Meeting Agenda
State College Borough Design Review Board
June 7, 2016
Room 241 / 10 a.m.

I. **Call To Order**

II. **Roll Call**

III. **Approval Of Minutes**

IV. **Chair Report**

V. **Election Of Vice-Chair**

VI. **Public Hour**

VII. **Sign**

A. Replacement Sign, University Drive Veterinary Hospital, 1602 University Drive, CP2 Zoning District

VIII. **Land Development Plan**

A. Final Plan, 532 And 538 East College Avenue RISE At State College, Commercial Zoning District With Collegiate Overlay, CA Ventures, Owner, PennTerra Engineering Inc., Engineer, Shelply Bulfinch, Architect

IX. **Official Reports And Correspondence**

X. **Adjournment**

Documents: *Design Review Board Packet-Revised 6-6-16.pdf*

Meeting Agenda
State College Borough Design Review Board
June 7, 2016
Room 241 / 10 a.m.

I. Call to Order

II. Roll Call

Richard Bryant, Chair
Richard Devon
Bond Reinhardt
Alexandra Staub
Vacant

III. Approval of Minutes – *April 5, 2016*

IV. Chair Report

V. Public Hour - Hearing of Citizens

VI. Sign

A. Replacement Sign, University Drive Veterinary Hospital, 1602 University Drive, CP2 Zoning District

Attached to the agenda is a copy of the proposed replacement sign. The sign area meets the ordinance requirements. The proposed sign information is attached on **page 8**.

Design Review Board Action (DRB): Provide feedback on the sign's design, placement and effectiveness. Because the property is located in a planned commercial district, DRB review is required before the permit can be issued. Authority for issuing the permit is vested with staff. A formal motion is required.

VII. Land Development Plan

A. Final Plan Agriculture Engineering Replacement Building and renovation of Klauder Building, UPD Subdistrict 5 Zoning District, The Pennsylvania State University, owner Sweetland Engineering and Associates, Engineer

The project will include the renovation of the existing Klauder Building and the demolition and replacement of the remainder of the Agricultural Engineering building. The project will result in 76,551 floor area. Also included in this project will be utility upgrades, site grading and repaving of the parking lot and

some of the walk ways. Together, this will result in a 3,200 square foot increase in impervious area.

An aerial view and select plan sheets are provided on **pages 9-23**.

Design Review Board Action: This is a final plan. The Board is to review the proposed façade and exterior landscaping. Comments or a recommendation to staff for approval may be made on the plan, but are not required.

B. Final Plan, 532 and 538 East College Avenue RISE at State College, Commercial Zoning District with Collegiate Overlay, CA Ventures, owner, PennTerra Engineering Inc., Engineer, Shepley Bulfinch, Architect

The proposed project is located on the southwest corner of High Street and East College Avenue. The purpose of this plan is to construct a mixed-use building with 186 apartment units. The applicant is also proposing to include the required inclusionary housing units within this building.

An aerial photo, plan sheets and architect elevations are attached on **pages 24-32**.

Design Review Board Action: This is a final plan. The Board is to review the proposed façade and exterior landscaping. Comments or a recommendation to staff for approval may be made on the plan but are not required.

VIII. Official Reports and Correspondence

IX. Adjournment

Meeting Minutes
State College Borough Design Review Board
April 5, 2016

The State College Borough Design Review Board (DRB) met on Tuesday, April 5, 2016 in the State College Borough Municipal Building, 243 South Allen Street in Room 241. Chairman Rick Bryant called the meeting to order at 10:00 a.m.

Members present

Rick Bryant, Chairman; Justin Wheeler, Vice-Chairman; Richard Devon, and Bond Reinhardt.

Others Present:

Anne Messner, Planner/Zoning; Sarah Smith, Staff Assistant; Michael Haluga, Michael C. Haluga, Inc.; and Charles Tabb, Sweetland Engineering.

Approval of Minutes

Mr. Wheeler made a motion to approve the March 15, 2016 minutes as submitted and Mr. Reinhardt seconded the motion. The vote was unanimously in favor.

Chair Report

The Chair had nothing to report.

Public Hour

No one in the audience wished to discuss items not on the agenda.

Sign

New Signs, 1311 South Atherton Street, Dunkin Donuts, CP2 Zoning District
Signarama, Applicant

Ms. Messner's highlights included:

- After some revisions to the initial plan, the current submission had been brought into compliance with the sign ordinance in both number of signs and in the square footage of signs.
- There was one correction to the submission that the ground pole sign in the rear would be relocated to the back of the building as the sign ordinance does not permit there to be two ground sign poles on the lot.
- The new Dunkin Donuts would be the only drive-thru for a food establishment in the Borough.

Boards' comments included:

- Inquired if the awnings were fabric panels and if the colored awnings counted towards the sign total (Ms. Messner noted that the only items that counted towards signs were the ones with wording and/or graphics).
- No other comments. The Board thought the proposal looked good.

Ms. Messner noted that she would forward the Board's comments to the Applicant.

Land Development Plan

Preliminary Plan for proposed Improvements, Additions and Renovations to 243 South Pugh Street, Project Design by Michael C. Haluga, Inc., Registered Architect, Dean and Linda Spanos, Owners.

Mr. Haluga's and Mr. Tabb's highlights included:

- The proposal was to expand the apartment building use for the property.
- There would be an extension of the basement unit.
- The renovations would include conversions to the property to bring it up to Code for ADA accessibility.
  - Convert one existing first floor unit for ADA accessibility.
  - Convert a laundry room for ADA accessibility.
  - Convert a bathroom for ADA accessibility.
  - Ensure ADA accessibility from the parking lot.
  - The extension in the front yard will be ADA accessible.
- The current porch would be partially maintained and used to create a staircase to the upper floors.
- The existing structure was brick case with mansard roof, bow, and dormers.
  - Brick case on the front would be mostly removed with the renovation.
  - The addition would mimic the style of architecture with the mansard roof, bow, and dormers.
  - The addition would not have brick because it would be impossible to match the brick and they did not want the addition to look like a mistake. They would try to complement the existing brick by using clapboard siding on the addition.
- The floor lines would not line up because of the basement apartment.
- The foundation walls would be concealed with a stone veneer.
- There were 15 parking stalls existing at the site. The proposal would require 1 stall to be removed for an ADA accessibility aisle. The regulations for this type of structure would require 9 parking stalls so parking would be in compliance.
- The stormwater was still being reviewed, but it was noted that it would likely be put underground due to the site limitations.
- The proposed utilities would be connected to the existing utilities.

Boards' comments included:

- Inquired if there would be a problem with permeability as there was not much grass and inquired if there was any plan to beautify the area. (Mr. Haluga

noted that the parking lot is paved and the grass area is a very small area. The parking lot might be re-striped, but there were no plans for beautification.)

- Inquired if there had been problems with people parking in the lot who didn't live at the property. (Mr. Haluga responded that was a problem for all of the landlords in town with parking lots.)
- Had some discussion about a neighboring property which was owned by the same owner. There was previously a similar project done on the neighboring property.
    - The Board thought the previous project on the other property was initially declined by Planning Commission. (Mr. Haluga explained that it was initially, but all of the concerns were addressed and the project went through.)
    - Inquired about combining the two neighboring lots to be able to construct a larger project like Nicholas Towers had done. (Mr. Haluga explained that this was not a possibility due to some difficulties with another neighboring lot being owned by another party.)
- Inquired if the northern setback was legal as the property line was very close to the building. (Ms. Messner noted that the property was in a commercial district so the building could be up to the property line. Mr. Haluga noted that they would ensure that all of the utilities would be kept within the property boundaries.)
- Inquired about permeability at the property. (Ms. Messner noted that it was acceptable per the ordinance.)
- Inquired if the Arborist had any comments on the property. (Ms. Messner noted there was no tree ordinance regarding private trees so the Arborist had no notes.)
- Inquired about landscaping at the property. There was some discussion regarding the landscaping that was done on the owner's previous project at 257 South Pugh Street. The Board noted that the underlayment did not allow water to permeate the soil which caused the plants to die, the stone work at the property had often been found on Foster Avenue and it collected garbage. The Board member stated that the work on the building at 257 South Pugh Street had been well done, but that the landscaping had made the whole project look poorly. (Mr. Haluga stated that Sweetland Engineering would be working on that part of the project and they would be attempting to improve the property in that area as well.)
- Inquired about the square footage of the project as it was not noted on the plan (Mr. Tabb stated that it would be on the final plan when that was submitted.)
- There was some discussion regarding the area near the sidewalk on Pugh Street as there seemed to be a big drop in elevation between the end of the property and the sidewalk itself. Inquired if there would be a retaining wall for that area. (There would be fifteen feet between curb and the face of building. The project would remove the existing private sidewalk and install one small sidewalk to provide access to the basement apartment, and one longer sidewalk that would extend from the Pugh Street sidewalk to the side porch which would provide access to the rest of the apartments. There would be a retaining wall to elevate the grade on Pugh Street. There would be window

wells in the front of the building into the basement to allow for light and ventilation. The retaining wall would end at the corner and it would be constructed of split face block which would be durable and maintainable.)

- Inquired if the basement would be ADA accessible. (Mr. Haluga noted that it could be, but it was not designed to be. He then explained that only one unit would need to be ADA accessible and they had designed the units for the accessible unit to be on the ground floor.)
- Inquired as to how many total units would be at the property. (Mr. Tabb stated that there would be twenty-one units total with eleven in the existing structure and ten being added with the project.)
- Inquired if there would be an additional fire escape added to the property. (Mr. Haluga noted that the whole building would have a sprinkler system so the Code only required there to be one fire escape which was already in place on the existing structure.)
- Inquired if there would be any improvements to the Orchard Alley side of the property. (Mr. Haluga explained that they would only be keeping it clean and mowed as that area was difficult to manage with the amount of tenant activity there.)
- Inquired about the exhaust fan. (Mr. Haluga stated that would be removed.)
- Inquired about the colors for the new clapboard section. (Mr. Haluga explained that they did not want to match the old because it would be impossible to truly match and it would make the addition look like a mistake. The project would be attempting to complement the existing building without trying to match. He is also recommending that all of the existing shingles be replaced when the new roof was built as they needed to be replaced soon and it would help to bring the whole building together. Finally, he explained the brick section would be left as it was since painting or pressure washing it could destroy the brick.)

Ms. Messner stated she would summarize the Board's comments to be a part of the plan review letter to the applicant.

Official Reports and Correspondence

Borough Council (BC): Ms. Messner reported that Borough Council had reviewed the Community Development Block Grant and approved it. She stated that a joint meeting with BC and Planning Commission would occur on May 4 to discuss the housing needs of graduate students including the previous work completed by Ms. Sarah Klinetob and some additional information that staff has been gathering.

Planning Commission (PC): Ms. Messner stated that the PC would be meeting on April 6, 2016 to review the Land Development Plan for 243 South Pugh Street.

Ms. Messner noted that there was no Land Development Plan for the April 19th Design Review Board meeting so it may be cancelled. Chairman Bryant inquired if there was any update on the Holtzman Award. Ms. Messner stated that she had forwarded the Board's recommendation to the Borough Manager, but she had not yet heard any response.

Finally, Ms. Messner stated that the draft of the Master Tree Plan had been made available online. She requested that the Board review the Plan and make any comments or suggestions which she would forward to the staff working on the Plan. Ms. Smith would forward the electronic link to the Board via e-mail. Mr. Devon suggested that the Borough create a plan regarding urban wildlife.

Adjournment

With no further business to discuss, this meeting was adjourned at 10:44 a.m. by a motion from Mr. Reinhardt.

Respectfully submitted by,
Sarah E. Smith, Staff Assistant

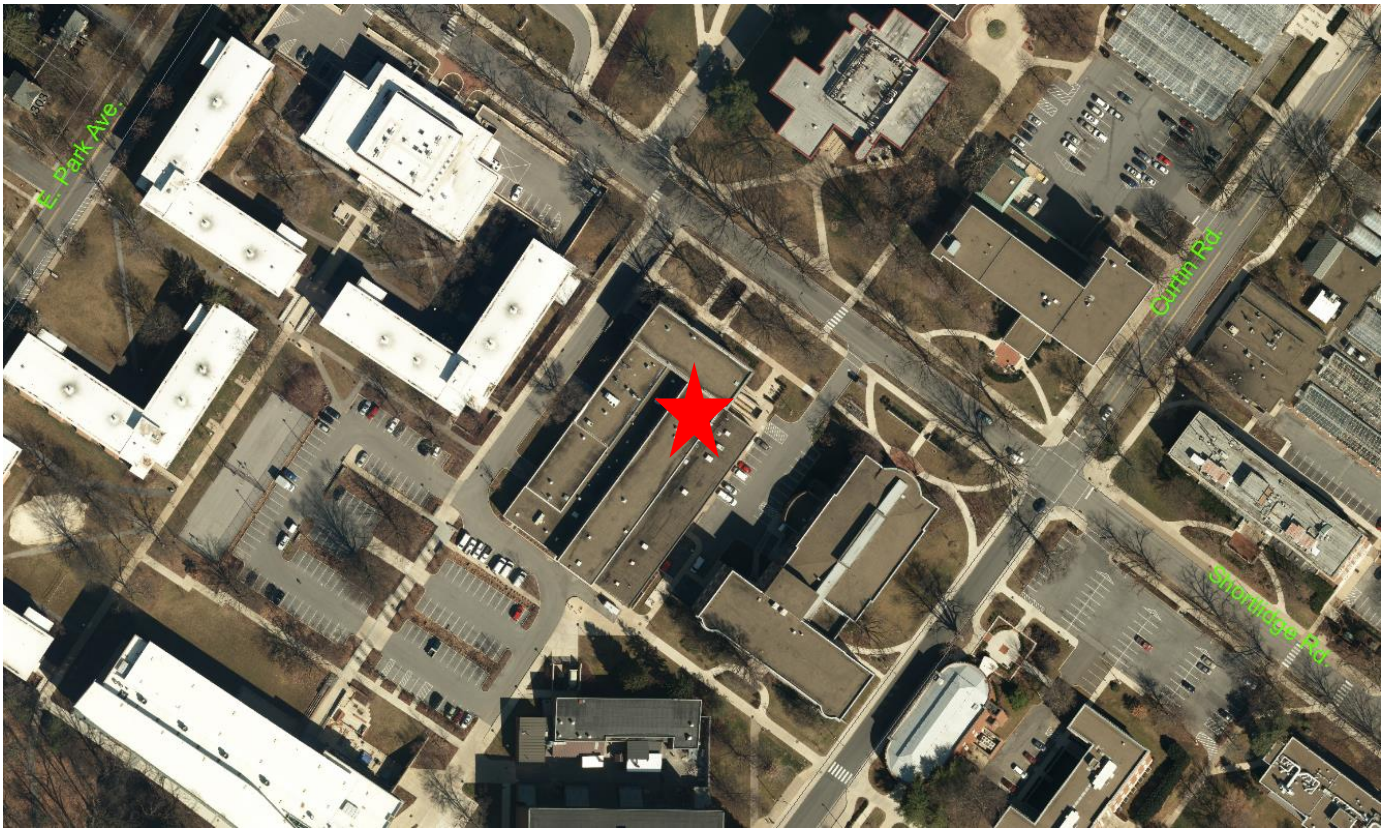
LIENT UNIVERSITY DRIVE VETERINARY

PROPOSAL DATE: 5/4/16

DDRESS STATE COLLEGE, PA

PROJECT DRAWING# 02

(2) 36" HIGH X 72" WIDE - ACRYLIC SIGN FACES
3M TRANSLUCENT VINYL FILMS-INSTALLED ON SITE



Aerial view of Agricultural Engineering Building

SWEETLAND ENGINEERING & ASSOCIATES, INC.
Corporate Office:
600 Science Park Road
State College, PA 16803
(814)-237-6518 Phone
(814)-237-1488 FAX
www.sweetland-eng.com

PENNSYLVANIA STATE UNIVERSITY

Agricultural Engineering Building

Pennsylvania State University

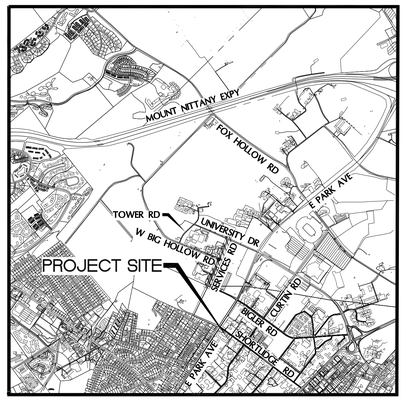
University Park, Centre County, Pennsylvania

Pennsylvania State University
207 Physical Plant Building
University Park, PA 16802-1118

FINAL LAND DEVELOPMENT PLAN

APRIL 21, 2016

PSU No. 00-03437.00



LOCATION MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. ALL EXISTING UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE WHICH HAS BEEN IDENTIFIED FROM FIELD SURVEY LOCATION OF ABOVE-GROUND APPURTENANCES, PA. ACT 287 (AS AMENDED BY ACT 187) ONE-CALL UTILITY MARKOUT AND/OR AVAILABLE PENNSYLVANIA STATE UNIVERSITY GIS MAPPING. NO LOCATION BY EXCAVATION HAS BEEN PERFORMED FOR THIS SURVEY. SWEETLAND ENGINEERING AND ASSOCIATES ASSUMES NO RESPONSIBILITY AND DOES NOT GUARANTEE THE ACCURACY, PRESENCE OR LOCATION OF ANY SUB-SURFACE UTILITY INSTALLATION NOT SPECIFICALLY ACCESSED DURING THE FIELD PORTION OF THIS SURVEY.
2. HORIZONTAL DATUM BASED ON PENNSYLVANIA NORTH AMERICAN DATUM OF 1983 (PA NAD83) U.S. FEET. ELEVATION DATUM BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

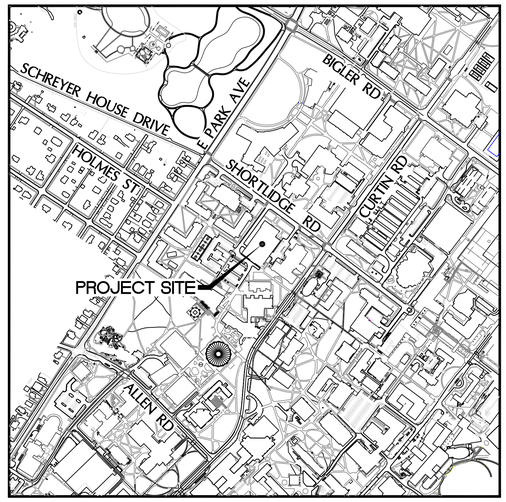
MINOR MODIFICATION PLAN NOTES:

