

Meeting Agenda
State College Borough Design Review Board
September 6, 2016
Room 241 / 10 a.m.

I. Call To Order

II. Roll Call

III. Approval Of Minutes

IV. Chair Report

V. Public Hour

VI. Sign

- A. Replacement Signs, Gunn- Mowery Office, 718 Bellaire Avenue, CP2 Zoning District

VII. Land Development Plan

- A. Preliminary/Final Plan, Hamilton Square Shopping Center, CP3 Zoning District, University Park Plaza Corporation, PennTerra Engineering, Inc. Engineer.

VIII. Official Reports And Correspondence

IX. Adjournment

Documents:

Design Review Board - September 6, 2016.pdf

Meeting Agenda
State College Borough Design Review Board
September 6, 2016
Room 241 / 10 a.m.

I. Call to Order

II. Roll Call

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

III. Approval of Minutes

IV. Chair Report

V. Public Hour - Hearing of Citizens

VI. Sign

A. Replacement Signs, Gunn- Mowery Office, 718 Bellaire Avenue, CP2 Zoning District

Attached to the agenda is a copy of the proposed signs. The signs proposed to replace the original ground pole sign and add a sign to the building. The sign area meets the ordinance requirements. The proposed sign is attached on pages 7-8.

Design Review Board Action (DRB): Provide feedback on the signs' 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. Preliminary/Final Plan, Hamilton Square Shopping Center, CP3 Zoning District, University Park Plaza Corporation, PennTerra Engineering, Inc. Engineer.

This plan proposes to demolish the existing structure that was formerly the PA Department of Health building and expand the parking lot for the Hamilton Square Shopping Center. The proposal includes the creation of 15 parking spaces, lighting and landscaping.

An aerial view, a street view and the plan set are attached on pages 9-18.

Design Review Board Action: This is a preliminary/final plan. Comments or a Recommendation to staff for approval may be made on the plan but are is not required.

VIII. Official Reports and Correspondence

A. Borough Council – Ordinance 2079 for consolidation of Historic Resources Commission and Design Review Board effective January 1, 2017

B. Planning Commission

IX. Adjournment

**Meeting Minutes
State College Borough Design Review Board
August 16, 2016**

The State College Borough Design Review Board (DRB) met on Tuesday, August 16, 2016 in the State College Borough Municipal Building, 243 South Allen Street in Room 241. Chairman Bryant called the meeting to order at 10:01 a.m.

Members present

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

Others Present:

Anne Messner, Planner/Zoning Officer; Jenna Wargo, Planner; Steven Watson, Dave Lopatka and Sarah Smith, Staff Assistant

Approval of Minutes

A motion was made by Mr. Devon and seconded by Mr. Reinhardt to approve the August 1, 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.

Land Development Plan

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

Mr. Watson's highlights included:

- The project is for a 1200 square foot addition to nursing sciences building.
- Includes a new entryway with a primarily glass structure including an elevator.
- Small trees were being relocated. Several of the larger trees needed to be removed. There would be some new landscaping put in and there were large hemlocks in the front that would be remaining. Ms. Messner noted that the arborist was out of town so was unable to review the landscaping plan.
- There would be some foyer seating areas.
- Not much would be changing with regards to the site perspective, just where the entryway was making the addition the new main entry into the facility.
- Some of the sidewalk area would be removed and a sidewalk built to move the handicap accessible sidewalk.

- Stormwater issues had initially been meant to tie into the retention areas, but those needed to stay separate so a low profile concrete box had been designed to hold back the water of the two to ten year storms.

The Board's comments/questions included:

- Inquired if the rest of the building made sense with the entrance in the new location. Mr. Lopatka noted that the entrance comes out mid-floor with an elevator bank and stairs. The project was planning to make a separation with the medical clinic.
- Expressed appreciation of the visual appeal and that the addition appeared to blend well with the rest of the building.
- Inquired if the pedestrian access followed logically. Mr. Lopatka explained that the grading should follow smoothly around the stone monument already in place and it should follow logically.
- Inquired about the seating area out front. Mr. Lopatka explained that the seating area would be near the accessible route into the building with a two foot sitting wall around the seating area.
- Commented that the glass front would let a lot of light into the building and inquired if the light went anywhere inside the building.
- Inquired about a drop off area for the facility as the entrance driveway seemed to be quite tight. Mr. Lopatka noted that vehicles could drop off passengers at the sidewalks without parking. He also noted that the scope of the project only went to the curb line. This project did not address the drive entrance.
- Inquired as to why the stormwater retention had been designed as a tank rather than as pipes. Mr. Lopatka noted that this was at the recommendation of Larry Fennessey of Penn State University Utility Services as they can get more storage with the tank.
- Inquired if there was a policy at Penn State regarding the removal of mature trees and replacing them. Mr. Watson explained that there is a University Tree Commission that reviews all of the trees. There is no net loss when doing a project as year after year, the University is adding to the tree inventory. There is a budget for tree planting and they are currently having difficulty finding locations for trees that will not be built up at a later date.

Mr. Bryant inquired if the Board's comments could be summarized and Ms. Messner responded that she had enough information to continue the process.

Mr. Bryant inquired about the construction time frame and Mr. Lopatka stated that they were intending to get a final development plan back before the Board sometime in September as they have an aggressive schedule and intend to start the work towards the end of September.

Mr. Watson noted that the building would have a clinic for minor ailments for Penn State University faculty and staff. The project was planned to give more of a 'face' to the building. The clinic would have the nursing students involved with it.

Official Reports and Correspondence

Borough Council (BC): Ms. Messner reported Council met and voted to combine HRC and DRB. Staff had put together a draft ordinance for BC which had been approved. Chairman Bryant inquired if there were advertisement and public hearing requirements for that type of change and Ms. Messner responded that those were not required because it was part of the general codification rather than the Zoning Ordinance. Ms. Messner stated that the new Board would be named the Design and Historic Review Board and this change would go into effect as of first of the year. She noted that staff did not have all of the details yet, but she was anticipating that if the members would like to continue to serve then they would be invited to do so. She stated that the DHRB was planned to consist of seven members and that since there were so few members on the DRB and the HRC, staff was hoping to be able to keep the members and simply combine. Ms. Messner stated she would get the new ordinance to the Board to review.

Mr. Reinholdt inquired when and where the meetings would be held. Ms. Messner stated that once the membership was established then the members would be polled to establish the date and time. She inquired if the DRB members had a preference and the members wished to keep it the same as their meeting. Ms. Messner noted that the combination of the two Boards had been discussed at the last HRC meeting and that staff would have to wait to see how the process unfolds. She stated that there could be a possibility to hold of holding one meeting per month during the day and one meeting in the evening.

Mr. Devon inquired what kind of agenda the Commission brings to their Board. Ms. Messner stated that the Commission monitors two historic districts, reviews house plaques on contributing buildings, and reviews land development plans that affect contributing buildings. She noted that the combining of the two Boards will take a little bit of adjustment since the two groups have slightly different emphasis, but the Borough thinks the two can be combined. Mr. Devon expressed concerns about the different viewpoints and different functions. He suggested that there was a possibility of a struggle at the meetings regarding different functions. He inquired what opinions the HRC members would be able to offer on new construction buildings.

Mr. Devon inquired who decided if a historic resources plaque is placed outside of a home. Ms. Messner stated that there is a list of properties that were a part of the submission to the national park and those addresses would be the only ones that were eligible for a plaque.

Next, Ms. Messner reported that the Capital Improvement Plan was adopted. There was some discussion regarding the proposed action park at Orchard Park. Mr. Devon noted that he had heard some concern about the action park being built at Tussey View Park, but he did not think that would be such a bad idea there. Ms. Messner stated that the CIP called for staff to review all the parks to see where an action park might best fit. Mr. Devon inquired if it would be better to obtain a couple of acres to put in a park or to put in a couple of action park items into an existing park. Ms. Messner noted that the CIP was a guide for staff to use studies and budgets in order to get a proposal for an action park. She stated that the CIP chose not to designate a park to be built in 2017, but that

staff was doing a review and building a proposal on the subject. Mr. Devon inquired why there seemed to be dissention to the project. He stated that it seemed like building an action park would provide a good outlet for those types of activities rather than putting that activity into other facilities that are not designed for those activities.

