

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 Agenda Packet - June 7, 2016.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

IV. Chair Report

V. Election of Vice-Chair

VI. Public Hour - Hearing of Citizens

VII. 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.

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

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 9-17**.

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.

IX. Official Reports and Correspondence

X. 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

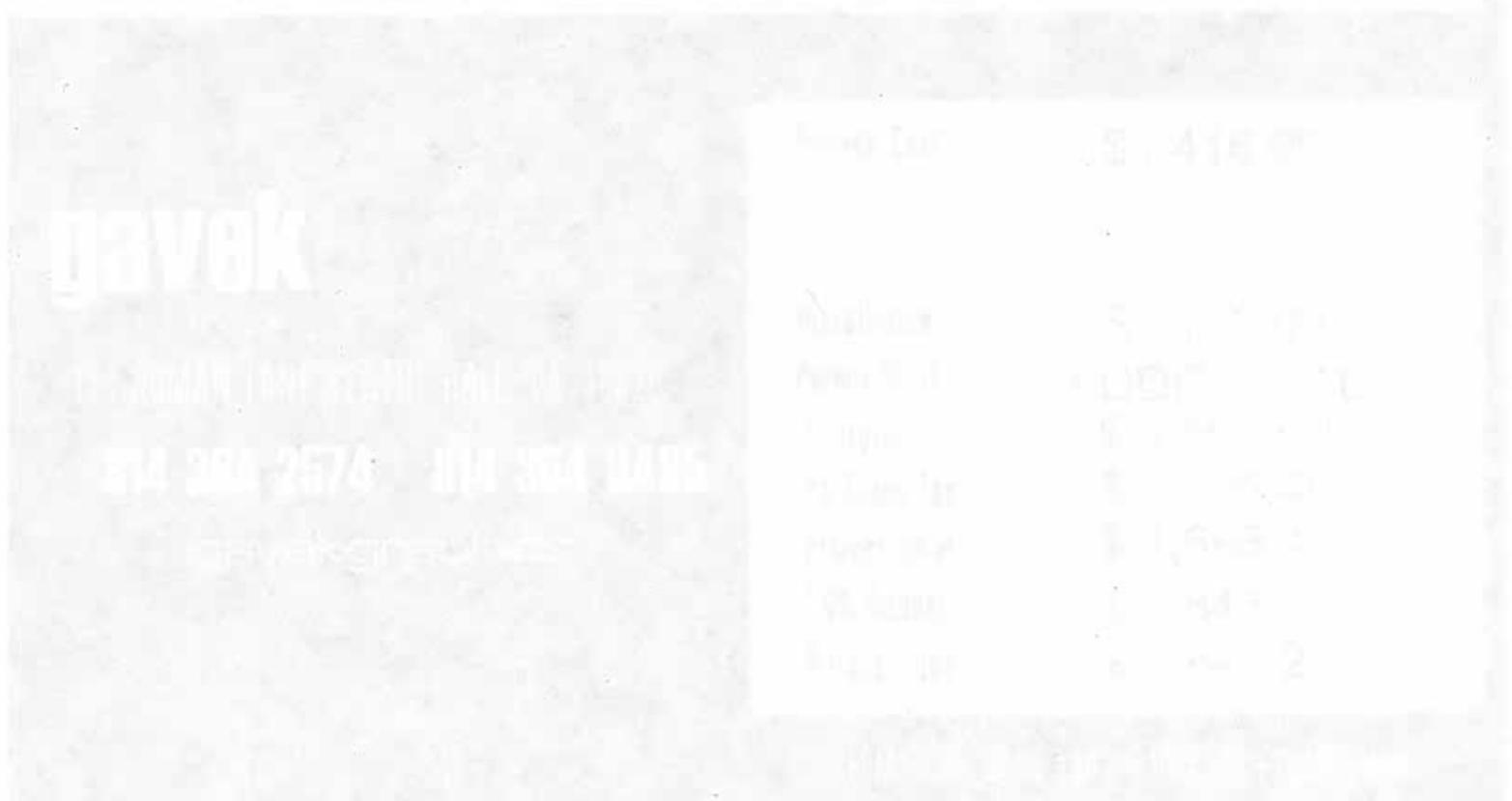
With no further business to discuss, this meeting was adjourned at 10:44 a.m. by a motion from Mr. Reinhardt.

