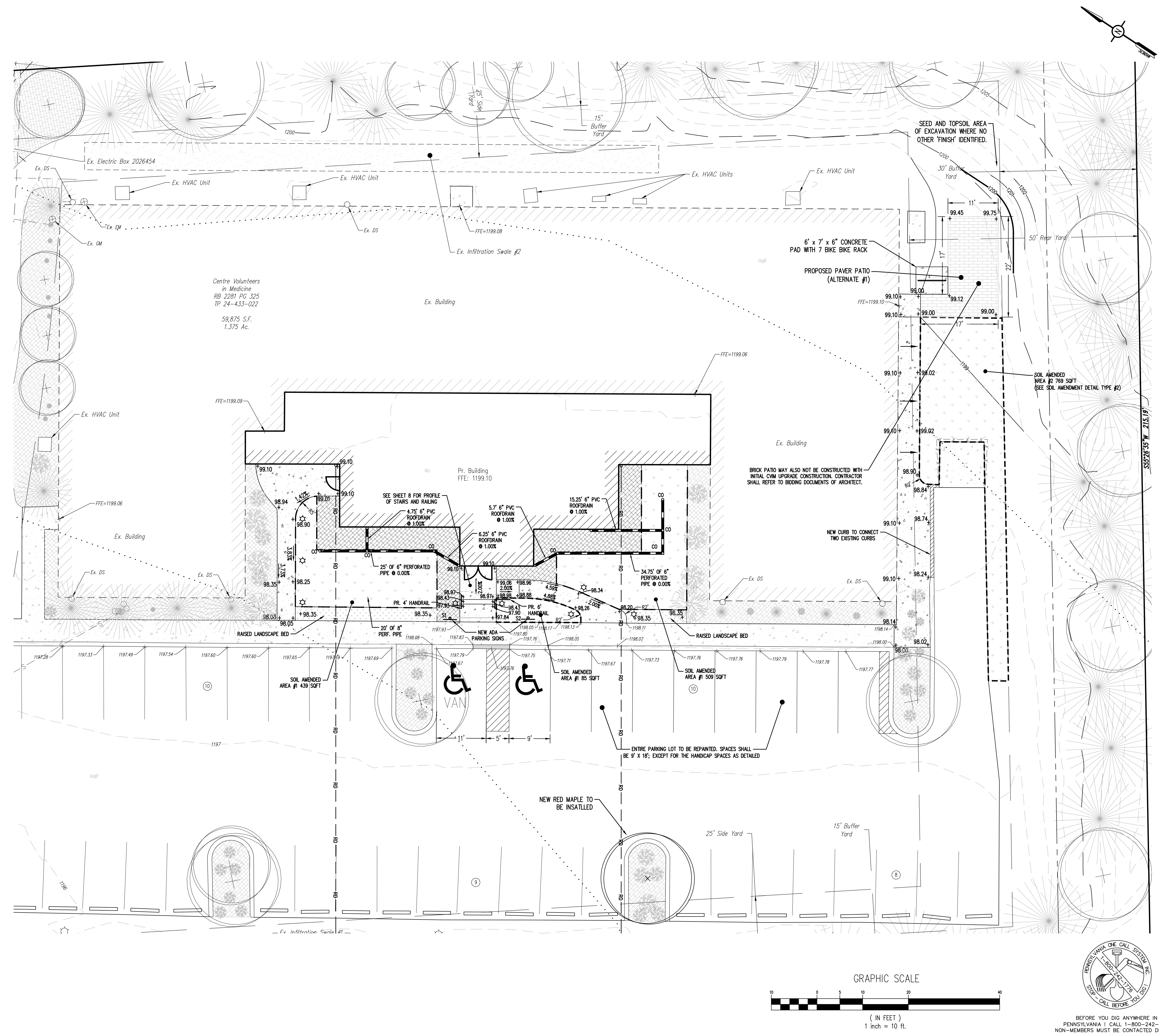
- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Landscaped Areas
- Existing Fence / Type
- Existing Contours w/ Elevation (1's & 2's)
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- Existing Light Pole/Standard
- Existing Sign
- Existing Parking Stall Count
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING
- PROPOSED CURBING & EDGE OF PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED PATIO AREAS
- PROPOSED 14" TOTAL MULCH LANDSCAPING BED

LANDSCAPING BED NOTE:
THE OWNER SHALL INSTALL LANDSCAPING BEDS AS SHOWN FOR THE PURPOSE OF INSTALLING GRASSES AND SHRUBS. THE LANDSCAPING BEDS SHALL CONSIST OF 8" TO 14" OF MULCH ADDED. REFER TO SHEET 10 FOR DETAILS. THE GRASSES AND SHRUBS SHALL BE ADDED TO "FILL" THE BEDS TO PRESENT THE COSMETIC AND VISUALLY ATTRACTIVE APPEARANCE. THE LANDSCAPING PLANTS ARE NOT SHOWN IN THIS PLAN SET. CVM IS A COMMUNITY OUTREACH AGENCY AND THE LANDSCAPING BED INSTALLATION MAY BE DONATED AS A SERVICE FROM A LOCAL LANDSCAPING CONTRACTOR OR THROUGH SOME OTHER DONATED FUNDS. THE LANDSCAPING BEDS AND PLANTINGS MAY BE A GIFTED IMPROVEMENT.

NOTE:
ALL NEW PIPE ON THE SOIL AMENDMENT AREAS SHALL BE 6" DIAMETER PERFORATED PIPE WITH END CLEANOUTS AND AT THE ROOF DRAIN CONNECTIONS. THE PERFORATED PIPE IS INCLUDED TO BETTER DISTRIBUTE THE RAIN DOWNSPOUTS ACROSS THE ENTIRETY OF THE SOIL AMENDMENT AREAS(S).



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CHAD DANIEL STAFFORD
 REGISTERED PROFESSIONAL ENGINEER
 No. 073224
 PENNSYLVANIA

NEVIN L. GROVE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 5006117
 PENNSYLVANIA

Designer	XXXX
Draftsman	MJA
Proj/Manager	XXXX
Surveyor	XXXX
Perimeter Ok	
Book	XXX Pg. XXXX
File	2108 - TREE PLAN
Layout	TREE PRESERVATION PLAN

Date	Description	REVISIONS
4/7/22	REVISED PER COMMENTS	MA
2/7/22	REVISED PER COMMENTS	MA
5/29/21	TOWNSHIP COMMENTS	MA

CENTRE VOLUNTEERS IN MEDICINE AT 2026 SANDY DRIVE

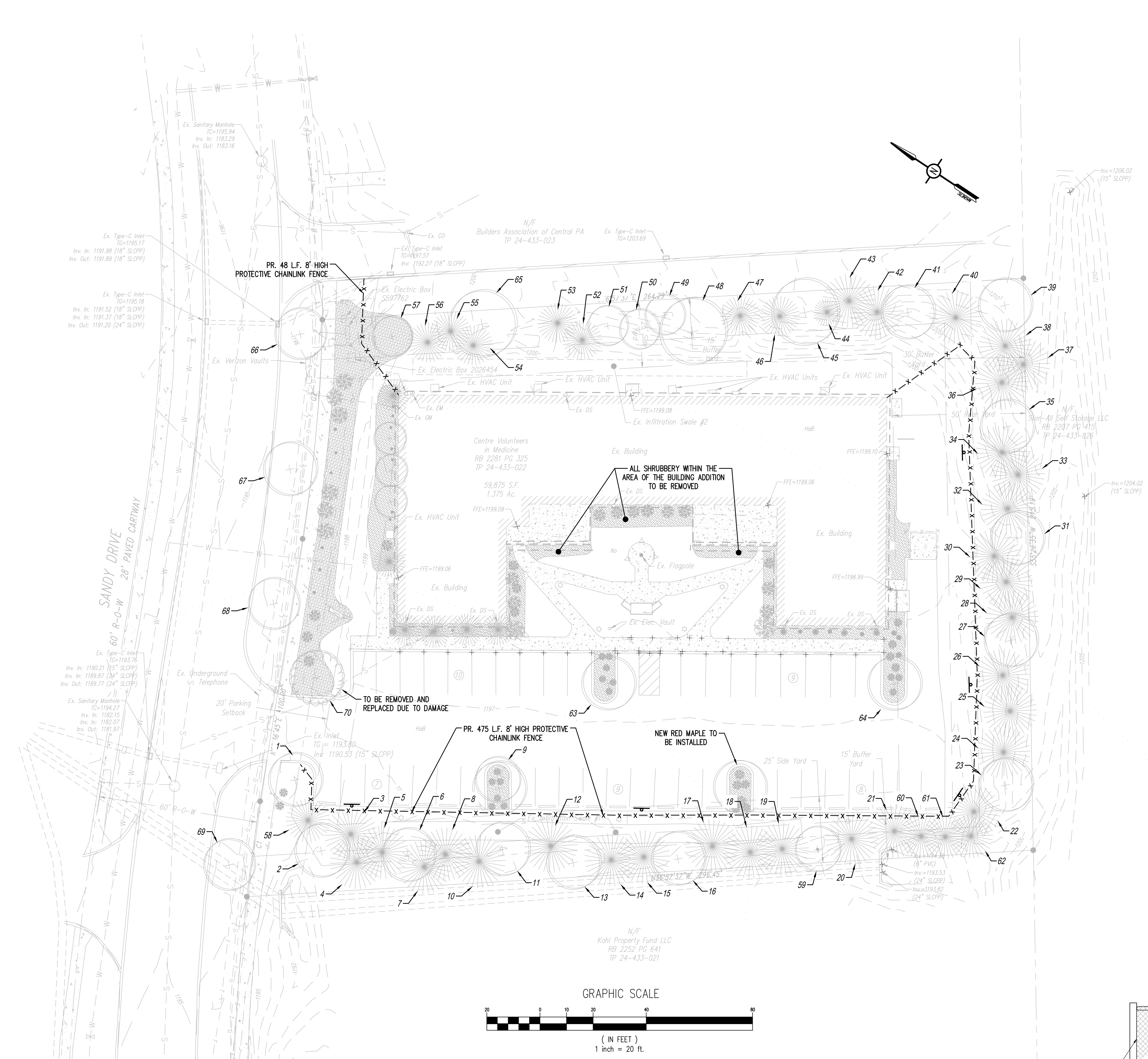
FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLANS

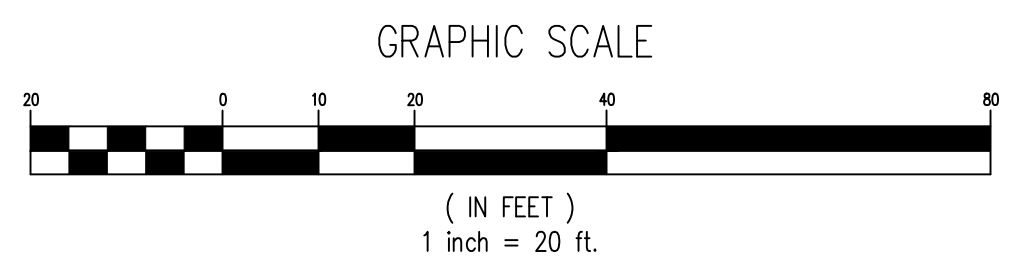
EXISTING TREE PLAN AND TREE PRESERVATION PLAN

PROJECT NO.	21189
DATE	NOVEMBER 11, 2021
SCALE	1" = 20'
SHEET NO.	6

NO.	COMMON NAME	BOTANICAL NAME	CALIPER
1	SUGAR MAPLE	ACER SACCHARUM	7"
2	SUGAR MAPLE	ACER SACCHARUM	10"
3	NORWAY SPRUCE	PICEA ABIES	10"
4	NORWAY SPRUCE	PICEA ABIES	10"
5	RED SPRUCE	PICEA RUBENS	6"
6	SUGAR MAPLE	ACER SACCHARUM	10"
7	NORWAY SPRUCE	PICEA ABIES	8"
8	NORWAY SPRUCE	PICEA ABIES	10"
9	NORWAY SPRUCE	PICEA ABIES	9"
10	NORWAY SPRUCE	PICEA ABIES	8"
11	SUGAR MAPLE	ACER SACCHARUM	10"
12	NORWAY SPRUCE	PICEA ABIES	8"
13	RED MAPLE	ACER REBRUM	14"
14	NORWAY SPRUCE	PICEA ABIES	10"
15	NORWAY SPRUCE	PICEA ABIES	10"
16	RED MAPLE	ACER REBRUM	12"
17	NORWAY SPRUCE	PICEA ABIES	8"
18	NORWAY SPRUCE	PICEA ABIES	???
19	NORWAY SPRUCE	PICEA ABIES	10"
20	NORWAY SPRUCE	PICEA ABIES	8"
21	NORWAY SPRUCE	PICEA ABIES	10"
22	NORWAY SPRUCE	PICEA ABIES	8"
23	RED MAPLE	ACER REBRUM	12"
24	NORWAY SPRUCE	PICEA ABIES	7"
25	NORWAY SPRUCE	PICEA ABIES	10"
26	NORWAY SPRUCE	PICEA ABIES	10"
27	RED MAPLE	ACER REBRUM	12"
28	NORWAY SPRUCE	PICEA ABIES	6"
29	NORWAY SPRUCE	PICEA ABIES	8"
30	NORWAY SPRUCE	PICEA ABIES	9"
31	RED MAPLE	ACER REBRUM	12"
32	NORWAY SPRUCE	PICEA ABIES	6"
33	NORWAY SPRUCE	PICEA ABIES	8"
34	NORWAY SPRUCE	PICEA ABIES	9"
35	RED MAPLE	ACER REBRUM	10"
36	NORWAY SPRUCE	PICEA ABIES	8"
37	NORWAY SPRUCE	PICEA ABIES	8"
38	NORWAY SPRUCE	PICEA ABIES	5"
39	RED MAPLE	ACER REBRUM	12"
40	NORWAY SPRUCE	PICEA ABIES	6"
41	SUGAR MAPLE	ACER SACCHARUM	14"
42	NORWAY SPRUCE	PICEA ABIES	9"
43	NORWAY SPRUCE	PICEA ABIES	6"
44	NORWAY SPRUCE	PICEA ABIES	4"
45	RED MAPLE	ACER REBRUM	14"
46	NORWAY SPRUCE	PICEA ABIES	6"
47	EASTERN WHITE PINE	PINUS STRIBUS	8"
48	RED MAPLE	ACER REBRUM	14"
49	EASTERN WHITE PINE	PINUS STRIBUS	8"
50	NORWAY SPRUCE	PICEA ABIES	8"
51	NORWAY MAPLE	ACER PLATANOIDES	10"
52	EASTERN WHITE PINE	PINUS STRIBUS	7"
53	NORWAY SPRUCE	PICEA ABIES	4"
54	EASTERN WHITE PINE	PINUS STRIBUS	8"
55	EASTERN WHITE PINE	PINUS STRIBUS	10"
56	EASTERN WHITE PINE	PINUS STRIBUS	10"
57	SUGAR MAPLE	ACER SACCHARUM	10"
58	NORWAY SPRUCE	PICEA ABIES	12"
59	RED MAPLE	ACER REBRUM	12"
60	NORWAY SPRUCE	PICEA ABIES	8"
61	NORWAY SPRUCE	PICEA ABIES	8"
62	NORWAY SPRUCE	PICEA ABIES	8"
63	BLACK BIRCH	BETULA LENTA	9"
64	SANDWATER HONEYSUCKLE	DIENERSIA BRACNANTHOIDE	9"
65	SUGAR MAPLE	ACER SACCHARUM	10"
66	SANDWATER HONEYSUCKLE	DIENERSIA BRACNANTHOIDE	7"
67	SANDWATER HONEYSUCKLE	DIENERSIA BRACNANTHOIDE	7"
68	SANDWATER HONEYSUCKLE	DIENERSIA BRACNANTHOIDE	7"
69	SANDWATER HONEYSUCKLE	DIENERSIA BRACNANTHOIDE	7"
70	SUGAR MAPLE	ACER SACCHARUM	7"



TREE NOTE:
 ALL EXISTING TREES SHALL REMAIN FOR THE LAND DEVELOPMENT.
 100% OF THE TREES SHALL BE PRESERVED.



EXISTING FEATURES LEGEND

- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Landscaped Areas
- Existing Fence / Type
- Existing Contours w/ Elevation (1's & 2's)
- Existing Contours w/ Elevation (5's & 10's)
- Existing Sanitary Sewer w/ Manhole
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
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- Existing Clean-Out
- Existing Light Pole/Standard
- Existing Sign
- Existing Parking Stall Count
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub

SOILS LEGEND

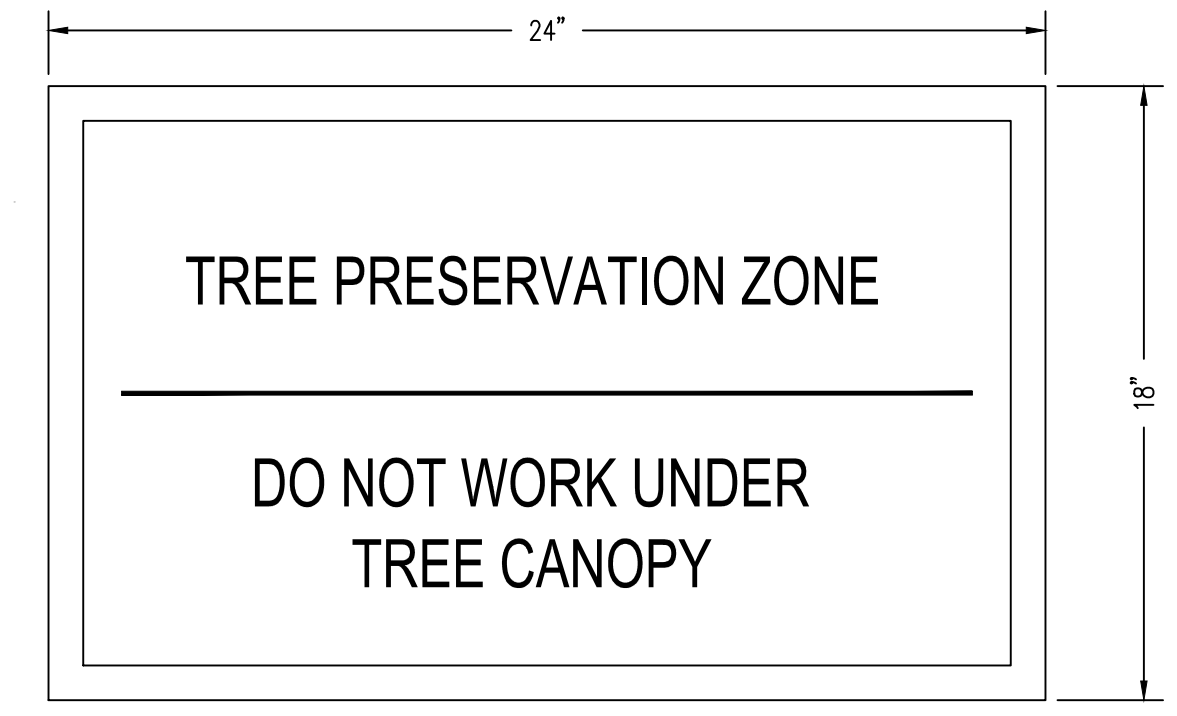
Soil cover on the site consists of:
 HaB - Hagerstown Silt Loam, 3%-8% Slopes
 No - Nolan Silt Loam, Local Alluvium, 0%-5% Slopes

LANDSCAPE NOTE:
 ALL TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THE 'GUIDE TO PLANTING IN FERGUSON TOWNSHIP'.