1. NAME OF PROPOSED DEVELOPMENT: AGRICULTURAL ENGINEERING BUILDING
2. DATE OF APPLICATION FOR ZONING PERMIT: FEBRUARY 1, 2016
3. OWNER OF RECORD:

   THE PENNSYLVANIA STATE UNIVERSITY
   410 OLD MAIN
   UNIVERSITY PARK, PA. 16802
   SOURCE OF TITLE: D.B. "V", PG 22 (21-22)
   ALL LAND ADJACENT TO THE PROJECT IS OWNED BY THE PENNSYLVANIA STATE UNIVERSITY
4. UPI NUMBER: 36-006-008B-0000
5. ZONING DISTRICT: UPD SUBDISTRICT 5
6. REQUIRED SETBACKS: THE CLOSEST UPD BOUNDARY TO THE PROJECT SITE IS PARK AVE., WHICH SEPARATES UPD 5 FROM AN AREA OF R-2. THE SETBACK ALONG THIS BOUNDARY IS 40'. THE PROPOSED BUILDING IS APPROXIMATELY 500' FROM THE RIGHT-OF-WAY LINE FOR PARK AVENUE.
7. MAXIMUM BUILDING HEIGHT: 90' WHERE STRUCTURE IS 250' OR GREATER FROM DISTRICT BOUNDARY. PROPOSED BUILDING HEIGHT = 49.50'.
8. EXISTING USE: AGRICULTURAL ENGINEERING BUILDING
9. PROPOSED USE: AGRICULTURAL ENGINEERING BUILDING
10. PURSUANT TO UPD ZONING THE STANDARDS FOR THE NUMBER OF PARKING SPACES TO BE PROVIDED SHALL BE DETERMINED BY HISTORICAL DEMAND FOR EACH CATEGORY OF PARKING USERS AND COMPUTED UTILIZING A FORMULA WHICH SPECIFIES THE NUMBER OF PARKING SPACES TO BE PROVIDED FOR THE NUMBER OF PERSONS WITHIN EACH CATEGORY.
11. THERE ARE NO SIGNIFICANT AREAS WITH SLOPES OVER 25%.
12. NO FLOOD PLAIN EXISTS ON OR NEAR THE SITE.
13. SANITARY SEWER SERVICE AND PUBLIC WATER SERVICE: PENN STATE UNIVERSITY
14. EXISTING UNDERGROUND UTILITY LOCATIONS, AS SHOWN ON THIS PLAN, ARE BASED ON ABOVE GROUND APPURTENANCES AND SUPPLEMENTAL INFORMATION SUPPLIED BY THE UTILITY PROVIDERS. NO LOCATION BY EXCAVATION WAS DONE.
15. THE HORIZONTAL BASIS OF THIS SURVEY IS REFERENCED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM OF 1983, EXPRESSED IN UNITED STATES SURVEY FEET (PAN-NAD83-USFT).VERTICAL CONTROL IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) WHICH IS "THE PENNSYLVANIA STATE COLLEGE - CIVIL ENGINEERING" BENCHMARK SYSTEM.
16. CONSTRUCTION IS ANTICIPATED TO START IN SUMMER 2016 AND BE COMPLETED BY SUMMER 2017.
17. UTILITY LOCATIONS, AS SHOWN, ARE APPROXIMATE AND IT IS THE CONTRACTOR'S RESPONSIBILITY, PER ACT 287, TO CONTACT THE APPROPRIATE UTILITIES FOR MORE ACCURATE LOCATION PRIOR TO EXCAVATION.
18. STATE COLLEGE BOROUGH AND ITS AGENTS AND ASSIGNS HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION OF THE STORMWATER FACILITIES.
19. SOILS SHOWN WERE TAKEN FROM U.S.D.A PUBLICATION TITLED " SOIL SURVEY OF CENTRE COUNTY, PA." DATED AUG. 1981. REFER TO USDA WEB SOIL SURVEY WEBSITE.
20. NO SINKHOLES ARE SHOWN ON THE USGS, JULIAN PA. QUADRANGLE, SINKHOLES AND KARST RELATED FEATURES OF CENTRE COUNTY MAP.
21. THERE ARE NO MAPPED WETLANDS ON THE PROJECT SITE. NO POTENTIAL WETLAND AREAS WERE FOUND DURING SITE SURVEY.
22. LIGHTING WILL BE INSTALLED ACCORDING TO THE UPD ZONING DISTRICT.
23. PRELIMINARY APPROVAL SHALL NOT AUTHORIZE CONSTRUCTION OR THE ISSUANCE OF ANY BUILDING OR ZONING PERMIT.
24. THE PROJECT DOES NOT REQUIRE A TRAFFIC IMPACT STUDY BASED UPON THE FOLLOWING CRITERIA:
    - *DOES NOT INCLUDE PARKING FACILITIES WHICH WOULD GENERATE 100 NEW VEHICLE TRIPS DURING THE PEAK HOUR OF VEHICULAR USE OF THE PARKING FACILITIES
    - *DOES NOT INCLUDE THE ADDITION, REMOVAL, OR RELOCATION OF A STREET
    - *DOES NOT INCLUDE THE ALTERATION OF TRAFFIC PATTERNS ON A PUBLIC STREET
    - *IS NOT A NON-UNIVERSITY DEVELOPMENT
25. FIRE HYDRANT FLOW TESTS:

    TEST 1
    TEST HYDRANT = FIRE HDRANT No. 74
    STATIC PRESSURE PRIOR TO TEST = 54 PSI.
    PRESSURE DURING TEST = 50 PSI.

    TEST 2
    FLOW HYDRANT = FIRE HYDRANT No. 74
    STATIC PRESSURE PRIOR TO TEST = 52 PSI.
    FIRE HYDRANT FLOW DURING TEST = 1,752 GPM.
26. ALL UTILITY, EASEMENTS AND NATURAL FEATURES WITHIN THE PROJECT ARE NOTED ON THE PLAN TO THE EXTENT KNOWN BY THE SWEETLAND ENGINEERING AT THE TIME THIS PLAN WAS PRODUCED.



LOCATION MAP
SCALE: 1"=400'

SUBDISTRICT DEVELOPMENT DATA TABLE
SUBDISTRICT 5

ZONING SUBDISTRICT INFORMATION	
ZONING SUBDISTRICT:	ZONING SUBDISTRICT: UPD SUBDISTRICT 5
TOTAL SUBDISTRICT AREA:	19,863,400 SQ.FT.
PROJECT AREA:	101,794 SQ.FT.
LAND USE INFORMATION	
EXISTING LAND USE:	AGRICULTURAL ENGINEERING BUILDING
PROPOSED LAND USE GENERAL:	AGRICULTURAL ENGINEERING BUILDING
PROPOSED LAND USE DESIGNATED:	NONE
PROPOSED LAND USE ACCESSORY:	NONE
FLOOR AREA INFORMATION	
EXISTING SUBDISTRICT FLOOR AREA:	14,384,998 SQ.FT.
EXISTING FLOOR AREA RATIO:	0.724
EXISTING SUBDISTRICT DESIGNATED USE FLOOR AREA:	476,149 SQ.FT.
EXISTING FLOOR AREA TO BE DEMOLISHED:	80,766 SQ.FT.
PROPOSED ADDITIONAL FLOOR AREA (TOTAL):	76,551 SQ.FT.
GENERAL USE FLOOR AREA:	76,551 SQ.FT.
DESIGNATED USE FLOOR AREA:	0
GROUND FLOOR AREA:	33,838 SQ.FT.
RESULTING SUBDISTRICT FLOOR AREA	14,380,783 SQ.FT.
RESULTING FLOOR AREA RATIO:	0.724
MAXIMUM ALLOWABLE FLOOR AREA RATIO:	1.00
IMPERVIOUS AREA INFORMATION	
EXISTING SUBDISTRICT IMPERVIOUS AREA:	9,478,140 SQ.FT. (48%)
PROPOSED INCREASE IN IMPERVIOUS AREA:	2,640 SQ.FT.
RESULTING SUBDISTRICT IMPERVIOUS AREA:	9,480,780 SQ.FT. (48%)
MAXIMUM ALLOWABLE IMPERVIOUS AREA:	10,924,870 SQ.FT. (55%)
OPEN SPACE AREA INFORMATION	
EXISTING SUBDISTRICT OPEN SPACE AREA:	10,385,260 SQ.FT. (52%)
OPEN SPACE WITH PROPOSED CHANGES:	10,382,620 SQ.FT. (52%)
MINIMUM AMOUNT OF OPEN SPACE REQUIRED:	8,938,530 SQ.FT. (45%)
BUILDING HEIGHT INFORMATION	
MAXIMUM ALLOWABLE BUILDING HEIGHT:	90 FEET >250' FROM DISTRICT BOUNDARY
PROPOSED MAXIMUM BUILDING HEIGHT:	49.5'

THE BASE FIGURES ARE FROM THE EAST HALLS RENOVATION AND ADDITIONS PROJECT DATED REVISED 3/15/16.

PROJECT NARRATIVE:

A PORTION OF THE EXISTING AGRICULTURAL ENGINEERING BUILDING (KLAUDER BUILDING) WILL REMAIN IN PLACE AND BE RENOVATED. THE 1966 ADDITION TO THE BUILDING WILL BE DEMOLISHED AND A NEW BUILDING WILL BE CONSTRUCTED WITHIN A SIMILAR FOOTPRINT. THE GOAL OF THE PROJECT IS TO PROVIDE THE AGRICULTURAL AND BIOLOGICAL ENGINEERING DEPARTMENT WITH A FACILITY THAT WILL ENHANCE THEIR ABILITY TO BE AN INTERNATIONAL LEADER IN PROVIDING RESEARCH, EDUCATION, AND OUTREACH IN THE MOST CRITICAL SUSTAINABILITY ISSUES FACING THE GLOBAL COMMUNITY ; FOOD PRODUCTION, ADEQUATE WATER QUALITY AND SUPPLY, ENERGY, AND BIOLOGICALLY-BASED MATERIALS.

THE SITE WILL BE SERVICED BY PROPOSED UTILITY LATERAL EXTENSIONS TO EXISTING PSU UTILITY INFRASTRUCTURE. UTILITIES TO BE INCLUDED IN THE CONSTRUCTION ARE: UNDERGROUND ELECTRIC, CHILLED WATER, DOMESTIC WATER, UNDERGROUND TELECOM, COMPRESSED STEAM, SANITARY, GAS AND STORMWATER LINES.

DEVELOPMENT OF THE SITE WILL SLIGHTLY INCREASE IMPERVIOUS AREA BY 2,640 SF. STORMWATER MANAGEMENT FOR POST DEVELOPMENT IMPACTS WILL BE HANDLED BY A SUPER EXTENDED DETENTION FACILITY THAT WAS DESIGNED, PERMITTED AND WILL BE CONSTRUCTED AS PART OF THE NORTH HALLS PROJECT.

WALKWAY EXTENSIONS AND CONNECTIONS, SITE PLANTINGS, AND SITE LIGHTING HAVE BEEN DESIGNED TO EXTEND AND COMPLEMENT EXISTING PSU AMENITIES. SITE WORK WILL INCLUDE NEW CONCRETE WALKS, REPAVED PARKING AREA, REPAIR OF EXISTING LAWNS DAMAGED DURING CONSTRUCTION, AND UTILITY INFRASTRUCTURE INSTALLATION. IT WILL ALSO INCLUDE THE PROTECTION OF EXISTING MAJOR TREES TO BE PRESERVED, THE REMOVAL OF SELECTED TREES AND SHRUBS SURROUNDING THE BUILDINGS TO ACCOMMODATE CONSTRUCTION.

CALL BEFORE YOU DIG !!
PENNSYLVANIA LAW REQUIRES (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND
-- STOP & CALL --

Pennsylvania One Call System, Inc.
1-800-242-1776 OR 811

Serial Number 20160320693-000
PA ONE CALL 811 DATA

COMPANY: COLUMBIA GAS OF PA
ADDRESS: 501 TECHNOLOGY DR SOUTHPOINTE INDUSTRIAL PARK
CANONSBURG, PA. 15317
CONTACT: U GRANT YORK

COMPANY: STATE COLLEGE BOROUGH
ADDRESS: 243 SOUTH ALLEN STREET, STATE COLLEGE, PA. 16801
CONTACT: MARK WHITFIELD 814-234-7140

COMPANY: COMCAST
ADDRESS: 1155 BENNER PIKE STATE COLLEGE, PA. 16801 CONTACT: CHARITY SHAW

COMPANY: VERIZON PENNSYLVANIA INC
ADDRESS: STRAWBERRY SQUARE 11TH FLOOR HARRISBURG, PA. 17101
CONTACT: FLORENCE WINSTEAD

COMPANY: WEST PENN POWER
ADDRESS: 2800 EAST COLLEGE AVENUE STATE COLLEGE, PA. 16801

COMPANY: PENN STATE UNIVERSITY - TELECOMMUNICATIONS
ADDRESS: 112 UNIVERSITY SUPPORT BLDG 2 UNIVERSITY PARK, PA. 16802101.3
CONTACT: JAMES A GALIO

COMPANY: PENNSYLVANIA STATE UNIVERSITY - WATER & SEWER
ADDRESS: 501 UNIVERSITY DRIVE, UNIVERSITY PARK PA 16802
CONTACT: PSU WATER-SUPERVISOR WATER SERVICES
814-863-6187
EMAIL: jkh12@psu.edu

CONTACT: PSU WASTEWATER-SUPERVISOR WASTEWATER SERVICES
814-863-8710
EMAIL: jgs14@psu.edu

DRAWING LIST:

C-0	COVER SHEET
C-1	EXISTING CONDITIONS
C-2	DEMOLITION PLAN
C-3	GEOMETRY PLAN
C-4	GRADING/STORMWATER PLAN
C-5	UTILITY PLAN
C-6	LANDSCAPE PLAN
C-7	DETAILS
C-8	DETAILS

SEE ALSO PLANS:

A-100	BASEMENT PLAN - BOROUGH SUBMISSION
A-101	FIRST FLOOR PLAN - BOROUGH SUBMISSION
A-102	SECOND FLOOR PLAN - BOROUGH SUBMISSION
A-103	THIRD FLOOR PLAN - BOROUGH SUBMISSION
A201	EXTERIOR ELEVATIONS - NORTH & WEST
A202	EXTERIOR ELEVATIONS - SOUTH & EAST
A205	EXTERIOR RENDERINGS
E003	ELECTRICAL SITE LIGHTING PLAN

CENTRE COUNTY RECORDER

DESIGN ENGINEER CERTIFICATION

I, _____, HEREBY CERTIFY THAT THIS LAND DEVELOPMENT MEETS ALL DESIGN REQUIREMENTS OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ZONING ORDINANCE AND ALL OTHER APPLICABLE CHAPTERS OF THE STATE COLLEGE BOROUGH CODE.

LANDOWNER STORMWATER CERTIFICATION

I, _____, ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM IS TO BE A PERMANENT FIXTURE WHICH CAN ONLY BE ALTERED OR REMOVED AFTER APPROVAL OF A REVISED PLAN BY THE STATE COLLEGE BOROUGH COUNCIL. I SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID SYSTEM ON MY PROPERTY.

BOROUGH ENGINEER STORMWATER CERTIFICATION

I, _____, HAVE REVIEWED THIS STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE STATE COLLEGE BOROUGH STORMWATER MANAGEMENT ORDINANCE.

DESIGN ENGINEER STORMWATER CERTIFICATION

I, _____, HAVE REVIEWED AND HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE STATE COLLEGE BOROUGH STORMWATER MANAGEMENT ORDINANCE.

ZONING OFFICER APPROVAL
STATE COLLEGE BOROUGH ZONING OFFICER APPROVED

_____ _____
ZONING OFFICER DATE

BOROUGH ARBORIST APPROVAL

BY: _____ DATE: _____

CERTIFICATION OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CENTRE

ON THIS THE ____ DAY OF _____, 20___ BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED:

WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS AND/OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS SUCH, ACCORDING TO LAW. _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

OWNERS: _____
_____

KEY PLAN: NORTH

#	Revision	Date

Agricultural Engineering Bldg.
PSU Project #00-03437.00
The Pennsylvania State University
Department of Agricultural & Biological Engineering
249 Agricultural Engineering Building
University Park, PA 16802

Land Development Plans

DATE:	APRIL 21, 2016
SCALE:	0" = 0'
EYP PROJECT NO.:	1014049.01
CLIENT PROJECT NO.:	00-03437.00
DESIGNED BY:	-
DRAWN BY:	-
CHECKED BY:	-

DRAWING NAME: COVER SHEET
SHEET NO.: C-0

PLOTTED: April 25, 2016-2:38pm (lstruble) FILENAME: S:\projects\6027-Ag Engineering Bldg Renov\CAD\6027 A\W-2232 Ag Eng.dwg LAYOUT: C-0 Cover

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600 Science Park Road
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(814)-237-6518 Phone
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SANITARY MANHOLE INFORMATION

MANHOLE NUMBER	TOP OF CASTING	INVERT IN	FROM	INVERT IN	FROM	INVERT IN	FROM	INVERT OUT	TO
612	T/C=1215.68	1207.24 6" METAL	STOCKMAN					1207.21 6" CAST IRON	613
613	T/C=1208.91	1202.91 6" CAST IRON	612	1202.61 8"	389			1202.65 8"	469
389	T/C=1208.88	1205.23 6"PVC						1205.25 8" CAST IRON	613
486	T/C=1206.02	1196.04 6" MMETAL	BEAM	1195.97 6" METAL	WEST BLDG			1195.96 6"	485
485	T/C=1201.66								

STORM INFORMATION

MANHOLE NUMBER	TOP OF CASTING	INVERT IN	FROM	INVERT IN	FROM	INVERT IN	FROM	INVERT IN	FROM	INVERT OUT	TO
127	T/C=1215.91	1202.74 15"HDPE	128							1202.65 15"HDPE	
128	T/C=1215.65	1210.34 12"HDPE	128A	1203.39 15"HDPE	STUCKMAN					1203.28 15"HDPE	127
128A	T/C=1216.85	1203.84 15"HDPE	130	1208.74 6"PVC		1210.46 15"HDPE	128A.3			1203.89 15"HDPE	128
130	T/C=1218.84	1207.59 12"RCP	130.1	1207.72 10"RCP						1207.48 18"HDPE	128A
726A	T/C=1209.56	1199.40 36"HDPE	726.5	1206.99 6"HDPE DUAL	TRENCH DRAIN						
726B	T/C=1209.80	1199.75 36"HDPE	726A							1199.78 36"HDPE	726
726	T/C=1209.30	1198.26 36"HDPE	726B	1198.29 36"HDPE	725					1198.30 18"HDPE	726.1
725	T/C=1128.00	1120.20 10"CMP	159							1120.62 12"RCP	161
242	T/C=1204.73	1202.25 6"CMP	RUNKLE HALL	1204.90 6"CMP	242.1					1202.01 8"CMP	237
243	T/C=1209.96	1206.33 12"HDPE								1206.06 12"HDPE	244
244	T/C=1204.76	1195.87 15"HDPE	HOLMES HALL	1195.90 6"	244.1					1195.69 15"HDPE	247
245	T/C=1203.03	1196.24 10"METAL	BEAM BLDG	1196.07 6"CMP	BEAM BLDG	1196.17 8"CMP	HOLMES HALL	1196.15 10"METAL	INLET	1205.82 12"HDPE	246
237	T/C=1206.42	1198.41 8"CMP	242							1198.29 15"CMP	238
238	T/C=1201.48	1195.64 15"CMP	237							1195.51 15"CMP	239

