FERGUSON TOWNSHIP PLANNING COMMISSION Regular Meeting Agenda Monday, May 22, 2023, 6:00 PM

Hybrid Meeting

REMOTE PARTICIPANTS:

Join Zoom Meeting: https://us02web.zoom.us/j/81456701356 Meeting ID: 814 5670 1356 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 10, 2023, Regular Meeting Minutes

IV. OLD BUSINESS

V. NEW BUSINESS

1. 125 East Pine Grove Road Preliminary Land Development Plan Kristina Bassett, Community Planner

Stahl Sheaffer Engineering has submitted, on behalf of their client, the 125 East Pine Grove Road Preliminary Land Development Plan, dated October 7, 2022, and last revised May 3, 2023. The 125 East Pine Grove Road Preliminary Land Development Plan proposes the conversion of a single-family home into a restaurant with indoor and outdoor dining areas. The property is located at 125 East Pine Grove Road (24-009A-030-0000) and is zoned Village (V). The property is approximately 0.537 acres.

Staff has reviewed the proposed plan and is recommending approval with conditions as outlined in the Community Planner's memorandum, dated May 18, 2023.

Recommended motion: Move that the Planning Commission recommend approval with conditions of the 125 East Pine Grove Road Preliminary Land Development Plan to the Board of Supervisors as outlined in the Community Planner's memorandum, dated May 18, 2023.

Staff Recommendation: That the Planning Commission recommend approval.

Constant Contact[®]

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VI. COMMUNICATIONS TO THE COMMISSION

VII. OFFICIAL REPORTS AND CORRESPONDENCE

1. Board of Supervisors Report

- 2. CRPC Report
- 3. Land Development Plans

PLAN NAME	SUBMISSION DATE	REVIEW PERIOD	PLAN EXPIRATION
All Washed Up Auto Spa Preliminary Land Development Plan	September 12, 2022	First Review Comments returned September 29, 2022	July 24, 2023
Peace Center and Cemetery Preliminary Land Development Plan	May 18, ,2021	Second Review comments returned October 12, 2022	July 24, 2023
IMBT Preliminary Subdivision Plan	January 31, 2022	Conditionally Approved September 6, 2022	October 1, 2023
1004 West College Ave Vertical Mixed-Use Building	March 14, 2022	Third Review Comments returned March 6, 2023	July 28, 2023
Salvation Baptist Church Preliminary Land Development Plan	June 1, 2022	Conditionally Approved November 1, 2022	June 28 2023
125 East Pine Grove Road Preliminary Land Development Plan	October 12, 2022	Fifth Review Comments returned May 18, 2023/PC Review May 22, 2023	June 25, 2023
LeCrone Minor Subdivision Plan	October 21, 2022	Conditionally Approved January 17, 2023	June 26, 2023
1900 Circleville Road	January 3, 2023	Staff First Review Comments returned January 20, 2023	June 11, 2023
LeCrone Preliminary Land Development Plan	February 1, 2023	Second Review comments returned April 13, 2023	July 10, 2023

4. Staff Updates

VIII. ADJOURNMENT

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FERGUSON TOWNSHIP PLANNING COMMISSION REGULAR MEETING MINUTES MONDAY, APRIL 10, 2023 6:00 PM

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, April 10, 2023, as a hybrid meeting. In attendance:

Commission: Jerry Binney – Chair Dr. Ellen Taricani – Vice Chair Jennifer Eccleston Shannon Holliday Bill Keough Lisa Rittenhouse Lewis Steinberg Ralph Wheland

Staff: Jenna Wargo – Director of Planning Kristina Bassett – Community Planner

Others in attendance: Rhonda R. Demchak, Recording Secretary; Roxanne Corson, Ferguson Township Resident; Nevin Grove, Ferguson Township Resident

I. CALL TO ORDER

Mr. Binney called the Ferguson Township Planning Commission's regular meeting to order on Monday, April 10, 2023, at 6:00 p.m. and it has been advertised in accordance with the PA Sunshine Act as a hybrid meeting.

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

II. CITIZEN INPUT

There were no comments.

III. APPROVAL OF MINUTES

<u>Mr. Keough moved that the Planning Commission approve the March 27, 2023, Regular</u> <u>Meeting Minutes</u>. Dr. Taricani seconded the motion. The motion passed unanimously.

IV. NEW BUSINESS

1. REQUEST FOR CONSIDERATION OF A MODIFICATION/WAIVER

Ms. Wargo stated that on April 5, 2023, Penn Terra Engineering, on behalf of their client, Martha Carothers, requested a waiver from Chapter 22-512 – Sidewalks for the 180 Science Park Court Minor Subdivision Plan. This Minor Subdivision Plan is proposing a 2-lot subdivision located at 180 Science Park Court (24-001A-054-0000). The existing lot is approximately 0.903 acres. The lot is zoned Single-Family Residential (R1).

The applicant is requesting a waiver from providing sidewalks. The lot is located in an established neighborhood with no sidewalks on either side of the street.

Included in the agenda is the application, and staff has reviewed the request and is recommending approval of the waiver from §22-512—Sidewalks for the 180 Science Park Court Minor Subdivision Plan to the Planning Commission.

Ferguson Township Planning Commission Monday, April 10, 2023 Page 2

Mr. Steinberg moved that the Planning Commission *recommend approval* of the Application for a waiver from §22-512—Sidewalks for 180 Science Park Court Minor Subdivision Plan to the Board of Supervisors. Mr. Keough seconded the motion. The motion passed unanimously.

V. COMMUNICATIONS TO THE COMMISSION

There were none.

VI. OFFICIAL REPORTS AND CORRESONDENCES

A. Board of Supervisors

Ms. Wargo reported that the waiver request for 1647 West Gatesburg Road was granted, granted a time extension for the IMBT Subdivision, heard a zoning request for 3189 West Pine Grove Road, and heard a zoning appeal for 1004 West College Avenue.

B. CRPC Meeting

Dr. Taricani reported that there was no meeting.

C. Land Development Plans

Ms. Bassett reviewed the following plans:

PLAN NAME	SUBMISSION DATE	REVIEW PERIOD	PLAN EXPIRATION
All Washed Up Auto Spa Preliminary Land Development Plan	September 12, 2022	First Review Comments returned September 29, 2022	May 16, 2023
Peace Center and Cemetery Preliminary Land Development Plan	May 18, ,2021	Second Review comments returned October 12, 2022	May 16, 2023
IMBT Preliminary Subdivision Plan	January 31, 2022	Conditionally Approved September 6, 2022	October 1, 2023
1004 West College Ave Vertical Mixed-Use Building	March 14, 2022	Third Submission Received	May 3, 2023
Salvation Baptist Church Preliminary Land Development Plan	June 1, 2022	Conditionally Approved November 1, 2022	June 28, 2023
165 Volos Lane Minor Land Development Plan	June 3, 2022	Conditionally Approved September 20, 2022	May 16, 2023
LeCrone Minor Subdivision	October 21, 2022	Conditionally Approved January 17, 2023	June 26, 2023
1900 Circleville Road	January 3, 2023	Staff First Review Comments returned January 20, 2023	June 11, 2023
LeCrone Preliminary Land Development Plan	February 1, 2023	First Review comments returned February 24, 2023	May 2, 2023
125 East Pine Grove Road Preliminary Land Development Plan	October 12, 2022	4 th Review—Comments due April 11, 2023	June 25, 2023
180 Science Park Court Minor Subdivision Plan	April 5, 2023	First Review—Comments April 20, 2023	July 4, 2023

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D. Staff Updates

Ms. Wargo reported that the consultant Mackin is working on the draft ordinance for internal review and there will be a joint Planning Commission and Board of Supervisors meeting to review.

Mr. Keough reported that work is moving along at the Whitehall Road Regional Park.

VII. Adjournment

Mr. Steinberg made a motion to *adjourn* the April 10, 2023, Planning Commission meeting at 6:18 p.m. Mr. Keough seconded the motion passed unanimously.

Respectfully Submitted,

Rob Crassweller, Secretary For the Planning Commission

May 22, 2023

TOWNSHIP OF FERGUSON

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

TO:Planning CommissionFROM:Kristina Bassett, Community PlannerDATE:May 18, 2023

SUBJECT: 125 East Pine Grove Road Preliminary Land Development Plan

Stahl Sheaffer Engineering has submitted, on behalf of their client, the 125 East Pine Grove Road Preliminary Land Development Plan, dated October 7, 2022, and last revised May 3, 2023. The 125 East Pine Grove Road Preliminary Land Development Plan proposes the conversion of a single-family home into a restaurant with indoor and outdoor dining areas. The property is located at 125 East Pine Grove Road (24-009A-030-0000) and is zoned Village (V). The property is approximately 0.537 acres

Staff has reviewed the proposed land development plan and is recommending approval of the preliminary plan with the conditions as listed:

- Update the cover sheet with current deed book and page number.
- Update note to parking agreement with correct parties in agreement along with a space for recording information.
- Any additional comments from most December 6, 2022 submission
- Update table of contents to include all plan sheets.
- Sheet C03 Show limits of sidewalk replacement needed to expand to include ramps to the depressed curb for the driveway.
- Sheet C04 and C04.2, Correct Grade lines and spot elevations to be consistent:
 - Elevation 1281.09 EOP along the eastern driveway radius is shown as 1281.85 on the detail. Correct the inconsistency.
 - ii. Elevation 1280.45 EOP at the point where the eastern driveway radius meets the existing curb on Pine Grove Road appears to be the elevation at the top of the depressed curb. The elevation 1280.86 that is on the opposite side of the sidewalk results in a cross slope that is too steep (10%)
 - To comply with PROWAG, the sidewalk ramp section need to start at the end of the driveway radius so that the grade break line will be perpendicular to the direction of the sidewalk. Revise slopes, elevations, and limits of sidewalk replacement accordingly for

Page 2 of 2 Planning Commission Memo Hummel Subdivision Plan

both sides of the driveway. Revise slopes, elevations and limits of sidewalk replacement accordingly.

- Provide spot elevations on both sides of the sidewalk so that cross slopes can be verified.
- If using a curb as shown on Sheet CO4.2 to make up elevation difference between the sidewalk and the lawn area, keep the curb out of the 4-foot sidewalk area.
- The detail on Sheet CO4.2 seems to indicate that depressed curbs are being installed where the sidewalk meets the driveway, but the plan does not include depressed curbs and the sidewalk continues through the driveway. A depressed curb for the driveway is not shown. Please clarify.
- Note 1 on Sheet C04.2 refers to Sheet 7 for crosswalk details. Sheet 7 does not have crosswalk details.
- The maximum slope on site allowed by ordinance is 3' horizontal to 1'vertical. There are proposed slopes that are 1:1.
- Sheet D1: The detail for the onsite depressed curb at driveways show 3.33' from the back of the curb to the sidewalk. The sidewalk exists adjacent to the curb and is shown correctly on the plan view. Revise the detail to reflect the correct position of the sidewalk and adjust the grading accordingly.
- Complete Stormwater Management Plans.

The comments below shall carry forward to the Final Plan submission:

- Prior to receiving final plan signatures, a GIS-compatible digital format of plans must be submitted to the township.
- Prior to receiving final plan signatures, the Development Sign must be returned to the Township
- Prior to receiving final plan signatures, Surety must be posted for all public improvements

Staff Recommendation: That the Planning Commission recommend approval of the 125 E. Pine Grove Road Preliminary Land Development Plan.

May 22, 2023

TOWNSHIP OF FERGUSON

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

May 18, 2023

Mike Vaow Stahl Sheaffer Engineering 301 Science Park Rd #333 State College, PA 16803

RE: 125 East Pine Grove Road Preliminary Land Development Plan-5th Review

Dear Mr. Vaow,

Thank you for submitting the 125 East Pine Grove Road Preliminary Land Development Plan, dated October 7, 2022, and last revised May 3, 2023, for our review. The submission has been reviewed by staff and agencies as required by the Township's Code of Ordinances.

Please review and respond with your availability to meet with staff to clarify these issues. Feel free to contact staff with any questions.

Should you have any additional questions, please contact me at jwargo@twp.ferguson.pa.us or 570-452-5102.

Sincerely,

largo

Jenna Wargo, AICP Director of Planning & Zoning

cc:Kristina Bassett, Community PlannerLF:2022-2

Page 1 of 1

- A Home Rule Municipality -

TO: Jenna Wargo, Director of Planning and Zoning

FROM: Kristina Bassett, Community Planner

DATE: May 16, 2023

SUBJECT: 125 East Pine Grove RD Preliminary Land Development Plan

Requirements for Land Development Plans:

- 1. Cover Sheet: Update the Deed Book and Page number to reflect the most current recorded deed. DB 2306 PG 0068.
- 2. Cover Sheet: Update the note indicating the parking agreement to reflect the parties on the agreement as listed on the agreement. Also, provide a space for the the Record Book number and page to be filled in once agreement has been recorded.
- 3. A time extension must be submitted with any revised plan. (Chapter 22, Section 303)
- 4. Surety must be posted for all public improvements. (Chapter 22, Section 304)
- 5. The date of application for a zoning permit must be included on the plan. (Chapter 22, Section 401.1.C.1.a)

TO: Kristina Bassett, Community Planner

FROM: Jeffrey Ressler, Zoning Administrator

DATE: May 15, 2023

SUBJECT: 125 E. Pine Grove Road Land Development 5th Review

- 1. A time extension must be submitted with any revised plan. (Chapter 22, Section 303) **Comment Remains.**
- 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) Comment Acknowledged
- 3. Cover sheet Site Information needs to correctly indicate the existing use (single family dwelling) and proposed use of a restaurant. **Comment Addressed.**
- 4. The cover sheet Zoning Information needs to correctly the existing lot size and lot width. **Comment Not Addressed.**
- 5. The site plan sheet C03 should depict and label the outdoor seating area. **Comment Not** Addressed.
- 6. The date of application for a zoning permit must be included on the plan. (Chapter 22, Section 401.C.1.a) Comment not addressed. The date of application needs to be on the plan.
- 7. A floor plan, showing all floors in all buildings must be included on the plan. (Chapter 22, Section 401.C.1.b) Comment Addressed. What is the proposed use of the second floor? Comment Addressed
- 8. A statement of the calculations used to determine the number of required parking spaces must be included on the plan. (Chapter 22, Section 401.C.1.e) The parking calculations on the cover sheet are not consistent with the calculations on the floor plans that were included. Which parking calculations are correct? The parking calculations on the cover sheet need to state 1 space per 50 square feet of indoor seating area and 1 space per 100 square feet of outdoor seating area. Comment addressed
- Off-street parking and loading space shall be provided and maintained for each use and structure. (Chapter 22 Section 5C01.1) Loading zone is required to be 12 feet in width and 45 feet in length. What size is the proposed loading zone? Comment Addressed.
- 10. Planting areas shall be installed at the end of all parking bays abutting an aisle or driveway. (Chapter 27, Section 707.16.B) **Comment Addressed**.
- 11. Planting areas shall be bordered by a curb four (4) inches high wherever it abuts a space or aisle, and shall be at least nine (9) feet wide and extend the length of the parking space and/or bay. Each planting area shall be planted with a combination of suitable ground covers and/or grass and a minimum of one (1) canopy tree." (Chapter 27, Section 707.16.B) Comment Addressed.

- 12. A statement of the existing, proposed and maximum building coverages (as allowed by the applicable zoning district) must be included on the plan. (Chapter 22, Section 401.C.1.i) Comment Addressed.
- 13. Plan sheet E1.0 does not show the same building footprint as plan sheet A201. Which is correct? **Comment Addressed**
- 14. A statement of the existing, proposed and maximum impervious coverages (as allowed by the applicable zoning district) must be included on the plan. (Chapter 22, Section 401.C.1.i) **Comment Addressed.**
- 15. Two (2) sections through the site showing buildings, light fixtures and standards, one (1) section to be from side yard to side yard, and the other to be from front yard to rear yard must be included on the plan. (Chapter 22, Section 401.C.1.j) Comment partially addressed. The light fixtures need to be shown on the cross sections. Comment Addressed
- 16. A signed notarized statement by the owner certifying ownership of the property must be included on the plan. (Chapter 22, Section 401.C.1.I) **Comment not addressed.**
- 17. The exact wording of all waiver and or modifications that were granted should listed on the plan. **Comment Addressed.**



TOWNSHIP OF FERGUSON

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

TO: Jenna Wargo, Planning Director

FROM: Ron Seybert, Township Engineer DATE: May 5, 2023

SUBJECT: 125 E Pine Grove Rd Preliminary Land Development Plan Fifth Review (ES – 435)

I have completed my fifth review of the '125 *E Pine Grove Road Preliminary Land Development Plan*' consisting of 21 sheets prepared by Stahl Sheaffer Engineering, dated October 7, 2022 and last revised May 3, 2023. The following are comments from my review along with their status. Resolved comments have been removed from this memo.

