Meeting Agenda
State College Borough Design Review Board
June 21, 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 Sign, Bagel Crust, 460 University Drive, CP3 Zoning District

VII. **Land Development Plan**

A. 705 South Atherton Street, Penn Mobil Reconstruction And Addition, Final Plan, CP-3 Zoning District, PennTerra, Site Engineer, Lichty Engineering, Building Engineer

VIII. **Official Reports And Correspondence**

IX. **Adjournment**

Documents: *Design Review Board - June 21, 2016.pdf*

Meeting Agenda
State College Borough Design Review Board
June 21, 2016
Room 241 / 10 a.m.

I. Call to Order

II. Roll Call

Richard Bryant, Chair
Bond Reinhardt, Vice-Chair
Richard Devon
Alexandra Staub

III. Approval of Minutes – June 7, 2016

IV. Chair Report

V. Public Hour - Hearing of Citizens

VI. Sign

A. Replacement Sign, Bagel Crust, 460 University Drive, CP3 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 **pages 10-12**.

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

VII. Land Development Plan

A. 705 South Atherton Street, Penn Mobil Reconstruction and addition, Final Plan, CP-3 Zoning District, PennTerra, Site Engineer, Lichty Engineering, Building Engineer

The property suffered from a fire in 2015 that requires the building to be demolished. The property owner would like to reconstruct using the original footprint of the building. The ordinance permits this when an accident such as a fire occurs.

In addition to the reconstruction, the owner would like to construct a second floor commercial space. This had been a plan of the property owner prior to the fire. The second floor space was granted a variance for setbacks due to

the nonconforming placement of the original structure. This variance was granted in 2007.

Attached to the agenda on **pages 13-16** are an aerial, plans and elevation of the proposal for review by the Board.

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.

VIII. Official Reports and Correspondence

A. Borough Council

B. Planning Commission

IX. Adjournment

Meeting Minutes
State College Borough Design Review Board
June 7, 2016

The State College Borough Design Review Board (DRB) met on Tuesday, June 7, 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; Richard Devon, Sandra Staub, and Bond Reinhardt.

Others Present:

Anne Messner, Planner/Zoning; Sarah Smith, Staff Assistant; Mark Saville, Sweetland Engineering; John Fisher, Sweetland Engineering; Steve Kirsch, Sweetland Engineering; John Sepp, PennTerra Engineering; Tom Flynn, Penn State University; Steven Watson, Penn State University; Margaret Gray, Penn State University; Tom Chinnock, Shepley Bulfinch; Dan Hrankowsky, CA Ventures; Susan Venegoni; Nate Watts, Penn Terra Engineering; Cassandra Lemon, Shepley Bulfinch; Michael Misselwitz, PennTerra Engineering; Mark Huncik; and David Stone.

Approval of Minutes

Mr. Devon made a motion to approve the April 5, 2016 minutes as submitted and Mr. Reinhardt seconded the motion. The vote was unanimously in favor.

Chair Report

Chairman Bryant noted that since Mr. Wheeler had resigned from the Board, there would need to be a new Vice-Chair. He nominated Mr. Reinhardt for the position and Ms. Staub seconded the nomination. The vote was unanimously in favor.

Public Hour

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

Sign

<u>Replacement Sign, University Drive Veterinary Hospital, 1602 University Drive, CP2 Zoning District</u>

Ms. Messner requested that the Board review the replacement sign for comments and/or questions.

Boards' comments included:

- Suggested including the street number and/or address on the sign.

- Thought the red cross that was used for the 't' makes the sign confusing and that changing it to a normal 't' would make it clearer.

Chairman Bryant made a motion to approve the sign with the Board's comments and Mr. Reinhardt seconded the motion. The vote was unanimously in favor.

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

Land Development Plan

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

Mr. Saville's highlights included:

- The initial Klouder building would be preserved while the back portion of the building would be demolished and rebuilt to increase capability.
- The project will preserve the existing trees and landscaping.
- The parking lot was being repurposed and the overhead doors into the building would be moved to the parking lot area to minimize pedestrian/equipment conflicts.
- The back of the first floor elevation would be raised to help deal with a storm water issue.
- The existing building footprint could not be extended due to significant utility corridors surrounding the building so the footprint would actually be slightly smaller so as to not disturb those utilities.
- The lighting plan for the project should not allow for any dark areas in order to increase pedestrian safety. There would be cameras at the North Hall project and at the building entrances as well.
- There would be some elevation differences in the first floor between the Klauder Building and the new addition.
- The project would address all ADA accessibility requirements.
- The second floor would have the same elevation across the Klauder building and the new addition and would include coordination of natural light within building.
- The third floor was planned to be mostly mechanical, but with some lab spaces.
- There was one glass lantern stairwell.

Boards' comments included:

- Inquired if there was an entrance at the stairwell. (Mr. Saville responded that there was one on the corner)
- Inquired about LEED status. (Mr. Saville noted that the project would be updating the rain gardens to allow for more efficient function)
- Approved of the clean roofline without the mechanical constructions sticking out.

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

Land Development Plan

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

Mr. Chinnock's and Mr. Hrankowsky's highlights included:

- There was not many changes from the preliminary plan, but they had instituted the change from the Design Review Board to add more glass to the structure.
- The project had added a grocery store component to the first floor and part of the second floor. This will coordinate with the residential component of the second floor. The first floor window space will have produce displays. The second floor would be a café. The loading dock for the store was planned to be on Calder Way.
- The project had moved the main lobby and added a secondary lobby on south side of building.
- There was some difficulty with the grade of the property and there was a seating area added on College Avenue to help level out some of that grade change.
- The parking situation had changed to be all below ground with some spaces being removed, but the project would still be meeting the parking requirements.
- The loading dock looked small, but it was designed by a grocery store designer and would be sufficient to handle the store's needs.
- There is an interior room to hold the refuse which wasn't moved, but there was an additional access door added to the room to provide access from the grocery store.
- There will be a bike parking area in the lower level parking, one space for ADA van parking, and additional ADA spaces included in the parking.
- The second floor retail would include a covered patio area with seating. It would be covered by the building, but open to the outside.
- The second floor residential would include a fitness center, a yoga room, showers, lockers, an outdoor fitness area, a spa, and a spa deck. There were still some areas to be determined.
- There would be a clear cordoning off between the public areas and the private areas on the second floor including a two sided fireplace.
- The plan to split the lobby in two locations was included to separate the commercial and residential areas.
- The dumpsters for the property would be in the interior room with the loading dock being closer to the grade of the alley.
- The third and fourth floors were planned to be for graduate students. There were two stair cores.

