



COLLEGE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING AGENDA
Tuesday, February 17, 2026
7:00 PM
Hybrid Meeting (In-Person or via Zoom)

General Meeting Information

College Township offers both in-person and virtual meeting attendance for all public meetings. To attend in-person, meetings will be held at 1481 E. College Avenue, State College PA, 16801, 2nd floor meeting room. To attend virtually, please see the information below.

To Attend the LIVE Meeting Via Zoom on Computer or Smart Phone:

- [Click here to REGISTER for the meeting via Zoom](#). Once registered, you will receive a confirmation email containing information about joining the meeting.

To Attend the LIVE Meeting Via Phone:

- **Dial: 1 (646) 558-8656 ● Meeting ID: 837 5504 9921 ● Passcode: 502742**

*[Click Here](#) for detailed instructions on how to participate via zoom.

VIRTUAL PUBLIC COMMENTS: Please use the raised hand feature to participate. The moderator will recognize those with their hands raised (either by name or phone number).

WRITTEN PUBLIC COMMENTS: For specific Planning Commission agenda items and for items not on the agenda, written public comments may be submitted in advance by emailing smeyers@collegetownship.org by noon the day of the meeting.

College Township is committed to making meetings accessible to everyone. If you require accommodations or services to fully participate, please contact College Township at admin@collegetownship.org or 814-231-3021.

CALL TO ORDER:

ZOOM MEETING PROTOCOL:

OPEN DISCUSSION (items NOT on the agenda):

CONSENT AGENDA: CA-1 February 3, 2026 Meeting Minutes
(Approval)

PLANS: P-1 The Pennsylvania State University Relocate Existing Bike Path Near
Innovation Park Preliminary/Final Land Development Plan
(Discussion/Recommendation)

OLD BUSINESS: OB-1 Conditional Use Request – Legacy Boxing & Combat Academy LLC
(Discussion/Recommendation)

OB-2 Dale Summit Area Hybrid/Form-Based Code
(Discussion)

NEW BUSINESS: None

REPORTS: R-1 Council Report

STAFF INFORMATIVES: SI-1 February 2026 EZP Update

OTHER MATTERS:

ANNOUNCEMENTS: Next regular meeting will be **Tuesday, March 3, 2026** at 7:00pm

ADJOURNMENT:



COLLEGE TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
February 3, 2026
1481 E. College Avenue State College PA 16801
Hybrid Meeting (In-Person or via Zoom)

PRESENT:	Ed Darrah, Chair Peggy Ekdahl, Secretary Matthew Fenton Ray Forziat Tad Rimmey
EXCUSED:	Suleman Din
STAFF PRESENT:	Don Franson, P.E., P.L.S., Township Engineer Keri Kenep, Community and Economic Development Director Lindsay Schoch, AICP, Principal Planner Mark Gabrovsek, Zoning Officer Sharon Meyers, Senior Support Specialist – Engineering/Planning

CALL TO ORDER: Mr. Darrah called the meeting to order at 7:00 p.m.

ZOOM MEETING PROTOCOL: Mr. Darrah verified there was a member of the public present via Zoom. Ms. Meyers shared the Zoom meeting protocol.

OPEN DISCUSSION:

Mr. Fenton noted that *statecollege.com* recently published an article regarding the Centre Hills Country Club development off Country Club Road. The Planning Commission discussed a land development plan previously approved by College Township for a similar project off Scenery Drive.

CONSENT AGENDA:

CA-1 January 20, 2026 PC Meeting Minutes

Mr. Forziat moved to approve the January 20, 2026 meeting minutes as written.

Mr. Fenton seconded the motion.

Motion carried unanimously.

PLANS: No *Plans* presented.

OLD BUSINESS:

OB-1 Dale Summit Area Hybrid/Form-Based Code – Uses in Dale Summit

Ms. Schoch reminded the Planning Commission that under a Form-Based Code, form is the primary focus and uses are secondary.

The Planning Commission inquired why mobile homes are listed but not permitted in any district as a use by right or conditional use. Ms. Schoch explained that because mobile homes are permitted elsewhere within the Township, they are not required to be included as an allowed use in the Dale Summit Area. The Commissioners also discussed spot zoning and rezoning requests. Ms. Schoch explained that the regulating map is intended to anticipate the needs of the majority of stakeholders in order to minimize future rezoning requests.

Mr. Darrah questioned the maximum of eight dwelling units permitted in a district where the Planning Commission had established a maximum of five stories. Mr. Gabrovsek clarified that the tables



provided were taken directly from the consultant and reflect the original DPZ CoDesign recommendations, rather than revisions suggested by the Planning Commission. Ms. Schoch suggested the Planning Commission consider allowing an increase in the number of units per lot by offering incentives.

The Planning Commission reviewed the provided tables and recommended the following revisions:

- Increase the number of units permitted per lot in the Mixed Neighborhood and Mixed Core Zones
- Provide a clearer definition of “lodging”, including:
 - Whether boutique hotels are included
 - Distinctions between long-term and short-term lodging
 - Potential impacts on the existing short-term rental ordinance
- Clarify the definition of “gas station,” including whether convenience stores should be identified separately
- Combine Automobile Sales and Automobile Service uses and consider permitting them only in special districts
- Better define markets, including permanent and temporary markets
- Include Retail as a permitted use
- Change “Meeting Hall” to “Social Hall”
- Clarify the distinction between Industrial (light) and Manufacturing (light) uses
- Define ambulatory uses and determine if they should be included under hospital uses
- Move warehousing from Agricultural to Commercial
- Green House – define whether personal or commercial/retail
- Determine how facilities such as a YMCA should be recognized (e.g., recreation, daycare, education, etc.)

Mr. Franson proposed that staff contact DPZ CoDesign to obtain definitions as the Planning Commission discussed. Staff will review the provided definitions alongside current Township Code language and terminology and prepare a staff recommendation. Ms. Schoch confirmed she will contact the consultant and present a staff recommendation at the February 17, 2026 meeting.

NEW BUSINESS: No *New Business* items presented.

REPORTS:

R-1 Review of January 28, 2026 Council and Planning Commission Joint Meeting

Mr. Forziat stated that there were no “show stoppers” and only a few questions from College Township Council regarding the Planning Commissions’ work to date. Ms. Schoch agreed and added that the review of next steps was well received.

STAFF INFORMATIVES:

SI-1 Zoning Bulletin

No further discussion.

SI-2 CT Planning Commission Reappointment Letters

Mr. Darrah congratulated Ms. Ekdahl and Mr. Din on their recent reappointments.

OTHER MATTERS: No *Other Matters* presented.



ANNOUNCEMENTS:

Mr. Darrah announced the next regular PC meeting will be held on Tuesday, February 17, 2026 at 7:00 p.m.

Ms. Schoch announced that the Centre Region Planning Agency will again be hosting Planning Commission trainings this year. Mr. Fenton noted that he attended several sessions last year and highly recommends the “How to Read a Plan” training. Mr. Forziat suggested attending the Act 537 Plan training to build a foundational understanding of the regional plan.

Mr. Darrah announced he was invited by PennDOT to participate in the review of its Comprehensive Plan.

Ms. Kenepf announced that she and Mr. Fenton will participate in the Leadership Centre County event at the College Township Municipal Building on Wednesday, February 4, 2026.

Mr. Rimmey stated that he plans to attend the Centre Region Planning Commission meeting on Thursday, February 5th, in his role as alternate representative for the College Township Planning Commission.

Ms. Kenepf added that the Chamber of Business and Industry of Centre County is hosting a Housing Summit in partnership with Centre County Government and the Centre County Housing Task Force. The event will include municipal leaders, developers, planners, property owners, and housing experts to discuss attainable and affordable housing challenges facing our community.

ADJOURNMENT:

Mr. Forziat moved to adjourn February 3, 2026 PC meeting.

Mr. Fenton seconded the motion.

Motion carried unanimously.

Meeting adjourned at 8:19 p.m.

*** Draft ***

Sharon E. Meyers
Senior Support Specialist – Engineering/Planning



PennState
Physical Plant

DESIGN AND
ENGINEERING SERVICES

Project Narrative

ICA Bike Path Replacement Project

Building No. 9999-999

Project #0010144.00

College Township, Centre County, Pennsylvania

The Pennsylvania State University is proposing to relocate an existing bike path connection from Innovation Park to lands of the University south and west of Interstate 99. This project will remove the existing 7-8' wide bike path and construct a new 12' wide Trail Surface Aggregate (TSA) bike path in a new location to avoid the Project Discovery development zone. The construction is intended to start in spring 2026 and be completed for use by July 2026.

The project is within the Big Hollow watershed and will generate approximately 0.5 acres of new impervious surfaces. The new impervious surfaces will be treated by implementing PaDEP Sheet Flow Standards per PAG-01. By implementing these standards, the project satisfies the requirements of 25 Pa. Code § 102.8(g) as meeting State stormwater regulations for water quality, 2-year net change in volume and peak rate standards up to and including the 100 – year storm event.

CERTIFICATION OF OWNERSHIP:

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CENTRE

ON THIS _____ DAY OF _____, 20____, I, _____, PERSONALLY APPEARED BEFORE ME AND CERTIFIED THAT THEY ARE THE OWNER OF THE PROPERTY(IES) 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 SIGNATURE _____ INTERIM ASSISTANT VICE PRESIDENT OF OPERATIONS
TITLE _____

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

COMMISSION EXPIRES _____

DESIGN ENGINEER:

I, _____, DO HEREBY CERTIFY THAT THE LAND DEVELOPMENT PLAN MEETS ALL DESIGN CRITERIA OF THE COLLEGE TOWNSHIP ZONING AND LAND DEVELOPMENT / SUBDIVISION REGULATIONS.

DESIGN ENGINEER STORMWATER CERTIFICATION:

I, _____, DO HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE COLLEGE TOWNSHIP STORMWATER ORDINANCE.

STORMWATER FACILITIES ACKNOWLEDGEMENT:

I, _____, ACKNOWLEDGE THE STORMWATER MANAGEMENT SYSTEM IS TO BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PROGRAM AND TO BE A PERMANENT FIXTURE WHICH CAN ONLY BE ALTERED OR REMOVED AFTER APPROVAL OF A REVISED PLAN BY THE COLLEGE TOWNSHIP COUNCIL.

MUNICIPAL STORMWATER CERTIFICATION:

I, _____, 20____, HAVE REVIEWED THE STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH THE DESIGN STANDARDS AND CRITERIA OF THE COLLEGE TOWNSHIP STORMWATER ORDINANCE.

PLANNING COMMISSION APPROVAL:

COLLEGE TOWNSHIP PLANNING COMMISSION APPROVED:

CHAIR _____ SIGNATURE _____ DATE _____
SECRETARY _____ SIGNATURE _____ DATE _____

TOWNSHIP COUNCIL APPROVAL:

COLLEGE TOWNSHIP COUNCIL APPROVED:

CHAIR _____ SIGNATURE _____ DATE _____
SECRETARY _____ SIGNATURE _____ DATE _____

RECORDING CERTIFICATE:

PA ONE CALL INFORMATION:

PENNSYLVANIA ACT 287 (1974), AS AMENDED, REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

CALL BEFORE YOU DIG !!!