Respectfully submitted by,
Sarah E. Smith, Staff Assistant



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

Handwritten signature and initials





Aerial of 532 and 538 East College Avenue



NORTH ELEVATION

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



EAST ELEVATION

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

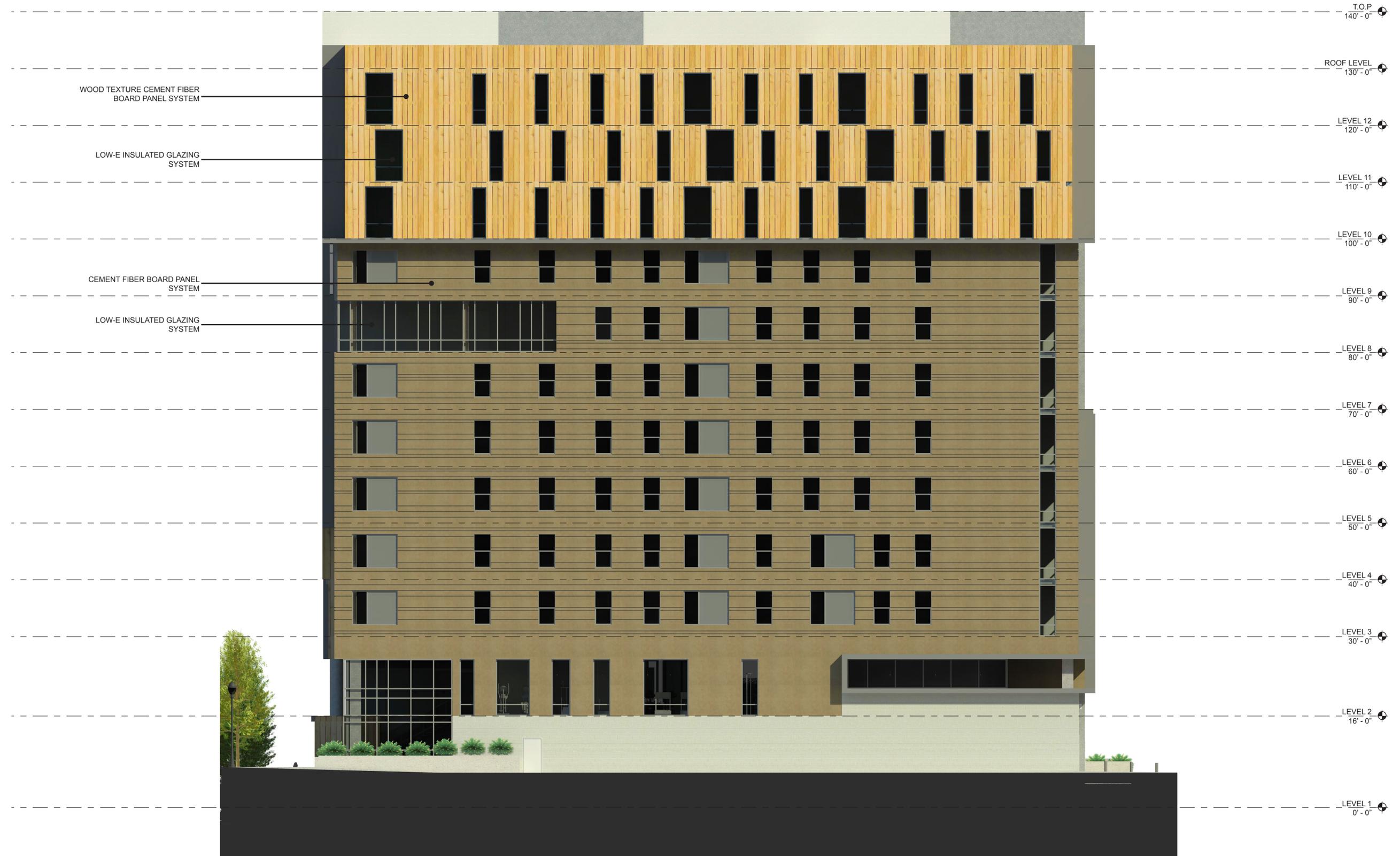


SOUTH ELEVATION

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

1/8" = 1'-0"