- The third floor plan included areas open to the outside and below. The corner units were lofted units with all other units being 1 or 2 bed units.
- The upper floors were 4 bedroom units.
- The roof plan included the mechanical units which would be pushed to the west side towards the interior of the building. These areas would be fully screened with plans to include ways to throw sound up or trap it.
- The building included variations in façade and different material changes including metal panel, resistance board, glass and fibrous cement product. There would be glass for the grand staircase and for the grocery area.
- The residential areas would have paneling, glass, and possibly metal panel or a type of privacy glass for the bedrooms.
- The utility service would be on the south elevation which would be metal panel and extends up higher in order to hide some of the mechanicals.
- The upper sections that might be visible from downtown would be paneled in a wood grain material.

Boards' comments included:

- Inquired where the loading dock would open into. (It opens into the grocery area. The loading area would allow for a semi to fit in completely. There would be steps and a lift inside the loading area.)
- Inquired if there would be charging stations in the parking areas. (This was not shown on the plan, but they were thought to be included since the property was planned to be LEED silver.)
- Inquired if there would be cameras at the property. (There were cameras planned.)
- Inquired about the makeup of the grocery store and noted that it would be in an area of town that did not have access to a grocery store. (The store was geared towards the downtown with a modern concept, fresh produce, and it would be geared towards a student population).
- Inquired what the ceiling height was on the first floor. (14 feet)
- Inquired where the mechanicals would be located and expressed concern about the sound for nearby residential units. (Portions would be located in the head space in ramp going down into the garage and the central mechanicals would be the top of the building.)
- Inquired if there would be a net decrease in imperviousness for the site. (There might be a slight decrease and they were reviewing possibilities for rain water harvesting.)
- Noted that Calder Way was being developed to be more upscale and that this site would fit in well with that shift in dynamic.
- Inquired about the layout of the higher floors and expressed concern that it might be confusing to get around the floors. (Explained that a person can get to all of the units on the upper floors, but the person might have to go all the way around.)
- Inquired about rates on the upper floors due to the better views. (The upper floors would be market rate.)
- Inquired if the wood grain was vertical. (The grain was vertical.)

- Expressed concern that the wind might make planned the outside space on the second floor unpleasant. (Explained that there's some plantings that should shield from some of the winds).
- Voiced concern that the glass corner would be too transparent.
- Expressed appreciation that it breaks with traditional tone and made it a gateway building.
- Inquired if there were any barriers that they encountered when working on the project. (Stated that the overlay ordinance gave guide to how to get to the building and enjoyed working with the incentive programs which allowed them to include things such as underground parking, LEED, etc. that would normally be cost prohibitive.
- Inquired about what kind of lighting was being used. (Low wattage and LED.)
- Inquired about heating and cooling. (This was still being discussed with possibly a water source or heat pump driven by electricity.)
- Expressed appreciation of the way that the project acknowledged pedestrian activity on Calder Way.
- Expressed appreciation for the interesting design elements and good functionality.
- Encouraged additional thought about the windows in the residential areas and adding a screening layer for privacy.
- Inquired if the windows were operable. (Portions of the windows are operable in the lower sections for venting. There would be a mechanical system that would draw interior air out. They were researching frosted glass or a roller shade.)
- Expressed concern that since the glass is on the North and East sides of the building, it might lose heat in the glass units.

Comments from community members:
Mr. Huncik inquired if there would be composting on site and expressed concern about the odors that would be produced by composting or storing refuse inside of the building. Mr. Hrankowsky stated that he did not believe there was any plan to compost. He also noted that he did not know the protocol, but he felt that they would schedule pickups frequently enough that there would not cause an odor problem. Mr. Huncik inquired how the refuse trucks would access the dumpster and Mr. Hrankowsky explained that it would be accessed by a loading area just to the West of the loading dock and that the refuse area was at grade and set back from the alley to allow space for the trucks.

Mr. Huncik inquired where a second truck would go if two vehicles would be on the premises at the same time and Mr. Hrankowsky stated that the deliveries would be coordinated to ensure there would not be that situation, but there was enough space that a second truck could pull into the refuse area to wait until the loading dock was available. Mr. Huncik noted that the fact that Calder Way has two way traffic behind the building could cause traffic conflicts.

Mr. Huncik inquired about the parking spaces in the underground garage and how a customer would know if there was a designated retail space was available prior to driving into the garage. Mr. Hrankowsky explained that they were still exploring options

for that issue and suggested possibly having an attendant or a digital sign or a drop arm to get a ticket. He also stated that this was an ongoing discussion as they were still negotiating with the tenant. Mr. Huncik inquired about the parking for the employees of the store and suggested that consideration be given for bus stop or bus unloading areas for one of the retirement community buses.

Mr. Huncik noted that there were large windows along College Avenue and inquired how those windows would not become full of large advertisements, beverage signs, etc. Mr. Hrankowsky explained that this would not be allowed in the lease, but he also noted that the tenant was very serious about keeping the store front clean without signs.

Mr. Huncik noted that there seemed to be more 3-4 bedrooms units than 1-2 units and that this may not be what would be needed with inclusionary housing. He stated that if the inclusionary housing would target single parent families then they may not need bigger units which could be unaffordable. He also noted that it might be beneficial to have some common area for the children. Mr. Hrankowsky explained that there would be a quantity of 1 and 2 bedroom units which would be declared as inclusionary housing. These units could be used for a recent graduate, or a young family, or a single family.

Mr. Huncik inquired about the trend that rooms become football rentals, short term rentals, or event weekend rentals and Mr. Hrankowsky explained that this would be precluded through the lease.

Ms. Venegoni inquired where the inclusionary housing units would be located within the building. Mr. Hrankowsky explained that there did not need to be a permanent location for the units, they just to keep a certain number and they needed to be spread out throughout the floors.

Ms. Venegoni inquired if the units would be rented by the apartment or by the bed and Mr. Hrankowsky responded that the units would be rented by the bed.

