

TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801
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www.twp.ferguson.pa.us

FERGUSON TOWNSHIP PLANNING COMMISSION REGULAR MEETING AGENDA

Monday, August 24, 2020

6:00 PM

Zoom Meeting

<https://us02web.zoom.us/j/82039077018>

Meeting ID: 820 3907 7018

- I. Call To Order
- I. Approval of Regular Meeting Minutes—July 27, 2020
- II. Citizen Input
- III. Land Development Plans

A. Kocher Well Field Water Pumping Improvements LDP

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

Staff Recommendation: *Staff asks the Planning Commission review and provide any comments to staff.*

- B. **Parkview Subdivision - Replot of Tax Parcel 24-118-128 and Tax Parcel 24-118-128A -**
A Subdivision/Replot submitted by PennTerra Engineering, Inc. on behalf of their client, Alec J. Pringle and Jodi L. Green, owners of Tax parcel 24-118-128 and 24-118-128A. The parcels are located at 1401 Circleville Road and 1403 Circleville Road respectively. Tax Parcel 24-118-128, referred to as Lot 3R on the subdivision plan, is currently 0.786 acres. Tax Parcel 24-118-128A, referred to as Lot 4R on the subdivision plan, is currently 1.971 acres. This replot proposed to add 0.546 acres to Lot 3R to create a 1.333-acre parcel (Lot 3RR). Lot 4 will be reduced to 1.425 acres (Lot 4R) with this replot. There is a shared access driveway to both parcels. The parcels are zoned Residential-single family (R1).

Staff Recommendation: *Staff asks the Planning Commission review and provide any comments to staff.*

IV. Community Planning

A. Affordable Housing Ordinance

The Workforce Housing Ordinance is codified under Supplemental Regulations in Chapter 27, Zoning and applies to zoning districts where the provisions of workforce housing units are required or incentivized. Currently, the Township requires a contingency of workforce housing to be built in the Traditional Town Development (TTD) Zoning District and it is incentivized in the Terraced Streetscape (TS) District. The original ordinance was adopted in 2015 and achieves a very specific objective of establishing a legacy workforce housing program through deed-restricted, owner-occupied units. Provided with the agenda is the draft amendment to the Workforce Housing Ordinance. This draft includes input and direction from the Board of Supervisors and the established technical working group.

This ordinance would be applicable to the development of or rehabilitation of ten or more residential dwelling units, conversion of an existing residential structure to a multi-family dwelling that results in ten or more residential dwelling unit and conversion of a non-residential property to a residential property that results in ten or more residential dwelling units within the TTD or TS Zoning Districts. It expands upon the legacy workforce program by allowing for rentals or owner-occupied units; and provides workforce housing units to be built off-site, designated off-site, land and/or building donation and fee-in-lieu.

Staff Recommendation: *The Planning Commission review the draft and be prepared to ask any initial questions during the meeting. Staff would like all comments submitted by August 31st to Jenna Wargo, jwargo@twp.ferguson.pa.us. Staff will provide a draft based on comments submitted at the next Planning Commission meeting scheduled for September 14th. There will also be a scheduled joint Planning Commission and Board of Supervisors meeting at a later date to discuss the recommended draft.*

V. Special Reports

A. Stormwater Program Implementation and Fee Study Presentation by Dave Pribulka

VI. Official Reports and Correspondences

- A. Board of Supervisors
- B. CRPC Report
- C. Land Development Plans
- D. Staff Updates

VII. Adjournment

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JULY 27, 2020
6:00 PM**

ATTENDANCE

The Planning Commission held its regular meeting of the month on Monday, July 27, 2020, as a virtual meeting. In attendance:

Commission:

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

Staff:

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

Others in attendance: Rhonda Demchak, Recording Secretary; Troy Fruchtl, Penn Terra Engineering; Marc McMaster, Real Estate Agent, State College; Eric Reischer, Ferguson Township Resident; Betsy Dupuis, Ferguson Township Resident; Derek Anderson, Ferguson Township Resident; Charles Suhr, Attorney, Stevens & Lee; Joseph Green, Ferguson Township Resident

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

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, July 27, 2020 at 6:10 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES JULY 13, 2020

Mr. Thompson called for a motion to approve the minutes from July 13, 2020. Mr. Keough made a motion to approve the minutes. Ms. Taricani seconded the motion. The motion passed unanimously.

III. CITIZEN INPUT - NONE

IV. LAND DEVELOPMENT PLANS

A. Thistlewood Lot 19 Final Land Development Plan

Ms. Aneckstein introduced and presented the final plan that was included in the agenda. PennTerra Engineering, Inc. on behalf of the applicants, Eric Reischer, proposes the construction of a single-family home, approximately 3,925 square feet on Lot 19. Per the Thistlewood Record Subdivision Plan, dated September 24, 2004, revised March 16, 2005, selected lots are required to have a Land Development Plan because of the topography, conservation easements, soil types, potential sinkhole development, and wetlands. Lot 19 is situated in an area where sinkhole development, flooding, and drainage problems may arise. Therefore, an indemnity or hold harmless agreement has been submitted along with the plans. The parcel is 1.816 acres and is currently zoned Rural Residential (RR). Due to the severe slope on this property, a modification waiver was submitted for relief from select erosion

and grading controls to allow for construction of the home. The Board of Supervisors granted this at their last meeting. Roy Fruchtl, PennTerra Engineering, gave an overview of the plan to the Commission. Mr. Fruchtl noted that the runoff goes into a pipe and into a basin. Mr. Keough requested a reference note to be included on the plan, and that note was added. Also, a note was added to the plan with regards to erosion modifications to the grading controls. Ms. Taricani inquired how they are planning to adapt the lot to erosion. Mr. Fruchtl noted that the plans call for siltsocks that will capture sediment during construction. The entire site will be vegetated once the construction is completed and there will also be controls to the yard drains. There will be a protective fence that will go around the wet area at the bottom. Mr. Crassweller made a motion to recommend to the Board of Supervisors that they approve the Thistlewood Lot 19 Final Land Development Plan to the Board of Supervisors pending outstanding staff comments. Mr. Keough seconded the motion. The motion passed unanimously.

B. AFFORDABLE HOUSING ORDINANCE

Ms. Wargo introduced the ordinance. The Workforce Housing Ordinance is codified under Supplemental Regulations in Chapter 27, Zoning and applies to zoning districts where the provisions of workforce housing units are required or incentivized. Currently, the Township requires a contingency of workforce housing to be built in the Traditional Town Development (TTD) Zoning District and it is incentivized in the Terraced Streetscape (TS) District. The original ordinance was adopted in 2015 and achieves a very specific objective of establishing a legacy workforce housing program through deed-restricted, owner-occupied units. Provided with the agenda is the draft amendment to the Workforce Housing Ordinance. This ordinance would be applicable to the development or rehabilitation of ten or more residential dwelling units; conversion of an existing residential structure to a multi-family dwelling that results in ten or more residential dwelling units; and conversion of a nonresidential property to a residential property that results in ten or more residential dwelling units within the TTD or TS Zoning Districts. It expands upon the legacy workforce program by allowing for rentals or owner-occupied units; and provides workforce housing units to be built off-site, designated off-site, land donation, land and building donation and fee-in-lieu. The Board of Supervisors reviewed the ordinance at their last meeting and referred to the Planning Commission. Ms. Wargo noted that this is only an introduction and any additional comments to be sent to her before the next Planning Commission meeting. Ms. Wargo and the Township Manager are working on a Joint Board of Supervisor and Planning Commission meeting to review the Affordable Housing Ordinance Amendment. Mr. Keough inquired what the different colors mean on the ordinance. Ms. Wargo noted that yellow are the new changes, comments to the right are Ms. Aneckstein's, and no color means it was carried forward from the previous ordinance. Ms. Holliday asked why the title of the ordinance changed from Work Force to Affordable Housing. Ms. Wargo noted that the current Workforce Ordinance only addresses households that are within 80% AMI to 120% AMI and personally feels it is not affordable. Ms. Wargo reviewed the major changes to the ordinance and heard comments from the Commission. Ms. Rittenhouse expressed her concerns with affordable housing not being affordable for the developer and noted it takes a developer over a year to develop the land. Continued discussions ensued with regards to giving residential developers more breaks/incentives in Centre County. Ms. Taricani noted that Centre County is inundated by outside developers rather than local developers. Mr. Pribulka noted that the Township's challenge is engaging our colleagues in other Authorities such as water, electrical,

sewer, etc., and noted that the Township does have a problem with affordable housing. Mr. Keough requested that during the Joint Board and Commission meeting that incentives to developers be discussed and defined. Mr. Wheland noted that Centre Region Codes are difficult, and it is challenging to build in Centre County. Ms. Aneckstein noted that CRPA is working on a regional initiative regarding affordable housing. Ms. Taricani stated that perhaps existing developments that are not being utilized the way they should be, be included too. Ms. Aneckstein's, noted that Ferguson Township recently approved the West Cherry Lane Multi-Use Building. The developer will be building 18 units of affordable housing that they received a grant from the state. Ms. Aneckstein noted that there are grants available, but the developer must do the research. Charles Suhr, Attorney for Derek Anderson, noted that they submitted comments on the draft ordinance. Ms. Wargo will send those comments to the Planning Commission. Mr. Anderson will be developing work force housing with approximately 100 units at the Pine Hall site. Mr. Suhr noted that the ordinance is very important to them and how it works. Mr. Anderson noted they want workforce housing as part of their development and the ordinance is very important. Mr. Keough expressed concerns with the homeowner's side of the ordinance and their obligations with replacement and upgrades. Ms. Wargo noted it typically is not included and would use fee-in-lieu money as rehab money if the owner falls within a certain income. Mr. Keough also expressed concerns regarding the timeframe a developer must sell units. Ms. Wargo noted that in the draft ordinance there is an option for the developer to prove that they marketed the units and worked with the designee. The developer would have the option to be removed from the program. Ms. Aneckstein noted that they require phasing plan updates every year, that way if the market changes, they do not have to construct the next phase right away. The developer will revise their phasing plan and wait another year or two. When the housing market goes up, the developer can submit a SIP and construct their units. Mr. Anderson noted he too has concerns with the marketing timeframe as well. Marc McMaster, Real Estate Agent, commented that housing in State College is purchased within 7 to 30 days and that a year is too long. Ms. Wargo noted that she will go through all of the comments/edits and implement the relevant ones. Please send your comments or suggestions to Ms. Wargo before the next planning commission.

V. OFFICIAL REPORTS AND CORRESPONDENCES

A. BOARD OF SUPERVISORS

Ms. Wargo reported that the Board of Supervisors reviewed the Modification Waiver and the Preliminary Land Development Plan for Thistlewood Lot 19 on July 20, 2020. They granted and approved the Preliminary Land Development Plan. The Board reviewed the Chicken and Duck Ordinance, the Sign Ordinance, and the draft Affordable Housing Ordinance. The Chicken and Duck Ordinance is advertised for a public hearing on August 17, 2020. The Sign Ordinance will be advertised as a public hearing on August 3, 2020. The Board held their CIP meeting on July 21-22, 2020

B. CRPC REPORT

Ms. Taricani noted that the Committee will be meeting on August 6, 2020 and will address them about the Affordable Housing Ordinance.

C. LAND DEVELOPMENT PLANS

Ms. Aneckstein reported that Thistlewood Lot #19 was presented tonight, July 27, 2020. A land development plan from the State College Borough Water Authority

was received. It proposes two small outbuildings on the property. PennTerra will be submitting a sub-division plan in the near future.

D. STAFF UPDATES

Ms. Wargo reported that the Pine Grove Mills Advisory Committee met earlier today, July 27, 2020. This will be a joint effort with the Planning Commission. The regional housing Issues will be included into Ms. Wargo's CIP and the Boroughs CIP to have a regional housing study completes. Mr. Thompson noted that the majority of the Planning Commission agreed to meet virtually and not a hybrid meeting. Mr. Keough noted that he is not in favor of meeting only virtually and prefers to meet in person.

VI. ADJOURNMENT

Mr. Keough made a motion to adjourn the July 27, 2020 Planning Commission meeting at 8:10 p.m. Mr. Crassweller seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Rob Crassweller, Secretary
For the Planning Commission

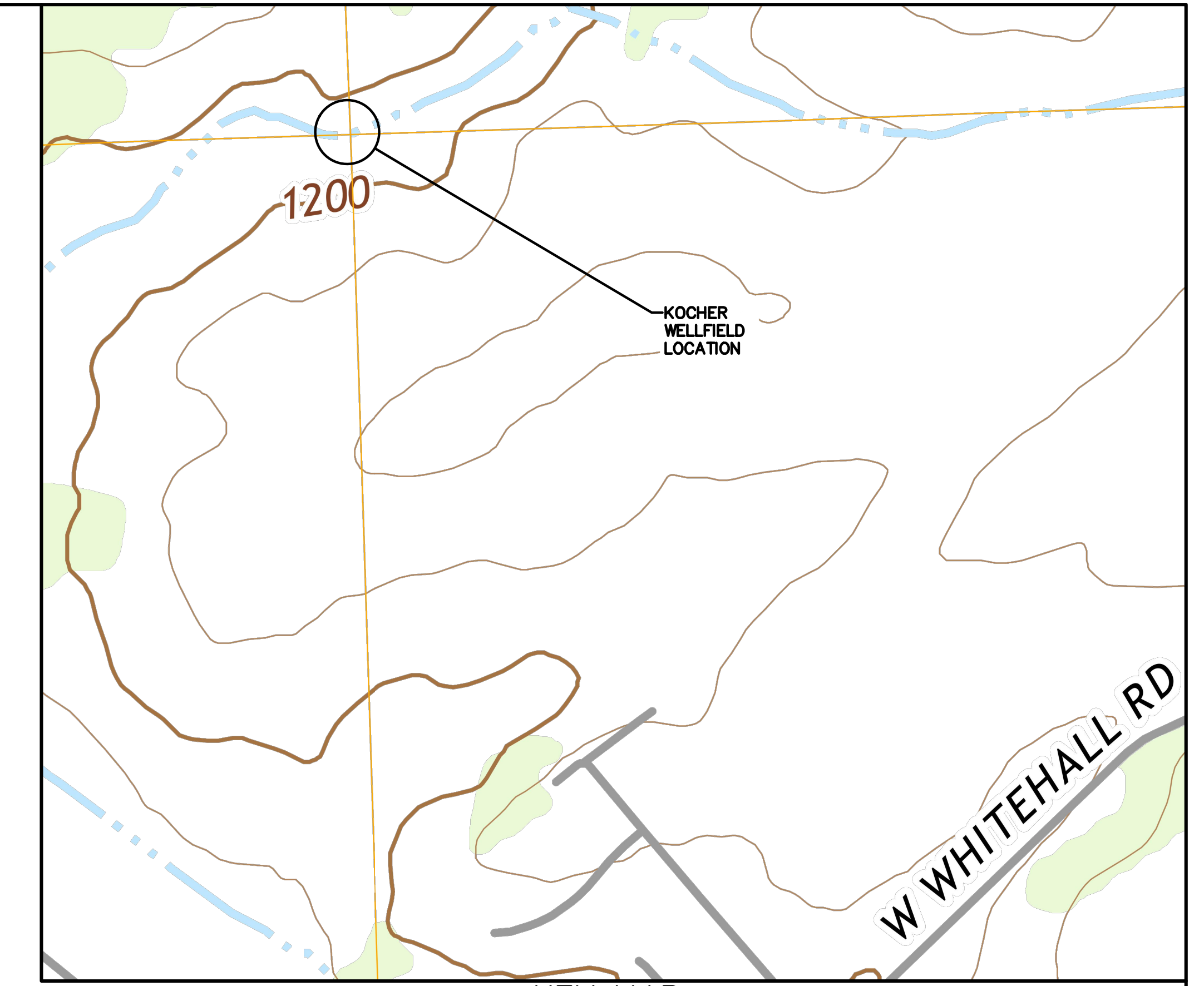
STATE COLLEGE BOROUGH WATER AUTHORITY FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

FOR

KOCHER WELL FIELD WATER PUMPING IMPROVEMENTS

JULY 22, 2020



PROJECT NOTES

- GENERAL SITE/LOT INFORMATION
 - OWNER/DEVELOPER: STATE COLLEGE BOROUGH WATER AUTHORITY
 - TAX PARCEL NUMBER/LOT ACREAGE: 24-006-055E-000/47.70 ACRES
 - PROPERTY ADDRESS: 3961 W. WHITEHALL ROAD
 - RECORD BOOK/PAGE NUMBER: 793 / 314
 - LAND IS ZONED: RURAL AGRICULTURAL (RA)
 - BUILDING SETBACK LINE : FRONT YARD = 50'
SIDE YARD = 50'
REAR YARD = 50'
 - LOT REQUIREMENTS: EXISTING LOT AREA = 2,077,627 SQ. FT. OR 47.70 ACRES [BY DEED]
MAXIMUM BUILDING HEIGHT = 50'
PROPOSED BUILDING HEIGHT = 12.4'
 - EXISTING LAND USE: POTABLE WATER PUMP STATION FACILITY
 - PROPOSED LAND USE: POTABLE WATER PUMP STATION FACILITY
 - INFORMATION CONCERNING EXISTING FEATURES, RIGHT OF WAYS, PROPERTY LINES, ZONING BOUNDARIES, ETC. SHOWN ON THESE DRAWINGS WAS OBTAINED FROM DEEDS, RECORD DRAWINGS, FIELD OBSERVATIONS AND DATA OBTAINED FROM THE CENTRE COUNTY GIS SYSTEM AND MAY NOT REPRESENT CONDITIONS EXACTLY AS THEY EXIST AT THE PRESENT, NOR DO THEY CONSTITUTE ACTUAL FIELD INSTRUMENT SURVEYS FOR ALL INFORMATION SHOWN ON THESE PLANS.
 - HORIZONTAL CONTROLS ARE REFERENCED TO THE PENNSYLVANIA STATE PLANE (NAD 83) SOUTH ZONE.
 - VERTICAL CONTROLS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TOPOGRAPHIC AND LOCATION INFORMATION INDICATED ON THESE PLANS WAS OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) CLEARINGHOUSE.
 - SOILS INFORMATION FROM UNITED STATE DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE. ON-SITE SOILS CONSIST PRIMARILY OF SILT LOAMS UNDERLAIN BY CARBONATE ROCK.
 - EXISTING FLOODPLAIN INFORMATION FROM FLOOD INSURANCE RATE MAP (FIRM) PANEL NOS. 42027C0830F AND 42027C0835F FOR FERGUSON TOWNSHIP, EFFECTIVE DATE MAY 4, 2009, IS INDICATED ON THESE PLANS AND SUPPLEMENTED WITH FLOODPLAIN DATA FROM A DETAILED STUDY PERFORMED BY GWIN, DOBSON & FOREMAN, INC. AND DATED APRIL, 2020.
 - THERE ARE NO IDENTIFIABLE WETLANDS WITHIN THE ENVIRONS OF THE PROJECT LIMITS.
 - THERE ARE NO STEEP SLOPES (>25%) WITHIN THE ENVIRONS OF THE PROJECT LIMITS.
- LOT COVERAGE:
 - MAXIMUM IMPERVIOUS COVERAGE = 10.00%
 - PROPOSED IMPERVIOUS COVERAGE = 3.16% (65,638 SQ. FT.)
 - DATE OF ZONING PERMIT APPLICATION: JULY 19, 2019
 - LIST OF APPROVED VARIANCES: (JUNE 23, 2020)
 - §27-701 - VARIANCE TO UTILIZE FEMA MAPPING FOR FLOODPLAIN BOUNDARY DETERMINATION INSTEAD OF INDEPENDENT HYDROLOGIC AND HYDRAULIC (H&H) STUDY.

CENTRE COUNTY RECORDER OF DEEDS

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CENTRE
CERTIFICATION OF OWNERSHIP

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

OWNER SIGNATURE _____ OWNER PRINT NAME _____ OWNER TITLE _____

WITNESS MY HAND AND SEAL, THIS DATE _____

NOTARY PUBLIC _____ COMMISSION EXPIRES _____

DESIGN PROFESSIONAL CERTIFICATION

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

FERGUSON TOWNSHIP ENGINEER CERTIFICATION

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

FERGUSON TOWNSHIP PLANNING COMMISSION

FERGUSON TOWNSHIP PLANNING COMMISSION APPROVED

SECRETARY _____ DATE _____

CHAIRMAN _____ DATE _____

FERGUSON TOWNSHIP BOARD OF SUPERVISORS

FERGUSON TOWNSHIP BOARD OF SUPERVISORS APPROVED

SECRETARY _____ DATE _____

CHAIRMAN _____ DATE _____

FERGUSON TOWNSHIP ZONING OFFICER

FERGUSON TOWNSHIP ZONING OFFICER APPROVED

ZONING OFFICER _____ DATE _____

FIRE CHIEF CERTIFICATION

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

FIRE CHIEF _____ DATE _____

	COVER SHEET		
	STATE COLLEGE BOROUGH WATER AUTHORITY		
Kocher Well Field Water Pumping Improvements		FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA	
DATE: 7/22/20	JOB: 16049	SCALE: AS SHOWN	SHEET NO: CS-1
DRAWN BY: RLN		CHECKED BY:	

COMMONWEALTH OF PENNSYLVANIA ACT NO. 287

THE CONTRACTOR SHALL COMPLY WITH ALL THE APPLICABLE REQUIREMENTS OF ACT NO. 287 OF THE GENERAL ASSEMBLY OF THE COMMONWEALTH OF PENNSYLVANIA, AS AMENDED BY ACT NO. 187 OF 1998, AS AMENDED BY ACT NO. 181 OF 2006, EFFECTIVE MARCH 29, 2007, AND AS AMENDED BY ACT 121 OF 2008, EFFECTIVE OCTOBER 9, 2008.