STORM INFORMATION

INLET IDENTIFIER	TOP OF GRATE	INVERT		INVERT		INVERT	
128A.4	T/G=1215.74					1211.58 12"HDPE	128A.3
128A.3	T/G=1216.86	1211.10 12"HDPE	128A.4			1211.10 12"HDPE	128A
128A.1	T/G=1215.56					1213.32 12"HDPE	
128A.2	T/G=1215.46					215.46 12"HDPE	BC
726.6	T/G=1210.69	1205.91 6"CPP		1205.91 6"CPP		1200.35 36"HDPE	726.5
726.5	T/G=1209.36	1205.30 6"CPP		1205.31 6"CPP		1199.68 36"HDPE	726A
725.1	T/G=1208.05	1199.91 36"HDPE	725.2			1199.89 36"HDPE	725
725.2	T/G=1209.75	1204.67 6"CPP		1204.66 6"CPP		1200.86 36"HDPE	725.1
725.3	T/G=1206.41	1199.39 36"HDPE	725.4			1199.40 36"HDPE	725
725.4	T/G=1205.17	1201.15 36"HDPE	725.5	1199.90 36"HDPE		1199.90 36"HDPE	725.3
725.5	T/G=1205.16					1205.78 36"HDPE	725.4
726.1	T/G=1208.57	1198.05 18"HDPE	726	1198.16 18"RCP	726.2	1193.84 18"RCP	726.3
726.3	T/G=1207.26	1192.57 18"RCP	726.1	1203.07 18"RCP	726.4	1192.18 18"RCP	238.2
238.2	T/G=1201.99	1190.69 18"RCP	238.3	1197.97		1190.71 18"RCP	238A
238.4	T/G=1202.31					1199.49 15"HDPE	238.3
238.3	T/G=1202.01	1198.56 15"HDPE	238.4			1198.36 18"RCP	238A
726.4	T/G=1207.26					1203.55 18"RCP	726.4
726.2	T/G=1208.82	1205.38 8"PVC	TRENCH DRAIN			1199.02 18"RCP	726.1
243.1	T/G=1208.67					1206.52 6" STEEL	243
247.1	T/G=1199.64						
242.1	T/G=1204.32					1201.89 6" CMP	242

TELECOMMUNICATIONS

15	T/C=1209.20
148	T/C=1215.94

GENERAL NOTES:

1. ALL EXISTING UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE WHICH HAS BEEN IDENTIFIED FROM FIELD SURVEY LOCATION OF ABOVE-GROUND APPURTENANCES, PA. ACT 287 (AS AMENDED BY ACT 187) ONE-CALL UTILITY MARKOUT AND/OR AVAILABLE PENNSYLVANIA STATE UNIVERSITY GIS MAPPING. NO LOCATION BY EXCAVATION HAS BEEN PERFORMED FOR THIS SURVEY. SWEETLAND ENGINEERING AND ASSOCIATES ASSUMES NO RESPONSIBILITY AND DOES NOT GUARANTEE THE ACCURACY, PRESENCE OR LOCATION OF ANY SUB-SURFACE UTILITY INSTALLATION NOT SPECIFICALLY ACCESSED DURING THE FIELD PORTION OF THIS SURVEY.
2. HORIZONTAL DATUM BASED ON PENNSYLVANIA NORTH AMERICAN DATUM OF 1983 (PA NAD83) U.S. FEET. ELEVATION DATUM BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).

KEY PLAN: NORTH

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PSU Project #00-03437.00

The Pennsylvania State University

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EYP PROJECT NO.:	1014049.01
CLIENT PROJECT NO.:	00-03437.00
DESIGNED BY:	-
DRAWN BY:	-
CHECKED BY:	-

DRAWING NAME: EXISTING CONDITIONS

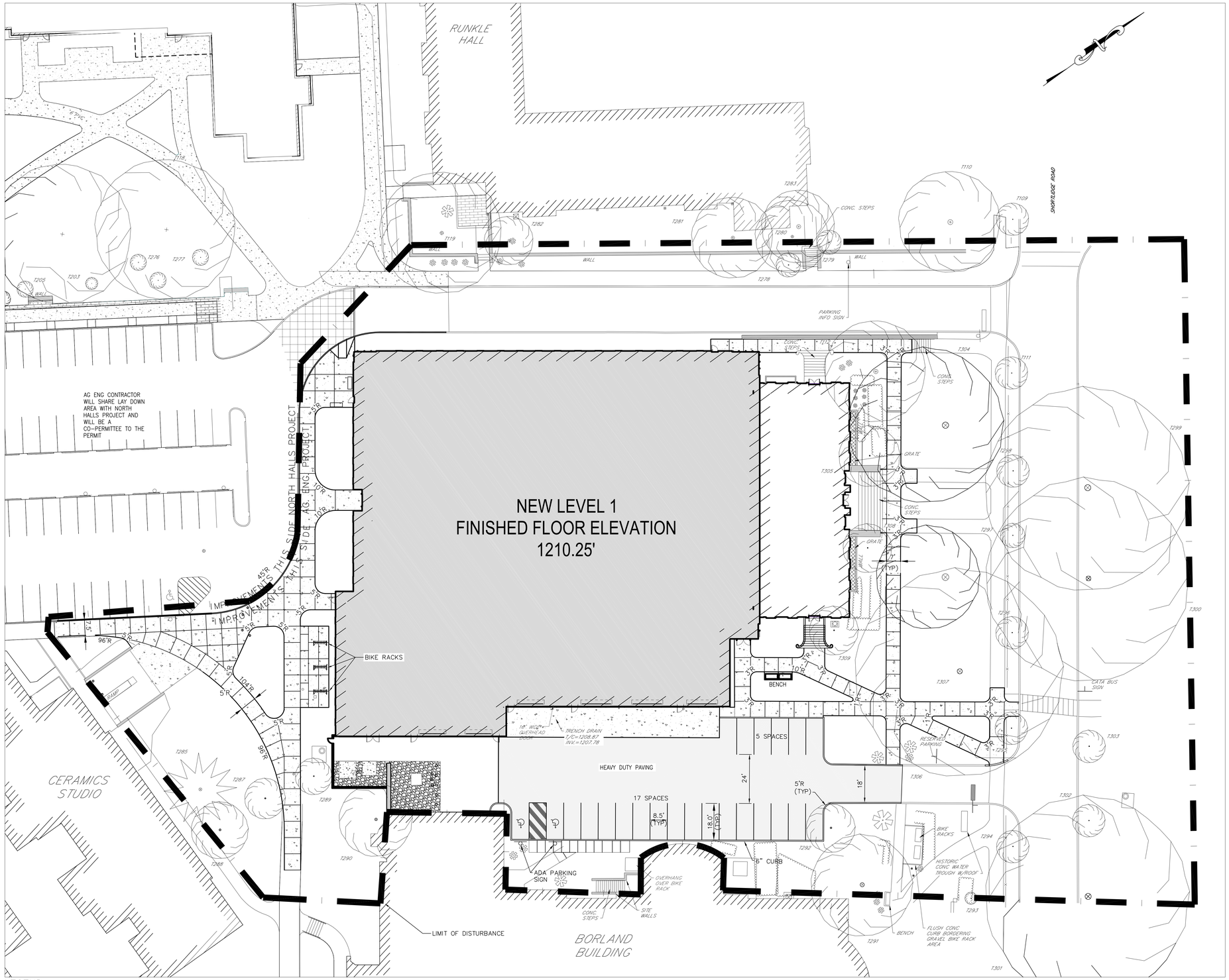
SHEET NO.: C-1

LEGEND

EXISTING

- 1209 — CONTOUR MINOR (C.I.=1')
- 1200 — CONTOUR MAJOR (C.I.=5')
- UE — UNDERGROUND ELECTRIC LINE
- W — WATER LINE
- SAN — SANITARY SEWER LINE
- G — GAS LINE
- GAS EASEMENT
- UT — UNDERGROUND TELECOM LINE
- ST — STORM LINE
- AL — AIR LINE
- CW — CHILLED WATER LINE
- STM — STEAM LINE
- STORM INLET
- WATER VALVE
- FIRE HYDRANT
- MANHOLE
- WALL
- BUILDING STRUCTURE
- HEDGE
- PLANTER EDGE
- CONIFER TREE
- DECIDUOUS TREE
- AB — ABANDONED
- SIGN
- BOLLARD
- SP-2 — LIGHT W/ IDENTIFIER
- JUNCTION BOX
- WATER MAIN
- DOWNSPOUT
- CLEANOUT
- GAS VALVE
- VENT
- 89 — STORM MANHOLE IDENTIFIER
- 77.1 — STORM INLET IDENTIFIER
- 202 — SANITARY MANHOLE IDENTIFIER
- 8 — STEAM/AIR MANHOLE IDENTIFIER
- 46 — TELECOM MANHOLE IDENTIFIER
- 67 — ELECTRIC MANHOLE IDENTIFIER

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



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- BITUMINOUS PAVING– HEAVY DUTY

GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

PLOTTED: April 25, 2016–2:39pm (lstruble) FILENAME: S:\projects\6027-Ag Engineering Bldg Renov\CAD\6027 A\W-2232 Ag Eng.dwg LAYOUT: C-3 Layout

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GENERAL NOTES:

1. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE MATERIALS AND DIMENSIONING.

KEY PLAN: NORTH

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DESIGNED BY:	-
DRAWN BY:	-
CHECKED BY:	-

DRAWING NAME: GEOMETRY PLAN

SHEET NO.: C-3

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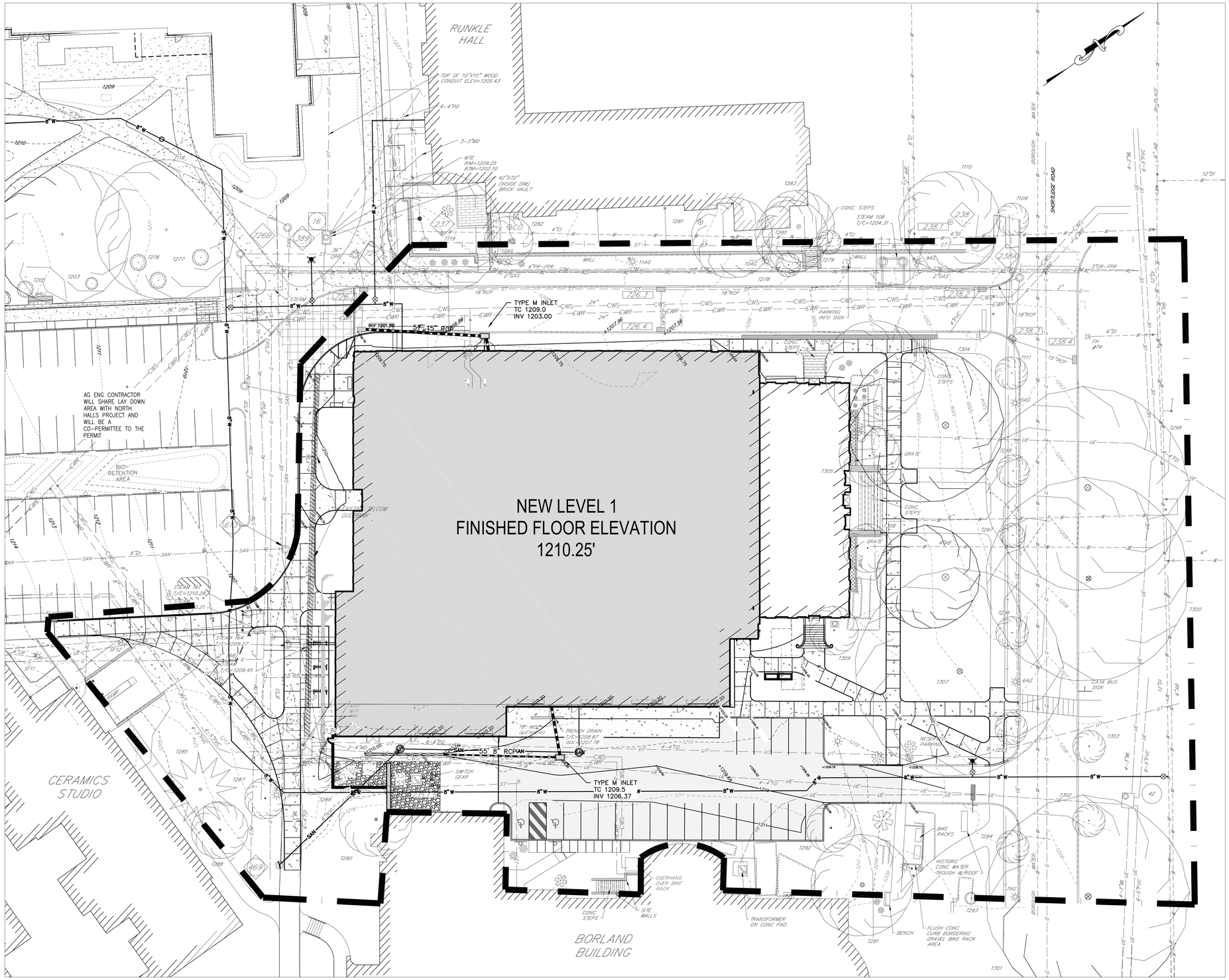

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GENERAL NOTES:

1. SITE RESTORATION OF EXISTING FACILITIES SHALL BE IN-KIND UNLESS OTHERWISE NOTED ON THESE PLANS.
2. ALL SURFACES SHALL BE RESTORED TO PRE-EXISTING CONDITIONS OR BETTER.
3. RESTORED GRADES SHALL MATCH EXISTING FACILITIES TO BE TIED IN TO. CONTRACTOR TO ENSURE PROPER DRAINAGE OF RESTORED AREAS TO PREVENT ISOLATED AREAS OF PONDED WATER.
4. ALL PAVEMENT AND SIDEWALK SHALL BE SAWCUT TO CREATE CLEAN LIMITS FOR EXCAVATION AND RESTORATION.
5. RESTORATION OF ALL DISTURBED AREAS SHALL BE COMPLETED AS SOON AS POSSIBLE.
6. PAVEMENT RESTORATION SHALL BE INSTALLED TO DIRECT STORMWATER RUNOFF AS IN EXISTING CONDITIONS AND PREVENT PONDING.
7. CONTRACTOR SHALL MAINTAIN E&S CONTROLS THROUGHOUT THE PROJECT, AND SHALL CLEAN PUBLIC ROADWAYS DAILY AND REMOVE ANY SOIL OR DEBRIS GENERATED BY THE SITE.
8. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS BETWEEN SURFACE MATERIALS AND WITHIN GRADES.
9. CONTRACTOR IS RESPONSIBLE FOR INSTALLING WALKWAYS, ETC., AND ALL ACCESSIBLE ROUTES IN ACCORDANCE WITH ADA REQUIREMENTS.
10. CONTRACTOR SHALL GRADE SITE TO DRAIN TO STORM SWALES, AREA DRAINS, AND CATCH BASINS UNLESS OTHERWISE NOTED.