- 1. On Sheet A1:
 - *i.* Once all the stormwater management site plan comments from NTM are addressed, I will prepare the stormwater agreement for applicant signature. An approved stormwater management site plan is required for this project. Pending approval of the stormwater plan. Note 20 needs to be completed once the plan is approved.
 - k. Update the deed reference on the plan in Site Information Note C to match the provided recorded deed DB 2306, PG 0068.
 - I. Update table of contents to include all plan sheets.
- 4. On Sheet C03
 - c. Show limits of sidewalk and curb replacement along Pine Grove Road that will need to be removed and replaced to accommodate the installation of the new driveway and removal of the old driveway. Not resolved. The limits of sidewalk replacement need expanded to include ramps to the depressed curb for the driveway. See comments on details.
- 5. On Sheet C04 and C04.2
 - b. Additional grading or spot elevations need to be provided at the driveway entrance to verify slopes. The sidewalk across the driveway needs to be less than 2% cross slope, and the driveway slope within the right of way cannot exceed 5%. Not resolved. The grade lines and spot elevations need corrected based on the following comments:
 - i. Elevation 1281.09 EOP along the eastern driveway radius is shown as 1281.85 on the detail. Correct the inconsistency.
 - ii. Elevation 1280.45 EOP at the point where the eastern driveway radius meets the existing curb on Pine Grove Road appears to be the elevation at the top of the depressed curb. The elevation

125 E Pine Grove Rd Preliminary Land Development Plan Fifth Review (ES – 435) May 5, 2023 Page 2 of 2

1280.86 that is on the opposite side of the sidewalk results in a cross slope that is too steep (10%).

- iii. To comply with PROWAG, the sidewalk ramp section needs to start at the end of the driveway radius so that the grade break line will be perpendicular to the direction of the sidewalk. Revise slopes, elevations, and limits of sidewalk replacement accordingly for both sides of the driveway.
- iv. Provide spot elevations on both sides of the sidewalk so that cross slopes can be verified.
- v. If using a curb as shown on Sheet C04.2 to make up elevation difference between the sidewalk and the lawn area, keep the curb out of the 4-foot sidewalk area.
- vi. The detail on Sheet C04.2 seems to indicate that depressed curbs are being installed where the sidewalk meets the driveway, but at the last meeting it was noted that the plan does not include depressed curbs and that the sidewalk will continue through the driveway. Also, a depressed curb for the driveway is not shown. Please clarify.
- vii. Note 1 on Sheet C04.2 refers to Sheet 7 for crosswalk details. Sheet C07 is the E&S Plan and does not have crosswalk details.
- e. The maximum slope on site allowed by ordinance is 3' horizontal to 1' vertical. There are proposed slopes that are 1:1.
- 7. Sheet D1
 - f. Provide a detail for the onsite curb. Not resolved. The detail for depressed curb at driveways shows 3.33 feet from the back of the curb to the sidewalk. The sidewalk exists adjacent to the curb and is shown correctly on the plan view. Revise the detail to reflect the correct position of the sidewalk and adjust the grading accordingly.

Revised land development and stormwater plans need to be provided addressing the above comments. If you or the applicant have any questions about these comments, please contact me.

Copy: Scott Brown, NTM Ryan Coudriet, PennDOT 2-0 Permits

Ferguson Township Planning Commission May 22, 2023



NTM Engineering, Inc. 341 Science Park Road, Suite 203 State College, PA 16803 814-862-9191

May 16, 2023

Via Email

Township of Ferguson 3147 Research Drive State College, Pennsylvania 16801

Attn: Mr. Ronald Seybert, Township Engineer

RE: 125 Pine Grove Road Development Stormwater Management Site Plan Review

Dear Ron,

We have completed our fifth stormwater management review for the 125 Pine Grove Road Development. The applicant's Design Professional, Stahl Sheaffer Engineering, submitted the following information that serves as the basis of our review:

- 1. Preliminary Land Development Plan, 125 E Pine Grove Road Development dated October 7, 2022, revised May 3, 2023.
- 2. Stormwater Management Site Plan for 125 E Pine Grove Road, dated October 7, 2022, revised May 3, 2023.
- 3. Stormwater Management Narrative for 125 E Pine Grove Road, dated October 7, 2022, revised May 3, 2023.
- 4. Site Evaluation and Infiltration Testing Report for E Pine Grove Road Development dated May 2022.
- 5. Response to Township Comments Dated March 23, 2023.

NTM has reviewed these plans for compliance with Township stormwater management ordinance (Chapter 26 of the Township Code). Our continuing comments follow in bold face text.

9. The following comments pertain to the Post Construction Stormwater Management Plan (§26-402.3):

b. Identify the proposed roof configuration (ridges and valleys) and downspout locations.

<u>March 1, 2023 Response</u>: Roof ridge and valley lines shown on the architectural Roof Plan received do not match the corresponding lines illustrated on the Stormwater Management Site Plan Drawings. The rear patio lines also do not

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match. Revise the SW Management Site Plan Drawings and drainage areas plans to reflect the design roof plan. Also update any changes in landscape cover conditions on the plans and in the analysis. Also, include the architectural roof plan as a drawing in the SW Management Site Plan drawing set.

<u>April 4, 2023 Response:</u> Comment partially addressed. Roof ridge lines have been added, but the architectural Roof Plan still does not match the corresponding lines illustrated on the Site Plan Drawings. Change in pitch lines and lines indicating a change in slope are missing from the Site Plan Drawings. The rear patio lines also do not match. Revise the Site Plan Drawings and Drainage Area plans to reflect the Architectural Roof Plan. Also, clearly illustrate the drainage divide between P1 and P2 as it crosses the roof.

May 16, 2023 Response: Plan partially addressed. A copy of the architectural roof plan was not included with the Stormwater Management Site Plan. Referring to the architectural roof plan submitted with the March 28th submission, all ridges and valleys do not appear to be shown on the proposed conditions plans.

c. Identify all surface material types and limits as applied in the stormwater management calculations.

March 1, 2023 Response: The land uses must be clearly identified on the Post-Construction Drainage Plan and Pre-Construction Drainage Plan or on the drainage area maps in the Stormwater Report.

<u>April 4, 2023 Response:</u> Comment partially addressed. Drainage Area 2 (E2) is not labeled on the Pre-Construction Drainage Plan.

May 16, 2023 Response: Comment addressed.

10. The following comments pertain to the Erosion and Sedimentation Plan (§26-305):

f. The site is in the Chesapeake Bay Watershed. All E&S BMPs must be ABACT.

March 1, 2023 Response: Comment not addressed. The construction entrance shown is not an ABACT BMP.

<u>April 4, 2023 Response: Comment partially addressed. The detail for the 100-foot</u> RCE doesn't match the alternate RCE detail provided as part of the Alternate BMP Documentation on DEPs web site.

May 16, 2023 Response: Comment Addressed



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14. The following comments pertain to Detail Sheet D3 or additional detail/notes sheets (§26-402.3):

f. Provide appropriate PCSM notes on the plans including construction sequencing (to ensure protection of the infiltration surface during construction), and critical stages of construction to be overseen by a qualified professional.

<u>March 1, 2023 Response:</u> Critical stages of construction should be identified on the PCSM Plan under a heading of "Critical Stages of Construction." Specifically identify activities that must be observed by the qualified licensed professional or designee. Also, some of the critical stage currently included under "General Sequence of Construction" item 7 of the E&S Notes sheet are not applicable or confusing. A clearly defined critical stages sequence must be provided to ensure the proposed facility will function as intended and required. The critical stage description should be consistant between the PCSM Narrative report and the SWM Site Plan.

<u>April 4, 2023 Response</u>: Revise formatting of notes so that critical stages of construction are identified on the PCSM Plan under a heading of "Critical Stages of Construction." Some of the critical stages currently included under "General Sequence of Construction" item 7 of the E&S Notes sheet are not applicable or need clarification. A clearly defined critical stages sequence must be provided to ensure the proposed facility will function as intended and required.

May 16, 2023 Response: Comment addressed.

h. Provide an Operation and Maintenance Matrix on the plans as part of the Post Construction Stormwater Management notes defining the maintenance activities for all proposed stormwater control measures. The matrix/table should at a minimum include columns for the stormwater facility type, maintenance actions, and inspection frequency.

<u>March 1, 2023 Response:</u> Comment partially addressed. Provide the following additional clarification in the maintenance matrix:

- Identify the inlet as a "sumped inlet."
- Maintenance of the sumped inlet should include observation for structural damage as well as cleaning.
- Provide a more robust listing of items to be inspected for the Infiltration Structure. It should be inspected for standing water, sediment and debris accumulation, and structural damage to any element of the structure.

The operation and maintenance schedule matrix on the plans must be consistant with the operation and maintenance section of the PCSM Report.



May 16, 2023

Also note that the inspection frequency must be consistant with §26-704.1.0.1.

<u>April 4, 2023 Response:</u> Comment mostly addressed. Inlet should be identified as a "sumped inlet."

May 16, 2023 Response: Comment addressed.

15. The Post Construction Stormwater Management Narrative must be sealed and signed by a qualified design professional. (§26-402.3)

<u>March 1, 2023 Response:</u> Comment addressed. This comment will be revisited with each resubmission.

<u>April 4, 2023 Response:</u> Comment addressed. This comment will be revisited with each resubmission.

16. Provide analysis demonstrating that the 100-year storm runoff from the area defined as being tributary to the infiltration basin can be safely conveyed to the forebay and basin with no bypass. (§26-402.3)

<u>March 1, 2023 Response</u>: Comment not addressed. Provide demonstration that runoff to I-1 and I-2 will be captured during a 100-year event. This is different than a clogging analysis.

<u>April 4, 2023 Response:</u> Comment not addressed. Provide computations demonstrating that the top units on both inlet #1 and inlet #2 have capacity to pass the 100-year storm event without any water bypassing the inlets.

<u>May 16, 2023 Response</u>: Comment not addressed. All necessary calculations and details supporting the narrative description on the middle of page 8 must be included as part of the stormwater management report and plans.

29. Identification of ownership and maintenance responsibility has not been included in the stormwater report or on the plans. (§26-402.3)

<u>March 1, 2023 Response</u>: Comment partially addressed. A statement identifying the Owner as having maintenance responsibility must be included on the plan as well as in the report. This can be accomplished using the required note identified in paragraph (26) in Section §26-402.3 B. (26). This note should also identify the Owner as the responsible entity.

<u>April 4. 2023 Response:</u> Comment not addressed. There is a statement in the longterm operations and maintenance notes identifying the owner as being responsible. However, this note needs to be included in an owner signature block. The statement could be included in the Owner Signature block on the cover sheet.



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<u>May 16. 2023 Response:</u> Comment partially addressed. The owner's stormwater facility acknowledgement has been added to the plan. Correct the spelling error in the title and have the owner sign the plan.

33. An incorrect design infiltration rate was used in the HydroCAD modeling. In accordance with the PA Stormwater BMP Manual the infiltration rate should be the geometric mean of the field determined values and a factor of safety must be applied. In areas underlain by carbonate rock a safety factor of 3 is recommended. (§26-301)

<u>March 1, 2023 Response</u>: Comment partially addressed. The revised calculations used a value of 1.88 inches per hour which is identified in the narrative as the geometric mean. This is not the geometric mean of the field observed values. Provide an explanation of how this value was determined. Also, a minimum safety factor of 3 or greater should be used as suggested for areas underlain by carbonate rock in the PA BMP Manual. A safety factor of 3 or higher is also justified by the shift in the location of the infiltration facility. While the infiltration tests are located within 15 feet of the proposed facility, none of the tests fall within the footprint of the current infiltration facility.

<u>April 4, 2023 Response</u>: Comment partially addressed. The geometric mean of the infiltration rates is still being calculated incorrectly. The geometric mean of the observed values is calculated by multiplying the infiltration rates together and then taking the 4th root. The design infiltration rate will be the geometric mean adjusted for a factor of safety of 3 (unless justification is provided for use of a different safety factor).

May 16, 2023 Response: Comment addressed.

34. Provide analysis demonstrating that the required Township capture, water quality, and recharge volumes are being met. (§26-301 and 402.3)

<u>March 1, 2023 Response:</u> Comment not addressed. The required capture volume, recharge volume, and water quality volume must be calculated and compared with the runoff volume being controlled by the infiltration facility to demonstrate that the Township criteria are being met.

<u>April 4. 2023 Response:</u> Comment partially addressed. A calculations defining the required Township recharge volume was found in the report, but capture and water quality volume calculations were not. The required capture volume and water quality volume must also be calculated and compared with the runoff volume being controlled by the infiltration facility to demonstrate that the Township criteria are being met.



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<u>May 16. 2023 Response</u>: Comment partially addressed. Provide additional clarification to the discussion on page 9 explicitly defining the regulatory recharge volume and water quality volume.

35. Basin modeling must assume the basin is full to the higher of the capture volume or recharge volume at the start of storm routings. (§26-304.A.22)

<u>March 1. 2023 Response</u>: Comment not addressed. The revised subsurface outlet control structure captures all runoff below elevation 1278.5. Basin routings must assume the basin is full to this elevation at the start of the peak rate routing (§26-304.3.A(20)).

<u>April 4, 2023 Response</u>: The controlling outlet invert for Culvert 2 is labeled as 1285.5 on plan but 1285.0 in the Culvert Installation Detail. The HydroCAD modeling has a starting water surface at 1285.0. Correct inconsistency in the culvert elevation on the plans and check that the starting water surface elevation is set correctly.

May 16, 2023 Response: Comment addressed.

36. The basin must provide safe passage of the 100-year design event with the principal spillway orifices clogged and the principal spillway overflow 50% clogged. Maintain 6" freeboard above this maximum 100-year water surface. (§26-303.3.A.(23)).

<u>March 1, 2023 Response</u>: Comment not addressed. The "plugged" analysis was conducted by setting the inflow pipes to the subsurface infiltration facility to 50% clogged. The analysis should have been run by clogging the horizontal outflow control orifice by 50%.

<u>April 4. 2023 Response:</u> Comment partially addressed. The plugged condition is modeled correctly, however, the narrative on pdf page 8 of the report states that in the plugged condition the height of inlet #2 is 1279.46 ft. This is not consistent with what was modeled. Revise the narrative so reflect the modeled condition.

May 16, 2023 Response: Comment addressed.

38. A basin drain time analysis was not provided. (§26-303.3.B.(5))

<u>March 1, 2023 Response</u>: Comment partially addressed. Provide a description of the drain time analysis in the PCSM narrative report. This description should provide clear reference to the analysis supporting the drain time identified.

<u>April 4. 2023 Response:</u> Comment partially addressed. The dewatering time has been added to the table on PDF page 8 but there is no narrative description of where the numbers came from.



Page 7

May 16, 2023

May 16, 2023 Response: Comment Addressed.

40. A Declaration of Stormwater Access and Maintenance Easement for Privately Owned Stormwater Facilities must be provided in accordance with §26-704.

<u>March 1, 2023 Response:</u> A declaration of Stormwater Access and Maintenance Easement will be prepared by the Township Engineer for execution by the Property Owner after all other comments have been addressed.

Additional Comments on March 1, 2023:

43. The following comments relate to Sheet D-3:

a. Revise the precast inlet box detail to reflect the proposed 2X2 sumped inlets shown on the plans.

April 4, 2023 Response: Comment was not addressed.

<u>May 16, 2023 Response:</u> Comment not addressed. The inlet detail (Sheet D2) is not sumped.

46. The following comments are related to the HydroCAD Post-Development modeling:

b. Pond 3: Forebay

i. Revise the 1.88 in/hr. exfiltration rate to reflect the field observed geometric mean rate reduced by a safety factor. See Comment 33.

<u>April 4, 2023 Response:</u> "Pond 3: Forebay" is now "Pond 8P: Underground Detention". Comment not addressed. See Comment 33. Revise the exfiltration rate to reflect the correct field observed geometric mean rate reduced by a factor of safety.

May 16, 2023 Response: Comment Addressed.

c. Pond 6P: (New Pond)

ii. The 12" culvert entrance condition is incorrect. It should be Square Edge in a Headwall.

<u>April 4, 2023 Response:</u> This is now "Pond 6P: Inlet I-2". It appears that the grate on Inlet-2 is what is being identified as the Primary Routing device. The 12-inch outlet pipe is not modeled. Explain why this inlet is modeled differently from Inlet-1 which had the outflow pipe modeled as the primary routing devise and the grate is not modeled. Also, the invert elevation for the



Page 8

May 16, 2023

grate (assumed as top of grate elevation) in the Device/Routing Table (1279.25) is not consistent with the value on the plans (1280.25).

May 16, 2023 Response: Comment addressed.

Additional comments - April 4. 2023

47. Correct the "CFS" line type used on flow directional arrows on the Drainage Area plans and other sheets as appropriate.

May 16, 2023 Response: Comment addressed.

48. Clearly illustrate the drainage divide between P1 and P2 as it crosses the roof on the Post Construction Drainage Plan.

May 16, 2023 Response: Comment Addressed.

49. Remove the signature blocks on the cover sheet and replace with only appropriate signature blocks for the Stormwater Management Site Plan as indicated in Section 26-402 of the Township Stormwater Ordinance.

May 16, 2023 Response: Comment addressed. Also see comment 29.

50. Identify all storm drain pipe sizes on the Post Construction Stormwater Management Plan and the Utility Plan.

<u>May 16, 2023 Response:</u> Comment partially addressed. Storm piping is not labeled on the Utility Plan.

51. The revised site layout and grading creates a minor swale along the southwest side of the proposed subsurface storage/infiltration area. This swale discharges to Inlet #2. Define this swale more positively on the plans with additional spot elevations and/or contours. Inlet 2 will also need to be sumped more positively to ensure that all runoff up to a 100-year event is captured by the inlet.

<u>May 16, 2023 Response:</u> Comment partially addressed. Spot elevations are provided in some locations, but swale geometry isn't clearly defined. A swale section must be provided that meets drainage requirements defined in comment 16.

52. The following comments apply to Sheet C06.

a. Culvert #2 Invert in and out labeled on the plan are inconsistent with the pipe table on Detail Sheet D3.