- THE FOLLOWING IS A LIST OF MEMBERS LOCATED WITHIN THE PROJECT AREA:
- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>WATER / WASTEWATER:</p> <p>UNIVERSITY AREA JOINT AUTHORITY
1576 SPRING VALLEY ROAD
STATE COLLEGE, PA. 16801
CONTACT: MARK HARTER
EMAIL: mharter@uajc.com
(814) 238-8370</p> <p>PENN STATE UNIVERSITY WASTEWATER TREATMENT PLANT
501 UNIVERSITY DRIVE
STATE COLLEGE, PA. 16801
CONTACT: JEFF McDONALD
EMAIL: jsm86@psu.edu</p> <p>STATE COLLEGE BOROUGH WATER AUTHORITY
1201 WEST BRANCH ROAD
STATE COLLEGE, PA. 16801
CONTACT: STEVEN ALBRIGHT
EMAIL: steve@scbw.org
(814) 238-0885</p> | <p>ELECTRIC:</p> <p>WEST PENN POWER
8501 CABIN HILL DRIVE
ROOM B100N
GREENSBURG, PA. 15601
CONTACT: ROBERT PAINTER
EMAIL: rpainte@firstenergycorp.com</p> <p>ROADS / STORM:</p> <p>FERGUSON TOWNSHIP CENTRE COUNTY
3147 RESEARCH DRIVE
STATE COLLEGE, PA. 16801
CONTACT: CHRIS LEDY
EMAIL: cledy@wptferguson.pa.us</p> |
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GWIN DOBSON & FOREMAN ENGINEERS

3121 Fairway Drive
Altoona, PA 16602
814.943.5214
gdfengineers.com

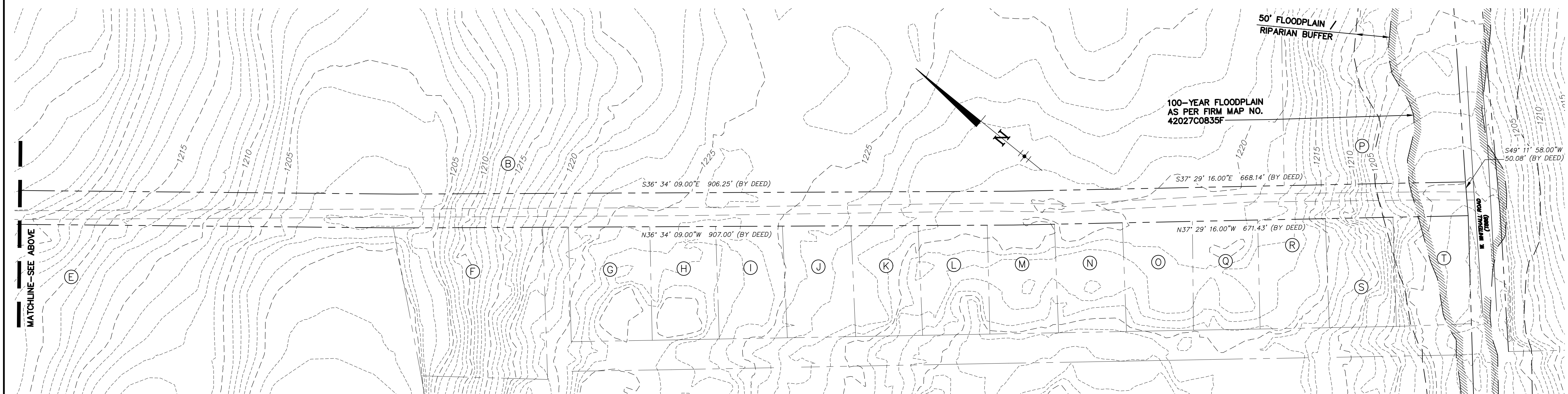
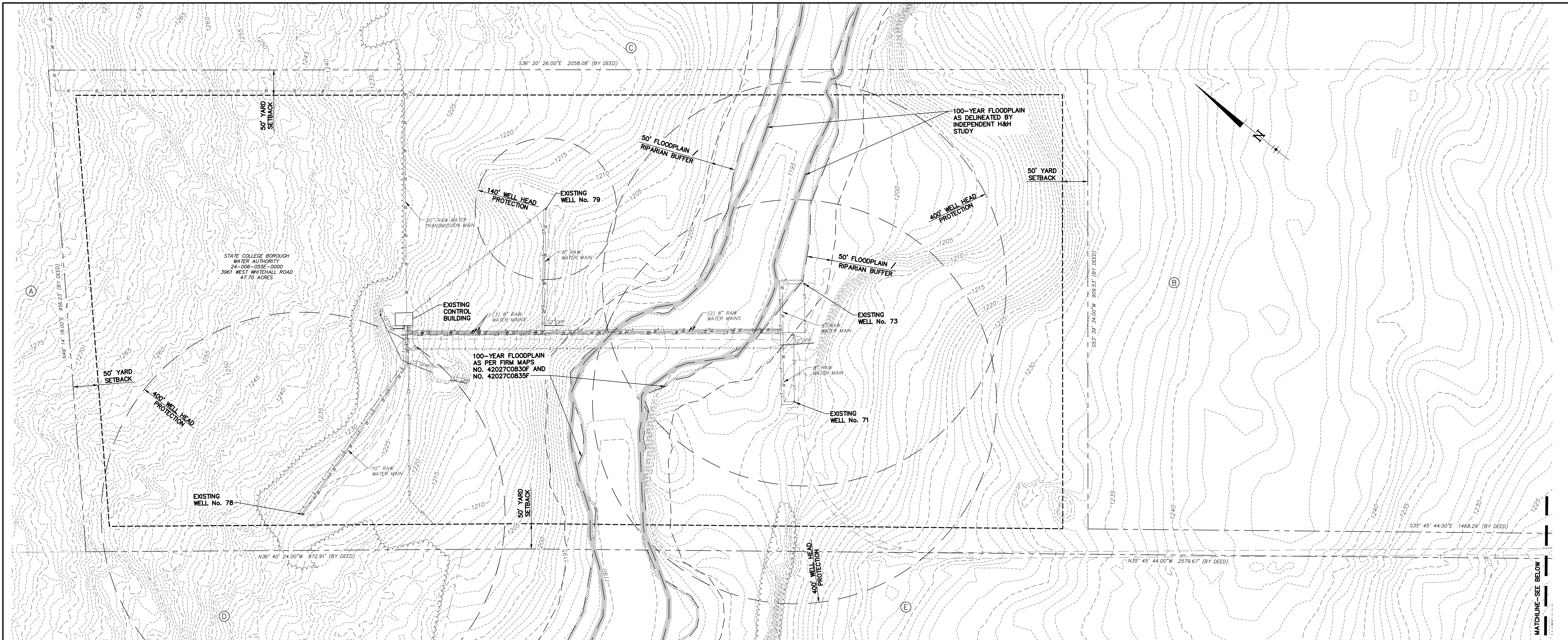
INDEX OF DRAWINGS

CS-1	COVER SHEET
1	EXISTING SITE PLAN
2	PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
3	KOCHER WELL BUILDING PLANS AND SECTIONS
4	EROSION AND SEDIMENT CONTROL (ESC) PLAN
5	LANDSCAPING PLAN
D-1	EROSION AND SEDIMENT CONTROL (ESC) NOTES AND DETAILS
D-2	EROSION AND SEDIMENT CONTROL (ESC) NOTES

NO.	DATE	DESCRIPTION	REVISIONS

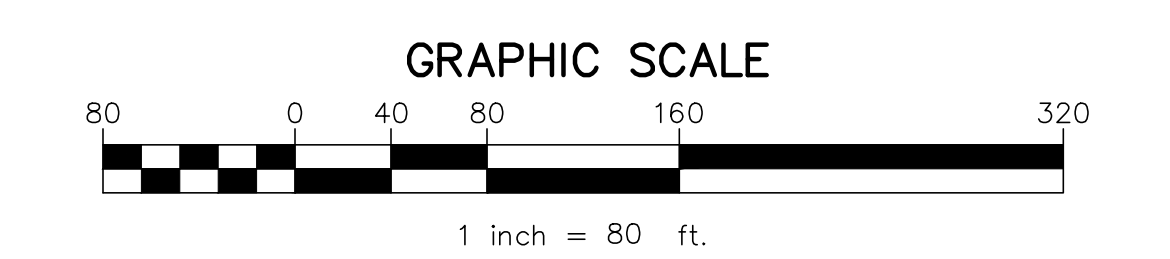


PA ONE-CALL (800) 242-1776
PA ONE-CALL SERIAL NUMBER:
20201901539



LEGEND

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



ADJOINING PARCEL INFORMATION

PARCEL	TAX ID	OWNERS	MAILING ADDRESS	CONTACT NUMBER	DEED BOOK / PAGE
A	24-003-000-0000	N/F AMY G. KOLL ET AL	232 SOUTH NIXON ROAD, STATE COLLEGE, PA 16801	814-234-0975	2132 / 671
B	24-006-005A-0000	N/F GAIL K. KOCHER	3951 WEST WHITEHALL ROAD, PENNA FURNACE, PA 16865	814-238-4831	1043 / 366
C	24-006-005B-0000	N/F JOHN H. & MARGARET A. KOCHER	3780 WEST WHITEHALL ROAD, PENNA FURNACE, PA 16865	814-237-3580	2116 / 671
D	24-006-005A-0000	N/F RONALD E. CONNELLY & FRANK S. CONNELLY, JR.	2080 TADPOLE ROAD, PENNA FURNACE, PA 16865	814-234-3398	2245 / 403
E	24-006-005-0000	N/F LEROY E. & KAREN D. DRIBBLEBURG	1801 TADPOLE ROAD, PENNA FURNACE, PA 16865	814-238-2847	462 / 103
F	24-006B-020-0000	N/F BLAIR SCOTT & JENNIFER J. HEFON	345 MAYFAIR ROAD, PENNA FURNACE, PA 16865	814-238-9024	1787 / 101
G	24-006B-018-0000	N/F NZAR & AMRA MEDDER	125 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	210-373-4471	2146 / 674
H	24-006B-017-0000	N/F RICKY H. & MARLOWE A. ELLENBERGER	123 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	931-542-6142	2092 / 95
I	24-006B-016-0000	N/F RONALD HOY	121 RAMBLEWOOD RD, PENNA FURNACE, PA 16865	814-237-1194	890 / 11
J	24-006B-015-0000	N/F RUSSELL A. ROAN	119 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-234-8384	386 / 389
K	24-006B-014-0000	N/F GERALD W. CHILDERS	117 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-238-4175	2148 / 969
L	24-006B-013-0000	N/F JAMES KEVIN & CARINE ANN FLOURBE	115 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-861-0912	2127 / 438
M	24-006B-012-0000	N/F DALLAS N. DURANT & TODD R. DURANT	113 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-867-2816	2117 / 188
N	24-006B-006-0000	N/F VITALY & TATYANA NOVIKOV	111 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-867-3924	1266 / 438
O	24-006B-007-0000	N/F ROBERT E. & THELMA E. HOMAN	109 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-238-3537	328 / 349
P	24-006-005F-0000	N/F SHPP A. BROWN	3955 WEST WHITEHALL ROAD, PENNA FURNACE, PA 16865	814-235-5374	1367 / 419
Q	24-006B-008-0000	N/F JAMES W., JR. & ROSELLA J. WAGNER	107 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-278-8821	1112 / 567
R	24-006B-009-0000	N/F VIKTOR I. & OLGA G. ASEYEV	105 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-234-1516	994 / 546
S	24-006B-010-0000	N/F GERALDINE B. REYEV	103 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-238-0729	2189 / 644
T	24-006B-011-0000	N/F KURTIS S. & LESLIE M. AURANDT	101 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-308-8027	2190 / 100

NO.	DATE	DESCRIPTION

EXISTING SITE PLAN

STATE COLLEGE BOROUGH WATER AUTHORITY

KOCHER WELL FIELD WATER PUMPING IMPROVEMENTS

FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

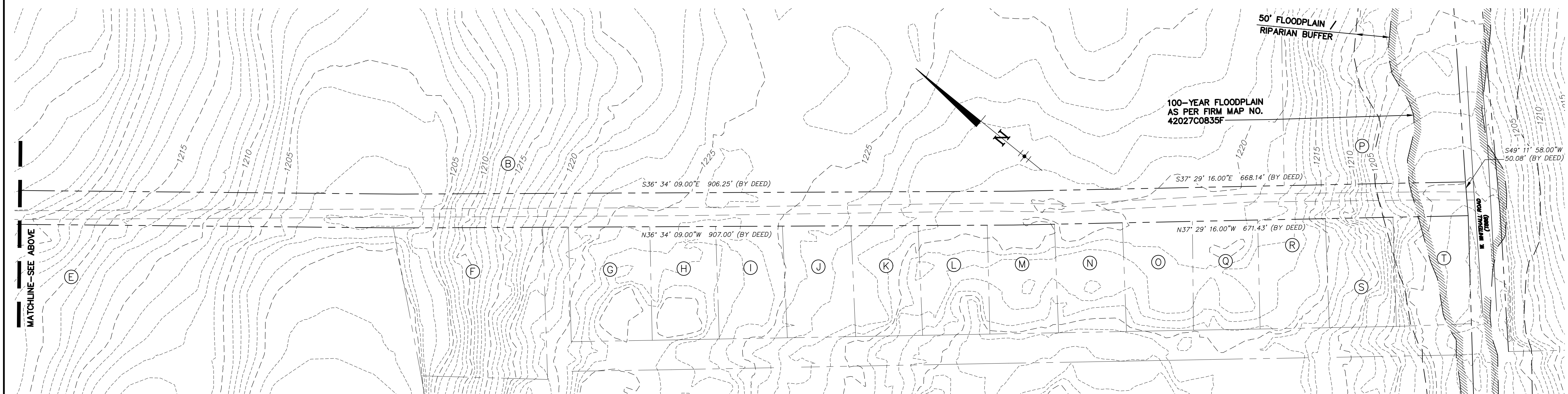
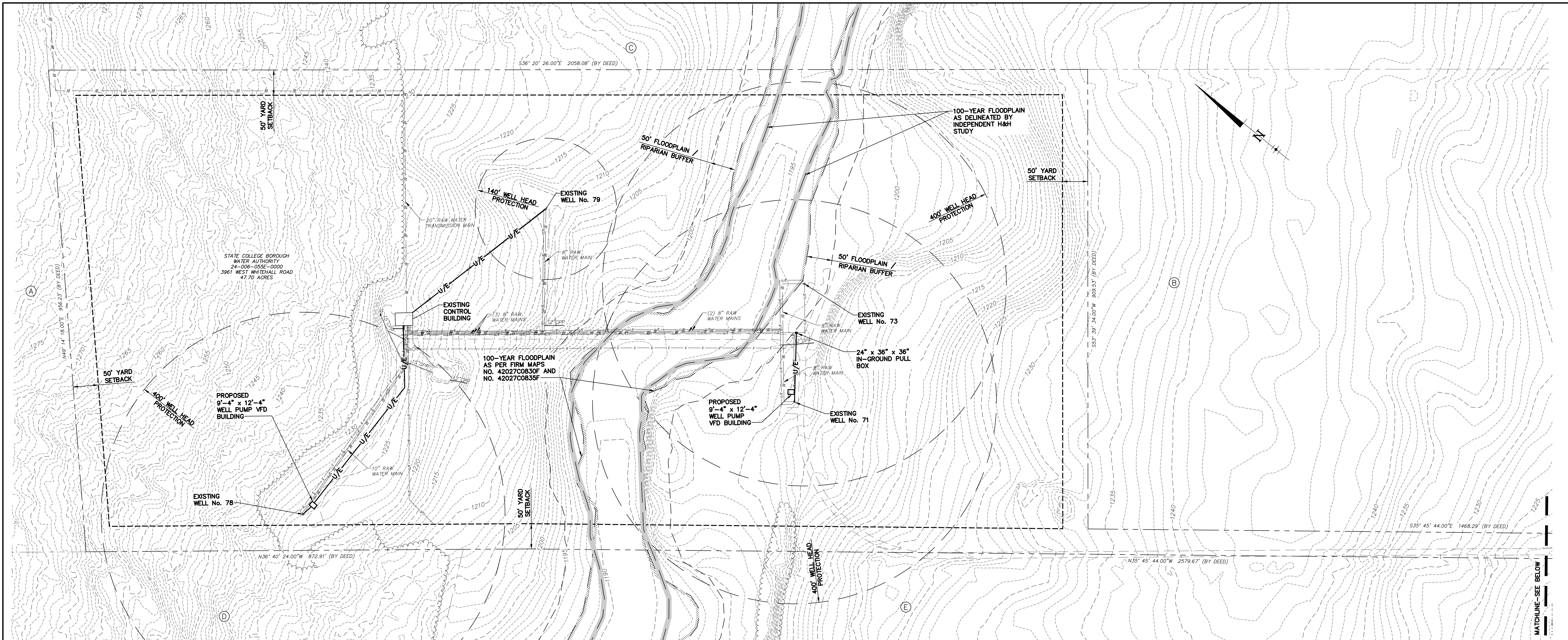
DATE: 7/22/20 JOB: 16049 SCALE: AS SHOWN

FMB049_KOCHER_LD CDRAWN BY: AJL CHECKED BY: KWB

SEAL

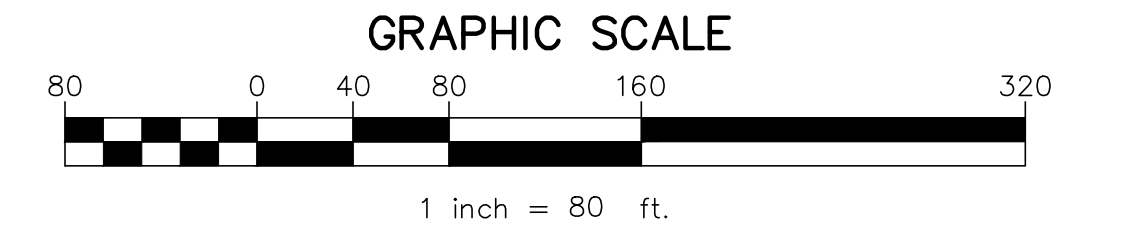
GD&F
GWIN DOEBSON & FOREMAN ENGINEERS
3121 Fairway Drive
Allison, PA 16802
814.943.9214
gdfengineers.com

SHEET NO: **1**



LEGEND

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



ADJOINING PARCEL INFORMATION

PARCEL	TAX ID	OWNERS	MAILING ADDRESS	CONTACT NUMBER	DEED BOOK / PAGE
A	24-003-000-0000	N/F AMY G. KOLL ET AL.	232 SOUTH NIXON ROAD, STATE COLLEGE, PA 16801	814-234-0975	2137 / 671
B	24-006-000-0000	N/F GAIL K. KOCHER	3951 WEST WHITEHALL ROAD, PENNA FURNACE, PA 16865	814-238-4831	1043 / 366
C	24-008-000-0000	N/F JOHN H. & MARGARET A. KOCHER	3780 WEST WHITEHALL ROAD, PENNA FURNACE, PA 16865	814-237-3580	2116 / 671
D	24-009-000-0000	N/F RONALD E. CONNELLY & FRANK S. CONNELLY, JR.	2080 TADPOLE ROAD, PENNA FURNACE, PA 16865	814-234-3396	2245 / 403
E	24-008-000-0000	N/F LEROY E. & KAREN D. DRIBBLEBURG	1801 TADPOLE ROAD, PENNA FURNACE, PA 16865	814-238-2647	403 / 103
F	24-008-000-0000	N/F BLAIR SCOTT & JENNIFER J. HEFON	345 MAYFAIR ROAD, PENNA FURNACE, PA 16865	814-238-2604	1787 / 101
G	24-008-000-0000	N/F NEZAR & AMRA MEDDER	125 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	210-373-4471	2146 / 674
H	24-008-000-0000	N/F RICKY H. & MARLOWE A. ELLENBERGER	123 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	931-542-6142	2092 / 95
I	24-008-000-0000	N/F RONALD HOY	121 RAMBLEWOOD RD, PENNA FURNACE, PA 16865	814-237-1194	890 / 11
J	24-008-000-0000	N/F RUSSELL A. ROAN	119 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-234-8384	386 / 389
K	24-008-000-0000	N/F GERALD W. CHILDERS	117 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-238-4175	2148 / 969
L	24-008-000-0000	N/F JAMES KEVIN & CAROL ANN FLORES	115 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-861-0913	2137 / 439
M	24-008-000-0000	N/F DALLAS N. DURANT & TODD R. DURANT	113 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-867-2816	2117 / 188
N	24-008-000-0000	N/F VITALY & TATYANA NOVIKOV	111 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-867-3924	1266 / 438
O	24-008-000-0000	N/F ROBERT E. & THELMA E. HOMAN	109 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-238-3537	328 / 349
P	24-008-000-0000	N/F SHIPP A. BROWN	3955 WEST WHITEHALL ROAD, PENNA FURNACE, PA 16865	814-235-5374	1367 / 419
Q	24-008-000-0000	N/F JAMES W., JR. & ROSELLA J. WAGNER	107 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-278-8821	1112 / 567
R	24-008-000-0000	N/F VIKTOR I. & OLGA G. ASEYEV	105 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-234-1516	994 / 546
S	24-008-000-0000	N/F GERALDINE B. REIVE	103 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-238-0729	2189 / 644
T	24-008-000-0000	N/F KURTIS S. & LESLIE M. AURANDT	101 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-308-8027	2190 / 100

NO.	DATE	DESCRIPTION

SEAL

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

**STATE COLLEGE BOROUGH
WATER AUTHORITY**

**KOCHER WELL FIELD
WATER PUMPING IMPROVEMENTS**

FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

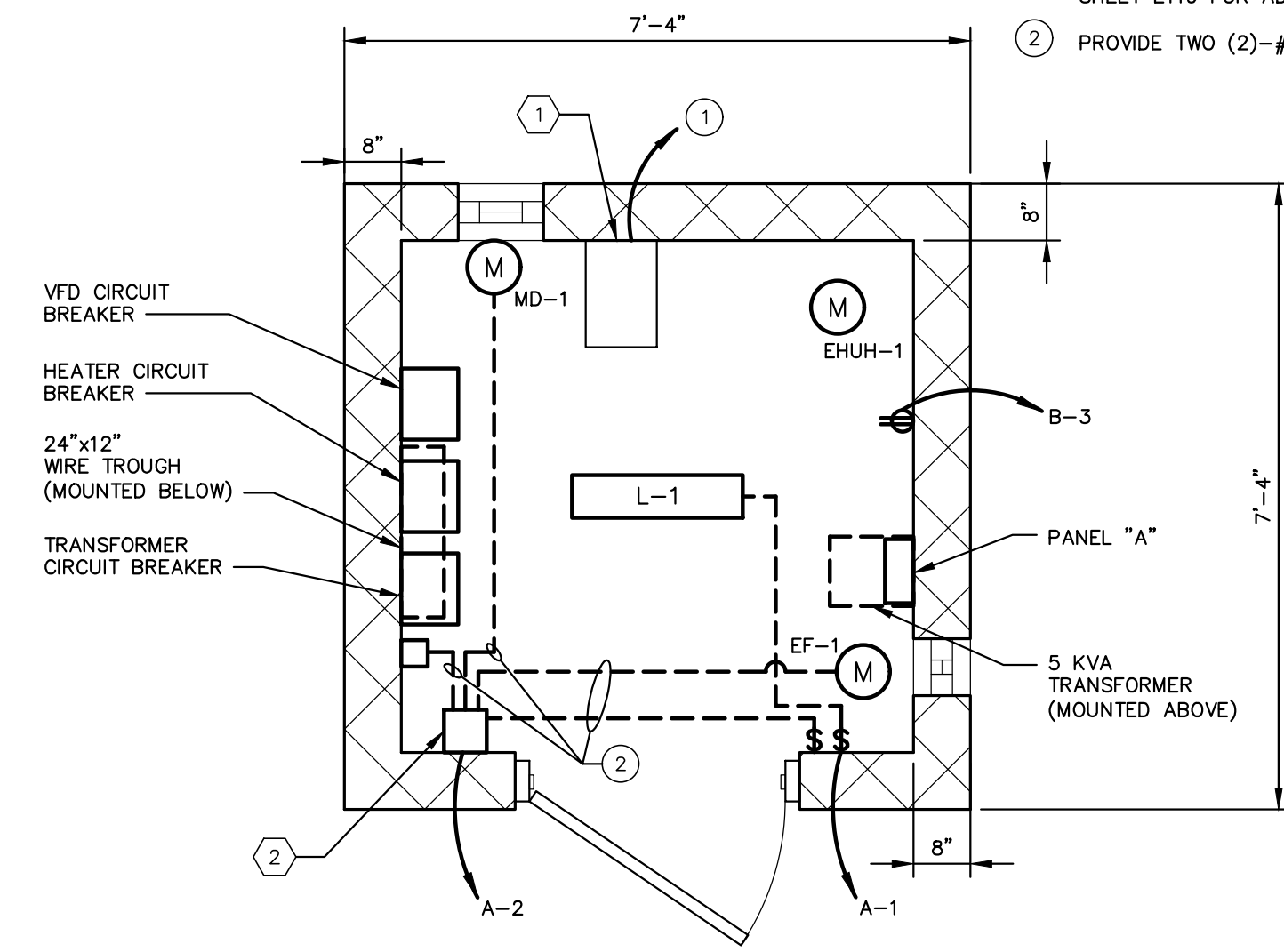
DATE: 7/22/20 JOB: 16049 SCALE: AS SHOWN
 DRAWN BY: AJL CHECKED BY: KWB

SHEET NO: **2**

PLOT CREATED: 7/27/2020 9:10 AM

PLAN NOTE:

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



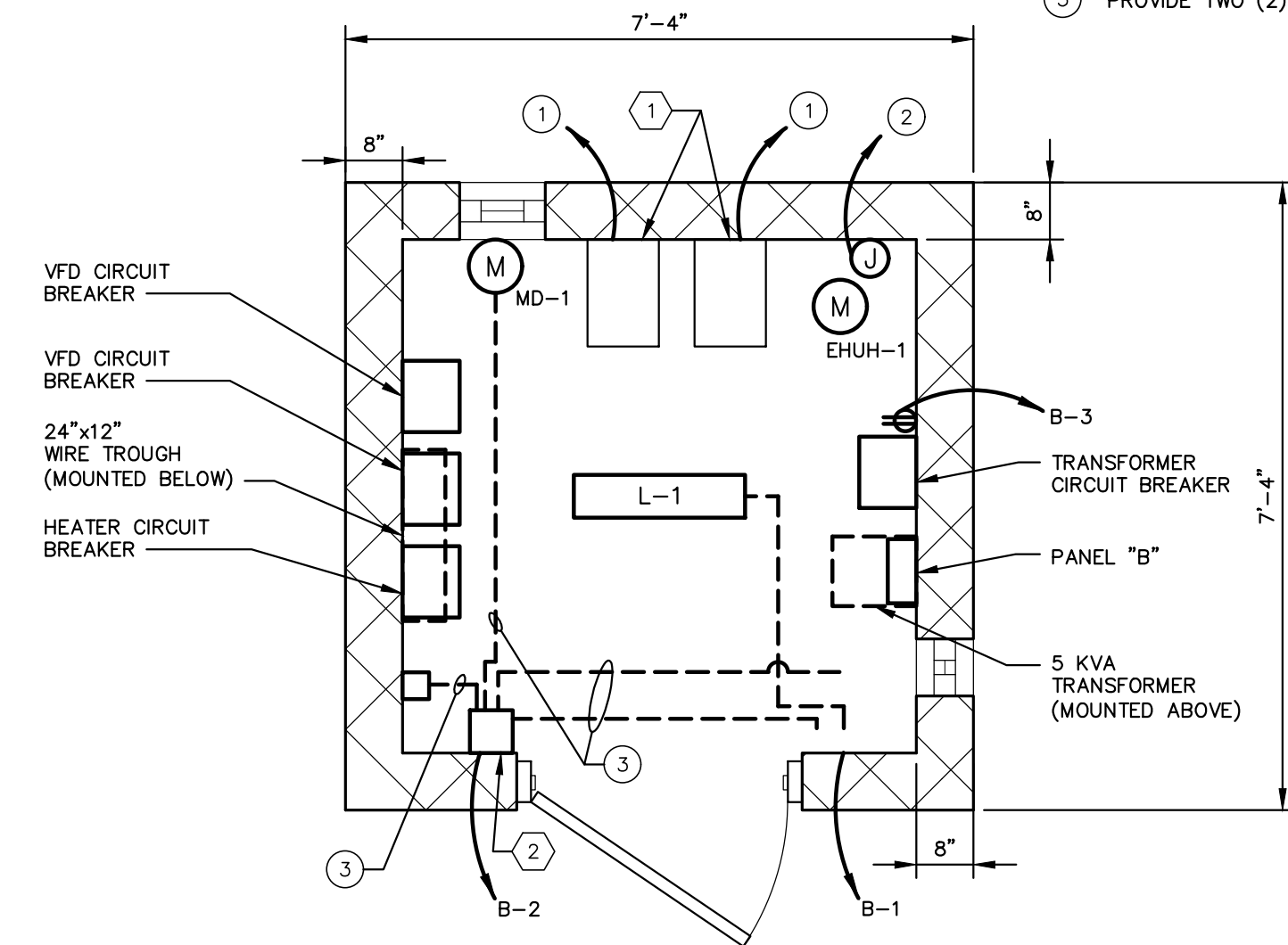
WELL PUMP No. 78 VFD BUILDING FLOOR PLAN
SCALE: 1/2" = 1'-0"

EQUIPMENT NOTES:

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

PLAN NOTE:

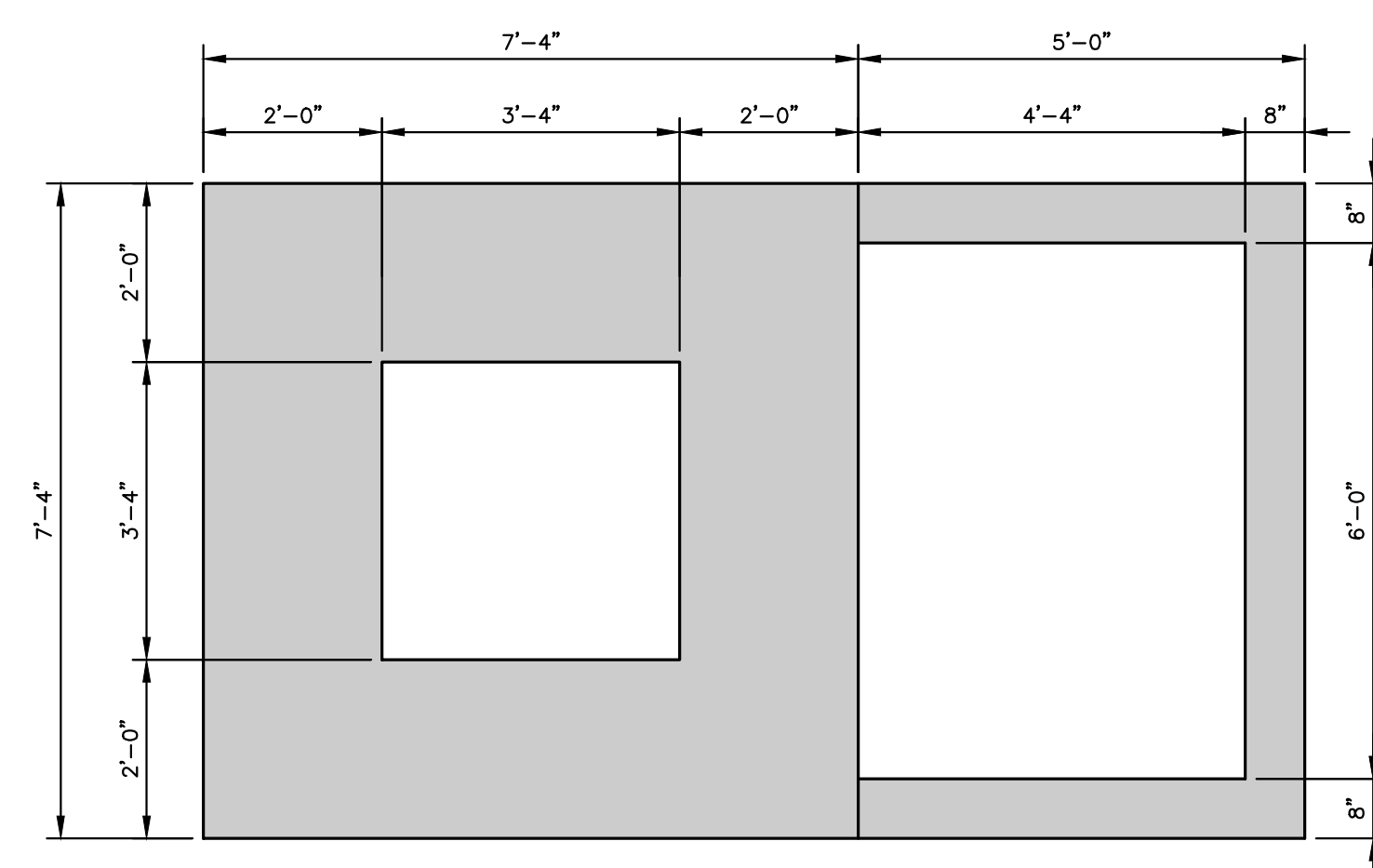
- ① PROVIDE EIGHT (8)-#16 SHIELDED CONDUCTORS AND TWO (2)-#16 TSP IN ONE (1)-1" CONDUIT FROM VFD TO JUNCTION BOX.
- ② PROVIDE SIXTEEN (16)-#16 SHIELDED CONDUCTORS AND FOUR (4)-#16 TSP IN ONE (1)-2" CONDUIT FROM JUNCTION BOX TO EXISTING CONTROL BUILDING UTILIZING PROPOSED PULL BOX AND EXISTING 4" CONDUIT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



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

EQUIPMENT NOTES:

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



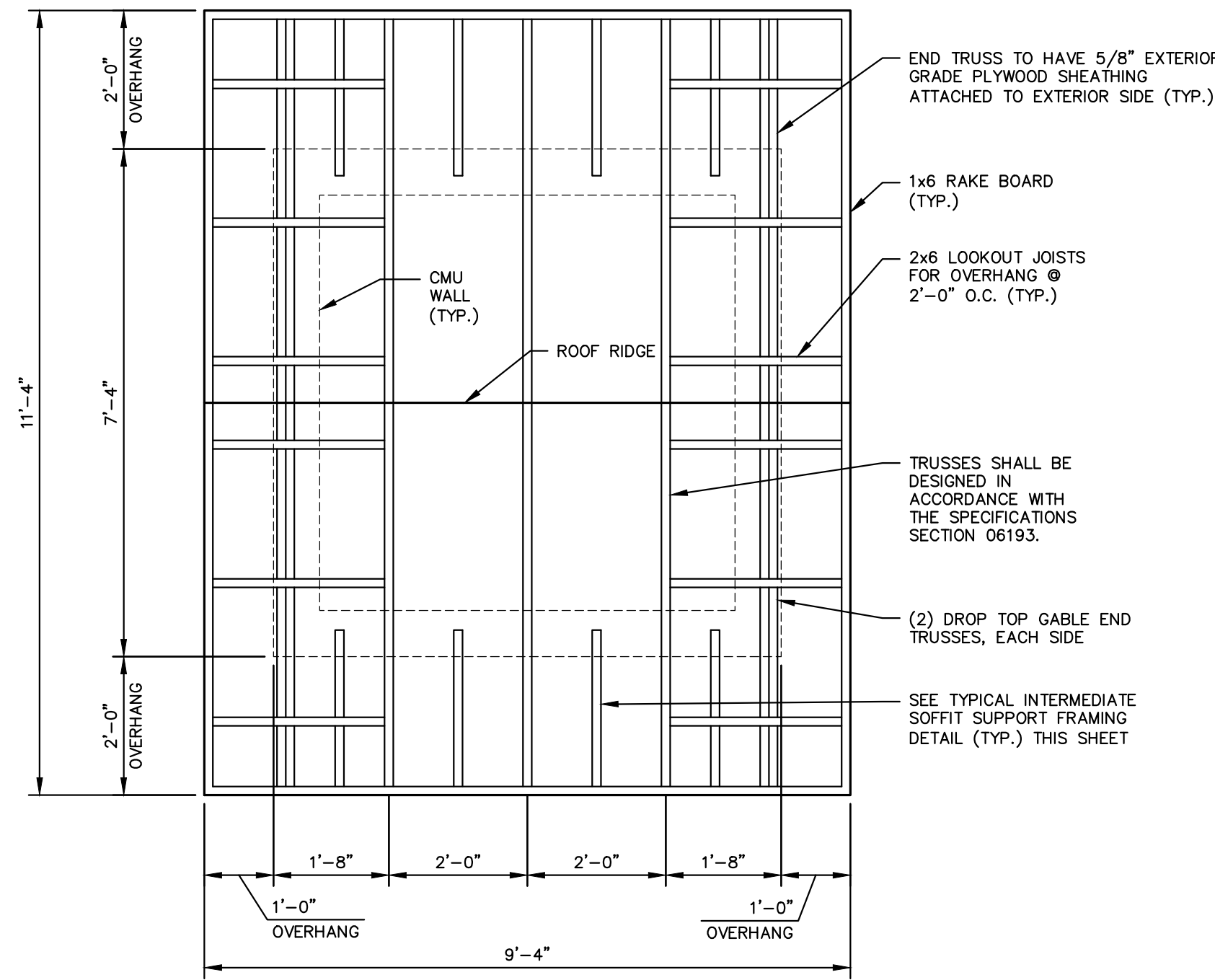
FOUNDATION PLAN
SCALE: 1/2" = 1'-0"

LEGEND

GRADE BEAM

FOUNDATION NOTE:

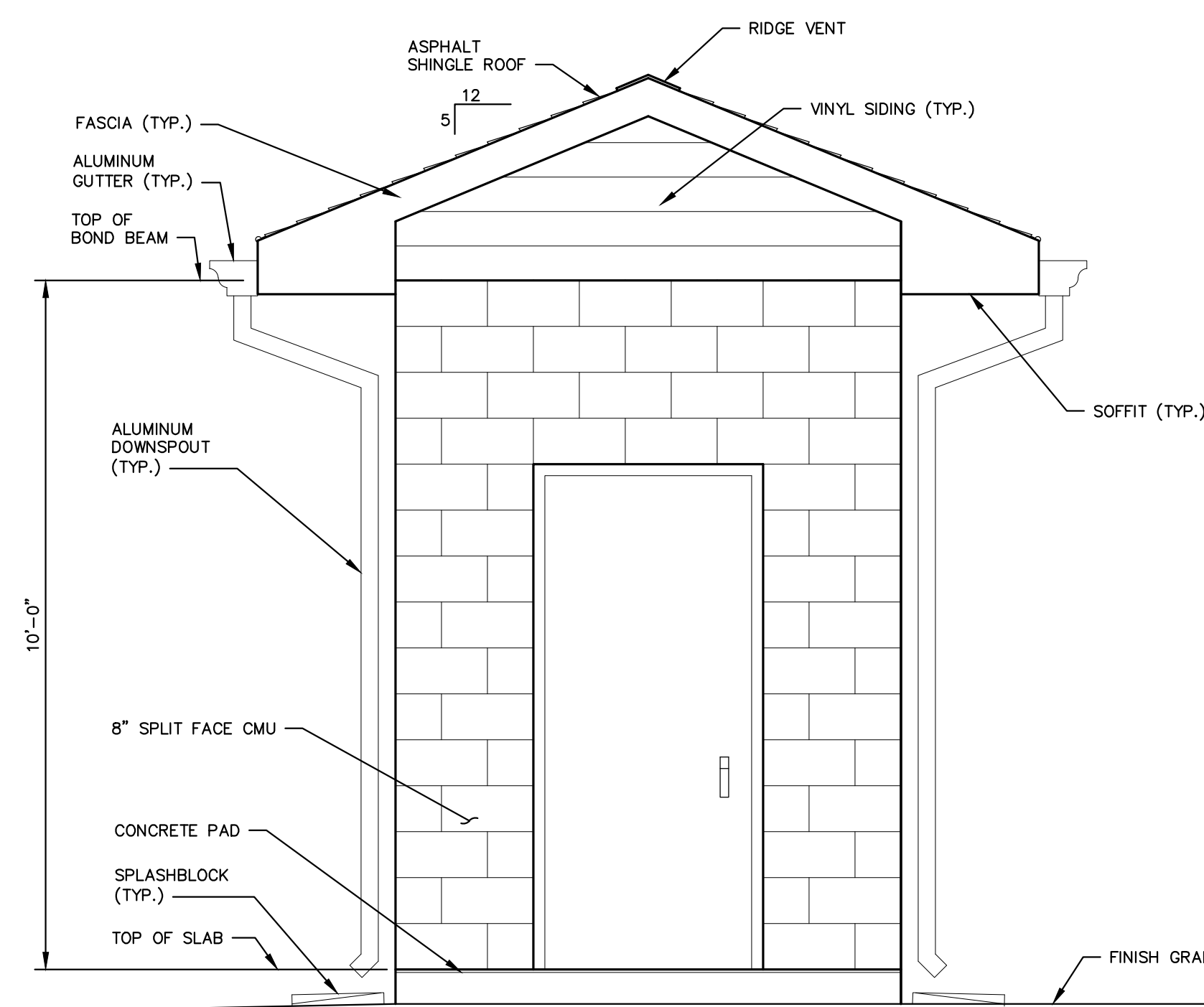
REQUIRED SOIL BEARING CAPACITY: 2,000 PSF



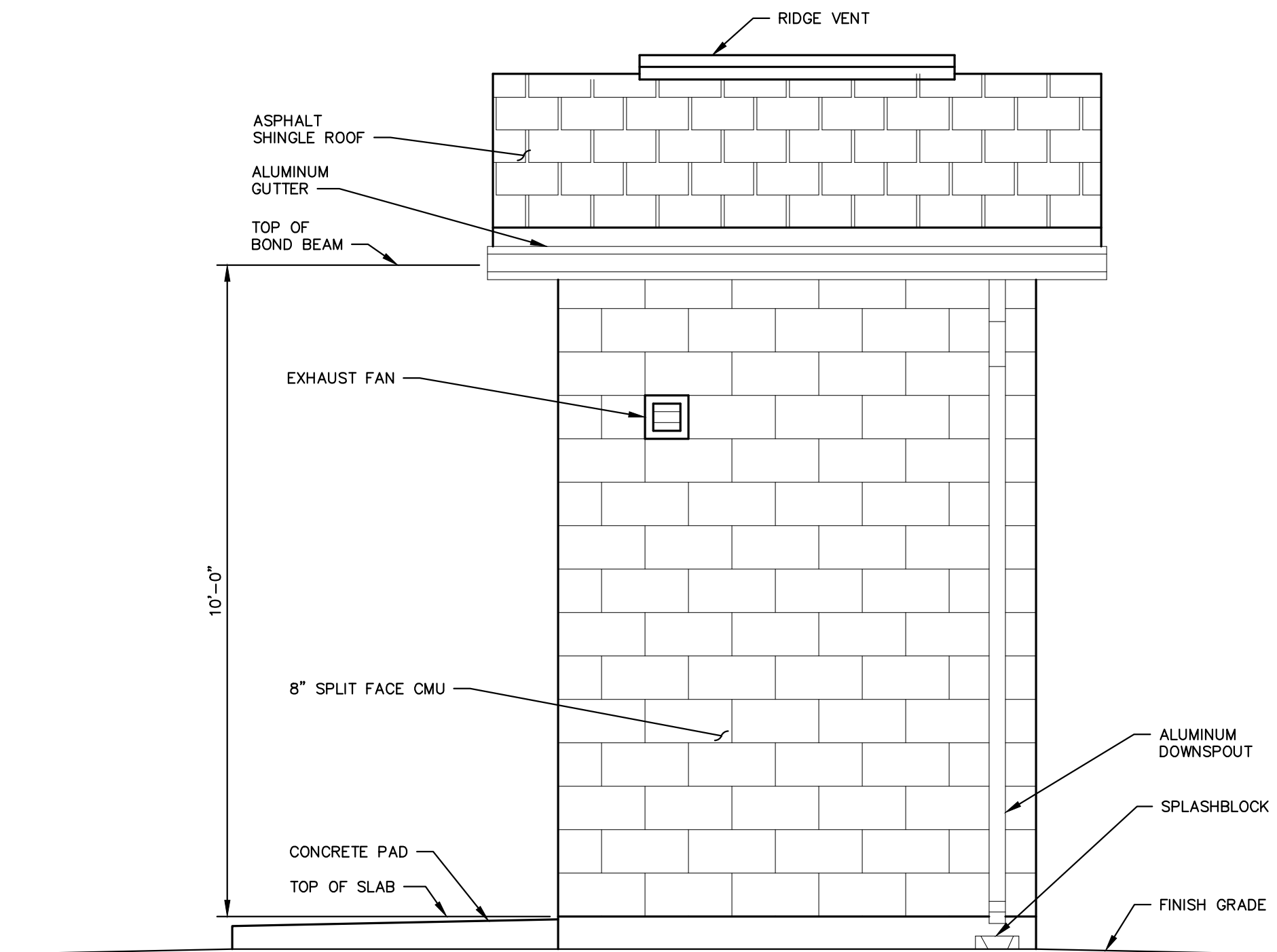
ROOF PLAN
SCALE: 1/2" = 1'-0"

ROOF FRAMING NOTES:

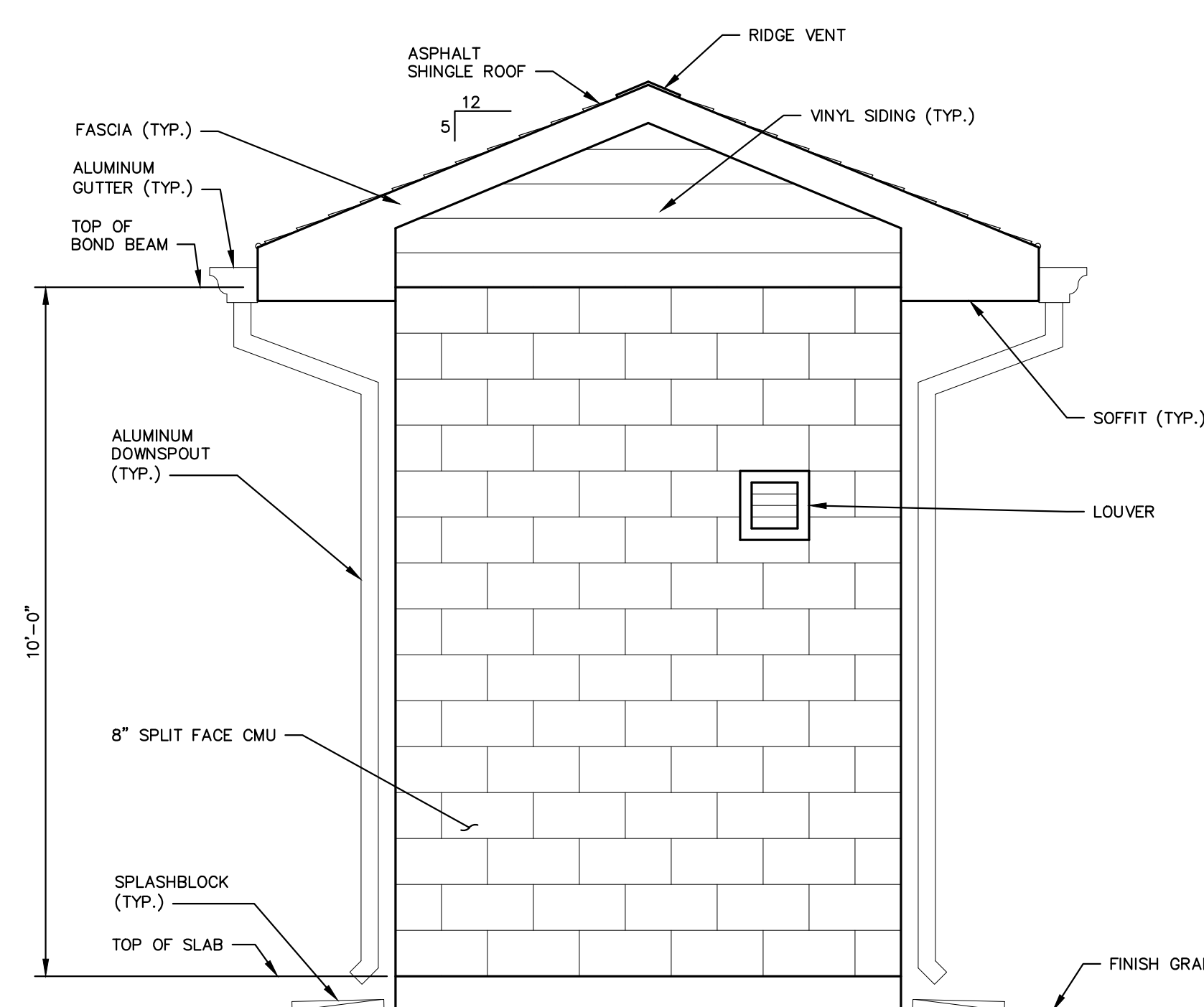
1. ROOF TRUSSES AND ROOF FRAMING SHALL BE ENGINEERED AND PREFABRICATED.
2. WIND LOAD:
RISK CATEGORY III
BASIC WIND SPEED V = 120 MPH
WIND DIRECTIONALITY FACTOR K_d = 0.85
EXPOSURE CATEGORY = C
TOPOGRAPHIC FACTOR K_t = 1.0
GUST EFFECT FACTOR = 0.85
ENCLOSURE CLASSIFICATION = ENCLOSED
INTERNAL PRESSURE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