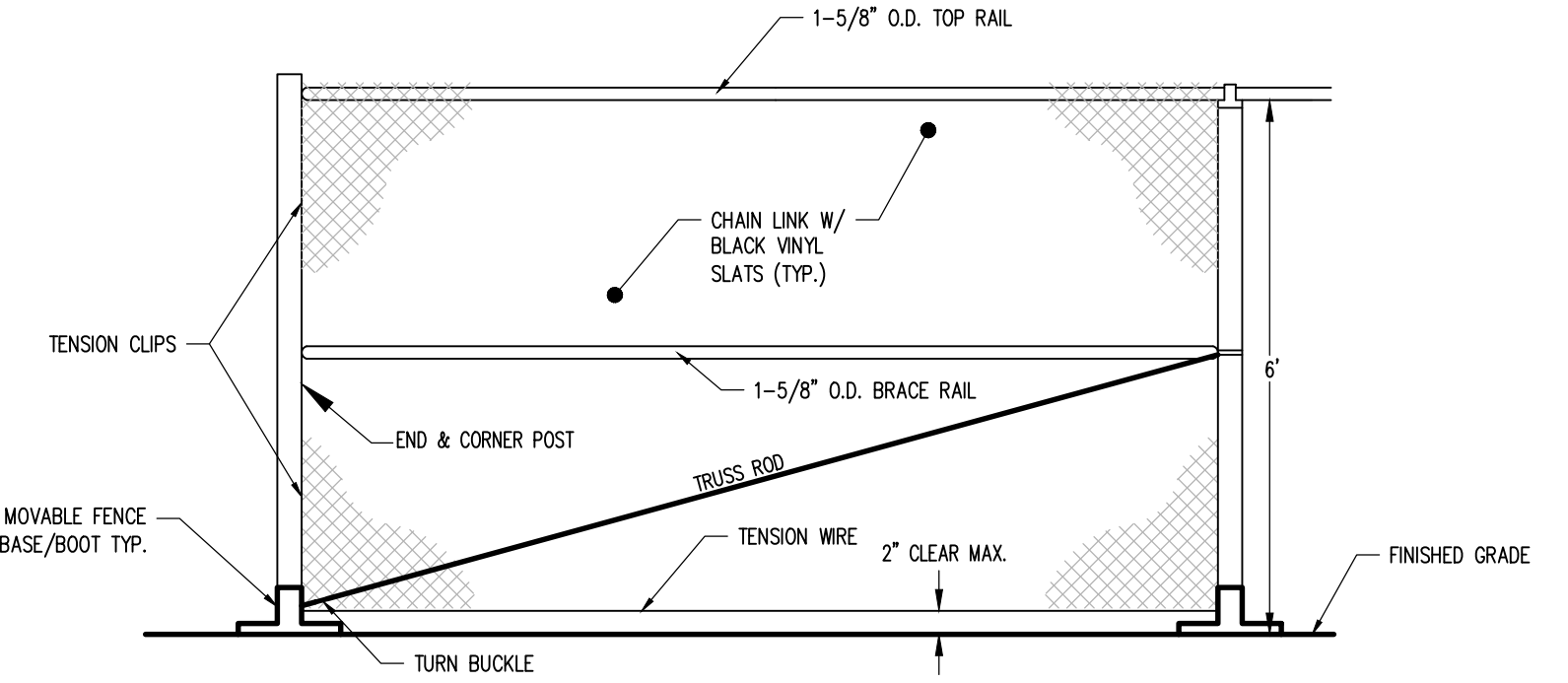
NOTE:
 PROPOSED 8' PROTECTIVE CHAINLINK FENCE SHALL BE INSTALLED PRIOR TO ANY AND ALL EARTH DISTURBANCE. THE FENCE MAY BE REMOVED ONLY AFTER CONSTRUCTION IS COMPLETED AND THE TOWNSHIP ARBORIST HAS PROVIDED WRITTEN ACKNOWLEDGEMENT THAT THE FENCE CAN BE REMOVED.

NOTE:
 THE TREES AT THE PROPERTY ALL SHALL BE PRESERVED. NO TREES ON THE PROPERTY WILL BE MOVED OR DAMAGED DURING THE MINIMAL CONSTRUCTION ACTIVITIES AT THE PROPERTY.

- TREE PRESERVATION SIGN



TREE PRESERVATION SIGN DETAIL
 NOT TO SCALE



(TEMPORARY) PROTECTIVE CHAIN LINK FENCE DETAIL
 NOT TO SCALE



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REGISTERED PROFESSIONAL ENGINEER
 CHAD DANIEL STAFFORD
 PENNSYLVANIA
 PE-073227

REGISTERED PROFESSIONAL LAND SURVEYOR
 NEVIN L. GROVE
 PENNSYLVANIA
 LS-508117

Designer: XXXX
 Draftsman: MJA
 Proj/Manager: XXXX
 Surveyor: XXXX
 Perimeter Ok.
 Book: XXX Pg. XXXX
 File: 2118 - LANDSCAPE PLAN
 Layout: LANDSCAPE PLAN

Date	Description	REVISIONS
4/2/22	REVISED PER COMMENTS	MJA
2/7/22	REVISED PER COMMENTS	MJA
12/29/21	TOWNSHIP COMMENTS	MJA

CENTRE VOLUNTEERS IN MEDICINE AT 2026 SANDY DRIVE

FERGUSON TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLANS

LANDSCAPE PLAN

PROJECT NO.
21189

DATE
NOVEMBER 11, 2021

SCALE
1" = 20'

SHEET NO.
7

PLANTING SCHEDULE				
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	SIZE
CANOPY TREES				
	1	ACER RUBRUM	RED MAPLE	6"
	1	GLEDITSIA TRIACANTHOSE	SHADEMASTER HONEYLOCUST	6"

LANDSCAPING BED NOTE:
 THE OWNER SHALL INSTALL LANDSCAPING BEDS AS SHOWN FOR THE PURPOSE OF INSTALLING GRASSES AND SHRUBS. THE LANDSCAPING BEDS SHALL CONSIST 8" TO 14" OF MULCH ADDED. REFER TO SHEET 10 FOR DETAILS. THE GRASSES AND SHRUBS SHALL BE ADDED TO "FILL" THE BEDS TO PRESENT THE COSMETIC AND VISUALLY ATTRACTIVE APPEARANCE. THE LANDSCAPING PLANTS ARE NOT SHOWN IN THIS PLAN SET. CVM IS A COMMUNITY OUTREACH AGENCY AND THE LANDSCAPING BED INSTALLATION MAY BE DONATED AS A SERVICE FROM A LOCAL LANDSCAPING CONTRACTOR OR THROUGH SOME OTHER DONATED FUNDS. THE LANDSCAPING BEDS AND PLANTINGS 'MAY' BE A GIFTED IMPROVEMENT.

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NOTE:
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EXISTING FEATURES LEGEND

- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Landscaped Areas
- Existing Fence / Type
- Existing Contours w/ Elevation (1's & 2's)
- Existing Contours w/ Elevation (5's & 10's)
- Existing Sanitary Sewer w/ Manhole
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
- Existing Gas Line
- Existing Underground Electric
- Existing Underground Telephone
- Existing Manhole
- Existing Storm Sewer Inlet Type-M
- Existing Storm Sewer Inlet Type-C
- Existing Utility Main Valve
- Existing Utility Lateral Valve
- Existing Utility Meter
- Existing Clean-Out
- Existing Light Pole/Standard
- Existing Sign
- Existing Parking Stall Count
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub

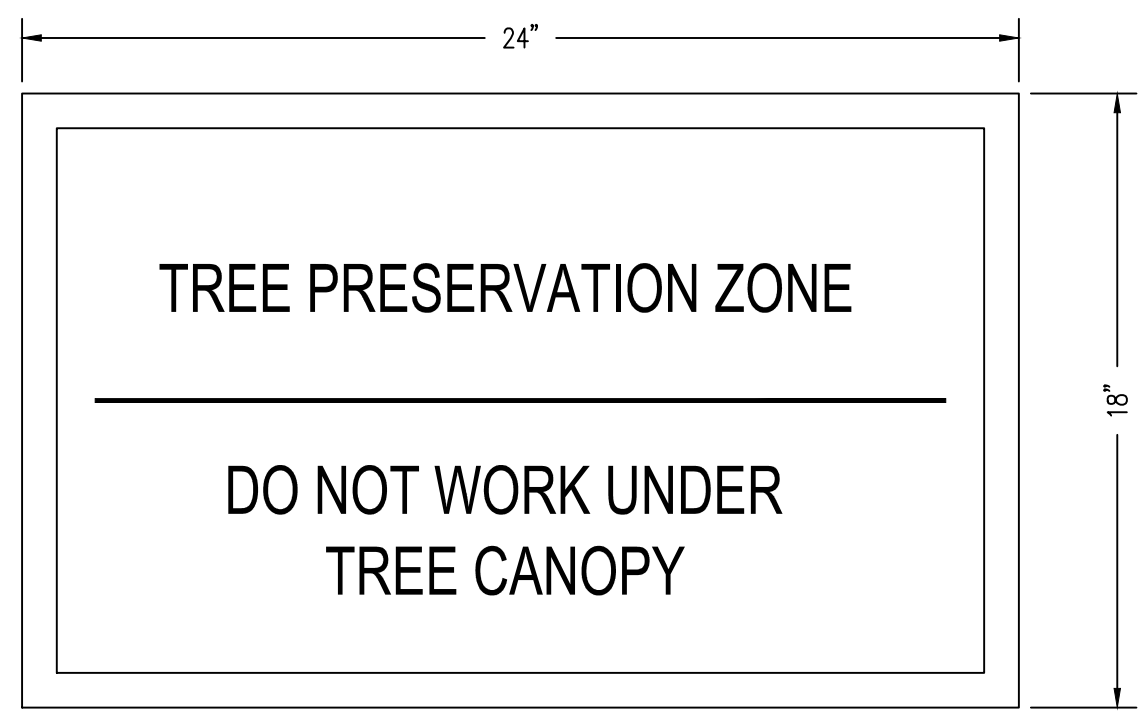
PROPOSED FEATURES LEGEND

- PROPOSED BUILDING
- PROPOSED CURBING & EDGE OF PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED PATIO AREAS
- PROPOSED 14" TOTAL MULCH LANDSCAPING BED

SOILS LEGEND

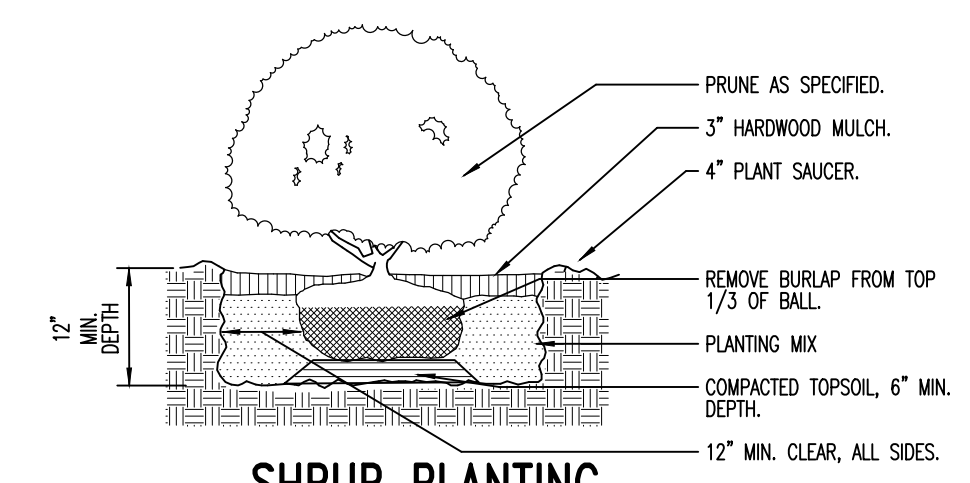
Soil cover on the site consists of:
 HaB - Hagerstown Silt Loam, 3%-8% Slopes
 No - Nolan Silt Loam, Local Alluvium, 0%-5% Slopes

- TREE PRESERVATION SIGN



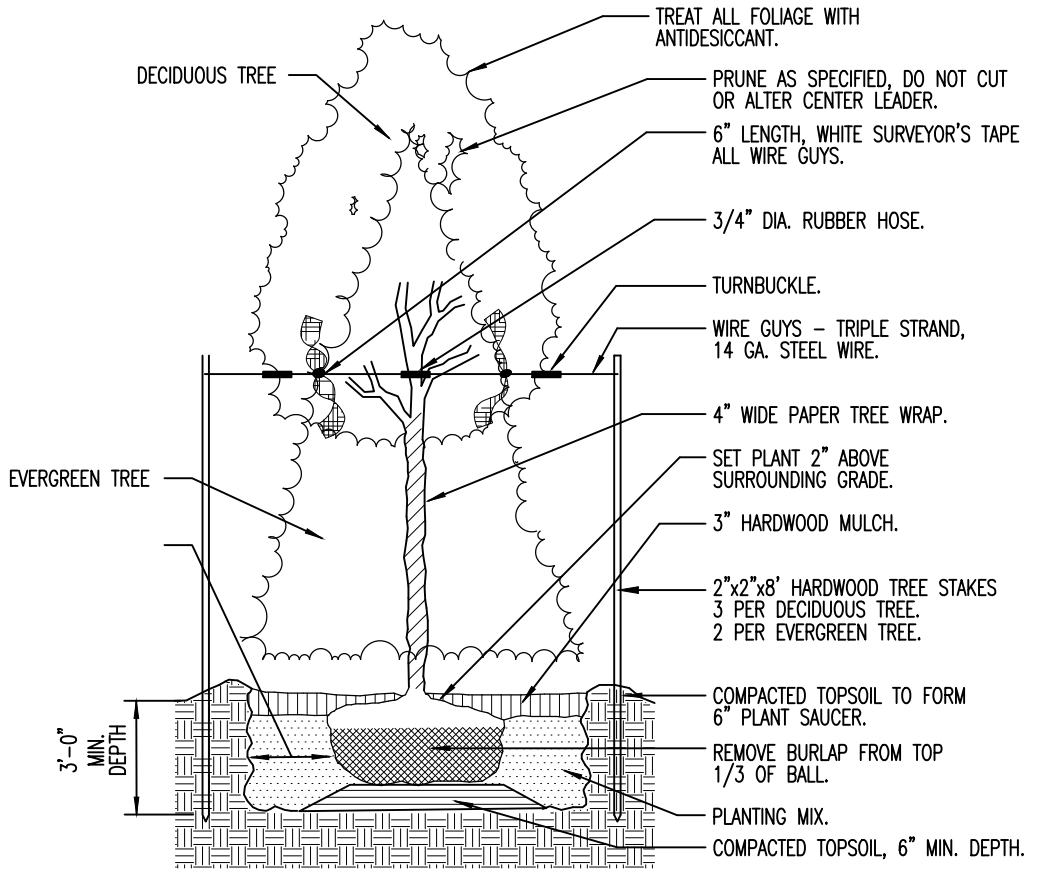
TREE PRESERVATION SIGN DETAIL

NOT TO SCALE



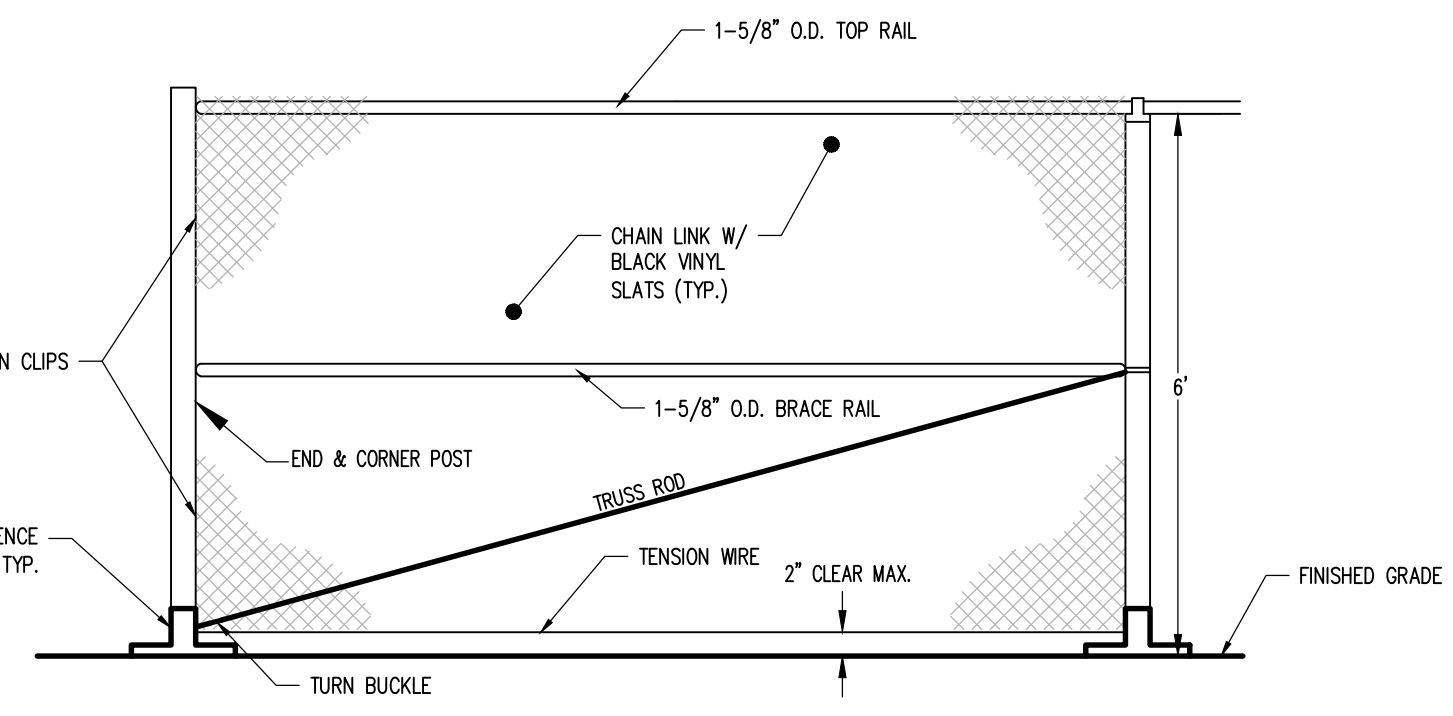
SHRUB PLANTING

NO SCALE



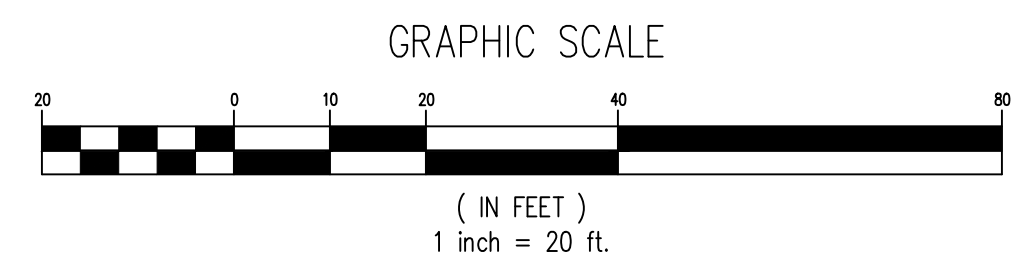
TREE PLANTING

NO SCALE



(TEMPORARY) PROTECTIVE CHAIN LINK FENCE DETAIL

NOT TO SCALE



TREE NOTE:
 ALL EXISTING TREES SHALL REMAIN FOR THE LAND DEVELOPMENT.
 100% OF THE TREES SHALL BE PRESERVED.