May 16, 2023 Response: Comment addressed.



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May 16, 2023

b. Inspection ports are labeled as 8" on Sheet C06 and 10" on Detail Sheet D4.

May 16, 2023 Response: Comment addressed.

c. Identify the location and plan view size of the Debris Row Units on the plan.

May 16, 2023 Response: Comment addressed.

d. Detail on Sheet D4 identifies that observation ports are to be located over the debris rows. This is inconsistent with the locations on the plan.

May 16, 2023 Response: Comment addressed.

e. The Operation and Maintenance Matrix on the plan does not match the operation and maintenance program outlined in the stormwater report.

<u>May 16. 2023 Response</u>: Comment partially addressed. The plans (and report) include two separate maintenance schedules. On the plans, one is labeled "Long Term Operation and Maintenance" and the other is labeled "Stormwater Facilities Operation and Maintenance." There is both unique and duplicate information in the two operation and maintenance schedules, as well as conflicting information. For simplification and ease of use by the Owner a single operation and maintenance matrix should be developed. It is suggested that this matrix be organized as follows:

Stormwater Facility	Maintenance Activities	Inspection and Maintenance Activity Schedule (frequency)
Subsurface Infiltration / Detention Facility		
Sumped Inlets		
Conveyance Pipes		

Notes and other general instruction may be included below the table. For example, guidance that the Owner must keep reports and documentation of the inspections and make the reports available to the Township Engineer or his/her designee if requested.



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May 16, 2023

53. The Operation and Maintenance schedule on the plans and in the narrative must identify how sediment and debris are to be removed from the STORMTANK system when sediment buildup is observed. Also identify how the geotextile barriers lining the debris rows are to be cleaned.

<u>May 16. 2023 Response:</u> Comment partially addressed. The method of debris removal from inside the tank system must be clearly specified. Also see comment 52 e.

54. Provide calculations demonstrating the flow rate through the geotextile fabric and explain how flow will be evenly distributed to the proposed infiltration surface.

<u>May 16. 2023 Response</u>: Comment only partially addressed. The narrative includes a statement that the chambers were sized based on the manufacturers stated geotextile fabric permeability of 0.1114 cfs/ft sq and indicates that 13 square feet of area would be required, but doesn't provide a back-up calculation supporting that statement. The demonstration must include identification of the total flow entering each Debits Chamber (Q100) and documentation of the maximum flow permissible based on the geofabrics permeability and total fabric area provided.

55. The culvert installation notes on Sheet D3 indicate that the minimum culvert size is to be 12 inches. The Culvert installation table identifies Culvert #2 as a 4-inch culvert. Correct this inconsistency.

May 16, 2023 Response: Comment addressed.

56. The notes associated with the details on Sheet D4 through D7 indicate the details are not to be used for construction. Provide appropriate details, sealed by a qualified professional, for construction.

May 16, 2023 Response: Comment addressed.

57. The entire report should be page numbered (Page numbers are identified in the TOC).

May 16, 2023 Response: Comment addressed.

Additional comments - May 16. 2023

58. The labeling for the infiltration outfall manhole discharge pipes is confusing. The outlet structure is modeled as having two 6" outflow pipes with 5" orifice. Illustrate two pipes on the plan and more clearly label these pipes on Sheet CO6 and D3.



"

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May 16, 2023

59. The Plan Preparer Qualifications in the Stormwater Report must also be the person sealing the plan and report.

If you have any questions or require additional information, please feel free to contact me at 814-862-9191.

Sincerely, NTM Engineering, Inc.

Scott A. Brown, PE, D.WRE Senior Project Manager

ec: Ms. Jenna Wargo, Director of Planning and Zoning, Ferguson Township Mr. Aaron Jolin, Stormwater Engineer, Ferguson Township Mr. James Coslo, Centre County Conservation District



Page 12

May 16, 2023

2023 04 04 125 E Pine Grove Road Dev r4



OWNER'S CERTIFICATION T.P. 24-009A-,030-,0000- COMMONWEALTH OF PENNSYLVANIA	
OWNER'S CERTIFICATION T.P. 24-009A-,030-,0000- commonwealth of pennsylvania	
COMMONWEALTH OF PENNSYLVANIA	125 FF
COUNTY OF CENTRE	
ON THIS DAY OF, 2023, BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY APPEARED, ELIZABETH GROVE, OWNER OF PGH REAL ESTATE HOLDING LLC, IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT SHE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE OWNER, AND THAT THE OWNER ACKNOWLEDGES	
THE SAME TO BE THEIR ACT AND DEED, AND THAT THE OWNER DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW	
SIGNATURE OF LAND OWNER REPRESENTATIVE	
WITNESS MY HAND AND SEAL THIS DAY OF, 2023.	Contraction of the second
NOTARY PUBLIC COMMISSION EXPIRES	
DESIGN ENGINEER	
I,, DO HEREBY CERTIFY THAT THIS LAND DEVELOPMENT PLAN MEETS ALL DESIGN CRITERIA OF THE FERGUSON TOWNSHIP ZONING AND LAND DEVELOPMENT/SUBDIVISION REGULATIONS.	
MUNICIPAL ENGINEER CERTIFICATION	MATER STR
, HAVE REVIEWED THE LAND DEVELOPMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE FERGUSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.	
FIRE DIRECTOR CERTIFICATION	
THE FIRE DIRECTOR HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH APPLICABLE FIRE PROTECTION STANDARDS AND DOES HEREBY CERTIFY THE COMPLIANCE WITH THOSE STANDARDS HAS BEEN DEMONSTRATED.	
FIRE DIRECTOR DATE	GENERAL NOTES: 1 THIS PLAN IS TO EXPAND PARKING FOR A PROPOSED COMMERCIAL BUSINESS AT 12
FERGUSON TOWNSHIP PLANNING COMMISSION FERGUSON TOWNSHIP PLANNING COMMISSION APPROVED:	 UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE BASED ON ABOVE INFORMATION SUPPLIED BY THE UTILITY PROVIDERS. NO LOCATION BY EXCAVATION V NO CONSTRUCTION MATERIALS, DEBRIS, CLEANING SOLUTIONS, WASH WATER OR OTH THE STORM SEWER SYSTEM. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION
CHAIR DATE	 WORK SITE SHALL BE PROTECTED AT ALL TIMES. BARRICADES, WARNING SIGNS, GUA REQUIRED. NO TRENCHES OR EXCAVATIONS MAY REMAIN OPEN OVERNIGHT OR BE LE ALL CONSTRUCTION AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE LATES THESE DRAWINGS, WHERE THESE DOCUMENTS CONFLICT, THE MOST RESTRICTIVE SH
SECRETARY DATE	7. ALL WORK RELATING TO THIS PROJECT SHALL BE SUBJECT TO ALL FEDERAL, STATE, REGULATIONS REGARDING OCCUPATIONAL SAFETY AND HEALTH, ENVIRONMENTAL PRO CONTAINED IN THE SPECIFICATIONS OR THE DRAWINGS SHALL BE CONSTRUED TO CO REGULATIONS, AND IN THE EVENT OF SUCH CONFLICT ANY REQUIREMENT IMPOSED E DEEMED CONTROLLING.
FERGUSON TOWNSHIP BOARD OF SUPERVISORS FERGUSON TOWNSHIP BOARD OF SUPERVISORS APPROVED:	 CONTRACTOR SHALL NOT DISTURB ANY GROUND BEYOND THE IMMEDIATE AREA REQUE CONSTRUCTION. CONTRACTOR SHALL MINIMIZE EXCAVATION, DISTURBANCE AND COM AREA. ALL DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION ALL EXISTING CONCRETE, ASPHALT PAVEMENT, ETC, THAT IS NOT SPECIFIED FOR RE CONSTRUCTION (SPECIFICALLY, CONSTRUCTION VEHICLES ENTERING THE SITE).
CHAIR DATE	 10. NO OTHERNES, OTHER THAN THOSE INDICATED, SHALL BE INTERROPTED OR DISTORBED 11. COMPACT EACH LAYER TO THE REQUIRED PERCENTAGE OF MAXIMUM DRY DENSITY OF CLASSIFICATION INDICATED BELOW. BEFORE COMPACTION, MOISTEN OR AERATE EACH MOISTURE CONTENT. SEE ENGINEER FOR COMPLETE SPECIFICATIONS. <u>PERCENTAGE OF MAXIMUM DENSITY REQUIREMENTS:</u> COMPACT SOIL TO NOT LESS TH DENSITY IN ACCORDANCE WITH ASTM D 1557 (MODISIED PROCTOR).
SECRETARY DATE	 A. UNDER STRUCTURES, BUILDING SLABS AND STEPS, COMPACT TOP 12 INCHES O FILL MATERIAL AT 95 PERCENT MAXIMUM DENSITY. B. UNDER LAWN OR UNPAVED AREAS, COMPACT TOP 6 INCHES OF SUBGRADE ANI 90 PERCENT MAXIMUM DENSITY. C. UNDER WALKWAYS, COMPACT TOP 6 INCHES OF SUBGRADE AND EACH LAYER (MAXIMUM DENSITY.
DATE OF THE APPLICATION FOR A ZONING PERMIT.	15. FURNISH BACKFILL AND FILL SOIL MATERIALS FREE OF CLAY, ROCK, OR GRAVEL LAF WASTE; FROZEN MATERIALS; VEGETATION; AND OTHER DELETERIOUS MATTER. PLACE MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMF INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
SUBMISSION MADE ON AUGUST 23, 2023 DATE	16. ALL EXCAVATION IS UNCLASSIFIED AND INCLUDES (WITHOUT LIMITATION THERETO) TH ROCK OR ROCK FORMATIONS, BOULDERS, EXISTING FOUNDATIONS, FILL, AND ANY TY THE CONTRACT AREA. NO CLAIMS FOR EXTRA COMPENSATION OR EXTENSION OF CO SUBSURFACE CONDITIONS ENCOUNTERED WILL BE CONSIDERED.
	17. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND CONSTRUCTING STABLE, TEM OR BENCH THE SIDES OF THE EXCAVATIONS AS REQUIRED TO MAINTAIN STABILITY OF CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING THE GUIDELINES PRESENTED IN F 1989), THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HE "CONSTRUCTION STANDARDS FOR EXCAVATION 29 CER PART 1926 SUBPART P."
	 18. A DRIVEWAY PERMIT IS REQUIRED FROM PENNDOT FOR ACCESS TO A STATE HIGHWA 19. A STORMWATER PRE-CONSTRUCTION MEETING IS REQUIRED WITH FERGUSON TOWNSH TO ANY EARTH DISTURBANCE.
	20. THIS LAND DEVELOPMENT PLAN CORRESPONDS TO THE STORMWATER MANAGEMENT S REVISED: MARCH 23, 2023
	21. THIS LAND DEVELOPMENT PLAN TAKES IN TO CONSIDERATION THE LOT CONSOLIDATION 2023. THIS PLAN HAS RECEIVED APPROVAL MARC 21, 2023.
	22. ON JANUART 17, 2023, THE BUARD OF SUPERVISORS REVIEWED AND GRANTED TOO
	 22. ON SANGART 17, 2023, THE BOARD OF SUPERVISORS REVIEWED AND GRANTED TOU TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, §22-512-SIDEWALKS SPARROWS STREET. 23. ON JANUARY 17, 2023, THE BOARD OF SUPERVISORS REVIEWED AND GRANTED YOU
	 22. ON SANGART 17, 2023, THE BOARD OF SUPERVISORS REVIEWED AND GRANTED TOU TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, §22-512-SIDEWALKS SPARROWS STREET. 23. ON JANUARY 17, 2023, THE BOARD OF SUPERVISORS REVIEWED AND GRANTED YOU TOWNSHIP'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, §22-5C01.1.BOFF- PARKING SPACES FROM THE ORDINANCE REQUIREMENTS RESULTING IN 19 SPACES B REQUIRED 21. 24. ON MADOU 01, 2022, THE BOARD OF SUPERVISORS FROM THE ORDINANCE AND CONTRACT OF THE POLYDAY OF SUPERVISORS FROM THE ORDINANCE REQUIREMENTS RESULTING IN 19 SPACES B

LIMINARY LAND DEVELOPMENT PLAN E. PINE GROVE ROAD DEVELOPMENT PGH REAL ESTATE HOLDINGS LLC

FRONT YARD: 0 FEET

SIDE YARD: 3 FEET

PARKING CALCULATIONS

-- REQUIRED NUMBER OF SPACES

-- TOTAL DESIGNED SPACES

AREA.

REAR YARD: 20 FEET (PRINCIPAL)

5. MAX. LOT COVERAGE: 75% (IMPERVIOUS)

4. MAX BUILDING HEIGHT: 40 FEET (PRINCIPAL)

5 FEET (ACC. STRUCT.)

24 FEET (ACC. STRUCT.)

PROPOSED 57.70%

FERGUSON TOWNSHIP CENTRE COUNTY, PENNSYLVANIA NOVEMBER 11, 2022 REVISED FEBRUARY 15, 2023 REVISED MARCH 23, 2023 REVISED MAY 3, 2023

PROJECT

MERCIAL BUSINESS AT 125 E PINE GROVE ROAD.

N ARE BASED ON ABOVE GROUND APPURTENANCES AND SUPPLEMENTAL CATION BY EXCAVATION WAS COMPLETED.

- IS, WASH WATER OR OTHER FORMS OF ILLICIT DISCHARGES SHALL ENTER
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- PEN OVERNIGHT OR BE LEFT UNPROTECTED. JIREMENTS OF THE LATEST EDITION OF PENN D.O.T. PUBLICATION 408 AND HE MOST RESTRICTIVE SHALL APPLY.
- TO ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND TH, ENVIRONMENTAL PROTECTION, AND CONSTRUCTION STANDARDS. NOTHING LL BE CONSTRUED TO CONFLICT WITH SUCH LAWS, CODES, ORDINANCES, OR REQUIREMENT IMPOSED BY LAW, ORDINANCE, OR REGULATION SHALL BE
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- ON THE LOT CONSOLIDATION PLAN DATED: NOVEMBER 07,
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- EWED AND GRANTED YOUR APPLICATION FOR A WAIVER FROM THE ICE, §22-5C01.1.B.-OFF-STREET PARKING AND LOADING TO WAIVE TWO (2) SULTING IN 19 SPACES BEING REQUIRED ON SITE AS OPPOSED TO THE
- ED AND GRANTED YOUR APPLICATION FOR A MODIFICATION FROM THE ICE, \$22-516-LANDSCAPING TO MODIFY THE TOWNSHIP'S REQUIREMENTS AS
- GROVE HALL AND 125 E PINE GROVE ROAD.

DRAWING	INDEX		PROJECT
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TOWNSHIP OF FERGUSON ORDINANCE REQUIRES (1) SPACE PER 50 SQUARE FEET OF INDOOR SEATING AREA AND (1) SPACE PER 100 SQUARE FEET OF OUTDOOR SEATING -- TOTAL INDOOR AREA 648 SQUARE FEET 13 SPACES (1 SPACE PER 50 SF) -- TOTAL OUTDOOR AREA 778 SQUARE FEET 8 SPACES (1 SPACE PER 100 SF) 21 SPACES 19 SPACES (2 ACCESSIBLE SPACES) (17 STANDARD SPACES)

- NO. 20221441879
- EXCAVATION.
- ELECTRIC -
- WATER -
- GAS -
- CABLE



A01

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- RED MAPLE (ACER RUBRUM) N/F Stephen R. & Kathleen V. Herr DB-1164 PG-0071	TRUE NORTH	STAHLSHEAFFER ENGINEERING 301 SCIENCE PARK ROAD, SUITE 333 STATE COLLEGE PA 16803
TAX ID: 24-009A,039-,0000		PH: 814-689-1562 FAX: 814-689-1885 www.stahlsheaffer.com
State		PROFESSIONAL JEFFERY R. BAUGHMAN ENGINEER PEO83227
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SPURROW STHEFT		REVISIONS
	atte	PGH REAL ESTATE HOLDINGS LLC
		125 E PINE GROVE ROAD DEVELOPMENT
		FERGUSON TOWNSHIP, CENTRE COUNTY, PA
		SHEET NAME
		DEMOLITION PLAN
		PROJECT NO. 21-330
GRAPHIC SCALE 0 0 5 10 20 40 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		DATE 05/03/2023
1 inch = 10 ft.		SHEET NO. C02







(IN FEET) 1 inch = 20 ft.

	STAHLSHEAFFER ENGINEERING 301 SCIENCE PARK ROAD, SUITE 333 STATE COLLEGE, PA 16803 PH: 814-689-1562 FAX: 814-689-1885 www.stahlsheaffer.com
	JEFFERY R. BAUGHMAN JEFFERY R. BAUGHMAN ENGINEER PEO83227 WSYLVAN INTU
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	REVISIONS
	PGH REAL ESTATE HOLDINGS LLC
	125 E PINE GROVE ROAD DEVELOPMENT FERGUSON TOWNSHIP, CENTRE COUNTY, PA
	SHEET NAME
	SITE SECTIONS
	PROJECT NO. 21-330
	DATE 05/03/2023
	SHEET NO. C04.1
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/				
<u>PROPOSED</u>				
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STARTING AT TOP O SLOPE, ROLL BLANKI DIRECTION OF WATER	ETS IN R FLOW		```
		PREPARE SEED BED (INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED) PRIOR TO	
		BLANKET INSTALLATION	CON FILTER
THE BLANKET SHOULD	ENDS 6 IN. MIN. → E BLANKED DWNSLOPE BLANKET STAPLE SECURELY.	REFER TO MANUF. RECOMMENDED STAPLING PATTERN FOR STEEPNESS AND LENGTH OF SLOPE BEING BLANKETED	1 12" 2 12" 3 12"
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NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

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.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS 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 N.T.S.





