FINAL LAND DEVELOPMENT PLAN CENTRE ANIMAL HOSPITAL

FERGUSON TOWNSHIP - CENTRE COUNTY - PENNSYLVANIA

A. GENERAL NOTES

ALL APPROPRIATE PERMITS SHALL BE OBTAINED FROM THE TOWNSHIP, COUNTY, STATE, ETC., AS REQUIRED AND AS RELATES TO THE CONSTRUCTION ACTIVITY BEING UNDERTAKEN PRIOR TO COMMENCING CONSTRUCTION ON THE PROJECT SITE

2. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF ELA GROUP, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS AND ANY DEVIATION FROM THE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF ELA GROUP, INC., FERGUSON TOWNSHIP AND CENTRE COUNTY, AS APPLICABLE.

3. IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER IO2 OF THE ADMINISTRATIVE CODE, TITLE 25 (PA DEP RULES AND REGULATIONS), A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN AND IT'S ACCOMPANYING NARRATIVE MUST BE AVAILABLE ON SITE DURING CONSTRUCTION UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL

4. FERGUSON TOWNSHIP IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA NOT DEDICATED FOR PUBLIC USE.

5. REFER TO 'LOT CONSOLIDATION PLAN FOR CENTRE ANIMAL HOSPITAL' DATED 9/17/21 LAST REVISED II/9/21 AND RECORDED IN PLAT BOOK 97 / PAGE 98 CENTRE

6. REFER TO THE "STORMWATER MANAGEMENT SITE PLAN", PREPARED BY ELA GROUP, INC., DATED SEPTEMBER 17, 2021, LAST REVISED MAY 16, 2022 ATTACHED AS AN EXHIBIT TO STORMWATER AGREEMENT RECORDED AT THE OFFICE OF THE RECORDER OF DEEDS CENTRE COUNTY JUNE 6, 2022 IN RB 02293 / PG 0734.

7. REFER TO THE "EROSION AND SEDIMENT CONTROL PLAN", PREPARED BY ELA GROUP, INC., DATED JANUARY II, 2022, NO REVISIONS.

6. REFER TO THE "PRELIMINARY LAND DEVELOPMENT PLAN FOR CENTRE ANIMAL HOSPITAL", PREPARED BY ELA GROUP, INC., DATED 9/17/21, LAST REVISED 6/7/22, APPROVED BY FERGUSON TOWNSHIP BOARD OF SUPERVISORS 4/19/22.

9. ALL EASEMENTS SHOWN ON THIS PLAN SHALL BE PRESERVED AND USED FOR THE INTENDED USE AS PRESCRIBED BY THE EASEMENT. NOTHING SHALL BE PLACED, PLANTED, OR SET WITHIN ANY EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT

IO. IF ANY SINKHOLES OR SUBSURFACE CONDITIONS ARISE DURING CONSTRUCTION, A GEOTECHNICAL ENGINEER SHALL BE CONSULTED FOR RECOMMENDATIONS FOR

II. THE BOARD OF SUPERVISORS GRANTED THE USE OF THE PROPERTY AS A VETERINARIAN USE BY CONDITIONAL USE ON MAY 17, 2021.

12. REFER TO ZONING VARIANCES GRANTED BY THE ZONING HEARING BOARD FOR

- 2) MAXIMUM AREA OF EXPANSION FOR A NONCONFORMING USE 3) MINIMUM BUILDING HEIGHT
- REQUIREMENT THAT A BUILDING BE ON THE SIDEWALK LINE 5) ON-SITE MAXIMUM PARKING REQUIREMENTS
- 13. A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.

14. THIS PROJECT IS LOCATED WITHIN A SOURCE WATER PROTECTION AREA FOR THE PENNSYLVANIA STATE UNIVERSITY AND COLLEGE TOWNSHIP WATER AUTHORITY. BLASTING SHOULD BE USED AS A LAST RESORT METHOD OF ROCK EXCAVATION. IF BLASTING TECHNIQUES ARE TO BE EMPLOYED, THE CONTRACTOR SHALL PROVIDE THE TOWNSHIP AND THE WATER PROVIDER WITH INFORMATION SUPPORTING THE USE OF BLASTING TECHNIQUES ALONG WITH COPIES OF BLASTING

15. ALL RETAINING WALLS MUST BE DESIGNED, ENGINEERED AND PERMITTED WITH THE CENTRE COUNTY REGION CODE AGENCY. RETAINING WALL ENGINEERED DRAWINGS WILL BE PROVIDED TO THE TOWNSHIP AT THE TIME OF PERMIT ISSUANCE AT CENTRE REGION CODE ADMINISTRATION.

16. AN OCCUPANCY PERMIT WITH APPROPRIATE FEE AND RESTORATION DEPOSIT FOR ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY MUST BE OBTAINED FROM THE TOWNSHIP PRIOR TO STARTING WORK.

17. A PENNDOT HIGHWAY OCCUPANCY PERMIT S REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE ACCESS TO A STATE HIGHWAY IS PERMITTED.

18. A DRIVEWAY PERMIT IS REQUIRED FOR THE TOWNSHIP PRIOR TO THE ISSUANCE

B. UTILITY NOTES

THE PROJECT SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER. WATER SERVICE SHALL BE SUPPLIED BY THE STATE COLLEGE BOROUGH WATER AUTHORITY (SCBWA). SANITARY SEWER SERVICE WILL BE PROVIDED BY THE UNIVERSITY AREA JOINT AUTHORITY (UAJA).

2. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGED OR ALTERED DURING CONSTRUCTION, INCLUDING LANDSCAPING, SHALL ALSO BE THE RESPONSIBILITY OF THE

3. ALL STORM SEWER AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FERGUSON TOWNSHIP STORM WATER MANAGEMENT ORDINANCE OR AS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER.

4. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN AREA OF AN EASEMENT OR RIGHT-OF-WAY THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH ANY EASEMENT AGREEMENT.

5. AUTHORIZED REPRESENTATIVES FROM FERGUSON TOWNSHIP SHALL HAVE THE RIGHT TO ACCESS THE PROPERTY FOR UNIMPEDED INSPECTION AND/OR MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AS SHOWN ON THE

C. SURVEY, BASE MAPPING AND SITE LAYOUT NOTES

I. OVERALL PROPERTY BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY PREPARED BY LAND GRANT SURVEYORS, LLC DATED AUGUST 28, 2020.

2. THERE IS NO EVIDENCE OF WETLANDS ON SITE.

COORDINATE SYSTEM, NAD83.

3. THERE IS NO FLOOD PLAIN IDENTIFIED ON THE PROPERTY PER FEMA FLOOD MAPPING

4. NO ONE SHALL SCALE FROM THESE PLANS. WRITTEN DIMENSIONS SHALL SUPERSEDE ALL SCALED DIMENSIONS.

5. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM FACE OF BUILDING OR CENTRE COUNTY RECYCLING AND REFUSE FACE OF CURB AS APPLICABLE. ALL SIDEWALK WIDTHS TAKEN FROM BACK OF CURB, 253 TRANSFER ROAD AND ALL SPOT GRADE ELEVATIONS ARE BOTTOM OF CURB UNLESS OTHERWISE NOTED.

6. HORIZONTAL DATUM IS BASED UPON THE NORTH ZONE PENNSYLVANIA STATE PLANE

OWNER

TUSSEY TRACKS, LLC

c/o DEBRA J. SMART, MEMBER & RENEE A. CALVERT, MEMBER

1518 WEST COLLEGE AVENUE STATE COLLEGE, PA 16801

814-238-5100

1518 WEST COLLEGE AVENUE 24-19-074 RECORD BOOK/PAGE: 2288 / 0081 ZONING DISTRICT: TS - TERRACED STREETSCAPE

DATE OF APPLICATION OF

SEPTEMBER 17, 2021 EXISTING USE: VETERINARIAN HOSPITAL & COMMERCIAL OFFICE

VETERINARIAN HOSPITAL

PROPOSED USE:

FRONT: SIDE:

0.937 ACRES.

BUILDING SETBACKS:

BUFFER AT TS BOUNDARY ADJACENT TO RESIDENTIAL USE: 12'

DEVELOPMENT DATA

TOTAL EXISTING BLD. COVERAGE: 5,551 S.F. (13.60%) EXISTING HARDSCAPE COVERAGE: 17,553 S.F. TOTAL EXISTING LOT COVERAGE:

PROPOSED BUILDING COVERAGE: 6,171 S.F. (15.12%) PROPOSED HARDSCAPE COVERAGE: 16,389 S.F. TOTAL PROPOSED LOT COVERAGE: 22,560 S.F. (55.27%)

PARKING PROVIDED:

32 STD. SPACES I ADA VAN ACCESSIBLE SPACE I ADA STANDARD SPACE

I SPACE PER 500 S.F. FL. AREA

9,197.74 S.F. / 500 = 18.39 SPACES

TOTAL PARKING PROVIDED: 34 SPACES

WAIVER GRANTED

ORDINANCE SECTION	DATE SUBMITTED	BOARD ACTION	DATE OF ACTION
CHAPTER 22, PART 5, SECTION 22-5A09 STREETSCAPE DESIGN STANDARDS	2/11/22	APPROVED	4/5/22

SOURCE WATER PROTECTION OVERLAY NOTES:

A. MANURE MANAGEMENT PLAN AND STORAGE NO MANURE IS PRESENT AT THE FACILITY

ANIMAL (CAT, DOG AND POCKET PET) FECES ARE DISPOSED OF IN THE GARBAGE. DIAGNOSTIC FECAL SAMPLES ARE PLACED IN A PLASTIC CONTAINER PROVIDED BY AN INDEPENDENT LABORATORY AND SUBMITTED IN A SEALED SHIPPING BOX OR PROCESSED IN OUR CLINIC LAB WITH THE RESIDUE BEING

OUTSIDE OF THE CLINIC, FECES WASTE COLLECTION CONTAINERS CALLED DOG! POT PROVIDE CLIENTS WITH BAGS AND A WASTE BIN FOR CANINE FECES. THESE ARE EMPTIED DAILY AND DISPOSED OF IN OUR

HOSPITALIZED ANIMALS PRODUCING WASTE IN CARRIERS, CAGES OR RUNS HAVE THOSE AREAS CLEANED AND DISINFECTED, WASTE FROM ALL SPECIES IS PLACED IN THE GARBAGE, PER OSHA REGULATIONS, OUR STAFF USE GLOVES WHEN HANDLING ALL FECES, URINE OR OTHER EXCREMENT. HOSPITALIZED DOGS BEING WALKED OUTSIDE HAVE ANY FECES IMMEDIATELY PICKED UP AND DISPOSED OF BY THE STAFF IN THE GARBAGE. A VETERINARY ASSISTANT CHECKS OUTSIDE THE CLINIC REGULARLY FOR FECES ON OUR LAWN AND REMOVES ANY FECES PRESENT.

19. A STORMWATER PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO ANY B. STORAGE/HANDLING OF REGULATED SUBSTANCES/CONTAINMENT STRUCTURES FOR HAZARDOUS MATERIAL REGULATED BIOLOGICS, SUCH AS VACCINATIONS AND IMMUNOTHERAPIES; REFRIGERATED MEDICATIONS AND ANESTHETICS; AND REFRIGERATED LABORATORY TESTING SUPPLIES ARE ALL KEPT IN REFRIGERATORS DESIGNATED FOR MEDICAL STORAGE. CHEMOTHERAPY MEDICATIONS ARE STORED IN A SEPARATE ROOM AND IN A SEPARATE REFRIGERATOR, REGULATED OR CONTROLLED DRUGS ARE KEPT IN ONE OF TWO LOCKED AND BIOMETRICALLY CONTROLLED REPLENI-TRAC SYSTEM STORAGE DEVICES.

> A DETAILED DESCRIPTION OF DISPOSAL PROCEDURES FOR REGULATED SUBSTANCES AND WASTES AND NAME, ADDRESS AND TELEPHONE NUMBER OF ANY WASTE HAULERS USED.