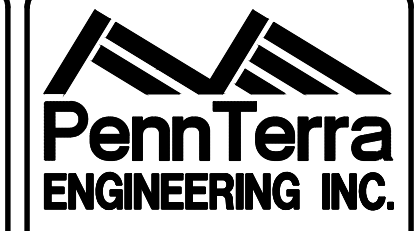


BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA 1 CALL 1-800-442-7179. NON-MEMBERS MUST BE CONTACTED DIRECTLY.

LIGHTING SCHEDULE										
SYMBOL	LABEL	QUANTITY	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	NUMBER LAMPS	LUMENS PER LAMP	LIGHT LOSS FACTOR	TOTAL LAMP LUMENS	WATTAGE
	A	8	KIM LIGHTING	PA7R-CH5-12L-010-4K7	PA7R	1	1333	1	1333	14

EXISTING FEATURES LEGEND

- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Landscaped Areas
- Existing Fence / Type
- Existing Contours w/ Elevation (1's & 2's)
- Existing Contours w/ Elevation (5's & 10's)
- Existing Sanitary Sewer w/ Manhole
- Existing Water Line w/ Valve
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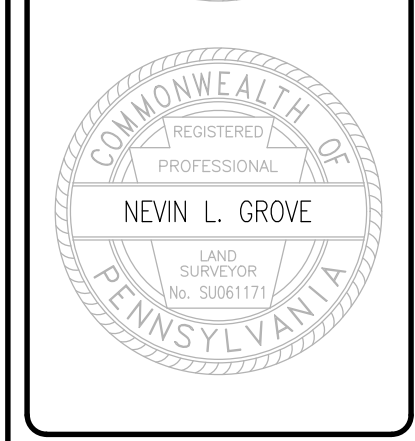
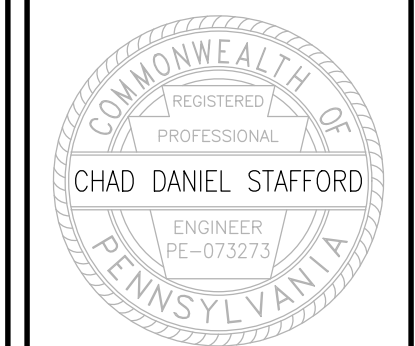
CENTRAL PENNSYLVANIA REGION OFFICE:
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SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
Fax: 814-231-2508

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Draftsman	MJA
Proj/Manager	XXXX
Surveyor	XXXX
Perimeter Ok.	
Book	XXX Pg XXXX
File	2189 - LIGHTING PLAN
Layout	LIGHTING PLAN

Date	Description
4/7/22	REVISED PER COMMENTS
MJA	
2/7/22	REVISED PER COMMENTS
MJA	
12/29/21	TOWNSHIP COMMENTS
MJA	
REVISIONS	

CENTRE VOLUNTEERS IN MEDICINE AT 2026 SANDY DRIVE

FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

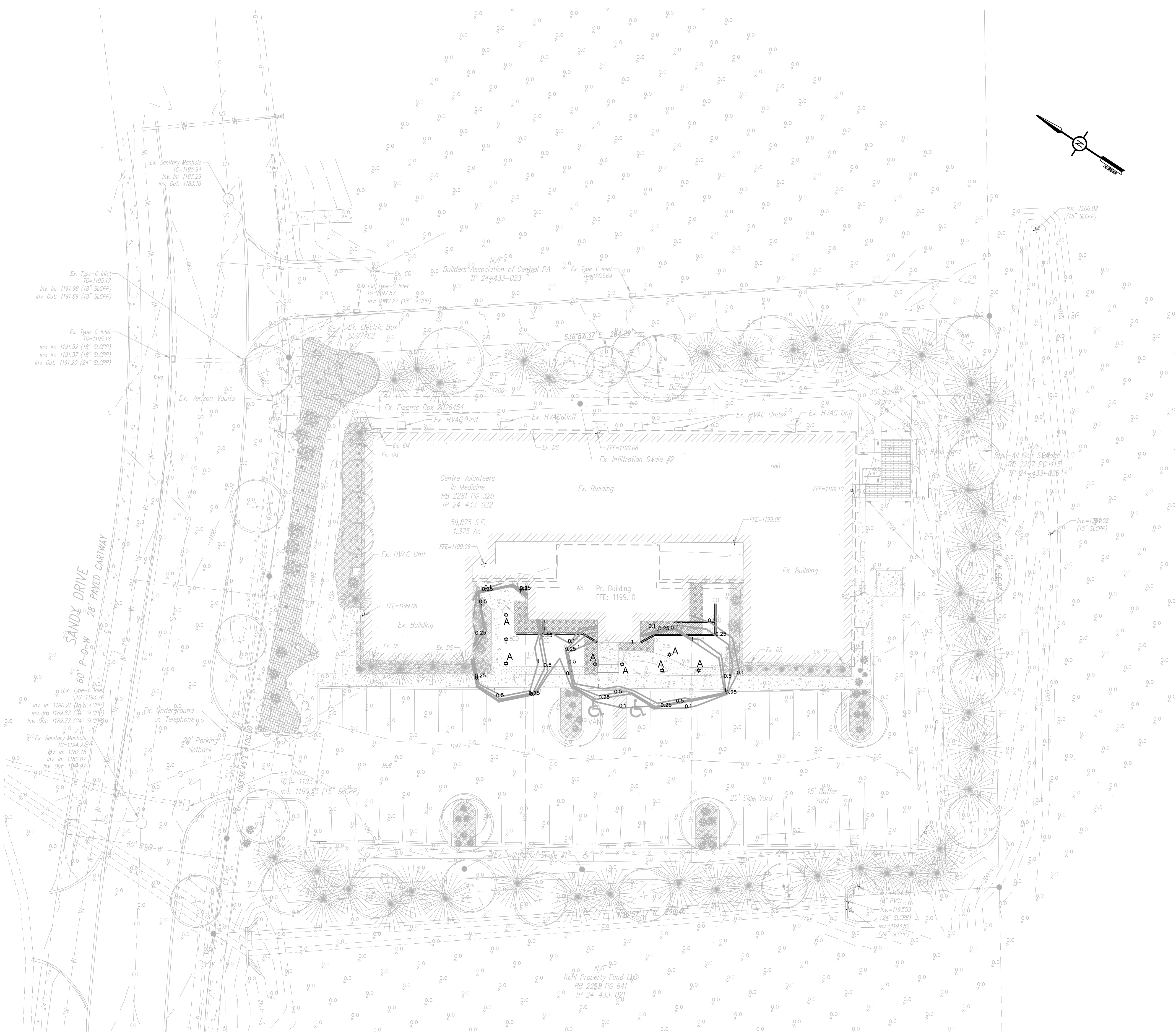
PRELIMINARY LAND DEVELOPMENT PLANS

LIGHTING PLAN

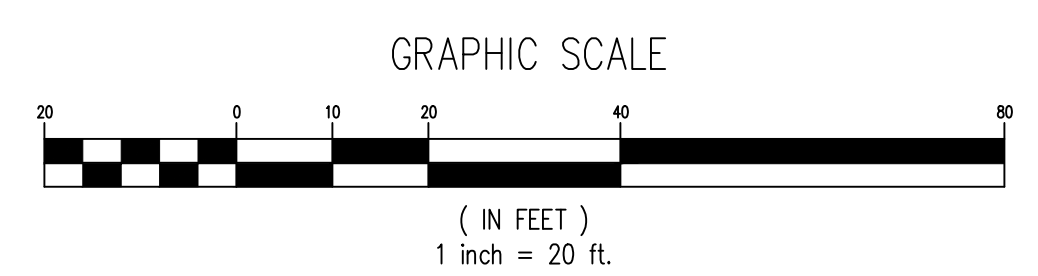
PROJECT NO.	21189
DATE	NOVEMBER 11, 2021
SCALE	1" = 20'
SHEET NO.	8



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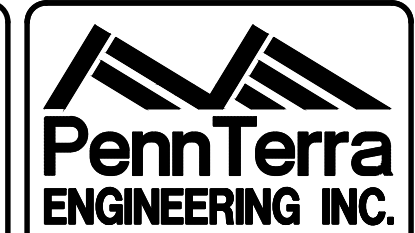


- FEATURES**
- ADA Dark Sky Compliant, No Up-light configuration
 - Elegant form factor blended with Performance Optics
 - Integral NEMA 3R Enclosure
 - Dual receptacle power panel
 - PA System capability
 - Bluetooth® enabled RGBW accent



NOTE:
LIGHTING SHOWN REPRESENTS PROPOSED BOLLARD LIGHTING ONLY

P:\ddp\p\2021\21189\Design\land\final\plans\21189 - LIGHTING PLAN.dwg, 4/21/2022, 8:28:23 AM, 11

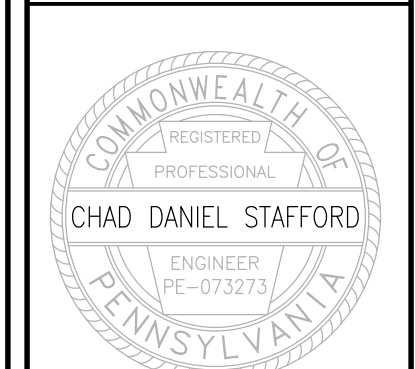


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Surveyor: _____ XXXX
Perimeter: Ok
Book: _____ XXX Pg. _____ XXXX
File: _____ 21189 - DETAILS
Layout: _____ DETAILS

Date	Description	REVISIONS
4/7/22	REVISED PER COMMENTS	MJA
2/7/22	REVISED PER COMMENTS	MJA
12/21/21	TOWNSHIP COMMENTS	MJA