Mr. Stone inquired about how the property would be controlled regarding signage posted in the windows by the residents. Mr. Hrankowsky explained that would be stated in the lease and that management would be required to ensure that any signs were removed quickly.

Mr. Stone inquired about using less glass or making it more reflective and Mr. Hrankowsky explained that the type of glass had not be selected prior to the renderings and that management would choose the best product for the use.

Mr. Stone inquired about the increased pedestrian traffic in the area due to the addition of the grocery store to the project. He raised a concern about the possible need for additional traffic studies due to this change. In addition, he expressed a concern about the loss of parking and inquired as to how many parking stalls would be reserved for the grocery store. Mr. Hrankowsky responded that there would be approximately 13 spaces, but that could possibly be expanded by a contract with the public garages if the traffic to

the site would require additional parking. Mr. Stone expressed concern about people parking on Foster Avenue to visit the store.

Mr. Stone inquired if the simulated wood could be a darker color which might be a richer color. He stated that the residents might have liked to have expressed their opinions on what color palette would work best in the area. Mr. Hrankowsky noted that the simulated wood was an accent material and there was not much of it.

Mr. Hrankowsky inquired about procedures as the project moved forward and Ms. Messner explained that the Final Plan would be presented to the Planning Commission on June 23 for approval. The plans would not need to be reviewed by the Design Review Board again unless there were substantial design changes and those should be submitted to Ms. Messner for her to decide if there was a need to take the plans back to the Board.

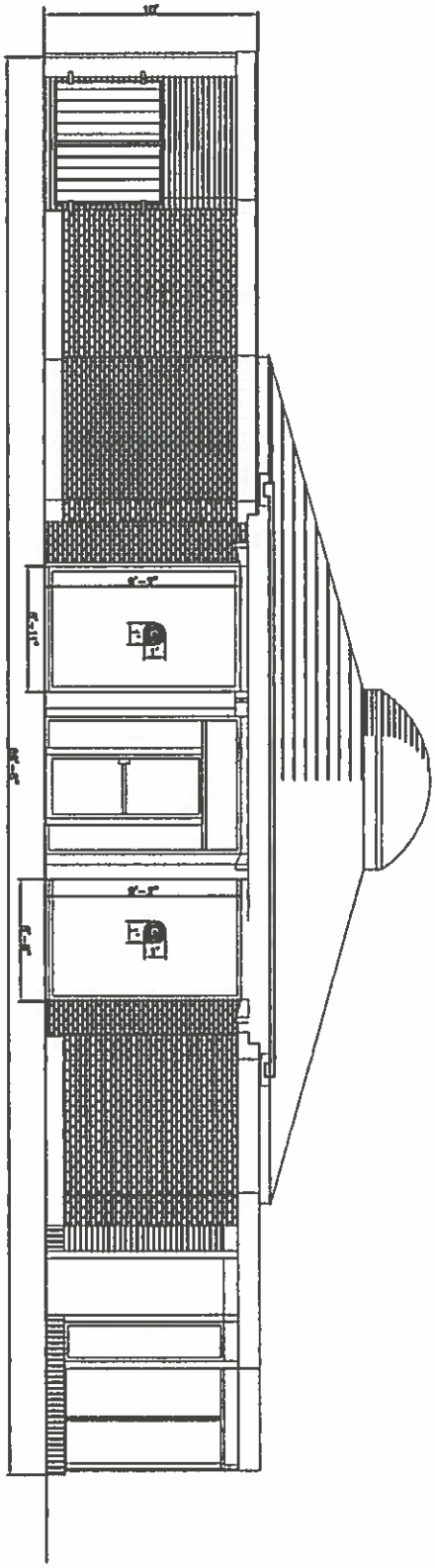
Official Reports and Correspondence

Ms. Messner noted that there was a vacancy in the Historic Resources Commission and requested that the Board encourage anybody interest parties to apply.

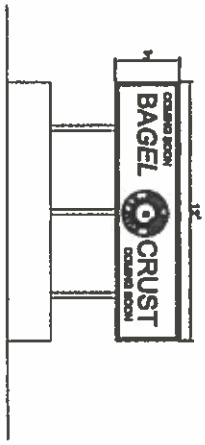
Adjournment

With no further business to discuss, this meeting was adjourned at 12:31 p.m. by a motion from Mr. Reinhardt.