Finally, Ms. Messner reported that the new Police Chief, Chief John Gardner, was sworn in.

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

Historic Resources Commission (HRC): Ms. Messner noted that the HRC would be getting the same information on the combining of the two meetings as was reviewed with the DRB.

Mr. Devon inquired what the designation between 'history' and 'present' and Ms. Messner responded that the Borough had no defined policy, but that the standard was typically 50 years. She noted that the important part of designating 'historical' was the collective theme that the buildings created.

Adjournment

With no further business to discuss, the meeting was adjourned at 10:39 a.m. by a motion from Mr. Bryant and a second from Mr. Devon.

Respectfully submitted by,
Sarah E. Smith, Staff Assistant

EXISTING

27 sq ft



PROPOSED

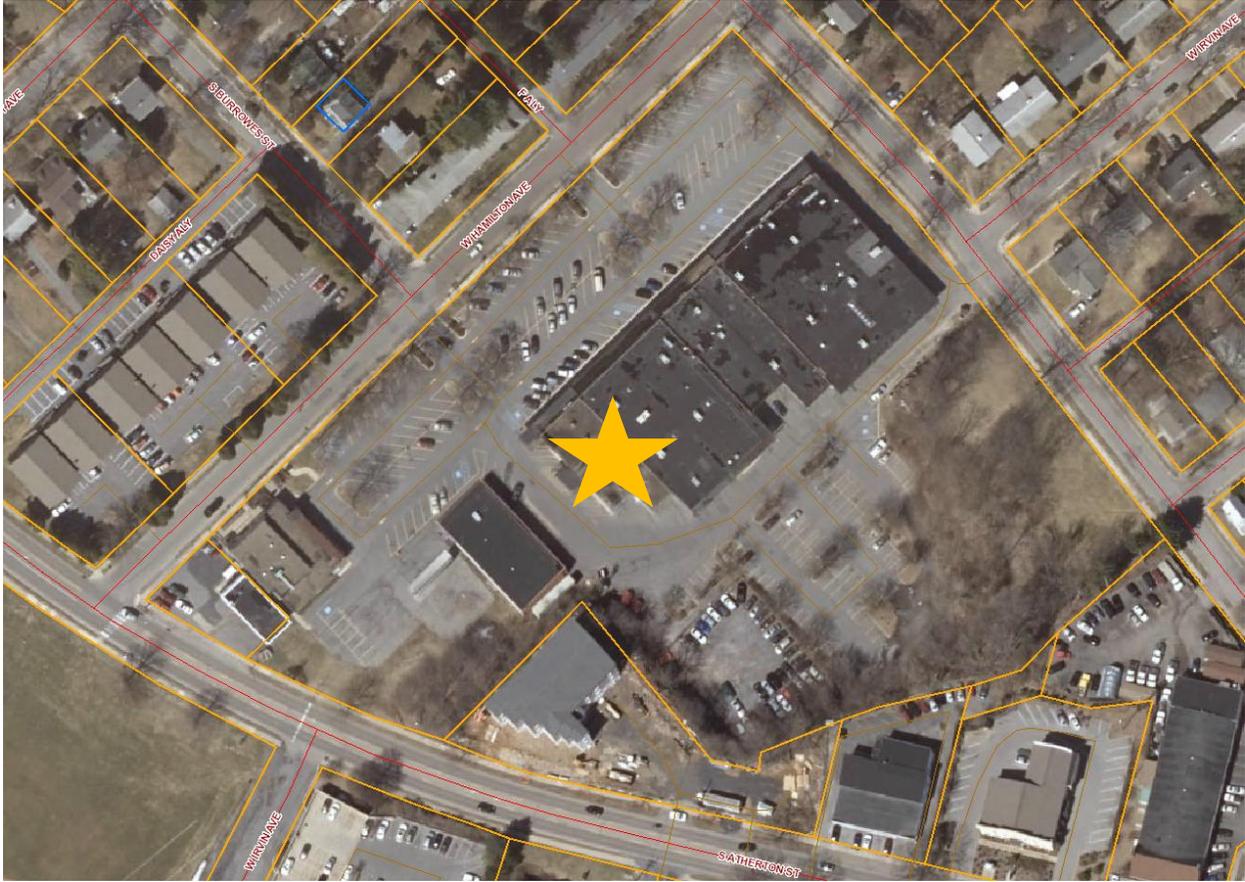
24 sq ft



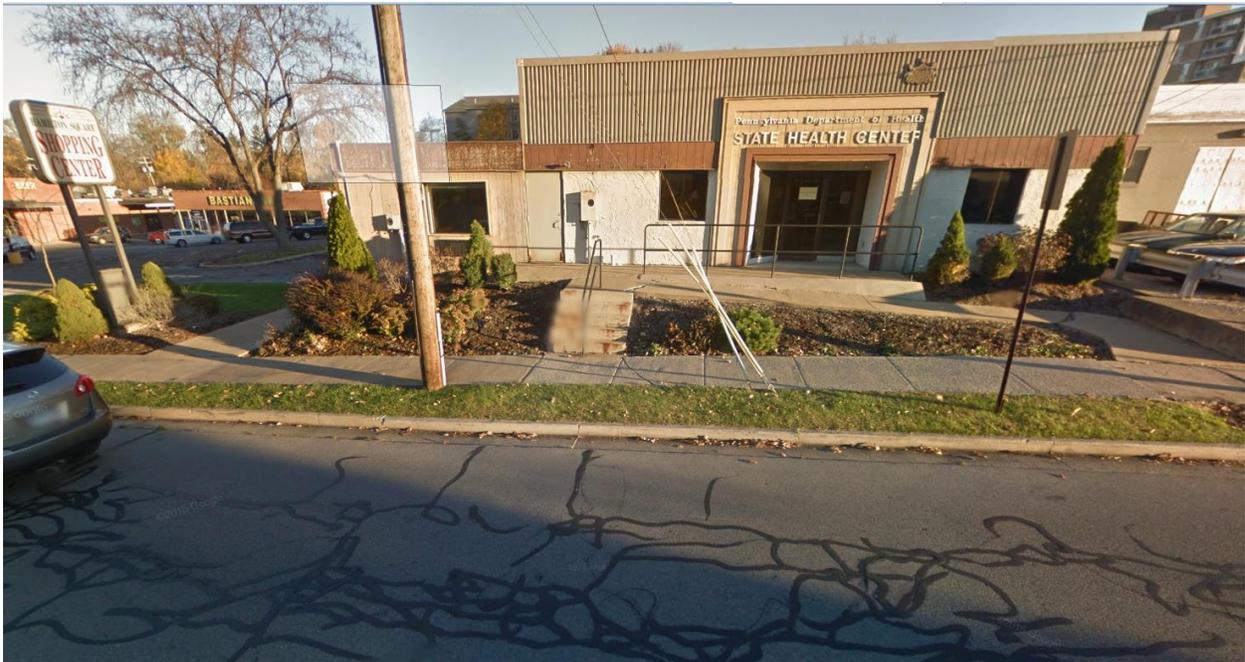
13'

10'





Aerial View (Source: Webia)



Street view (Source: Google Maps)



CENTRAL PENNSYLVANIA REGION OFFICE:
3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
Fax: 814-237-2308

LANCASTER REGION OFFICE:
3904 B ABEL DRIVE
COLUMBIA, PA 17512
PH: 717-522-5031
Fax: 717-522-5046

WWW.PENNTERRA.COM

COPYRIGHT 2016 BY THE ENGINEER
THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER EXCEPT AS OTHERWISE PROVIDED BY APPROPRIATE LAWS OR STATUTES.
© PENNTERRA ENGINEERING 2016
ALL RIGHTS RESERVED