SERIAL NUMBER 20253500207 (12/16/2025)

Dial 811

BELOW IS A LIST OF PUBLIC UTILITIES THAT RESPONDED VIA THE FINAL DESIGN ONE-CALL INDICATING THAT THEY OWN FACILITIES NEAR OR WITHIN THE PROJECT AREA:

1-800-242-1776
www.paonecall.org

- COLUMBIA GAS OF PENNSYLVANIA
- COMCAST CABLE COMMUNICATIONS
- FIRSTLIGHT FIBER
- LUMEN TECHNOLOGIES
- PENN STATE UNIVERSITY
- UNIVERSITY AREA JOINT AUTHORITY
- VERIZON PENNSYLVANIA
- WEST PENN POWER COMPANY
- WINDSTREAM COMMUNICATIONS



PennState

DESIGN AND ENGINEERING SERVICES

113 Physical Plant Building
University Park, PA 16802
Phone: (814) 865-7605
www.opp.psu.edu

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

for

**THE PENNSYLVANIA STATE UNIVERSITY
RELOCATE EXISTING BIKE PATH
NEAR INNOVATION PARK**

RECEIVED

FEB 09 2026

College Township
ENGINEERING DEPARTMENT

**COLLEGE TOWNSHIP, CENTRE COUNTY, PA
JANUARY 15, 2026**

PLAN NOTES

- PROJECT NARRATIVE STATEMENT:** THE PENNSYLVANIA STATE UNIVERSITY IS PROPOSING TO RELOCATE AN EXISTING BIKE PATH CONNECTING INNOVATION PARK TO LANDS OF THE UNIVERSITY SOUTH AND WEST OF INTERSTATE 99. THIS PROJECT WILL REMOVE THE EXISTING 7'-8" WIDE BIKE PATH AND CONSTRUCT A NEW 12' WIDE TRAIL SURFACE AGGREGATE (TSA) BIKE PATH IN A NEW LOCATION TO AVOID THE PROJECT DISCOVERY DEVELOPMENT ZONE. THE CONSTRUCTION IS INTENDED TO START IN SPRING, 2026, AND BE COMPLETED FOR USE BY JULY, 2026.

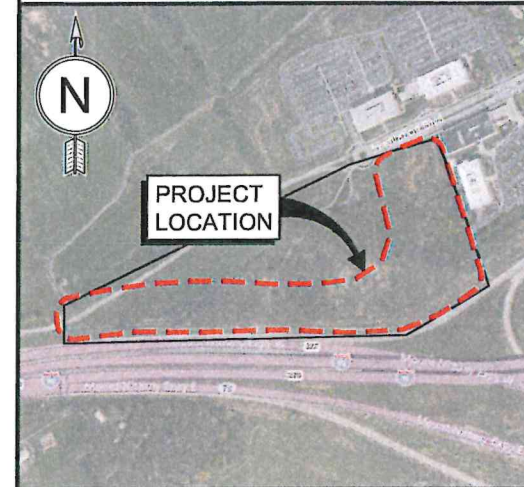
THE PROJECT IS WITHIN THE BIG HOLLOW WATERSHED AND WILL GENERATE APPROXIMATELY 0.5 ACRES OF NEW IMPERVIOUS SURFACES. THE NEW IMPERVIOUS SURFACES WILL BE TREATED BY IMPLEMENTING PADEP SHEET FLOW STANDARDS PER PAG-01. BY IMPLEMENTING THESE STANDARDS, THE PROJECT SATISFIES THE REQUIREMENTS OF 25 PA CODE §102.8(g) AS MEETING STATE STORMWATER REGULATIONS FOR WATER QUALITY, 2-YEAR NET CHANGE IN VOLUME AND PEAK RATE STANDARDS UP TO AND INCLUDING THE 100-YEAR STORM EVENT.
- NAME OF PROPOSED DEVELOPMENT:** RELOCATED BIKE PATH
- DATE OF APPLICATION FOR ZONING PERMIT:** JANUARY 20, 2026
- OWNER OF RECORD:** THE PENNSYLVANIA STATE UNIVERSITY
148E PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802

SOURCE OF TITLE: DB 2087, PG 0819
- UPI NUMBER:** 19-003-100-0000 -
- TOTAL TRACT AC:** 1,607.06 ACRES
- ZONING DISTRICT:** UPD SUBDISTRICT 14 (UPD-14) AND PLANNED RESEARCH & BUSINESS PARK (PR&BP)
- REQUIRED SETBACKS:** N/A
- MAXIMUM HEIGHT:** N/A
- EXISTING USE:** BIKE PATH / OPEN SPACE
- PROPOSED USE:** BIKE PATH / OPEN SPACE
- PARKING SPACES:** N/A
- NO FLOODPLAIN OR WETLANDS EXIST ON OR NEAR THE PROJECT SITE.**
- THIS PLAN WAS PREPARED IN ACCORDANCE WITH UNIVERSITY PLANNED DISTRICT REQUIREMENTS. PRELIMINARY APPROVAL SHALL NOT AUTHORIZE CONSTRUCTION OR ISSUANCE OF ANY BUILDING OR ZONING PERMIT. NO CONSTRUCTION SHALL BEGIN PRIOR TO OBTAINING A ZONING PERMIT.**
- EROSION AND SEDIMENT POLLUTION CONTROL (ESPC) APPROVAL FROM THE CENTRE COUNTY CONSERVATION DISTRICT IS REQUIRED PRIOR TO EARTH DISTURBANCE. ALL OF THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ESPC PLAN APPROVED FOR THIS PROJECT.**
- EXISTING UNDERGROUND UTILITY INFORMATION, AS DEPICTED ON THIS PLAN, HAS BEEN APPROXIMATELY LOCATED FROM FIELD SURVEY(S), PA ONE-CALL (811) UNDERGROUND UTILITY MARKOUT, AVAILABLE UTILITY COMPANY RECORDS AND PSU UTILITY MAPPING. THE UTILITY DATA IS A COMPILATION OF SURVEY DATA AND DATA SUPPLIED BY OTHERS. NO LOCATION BY EXCAVATION WAS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY, PER ACT 287, TO CONTACT THE APPROPRIATE UTILITIES FOR MORE ACCURATE IN-FIELD LOCATION INFORMATION (SEE ONE-CALL INFO).**
- THIS PROJECT PROPOSES NO UTILITY CONNECTIONS (SEWER, WATER, ETC.)**
- THE EXISTING FEATURES SHOWN ON THIS PLAN WERE PROVIDED BY A FIELD SURVEY BY HERBERT, ROWLAND & GRUBIC, INC. (HRG).**
HORIZONTAL CONTROL: NORTH AMERICAN DATUM 1983 (NAD83)
VERTICAL CONTROL: NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29-PSU)
- CONSTRUCTION IS ANTICIPATED TO START IN SPRING, 2026, AND LAST APPROXIMATELY 3 MONTHS.**

DISTRICT	UPD-14	PR&BP
TOTAL IMPERVIOUS AREA EXISTING	4001 SF	8,690 SF
TOTAL IMPERVIOUS AREA PROPOSED	7,583 SF	26,631 SF
NET IMPERVIOUS AREA CHANGE:	+3,582 SF	+16,941 SF

TOTAL DISTRICT SIZE	1124.8 AC	48,995,288 SF
NET SUBDISTRICT AREA (MINUS PUBLIC ROWS)	945.0 AC	41,162,980 SF
ALLOWABLE F.A.R.	F.A.R.	GROSS FLOOR AREA
MAXIMUM ALLOWABLE F.A.R.	0.025	1,029,075
EXISTING F.A.R.	0.001	40,452
CHANGE IN F.A.R. THIS PROJECT	0.000	0
TOTAL F.A.R.	0.001	40,452
DESIGNATED USE	F.A.R.	GROSS FLOOR AREA
ALLOWABLE DESIGNATED USE	0.020	823,260
EXISTING DESIGNATED USE	0.000	0
PROPOSED DESIGNATED USE	0.000	0
DESIGNATED USE	0.020	823,260
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE	% OF SUBDISTRICT	AREA
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE	10%	4,116,298
EXISTING IMPERVIOUS SURFACE	3%	1,231,819
PROPOSED CHANGE IN IMPERVIOUS SURFACE	0%	-3,582
TOTAL IMPERVIOUS SURFACE	3%	1,235,401
OPEN SPACE	% OF SUBDISTRICT	AREA
MINIMUM ALLOWABLE OPEN SPACE	90%	37,046,682
EXISTING OPEN SPACE	97%	39,931,161
PROPOSED CHANGE IN OPEN SPACE	0%	-3,582
TOTAL OPEN SPACE	97%	39,927,579

PROJECT LOCATION MAP SCALE: 1" = 1,000'



DRAWING INDEX:

- G001 COVER SHEET
- CIVIL - SITE:**
 - CS001 SITE GENERAL NOTES, SUBMITTALS & SPECIFICATIONS
 - CS002 KEY MAP
 - CS101 SITE EXISTING CONDITIONS PLAN
 - CS102 SITE BASELINE GEOMETRY PLAN
 - CS103 SITE PARTIAL PLAN & PROFILE - DEMO & NEW WORK
 - CS104 SITE PARTIAL PLAN & PROFILE - DEMO & NEW WORK
 - CS105 SITE PARTIAL PLAN & PROFILE - DEMO & NEW WORK
 - CS106 SITE PARTIAL PLAN & PROFILE - DEMO & NEW WORK
 - CS501 SITE DETAILS
- CIVIL - EROSION & SEDIMENT POLLUTION CONTROL (ESPC):**
 - CE001 ESPC NOTES
 - CE101 ESPC PLAN - EXISTING CONDITIONS
 - CE102 ESPC PLAN - OVERALL SITE
 - CE103 ESPC PARTIAL PLAN & PROFILE
 - CE104 ESPC PARTIAL PLAN & PROFILE
 - CE105 ESPC PARTIAL PLAN & PROFILE
 - CE106 ESPC PARTIAL PLAN & PROFILE
 - CE501 ESPC DETAILS
 - CE502 ESPC DETAILS
- CIVIL - POST CONSTRUCTION STORMWATER MANGEMENT (PCSM):**
 - CP001 PCSM NOTES
 - CP101 PCSM PLAN - PRE-CONSTRUCTION CONDITIONS
 - CP102 PCSM PLAN - POST-CONSTRUCTION CONDITIONS
 - CP103 PCSM PARTIAL PLAN & PROFILE
 - CP104 PCSM PARTIAL PLAN & PROFILE
 - CP105 PCSM PARTIAL PLAN & PROFILE
 - CP106 PCSM PARTIAL PLAN & PROFILE
 - CP501 PCSM DETAILS

SUBMISSIONS

DATE	DESCRIPTION
2025/08/28	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
2025/11/25	PRELIMINARY PRICING SET
2025/12/19	PSU TEAM REVIEW - CD (90%)
2025/12/22	ISSUED FOR PAG-01 REVIEW
2026/01/15	ISSUED FOR CT LD REVIEW

REVISIONS

SYM	DATE	DESCRIPTION
⚠	2026/02/04	RESPONSE TO CT COMMENTS DATED 2026/02/02



RELOCATE EXISTING BIKE PATH

COVER SHEET

PROJECT CONTACT

PROJECT MNGR: MONICA RUFRANO REED
PHONE: 814-863-5765
EMAIL: m224@psu.edu
DSGN. PRO: RICH MANNING
PHONE: 814-777-0164
EMAIL: rmm5951@psu.edu

INNOVATION PARK

BUILDING NO. 9999-999
PROJECT NO. 05-10144.00
DRAWN BY: JDM33
CHECKED BY: RAM5851
SHEET: G001

GENERAL NOTES:

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE PROJECT SITE PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ORDERING PRECAST CONCRETE STRUCTURES.
2. ALL CONSTRUCTION AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF PennDOT PUB 408, THESE DRAWINGS, UNIVERSITY DESIGN AND CONSTRUCTION STANDARDS (<https://oppweb1.officesum.net/Files/Spaces/OPPDOC/Soverdine>) AND THE CONTRACT SPECIFICATIONS. WHERE THESE DOCUMENTS CONFLICT, THE MOST RESTRICTIVE SHALL APPLY.
3. ALL WORK RELATING TO THIS PROJECT SHALL BE SUBJECT TO ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND REGULATIONS REGARDING OCCUPATIONAL SAFETY AND HEALTH, ENVIRONMENTAL PROTECTION, AND CONSTRUCTION STANDARDS. NOTHING CONTAINED IN THE SPECIFICATIONS OR THE DRAWINGS SHALL BE CONSTRUED TO CONFLICT WITH SUCH LAWS, CODES, ORDINANCES, OR REGULATIONS, AND, IN THE EVENT OF SUCH CONFLICT, ANY REQUIREMENT IMPOSED BY LAW, ORDINANCE, OR REGULATION SHALL BE DEEMED CONTROLLING.
4. IN ABSENCE OF SPECIFIC INSTRUCTIONS IN THE CONTRACT DOCUMENTS, THE TRADE PRACTICES THAT ARE DEFINED IN ANY CODE OF STANDARD PRACTICE SHALL GOVERN.
5. NO CONSTRUCTION MATERIALS, DEBRIS, CLEANING SOLUTIONS, WASTE WATER OR OTHER FORMS OF ILLICIT DISCHARGES SHALL ENTER THE STORM SEWER SYSTEM.
6. ALL SANITARY SEWER WASTE SHALL COMPLY WITH PENN STATE UNIVERSITY'S SAFETY POLICY SY40 - DISPOSAL OF POLLUTANTS IN UNIVERSITY SANITARY SYSTEM. SY40 CAN BE FOUND AT THE FOLLOWING LOCATION <https://policy.psu.edu/policies/sy40>
7. MODIFY GRADES AND ADD FILL AS NEEDED TO PROMOTE POSITIVE DRAINAGE. PONDING WATER IS NOT ACCEPTABLE. GRADE AWAY FROM BUILDING(S) TO SMOOTHLY BLEND NEW GRADE INTO SURROUNDINGS.
8. ADJUST THE ELEVATION OF ALL EXISTING MANHOLE COVERS, VALVE BOXES, INLET GRATES, JUNCTION BOXES AND OTHER SIMILAR UTILITY STRUCTURES TO BE 1/8-INCH BELOW NEW FINISHED GRADE. ALL ADJUSTMENTS TO EXISTING UTILITY STRUCTURES SHALL BE CONDUCTED IN COORDINATION WITH PENN STATE OFFICE OF PHYSICAL PLANT UTILITY SERVICES AND ENGINEERING SERVICES. ALL ADJUSTMENTS SHALL BE COMPLETED IN ACCORDANCE WITH PSU DESIGN AND CONSTRUCTION STANDARDS.
9. THE GENERAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE A CONSTRUCTION FENCE ENCLOSING THE AREA OF THE WORK WITHIN THE CENTRAL LIMITS. CONSTRUCTION FENCING IS ALSO REQUIRED FOR TRAILERS AND STORED MATERIAL THAT MAY BE LOCATED OUTSIDE THE AREA OF WORK. FENCING MATERIAL SHOULD BE ADEQUATE TO PROTECT PERSONS AND PROPERTY.

THE CONTRACTOR SHALL ABIDE BY ALL PROJECT FENCING REQUIREMENTS LOCATED WITHIN APPENDIX B OF THE MOST CURRENT CONTRACTOR SAFETY REQUIREMENTS DOCUMENT, WHICH CAN BE FOUND AT: <https://oppweb1.officesum.net/Files/Spaces/OPPDOC/psu5409499/Dishon+08-1+Procurement+and+Contractor+Requirements>
- *BLUE SCREEN FABRIC IS NOT REQUIRED ON THIS PROJECT.
10. CONTRACTOR SHALL NOT DISTURB ANY GROUND BEYOND THE IMMEDIATE AREA REQUIRED FOR THE SITE DEMOLITION AND THE NEW CONSTRUCTION. CONTRACTOR SHALL MINIMIZE EXCAVATION, DISTURBANCE AND COMPACTION WITHIN THE IMMEDIATE CONSTRUCTION AREA TO PROTECT EXISTING ROOT SYSTEMS OF TREES.
11. COORDINATE TREE PROTECTION AND SITE RESTORATION WITH NORMAN PARKS, LANDSCAPE RENO/TREES SUPERVISOR (814-5926580, nsp14@psu.edu). TREE PROTECTION SHALL BE FOUR (4) TIMES THE DIAMETER OF THE BASE OF THE TRUNK OF THE INDICATED TREE.
12. ALL DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
13. ALL EXISTING CURBING, SIDEWALK, ETC, SHALL BE PROTECTED DURING CONSTRUCTION (SPECIFICALLY, CONSTRUCTION VEHICLES ENTERING THE SITE).
14. ALL EXISTING BITUMINOUS AND CONCRETE AREAS, INCLUDING CURBS AND GUTTERS, TO BE DISTURBED AS PART OF THE PROJECT (IF ANY) SHALL BE SAW-CUT AT THE PROJECT LIMITS (ENSURE COMPLIANCE WITH OSHA RESPIRABLE SILICA STANDARD). NEW WORK SHALL BE SMOOTHLY TRANSITIONED INTO EXISTING FEATURES.
15. IN ANY AREAS WHERE SOIL, STONE, PORTLAND CEMENT CONCRETE OR BITUMINOUS PAVEMENT IS TO BE PLACED, THE AREA SHALL BE EVALUATED IMMEDIATELY FOLLOWING THE REMOVAL OF ANY SURFICIAL COVERINGS. THIS EVALUATION WILL BE PERFORMED AND DOCUMENTED BY A SOILS TECHNICIAN/ENGINEER RETAINED BY AND REPRESENTING THE UNIVERSITY. IF UNSUITABLE MATERIAL IS PRESENT, ATTEMPTS WILL BE MADE TO IMPROVE CONDITIONS BY DRYING/AERATION, IF APPLICABLE. IF THESE METHODS ARE UNSUCCESSFUL, THE SOILS TECHNICIAN/ENGINEER WILL PROVIDE RECOMMENDATIONS RELATIVE TO STABILIZATION. ONCE THE MATERIAL IS FOUND COMPETENT FOR ADDITIONAL MATERIAL PLACEMENT, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE AREA FROM DEGRADATION. ANY ADDITIONAL MODIFICATIONS REQUIRED PRIOR TO COVERING WILL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. COMPACT EACH LAYER TO THE REQUIRED PERCENTAGE OF MAXIMUM DRY DENSITY OR RELATIVE DRY DENSITY FOR EACH AREA CLASSIFICATION INDICATED BELOW. BEFORE COMPACTION, MOISTEN OR AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. SEE ENGINEER FOR COMPLETE SPECIFICATIONS.
16. FURNISH BACKFILL AND FILL SOIL MATERIALS FREE OF CLAY, ROCK, OR GRAVEL LARGER THAN 2 INCHES IN ANY DIMENSION; DEBRIS; WASTE; FROZEN MATERIALS; VEGETATION; AND OTHER DELETERIOUS MATTER. PLACE BACKFILL AND FILL MATERIALS IN 8 INCH (MAXIMUM) LOOSE LIFTS FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND 4 INCH (MAXIMUM) LOOSE LIFTS FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. DO NOT PLACE BACKFILL OR FILL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE. SUITABILITY OF SUBGRADE AND BACKFILL MATERIALS SHOULD BE EVALUATED DURING CONSTRUCTION BASED UPON ITS INTENDED USE. FIELD MOISTURE CONTENTS SHOULD BE MAINTAINED WITHIN 2 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT IN ORDER TO PROVIDE ADEQUATE COMPACTION.

PERCENTAGE OF MAXIMUM DENSITY REQUIREMENTS: ALL FILL SHOULD BE PLACED IN RELATIVELY HORIZONTAL, LOOSE LIFTS AND SHOULD BE COMPACTED TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY, IN ACCORDANCE WITH ASTM D 698 (STANDARD PROCTOR):

A. STRUCTURAL FILL IS DEFINED AS ALL FILL PLACED UNDER AND AROUND FOUNDATIONS, UTILITIES, SIDEWALKS, AND ROADWAYS. COMPACT TOP 12 INCHES OF SUBGRADE AND EACH LAYER OF STRUCTURAL FILL MATERIAL TO A MINIMUM OF 100 PERCENT OF THE MAXIMUM DRY DENSITY.

B. NON-STRUCTURAL FILL IS DEFINED AS ALL FILL PLACED UNDER LAWN OR NON-PAVED SURFACES. COMPACT TOP 6 INCHES OF SUBGRADE AND EACH LAYER OF STRUCTURAL FILL MATERIAL TO A MINIMUM OF 90 PERCENT OF THE MAXIMUM DRY DENSITY.
17. ALL EXCAVATION IS UNCLASSIFIED AND INCLUDES (WITHOUT LIMITATION THERETO) THE EXCAVATION AND REMOVAL OF ALL SOIL, SHALE, ROCK OR ROCK FORMATIONS, BOULDERS, EXISTING FOUNDATIONS, FILL, AND ANY TYPE OF SUBSURFACE CONDITION ENCOUNTERED IN THE CONTRACT AREA. NO CLAIMS FOR EXTRA COMPENSATION OR EXTENSION OF CONTRACT TIME BECAUSE OF THE NATURE OF SUBSURFACE CONDITIONS ENCOUNTERED WILL BE CONSIDERED.

GENERAL NOTES (CONTINUED):