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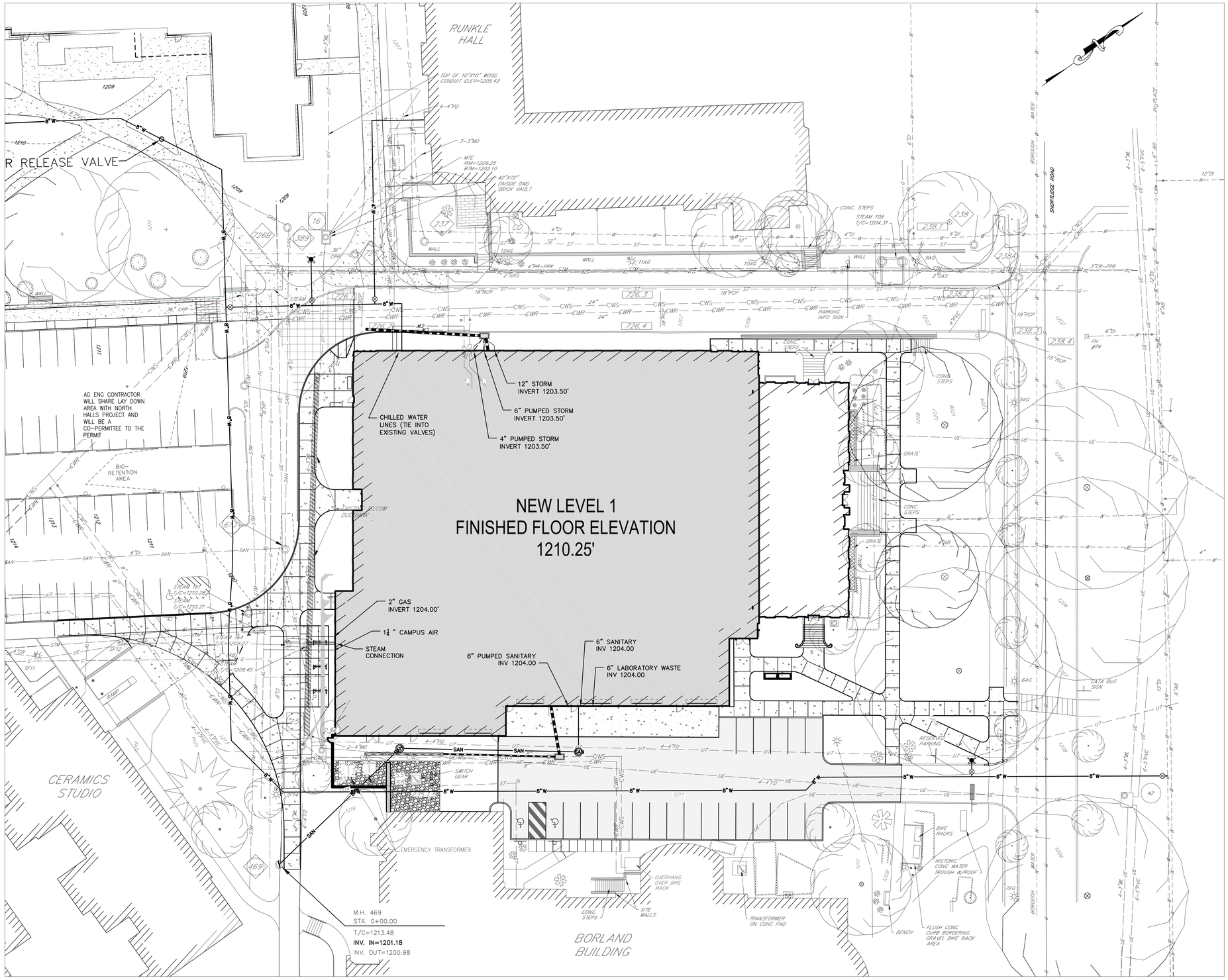
DESIGNED BY:	-
DRAWN BY:	-
CHECKED BY:	-

DRAWING NAME: Grading/ Stormwater Plan

SHEET NO.: C-4



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GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

PLOTTED: April 25, 2016-2:39pm (lstruble) FILENAME: S:\projects\6027-Ag Engineering Bldg Renov\CAD\6027 A\W-2232 Ag Eng.dwg LAYOUT: C-5 Utility

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DESIGNED BY:	-
DRAWN BY:	-
CHECKED BY:	-

DRAWING NAME: Utility Plan

SHEET NO.: C-5

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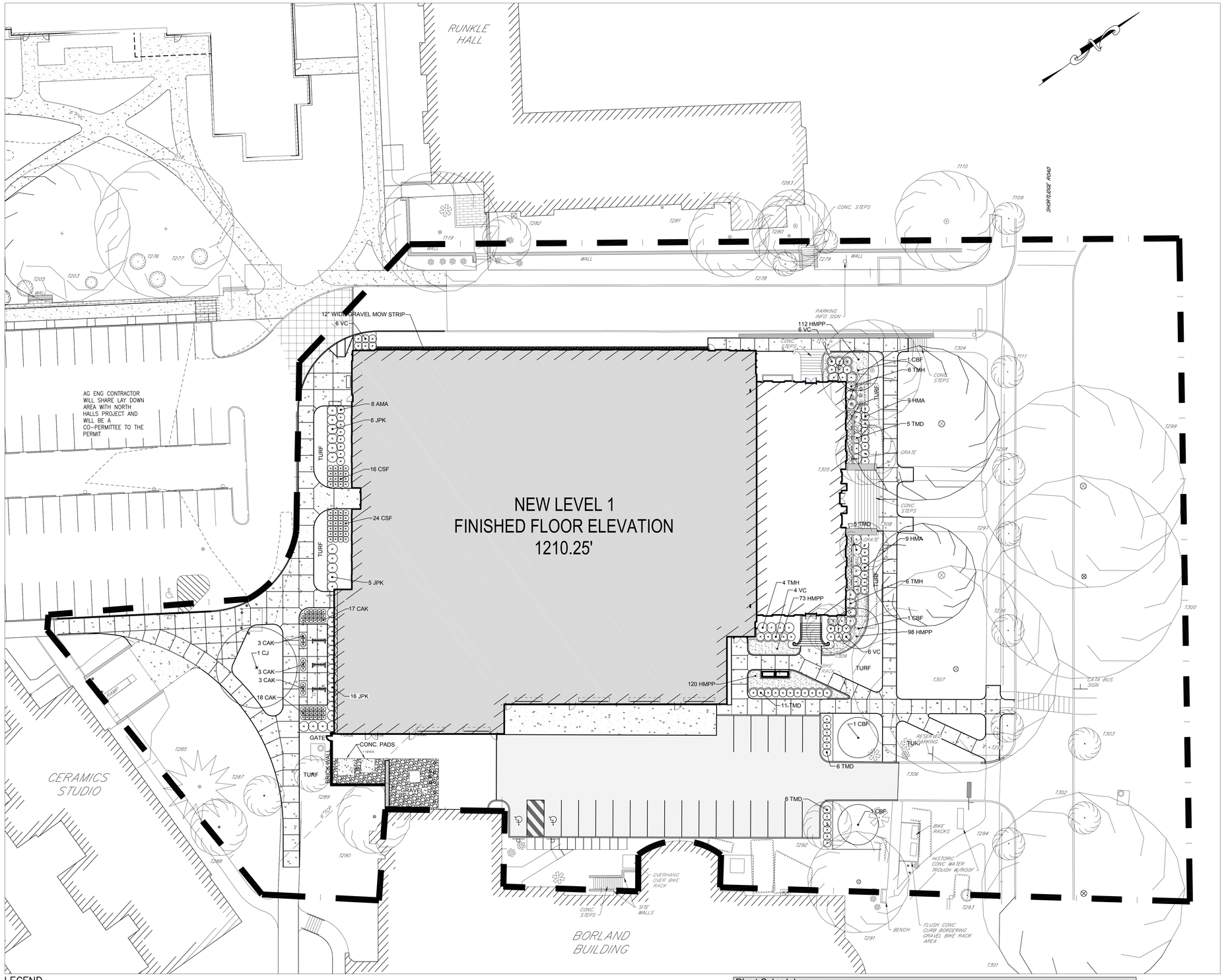

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Plant Schedule

Trees					
Key	Botanical Name	Common Name	Quan.	Size	Notes
CBF	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	4	3" cal. B&B	Matched
CJ	Cercidiphyllum japonicum	Katsura Tree	1	4" cal. B&B	Specimen

Shrubs					
Key	Botanical Name	Common Name	Quan.	Size	Notes
AMA	Aronia melanocarpa 'Autumn Magic'	Black Chokeberry	8	24" #5 cont.	
CSF	Cornus sericea 'Farrow'	Arctic Fire Redtwig Dogwood	40	24" #5 cont.	
HMA	Hydrangea macrophylla 'All Summer Beauty'	Bigleaf Hydrangea	18	24" #5 cont.	
JPK	Juniperus x pfitzeriana 'Kallay's Compact'	Pfitzer Juniper	31	24" B&B	
TMD	Taxus x media 'Densiformis'	Dense Yew	33	24" B&B	
TMH	Taxus x media 'Hicksii'	Hicks Yew	16	36" B&B	
VC	Viburnum carlesii	Koreanspice Viburnum	23	36" B&B	

Perennials / Bulbs / Groundcovers					
Key	Botanical Name	Common Name	Quan.	Size	Notes
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	44	2 gal	Well rooted; Established in container
HMPP	Heuchera mic. var. diversifolia 'Palace Purple'	Palace Purple Coralbell	403	1 gal.	Well rooted; Established in container

Notes:
All plants shall be in accordance with the American Standard for Nursery Stock (ANSI Z60.1-2004)
Soil on top of the root ball shall be removed to expose the root flare.
All container stock shall be healthy, vigorous, well rooted and established in the container in which it is growing.
All spacing noted is approximate. Refer to plan and field conditions for final spacing.
Contact Tom Flynn (863-4531) for approval of spacing prior to planting.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GENERAL NOTES:

1. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE MATERIALS AND DIMENSIONING.

KEY PLAN: NORTH

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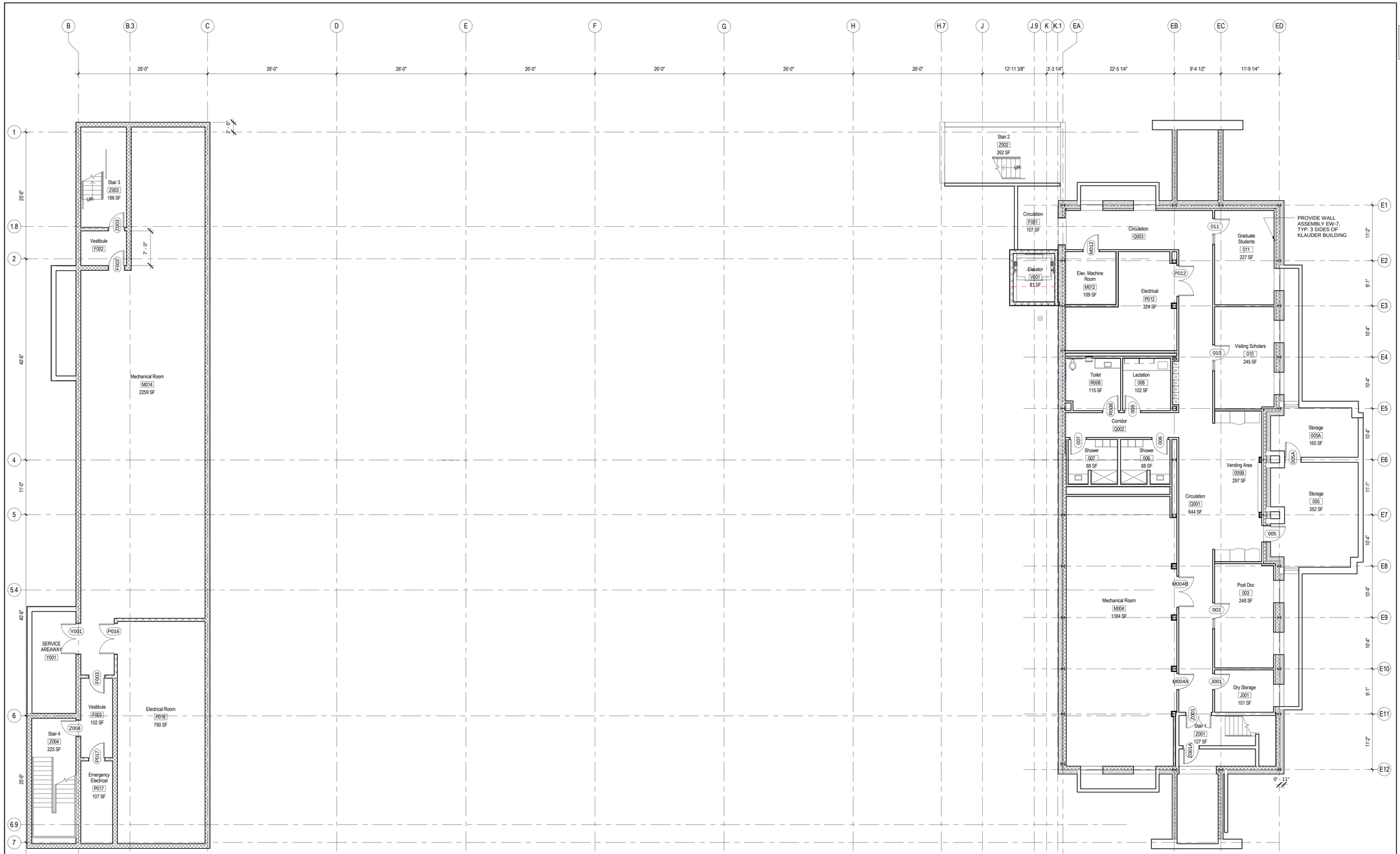
DRAWN BY:	-
CHECKED BY:	-

DRAWING NAME: Landscape Plan

SHEET NO.: C-6

PLOTTED: April 25, 2016-2:39pm (tstruble) FILENAME: S:\projects\6027-Ag Engineering Bldg Renov\CAD\6027 A\W-2232 Ag Eng.dwg LAYOUT: C-6 Landscape



Basement Plan - Borough Submission
1/8" = 1'-0"

1

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State College, PA 16830
Telephone 814 237 6518
sweetland-eng.com

CONSULTANTS:

GENERAL NOTES:

KEY PLAN:

NORTH

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Land Development Plans

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EYP PROJECT NO.:	1014049.01
CLIENT PROJECT NO.:	00-03437.00
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Approver

Seal

DRAWING NAME:
Basement Plan - Borough Submission

SHEET NO.:
A-100

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Telephone 814 237 6518
sweetland-eng.com

CONSULTANTS:

GENERAL NOTES:

KEY PLAN:

NORTH

#	Revision	Date

Agricultural Engineering Bldg.
PSU Project #00-03437.00

The Pennsylvania State University

Department of Agricultural & Biological Engineering
249 Agricultural Engineering Building
University Park, PA 16802

Land Development Plans

DATE:	**February 1, 2016**
SCALE:	**1/8" = 1'-0"**
EYP PROJECT NO.:	**1014049.01**
CLIENT PROJECT NO.:	**00-03437.00**
DESIGNED BY:	**Designer**
DRAWN BY:	**Author**
CHECKED BY:	**Approver**

Seal

DRAWING NAME: First Floor Plan - Borough Submission

SHEET NO.: **A-101**

First Floor Plan - Borough Submission
1/8" = 1'-0" | 1

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CONSULTANTS:

GENERAL NOTES:

KEY PLAN: NORTH

#	Revision	Date

Agricultural Engineering Bldg.
PSU Project #00-03437.00

The Pennsylvania State University

Department of Agricultural & Biological Engineering
249 Agricultural Engineering Building
University Park, PA 16802

Land Development Plans

DATE:	February 1, 2016
SCALE:	1/8" = 1'-0"
EYP PROJECT NO.:	1014049.01
CLIENT PROJECT NO.:	00-03437.00
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Approver

Seal

DRAWING NAME: Second Floor Plan - Borough Submission

SHEET NO.: **A-102**

Second Floor Plan - Borough Submission
1/8" = 1'-0"

1

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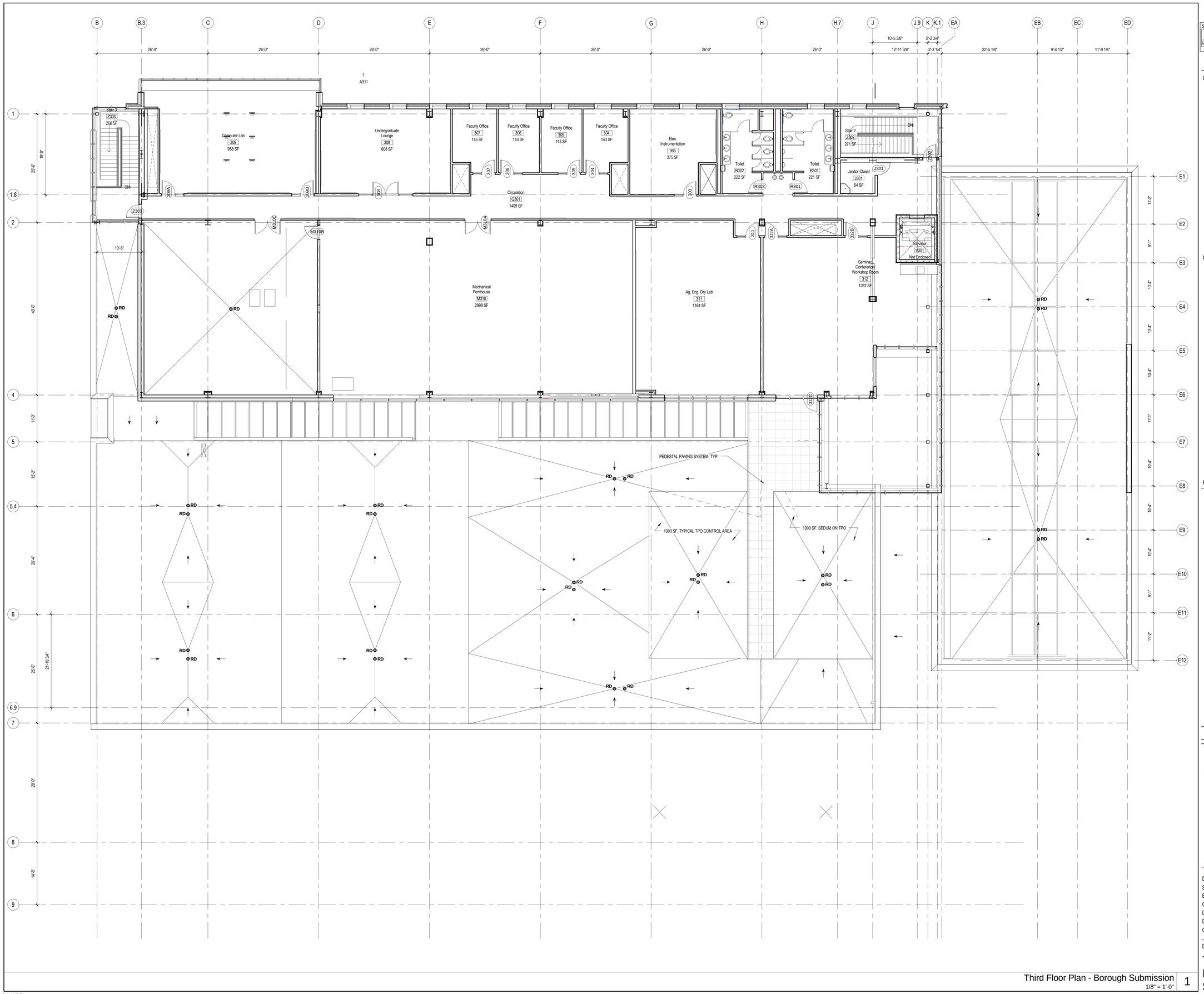

Third Floor Plan - Borough Submission
1/8" = 1'-0"
1

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CONSULTANTS:

GENERAL NOTES:

KEY PLAN:

NORTH

#	Revision	Date

Agricultural Engineering Bldg.
PSU Project #00-03437.00

The Pennsylvania State University

Department of Agricultural & Biological Engineering
249 Agricultural Engineering Building
University Park, PA 16802

Land Development Plans

DATE:	February 1, 2016
SCALE:	1/8" = 1'-0"
EYP PROJECT NO.:	1014049.01
CLIENT PROJECT NO.:	00-03437.00
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Approver