Seal
Seal

Designer: JHN
Draftsman: JHN
Proj Manager: JCS
Surveyor: NLG
Perimeter Cl.
Book: 442 Pg: 70-
Acad: 10176-PK-04-CR-UT
Layout: 24X36 (FIELDS)

Date	Description	REVISIONS

HAMILTON SQUARE SHOPPING CENTER PARKING LOT EXPANSION

STATE COLLEGE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

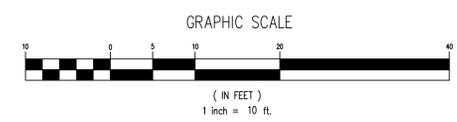
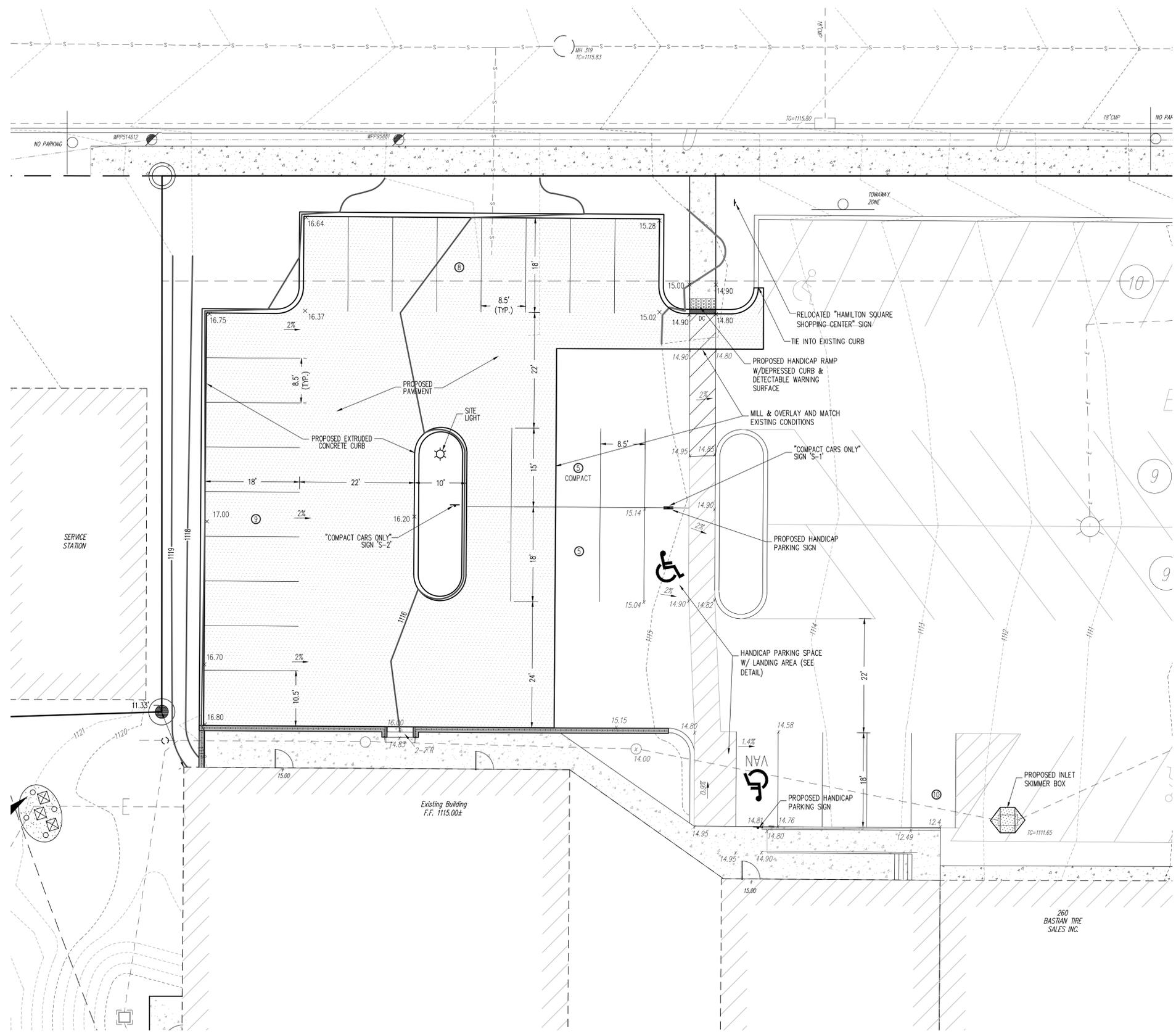
PRELIMINARY LAND DEVELOPMENT PLAN

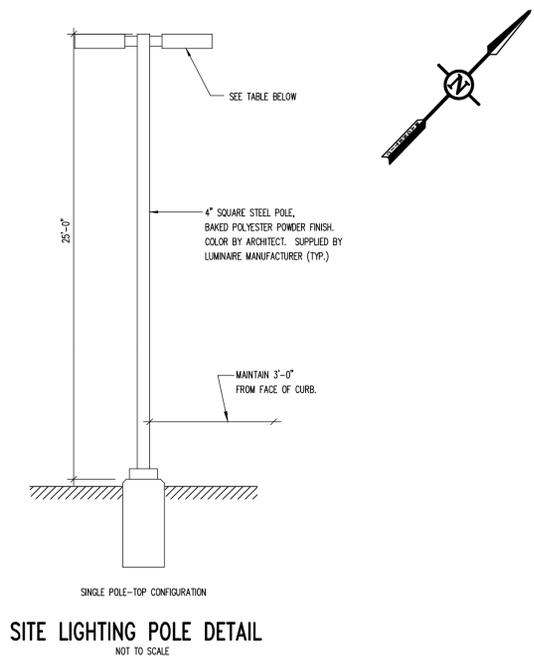
GRADING, UTILITY & STORMWATER MANAGEMENT SITE PLAN