CENTRE VOLUNTEERS IN MEDICINE AT 2026 SANDY DRIVE

FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

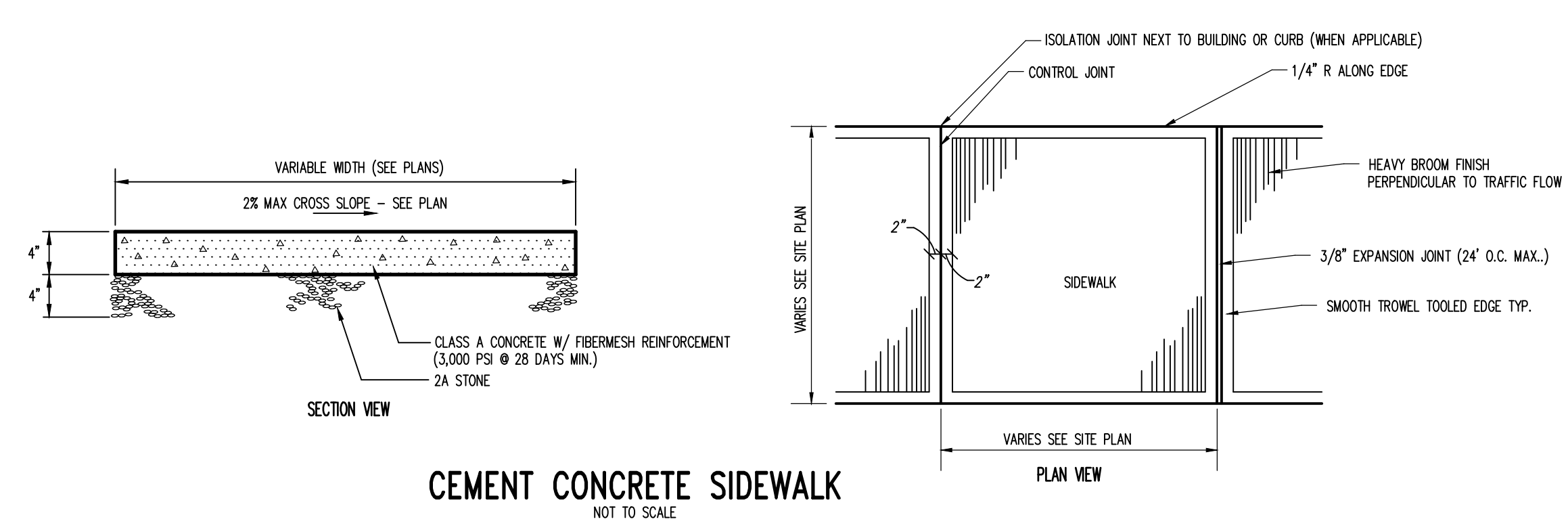
PRELIMINARY LAND DEVELOPMENT PLANS

SITE CONSTRUCTION DETAILS

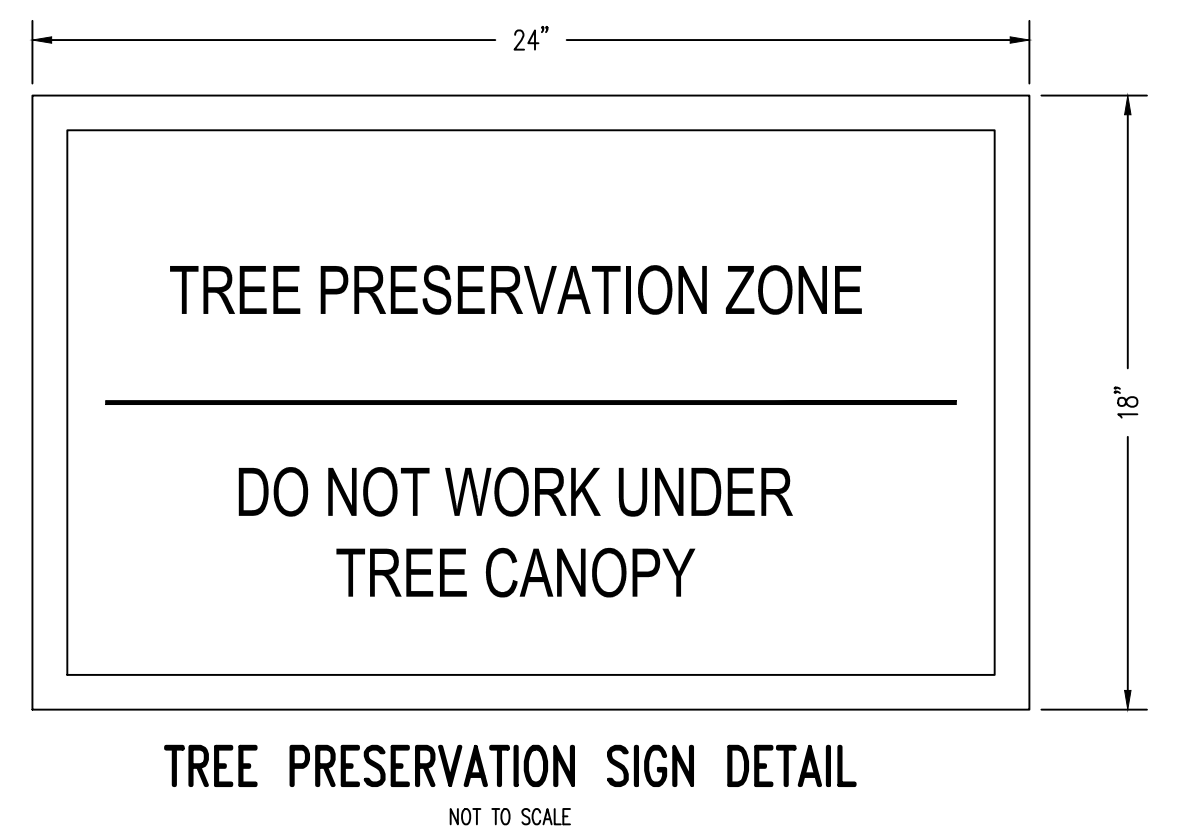
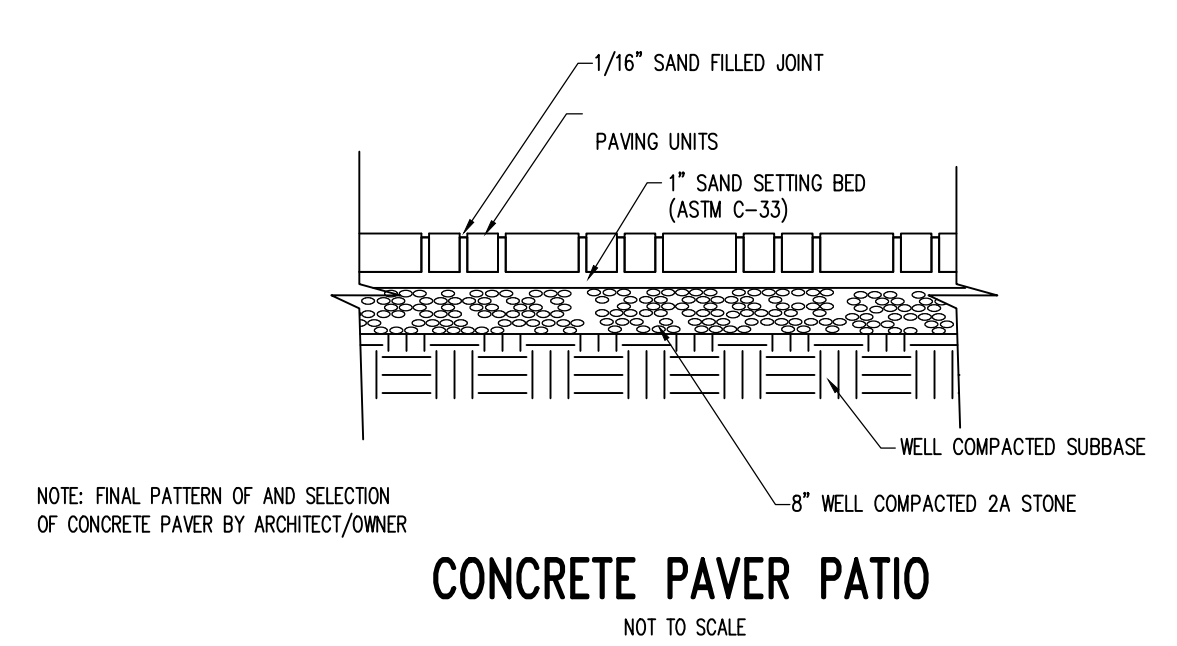
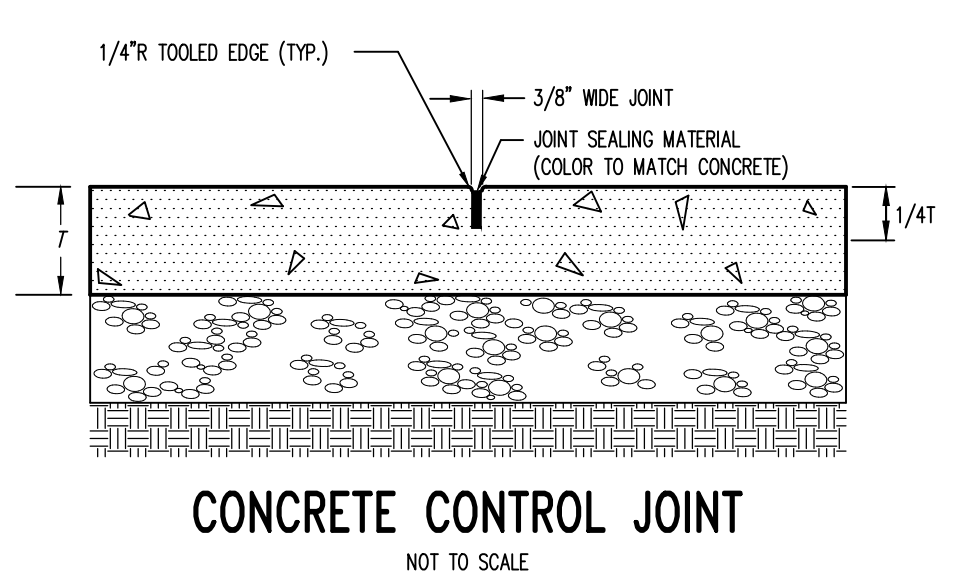
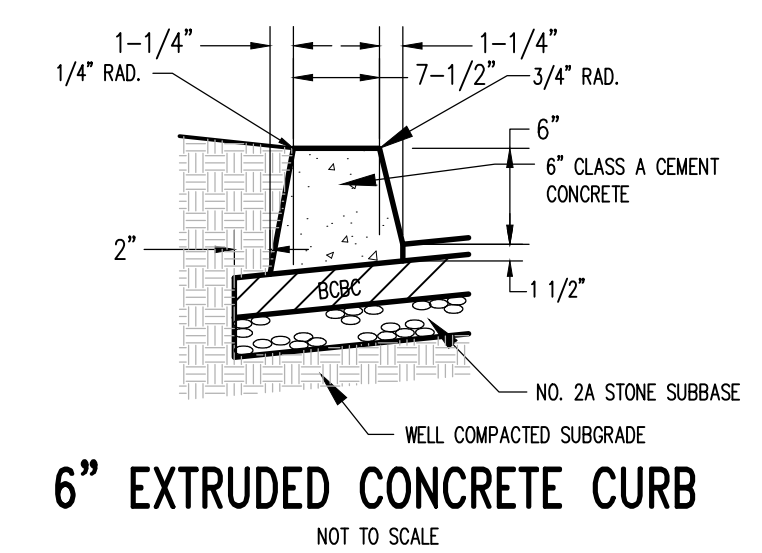
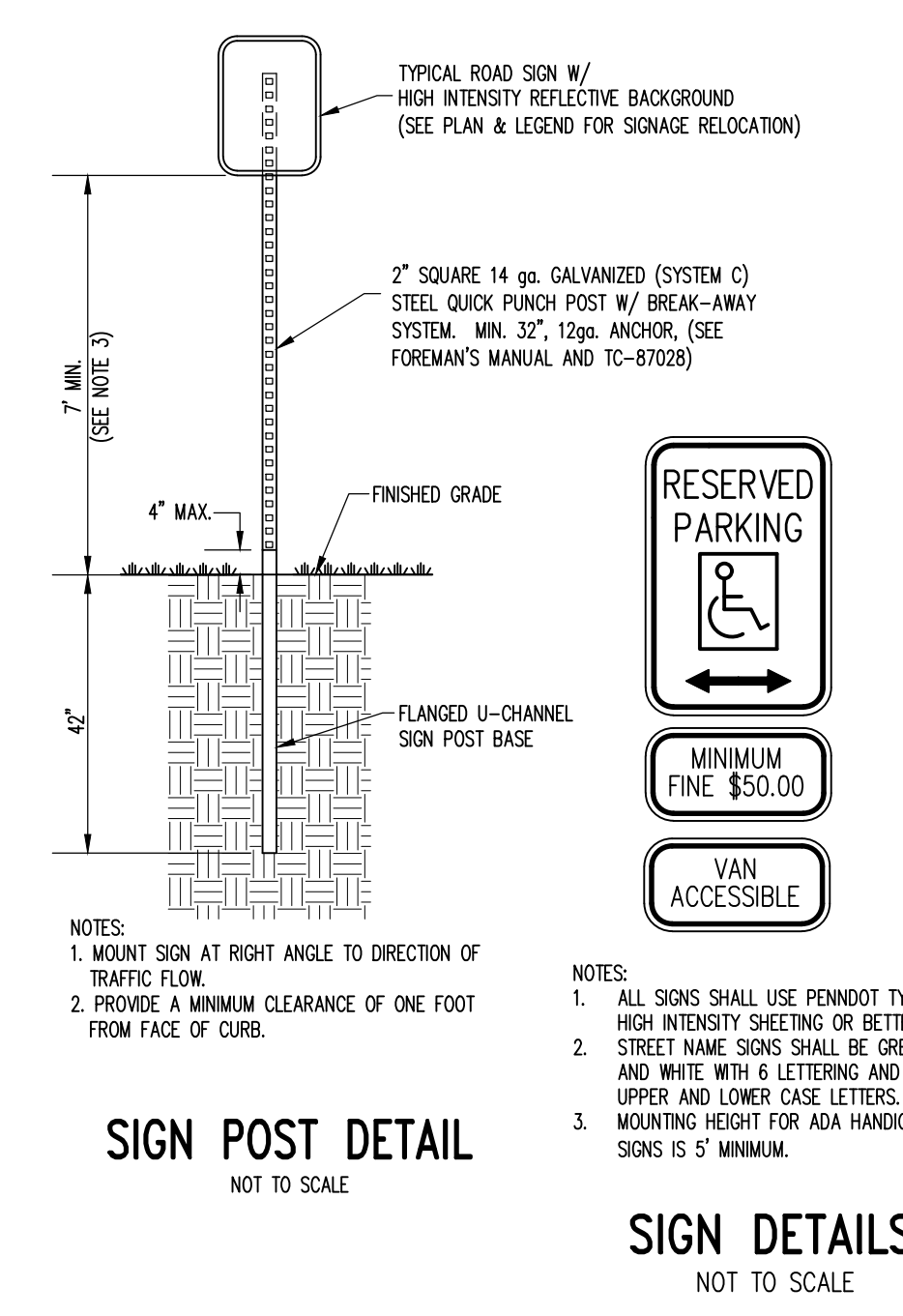
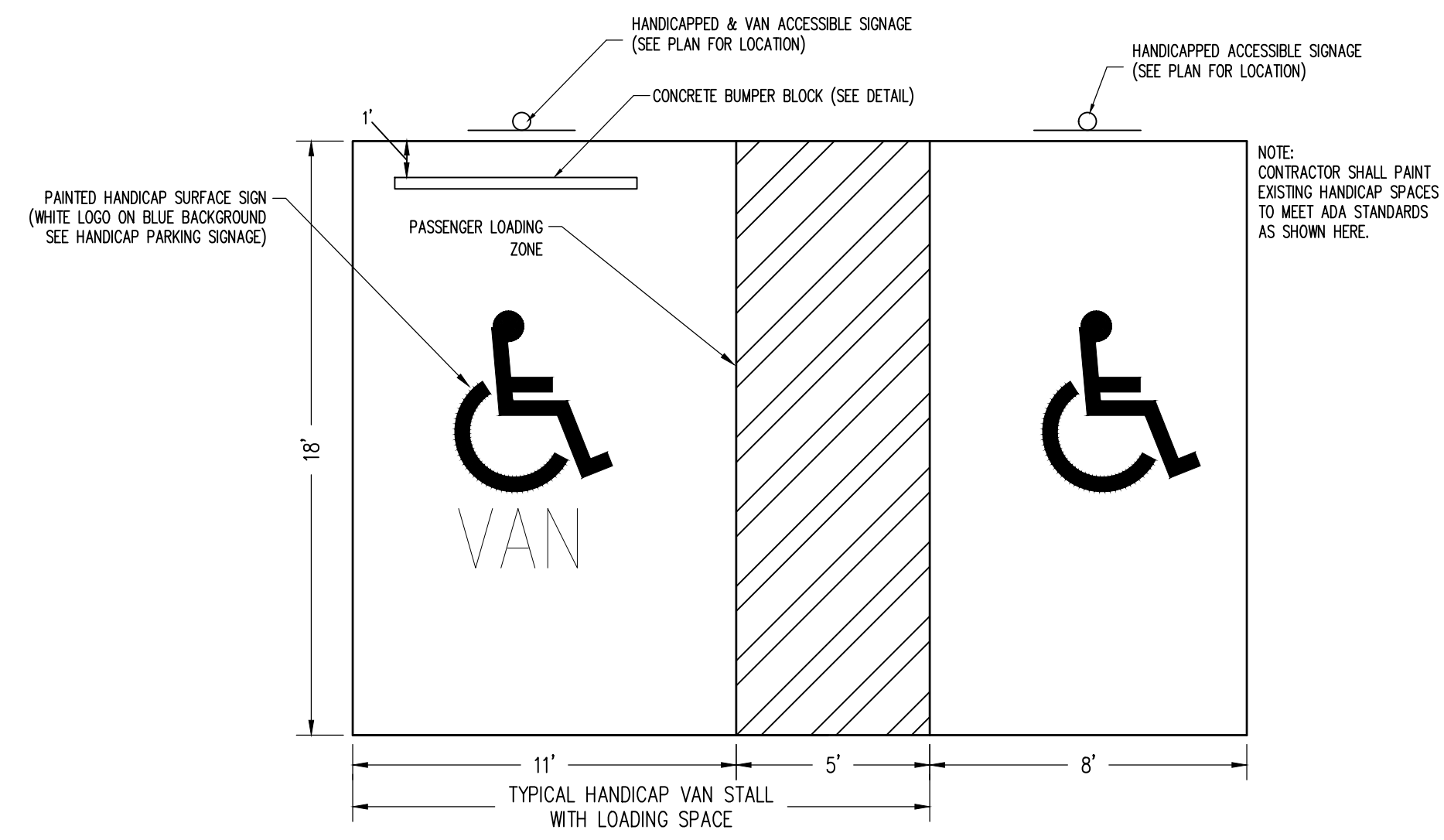
PROJECT NO.
21189

DATE
NOVEMBER 11, 2021

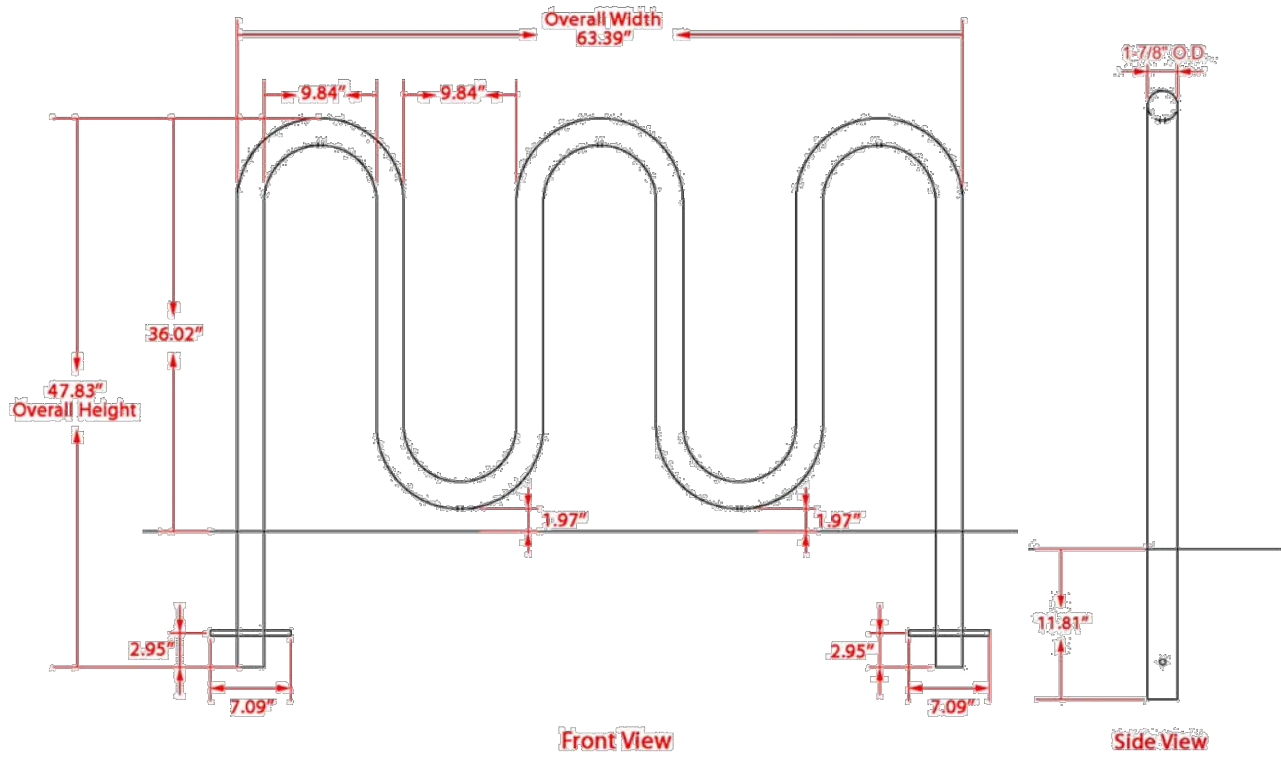
SCALE SHEET NO.
AS SHOWN 9



NOTE:
1. CONTROL JOINTS 5' MAX. SPACING, FULL DEPTH EXPANSION JOINTS AT SOLID STRUCTURES, CURB AND BEGINNING AND END OF WORKING DAY.



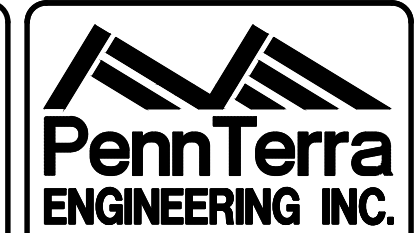
Specification Sheet
Park-It 7 Bike Rack, Inground



Material	Finish	Dimensions	Weight
Steel tubing	Powder coated black	63.39" w x 47.83" h Above ground: 63.39" w x 36.02" h	49 lbs.

Type of Mount: Inground mount
Size of Tubing: 1-7/8" O.D. x 11-gauge

NOTE: BIKE RACK INTO A NEW 7'x6'x6" CONCRETE PAD (CLASS A CONCRETE WITH FIBER MESH REINFORCEMENT - 3,000 p.s.i. @ 28 DAYS MIN.)

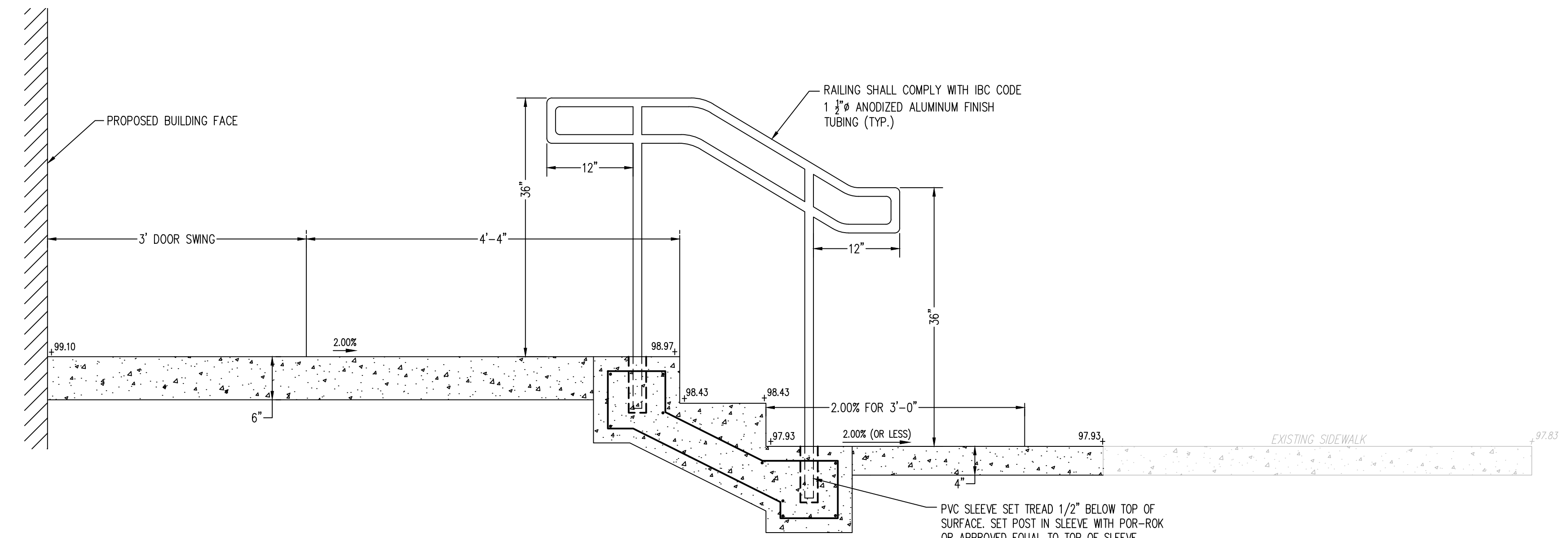
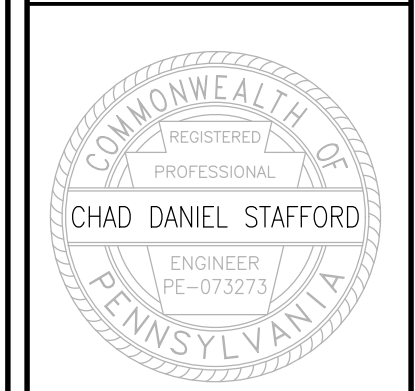