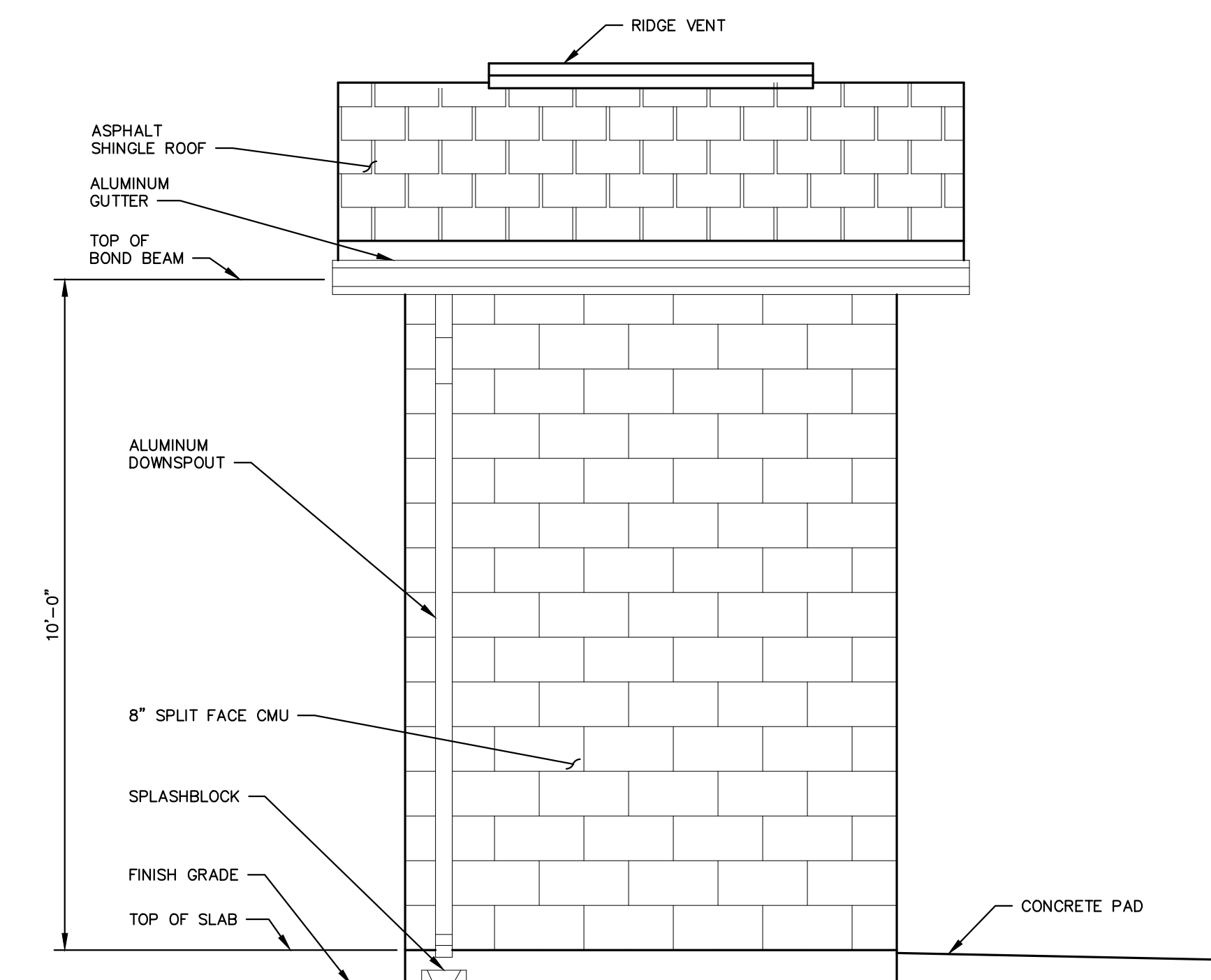
FRONT ELEVATION
SCALE: 1/2" = 1'-0"



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



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



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

NO.	DATE	DESCRIPTION

KOCHER WELL BUILDING PLANS AND SECTIONS

STATE COLLEGE BOROUGH WATER AUTHORITY

KOCHER WELL FIELD WATER PUMPING IMPROVEMENTS

FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

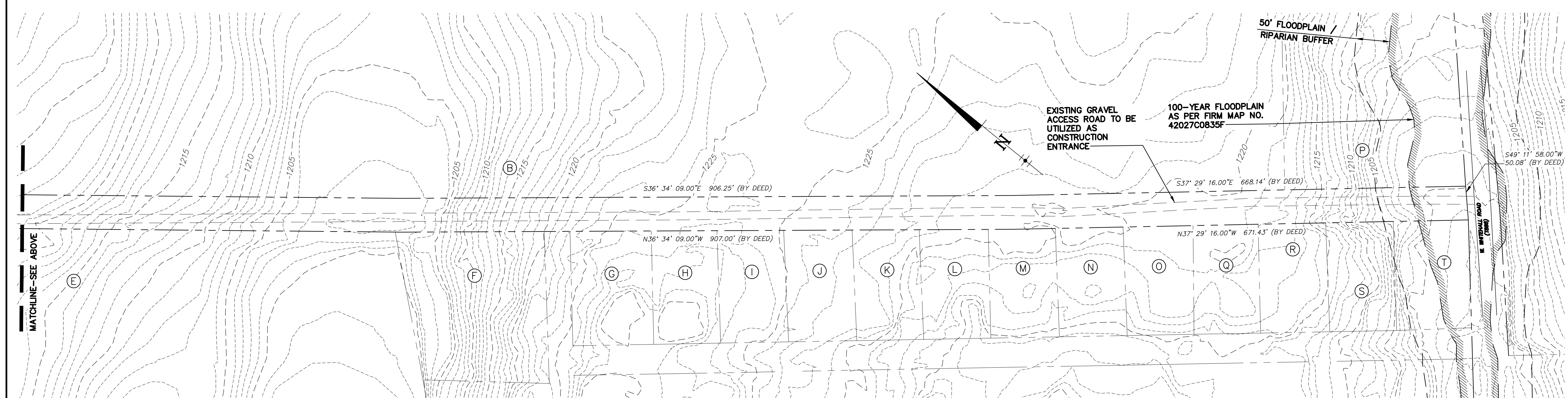
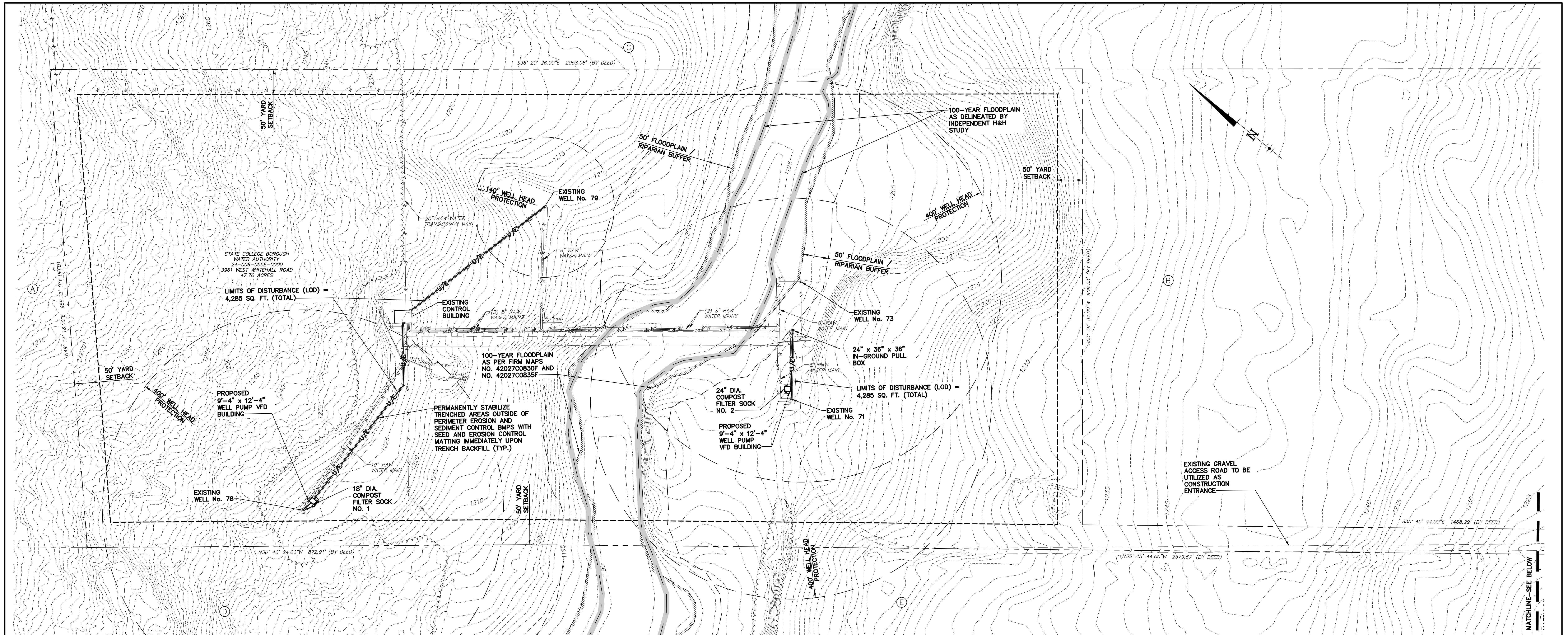
DATE: 7/22/20 JOB: 16049 SCALE: AS SHOWN
DRAWN BY: RLN CHECKED BY:

GWIN DOBSON & FOREMAN ENGINEERS

3121 Fairway Drive
Altoona, PA 16602
814.943.5214
gdfengineers.com

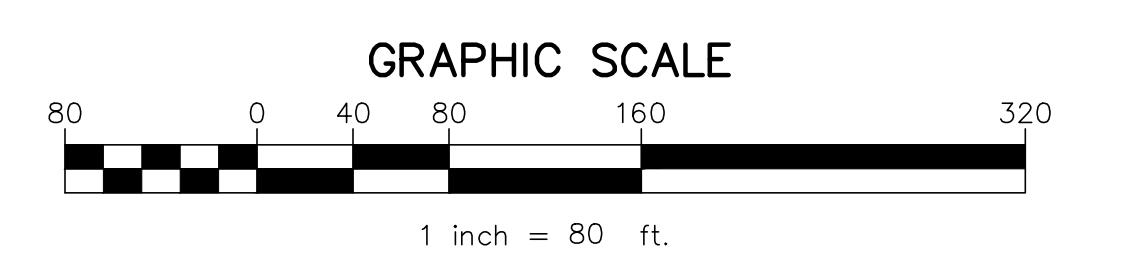
SHEET NO: **3**

PLOT CREATED: 7/21/2020 8:11 AM



LEGEND

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



ADJOINING PARCEL INFORMATION

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T	24-006-000-0000	N/F KURTIS S. & LESLIE M. AURANDT	101 RAMBLEWOOD ROAD, PENNA FURNACE, PA 16865	814-308-8027	2190 / 100

NO.	DATE	DESCRIPTION

EROSION AND SEDIMENT CONTROL (ESC) PLAN

STATE COLLEGE BOROUGH
WATER AUTHORITY

**KOCHER WELL FIELD
WATER PUMPING IMPROVEMENTS**

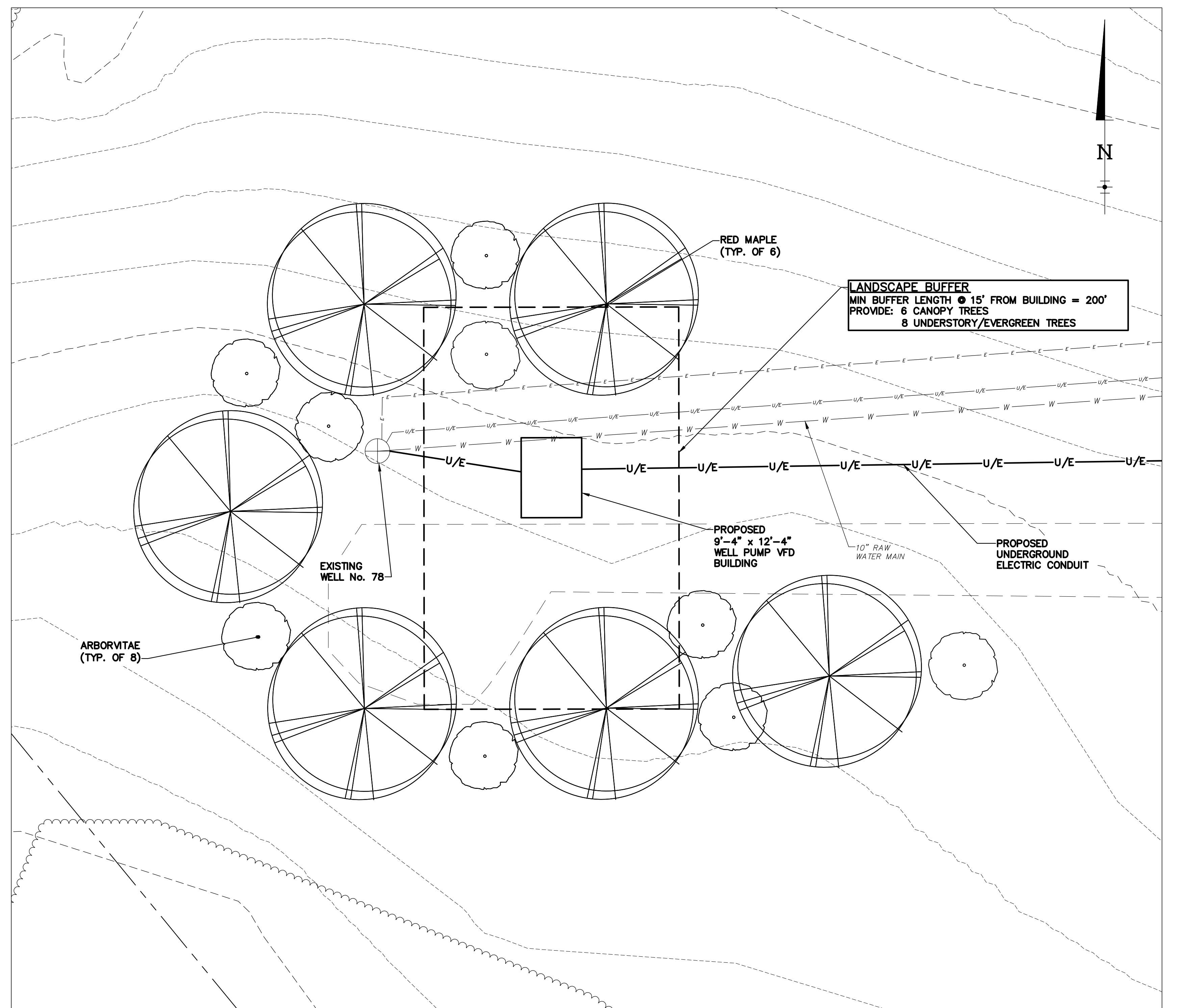
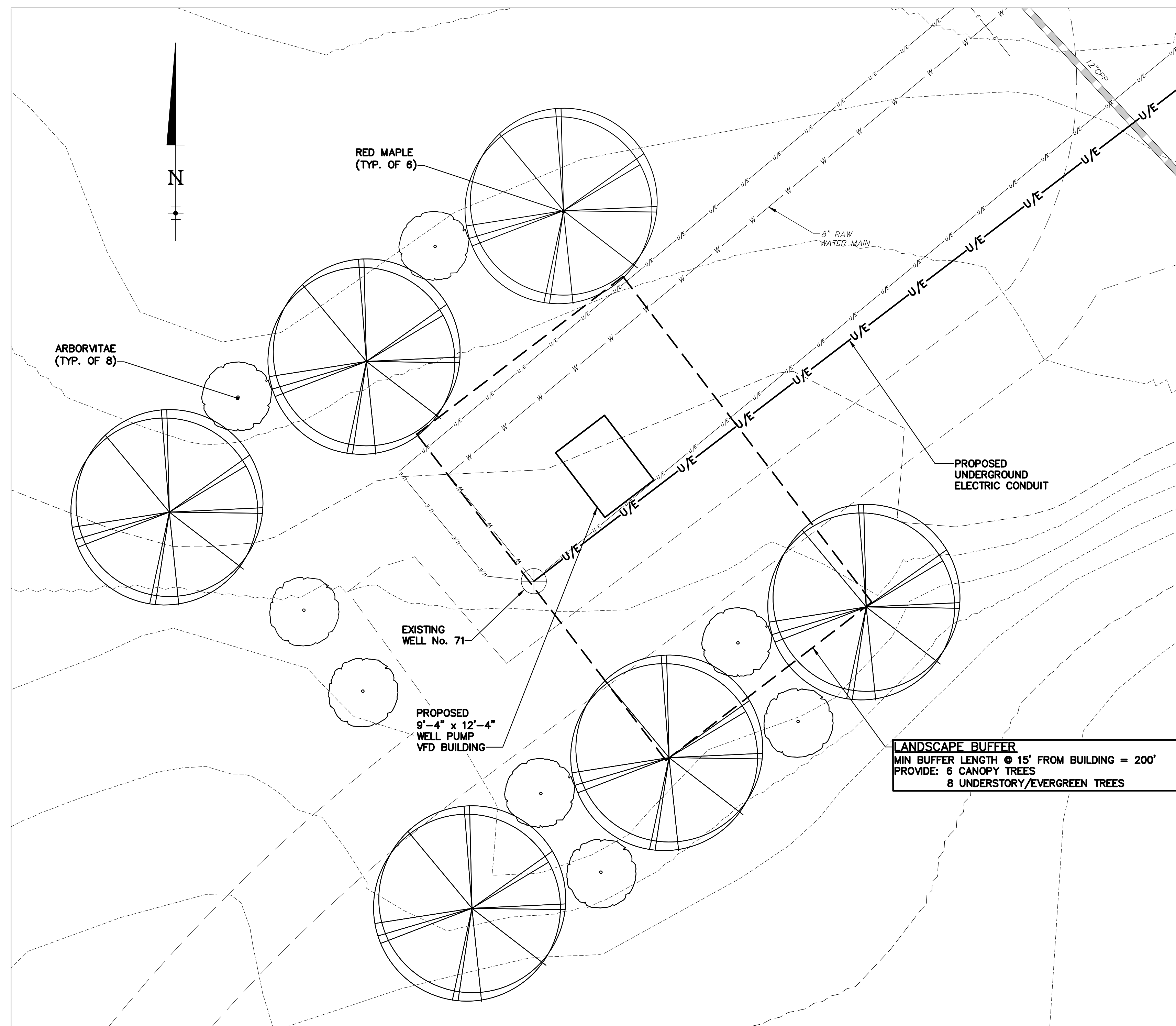
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

DATE: 7/22/20 JOB: 16049 SCALE: AS SHOWN

DRAWN BY: AJL CHECKED BY: KWB

SHEET NO: **4**

PLOT CREATED: 7/27/2020 9:11 AM



PLANTING SCHEDULE

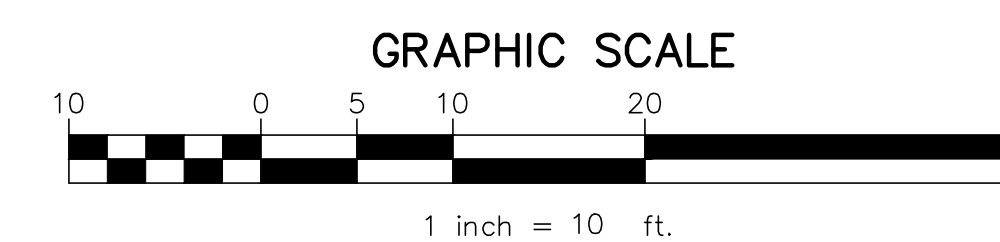
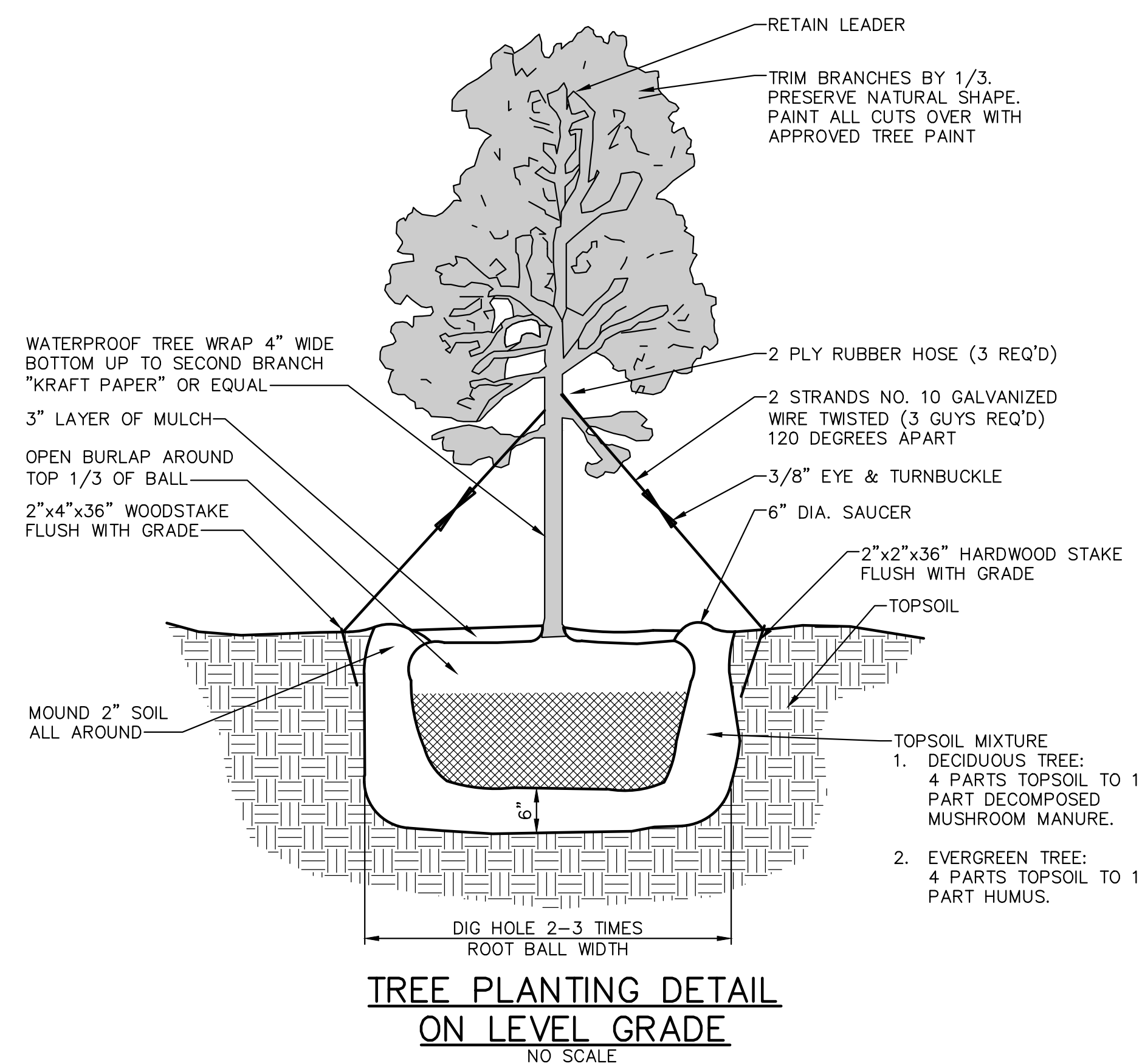
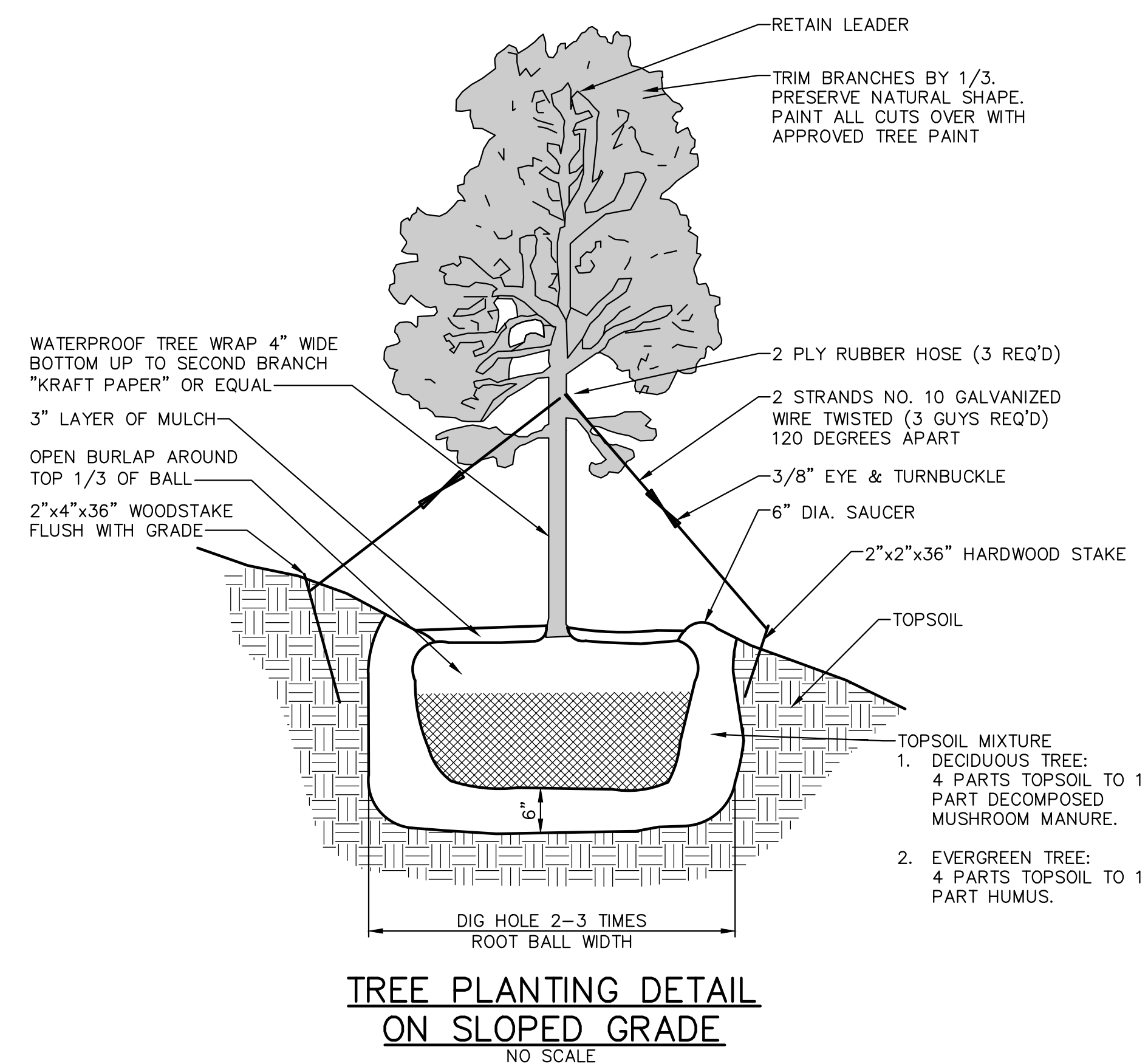
DECIDUOUS TREES								
BOTANICAL NAME (SYMBOL)	COMMON NAME	SPACING	SIZE	CONTAINER	QUANTITY	MATURE HEIGHT	MATURE SPREAD	
ACER RUBRUM (AR)	RED MAPLE	AS SHOWN	2" CAL.	B & B	12	50'	40'	
EVERGREEN TREES								
BOTANICAL NAME	COMMON NAME	SPACING	SIZE	CONTAINER	QUANTITY	MATURE HEIGHT	MATURE SPREAD	
THUJA OCCIDENTALIS (TO)	AMERICAN ARBORVITAE	AS SHOWN	6"	B & B	17	40'	10'	