PROJECT NO.
10176
DATE
AUGUST 5, 2016
SCALE
1"=10'
SHEET NO.
4

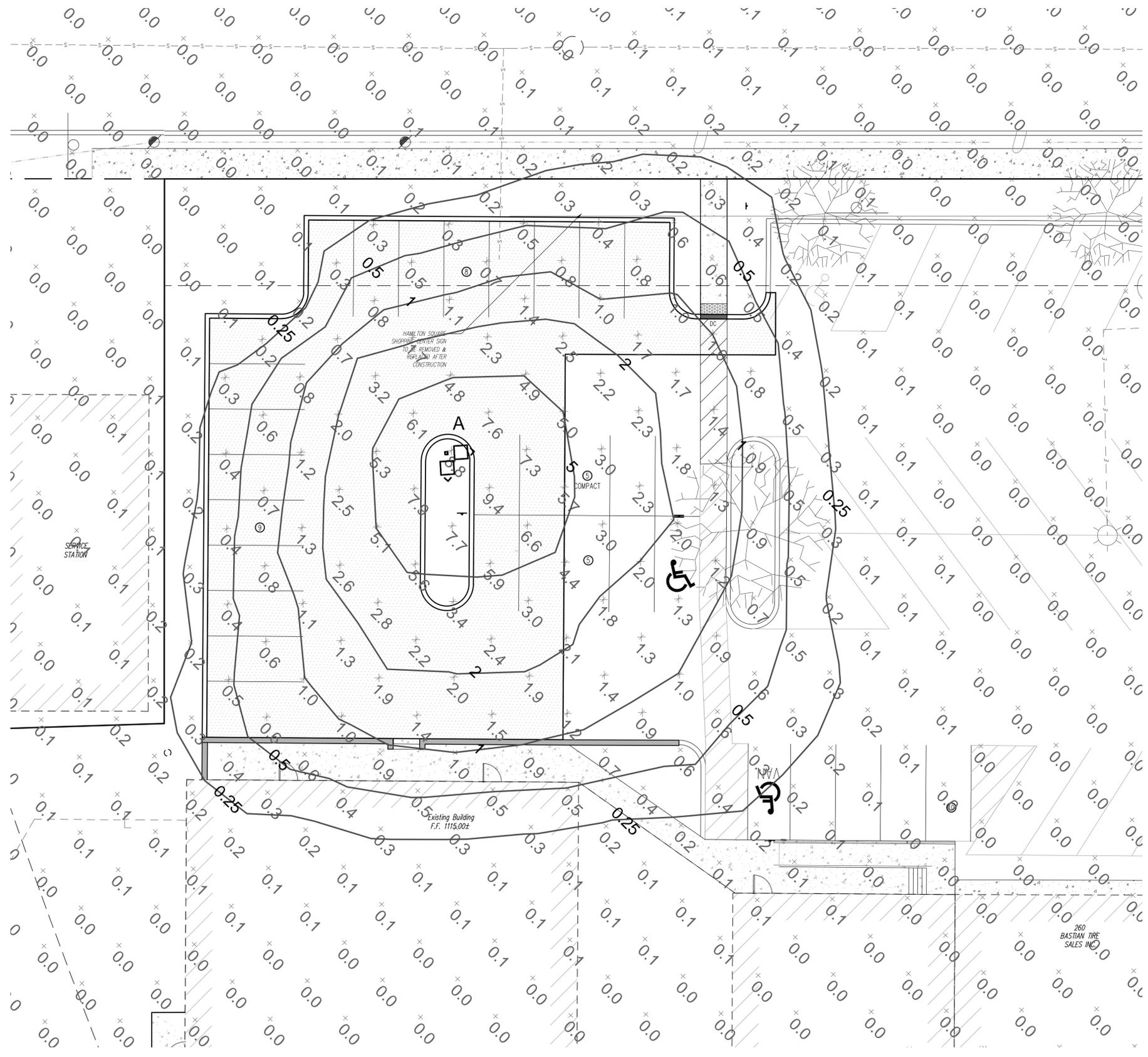
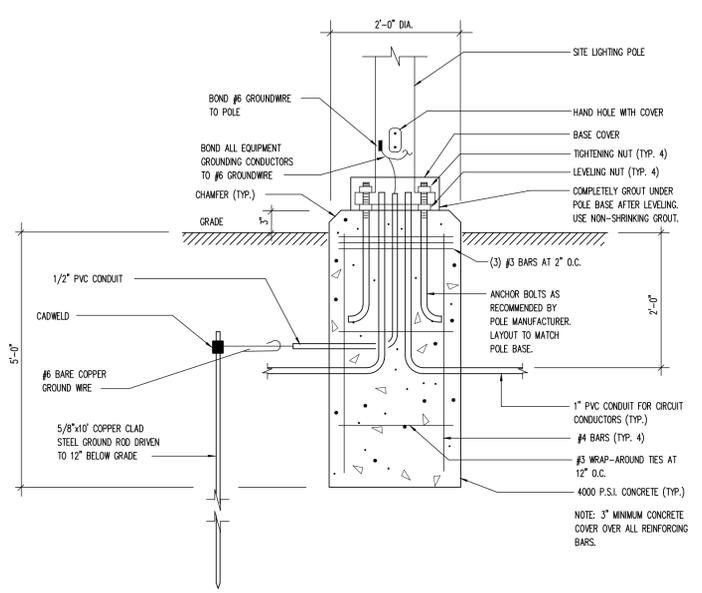
LEGEND

- Property Line, Lot Line or Right of Way Line
- Adjoining Property Line
- Building Setback Line
- Existing Building
- Existing Curbing
- Existing Contours (1's & 2's)
- Existing Contours (5's & 10's)
- Existing Storm Sewer Line w/ Inlet
- Existing Underground Electric
- Existing Overhead Utility Line w/ Pole
- Existing Concrete Sidewalk
- Existing Retaining Wall
- Existing Fence / Type
- Existing Light Pole/Standard
- Existing Spot Elevation
- PROPOSED CURBING
- PROPOSED MAJOR CONTOURS W/ ELEVATION
- PROPOSED MINOR CONTOURS W/ ELEVATION
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED PAVED AREAS
- PROPOSED LIGHT POLE/STANDARD
- PROPOSED SIGN
- PROPOSED PARKING STALL COUNT
- PROPOSED PAINTED HANDICAPPED PARKING SYMBOL
- PROPOSED PAINTED HANDICAPPED PARKING SYMBOL (VAN)
- PROPOSED DEPRESSED CURB AREA
- PROPOSED SPOT ELEVATION
- PROPOSED GRATE INLET SKIMMER BOX





LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	1	KAD 250M R4	DIECAST TYPE IV, SHORT, CUTOFF LUMINAIRE	ONE 250-WATT CLEAR ET-18 HIGH PRESSURE SODIUM, HORIZONTAL POSITION.	91102805.IES	19500	1.00	594



Designer: JHN
Draftsman: JHN
Proj Manager: JCS
Surveyor: NLG
Perimeter Clk.:
Book: 442, Pg: 70-
Acad: 10176-PK-05-LT
Layout: 24X36 (FIELDS)