Shepley Bulfinch



WEST ELEVATION

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



1/8" = 1'-0"

Shepley Bulfinch



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Designer: **MEM**
Draftsman: **MEM**
Proj Manager: **JCS**
Surveyor: **NLC**
Perimeter Ck.:
Book: Pg.
Acad: 15299-02-RECORD
Layout: RECORD

Date	Description
	REVISIONS

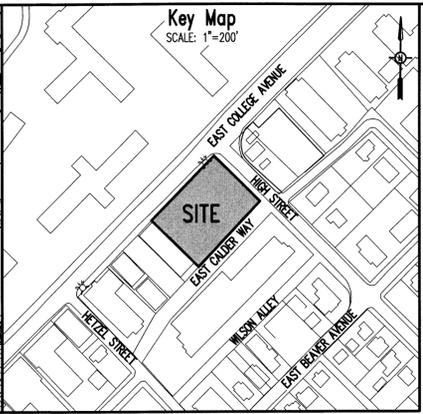
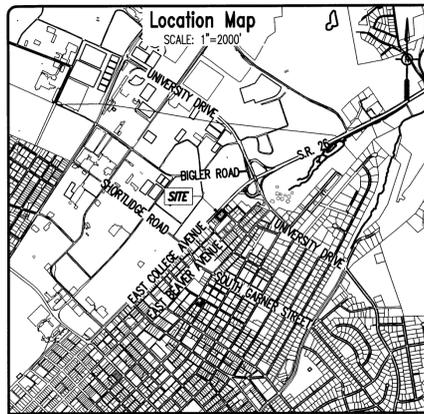
RISE AT STATE COLLEGE

BOROUGH OF STATE COLLEGE
CENTRE COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

RECORD PLAN

PROJECT NO. **15299**
DATE **MAY 6, 2016**
SHEET NO. **2** OF 13



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 Flooded Downspout Filters. All stormwater facilities should be inspected monthly or after any rainfall producing runoff and maintained as follows:

- The proposed storm sewer pipes and inlets/yard drains shall be cleaned of all debris, litter, and other deleterious material.
- The Flooded 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.

Owner's Certification

On this _____ 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 Arborist

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 Ordinance 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 _____ day of _____, 20____

Recorder of Deeds

PROJECT NOTES:

- General Site Information:**
 - Owner: CA Student Living State College Property, LLC 161 N Clark Street, Suite 4900 Chicago, IL 60601
 - Developer: CA Student Living State College Property, LLC 161 N Clark Street, Suite 4900 Chicago, IL 60601
 - Property Address: 532 E College Ave State College, PA 16801
 - Municipality: Borough of State College
 - Zoning: Collegiate Overlay (CO) in General Commercial (C) District as a Conditional Use (Reference Note #3)
 - Existing Site Use: Multi-Family Residential Apartment Building and Restaurant
 - Proposed Site Use: Multi-Family Residential Apartment Building with Commercial Space on the 1st & 2nd Floors
 - Site/Lot Size: Required Lot Area = 15,000 S.F. (0.344 Acres) Proposed Lot Area = 34,032 S.F. (0.781 Acres)
 - Lot Width (All Frontages): Required Width = 90 feet Proposed Width = 218.09 feet (College Ave.) 143.10 feet (High St.) 222.09 feet (Caldor Way)
 - Front Yard Depth: 18 feet, measured from the curb along College Ave. 15 feet, measured from the curb along High St.
 - Side & Rear Yard Depth: 10 feet clear and unobstructed to a height of 14 feet above grade
 - 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:
 - 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.
 - A 5-foot utility easement is located in the same area as that occupied by the sidewalk.
 - 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,
 - Space for refuse collection, as provided for in Section 2001.c.
 - 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)
 - 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)
 - 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.
 - Site Impervious Coverage: Existing = 32,456 S.F. (95.4%) Proposed = 31,534 S.F. (92.7%)
 - 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
 - Bicycling Parking Calculations (Collegiate Overlay District):

Required Parking

Mixed-Use (Building G.F.A. > 20,001 S.F.): 1 space per 6,000 S.F.