LANDSCAPE BUFFER YARD REQUIREMENTS:

REQUIRED BUFFER YARD = 15'
 [§27-707]
 BUFFER YARD PROVIDED = 15' (MINIMUM)
 BUFFER YARD REQUIREMENTS = 3 CANOPY TREES PER 100' OF BUFFER YARD
 4 UNDERSTORY/EVERGREEN TREES PER 100' OF BUFFER YARD
 NOTE: ALL TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THE "GUIDE TO ARBOR WORK IN FERGUSON TOWNSHIP."

LANDSCAPING GENERAL NOTES:

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



NO.	DATE	DESCRIPTION

	LANDSCAPING PLAN	
	STATE COLLEGE BOROUGH WATER AUTHORITY	
	KOCHER WELL FIELD WATER PUMPING IMPROVEMENTS	
	FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA	
DATE: 7/22/20	JOB: 16049	SCALE: AS SHOWN
FIB049_KOCHER_LD_00	DRAWN BY: AJL	CHECKED BY: KWB
SEAL	NO.	5

NOTES:
 LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
LIV RESISTANCE	ASTM D-4355	70%
ADS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

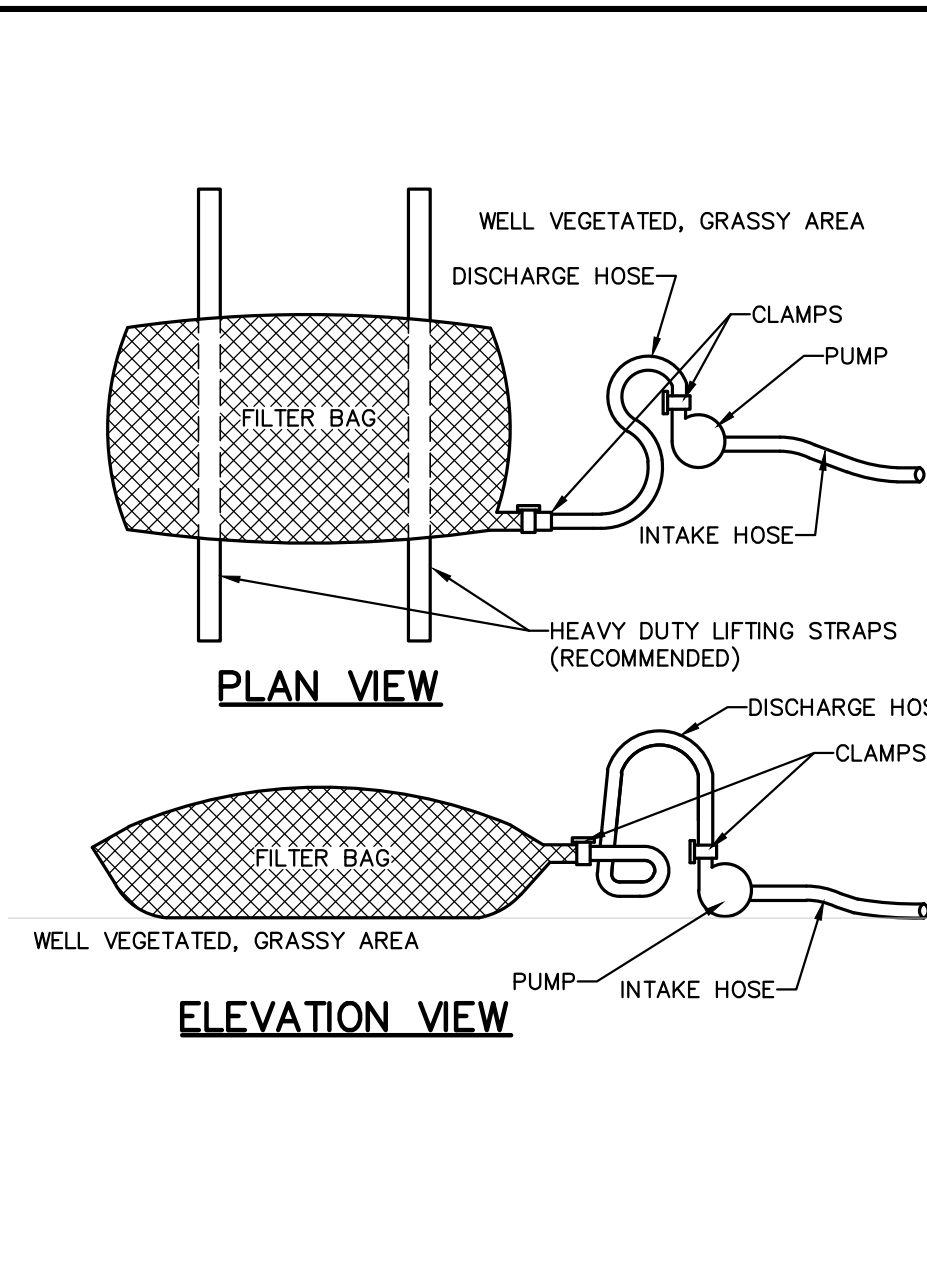
BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYERMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5% FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-FILLING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

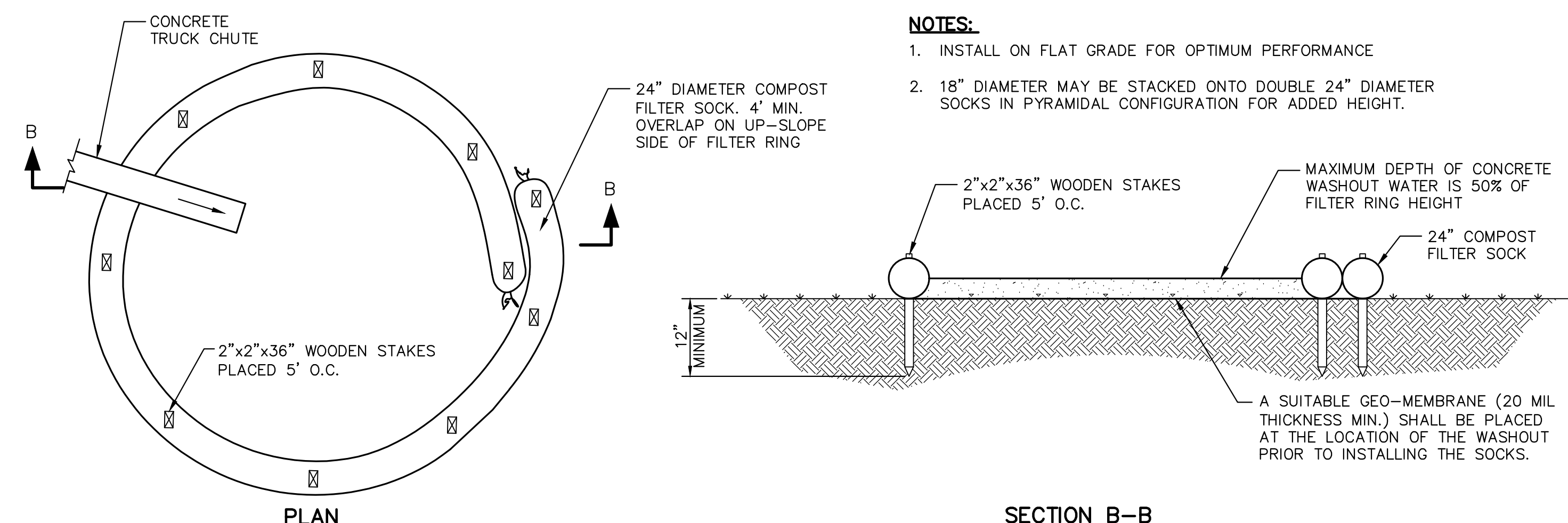
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.



PUMPED WATER FILTER BAG DETAIL
NO SCALE



COMPOST SOCK WASHOUT INSTALLATION
NO SCALE

TEMPORARY AND PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS

PROJECT NAME:	KOCHER WELL FIELD
LOCATION:	FERGUSON TOWNSHIP, CENTRE COUNTY, PA
PREPARED BY:	AJL DATE: 7/22/20
CHECKED BY:	KWB DATE: 7/22/20
SPECIFICATIONS: THE DEPARTMENT RECOMMENDS THE USE OF THE PENN STATE PUBLICATION, "EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND," AS THE STANDARD TO USE FOR THE SELECTION OF SPECIES, SEED SPECIFICATIONS, MIXTURES, LIMING AND FERTILIZING, TIME OF SEEDING, AND SEEDING METHODS. SPECIFICATIONS FOR THESE ITEMS MAY ALSO BE OBTAINED FROM PENNDOT PUBLICATION #408, SECTION 804 OR BY CONTACTING THE APPLICABLE COUNTY CONSERVATION DISTRICT. UPON SELECTION OF A REFERENCE, THAT REFERENCE SHOULD BE USED TO PROVIDE ALL SPECIFICATIONS FOR SEEDING, MULCHING, AND SOIL AMENDMENTS. THE FOLLOWING SPECIFICATION WILL BE USED FOR THIS PROJECT:	
(TEMPORARY)	
*SPECIES:	ANNUAL RYEGRASS OR WINTER RYE
% PURE LIVE SEED:	SEE SEEDING TABLE
APPLICATION RATE:	10 (RYEGRASS) OR 56 (WINTER RYE) LB./ACRE
FERTILIZER TYPE:	10-10-10
FERTILIZER APPL. RATE:	500 LB./ACRE
LIMING RATE:	1 T./ACRE
MULCH TYPE:	STRAW
MULCHING RATE:	3 T./ACRE
(PERMANENT)	
TOPSOIL PLACEMENT DEPTH:	6 IN.
*SPECIES:	FORMULA B
% PURE LIVE SEED:	SEE SEEDING TABLE
APPLICATION RATE:	SEE SEEDING TABLE
FERTILIZER TYPE:	10-10-20
FERTILIZER APPL. RATE:	1000 LB./ACRE
LIMING RATE:	6 T./ACRE
MULCH TYPE:	STRAW
MULCHING RATE:	3 T./ACRE
ANCHOR MATERIAL:	N/A
ANCHORING METHOD:	MECHANICAL CRIMPING
RATE OF ANCHOR MATERIAL APPL:	N/A
SEEDING SEASON DATES:	MARCH 15 - JUNE 1 AND AUGUST 1 - OCTOBER 1

MULCHING AND SEEDING NOTES

- SEED MIXTURES AND APPLICATION RATES SHALL BE AS SET FORTH IN SECTION 804 OF THE PENNDOT CONSTRUCTION SPECIFICATIONS (PUBLICATION 408). PLEASE NOTE THAT THERE MAY BE ACIDIC SOILS PRESENT ON THE SITE. THIS LIMITS THE TYPE AND SPECIES OF VEGETATION TO BE USED FOR STABILIZATION.
- PROVIDE SEED CONFORMING TO THE REGULATIONS OF CHAPTER 71 - SEED OF THE PENNSYLVANIA SEED ACT 164 OF 2004, EFFECTIVE JANUARY 29, 2005, AND AMENDMENTS AND MEET ANY OTHER APPLICABLE REGULATIONS OF THE SEED, TESTING AND CERTIFICATION PROGRAMS OF THE PENNSYLVANIA DEPARTMENT OF AGRICULTURE (PDA), BUREAU OF PLANT INDUSTRY. PROVIDE SEEDS THAT HAVE BEEN TESTED AND APPROVED FOR THE SPECIFIED SEED FORMULA'S PURITY, GERMINATION, AND WEED SEED ANALYSIS LIMITS AND OTHER APPLICABLE PDA RULES FOR SEED TESTING. PROVIDE CERTIFIED SEED FOR ALL KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS, CREEPING RED FESCUE, CHEWINGS FESCUE AND HARD FESCUE VARIETIES SUBMITTED FOR EACH SEED FORMULA.
- PROVIDE PREMIXED SEED MIXTURES FROM A LICENSED SEED DISTRIBUTOR/SEED MIXING COMPANY LOCATED WITHIN THE COMMONWEALTH AND MIXED UNDER THE SUPERVISION OF THE PDA FOR THE DESIGNATED PENNDOT SEED FORMULAS. USE ONLY SEED THAT HAS AN APPROVED SEED INSPECTOR'S TAG OR LABEL SIGNED BY A PDA INSPECTOR SEWN OR STAPLED TO THE OUTSIDE OF EACH SEED BAG OR OTHER CONTAINER IN A CONSPICUOUS PLACE. PRESSURE SENSITIVE LABELS MAY BE USED ON PAPER OR PLASTIC CONTAINERS.
- SEED MIXTURES MAY ALSO BE MIXED TO PROJECT SPECIFICATIONS AT THE PROJECT SITE FOR SPECIAL SEED FORMULAS IF ALL SPECIFIED SEED SPECIES HAVE BEEN PREVIOUSLY INSPECTED, TESTED, AND APPROVED BY PDA FOR THE DESIGNATED PURITY, GERMINATION, WEED SEED LIMITS, OR PURE LIVE SEED ANALYSIS. MIX THE SEED SPECIES TO THE DESIGNATED FORMULA OR MIXTURE SPECIFICATIONS UNDER SUPERVISION BY THE ENGINEER.
- DO NOT USE SEED FROM CONTAINERS THAT HAVE NOT BEEN PROPERLY SEALED. DO NOT USE SEED THAT HAS A SELL-BY DATE OF MORE THAN 15 MONTHS FROM THE DATE OF THE INSPECTION, EXCLUSIVE OF THE MONTH OF THE TEST. THE ENGINEER MAY REQUEST RE-TESTING FOR ANY QUESTIONABLE SEED DELIVERED TO THE PROJECT.
- KEEP SEEDING RATE TO THAT RECOMMENDED IN THE TABLES. SEED MIXTURES CONTAINING INVASIVE SPECIES SHOULD NOT BE USED IN AREAS ADJACENT TO WETLANDS OR STREAM CHANNELS.
- PREPARE AREAS FOR SEEDING BY UNIFORMLY APPLYING SUPPLEMENTS. BLEND THE INITIAL SOIL SUPPLEMENTS INTO THE SOIL AT LEAST 2 INCHES, ON TOPSOILED AREAS, BY RAKING, DISKING, HARROWING, OR OTHER ACCEPTABLE METHODS. BLEND THE SUPPLEMENTS INTO THE SOIL DURING TILLAGE OPERATIONS.
- APPLY SLOW-RELEASE NITROGEN FERTILIZER TO THE SURFACE OF FORMULA B AND D SEEDED AREAS BEFORE PROJECT COMPLETION. DO NOT APPLY SLOW-RELEASE NITROGEN FERTILIZER SUPPLEMENT TO FORMULA C SEEDED AREAS.
- FILL SLOPES SHOULD BE SEEDED AND MULCHED AT REGULAR VERTICAL INCREMENTS, 15 TO 25 FEET MAXIMUM, AS THE FILL IS BEING CONSTRUCTED. THIS WILL ALLOW THE BOTTOM OF THE FILL TO PROGRESS TOWARD STABILIZATION WHILE WORK CONTINUES ON THE UPPER PORTION, MAKING FINAL STABILIZATION EASIER TO ACHIEVE AND PROVIDING SOME VEGETATIVE BUFFERING AT THE BOTTOM OF THE SLOPE.
- WHEREVER SEED AND/OR MULCH IS APPLIED BY HYDROSEEDING METHODS, THE SEED AND MULCH SHOULD BE APPLIED IN SEPARATE APPLICATIONS WITH THE SEED BEING APPLIED FIRST AND THE MULCH SPRAYED ON TOP OF THE SEED. THIS IS TO ENSURE THAT THE SEED MAKES CONTACT WITH THE UNDERLYING SOIL. SOIL PREPARATION SHOULD BE COMPLETED PRIOR TO ADDING SEED TO THE HYDROSEEDING EQUIPMENT. RUNNING SEED THROUGH THE PUMPING SYSTEM CAN RESULT IN EXCESSIVE ABRASION OF THE SEED AND REDUCE THE PERCENTAGE OF PURE LIVE SEED IN THE APPLICATION. THEREFORE ALL SITE PREPARATION SHOULD BE COMPLETED PRIOR TO THE ARRIVAL OF THE HYDROSEEDER.
- VEHICULAR TRAFFIC SHOULD BE RESTRICTED FROM AREAS TO BE SEEDING TO PREVENT SOIL COMPACTION.
- PLACE MULCH, OF THE TYPE INDICATED, IMMEDIATELY AFTER SEEDING IS COMPLETED. UNLESS OTHERWISE INDICATED, PLACE ONLY STRAW OR WOOD FIBER OVER TOPSOILED AREAS. USE HAY, STRAW, OR WOOD FIBER IN OTHER AREAS.
- PLACE HAY OR STRAW UNIFORMLY, IN A CONTINUOUS BLANKET, AT A MINIMUM RATE OF 1,200 POUNDS PER 1,000 SQUARE YARDS. AN ACCEPTABLE MECHANICAL BLOWER MAY BE USED TO APPLY MULCH. DO NOT USE MACHINES THAT CUT MULCH INTO SHORT PIECES.
- MULCH TEMPORARILY SEEDDED AREAS WITH HAY.

RECYCLING AND DISPOSAL OF WASTE MATERIAL

- ALL BUILDING MATERIALS AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH DEP'S SOLID WASTE MANAGEMENT REGULATIONS OF 25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ. AND 287.1 ET SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF WASTE FROM THIS PROJECT AT AN APPROVED DISPOSAL SITE (SEE NOTES 2 AND 3 BELOW). THE CONTRACTOR WILL INSPECT THE PROJECT AREA WEEKLY. THE CONTRACTOR WILL PROPERLY AND LEGALLY DISPOSE OF ALL CONSTRUCTION WASTES. MATERIALS WILL BE SEPARATED FROM OTHER WASTES AND HANDLING FOR SUITABLE RECYCLING. RECEIPTS FROM THE RECYCLING CENTERS SHALL BE FILED WITH THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR DEPOSITING OF ALL CLEAN/SAFE FILL, AS DEFINED BY PA CODE, TITLE 25, INCLUDING, BUT NOT LIMITED TO, EXCESS SOIL MATERIALS, AT AN OFFSITE LOCATION TO BE DETERMINED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. IF POTENTIALLY HAZARDOUS MATERIAL IS OBSERVED DURING CONSTRUCTION EXCAVATION, THE ENGINEER WILL EVALUATE THE MATERIAL IN ACCORDANCE WITH THE CLEAN/SAFE FILL POLICY REGULATIONS. IF QUESTIONABLE MATERIAL IS ENCOUNTERED, ALL CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL THE SITE IS ENVIRONMENTALLY CLEARED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SEPARATE WRITTEN E&S PLAN FOR PROPOSED PERMANENT WASTE/SPOIL AREAS GREATER THAN 5,000 SQUARE FEET IN DISTURBANCE. THE WASTE AREA MUST COMPLY WITH ALL CHAPTER 102 EROSION CONTROL RULES AND REGULATIONS, INCLUDING NPDES PERMIT REQUIREMENTS IF GREATER THAN 1 ACRE OF DISTURBED GROUND OCCURS: THE WASTE/SPOIL AREA MUST COMPLY WITH CHAPTER 105 STREAM ENCROACHMENT REGULATIONS AND BE MORE THAN 50 FEET FROM ANY FLOODWAY, TOP OF STREAM BANK OR WETLANDS.
- ANY MATERIAL THAT DOES NOT MEET THE CRITERIA OF THE CLEAN/SAFE FILL POLICY SHALL BE DISPOSED OF AT A PA DEP APPROVED SITE.
- ALL MATERIALS USED FOR THE CONSTRUCTION AND MAINTENANCE OF THE TREATMENT FACILITY AND ANY APPURTENANT CONSTRUCTION, AS WELL AS ANY UNDISCLOSED OR UNKNOWN ITEMS/OBJECTS REVEALED BY EXCAVATING OR GRADING, WILL BE REMOVED FROM THE PROJECT AREA BY THE CONTRACTOR AND DISPOSED OF PROPERLY. WASTE DISPOSAL IN LANDFILLS SHALL BE MINIMIZED TO THE GREATEST EXTENT POSSIBLE. OF THE INEVITABLE WASTE THAT IS GENERATED, AS MUCH OF THE WASTE MATERIAL AS ECONOMICALLY FEASIBLE SHALL BE SALVAGED, RECYCLED OR REUSED.