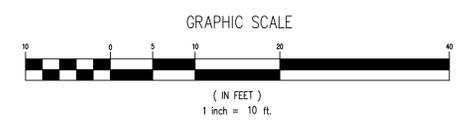
Date	Description

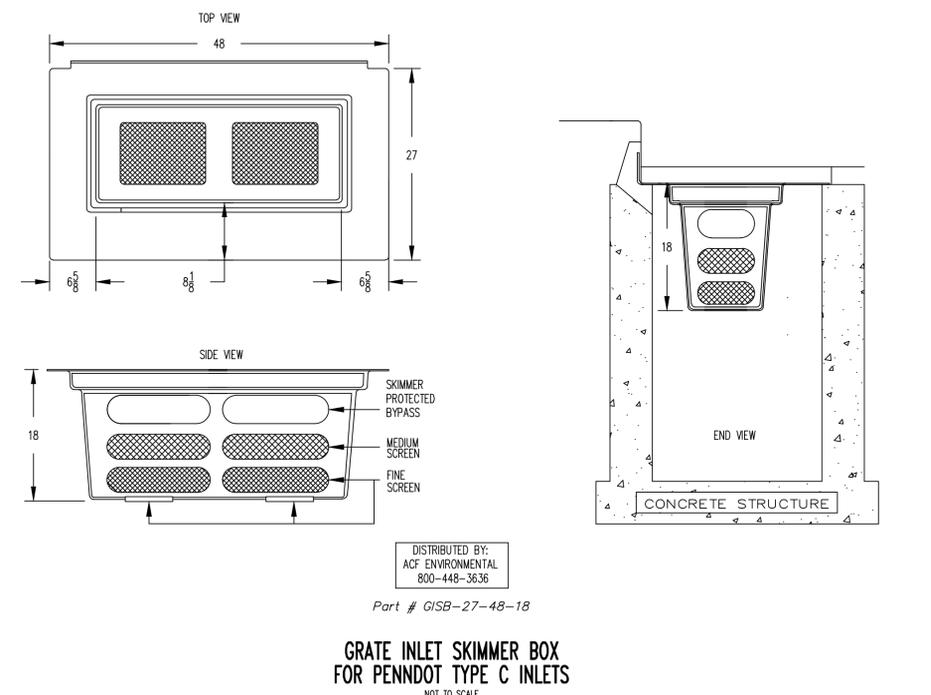
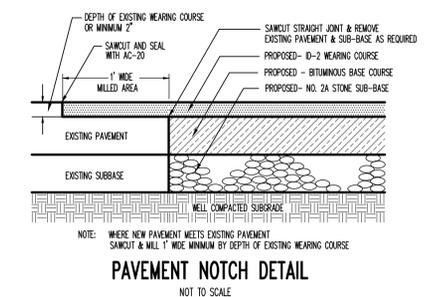
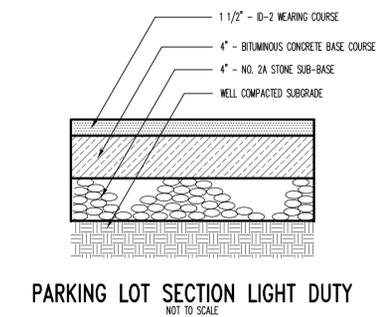
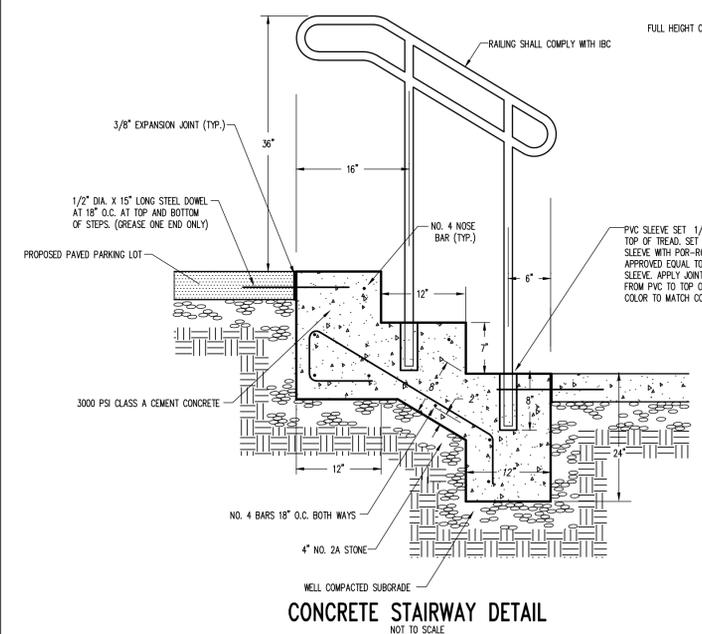
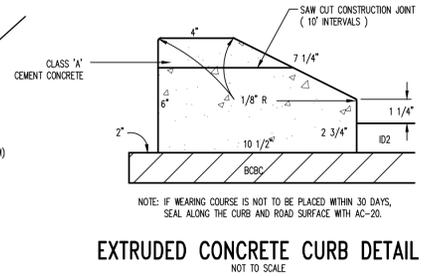
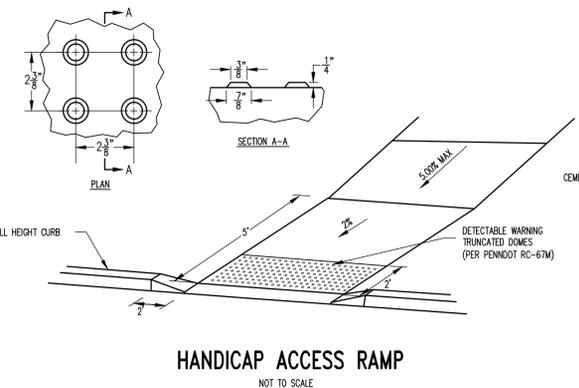
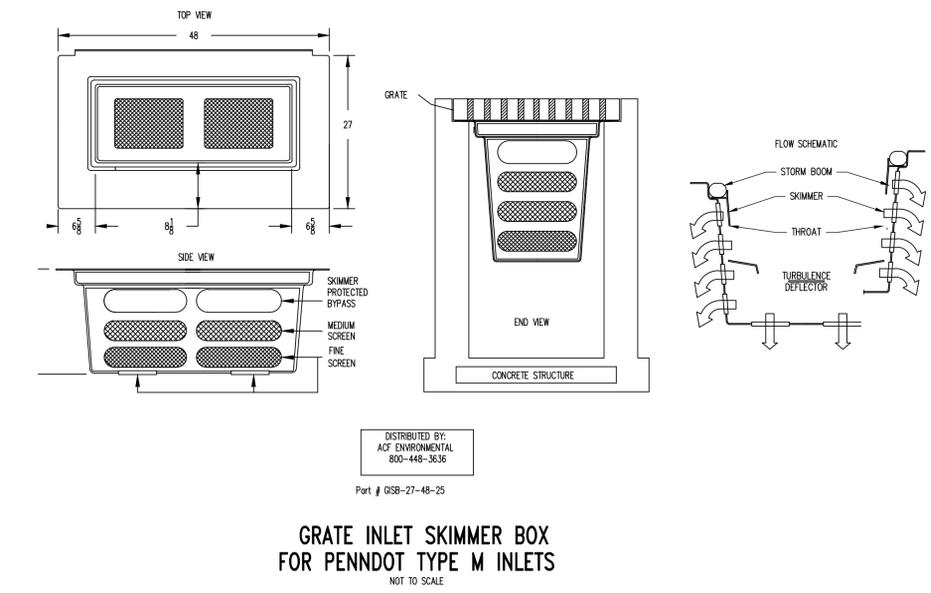
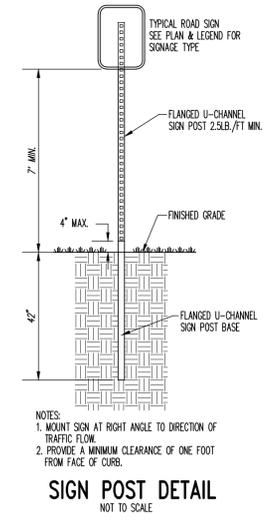
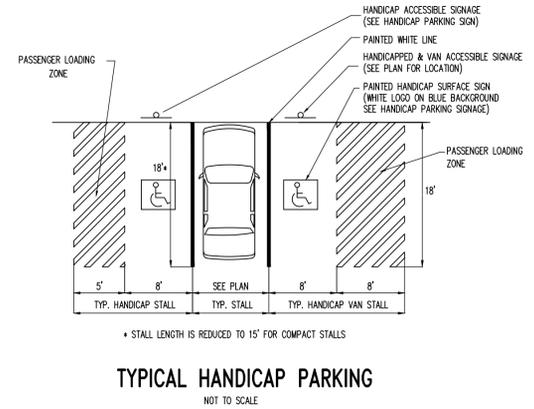
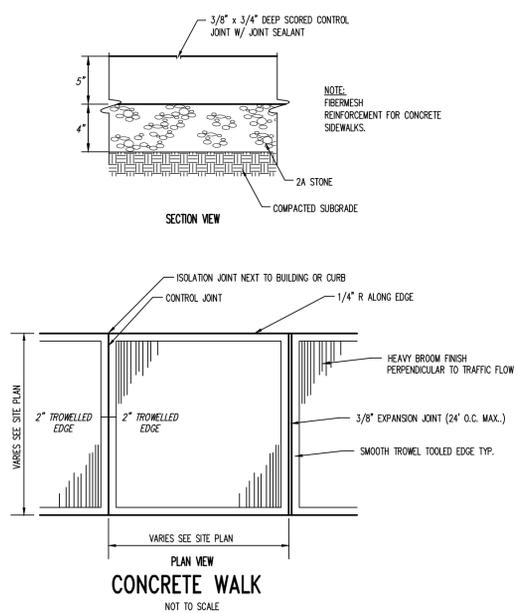
HAMILTON SQUARE SHOPPING CENTER PARKING LOT EXPANSION
STATE COLLEGE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLAN

LIGHTING PLAN

PROJECT NO.
10176
DATE
AUGUST 5, 2016
SCALE
1"=10'
SHEET NO.
5





Designer	JHN
Draftsman	JHN
Proj Manager	JCS
Surveyor	NLC
Perimeter Ck.	
Book	442 Pg 70-
Acad	10176-PK-07-DET
Layout	24X36 (FIELDS)
Date	Description
	REVISIONS

HAMILTON SQUARE SHOPPING CENTER PARKING LOT EXPANSION
STATE COLLEGE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLAN

GENERAL SITE DETAILS

PROJECT NO.	10176
DATE	AUGUST 5, 2016
SCALE	N/A
SHEET NO.	7

Staging of Earthmoving Activities

- Notes:
- 1.) All permanent and temporary seeding shall be done within 72 hours of the completion of disturbances for all areas requiring vegetative cover.
 - 2.) All sediment spilled, washed or tracked onto public right of ways must be cleaned up immediately.
 - 3.) All utility installation shall be done at a rate of which all trenching excavated shall be backfilled within the same day. All utility installation shall begin at the very downslope and precede upslope.
 - 4.) Failure to correctly install sediment control facilities or failure to prevent sediment laden runoff from leaving the construction site or failure to take corrective actions to immediately resolve failures of sediment control facilities may result in administrative, civil and/or criminal penalties being instituted by the Pennsylvania Department of Environmental Protection as defined in Section 602 of the Clean Streams Law of Pennsylvania. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor criminal penalties for each violation.

