

RECORDER'S STAMP HERE

CERTIFICATE OF OWNERSHIP AND STATEMENT OF INTENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CENTRE

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED ALEX D. SAHAKIAN, BEING PRESIDENT OF 1004 WEST COLLEGE, LLC, THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN, THAT THE PLAN IS HIS ACT AND DEED AND HE DESIRES THE SAME TO BE RECORDED AS SUCH.

SIGNATURE – ALEX D. SAHAKIAN, PRESIDENT

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 20____

DESIGN PROFESSIONAL CERTIFICATION

I, KENNETH WILLIAM 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 BOARD OF SUPERVISORS

FERGUSON TOWNSHIP BOARD OF SUPERVISORS

PLAN APPROVED ON _____

SECRETARY

CHAIRMAN

FERGUSON TOWNSHIP PLANNING COMMISSION

FERGUSON TOWNSHIP PLANNING COMMISSION

PLAN RECOMMENDED FOR APPROVAL ON _____

SECRETARY

CHAIRMAN

FERGUSON TOWNSHIP ZONING ADMINISTRATOR

FERGUSON TOWNSHIP ZONING ADMINISTRATOR APPROVED

ZONING ADMINISTRATOR _____ 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 _____

PRELIMINARY LAND DEVELOPMENT PLAN FOR

WEST COLLEGE AVENUE

VERTICAL MIXED USE DEVELOPMENT

FERGUSON TOWNSHIP

CENTRE COUNTY, PENNSYLVANIA

MARCH 14, 2022

GD&F

GWIN
DOBSON &
FOREMAN
ENGINEERS

3121 Fairway Drive
Altoona, PA 16602
814.943.5214
gdfengineers.com



- NOTES:
1. PROPERTY INFORMATION:
LOT CONSOLIDATION PLAN RECORDED ON _____, 20____, IN DEED BOOK _____, PAGE _____
OWNER/DEVELOPER: 1004 WEST COLLEGE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
250 E BEAVER AVENUE, SUITE 700
STATE COLLEGE, PA 16801
1004 W COLLEGE AVENUE
STATE COLLEGE, PA 16801
SITE ADDRESS:
MUNICIPALITY: FERGUSON TOWNSHIP
TAX ID NO.: 24-002A,057-,0000-
DEED: RECORD BOOK _____, PAGE ____
GROSS LOT SIZE: 66,870 S.F. (1.535 AC.)
NET LOT SIZE: 60,987 S.F. (1.400 AC.)

2. TERRACED STREETSCAPE DISTRICT ZONING INFORMATION:
A. EXISTING SITE USE: COMMERCIAL BUILDINGS
PROPOSED SITE USE: VERTICAL MIXED USE BUILDING

B. BUILDING HEIGHT: 55' MAXIMUM BY RIGHT, WITH 55' MINIMUM ON CORNER LOTS – §27-304.3.A.(2)(A) WITH ADDITIONAL HEIGHT UP TO 75' FOR LOTS OF AT LEAST ONE ACRE WHICH MAY BE OBTAINED THROUGH THE USE OF INCENTIVES. THE VERTICAL MIXED USE BUILDING INTENDS TO RESTRICT 15% OF THE TOTAL RESIDENTIAL UNITS AS AGE-RESTRICTED UNITS, THEREFORE AN ADDITIONAL 20' MAY BE ADDED TO THE PERMITTED MAXIMUM HEIGHT FOR A TOTAL BUILDING HEIGHT OF 75' [§27-304.3.B.(4)].

C. YARD REGULATIONS:
FRONT: BUILDINGS SHALL BE LOCATED ON THE SIDEWALK LINE OF THE PRIMARY STREET. SIDEWALKS SHALL BE 12 FEET DEEP FROM THE BACK EDGE OF THE CURB ON WEST COLLEGE AVENUE AND A MINIMUM OF 5 FEET DEEP FROM THE BACK EDGE OF THE CURB ON ALL SIDE STREETS AND CROSS STREETS OFF OF WEST COLLEGE AVENUE. – §27-304.3.D.(1)(a)

SIDE: 0' FOR PROPERTIES WITH FRONTAGE ON WEST COLLEGE AVENUE, 10' OTHERWISE – §27-304.3.D.(2)

REAR: ON EACH LOT THERE SHALL BE A REAR YARD, THE DEPTH OF WHICH SHALL BE 5'. HOWEVER, IF THE REAR YARD IS ADJACENT TO A PROPERTY WITH A SINGLE-FAMILY RESIDENTIAL DWELLING UNIT, OR A PROPERTY OUTSIDE OF THE TS DISTRICT, A 12' LANDSCAPED BUFFER SHALL BE PROVIDED AT THE PROPERTY LINE AND SHALL CONSTITUTE THE REQUIRED SETBACK. – §27-304.3.D.(3)(A).

IF THE REAR YARD OF A LOT ABUTS AN ALLEY, WHETHER IN OR OUT OF THE DISTRICT, A 5' CONCRETE SIDEWALK SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPERTY ADJACENT TO THE ALLEY. BUILDINGS MAY DIRECTLY ABUT THE SIDEWALK. – §27-304.3.D.(3)(B).

D. IMPERVIOUS LOT COVERAGE: 75% – §27-304.3.F
MAXIMUM ALLOWABLE IMPERVIOUS COVERAGE = 60,987 S.F. x 0.75 = 45,740 S.F.
EXISTING IMPERVIOUS COVERAGE = 57,644 S.F. (57,644/60,987 S.F. = 94.5%)
PROPOSED IMPERVIOUS COVERAGE = 41,741 S.F. (41,741/60,987 S.F. = 68.4%)
PROPOSED PERVIOUS COVERAGE = 19,246 S.F. (19,246/60,987 S.F. = 31.6%)
PROPOSED BUILDING COVERAGE = 36,019 S.F.

E. THE DATE OF APPLICATION FOR ZONING PERMIT IS _____

3. SITE INFORMATION:
A. SOIL LIMITS AND DESCRIPTIONS HAVE BEEN TAKEN FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY, SURVEY AREA DATA VERSION 21, DATED AUGUST 31, 2021.

B. THE ENTIRETY OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM NUMBER 42027C0636F FOR THE TOWNSHIP OF FERGUSON, BOROUGH OF STATE COLLEGE, AND TOWNSHIP OF COLLEGE, EFFECTIVE DATE MAY 4, 2009.

C. THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY ACCORDING TO THE NATIONAL WETLANDS INVENTORY (U.S. FISH & WILDLIFE SERVICE) FOR STATE COLLEGE, PA, LAST UPDATED JUNE 2020.

4. FINAL LAND DEVELOPMENT PLANS (AS-BUILTS) SHALL BE PROVIDED TO FERGUSON TOWNSHIP PRIOR TO OCCUPANCY OR RELEASE OF ANY SURETY.

5. THE DEVELOPER WILL ENTER INTO A WORKFORCE HOUSING AGREEMENT, AS REQUIRED UNDER §27-716, PROVIDING FOR EITHER THE REQUIRED NUMBER OF WORKFORCE UNITS TO BE PROVIDED ONSITE, OR IN THE ALTERNATIVE, THE REQUIRED FEE-IN-LIEU PAYMENT TO FERGUSON TOWNSHIP.

6. FIRE PROTECTION:
A. THE PROPOSED BUILDING IS REQUIRED TO BE SPRINKLERED BASED ON THE USE/ OCCUPANCY.

B. EXISTING FIRE HYDRANT FLOW DATA:
HYDRANT #30212
LOCATION: NORTH CORNER OF THE INTERSECTION OF W COLLEGE AVENUE AND BUCKHOUT STREET
DATE TESTED: 5/14/21
TEST RESULTS: 35 PSI STATIC, 22 PSI RESIDUAL, 1300 GPM

HYDRANT #30216
LOCATION: SOUTH CORNER OF THE INTERSECTION OF W COLLEGE AVENUE AND OSMOND STREET
DATE TESTED: 5/14/21
TEST RESULTS: 33 PSI STATIC, 20 PSI RESIDUAL, 1300 GPM

BICYCLE PARKING SPACE SUMMARY			
GENERAL USE CATEGORY	SPECIFIC USE	NUMBER OF SHORT-TERM BICYCLE PARKING SPACES REQUIRED	NUMBER OF LONG-TERM BICYCLE PARKING SPACES REQUIRED
RESIDENTIAL	MULTIFAMILY DWELLING, MORE THAN 4 UNITS: A. WITHOUT PRIVATE GARAGE OR EQUIVALENT SEPARATE STORAGE SPACE FOR EACH UNIT	0.05 PER BEDROOM = 255 x 0.05 = 12.75	0.5 PER BEDROOM = 255 x 0.05 = 127.5
		13 SHORT-TERM SPACES REQUIRED	128 LONG-TERM SPACES REQUIRED
		13 SHORT-TERM SPACES PROVIDED	142 LONG-TERM SPACES PROVIDED
NONRESIDENTIAL	COMMERCIAL	1 PER 5,000 S.F. OF FLOOR AREA = 10,810/5,000 = 2.16	1 PER 10,000 TO 12,000 S.F. OF FLOOR AREA = 10,810/10,000 = 1.08
		3 SHORT-TERM SPACES REQUIRED	2 LONG-TERM SPACES REQUIRED
		9 SHORT-TERM SPACES PROVIDED	2 LONG-TERM SPACES PROVIDED
TOTALS		22 SHORT-TERM SPACES PROVIDED	144 LONG-TERM SPACES PROVIDED

VEHICLE PARKING SUMMARY	
PARKING MATRIX FOR 107 UNITS	
1 BR (1 SPACE PER UNIT) = 7 x 1 = 7 VEHICLE SPACES REQUIRED	
2 BR (1.5 SPACES PER UNIT) = 52 x 1.5 = 78 VEHICLE SPACES REQUIRED	
3 BR (1.5 SPACES PER UNIT) = 48 x 1.5 = 72 SPACES VEHICLE REQUIRED	
COMMERCIAL = 10,810 S.F. x 1/500 = 22 VEHICLE SPACES REQUIRED	
OUTDOOR SEATING = 1,473 S.F. x 1/500 = 3 VEHICLE SPACES REQUIRED	
7 + 78 + 75 + 22 + 3 = 182	
REQUIRED PARKING SUBTOTAL = 182 VEHICLE SPACES	
BICYCLE SPACE/PARKING SPACE REDUCTION	
TOTAL BICYCLE SPACES PROVIDED = 22 + 144 = 166	
6 BICYCLE PARKING SPACES = REDUCTION OF 1 VEHICLE PARKING SPACE	
166/6 = REDUCTION OF 27 VEHICLE PARKING SPACES	
182 VEHICLE SPACES – 27 SPACE REDUCTION = 155 VEHICLE SPACES	
155 VEHICLE SPACES REQUIRED	
TOTAL PARKING PROVIDED	
LOWER LEVEL 1 = 96 VEHICLE SPACES	
LOWER LEVEL 2 = 63 VEHICLE SPACES	
96 + 63 = 159 VEHICLE SPACES	
TOTAL 159 VEHICLE SPACES PROVIDED	

UNIT MATRIX					
FLOOR	1BR	2BR	3BR	TOTAL	
2	2	7	8	17 UNITS/40 BEDROOMS	
3	1	9	8	18 UNITS/43 BEDROOMS	
4	1	9	8	18 UNITS/43 BEDROOMS	
5	1	9	8	18 UNITS/43 BEDROOMS	
6	1	9	8	18 UNITS/43 BEDROOMS	
7	1	9	8	18 UNITS/43 BEDROOMS	
TOTAL	7	52	48	107 UNITS/255 BEDROOMS	

BUILDING USE SUMMARY					
LEVEL	USE	GROSS FLOOR AREA	EXTERIOR SPACE	GROSS OCC FLOOR AREA	DESCRIPTION
LOWER LEVEL 2	PARKING (S-2)	23,988 S.F.		23,988 S.F.	
	BLDG COMMON (MIXED USE)	3,586 S.F.		2,202 S.F.	STAIRS, MECH., ELEVATOR, STORAGE, CORRIDOR
LOWER LEVEL 1	PARKING (S-2)	45,938 S.F.		45,938 S.F.	
	BLDG COMMON (MIXED USE)	2,985 S.F.		2,040 S.F.	STAIRS, MECH., ELEVATOR.
1ST FLOOR	ARCADE		4,706 S.F.		
	RES LOBBY (R-2)	925 S.F.		925 S.F.	
	COMMERCIAL (M)	10,810 S.F.		10,810 S.F.	
2ND FLOOR	BLDG COMMON (MIXED USE)	5,229 S.F.		2,097 S.F.	STAIRS, ELEC., ELEVATOR, LOADING, TRASH RM., CORRIDOR
	APARTMENT (R-2)	18,884 S.F.		18,884 S.F.	17 APARTMENT UNITS
	RES AMENITY (A-3)		8,427 S.F.		RESIDENT AMENITY DECK
3RD FLOOR	BLDG COMMON (MIXED USE)	3,894 S.F.		120 S.F.	RESIDENT CLUB ROOM
	APARTMENT (R-2)	20,127 S.F.		20,127 S.F.	18 APARTMENT UNITS
	BLDG COMMON (MIXED USE)	882 S.F.		120 S.F.	STAIRS, TRASH RM., CORRIDOR
4TH FLOOR	BLDG COMMON (MIXED USE)	882 S.F.		120 S.F.	STAIRS, TRASH RM., CORRIDOR
	APARTMENT (R-2)	20,127 S.F.		20,127 S.F.	18 APARTMENT UNITS
	BLDG COMMON (MIXED USE)	882 S.F.		120 S.F.	STAIRS, TRASH RM., CORRIDOR
5TH FLOOR	BLDG COMMON (MIXED USE)	882 S.F.		120 S.F.	STAIRS, TRASH RM., CORRIDOR
	APARTMENT (R-2)	20,127 S.F.		20,127 S.F.	18 APARTMENT UNITS
	BLDG COMMON (MIXED USE)	882 S.F.		120 S.F.	STAIRS, TRASH RM., CORRIDOR
6TH FLOOR	BLDG COMMON (MIXED USE)	882 S.F.		120 S.F.	STAIRS, TRASH RM., CORRIDOR
	APARTMENT (R-2)	20,127 S.F.		20,127 S.F.	18 APARTMENT UNITS
	BLDG COMMON (MIXED USE)	882 S.F.		120 S.F.	STAIRS, TRASH RM., CORRIDOR
7TH FLOOR	BLDG COMMON (MIXED USE)	882 S.F.		120 S.F.	STAIRS, TRASH RM., CORRIDOR
	APARTMENT (R-2)	20,127 S.F.		20,127 S.F.	18 APARTMENT UNITS
	BLDG COMMON (MIXED USE)	882 S.F.		120 S.F.	STAIRS, TRASH RM., CORRIDOR
TOTAL		222,548 S.F.	13,133 S.F.	209,503 S.F.	