Respectfully submitted by,
Sarah E. Smith, Staff Assistant

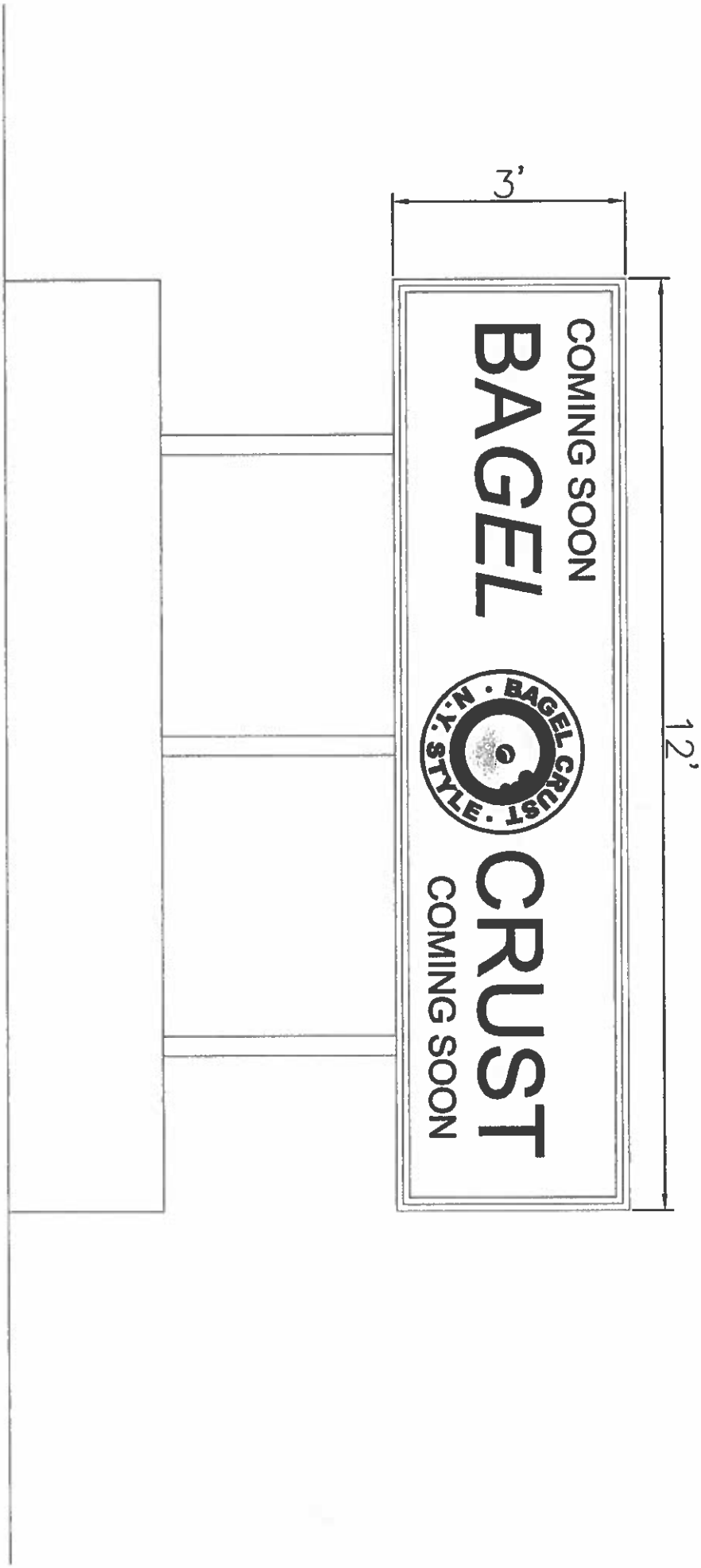


NORTH ELEVATION



EXISTING SIGN

SCALE NO SCALE DATE 06-06-2016 DRAWN. BY **AL RUSINQUE** N. A2	**BAGEL CRUST** **N Y STYLE** **460 WESTERLY PARKWAY** **STATE COLLEGE PA 10801**	**PLAN**



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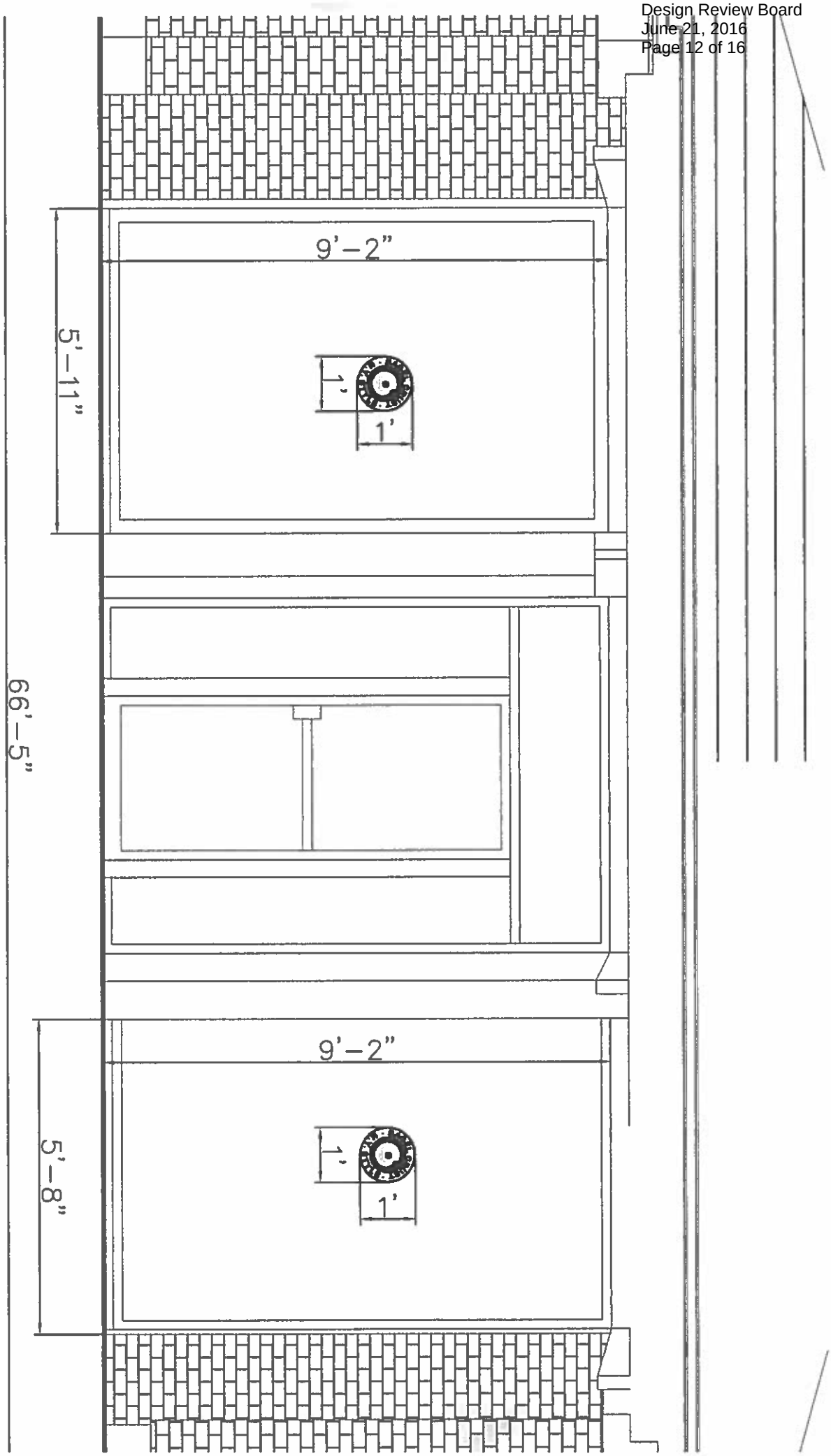

9'–2"
5'–11"
1'
1'
66'–5"
9'–2"
5'–8"
1'
1'

