Meeting Agenda
State College Borough Design Review Board
August 16, 2016
Room 241 / 10 a.m.

I. **Call To Order**

II. **Roll Call**

III. **Approval Of Minutes**

IV. **Chair Report**

V. **Public Hour**

VI. **Land Development Plan**

A. Preliminary Plan Building Entrance Addition To Nursing Sciences Building, UPD Sub District 5 Zoning District, The Pennsylvania State University, Owner Reuther+Bowen, Engineer, Kimmel Bogrette Architecture + Site, Architect

VII. **Official Reports And Correspondence**

VIII. **Adjournment**

Documents:

Complete Design Review Board Agenda 8-16-16.pdf

Meeting Agenda
State College Borough Design Review Board
August 16, 2016
Room 241 / 10 a.m.

I. Call to Order

II. Roll Call

Richard Bryant, Chair
Bond Reinhardt, Vice-Chair
Richard Devon
Vacant
Vacant

III. Approval of Minutes - *August 1, 2016*

IV. Chair Report

V. Public Hour - Hearing of Citizens

VI. Land Development Plan

A. Preliminary Plan Building Entrance Addition to Nursing Sciences Building, UPD Sub District 5 Zoning District, The Pennsylvania State University, owner Reuther+Bowen, Engineer, Kimmel Bogrette Architecture + Site, Architect

The Nursing Sciences Building faces East College Avenue. The entrance proposed is 1,200 square feet that clearly distinguishes the main entrance of the building. The project also includes a reconfiguration of sidewalks and site grading and storm water management.

Despite the modest size of the addition, it is required by ordinance to be reviewed as a preliminary plan and a final plan submission.

Attached to the agenda is an aerial view of the development site and select plan sheets on **pages 6-11**.

Design Review Board Action: The Board is advisory to the Borough. Comments from the Board will assist the design team to consider additional design options or modifications, but they cannot be mandated. No formal motion required. Staff will summarize the Boards' comments and forward comments to the applicant as part of the preliminary plan review letter.

VII. Official Reports and Correspondence

A. Borough Council (BC)

B. Planning Commission (PC)

VIII. Adjournment

Meeting Minutes
State College Borough Design Review Board
August 1, 2016

The State College Borough Design Review Board (DRB) met on Monday, August 1, 2016 in the State College Borough Municipal Building, 243 South Allen Street in Room 241. Chairman Bryant called the meeting to order at 10:21 a.m.

Members present

Richard Bryant, Chairman; Bond Reinhardt, Vice-Chairman and Richard Devon

Others Present:

Anne Messner, Planner/Zoning Officer; Jenna Wargo, Planner and Denise Rhoads, Staff Assistant

Approval of Minutes

A motion was made by Mr. Devon and seconded by Mr. Reinhardt to approve the July 19, 2016 minutes as submitted. The vote was unanimously in favor

Chair Report

Chairman Bryant had nothing to report.

Public Hour

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

Work Program

Consolidation of the Design Review Board (DRB) and the Historic Resources Commission (HRC)

Ms. Messner stated Council is to consider the idea of consolidating the work of the HRC with the DRB. She noted the idea behind this consolidation would be providing a review body that is more consistent with the traditional review process of land development plans and alterations to historic resources in other municipalities.

Ms. Messner noted, during the July 12, 2016 HRC meeting, the Commission reviewed the concept and had the following comments to offer:

- Generally, they stated they are not prepared to make a recommendation to Council without additional thought.
- Suggested not merging the two right now just because there might be some quorum issues. It was thought merging the two is more of an efficiency issue. It was stated it does not seem to be a compelling issue for Council given the other items that need their attention.

- Comments were made regarding the compatibility of merging the two boards when one is focused on historic preservation and the other is design.
- Concern was expressed with how this would impact the development of a HARB.
- Ms. Messner asked this Commission, should both boards merge, would this board be willing to move their meeting up to 10 a.m. on the first and third Tuesdays to match the DRB. Some members are not able to accommodate this request. So, alternative meeting times might be needed.
- Ms. Messner noted it does require a change of legislation which presents some timing challenges but could be addressed.

The Boards' comments included:

- Mr. Devon noted the HRC is more interested in the preservation of and the DRB is more interested in the future of State College.
- Mr. Devon stated that the HRC is "grabbing" onto the DRB to solve their issues. Mr. Bryant stated he thought it was more about saving money than anything else.
- Mr. Reinhardt asked how many members would be appointed should the two groups merge. Ms. Messner stated it could be five to seven and has not been discussed in length yet.
- Mr. Devon stated these are two different groups that have two different focuses.
- Mr. Reinhardt stated he would be open to having a group meeting with the HRC.
- Mr. Devon stated he is not because he objects to overlapping interests.
- Mr. Devon stated this board has not been given a proposal to review. Ms. Messner stated they will not be given a proposal. She stated Council is just asking for feedback on whether or not both groups should merge.
- Mr. Bryant stated he is fine with the groups merging.