Construction Staging

All earth disturbance activities shall proceed in accordance with the following staging of earthmoving activities. Each stage shall be completed before a subsequent stage is initiated.

- Install inlet protection on existing inlets as shown on the Erosion and Sedimentation Control Plan (E&SCP). Install all site silt sock as shown on the E&SCP.
- Remove building, impervious surfaces and all vegetation from the construction area that are proposed to be removed. Strip all earthen material from the construction area until proposed grade is reached. Haul away the above materials in accordance with the "Responsibilities for Fill Materials" section shown below.
- Begin all utility installation, working from the very downslope of each line and proceeding upslope. The amount of utility installation shall coincide with the amount of trenching that can be excavated and backfilled daily.
- Once the site is brought to final grade and stabilized with stone, paving operations can begin. Curbing and sidewalks can be installed at this time. All vegetated areas can be stabilized with topsoil and the permanent seeding mixture.
- Check all erosion controls on a daily basis and make any needed repairs or replacements as needed immediately. Any erosion control disturbed or removed by the installation of utilities shall be repaired or replaced to proper functioning condition by the end of that same day. All areas abandoned for more than four (4) days are to be seeded with the temporary seeding mixture.
- Current regulations state: (a) Upon completion of an earth disturbance activity or any stage or phase of an activity, the site shall be immediately seeded, mulched or otherwise protected from accelerated erosion and sedimentation. (b) Erosion and sediment control BMP's shall be implemented and maintained until permanent stabilization is completed. (c) For an earth disturbance activity or any stage or phase of an activity to be considered permanently stabilized, the disturbed areas shall be covered with one of the following: (1) A minimum uniform 70% perennial vegetative cover, with a density capable of resisting accelerated erosion and sedimentation. (2) An acceptable BMP that permanently minimizes accelerated erosion and sedimentation. (3) Pavement, curbing and sidewalk, where applicable. Once stabilization has been achieved, inlet protection and silt sock may be removed. Any areas disturbed by the removal of these controls shall have topsoil applied and be seeded with the permanent seeding mixture. Water quality inserts can be installed within the existing inlets at this time.

Temporary Control Measures

Temporary control measures will be implemented to ensure that erosion is minimized and that sediment is retained during construction. Silt sock will be placed at the locations shown on the Erosion and Sedimentation Control Plan to provide proper filtration of site runoff. Inlet protection will be provided to prevent sedimentation of the storm sewer system. Sediment buildup at any of the control locations will be removed as indicated in the "Maintenance Program" section of this report.

Temporary seeding on all disturbed areas shall be done immediately after grading is finished and shall consist of the following:

Item	Rate
1. Agricultural grade limestone	1 ton / acre
2. Fertilizer 10-10-10	500 lbs. / acre
3. Annual grasses	40 lbs. / acre
4. Mulch (straw)	3 tons / acre

Permanent Control Measures

Permanent control measures include the seeding / landscaping. Seeding specifications are for graded or cleared areas where permanent vegetative cover is needed.

Soil Enhancements: It is recommended that site specific soil testing be performed. Lieu of soil test recommendations, use the following schedule:

- 1) Acceptable - Apply 6 tons per acre Dolomitic Limestone (240 lbs/ 1000 s.t.) and 1000 lbs/acre 10-20-20 (25 lbs/ 1000 s.t.) before seeding. Harrow or disc into upper three inches of soil.

Permanent Seeding shall consist of the following:

Item	Rate
1. Seed Mixture Consisting of 50% Poa pratensis (Kentucky Bluegrass) 30% Festuca rubra (Creeping Red Fescue) 20% Lolium perenne L. (Perennial Rye)	102 lbs./acre
2. Mulch (straw)	3 tons/ acre

Mulching: Apply mulch immediately after seeding and anchor properly with an anchoring tool or following one of the methods listed below.

- 1) Tricking: The process of cutting mulch into the soil via equipment that runs on tracks, is employed primarily on slopes 3:1 or steeper.
- 2) Mulch Nettings: Staple lightweight biodegradable paper, plastic or cotton netting over the mulch according to the manufacturer's recommendations.
- 3) Synthetic Binders: Synthetic binders such as acrylic DLR (AGRI-TAC), DCA-70, Patrasol or TerraSoc may be used at rates recommended by the manufacturer to anchor mulch material.
- 4) Wood Cellulose Fiber: The fiber binder shall be applied at a net dry weight of 750 lb/acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs of wood cellulose fiber per 100 gallons.
- 5) Peg & Twine: Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to surface by stretching twine between pegs in a criss-cross within a square pattern. Secure twine around each peg with two or more turns.

Maintenance Program

During construction, the contractor will be responsible for maintenance and repair of all erosion and sedimentation control facilities. These facilities should be inspected weekly and after every runoff event. The maintenance of the erosion control facilities will include the following:

Silt Socks:

- The Contractor shall maintain the socks in a functional condition at all times and it shall be routinely inspected.
- Where the sock requires repair, it will be routinely replaced.
- The contractor shall remove sediment collected at the base of the sock when they reach 1/2 of the exposed height of the sock, or as directed by the Engineer. Alternatively, rather than create a soil disturbing activity, the engineer may call for additional sock to be added at areas of high sedimentation, placed immediately on top of the existing sediment laden sock. The sock will be dispersed on site when no longer required, as determined by the Engineer.

Permanent Seeding:

- If the vegetative cover is not established uniformly by the third mowing, the contractor shall reapply topsoil if necessary and seed and mulch as needed to provide adequate cover.

Inlet Protection:

- Inlet filter bags should be inspected on a weekly basis and after each runoff event. Needed repairs should be initiated immediately after the inspection.
- Filter bags should be cleaned and/or replaced when the bag is 1/2 full. Damaged bags should be replaced.

Recycling and Disposal of Materials

The operator shall remove from the site, recycle, or dispose of all building materials and wastes in accordance with the Department's Solid Waste Management Regulations at 25 PA. Code 260.1et seq., 271.1 et seq., and 287.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or wastes.

Wastes generated during the construction of this project shall be recycled if at all possible. Any materials that cannot be recycled or reused shall be disposed of at a Pennsylvania Department of Environmental Protection approved landfill. If soil and/or rock disposal areas are required, erosion and sedimentation controls shall be implemented at these areas. Any excess soil waste may only be disposed of at an approved E&S/NPDES permitted site.

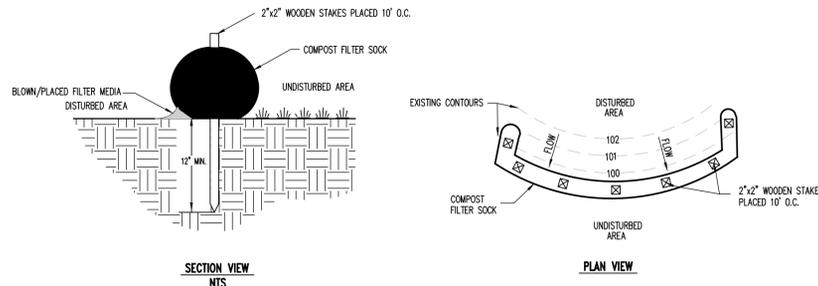
Responsibilities for Fill Materials

The contractor is responsible to use environmental due diligence to ensure any fill material required to be imported to or exported from the site qualifies as Clean Fill.

Clean Fill is defined as: Uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the waters of the commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use.)

Environmental due diligence: Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the Department's policy Management of Fill.

Fill material that does not qualify as clean fill is regulated fill. Regulated fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste management or 271 Municipal Waste Management, whichever is applicable.