705 South Atherton Street aerial

PENNS MOBIL

MINOR LAND DEVELOPMENT PLAN SET

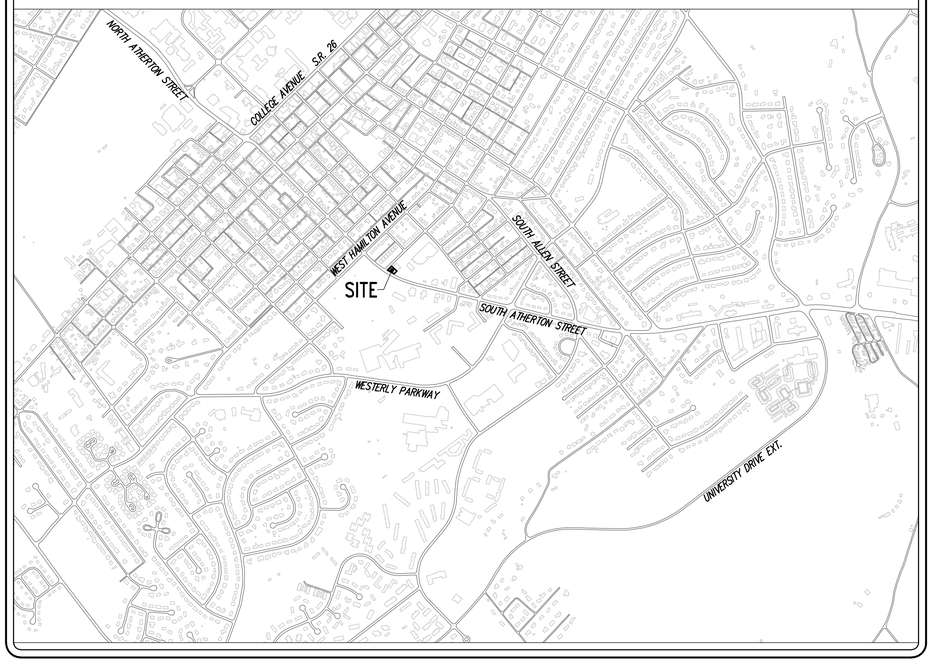
STATE COLLEGE BOROUGH * CENTRE COUNTY * PENNSYLVANIA

FEBRUARY 5, 2016

LAST REVISED MAY 13, 2016

LOCATION MAP

SCALE: 1"=XX'



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

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COMMONWEALTH OF PENNSYLVANIA
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CHAD DANIEL STAFFORD
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TABLE OF CONTENTS

SHEET	DESCRIPTION
1	COVER PAGE
2	RECORD PLAN
3	DETAILS

ACT 287 UTILITY INFORMATION
(SERIAL NUMBER: 20160201168)

SANITARY SEWER (TREATMENT)
UNIVERSITY AREA JOINT AUTHORITY
1576 SPRING VALLEY ROAD
STATE COLLEGE, PA 16801
PHONE: (814) 238-9662

SANITARY SEWER (CONVEYANCE)
STATE COLLEGE BOROUGH SEWER AUTHORITY
243 SOUTH ALLEN STREET
STATE COLLEGE, PA 16801
PHONE: (814) 234-7140

PUBLIC WATER
STATE COLLEGE BOROUGH WATER AUTHORITY
1201 WEST BRANCH ROAD
STATE COLLEGE, PA 16801
PHONE: (814) 238-6766

NATURAL GAS
COLUMBIA GAS OF PENNSYLVANIA
2550 CAROLEAN INDUSTRIAL DRIVE
STATE COLLEGE, PA 16801
PHONE: (814) 238-6775

ELECTRIC
WEST PENN POWER COMPANY
2800 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
PHONE: (814) 237-5721

TELEPHONE
VERIZON
224 SOUTH ALLEN STREET
STATE COLLEGE, PA 16801
PHONE: (814) 231-6511

CABLE TELEVISION
COMCAST
60 DECIBEL ROAD
STATE COLLEGE, PA 16801
PHONE: (800) 992-3515

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Location Map
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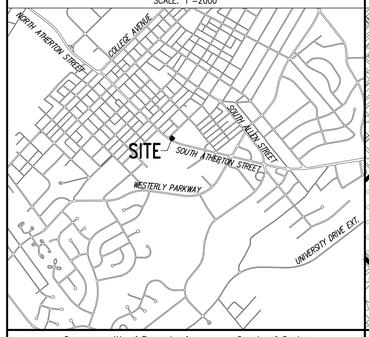

Key Map
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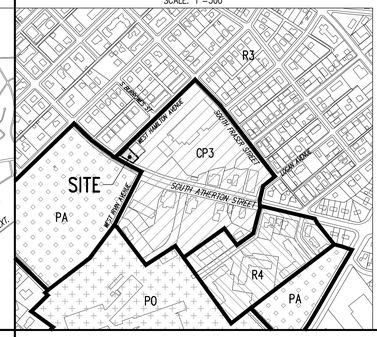


Zoning Legend

R3	RESIDENCE 3
CP3	PLANNED COMMERCIAL DISTRICT
PA	PUBLIC ACTIVITY
P0	PLANNED OFFICE
R4	RESIDENCE 4

Commonwealth of Pennsylvania County of Centre

Owner's Certification
Tax Parcel 36-17-151A

On this the_____day of_____, 20_____,

_____,

the undersigned owners personally appeared before me and certified that they were the owners of the properties shown on this plan and acknowledge the same to be their act and plan and designs, the same to be recorded as such, according to the law.

_____ Owner

_____ 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

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.