18. IN ADDITION TO RED-LINE MARK-UPS, THE CONTRACTOR SHALL SUPPLY TO THE UNIVERSITY, A DIGITAL AS-BUILT SURVEY (AUTOCAD FORMAT, USING PENNSYLVANIA STATE PLANE COORDINATES AND NAVD 83) OF ALL NEW WORK AND MODIFICATIONS TO EXISTING CONDITIONS INDICATED ON PLANS AND CONSTRUCTED IN THE FIELD, INCLUDING, BUT NOT LIMITED TO, EDGES OF PAVEMENT, CURBING, WALKWAYS, SURFACE GRADES/CONTOURS, U/G UTILITIES (PIPING, VALVES, FITTINGS, STRUCTURES, CONFLICTS, ETC.), ALL STORMWATER MANAGEMENT FACILITIES (SURFACE PONDS, U/G DETENTION FACILITIES, BMP'S, CONVEYANCE PIPES, MANHOLES, INLETS, ETC.) AND ANY DISCREPANCIES BETWEEN FIELD AND DESIGN DOCUMENTS. RED LINE MARK-UPS ALONE ARE NOT ACCEPTABLE. A LINE ITEM FOR THIS WORK SHALL BE INCLUDED ON THE SCHEDULE-OF-VALUES, AND FINAL PAYMENT WILL BE HELD UNTIL BOTH REDLINES AND DIGITAL SURVEY ARE RECEIVED AND ACCEPTED BY THE UNIVERSITY.
19. THE CONTRACTOR IS RESPONSIBLE FOR DESIGNING AND CONSTRUCTING STABLE, TEMPORARY EXCAVATIONS AND SHOULD SHORE, SLOPE, OR BENCH THE SIDES OF THE EXCAVATIONS AS REQUIRED TO MAINTAIN STABILITY OF BOTH THE EXCAVATION SIDES AND BOTTOM. THE CONTRACTOR IS RESPONSIBLE FOR THE FOLLOWING THE GUIDELINES PRESENTED IN FEDERAL REGISTER, VOLUME 54, NO. 209 (OCTOBER 1989), THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SECTION TITLED "CONSTRUCTION STANDARDS FOR EXCAVATION, 29 CFR, PART 1926, SUBPART P."
20. NO UTILITIES, OTHER THAN THOSE INDICATED, SHALL BE INTERRUPTED OR DISTURBED FOR THIS PROJECT. CONTACT THE OFFICE OF PHYSICAL PLANT SHOULD UNEXPECTED EXISTING UNDERGROUND UTILITIES BE ENCOUNTERED.
21. UTILITIES SERVING EXISTING BUILDINGS, INSTALLATIONS, OR FACILITIES SHALL NOT BE INTERRUPTED UNTIL THE CONTRACTOR HAS MADE THE NECESSARY ARRANGEMENTS WITH, AND HAS RECEIVED APPROVAL FROM, THE UNIVERSITY. IN THE EVENT THAT INTERRUPTION OF ANY EXISTING UTILITY SERVICE IS NECESSARY, THE RESPONSIBLE CONTRACTOR SHALL BE REQUIRED TO MAKE ALL THE ARRANGEMENTS FOR SHUTDOWN AND START-UP OF SUCH SERVICE WITH THE UNIVERSITY REPRESENTATIVE.
22. ALL PLANNED INTERRUPTIONS TO UNIVERSITY SERVICES MUST BE SCHEDULED TWO (2) WEEKS IN ADVANCE AND THE WORK WILL GENERALLY BE DONE OUTSIDE OF NORMAL WORKING HOURS.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH PSU OPP ENGINEERING SERVICES ONE WEEK IN ADVANCE OF BEGINNING ACTIVE UTILITY INSTALLATION. THIS COORDINATION WILL BE TO EXCHANGE CONTACT INFORMATION FOR UPCOMING PROJECT. THE CONTRACTOR SHALL THEN CONTACT PSU OPP ENGINEERING SERVICES ONE DAY PRIOR TO ACTIVE INSTALLATION TO SCHEDULE GPS LOCATING OF UTILITIES PRIOR TO BACKFILLING. THIS EFFORT IS NOT TO SUPPORT THE SURVEYED AS-BUILTS REQUIRED TO BE PROVIDED BY THE CONTRACTORS. COORDINATE WITH KAELEN ROBB, MAPPING COORDINATOR (kmr16@psu.edu, 814.865.2792).
24. ALL PIPED UTILITIES SHALL INCLUDE A CONTINUOUS #10 WIRE INSTALLED WITH THE UTILITY LINE TO BE USED FOR FUTURE LOCATES.
25. ALL STORM DRAIN PIPES WILL BE INSPECTED AND ACCEPTED BY UTILITY SERVICES FROM INTERIOR CAMERA INSPECTION AFTER THE PIPE HAS BEEN INSTALLED AND BACKFILLED TO APPROXIMATELY FINAL GRADE FOR 30 DAYS. DEFICIENCIES WILL BE PROVIDED TO THE DESIGN ENGINEER FOR INCLUSION IN THE PUNCH LIST RECORD. THE CONTRACTOR IS TO COORDINATE WITH UTILITY SERVICES FOR ON-SITE ACCESS. APPROVAL OR REJECTION OF STORM DRAINS WILL BE BASED ON THE FOLLOWING STANDARDS, WHICH MUST BE INCLUDED ON THE CONSTRUCTION DOCUMENT PLANS OR SPECIFICATIONS.
 - THE MAXIMUM ALLOWABLE DEFLECTION OF THE STORM PIPE SHALL BE 5% OF THE PIPE'S INTERNAL DIAMETER.
 - ANY PIPE BELLY GREATER THAN 1" DEEP WILL BE REJECTED.
 - ANY ADVERSE (NEGATIVE OR UPHILL) SLOPES WILL BE REJECTED UNLESS INSTALLED BY DESIGN, OR WITH WRITTEN APPROVAL AND ACCEPTANCE BY ENGINEERING SERVICES. UNDER NO CIRCUMSTANCE ARE DESIGNERS, CONSTRUCTION REPRESENTATIVES, OR OTHER UNIVERSITY STAFF PERMITTED TO AUTHORIZE ADVERSE SLOPED STORM PIPES AT UTILITY OR OTHER CONFLICTS.
 - ANY NEW STORM PIPE DAMAGED AND REPAIRED BY ANY METHOD OTHER THAN APPROVED BY THE MANUFACTURER WILL BE REJECTED. IN ALL INSTANCES, OPP RESERVES THE RIGHT TO SUBMIT THE INFORMATION TO THE MANUFACTURER TO DETERMINE IF THEY STAND BY THE ORIGINAL WARRANTY FOLLOWING THE DAMAGE.
 - ANY JOINT NOT COMPLETELY SEATED OR WHERE BEDDING MATERIAL CAN BE OBSERVED AT OR INSIDE THE JOINT WILL BE REJECTED.
 - ANY JOINT OBSERVED TO LEAK TRICKLE FLOWS WILL BE REJECTED.
 - ANY JOINT WITH AN OFFSET ELEVATION OR MISALIGNMENT WHERE THE DOWNSTREAM PIPE CAN OBSTRUCT FLOW OR TRAP MATERIAL WILL BE REJECTED.
 - ANY BLIND CONNECTION TYPE JOINT WHERE A MANUFACTURER APPROVED SADDLE TEE OR FITTING HAS NOT BE USED WILL BE REJECTED.
26. EACH NEW STORM DRAIN TRENCH SHALL BE EXCAVATED IN ITS ENTIRETY BEFORE ANY PIPE IS INSTALLED TO ENSURE THE SLOPES AND GRADES SHOWN ON THE DRAWINGS CAN BE ACHIEVED. IF UTILITY INTERFERENCE OCCURS, CONTACT OFFICE OF PHYSICAL PLANT FOR REVISED INFORMATION.

REQUIRED SUBMITTALS:

THE PROFESSIONALS REVIEW OF SHOP DRAWING SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO FOLLOW THE INTENT OF THE CONTRACT DOCUMENTS. SUBMITTALS SHALL BE ELECTRONICALLY MAILED TO THE PROFESSIONAL IN PDF FORMAT. PROVIDE A COVER SHEET FOR EACH SUBMITTAL WITH THE PROJECT NAME, CONTRACTOR AND SUPPLIER INFORMATION. PROVIDE SHEET WITH A 4"x5" SPACE FOR PROFESSIONAL'S REVIEW STAMP. NOTE DEVIATIONS FROM REQUIREMENTS. INCLUDE CONTRACTOR'S CERTIFICATION THAT INFORMATION COMPLIES WITH REQUIREMENTS. PROFESSIONAL WILL REVIEW EACH SUBMITTAL, STAMP AND MARK TO INDICATE ACTION TAKEN, AND RETURN. COMPLIANCE WITH SPECIFIED CHARACTERISTICS IS THE CONTRACTOR'S RESPONSIBILITY. SHOP DRAWINGS & SUBMITTALS SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. KEY REQUIRED SUBMITTALS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

- SITE SPECIFIC SAFETY PLAN
- PROJECT SCHEDULE
- SCHEDULE OF VALUES
- CONSTRUCTION WASTE MANAGEMENT PLAN
- AS BUILT DRAWINGS (REDLINES)
- AS BUILT CAD SURVEY
- CLEAN BACKFILL
- STONE (SUBBASE, DRAINAGE, LANDSCAPE)
- EAS BMP CONTROLS
- WMA MIX DESIGN(S)
- ASPHALT FIBER REINFORCEMENT
- STORM STRUCTURES
- STORM PIPE FITTINGS
- TOPSOIL
- CIP CONCRETE MIX DESIGN(S), ADDITIVES, CURE/SEAL

LIST OF SPECIFICATIONS:

001300 - SUBMITTALS
001410 - TESTING LABORATORY SERVICES
002000 - SITE WORK
002100 - SITE PREPARATION
002200 - EARTHWORK
002220 - UTILITY TRENCH EXCAVATION, ETC.
002270 - SOIL EROSION AND SEDIMENT CONTROL
002511 - WARM-MIX ASPHALT PAVING
002512 - FIBER REINF. FOR ASPHALT PAVING
033000 - CAST IN PLACE CONCRETE

OFFSITE TOPSOIL SUPPLY:

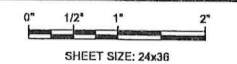
1. OFFSITE TOPSOIL SHOULD CONSIST OF LOAM OR SILT-LOAM TEXTURAL CLASSIFICATION ACCORDING TO THE USDA CLASSIFICATION SYSTEM. THE CONTRACTOR MUST PROVIDE A GRADATION (PARTICLE SIZE) ANALYSIS FROM A TESTING LAB DEMONSTRATING THE TEXTURAL CLASSIFICATION AS A SUBMITTAL FOR APPROVAL BY THE UNIVERSITY PRIOR TO HAULING OR DELIVERY TO THE SITE. THE DESIRED ORGANIC MATTER CONTENT IS BETWEEN 3% AND 5%, TILLED INTO THE TOP 2 INCHES OF SOIL. THE MAXIMUM CLAY CONTENT FOR ACCEPTABLE MATERIAL IS 32%.
2. THE CONTRACTOR MUST ALSO HAVE THE SOIL TESTED BY AN APPROVED SOILS TESTING LABORATORY AND SHALL INCLUDE COPIES OF THE TEST AND RECOMMENDATIONS AS A PART OF THE TOPSOIL SUBMITTAL PROCESS. THE CONTRACTOR SHALL SUBMIT A ONE-GALLON SAMPLE, SOURCE, AND LETTER OF CERTIFICATION FROM THE SUPPLIER FOR APPROVAL PRIOR TO HAULING OR DELIVERY.

SUBMISSIONS

DATE:	DESCRIPTION:
2025/08/29	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
2025/11/25	PRELIMINARY PRICING SET
2025/12/19	PSU TEAM REVIEW - CD (90%)
2025/12/22	ISSUED FOR PAG-01 REVIEW
2026/01/15	ISSUED FOR CT LD REVIEW

REVISIONS

SYM	DATE	DESCRIPTION
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RELOCATE EXISTING BIKE PATH
GENERAL NOTES, SUBMITTALS, SPECIFICATIONS LIST
INNOVATION PARK



SUBMISSIONS

DATE:	DESCRIPTION:
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REVISIONS

SYM	DATE	DESCRIPTION



RELOCATE EXISTING
BIKE PATH

KEY MAP

INNOVATION PARK

KEY MAP

SCALE: 1" = 400'-0"

BUILDING NO. 9999-999	SHEET:
PROJECT NO. 00-10144.00	CS002
DRAWN BY: JDM33	
CHECKED BY: RAM5951	

GENERAL NOTES:

1. ALL EXISTING UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE WHICH HAS BEEN IDENTIFIED FROM FIELD SURVEY BY HERBERT ROWLAND & GRUBIC, INC. (HRG) AND DESIGN/BUILT INFORMATION OF PREVIOUS CONSTRUCTION PHASES.
2. SURVEY IS BASED ON LOCATION OF ABOVE GROUND APPURTENANCES, PA ACT 121 ONE-CALL UTILITY MARK OUT AND/OR AVAILABLE PENNSYLVANIA STATE UNIVERSITY GIS MAPPING AND PROPOSED INFORMATION SUPPLIED BY OTHERS. NO LOCATION BY EXCAVATION HAS BEEN PERFORMED FOR THIS SURVEY. THE OWNER/ENGINEER ASSUMES NO RESPONSIBILITY AND DOES NOT GUARANTEE THE ACCURACY, PRESENCE OR LOCATION OF ANY SUB-SURFACE UTILITY SHOWN ON THESE PLANS.
3. CONTRACTOR TO COORDINATE WITH HRG FOR PROJECT SURVEY CONTROL. CONTRACTOR SHALL CONFIRM CONTROL AND EXISTING FEATURES ARE IN THE SAME BASE PRIOR TO CONSTRUCTION LAYOUT AND INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE DURING BID PREPARATION AND FULLY FAMILIARIZING THEMSELVES WITH SITE CONDITIONS AND ALL ASPECTS OF THE SCOPE OF WORK.
5. THE ABOVE REQUIREMENTS ARE IN ADDITION TO THE PA ONE CALL LAWS.