NOTES:

- 1. SIDEWALK CROSS SLOPE NOT TO EXCEED 2%.
- 2. PLACE EXPANSION JOINTS (EJ) AT 20'-0" O/C MAX, FOLLOWING THE GUIDELINES BELOW: 2.1. INSTALL 5" LONG "SPEED LOAD" SLEEVES, BY GREENSTREAK (OR APPROVED EQUAL), AND 10" LONG, 1/2" SMOOTH DOWELS AT 42" O.C. (MINIMUM TWO DOWELS PER EJ)
- 2.2. INSTALL ASPHALT IMPREGNATED MATERIAL, CLOSED-CELL BACKER ROD AND POLYURETHANE SEALANT. 2.2.1. FOR JOINTS 1/4" TO 1/2" WIDE, THE SEALANT WIDTH TO DEPTH RATIO SHALL BE EQUAL.
- 2.2.2. JOINTS GREATER THAN 1/2" WIDE, SEALANT DEPTH SHALL BE 1/2".
- 2.3. PROTECT JOINT SEALANT FROM PEDESTRIAN AND VEHICULAR TRAFFIC UNTIL IT COMPLETELY CURES. 3. SCORE LINES BETWEEN EXPANSION JOINTS TO BE 1-1/4" DEEP TOOLED CONTROL JOINTS (CJ) UNLESS OTHERWISE
- NOTED. SEE PLANS AND SPECS FOR SPACING. 4. PROVIDE 1/2" ISOLATION JOINT WITH SEALANT ALONG BUILDING/RETAINING WALLS.





1. SAWCUT & SEAL FINISHED JOINTS PER PENNDOT PUB 408, SECTION 469, CURRENT EDITION.

STANDARD ASPHALT PAVEMENT N.T.S.



NOTES:

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STANDARD EROSION AND SEDIMENT 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 SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- 2. AT LEAST 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, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSITE OF THE CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON SITE PRE-CONSTRUCTION MEETING.
- 3. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBING ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY PADEP PRIOR TO IMPLEMENTATION.
- 5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- 3. 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 THE E&S PLAN.
- 7. 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.
- 3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- 10. ALL THE ANTICIPATED WASTE SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT PA 25 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.
- 11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN, APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT, FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ONTO THE SITE IS CLEAN FILL. FORM FP001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASED OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLAN FILL DUE TO ANALYTICAL TESTING.
- 13. ALL PUMPING OF WATER FROM ANY WORK AREA OVER UNDISTURBED VEGETATED AREAS SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN.
- 14. VEHICLES AND EQUIPMENT MUST ENTER AND EXIT THE PROPOSED SITE FROM USING THE INDICATED ACCESS ROUTES. 15. 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 A 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.
- 16. EARTH DISTURBANCE SHALL PROCEED IN THE FOLLOWING MANNER:
- A. MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE B. MINIMIZE SOIL COMPACTION AND ENVIRONMENTAL IMPACT.
- MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION USE TEMPORARY COVER FOR ALL DISTURBED AREAS THAT WILL BE DISTURBED AGAIN PRIOR TO COMPLETION. E. UTILIZE OTHER MEASURES OR CONTROLS THAT PREVENT OR MINIMIZE THE GENERATION OF INCREASED STORMWATER
- 17. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- 18. 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 OF 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- 19. 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.
- 20. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 6 INCHES IN THICKNESS.
- 21. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES. BRUSH. ROOTS. SOD. OR OTHER FORIGN OR OBJECTIONABIE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- 22. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- 23. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- 24. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATIONS FOR SUBSURFACE DRAIN OR OTHER APPROVED METHODS.
- 25. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISH GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS
- 26. 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 DESCRIED 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.
- 27. PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM. PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGATATIVE 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.
- 28. E&S BMPS SHALL REMAIN FUNCTIONAL UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- 29. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
- 30. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATION SEASON.
- 31. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- 32. TO MINIMIZE THE EXTENT AND DURATION OF EARTH DISTURBANCE, A SEQUENCE OF CONSTRUCTION FOR EARTHMOVING ACTIVITIES HAS BEEN PROVIDED ON THE ENS PLAN AND WAS FORMULATED TO EXPOSE ONLY THE MINIMAL AREA NECESSARY TO COMPLETE THIS PROJECT.
- 33. SINCE THIS PROJECT PROPOSES TO RE-DEVELOPMENT TWO EXISTING COMMERCIAL SITES, NO EXISTING NATURAL DRAINAGE FEATURES EXIST FROM BEFORE. NO ADDITIONAL MEASURES NEEDED TO BE TAKEN TO PROTECT THEM.
- 34. TO MINIMIZE THE AMOUNT OF SOIL COMPACTION OCCURRING ON SITE, EARTHMOVING ACTIVITIES WILL DISTURB ONLY THE AREA NECESSARY TO COMPLETE THIS PROJECT. ALL AREAS THAT WILL BE USED FOR INFILTRATION IN THE POST-DEVELOPMENT CONDITION WILL NEED TO BE PROTECTED SO UNNECESSARY COMPACTION SHOULDN'T OCCUR. ALSO DURING CONSTRUCTION OF THE PROPOSED BMPS. THE BOTTOMS WILL NEED TO BE TILLED BEFORE THE PLACEMENT OF THE TOP SOIL. PERIMETER SLOPES WILL BE SEEDED AND STABILIZED QUICKLY AFTER THE GRADING OF THOSE AREAS HAS BEEN COMPLETED.
- 35. MEASURES OR CONTROLS USED DURING CONSTRUCTION TO PREVENT OR MINIMIZE THE INCREASED STORMWATER RUNOFF ARE AS FOLLOWS: RUNOFF THAT FILTERS THROUGH THE SILT SOCK WILL BE ALLOWED TO SHEET FLOW ACROSS THE GROUND BEFORE HAND TO ALLOW FOR SOME RUNOFF TO INFILTRATE BACK INTO THE GROUND. PERIMETER SLOPES AND OTHER AREAS THAT WILL BE SHAPED ONCE DURING THE COMPLETION OF THIS PROJECT ARE
- SPECIFIED TO BE SEEDED AND STABILIZED QUICKLY SO THEY ARE VEGETATED WHILE THE MAIN PROJECT IS UNDER CONSTRUCTION - INFILTRATION FACILITIES WILL BE CONSTRUCTED TO REDUCE THE VOLUME OF STORMWATER RUNOFF.

EROSION AND SEDIMENT CONTROL PLAN NOTES:

- 1. IN ALL CASES THE SMALLEST PRACTICAL AREA OF LAND SURFACES SHALL BE DISTURBED. 2. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE
- DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS.
- SOCK, STRAW BLANKETS, AND ROCK FILTERS.
- 5. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, OR OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM OF 6 INCH LIFTS 2

6. EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES 3H:1V OR STEEPER, WITHIN 50 FEET OF A SURFACE WATER, AND ON ALL OTHER DISTURBED AREAS SPECIFIED ON THE PLAN MAPS AND/OR DETAIL SHEETS. CLEAN FILL AND ENVIRONMENTAL DUE DILIGENCE:

- 1. ALL FILL IMPORTED TO THE PROJECT SITE MUST MEET PADEP CLEAN FILL STANDARDS. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO PERFORM ENVIRONMENTAL DUE DILIGENCE TO ENSURE IMPORTED FILL MEETS THE CLEAN FILL REQUIREMENTS. THE CONTRACTOR SHALL USE ENVIRONMENTAL DUE DILIGENCE TO ENSURE THAT THE FILL MATERIAL ASSOCIATED WITH THIS PROJECT QUALIFIES AS CLEAN FILL.
- 2. CLEAN FILL, AS DEFINED BY PADEP, IS 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. THIS TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. ENVIRONMENTAL DUE DILIGENCE INVOLVES PERFORMING INVESTIGATIVE TECHNIQUES. INCLUDING. BUT NOT LIMITED TO. VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP. AND REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.
- WASTE HANDLING:

TO 95% OF PROCTOR.

- 1. THE CONTRACTOR IS RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES MUST ENSURE THAT PROPER MECHANISMS ARE IN PLACE TO CONTROL WASTE MATERIALS. CONSTRUCTION WASTES INCLUDE, BUT ARE NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY. MEASURES SHOULD BE PLANNED AND IMPLEMENTED FOR HOUSEKEEPING, MATERIALS MANAGEMENT, AND LITTER CONTROL, WHENEVER POSSIBLE, RECYCLING OF EXCESS MATERIALS IS PREFERRED, RATHER THAN DISPOSAL. DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE OWNER. ALL WASTE SHALL BE DISPOSED OF IN A LEGAL MANNER IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AND ANY LOCAL AND STATE MANDATES. NO BUILDING MATERIALS OR BUILDING WASTES SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
- 2. IF ANY ADDITIONAL WASTE STOCKPILES OUTSIDE OF THE LIMIT OF DISTURBANCE BE REQUIRED, A REVISION TO THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE COMPLETED AND SUBMITTED TO THE APPLICABLE REVIEW AGENCY. IF AN ADDITIONAL OFFSITE WASTE AREA IS REQUIRED, THE CONTRACTOR MAY NEED TO DEVELOP A SEPARATE E&S PLAN OR REVISE AN EXISTING PLAN. ANY NEWLY DEVELOPED WASTE AREA AND SUBSEQUENT REVISED EROSION AND SEDIMENTATION CONTROL PLAN(S) MUST BE APPROVED BY THE APPLICABLE REVIEWING AGENCY.
- APPROVED STOCKPILE AREA OR INCORPORATED INTO THE OVERALL SITE GRADING WITHIN THE LIMIT OF WORK. THIS APPROACH WILL ENSURE THAT THE PLACEMENT OR GRADING OF SEDIMENTS WILL BE UPSLOPE OF SEDIMENTATION CONTROL BMPS. GENERAL SEQUENCE OF CONSTRUCTION:

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE OF CONSTRUCTION. EACH STAGE SHALL BE COMPLETED AND IMMEDIATELY STABILIZED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING, GRUBBING, AND TOP SOIL STRIPPING SHALL BE LIMITED TO ONLY THOSE AREAS DESCRIBED IN EACH STAGE.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR MULCH MATERIAL SHALL BE HAY OR STRAW AS DEFINED IN SECTION 805 OF PENNDOT PUBLICAITON 408 AND SHALL BE SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE FREE FROM FOREIGN MATERIAL, COURSE STEMS, ANY SUBSTANCE TOXIC TO PLAN GROWTH, AND FREE FROM MATURE SEED POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION. BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS, BOTH AS DEFINED BY LAW. PLACE MULCH IMMEDIATELY AFTER SEEDING IN A UNIFORM CONTINUOUS BLANKET AT A MINIMUM RAE OF 1,200 POUNDS PER SQUARE YARD (3 TONS PER ACRE).

NOTE: THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL/IMPORT OF ANY EXCESS FILL MATERIAL OR TOP SOIL AS WELL AS SHALL MAKE SURE THE SITE(S) RECEIVING OR EXPORTING MATERIAL HAS AN APPROVED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR ANY OTHER STATE AND FEDERAL REGULATIONS.

NOTE: AREAS TO BE USED FOR INFILTRATION PURPOSES SHALL BE MARKED IN THE FIELD AND DISTURBANCE WITHIN THAT ASPHALT, EITHER EMULSIFIES OR CUT-BACK, CONTAINING NO SOLVENTS OR OTHER DILUTING AGENTS TOXIC TO PLANT OR AREA KEPT TO A MINIMUM. ONLY SMALL TRACKED EQUIPMENT WILL BE ALLOWED TO BE USED WITHIN THESE AREAS AS ANIMAL LIFE, UNIFORMLY APPLIED AT THE RATE OF 31 GALLONS PER 1,000 SQUARE YARDS MAY BE USED TO TACK MULCH. NEEDED. DISC/TILL THE SUBGRADE BEFORE THE PLACEMENT OF ANY TOPSOIL

- AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS INVOLVED IN ANY EARTHMOVING ACTIVITIES, THE LAND OWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN PREPARED, AND A REPRESENTATIVE OF SNYDER COUNTY CONSERVATION DISTRICT (CCCD) FOR AN ON-SITE PRE-CONSTRUCTION MEETING.
- AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN EARTHMOVING ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- CLEARLY MARK ALL LIMITS OF DISTURBANCE PRIOR TO COMMENCING ANY EARTHMOVING ACTIVITIES. 3. 4. INSTALL PERIMETER SILT SOCKS #1 THROUGH #4.
- 5. ONCE PERIMETER CONTROLS ARE IN PLACE, DEMO THE EXISTING FEATURES AS SHOWN ON PLAN. ALL MATERIALS WILL NEED TO DISPOSED OF IN ACCORDANCE TO DEP GUIDELINES. AS THE SIDEWALK IS BEING REMOVED, INSTALL ROCK CONSTRUCTION ENTRANCE #1 AS SHOWN ON THE PLAN. CLEAR AND GRUB ANY EXISTING TREES THAT ARE AFFECTED BY THE DEMOLITION AND ARE LOCATED WITHIN THE LIMITS OF DISTURBANCE.
- ONCE PERIMETER CONTROLS ARE IN PLACE AND EQUIPMENT IS PROPERLY STAGED/MOBILIZED, CLEAR AND GRUB THE REMAINING LIMITS OF DISTURBANCE. STRIP ONLY THE NECESSARY TOP SOIL TO MASS GRADE SITE. STOCK PILE ONLY ENOUGH TOP SOIL ONSITE TO COVER THE DISTURBED WHEN COMPLETED WHERE INDICATED WITHIN THIS PLAN SET. SEED AND MULCH STOCKPILE IMMEDIATELY. THE REMAINING TOP SOIL WILL NEED TO REMOVE FROM THE SITE. ** NOTE ** AREAS TO BE USED FOR INFILTRATION PURPOSES SHALL BE MARKED IN THE FIELD AND DISTURBANCE WITHIN THAT AREA KEPT TO A MINIMUM. ONLY SMALL TRACKED EQUIPMENT WILL BE ALLOWED TO BE USED WITHIN THESE AREAS AS NEEDED. DISC/TILL THE SUBGRADE BEFORE THE PLACEMENT OF ANY TOPSOIL. ** NOTE ** THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL/IMPORT OF ANY EXCESS FILL MATERIAL OR TOP SOIL AS WELL AS SHALL MAKE SURE THE SITE(S) RECEIVING OR EXPORTING MATERIAL HAS AN APPROVED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR ANY OTHER STATE AND FEDERAL **REGULATIONS.**
- COMMENCE MASS BULK EARTHMOVING ACTIVITIES NECESSARY TO BRING THE SITE TO SUBGRADE ELEVATIONS. THE DETENTION/INFILTRATION SYSTEM SHOULDN'T BE EXCAVATED NOW UNLESS FILL MATERIAL IS REQUIRED TO BRING THE SITE BROUGHT UP TO GRADE. CONSTRUCT THE PROPOSED RETAINING WALL AS THE SITE IS BEING BROUGHT UP TO GRADE. ALL 3:1 OR STEEPER SLOPES ACHIEVING FINAL GRADE SHALL BE COVER WITH 6" OF AMENDED TOP SOIL, LINE WITH S75 MATTING, SEED AND MULCH IMMEDIATELY. ** NOTE ** AREAS TO BE USED FOR INFILTRATION PURPOSES SHALL BE MARKED IN THE FIELD AND DISTURBANCE WITHIN THAT AREA KEPT TO A MINIMUM. ONLY SMALL TRACKED EQUIPMENT WILL BE ALLOWED TO BE USED WITHIN THESE AREAS AS NEEDED. DISC/TILL THE SUBGRADE BEFORE THE PLACEMENT OF ANY TOPSOIL. ** NOTE ** THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL/IMPORT OF ANY EXCESS FILL MATERIAL OR TOP SOIL AS WELL AS SHALL MAKE SURE THE SITE(S) RECEIVING OR EXPORTING MATERIAL HAS AN APPROVED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR ANY OTHER STATE AND FEDERAL REGULATIONS. UPON REACHING FINAL SUB GRADE ELEVATIONS, THE CONSTRUCTION OF THE PARKING LOT AND BUILDING MODIFICATIONS CAN COMMENCE.
- INSTALL CRITICAL STORMWATER INFRASTRUCTURE. INSTALL ALL UNDERGROUND FACILITIES, STORM SEWER STARTING AT THE DOWNSTREAM END AND THEN 9.1. PROCEEDING UPSTREAM, AND THE INFILTRATION SYSTEM. COMPLETE EARTH MOVING ACTIVITIES TO OBTAIN THE FINAL SHAPE AND ELEVATION OF THE SUBSURFACE BASIN. THE BOTTOM OF THE BASIN WILL NEED TO BE UNIFORM, LEVEL, AND FEEL FROM ROCKS AND DEBRIS;
- 9.2. THE BOTTOM AND THE SIDES OF THE BASIN; ROLLS OF FABRIC SHOULD OVERLAP BY A MINIMUM OF SIXTEEN (16) INCHES WITHIN THE BASIN. PLACE STONE WITHIN THE BOTTOM OF THE BASIN UNTIL THE BOTTOM ELEVATION OF THE STORMTANK BOXES HAS BEEN ACHIEVED. INSTALL THE STORMTANK BOXES AND THEN CONTINUE PLACING THE STONE UNTIL THE DEBITS CHAMBER HAS 9.3.
- MATERIAL. INLET PIPES TO BE CONCERNED TO THE INSTALLED INLETS AS SHOWN ON THE PLANS. 9.4. UPON COMPLETION, THE OWNER AND/OR OPERATORS SHALL CONTACT THE CENTRE CONSERVATION DISTRICT FOR AN INSPECTION PRIOR COVERING WITH GEOTEXTILE AND BACK FILLING. COVER THE BASIN WITH THE
- INSTALL INLET PROTECTION ON INSTALLED INLETS. ** NOTE ** AREAS TO BE USED FOR INFILTRATION PURPOSES SHALL BE MARKED IN THE FIELD AND DISTURBANCE WITHIN THAT AREA KEPT TO A MINIMUM. ONLY SMALL TRACKED EQUIPMENT WILL BE ALLOWED TO BE USED WITHIN THESE AREAS AS NEEDED. DISC/TILL THE SUBGRADE BEFORE THE PLACEMENT OF ANY
- TOPSOIL. 9.6. ** NOTE ** THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL/IMPORT OF ANY EXCESS FILL MATERIAL OR TOP SOIL AS WELL AS SHALL MAKE SURE THE SITE(S) RECEIVING OR EXPORTING MATERIAL HAS
- ANY OTHER STATE AND FEDERAL REGULATIONS. 9.7. ** NOTE ** THIS IS A CRITICAL STAGE OF CONSTRUCTION, A LICENSED PROFESSIONAL OR THEIR DESIGNEE SHALL BE PRESENT ON SITE. ** INSTALL CURBING, PLACE STONE SUBBASE, PIPING LOCATED UNDERNEATH PAVERS AND THE BINDER COURSE. ALL
- INLET PROTECTION WILL NEED TO BE REPLACED UPON THE COMPLETION OF THE BINDER COURSE. UPON COMPLETETION OF THE PROPOSED FACILITY. COMPLETE ANY NECESSARY EARTH MOVING TO OBTAIN FINAL GRADES WITHIN THE SITE. AREAS THAT HAVE ACHIEVED FINAL GRADE WILL NEED TO BE COVERED WITH 6" OF AMENDED TOP SOIL, SEEDED AND MULCHED. ANY ADDITIONAL 3:1 OR STEEPER SLOPES ACHIEVING FINAL GRADE, COVER WITH 6" OF AMENDED TOP SOIL, LINE WITH S75 MATTING, SEED AND MULCH IMMEDIATELY. **THIS IS A CRITICAL STAGE OF CONSTRUCTION, A LICENSED PROFESSIONAL OR THEIR DESIGNEE SHALL BE PRESENT ON SITE. ** 12. UPON THE COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND THE DRAINAGE AREA TO THE TEMPORARY BMPS
- HAVE BEEN PERMANENTLY STABILIZED WITH A UNIFORM 70% VEGETATIVE COVER, THE OWNER AND/OR OPERATOR SHALL CONTACT THE CCCD FOR AN INSPECTION PRIOR TO REMOVAL OF REMAINING TEMPORARY BMPS. REMOVE ALL INLET PROTECT AND FLUSH STORMWATER SYSTEM. MILL THE REMAINING EXISTING PARKING AREA 13. LOCATED ON LOT 2A AND PLACE FINAL WEARING COURSE AS WELL AS PERVIOUS PAVERS.
- 14. AFTER COMPLETION OF FINAL PAVING CONTACT CCCD FOR A FINAL INSPECTION. UPON APPROVAL, REMOVE REMAINING SILT SOCKS.

4. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA THE PROPOSED ROCK CONSTRUCTION ENTRANCE.

3. SEDIMENT REMOVED FROM BMPS IN ACCORDANCE WITH THE MAINTENANCE PROGRAM AND GENERAL NOTES SHALL BE STOCKPILED AT AN

TILL SUBGRADE WITHIN THE BOTTOM TO A DEPTH OF AT LEAST 8". PLACE THE NECESSARY GEOTEXTILE ALONG

BEEN FORMED. INSTALL INLET PIPES; CARE WILL NEED TO BE GIVEN NOT TO DESTROY THE GEOTEXTILE

APPROPRIATE GEOTEXTILE; BACK FILL UNTIL THE APPROPRIATE SUB GRADE ELEVATION HAS BEEN ACHIEVED.

AN APPROVED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR

CRITICAL STAGE OF CONSTRUCTION:

- 1. INSTALL ALL UNDERGROUND FACILITIES, STORM SEWER STARTING AT THE DOWNSTREAM END AND THEN PROCEEDING UPSTREAM, AND THE INFILTRATION SYSTEM. COMPLETE EARTH MOVING ACTIVITIES TO OBTAIN THE FINAL SHAPE AND ELEVATION OF THE SUBSURFACE BASIN. THE
- BOTTOM OF THE BASIN WILL NEED TO BE UNIFORM. LEVEL. AND FEEL FROM ROCKS AND DEBRIS: 3. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY EXISTING STORM DRAIN OR DITCH THROUGH USE OF FILTER 2. TILL SUBGRADE WITHIN THE BOTTOM TO A DEPTH OF AT LEAST 8". PLACE THE NECESSARY GEOTEXTILE ALONG THE BOTTOM AND THE SIDES OF THE BASIN; ROLLS OF FABRIC SHOULD OVERLAP BY A MINIMUM OF SIXTEEN (16) INCHES WITHIN THE BASIN. PLACE STONE WITHIN THE BOTTOM OF THE BASIN UNTIL THE BOTTOM ELEVATION OF THE STORMTANK BOXES HAS BEEN

ACHIEVED. INSTALL THE STORMTANK BOXES AND THEN CONTINUE PLACING THE STONE UNTIL THE DEBITS CHAMBER HAS BEEN FORMED. INSTALL INLET PIPES; CARE WILL NEED TO BE GIVEN NOT TO DESTROY THE GEOTEXTILE MATERIAL. INLET PIPES TO BE CONCERNED TO THE INSTALLED INLETS AS SHOWN ON THE PLANS.

UPON COMPLETION, THE OWNER AND/OR OPERATORS SHALL CONTACT THE CENTRE CONSERVATION DISTRICT FOR AN INSPECTION PRIOR COVERING WITH GEOTEXTILE AND BACK FILLING. COVER THE BASIN WITH THE APPROPRIATE GEOTEXTILE; BACK FILL UNTIL THE APPROPRIATE SUB GRADE ELEVATION HAS BEEN ACHIEVED. INSTALL INLET PROTECTION ON INSTALLED INLETS.

- ** NOTE ** AREAS TO BE USED FOR INFILTRATION PURPOSES SHALL BE MARKED IN THE FIELD AND DISTURBANCE WITHIN THAT AREA KEPT TO A MINIMUM. ONLY SMALL TRACKED EQUIPMENT WILL BE ALLOWED TO BE USED WITHIN THESE AREAS AS NEEDED. DISC/TILL THE SUBGRADE BEFORE THE PLACEMENT OF ANY TOPSOIL.
- . ** NOTE ** THE SITE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL/IMPORT OF ANY EXCESS FILL MATERIAL OR TOP SOIL AS WELL AS SHALL MAKE SURE THE SITE(S) RECEIVING OR EXPORTING MATERIAL HAS AN APPROVED EROSION AND SEDIMENT CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR ANY OTHER STATE AND FEDERAL REGULATIONS. ** NOTE ** THIS IS A CRITICAL STAGE OF CONSTRUCTION, A LICENSED PROFESSIONAL OR THEIR DESIGNEE SHALL BE PRESENT ON SITE. **

TEMPORARY SEEDING:

LIMING RATE FOR TEMPORARY STABILIZATION SHOULD BE (1) TONE OF PULVERIZED AGRICULTURAL LIMESTONE PER ACRE. FERTILIZER RATE FOR TEMPORARY STABILIZATION SHOULD BE 10-20-20 FERTILIZER AT 11 POUNDS PER 1,000 SQUARE YARD. TEMPORARY SEED SHALL BE PENNDOT FORMULA E. ANNUAL RYEGRASS (LOLIUM MULTIFLORUM). APPLIED AT A RATE OF 10 POUNDS PER 1,000 SQUARE YARD. SEED SHALL CONFORM TO THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTION 804.

PERMANENT SEEDING:

LIMING RATE FOR PERMANENT STABILIZATION SHOULD BE (1) TONE OF PULVERIZED AGRICULTURAL LIMESTONE PER ACRE. FERTILIZER RATE FOR PERMANENT STABILIZATION SHOULD BE 10-20-20 FERTILIZER AT 11 POUNDS PER 1,000 SQUARE YARD. PERMANENT SEED SHALL BE, 10% ANNUAL RYEGRASS, 40% FESCUE, 20% PERENNIAL RYEGRASS, AND 30% BLUEGRASS APPLIED AT A RATE OF 6 POUNDS PER 1,000 SQUARE YARD. SEED SHALL CONFORM TO THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTION 804. THE CONTRACTOR SHALL INSPECT SEEDED AREAS THREE (3) WEEKS AFTER APPLICATION. ANDY AREA WITH LESS THAN SEVENTY PERCENT (70%) COVERAGE SHALL BE RESEEDED.

MULCHING:

STRAW MULCH SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES NO STEEPER THAN 3:1. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. (NOTE: CRIMPING OF STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.)

SYNTHETIC BINDERS (CHEMICAL BINDERS) MYA BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH PROVIDED SUFFICIENT DOCUMENTATION IS PROVIDED TO SHOW THEY ARE NON-TOXIC TO NATIVE PLANT AND ANIMAL SPECIES.

LIGHTWEIGHT PLASTIC, FIBER, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL FACILITIES:

- ALL EROSION AND SEDIMENTATION CONTROL FACILITIES MUST BE MAINTAINED IN OPERATING CONDITION INCLUDING REPLACEMENT OF PLUGGED SEDIMENT SOCK, UNTIL UPSTREAM AREAS ARE STABILIZED WITH A MINIMUM UNIFORM 70% PERENNIAL VEGETATED GROUND COVER.
- EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE INSPECTED AFTER EACH RUNOFF EVENT AND ON A 2. WEEKLY BASIS.
- SEDIMENT AT SEDIMENT SOCK MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK. SEDIMENT IN THE SEDIMENT TRAP MUST BE REMOVED WHEN REACHING THE LINE INDICATED ON THE CLEAN OUT STAKE. SEDIMENT REMOVED FROM SEDIMENT SOCK AND TRAPS SHALL BE PLACED IN A DESIGNATED TOPSOIL STOCKPILE AREA. DISPOSAL OF DEBRIS/TRASH AND ALL OTHER WASTE MATERIAL REMOVED FROM EROSION AND SEDIMENT CONTROL BMPS SHALL BE IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL WASTE REGULATIONS.

MAINTENANCE PROGRAM:

- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMP'S SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMP'S AFTER EACH RUNNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP's, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMP'S 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. INSPECTION NOTES SHOULD ALSO INCLUDE THE TIME OF DAY AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION.

_ONG TERM OPERATIONS AND MAINTENANCE:

THE OWNER SHALL BE RESPONSIBLE FOR ENSURING THE PROPER OPERATION AND FUNCTION OF THE STORMWATER FACILITIES LOCATED ON THE PROPERTY. THE OPERATION AND MAINTENANCE

- FOLLOWING CONSTRUCTION, ANY DAMAGED OR INCIDENTALLY COMPACTED AREAS SHALL BE RESTORED TO THEIR DESIGN CONDITION PRIOR TO FINAL TOPSOIL AND SEEDING PLACEMENT.
- AS-BUILT PLANS WILL BE SUBMITTED BY A QUALIFIED PROFESSIONAL FOR ALL STORMWATER FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF THE SURETY BOND. THE MUNICIPALITY RESERVES THE RIGHT TO AUTHORIZE THE MUNICIPAL ENGINEER TO REVIEW SAID AS-BUILT PLANS. STORMWATER FACILITIES SHOULD BE INSPECTED BY THE RESPONSIBLE ENTITY ON THE FOLLOWING BASIS: - 3.
- A. ANNUALLY B. DURING OR IMMEDIATELY AFTER EVERY TEN-YEAR OR GREATER STORM EVENT.
- MAINTENANCE INSPECTIONS MAY BE PERFORMED BY THE OWNER OR A THIRD PARTY DESIGNATED BY THE OWNER TO ENSURE PROPER FUNCTIONING OF ALL STORMWATER FACILITIES. A WRITTEN LOG SHOWING DATES THAT PCSM FACILITIES WERE INSPECTED AS WELL ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED BY THE OWNER OR THIRD PARTY DESIGNATED BY THE OWNER AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS UPON REQUEST.
- 5. THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN THE FOLLOWING MANNER:
- A. DETENTION / INFILTRATION SYSTEM:

PROGRAM SHALL INCLUDE THE FOLLOWING:

- KEEP FREE OF DEBRIS AND LEAVES. MINIMIZE COMPACTION OF THE BOTTOM OF THE BED BY REDUCING OR ELIMINATING THE NEED FOR EQUIPMENT WITHIN THE BOTTOM OF THE SYSTEM SO THIS WILL PROMOTE INFILTRATION WITHIN THIS FACILITY. INSPECT BED FOR EXCESSIVE SEDIMENT BUILDUP. REMOVE ACCUMULATED SEDIMENT AND PROPERLY DISPOSE OF AS REQUIRED.
- STORMWATER CONVEYANCE CULVERTS:
- KEEP FREE OF DEBRIS AND LEAVES BOTH WITHIN THE PIPE AND AT THE INLET AND OUTLET ENDS. INSPECT CULVERT PIPES FOR MISSING OR BROKEN MATERIALS, AND REPLACE OR REPAIR AS REQUIRED. INSPECT THE CULVERTS FOR ACCUMULATED SEDIMENT AND PROPERLY DISPOSE OF WASTE MATERIAL.

6. THE OWNER IS RESPONSIBLE FOR MAINTAINING THE STORMWATER MANAGEMENT FACILITIES IN ACCORDANCE WITH THE APPROVED DESIGN. IF THE CONSERVATION DISTRICT OR PADEP DETERMINES OR MANISAPALITY AT ANY TIME THAT ANY PERMANENT STORMWATER FACILITY HAS BEEN ELIMINATED. ALTERED OR IMPROPERLY MAINTAINED. THE OWNER OF THE FACILITIES SHALL BE ADVISED OF CORRECTIVE MEASURES REQUIRED AND GIVEN 7 DAYS TO INITIATE APPROPRIATE ACTION IN ACCORDANCE WITH A TIME SCHEDULE DICTATED BY THE REGULATORY AGENCY. IF SUCH ACTION IS NOT TAKEN BY THE FACILITY OWNER, THE DEPARTMENT MAY, AT THEIR DISCRETION, INITIATE ENFORCEMENT ACTION.

MAINTENANCE EASEMENT

STORMWATER FACILITIES

SINKHOLE MANAGEMENT

SHOULD A SINKHOLE FORM DURING CONSTRUCTION, DUE TO THE VARYING CHARACTERISTICS OF SINKHOLES, A QUALIFIED AND PROFESSIONAL SOILS SCIENTIST SHALL BE CONTACTED IMMEDIATELY TO EVALUATE THE CONDITION AND RECOMMEND A REPAIR. THE TOWNSHIP AND CENTRE COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED, AND A REPAIR PLAN SHALL BE SUBMITTED BY THE OWNER FOR APPROVAL PRIOR TO THE COMPLETION OF ANY REPAIR. ADDITIONALLY, THE QUALIFIED PROFESSIONAL SHALL BE PRESENT ON-SITE DURING THE REPAIR. THE CONTRACTOR AND OWNER SHALL ALSO TAKE PROTECTIVE MEASURES TO PREVENT PEDESTRIAN OR VEHICULAR TRAFFIC WITHIN THE VICINITY OF THE SINKHOLE.

THE OWNER SHALL BE RESPONSIBLE FOR ENSURING THE PROPER OPERATION AND FUNCTION OF THE STORMWATER FACILITIES LOCATED ON THE PROPERTY, AND THE PROGRAM SHALL INCLUDE THE FOLLOWING:

- PERFORMED.
- CONTRACTOR(S) INFORMATION.

- REPLACEMENT.

OWNER, THE TOWNSHIP MAY CAUSE THE WORK TO BE DONE AND CHARGE ALL COSTS TO THE

PROPERTY OWNER.