THE CONTRACTOR SHALL USE ALL REASONABLE MEANS TO DIVERT CONSTRUCTION AND DEMOLITION WASTE FROM LANDFILLS AND INCINERATORS, AND FACILITATE THEIR SALVAGE AND RECYCLE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

- WASTE MANAGEMENT PLAN DEVELOPMENT AND IMPLEMENTATION.
- TECHNIQUES TO MINIMIZE WASTE GENERATION.
- SORTING AND SEPARATING OF WASTE MATERIALS.
- SALVAGE OF EXISTING MATERIALS AND ITEMS FOR REUSE OR RESALE.
- RECYCLING OF MATERIALS THAT CANNOT BE REUSED OR SOLD.

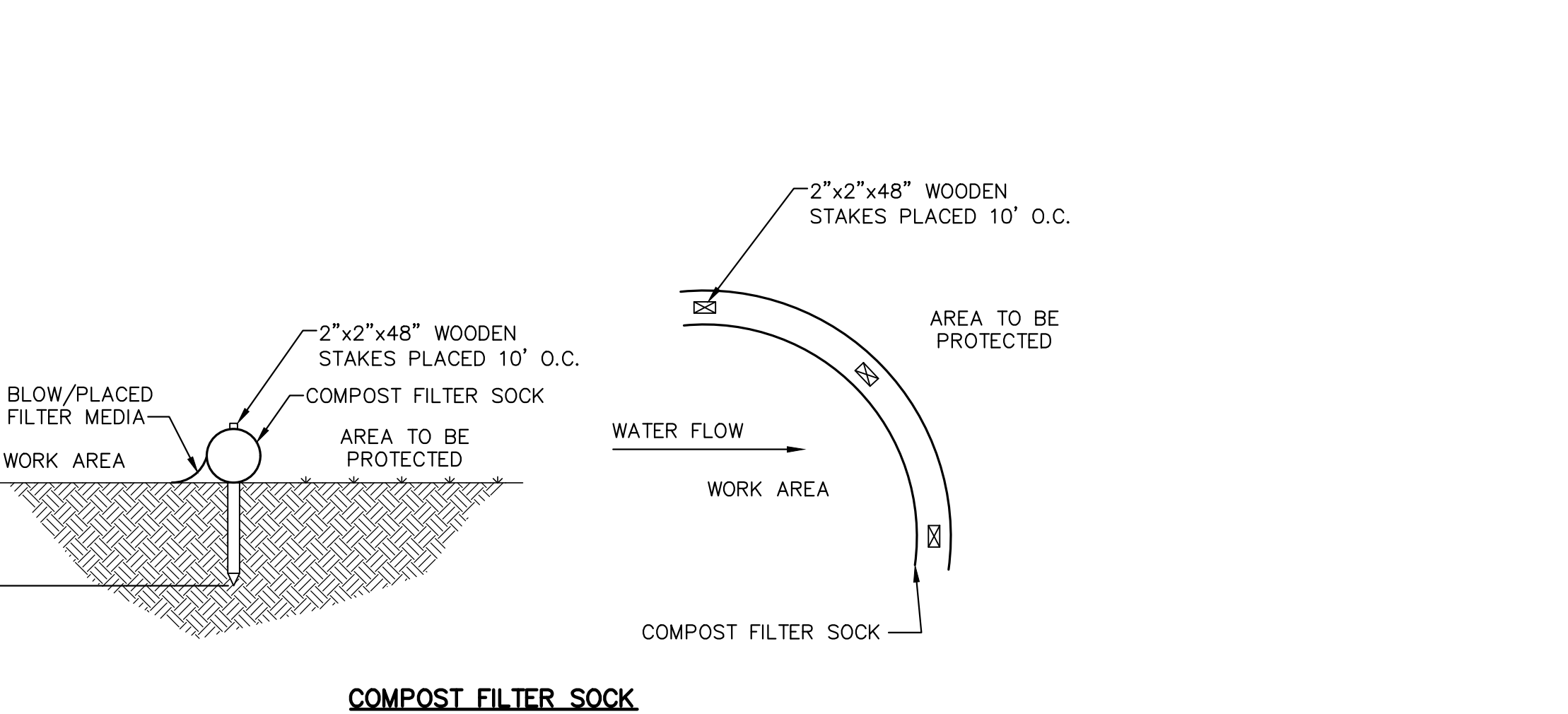
- AT A MINIMUM, THE FOLLOWING WASTE CATEGORIES SHALL BE DIVERTED FROM LANDFILLS:
- SOIL.
 - INERTS (EG. CONCRETE, MASONRY AND ASPHALT).
 - CLEAN DIMENSIONAL WOOD AND PALETTE WOOD.
 - GREEN WASTE (BIODEGRADABLE LANDSCAPING MATERIALS).
 - ENGINEERED WOOD PRODUCTS (PLYWOOD, PARTICLE BOARD AND I-JOISTS, ETC).
 - METAL PRODUCTS (EG. STEEL, WIRE, BEVERAGE CONTAINERS, COPPER, ETC).
 - CARDBOARD, PAPER AND PACKAGING.
 - BITUMEN ROOFING MATERIALS.
 - PLASTICS (EG. ABS, PVC).
 - CARPET AND/OR PAD AND OTHER FLOORING MATERIALS.
 - GYPNUM BOARD.
 - INSULATION.
 - PAINT.
 - FLUORESCENT LAMPS.

THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN THE MANAGEMENT OF NON-HAZARDOUS BUILDING CONSTRUCTION AND DEMOLITION WASTE. THEY SHALL ALSO CONDUCT A SITE ASSESSMENT TO ESTIMATE THE TYPES OF MATERIALS THAT WILL BE GENERATED BY DEMOLITION AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ANY SPECIAL PROGRAMS INVOLVING REBATES OR SIMILAR INCENTIVES RELATED TO RECYCLING AND PROVIDE ALL DEMOLITION, REMOVAL AND LEGAL DISPOSAL OF MATERIALS. THE CONTRACTOR SHALL ENSURE THAT FACILITIES USED FOR RECYCLING, REUSE AND DISPOSAL SHALL BE PERMITTED FOR THE INTENDED USE TO THE EXTENT REQUIRED BY LOCAL, STATE, FEDERAL REGULATIONS. THE WHOLE BUILDING DESIGN GUIDE WEBSITE ([HTTP://WWW.WBDG.ORG/TOOLS/CWM.PHP](http://www.wbdg.org/tools/cwm.php)) PROVIDES A CONSTRUCTION WASTE MANAGEMENT DATABASE THAT CONTAINS INFORMATION ON COMPANIES THAT HAUL, COLLECT, AND PROCESS RECYCLABLE DEBRIS FROM CONSTRUCTION PROJECTS.

THE CONTRACTOR SHALL ASSIGN A SPECIFIC ONSITE AREA TO FACILITATE SEPARATION OF MATERIALS FOR REUSE, SALVAGE, RECYCLING AND RETURN. SUCH AREAS ARE TO BE KEPT NEAT AND CLEAN AND CLEARLY MARKED IN ORDER TO AVOID CONTAMINATION OR MIXING OF MATERIALS. ONSITE INSTRUCTIONS AND SUPERVISION OF SEPARATION, HANDLING, SALVAGING, RECYCLING, REUSE AND RETURN METHODS TO BE USED BY ALL PARTIES DURING WASTE GENERATING STAGES SHALL BE AVAILABLE AT ALL TIMES. RECORDS OF DAILY REPORTS INDICATING ANY PROBLEMS IN COMPLYING WITH REUSE, SALVAGE, RECYCLING AND RETURN SHALL BE KEPT ONSITE AT ALL TIMES AND SHALL NOTE ANY CORRECTIVE ACTIONS TAKEN FOR COMPLIANCE.

SEED MIXTURES AND APPLICATION RATES

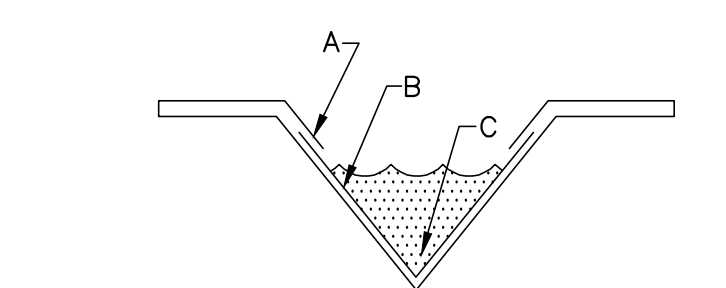
FORMULA AND SPECIES	% BY WEIGHT	MINIMUM %		MAX. % WEED SEED	SEEDING RATE (lbs./1000yd ²)
		PURITY	GERMINATION		
FORMULA B MIX					42.0 TOTAL
PERENNIAL RYEGRASS MIXTURE (LOLIUM PERENNE), A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 50% OF THE TOTAL RYEGRASS COMPONENT.	20	97	90	0.10	8.5
CREEPING RED FESCUE OR CHEWINGS FESCUE (FESTUCA RUBRA OR SSP COMMUTATE) (IMPROVED AND CERTIFIED)	30	97	85	0.10	12.5
KENTUCKY BLUEGRASS MIXTURE (POA PRATENSIS), A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 50% OF THE TOTAL BLUEGRASS COMPONENT.	50	97	80	0.15	21.0
FORMULA D CONSERVATION MIX					50.0 TOTAL
TALL FESCUE (FESTUCA ARUNDINACEA VAR. KENTUCKY 31)	60	96	85	0.10	30.0
CREEPING RED FESCUE OR CHEWINGS FESCUE (FESTUCA RUBRA OR SSP COMMUTATE) (IMPROVED AND CERTIFIED)	30	97	85	0.10	15.0
ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)	10	95	90	0.10	5.0



COMPOST FILTER SOCK DETAIL
NO SCALE

NOTES:
 1. SEE PLAN VIEW FOR SOCK SIZE AND LOCATION.
 2. SOCK FABRIC SHALL MEET THE STANDARDS OF TABLE 4.1 AND COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PADEP EROSION CONTROL BMP MANUAL.
 3. SLOPE LENGTHS SHALL NOT EXCEED THE LENGTHS SHOWN ON FIGURE 4.2 OF THE PADEP EROSION CONTROL BMP MANUAL.

- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15CM) DEEP x 6" (15CM) WIDE TRENCH WITH APPROXIMATELY 12" (30CM) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30CM) APART ACROSS THE WIDTH OF THE RECP'S.
- ROLL CENTER RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5CM-12.5CM) OVERLAP DEPENDING ON RECP'S TYPE.
- CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30CM) APART ACROSS ENTIRE RECP'S WIDTH.
- IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP'S.



SLOPE INSTALLATION DETAIL
NO SCALE

CRITICAL POINTS:
 A. OVERLAPS AND SEAMS
 B. PROJECTED WATER LINE
 C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTES:
 * HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.
 ** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE RECP'S.

	EROSION AND SEDIMENT CONTROL (ESC) NOTES AND DETAILS	
	STATE COLLEGE BOROUGH WATER AUTHORITY KOCHER WELL FIELD WATER PUMPING IMPROVEMENTS	
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA DATE: 7/22/20 JOB: 16049 SCALE: AS SHOWN FIB049_KOCHER_ID.D DRAWN BY: AJL CHECKED BY: KWB	NO. DATE DESCRIPTION SEAL	REVISIONS

8:\16049\LAND DEVELOPMENT\KOCHER WELL FIELD IDP\16049_KOCHER_ID.D-1

STANDARD EROSION AND SEDIMENT CONTROL NOTES

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE APPROVED DRAWINGS (STAMPED, SIGNED AND DATED BY THE REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST TEN (10) DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRE-CONSTRUCTION MEETING.
- AT LEAST THREE (3) BUSINESS DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCES PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (PADEP) PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S B MPS SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE CENTRE COUNTY CONSERVATION DISTRICT AND/OR THE DEP REGIONAL OFFICE.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE PADEP FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED IN THE PLAN.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 6 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDED AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUB-AREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE CENTRE COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID RE-VEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE CENTRE COUNTY CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE, CIVIL, AND/OR CRIMINAL PENALTIES BEING INSTITUTED BY THE PADEP AS DEFINED IN SECTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. THE CLEAN STREAMS LAW PROVIDES FOR UP TO \$10,000 PER DAY IN CIVIL PENALTIES, UP TO \$10,000 IN SUMMARY CRIMINAL PENALTIES, AND UP TO \$25,000 IN MISDEMEANOR CRIMINAL PENALTIES FOR EACH VIOLATION.
- CONCRETE WASH WATER SHALL BE HANDLED IN THE MANNER DESCRIBED IN THE PLAN. IN NO CASE SHALL IT BE ALLOWED TO ENTER ANY SURFACE WATERS OR GROUNDWATER SYSTEMS.
- BIODEGRADABLE DOUBLE NET EROSION CONTROL BLANKETING SHALL BE INSTALLED ON ALL SLOPES GREATER THAN 3H:1V, ALL CHANNEL SIDES AND BOTTOMS AND IN ALL DISTURBED AREAS WITHIN 100 FEET OF WATER OF THE COMMONWEALTH.
- MULCH APPLIED TO PERMANENTLY STABILIZED AREAS IS TO BE MECHANICALLY CRIMPED TO PREVENT BLOW OFF AND LOSS OF MULCH FROM RAINFALL. IN THE EVENT THAT MECHANICAL CRIMPING IS INEFFECTIVE, THE MULCH SHALL BE ANCHORED BY A NON-TOXIC BINDING EMULSION APPLIED TO THE MULCH AT THE MANUFACTURERS RECOMMENDED RATE. MANUFACTURERS INFORMATION MUST BE PROVIDED TO THE ENGINEER TO VERIFY THAT THE COMPONENTS OF THE EMULSION ARE NON-TOXIC TO VEGETATION AND ANIMAL SPECIES.

STORMWATER MANAGEMENT STATEMENT

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

EROSION AND SEDIMENT CONTROL CONSTRUCTION SEQUENCE

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

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

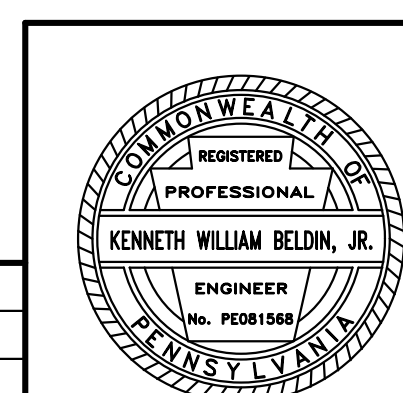
- ALL SEDIMENT AND EROSION CONTROL FACILITIES SHALL BE CHECKED FOR DAMAGE AND CLOGGING ON A WEEKLY BASIS AND AFTER EACH STORM EVENT. ALL FACILITIES THAT ARE DAMAGED, CLOGGED, OR CAN NO LONGER PERFORM IN THE MANNER FOR WHICH THEY WERE DESIGNED SHALL BE REPLACED.
- ANY PERMANENTLY STABILIZED AREAS THAT BECOME ERODED SHALL HAVE THE TOPSOIL REPLACED AND THE GRASS SOWN AGAIN WITH NEW MULCH APPLIED. IF CULTIVATION OF A NEW LEGUME OR GRASS CROP IS NOT PRACTICAL IN THE ERODED AREA, THE CONTRACTOR SHALL INSTALL NYLON EROSION CONTROL MATS.
- IF THE VEGETATIVE COVER ESTABLISHED IS ALLOWED TO DETERIORATE AND BECOME INEFFECTIVE, A FERTILIZATION AND SEEDING PROGRAM SHALL BE ESTABLISHED AND CARRIED OUT AS THE CONSTRUCTION PROCEEDS. AREAS WHERE FAILURES HAVE BEEN EXPERIENCED IN THE ESTABLISHMENT OF BOTH PERMANENT AND TEMPORARY VEGETATIVE PROTECTION SHALL BE PROMPTLY TREATED. THE RE-ESTABLISHMENT OF PERMANENT VEGETATIVE COVER SHALL BE INITIATED AS SOON AS POSSIBLE.
- WHEN THE ACCUMULATION OF SEDIMENT IN THE CONTROL DEVICES REACHES 1/3 THE DEPTH OF THE DEVICE OR AS SPECIFIED BY THE MANUFACTURER, THE SEDIMENT SHALL BE REMOVED AND DISPOSED OF IN SUCH LOCATIONS AS DETERMINED BY THE CONTRACTOR AND APPROVED BY THE OWNER. THESE LOCATIONS SHALL BE SELECTED SUCH THAT THE SEDIMENT WILL NOT ERODE INTO THE CONSTRUCTION AREA OR ANY NATURAL WATERWAY.
- ALL SEDIMENT AND EROSION FACILITIES MUST BE MAINTAINED IN OPERATING CONDITION UNTIL UPSTREAM AREAS ARE STABILIZED WITH FINAL GROUND COVER AND HAVE ESTABLISHED UNIFORM 70% VEGETATIVE COVER OR GREATER OF EROSION RESISTANT PERENNIAL SPECIES.
- SEDIMENT DEPOSITED ON PAVED ROADWAYS SHOULD BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE THROUGH STREET SWEEPING AS NEEDED. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO THE ROADWAY DITCHES, SEWERS, CULVERTS OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.
- THE CONTRACTOR SHALL IMPLEMENT THIS PLAN, INCLUDING CONSTRUCTION AND MAINTENANCE.
- THE OWNER IS RESPONSIBLE TO INSURE THAT THE CONTRACTOR IS PERFORMING THE WORK AS DETAILED IN THIS PLAN.
- THE OWNER IS RESPONSIBLE FOR CONDUCTING INSPECTIONS DURING CONSTRUCTION ON A WEEKLY BASIS AND AFTER EACH RAINFALL EVENT AND RECORDING ANY DEFICIENCIES THAT MAY BE FOUND IN A LOG WHICH WILL BE MADE AVAILABLE UPON REQUEST.
- THE CONTRACTOR SHALL PERMIT ALL OFFICIAL REPRESENTATIVES FROM PADEP AND THE CENTRE COUNTY CONSERVATION DISTRICT ON SITE TO INSPECT THE EROSION CONTROLS INSTALLED FOR THIS PROJECT. ALL DEFICIENCIES IN THE CONTROLS MUST BE CORRECTED IMMEDIATELY.
- ALL TEMPORARY CONTROLS SHALL BE MAINTAINED AS FOLLOWS:
 - COMPOST FILTER SOCK MAINTENANCE:**
 - THE COMPOST FILTER SOCK INSTALLATION SHOULD BE INSPECTED WEEKLY AND AFTER EVERY RAINFALL EVENT.
 - ACCUMULATED SEDIMENTS WILL BE REMOVED AS REQUIRED TO KEEP THE COMPOST FILTER SOCK FUNCTIONAL. IN ALL CASES, REMOVE DEPOSITS WHERE ACCUMULATIONS REACH 1/3 THE ABOVE GROUND HEIGHT OF THE COMPOST FILTER SOCK.
 - DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 - ADHERE TO ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING COMPOST FILTER SOCK DUE TO WEATHERING.
 - EROSION CONTROL BLANKETS MAINTENANCE**
 - BLANKETED AREAS SHALL BE INSPECTED WEEKLY OR AFTER ANY RAINFALL EVENT UNTIL A MINIMUM UNIFORM 70% COVERAGE OF EROSION RESISTANT PERENNIAL VEGETATION IS ESTABLISHED.
 - DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN FOUR (4) CALENDAR DAYS.
 - CONCRETE WASHOUT STRUCTURES MAINTENANCE**
 - CONCRETE WASHOUT STRUCTURES SHALL BE INSPECTED DAILY.
 - DAMAGED OR LEAKING STRUCTURES SHALL BE DE-ACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.
 - ACCUMULATED MATERIALS SHALL BE REMOVED WHEN THEY REACH 50% CAPACITY.
 - PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.
 - PUMPED WATER FILTER BAG MAINTENANCE**
 - A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED.
 - FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.
 - BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
 - FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEMS ARE DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

IMPORTING FILL MATERIAL

- THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ENVIRONMENTAL DUE DILIGENCE AND DETERMINE THAT ALL FILL IMPORTED MEETS PA DEP'S DEFINITION OF CLEAN FILL.
- CLEAN FILL IS DEFINED AS : UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREGGED MATERIAL, USED ASPHALT, AND BRICK, BLOCK OR CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTE AND IS RECOGNIZABLE AS SUCH. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. (THE TERM "USED ASPHALT" DOES NOT INCLUDE MILLED ASPHALT OR ASPHALT THAT HAS BEEN PROCESSED FOR RE-USE.)
- ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS : INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSDUCENCE SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.

NO.	DATE	DESCRIPTION

REVISIONS	



EROSION AND SEDIMENT CONTROL (ESC) NOTES
STATE COLLEGE BOROUGH
WATER AUTHORITY

KOCHER WELL FIELD
WATER PUMPING IMPROVEMENTS

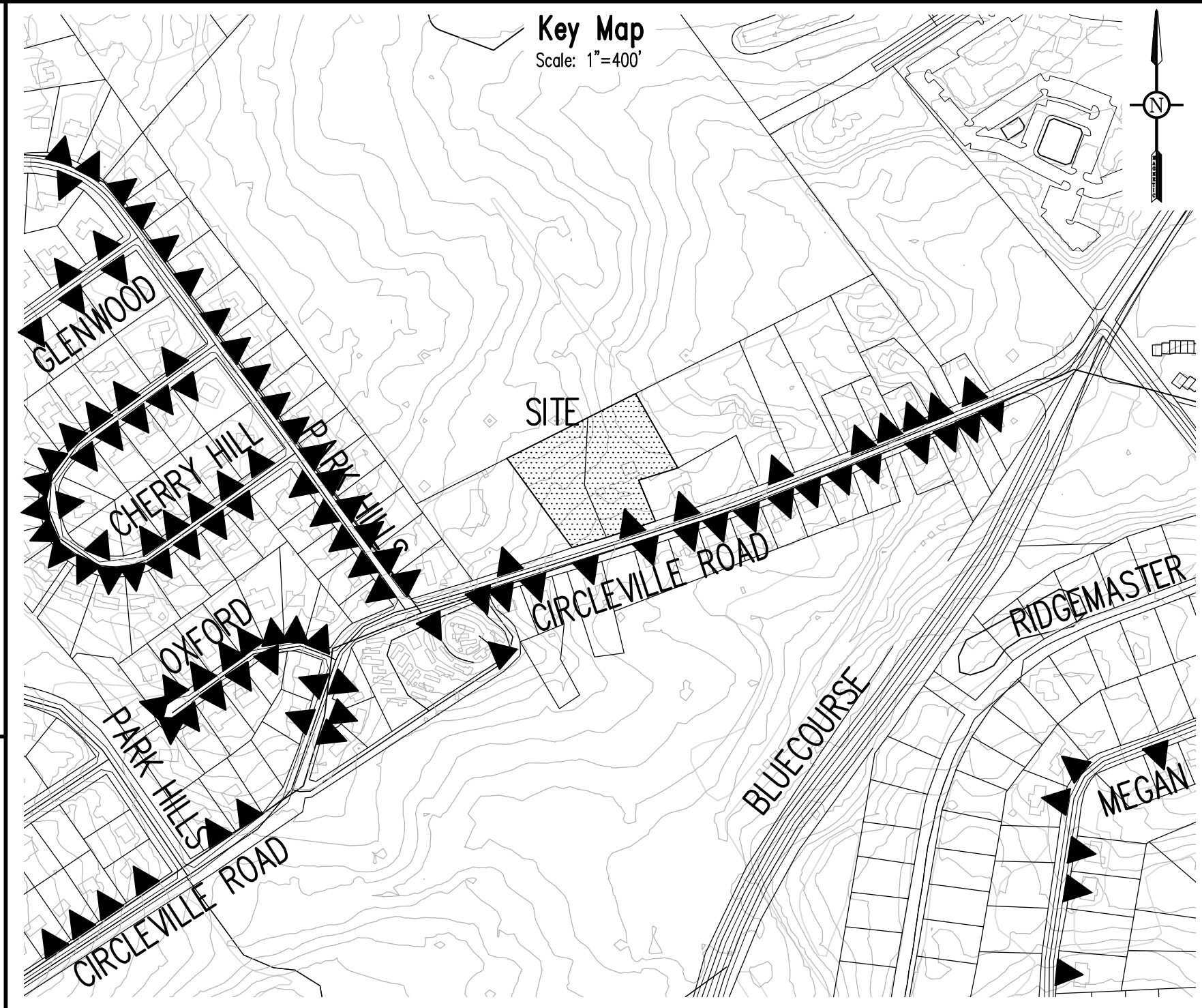
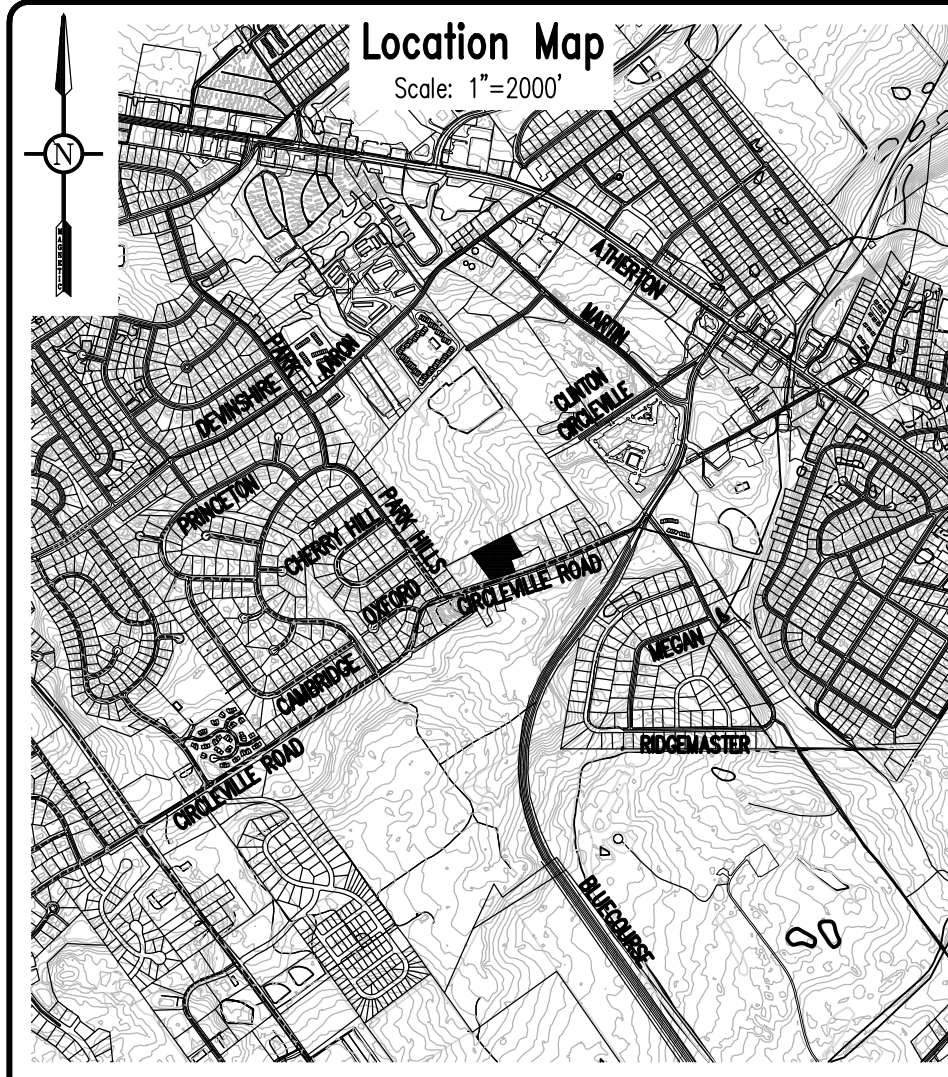
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