- NOTES:
1. Sock fabric shall meet standards of Table 4.1. Compost shall meet the standards of Table 4.2.
 2. Silt sock compost/soil/rock/seed fill to meet application requirements.
 3. Silt socks depicted are for use on minimal slopes. Greater slopes may require larger silt socks per the Engineer.
 4. Compost material to be dispersed on site, as determined by Engineer.
 5. Traffic shall not be permitted to cross filter socks.
 6. Accumulated sediment shall be removed when it reaches half the aboveground height of the sock and disposed in the manner described elsewhere in the plan.
 7. Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired according to manufacturer's specifications or replaced within 24 hours of inspection.
 8. Biodegradable filter socks shall be replaced after 6 months; photodegradable socks after 1 year. Polypropylene socks shall be replaced according to manufacturer's recommendations.
 9. Upon stabilization of the area tributary to the sock, stakes shall be removed. The sock may be left in place and vegetated or removed. In the latter case, the mesh shall be cut open and the mulch spread as a soil supplement.

TABLE 4.1
Compost Sock Fabric Minimum Specifications

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12" 18"	12" 18" 24"	12" 18" 24"	12" 18" 24"	12" 18" 24"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	3/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years

Two-Ply Systems

Inner Containment Netting	HDPE biaxial net Continuously wound Fusion-welded junctures 3/4" x 3/4" Max. aperture size
Outer Filtration Mesh	Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch) 3/16" Max. aperture size

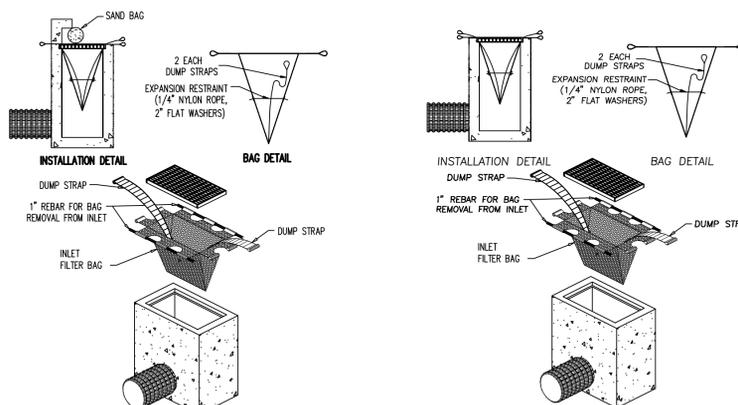
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.

TABLE 4.2
Compost Standards

Organic Matter Content	25%-100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5-8.5
Moisture Content	30%-60%
Particle Size	30%-50% pass through 3/8" sieve
Soluble Salt Concentration	5.0 dS/m (mmhos/cm) Maximum

COMPOST FILTER SOCK DETAIL

NOT TO SCALE



INLET FILTER BAG (TYPE C)

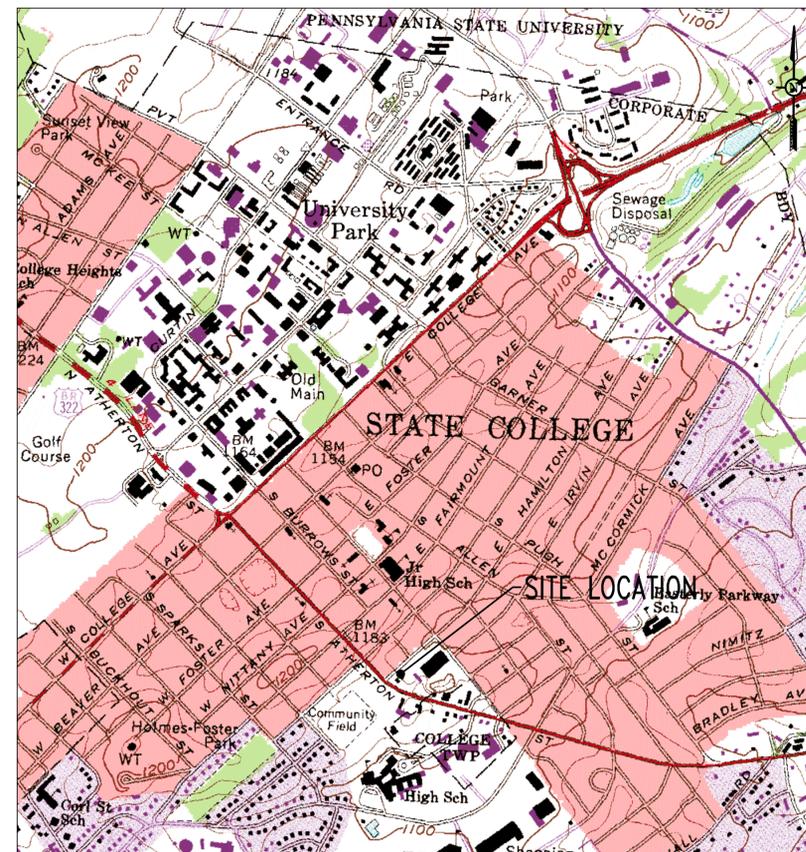
NOT TO SCALE

INLET FILTER BAG NOTES:
FILTER BAG SHOULD TRAP PARTICLES LARGER THAN 150 MICRONS.
WHEREVER FILTER BAGS ARE USED THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
INLET FILTER BAGS SHOULD BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT.
FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN BAG IS 1/2 FULL.
DAMAGED FILTER BAGS SHOULD BE REPLACED.
NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION.

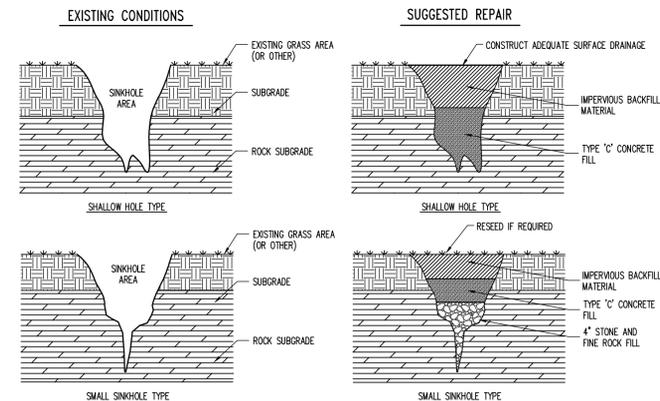
INLET FILTER BAG (TYPE M)

NOT TO SCALE

INLET FILTER BAG NOTES:
FILTER BAG SHOULD TRAP PARTICLES LARGER THAN 150 MICRONS.
WHEREVER FILTER BAGS ARE USED THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
INLET FILTER BAGS SHOULD BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT.
FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN BAG IS 1/2 FULL.
DAMAGED FILTER BAGS SHOULD BE REPLACED.
NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION.