> AFTER USE, ALL SYRINGES, NEEDLES, SCALPEL BLADES, SUTURE NEEDLES, AND OTHER HAZARDOUS MATERIALS ARE DISPOSED OF IN HAZARDOUS WASTE SHARPS CONTAINERS. THESE CONTAINERS ARE CLEARLY MARKED AS BIOHAZARD AND ARE RED IN COLOR. THERE ARE CONTAINERS OUTSIDE OF EACH EXAM ROOM, IN THE LAB, PHARMACY, KENNEL ROOM, TREATMENT AREAS AND SURGERY AREAS. THESE CONTAINERS ARE PROVIDED BY AND DISPOSED OF BY PET MEMORIAL. (CONTACT INFORMATION BELOW)

> AND DISPOSED OF BY PET MEMORIAL. (CONTACT INFORMATION BELOW) DECEASED PETS FOR CREMATION ARE STORED IN A FREEZER THAT IS CURRENTLY IN A LOCKED SHED

> ALL CHEMOTHERAPY WASTE IS DISPOSED OF IN A SPECIAL CHEMOTHERAPY WASTE BIN. IT IS A LOCKING

BIN AND IS MARKED WITH CHEMOTHERAPY WASTE ON ALL SIDES OF THE BIN. THEY ARE PROVIDED BY

BEHIND THE HOSPITAL. THE FUTURE PLAN FOR THIS FREEZER IS TO BE OUTSIDE OUR COMFORT ROOM LOCATED INSIDE THE HOSPITAL AS MARKED ON THE CONSTRUCTION PLANS PET MEMORIAL WILL PICK UP ALL HAZARDOUS WASTE, CHEMOTHERAPY WASTE AND/OR DECEASED PETS

ON MONDAY AND THURSDAY OF EACH WEEK UNLESS FALLING ON A HOLIDAY AND THEY WILL ADJUST ACCORDINGLY TO ACCOMMODATE TWO PICKUPS PER WEEK. PET MEMORIAL

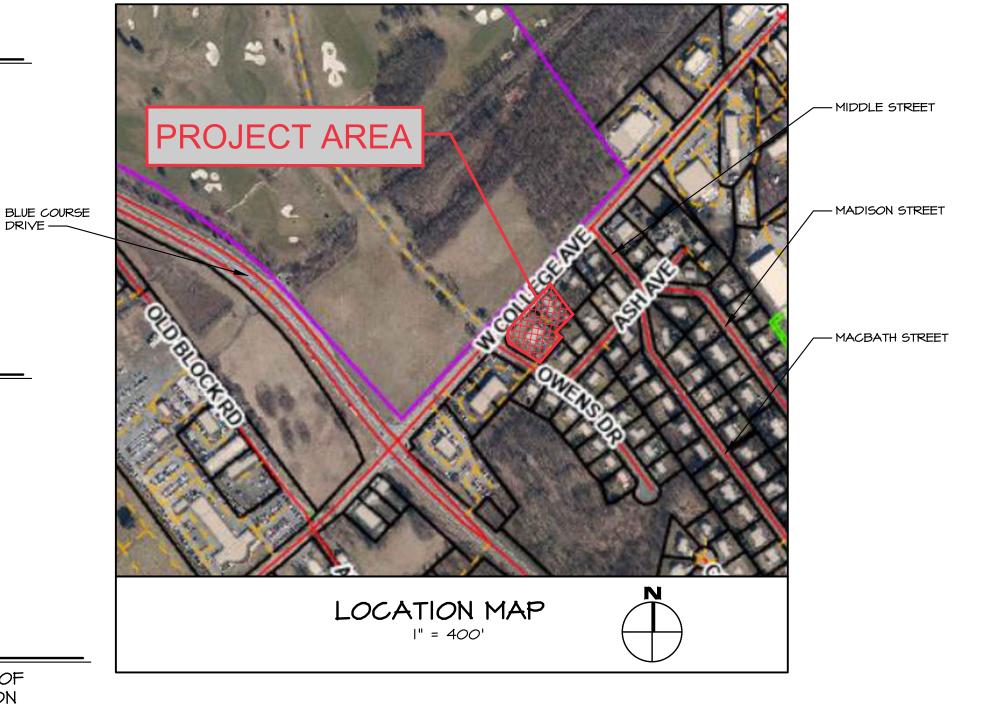
126 TURNER LANE WEST CHESTER PA 19380

GARBAGE SERVICE IS HANDLED THROUGH WASTE MANAGEMENT AND WEEKLY PICKUP IS SCHEDULED FOR MONDAY EARLY MORNING

PO BOX 43470 PHOENIX, AZ 85080 866-272-6861

RECYCLING OF CARDBOARD IS MANAGED BY CENTRE COUNTY RECYCLING AND REFUSE WITH A WEEKLY PICK UP SCHEDULED FOR TUESDAY EARLY MORNING.

814-238-7005



SITE/CIVIL ENGINEERING AND LANDSCAPE ARCHITECTURAL CONSULTANT



(814) 861-6328 elagroup.com

_IST OF DRAWINGS:

COVER SHEET	OF	-
EXISTING CONDITIONS PLAN 2	. OF	-
SITE IMPROVEMENT PLAN 3	OF	-
GRADING & DRAINAGE PLAN 4	. OF	-
UTILITY PLAN 5	OF	-
LANDSCAPING PLAN····································	<i>O</i> F	-
SITE DETAILS	OF	-
SITE DETAILS		
SITE DETAILS	OF	-
UTILITY DETAILSIC	OF	-
LIGHTING PLAN	<i>O</i> F	- 11
SUPPLEMENTAL PLANS:		

SUPPLEMENTAL PLANS:

BUILDING FLOOR PLANS

PENNSYLVANIA ACT 287 OF 1975 AS AMENDED



PENNSYLVANIA ACT 287 AS AMENDED REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

DATE: JUNE 10, 2021 BY: ELA GROUP, INC.

NOTARY PUBLIC

ACCORDING TO LAW.

MY COMMISSION EXPIRES _

DEBRA J. SMART, MEMBER, TUSSEY TRACKS, LLC

CERTIFICATES/APPROVALS

OWNER'S CERTIFICATION & ACKNOWLEDGMENT

BEFORE ME. THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THE

AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH

PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT

DEBRA J. SMART, MEMBER, TUSSEY TRACKS, LLC

CERTIFICATE OF ACCURACY (PLAN) I <u>GEORGE LOWER</u>, HEREBY CERTIFY THAT THIS LAND DEVELOPMENT MEETS ALL LAND DEVELOPMENT ORDINANCE, ZONING

ORDINANCE AND ALL OTHER APPLICABLE CHAPTERS OF THE FERGUSON TOWNSHIP CODE.

FERGUSON TOWNSHIP ENGINEER CERTIFICATION

CERTIFY THAT THE PLAN MEETS ALL ENGINEERING DESIGN STANDARDS AND CRITERIA OF THE FERGUSON TOWNSHIP CODE OF ORDINANCES.

FIRE DIRECTOR CERTIFICATION I HAVE REVIEWED AND HEREBY CERTIFY THAT THIS PLAN MEETS THE

REQUIREMENTS OF THE ALPHA FIRE COMPANY OF STATE COLLEGE

FIRE DIRECTOR DATE

FERGUSON TOWNSHIP PLANNING COMMISSION

RECOMMENDED FOR APPROVAL/DISAPPROVAL BY THE

PLANNING COMMISSION CHAIR DATE

DATE

___. ALL IMPROVEMENTS ARE OR WILL BE

THIS RECORD PLAN CONFORMS WITH THE PLAN RECEIVING FINAL

CENTRE COUNTY RECORDER OF DEEDS

APPROVAL BY THE FERGUSON TOWNSHIP BOARD OF SUPERVISORS ON

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CENTRE

ON THIS ______ , 20_____ , 20_____ .

COUNTY, PENNSYLVANIA, IN: PLAT BOOK _____, PAGE ____

INSTALLED IN ACCORDANCE WITH SUCH PLAN IN A MANNER AND TIME

SECRETARY

APPROVED BY THE BOARD OF SUPERVISORS

FERGUSON TOWNSHIP SUPERVISORS

SECRETARY

RECORD PLAN

SO SPECIFIED THEREIN.

RECORDER

CHAIR DATE FERGUSON TOWNSHIP 3147 RESEARCH DR STATE COLLEGE, PA 16801

COLUMBIA GAS OF PA 251 W MAIDEN ST WASHINGTON, PA 15301 (814) 278-5842

UTILITY LIST:

STATE COLLEGE, PA 16801

VERIZON PENNSYLVANIA INC

15 F MONTGOMERY AVE

PITTSBURGH, PA 15212

250 REESE RD

(814) 689-6036

(724) 773-5055

(814) 238-4561

COMCAST CABLE COMMUNICATIONS

WEST PENN POWER 76 S MAIN ST AKRON, OH 44308 (800) 255-3443

PENN STATE UNIVERSITY WASTEWATER TREATMENT PLANT UNIVERSITY PARK, PA 16802 (814) 865-7701

AUTHORITY 1201 WEST BRANCH ROAD STATE COLLEGE, PA 16801 (814) 238-6766

STATE COLLEGE BOROUGH WATER

UNIVERSITY AREA JOINT AUTHORITY 1576 SPRING VALLEY ROAD STATE COLLEGE, PA 16801 (814) 238-5361

II2 UNIVERSITY SUPPORT BLDG 2 UNIVERSITY PARK, PA 16802 (814) 863-4548

PENN STATE UN. COMMMUNICATIONS

STATE OF PENNSYLVANIA STATE OF PENNSYLVANIA COUNTY OF CENTRE

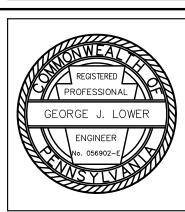
BEFORE ME. THE UNDERSIGNED OFFICER, PERSONALLY APPEARED RENEE A. CALVERT, MEMBER, TUSSEY TRACKS, LLC THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THE PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH

RENEE A. CALVERT, MEMBER, TUSSEY TRACKS, LLC

MY COMMISSION EXPIRES _

REVISIONS PER: TWP ENGINEER COMMENTS OF 6/17/22 8/8/22





FINAL LAND DEVELOPMENT **COVER SHEET**

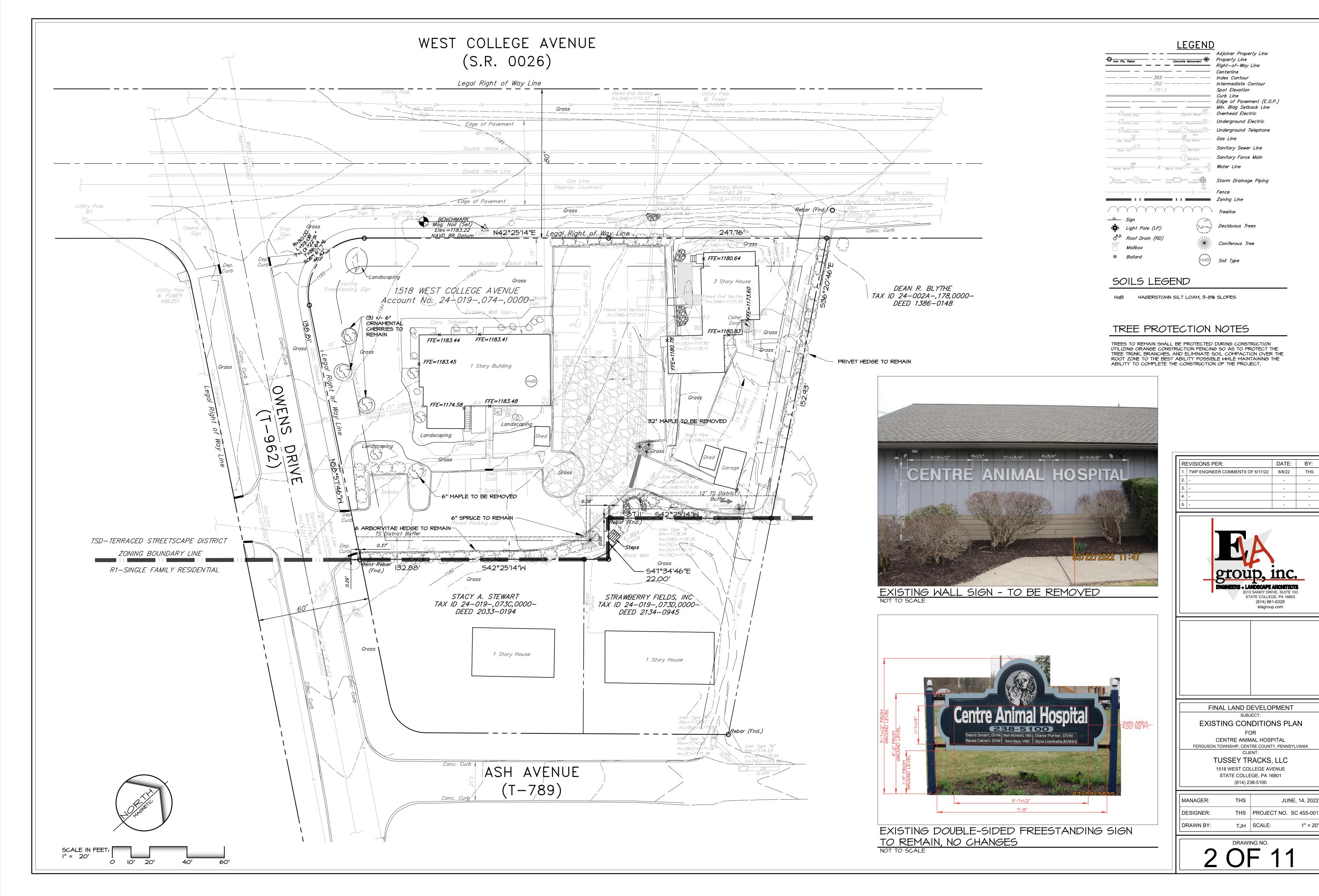
CENTRE ANIMAL HOSPITAL FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