Ms. Messner stated if the Commission looks at what the groups' work plans are, the HRC is heavy on reviewing house plaques and every other year the State of Preservation Report and then, very rarely, they review land development plans and demolition plans.

Ms. Messner also stated the HRC is working on creating a HARB.

It was the general consensus of this board that they could not come up with a recommendation to Council.

Official Reports and Correspondence

Borough Council (BC): Ms. Messner reported Council was supposed to be announcing who our new Police Chief will be.

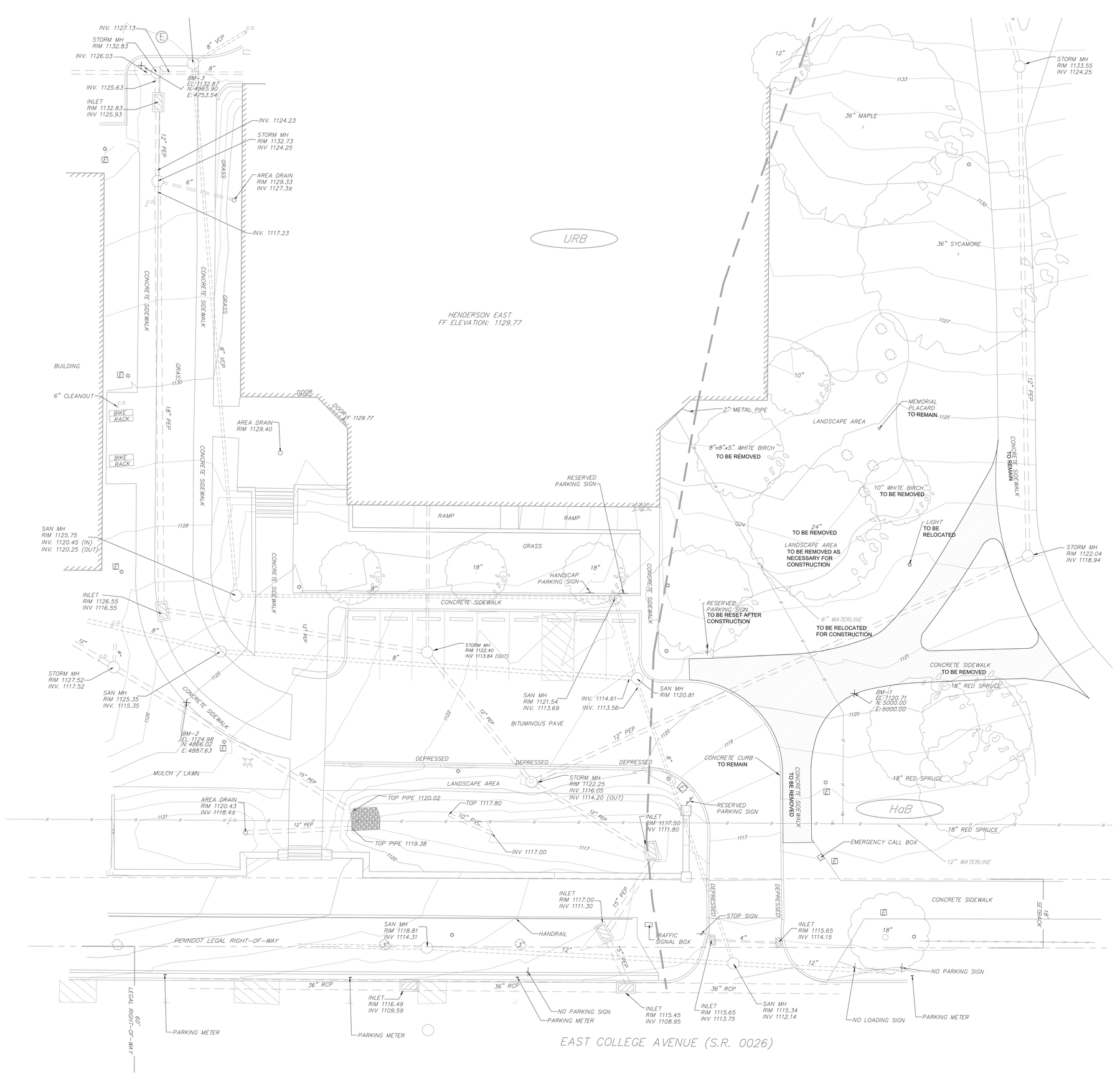
Planning Commission (PC): Ms. Messner reported the PC will be seeing a land development at their next meeting.

Adjournment

With no further business to discuss, the meeting was adjourned at 10:40 a.m. by a motion from Mr. Reinhardt and a second from Mr. Devon.