Municipal Approval

Approved on this the _____ day of _____, 20____

_____
For the State College Borough Planning Department

Table of Contents

1	Cover Sheet
2	Record Plan
3	Details

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:

1. General Site Information:
   a. Developer: Bashar N. & Laila K. Khayat
   b. Owner Address: 639 Royal Circle, State College, PA 16801 (814)441-1047 & (814)325-0317
   c. Existing Site Address: Penns Mobil- 705 South Atherton Street, State College, PA 16801
   d. Tax Parcel: 36-017-,151A
   e. Site/Lot Size: 0.167 acres/ 7,284 square feet
   f. Development Site Description: Penns Mobil Service Station. The Penns Mobil Vehicle Service Station was recently (February 3, 2015) destroyed by fire. The 1,693 square feet Garage Building has been used for automobile service.
   g. PLAN PURPOSE: The purpose of this Site Development Plan is to identify the Developer's plan to rebuild the same footprint and use of the Vehicle Service Station and to ALSO provide a second floor addition for the building to allow previously not available storage of parts and materials to the benefit of the building. In addition to the building reconstruction in the same place and footprint of the burnt down building, the developer shall provide eight designated vehicle storage spaces at the property as well as two new parking spaces for patrons- one being an ADA Handicap space. Note that previously that there were NOT previously designated vehicular parking or storage spaces at the property.
   h. Zoning: CP-3 'Planned Commercial District'
   i. Non-Conforming Building:
      State College Borough Ordinances, Section 2105. Restoration
      Intent. It is the intention of this Section to require replacement or restoration of nonconforming buildings and structures that are substantially damaged to their pre-casualty size and footprint when replacement or restoration is necessitated by circumstances beyond the owner's control such as accidental fire. Any building nonconforming as to area, height, size, number of dwelling units, lot coverage, or yards that is damaged to any extent by accidental cause (such as the fire) may be replaced, rebuilt, or reconstructed to its prior nonconforming size, footprint, height, or dimensions provided that:
      (a) No portion of the rebuilt or new building extends further into any yard than did the prior building; THE FOOTPRINT OF THE BUILDING SHALL REMAIN THE SAME AS PREVIOUSLY EXISTED- 28'-8" DEEP BY 59'-1" WIDE.
      (b) No portion of the rebuilt or new building extends higher than did the prior building; A SECOND FLOOR WILL BE ADDED TO THE REBUILT AND RAISED BUILDING TO PROVIDE AUTOMOBILE SERVICE BUSINESS MATERIAL STORAGE. THE SECOND FLOOR ADDITION SHALL BE 1,614 SQUARE FEET IN AREA (AFTER SUBTRACTING THE ACCESS STAIRWELL). THIS LAND DEVELOPMENT/SITE PLAN PROVIDES ADDITIONAL PARKING SPACES TO CONFORM TO THE CODE. REFER TO THE PLAN & THE PLAN PURPOSE NOTE ABOVE.
      Whenever it is necessary to replace, rebuild, or reconstruct a nonconforming building damaged by accidental cause, which shall not include any intentional act of the owner or circumstances of neglect, the amount of parking required for the replacement building, providing the use is not changed, shall be the same amount that was provided on the site for the prior building and use. Any square footage of the new building that exceeds the size of the prior building shall meet current parking requirements as shall any change in use of the building. THE SECOND FLOOR ADDITION SHALL BE 1,614 SQUARE FEET IN AREA FOR PARTS and SIMILAR MATERIALS STORAGE SPACE.
      (c) All building and fire protection codes applicable at the time of reconstruction are met; DESIGN BY LICHTY ENGINEERING TO MEET THE CURRENT IBC (INTERNATIONAL BUILDING CODE).
      (d) Construction of the replacement, rebuilt, or reconstructed building commences within 3 years following the casualty and is substantially completed within 5 years of the casualty; THE FIRE OCCURRED FEBRUARY 3, 2015.
      (e) Building floor area and footprint shall not exceed that of the prior building; NOTE THAT THE FIRST FLOOR DOES NOT EXCEED THE PREVIOUS AREA; 1,693 square feet.
      (f) All other regulations applicable in the zoning district are met.
   j. Lot Area:
   a. Required: 14,000 square feet
   b. Provided: 7,405 square feet; Non-Conforming- can be developed in accordance with Section 502.F.
   k. Lot Width:
   a. Required: 100 feet
   b. Provided: 102 feet, MINIMUM PROVIDED.
   l. Setbacks:
   a. Front Yard Depth: Minimum of 20 feet & maximum of 45 feet (with parking in the front yard; existing) All yards abutting a street shall comply with the front yard depth of the zoning district.
   b. Side Yard Depth: Not Required & Not applicable- double frontage at the intersection of/corner of South Atherton Street and West Hamilton Avenue.
   c. Rear Yard Depth: 20 feet (abutting a Non-Residential District)
   m. Impervious Coverage:
   a. Existing: 7,395 SF (99.86%)
   b. Proposed: 7,263 SF (98.08%)
   c. Increase Pre to Post: 0 SF
   d. Decrease of 132 square feet- adding a landscaping berm along the east property line.
   n. Building Height
   a. Maximum Height = 35 feet or three stories.
   b. Existing Height (Pre-Fire) = 15'-6"
   c. Proposed Building Height with Raised First Floor Ceiling and Added Second Floor = 25'-8"
   o. Parking Requirements:
   a. Required Parking:
   i. Initial Building Pre-Fire No designated spaces existed.
   ii. 1 space per 400 square feet of gross floor area (motor vehicle service) x 1,614 square feet = 4 parking spaces required.
   iii. Per the December 23, 2013 letter from State College Borough Planner, the pre-fire structure (first floor only), four (4) Parking Spaces are required for the building use at that time/pre-existing the fire. Nine (9) Parking Spaces are provided. Eight are required- Four pre-fire and four with second floor building addition.
   iv. Nine parking spaces provided.
2. ACT 287 Utility Information: Serial # 20160201168
   All utility locations should be verified prior to any construction, utility information and locations should be considered approximate.
   (CONTRACTOR SHALL NOTIFY PA ONE CALL PRIOR TO ANY EXCAVATION.)
   a. Electric – West Penn Power Company, 2800 E. College Ave., State College, PA 16801 – Phone: 814-231-5336
   b. Telephone – Verizon, Facility Management Center, 224 S. Allen Street, State College, PA 16801 – Phone: 814-231-6511
   c. TV Cable – Comcast, 60 Decible Road, State College, PA 16801 – Phone: 814-992-3515
   d. Gas – Columbia Gas of Pennsylvania, 2550 Carolean Industrial Drive, State College, PA 16801 – Phone: 814-238-5840
   e. Sanitary Sewer –University Area Joint Authority (Treatment), 1576 Spring Valley Road, State College, PA 16801 – Phone: 814-238-5361
      State College Borough Sewer Authority (Conveyance), 243 South Allen Street, State College, PA 16801 – Phone: 814-234-7140
   f. Water – State College Borough Water Authority – 1201 West Branch Road, State College, PA 16801 – Phone: 814-238-6766
3. Fire Department Information: The proposed building to be constructed at 705 South Atherton Street will include an automatic sprinkler system throughout and will be equipped with an integral Siamese Fire Department Connection as coordinated between the Developer, Architect and the Centre Region Council of Governments Regional Fire Protection Program Fire Director.
4. No vegetation exists on the site currently. A 3' wide vegetative strip (grass or mulch) will be installed the entire length of the east property line.
5. This plan proposes NO increase in impervious coverage; actually a reduction. Refer to notes 1.m.d. and 4.; above.
6. Elevation & Survey Datum and Project Benchmark- Contours of this plan were generated from field survey by PennTerra Engineering, Inc., and are based upon USGS Datum. PennTerra Engineering has established a Project Benchmark for the property to be the center of the stormwater inlet along the face of curb at the east side of the intersection of South Atherton Street and West Hamilton Avenue. Elevation = 1121.02.
7. Existing Soils- Soil Limits and descriptions have been taken from the Soil Survey of Centre County, Pennsylvania; issued August 1981.
8. Floodways or Areas Prone to Flooding: According to the Federal Emergency Management Agency (FEMA) flood insurance rate mapping the floodplain as it relates to the property is identified by designation 'ZONE X' as taken from the FIRM mapping for Centre County, Map Number 42027C-0365-F. 'ZONE X' areas are defined as areas having been determined to be outside the 0.2% annual chance floodplain.
9. PHMC & Archaeological- A Pennsylvania Historical and Museum Commission Request to Initiate Consultation in Compliance with the State History Code and Section 106 of the National Historic Preservation Act ER (Environmental Resources) Request has been made. No relevant historical or archaeological data has been identified with this request.
10. PNDI- PennTerra Engineering has performed a PNDI (Pennsylvania Natural Diversity Inventory) Project Environmental Review for the subject property.
11. Refer to the building & other site plans "Penns Mobile Restoration Plans", dated 10/26/2015 prepared by Lichty Engineering for detail of buildings & utilities, etc. – note that all existing utilities to be reused.
12. The plantings of the shrubs & grass/Landscaping Islands must be installed within nine months following the building occupancy.
13. State College Borough has granted a Variance to allow a second floor addition to the previously burnt/destroyed building; via document _____.
14. No residential Unit can be established without Borough review and approval.
15. The Fire flow of the water system serving the proposed land development, as obtained from the water service provider- the State College Borough Water Authority (SCBWA) is provided. The approximate location and size of all existing and proposed water lines within and adjacent to the proposed land development are shown on the plan from information provided by SCBWA.
16. The location of the nearest fire hydrant is identified on the plan (information provided by SCBWA) is at West Hamilton Avenue and South Burrowes Street; nearly 230 feet from the northwest corner of the Penns Mobil building.