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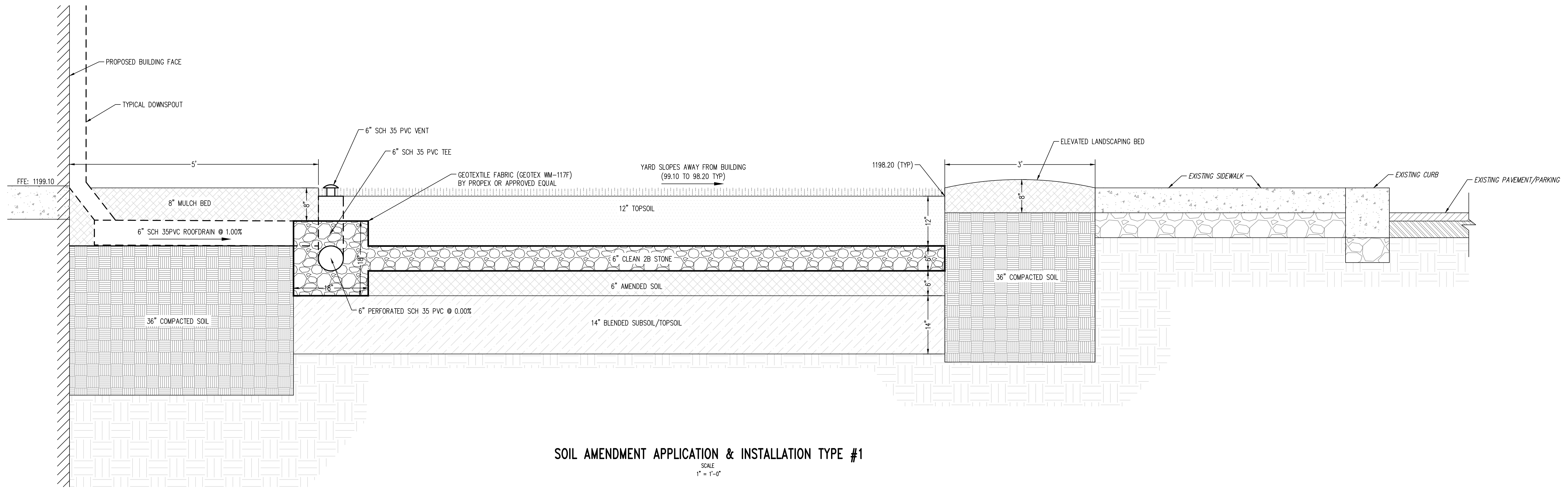
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LANDING AND STAIR PROFILE
1" = 1'-0"



SOIL AMENDMENT APPLICATION & INSTALLATION TYPE #1
SCALE
1" = 1'-0"

Designer	XXXX
Draftsman	MJA
Proj. Manager	XXXX
Surveyor	XXXX
Perimeter Ck.	
Book	XXX Pg XXX
File	2189 - CROSS SECTION DETAILS
Layout	CROSS SECTION DETAILS

Date	Description
4/7/22	REVISED PER COMMENTS MJA
2/7/22	REVISED PER COMMENTS MJA
12/21/21	TOWNSHIP COMMENTS MJA

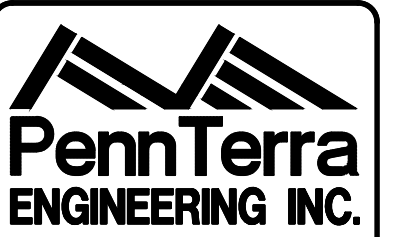
**CENTRE VOLUNTEERS
IN MEDICINE AT
2026 SANDY DRIVE**

FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

**PRELIMINARY LAND
DEVELOPMENT PLANS**

**CROSS SECTION
DETAILS**

PROJECT NO.	21189
DATE	NOVEMBER 11, 2021
SCALE	N.T.S.
SHEET NO.	10

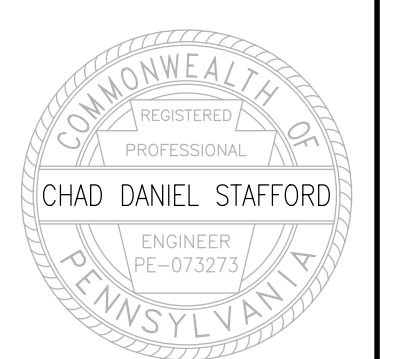


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Draftsman: _____ MJA
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Perimeter Ok: _____
Book: _____ XXX Pg. _____ XXXX
File: _____ 21189 - CROSS SECTIONS
Layout: _____ CROSS SECTIONS

Date	Description
4/7/22	REVISED PER COMMENTS
2/7/22	REVISED PER COMMENTS
12/21/21	TOWNSHIP COMMENTS
	REVISIONS

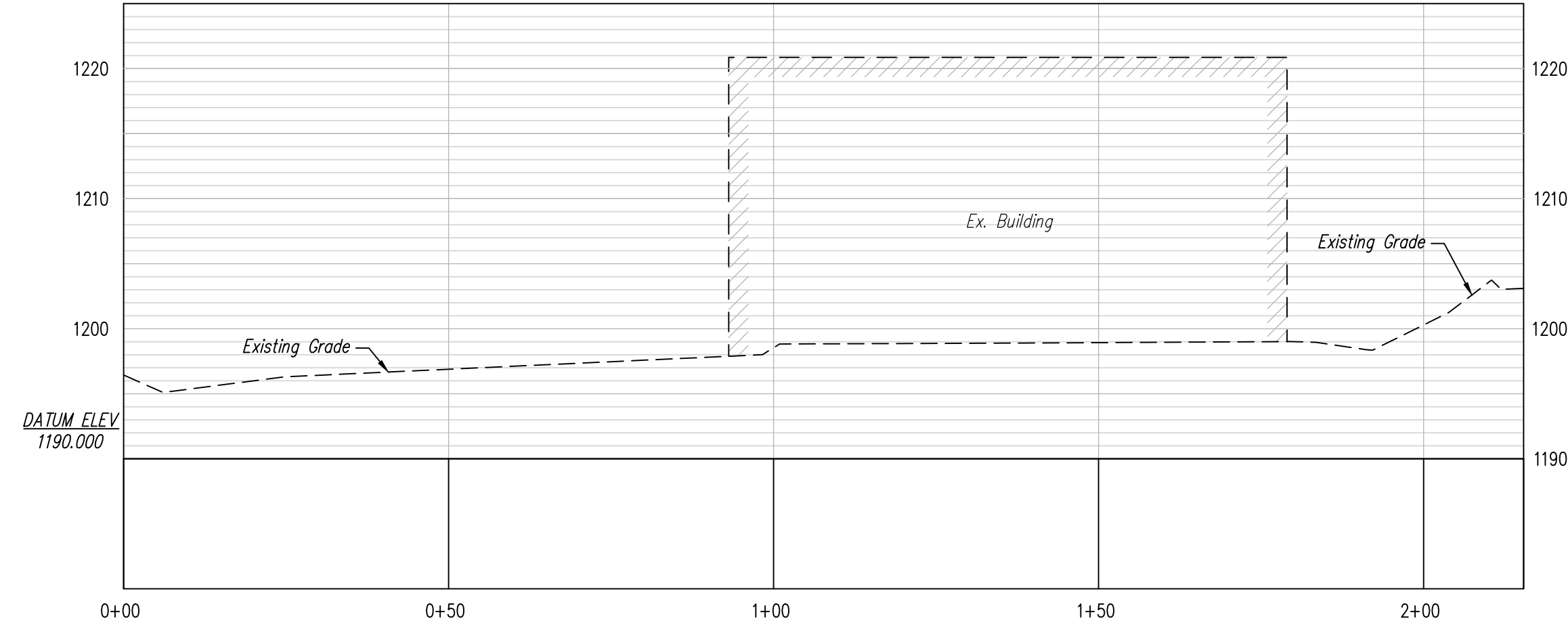
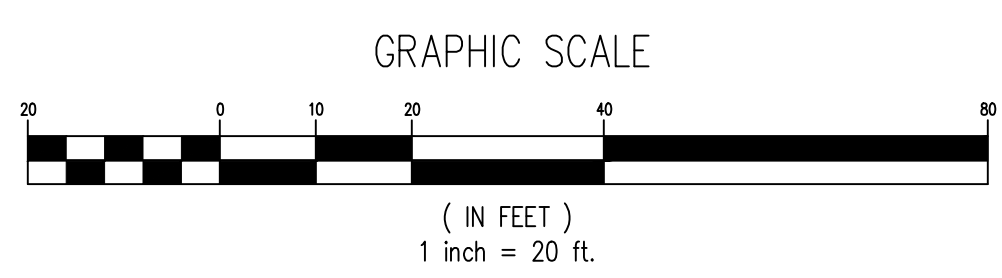
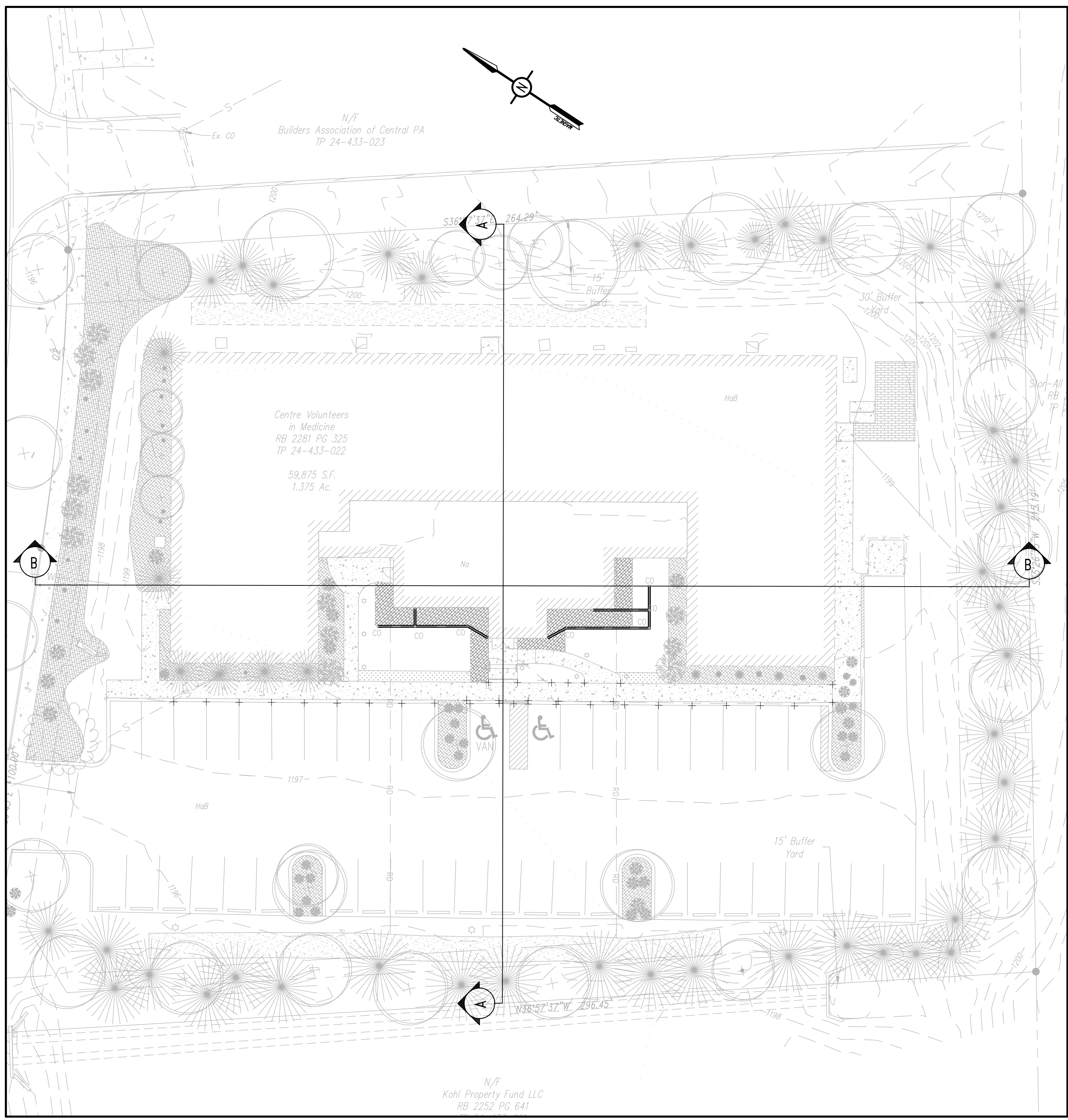
**CENTRE VOLUNTEERS
IN MEDICINE AT
2026 SANDY DRIVE**

FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

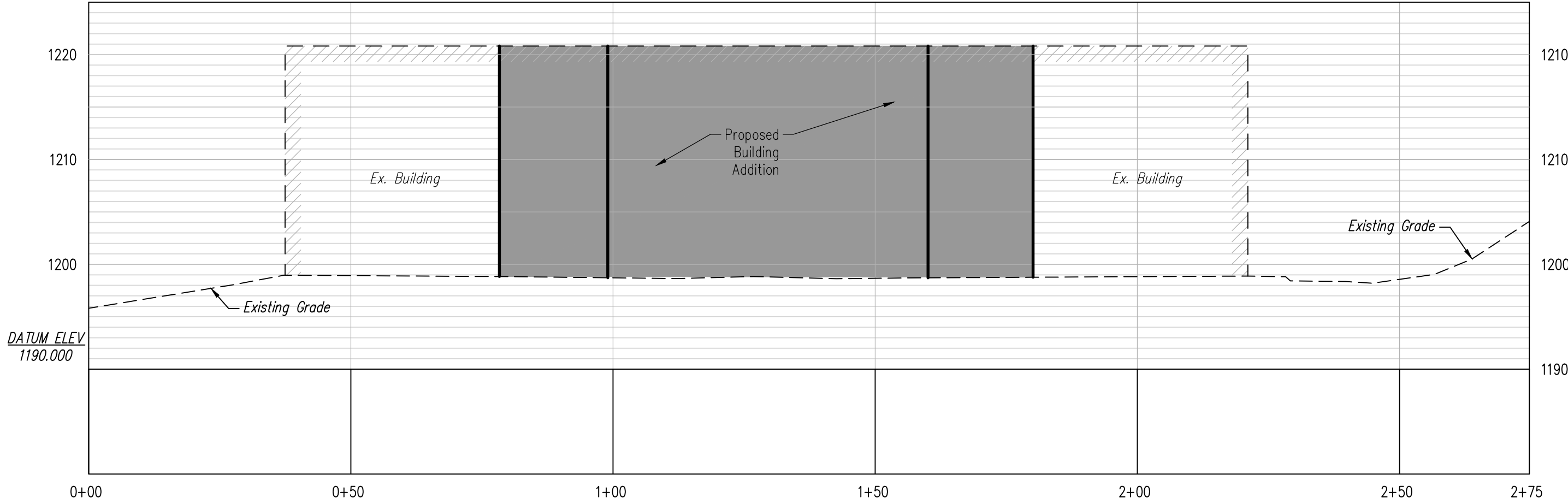
**PRELIMINARY LAND
DEVELOPMENT PLANS**

**SITE CROSS
SECTIONS**

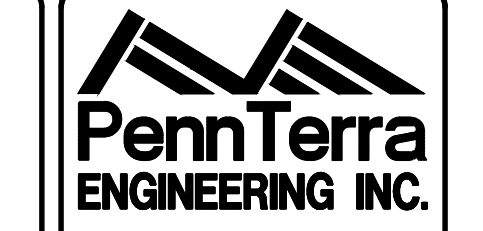
PROJECT NO.
21189
DATE
NOVEMBER 11, 2021
SCALE
AS SHOWN
SHEET NO.
11



CROSS SECTION A-A
HORIZ: 1"=10'
VERT: 1"=5'



CROSS SECTION B-B
NOT TO SCALE

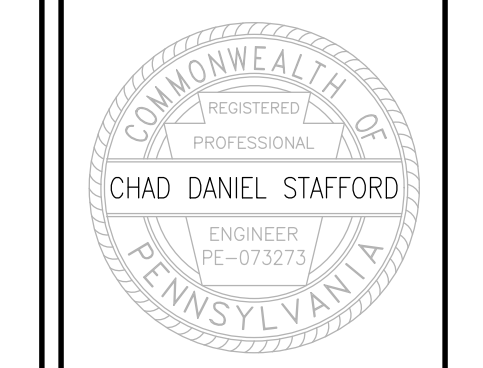


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Proj Manager: _____ XXXX
Surveyor: _____ XXXX
Perimeter Ok: _____
Book: _____ XXX Pg. _____
File: _____ 2188 - EST
Layout: _____ E&SPC PLAN

Date	Description	REVISIONS
4/17/22	REVISED PER COMMENTS	MJA
2/14/22	REVISED PER COMMENTS	MJA
12/29/21	TOWNSHIP COMMENTS	MJA

CENTRE VOLUNTEERS IN MEDICINE AT 2026 SANDY DRIVE
FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLANS

EROSION AND SEDIMENTATION CONTROL PLAN

PROJECT NO.
21189
DATE
NOVEMBER 11, 2021
SCALE
1" = 20'
SHEET NO.
ES-1

EXISTING FEATURES LEGEND

- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Landscaped Areas
- Existing Fence / Type
- Existing Contours w/ Elevation (1's & 2's)
- Existing Contours w/ Elevation (5's & 10's)
- Existing Sanitary Sewer w/ Manhole
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
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- Existing Utility Meter
- Existing Clean-Out
- Existing Light Pole/Standard
- Existing Sign
- Existing Parking Stall Count
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING
- PROPOSED CURBING & EDGE OF PAVEMENT
- PROPOSED CONCRETE AREAS
- PROPOSED PATIO AREAS
- PROPOSED BITUMINOUS PAVEMENT AREAS

EROSION & SEDIMENTATION CONTROL LEGEND

- LIMIT OF DISTURBANCE
- TOPSOIL STOCKPILE
- 12" SILT SOCK
- CONCRETE WASHOUT AREA
- EROSION CONTROL LINING (CURLEX I OR APPROVED EQUAL)

SOILS LEGEND

Soil cover on the site consists of:
HuB - Hagerstown Silt Loam, 3%-8% Slopes
No - Nolan Silt Loam, Local Alluvium, 0%-5% Slopes

STORMWATER MANAGEMENT NOTES

- All site work shall be done in accordance with the plans prepared by PennTerra Engineering, Inc., the current requirements of the governing municipality, and all other pertinent federal and state laws.
- The Contractor shall comply at all times with applicable federal, state and local laws, provisions, and policies governing safety and health, including the federal construction safety act, as amended.
- The Contractor shall be responsible for examining the areas and conditions under which the project is to be constructed prior to the submission of a bid. Submission of a bid to be constructed to mean the Contractor has reviewed the site and is familiar with conditions and constraints of the site.
- Before excavation, all underground utilities shall be located in the field by the proper authorities. The Contractor shall notify pa one call 1-800-242-1776. The location of all utilities and underground structures are approximate and may not all be shown. It is the responsibility of the Contractor to determine the existence and exact location of all utilities and underground structures.
- An as-built drawing of new utility services, including soil amendments and certified mix infiltration rates, shall be prepared by the Contractor and submitted to the Owner upon completion of the project.
- Contractor shall refer to other plans within this construction set for other pertinent information.
- Contractor shall have a licensed professional submit as-built drawings/documentation of the stormwater management facilities prepared in accordance with Chapter 26 of the governing municipality's code of ordinances and submitted to the governing municipality at the completion of construction as a prerequisite of issuance of occupancy permit or release of the surety bond. A narrative and photographic documentation for critical stages of construction must also be submitted to the governing municipality.

AS-BUILT NOTES:

- Certification of the stormwater as-built plan by a licensed professional of the stormwater facilities specified under the section labeled "Critical Stages of Construction" is required.
- The licensed professional responsible for certifying the stormwater as-built plan shall be selected prior to starting earth disturbance activities on the project.
- A pre-construction meeting between the contractor, Ferguson Township, owner and licensed professional responsible for certifying the stormwater as-built plan is required to ensure all "Critical Stages of Construction" are reviewed, acknowledged and milestones established to ensure the licensed professional is present onsite during the "Critical Stages of Construction."