Proposed Parking

Total Building G.F.A. = 335,739 S.F. / 6,000 S.F. = 56 spaces
All Grade Bicycle Spaces Provided = 13 spaces
Indoor Protected Bicycle Spaces Provided = 118 spaces
Total Bicycle Spaces Provided = 131 spaces
 - 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

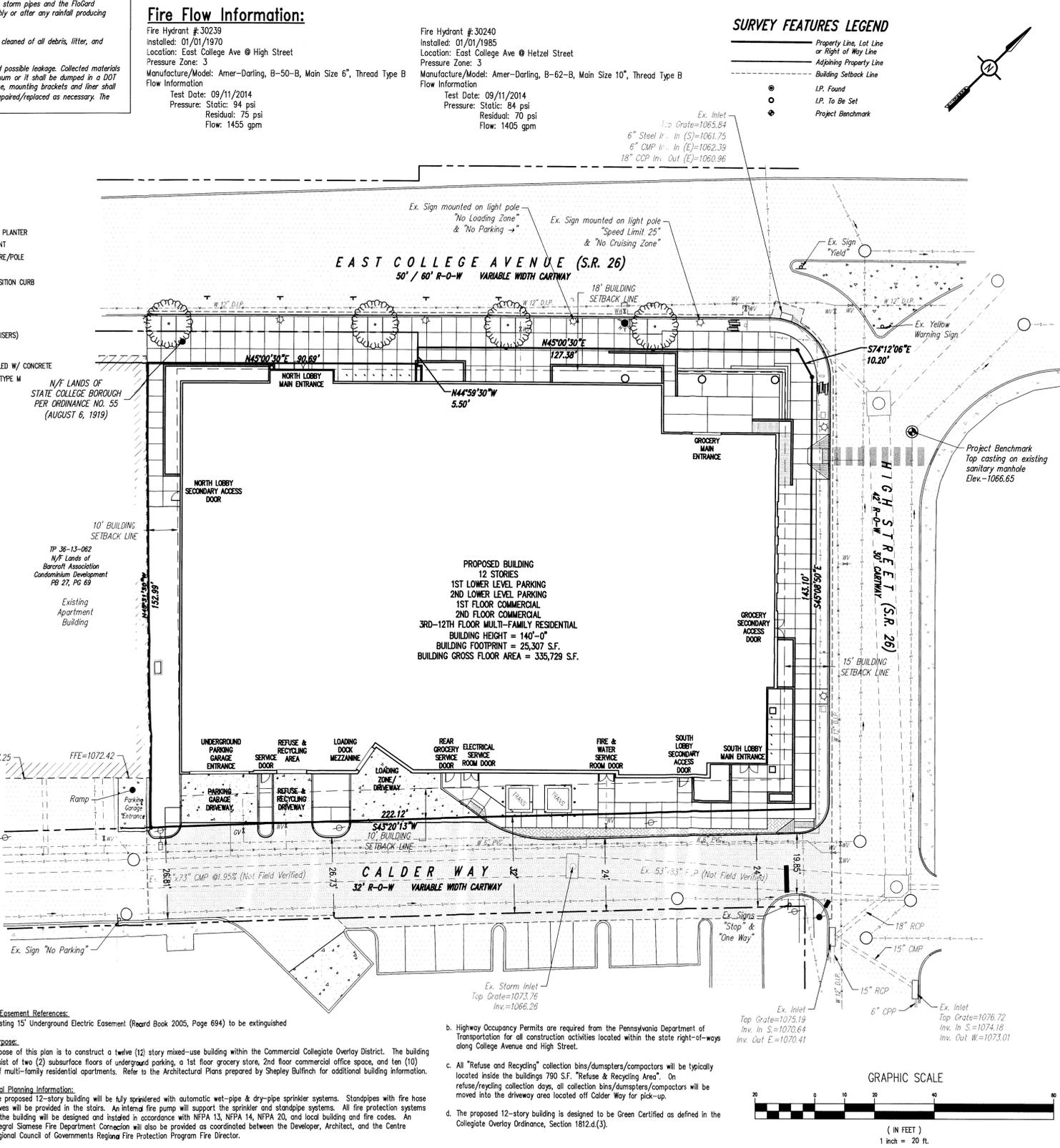
Commercial (Non-Residential Uses): Total Commercial G.F.A. = 26,622 S.F. < 30,000 S.F. = 0 Spaces
2 Bedroom or fewer units = 70 units x 1.5 = 105 Spaces
3 Bedroom units = 28 units x 2 = 56 Spaces
4 Bedroom units = 56 units x 2 = 112 + 56 = 168 Spaces
5 Bedroom units = 32 units x 2 = 64 + (32 x 2) = 128 Spaces
Total Required Parking Spaces (no reductions) = 105+56+168+128 = 457 Spaces
d. There are no steep slopes for the Borough of State College, effective date May 4, 2009.
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)
- Conditional Use:**
 - 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.
- Inclusionary Housing:**
 - 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.
- Natural Site Features & Survey Information:**
 - Soil limits and descriptions have been taken from the Natural Resources Conservation Service Web Soil Survey dated January 2016.
 - There are no wetlands on the property according to the National Wetland Inventory Mapping (U.S. Fish & Wildlife Service) for State College, PA last updated April 2016. PennTerra Engineering also performed a field study in December 2015, which verified the absence of wetlands on the property.
 - 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 4202700650F for the Borough of State College, effective date May 4, 2009.
 - There are no closed depressions located on this property from visual inspection of the existing conditions.
 - Contours shown are in 1' intervals, and were generated from a topographic field survey by PennTerra Engineering, Inc. dated December 2015.
 - Horizontal Datum is Pennsylvania North Zone State Plane Coordinates, North American Datum of 1983 (PA NAD83) U.S. Feet.
 - Elevation Datum is the National Geodetic Vertical Datum of 1929 (NGVD 29)
 - The project Benchmark is a Sanitary Manhole top of coating. The Sanitary Manhole is located on High Street near the intersection of College Avenue. Elevation = 1066.65'