Hydrant No.	Location	Static Pressure	Residual Pressure	Flow	Main Size
30124.00	W Hamilton Ave & Fraser St (NE corner)	82 psi	65 psi	1350 gpm	12"
30125.00	W Hamilton Ave & S Burrowes St (NW corner)	76 psi	55 psi	1250 gpm	12"

17. The building shall not have a built-in fire suppression system, including, but not limited to, automatic fire sprinkler systems.
18. The land development plan is expected to generate LESS THAN a total of 75 or more new vehicle trips during the peak hour on the adjacent roadway(s) and much less than 750 or more trips in an average day; the development DOES NOT alter the transportation patterns on a public street providing vehicular access to the development; and the proposed land development plan DOES NOT change in use or public space expansion at an existing site where the intensity is expected to increase traffic by 50 or more trips in a peak hour or result in 750 or more vehicle trips in an average day for the entire project. For these reasons, the Development DOES NOT provide a Traffic Impact The Penns Mobil Development located at 705 South Atherton Street, State College, Pennsylvania will not generate 50 or 75 new vehicle trips during the peak hour on the adjacent streets (West Hamilton Street and/or South Atherton Street), plans are not for street changes, nor will the development alter the transportation patterns on the public streets. Therefore, a Traffic Impact Study IS NOT provided.
19. All walkways; both painted and concrete, shall be well maintained in good repair by the property owner.
20. A DOWNSPOUT FILTER shall be attached at the building downspouts on the east side of the building in order to address the State College Borough Water Quality aspects at the site.
21. Refuse for the property shall be by container as previously existed for Penns Mobil Commercial-type Development.
22. The Developer shall re-establish the driveway aisles into the site from Atherton Street as they previously existed; planting grass atop topsoil in these areas.