107 APARTMENT UNITS

SHEET NO:

CS-1

DRAWING INDEX

- CS-1 COVER SHEET
CS-2 REFERENCE SHEET
1 EXISTING CONDITIONS PLAN
2 SITE DEMOLITION PLAN
3 SITE LAYOUT PLAN
4 SITE, GRADING AND UTILITY PLAN
LS-1 LANDSCAPING PLAN
D-1 PENNDOT DETAILS
D-2 SITE DETAILS
D-3 SITE DETAILS
D-4 UTILITY DETAILS
D-5 LANDSCAPING DETAILS



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 50 (73 P.S. § 176 ET. SEQ.) ON APRIL 28, 2018. THE FOLLOWING IS A LIST OF KNOWN PUBLIC UTILITIES AND INVOLVED PARTIES LOCATED WITHIN THE PROJECT AREA:

SERIAL NUMBER: 20213632061 (DECEMBER 29, 2021)
PA ONE-CALL (800) 242-1776

ABBREVIATIONS:

- CI CAST IRON
CP CONTROL POINT
EL. ELEVATION
FF FINISHED FLOOR
HSG HYDROLOGIC SOIL GROUP
IG INLET GRATE
INV. INVERT
HC HANDICAP
HDPE HIGH DENSITY POLYETHYLENE PIPE
L.F. LINEAR FEET
LP LIGHT POLE
MPH MILES PER HOUR
MW MONITORING WELL
PC POINT OF CURVATURE
PVC POLYVINYL CHLORIDE PIPE
PT POINT OF TANGENT
R/W RIGHT-OF-WAY
S.F. SQUARE FEET
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
UP UTILITY POLE
WCB WATER CURB BOX
WV WATER VALVE

MUNICIPALITY: FERGUSON TOWNSHIP
3147 RESEARCH DRIVE
STATE COLLEGE, PA 16801
CONTACT: CHRIS LEIDY
EMAIL: CLEIDY@TWP.FERGUSON.PA.US

SEWER: UNIVERSITY AREA JOINT AUTHORITY
1576 SPRING VALLEY ROAD
STATE COLLEGE, PA 16801
CONTACT: MARK HARTER
EMAIL: MHARTER@UAJA.ORG

PENN STATE UNIVERSITY
WASTEWATER TREATMENT PLANT
501 UNIVERSITY DRIVE
STATE COLLEGE, PA 16801
CONTACT: JEFF MCDONALD
EMAIL: JAM86@PSU.EDU

WATER: STATE COLLEGE BOROUGH
WATER AUTHORITY
1201 WEST BRANCH ROAD
STATE COLLEGE, PA 16801
CONTACT: STEVEN ALBRIGHT
EMAIL: STEVE@SCBWA.ORG

PENN STATE UNIVERSITY
110 UNIVERSITY SUPPORT BLDG 2
UNIVERSITY PARK, PA 16802
CONTACT: RANDY KIBE
EMAIL: RSK17@PSU.EDU

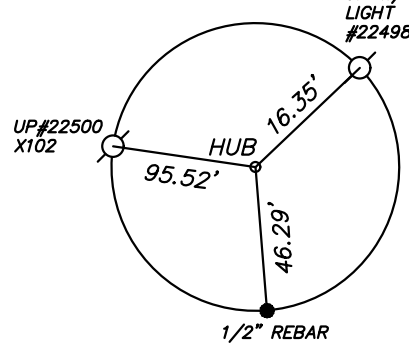
GAS: COLUMBIA GAS OF PENNSYLVANIA
1600 DUBLIN ROAD
COLUMBUS, OH 43215
CONTACT: LISA COLLINS
EMAIL: LDUGAN@NISOURCE.COM

ELECTRIC: WEST PENN POWER
800 CABIN HILL DRIVE, ROOM B100N
GREENSBURG, PA 15601
CONTACT: ROBERT PAINTER
EMAIL: RPAINTER@FIRSTENERGYCORP.COM

PENNSYLVANIA ELECTRIC COMPANY
311 INDUSTRIAL PARK ROAD
JOHNSTOWN, PA 15904
CONTACT: KEITH GARDNER
EMAIL: KGARDNER@FIRSTENERGYCORP.COM

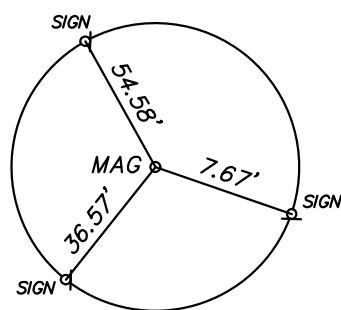
TELECOM: VERIZON
FACILITY MANAGEMENT CENTER
250 S. ALLEN STREET
STATE COLLEGE, PENNSYLVANIA 16801
PHONE: 800-479-1919

CABLE: COMCAST
1155 BENNER PIKE
STATE COLLEGE, PA 16801
PHONE: 800-992-3515



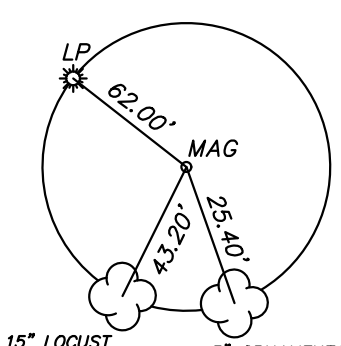
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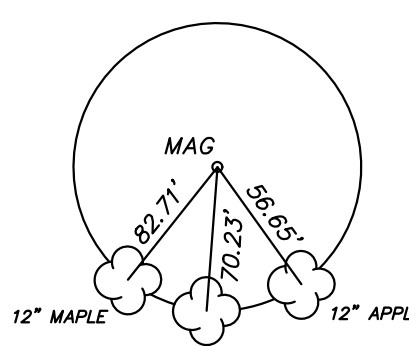
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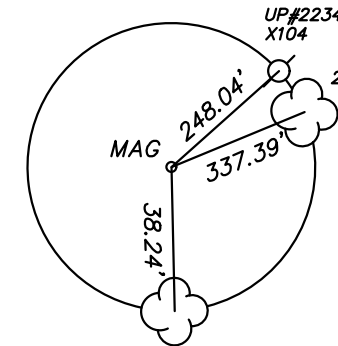
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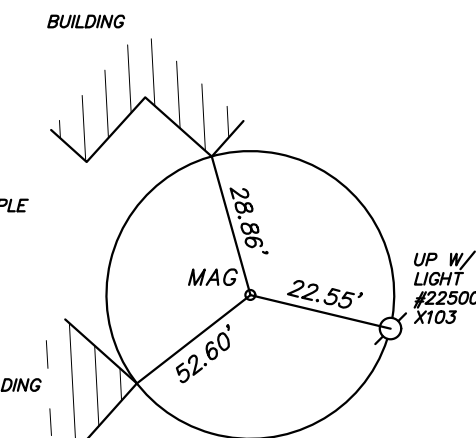
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CP NO. 9

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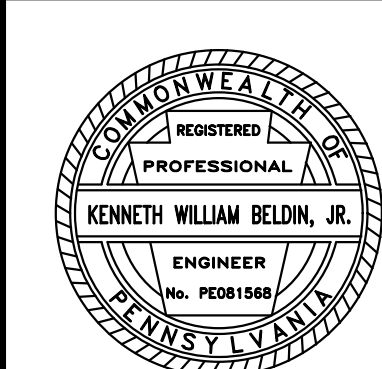
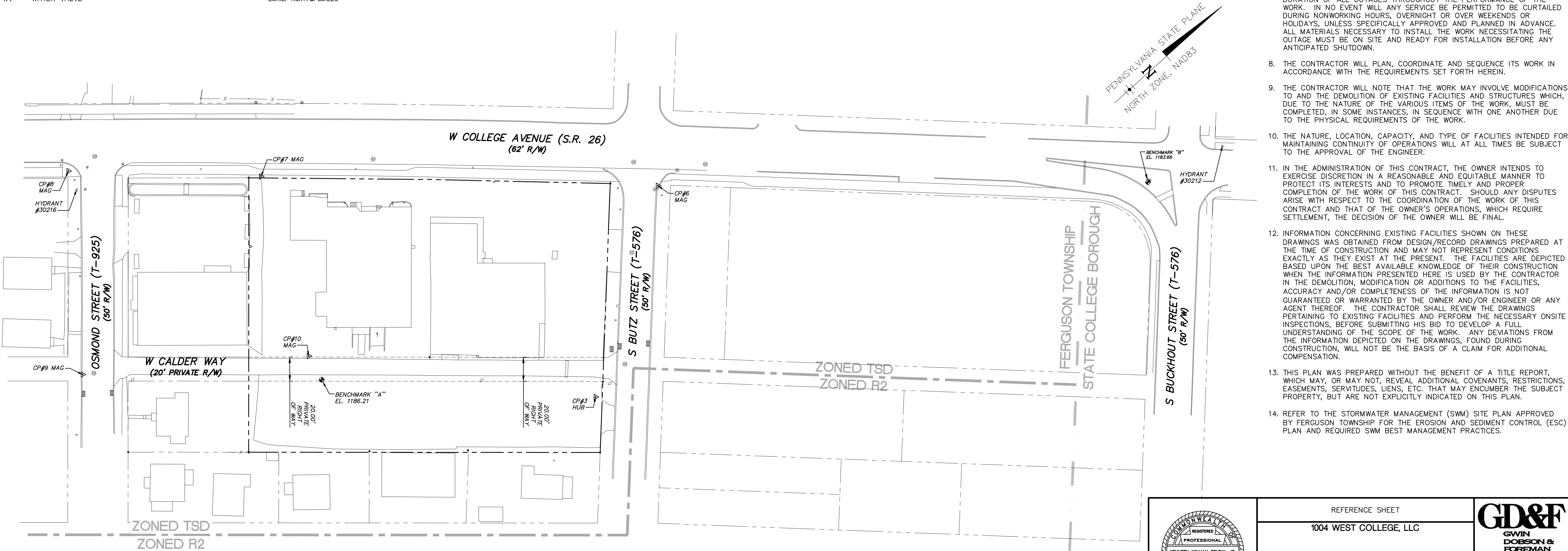
SURVEY CONTROL POINTS

SURVEY NOTES:

- COORDINATES ARE BASED ON THE PENNSYLVANIA STATE PLANES, NORTH ZONE (PA NAD83), U.S. SURVEY FOOT.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- PROJECT BENCHMARKS:

BENCHMARK "A" IS A BENCH TIE LOCATED ON UTILITY POLE 22500 X103 ON THE SOUTHEAST SIDE OF W CALDER WAY. ELEVATION = 1186.21

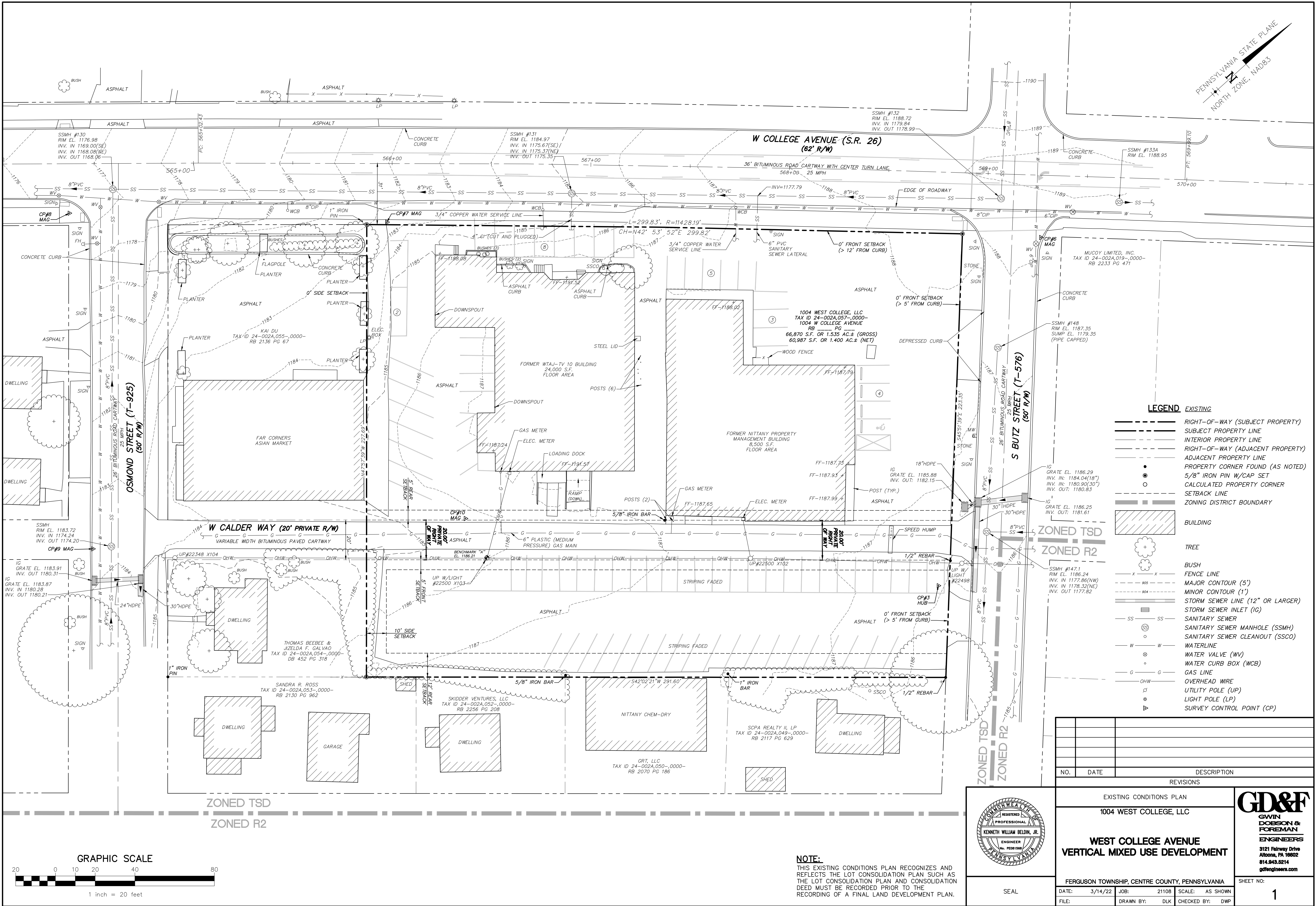
BENCHMARK "B" IS AN X SET IN THE RIM OF A SANITARY SEWER MANHOLE LOCATED IN A CONCRETE MEDIAN AT THE INTERSECTION OF W COLLEGE AVENUE AND BUCKHOUT STREET. ELEVATION = 1183.66