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" 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: 84 psi
Residual: 70 psi
Flow: 1455 gpm

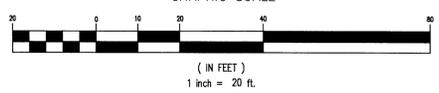
Fire Hydrant #30240
Installed: 01/01/1970
Location: East College Ave @ Hetzel Street
Pressure Zone: 3
Manufacture/Model: Amer-Darling, B-62-B, Main Size 10", Thread Type B
Flow Information
Test Date: 09/11/2014
Pressure: Static: 84 psi
Residual: 70 psi
Flow: 1405 gpm

SURVEY FEATURES LEGEND

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



GRAPHIC SCALE



PennTerra ENGINEERING INC.
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REGISTERED PROFESSIONAL SURVEYOR
NEVIN L. GROVE
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Seal

Designer	MPM
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	SHEET NO.
1"=15'	3 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 RAMP SHALL BE REMOVED AND RECONSTRUCTED. ALL ACORN FIXTURE LIGHT POLES AND QUARTZITE 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 QUARTZITE ELECTRICAL BOXES IF POSSIBLE. ALL STREET SIGNAGE TO BE REMOVED WITH CARE AND SET ASIDE TO BE REINSTALLED AT PROPOSED LOCATIONS.

- INSTALL CONSTRUCTION FENCE AROUND THE PERIMETER OF THE SITE ALONG EAST COLLEGE AVENUE, HIGH STREET & CALDER WAY.
- PLACE "CONSTRUCTION AREA" SIGNS AROUND THE PERIMETER OF THE SITE ALONG EACH ROADWAY.
- PLACE "SIDEWALK CLOSED" SIGNS AT THE COLLEGE AVENUE AND HIGH STREET SIDEWALKS.
- INSTALL INITIAL EROSION & SEDIMENTATION CONTROLS (SILT SOX AND CONSTRUCTION ENTRANCE AT CALDER WAY TO THE ALLEY). REFER TO THE EROSION & SEDIMENTATION CONTROL PLAN, NARRATIVES & DETAILS.
- 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.
- 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.
- 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-A00021- ASBESTOS ABATEMENT AND DEMOLITION/RENOVATION NOTIFICATION FORM FOR PROCESSING AND SUBMISSION TO THE PA DEP AIR QUALITY COMPLIANCE PROGRAM AT LEAST 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:
- PERFORM DEMOLITION WORK IN ACCORDANCE WITH 29 CFR 1926, WITH PARTICULAR ATTENTION TO REQUIREMENTS SET FORTH IN SUBPART T, "DEMOLITION".
 - PERFORM WORK IN SAFE AND SYSTEMATIC MANNER.
 - DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO EXTENT REQUIRED, AND AS INDICATED IN CONTRACT DOCUMENTS.
 - WEAR PROPER PERSONAL PROTECTIVE EQUIPMENT AT ALL TIMES.
 - USE WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS.
 - 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-A00021- ASBESTOS ABATEMENT AND DEMOLITION/RENOVATION NOTIFICATION FORM, FOR DISPOSAL OF HAZARDOUS WASTES (ACMS).
 - 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.
 - 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.
 - IN ALL CASES, THE DEMOLITION CONTRACTOR SHALL NEATLY SAW OUT 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.
 - RE-ESTABLISH THE EROSION & SEDIMENTATION CONTROLS. BEGIN SITE DEVELOPMENT CONSTRUCTION WORK.
 - 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.