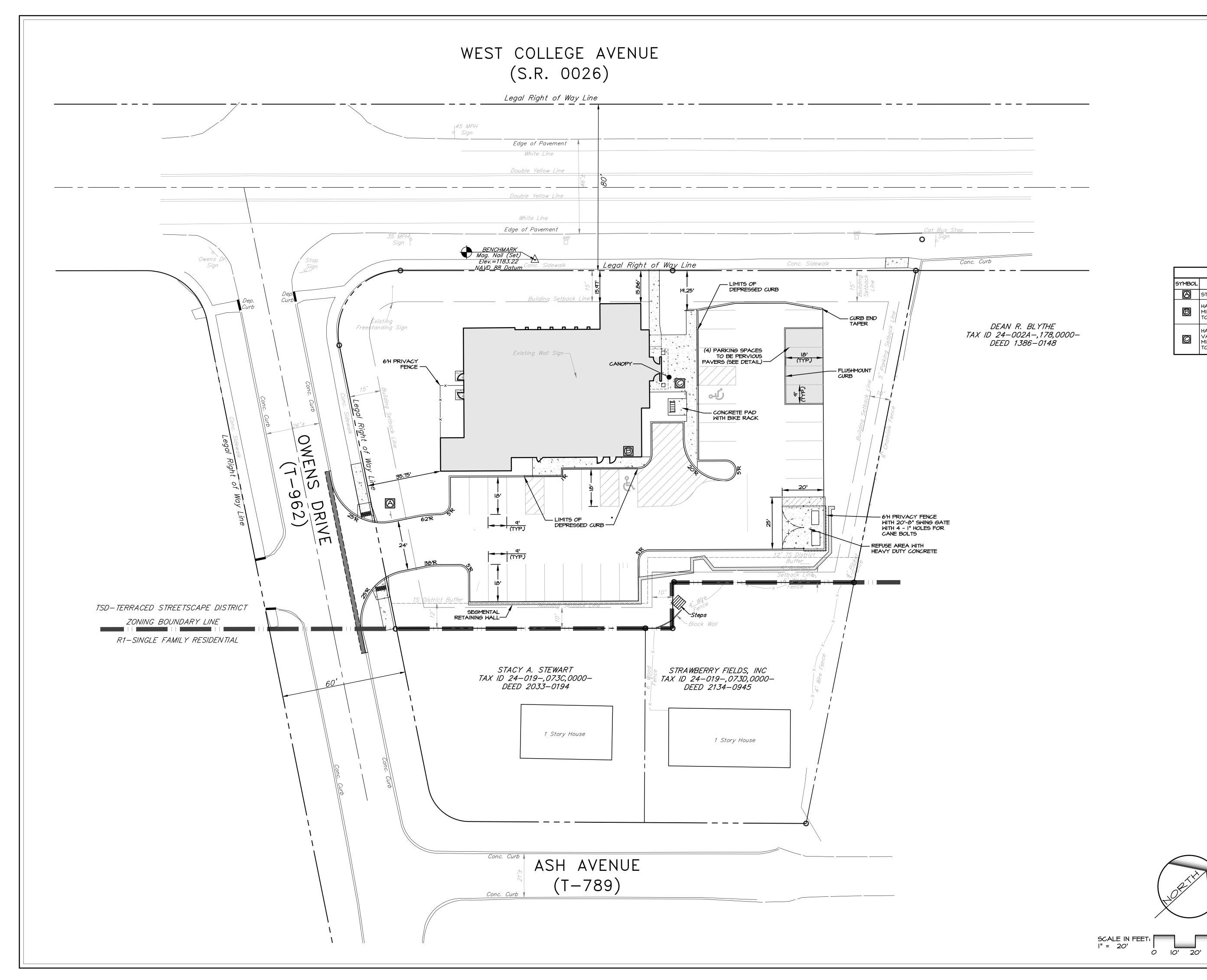
(814) 238-5100

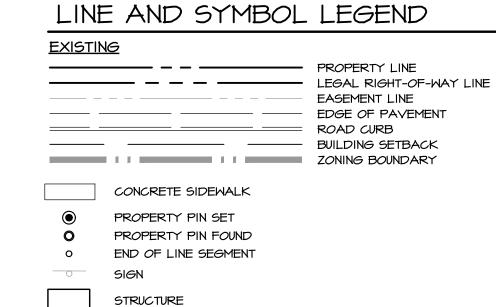
TUSSEY TRACKS, LLC 1518 WEST COLLEGE AVENUE STATE COLLEGE, PA 16801

MANAGER: THS JUNE, 14, 2022 THS PROJECT NO. SC 455-001 **DESIGNER:** DRAWN BY: TJH | SCALE: NO SCALE

DRAWING NO.







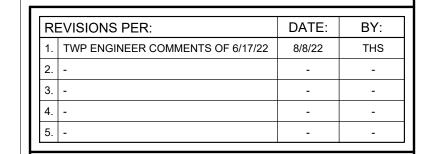
<u>PROPOSED</u>

- EDGE OF ROAD

ACCESSIBLE PARKING

CONCRETE PAVING

	TR	AFFIC SI	GNAGE LE	GEND	
SYMBOL	DESCRIPTION	SIZE	PA DOT DESIGNATION	NOTES	QUANTITY
(3)	STOP	24" X 24"	RI-I	W BREAK-AWAY POST	1
\bigcirc	HANDICAP PARKING MINIMUM FINE TOW AWAY ZONE	2" X 8" 6" X 2" 6" X 2"	R7-8 R7-8F R7-20IAP	SEE DETAIL	I
0	HANDICAP PARKING VAN ACCESSIBLE MINIMUM FINE TOW AWAY ZONE	2" X 8" 6" X 2" 6" X 2" 6" X 2"	RT-8 RT-8P RT-8F RT-201AP	SEE DETAIL	I