Respectfully submitted by,
Denise L. Rhoads, Staff Assistant

Aerial View (Source: Bing Maps)



LEGEND		
EXISTING	DESCRIPTION	PROPOSED
1600	CONTOURS	1600
	PROPERTY LINES	
	PROPERTY CORNER	
	RIGHT - OF - WAY	
	SETBACK LINES	
	INLETS	
	AREA DRAIN	
	STORM PIPE	
	UTILITY POLE	
OE	ELECTRIC LINE	OE
	LIGHT	
CO	CLEANOUT	
	SANITARY SEWER	
W	WELL	
	WOOD FENCE	
	CHAINLINK FENCE	
	BUILDING	
	TREE LINE	
	SOIL LINE	

GENERAL DEMOLITION AND EARTHWORK NOTES:

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS IDENTIFIED BY THE CONTRACTOR SHALL BE REPORTED TO THE ENGINEER IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF ACTIVITY.
2. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS AND OTHER FEDERAL, STATE, AND LOCAL REGULATIONS, TO ENSURE THE PUBLIC AND CONTRACTOR SAFETY.
3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   - 3.1. ENSURE COPIES OF ALL PERMITS AND APPROVALS ARE ON SITE FOR REVIEW.
   - 3.2. ALL EXISTING UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE, SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   - 3.3. THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO SITE DISTURBANCE.
   - 3.4. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING DEMOLITION ACTIVITIES. THERE SHALL BE NO DISRUPTION TO EXISTING UTILITIES DURING CONSTRUCTION.
   - 3.5. FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND RELOCATION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   - 3.6. COORDINATE WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT OF THE AFFECTED PARTIES.
   - 3.7. A COMPLETE INSPECTION FOR CONTAMINANTS, BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL ENVIRONMENTAL REGULATIONS. ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS SOLELY THE RESPONSIBILITY OF THE OWNERS'S ENVIRONMENTAL CONSULTANT.
4. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES AND ANY OTHER IMPROVEMENTS TO REMAIN ON OR OFF SITE.
5. IN ABSENCE OF SPECIFIC SPECIFICATION, THE CONTRACTOR SHALL PERFORM EARTHMOVING ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S ENGINEER.
6. EXPLOSIVES SHALL NOT BE USED USED ON THE PENNSYLVANIA STATE UNIVERSITY MILTON S. HERSHEY CAMPUS.
7. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL", AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS AND ROADWAY RIGHT-OF-WAYS.
8. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
9. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINES, WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
10. USE DUST CONTROL MEASURES TO LIMIT THE AMOUNT OF AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR TO WITHIN FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
11. CONTRACTOR IS RESPONSIBLE TO SAFEGAURD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
12. THE DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH FEDERAL, STATE, LOCAL AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
13. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES, ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIR SHALL RESTORE THE ITEM TO PRE-DEMOLITION CONDITION.
14. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES. CONTRACTOR SHALL PROPERLY REMOVE AND DISPOSE OF HAZARDOUS/UNSUITABLE MATERIAL OFFSITE IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS.
15. THE CONTRACTOR SHALL COORDINATE SERVICE SHUTOFF AND DISCONNECT/REMOVAL PROCEDURES WITH EACH RESPECTIVE UTILITY COMPANY FOR THE EXISTING UTILITIES SHOWN TO BE REMOVED.
16. THE DEMOLITION PLAN IS NOT INTENDED TO SHOW EROSION CONTROL MEASURES. FOR SUCH GUIDELINES AND DETAILS, SEE THE EROSION AND SEDIMENT CONTROL PLAN AND DETAILS.

SOIL DESCRIPTIONS:

HaB—HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES

URB—URBAN LAND-HAGERTOWN COMPLEX, GENTLY SLOPING

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NURSING SCIENCES BUILDING
ENTRANCE ADDITION
COLLEGE AVENUE, STATE COLLEGE, PA 16802,
BOROUGH OF STATE COLLEGE, CENTRE COUNTY

Construction Issue Date:			
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2016.07.08 LD SUBMISSION