EXISTING FEATURES LEGEND

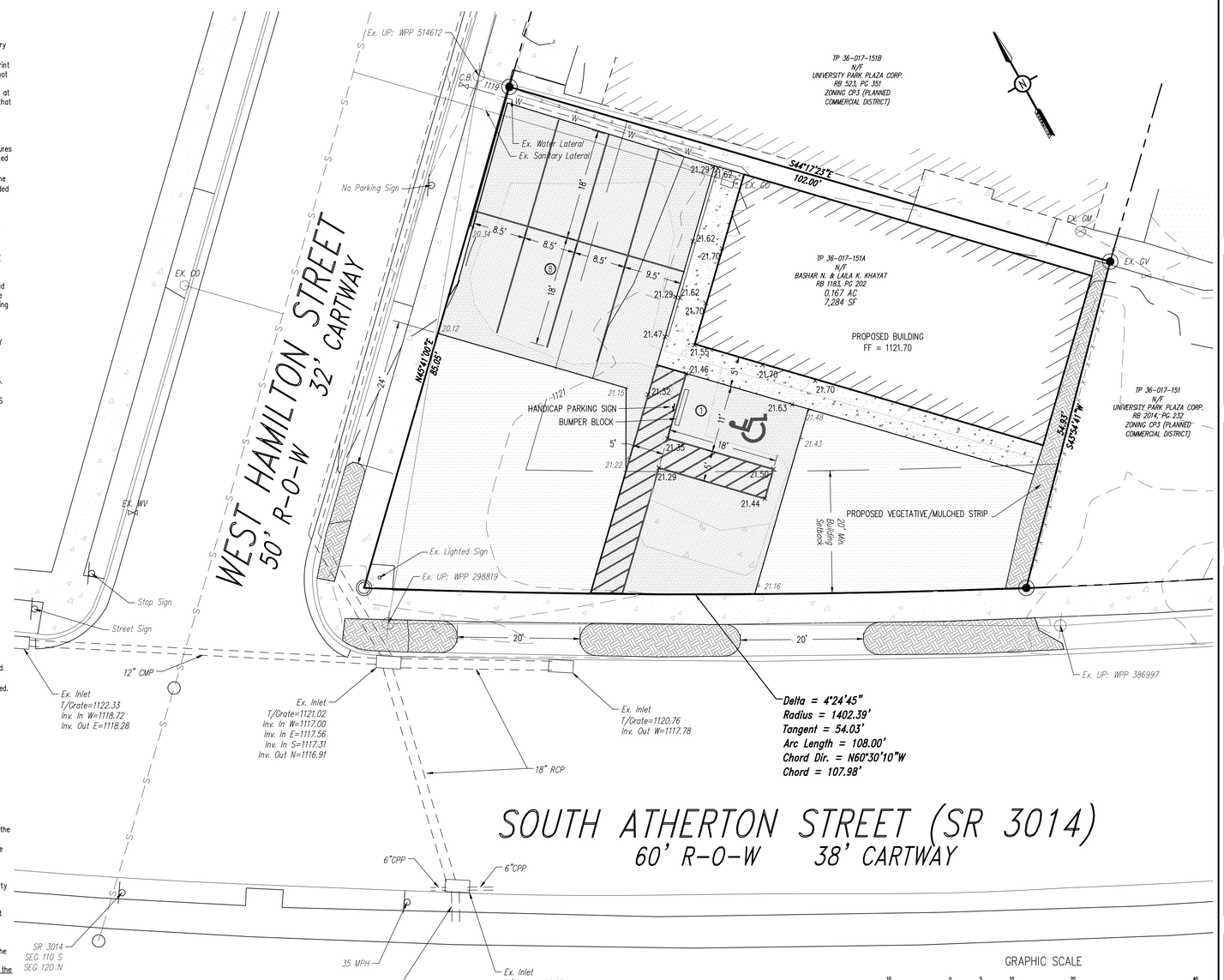
- Existing Building
- Existing Curbing
- Existing Contours (1's & 2's)
- Existing Contours (5's & 10's)
- Existing Concrete
- Existing Bituminous Pavement
- Existing Sanitary Sewer w/ Manhole
- Existing Storm Sewer Line w/ Inlet
- Existing Overhead Utility Line w/ Pole
- EX. WV — Existing Water Service Valve
- EX. CO — Existing Clean-Out
- Existing Deciduous Tree
- Existing Sign

SURVEY FEATURES LEGEND

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

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING
- PROPOSED CURBING
- PROPOSED CONCRETE AREAS
- PROPOSED MILL & RE-PAVE AREAS
- PROPOSED HANDICAPPED PARKING SIGN
- PROPOSED PAINTED HANDICAPPED PARKING SYMBOL



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Proj Manager CDS
Surveyor MAK
Perimeter Ck.
Book 497 Pg 14
Drive P: Layout EX COND
Acad 16011-MD-C3D14.DWG

Date	Description
05/13/16 JWN	per borough comments

REVISIONS

PENNS MOBIL

STATE COLLEGE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

MINOR LAND DEVELOPMENT

RECORD PLAN

PROJECT NO. 16011
DATE FEBRUARY 5, 2016
SCALE 1"=10'
SHEET NO. 2

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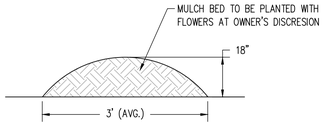
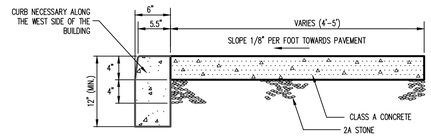


VEGETATED MULCH STRIP
NOT TO SCALE



CONCRETE SIDEWALK
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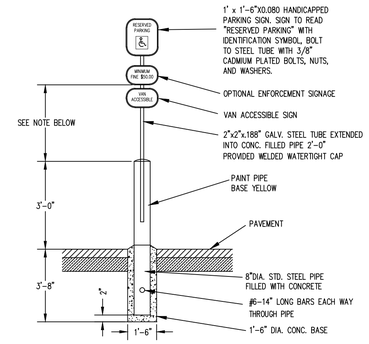
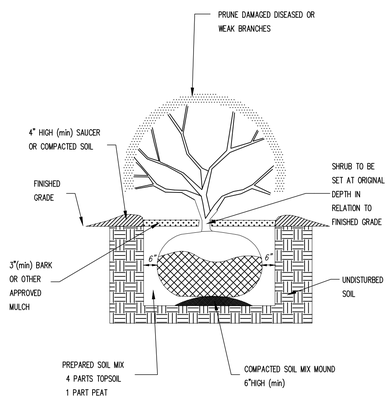


HANDICAPPED PARKING SIGN SHALL CONFORM WITH
STATE AND LOCAL CODES AND REGULATIONS.
NOTE: SIGN HEIGHT FOR VANS - 5'-0"

HANDICAP SIGN POST
NOT TO SCALE



TYPICAL SHRUB PLANTING DETAIL
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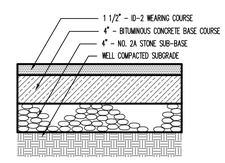

PAVEMENT SECTION
PARKING LOT
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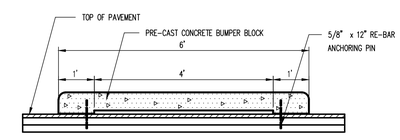

CONCRETE BUMPER BLOCK
NOT TO SCALE

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CHAD DANIEL STAFFORD
ENGINEER
PE-073273

Seal

Seal

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Draftsman JWP
Proj.Manager CDS
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Book 497 Pg 14
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Date	Description
05/13/16 JHN	per borough comments

REVISIONS

PENNS MOBIL

STATE COLLEGE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

MINOR LAND DEVELOPMENT

DETAILS

PROJECT NO.
16011

DATE
FEBRUARY 5, 2016

SCALE
N.T.S.

SHEET NO.
3

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