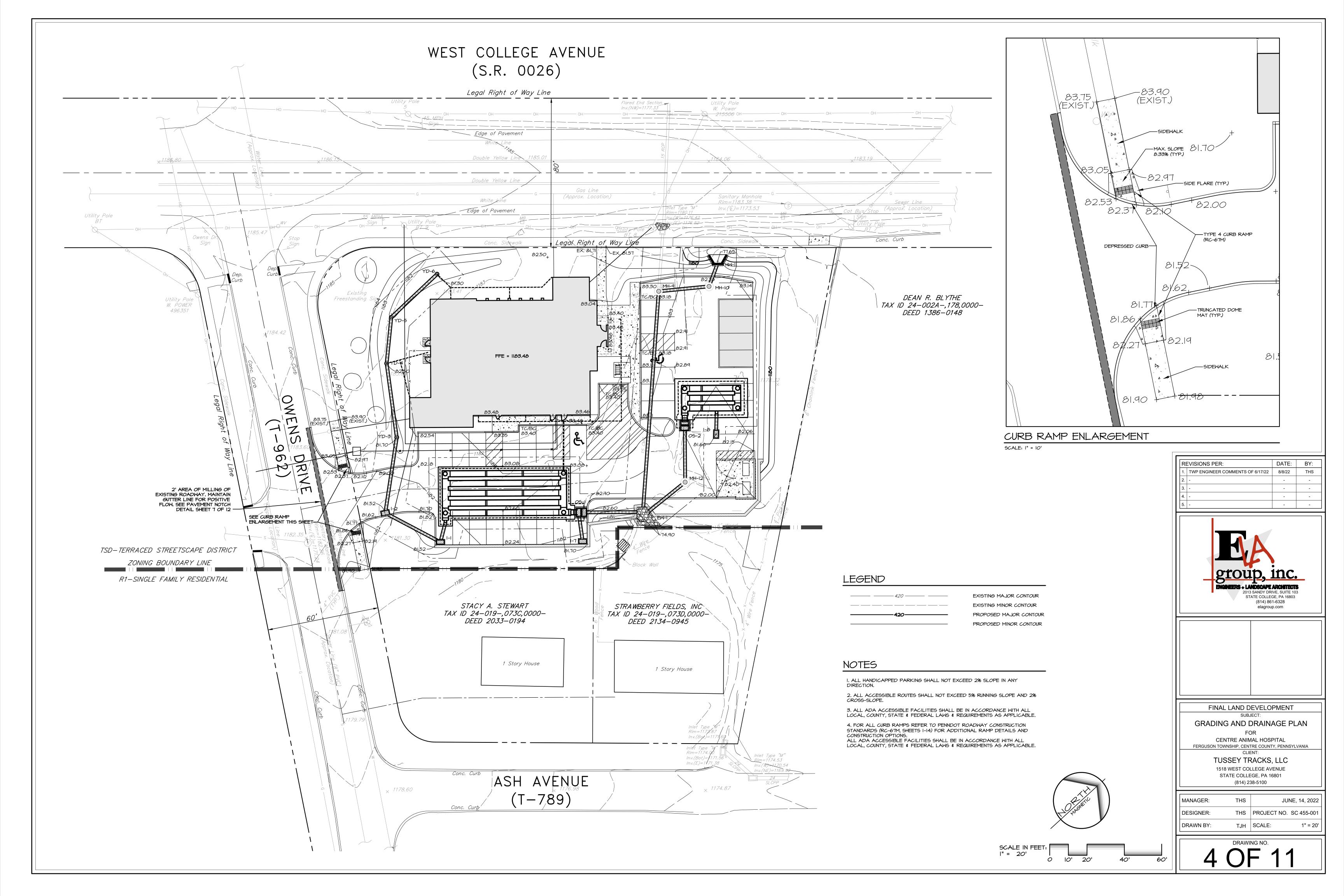
FINAL LAND DEVELOPMENT

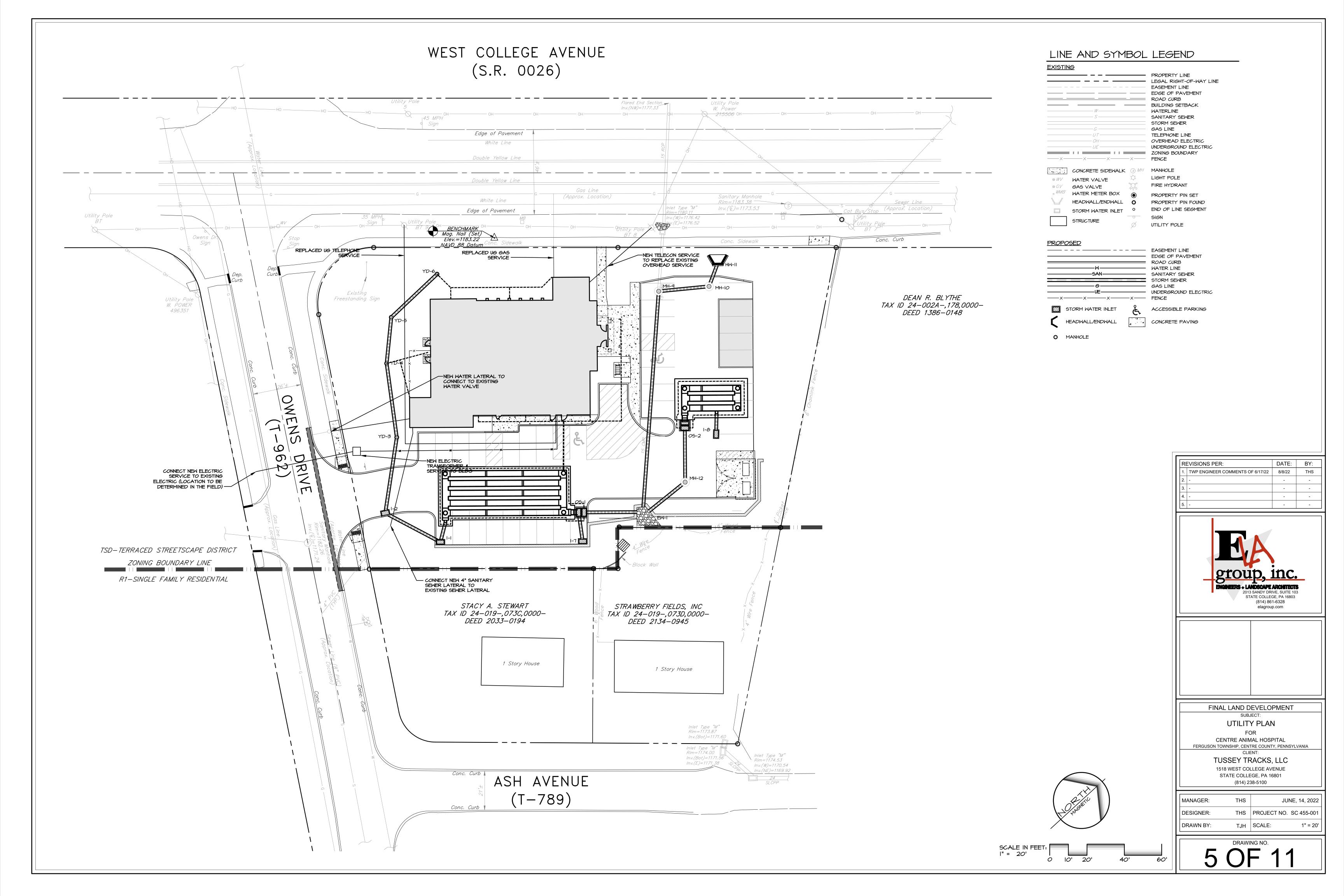
SITE LAYOUT PLAN CENTRE ANIMAL HOSPITAL

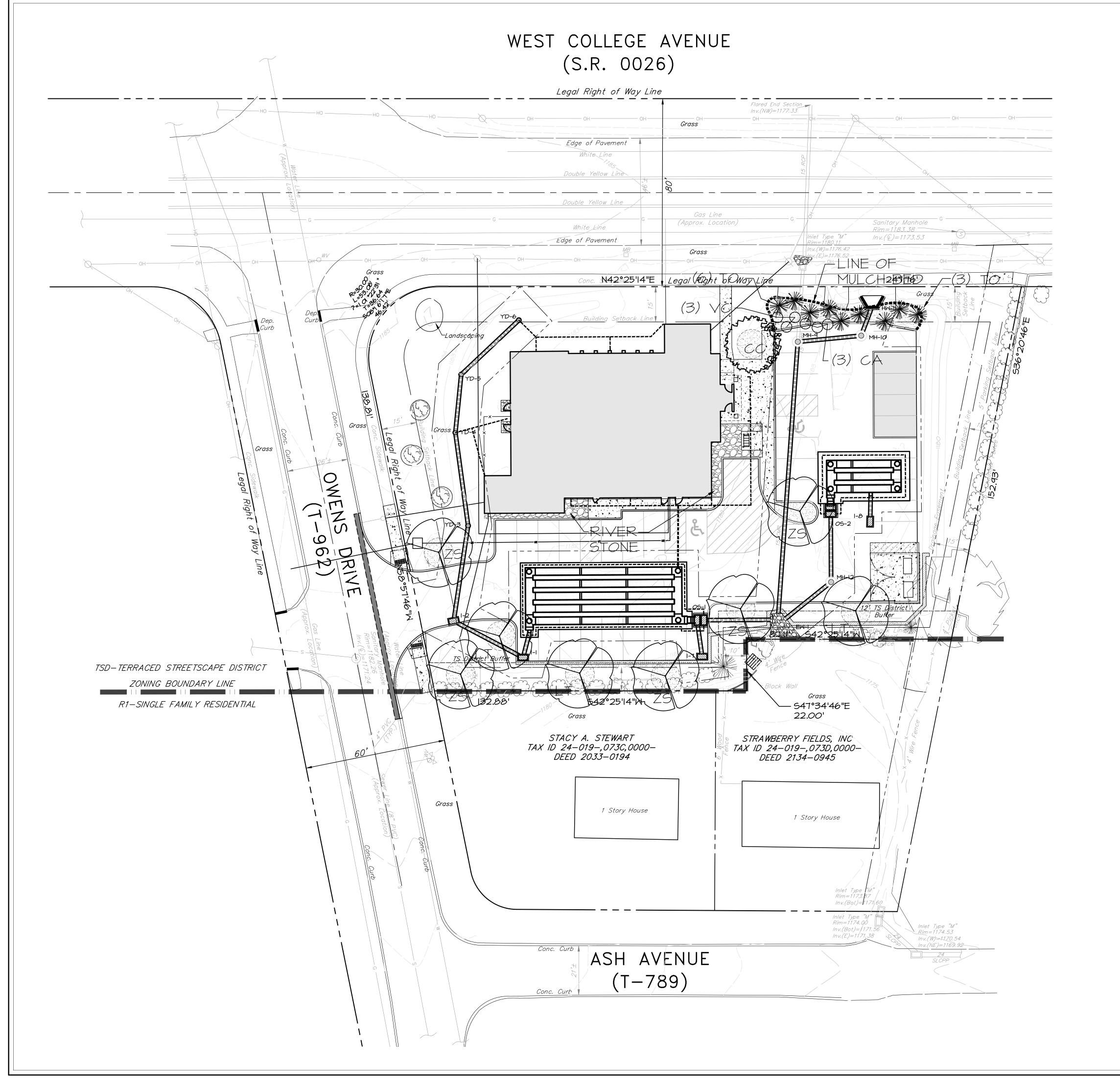
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA TUSSEY TRACKS, LLC

1518 WEST COLLEGE AVENUE STATE COLLEGE, PA 16801 (814) 238-5100

MANAGER:	THS	JUNE, 14, 202
DESIGNER:	THS	PROJECT NO. SC 455-00
DRAWN BY:	TJH	SCALE: 1" = 20







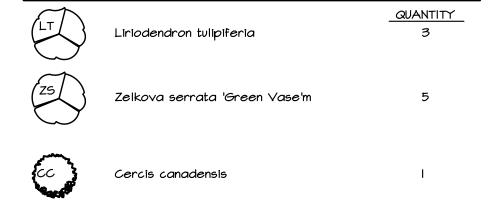
PLANT SCHEDULE

TRE	EES .					
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONTAINER		HEIGHT (FT) AT MATURITY
LT	Liriodendron tulipiferia	Tulip Tree	2-1/2" - 3"	B¢B		80
ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2-1/2" - 3"	B \$ B		70
QP	Quercus palutris	Pin Oak	2-1/2" - 3"	B≰B		70
cc	Cercis canadensis	Redbud	8 - 10'	B \$ B	Single Stem	35

SHF	RUBS				
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONTAINER	COMMENTS
VC	Viburnum carlesii	Korean Spice Viburnum	30 -36"	B≰B	
CA	Clethra alnifolia	Summersweet	18 - 24"	B≰B	
TO	Thuja occidentalis	Northern White Cedar	48-54"	B≰B	

_			
TUF	RF & SPEC	CIALTY GRASS	MIXES
KEY	USE/AREA	SEED/MIX NAME	SEEDING RATE
-	Temporary Soil Stabilization	Annual Ryegrass	2 Pounds per 1,000 Square Feet
-	General Lawn and Restoration	20% Perennial Ryegrass 50% Kentucky Bluegrass (3 varieties) 30% Hard Fescue	4 - 5 Pounds per 1,000 Square Feet

LEGEND







NOTES:

I. ALL TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THE "GUIDE TO PLANTING IN FERGUSON TOWNSHIP".

2. TREES REGULATED BY THE TREE PRESERVATION AND PROTECTION ORDINANCE SHALL BE REPLACED IF DEATH OCCURS. REPLACEMENT SHALL BE IN ACCORDANCE WITH THE ORDINANCE AND SHALL OCCUR DURING THE FALL PLANTING SEASON PER THE AMERICAN ARBORISTS SOCIETY.

RE	EVISIONS PER:	DATE:	BY:
1.	TWP ENGINEER COMMENTS OF 6/17/22	8/8/22	THS
2.	-	-	-
3.	-	-	1
4.	-	-	-
5.	-	-	-
	•		



FINAL LAND DEVELOPMENT SUBJECT:

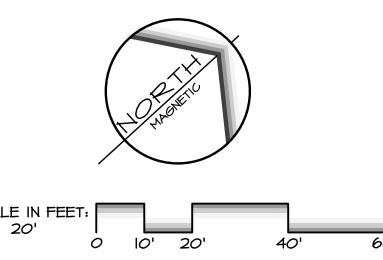
LANDSCAPING PLAN
FOR

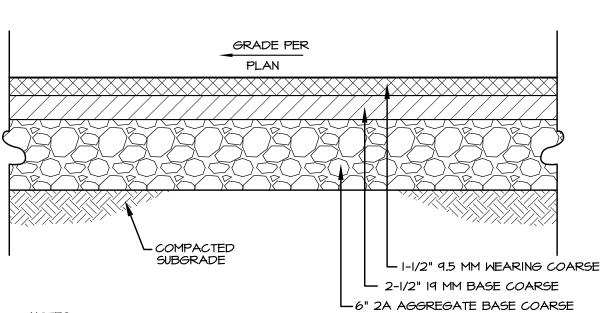
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACKS, LLC

1518 WEST COLLEGE AVENUE STATE COLLEGE, PA 16801 (814) 238-5100

MANAGER:	THS	JUNE, 14, 2022
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	TJH	SCALE: 1" = 20

6 OF 11



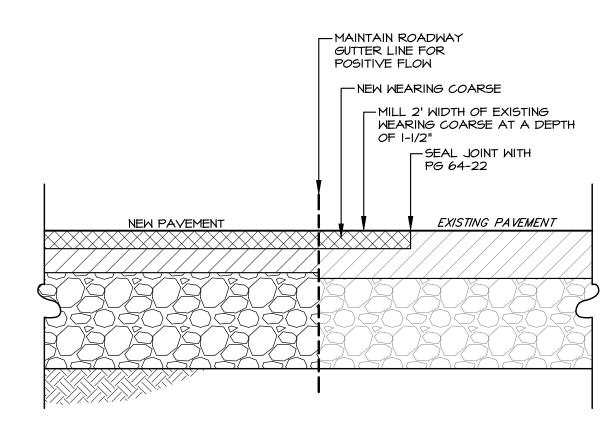


NOTES:

I. "SUPERPAVE" ASPHALT DESIGN, LESS THAN 0.3 MILLION ESALS, 50 GYRATIONS. ASPHALT TO BE PG 64-22.

2. ALL BITUMINOUS PAVING SUBGRADE AND AGGREGATE BASE COURSE COMPACTED TO 98% STANDARD PROCTOR (ASTM D698).

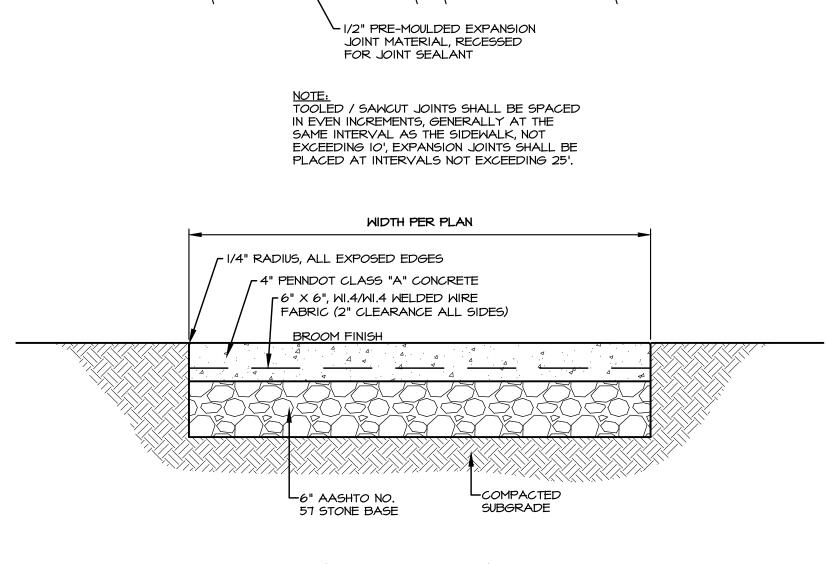
BITUMINOUS PAYING SECTION (STANDARD DUTY)



PAVEMENT NOTCH DETAIL

NO SCALE

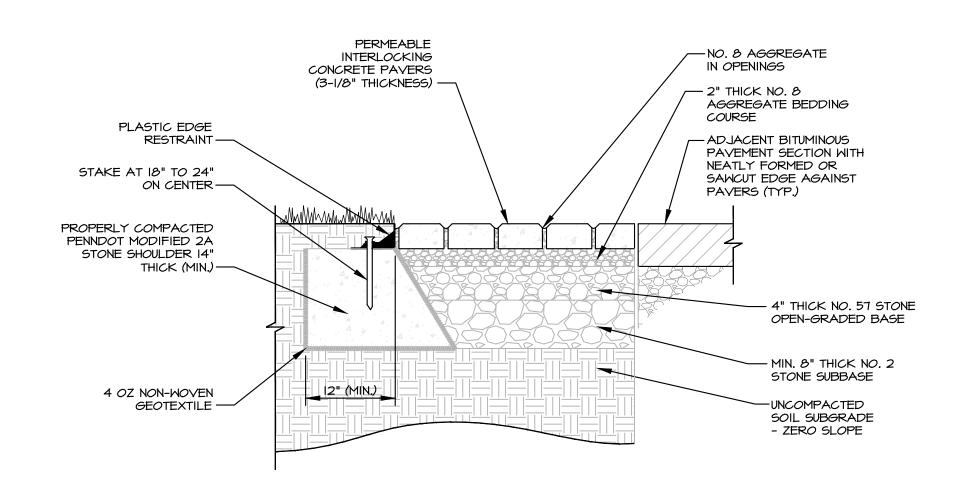
NO SCALE



1/4" TOOLED OR 3/16" SAMCUT, I/2" TO I" DEEP-

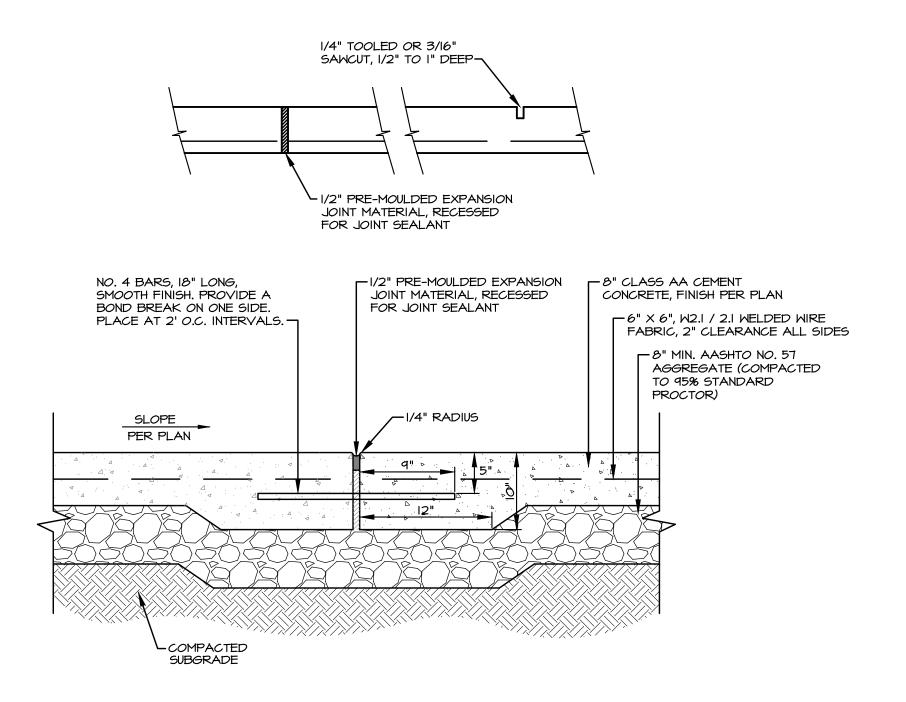
CONCRETE PAVING (SIDEWALKS)

NO SCALE

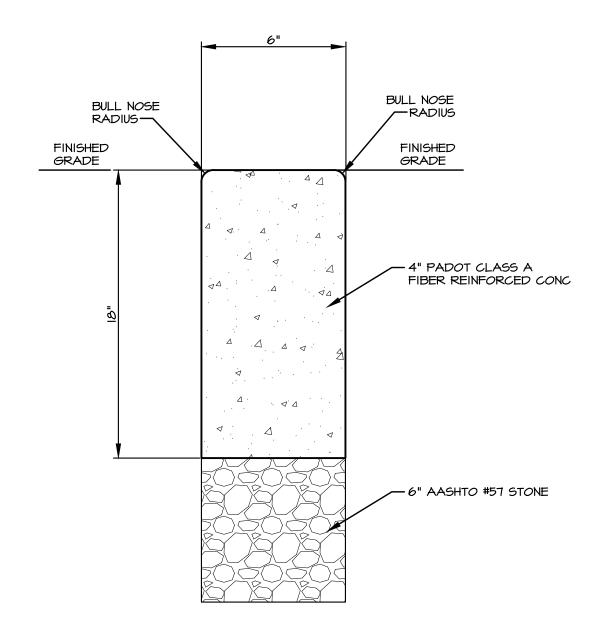


- I. CONCRETE PAVER SHALL BE "ECO COBBLE" AS MANUFACTURED BY EP HENRY. THICKNESS OF PAVER SHALL BE AS NOTED ON DETAIL (3-1/8"). COLOR AND PATTERN OF PAVER AREA SHALL BE CHOICE OF OWNER. ANY ALTERNATIVE PAVER MUST BE APPROVED BY THE FERGUSON TOWNSHIP ENGINEER.
- 2. PAVER INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND AS SHOWN AND DESCRIBED IN THIS DETAIL.
- 3. FOR AREAS OF PAVERS THAT ARE TO BE INSTALLED AT LOCATIONS THAT DO NOT HAVE NATURAL SUBSOILS (I.E. AT LOCATIONS OF EXISTING BUILDING WALLS/FOUNDATIONS), PREVIOUSLY EXCAVATED ONSITE SOILS SHALL BE PLACED UP TO THE PROPOSED SUBGRADE ELEVATION, AND THE TOP 12" OF THE SUBGRADE SHALL THEN BE REFRACTURED TO BREAK UP COMPACTED SOIL AND PROMOTE INFILTRATION. INFILTRATION TESTING SHALL THEN BE COMPLETED AT THE SUBGRADE ELEVATION. TESTING SHALL BE COMPLETED AS SPECIFIED IN THE "POST-CONSTRUCTION TESTING" NOTES ON PLAN SHEET 8 OF THIS PLAN SET. INFILTRATION TEST RESULTS SHALL BE PROVIDED TO ELA GROUP, INC. FOR APPROVAL PRIOR TO PLACEMENT OF STONE SUBBASE.

PERMEABLE PAVERS



HEAVY DUTY CONCRETE PAVING SECTION AND JOINT (SERVICE AREA)



FLUSHMOUNT CURB

NOT TO SCALE

REVISIONS PER:	DATE:	BY:
1. TWP ENGINEER COMMENTS OF 6/17/22	8/8/22	THS
2	-	-
3	-	-
4	-	-
5	-	-
STOUD, ENGINEERS + LANDSCAPE. 2013 SANDY DR	Inc.	3
STATE COLLEC (814) 86 elagrou	GE, PA 16803 1-6328	3
STATE COLLECTION (814) 86	GE, PA 16803 1-6328 o.com	3
FINAL LAND DEVELO SUBJECT:	PMENT	3
STATE COLLEC (814) 86 elagrou	PMENT	3
FINAL LAND DEVELO SUBJECT:	PMENT	3

DRAWING NO.

TUSSEY TRACKS, LLC

1518 WEST COLLEGE AVENUE STATE COLLEGE, PA 16801

(814) 238-5100

TJH SCALE:

JUNE, 14, 2022

AS NOTED

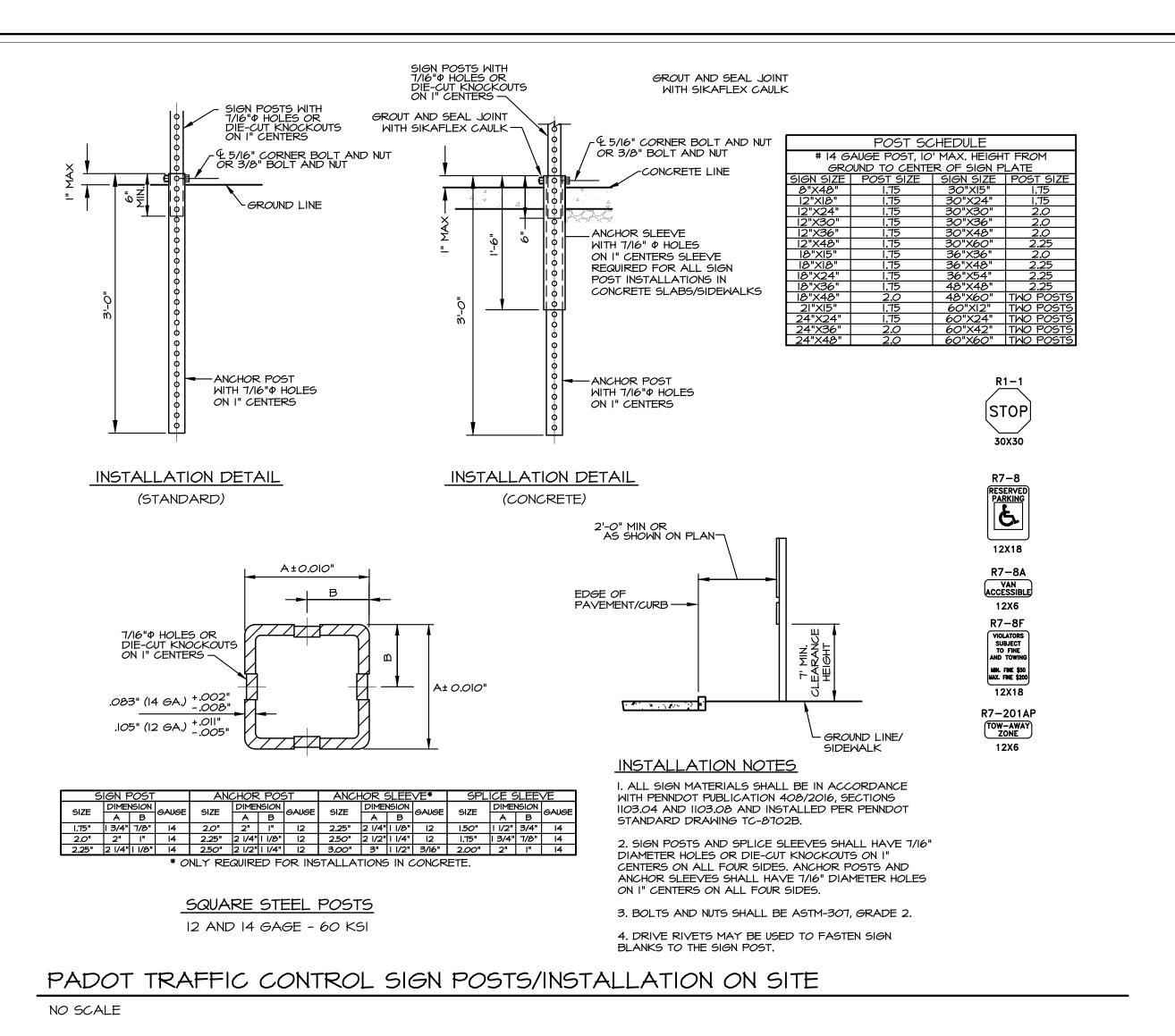
THS PROJECT NO. SC 455-001

THS

MANAGER:

DESIGNER:

DRAWN BY:



NOTE:
ALL STEEL COMPONENTS
TO BE GALVANIZED AND
HAVE POWER COAT FINISH

SEE DIMPSTER GATE
HINGE DETAIL

SEE DIMPSTER GATE
HINGE DETAIL

CONCRETE SLAB

CONCRETE SLAB

TO TOP OF FOOTING

DUMPSTER GATE ELEVATION

DUMPSTER GATE HINGE DETAIL

— GREASE ZERK (TYPICAL)

CONTRACTOR TO FILL

— 6" INSIDE DIA. SCHEDULE 40 SLEEVE WITH CAP

-6" INSIDE DIA.

SCHEDULE 40 COLLAR

SIMILAR AT

BOTTOM HINGE

WITH GREASE

- 3/4" DEEP HOLD

- 6" SCHEDULE 40

OPEN NOTCH

DIA. PIPE

NOT TO SCALE

3/4" RADIUS (REVERSE

AT CLOSED POSITION) -

2 - 6"X3"XI/2" PLATES, I

WELDED TO SLEEVE, I

WELDED TO GATE WITH

4-5/8" THROUGH BOLTS

(TYPICAL @ 4 LOCATIONS)-

FINISHED GRADE

2" DEEP 3/16" WIDE

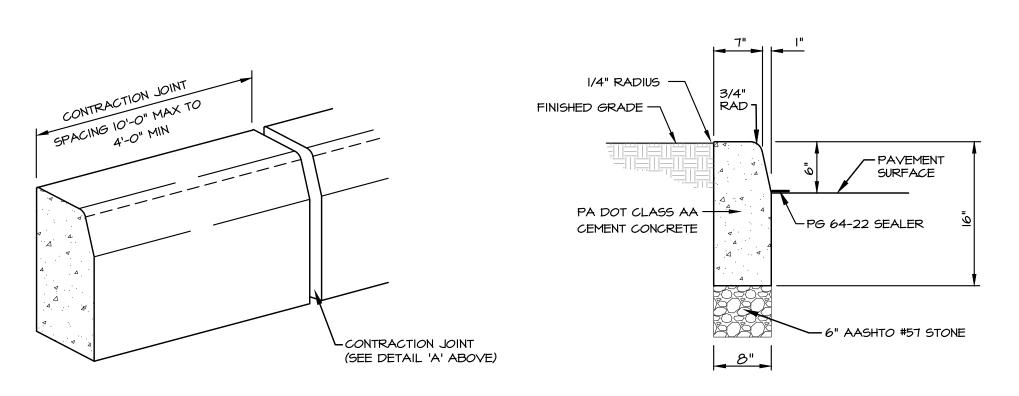
PAVEMENT

DETAIL 'A' CONTRACTION JOINT

— SAW CUT

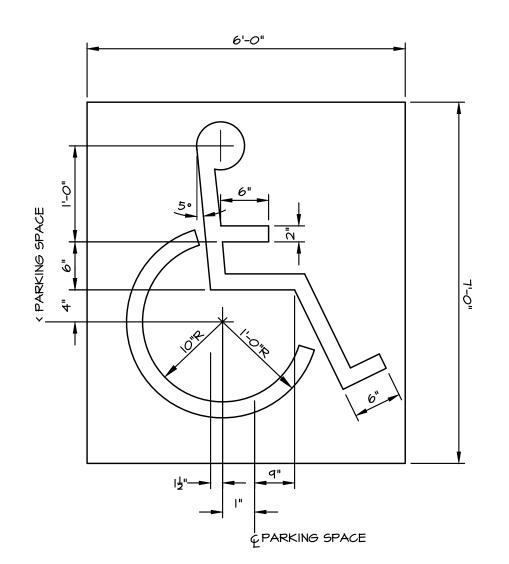
TYPICAL CURB END TAPER DETAIL

TYPICAL CROSS-SECTION



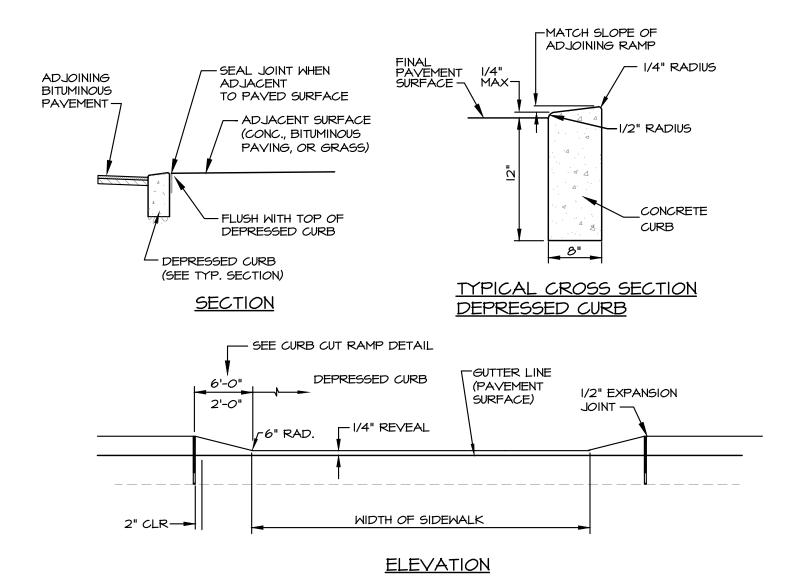
TYPICAL VERTICAL CURB DETAILS

NO SCALE



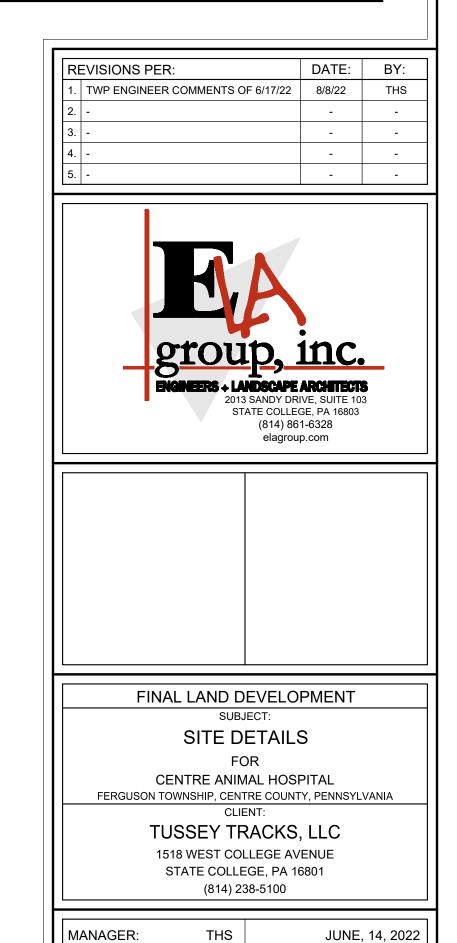
NOT TO SCALE

HANDICAP SYMBOL NO SCALE



DEPRESSED CURB

NO SCALE



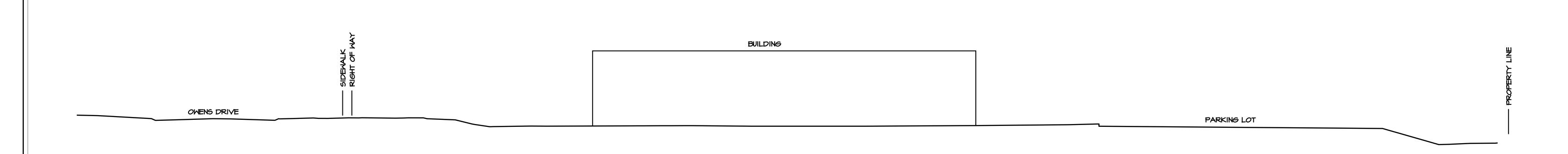
THS PROJECT NO. SC 455-001

AS NOTED

TJH SCALE:

DESIGNER:

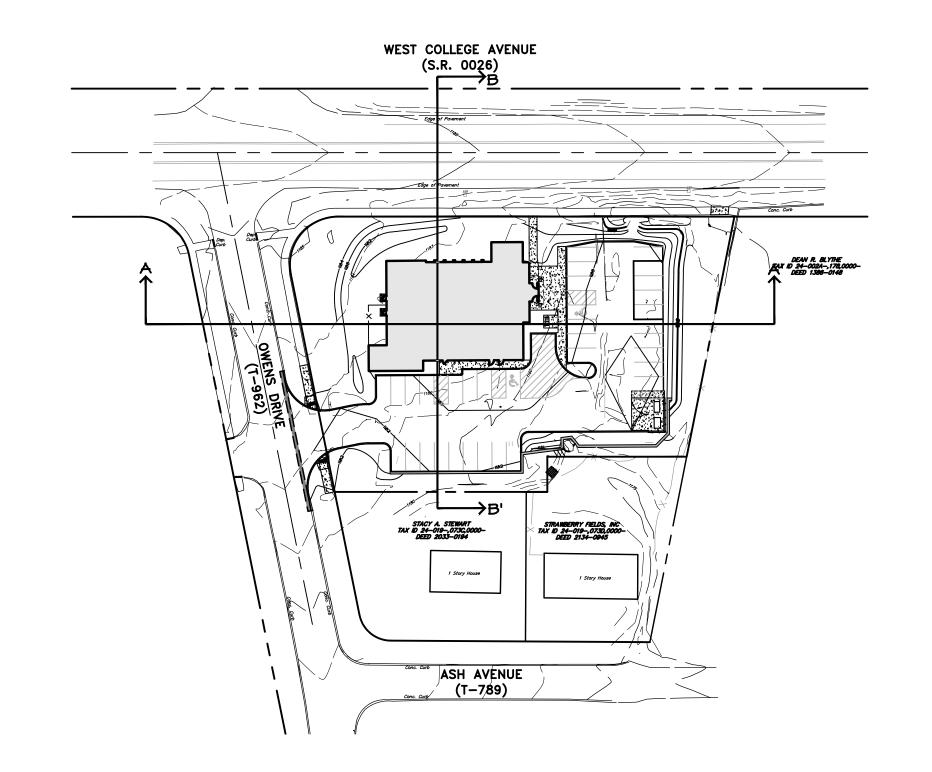
DRAWN BY:



SECTION A - A'

	≻ ₩	BUILDING		빌
	IDEWALK IGHT OF			PERTY L
WEST COLLEGE AVENUE	ज o∠ │			 PR CO
			PARKING LOT	

SECTION B - B'