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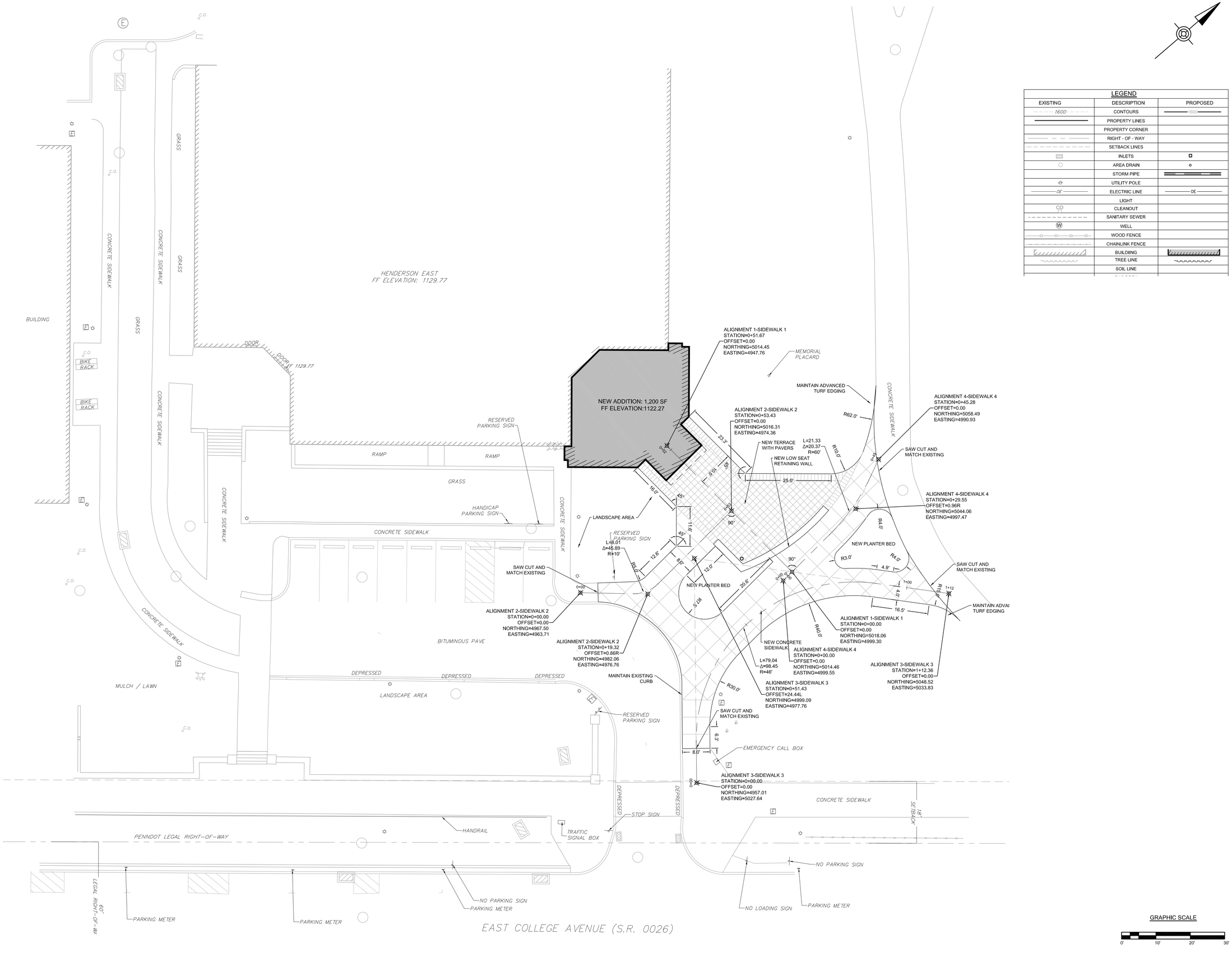

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Construction Issue Date:	
Drawn By:	THV
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Sheet Name: LAYOUT PLAN

Progress Prints:
2016.07.08 LD SUBMISSION

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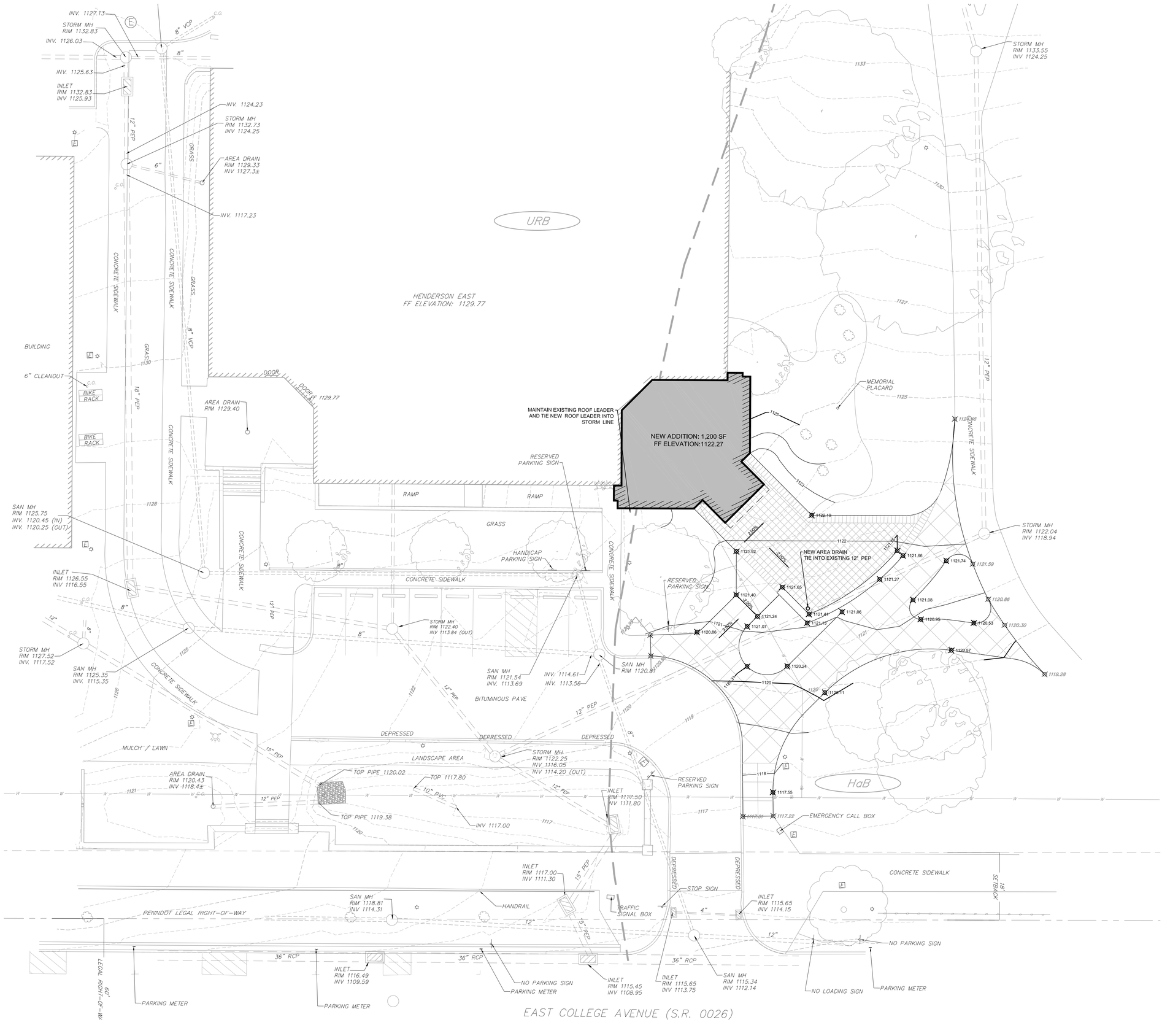