REFERENCE SHEET		1004 WEST COLLEGE, LLC	
WEST COLLEGE AVENUE VERTICAL MIXED USE DEVELOPMENT		FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA	
DATE:	3/14/22	JOB:	21108
FILE:		DRAWN BY:	DLK
SCALE:	AS SHOWN	CHECKED BY:	DWP

GD&F
GWIN
DOBSON &
FOREMAN
ENGINEERS
3121 Fairway Drive
Allentown, PA 18102
610.943.5214
gdfengineers.com

SHEET NO:
CS-2



- LEGEND EXISTING**
- RIGHT-OF-WAY (SUBJECT PROPERTY)
 - SUBJECT PROPERTY LINE
 - INTERIOR PROPERTY LINE
 - RIGHT-OF-WAY (ADJACENT PROPERTY)
 - ADJACENT PROPERTY LINE
 - PROPERTY CORNER FOUND (AS NOTED)
 - 5/8" IRON PIN W/CAP SET
 - CALCULATED PROPERTY CORNER
 - SETBACK LINE
 - ZONING DISTRICT BOUNDARY
 - BUILDING
 - TREE
 - BUSH
 - FENCE LINE
 - MAJOR CONTOUR (5')
 - MINOR CONTOUR (1')
 - STORM SEWER LINE (12" OR LARGER)
 - STORM SEWER INLET (IG)
 - SANITARY SEWER
 - SANITARY SEWER MANHOLE (SSMH)
 - SANITARY SEWER CLEANOUT (SSCO)
 - WATERLINE
 - WATER VALVE (WV)
 - WATER CURB BOX (WCB)
 - GAS LINE
 - OVERHEAD WIRE
 - UTILITY POLE (UP)
 - LIGHT POLE (LP)
 - SURVEY CONTROL POINT (CP)

NO.	DATE	DESCRIPTION
REVISIONS		

EXISTING CONDITIONS PLAN

1004 WEST COLLEGE, LLC

WEST COLLEGE AVENUE

VERTICAL MIXED USE DEVELOPMENT

FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

DATE: 3/14/22 JOB: 21108 SCALE: AS SHOWN

FILE: DRAWN BY: DLK CHECKED BY: DWP

GD&F

GWIN DOBSON & FOREMAN

ENGINEERS

3121 Fairway Drive

Altoona, PA 16802

814.943.5214

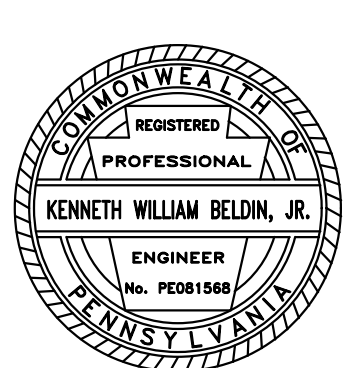
gdfeengineers.com

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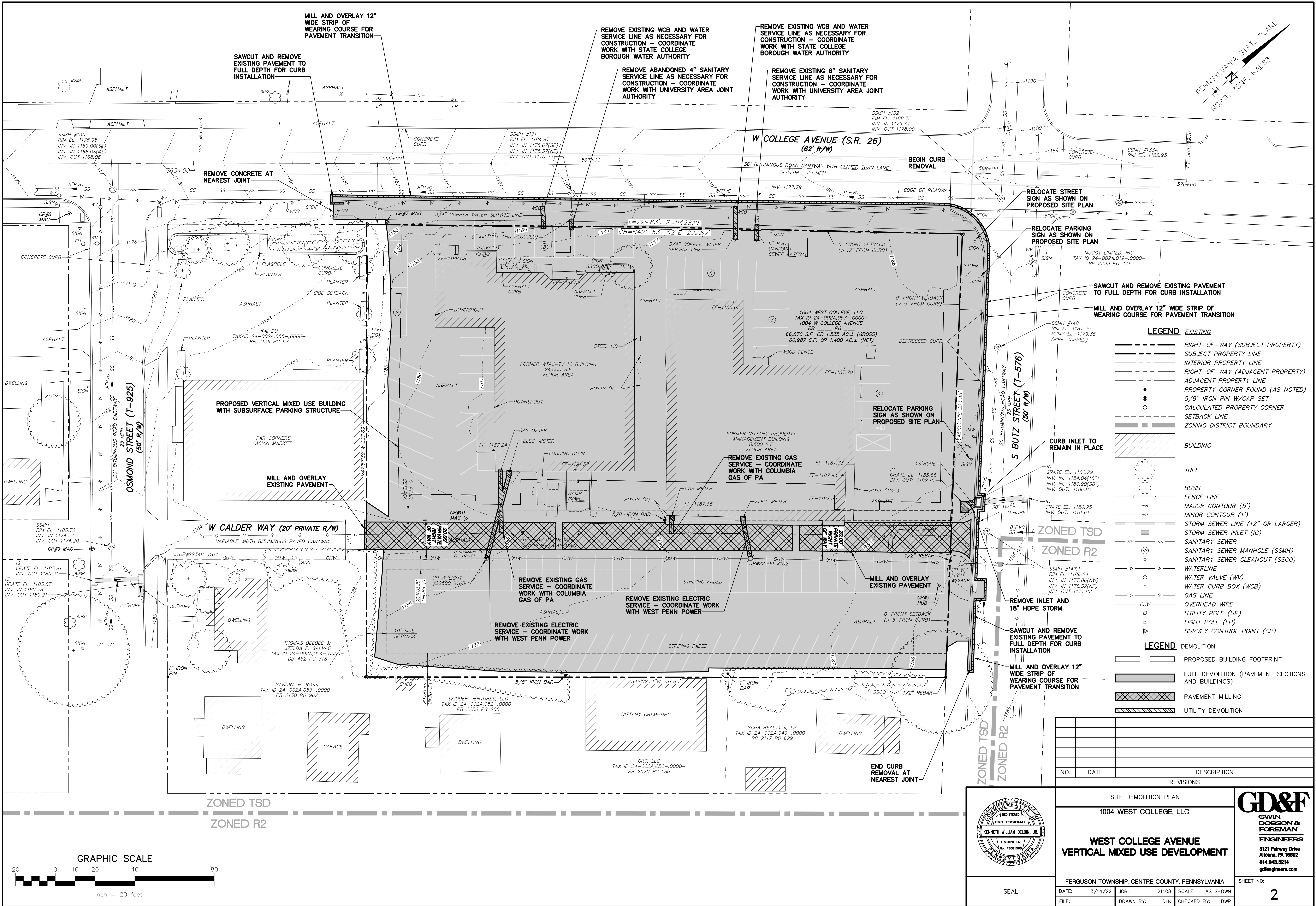
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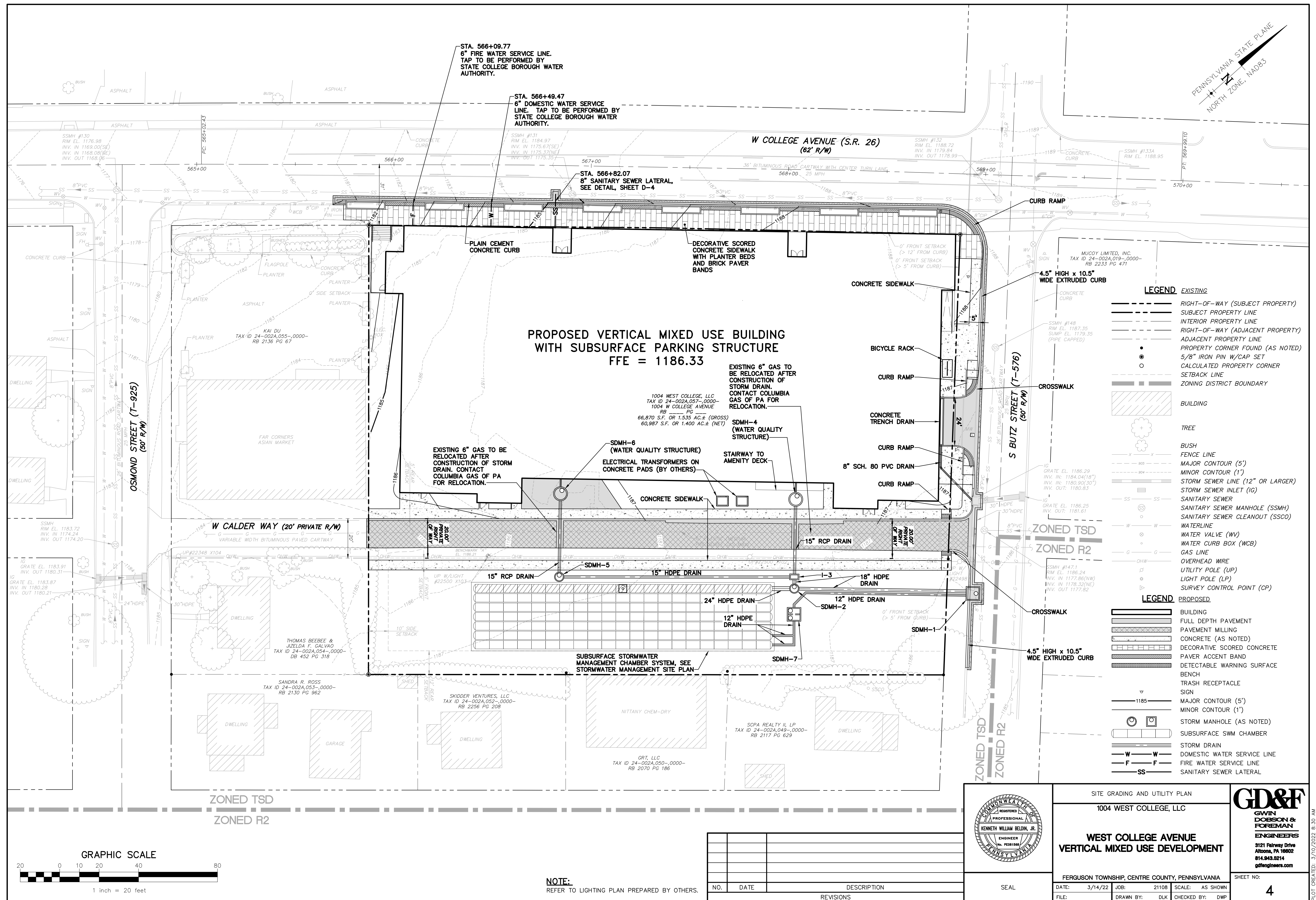
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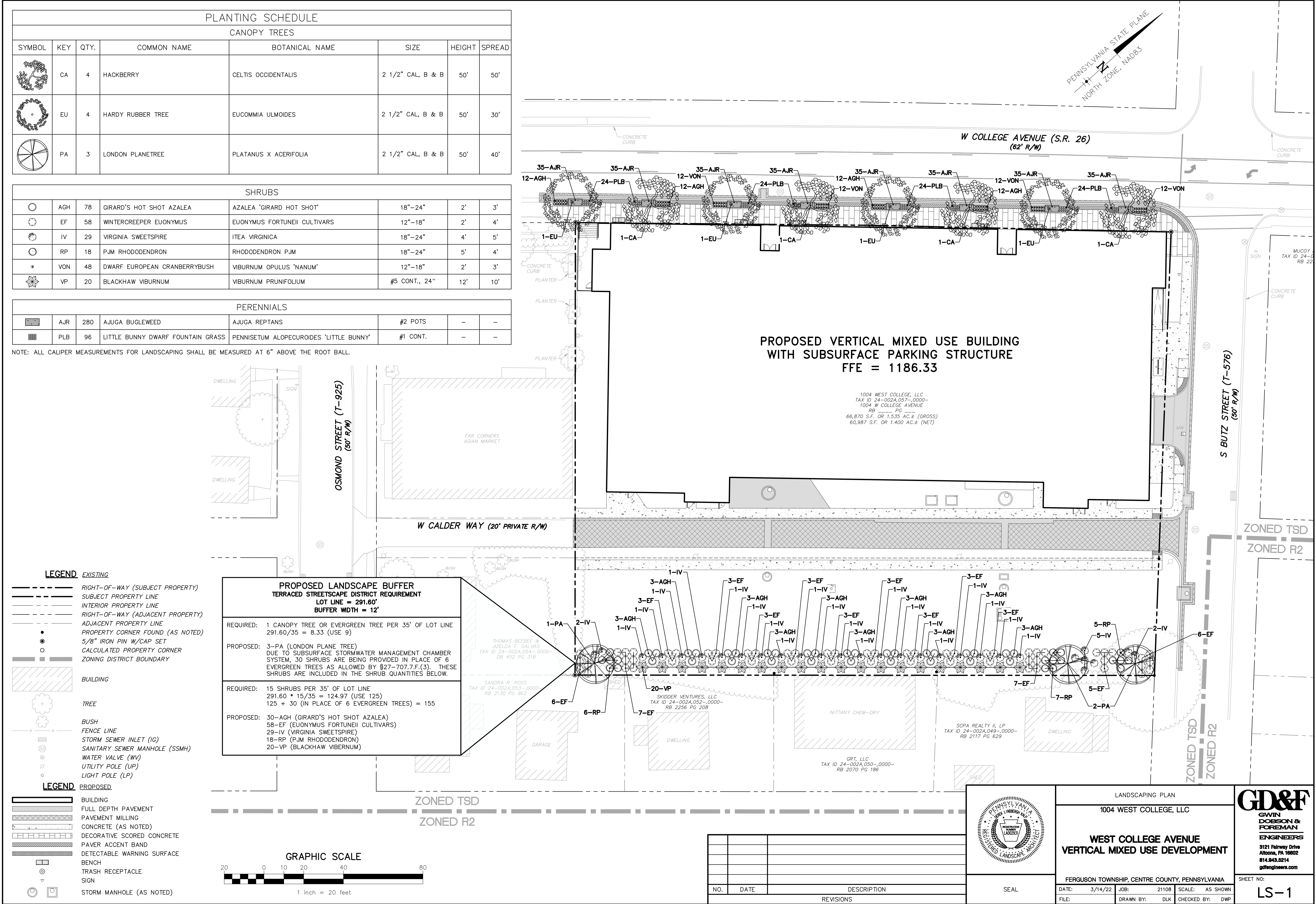
THIS EXISTING CONDITIONS PLAN RECOGNIZES AND REFLECTS THE LOT CONSOLIDATION PLAN SUCH AS THE LOT CONSOLIDATION PLAN AND CONSOLIDATION DEED MUST BE RECORDED PRIOR TO THE RECORDING OF A FINAL LAND DEVELOPMENT PLAN.