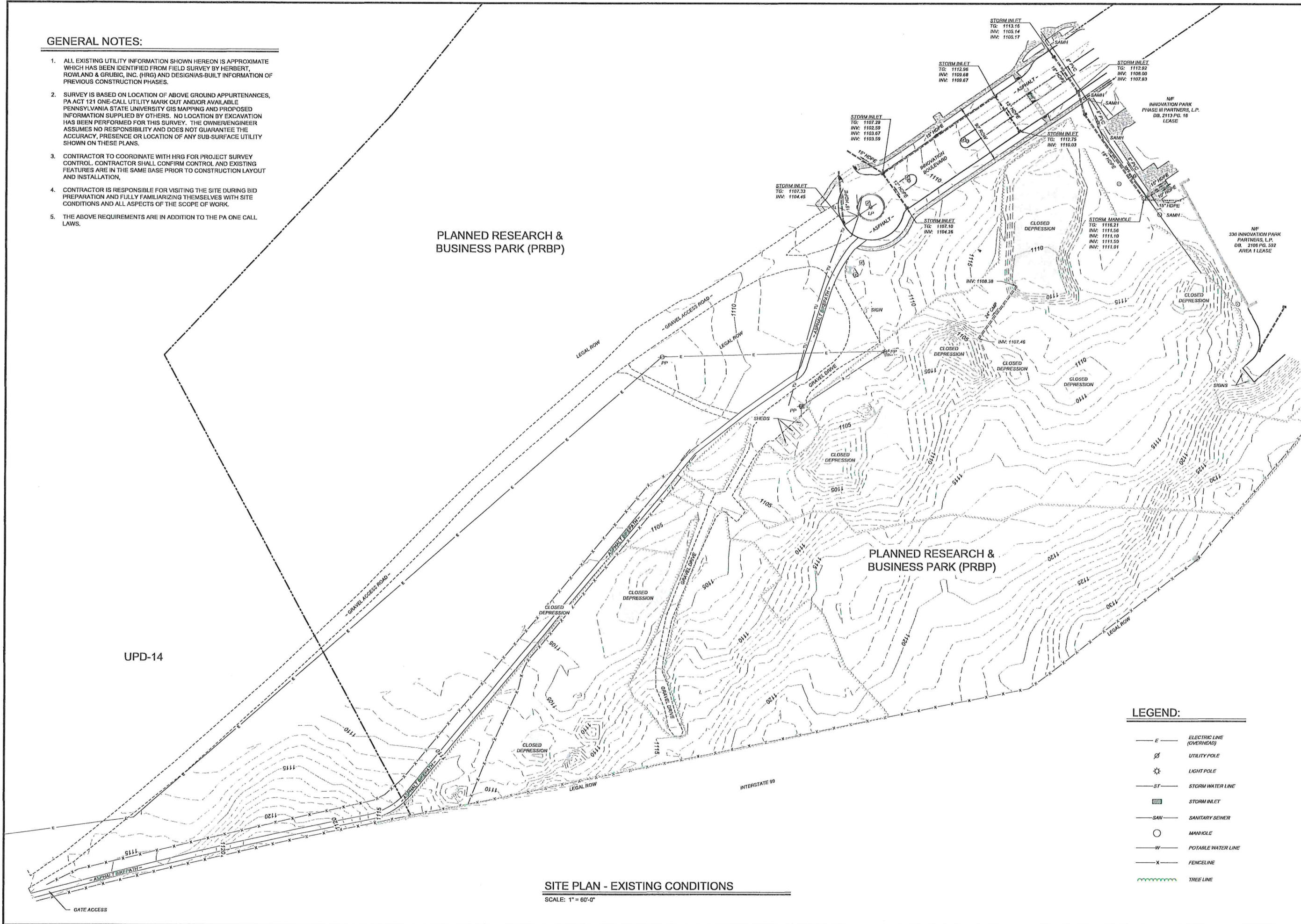
PLANNED RESEARCH & BUSINESS PARK (PRBP)

PLANNED RESEARCH & BUSINESS PARK (PRBP)

UPD-14

SITE PLAN - EXISTING CONDITIONS

SCALE: 1" = 60'-0"



LEGEND:

- E — ELECTRIC LINE (OVERHEAD)
- ⊕ UTILITY POLE
- ⊙ LIGHT POLE
- ST — STORM WATER LINE
- STORM INLET
- SAN — SANITARY SEWER
- MANHOLE
- W — POTABLE WATER LINE
- X — FENCELINE
- TREE LINE



SUBMISSIONS

DATE	DESCRIPTION
2025/08/29	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
2025/11/25	PRELIMINARY PRICING SET
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2025/12/22	ISSUED FOR PAG-01 REVIEW
2026/01/15	ISSUED FOR CT LD REVIEW

REVISIONS

SYM	DATE	DESCRIPTION
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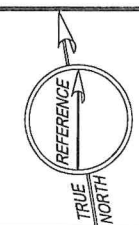
RELOCATE EXISTING BIKE PATH

SITE PLAN EXISTING CONDITIONS

INNOVATION PARK

LEGEND:

- E— ELECTRIC LINE (OVERHEAD)
- U— UTILITY POLE
- L— LIGHT POLE
- ST— STORM WATER LINE
- S— STORM INLET
- S— SANITARY SEWER
- M— MANHOLE
- W— POTABLE WATER LINE
- F— FENCE LINE
- T— TREE LINE

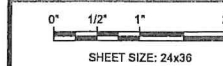


SUBMISSIONS

DATE	DESCRIPTION
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REVISIONS

SYM	DATE	DESCRIPTION
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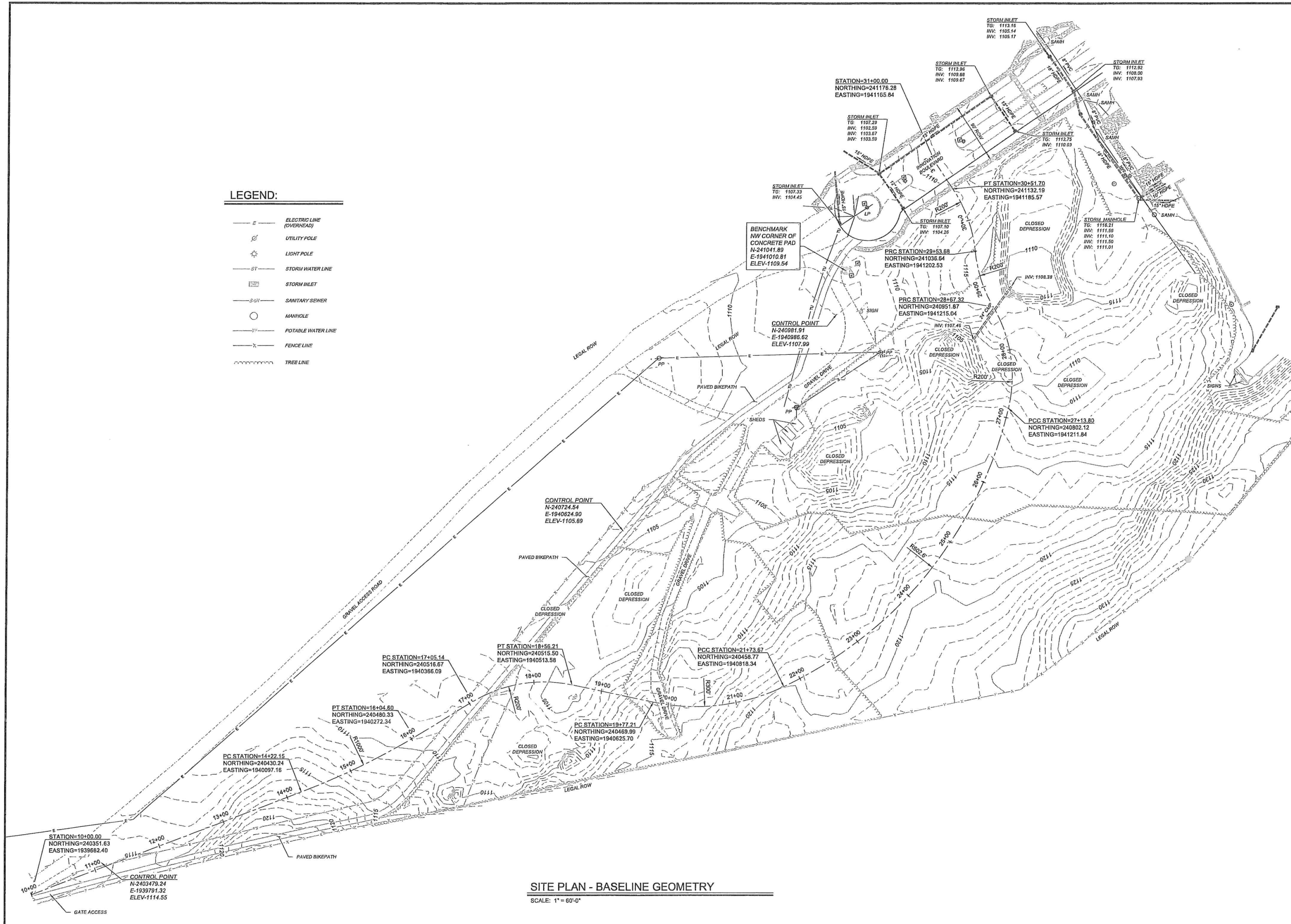