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	UTILITY POLE	
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	SANITARY SEWER	
W	WELL	
	WOOD FENCE	
	CHAINLINK FENCE	
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	TREE LINE	
	SOIL LINE	

GRADING NOTES:

1. THE MINIMUM SLOPE IN GRASSED AREAS SHALL NOT BE LESS THAN 2% AND THE MINIMUM IN PAVED AREAS SHOULD NOT BE LESS THAN 1%.
2. PAVEMENT SHALL BE SAWCUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
3. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE/RECORD PLAN WILL SUPERSEDE IN ALL CASES. THE ENGINEER OF RECORD MUST BE IMMEDIATELY NOTIFIED IN WRITING OF ANY CONFLICTS.
4. THE CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS (INCLUDING PADEP, ETC.) FOR ALL OFFSITE HAUL AND/OR BORROW SITES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
5. EXISTING INLETS AND STORM SEWER SHOWN FILLED WITH DEBRIS SHALL BE CLEANED AND FLUSHED. NEW INLETS AND PIPES SHALL BE CHECKED FOR SILT/DEBRIS AFTER CONSTRUCTION AND FLUSHED/CLEANED IF NECESSARY.
6. DEPTHS OF EXISTING UTILITIES IN PORTIONS OF THE SITE ARE UNKNOWN. WHERE EXISTING UTILITIES ARE TO REMAIN AND ARE FOUND TO HAVE INADEQUATE COVER AFTER FINAL PROPOSED GRADES HAVE BEEN ESTABLISHED, THE DESIGN ENGINEER SHALL BE CONTACTED IMMEDIATELY AND PRIOR TO FURTHER CONSTRUCTION ACTIVITIES IN THE AREA OF SAID CONFLICT.
7. ALL DESIGNERS AND CONTRACTORS UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF PENNSYLVANIA ACT 287. LOCATIONS OF EXISTING AND PROPOSED UNDERGROUND UTILITIES AND FACILITIES SHOWN ON THE DRAWINGS HAVE BEEN DEVELOPED FROM INFORMATION MADE AVAILABLE. COMPLETENESS AND ACCURACY OF LOCATION AND DEPTH OF UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR IS TO VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES AND FACILITIES BEFORE THE START OF WORK. UTILIZE HAND EXCAVATION AS REQUIRED. WORK IS ALSO TO BE DONE IN ACCORDANCE WITH THE STANDARDS OF PENNSYLVANIA STATE UNIVERSITY OR THE UTILITY COMPANIES WHOSE FACILITIES ARE IN THE PROXIMITY OF THE WORK. OTHER UTILITIES MAY BE REQUIREMENTS OF PENNSYLVANIA ACT 38 (1991), THE CONTRACTOR SHALL CONTRACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 DAYS PRIOR TO EXCAVATION.
8. CONTRACTORS SHALL HAVE ALL REQUIRED SUBMITTAL APPROVALS PRIOR TO BEGINNING WORK OR ORDERING MATERIALS.
9. CONTRACTORS SHALL VERIFY ALL DIMENSIONS, INVERTS, ELEVATIONS, AND EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK. VARIATIONS BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND RESOLVED PRIOR TO PROCEEDING WITH THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY, PROCEDURES, MEANS AND METHODS, SEQUENCING, AND COORDINATION.
11. ALL WORK SHALL BE PERFORMED BY QUALIFIED, EXPERIENCED PERSONNEL.
12. CONTRACTOR SHALL NOTIFY THE OWNER OF PREEXISTING CONDITIONS OF DETERIORATION IN AREAS OF WORK THAT ARE UNCOVERED OR EXPOSED DURING THE WORK.
13. FIELD CHANGES REQUIRE PRIOR ENGINEERING REVIEW AND WRITTEN CONFIRMATION.
14. CONTRACTOR SHALL PROVIDE LAYOUT, LINE AND GRADE UNLESS OTHERWISE NOTED.
15. CONTRACTOR SHALL PROVIDE TEMPORARY DEWATERING OF EXCAVATIONS THROUGHOUT THE DURATION OF CONTRACT AT NO ADDITIONS COST.
16. REFER TO THE PROFILE PLAN FOR ADDITIONAL GRADING INFORMATION.