SEAL







3. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTIONS 350, 409, 630, 676, 694, AND 695.
2. PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMP ADJOINS ANY RIGID PAVEMENT, SIDEWALK OR STRUCTURE WITH THE TOP OF JOINT FILLER FLUSH WITH ADJACENT CONCRETE SURFACE.
3. CONSTRUCT CURB RAMPS WITH A MINIMUM 4'-0" X 4'-0" CLEAR SPACE BEYOND THE CURB FACE, WITHIN THE WIDTH OF THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE. SEE SHEET 7 FOR CROSSWALK DETAILS.
4. SEAL JOINTS WITH AN APPROVED SEALING MATERIAL.
5. PROVIDE SLIP RESISTANT TEXTURE ON CURB RAMP BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP. EXTEND TEXTURE THE FULL WIDTH AND LENGTH OF THE CURB RAMP INCLUDING SIDE FLARES.
6. MODIFY CONSTRUCTION DETAILS TO ADAPT DIMENSIONS TO EXISTING CURB HEIGHTS WHERE THE CURB IS LESS THAN THE STANDARD 8" HEIGHT.
7. CURB RAMP AND SIDE FLARE LENGTHS ARE VARIABLE AND BASED ON CURB HEIGHT AND THE SIDEWALK SLOPE.
8. TO AVOID CHASING GRADE INDEFINITELY WHEN TRAVERSING THE HEIGHT OF CURB, RAMP LENGTH NOT TO EXCEED 15'-0". ADJUST RAMP SLOPE AS NEEDED TO PROVIDE ACCESS TO THE MAXIMUM EXTENT FEASIBLE.
9. ALIGN DETECTABLE WARNING SURFACE TRUNCATED DOMES ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF THE RAMP AND PERPENDICULAR TO CURB.
10. PROVIDE DETECTABLE WARNING SURFACES (DWS) 24" MINIMUM (IN THE DIRECTION OF PEDESTRIAN TRAVEL) ACROSS FULL WIDTH OF RAMP AT THE GRADE BREAK NEAR STREET EDGE. PROVIDE DWS THAT CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT FOR THE FULL WIDTH OF RAMP.
11. CONSTRUCT CURB RAMP AND FLARE SLOPES WITH THE FLATTEST SLOPE POSSIBLE. THE SLOPES INDICATED IN THE DETAILS SHOW THE MAX SLOPE ALLOWABLE. SLOPES THAT EXCEED THOSE INDICATED IN THE DETAILS, OR CONTRACT DOCUMENTS AS APPLICABLE, WILL NOT BE ACCEPTED AND WILL BE RECONSTRUCTED.
12. THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP AND ADJOINING ROAD SURFACE IS NOT TO EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33%. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A CURB RAMP, TURNING SPACE OR BLENDED TRANSITION IS NOT TO EXCEED 5.00%.
13. ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE. THEREFORE, THE LENGTH OF RAMP IS NOT SOLELY DEPENDANT ON THE HEIGHT OF CURB (FOR EXAMPLE, A 6" CURB DOES NOT NECESSARILY MEAN A RAMP LENGTH OF 6'-0" FOR A 12:1 SLOPE).
14. CONSTRUCT DEPRESSED CURB FOR CURB RAMPS FLUSH TO ADJACENT ROADWAY. GRADE EDGE OF ROAD ELEVATIONS AT THE FLOW LINE TO ENSURE POSITIVE DRAINAGE AND PREVENT PONDING. FOR LEVEL TURNING SPACES BEHIND DEPRESSED CURB, ADJUST SLOPES TO PROVIDE POSITIVE DRAINAGE. AT THE JOINT BETWEEN DEPRESSED CURB AND ROADWAYS, REMOVE EXCESS JOINT SEALER AND COVER THE SEALED AREA WITH A LIGHT APPLICATION OF DRY SAND.
15. INSTALL DUMMY JOINTS WHERE RAMPS, TURNING SPACES, FLARES, AND SIDEWALKS ABUT.
16. CONSTRUCT DEPRESSED CURB SLOPE TO MATCH ROADWAY PROFILE AND HAVE A FLUSH CONNECTION. TRANSITION CURB RAMP CROSS SLOPE TO MATCH ROADWAY PROFILE AS GRADUALLY AS POSSIBLE. DO NOT EXCEED 3.00% PER 1'-0" CROSS SLOPE RATE OF CHANGE WHEN TRANSITIONING TO ROADWAY PROFILE.
17. DO NOT SCORE OR MAKE GROOVES ON SLOPED SURFACES. LINES SHOWN ON DETAILS ARE FOR ILLUSTRATION ONLY.
18. CHEEK WALLS ARE PERMITTED WHEN ADJACENT TO NON-WALK AREAS OR ELEVATION DIFFERENCES CANNOT BE ACCOMMODATED BY FLARES OR GRADING. GRADE GRASS AREAS OR OTHER NON-WALK AREAS AT 3:1 OR FLATTER. DO NOT INSTALL CHEEK WALLS THAT INTERSECT THE PEDESTRIAN PATH.
20. CURB RAMPS REQUIRE A TURNING SPACE WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.
21. CURB RAMP WIDTH IS EQUAL TO SIDEWALK WIDTH WHEN THE SIDEWALK WIDTH IS GREATER THAN OR EQUAL TO THE MINIMUM 4'-0".
22. SEE PENNDOT RC-67M FOR ADDITIONAL INFORMATION.



SECTION D-D



OPTIONAL: CONSTRUCT 2" MAX CONCRETE BORDER AROUND DWS TO PROVIDE PROPER
INSTALLATION. SEE PEDESTRIAN PUSHBUTTON ACCESS AREAS DETAIL ON SHEET 14, FOR
PLAN VIEW DETAILS.

DETECTABLE WARNING SURFACE (DWS)
EMBEDDING DETAIL

SEAL

DLK

D-1



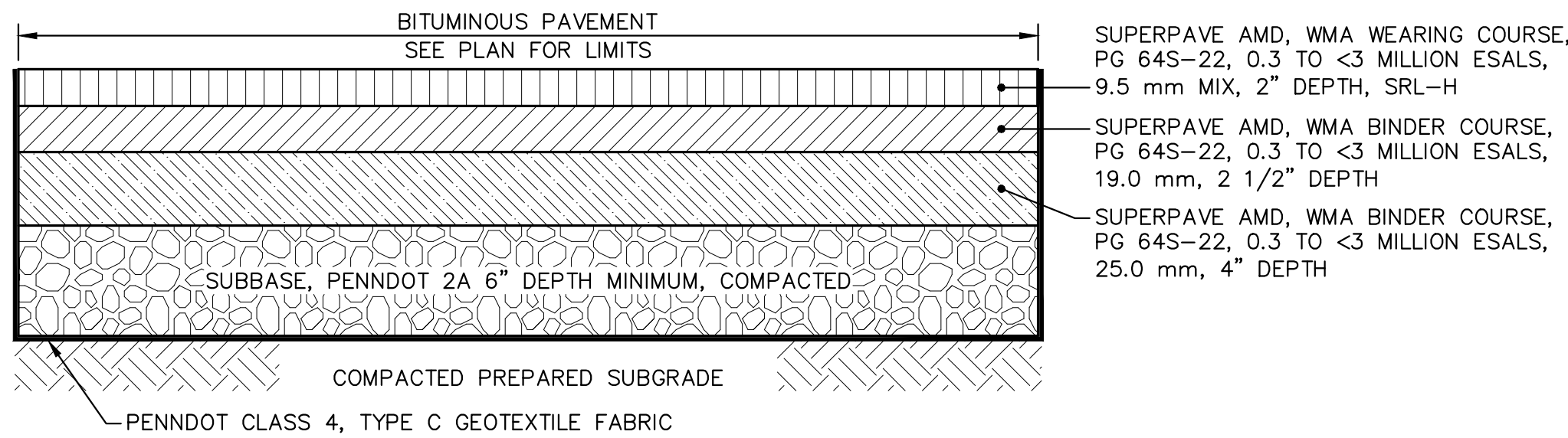
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PENNDOT PUBLICATION 408, SECTION 630 FOR PLAIN CEMENT CONCRETE CURB AND DEPRESSED CURB, SECTION 640 FOR PLAIN CEMENT CONCRETE GUTTER AND SECTION 641 FOR PLAIN CEMENT CONCRETE CURB GUTTER.
2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
3. PLACE 3/4" THICK PREMOLED EXPANSION JOINT FILLER MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO AREA ADJACENT TO CURB OR TO CONFORM TO CROSS SECTIONAL AREA OF CURB.
4. SEE PENNDOT RC-50M FOR PLAIN CEMENT CONCRETE CURB SLOPED TOP TREATMENT AT END OF STRUCTURES.

PLAIN CEMENT CONCRETE CURB
NOT TO SCALE

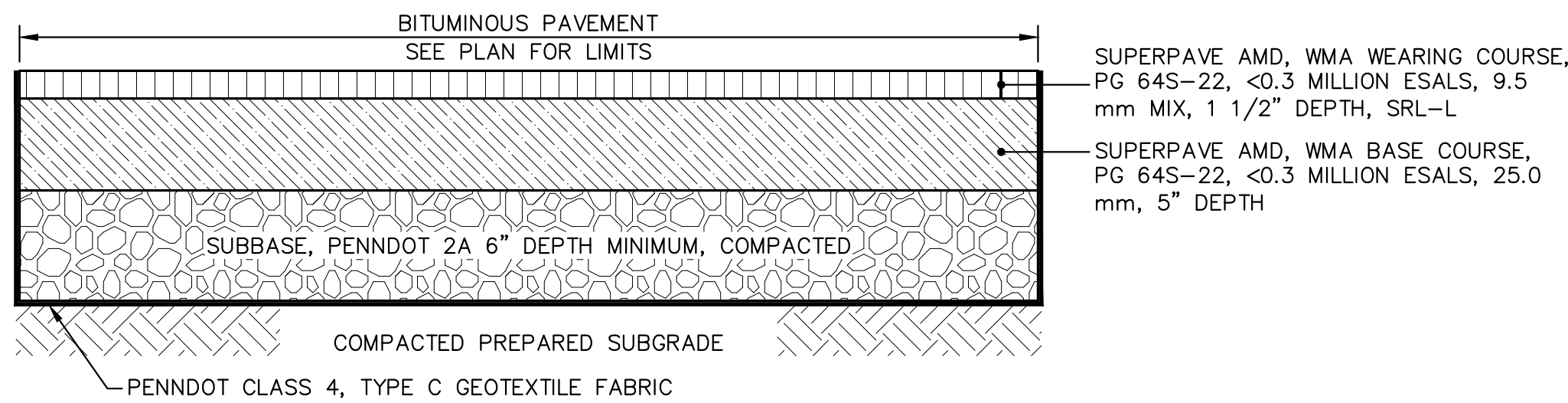
⑧ SLOPE: ZERO $\pm 2.00\%$

- 18 CURB RAMPS REQUIRE A TURNING SPACE WITH A MAXIMUM CROSS SLOPE AND LONGITUDINAL SLOPE OF 2.00% WHERE PEDESTRIANS PERFORM TURNING MANEUVERS. SEE DETAILS FOR LOCATIONS AND DIMENSIONS.