RI	EVISIONS PER:	DATE:	BY:
1.	TWP ENGINEER COMMENTS OF 6/17/22	8/8/22	THS
2.	-	-	-
3.	-	-	-
4.	-	-	-
5.	_	_	



FINAL LAND DEVELOPMENT SUBJECT: SITE DETAILS

SITE DETAILS

CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

TUSSEY TRACKS, LLC 1518 WEST COLLEGE AVENUE STATE COLLEGE, PA 16801

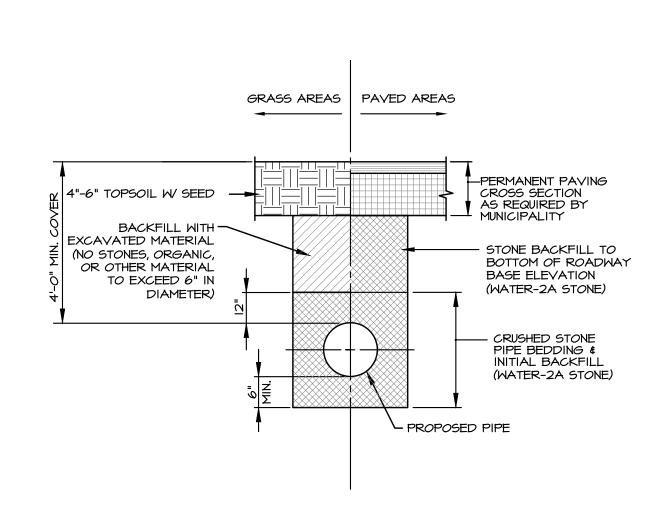
(814) 238-5100

MANAGER: THS JUNE, 14, 2022

DESIGNER: THS PROJECT NO. SC 455-001

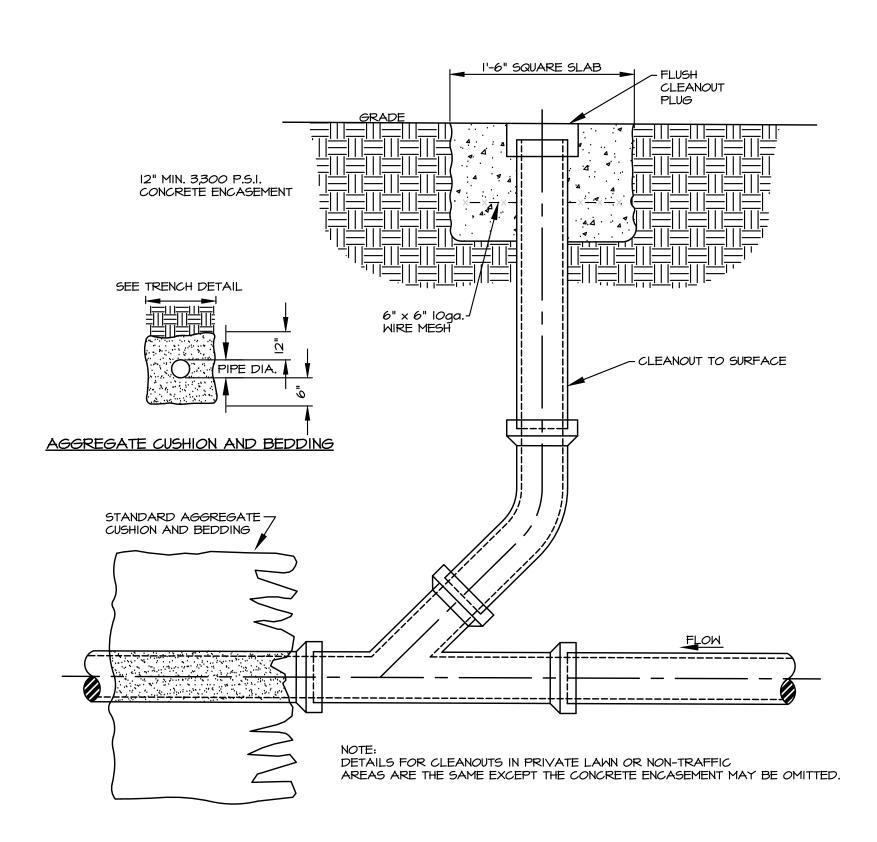
DRAWN BY: TJH SCALE: AS NOTED

9 OF 11

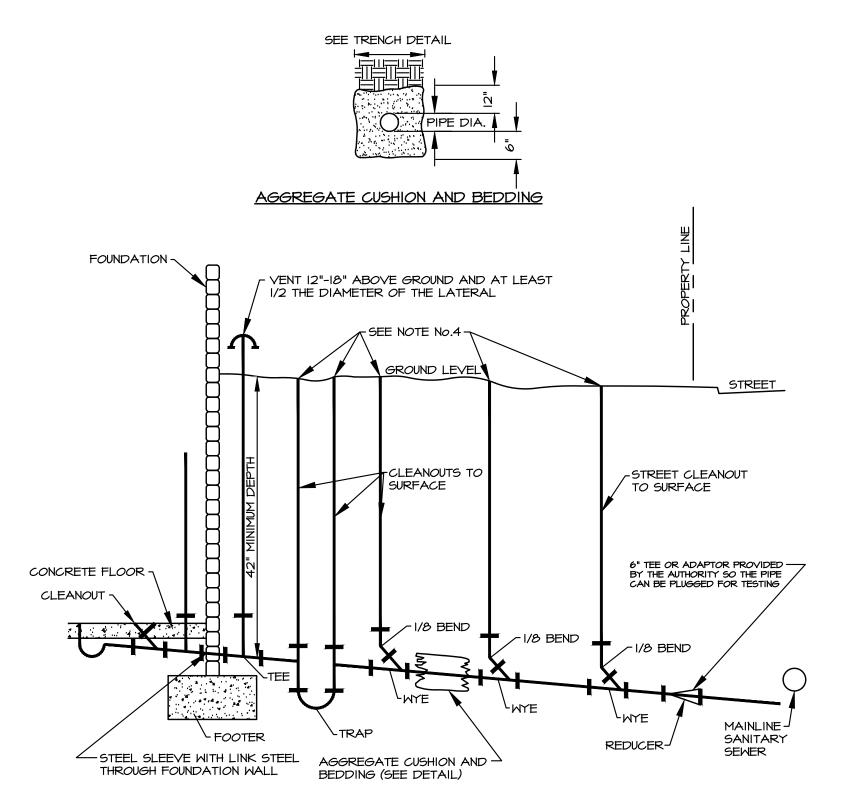


TRENCH RESTORATION FOR WATER

NO SCAL



CLEANOUT CONSTRUCTION DETAIL FOR PRIVATE COLLECTION SYSTEM IN COMMERCIAL AREAS



LATERAL SPECIFICATIONS

I. SLOPE SHALL BE I/4" PER FOOT UNLESS APPROVED OTHERWISE BY THE AUTHORITY.

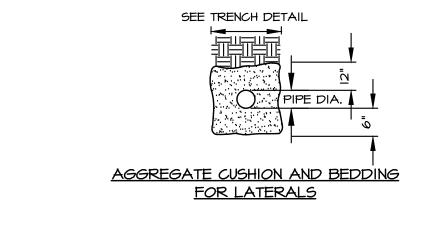
2. CLEANOUTS MUST BE INSTALLED EVERY 50' ON 4" PIPE AND EVERY 100' ON 6" PIPE.

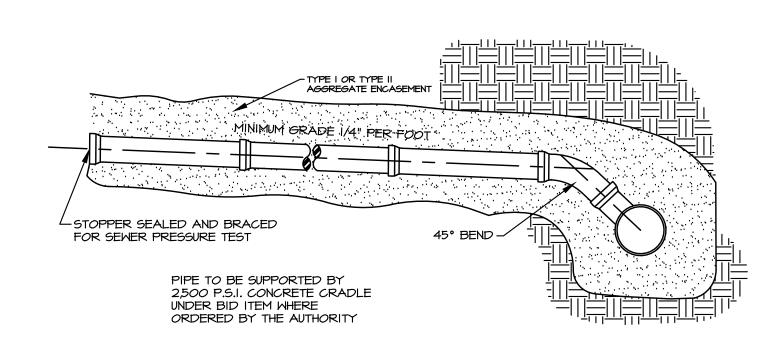
6. WORK MUST BE INSPECTED AND TESTED BEFORE BACKFILLING.

3. LATERALS SHALL BE LAID IN AGGREGATE CUSHION AND BEDDING.
4. CLEANOUT TERMINAL(S) SHALL HAVE TREATMENT AS RESPECTIVE LOCATION. REFER TO CLEANOUT DETAIL(S).
5. ALL PIPING MATERIALS INCLUDING TRAPS SHALL BE SCHEDULE 40 PVC.

TYPICAL SANITARY SEWER LATERAL

NO SCALE

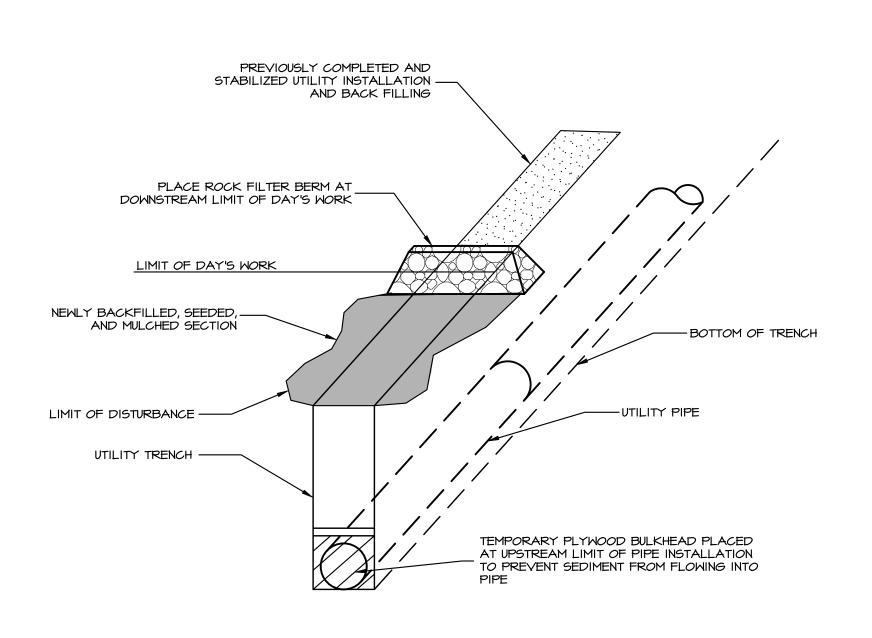




IN THE CONSTRUCTION OF LATERALS, THE CONTRACTOR MUST COORDINATE HIS EFFORTS WITH THE AUTHORITY SO AS TO PROVIDE THE PROPER SERVICE TO THE PROPERTY OWNERS. IF IN THE JUDGMENT OF THE AUTHORITY THE LATERAL CONSTRUCTED BY THE CONTRACTOR DOES NOT PROVIDE ADEQUATE SERVICE TO THE PROPERTY OWNER, THE CONTRACTOR SHALL RECONSTRUCT THE LATERAL TO THE PROPER GRADE AT HIS,(CONTRACTOR) EXPENSE. IT IS THE POLICY OF THE AUTHORITY TO PROVIDE BASEMENT SERVICE (LOWEST ELEVATION) TO ALL LOTS.