PLACEMENT OF FILL NOTES:

1. BACKFILLING, TO THE SUBGRADE ELEVATION, SHALL BE DONE IN LAYERS OF SIX (6) TO EIGHT (8) INCHES AND EACH LAYER SHALL BE THOROUGHLY TAMPED BY AN APPROVED MECHANICAL TAMPER TO A MINIMUM DENSITY OF 95% AT OPTIMUM MOISTURE AS DETERMINED BY ASTM D-698 OR AASHTO T-99 WITH SUITABLE BACKFILL MATERIAL. BACKFILLING OR TAMPING WITH TRENCHING MACHINES IS PROHIBITED.
2. THE FILL MATERIAL SHALL CONTAIN THE PROPER MOISTURE CONTENT TO OBTAIN THE REQUIRED COMPACTION. WETTING OR DRYING OF THE MATERIAL OR ANY OTHER MANIPULATION SHALL BE REQUIRED TO SECURE UNIFORM MOISTURE CONTENT THROUGHOUT THE LAYER. IF THE MATERIAL IS TOO WET TO PERMIT PROPER COMPACTION, ALL WORK ON PORTIONS THUS AFFECTED SHALL BE DELAYED UNTIL THE WET MATERIAL HAS EITHER DRIED TO THE MOISTURE CONTENT OR HAS BEEN REMOVED. A LAYER OF FILL SHALL NOT BE ADDED UNTIL THE PREVIOUS LAYER HAS ATTAINED THE REQUIRED PERCENT COMPACTION.
3. SUITABLE BACKFILL MATERIAL IS MATERIAL CONTAINING NO DEBRIS, ORGANIC MATTER, FROZEN MATERIAL OR LARGE ROCKS OR STONES WITH A DIAMETER OF GREATER THAN ONE-HALF THE THICKNESS OF THE COMPACTED LAYERS BEING PLACED. IN ADDITION, BACKFILL MATERIAL SHALL NOT CONTAIN VEGETATION, MASSES OF ROOTS, INDIVIDUAL ROOTS, CINDERS, ASHES, REFUSE, BOULDERS AND ANY OTHER MATERIAL WHICH IN THE OPINION OF THE ENGINEER, IS UNSUITABLE.

SOIL DESCRIPTIONS:

HAB—HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES

URB—URBAN LAND-HAGERTOWN COMPLEX, GENTLY SLOPING

RECEIVING WATERSHED AND CHAPTER 93 DESIGNATION

- WATERSHED: TRIBUTARY TO SLAB CABIN RUN
  HIGH QUALITY COLD WATER FISHES- MIGRATORY FISH (HQ-CWF-MF)

GRAPHIC SCALE

0' 10' 20' 30'

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Construction Issue Date:	
Drawn By:	THV
Checked By:	DPL
Scale:	AS NOTED