LOCATION MAP SCALE (1" = 1000')



NOTE:
THESE DETAILS REPRESENT TYPICAL SINKHOLE SHAPES AND REPAIR TECHNIQUES. SINKHOLES VARY IN SIZE AND TYPE.
THEREFORE, THE OWNER'S GEOTECHNICAL ENGINEER SHALL BE CONTACTED PRIOR TO FIELD REPAIR OF ANY SINKHOLE.
(NOT INCLUDED IN UTILITY/EARTHWORK BASE BID)

SINKHOLE REPAIR

NOT TO SCALE

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

LANCASTER REGION OFFICE:
3904 B ABEL DRIVE
COLUMBIA, PA 17512
PH: 717-522-5031
Fax: 717-522-5046

WWW.PENNTERRA.COM

COPYRIGHT 2016 BY THE ENGINEER
THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER EXCEPT AS OTHERWISE PROVIDED BY APPROPRIATE LAWS OR STATUTES.
© PENNTERRA ENGINEERING 2016
ALL RIGHTS RESERVED

Designer: JHN
Draftsman: JHN
Proj Manager: JCS
Surveyor: NLC
Perimeter Ck.:
Book: 442, Pg: 70-
NARR: PK-ES2-E&S DET AND NARR
Layout: 24X36 (FIELDS)

Date: _____
Description: _____
REVISIONS

PROJECT NO.
10176
DATE
AUGUST 5, 2016
SCALE
N/A
SHEET NO.
ES2

HAMILTON SQUARE SHOPPING CENTER PARKING LOT EXPANSION

STATE COLLEGE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLAN

EROSION & SEDIMENTATION CONTROL DETAILS & NARRATIVE

PROJECT NO.
10176
DATE
AUGUST 5, 2016
SCALE
N/A
SHEET NO.
ES2

ORDINANCE 2079

**AMENDING CHAPTER 1 OF THE CODIFICATION OF
ORDINANCES OF THE BOROUGH OF STATE COLLEGE
TO REPLACE SECTION 918 HISTORIC RESOURCES
COMMISSION WITH DESIGN AND HISTORIC REVIEW BOARD
AND TO REMOVE SECTION 919 DESIGN REVIEW BOARD.**

Section 1. Replace the current Chapter 1. Section 918 Historic Resources Commission in its entirety with the following:

Section 918. Design and Historic Review Board. There is hereby established a Design and Historic Review Board, governed by the following provisions:

a. **Mission.** It is the mission of the Board to:

- (1) to advise Borough Council on matters pertaining to design and historic resources;
- (2) identify historic resources within the Borough of State College;
- (3) advocate for community sensitive design in new construction and the preservation of historic resources; and
- (4) serve as a clearinghouse for information and education on design and historic resources in the community and the preservation thereof.

b. **Membership and Vacancies.** The Board shall consist of 7 members. Members shall be appointed by Council and, initially, 3 shall be appointed for terms of two years and 4 for terms of four years; thereafter, their successors shall be appointed for terms of four years. Vacancies, which occur for reasons other than the expiration of terms, shall be filled for the period of the unexpired term.

In making appointments to the Board, Council shall seek individuals who possess qualities of impartiality, maturity and broad judgment and in whom the community at large may be expected to have confidence. Appointments shall be made in such a way as to maintain on the Board at all times at least 4 members who shall have expertise in one of the following areas: design, historic preservation, real estate, local history and architecture. At least one member shall have special training or experience in a design profession.

Members of the Board shall serve without pay but may be reimbursed for actual expenses incident to the performance of their duties within the limits of funds available to the Board.

c. **Organization, Rules, Meetings and Records.** Within 30 days of its appointment, the Board shall meet, elect a Chair and create and fill such other offices as it may determine appropriate. The term of the Chair and other officers shall be one year, and they shall be eligible for re-election.

The Board shall adopt rules for the transaction of its business and shall keep a record of its resolutions, discussions, findings and recommendations, and these records shall be open to the public.

The Board shall hold at least 6 meetings annually. For the purpose of taking any official action, there shall be present a quorum of 4 members.

All meetings of the Board shall be conducted in conformity with Pennsylvania's Sunshine Act. All records shall be retained in conformity with applicable record retention regulations as promulgated by the Pennsylvania Historical and Museum Commission.

This ordinance by reference will replace the Historic Resources Commission and Design Review Board obligations in the Borough Zoning Ordinance and Sign Ordinance.

d. Powers and Duties of the Board. The Board shall have the following powers and duties:

(1) Complete and maintain an inventory of historic properties and resources in the Borough of State College.

(2) To make studies and inventory of the visual assets and liabilities of the community, including surveys if appropriate and to suggest standards and policies of design for the entire community, any neighborhood thereof or any individual project to be undertaken therein.

(3) Develop and disseminate information regarding the identification, preservation, maintenance and restoration of historic properties and resources in the Borough of State College.

(4) Cooperate with other organizations such as the Centre County Historical Society in activities furthering design in the community as well as the preservation and/or restoration of historic resources in the Borough of State College.

(5) Serve as an advisory resource for Borough Council and other Authorities, Boards, and Commissions, property owners and the general public when addressing issues that involve design and historic resources in the Borough of State College.

(6) Cooperate with historic preservation initiatives in neighboring municipalities and the Pennsylvania State University.

(7) Serve as the Borough's liaison with the Pennsylvania Historical and Museum Commission.

(8) To seek to coordinate the activities of individuals, organizations and groups, both public and private, whose plans, activities and programs bear upon the appearance of the Municipality and its environs and to provide leadership and guidance in matters of design and appearance when requested to do so.

(9) To initiate, promote and assist in the implementation of programs of general community beautification in the Municipality and its environs.

(10) To prepare both general and specific plans for the improved appearance of the Municipality. Such plans may include the entire community or any part thereof and may include private as well as public property. Such plans shall set forth desirable standards and goals for the aesthetic enhancement of the Municipality or any part thereof, including public ways and areas, open spaces and public and private buildings and projects. Coordination with individuals, organizations, both public and private would occur when applicable.

(11) To participate in appropriate ways in the implementation of such plans. To this end, the following specific duties are conferred upon the board:

- (a) To request from the officials of any public agency, including the Municipality, The Pennsylvania State University, the Centre Region Parks and Recreation, the Board of School Directors for the State College Area School District, the Centre County Board of Commissioners, all public utilities and any state or federal agency, its plans for public buildings, facilities or projects in the Municipality or its environs and to review such plans and make recommendations regarding their aesthetic suitability to the Planning Commission or appropriate agency.
- (b) In conducting its review, the board shall review such plans in a prompt and expeditious manner. All recommendations of the board concerning any public project shall be in writing and copies of said recommendations shall be transmitted promptly to the Council and affected agency.
- (c) To review and make recommendations on the aesthetic and design suitability of any land development proposals which are submitted to it and the Planning Commission. All recommendations concerning the private development plans shall be prepared promptly and submitted in writing to the Planning Commission.
- (d) To formulate and recommend to the Planning Commission and Council such ordinances and amendments to existing ordinances (including the Zoning Ordinance, Subdivision regulations and other local ordinances regulating the use and development of property), as will, in the opinion of the board, serve to enhance the appearance of the Municipality and its environs.
- (e) To seek, through any appropriate means, voluntary adherence to the standards and policies of its plans.
- (g) To promote public interest and understanding of its recommendations, studies and plans and, to that end, to prepare, publish and distribute such studies and reports as will advance the cause of improved community appearance.
- (h) To conduct such public meetings and hearings as may be deemed, giving reasonable notice to the public thereof at which the programs, progress, problems and policies of the board shall be presented, and at which the public at large shall be invited to express itself on matters relating to the Municipality's appearance.

e. **Staff.** The Planning Director shall serve as Secretary of the Board. The Planning Director or his/her designee shall attend all meetings of the Board. The Board shall receive staff support from the Municipality as assigned by the Borough Manager. The staff support shall provide administrative, clerical, research and other appropriate support to the Board.

Within the limits of funds available to it, the Board may recommend to Council

- (1) employment of a Director (who may be the Planning Director) and such other employees and staff as may be necessary for the performance of the responsibilities authorized herein;
- (2) the establishment of contracts with persons, firms or corporations for special or technical services or contracts with the Commonwealth of Pennsylvania or the federal government for such services and other benefits which may be available from such agencies and to carry out the provisions of such contracts or agreements.

Members or employees of the Board, when authorized by the board and approved by the Borough Manager, may attend historic preservation, urban and community design conferences, meetings, schools and institutes and the board may, by formal and affirmative vote, pay, within the board's Budget, the reasonable expenses incident to such attendance.

SECTION 2. Remove Section 919. Design Review Board from the Codification of Ordinances Chapter 1.

This ordinance is effective January 1, 2017.

ENACTED AND ORDAINED this 15th day of August, 2016

ATTEST:

BOROUGH of STATE COLLEGE



Sharon K. Ergler
Assistant Borough Secretary

By: 

Thomas E. Daubert
President of Council

EXAMINED AND APPROVED as an Ordinance this 22nd day of August, 2016.



Elizabeth A. Goreham
Mayor