DATE: 7/22/20 JOB: 16049 SCALE: AS SHOWN
DRAWN BY: AJL CHECKED BY: KWB
R66d49_KOCHER_LD_D

GD&F
GWIN DOBSON &
FOREMAN
ENGINEERS
3121 Fairway Drive
Allison, PA 16802
814.843.8214
gdfengineers.com

SHEET NO:

D-2



Owners Certification

Commonwealth of Pennsylvania County of Centre
 On this the _____ day of _____, 20____, _____ personally appeared _____ before me and certified that they were the owners of the properties shown on this plan and acknowledge the same to be their act and plan and designs, the same to be recorded as such, according to the law.

Alec J. Pringle _____ Owner
 Jodi L. Green _____ Owner

witness my hand and seal, this date _____

Notary Public _____ Commission Expires _____

Township Planning Commission
 Ferguson Township Planning Commission Approved

Chairman _____ Date _____
 Secretary _____ Date _____

Township Supervisors
 Ferguson Township Supervisors Approved

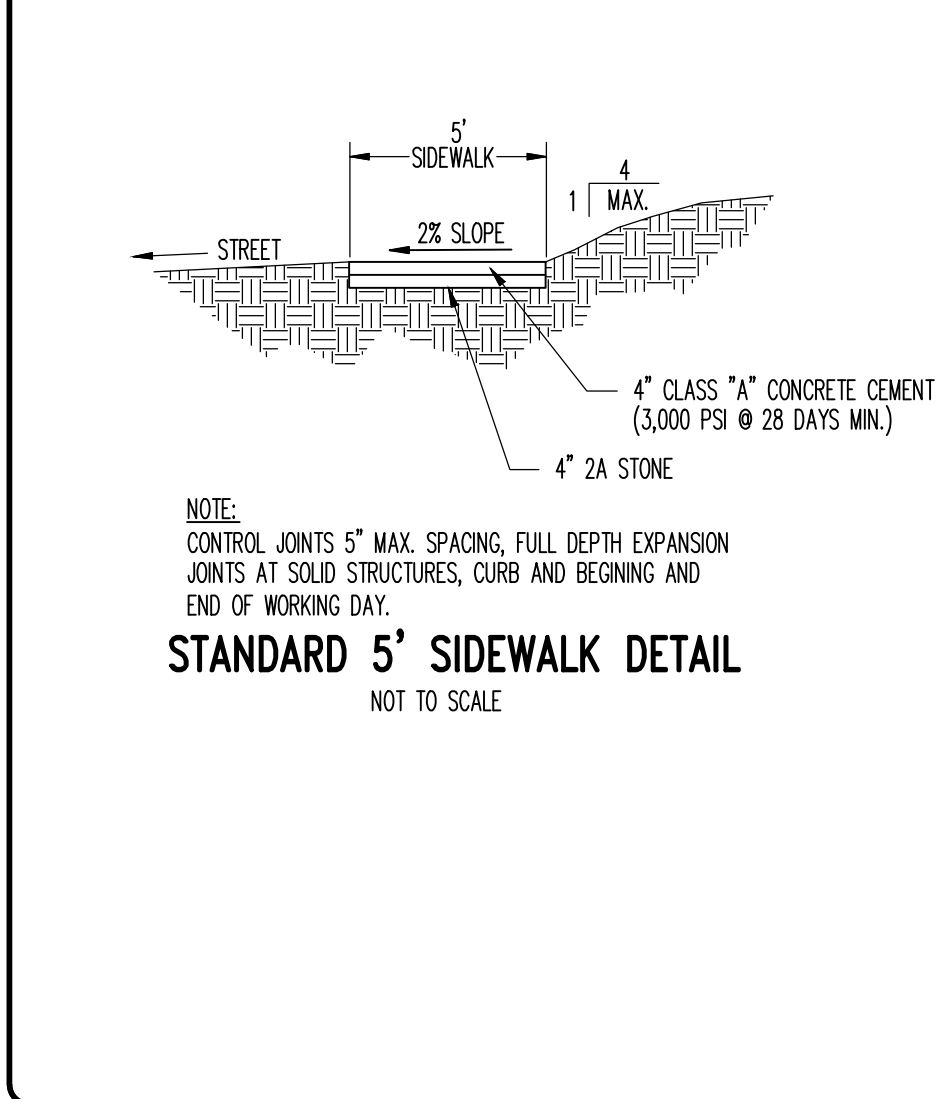
Chairman _____ Date _____
 Secretary _____ Date _____

Recorder of Deeds
 Recorded in the Office of the Recorder of Deeds at Centre County, Pennsylvania, in Plot Book _____, Page _____ on this the _____ day of _____, 20____.

Recorder of Deeds _____

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

Signature _____ Date _____



LEGEND EXISTING FEATURES

- Existing Building
- Existing Curbing
- Existing Soil Limit Line / Boundary
- Existing Soil Type
- Existing Sanitary Sewer w/ Manhole
- Existing Overhead Utility Line W/Pole
- Existing Light Pole/Standard
- Existing Fence
- Existing Contours (5's & 10's)
- Existing Mail Box
- Existing Water Service Lateral
- Existing Sanitary Sewer Lateral
- Existing Water Main
- Existing Deciduous Tree
- Existing Evergreen Tree

LEGEND SURVEY FEATURES

- Property Line, Lot Line or Right of Way Line
- Adjoining Property Line
- Building Setback Line
- Roadway Center Line
- Easement Line
- I.P. Found
- I.P. To Be Set

SOIL LEGEND

- HaB - Hagerstown silt loam, 3 to 8 percent slopes
- OhB - Opequon-Hagerstown complex, 3 to 8 percent slopes

LEGEND PROPOSED FEATURES

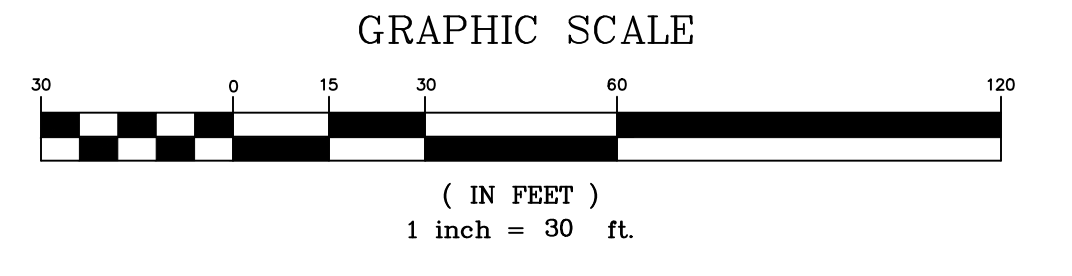
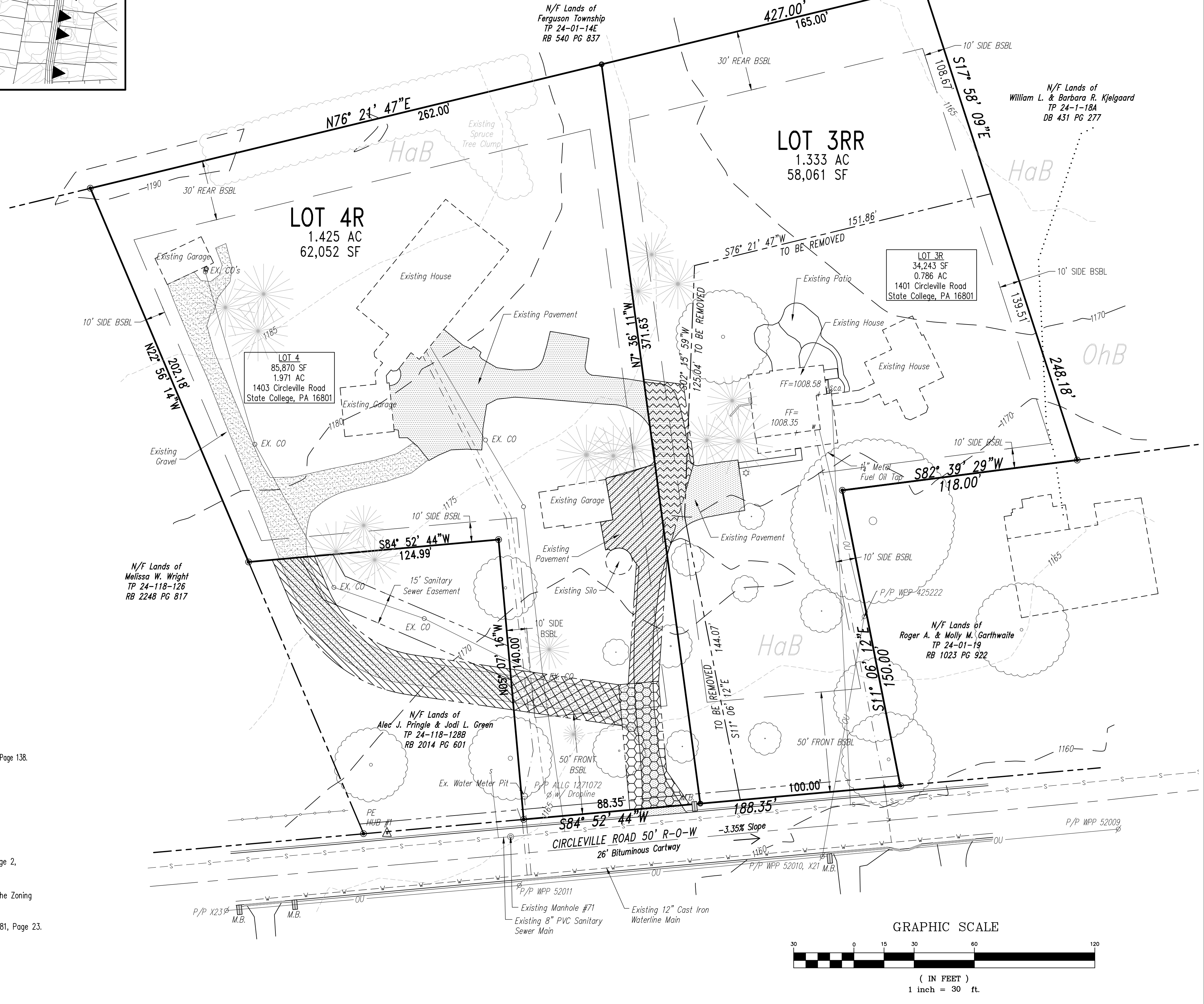
- PROPOSED SHARED ACCESS EASEMENT FOR LOTS 2R, 3RR, AND 4R
- PROPOSED SHARED ACCESS EASEMENT FOR LOT 4R TO LOT 3RR
- PROPOSED SHARED ACCESS EASEMENT FOR LOT 3RR TO LOT 4R
- PROPOSED SHARED ACCESS EASEMENT FOR LOT 4R TO LOT 2R
- PROPOSED SHARED ACCESS EASEMENT FOR LOT 2R TO LOT 4R

PROJECT NOTES:

1. General Site Information:
 - a. Owner of Record: Alec J. Pringle and Jodi L. Green
 1401 Circleville Road
 State College, PA 16801
 - b. Site Location: 1401 Circleville Road, State College, PA 16801
 - c. Tax Parcel No.: 24-118-128 & 24-118-128A
 - d. Title Source: RB 2014 PG 602 & RB 2127 PG 189
 PB 81 PG 23 & PB 81 PG 23
 - e. Lot Sizes (Existing):

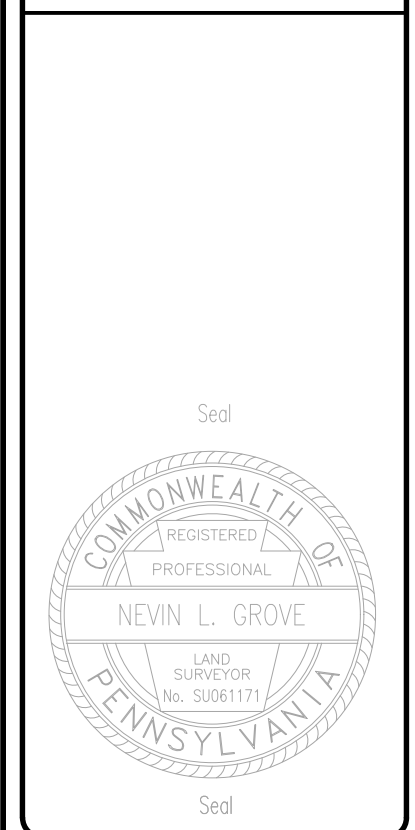
Lot 3R	34,243 SF	0.786 Ac
Lot 4	85,870 SF	1.971 Ac
Lot 3RR	58,061 SF	1.333 Ac
Lot 4R	62,052 SF	1.425 Ac
 - f. Zoning: Residential (R-1)
 - g. Site Use: Single-Family Residential (Existing), Single-Family Residential (Proposed)
 - h. Minimum Site Size: 10,000 SF - 0.229 Ac
 - i. Building Setbacks: 50' (Front) 10' (Side) 30' (Rear)
 - j. Impervious Coverage: 50% Maximum
 - k. Minimum Lot Width: 50' at street line, 80' at building setback
 - l. Building Height: 40'
2. Lot Information:

a. Number of Lots:	2 (Existing)	2 (Proposed)
b. Lot Sizes (Proposed):	Lot 3RR 58,061 SF 1.333 Ac	Lot 4R 62,052 SF 1.425 Ac
3. ACT 287 Utility Information:
 All utility locations should be verified prior to any construction, utility information and locations should be considered approximate. Contractor shall notify PA One Call prior to any excavation.
 - a. Sanitary Sewer: University Area Joint Authority, 1576 Spring Valley Road, State College, PA 16801 - Phone: 814-238-5361
 - b. Water: State College Borough Water Authority, 1201 West Branch Road, State College, Pa. 16801 - Phone: 814-238-6766
 - c. Electric: West Penn Power Company, 2800 E. College Ave., State College, PA 16801 - Phone: 814-237-5721
 - d. Telephone: Verizon, Facility Management Center, 224 S.Allen Street, State College, PA 16801 - Phone: 814-231-6511
 - e. TV Cable: Comcast, 80 Decibel Road, State College, PA 16801 - Phone: 814-238-5050
 - f. Gas: Columbia Gas, 2550 Carolean Drive, State College, PA 16801 - Phone: 814-278-5840
 - g. Storm Sewer & Traffic Devices: Ferguson Township, 3147 Research Drive, State College, PA 16801 - Phone: 814-238-4651
4. Contours are from USGS mapping and have not been field verified.
5. Soil limits and descriptions have been taken from the Soil Survey of Centre County, dated August 1981.
6. The site is not located within the 100-year flood plain shown on the Flood Insurance Rate Map (FIRM), Community Panel 4202600015E, prepare by Federal Emergency Management Agency (FEMA).
7. There are no wetlands located on site according to the National Wetlands Inventory mapping, Julian, PA quadrangle, 1988.
8. Based on field survey by PennTerra Engineering, Inc., there are no steep slopes on the property.
9. Based on field survey by PennTerra Engineering, Inc., there are no visible sinkholes on the property.
10. Project References:
 - a. Previous Subdivision Plan prepared by Sweetland Engineering & Associates, Inc., entitled "Preliminary/Final Plan of Lands of Charles S. & Luella G. Myers into 3 Lots", dated July 21, 1993, recorded at the Centre County Recorder of Deeds Office in Plot Book 47, Page 138.
 - b. "Lot Consolidation of Tax Parcels 24-118-127 & 24-118-128", prepared by PennTerra Engineering, Inc., dated March 14, 2008, recorded at the Centre County Courthouse Recorder of Deeds Office in Plot Book 80, Page 154.
 - c. "Preliminary/Final Plan for the Parkview Subdivision", prepared by PennTerra Engineering, Inc., dated March 14, 2008, recorded at the Centre County Courthouse Recorder of Deeds Office in Plot Book 81, Page 23.
 - d. "Minor Alteration Plan for Parkview Subdivision", prepared by PennTerra Engineering, Inc., dated September 10, 2010, recorded at the Centre County Courthouse Recorder of Deeds Office in Plot Book 83, Page 128.
 - e. A private Right-of-Way agreement, recorded at the Centre County Recorder of Deeds in Record Book 2064, Page 2, provides access to Lot 2R and Lot 3R through Lot 4 by way of a variable width easement.
11. On July 21, 2009, the Ferguson Township Zoning Hearing Board granted a temporary variance from Section 810 of the Zoning Ordinance requiring installation of sidewalks with the following conditions:
 - a. That at such time that construction of sidewalks is directed by the Township Supervisors, the property owner shall construct the sidewalk shown on the "Parkview Subdivision, Preliminary/Final Subdivision Plan," Plot Book 81, Page 23.
 - b. That at such time as Lot 2R is conveyed, the deed will contain a driveway easement connecting to the existing driveway so that there will be only one access from Circleville Road.
12. A modification granting relief from Section 512 of the Subdivision and Land Development Ordinance requiring installation of sidewalks was granted by the Ferguson Township Board of Supervisors on August 16, 2010.



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

WWW.PENTERRA.COM
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Designer: RRR
 Draftsman: RRR
 Proj/Manager: JCS
 Surveyor: JMG
 Perimeter: CK
 Book: 425 Pg: 52-56
 Drive: P:/E08 View/Shop REPLOT
 dwg/pln/08023-900-MD-REPLOT.DWG

Date	Description

PARKVIEW SUBDIVISION
 FERGUSON TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

REPLOT OF TAX PARCELS
 24-118-128
 AND
 24-118-128A

PROJECT NO.
 08023-900
 DATE
 JULY 24, 2020
 SCALE SHEET NO.
 1"=30' 1 OF 1

FERGUSON TOWNSHIP
§27-716. WORKFORCE HOUSING ORDINANCE

1) **Purpose.**

The purpose of this Chapter is:

- a) Provide a wide range of quality, workforce housing for households with an income of 80% to 120% of Area Median Income (AMI) in high opportunity neighborhoods, those with superior access to quality schools, services, amenities and transportation;
- b) To support the Centre Region Comprehensive Plan's goal of providing a wide range of sound, affordable and accessible housing consistent with the fair share needs of each municipality in the Centre Region;
- c) Provide criteria for workforce housing including, but not limited to, design, construction, phasing, and location within a development;
- d) To facilitate and encourage development and redevelopment that includes a range of housing opportunities through a variety of residential types, forms of ownership, home sale prices and rental rates;
- e) To work in partnership and support local, state, and federal programs to create additional housing opportunities;
- f) Responsibly allocate resources to increase housing opportunities for families and individuals facing the greatest disparities;
- g) Ensure the opportunity of workforce housing for employees of businesses that are located in or will be located in the Township;
- h) To ensure affordable homeownership, is defined as a mortgage payment and housing expenses (principal, interest, taxes, insurance, and condominium or association fees, if any) costing no more than 30% of a family's gross month income, per the Department of Housing and Urban Development (HUD) definition; and
- i) Effectively enforce and administer the provisions of the Workforce Housing Program.

2) **Authority.** Provisions for the Workforce Housing Chapter are intended to comply with the following articles of the Pennsylvania Municipal Planning Code.

(1) Article VI Zoning.

Section 603. Ordinance Provisions where:

- (a) Zoning Ordinances should reflect the policy goals of the statement of the community development objectives and give consideration to the character of the municipality, the needs of the citizens and the suitabilities and special nature of particular parts of the municipality.

(c) Zoning Ordinances may contain:

- (5) Provisions to encourage innovations and to promote flexibility, economy and ingenuity in development, including subdivisions and land developments as defined in this act;
- (6) Provisions authorizing increases in the permissible density of population or intensity of a particular use based upon expressed standards and criteria set forth in the zoning ordinance;

(j) Zoning Ordinances adopted by municipalities shall be generally consistent with the municipal or multi-municipal Comprehensive Plan or, where none exists, with the municipal statement of community development objectives and the county Comprehensive Plan.

Section 604. Zoning Purposes. The provisions of zoning ordinances shall be designed:

(1) To promote coordinated and practical community development and proper density of population.

Section 605. Classifications.

(3) For the purpose of encouraging innovation and the promotion of flexibility, economy and ingenuity in development, including subdivisions and land developments as defined in this act, and for the purpose of authorizing increases in the permissible density of population or intensity of a particular use based upon expressed standards and criteria set forth in the zoning ordinance.

(2) These regulations are enacted under the authority of the Pennsylvania Human Relations Act (Act of October 27, 1995, P.L. 744, as amended), which guarantees fair housing.

(3) Posting of the Fair Housing Practices Notice is required pursuant to the Pennsylvania Human Relations Act.

3) **Definitions.** As used in this chapter, the following words and terms shall have the meanings specified herein:

AREA MEDIAN INCOME—The midpoint of combined salaries, wages, or other sources of income based upon household size in the State College Metropolitan Statistical Area.