Sheet Name: GRADING & DRAINAGE PLAN

Progress Prints:
2016.07.08 LD SUBMISSION

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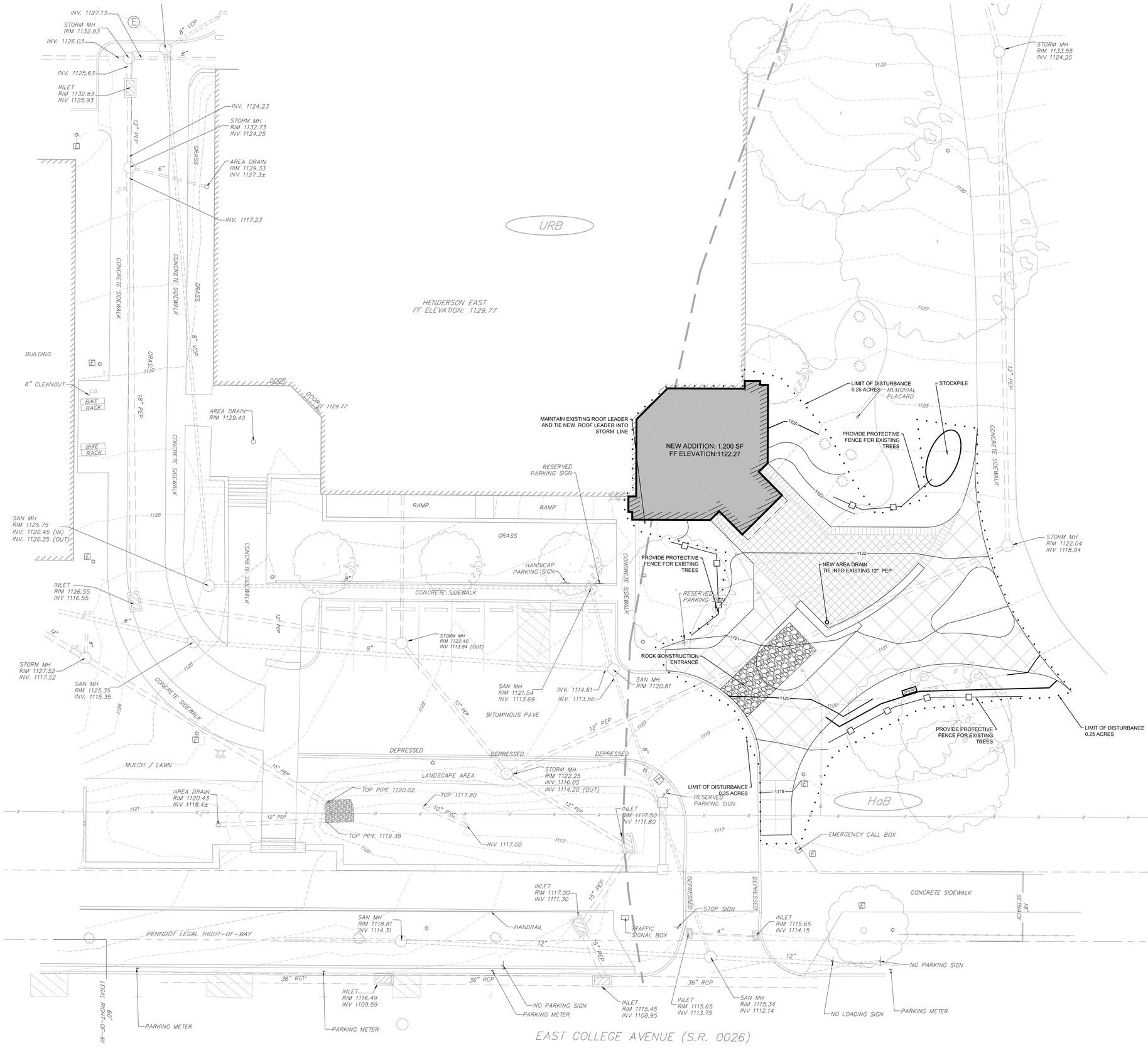

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W	WELL	
	WOOD FENCE	
	CHAINLINK FENCE	
	BUILDIING	
	TREE LINE	
	SOIL LINE	
	SILT SOCK	SILT SOCK
	SLOPE PROTECTION	
	INLET PROTECTION	
	LIMIT OF DISTURBANCE	

GENERAL NOTES:

- ANY DISTURBED AREA WHERE SOIL LIMITATIONS PROHIBIT ESTABLISHMENT OF VEGETATION (ROCKY SOILS OR AREAS WITH LITTLE VEGETATION PRIOR TO EARTH DISTURBANCE) SHALL BE REPLACED WITH 4" OF TOPSOIL OR OTHER SUITABLE MATERIAL TO PROMOTE VEGETATIVE GROWTH FOR STABILIZATION, AS DIRECTED BY THE ENGINEER. AREA REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
- NO WETLANDS HAVE BEEN DELINEATED WITHIN THE PROJECT SITE.
- THERE ARE NO GEOLOGIC CONDITIONS THAT HAVE POTENTIAL TO CAUSE POLLUTION DURING CONSTRUCTION.
- THE E & S PLAN MINIMIZES THE EXTENT AND DURATION OF EARTH DISTURBANCE FOR THIS PROJECT BY LIMITING CLEARING TO AREAS WHERE WORK WILL TAKE PLACE AND IMMEDIATELY STABILIZING DISTURBED AREAS AS CONSTRUCTION IS COMPLETED.
- REFER TO SHEET D1.1 FOR GENERAL EROSION AND SEDIMENTATION CONTROL NOTES.
- REFER TO SHEET D1.1 FOR SEQUENCE OF CONSTRUCTION.