**RELOCATE EXISTING
BIKE PATH**

**SITE PLAN
BASELINE GEOMETRY**

INNOVATION PARK






BUILDING NO. 9999-999	SHEET:
PROJECT NO. 00-10144-00	CS102
DRAWN BY: JDM/33	
CHECKED BY: RAM/5951	

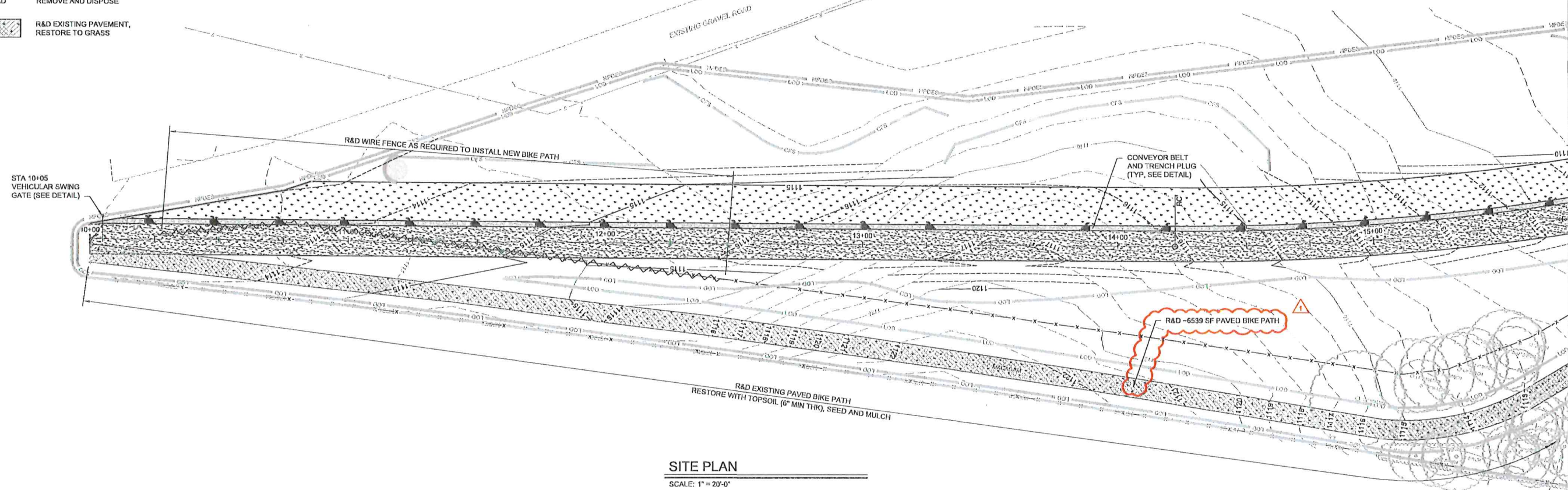


SITE PLAN - BASELINE GEOMETRY

SCALE: 1" = 60'-0"

LEGEND:

-  TSA SURFACE (SEE TYP SECTION)
-  VEGETATED SURFACE RESTORATION
-  GRAVEL VERGE (SEE TYP SECTION)
-  R&D REMOVE AND DISPOSE
-  R&D EXISTING PAVEMENT, RESTORE TO GRASS



SITE PLAN

SCALE: 1" = 20'-0"

DESIGN AND
ENGINEERING SERVICES


113 Physical Plant Building
108 Stewardship Drive
University Park, PA 16802
Phone: (814) 863-3300
www.opp.psu.edu

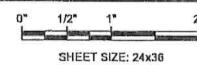


SUBMISSIONS

DATE	DESCRIPTION
2025/08/29	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
2025/11/25	PRELIMINARY PRICING SET
2025/12/19	PSU TEAM REVIEW - CD (00%)
2025/12/22	ISSUED FOR PAG-01 REVIEW
2026/01/15	ISSUED FOR CT LD REVIEW

REVISIONS

SYM	DATE	DESCRIPTION
	2026/02/04	RESPONSE TO CT COMMENTS DATED 2026/02/02

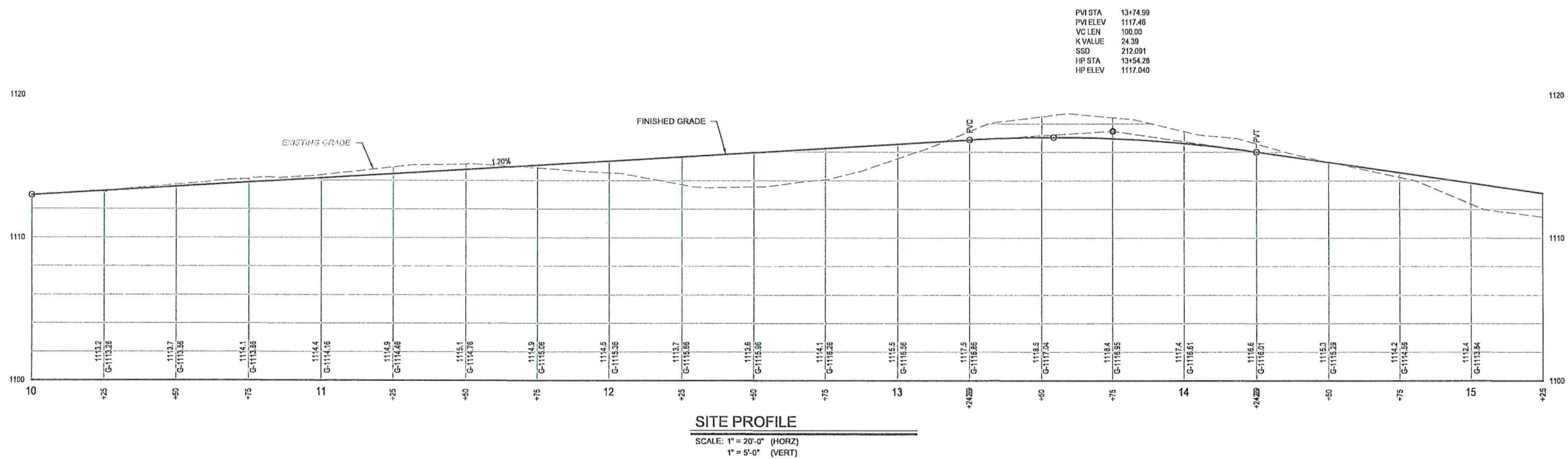


RELOCATE EXISTING BIKE PATH

SITE PARTIAL PLAN AND PROFILE DEMO & NEW WORK

INNOVATION PARK






BUILDING NO. 9999-999 SHEET:
PROJECT NO. 00-10144.00
DRAWN BY: JDM33 CS103
CHECKED BY: RAM5951

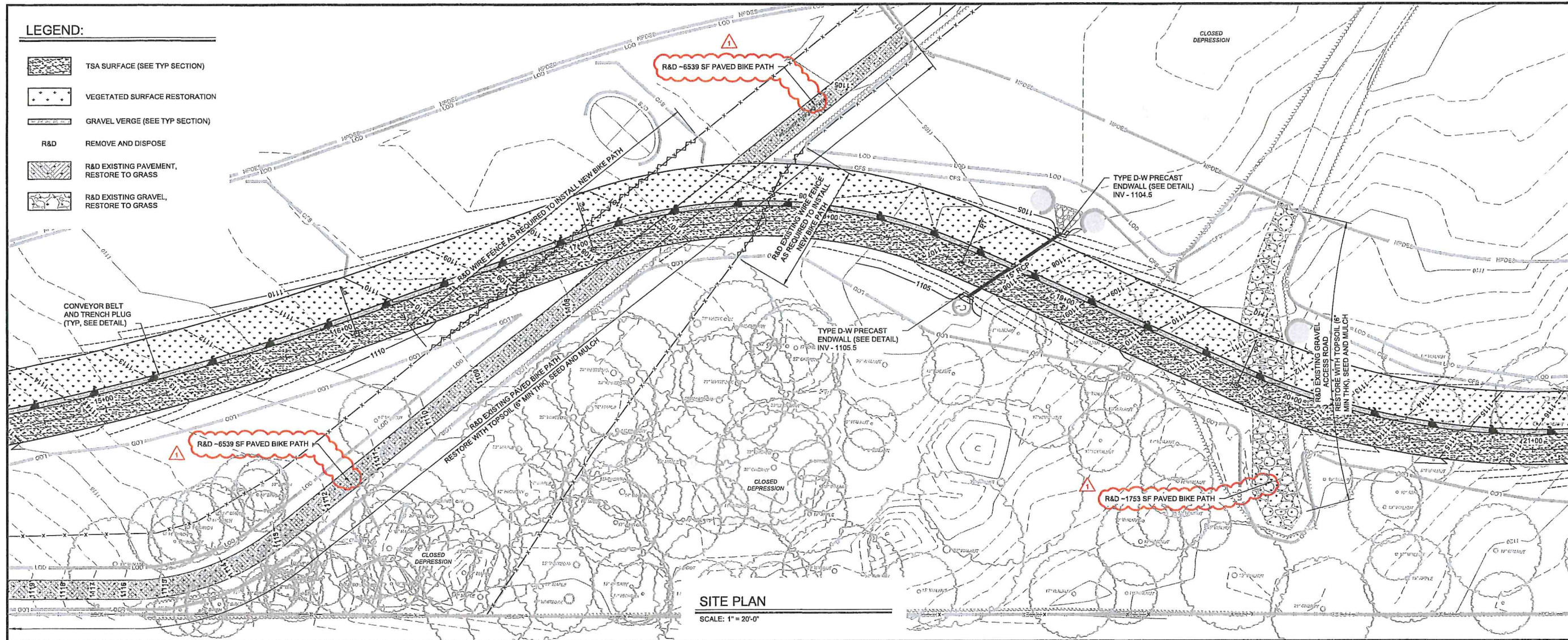


SITE PROFILE

SCALE: 1" = 20'-0" (HORZ)
1" = 5'-0" (VERT)

LEGEND:

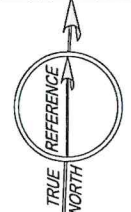

-  TSA SURFACE (SEE TYP SECTION)
-  VEGETATED SURFACE RESTORATION
-  GRAVEL VERGE (SEE TYP SECTION)
- R&D** REMOVE AND DISPOSE
-  R&D EXISTING PAVEMENT, RESTORE TO GRASS
-  R&D EXISTING GRAVEL, RESTORE TO GRASS



PennState
Physical Plant

DESIGN AND ENGINEERING SERVICES

113 Physical Plant Building
108 Stewardship Drive
University Park, PA 16802
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www.opp.psu.edu

SUBMISSIONS

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REVISIONS

SYM	DATE	DESCRIPTION
⚠	2026/02/04	RESPONSE TO CT COMMENTS DATED 2026/02/02

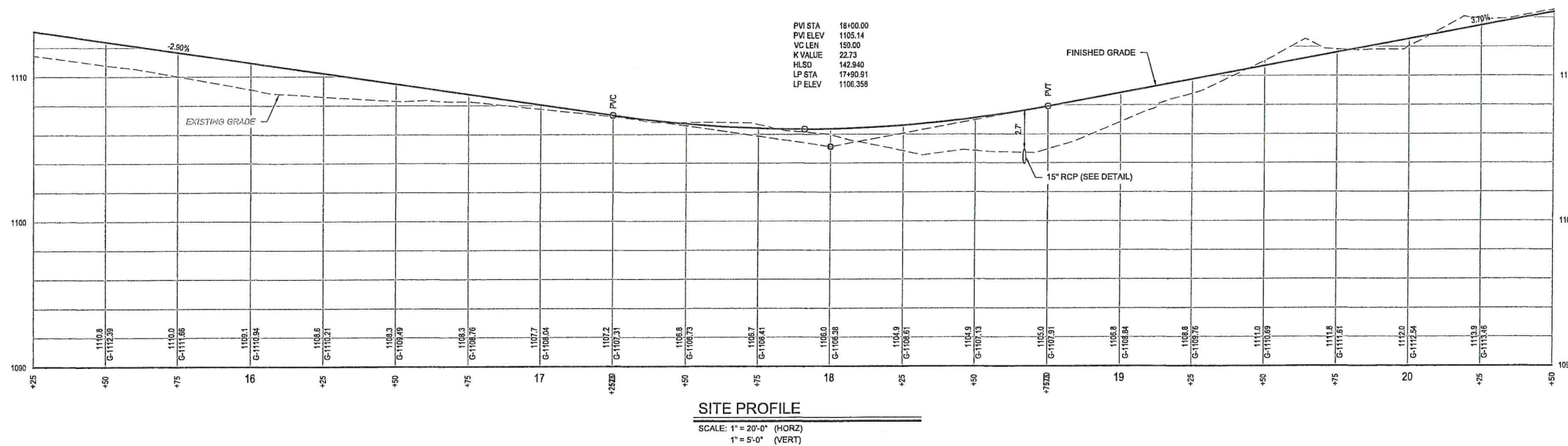
0" 1/2" 1" 2"
SHEET SIZE: 24x36

RELOCATE EXISTING BIKE PATH

SITE PARTIAL PLAN AND PROFILE DEMO & NEW WORK

INNOVATION PARK

BUILDING NO. 9999-999	SHEET:
PROJECT NO. 00-10144.00	CS104
DRAWN BY: JDM33	
CHECKED BY: RAM5951	





SUBMISSIONS

DATE:	DESCRIPTION:
2025/08/29	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
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REVISIONS