FOR THE PURPOSE OF MAINTENANCE INSPECTION AND RELATED ACTIVITIES AN EASEMENT OF THE PROPERTY NOT TO INCLUDE STRUCTURES INTERIOR IS TO BE MAINTAINED TO PROVIDE ACCESS OF THE INSPECTION OF MAINTENANCE OF

STORMWATER FACILITIES OPERATION AND MAINTENANCE PROGRAM:

1. FOLLOWING CONSTRUCTION, ANY DAMAGED OR INCIDENTALLY COMPACTED AREAS SHALL BE RESTORED TO THEIR DESIGN CONDITION PRIOR TO FINAL TOPSOIL AND SEEDING PLACEMENT. 2. THE OWNER SHALL COMPLETE A VISUAL INSPECTION AT LEAST ONCE YEARLY, AND IMMEDIATELY AFTER MAJOR STORM EVENTS (I.E., 3.83 INCHES OR MORE IN A 48-HOUR PERIOD), AND ONE OF THE INSPECTIONS SHALL BE AFTER LEAVES HAVE FALLEN FROM TREES IN AUTUMN. SUCH A VISUAL INSPECTION SHALL AT LEAST INVOLVE AN EXAMINATION FOR DEBRIS DEPOSITION (SUCH DEBRIS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO AGGREGATE MATERIAL, LEAVES, GRASS CLIPPINGS, AND SOIL MATERIAL), SETTLEMENT, SINKHOLES, SEEPS, STRUCTURAL CRACKING, ANIMAL BURROWS, EXCESSIVE VEGETATION, FOUNDATION MOVEMENT, DEAD PLANTINGS, EROSION, DEPRESSIONS, AND WATER RETENTION TIMES THAT EXCEED SEVENTY-TWO (72) HOURS. A VISUAL INSPECTION OF THE TREES AND SHRUBS IN THE BEGINNING AND MIDDLE OF THE GROWING SEASON TO EVALUATE HEALTH OF PLANTINGS AND TO COMPLETE ANY NECESSARY PRUNING. ANY PERENNIAL PLANTINGS SHALL BE CUT DOWN AND CLIPPINGS REMOVED AT THE END OF EACH GROWING SEASON. DURING PERIODS OF EXTENDED DROUGHT (I.E., JULY AND AUGUST). ADDITIONAL WATERING OF PLANTINGS MAY BE REQUIRED. ALL INLET PIPES, OUTLET PIPES. OUTLET INLET. STORM PIPING, AND DRAINAGE STRUCTURES SHALL BE KEPT FREE OF ANY OBSTRUCTIONS AND FOREIGN MATERIAL THAT WOULD CAUSE DISRUPTION OF WATER FLOW IN A MANNER NOT ANTICIPATED FOR THE FACILITY. A WRITTEN REPORT DOCUMENTING EACH INSPECTION SHALL BE RETAINED BY THE DESIGNEE, INCLUDING THE DATE OF INSPECTION, LIST OF ITEMS INSPECTED. NAME AND ORGANIZATION OF THE PERSON CONDUCTING THE INSPECTION, AND A LIST OF MAINTENANCE CORRECTION TASKS PERFORMED.

3. THE OWNER SHALL REMOVE ANY ACCUMULATION OF DEBRIS FROM STORMWATER MANAGEMENT AREAS); MAINTAIN GROUNDCOVER VEGETATION WITHIN ANY ABOVE-GROUND STORMWATER MANAGEMENT SYSTEM(S) AND ON BERMS TO A HEIGHT THAT DOES NOT EXCEED SIX (6) INCHES; AND IMMEDIATELY REPAIR ANY EROSION DAMAGE BY REPLACING TOPSOIL ON ALL AREAS THAT EXPERIENCE EROSION, AND SEEDING, MULCHING AND MATTING SUCH AREAS IMMEDIATELY IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THE APPLICABLE EROSION AND SEDIMENT POLLUTION CONTROL PLAN AND/OR APPROVED POST CONSTRUCTION STORMWATER MANAGEMENT PLAN. VEHICULAR ACCESS IS PROHIBITED WITHIN BASINS; AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS. DISLODGED ROCK IN ANY RIPRAP APRON SHOULD BE RESET IN PLACE. REMOVAL OF SEDIMENT/DEBRIS SHALL TAKE PLACE WHEN THE AREA HAS DRIED, IF POSSIBLE. DETENTION/INFILTRATION AREAS THAT DO NOT DRAIN WITHIN SEVENTY-TWO (72) HOURS SHALL BE EVALUATED BY A QUALIFIED ENGINEER, GEOLOGIST, AND/OR

HYDROGEOLOGIST PRIOR TO INITIATING ANY REPAIR AND/OR RECONSTRUCTION ACTIVITIES. 4. THE OWNER SHALL REMOVE TRASH BAGS AND/OR LITTER FROM SUCH OUTLETS DURING PERIODS BETWEEN STORM EVENTS. MAN-MADE TRASH REMOVED FROM ANY FACILITY SHALL BE DISPOSED OF PROPERLY IN CONTAINERS COLLECTED BY A LICENSED COMMERCIAL TRASH HAULER.

5. A WRITTEN REPORT DOCUMENTING EACH INSPECTION SHALL BE RETAINED BY THE DESIGNEE, INCLUDING THE DATE OF INSPECTION, LIST OF ITEMS INSPECTED, NAME AND ORGANIZATION OF THE PERSON CONDUCTING THE INSPECTION, AND A LIST OF MAINTENANCE CORRECTION TASKS

6. FOR ANY STRUCTURAL FACILITY (PIPE, INLET, MANHOLE), IT MUST BE REPAIRED OR REPLACED IN A TIMELY MANNER IF DAMAGED MORE THAN SUPERFICIALLY, IN A WAY THAT IS A SAFETY HAZARD, IF STRUCTURALLY UNSOUND. OR IF NOT SUBSTANTIALLY PERFORMING AS IT IS INTENDED PER THE ORIGINAL DESIGN. THE OWNER SHALL KEEP A RECORD OF ANY REPAIRED OR REPLACED FACILITY, INCLUDING COSTS, DATES, MATERIALS REMOVED, MATERIALS PLACED, AND THE

7. THE DESIGNEE SHALL IMMEDIATELY NOTIFY THE TOWNSHIP AND CENTRE COUNTY CONSERVATION DISTRICT PRIOR TO INITIATING ANY "MAJOR" REPAIR ACTIVITIES (SUCH REPAIRS THAT MAY BE REQUIRED AS A RESULT OF SETTLEMENT, SINKHOLES, SEEPS, STRUCTURAL CRACKING, FOUNDATION MOVEMENT, AND WATER RETENTION TIMES THAT EXCEED SEVENTY-TWO HOURS). ALL "MAJOR" REPAIRS SHALL BE CONDUCTED UNDER THE DIRECTION AND SUPERVISION OF A QUALIFIED ENGINEER. GEOLOGIST. AND/OR HYDROGEOLOGIST.

8. ALL IMPERVIOUS SURFACES SHALL BE MAINTAINED CLEAN OF OIL, FUEL, OR OTHER TOXIC SPILLS, IN ACCORDANCE WITH STATE, FEDERAL OR LOCAL REGULATIONS. 9. THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN THE FOLLOWING MANNER:

a. STORMWATER DETENTION SYSTEM: KEEP FREE OF DEBRIS AND LEAVES. MINIMIZE COMPACTION OF THE BOTTOM OF THE STONE BED, BY REDUCING HEAVY EQUIPMENT FROM TRAVERSING THE MATERIAL BASE WITHIN INFILTRATION AND DETENTION AREAS. THE AREA WILL BE TOPPED WITH A MINIMUM LAYER OF 6 INCHES OF TOPSOIL. INSPECT AREA FOR EROSION ISSUES AND REPAIR WITH TOPSOIL, SEED, OR RIP RAP AS REQUIRED. THE REMOVAL OF DEBITS SHALL OCCUR ON A REGULAR BASIS WILE RINSING ANY MATERIAL POSSIBLE FROM THE NONWOVEN GEOTEXTILE. WHEN THE GEOTEXTILE APPEARS TO BE FAILING THE GEOTEXTILE OF THE DEBRIS ROW SHALL BE REPLACED WITH A LIKE PRODUCT AT THE TIME OF

b. SUMPED STORM INLETS AND STORM SEWERS: KEEP FREE OF DEBRIS AND LEAVES BOTH WITHIN THE STORM INLET AND EXTERNALLY ABOVE THE GRATE AND STORMWATER COLLECTION AREA. INSPECT STORM INLETS AND STORM SEWERS FOR MISSING OR BROKEN MATERIALS AND REPLACE OR REPAIR AS REQUIRED. INSPECT INLETS FOR ACCUMULATED SEDIMENT AND PROPERLY DISPOSE OF WASTE MATERIAL.

THE OWNER IS RESPONSIBLE FOR MAINTAINING THE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE APPROVED DESIGN. IF THE TOWNSHIP, CONSERVATION DISTRICT, OR DEP DETERMINES AT ANY TIME THAT ANY PERMANENT STORMWATER FACILITY HAS BEEN ELIMINATED, ALTERED, OR IMPROPERLY MAINTAINED, THE OWNER OF THE PROPERTY SHALL BE ADVISED OF CORRECTIVE MEASURES REQUIRED AND GIVEN 7 DAYS TO INITIATE APPROPRIATE ACTION IN ACCORDANCE WITH A TIME SCHEDULE DICTATED BY THE TOWNSHIP. IF SUCH ACTION IS NOT TAKEN BY THE PROPERTY







2. REJECT ANY PLANTS THAT APPEAR SIGNIFICANTLY STRESSED OR DYING.

N.T.S.

3. REMOVE 1/3 OF THE RINGS FROM THE TREE BASKET AND REMOVE ALL OF THE BURLAP FROM THE ROOTBALL BEFORE BACKFILLING. DISPOSE OF BURLAP WASTE. DO NOT LEAVE THE BURLAP IN THE PLANTING HOLE. DECIDUOUS TREE PLANTING

	MASTER LANDSCAPE SCHEDULE								
SYMB	BOL (QUANTITIES	SCIENTIFIC NAME	COMMON NAME	TYPE	PLANT SPACING (FT.) O.C.	PLANT HT AT INSTALL (FT)	MATURE HT (FT.)	MATURE SPREAD (FT.)
UNDERS	<u>TORY TRE</u>	ES			1				1
VL	JV	10	JUNIPERUS VIGINIANA "EMERALD SENTINEL"	RED CEDAR	CONTAINER OR B&B	4.0	6.0 MINIMUM	20	4-6
CC	сс	4	CERCIS CANADENSIS	EASTERN REDBUD	B&B	AS SHOWN	NA	20-30	15-20
AA	AA	7	AMELANCHIER ARBOREA	ALLEGHENY SERVICEBERRY	B&B	AS SHOWN	NA	10-25	10–15
HV	Ην	4	HAMAMELIS VIRGINIANA	WITCH HAZEL	B&B	AS SHOWN	NA	15–20	15–20
CANOF	PY TREES	5							
NS	NS	4	NYSSA SYLVATICA	BLACK GUM	B&B	AS SHOWN	NA	30-50	20-30
OV	ov	5	OSTRYA VIRGINIANA	AMERICAN HOP HORNBEAM	B&B	AS SHOWN	NA	25-40	20-30
SHRU	JBS								
BS	BS	24	BUXUS SEMPERVIRENS "BULLATA"	BOXWOOD	CONTAINER	5.0	3.0 MINIMUM	6	5
С	с	38	ILEX GLABRA "COMPACTA"	INKBERRY	CONTAINER	2.5	3.0 MINIMUM	5-6	4-6
SC	SC	9	SAMBUCUS CANADENSIS	ELDERBERRY	CONTAINER	AS SHOWN	3.0 MINIMUM	6-8	6-8
AM	AM	11	ARONIA MELANOCARPA	BLACK CHOKEBERRY	CONTAINER	3.0	3.0 MINIMUM	6-8	2-6
HERBA	CEOUS PI	LANTS							
		18	RUDBECKI HIRTA	BLACKEYED SUSAN	CONTAINER	2.0	NA	NA	NA
		45	HEMEROCALLIS "STELLA DE ORO"	DAYLILLY STELLA DE ORO	CONTAINER	2.0	NA	NA	NA
		18	CLEMATIS "DIANA'S DELIGHT"	CLEMATIS	QT CONTAINER MIN	3.0	NA	NA	NA
		TBD	HOSTA "REGAL SPLENDOR"	HOSTA	CONTAINER	TBD	NA	NA	NA

NOTES: B&B IS BALLED AND BURLAP AS PREPARED AT THE NURSERY

1. TREES AND SHRUBS SHOULD BE PLANTED AFTER FINAL GRADING HAS

2. UPON DELIVERY ALL TREES AND SHRUBS SHALL BE INSPECTED FOR HEALTH AND VIGOR. TREE LIMBS SHOULD BE PLIABLE, GREEN AND WITHOUT DRY OR DEAD TWIGS. BARK SHOULD BE INTACT WITH NO OPEN WOUNDS. TREE SHOULD NOT BE VISIBLY AFFECTED WITH FUNGUS, INSECT OR OTHER DETRIMENTAL PEST. ANY TREE AND SHRUBS EXHIBITING ANY OF THESE CHARACTERISTICS SHALL BE RETURNED TO THE SUPPLIER AND REPLACED WITH ACCEPTABLE STOCK.

SPRING PLANTING: TREES SHOULD BE PLANTED AFTER THE GROUND HAS THAWED BUT BEFORE BUD BREAK IN THE SPRING. SEASONS VARY AND ADJUSTMENTS SHOULD BE MADE TO PERFORM PLANTING DURING SUITABLE CONDITIONS. RED CEDAR SHOULD BE PLANTED IN THE SPRING. FALL PLANTING OF RED CEDAR IS ACCEPTABLE BUT WILL NORMALLY RESULT IN HIGHER DIE-OFF RATES THAN SPRING PLANTING. SUMMER PLANTING: IF PLANTING IS TO BE DONE BETWEEN APRIL 30TH AND SEPTEMBER 25TH, THE NEW PLANTINGS MUST BE WATERED EVERY OTHER DAY DURING PERIODS OF NON MEASURABLE PRECIPITATION. A WATERING IS CONSIDERED SUFFICIENT IF SATURATION OF THE GROUND HAS OCCURRED TO A MINIMUM DEPTH OF SIX INCHES AFTER WATER CEASES. AVOID EXCESSIVE WATERING THAT WASHES AWAY FILL SOIL AROUND THE ROOT BALL OR ATTEMPTS TO PUSH THE ROOT BALL

4. ALL DIRECTIONS AND DETAILS PROVIDED ON THE DETAIL SHEET SHOULD BE FOLLOWED FOR SUCCESSFUL TRANSPLANTING OF DELIVERED NURSERY STOCK PLANT MATERIAL. THE PLANTING HOLE SHALL BE PREPARED AS SHOWN ON THE DETAILS SHEET OF THE PLANTING PLAN. A PLANTING HOLE, A MINIMUM OF TWO TIMES THE ROOT BALL DIAMETER SHALL BE EXCAVATED FOR THE PLANTINGS. A SOLID BASE SHALL BE PREPARED FOR PLACEMENT OF ROOT BALL. SOIL SHOULD BE REPLACED AND PACKED FIRMLY AROUND THE TREE OR SHRUB ROOT MASS.

5. ALL TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THE "GUIDE TO PLANTING IN FERGUSON TOWNSHIP". (CHAPTER 22,

6. A SOIL TEST FOR pH MUST BE PERFORMED FOR THE PLANTING AREA OF THE ILEX GLABRA. IF THE pH NEEDS ADJUSTED ACCORDING TO THE SOIL TEST RESULT, THE SOIL SHALL BE AMENDED AS DIRECTED FROM THE SOIL LAB. THE INFORMATION MUST BE PROVIDED TO THE ZONING ADMINISTRATOR AND TOWNSHIP ARBORIST FOR VERIFICATION PRIOR TO ISSUANCE OF THE OCCUPANCY PERMIT.

					\neg
			PARKING		STAHLSHEAFFER
SUFFER YARD			WEST END		FNGINFFRING
SOUTHSIDE WEST 144	LONG 15 WIDE		REQUIRED PROVIDED		
5 CANOPY TREES	2 + 1 EXISTING = 3. 2 NOT INCLUDED	– OVERHEAD ELECTRIC. SEWER	2 CANOPY TREES 2		301 SCIENCE PARK ROAD, SUITE 333 STATE COLLEGE, PA 16803 PH: 814-689-1562
	LINES AND GRAVEL ROADS AND ADJACE	NT TO AN EXISTING PARKING	11 SALT TO	DLERANT EVERGREEN SHRUBS	FAX: 814-689-1885 www.stahlsheaffer.com
UNDERSTORY TREES	AREA, ROOT CONCERNS. LIMITED PLANT 5 - MORE THAN 5 WILL CONFLICT WITH	ING SPACE OTHER PLANTINGS AND	<u>Southeast corner</u> – a six fo	чт	
	EXISTING INFRASTRUCTURE. A LINE UP	OF ALLEGHENY	BLOCKING		
	SERVICEBERRY WILL PROVIDE A NICE EAD	RLY SEASON FLUSH OF WHITE			
	BLOOMS ALONG THIS PROPERTY LINE.		NORTHEAST CORNER - ENTRY TO	<u>PARKING LOT</u>	
) Shrubs Vestside (back yard)) 87' LONG 15' WIDE		2 CANOPY TREES 0		
	<u>DED</u>		2 – UNDER	STORY TREE PROVIDED TO MATCH THE OPPOSITE	
6 CANOPY TREES	2 + 1 EXISTING = 3		SIDE ENTRY	FOR BALANCE AND APPEAL. REDBUD TREES	
UNDERSTORY TREES	4		COMMUNITY	BEAUTIFICATION	
SHRUBS	6				
NORTHSIDE BETWEEN T	HE TRASH ENCLOSURE AND WEST END		7 SHRUBS F	OR DEFINITION AROUND THE PAVED AREA	
<u>CANOPY TREES</u>	<u>JED</u>		8 SHRUBS F	OR DEFINITION AROUND THE PAVED AREA	
UNDERSTORY TREES	4				SURVEYOR CES
S SHRUBS	8		LEAVE A 3 INCH CIRCLE	AN I YE	DESIGNER DDC
NORTHSIDE ALONG THE	PARKING LOT EDGE.		FREE OF MULCH AROUND THE TRUNK	- 3" SOIL SAUCER (TYP.)	MANAGER MRV
VERGREEN, SALT TOLE	ERANT SHRUB HEDGE (LIVING FENCE) PRO	OVIDED IN PLACE OF A FENCE			FILE: 21-330 DESIGN_LANDSCAPE.DWG 21-330 DESIGN_LANDSCAPE.DWG
UK LIGHT BLUCKING					
			MULCH		REV 1 - 11/11/22 - TWP COMMENTS
				6"	KEV 2 - 03/08/23 - TWP COMMENTS
				EQUALS ROOT BALL	
			\cap	NITAINER CROWN	
			<u>NOTES:</u>	INTAINEN GROWN	
			1. PLANT 1	O HEIGHT OF ROOT FLARE	REVISIONS
			<u>Shi</u>	<u>rub planting</u>	
				N.T.S.	
					PGH REAL
SCHEDULE					ESTATE
HT AT INSTALL (FT) MATURE HT (FT.)	MATURE SPREAD (FT.)	USE	MIN CALIPER AT INSTALL	HOLDINGS LLC
6.0 MINIMUM	20	4-6	TRASH SCREENING	NA	
NA	20-30	15–20	BUFFER YARD	1.5"	
NA	10-25	10–15	BUFFER YARD	1.5"	
NA	15–20	15–20	BUFFER YARD	1.5"	GROVE ROAD
NA	30-50	20-30	BUFFER YARD	2.0	FERGUSON TOWNSHIP,
					CENTRE COUNTY, PA
NA	25-40	20-30	BUFFER YARD	2.0	
	<u> </u>		1		
		E			
	0	J	DUTTER TARD/GENERAL		
	5_6	4_6		ΝΔ	
		τV			
3.0 MINIMUM	6-8	6-8	BUFFFR YARD	NA	SHEET NAME
· · · · · · · · · · · · · · · · · · ·					
3.0 MINIMUM	6-8	2-6	BUFFER YARD	NA	
					LANDSCAPING
NA	NA	NA	GENERAL	NA	DETAILS
NA	NA	NA	GENERAL	NA	
NA	NA	NA	GENERAL	NA	PROJECT NO.
					21-330
NA	NA	NA	GENERAL	NA	
					03/00/2022
					SHEET NO.