SOIL DESCRIPTIONS:

HAB—HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES

URB—URBAN LAND-HAGERTOWN COMPLEX, GENTLY SLOPING

TOTAL DISTURBED AREA = 0.25 ACRES

RECEIVING WATERSHED AND CHAPTER 93 DESIGNATION

- WATERSHED: TRIBUTARY TO SLAB CABIN RUN
  HIGH QUALITY COLD WATER FISHES- MIGRATORY FISH (HQ-CWF-MF)

GRAPHIC SCALE

0' 10' 20' 30'

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THE PENNSYLVANIA STATE UNIVERSITY
(PROJECT NO. 00-04237.00) BUILDING NO. 0653)
NURSING SCIENCES BUILDING
ENTRANCE ADDITION
COLLEGE AVENUE, STATE COLLEGE, PA 16802,
BOROUGH OF STATE COLLEGE, CENTRE COUNTY

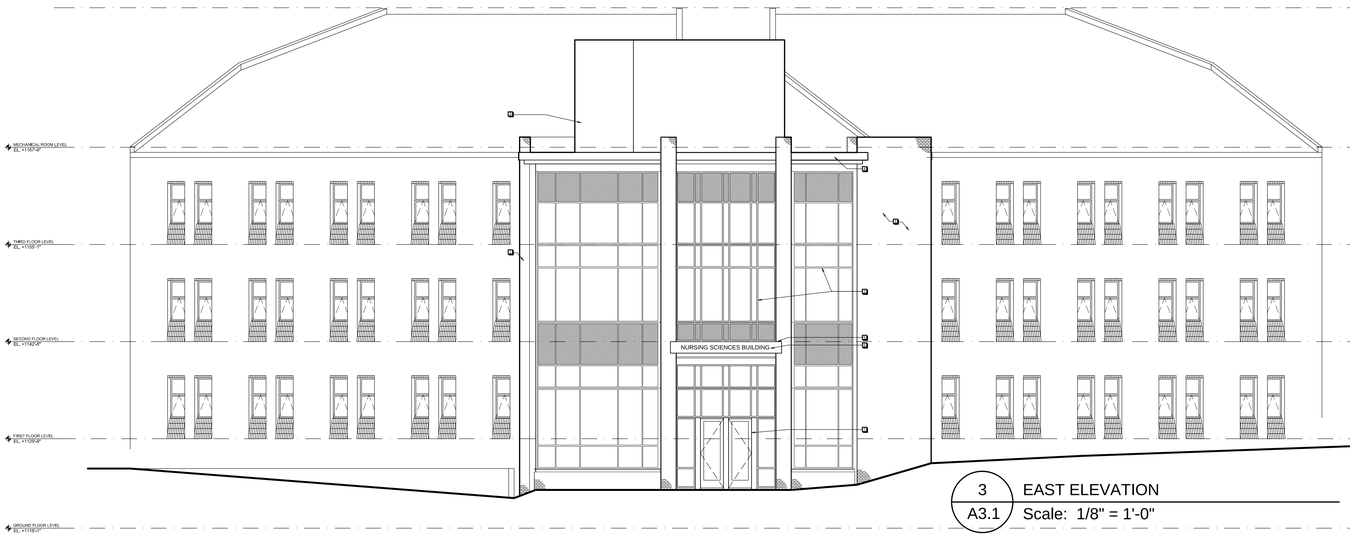
Construction Issue Date:	
Drawn By:	THV
Checked By:	DPL
Scale:	AS NOTED

Sheet Name:	E&S PLAN
Progress Prints:	
2016.07.08 LD SUBMISSION	

C4.1

ELEVATION KEY NOTES

1. BRICK VENEER; REFER TO SPECIFICATIONS.
2. ALUMINUM 4 1/2" STOREFRONT SYSTEM.
3. METAL PANEL.
4. ALUMINUM COPING.
5. ALMUMINUM WRAPPED FASCIA.
6. BUILDING SIGNAGE.
7. ALUMINUM STOREFRONT ENTRANCE SYSTEM.



3 / A3.1 EAST ELEVATION
Scale: 1/8" = 1'-0"

2 / A3.1 NORTHEAST ELEVATION
Scale: 1/8" = 1'-0"

1 / A3.1 SOUTHEAST ELEVATION
Scale: 1/8" = 1'-0"

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THE PENNSYLVANIA STATE UNIVERSITY
(PROJECT NO. 00-042377.00) BUILDING NO. 0653)
HEALTH AND WELLNESS CENTER
ENTRANCE ADDITION
COLLEGE AVENUE, STATE COLLEGE, PA 16802,
BOROUGH OF STATE COLLEGE, CENTER COUNTY

Construction Issue Date:	Drawn By: TMM	Checked By: MHM	Scale: AS NOTED

Sheet Name: BUILDING ELEVATIONS

Progress Prints:	Revisions:
	1
	2
	3
	4
	5

A3.1

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Conceptual Renderings
Entrance Additioin
06/15/2016

PennState