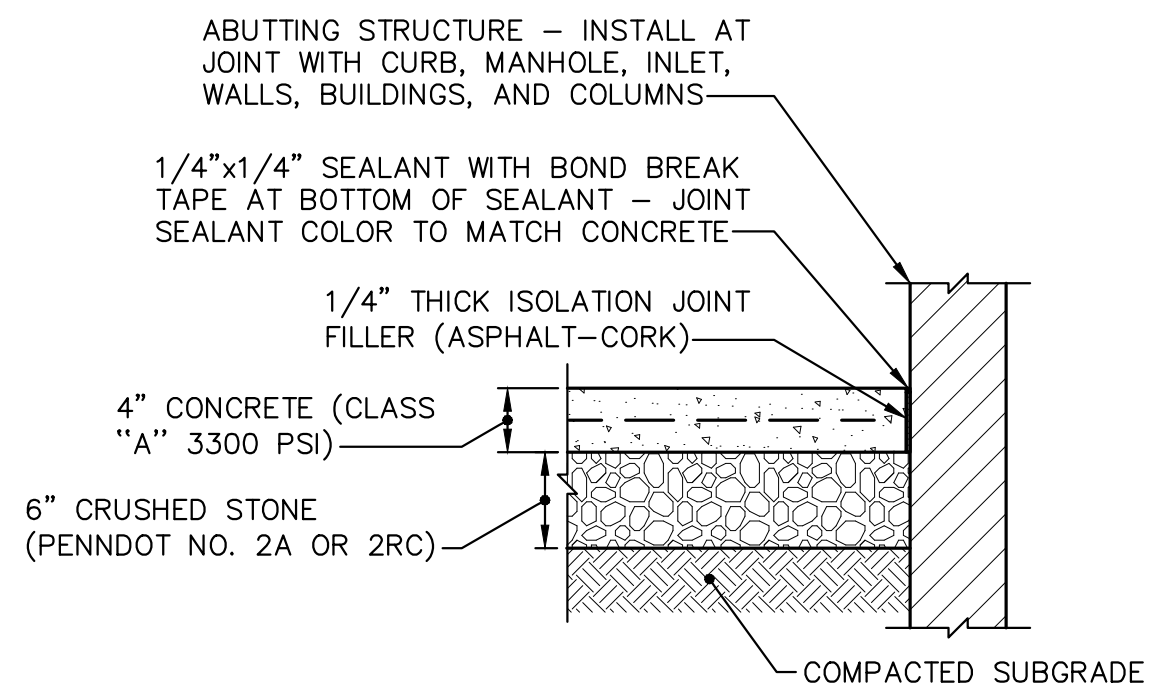




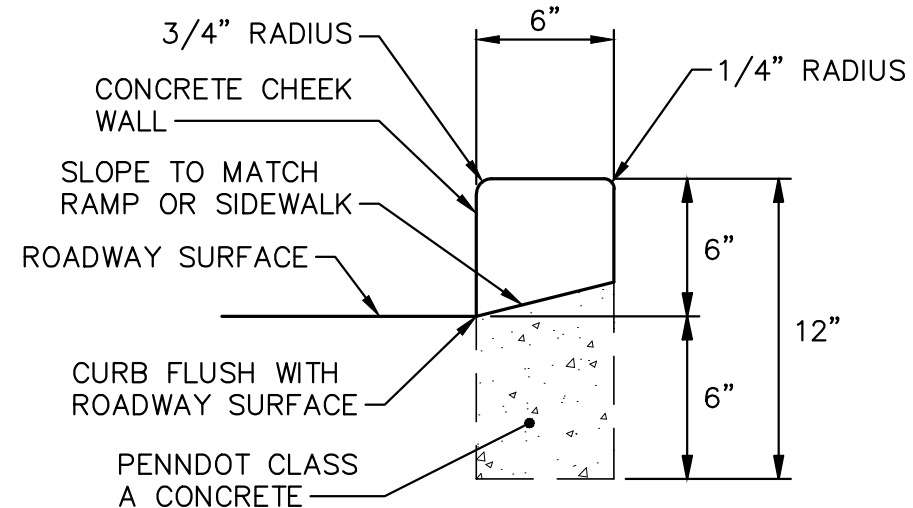
PENNDOT BITUMINOUS PAVEMENT TYPICAL SECTION
NOT TO SCALE



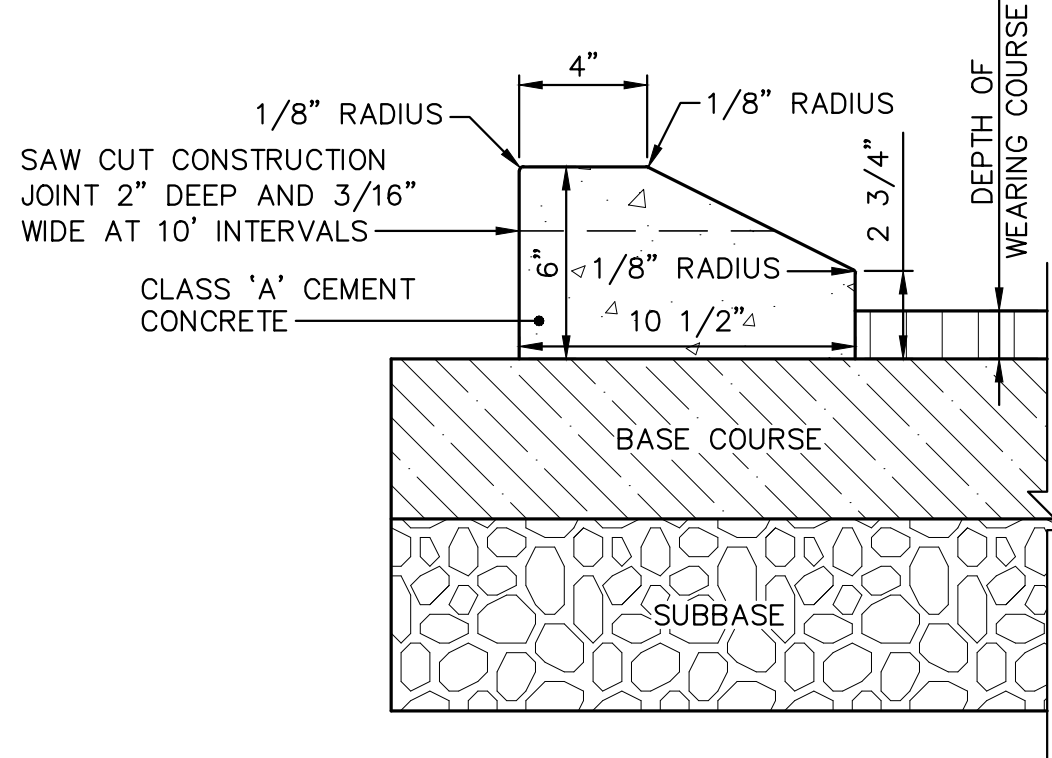
BITUMINOUS PAVEMENT TYPICAL SECTION
NOT TO SCALE



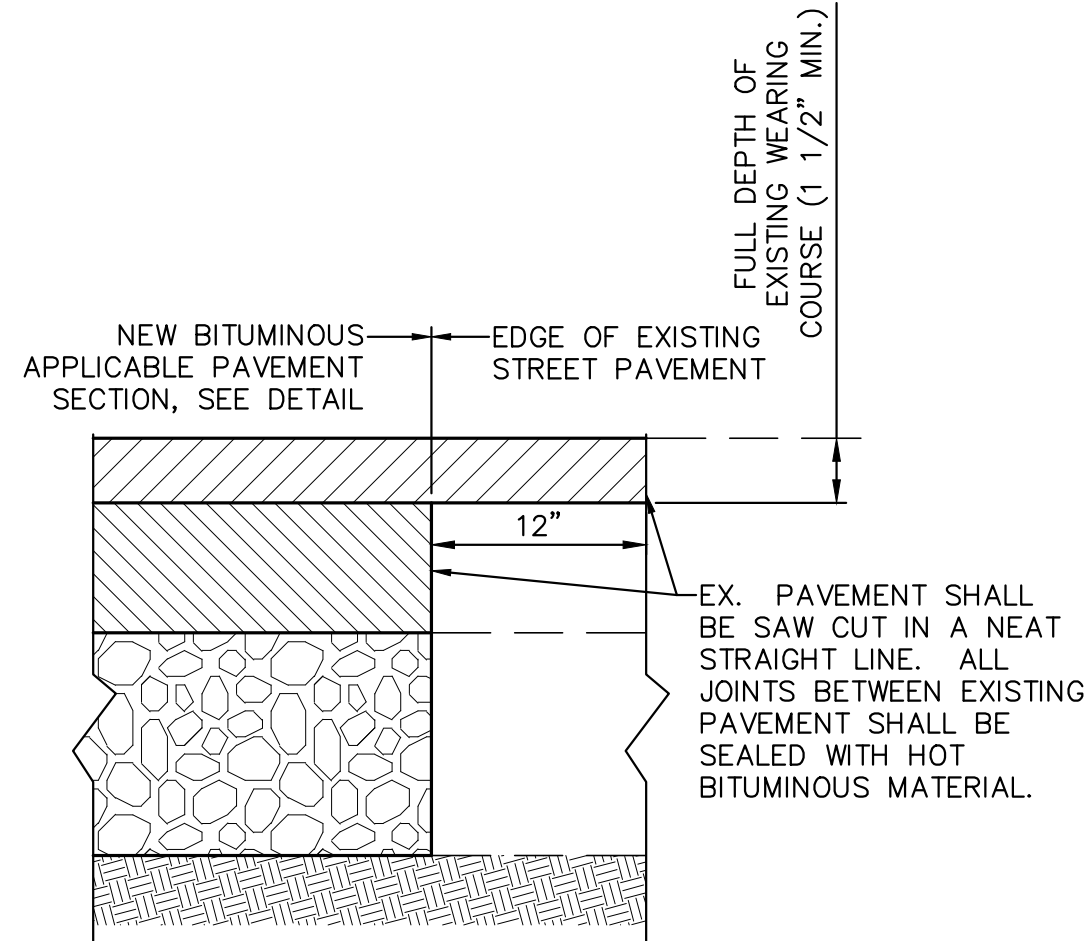
CONCRETE ISOLATION JOINT (I.J.) DETAIL
NOT TO SCALE



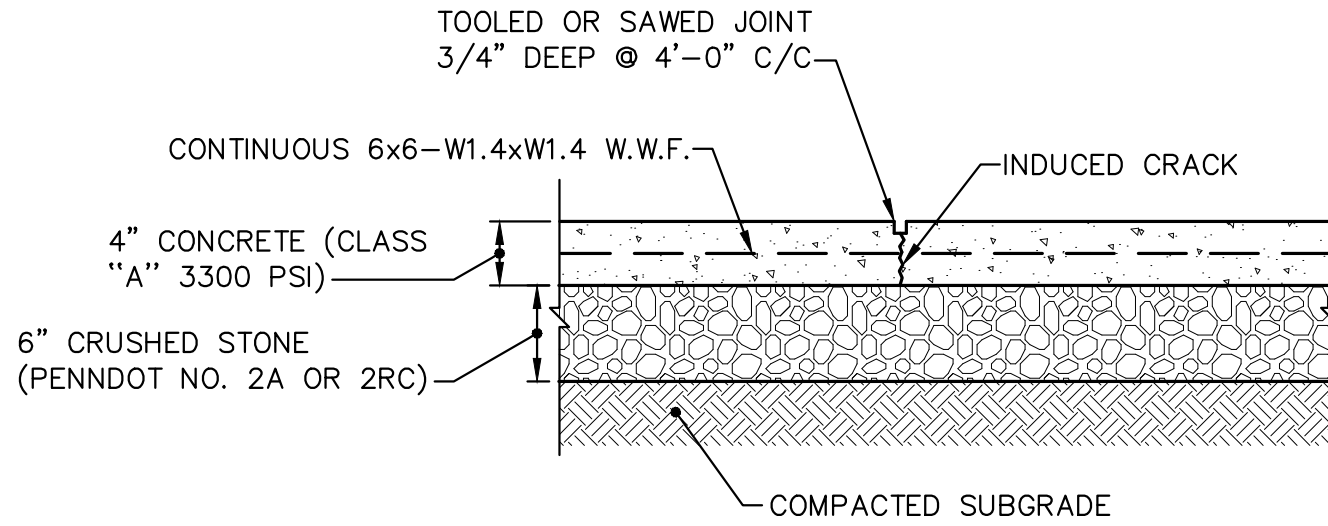
DEPRESSED CURB FOR CURB RAMPS OUTSIDE THE PENNDOT RIGHT-OF-WAY
NOT TO SCALE



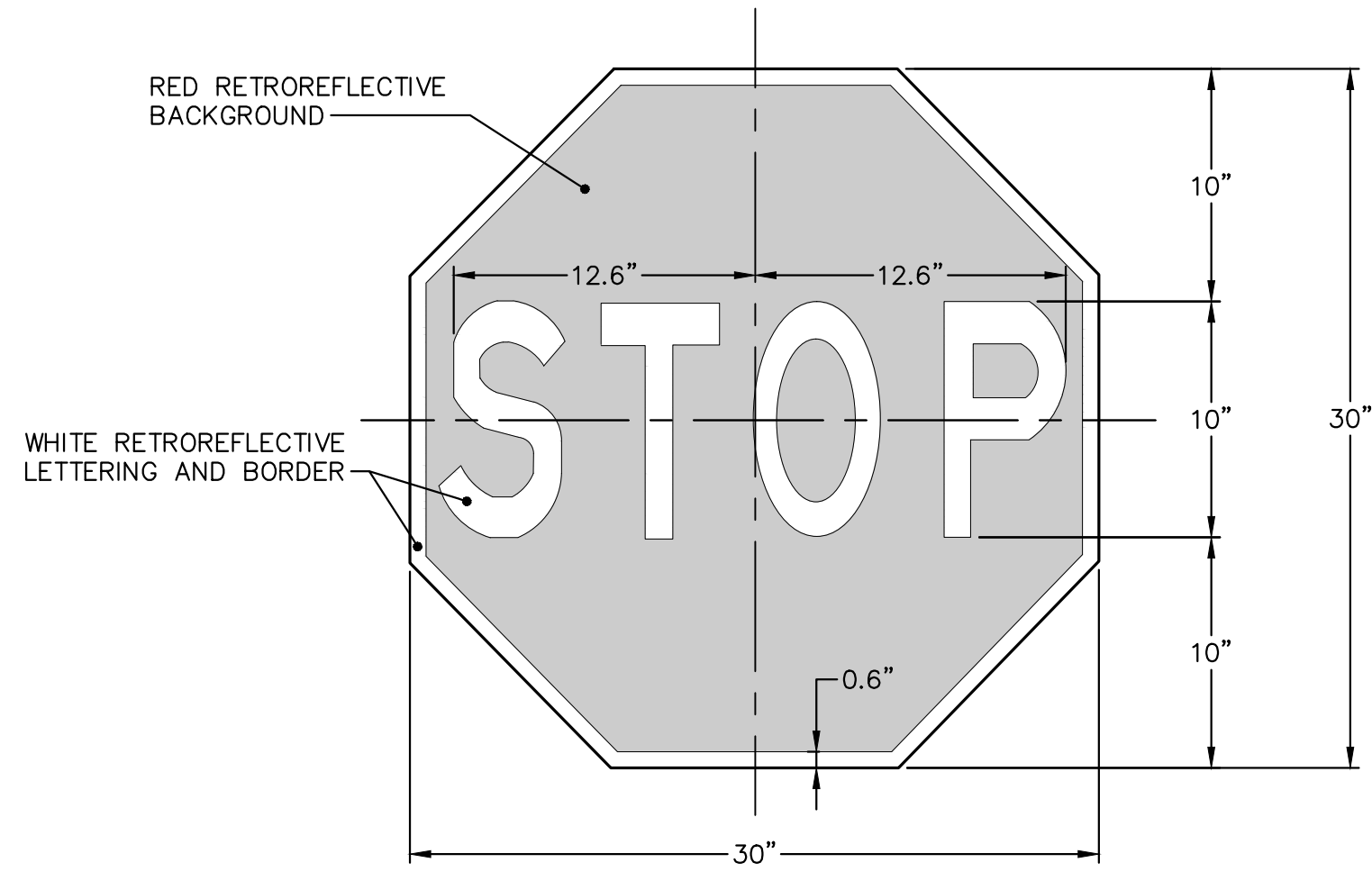
EXTRUDED CONCRETE CURB DETAIL
NOT TO SCALE