CONVERSION—A change in a residential rental development or a mixed-use development that includes rental dwelling units to a development that contains only owner-occupied individual dwelling units or a change in a development that contains owner-occupied individual units to a residential rental development or mixed-use development.

DENSITY BONUS—An increase in the number of market-rate units on the site in order to provide an incentive for the construction of affordable housing pursuant to this chapter, also known as a bonus unit.

DEVELOPMENT—The entire proposal to construct or place one or more dwelling units on a particular to or contiguous lots including, without limitation, a Traditional Town Development (TTD) Master Plan, a Planned Residential Development (PRD), land development or subdivision.

FEE-IN-LIEU—A payment of money to Ferguson Township's Affordable Housing Fund in-lieu of providing Workforce Housing Units. This fee is updated annually within the Ferguson Township Schedule of Fees.

LOT—A designated parcel, tract or area of land established by a plat or otherwise as permitted by law

and to be used, developed or built upon as a unit.

MEDIAN GROSS HOUSEHOLD INCOME—The median income level for the State College, PA Metropolitan Statistical Area (MSA), as established and defined in the annual schedule published by the Secretary of the U.S. Department of Housing and Urban Development, adjusted for household size.

PHASE—The portions of an approved Development, or, in the case of a Master Plan approval, a Specific Implementation Plan, which are set out for development according to a Township-approved schedule.

RENOVATION—The physical improvement that adds to the value of real property, but that excludes painting, ordinary repairs, and normal maintenance.

WORKFORCE HOUSING—Housing with a sales price or rental amount within the means of a household that may occupy moderate income housing. In the case of dwelling units for sale, affordable means housing in which mortgage, amortization, taxes insurance, and condominium or association fees, if any, constitute no more than thirty (30) percent of such gross annual household income for a household of the size that may occupy the unit in question. In the case of dwelling units for rent, affordable means housing for which the rent and utilities constitutes no more than thirty (30) percent of such gross annual household income for a household of the size that may occupy the unit in question.

WORKFORCE HOUSING DEVELOPMENT AGREEMENT— A written agreement duly executed between the applicant for a development, the Township, and, if applicable, the designated third-party administrator of the Workforce Housing Program. Said agreement shall include, at minimum, all of the provisions established in §27-215, Subsection 7.

WORKFORCE HOUSING FUND—The fund created by Ferguson Township to receive funds generated from the administration of fee-in-lieu payments to support workforce housing within Ferguson Township.

WORKFORCE HOUSING DWELLING UNIT—A housing unit documented in an applicant’s Workforce Housing Development Agreement as required in order to comply with the Workforce Housing Program requirements, subsidized by the federal or state government or subject to covenants and deed restrictions that ensure its continued affordability. When calculating the required percentage of Workforce Units in a development, any fractional result between 0.01 and 0.49 will be rounded down to the number immediately preceding it numerically, and any fractional result between 0.50 and 0.99 will be rounded up to the next consecutive whole number. However, the total Workforce Unit percentage shall not exceed ten (10) percent of the required total Workforce Housing Units in the development.

- 4) **Applicability.** Workforce Housing must be provided in the following Developments and minor alterations within the Terraced Streetscape (TS) Zoning District and the Traditional Town Development (TTD) Zoning District that results in or contains:

- a) Ten or more residential dwelling units;
 - b) Renovation of a multi-family dwelling that increases the number of residential units from the number of units in the original structure;
 - c) Conversion of an existing residential structure regardless of dwelling type to a multi-family dwelling that results in ten or more residential dwelling units; and
 - d) Conversion of a nonresidential property to a residential property that results in ten or more residential dwelling units.
- 5) **General Requirements for Workforce Units.** For all applicable developments listed in Section 4. Applicability, within the Terraced Streetscape (TS) Zoning District and the Traditional Town Development (TTD) Zoning District, projects must comply with the following requirements.
- a) The permit application must include a Workforce Housing Program option selection.
 - b) Calculation of Workforce Units. To calculate the minimum number of workforce units required in any land development listed in Section 4. Applicability, the total number of proposed units shall be multiplied by ten (10) percent.
 - i) When calculating the required percentage of Workforce Units in a development, any fractional result between 0.01 and 0.49 will be rounded down to the number immediately preceding it numerically, and any fractional result between 0.50 and 0.99 will be rounded up to the next consecutive whole number. However, the total Workforce Unit percentage shall not be required to exceed ten percent of the total units in the development.
- 6) **Standards.** Workforce Housing must be provided, or a fee-in-lieu of providing Workforce Housing must be paid, according to the following standards:
- a) Workforce units may be built on-site, paid fee-in-lieu, or built off-site.
 - i) Diversity Standards as outlined in §27-303.C.2.a. (related to TTD developments) may be modified to the extent needed to accommodate all required workforce units and allowable bonus units.
 - ii) In the case of Workforce Housing Dwelling Units provided as a single-family dwelling, duplex, multi-plex or townhouse:
 - (1) The units shall not be segregated or clustered within a development.
 - (2) Except in the case of lots containing more than one unit, no more than two adjacent lots or units shall contain Workforce Housing Dwelling Units.
 - iii) Workforce Housing Dwelling Units may be clustered within a multi-family dwelling (for sale or rent) and no more than 25% of the total units per floor can be designated as Workforce Units, excluding the top floor.
 - iv) Workforce Housing Dwelling Units shall be like market rate units with regard to number of bedrooms, amenities, and access to amenities, but may differ from market-rate units regarding interior amenities, provided that:
 - (1) These differences, excluding differences related to size differentials, are not apparent in the general exterior appearance of the market-rate units; and
 - (2) These differences do not include insulation, windows, heating systems, and other improvements related to the energy efficiency and standard components of the unit;
 - (3) Amenities for Workforce Units are determined to be reasonably equivalent if the appliances have the same Energy Star rating as those in the market-rate units.
 - (4) Workforce units may be up to 10 percent smaller than the market-rate units;

- v) Workforce units required under this chapter shall be offered for sale or lease to a qualified household to be used for its own primary residence, except for units purchased by the Township or its designee;
 - vi) The sale or lease of Workforce Housing Dwelling Units shall be limited to qualified households earning between 80% and 120% Area Median Income (AMI), adjusted for household size.
 - vii) In order to ensure an adequate distribution of workforce units by household size, the bedroom mix of workforce units in any project shall be in the same ratio as the bedroom mix of the market-rate units of the project.
 - viii) If the Development contains Phases, Workforce Housing shall be provided in all residential Phases, according to the options set forth in Section 8.
 - ix) Owners of Workforce Housing Dwelling Units are required to sign an agreement, suitable for recording, providing that such unit is subject to the terms and conditions of this Ordinance.
- b) Incentives.
- i) Developments that provide built Workforce Housing Dwelling Units, either built on-site or built off-site will be entitled to the following:
 - (1) One additional equivalent unit (bonus unit) may be added to the Development for each Workforce Housing Unit provided;
 - (2) Multi-family buildings may exceed the maximum height set forth in the underlying zoning district by one additional story; and
 - (3) Off-street parking may be provided but is not required for any workforce unit built or designated.
- c) Ferguson Township's Option to Purchase. The following provisions apply to the initial offering of workforce units for sale:
- i) As a condition of land development approval, the applicant shall notify the Township or its designee of the prospective availability of any workforce units at the time the design and pricing are being established for such units.
 - ii) From the time of building permit issuance, the Township or its designee shall have an exclusive option for 60 days to enter into a purchase and sales agreement at the workforce unit pricing for each workforce unit offered for sale by the applicant. The Township may waive or assign this option.
 - iii) If the Township fails to exercise its option for the workforce units, or if the Township or its designee declares its intent not to exercise its option, the applicant shall offer the units for purchase or rent to households per §27-716.6.a.v. If requested, by the applicant, the Township or its designee shall execute documents that may be recorded with the Centre County Office of Recorder of Deeds to evidence said waiver of option.
 - iv) Closing on workforce units purchased by the Township or its designee occurs within 30 days after issuance of the certificate of occupancy. If the Township or its designee fails to close on these workforce units within such 30 days, the applicant shall offer the unit for purchase or rent to households per §27-716.6.a.xii.
 - v) The Township may assign its options under this section, in which event it shall notify the applicant of the agency to which it has assigned the option, which agency shall deal directly with the applicant, and shall have all of the authority of the Township as provided under this section.

- vi) At any point after the initial option period, ii) above, the applicant may offer the Workforce Housing Dwelling Units to the Township or its designee for purchase at the workforce unit pricing. The Township or its designee then shall have 30 days to enter into a purchase and sales agreement and close within 30 days thereafter.
- d) Limitations.
 - i) To the extent permitted by Federal Law, priority will be given to residents of Centre County, or individuals employed by a business located in Centre County.
 - ii) The Workforce Housing Dwelling Unit must be used as a principal place of residence;
- e) Except for household income, asset limitations and the primary residency requirement as set forth herein, occupancy of any workforce unit shall not be limited by any conditions that are not otherwise applicable to all units within the covered project;
- f) No final land development plan shall be approved for development in which workforce housing units are required until the applicant has duly executed a Workforce Housing Development Agreement; and
- g) Final number of Units and Pricing shall be determined as outlined in this chapter.

7) Workforce Housing Development Agreement.

For Developments required to contain Workforce Housing, no land development plan, subdivision plan, or Specific Implementation Plan for a Phase within a Development, shall be recorded without having first duly executed a Workforce Housing Development Agreement for such Development or Phase. Ferguson Township, Township designee, and the applicant for the development, shall each be parties to the Workforce Housing Development Agreement, which shall, as minimum, contain the following provisions:

- a) Concurrence by the designated administrator of the Workforce Housing Program that the Workforce Housing is being provided within the Development or Phase;
- b) The location(s), zoning designation(s) and ownership of the Development or Phase;
- c) The number and type of Workforce Housing Dwelling Units that will be provided and the calculations used to determine the number of units provided;
- d) If a fee-in-lieu is proposed for the Development or Phase, in whole or part, the fee-in-lieu calculation methodology and amounts that will be applied to Workforce Housing Dwelling Units, within the Development or Phase;
- e) Any land use incentives provided in §27-716.6.b that are being utilized for the project;
- f) The prevailing interest rate for residential mortgages to be used to calculate Workforce Housing, set for the Development or Phase at a rate of the prevailing 30-year fixed mortgage rate;
- g) A description of the Development or Phase proposed, including the name of the development project and marketing name;
- h) A graphical depiction of the location of Workforce Housing Units within the Development or Phase, and if available, the lot numbers for the Workforce Housing Dwelling Units;
- i) A schedule for the construction of the Workforce Housing Dwelling Units, consistent with that shown on the approved plans for the Development or Phase.
- j) The proposed sale prices and affordability restrictions for each Workforce Housing Dwelling Unit and a copy of the applicable affordability deed restrictions and covenants;
- k) The proposed marketing plan for the Workforce Housing;
- l) Acknowledgement that §27-716.11—Continued Affordability, Compliance and Reporting Requirements will be followed.

- m) Indication of which, if any, of the Workforce Housing Dwelling Units will be special needs housing for seniors, disabled, or other special needs populations and a description of the unique features or services for that population;
 - n) Indication as to whether the applicant or, for off-site construction, a third party will be constructing the Workforce Housing Dwelling Units. If a third party is to construct the Workforce Housing Dwelling Units, the third party shall join in and be bound by the terms and conditions of the Workforce Housing Development Agreement;
 - o) Within any given Development or Phase, Certificate of Occupancy permits for the last ten (10%) of market-rate units that are offered for sale within that Development or Phase shall be withheld by the Township until all of the Workforce Housing Dwelling Units within that Development or Phase have been issued Certificates of Occupancy or release by payment of a fee-in-lieu.
 - p) Acknowledgement that the designated workforce housing administrator of the Township's Workforce Housing Program shall have full authority to administer the provisions of the Workforce Housing Development Agreement.
 - q) The draft Workforce Housing Development Agreement shall be reviewed by the Township Solicitor with finalization a condition of approval of the plans for the Development or Phase. The fully executed Workforce Housing Development Agreement shall be recorded concurrently with the plans for the Development or Phase.
- 8) **Workforce Housing options.** Workforce Housing may be provided within a Development or Phase using one or more of the following options selected by the applicant:
- a) On-Site construction.
 - i) Land use incentives will be provided to the Developer as set forth in §27-716.6.b. for the project.
 - ii) Workforce Housing Units shall be made available for occupancy on approximately the same schedule as the covered project's market rate units. Certificates of Occupancy for the last ten (10) percent of the market rate units shall be withheld until Certificates of Occupancy have been issued for all of the Workforce Housing Units for the Development or Phase.
 - b) Fee-In-Lieu.
 - i) A fee-in-lieu may be paid to the Workforce Housing Fund to offset the construction of one or more Workforce Housing Dwelling Units as follows:
 - (1) Up to 40 percent of the Workforce Housing Dwelling Units attributable to for-sale units within the Development can be offset by a fee-in-lieu; and
 - (2) Up to 100 percent of the Workforce Housing Dwelling Units attributable to rental units within the Development or Phase can be offset by a fee-in-lieu.
 - ii) Board of Supervisors shall establish by resolution the amount of the fee-in-lieu payment per unit following written recommendation by the Township Manager and adopt it as part of the Township's Schedule of Fees.
 - iii) For single-phased development projects, the fee-in-lieu shall be paid prior to issuance of the zoning permit.
 - iv) For development projects with Phases, the fee-in-lieu shall be paid on a phase by phase basis based upon the number of workforce housing units being released in that phase, with payment made prior to the issuance of the zoning permit for each Phase.
 - v) The Township shall create and administer a Workforce Housing Fund into which all fee-in-lieu payments shall be deposited. All fund received pursuant to this chapter shall be used to further the Township's mission of providing Workforce Housing within Ferguson Township.

- vi) Upon payment of the fee-in-lieu amount for one or more Workforce Housing Dwelling Units, the applicant has no additional Workforce Housing requirements relative to such units. Upon payment, the Township and applicant shall execute a recordable instrument indicating that the Workforce Housing requirements have been met for those units and that the units are no longer Workforce Housing Dwelling Units subject to the terms and conditions of this Ordinance.
- c) Build off-site.
 - i) Workforce Housing Dwelling Units may be constructed off-site, in a development (the "Receiving Development") within Ferguson Township that is separate from the Development or Phase (the "Sending Development") that is required to provide Workforce Housing.
 - ii) The Receiving Development must be an approved development, or the applicant must obtain land development plan approval from the Township for the Receiving Development concurrently with the land development plan approval for the Sending Development.
 - iii) The workforce units built in the Receiving Development must be reasonably equivalent in size and bedroom count to the units on the Sending Development. Units designated cannot be located in the basement.
 - iv) The Receiving Development shall not contain 100% Workforce Housing Dwelling Units.
 - v) The owner of the Sending Development must provide the following information to Township Staff and/or designee:
 - (1) Location of the Receiving Development;
 - (2) Concurrence of the owner of the Receiving Development to construct the Workforce Housing Dwelling Units;
 - (3) The number of units and Workforce Housing Dwelling Units proposed within the Receiving Development; and
 - vi) The Receiving Development will receive all bonus units and land use incentives attributable to the Workforce Housing Dwelling Units.
 - vii) The Receiving Development must be located within the Regional Growth Boundary (RGB) as illustrated in the Centre Region Comprehensive Plan.
 - viii) The owner or developer of the Receiving Development must enter into the Sending Development's Workforce Housing Development Agreement for the Workforce Housing Dwelling Units that are going to be provided on the Receiving Development, as well as incentives attributable to the Workforce Housing Dwelling Units.
 - ix) The Receiving Development is subject to the Workforce Housing Program requirements outlined in §27-716.
 - x) The Receiving Development must develop the Workforce Housing Dwelling Units according to the schedule set forth in the Workforce Housing Development Agreement.
 - xi) A penalty to the Sending Development will be due to Ferguson Township if the Workforce Units in the Receiving Development are not made available as set forth in the Workforce Housing Development Agreement.
- 9) **Policy and Procedures Manuals for Administration of Workforce Housing Dwelling Units For Sale and Rent.** Ferguson Township Planning Department shall provide an administrative manual to offer guidance to applicants regarding compliance with the terms and conditions of this Ordinance. Applicants are encouraged to follow the terms set forth therein.
 - a) Owners or their property managers are encouraged to use the same systems for attracting potential tenants for leasing up Workforce Housing Dwelling Units as are used for market rate

units. Applicants and their agents are expected to work closely and in cooperation with Township Staff and/or designee to make the workforce marketing and sales process as efficient and equitable as possible.

- b) The Workforce Housing program has no rules or guidelines about the method owners or their property managers should use to determine the order in which tenants are offered Workforce Housing Dwelling units.
- c) The manual set forth the Township's purchase options under this Ordinance and the form that should be followed to implement such options.
- d) These documents will include clarifying information and procedures when requested by the Township. These procedures may be updated from time to time to increase the effectiveness of the Workforce Housing Program.

10) Inability to Rent or Sell Workforce Housing Units to Qualified Households.

- a) By Developer. If the developer meets or exceeds the marketing guidelines set forth in its Workforce Housing Development Agreement for a period of one year from final certificates of occupancy issuance and is still unable to sell such a unit to a qualified household, the developer shall notify the Township. The Township or its designee shall have 30 days from the date notice was given to enter into a contract to purchase the unit at its marketed price, with closing to take place within 30 days thereafter. After which, the Township, or its designee shall market and sell the unit as a Workforce Housing Dwelling Unit. If the Township or its designee does not purchase the Workforce Dwelling Unit, it shall be conclusively demonstrated that there is no market for such unit being a Workforce Dwelling Unit, and the developer shall pay a fee-in-lieu and may remove the unit as a Workforce Housing Dwelling Unit and the unit shall become a market-rate unit, no longer subject to the terms and conditions of this Ordinance.
- b) By Unit Owner. The owner of a Workforce Housing Dwelling Unit may remove the unit by subsequent sale to a non-qualifying owner by paying a fee-in-lieu to the Workforce Housing Fund as follows: If the gross purchase price on the subsequent sale is greater than the original sales price, increased by 6% per year since the original sale, the difference between the original sale price (as adjusted) and the gross purchase price is the fee-in-lieu paid.

11) Continued Affordability, Compliance and Reporting Requirements.

- a) For Sale Workforce Units.
 - i) The continuity of a Workforce Housing Dwelling Unit that is sold shall be ensured for a period of 99 years commencing on the date the certificate of occupancy is issued for the unit. To provide for this, a restriction shall be placed on the deed of the Workforce Housing Dwelling Unit, which shall read as follows: "This property is to remain affordable for a period of 99 years from its initial date of sale for persons earning between 80 percent and 120 percent of the Area Median Income (AMI) for State College, PA Metropolitan Statistical Area (MSA) as established by the latest income guidelines defined in the annual schedule published by the Secretary of the United States Department of Housing and Urban Development."
 - ii) Prospective buyers shall enter into a legally binding agreement with the designated administrator of the Workforce Housing Program that will stipulate the process for certifying subsequent buyers of Workforce Housing Dwelling Units for the applicable 99 year period, and the amount of equity able to be recouped by the homeowner upon sale of the Workforce Housing Dwelling Unit. The designated administrator of the Workforce Housing Program shall have the authority to require additional stipulations in the agreement including, but not

- limited to, the requirement of prospective buyers to participate in financial counseling in accordance with the procedures and requirements of the designated administrator.
- iii) The Township shall require resale conditions in order to maintain the availability of workforce units in perpetuity be specified in the Affordability Instrument, including resale calculations.
 - (1) At the time of purchase, the owners of any workforce unit shall execute a Resale Restriction Agreement and Option to Purchase provided by the Township, stating the restrictions imposed pursuant to this Resale Restrictions section, including but not limited to all applicable resale controls and occupancy restrictions. This Resale Restriction Agreement and Option to Purchase shall be recorded in the Centre County Office of Recorder of Deeds and shall afford the Township or its assignee the right to enforce the declaration of restrictions.
 - (2) The Township or its designee shall be responsible for monitoring and facilitating the resale of workforce units.
 - iv) Provisions for continued affordability of workforce for-sale units shall provide that the Township shall have an exclusive option to purchase any workforce unit when it is offered for resale.
- b) Leasing/Rental Developments.
- i) Static Data, Unit Composition and Rent Schedule.
 - (1) This form is required both prior to lease up and annually that includes: total units, bedroom size, tenant incomes and rents, unit locations within the development, and square footage.
 - ii) Tenant incomes and rent determination.
 - (1) Measurement of household income is determined using the Housing and Urban Development's (HUD) annually published area median income and rent chart based upon household size in the State College Metropolitan Statistical Area (MSA).
 - iii) Incomes rising in place.
 - (1) Ferguson Township's Incomes Rising-in-Place policy is meant to allow households that have initially qualified for a Workforce Housing unit to remain in that unit and not be subject to market rate rents until their incomes reach or exceed the income limits contained in the policy. After qualifying at lease-up, a tenant's income may increase above the affordability restrictions of a development and still have the unit fulfill the development's Workforce Housing requirements, based on the following schedule:
 - (a) Tenants in units restricted at 80% of AMI levels, may have income increase up to 120% of AMI.
 - (2) The owner or property manager may revise the expiring leases with tenants who, upon recertification, no longer meet the income requirements and the Income Rising-in-Place policy, to allow tenants to continue living in a unit at market rate rent. The market rate rent level must be comparable to reasonably equivalent units within the development, or a comparable development. Tenants must not be required to submit additional deposits or fees.
 - (a) Un-constructed Units. If units within the Phase or Development (for single phase developments) are not yet constructed, another unit must be designated from such un-constructed units in the Phase or Development as a Workforce Housing Dwelling Unit in order to maintain the affordability requirements as described in the Vacancy section below.

- (b) Constructed Units. For developments that are completely constructed, another unit must be designated in the development as a Workforce Housing unit in order to maintain the affordability requirements as described in the Vacancy section below.
 - iv) Vacancies.
 - (1) The following shall apply when, through the annual tenant income certification reporting cycle, a tenant's income is above what's allowable for the Workforce Housing Dwelling Unit:
 - (a) Owner or their property manager will check the reported income against that allowed by the incomes rising in place policy.
 - (b) When a tenant's income is at or below the incomes rising in place policy, there is no action required by the owner or their property manager. The owner or their property manager at their discretion may raise tenant rent up to the maximum allowed for the tenant's household according to the current Housing and Urban Development's (HUD) annually published AMI and rent chart based upon household size in the State College (MSA), taking into account any applicable laws, rules, or policies regarding rent increases.
 - (c) In the case that a tenant no longer qualifies for a Workforce Housing unit, the owner or their property manager must give at least 240-day written notice to the tenant and Ferguson Township and/or designee prior to an increase in the unit's rent. This information must be included in the lease or lease addendum for each Workforce Housing unit and an executed copy provided to Ferguson Township and/or designee as the development is leased up and at unit takeover.
 - c) Annual Reporting and Review.
 - i) Developments with rental units will be subject to Ferguson Township and/or designee annual reporting requirements as set forth in the Workforce Housing Development Agreement. Owners or their property managers on an annual basis will submit information on Workforce Housing Dwelling Units and the tenants living in such units.
 - ii) The Township and/or designee reserves the right to physically inspect developments containing Workforce Housing Dwelling Units at least once every three years. Inspections will also include an audit of Workforce Housing related files such as the tenant income compliance. Developments that are determined to be out of compliance may be inspected more frequently or until they are brought back into compliance.
- 12) **Administration.** The Ferguson Township Planning and Zoning Department and/or designee shall administer and monitor activity under this chapter and shall report periodically to the Board of Supervisors, setting forth its findings, conclusions and recommendations for changes that will render the program more effective.
- 13) **Implementation.** The Ferguson Township Planning and Zoning Department and/or designee may establish procedures, and prepare forms for the implementation, administration and compliance monitoring consistent with the provisions of this Chapter.
- 14) **Fees.** Fees to administer the program such as a monitoring fee, refinance fee, or resale fee, may be established by resolution by the Board of Supervisors, following written recommendation by the Township Manager and adopted as part of the Township's schedule of fees.