L02

ELECTRICAL LECEND AND ARREV/LATIONS

EL	ECTRICAL LEGEND AND A	BBRE	VIATIONS					GENERAL NOTES
ABBR	EVIATIONS	ABBREVI	ATIONS	LIGHTIN	IG CONTROL SYMBOLS	POWER SY	MBOLS	(THESE NOTES APPLY TO ALL ELECTRICAL DRAWI
A	AMPERE(S)	UC U	NDERCOUNTER/CABINET	\$	SINGLE POLE SWITCH (+48" AFF, UON)		CIRCUIT BREAKER	A. IT IS THE RESPONSIBILITY OF THE ELECTRICAL
AC	ABOVE COUNTER OR AIR CONDITIONER	UG U	NDERGROUND	\$ ₃	THREE-WAY SWITCH (+48" AFF, UON)		FUGE	CONTRACTOR TO VISIT THE SITE, PRIOR TO BID, DIMENSIONS AND BECOME FAMILIAR WITH THE E
AFC	ABOVE FINISHED CEILING	UON U	NLESS OTHERWISE NOTED	\$₄	FOUR-WAY SWITCH (+48" AFF, UON)			WORK WHICH IS REQUIRED DUE TO CONTRACTOR
AFF	ABOVE FINISHED FLOOR	V V	OLT(S)	\$⊨	FAN AND/OR FAN/LIGHT SWITCH (+48" AFF, UON)		SMITCH	
AFI	ARC FAULT CIRCUIT INTERRUPTER	VA V	OLT AMPERES	\$ĸ	KEY OPERATED SWITCH (+48" AFF, UON)	≪ó ò≫	DRAW-OUT CIRCUIT BREAKER	PHASING OF THE WORK WITH THE GENERAL CONT AND THE ARCHITECT
LHA	AUTHORITY HAVING JURISDICTION	N N	IATT(S) OR WIRE	 \$ _₽	SWITCH WITH PILOT LIGHT (ILLUMINATED WHEN ON)		CIRCUIT BREAKER WITH GROUND FAULT PROTECTION	C THE ELECTRICAL CONTRACTOR SHALL VERIEY A
AHU	AIR HANDLING UNIT	NG M	IREGUARD		(+40 AFF, UCN) TIMER SWITCH (+48" AFE UCN)	<u>ا@-</u> -	FUSED SWITCH WITH GROUND FAULT PROTECTION	ROUGH-IN REQUIREMENTS FOR ELECTRICALLY OF EQUIPMENT WITH THE EQUIPMENT SUPPLIERS.
AIC	AMPERES INTERRUPTING CURRENT	WH E	LECTRIC WATER HEATER					D. COORDINATE ELECTRICAL DEVICE LOCATIONS /
BFC	BELOW FINISHED CEILING	MP h	EATHERPROOF			\bowtie	METER	RAILS, CORNER GUARDS, DOOR TRIMS, ETC. NO ARCHITECT OF CONFLICTING LOCATIONS.
C		XFMR T	RANSFORMER			A	AMMETER	E. WHERE USED IN THESE DRAWINGS, THE TERM "PR
CATV		REFEREN	CE SYMBOLS		DIMMER GUITCH (148" AFE HON)	\bigcirc	VOLTMETER	SHALL IMPLY "FURNISH AND INSTALL".
CD	CIRCUIT BREARER			₽0	DIMMER STYLE SHALL MATCH STYLE OF TOGGLE SWITCH	5		F. ALL WORK SHALL COMPLY WITH THE LATEST AD STATE AND LOCAL CODES, AS WELL AS FEDERA
GT	CURRENT TRANSFORMER	<u>.</u>	EQUIPMENT DESIGNATION		COMPATIBLE WITH LAMP SOURCE AND RATED FOR	$ \Rightarrow$	CURRENT TRANSFORMER	AND MUNICIPAL REGULATIONS.
CU	CONDENSING UNIT		REVISION DESIGNATION	\$05	OCCUPANCY SENSOR (+48" AFF, UON)-	$ \longrightarrow \subset$	POTENTIAL TRANSFORMER	ALL FIELD DIMENSIONS, LOCATIONS AND CONDIT TO THE PURCHASE OF ANY MATERIALS AND
DISC	DISCONNECT	11	KEY NOTE DESIGNATION	\$052	DUAL RELAY OCCUPANCY SENSOR SWITCH			COMMENCEMENT OF WORK. NOTIFY THE ARCHITE
WG(S)	DRAWING(S)			¢	(+48" AFF, UON)	<u> </u>	ENGINE GENERATOR SET	RESOLUTION.
(E)	EXISTING, TO REMAIN - MAINTAIN CIRCUIT CONTINUITY	???	DETAIL REFERENCE	₽305	THREE-WAY OCCUPANCY SENSOR SWITCH (+48" AFF, UON)		AUTOMATIC TRANSFER SWITCH	
	LENSES AND REPLACE FAILED LAMPS, UNLESS	\bigcirc	FLOOR BOX KEY	\$ _{W5_}	DIGITAL LIGHTING CONTROL SYSTEM			
	EXISTING LAMP'S COLOR TEMPERATURE. FOR WIRING				= NUMBER OF BUTTONS REQUIRED		ENCLOSED CIRCUIT BREAKER	
	NOTED.	SITE SYMI	BOLS	\$ _{D5}	DIGITAL LIGHTING CONTROL SYSTEM DIMMER SWITCH (+48" AFF, UON)		DISCONNECT SWITCH	
EC	ELECTRICAL CONTRACTOR OR EMPTY CONDUIT			\$ ₅₅	DIGITAL LIGHTING CONTROL SYSTEM	Ľ	FUSED DISCONNECT SWITCH	
EDH	ELECTRIC DUCT HEATER	E-UG -	UNDERGROUND ELECTRIC		SCENE SWITCH (+48" AFF, UON)	\square	MOTOR STARTER	
EF	EXHAUST FAN	E-OH	OVERHEAD ELECTRIC	⊅оѕм_	DIGITAL LIGHTING CONTROL SYSTEM WALL SWITCH OCCUPANCY SENSOR, DUAL TECH	[∎]	SHUNT TRIP ELEVATOR DISCONNECT SWITCH	
EHP	ELECTRIC HEATING PANEL	C-UG-	UNDERGROUND COMMUNICATION		(+48" AFF, UON) _ = NUMBER OF BUTTONS REQUIRED			
(ER)	CONTINUITY TO DEVICES. REMOVE, RELOCATE OR	— нес-он		\$ _{PS}	DIGITAL LIGHTING CONTROL SYSTEM			
	NEW CONSTRUCTION. FOR LUMINAIRES EXISTING TO BE	G -	UNDERGROUND GAS		PARTITION SWITCH (+48" AFF, UON) OCCUPANCY SENSOR - LINE VOLTAGE	CT]	CURRENT TRANSFORMER	
	LAMPS, UNLESS OTHERWISE NOTED. NEW LAMPS ARE	<u> </u>	UNDERGROUND STORM	Ф и	OCCUPANCY SENSOR - LOW-VOLTAGE	Ø	UTILITY POLE	
	FOR WIRING DEVICES, PROVIDE NEW DEVICE AND FACEPLATE TO MATCH EXISTING COLORS, UNLESS		DIRECT BURIED ELECTRICAL HANDHOLE	PP	OCCUPANCY SENSOR POWER PACK		GROUNDING ELECTRODE CONDUCTOR	
	OTHERWISE NOTED.					- <u>+</u>		
ΕM	EMERGENCY	LIGHTING	SYMBOLS	POWER	SYMBOLS		GROUND BUSS	
EPO	EMERGENCY POWER OFF	0	CEILING LUMINAIRE - SURFACE MOUNTED		SURFACE MOUNTED PANELBOARD OR LOADCENTER	×	GROUND ROD	
EMC	ELECTRIC WATER COOLER	σ	CEILING LUMINAIRE - RECESSED	L14-20	FLUSH MOUNTED PANELBOARD OR LOADCENTER	MH	MAN HOLE	
EMH	ELECTRIC WALL HEATER	ю	WALL MOUNTED LUMINAIRE	φ	SINGLE RECEPTACLE (+18" AFF, UON)	HH	HAND HOLE	
(EX)	EXISTING TO BE DEMOLISHED - MAINTAIN CIRCUIT CONTINUITY DURING AND AFTER DEMOLITION TO	\bigcirc	PENDANT MOUNTED LUMINAIRE	•	(T = TVSS)	2000.46	FEEDER SIZE TAG, SEE FEEDER SCHEDULE	
	EXISTING CIRCUITS AND DEVICES TO REMAIN. REMOVE, RELOCATE OR REWORK ANY CONDUIT AND	\bigcirc	WALL WASH LUMINAIRE - SURFACE MOUNTED	Фсп	20A 120V 5-20R GFCI PROTECTED DUPLEX RECEPT (+18" AFF, UON)			
F	HIRING TO FACILITATE NEW CONSTRUCTION.	⊘>	WALL WASH LUMINAIRE - RECESSED	MAECI	20A 120V 5-20R AFCI PROTECTED DUPLEX RECEPT	PANEL XX		
FLA	FULL LOAD AMPS	ଟ	PHOTO CELL	•	20A 120V 5-20R QUAD RECEPTACLE (+18" AFF, UON)	XX	PANELBOARD	
G	GROUND	RI	LED/FLUORESCENT LUMINAIRE - SURFACE MOUNTED	 ∰G⊓	20A 120V 5-20R GFCI PROTECTED QUAD RECEPTACLE			
GC	GENERAL CONTRACTOR		RI INDICATES FIXTURE TYPE LED/FLUORESCENT LUMINAIRE - RECESSED	±	(+18" AFF, UON)			
GFI	GROUND FAULT CIRCUIT INTERRUPTER				SOLATED GROUND DUPLEX RECEPTACLE	LOAD CENTER		
ΗP	HORSEPOWER	•\$5•	INDICATES POWER FEED END) (LENGTH AS SHOWN ON DRAWING)		(+18" AFF, UON)	XX XX	LOAD CENTER	
IDF	INTERMEDIATE DATA FRAME		FLUORESCENT STRIP LUMINAIRE/UNDER CABINET	\square	('CR' = CORD REEL DEVICE)			
ISC	SHORT CIRCUIT CURRENT		LUMINAIRE (LENGTH AS SHOWN ON DRAWING)	P	RECESSED CLOCK RECEPTACLE (+96" AFF, UON)			
ΚV	KILOVOLTS	⊣∽∽⊣	FLUCKESCENT COVE OR SLOT LUMINAIRE (LENGTH AS SHOWN ON DRAWING)	\square	IN-FLOOR DUPLEX RECEPTACLE		I SYMBOLS	
KVA	KILOVOLT AMPERE(S)		LINEAR WALL MOUNT WITH INTEGRAL OCC SENSOR	Φ	IN-FLOOR DOUBLE DUPLEX RECEPTACLE			
KW	KILOWAIT(5)	OC.	COMBINATION EXIT SIGN AND DUAL-HEAD EMERG		IN-FLOOR COMBINATION RECEPTACLE/TELEPHONE/	15	WALL MOUNTED STROBE ONLY NOTIFICATION	
MC			SINGLE FACE EXIT LUMINAIRE - CEILING MOUNTED		DATA DEVICE	15	APPLIANCE (15) INDICATES CANDELA RATING	
MCA	MINIMUM CIRCUIT AMPS		DUAL FACE EXIT LUMINAIRE - CEILING MOUNTED		4" SQ BOX WITH I" CONDUIT TO ABOVE CLG		WALL MOUNTED COMBINATION STROBE/HORN NOTIFICATION APPLIANCE	
MCB	MAIN CIRCUIT BREAKER	ю	SINGLE FACE EXIT LUMINAIRE - WALL MOUNTED	U)	JUNCTION BOX	15	WALL MOUNTED EXTERIOR WEATHERPROOF	
MDC	MAIN DISTRIBUTION CENTER	НŒ	DUAL FACE EXIT LUMINAIRE - WALL MOUNTED	Ψ 	WALL MOUNTED JUNCTION BOX		COMBINATION STROBE/ HORN	
MDF	MAIN DATA FRAME	→ ←	EGRESS ARROWS		MOTOR		COMB SMOKE/CO DETECTOR	
MLO	MAIN LUGS ONLY		TRACK LIGHTING (NUMBER OF HEADS AS SHOWN ON	\$ _{TO} 🏈	HP RATED TOGGLE SWITCH (+48" AFF, UON)	S _A	COMB SMOKE/CO DETECTOR WITH AUDIBLE BASE	
NL	NIGHT LIGHT/SECURITY LIGHT, CONNECT LIGHTS AHEAD		DRAWING)	●	PUSH BUTTON, TYPE AS NOTED (+48" AFF, UON)	Φ _H	HEAT DETECTOR	
NO	NORMALLY OPEN	66	REMOTE EMERGENCY LIGHTING HEAD	PB	PULL BOX	● _D	DUCT SMOKE DETECTOR	
OAE	OR APPROVED EQUAL		EMERGENCY LUMINAIRE WITH INTEGRAL BATTERY PACK		PLUGMOLD (LENGTH AS SHOWN ON DRAWING)	FP	MANUAL PULL STATION-DUAL ACTION	
Ρ	POLE			Φ	SURFACE RACEWAY (+18" AFF, UON)	IAM R	INDIVIDUAL ADDRESSABLE MODULE WITH RELAY	
PH	PHASE		NIGHT LIGHT LUMINAIKE, THROUGH THE WALL MOUNTING		(LENGIH AS SHOWN ON DRAWING)	FACP	FIRE ALARM CONTROL PANEL	
PNL	PANEL		POST-TOP LIMINAIRE	(CABLE TRAY (LENGTH AS SHOWN ON DRAWING)	FAAP	FIRE ALARM ANNUNCIATOR PANEL	
REC	RECEPTACLE				CONDUIT END BUSHING			
(RL)	RELOCATE - MAINTAIN CIRCUIT CONTINUITY TO NEW $1000000000000000000000000000000000000$			o	CONDUIT UP			
	RELOCATE OR REMORK ANY CONDUIT AND WIRING TO FACILITATE RELOCATION FOR LUMINAIRES CLEAN		IN-GRADE FLOOD LUMINAIRE	•	CONDUIT DOWN			
	LENSES AND REPLACE FAILED LAMPS, UNLESS OTHERWISE NOTED. NEW LAMPS ARE TO MATCH		ABOVE-GRADE FLOOD LUMINAIRE		CONDUIT BREAK SYMBOL			
	EXISTING LAMP'S COLOR TEMPERATURE. FOR WIRING DEVICES, PROVIDE NEW DEVICE AND FACEPLATE TO		STEP-LIGHT LUMINAIRE	∮	GROUND ROD			
	MATCH EXISTING COLORS, UNLESS OTHERWISE NOTED.		EXTERIOR WALL MOUNTED SITE LUMINAIRF		MULTI-SERVICE TEL/POWER POWER POLE			
SCA	SHURT CIRCUIT CURRENT AVAILABLE				PHONE/DATA OUTLET			
JNI T√GG		│ ▲ • _{NL}	UNSWITCHED NIGHTLIGHT FIXTURE		WIRELESS ACCESS POINT (POWER OVER ETHERNET)			
	THE TOP TOP TOP OTTOP OUT TOPOLOGICA	NL						