SYM	DATE	DESCRIPTION
⚠	2026/02/04	RESPONSE TO CT COMMENTS DATED 2025/02/02



SHEET SIZE: 24x36

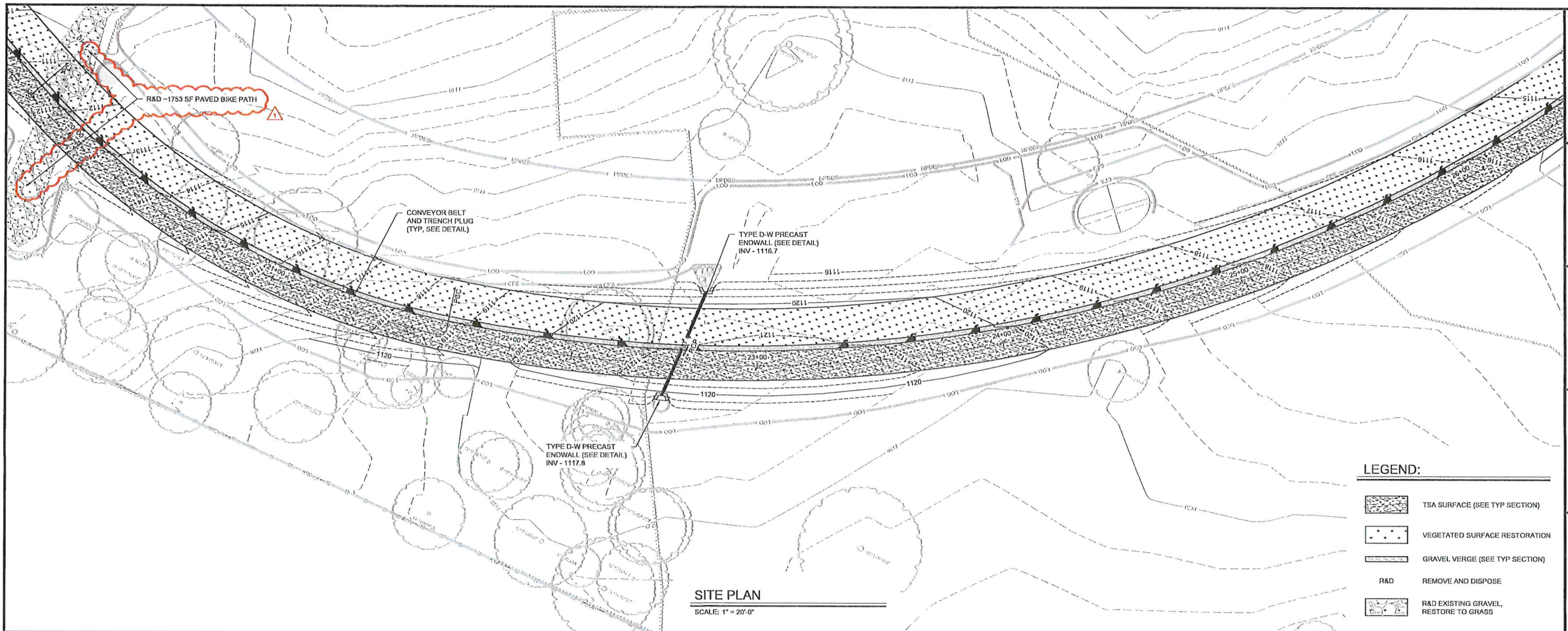
**RELOCATE EXISTING
BIKE PATH**

**SITE PARTIAL PLAN
AND PROFILE
DEMO & NEW WORK**

INNOVATION PARK

BUILDING NO. 9999-999
PROJECT NO. 00-10144.00
DRAWN BY: JEM/33
CHECKED BY: RAM/5651

SHEET:
CS105

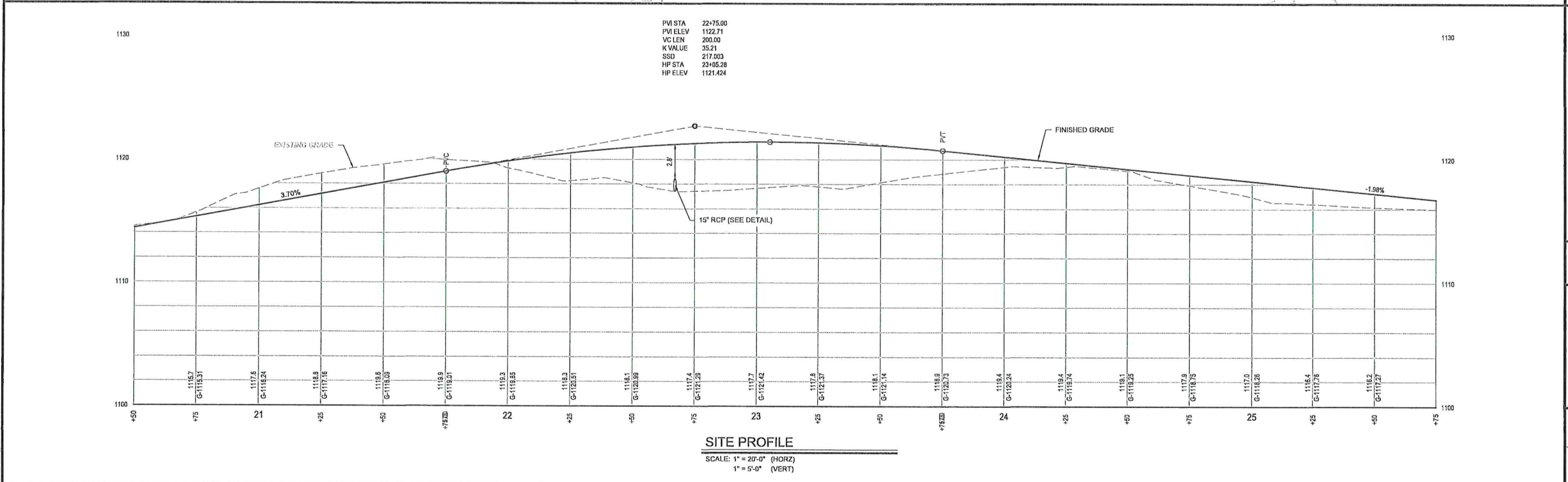


SITE PLAN

SCALE: 1" = 20'-0"

LEGEND:

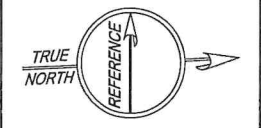
- TSA SURFACE (SEE TYP SECTION)
- VEGETATED SURFACE RESTORATION
- GRAVEL VERGE (SEE TYP SECTION)
- R&D REMOVE AND DISPOSE
- R&D EXISTING GRAVEL, RESTORE TO GRASS



SITE PROFILE

SCALE: 1" = 20'-0" (HORZ)
1" = 5'-0" (VERT)

PVI STA	22+75.00
PVI ELEV	1122.71
VC LEN	200.00
K VALUE	35.21
SSD	217.003
HF STA	23+05.28
HF ELEV	1121.424

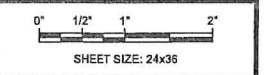


SUBMISSIONS

DATE	DESCRIPTION
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REVISIONS

SYM	DATE	DESCRIPTION
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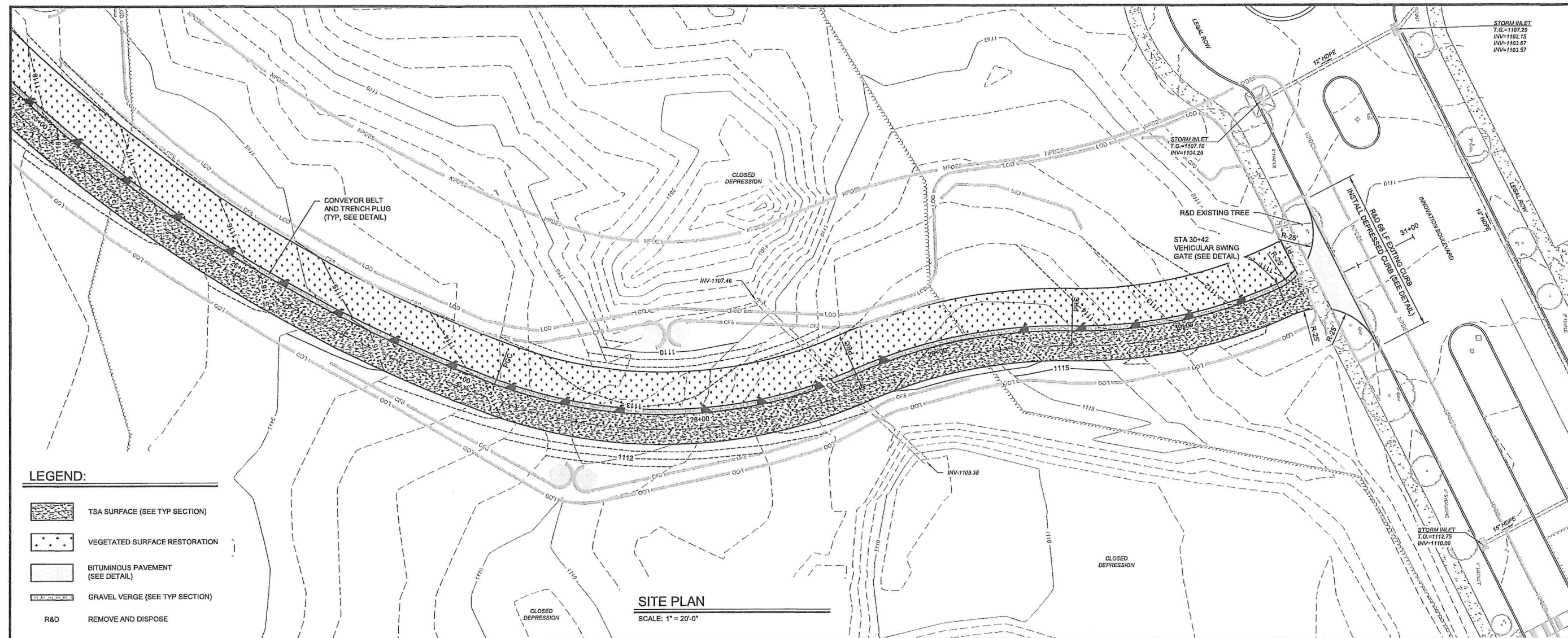