PAVEMENT TRANSITION DETAIL
NOT TO SCALE

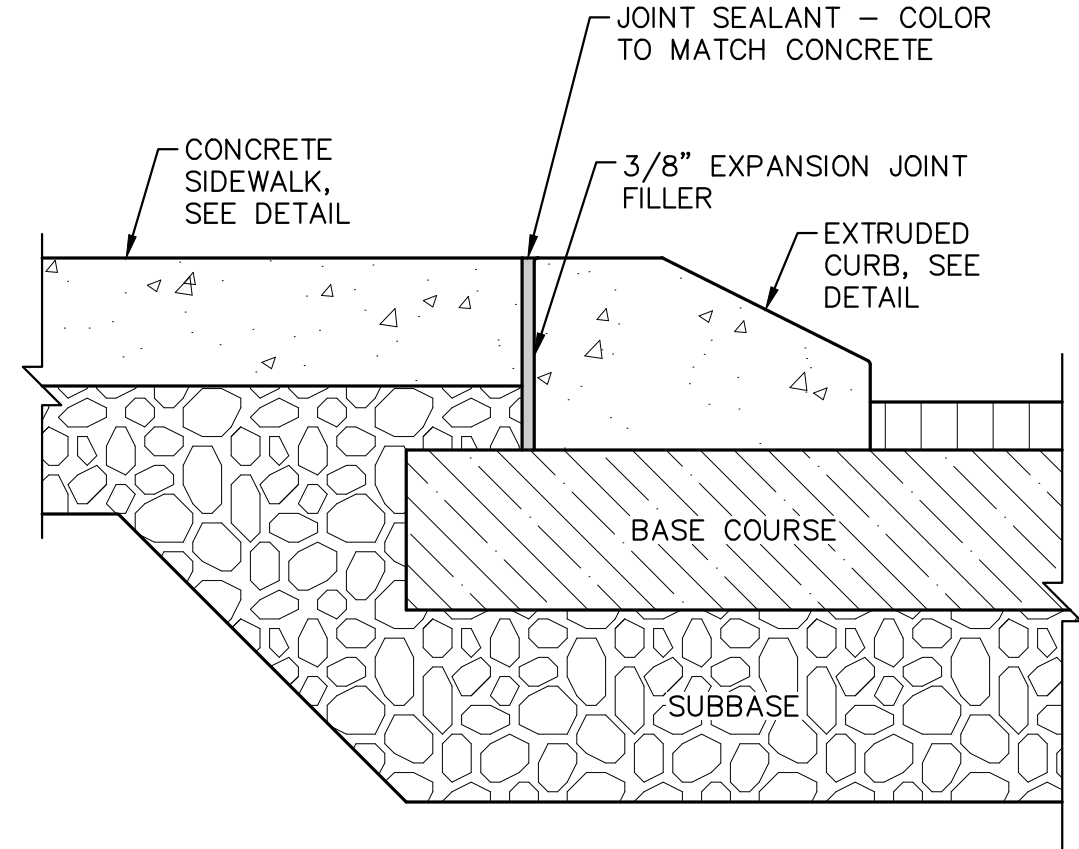


SIDEWALK SCORE JOINT (S.J.) DETAIL
NOT TO SCALE

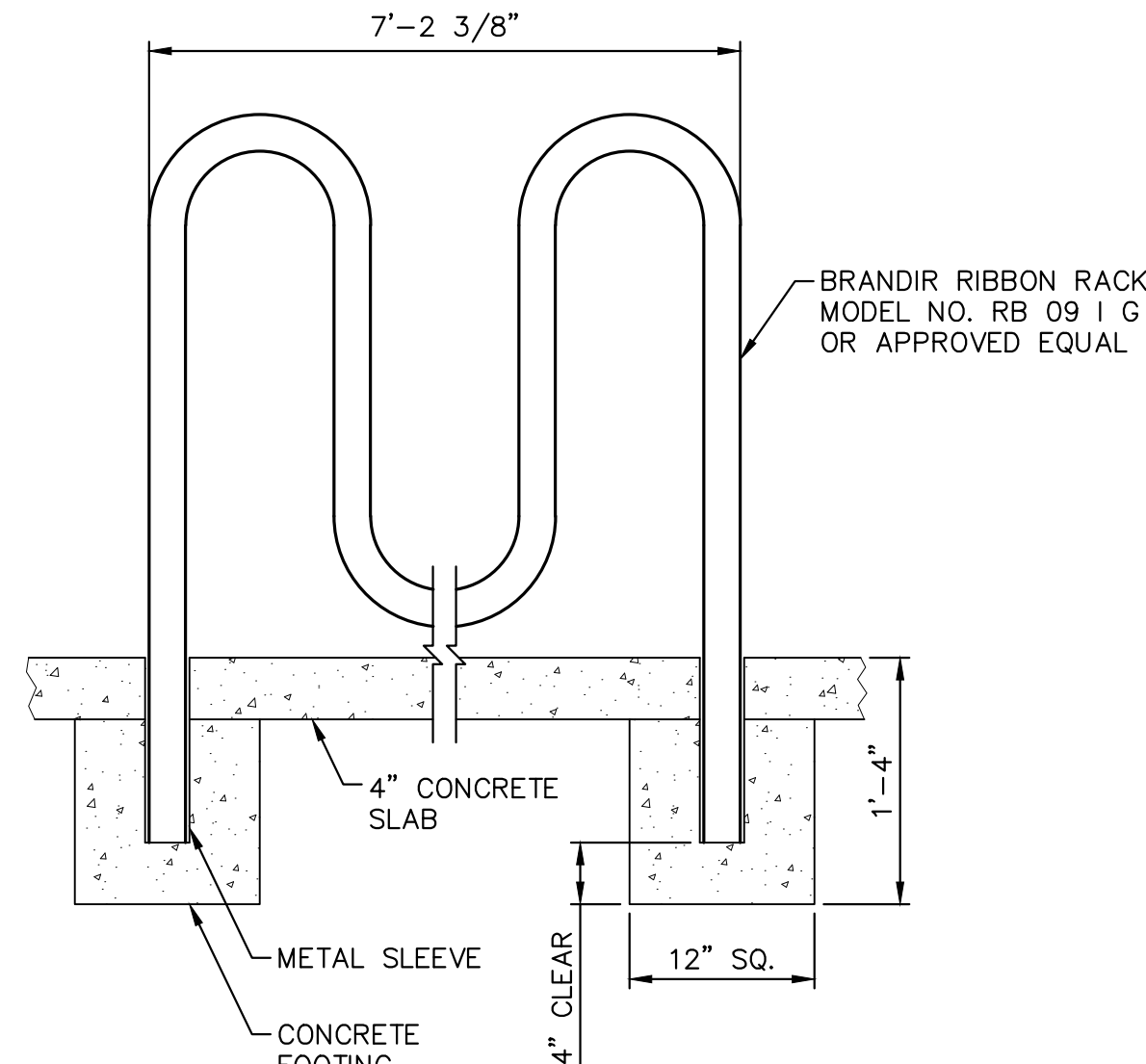


NOTE:
SEE PENNDOT PUBLICATION 111, TC-8702B FOR SIGN MOUNTING DETAILS.

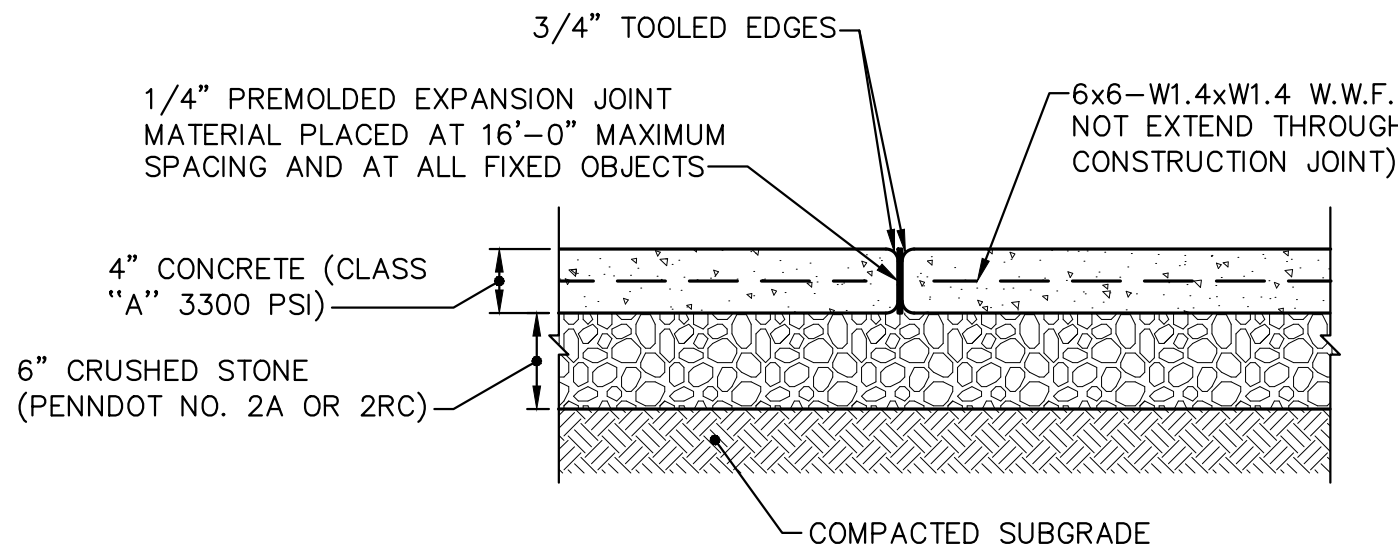
MUTCD R1-1
STOP SIGN DETAIL
NOT TO SCALE