		GENERAL ELEC SITE NOTES					
WINGS) D, TO VERIFY EXISTING ADDITIONAL	l. 2.	CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS SO THAT HE CLEARLY UNDERSTANDS HIS RESPONSIBILITY IN RELATIONSHIP TO THE WORK TO BE PERFORMED. THE PROJECT DRAWINGS ARE GENERALLY DIAGRAMMATIC					
PINATE		AND INDICATIVE OF THE WORK TO BE PERFORMED. HOWEVER, THE DRAWINGS ARE NOT INTENDED TO SHOW EVERY CONDUIT, FITTING, BOX, EQUIPMENT OR APPURTENANCE REQUIRED TO BE FURNISHED AND INSTALLED OR DISCONNECTED AND REMOVED.	N				
ALL OPERATED WITH CHAIR OTIFY	З.	CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACTUAL LOCATIONS OF FACILITIES AND VERIFICATION OF DIMENSIONS. IN ADDITION, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND FOR THE COORDINATION OF WORK OF HIS TRADE SO THAT WORK OF ALL TRADES WILL BE PERFORMED IN AN ORDERLY MANNER AND WITH THE LEAST INTERFERENCE.	ICAL DESIG			Jeeinn com	IIIOAIIBICAT
PROVIDE" ADOPTED RAL, STATE,	4.	ALL WORK BY THE CONTRACTOR SHALL BE PERFORMED IN A NEAT, WORKMANLIKE MANNER, SO AS NOT TO DAMAGE ANY NEW OR EXISTING SURFACE, BUILDING COMPONENTS, EQUIPMENT, ETC. WHERE DAMAGE OF SUCH OCCURS, THE CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR THE COMPLETE RESTORATION OF THE DAMAGED EQUIPMENT OR SURFACE.	UP ELECTR	ES, LLC)aks Dr A 16602	-8432 Wernnelectricals	
ITECT OF ALL	5.	ALL ELECTRICAL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE 2017 NATIONAL ELECTRICAL CODE.	WER-	RVICI	Brush C oona, PA	14) 207 1200	odmine
. FOR	6.	ALL UNDERGROUND RACEWAYS SHALL BE SCHEDULE 40 PVC, AT INDICATED BURIAL DEPTHS. EXTERIOR RACEWAYS ROUTED ABOVE GROUND SHALL BE GALVANIZED RIGID STEEL, CONVERTED UNDERGROUND, PRIOR TO VERTICAL SWEEP. MINIMUM BURIAL DEPTH OF 6" IS PERMITTED USING RIGID STEEL CONDUITS IF DEEMED NECESSARY.	PO	SEI	802 Altc	P:(8	
	٦.	CONTRACTOR SHALL COORDINATE THE ROUTING OF THE UNDERGROUND RACEWAYS WITH THE OWNER PRIOR TO EXCAVATION.					
	8.	CONTRACTOR SHALL PATCH ALL EXISTING BITUMINOUS & CONCRETE SURFACES DISTURBED BY WORK OF THIS PROJECT.	LC				
	٩.	CONTRACTOR SHALL REPLACE ALL DAMAGED LANDSCAPE MATERIALS INCLUDING, BUT NOT LIMITED TO: GRASS, SHRUBBERY, PLANTS, TREES AND OTHERS AS INDICATED OR DIRECTED IN THE FIELD.	ss, L	DG	(090	000
	10.	CONTRACTOR SHALL PROVIDE ALL NECESSARY POLES, FIXTURES AND ACCESSORIES AS SPECIFIED.	ling	htin	P R	160	
	11.	CONTRACTOR SHALL COORDINATE FINAL LOCATION OF POLE BASES IN FIELD WITH THE FINAL SITE LIGHTING PLANS. CONTRACTOR SHALL STAKE PROPOSED POLE LOCATIONS AND VERIFY THE LOCATIONS WITH THE OWNER PRIOR TO AUGURING.	Hold	Ligl	Grov		11), I d
	12.	EXISTING LIGHTING SYSTEMS SHALL BE MAINTAINED OPERATIONAL THROUGHOUT CONSTRUCTION PERIOD UNTIL SUCH TIME THAT ALL NEW FIXTURES ARE OPERATIONAL. TEMPORARY LIGHTING SYSTEMS SHALL BE PROVIDED WHERE NECESSARY.	state	g Lot	o st Pine		
	I3. I4.	ALL EQUIPMENT SHALL BE UL LISTED AND LABELED. CONTRACTOR SHALL CONTACT THE PA ONE-CALL SYSTEM (800-242-1776) A MINIMUM OF FOUR (4) WORKING DAYS PRIOR TO ANY EXCAVATION.	PGH Real E	Parkin	175 Fa	Ding	
		CONTRACT RESPONSIBILITES					
		ALL WORK INDICATED ON THESE DRAWINGS AND RELATED SPECIFICATIONS IS INTENDED TO BE PREFORMED BY THE ELECTRICAL CONTRACTOR UNLESS OTHERWISE NOTED.		FERGUSON TWNSHP REVIEW	FINAL - ISSUED TO OWNER	99% OWNER REVIEW	SUBMISSIONS
				11-10-22	10-4-22	9-29-22	
			Project	No.:	2022	2-42	
			Checked	1 By:	MW	M	
			© Power Sheet T	r-Up Elec	etrical D	esign S	VCS
			LE (EGEN GEN NC	ND . ER. DTE	ANI AL S	C
			Sheet N	0.	0 1		
				E	U.I		

 GENERAL NOTES (THIS SHEET ONLY) A. REFER TO DWG E0.1 FOR GENERAL NOTES THAT APPLY TO ALL DRAWINGS. B. ALL RACEWAYS SHALL INCLUDE AN INSULATED EQUIPMENT GROUNDING CONDUCTOR FOR ALL BRANCH CIRCUITS AND FEEDERS. CONDUIT IS NOT PERMITTED TO ACT AS AN EQUIPMENT GROUNDING CONDUCTOR UNLESS OTHERWISE NOTED. 					
 C. CONTRACTOR SHALL DERATE CONDUCTORS WHERE FOUR (4) OR MORE CURRENT CARRYING CONDUCTORS ARE INSTALLED IN ANY SINGLE RACEWAY. INCREASE CONDUCTOR SIZE IN ACCORDANCE WITH NEC ART 315.B.2.9. D. BRANCH CIRCUITS SHALL CONSIST OF CONDUCTORS NO SMALLER THAN 12AWG FOR 20 AMP CIRCUITRY. E. ELECTRICAL CONTRACTOR SHALL COORDINATE ALL ROUGH-INS WITH OTHER TRADES FOR ALL ELECTRICAL SERVICES REQUIRED BY OTHER TRADES. F. ALL UNDERGROUND RACEWAYS SHALL BE INSTALLED A MINIMUM 24" BELOW FINISHED GRADE WITH LOCATOR TAPE BURIED 1'-0" BFG. 	POWER-UP ELECTRICAL DESIGN SERVICES, LLC	802 Brush Oaks Dr	Altoona, PA 16602	P:(814) 207-8432 mackm@powerupelectricaldesign.com	
 EXISTING ELECTRICAL SERVICE PANEL TO REMAIN. PROVIDE NEW AREA LIGHTING BRANCH CIRCUIT BREAKER AND REVISE EXISTING SCHEDULE. ALL NEW OVERCURRENT PROTECTIVE DEVICES SHALL MATCH EXISTING MFR AND TYPES FOR NEW AREA LIGHTING BRANCH CIRCUIT. INSTALL NEW AREA LIGHTING BRANCH CIRCUIT IN 3/4" EMT CONDUIT ALONG BASEMENT WALL FROM EXISTING SERVICE PANEL TO LOCATION OF NEW JUNCTION BOX. INSTALL AS HIGH AS POSSIBLE ON BASEMENT WALL. INSTALL NEW 12"X12"X4" SCREW COVER JUNCTION BOX AT ELEVATION ON BASEMENT WALL TO INTERCEPT EXTERIOR UNDERGROUND RACEWAY ENTRIES INTO BUILDING. INSTALL BUILDING MOUNTED AREA LIGHTING CONDUIT ON EXTERIOR WALL UP TO FIXTURE LOCATION UNLESS FISHING IN INTERIOR WALLS IS POSSIBLE. ALL BUILDING EXTERIOR WALL PENETRATIONS SHALL BE SEALED WATERTIGHT. NEW UNDERGROUND DIRECT BURIED AREA LIGHTING BRANCH CIRCUIT CONSISTING OF ONE (1) " PVC SCH40 DIRECT BURIED CONDUIT. REFER TO DIAGRAMS FOR CONDUCTOR INFORMATION. 	PGH Real Estate Holdings, LLC	Parking Lot Lighting	125 East Pine Grove Rd	Pine Grove Mills, Pa 16868	
	Project No.: Drawn By: Checked By	11-10-22 FERGUSON TWNSHP REVIEW	10-4-22 FINAL - ISSUED TO OWNER mwm MWM	2 6-29-22 69% OWNER REVIEW	SUBMISSIONS
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E1.1

SCALE: NONE

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FULL SITE SPARROW ADJACENT SIDE(Copy

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Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
^	А		0	Lumca	CP04XX 12LED05 20W 120V L4 30K	Concept	1	2170	0.89	21.9	Max: 937cd
0	В		1	Lumca	CP04XX 24LED05 40W 120V L4 30K	Concept	1	4339	0.89	42	Max: 1874cd
^ •	н		2	Lumca	CP04XX 12LED05 20W 120V L4 30K HSS	Concept	1	1738	0.89	21.79	Max: 874cd
Ô	BW		1	Lumca	CP04XX 24LED05 40W 120V L4 30K	Concept	1	4339	0.89	42	Max: 1874cd

cs						
on	Symbol	Avg	Мах	Min	Max/Min	Avg/Min
	+	0.5 fc	6.0 fc	0.0 fc	N/A	N/A
ST	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A
HOUSE GLARE	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

THE PREVIOUS SUBMISSION TO FERGUSON TOWNSHIP WAS REJECTED BASED ON LIGHTING LEVEL CALCULATIONS AT THE PROPERTY LINE EXCEEDING THE FERGUSON TOWNSHIP LIGHTING ORDINANCE REQUIREMENTS. THE DESIGNER HAS REVIEWED THE CALCULATIONS AND THE FOLLOWING CHANGES WERE MADE TO MEET THE MAINTAINED MAXIMUM LIGHTING LEVELS AT THE PROPERTY LINE BASED ON TABLE 127 OF SECTION

- FIXTURE SUPPORT ARM LENGTHS WERE CONFIRMED AND MORE ACCURATELY REPRESENTED IN THE CALCULATION. FIXTURE SPACING FROM POLE TO CENTER OF LAMP INCREASED BY 1'-0".
- POLE BASE LOCATIONS WERE READJUSTED TO BE AS FAR AWAY FROM THE PROPERTY LINE AS POSSIBLE WHILE NOT INFRINGING ON THE PHYSICAL CURBS OF THE PARKING AREA.
- BASED ON THE SLOPING GRADE AT THE SITE, CALCULATION LEVELS ARE MORE ACCURATELY PRESENTED BASED ON THE KNOWN GRADE SLOPING FROM WEST-TO-EAST ON THE SITE. THIS WAS RECREATED IN THE CALCULATION SOFTWARE.
- POLE HEIGHTS WERE NOT CHANGED AS THE DESIGNER IS STRIVING TO NOT IMPOSE LAMP GLARE INTO THE ADJACENT RESIDENCE WINDOWS WHILE MEETING THE TOWNSHIPS REQUIREMENTS.

DOWFR IT FIFT AT DESIGN	SERVICES, LLC	802 Brush Oaks Dr	Altoona, PA 16602	P:(814) 207-8432	maching power upercentering income
PGH Real Estate Holdings LLC		Parking Lot Lighting	125 East Pine Grove Rd	Ding Canad Milla Da 16060	FILE OLOVE MILLS, FA TUOUO
		11-10-22 FERGUSON TWNSHP REVIEW	10-4-22 FINAL - ISSUED TO OWNER	9-29-22 99% OWNER REVIEW	SUBMISSIONS
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		LUMINAIRE INFORMATION							POLE	MOUNTING IN			
FIXTURE DESIGNATION	ASSEMBLY/FIXTURE DESCRIPTION	NUMBER OF LAMPS AND RESPECTIVE WATTAGE	LUMINAIRE MANUFACTURER	LUMINAIRE MODEL NUMBER	VOLTAGE		ASSY WATTAGE	TOTAL QTY	TOTAL WATTAGE	POLE/MOUNT DESCRIPTION	POLE DIMENSIONS	POLE/MOUNT MFR/MODEL	REMARKS
ALI	SINGLE ARM POLE MOUNTED LED AREA LIGHT TYPE IV DISTRIBUTION	40 WATT 3000K LED	LUMCA	CPM0406-EKF-24LED05-40W-30K- L4-120-BK-BTP	120	SINGLE ARM	42	1	42	16'-0", 4"DIA ROUND STRAIGHT ALUMINUM W/ DECORATIVE BASE AND ARM	16'H 4"DIA .188"TH	ARM: LUMCA M1A-CF42-BK BASE: LUMCA WB15 (42"H)	POLE, ARM AND FIXTURE TO BE BLACK FINISH. PROVIDE BUTTON TYPE PHOTOCELL ON LUMINAIRE. POLE MIN 2.8EPA @90MPH
AL2	SINGLE ARM POLE MOUNTED LED AREA LIGHT TYPE IV DISTRIBUTION	20 WATT 3000K LED	LUMCA	CPM0406-EKF-12LED05-20W-30K- L4-120-BK-BTP	120	SINGLE ARM	22	1	22	13'-0", 4"DIA ROUND STRAIGHT ALUMINUM W/ DECORATIVE BASE AND ARM	13'H 4"DIA .188"TH	ARM: LUMCA M1A-CF42-BK BASE: LUMCA WB15 (42"H)	POLE, ARM AND FIXTURE TO BE BLACK FINISH. PROVIDE BUTTON TYPE PHOTOCELL ON LUMINAIRE. POLE MIN 5.2EPA @90MPH
AL3	SINGLE ARM WALL MOUNTED LED AREA LIGHT TYPE IV DISTRIBUTION	40 WATT 3000K LED	LUMCA	CPM0406-EKF-24LED05-40W-30K- L4-120-BK-BTP	120	SINGLE ARM	42	1	42	DECORATIVE ARM WITH WALL MOUNT BRACKET	N/A	ARM: LUMCA MA-CF42-BK	ARM AND FIXTURE TO BE BLACK FINISH. PROVIDE BUTTON TYPE PHOTOCELL ON LUMINAIRE. 12'-0" MH
AL4	SINGLE ARM POLE MOUNTED LED AREA LIGHT TYPE IV DISTRIBUTION WITH HOUSE SIDE SHIELD	20 WATT 3000K LED	LUMCA	CPM0406-EKF-12LED05-20W-30K- L4-120-BK-BTP-HSS	120	SINGLE ARM	22	1	22	13'-0", 4"DIA ROUND STRAIGHT ALUMINUM W/ DECORATIVE BASE AND ARM	13'H 4"DIA .188"TH	ARM: LUMCA M1A-CF42-BK BASE: LUMCA WB15 (42"H)	POLE, ARM AND FIXTURE TO BE BLACK FINISH. PROVIDE BUTTON TYPE PHOTOCELL ON LUMINAIRE AND HOUSE SIDE SHIELD. POLE MIN 5.2EPA @90MPH
					•								

NOTE: ALL LED LAMPS SHALL INCORPORATE A MIN 70 CRI

- SLOPES OF ADA PARKING SF ACCESS AISLE IN ACCORDAI ANSI A117.1 - ACCESS AISLE POSITIONED	PACES AND NCE WITH ADJACENT TO BOTTOM OF RAMP	110 CHAMBI BOALSBURG 814.880.9422	ERS ALLEY 5, PA 16827 WWW.HAD.ARCHI ated 2015
		DELTA DATE DESI	
WALL MOUNTED LIGHT		PGH / 125 PINE GROVE ROAD RESTAURANT 125 EAST PINE GROVE ROAD PINE GROVE MILLS, PA 16868	OWNER:
		PROFESSIONAL SEAL	MAG. NORTH 4 6 8 MORTH IC SCALE
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REVISIONS	ENRY RCHITECTURE DESIGN
PGH / 125 PINE GROVE ROAD RESTAURANT 125 EAST PINE GROVE ROAD PINE GROVE MILLS, PA 16868	OWNER:
PROFESSIONAL SEAL PLAN PLAN 0 1 2 PLAN NORTH 0 1 2 PLAN NORTH 0 1 2 PLAN NORTH 0 1 2 SHEET NAME SHEET NAME	APHIC SCALE

TOTAL BUILDING AREAS: EXISTING BUILDING = 1,105 S.F. (FOOTPRINT) ADDITIONS = 1,035 S.F. (FOOTPRINT) TOTAL BUILDING AREA = 2,140 S.F.

OUTDOOR DINING AREA = 778 S.F. OUTDOOR SEATING CAPACITY = 52 INDOOR SEATING CAPACITY (PER BUILDING CODE)= 44

PARKING REQUIREMENTS (BASED ON BUILDING FLOOR AREAS):

INTERIOR DINING AREAS (SHADED AREAS) = 648 S.F. 1 PARKING SPACE PER 50 S.F. INTERIOR DINING = 13 SPACES REQUIRED

21 TOTAL PARKING SPACES REQUIRED

19 PARKING SPACES ARE AVAILABLE IN PARKING LOT + 2 ON STREET PARKING SPACES = 21 SPACES PROVIDED.