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

EXISTING FEATURES LEGEND

- Existing Building
- Existing Curbing
- Existing Contours (1's & 2's)
- Existing Contours (5's & 10's)
- Existing Soil Limit Line / Boundary
- Existing Soil Type
- Existing Sanitary Sewer w/ Manhole
- Existing Sanitary Sewer Lateral
- Existing Water Line w/ Valve
- 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
- Existing Concrete Sidewalk
- Existing Retaining Wall
- Existing Chain Link & Canvas Fence
- Existing Fire Hydrant
- Existing Gas Valve
- Existing Clean-Out
- Existing Light Pole
- Existing Light Fixture
- Existing Sign
- Existing Deciduous Tree
- Existing Shrub

SOILS LEGEND

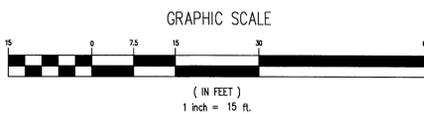
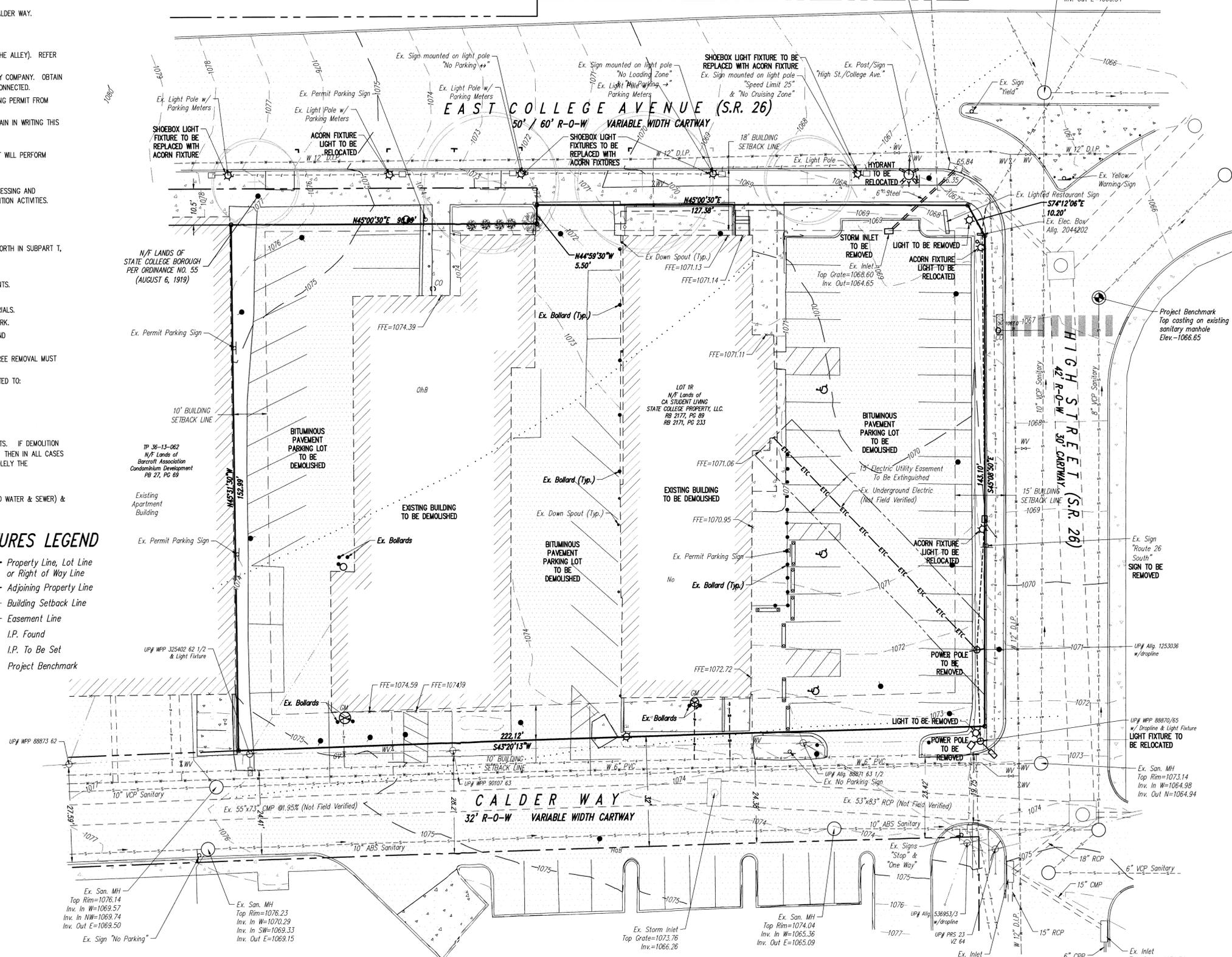
NRCS Soil cover on the site consists of:
HaB - Hagerstown silt loam, 3%-8% Slopes
No - Nolin silt loam, local alluvium, 0%-5% Slopes
OhB - Opequon-Hagerstown complex, 3%-8% Slopes