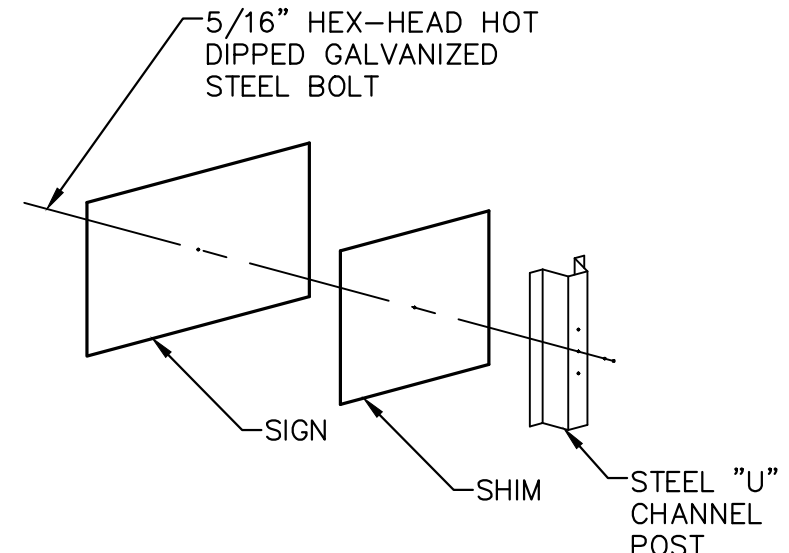
EXTRUDED CONCRETE CURB WITH CONCRETE SIDEWALK DETAIL
NOT TO SCALE



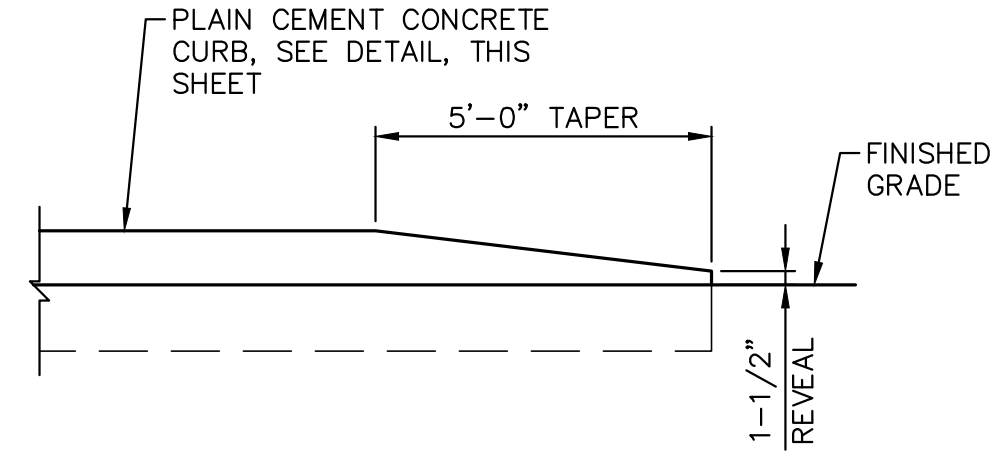
BIKE RACK DETAIL
NOT TO SCALE



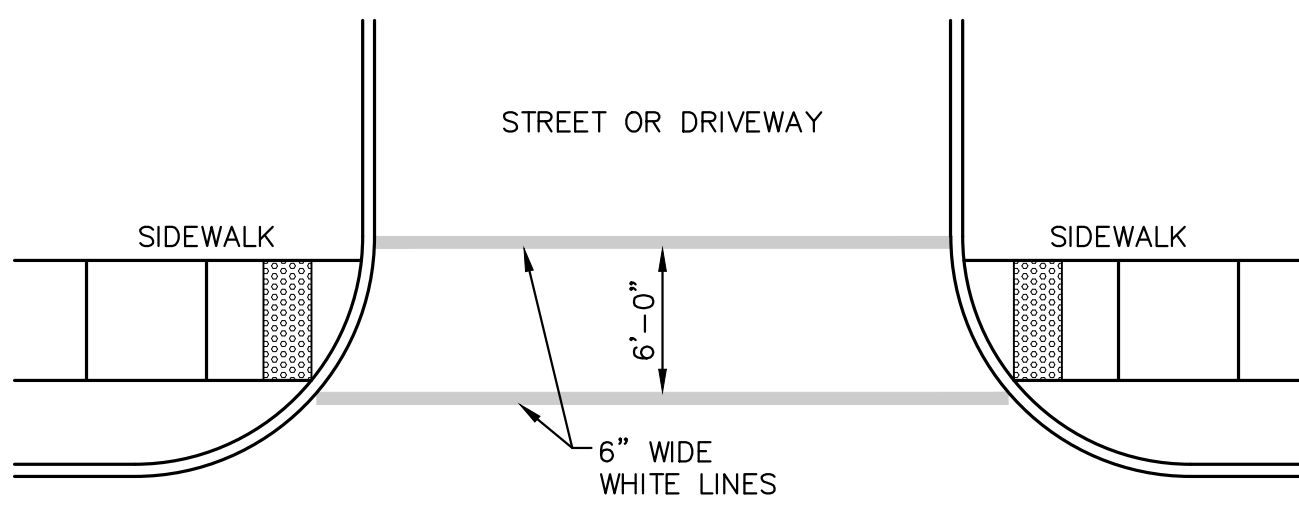
SIDEWALK CONSTRUCTION JOINT (C.J.) DETAIL
NOT TO SCALE



SIGN MOUNTING DETAIL
NOT TO SCALE



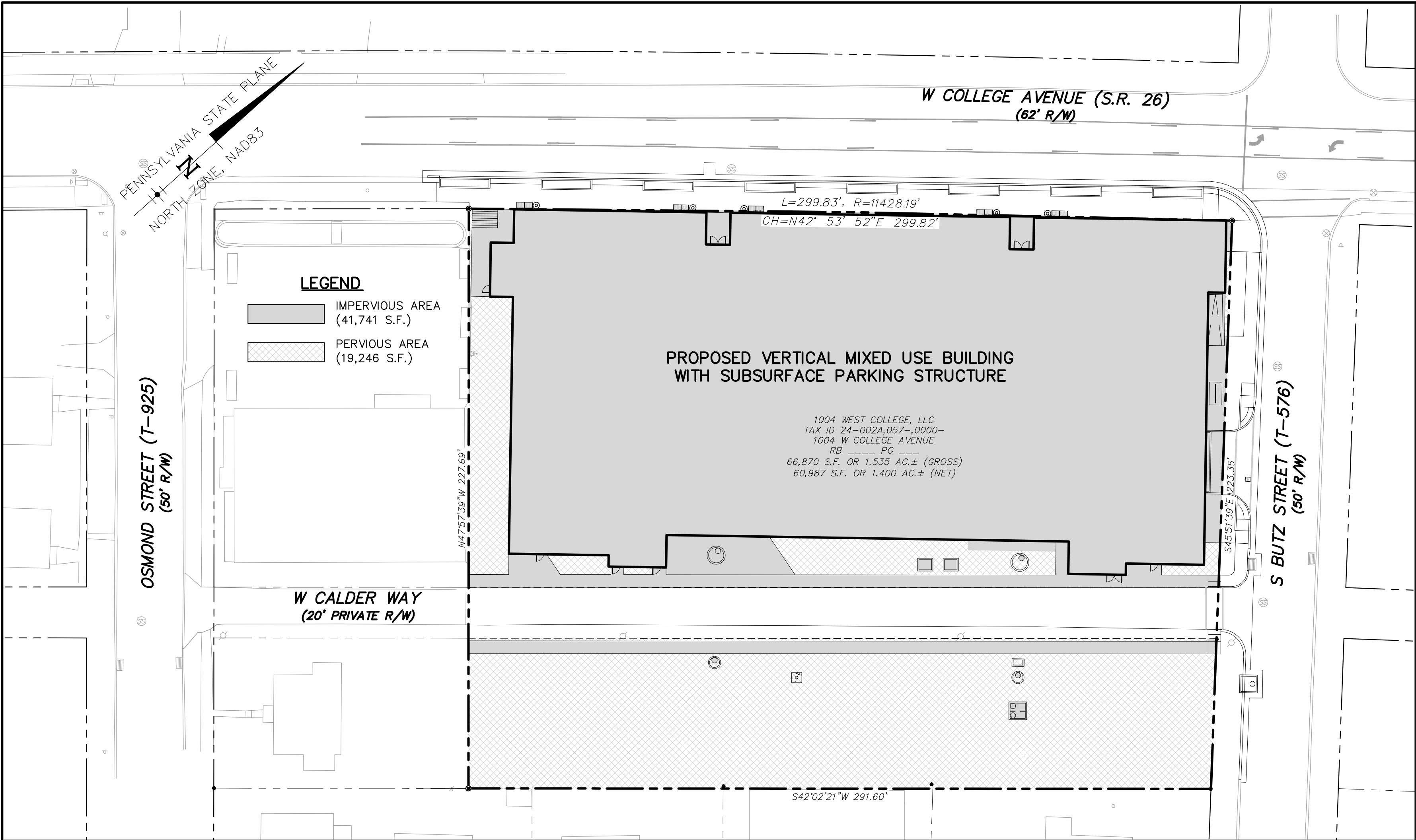
TYPICAL CURB TERMINAL SECTION
NOT TO SCALE



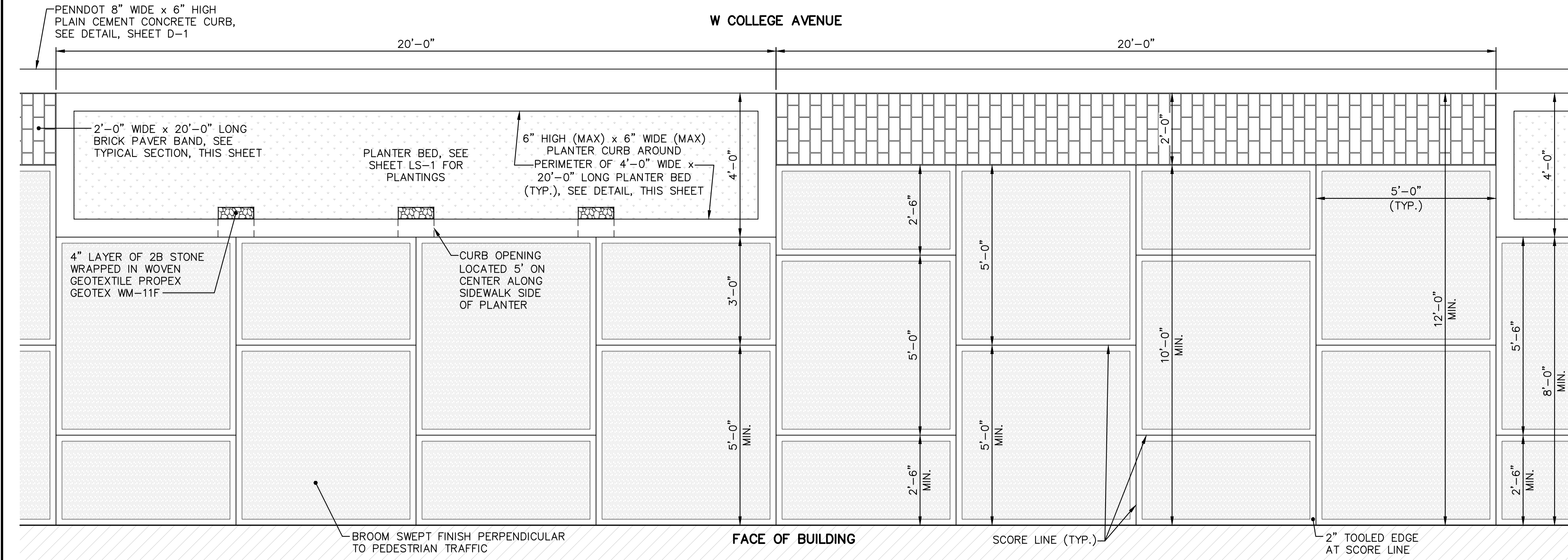
CROSSWALK DETAIL
NOT TO SCALE

	NO.			DATE	DESCRIPTION
	REVISIONS				
	SITE DETAILS				
	1004 WEST COLLEGE, LLC				
SEAL	WEST COLLEGE AVENUE VERTICAL MIXED USE DEVELOPMENT				
	FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA				
	DATE: 3/14/22	JOB: 21108	SCALE: AS SHOWN	SHEET NO: D-2	
	FILE:	DRAWN BY: DLK	CHECKED BY: DWP		

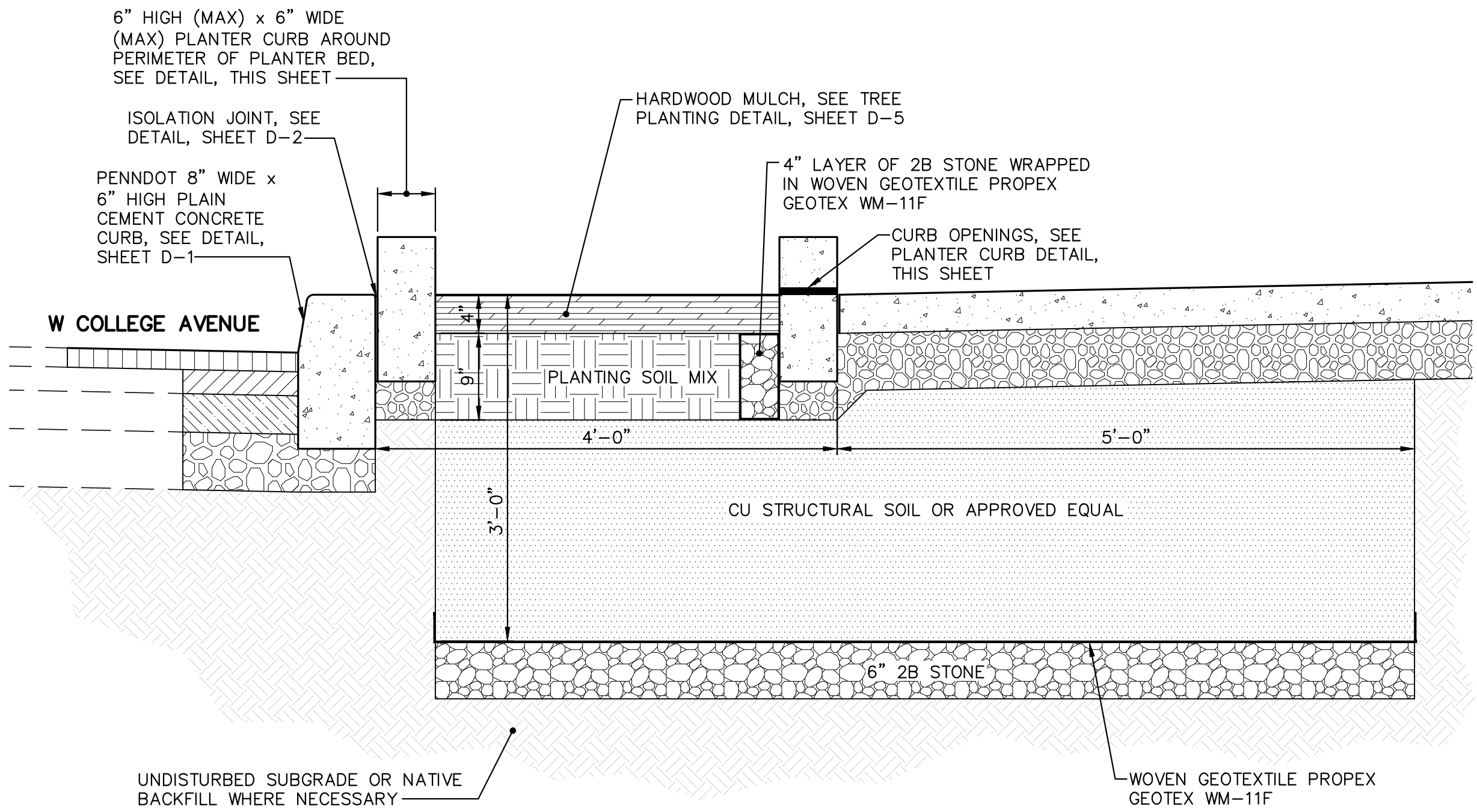
GD&F
GWIN DOBSON & FOREMAN
ENGINEERS
3121 Fairway Drive
Allentown, PA 18602
610.943.5214
gdfengineers.com