Seal

DRAWING NAME:
Third Floor Plan - Borough Submission

SHEET NO.:
A-103

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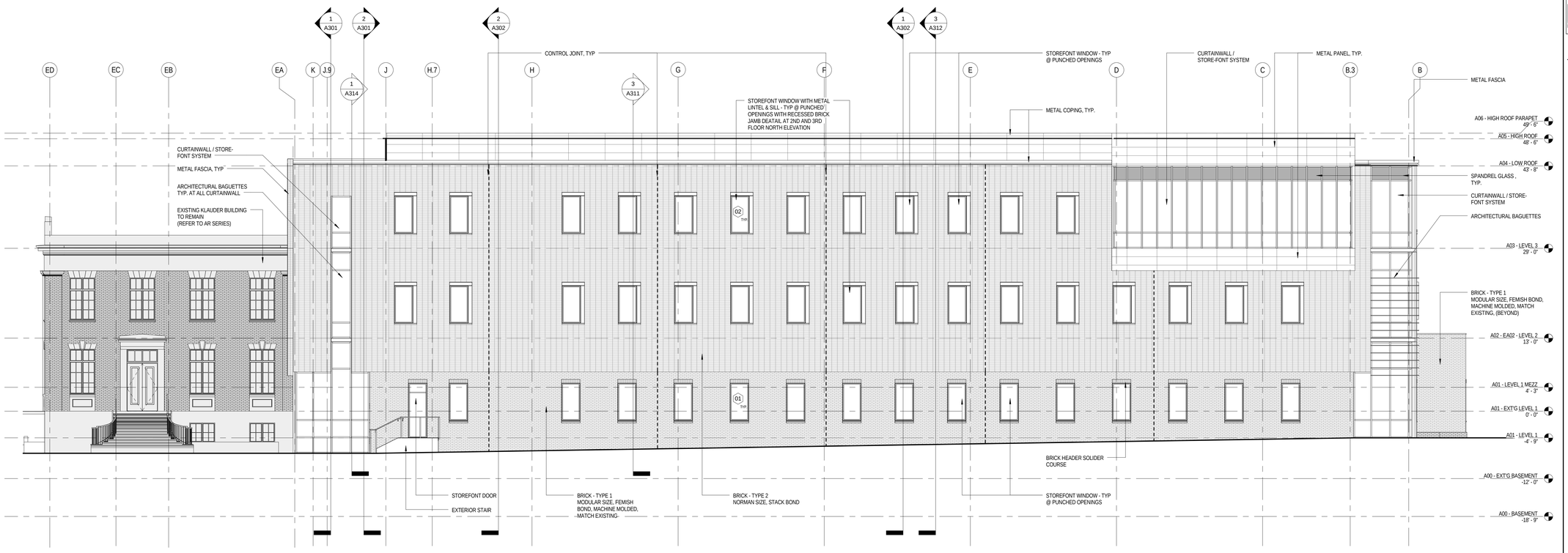
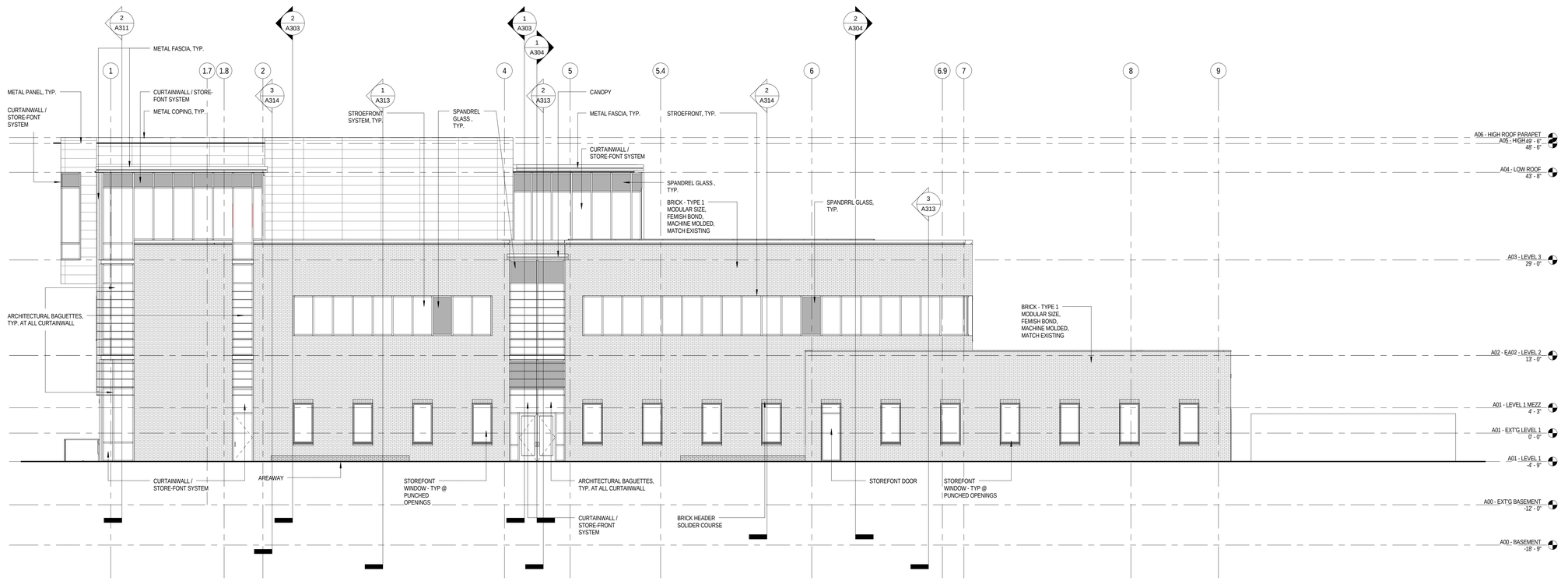


North Elevation 2
1/8" = 1'-0"



West Elevation 1
1/8" = 1'-0"

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CONSULTANTS:

GENERAL NOTES:

2

1

KEY PLAN: NORTH

#	Revision	Date

Agricultural Engineering Bldg.
PSU Project #00-03437.00

The Pennsylvania State University

Department of Agricultural & Biological Engineering
249 Agricultural Engineering Building
University Park, PA 16802

Land Development Plans

DATE:	February 1, 2016
SCALE:	1/8" = 1'-0"
EYP PROJECT NO.:	1014049.01
CLIENT PROJECT NO.:	00-03437.00
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Approver

Seal

DRAWING NAME:
Exterior Elevations - North & West

SHEET NO.:
A201

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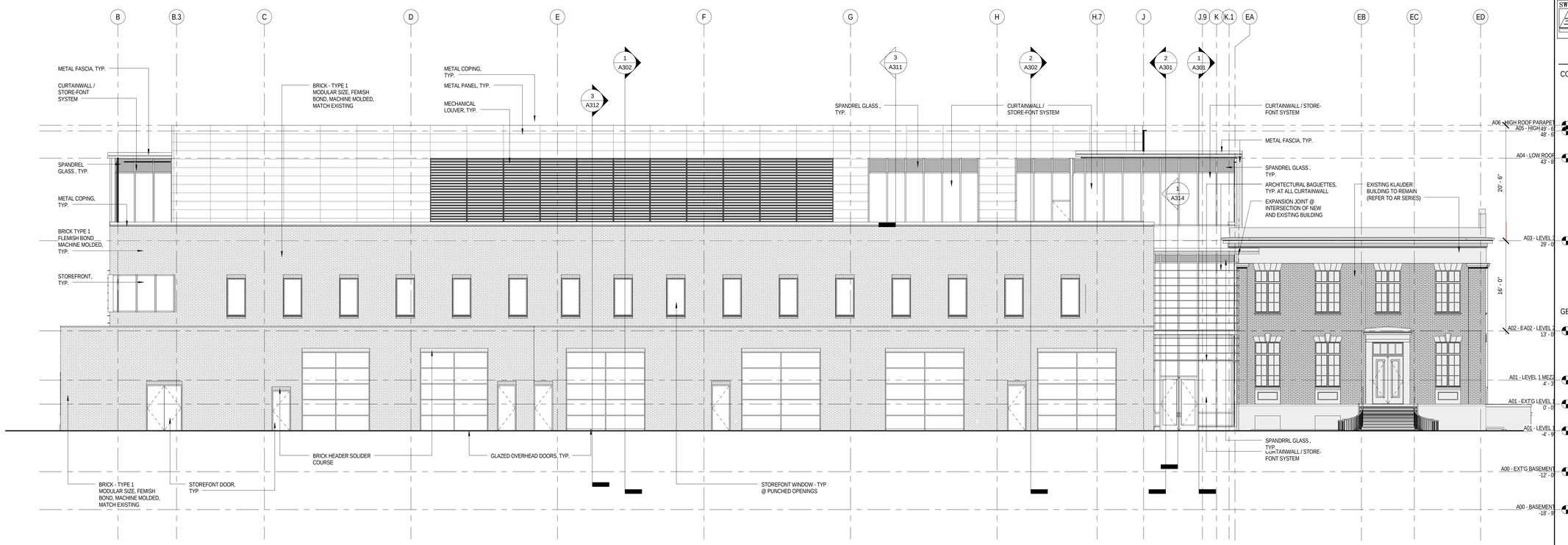
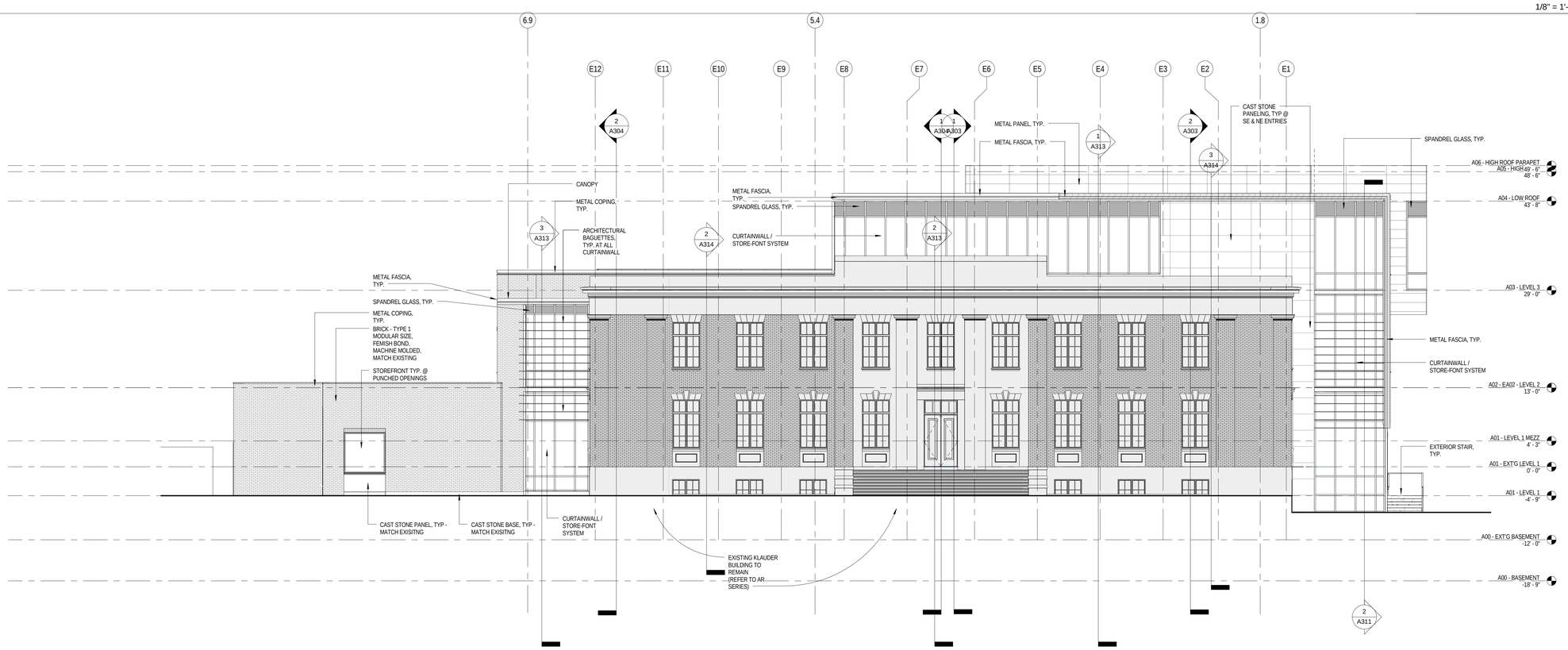


South Elevation 2
1/8" = 1'-0"



East Elevation 1
1/8" = 1'-0"

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CONSULTANTS:

GENERAL NOTES:

KEY PLAN: NORTH

#	Revision	Date

Agricultural Engineering Bldg.
PSU Project #00-03437.00

The Pennsylvania State University

Department of Agricultural & Biological Engineering
249 Agricultural Engineering Building
University Park, PA 16802

Land Development Plans

DATE:	February 1, 2016
SCALE:	1/8" = 1'-0"
EYP PROJECT NO.:	1014049.01
CLIENT PROJECT NO.:	00-03437.00
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Approver

Seal

DRAWING NAME:
Exterior Elevations - South & East

SHEET NO.:
A202

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East-West Section Perspective
- looking north

6

Southeast Perspective

3

East-West Section Perspective
- looking west

5

Northwest Perspective

2

North-South Section Perspective
- looking east

4

Northeast Perspective

1

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CONSULTANTS:

GENERAL NOTES:

KEY PLAN: NORTH

#	Revision	Date

Agricultural Engineering Bldg.
PSU Project #00-03437.00
The Pennsylvania State University
Department of Agricultural & Biological Engineering
249 Agricultural Engineering Building
University Park, PA 16802

Land Development Plans

DATE:	February 1, 2016
SCALE:	
EYP PROJECT NO.:	1014049.01
CLIENT PROJECT NO.:	00-03437.00
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Approver

DRAWING NAME: Exterior Renderings

SHEET NO.: **A205**

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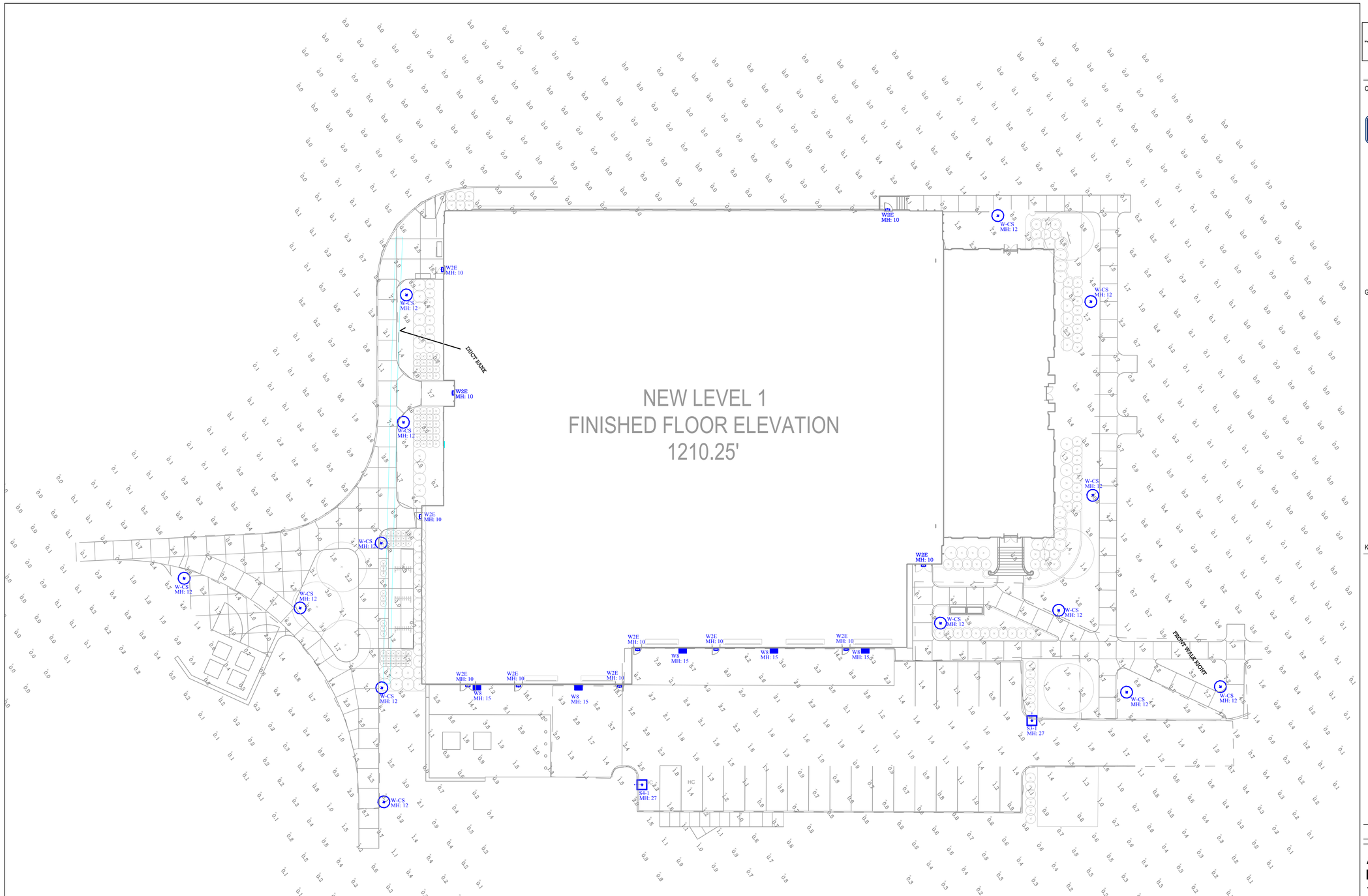

INTENDED MOUNTING HEIGHT LISTED WITH EACH FIXTURE TAG.