*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



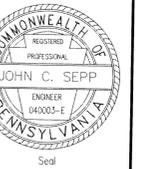


CENTRAL PENNSYLVANIA REGION OFFICE:
3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
Fax: 814-237-2308

LANCASTER REGION OFFICE:
3904 B ABEL DRIVE
COLUMBIA, PA 17512
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Draftsman: MPM
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Surveyor: NLG
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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

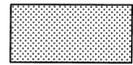
PROJECT NO.
15299
DATE
MAY 6, 2016
SCALE SHEET NO.
1"=15' **8** of 13

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:
- ALL TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THE STATE COLLEGE BOROUGH STANDARDS AND MUNICIPAL TREE PLAN.
 - 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.
 - THE ENTIRE SITE WILL BE DISTURBED DURING CONSTRUCTION; THEREFORE, NO EXISTING VEGETATION THAT EXISTS WILL REMAIN.
 - 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.
 - ALL STREET TREES SHALL BE PLANTED IN THE BOROUGH OF STATE COLLEGE'S TYPICAL 5'x5' TREE PLANTING PIT.
 - ALL STREET TREE PITS ARE TO BE COVERED WITH A 5'x5' CAST IRON TREE GRATE.
 - OWNER/CONTRACTOR TO COORDINATE WITH THE BOROUGH OF STATE COLLEGE ARBORIST/PUBLIC WORKS DEPARTMENT TO OBTAIN APPROVED 5'x5' CAST IRON TREE GRATE.
 - ALL COSTS ASSOCIATED WITH TREE REMOVAL AND PLANTING SHALL BE PAID BY THE OWNER.
 - SCIENTIFIC NAMES TAKE PRECEDENCE OVER COMMON NAMES IN THE PROVIDED PLANTING SCHEDULE.
 - 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.
 - DO NOT SUBSTITUTE PLANT SPECIES WITHOUT THE WRITTEN PERMISSION OF THE BOROUGH OF STATE COLLEGE ARBORIST AND/OR ENGINEER.
 - CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITY LINES PRIOR TO PLANTING AND REPORT ANY CONFLICTS TO THE BOROUGH ENGINEER.
 - CONTRACTOR SHALL INSTALL MINIMUM 3" MULCH GROUND COVER AROUND ALL TREES AND SHRUBS.
 - REFER TO LANDSCAPING DETAILS ON SHEET 11 FOR ADDITIONAL CONSTRUCTION/INSTALLATION INFORMATION.
 - 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. CONTAINER
HT. HEIGHT
T.B.D. TO BE DETERMINED



PROPOSED LAWN AREAS