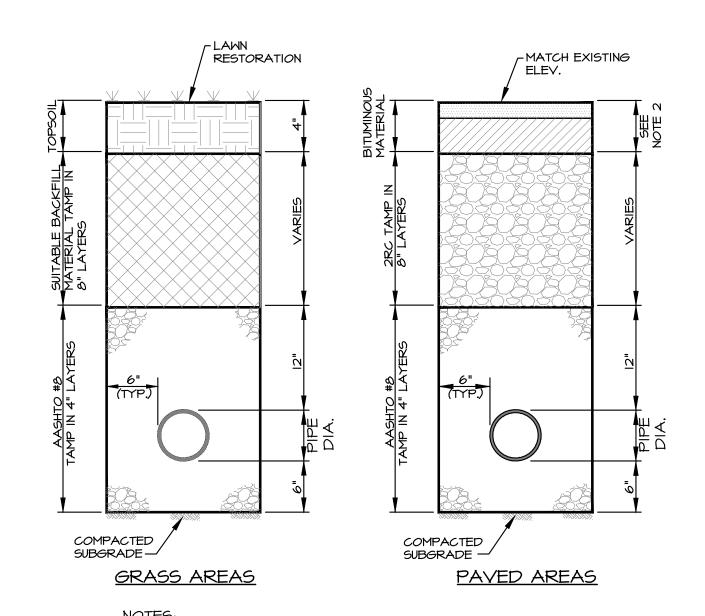
LATERAL DETAIL

NO SCALE



UTILITY TRENCH EXCAVATION/RESTORATION

NO SCALE



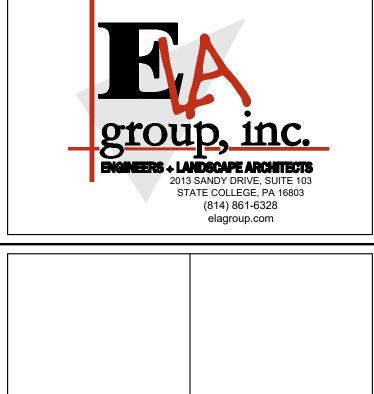
I. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO PENNDOT, PUBLICATION 408, LATEST EDITION UNLESS OTHERWISE STATED IN TOWNSHIP SPECIFICATIONS.

2. SEE BITUMINOUS PAVING CROSS SECTIONS FOR PAVEMENT STRUCTURE.

SANITARY SEWER TRENCH DETAIL

NO SCALE

RI	EVISIONS PER:	DATE:	BY
1.	TWP ENGINEER COMMENTS OF 6/17/22	8/8/22	TH
2.	-	-	-
3.	-	-	-
4.	-	-	-
5.	-	-	



FINAL LAND DEVELOPMENT SUBJECT:

UTILITY DETAILS

FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

TUSSEY TRACKS, LLC

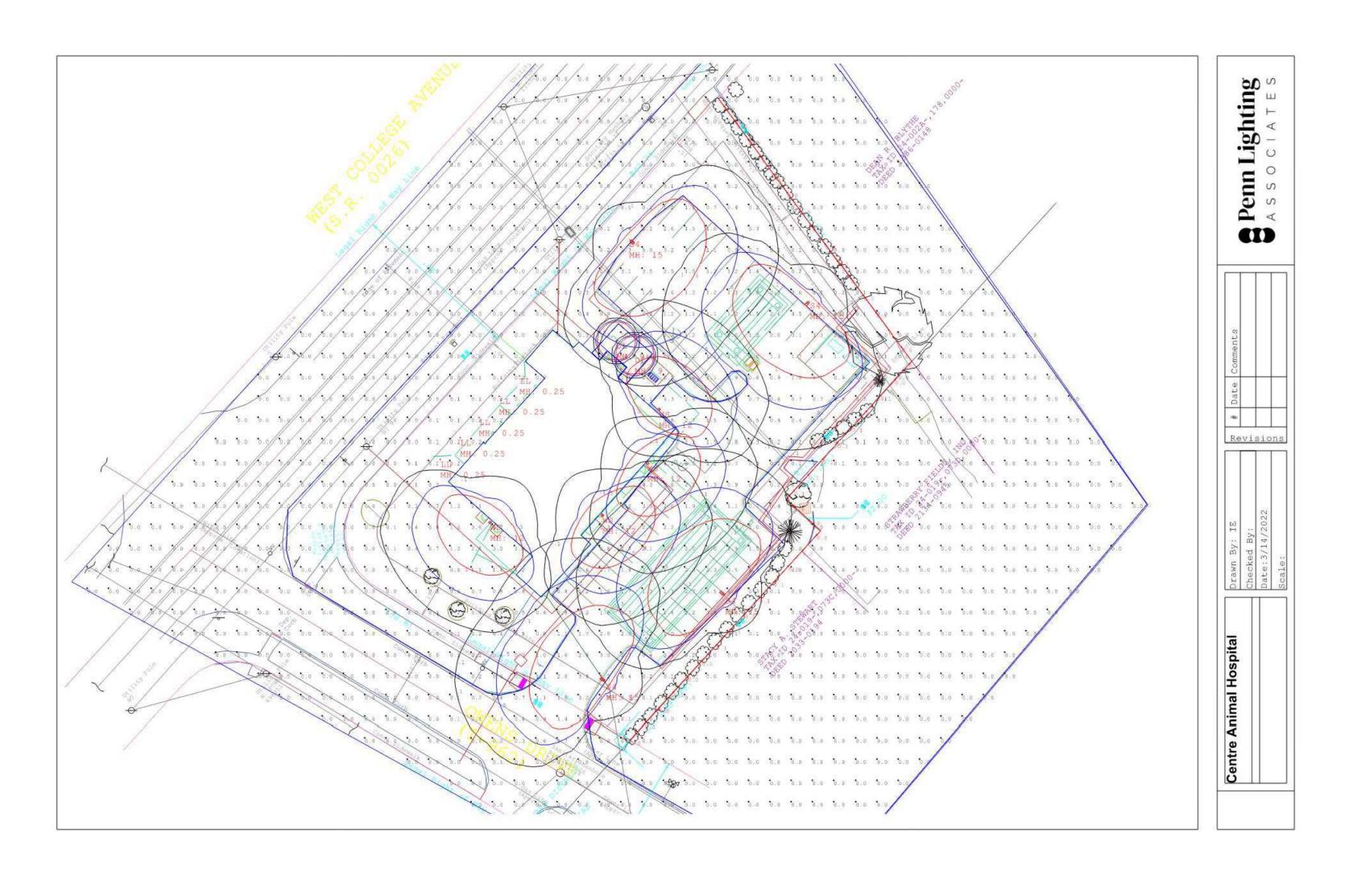
1518 WEST COLLEGE AVENUE

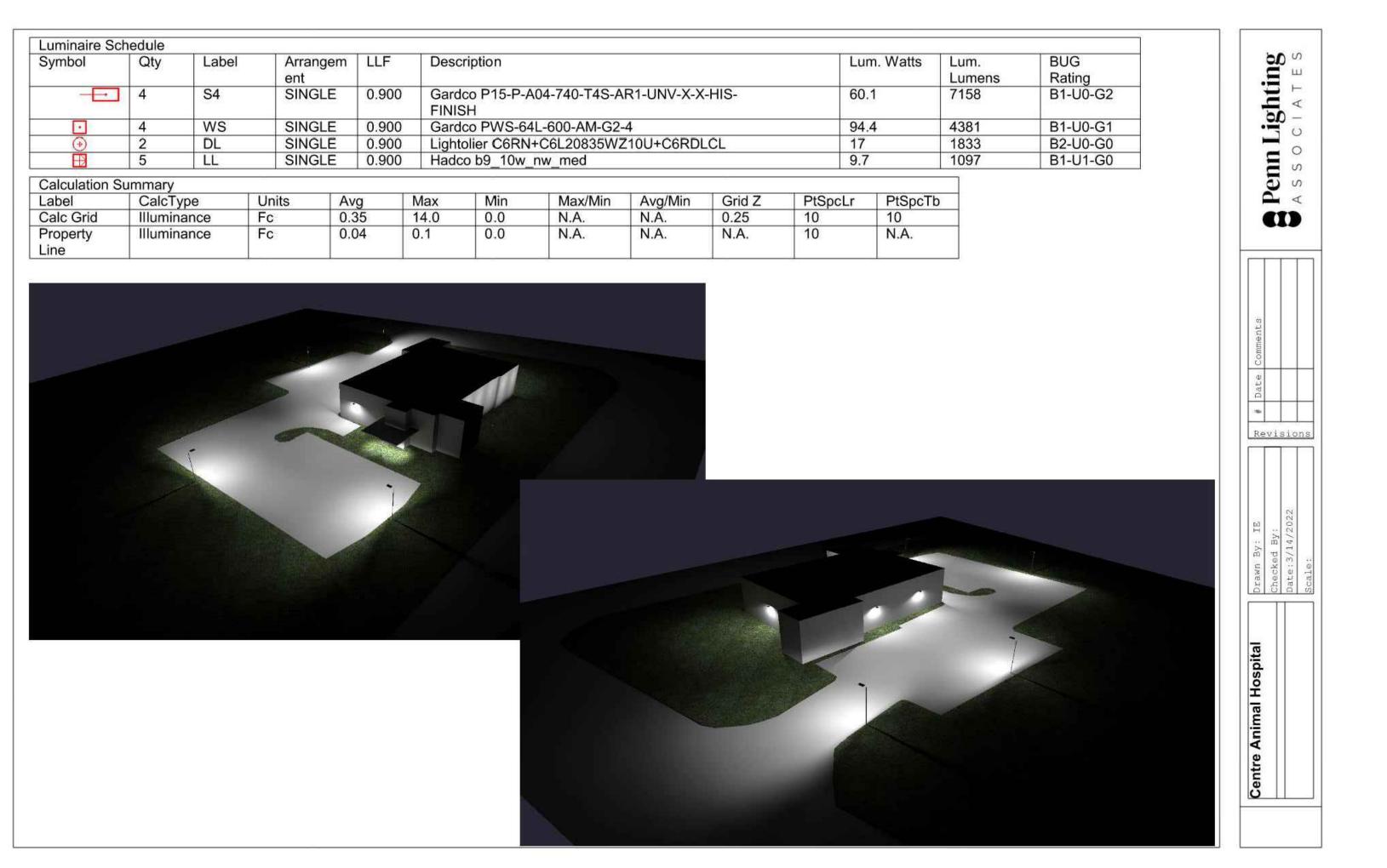
STATE COLLEGE, PA 16801

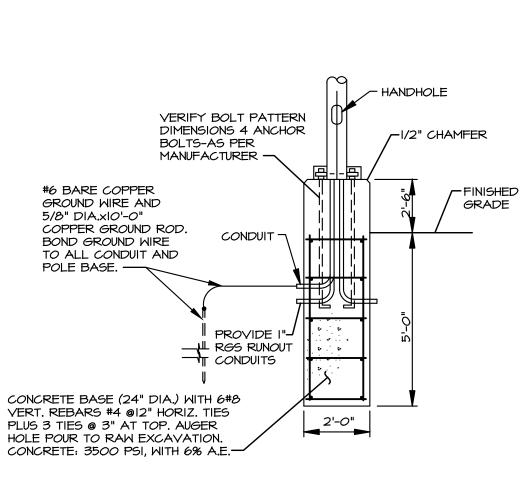
(814) 238-5100

l	MANAGER:	THS		JUNE, 14, 202
l	DESIGNER:	THS	PROJECT N	IO. SC 455-00
l	DRAWN BY:	TJH	SCALE:	AS NOTE

10 OF 1







<u>LIGHTING NOTES:</u>

I. COORDINATE ALL FIXTURE TYPES AND APPURTENANCES WITH OWNER PRIOR TO ORDERING.

2. COORDINATE ALL FIXTURE COLORS AND FINISHES WITH OWNER PRIOR TO

3. ALL APPURTENANCES (POLE AND MOUNTS) TO BE COORDINATED WITH

FIXTURE FOR PROPER FIELD ASSEMBLY AND INSTALLATIONS.

4. COORDINATE POLE ANCHOR BOLT PATTERN AND BASE DIAMETER WITH MANUFACTURER'S RECOMMENDED POLE MOUNTING PATTERN PRIOR TO INSTALLING CONCRETE BASE. ADVISE ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION OF ANY COMPONENTS.

5. LIGHT FIXTURE MOUNTING HEIGHT IS 18 FEET.

SITE LIGHTING POLE BASE DETAIL

RI	EVISIONS PER:	DATE:	BY:
1.	TWP ENGINEER COMMENTS OF 6/17/22	8/8/22	THS
2.	-	-	-
3.	-	-	-
4.	-	-	-
5.	-	-	-



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FINAL LAND DEVELOPMENT

SUBJECT:

LIGHTING PLAN

CENTRE ANIMAL HOSPITAL FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

> TUSSEY TRACKS, LLC 1518 WEST COLLEGE AVENUE STATE COLLEGE, PA 16801

> > (814) 238-5100

MANAGER: THS JUNE, 14, 2022 DESIGNER: THS PROJECT NO. SC 455-001 DRAWN BY: TJH SCALE: AS NOTED