Luminaire Schedule

Project: SITE - EXTERIOR

Label	Symbol	Arrangement	Qty	LLF	[MANUFAC]	Description	Arr. Watts
W-CS		SINGLE	14	0.950	TARGETTI POULSEN USA INC.	KIP-PT LED V3 4000K	103.2
W2E		SINGLE	11	1.000	BEGA US	22606LED	57.14
W8		SINGLE	5	0.950	Lithonia Lighting	WST LED 2 10A700_40K SR4 MVOLT	47
S4-1		SINGLE	1	0.950	Lithonia Lighting	KAD LED 60C 530 40K R4 MVOLT	101
S3-1		SINGLE	1	0.950	Lithonia Lighting	KAD LED 60C 530 40K R3 MVOLT	101

Calculation Summary

Project: SITE - EXTERIOR

Label	Avg	Max	Min	Avg/Min	Max/Min
OVER ALL SITE	1.07	17.9	0.0	N.A.	N.A.
FRONT WALK	2.14	6.1	0.3	7.13	20.33
FRONT WALK RIGHT	3.46	8.2	1.2	2.88	6.83
PARKING AREA	2.04	13.6	0.6	3.40	22.67
REAR SIDEWALK	3.08	17.9	0.3	10.27	59.67

NEARBY EXISTING AREA LIGHTING NOT CONSIDERED IN THESE CALCULATIONS.
THEIR CONTRIBUTION WILL AFFECT LIGHT LEVELS ON MOST SIDE LOCATIONS

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sweetland-eng.com

CONSULTANTS:

LIGHTHOUSE ELECTRIC
ELECTRICAL CONTRACTORS
Lighthouse Electric
1957 Route 519
Canonsburg, Pa 15317
724 873-3500
www.LighthouseElectric.com

GENERAL NOTES:

KEY PLAN: NORTH

#	Revision	Date

Agricultural Engineering Bldg.
PSU Project #00-03437.00

The Pennsylvania State University

Department of Agricultural & Biological Engineering
249 Agricultural Engineering Building
University Park, PA 16802

Project Status

DATE:	February 1, 2016
SCALE:	1/16" = 1'-0"
EYP PROJECT NO.:	1014049.01
CLIENT PROJECT NO.:	00-03437.00
DESIGNED BY:	L&M
DRAWN BY:	ZL
CHECKED BY:	TLD

DRAWING NAME: Electrical Site Lighting Plan

SHEET NO.: **E003**

Aerial of 532 and 538 East College Avenue

CA RESIDENTIAL

NORTH ELEVATION

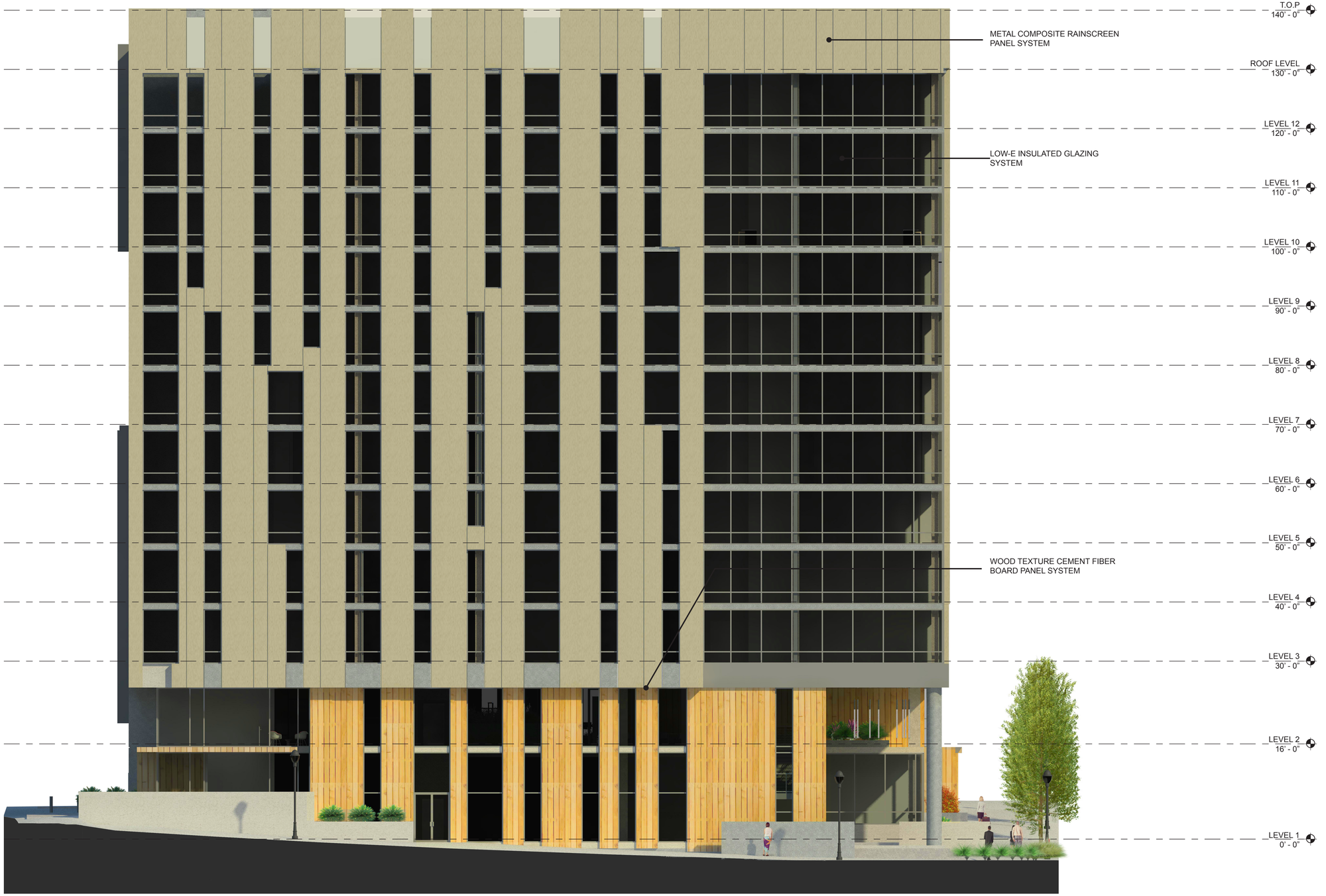
CA VENTURES
RISE STUDENT HOUSING

538 E COLLEGE AVE
STATE COLLEGE, PA 16801

1/8" = 1'-0"

Shepley Bulfinch

Shepley Bulfinch Richardson & Abbott |1437 North First Street, Suite 201, Phoenix, AZ 85004 | T:602.430.3223 F:800.934.9691 | www.ShepleyBulfinch.com



CA RESIDENTIAL

EAST ELEVATION

CA VENTURES
RISE STUDENT HOUSING

538 E COLLEGE AVE
STATE COLLEGE, PA 16801

1/8" = 1'-0"

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CA RESIDENTIAL

SOUTH ELEVATION

CA VENTURES
RISE STUDENT HOUSING

538 E COLLEGE AVE
STATE COLLEGE, PA 16801

1/8" = 1'-0"

Shepley Bulfinch

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CA RESIDENTIAL

WEST ELEVATION

CA VENTURES
RISE STUDENT HOUSING
538 E COLLEGE AVE
STATE COLLEGE, PA 16801

1/8" = 1'-0"

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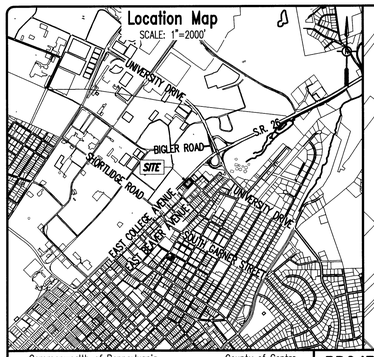
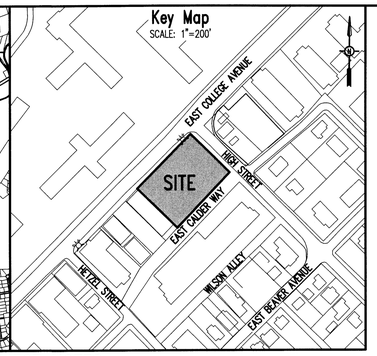
Location Map
SCALE: 1"=2000'



Key Map
SCALE: 1"=200'



Commonwealth of Pennsylvania County of Centre

Owner's Certification

On this the_____day of_____, 20_____,

_____,

the undersigned owners 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.

_____ Owner

witness my hand and seal, this date _____,

_____ _____
Notary Public Commission Expires

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

Stormwater Facilities Acknowledgement

I, the landowner, acknowledge the Stormwater Management System is to be maintained in accordance with the approved Ownership and Maintenance Program and shall remain a permanent fixture which can be altered only after approval of a revised plan by the Borough of State College.

_____ _____
Owner's Signature Date

Municipal Storm Water Signature Block

I, _____, _____2014,
have reviewed this Stormwater Management Plan in accordance with the design standards and criteria of the Borough of State College Stormwater Management Ordinance.

Storm Water Certification

I, _____, do hereby certify that the Stormwater Management Plan meets all design standards and criteria of the Borough of State College Stormwater Management Ordinance.

Design Engineer's Certification

I, _____, hereby certify that this Land Development Plan meets all design requirements of the Subdivision/Land Development Ordinance and the Zoning Ordinance of the Borough of State College.

Borough Arborist Approval

Approved on this the _____ Day of _____, 2014

By _____
State College Borough Aborist

Agreement of Owner

As Owner of this property, I agree to provide and maintain all Landscaping as indicated on this plan.

_____ _____
Owner's Signature Date

Municipal Approval

Approved on this the _____ day of _____, 2014

By _____
For the State College Borough Planning Department

Borough Council Conditional Use Approval

In accordance with the Borough of State College's Ordinances Section 1809; the METROPOLITAN at State College is a Signature Development Project that has been granted a Conditional Use by the Borough of State College on December 16, 2013.

_____
Borough Council President

_____
Borough Council Secretary

Recorder of Deeds

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

_____
Recorder of Deeds

PROJECT NOTES:

1. General Site Information:
   a. Owner: CA Student Living, State College Property, LLC, 161 N Clark Street, Suite 4900, Chicago, IL 60601
   b. Developer: CA Student Living, State College Property, LLC, 161 N Clark Street, Suite 4900, Chicago, IL 60601
   c. Property Address: 532 E College Ave, State College, PA 16801
   d. Municipality: Borough of State College
   e. Zoning: Collegiate Overlay (CO) in General Commercial (C) District as a Conditional Use (Reference Note #3)
   f. Existing Site Use: Multi-Family Residential Apartment Building and Restaurant
   g. Proposed Site Use: Multi-Family Residential Apartment Building with Commercial Space on the 1st & 2nd Floors
   h. Site/Lot Size: Required Lot Area = 15,000 S.F. (0.344 Acres)
      Proposed Lot Area = **34,032 S.F. (0.781 Acres)**
   i. Lot Width (All Frontages): Required Width = 90 feet
      Proposed Width = **218.09 feet (College Ave.)**
      143.10 feet (High St.)
      222.09 feet (Calder Way)
   j. Front Yard Depth: 18 feet, measured from the curb along College Ave.
      15 feet, measured from the curb along High St.
   k. Side & Rear Yard Depth: 10 feet clear and unobstructed to a height of 14 feet above grade
   l. Side & Rear Yard Depth Reduction: Side and rear yard depth may be reduced to 5 feet clear and unobstructed to a height of 14 feet above grade for yards abutting alleys between College Ave. and Beaver Avenues, subject to the following conditions:
      (1) A 5-foot wide sidewalk is constructed to Borough standards along the full length of the side or rear lot line abutting the alley right-of-way,
      (2) A 5-foot utility easement is located in the same area as that occupied by the sidewalk;
      (3) A clear and unobstructed square space at least 15 feet per side shall be reserved as a utility easement, the location of which shall be subject to approval by the Borough Engineer to insure public access; and,
      (4) Space for refuse collection, as provided for in Section 2001.c.
   m. Maximum Building Height: Allowed = 124 feet
      Proposed = **124 feet plus one additional floor of residential space per the Inclusionary Housing Ordinance resulting in an overall building height of 140 feet** (Section 1813.(d)(1) Collegiate Housing per Conditional Use approved December 7, 2015)
   n. Maximum Building Stories: Allowed = 11 Stories when Section 1813.(k) Collegiate Housing – Professional Housing is followed and two floors of such residential use is achieved in the building. Maximum of one story of each floor permitted.
      Proposed = **11 Stories plus one additional story of residential space per the Inclusionary Housing Ordinance resulting in an overall 12 Stories** (Ord. 1972, Section 4.a.(1)(f) Inclusionary Housing)
   o. Maximum Residential FAR: Allowed = 7 only when 2 floors of Section 1813.(k) Collegiate Housing – Professional Housing is followed. Maximum of one FAR increase for each floor permitted up to a total increase of two FAR.
      Proposed = **6.73 Floor Area Ratio (FAR)**
      Occupied Building Area = 229,054 S.F.
      Site Area = 34,032 S.F.
   p. Site Impervious Coverage: Existing = 32,456 S.F. (95.4%)
      Proposed = 31,534 S.F. (92.7%)
   q. Unit and Bed Calculations:

Unit Type	Number of Units	Number of Beds
Studio	32 Units	32 Beds
1 Bedroom	6 Units	6 Beds
2 Bedroom	32 Units	64 Beds
3 Bedroom	28 Units	84 Beds
4 Bedroom	48 Units	192 Beds
4 Bedroom (Dbl Occ.)	8 Units	40 Beds
5 Bedroom	32 Units	160 Beds
Totals:	**186 Units**	**578 Beds**

   r. Bicycling Parking Calculations (Collegiate Overlay District):
      Required Parking
      Mixed-Use (Building G.F.A > 20,001 S.F.): 1 spaces per 6,000 S.F.
      Proposed Parking
      Total Building G.F.A. = 335,739 S.F. / 6,000 S.F. = 56 spaces
      At Grade Bicycle Spaces Provided = 13 spaces
      Indoor Protected Bicycle Spaces Provided = 118 spaces
      Total Bicycle Spaces Provided = **131 spaces**
   s. Automobile Parking Calculations (Collegiate Overlay District):
      Required Parking
      Commercial (Non-Residential Uses): 1 space per 800 S.F. of G.F.A. exceeding 30,000 S.F.
      Commercial (Residential Uses): 1.5 spaces per unit for all units with 2 or fewer bedrooms
      2 spaces per unit for all units with 3 bedrooms
      2 spaces plus 1 space for each bed beyond 3 for all units with more than 3 bedrooms
      Underground Parking Garages: Each space equals the equivalent of 1.5 spaces in a surface/above ground lot
      Proposed Parking
      Commercial (Non-Residentail Uses): Total Commercial G.F.A. = 26,622 S.F. < 30,000 S.F. = 0 Spaces
      Commercial (Residential Uses): 2 Bedroom or fewer units = 70 units x 1.5 = 105 Spaces
      3 Bedroom units = 28 units x 2 = 56 Spaces
      4 Bedroom units = 56 units x 2 = 112 + 56 = 168 Spaces
      5 Bedroom units = 32 units x 2 = 64 + (32 x 2) = 128 Spaces
      Total Required Parking Spaces (no reductions) = 105+56+168+128 = 457 Spaces
      Indoor Protected Bicycle Parking 10% Reduction = 457 x 10% = 46 Spaces
      Fee-in-lieu 30% Reduction = 457 x 30% = 137 Spaces
      Green Building 20% Reduction = 457 x 20% = 91 Spaces
      Total Required Parking Stalls (with reductions) = 457–46–137–91 = 183 Spaces
      Proposed Underground Parking Garage = 124 Spaces x 1.5 = **186 Spaces Provided (Includes 5 ADA)**

3. Conditional Use:
   a. In accordance with the State College Borough Zoning Ordinance Section 2403.B, the RISE at State College project has been granted approval for a conditional use subject to compliance with the requirements set forth within the "Decision Request for Condition Use Rise 532 & 538 E. College Ave" on December 7, 2015.

4. Inclusionary Housing:
   a. The inclusionary housing element of this project as set forth in the State College Borough Ordinance 1972 includes adding an additional floor to the proposed building in order to provide space in the building for the inclusionary housing units. The additional floor will raise the maximum overall proposed height and number of allowed stories of the building by one story. An Inclusionary Housing Agreement as defined in the Codification of Ordinances, Chapter XIX, Section 201, shall be executed and binding between the Developer and the Borough of State College. All requirements set forth by the Inclusionary Housing Ordinance must fully comply.

5. Natural Site Features & Survey Information:
   a. Soil limits and descriptions have been taken from the Natural Resources Conservation Service Web Soil Survey dated January 2016.
   b. There are no wetlands on the property according to the National Wetland Inventory Mapping (U.S. Fish & Wildlife Service) for StateCollege, PA last updated April 2016. PennTerra Engineering also performed a field study in December 2015, which verified the absence of wetlands on the property.
   c. There are no portions of this property located within a Zone 'A' 100-year Flood Plain according to the Federal Emergency Management Agency (FEMA) Map Number 42027C0636F for the Borough of State College, effective date May 4, 2009.
   d. There are no steep slopes (> 25%) located on this property.
   e. There are no closed depressions located on this property from visual inspection of the existing conditions.
   f. Contours shown are in 1' intervals, and were generated from a topographic field survey by PennTerra Engineering, Inc. dated December 2015.
   g. Horizontal Datum is Pennsylvania North Zone State Plane Coordinates, North American Datum of 1983 (PA NAD83) U.S. Feet.
   h. Elevation Datum is the National Geodetic Vertical Datum of 1929 (NGVD 29)
   i. The project Benchmark is a Sanitary Manhole top of casting. The Sanitary Manhole is located on High Street near the intersection of College Avenue. Elevation = 1066.65'

STORMWATER OWNERSHIP AND MAINTENANCE PROGRAM

All stormwater management facilities on the site of RISE at State College not contained in a State College Borough Right-of-Way shall be owned and maintained by the developer. State College Borough, its agents and assigns shall have the uninterrupted right to access the property for inspection and maintenance of the stormwater facilities. This note applies to the entire property shown on these plans and shall be in effect for perpetuity.

State College Borough and/or the Centre County Conservation District may require The Owner to maintain a record of all inspections, repairs, and maintenance activities associated with the proposed stormwater management and permanent erosion and sediment pollution control facilities at this project site. The Owner shall immediately notify the State College Borough and Centre County Conservation District prior to initiating any major repair activities.

The Owner hereby acknowledges State College Borough's right to periodically access the project site to inspect the permanent stormwater management facilities that are part of this project. The Owner acknowledges State College Borough's right to access the project site with notice to repair and/or maintain the permanent stormwater management facilities in accordance with this Maintenance Program. Any maintenance and/or repair activities conducted by the State College Borough shall be at the expense of the Owner.

The Owner or responsible entity after construction and on an annual basis will submit a written report to the State College Borough regarding the condition of the stormwater management facilities.