CRITICAL STAGES OF CONSTRUCTION:

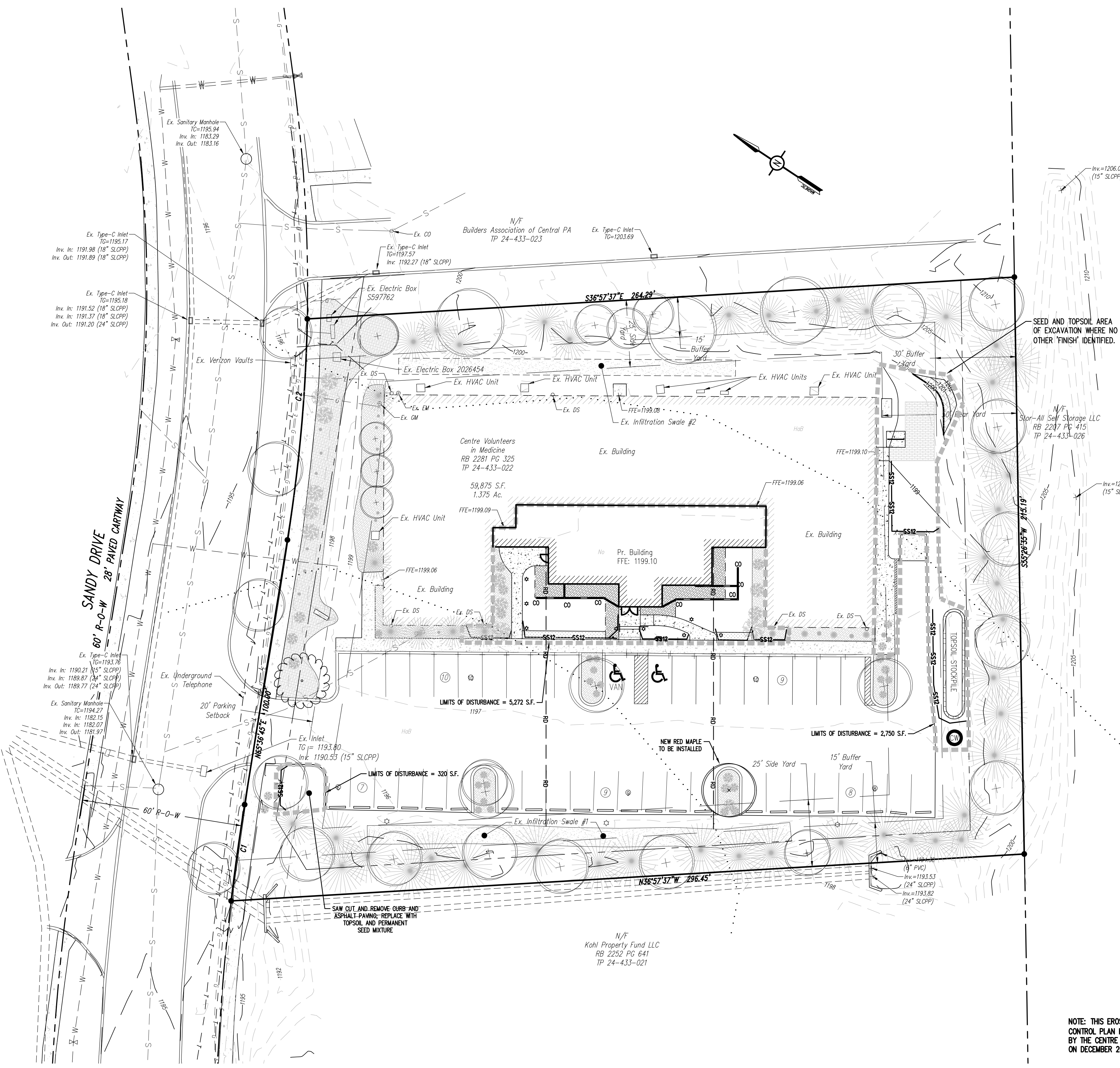
Critical Stages of Construction are parts of the construction sequence of the Land Development Plan which require certification and construction oversight of stormwater facilities by the licensed professional responsible for certification of the certified stormwater as-built plan.

At least two weeks in advance of construction, the contractor shall schedule a coordination meeting with the licensed professional and Ferguson Township Representative, to review the critical stages and establish a schedule for inspections/verifications of all critical stages. At the discretion of the licensed professional, the contractor may provide photo documentation of the installation of certain items in lieu of the licensed professional being present.

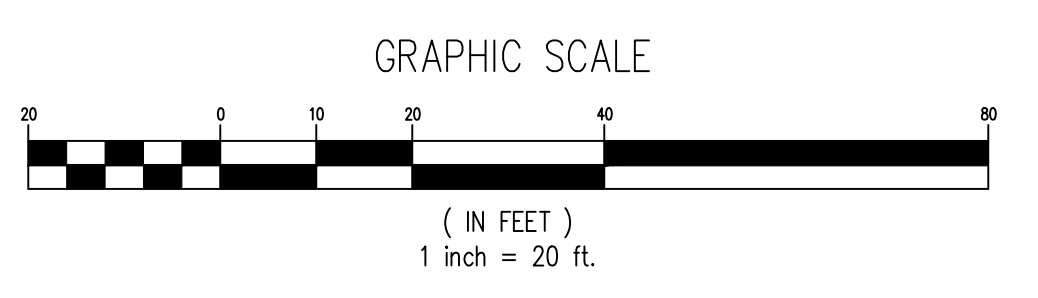
The critical stages for each Post Construction Stormwater Best Management Practice are as follows:

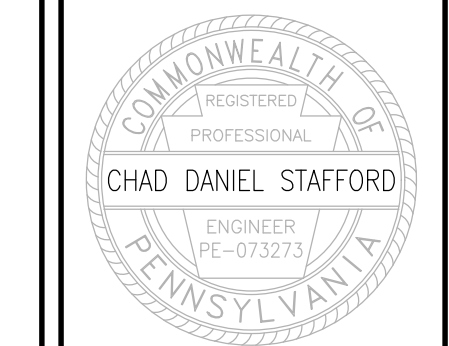
SOIL AMENDMENTS

- Prior to installation of amended soils, the contractor shall scarify the subsoil. The licensed professional must verify scarified subsoil to ensure an adequate blended interface between the amended soil. Depth of soil amendment installation must be verified by the licensed professional. Installation of the perforated roof drain pipe and 6" clean 2B stone layer must be witnessed by the licensed professional prior to backfilling.



NOTE: THIS EROSION AND SEDIMENTATION CONTROL PLAN HAS RECEIVED 'PLAN APPROVAL' BY THE CENTRE COUNTY CONSERVATION DISTRICT ON DECEMBER 20, 2021.





Designer: _____ XXXX
Draftsman: _____ MJA
Proj/Manager: _____ XXXX
Surveyor: _____ XXXX
Perimeter Ok: _____
Book: _____ XXX Pg. _____ XXXX
File: _____ 2189 - ES2
Layout: _____ E&SPC DETAILS

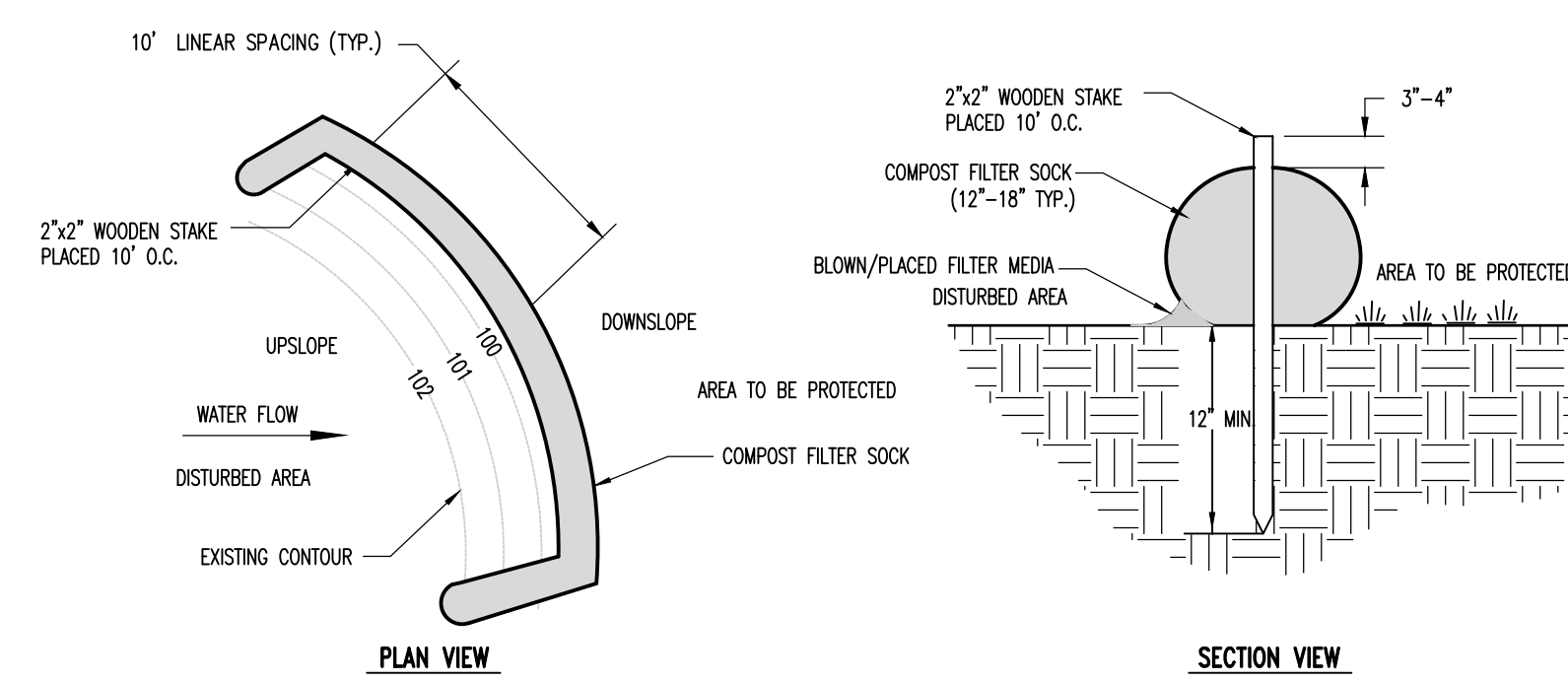
4/7/22	REVISED PER COMMENTS
2/7/22	REVISED PER COMMENTS
12/29/21	TOWNSHIP COMMENTS
Date	Description
	REVISIONS

CENTRE VOLUNTEERS IN MEDICINE AT 2026 SANDY DRIVE
FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLANS

EROSION AND SEDIMENTATION CONTROL DETAILS

PROJECT NO.
21189
DATE
NOVEMBER 11, 2021
SCALE
N.T.S. SHEET NO.
ES-2



- NOTES:
1. ALL MATERIAL TO MEET EPA COMPOST FILTER SOCK SPECIFICATIONS.
 2. SILT SOCK COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
 3. SILT SOCKS DEPICTED ARE FOR USE ON MINIMAL SLOPES. GREATER SLOPES MAY REQUIRE LARGER SILT SOCKS PER THE ENGINEER.
 4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

COMPOST FILTER SOCK DETAIL
NOT TO SCALE

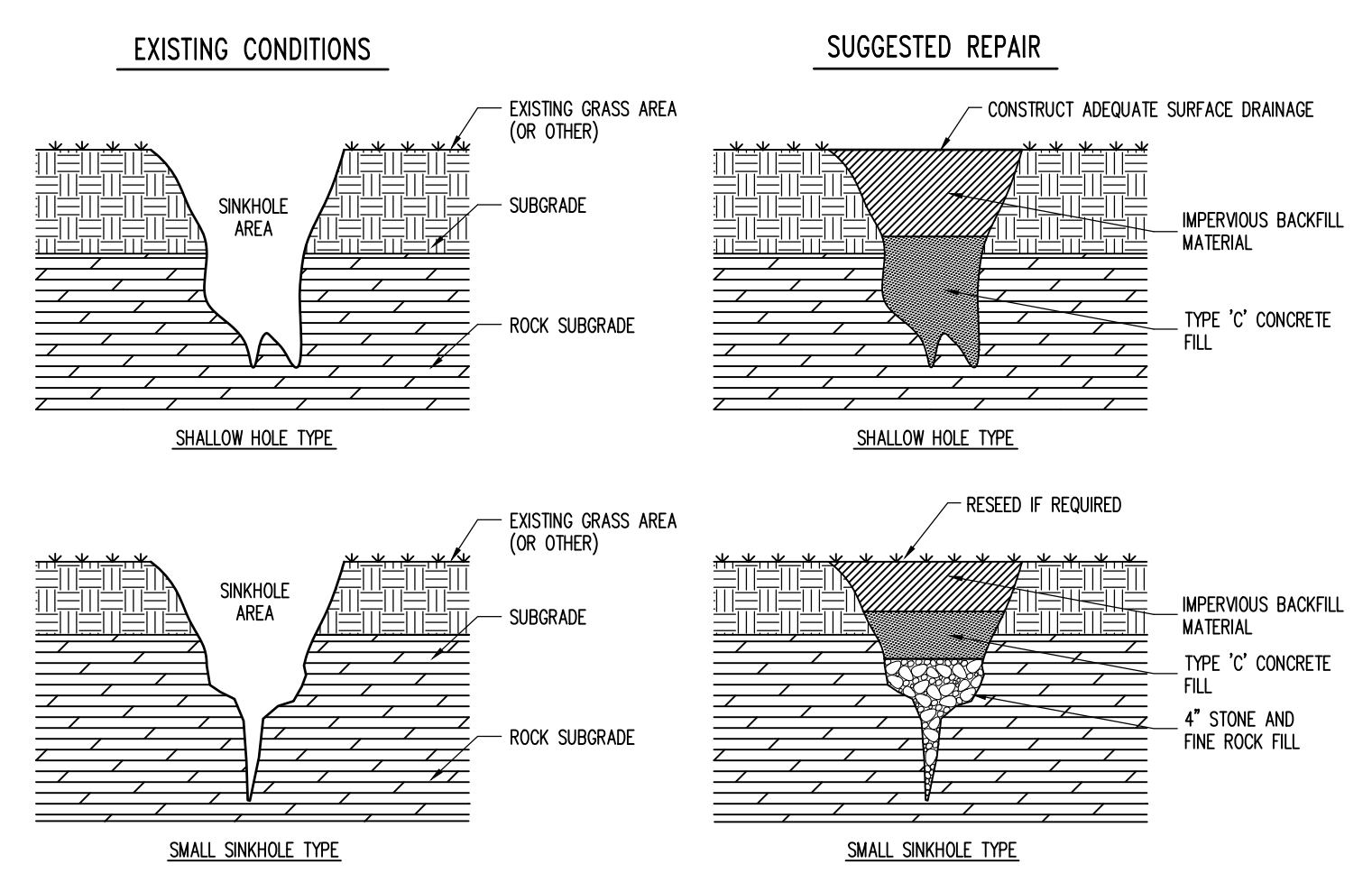
TABLE 4.1
Compost Sock Fabric Minimum Specifications

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12" 18"	12" 16" 24" 32"	12" 16" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years
Two-Ply Systems					
Inner Containment Netting	HDPE biaxial net				
	Continuously wound Fusion-welded junctures 3/4"x3/4" Max. aperture size				
Outer Filtration Mesh	Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch)				
	3/16" Max. aperture size				
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.					

TABLE 4.2
Compost Standards

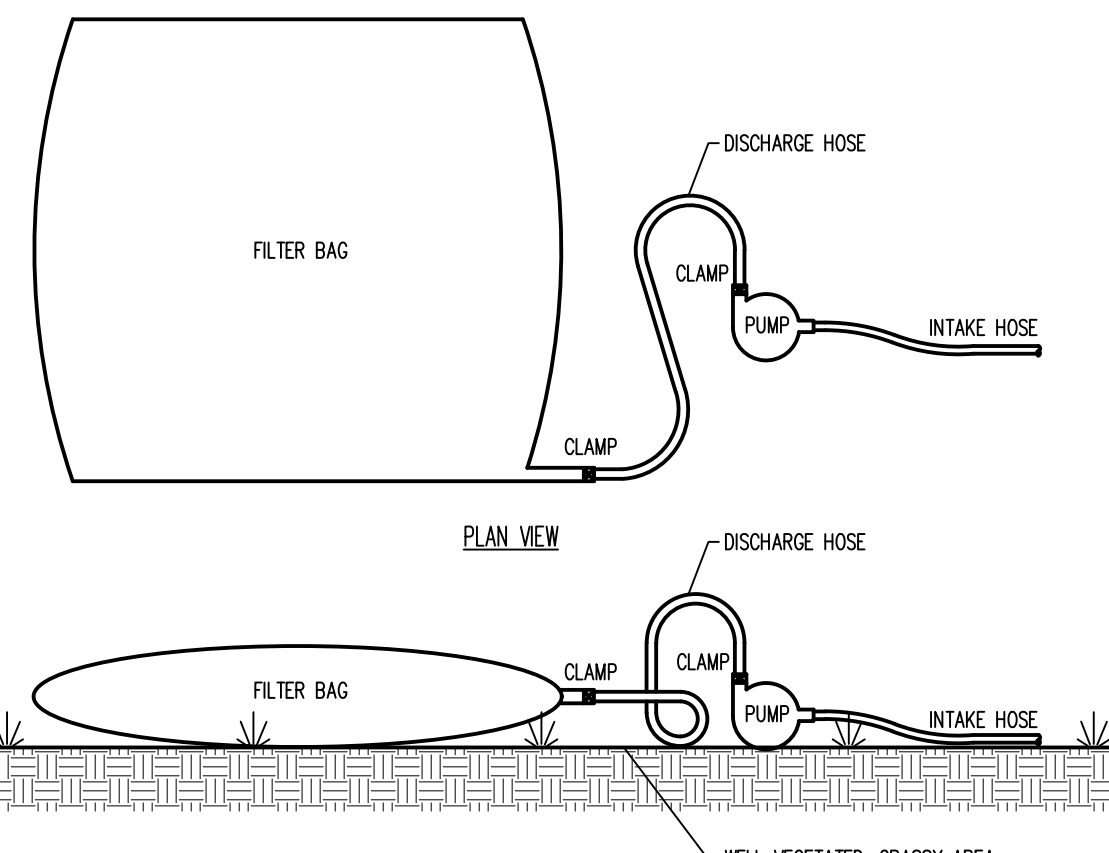
Organic Matter Content	25%-100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5-8.5
Moisture Content	30%-60%
Particle Size	30% - 50% pass through 3/8" sieve
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum

COMPOST FILTER SOCK TABLE
NOT TO SCALE



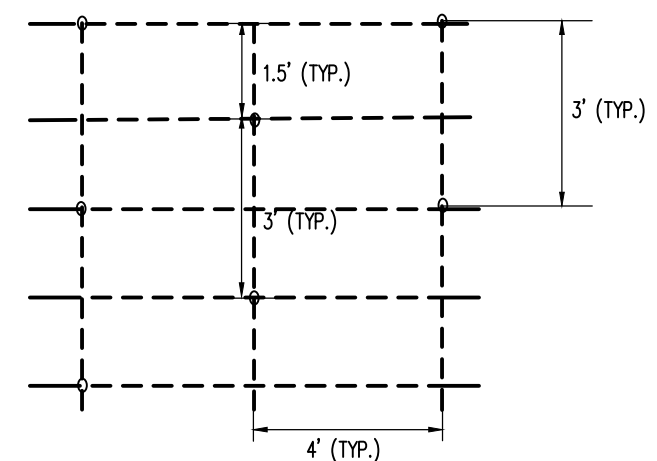
SINKHOLE REPAIR
(NOT INCLUDED IN UTILITY/EARTHWORK BASE BID)

THESE DETAILS REPRESENT TYPICAL SINKHOLE SHAPES AND REPAIR TECHNIQUES. SINKHOLES VARY IN SIZE AND TYPE. THEREFORE, THE OWNER'S GEOTECHNICAL ENGINEER SHALL BE CONTACTED PRIOR TO FIELD REPAIR OF ANY SINKHOLE.
NOT TO SCALE



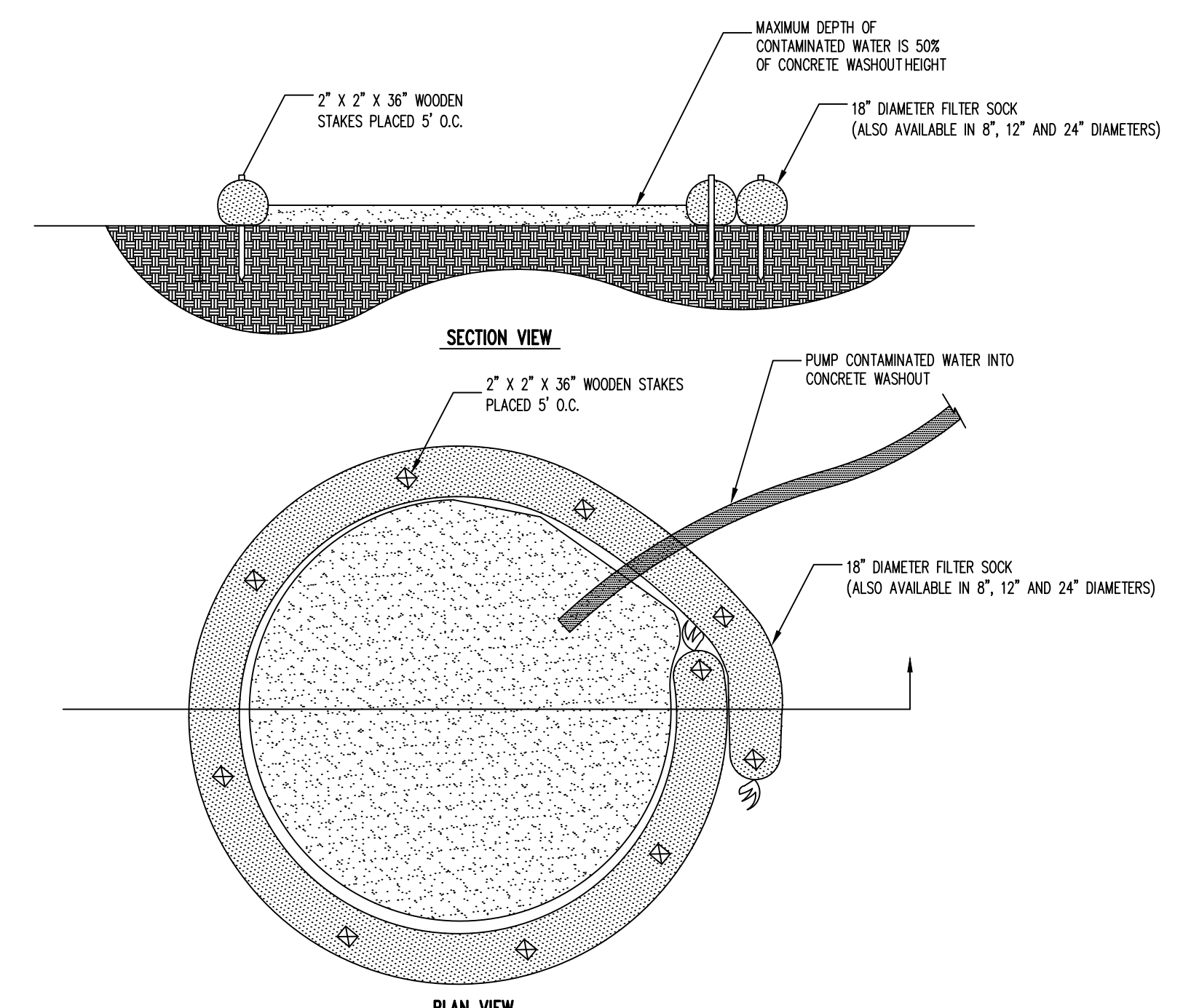
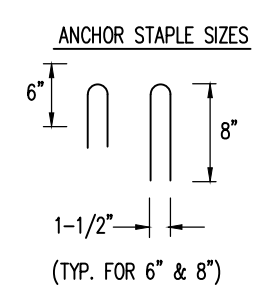
1. FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEAM WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS.
2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.
3. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE FLOW PATH SHALL BE PROVIDED. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN SIX.
4. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER, AND SECURELY CLAMPED.
5. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND SCREENED.

PUMPED WATER FILTER BAG DETAIL
NOTE: THIS DETAIL SHALL BE USED FOR PUMPING OF WATER FROM THE SITE
NOT TO SCALE



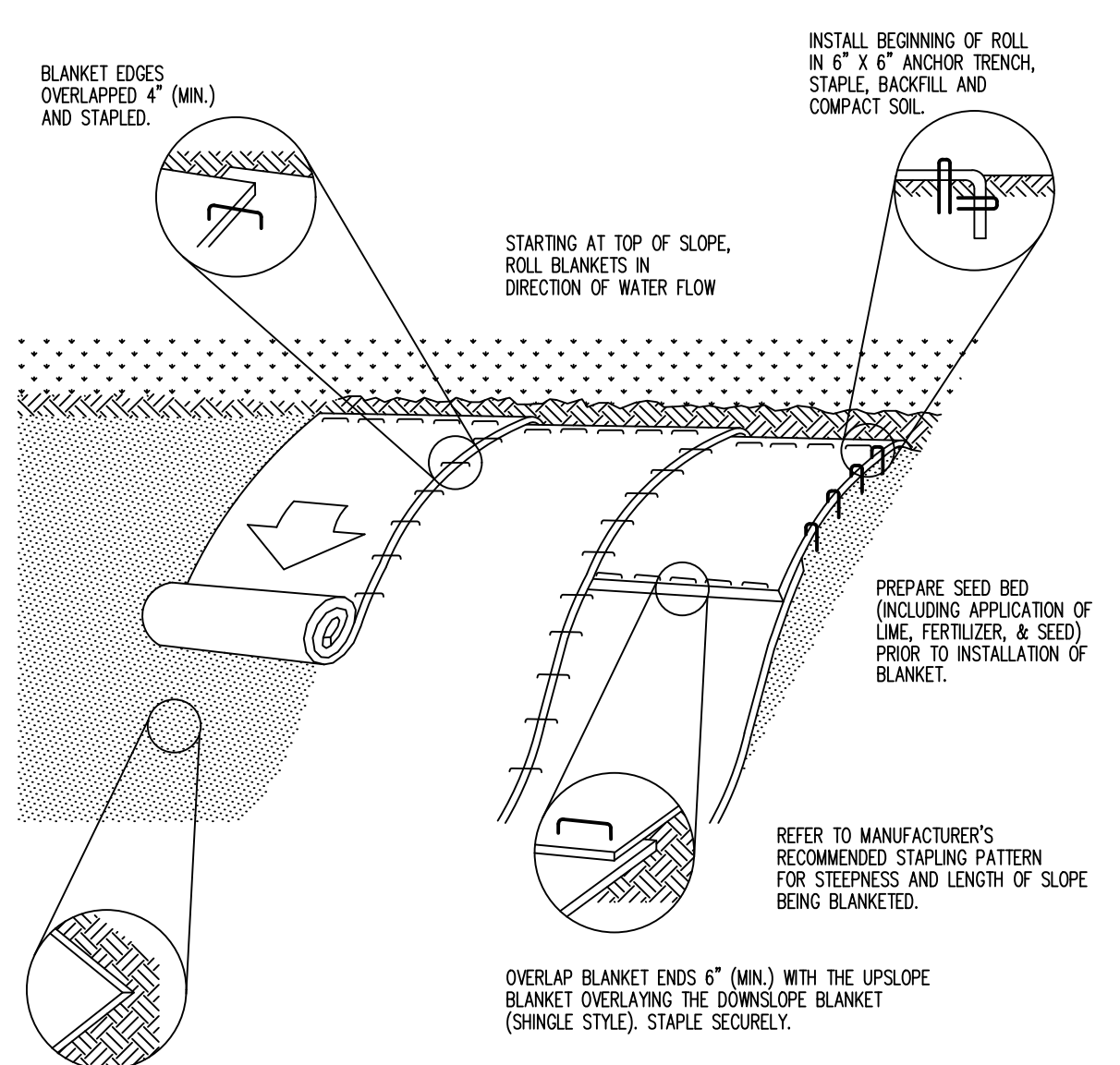
NOTE: THE FOLLOWING STAPLE PATTERN SHALL BE USED FOR ALL EROSION CONTROL LINING INSTALLATION.

TYPICAL ANCHORING PATTERN
(1.1 STAPLES/YD²)



- NOTES:
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
 2. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY.
 3. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION.
 4. A SUITABLE IMPERVIOUS MEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE FILTER SOCKS.

CONCRETE WASHOUT AREA
NOT TO SCALE



THE BLANKET SHOULD NOT BE STRETCHED; IT MUST MAINTAIN GOOD SOIL CONTACT.

- NOTES:
1. Seed and soil amendments shall be applied according to the rates in the plan drawings prior to installing the blanket.
 2. Provide anchor trench at toe of slope in similar fashion as at top of slope.
 3. Slope surface shall be free of rocks, clods, sticks, and grass.
 4. Blanket shall have good continuous contact with underlying soil throughout entire length. Lay blanket loosely and stake or staple to maintain direct contact with soil. Do not stretch blanket.
 5. The blanket shall be stapled in accordance with the manufacturer's recommendations.
 6. Blanketed area shall be inspected weekly and after each runoff event until perennial vegetation is established to a minimum uniform 70% coverage throughout the blanketed area. Damaged or displaced blankets shall be restored or replaced within 4 calendar days.

EROSION CONTROL BLANKET INSTALLATION
NOT TO SCALE

NOTE: THIS EROSION AND SEDIMENTATION CONTROL PLAN HAS RECEIVED 'PLAN APPROVAL' BY THE CENTRE COUNTY CONSERVATION DISTRICT ON DECEMBER 20, 2021.

Staging of Earthmoving Activities

Standard Erosion and Sedimentation Control Plan Notes:

- 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.
- At least 7 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 Centre County Conservation District to an on-site preconstruction meeting.
- At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
- All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the Centre County Conservation District or by the Department prior to implementation.
- Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
- 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.
- At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
- 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 final 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.
- 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 regional office of the Department.
- 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 discharge at the site.
- All off-site waste and borrow areas must have an E&S plan approved by the Centre County Conservation District or the Department fully implemented prior to being activated.
- 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 by qualifying as clean fill due to analytical testing.
- All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
- Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeding, re mulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
- 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.
- Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
- All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
- Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches – 6 to 12 inches on compacted soils – prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching.
- 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.
- All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
- 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.
- Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
- Fill shall not be placed on saturated or frozen surfaces.
- Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
- All graded areas shall be permanently stabilized immediately upon reaching finished grade.
- Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
- 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.
- 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 Centre County Conservation District or the Department.
- 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 of the E&S BMPs.
- After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed. Areas disturbed during removal of the BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removals are to be done only during the germinating season.
- 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.
- Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The 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.
- Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or groundwater systems.

General Construction Notes:

- All water pumped from the site must be pumped through a pumped water filter bag as specified on the Erosion and Sedimentation Control Details Sheet.
- All temporary seeding shall be done within 72 hours of the completion of disturbances for all areas requiring vegetative cover.
- All sediment tracked onto public right of ways must be returned to the site immediately.
- All utility installation shall be done at a rate of which all trenching excavated shall be backfilled within the same day. All utility installation shall begin at the very downslope and proceed upslope.
- The removal of temporary Erosion and Sedimentation Controls shall be coordinated with the Centre County Conservation District and the site Civil Engineer. Prior to removal of these controls the Centre County Conservation District and the site Civil Engineer shall be notified.

Construction Staging

All earth disturbance activities shall proceed in accordance with the following staging of earthmoving activities. Each stage shall be completed before a subsequent stage is initiated.

- Install all silt sock, as shown on the Erosion and Sedimentation Control Plan (E&SCP). Portions of existing sidewalk will need cut and removed to ensure silt sock is placed on pervious surfaces.
- Demolish existing pavement, concrete, vegetation and all other features as proposed to be demolished. Haul away all material in accordance with the "Responsibilities for Fill Materials" section shown below.
- Strip the topsoil from the construction area and place the topsoil on the topsoil stockpile after installing silt sock on the downslope side of the topsoil stockpile. Seed the topsoil stockpile with the temporary seeding mixture.
- Begin rough grading the site.
- Building construction shall begin.
- Begin installing all utilities, working from the very downslope of each line and proceeding upslope. The amount of utility installation shall coincide with the amount of trenching that can be excavated and backfilled daily.
- Once all utilities are installed and all disturbed areas are brought to sub grade, curbing and sidewalk installation can occur at this time. All proposed pervious areas shall be topsoiled and seeded with the permanent seeding mixture (install erosion control lining as shown on the E&SCP). All proposed soil amended areas shall have soil amendments applied as shown on the "Soil Amendments" detail provided on the Stormwater Management Site Plan, and be seeded with the permanent seeding mixture.
- Once permanent stabilization has been achieved, all temporary erosion and sediment controls may be removed (see General Construction Note 5). These controls include silt socks and the topsoil stockpile. Stabilize any areas disturbed by the removal of these controls immediately with topsoil and the permanent seeding mixture.

Temporary Control Measures

Temporary control measures will be implemented to ensure that erosion is minimized and that sediment is retained during construction. Silt sock will be placed at the locations shown on the Erosion and Sedimentation Control Plan to provide proper filtration of the site runoff. Pumped water filter bags will be used when water is encountered within sumped areas within the construction site to filter all sediment out of the water being pumped off site. Erosion control lining will be used to help stabilize the steeper sloped areas.

Temporary seeding on all disturbed areas shall be done immediately after grading is finished and shall consist of the following:

Item	Rate
1. Agricultural grade limestone	1 ton / acre
2. Fertilizer 10-10-10	500 lbs. / acre
3. Annual ryegrass	40 lbs. / acre
4. Mulch (straw)	3 tons / acre

Permanent Control Measures

Permanent control measures include the soil amendments and seeding / landscaping. Seeding specifications are for graded or cleared areas where permanent vegetative cover is needed.

Soil Enhancements: It is recommended that site specific soil testing be performed. Lieu of soil test recommendations, use the following schedule:

- Acceptable – Apply 6 tons per acre Dolomitic Limestone (240 lbs/ 1000 s.f.) and 1000 lbs/acre 10-20-20 fertilizer (25 lbs/ 1000 s.f.) before seeding. Harrow or disc into upper three inches of soil.
- Topsoil Placement – Topsoil shall be placed at a minimum 4" in depth over disturbed vegetated areas.

Permanent Seeding shall consist of the following:

Item	Rate
1. Seed Mixture Consisting of 50% Poa pratensis (Kentucky Bluegrass) 30% Festuca rubra (Creeping Red Fescue) 20% Lolium perenne L. (Perennial Rye)	102 lbs./acre
2. *Mulch (straw)	3 tons/ acre

*Mulching: Apply mulch immediately after seeding and anchor properly with an anchoring tool or following one of the methods listed below.

- Tracking: The process of cutting mulch into the soil via equipment that runs on tracks, is employed primarily on slopes 3:1 or steeper.
- Mulch Netting: Staple lightweight biodegradable paper, plastic or cotton netting over the mulch according to the manufacturer's recommendations.
- Synthetic Binders: Synthetic binders such as acrylic DLR (AGRI-TAC), DCA-70, Petrolac or Terralock may be used at rates recommended by the manufacturer to anchor mulch material.
- Wood Cellulose Fiber: The fiber binder shall be applied at a net dry weight of 750 lb/acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs of wood cellulose fiber per 100 gallons.
- Peg & Twine: Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to surface by stretching twine between pegs in a criss-cross within a square pattern. Secure twine around each peg with two or more turns.

Maintenance Program

During construction, the contractor will be responsible for maintenance and repair of all erosion and sedimentation control facilities. These facilities should be inspected daily and after every runoff event greater than 0.25". Any erosion control disturbed during construction, installation of utilities or found to be inadequate upon inspection shall be repaired or replaced within 24 hours after the disturbance or the discrepancy is discovered. The maintenance of the erosion control facilities will include the following:

During inspection of these facilities, written documentation for each inspection for all BMP repair, replacement, and/or maintenance activities shall be completed using the DEP Form 3800-FM-BCW0271d (A copy of this form is located in the Appendix of this report). Inspection reports should be kept onsite at all times.

Silt Socks

- The Contractor shall maintain the socks in a functional condition at all times and it shall be routinely inspected.
- Where the sock requires repair, it will be routinely replaced.
- The contractor shall remove sediment collected at the base of the sock when they reach 1/2 of the exposed height of the sock, or as directed by the Engineer. Alternatively, rather than create a soil disturbing activity, the engineer may call for additional sock to be added at areas of high sedimentation, placed immediately on top of the existing sediment laden sock. The sock will be dispersed on site when no longer required, as determined by the Engineer.

Pumped Water Filter Bag:

- The contractor shall maintain the filter bag in a functional condition at all times and routinely inspect and repair as required.
- Filter bags shall be replaced when they become 1/2 full and spare bags shall be kept available for replacement of failed or filled filter bags.
- The pumping rate shall be observed and be no greater than 750 GPM or 1/2 the maximum specified by the manufacturer, whichever is less.

Permanent Seeding:

- If the vegetative cover is not established uniformly by the third mowing, the contractor shall reseed topsoil if necessary and seed and mulch as needed to provide adequate cover.

Spoil Materials:

- All sediment removed from erosion and sedimentation pollution control facilities shall be spread over spoil areas with controls already in place. Stabilize the spoil material with the temporary seeding mixture.

Recycling and Disposal of Materials

The operator shall remove from the site, recycle, or dispose of all building materials and wastes in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1et seq., 271.1 et seq., and 287.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or wastes.