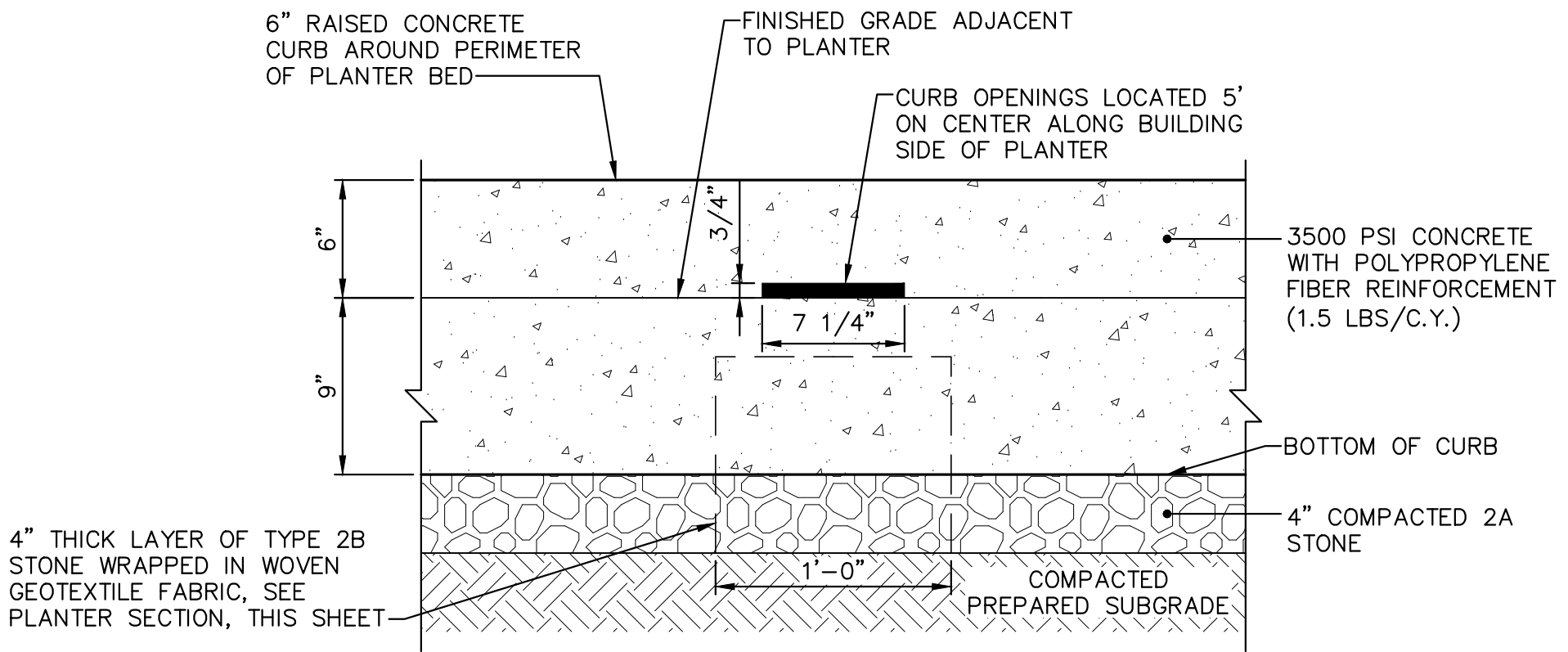
PROPERTY PERVIOUS AND IMPERVIOUS AREAS
SCALE: 1" = 30'



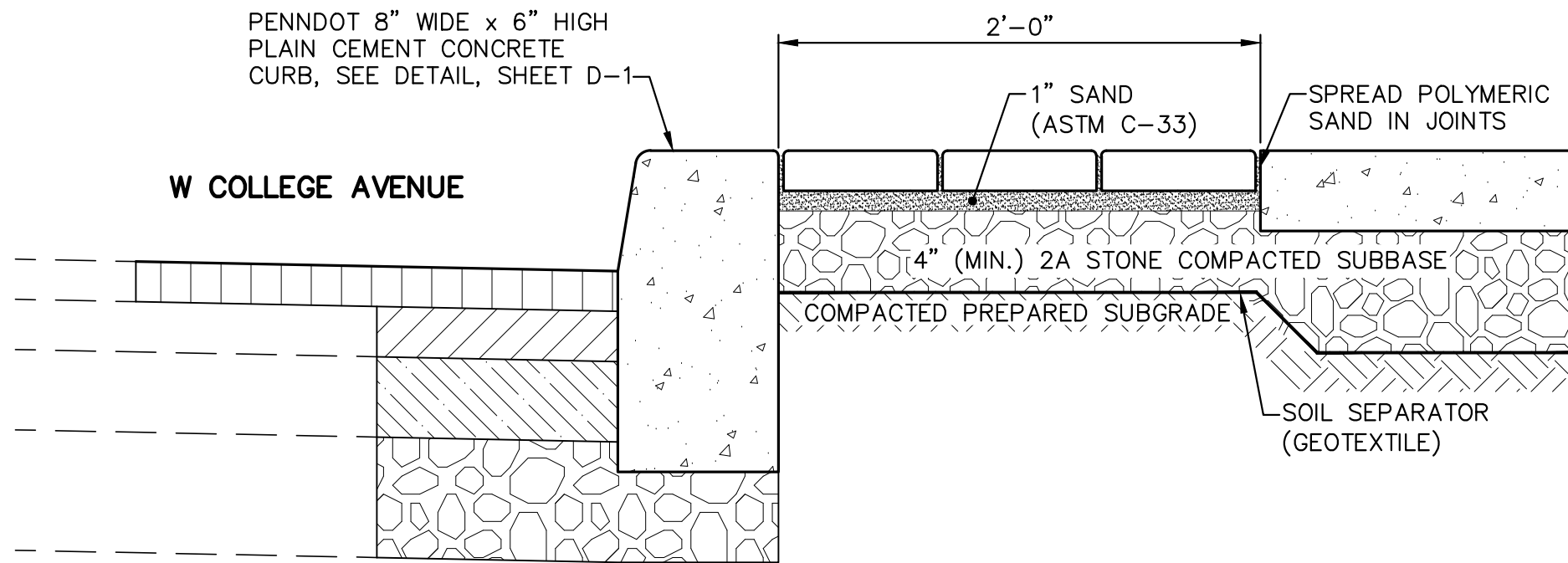
STREETSCAPE LAYOUT DETAIL
NOT TO SCALE



PLANTER BED TYPICAL SECTION
NOT TO SCALE



PLANTER CURB DETAIL
NOT TO SCALE



BRICK PAVER BAND TYPICAL SECTION
NOT TO SCALE

NO.	DATE	DESCRIPTION
REVISIONS		

SEAL

SITE DETAILS

1004 WEST COLLEGE, LLC

WEST COLLEGE AVENUE
VERTICAL MIXED USE DEVELOPMENT

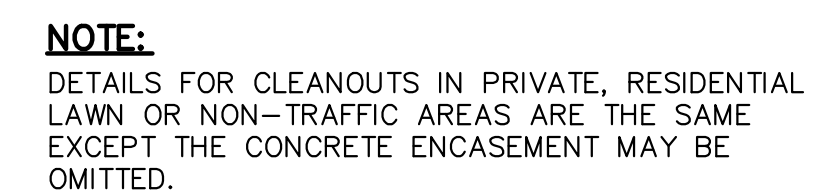
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

DATE: 3/14/22 JOB: 21108 SCALE: AS SHOWN

FILE: DRAWN BY: DLK CHECKED BY: DWP

GWIN DOBSON & FOREMAN
ENGINEERS
3121 Fairway Drive
Allentown, PA 18602
610.943.5214
gdfengineers.com

SHEET NO:
D-3



UNIVERSITY AREA JOINT AUTHORITY
CLEANOUT CONSTRUCTION DETAIL
NOT TO SCALE



1. 4" DIAMETER IS THE MINIMUM SIZE. LARGER SIZES WILL BE SPECIFIED BY THE AUTHORITY WHEN THE AMOUNT OF FLOW WARRANTS IT.
2. SLOPE MUST BE 1/4" PER FOOT UNLESS APPROVED OTHERWISE BY THE AUTHORITY.
3. CLEANOUTS MUST BE INSTALLED EVERY 50' ON 4" PIPE AND EVERY 100' ON 6" PIPE.
4. LATERALS SHALL BE LAID IN AGGREGATE CUSHION AND BEDDING, REFER TO UNIVERSITY AREA JOINT AUTHORITY SANITARY SEWER LATERAL TRENCH DETAIL.
5. CLEANOUT TERMINAL(S) SHALL HAVE TREATMENT AT RESPECTIVE LOCATION. REFER TO UNIVERSITY AREA JOINT AUTHORITY CLEANOUT CONSTRUCTION DETAIL.
6. ALL PIPING MATERIALS INCLUDING TRAPS FOR GRAVITY APPLICATIONS SHALL BE SCHEDULE 40 PVC ANSI/ASTM D2665.
7. ALL SCHEDULE 40 PVC PIPE USED FOR PRESSURE APPLICATIONS MAY BE STAMPED ASTM D2665 BUT MUST ALSO INCLUDE A SECOND NUMBER, EITHER ASTM D1785 OR ASTM F480, WHICH ARE PRESSURE DESIGNATIONS.

LATERAL SPECIFICATIONS:

1. WORK MUST BE INSPECTED AND TESTED BEFORE BACKFILLING.
2. THERE IS NO CHARGE FOR ONE-TIME INSPECTION UNLESS THE LATERAL IS LONGER THAN 150' AND/OR IF THE PIPE IS MORE THAN 4" IN DIAMETER.
3. INSPECTIONS REQUIRING MORE THAN ONE VISIT TO THE SITE WILL BE BILLED AT THE RATE IN EFFECT AT THE TIME OF THE INSPECTION.

UNIVERSITY AREA JOINT AUTHORITY
TYPICAL SANITARY SEWER LATERAL DETAIL
NOT TO SCALE

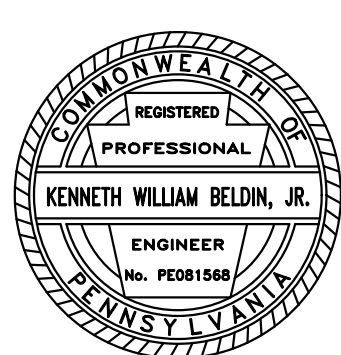
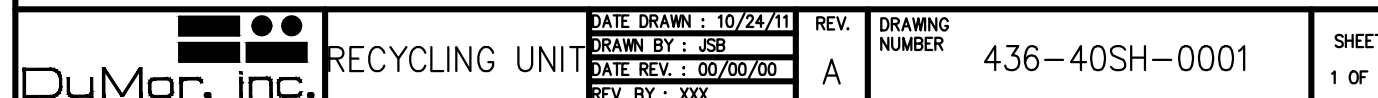


1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL REFER TO THE PLANT LIST FOR SEASONAL REQUIREMENTS AND OTHER RESTRICTIONS RELATED TO THE TIME OF PLANTING.
3. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON ALL DRAWINGS. PLANT MATERIAL SUBSTITUTIONS MAY ONLY BE PERMITTED AT THE APPROVAL OF THE OWNER, TOWNSHIP, AND ENGINEER OR LANDSCAPE ARCHITECT.
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. BOTH MALE AND FEMALE PLANTS SHALL SPACED APPROPRIATELY FOR THE SPECIES TO FRUIT/FLOWER.
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 (1/2) INCH DEEPER THAN IT WAS IN THE NURSERY. USE THE ROOT COLLAR FOR DEPTH JUDGMENT. 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.
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. THE CONTRACTOR SHALL PROVIDE LOAM FILL WHERE APPLICABLE AS PER THE CONTRACT DOCUMENTS. STREET PLANTERS SHALL HAVE CU STRUCTURAL FILL AT A MINIMUM DEPTH OF THREE (3) FEET (SEE STREET PLANTER DETAIL, SHEET D-3).
15. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
16. ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT WITHIN 24 HOURS AFTER PLANTING. IN TEMPERATE ZONES, ALL PLANTS SHALL BE SPRAYED WITH AN ANTIDESSICANT AT THE BEGINNING OF THEIR FIRST WINTER.
17. ALL NEW PLANT MATERIAL IS TO BE KEPT WATERED BY THE LANDSCAPE CONTRACTOR WHEN WORKING ONSITE UNTIL COMPLETION OF THE LANDSCAPE OR SEASON'S END (THEN RESUMED NEXT SEASON UNTIL PROJECT IS COMPLETED). THE OWNER WILL BE RESPONSIBLE FOR WATERING THEREAFTER. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN SHALL BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON. ANY PLANTINGS THAT DO NOT SURVIVE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF PLANTING SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
18. TREES SHALL BE MULCHED INDIVIDUALLY IN A CIRCLE FOUR (4) FOOT IN DIAMETER BY FOUR (4) INCHES THICK. THE MULCH SHALL BE DOUBLE SHREDDED HARDWOOD BARK MULCH, WELL AGED AND DARK IN COLOR. MULCH SHALL NOT COVER THE ROOT CROWN.
19. ALL TREES SHALL HAVE TEMPORARY TAGS IDENTIFYING SIZE, SPECIES AND SOURCE OF MATERIALS FIRMLY ATTACHED TO TRUNK.
20. ALL DISTURBED AREAS NOT BEING PLANTED WITH TREES OR SHRUBS SHALL BE FINE GRADED AND SEEDED WITH A HARDY PERENNIAL GRASS SEED MIXTURE AND MULCHED WITH STRAW.
21. ALL CALIPER MEASUREMENTS FOR LANDSCAPING SHALL BE MEASURED AT 6" ABOVE THE ROOT BALL.



STREET LIGHT DETAIL
NOT TO SCALE

SERIES:	[TX03] HAGERSTOWN LED POST TOP
LEDs:	[32] 32
GEN.:	[G3] GEN 3
PODS:	[B] ROUND FITTER W/SCALLOPED PETALS
FINIALS:	[A] FINIAL
FASTENERS:	[1] HEX HEAD BOLTS
FINISHES:	[A] BLACK
OPTICAL SYSTEM:	[3] TYPE 3
PHOTO CONTROLS:	[N] NONE
FUTURE PROOF CONTROLS:	[N] NONE
COLOR TEMPS:	[740] 4000K
VOLTAGES:	[A] 120-277 VAC
CURRENTS:	[*] TO BE DETERMINED BY MANUFACTURER
DRIVER OPTIONS:	[N] NO DIMMING
SURGE PROTECTION:	[SP1] 10kV/10kA (STANDARD)



DATE:	3/14/22	JOB:	21108	SCALE:	AS SHOWN
FILE:		DRAWN BY:	DLK	CHECKED BY:	DWP

SHEET NO:

D-5