The facilities that will require maintenance are the inlets/yard drains, storm pipes and the FloGard Downspout Filters. All stormwater facilities should be inspected monthly or after any rainfall producing runoff and maintained as follows:

1. *The proposed storm sewer pipes and inlets/yard drains shall be cleaned of all debris, litter, and other deleterious material.*
2. *The Flogard Downspout Filters shall be inspected for defects and possible leakage. Collected materials within the upper and lower filters shall be removed using a vacuum or it shall be dumped in a DOT approved container. The filter liner, gaskets, stainless steel frame, mounting brackets and liner shall be inspected to ensure they are fully functional, and shall be repaired/replaced as necessary. The filter medium shall be replaced at a minimum once per year.*

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING
- PROPOSED CURBING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE AREAS
- PROPOSED PAVED AREAS
- PROPOSED BRICK/PAVER AREAS
- PROPOSED RETAINING WALL/RAISED PLANTER
- PROPOSED RELOCATED FIRE HYDRANT
- PROPOSED/RELOCATED LIGHT FIXTURE/POLE
- PROPOSED RELOCATED SIGN
- PROPOSED DEPRESSED CURB/TRANSITION CURB
- PROPOSED HANDICAPPED RAMP
- PROPOSED STREET TREE
- PROPOSED CONCRETE STAIRS (6" RISERS)
- PROPOSED RAMP W/ RAILING
- PROPOSED 6"ø STEEL BOLLARD FILLED W/ CONCRETE
- PROPOSED STORM SEWER INLET – TYPE M

EXISTING FEATURES LEGEND

- Existing Building
- Existing Curbing
- Existing Concrete Sidewalk
- Existing Retaining Wall
- Existing Concrete Area
- Existing Paved Area
- Existing Overhead Utility Line w/ Pole
- Existing Sanitary Sewer w/ Manhole
- Existing Sanitary Sewer Lateral
- Existing Water Line w/ Valve
- Existing Water Service Lateral
- Existing Gas Line
- Existing Storm Sewer Line w/ Inlet
- Existing Retaining Wall
- Existing Gas Valve
- Existing Light Fixture
- Existing Sign

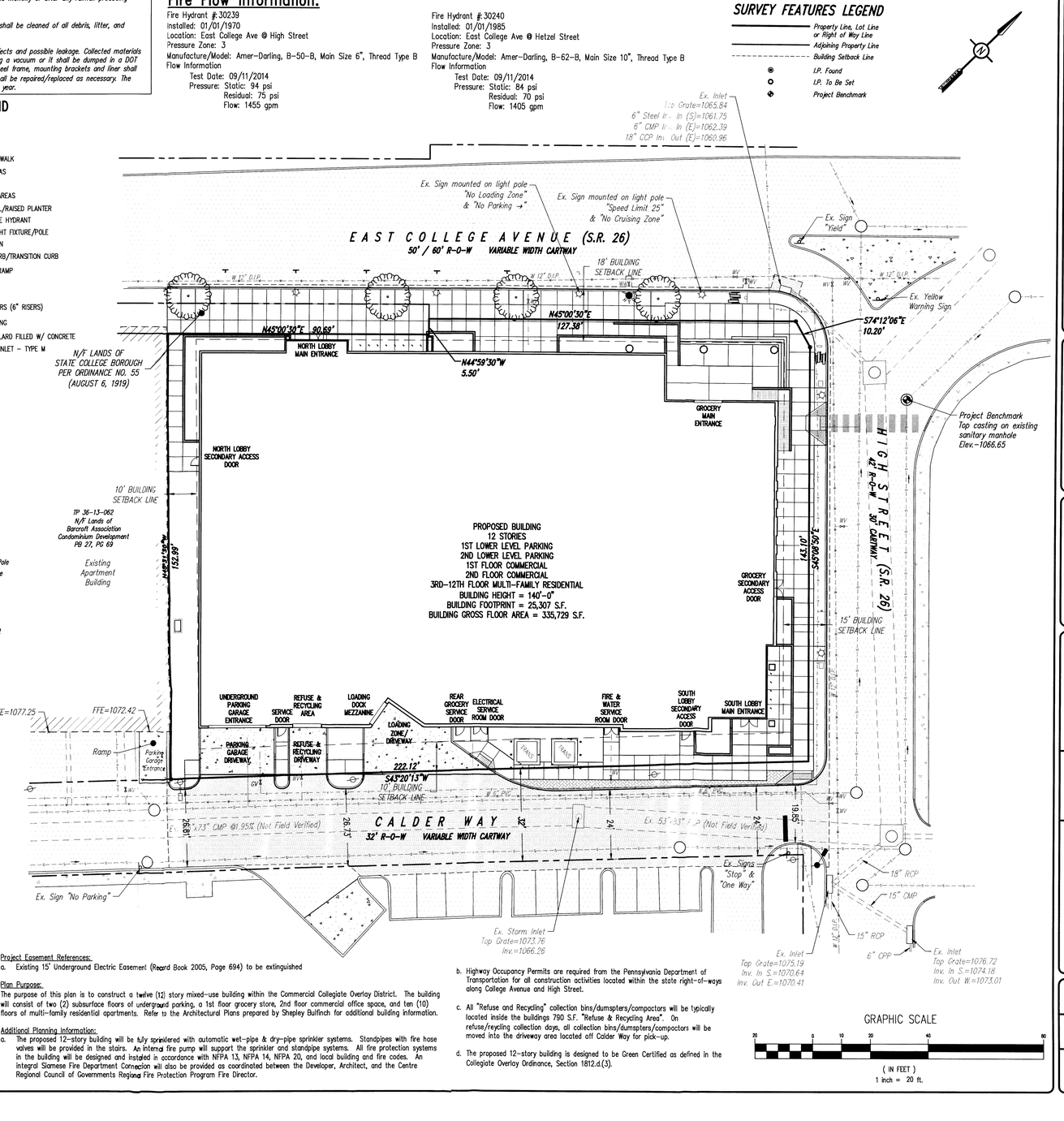
Fire Flow Information:

Fire Hydrant #:30239
Installed: 01/01/1970
Location: East College Ave @ High Street
Pressure Zone: 3
Manufacture/Model: Amer-Darling, B-50-B, Main Size 6", Thread Type B
Flow Information
Test Date: 09/11/2014
Pressure: Static: 94 psi
Residual: 75 psi
Flow: 1455 gpm

Fire Hydrant #:30240
Installed: 01/01/1985
Location: East College Ave @ Hetzel Street
Pressure Zone: 3
Manufacture/Model: Amer-Darling, B-62-B, Main Size 10", Thread Type B
Flow Information
Test Date: 09/11/2014
Pressure: Static: 84 psi
Residual: 70 psi
Flow: 1405 gpm

SURVEY FEATURES LEGEND

- Property Line, Lot Line or Right of Way Line
- Adjoining Property Line
- Building Setback Line
- I.P. Found
- I.P. To Be Set
- Project Benchmark



6. Project Easement References:
   a. Existing 15' Underground Electric Easement (Record Book 2005, Page 694) to be extinguished

7. Plan Purpose:
   The purpose of this plan is to construct a twelve (12) story mixed-use building within the Commercial Collegiate Overlay District. The building will consist of two (2) subsurface floors of underground parking, a 1st floor grocery store, 2nd floor commercial office space, and ten (10) floors of multi-family residential apartments. Refer to the Architectural Plans prepared by Shepley Bulfinch for additional building information.

8. Additional Planning Information:
   a. The proposed 12-story building will be fully sprinklered with automatic wet-pipe & dry-pipe sprinkler systems. Standpipes with fire hose valves will be provided in the stairs. An internal fire pump will support the sprinkler and standpipe systems. All fire protection systems in the building will be designed and installed in accordance with NFPA 13, NFPA 14, NFPA 20, and local building and fire codes. An integral Siamese Fire Department Connection will also be provided as coordinated between the Developer, Architect, and the Centre Regional Council of Governments Regional Fire Protection Program Fire Director.
   b. Highway Occupancy Permits are required from the Pennsylvania Department of Transportation for all construction activities located within the state right-of-ways along College Avenue and High Street.
   c. All "Refuse and Recycling" collection bins/dumpsters/compactors will be typically located inside the buildings 790 S.F. "Refuse & Recycling Area". On refuse/recycling collection days, all collection bins/dumpsters/compactors will be moved into the driveway area located off Calder Way for pick-up.
   d. The proposed 12-story building is designed to be Green Certified as defined in the Collegiate Overlay Ordinance, Section 1812.d.(3).

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Act 287 Utility Information: Serial No. **20160061716**
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

c. Electric
West Penn Power Company, 2800 E. College Ave., State College, PA 16801 – Phone: (800) 686-0021
d. Telephone
Verizon, Facility Management Center, 224 S. Allen Street, State College, PA 16801 – Phone: (814) 231-6511
e. TV Cable
Comcast, 60 Decibel Road, State College, PA 16801 – Phone: (888) 266-2278
f. Gas
Columbia Gas of Pennsylvania, 2550 Carolean Drive, State College, PA 16801 – Phone: (814) 238-6775
g. Sanitary Sewer Treatment
University Area Joint Authority (UAJA), 1576 Spring Valley Road, State College, PA 16801 – Phone: (814) 238-5361
h. Sanitary Sewer Collection & Conveyance
State College Borough Sewer Authority, 243 S. Allen St., State College, PA 16801 – Phone: (814) 234-7135
i. Water
State College Borough Water Authority (SCBWA), 1201 West Branch Road, State College, PA 16801 – Phone: (814) 238-6766

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Draftsman	MPM
ProjManager	JCS
Surveyor	NLG
Perimeter Ck.	
Book ----- Pg -----	
Acad	15299-02-RECORD
Layout	RECORD

Date	Description
	REVISIONS

RISE AT STATE COLLEGE

BOROUGH OF STATE COLLEGE
CENTRE COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

RECORD PLAN

PROJECT NO.	
15299	
DATE	
MAY 6, 2016	
SCALE	SHEET NO.
1"=20'	2 OF 13

DEMOLITION & CLEARING NOTES:

*BEFORE DIGGING IN PENNSYLVANIA, CALL 1-800-242-1776

FOR THE PURPOSES OF THE SITE DEMOLITION ACTIVITIES; CONSIDER THE DEMOLITION AREA TO BE 2' OUTSIDE THE FACE-OF-CURB AT EAST COLLEGE AVENUE SO THAT THE CURB IS REPLACED, 2' OUTSIDE THE FACE-OF-CURB AT HIGH STREET SO THAT THE CURB IS REPLACED, 2' INSIDE THE UTILITY POLES LOCATED IN CALDER WAY AND 2' AWAY FROM THE ADJOINING BUILDING. ALL PEDESTRIAN CURB RAMPS WILL BE REMOVED AND RECONSTRUCTED. ALL ACORN FIXTURE LIGHT POLES AND QUAZITE ELECTRICAL BOXES WILL NEED TO BE REMOVED WITH CARE AND SET ASIDE TO BE REINSTALLED AT PROPOSED LOCATIONS. ALL SHOE BOX LIGHT FIXTURE POLES ARE TO BE REMOVED & REPLACED WITH NEW ACORN FIXTURE LIGHT POLES. REUSE ALL QUAZITE ELECTRICAL BOXES IF POSSIBLE. ALL STREET SIGNAGE TO BE REMOVED WITH CARE AND SET ASIDE TO BE REINSTALLED AT PROPOSED LOCATIONS.

1. INSTALL CONSTRUCTION FENCE AROUND THE PERIMETER OF THE SITE ALONG EAST COLLEGE AVENUE, HIGH STREET & CALDER WAY.
2. PLACE 'CONSTRUCTION AREA' SIGNS AROUND THE PERIMETER OF THE SITE ALONG EACH ROADWAY.
3. PLACE 'SIDEWALK CLOSED' SIGNS AT THE COLLEGE AVENUE AND HIGH STREET SIDEWALKS.
4. INSTALL INITIAL EROSION & SEDIMENTATION CONTROLS (SILT SOXX AND CONSTRUCTION ENTRANCE AT CALDER WAY TO THE ALLEY). REFER TO THE EROSION & SEDIMENTATION CONTROL PLAN, NARRATIVES & DETAILS.
5. DISCONNECT ALL UTILITIES PRIOR TO DEMOLITION ACTIVITIES BEGIN. ARRANGE SPECIFIC DISCONNECTION WITH THE UTILITY COMPANY. OBTAIN IN WRITING FROM THE UTILITY PROVIDER NOTICE THAT FACILITIES HAVE BEEN APPROPRIATELY ABANDONED AND/OR DISCONNECTED.
6. RAZE EXISTING BUILDINGS. VERIFY WITH OWNER IF ANY MATERIAL IS TO BE SALVAGED. NOTIFY AND OBTAIN A BUILDING PERMIT FROM STATE COLLEGE BOROUGH CODE ENFORCEMENT OFFICER BEFORE COMMENCING ANY DISTURBANCE ACTIVITIES.
7. VERIFY IF PA DEP AIR QUALITY DEPARTMENT REQUIRES ANY TESTING BEFORE DEMOLITION ACTIVITIES COMMENCING. OBTAIN IN WRITING THIS PROOF. SUPPLY TO THE OWNER.

   BUILDING DEMOLITION MINIMUM REQUIREMENTS:
   DEMOLITION CONTRACTOR SHALL PROVIDE PENNSYLVANIA CERTIFICATION LICENSES AND NAMES OF PERSONNEL THAT WILL PERFORM WORK AND SHALL PROVIDE A LIST OF THE WASTE DISPOSAL SITES AND

   DEP PERMIT NUMBERS WHERE ACMS WILL BE TAKEN AND DISPOSED OF.

   DEP FORM 2700-FM-AQ0021- ASBESTOS ABATEMENT AND DEMOLITION/RENOVATION NOTIFICATION FORM FOR PROCESSING AND SUBMISSION TO THE PADEP AIR QUALITY COMPLIANCE PROGRAM AT LEASE TWO WEEKS PRIOR TO START OF DEMOLITION ACTIVITIES. PROOF OF MAIL RECEIPT (ORIGINAL) MUST BE PROVIDED TO OWNER.

   PROVIDE A DEMOLITION SURVEY, ACCORDING TO 29CFR 1926.850(A), FOR RECORD OF THE OWNER.

   PROVIDE IN ACCORDANCE WITH CONTRACT DOCUMENTS:
1. PERFORM DEMOLITION WORK IN ACCORDANCE WITH 29 CFR 1926, WITH PARTICULAR ATTENTION TO REQUIREMENTS SET FORTH IN SUBPART T, "DEMOLITION".
2. PERFORM WORK IN SAFE AND SYSTEMATIC MANNER.
3. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO EXTENT REQUIRED, AND AS INDICATED IN CONTRACT DOCUMENTS.
4. WEAR PROPER PERSONAL PROTECTIVE EQUIPMENT AT ALL TIMES.
5. USE WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS.
6. COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK.

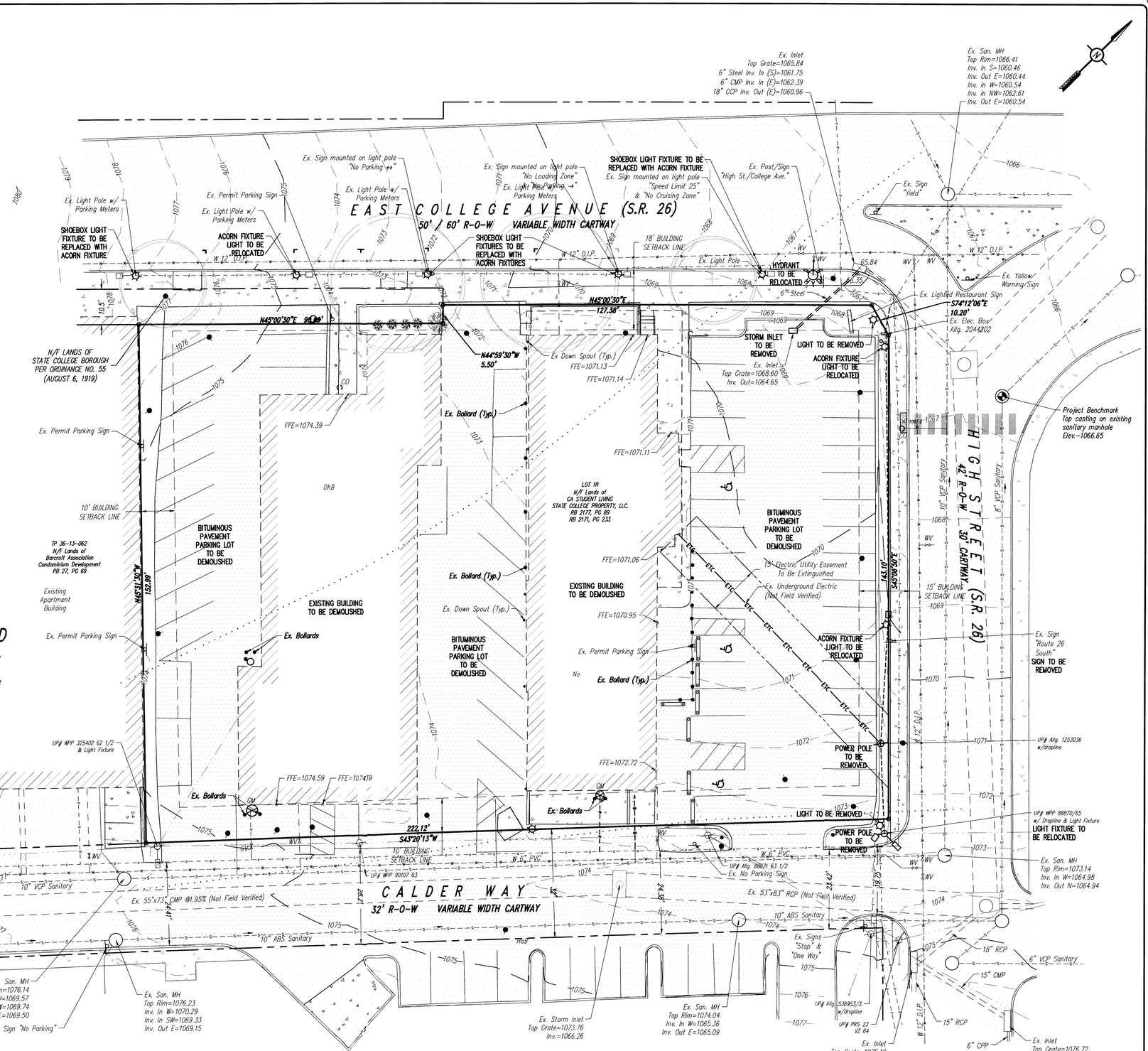
   IF ITEMS ARE DETERMINED TO BE HAZARDOUS, REFER TO DEP FORM 2700-FM-AQ0021- ASBESTOS ABATEMENT AND DEMOLITION/RENOVATION NOTIFICATION FORM , FOR DISPOSAL OF HAZARDOUS WASTES (ACMS).
8. REMOVE TREES, ROOTS COMPLETE AND ALL VEGETATION WITHIN THE LIMITS OF THE DEVELOPMENT SITE. ALL STREET TREE REMOVAL MUST BE COORDINATED WITH STATE COLLEGE BOROUGH PUBLIC WORKS DEPARTMENT AND ARBORIST.
9. REMOVE ALL FACILITIES, BUILDINGS AND COMPONENTS LOCATED WITHIN THE DEMOLITION AREA; INCLUDING BUT NOT LIMITED TO:
   - BUILDINGS – PAVEMENT – CURBS – CONCRETE – VEGETATION – INLETS
   - UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWAGE, GAS, STORMWATER, ETC.
   - UTILITY LATERALS TO CURB STOPS, VALVES OR SIMILAR.
   - SELECT OVERHEAD UTILITY POLES. REFER TO THE DEMO PLAN FOR OVERHEAD UTILITY POLES TO BE REMOVED.
10. IN ALL CASES, THE DEMOLITION CONTRACTOR SHALL NEATLY SAW CUT AND REMOVE/DISCONNECT EXISTING IMPROVEMENTS. IF DEMOLITION WORK IS TO BE PERFORMED IN THE RIGHT-OF-WAY OF THE BOROUGH AND/OR THE COMMONWEALTH OF PENNSYLVANIA; THEN IN ALL CASES NOTIFY THE APPROPRIATE PARTY AND FOLLOW THEIR RULES AND PROCEDURES FOR DEMOLITION ACTIVITIES. THIS IS SOLELY THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
7. RE-ESTABLISH THE EROSION & SEDIMENTATION CONTROLS. BEGIN SITE DEVELOPMENT CONSTRUCTION WORK.
8. IN ALL CASES, CONTRACTOR SHALL IDENTIFY ALL UTILITIES, PRE-EXISTING LATERALS (SPECIFICALLY BUT NOT LIMITED TO WATER & SEWER) & THE LATERALS SHALL BE PLUGGED TO THE SATISFACTION OF THE UTILITY.