Wastes generated during the construction of this project shall be recycled if at all possible. Any materials that cannot be recycled or reused shall be disposed of at a Pennsylvania Department of Environmental Protection approved landfill. If soil and/or rock disposal areas are required, erosion and sedimentation controls shall be implemented at these areas. Any excess soil waste may only be disposed of at an approved E&S/NPDES permitted site.

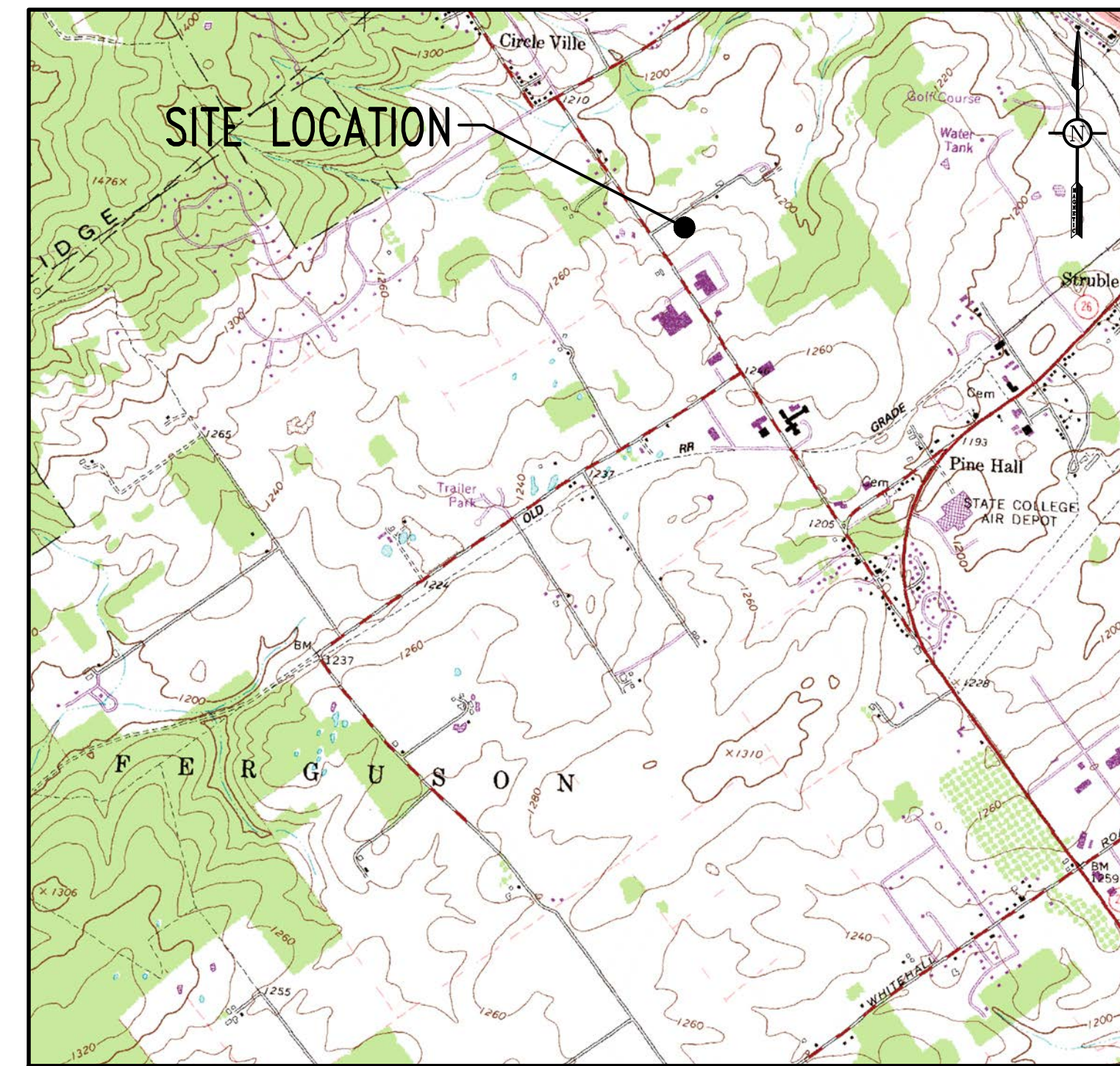
Responsibilities for Fill Materials

The contractor is responsible to use environmental due diligence to ensure any fill material required to be imported to or exported from the site qualifies as Clean Fill.

Clean Fill is defined as: Uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the waters of the commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use.)

Environmental due diligence: Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the Department's policy "Management of Fill".

Fill material that does not qualify as clean fill is regulated fill. Regulated fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste management or 271 Municipal Waste Management, whichever is applicable.

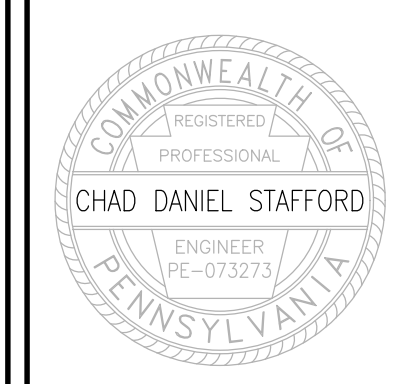


PennTerra ENGINEERING INC.
CENTRAL PENNSYLVANIA REGION OFFICE:
3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
Fax: 814-237-2308

LANCASTER REGION OFFICE:
3904 B ABEL DRIVE
COLUMBIA, PA 17512
PH: 717-522-5031
Fax: 717-522-5046

WWW.PENNTERRA.COM

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Designer	XXXX
Draftsman	MJA
Proj Manager	XXXX
Surveyor	XXXX
Perimeter Ok.	
Book	XXX Pg XXXX
File	2189 - ESS
Layout	E&SCP NARRATIVE

Date	Description
4/7/22	REVISED PER COMMENTS
2/7/22	REVISED PER COMMENTS
12/21/21	TOWNSHIP COMMENTS
REVISIONS	

**CENTRE VOLUNTEERS
IN MEDICINE AT
2026 SANDY DRIVE**

FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

**PRELIMINARY LAND
DEVELOPMENT PLANS**

**EROSION AND
SEDIMENTATION
CONTROL
NARRATIVE**

PROJECT NO.	21189
DATE	NOVEMBER 11, 2021
SCALE	N.T.S.
SHEET NO.	ES-3

NOTE: THIS EROSION AND SEDIMENTATION CONTROL PLAN HAS RECEIVED 'PLAN APPROVAL' BY THE CENTRE COUNTY CONSERVATION DISTRICT ON DECEMBER 20, 2021.

April 21, 2022

Jenna Wargo, AICP- Director of Planning & Zoning
Ferguson Township
3147 Research Drive
State College, Pennsylvania 16801

RE: Centre Volunteers in Medicine at 2026 Sandy Drive Preliminary Land Development Plan

Dear Jenna,

In regard to comments received of the above-referenced project, we offer the following responses:

Community Planner Comments (dated December 9, 2021)

1. A time extension must be submitted with any revised plan. (Chapter 22, Section 303)
See response to Zoning Officer Comment #1 below.
2. A digital copy of the plan, compatible with GIS, in accordance with Township requirements must be provided to the Township prior to final plan signature. (Chapter 22, Section 304.6)
See response to Zoning Officer Comment#2 below.

Township Arborist (dated March 9, 2022)

1. Sheet 6 – Existing Tree List Table- misspelling – revise Acer rebrum to Acer rubrum.
This has been revised.
2. Sheet 6 – Existing Trees # 66, 67, 68, 9, 64 are not Black birch trees. Revise to Shademaster honeylocust- Gleditsia triacanthose ‘shademaster’
Revised.
3. Maple tree located on east side of driveway entrance between trees # 1 and # 68 is not indicated with a number or species type. Township Arborist suggest removal and replacement of this tree due to current condition. Large wound on west side of tree that will ultimately result in failure.
The number and species type of this tree is now shown on the plan. We are NOW replacing this Tree #70.

Zoning Officer Comments (dated March 9, 2022)

1. A time extension must be submitted with any revised plan. (Chapter 22, Section 303)
A Time Extension is enclosed.
2. A digital copy of the plan in accordance with Township requirements must be provided to the Township prior to final plan signature. (Chapter 22, Section 307.7)
Acknowledged.

3. Surety must be posted for all public improvements. (Chapter 22, Section 304)
Surety will be submitted for Township review and acceptance once the plans have been generally accepted by the Township through reviews. Surety will be posted with/for Final Plan approval; acknowledged.
4. The plan must be signed, all fees paid to the Township, and the plan recorded within the plan deadline.
Acknowledged.
5. The intensity of all outdoor light fixtures must be included on the plan. (Chapter 22, Section 401.C.1.f)
Refer to Sheet 8 LIGHTING PLAN.
6. The light pattern produced by all outdoor light fixtures must be included on the plan. (Chapter 22, Section 401.C.1.f)
Refer to Sheet 8 LIGHTING PLAN.
7. The landscaping plan must graphically depict the location of all buffer yards and planting areas. (Chapter 27, Section 401.C.1.g).
Sheet 7 depicts all Planting Areas, Trees and shrubs existing and to be preserved as well as the new Landscaping beds (mulch) along building and sidewalk. The 15' BUFFERS are labeled and made black & italicized to standout.
8. The landscaping plan must graphically depict the distribution, mature height and spread of all required plant materials. The Official Township plant list shows the plant height and spread which is to be used for each plant species (Chapter 27, Section 707.5.B). ***Sheet 6 identifies all of the preserved trees. A single new tree and the current damaged tree #70 as described before, 6" caliper is to be planted as listed throughout and specifically on Sheet 7 the Landscape Plan.***
9. The landscaping plan must show a table, which identifies the required and proposed number of each plant species being provided for each type of buffer, screen or other use. (I.e. –the number of plants within each flexible buffer yard). The table shall also identify the scientific and common name of each plant, the mature height and spread, and the symbol used for the plant (Chapter 27, Section 707.5.C).
A single new tree and the current damaged tree #70 as described before, 6" caliper is to be planted as listed throughout and specifically on Sheet 7 the Landscape Plan. A TABLE has been added, now.
10. The landscaping plan must identify the specific size and species of materials, both vegetative and fencing, which will be used for screening of trash collection and storage areas. (Chapter 27, Section 707.5.D)
The existing trash area is an enclosed wooden structure which will remain. It will be likely painted and/or similarly beautified; but NO plans are made to add trees or shrubs around the existing wood fence enclosure.

Township Engineer's Consultant

2. Provide details of all existing stormwater BMPs on the site as part of the SMSP as follows. (§26-402)
 - a. Identify any existing site BMPs and provide as-constructed surface topographic features and any accessible pipe or structure invert elevations on the existing conditions plan. March 3, 2022 Response: Comment partially addressed. Two (2) existing infiltration trenches are identified on the plans. Provide spot elevations and cross sections defining the current swale geometry for both swales. ***Provided on Sheet 2 of the SMSP.***
 - c. Include a section in the SMSP report identifying the design standards used to size the existing BMP(s), along with a description of whether the BMP is functioning in accordance with its design intent. March 3, 2022 Response: Comment partially addressed. Provide the date of the field infiltration observation(s) and the rainfall depth and duration of the rainfall event(s). ***Provided (See page 1, paragraph 4 of the Post Construction Stormwater Management Report).***
 - d. Any maintenance activities necessary to restore existing BMPs to their design function are to be included as part of the current SMSP. March 3, 2022 Response: Provide a description of any maintenance items needed to restore the existing infiltration facilities to their design geometry and function. If none, state same in the PCSM report. ***Provided (See page 1, paragraph 4 of the Post Construction Stormwater Management Report).***
3. Include a note on the plans indicating that an approved copy of the Stormwater Management Site Plan must be on site at all times during construction. (§26-301.13) March 3, 2022 Response: Comment not addressed. Applicants Response letter indicates comment addressed by Note 19 on Sheet 3. Note 19 addresses trees and shrubs. ***Provided (See Sheet 3 of the SMSP set, Note 21).***
4. The grading detail for the proposed yard areas must provide sufficient detail to demonstrate that (1) all development areas being treated will reach the proposed filter/infiltration areas, and (2) The stormwater runoff discharged to the treatment areas is evenly dispersed across the filter/infiltration areas. (§26-402) March 3, 2022 Response: Comment partially addressed. Enlarged details of the primary stormwater areas have been provided. Provide the following information in these details:
 - a. Spot elevations in the lawn areas receiving runoff from sidewalks, and in lawn areas adjacent to the timber level spreader. ***Spot elevations in the lawn areas are provided. Timber level spreader is no longer proposed. See Sheet 6 of the SMSP.***
 - b. Provide detail as necessary to ensure the runoff from the sidewalks enters the lawn areas as sheet flow. Care to be taken to ensure the runoff does not get diverted along the sidewalk after the lawn has been established. ***Spot elevations on the edge of sidewalk and in the lawn areas are provided. See Sheet 6 of the SMSP.***

5. Soil Amendment Application & Installation notes (§26-402):
 - a. Clarify the type of amendment to be provided. Part (a) indicates that multiple amendments may be used while Part (b) indicates that compost is to be used. Consistent with the PABMP manual aged compost should be used. March 3, 2022 Response: Comment partially addressed. For clarification, revise part A) of the Soil Amendment Application Notes to identify that the compost shall be aged compost (from source materials at the designers discretion). Mulch, sand, and other elements included in the mix should be called out separately with mix proportions for each as part of the specification. Non-composted manures may not be used.
Revised (See Sheet 5 of the SMSP Set).
 - c. Provide specifications for testing and documenting the organic content of all onsite topsoil used in the amended soil mix. March 3, 2022 Response: Comment partially addressed. Include a written requirement that the laboratory test results be provided to the Licensed Professional certifying critical stages.
Soil Amendment Details and Critical Stages of Construction have been revised (See Sheet 5 of the SMSP Set).
10. Provide graphic representation supporting the impervious area increase in each treatment area used in the water quality calculation. (§26-402) March 3, 2022 Response: Comment partially addressed. The impervious area identified on the plans represents the total proposed new impervious area. Provide similar notation on the Existing Conditions Plan (sheet 2) identifying the impervious area being removed. The impervious area being removed and added should be included in a calculation in the Stormwater Management Report supporting the increase in impervious area reported for Area 1 and Area 2 (Report pages 2 and 3).
Provided (See page 2 and 3 of the Post Construction Stormwater Management Report).
12. Provide appropriate access and maintenance easements for all proposed stormwater control measures on the site. (§26-308) March 3, 2022 Response: Applicant claims this was addressed on Sheet 4. However, easement lines or notes could not be found.
Provided (See Sheet 4 of the SMSP set).
14. Upon approval of the Stormwater Management Site Plan, the Township Engineer will prepare a Declaration of Stormwater Access and Maintenance Easement for Privately Owned Stormwater Facilities. This document must be execution by the project owner and record. (§26-703) March 3, 2022 Response: Applicant response acknowledged. Comment remains.
Acknowledged.

Additional Comments this review (March 3, 2022):

17. Project Notes - Sheet 3:
 - a. Note 16: Downspouts no longer discharge directly to lawn areas. Update the note
Updated (See SMSP Sheet 3)
 - b. Note 17: If the landscape beds receiving downspout runoff are to be planted, provide additional notes and/or details qualifying how the beds are or are not to be modified to ensure the function of these stormwater management elements is not compromised.
The planter beds are no longer used for stormwater management. Soil amended areas for stormwater management are outside of the planter beds.

18. Landscape Bed Along Building Cross Section Detail on Sheet 4:
 - a. Provide a dimension for how far the timbers are to extend above finished grade.
Timber lever spreaders are no longer proposed.
 - b. Identify the material above the 6" amended soil mix.
Detail has been revised (See SMSP Sheet 5)
 - c. Correct the detail to ensure the void space in the mulch does not hold water.
Mulch is no longer proposed in the area credited for stormwater management.
19. Stormwater Management Note 5 on Sheet 4 and Project Note 12 on Sheet 3:
 - a. Correct the reference to "new utility services" in Stormwater Management Note 5.
Notes have been revised (See SMSP Sheets 3 and 5)
 - b. As-builts shall include a topographic and physical survey of the two stormwater management areas to confirm that design grades and flow directions have been achieved.
Notes have been revised (See SMSP Sheets 3 and 5)
 - c. The as-built report shall include laboratory results identified in notes on the plans
Notes have been revised (See SMSP Sheets 3 and 5)

Township Engineer's Comments (dated March 8, 2022)

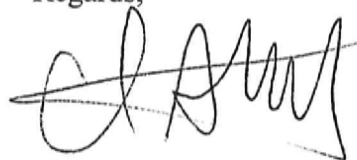
1. The Township Stormwater Engineer needs to review and approve the stormwater management site plan prior to approval of the land development plan. See NTM comments dated November 30, 2021. Once NTM's comments are addressed, I will prepare the DSAME Agreement for signature by the applicant. Pending.
Acknowledged.
2. All signature blocks on Sheet 3 that are related to stormwater management need to be removed since they are a part of the stormwater management site plan. A separate stormwater management site plan set needs to be prepared in accordance with Chapter 26 and referenced on this plan. All applicable sheets and information related to the stormwater management site plan need to be removed from the land development plan and included in that separate plan set. Sheet 4 should be moved to SWMSP.
Acknowledged.
3. In the notes that require a pre-job meeting for stormwater, include the requirement for Township attendance. This is noted properly on the SWMSP set, but not on the land development plan set.
Acknowledged.

Enclosed please find the following materials:

- Four copies of the revised plans
- Two sets of the Stormwater Management Plans, SW Report Updated.
- PDF submission of plans and this letter
- Time Extension (copy) letter.

If you have any questions, please contact me.

Regards,

A handwritten signature in black ink, appearing to read 'C. Stafford', written over a horizontal line.

Chad D. Stafford, P.E.
Senior Project Manager

Enclosure

cc: File No. 21189- Ferg- LD Response Letter#3



CRPA

Centre Regional
Planning Agency



You are invited!

The Centre Regional Planning Agency (CRPA) is presenting five Planning Commission Training sessions to refresh knowledge for existing members and aid newly appointed representatives. Each session will be held during a regularly scheduled Planning Commission meeting in the Region and can be attended virtually or in person. The sessions will last about an hour and include a question and discussion portion.

Please save the following times and locations of each session –

Upcoming:

1. **Introduction to Planning:** Monday, May 16 at 7pm @ Harris Township: Township meeting room 224 East Main St., Boalsburg
2. **Regional Plans:** Thursday, June 2 at 7pm @ Centre Region: General Forum room 2643 Gateway Dr., State College

Tentative (reminders will be sent for fall sessions):

3. **Zoning, SALDO, and Official Maps:** Tuesday, September 6 at 7pm @ College Township: 2nd floor meeting room 1481 E. College Ave., State College
4. **Plan Reviews:** Monday, October 24 at 6pm @ Ferguson Township: Main meeting room 3147 Research Dr., State College
5. **Becoming an Effective Planning Commissioner:** Monday, November 7 at 4:30pm @ Patton Township: Board meeting room 100 Patton Plaza, State College

A separate registration email will be sent for each event from Marcella Hoffman (mhoffman@crcog.net). Please also indicate if you will be attending virtually or in person.