EXISTING FEATURES LEGEND

- Existing Building
- Existing Curbing
- Existing Contours (1's & 2's)
- Existing Contours (5's & 10's)
- Existing Soil Limit Line / Boundary
- HaB — Existing Soil Type
- Existing Sanitary Sewer w/ Manhole
- CO S — Existing Sanitary Sewer Lateral
- WV — Existing Water Line w/ Valve
- W — Existing Water Service Lateral
- Existing Storm Sewer Line w/ Inlet
- Existing Gas Line
- Existing Underground Electric Line
- Existing Underground Electric-Telephone-Cable Line
- Existing Overhead Utility Line w/ Pole
- EX. SIDEWALK — Existing Concrete Sidewalk
- Existing Retaining Wall
- Existing Chain Link & Canvas Fence
- Existing Fire Hydrant
- GV — Existing Gas Valve
- EX. CO — Existing Clean-Out
- Existing Light Pole
- Existing Light Fixture
- Existing Sign
- Existing Deciduous Tree
- Existing Shrub

SURVEY FEATURES LEGEND

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



SOILS LEGEND

NRCS Soil cover on the site consists of:

HaB – Hagerstown silt loam, 3%-8% Slopes
No – Nolin silt loam, local alluvium, 0%-5% Slopes
OhB – Opequon-Hagerstown complex, 3%-8% Slopes

**Note: The NRCS soil types indicated on the plans may not match the actual soil types present on site since it has been previously disturbed/developed.*

Fire Flow Information:

Fire Hydrant #:30239
Installed: 01/01/1970
Location: East College Ave @ High Street
Pressure Zone: 3
Manufacture/Model: Amer-Darling, B-50-B, Main Size 6", Thread Type B
Flow Information
Test Date: 09/11/2014
Pressure: Static: 94 psi
Residual: 75 psi
Flow: 1455 gpm

Fire Hydrant #:30240
Installed: 01/01/1985
Location: East College Ave @ Hetzel Street
Pressure Zone: 3
Manufacture/Model: Amer-Darling, B-62-B, Main Size 10", Thread Type B
Flow Information
Test Date: 09/11/2014
Pressure: Static: 84 psi
Residual: 70 psi
Flow: 1405 gpm

GRAPHIC SCALE
15 0 7.5 15 30 60
(IN FEET)
1 inch = 15 ft.

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Draftsman MPM
Proj.Manager JCS
Surveyor NLG
Perimeter Ck.
Book ----- Pg ----
Acad 15299-03-EX CON
Layout EX CON

Date Description
REVISIONS

RISE AT STATE COLLEGE

BOROUGH OF STATE COLLEGE
CENTRE COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO. 15299
DATE MAY 6, 2016
SCALE 1"=15'
SHEET NO. 3 OF 13

PROPOSED FEATURES LEGEND

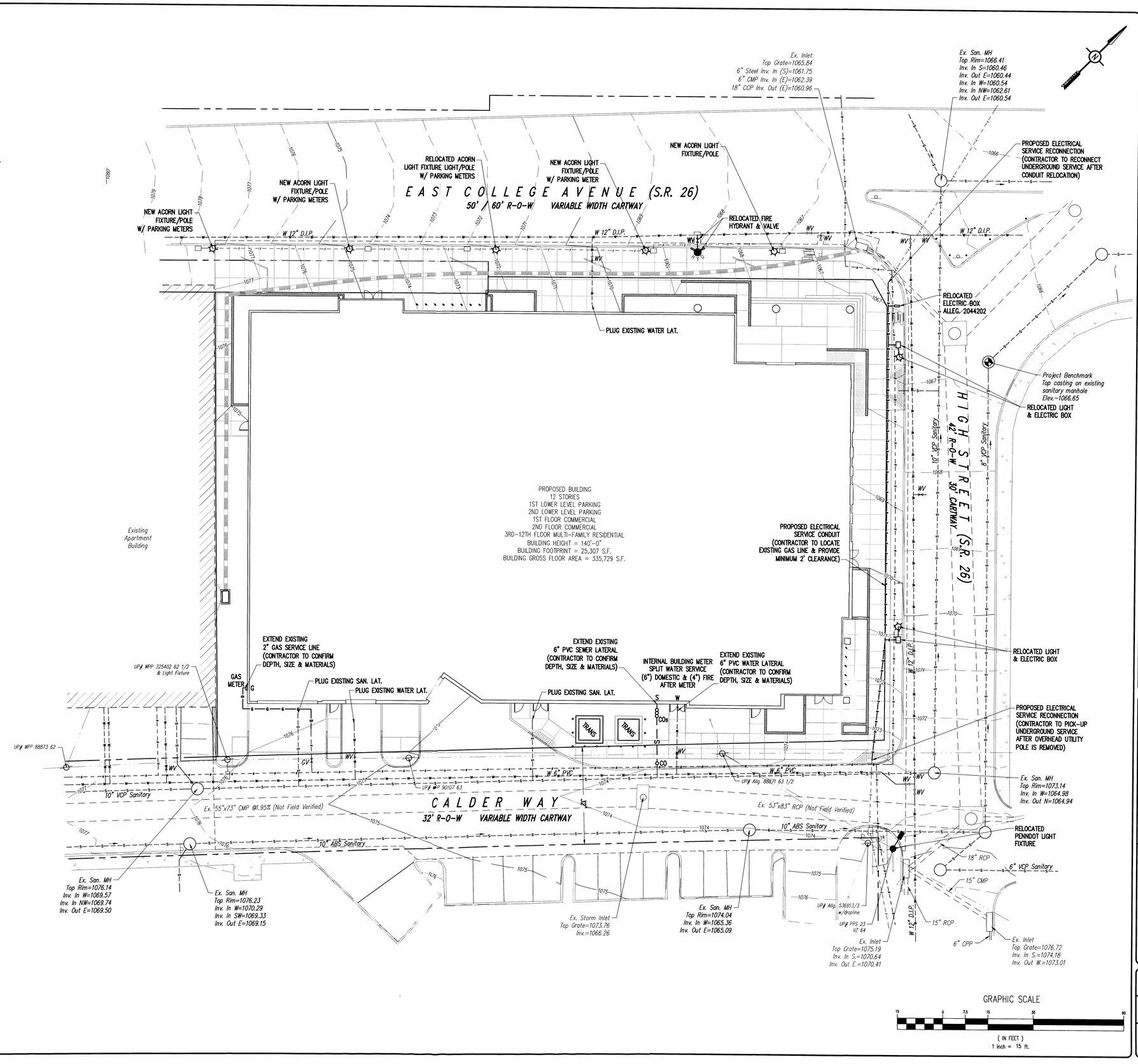
- PROPOSED BUILDING
- PROPOSED CURBING
- PROPOSED MAJOR CONTOURS W/ ELEVATION (1075)
- PROPOSED MINOR CONTOURS W/ ELEVATION (1073)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED RETAINING WALL/RAISED PLANTER
- PROPOSED STORM SEWER W/ TYPE M INLET
- PROPOSED 6" PVC SANITARY SEWER LATERAL W/ CLEAN OUT (CO — S)
- PROPOSED 8" WATER LINE W/ VALVE (WV)
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED RELOCATED FIRE HYDRANT
- PROPOSED/RELOCATED LIGHT FIXTURE/POLE
- PROPOSED RELOCATED SIGN
- PROPOSED DEPRESSED CURB/TRANSITION CURB (DEPRESSED CURB / TRANSITION CURB)
- PROPOSED HANDICAPPED RAMP
- PROPOSED CONCRETE STAIRS (6" RISERS)
- PROPOSED RAMP W/ RAILING
- PROPOSED 6"ø STEEL BOLLARD FILLED W/ CONCRETE
- PROPOSED STREET TREE

SURVEY FEATURES LEGEND

- *Property Line, Lot Line or Right of Way Line*
- *Adjoining Property Line*
- *Project Benchmark*

EXISTING FEATURES LEGEND

- *Existing Building*
- *Existing Curbing*
- *Existing Contours (1's & 2's)*
- *Existing Contours (5's & 10's)*
- *Existing Storm Sewer Line w/ Inlet*
- *Existing Overhead Utility Line w/ Pole*
- *Existing Sanitary Sewer w/ Manhole*
- *Existing Sanitary Sewer Lateral (CO — S)*
- *Existing Water Line w/ Valve (WV)*
- *Existing Water Service Lateral (W)*
- *Existing Gas Line*
- *Existing Underground Electric Line*
- *Existing Concrete Sidewalk (EX. SIDEWALK)*
- *Existing Retaining Wall*
- *Existing Gas Valve (GV)*
- *Existing Light Fixture*
- *Existing Sign*



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Proj.Manager	JCS
Surveyor	NLG
Perimeter Ck.	
Book	Pg
Acad	15299-06-UTILITY
Layout	GRADING

Date	Description
	REVISIONS

RISE AT STATE COLLEGE

BOROUGH OF STATE COLLEGE
CENTRE COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

UTILITY PLAN

PROJECT NO.	
15299	
DATE	
MAY 6, 2016	
SCALE	SHEET NO.
1"=15'	6 OF 13

PLANTING SCHEDULE

SYMBOL	KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE
CANOPY TREES					
	C1	4	CONTRACTOR SHALL COORDINATE ALL STREET TREE REMOVAL AND PLANTING WITH STATE COLLEGE BOROUGH ARBORIST – ALAN SAM AND PUBLIC WORKS DIRECTOR MARK WHITFIELD		T.B.D. BY ARBORIST
UNDERSTORY/EVERGREEN TREES					
	U1	2	COLUMNAR SARGENT CHERRY	Prunus sargentii "Columinaris"	6'–8' HT. B&B
SHRUBS					
	S1	37	RED SPRITE DWARF WINTERBERRY HOLLY	ILEX VERTICILLATA "RED SPRITE"	18"–24" HT. CONT.
	S2	27	SPREADING ENGLISH YEW	TAXUS BACCATA "REPANDENS"	18"–24" HT. CONT.
	S3	60	MINUET MOUNTAIN LAUREL	KALMIA LATIFOLIA "MINUET"	12"–18" HT. CONT.
	S4	18	SUMMERSWEET	CLETHRA ALNIFOLIA	24"–36" HT. CONT.
	S5	10	GREEN LUSTER JAPANESE HOLLY	ILEX CRENATA "GREEN LUSTER"	24"–36" HT. CONT.
	S6	3	MOHAWK BURKWOOD VIBURNUM	VIBURNUM X BURKWOODII "MOHAWK"	36"–48" HT. CONT.
	S7	180	SARGENT JUNIPER	JUNIPERUS CHINENSIS "SARGENTII"	12"–18" HT. CONT.

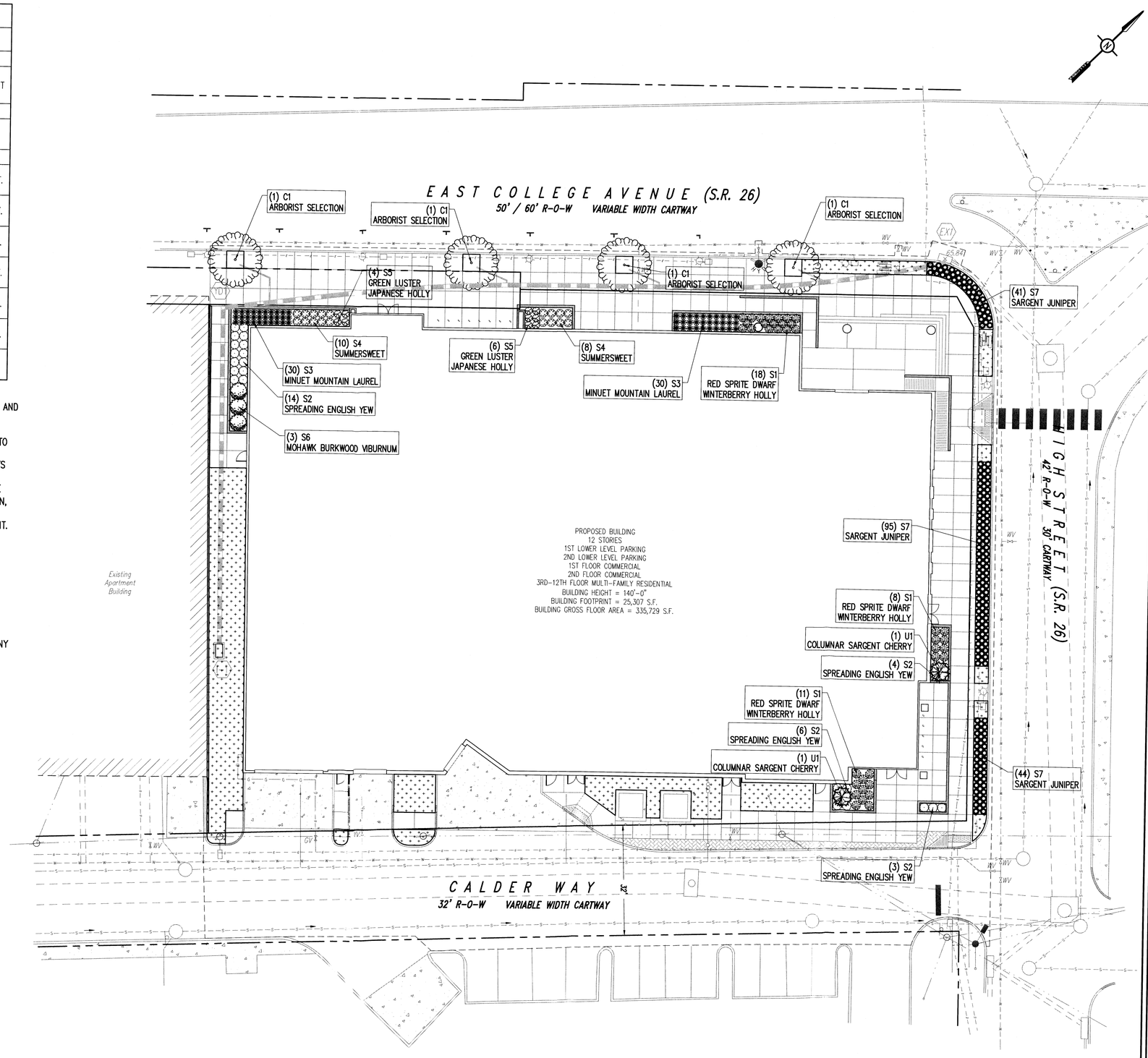
NOTE:

1. ALL TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THE STATE COLLEGE BOROUGH STANDARDS AND MUNICIPAL TREE PLAN.
2. ALL (4) EXISTING STREET TREES ALONG COLLEGE AVENUE FRONTAGE WILL NEED TO BE REMOVED FOR CONSTRUCTION ACTIVITIES SUCH AS THE USE OF CRANES. NO TREE PROTECTION ZONES ARE PROPOSED DUE TO TREE REMOVAL.
3. THE ENTIRE SITE WILL BE DISTURBED DURING CONSTRUCTION; THEREFORE, NO EXISTING VEGETATION THAT EXISTS WILL REMAIN.
4. ALL (4) STREET TREES SHALL BE REPLANTED/INSTALLED AT THE END OF THE CONSTRUCTION PERIOD, AND THE OWNER/CONTRACTOR SHALL COORDINATE WITH THE STATE COLLEGE BOROUGH ARBORIST FOR SPECIES SELECTION, METHOD OF INSTALLATION, CALIPER SIZE AND PLANTING DATE.
5. ALL STREET TREES SHALL BE PLANTED IN THE BOROUGH OF STATE COLLEGE'S TYPICAL 5'x5' TREE PLANTING PIT.
6. ALL STREET TREE PITS ARE TO BE COVERED WITH A 5'x5' CAST IRON TREE GRATE.
7. OWNER/CONTRACTOR TO COORDINATE WITH THE BOROUGH OF STATE COLLEGE ARBORIST/PUBLIC WORKS DEPARTMENT TO OBTAIN APPROVED 5'x5' CAST IRON TREE GRATE.
8. ALL COSTS ASSOCIATED WITH TREE REMOVAL AND PLANTING SHALL BE PAID BY THE OWNER.
9. SCIENTIFIC NAMES TAKE PRECEDENCE OVER COMMON NAMES IN THE PROVIDED PLANTING SCHEDULE.
10. ALL NEW PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
11. DO NOT SUBSTITUTE PLANT SPECIES WITHOUT THE WRITTEN PERMISSION OF THE BOROUGH OF STATE COLLEGE ARBORIST AND/OR ENGINEER.
12. CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE BOROUGH ENGINEER.
13. CONTRACTOR SHALL INSTALL MINIMUM 3" MULCH GROUND COVER AROUND ALL TREES AND SHRUBS.
14. REFER TO LANDSCAPING DETAILS ON SHEET 11 FOR ADDITIONAL CONSTRUCTION/INSTALLATION INFORMATION.
15. ALL PROPOSED LANDSCAPING AND VEGETATIVE PLANTINGS SHALL BE INSTALLED BETWEEN MAY AND JUNE 2018.

LANDSCAPING CHART ABBREVIATIONS:

B&B	BALLED AND BURLAP
CAL.	CALIPER
CONT.	CONTAINTER
HT.	HEIGHT
T.B.D.	TO BE DETERMINED

PROPOSED LAWN AREAS



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Seal

Designer	MPM
Draftsman	MPM
Proj.Manager	JCS
Surveyor	NLG
Perimeter Ck.	
Book	Pg
Acad	15299-08-LANDSCAPING
Layout	LANDSCAPING

Date	Description
	REVISIONS

RISE AT STATE COLLEGE

BOROUGH OF STATE COLLEGE
CENTRE COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

LANDSCAPING PLAN

PROJECT NO. 15299
DATE MAY 6, 2016
SCALE 1"=15'
SHEET NO. 8 OF 13