**RELOCATE EXISTING
BIKE PATH**

**SITE PARTIAL PLAN
AND PROFILE
DEMO & NEW WORK**

INNOVATION PARK

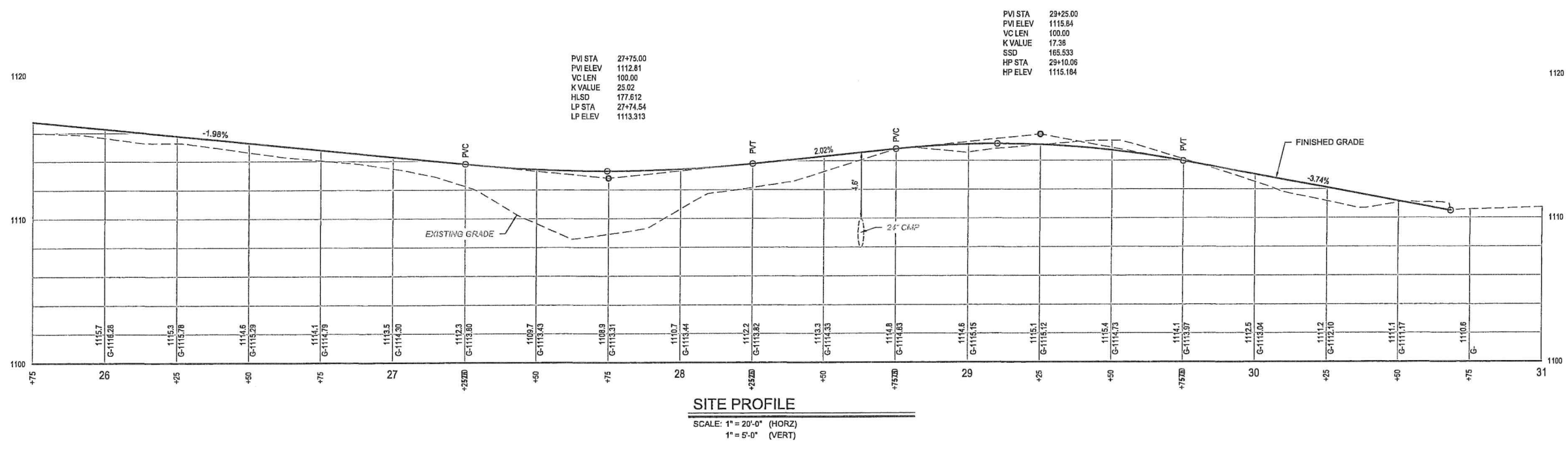
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PROJECT NO. 00-10144.00	CS106
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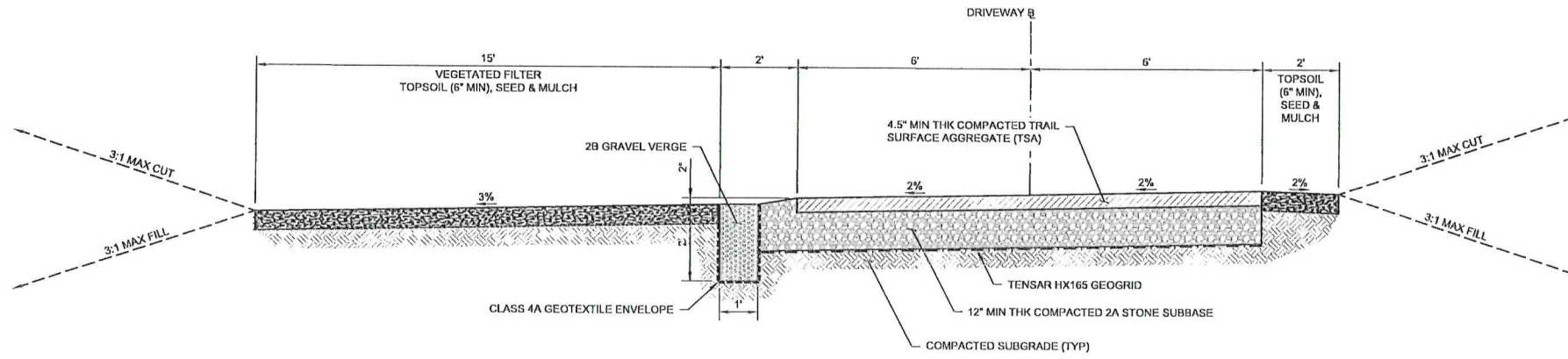
LEGEND:

	TSA SURFACE (SEE TYP SECTION)
	VEGETATED SURFACE RESTORATION
	BITUMINOUS PAVEMENT (SEE DETAIL)
	GRAVEL VERGE (SEE TYP SECTION)
	R&D REMOVE AND DISPOSE

SITE PLAN
SCALE: 1" = 20'-0"

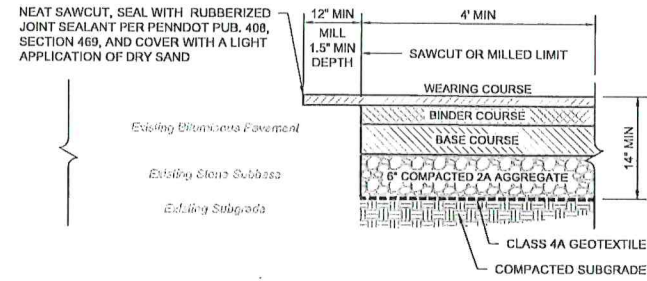


SITE PROFILE
SCALE: 1" = 20'-0" (HORZ)
1" = 5'-0" (VERT)



TYP BIKE PATH SECTION

SCALE: NONE

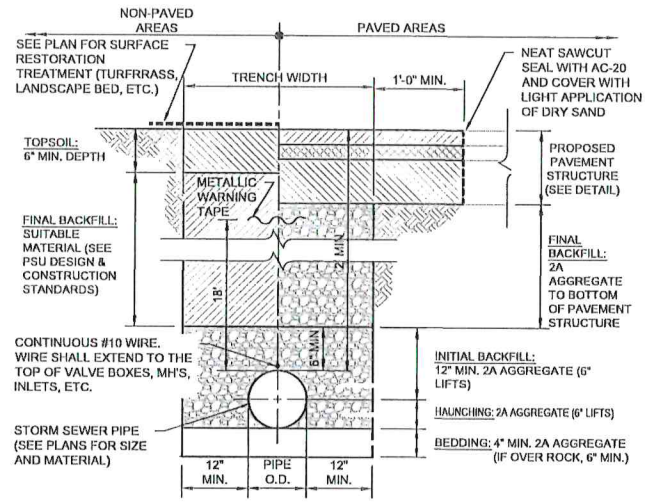


PAVEMENT LEGEND:

- SUPERPAVE ASPHALT MIXTURE DESIGN, WMA WEARING COURSE, PG 64S-22, 0.3 TO <3.0 MIL ESALS, 9.5mm MIX, 1-1/2\"/>
- SUPERPAVE ASPHALT MIXTURE DESIGN, WMA BINDER COURSE, PG 64S-22, 0.3 TO <3.0 MIL ESALS, 19.0mm MIX, 2-1/2\"/>
- SUPERPAVE ASPHALT MIXTURE DESIGN, WMA BASE COURSE, PG 64S-22, 0.3 TO <3.0 MIL ESALS, 25.0mm MIX, 4\"/>

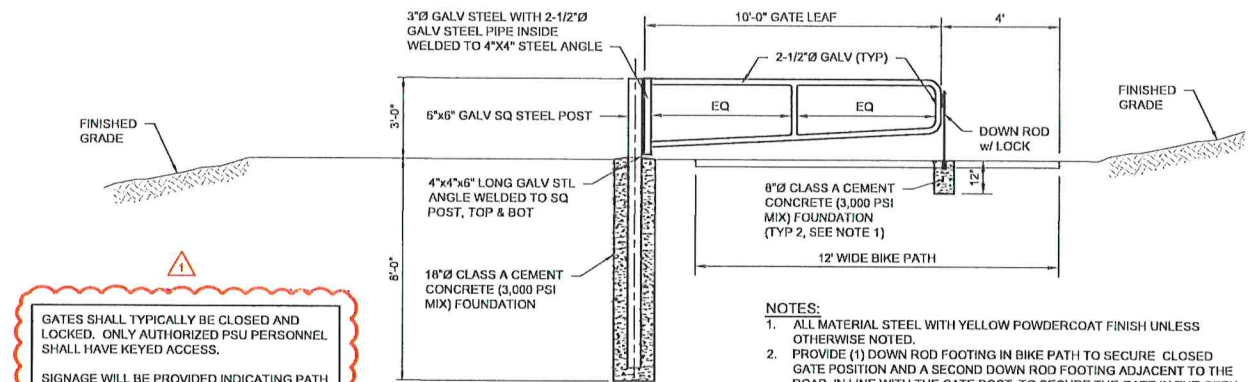
STANDARD BITUMINOUS PAVEMENT DETAIL

SCALE: NONE



STORM SEWER TRENCH DETAIL

SCALE: NONE



VEHICULAR SWING GATE DETAIL

SCALE: NONE

GATES SHALL TYPICALLY BE CLOSED AND LOCKED. ONLY AUTHORIZED PSU PERSONNEL SHALL HAVE KEYED ACCESS.
SIGNAGE WILL BE PROVIDED INDICATING PATH IS OPEN TO NON-MOTORIZED VEHICLES. AUTHORIZED MOTOR VEHICLE ACCESS ONLY.

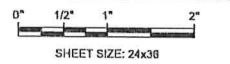
- NOTES:**
- ALL MATERIAL STEEL WITH YELLOW POWDERCOAT FINISH UNLESS OTHERWISE NOTED.
 - PROVIDE (1) DOWN ROD FOOTING IN BIKE PATH TO SECURE CLOSED GATE POSITION AND A SECOND DOWN ROD FOOTING ADJACENT TO THE ROAD, IN LINE WITH THE GATE POST, TO SECURE THE GATE IN THE OPEN POSITION.
 - DOWN ROD HARDWARE SHALL ACCEPT LOCK THAT PSU WILL INSTALL TO SECURE GATE IN BOTH THE OPEN AND CLOSED POSITIONS.
 - TOP OF FOUNDATION SHALL BE 2\"/>

SUBMISSIONS

DATE:	DESCRIPTION:
2025/08/29	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
2025/11/25	PRELIMINARY PRICING SET
2025/12/19	PSU TEAM REVIEW - CD (90%)
2025/12/22	ISSUED FOR P&I REVIEW
2026/01/15	ISSUED FOR CT LD REVIEW

REVISIONS

SYM	DATE	DESCRIPTION
A	2026/02/04	RESPONSE TO CT COMMENTS DATED 2026/02/02



RELOCATE EXISTING BIKE PATH

SITE DETAILS

INNOVATION PARK

BUILDING NO. 9999-999	SHEET:
PROJECT NO. 00-10144.00	CS501
DRAWN BY: JDM33	
CHECKED BY: RAM5951	

STANDARD E&S NOTES:

- ALL EARTH DISTURBANCES, INCLUDING CLEARING AND GRUBBING AS WELL AS CUTS AND FILLS SHALL BE DONE IN ACCORDANCE WITH THE APPROVED E&S PLAN. A COPY OF THE PLAN DRAWINGS, SIGNED AND DATED BY THE REVIEWING AGENCY MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
- AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
- AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
- AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
- CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMPs SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S PLAN.
- AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAPS(S) IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING OF ALL EXPOSED AREAS THAT ARE TO BE STABILIZED BY VEGETATION. EACH STOCKPILE SHALL BE PROTECTED IN THE MANNER SHOWN ON THE PLAN DRAWINGS. STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SLOPES SHALL BE 2H:1V OR FLATTER.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
- ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
- ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
- VEHICLES AND EQUIPMENT SHALL NEVER BE OPERATED OR STORED DIRECTLY FROM LOW-TO-SPECIFIED HIGHWAYS OR IN THE (SPECIFIED NAMES)
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs SHALL BE MAINTAINED PROPERLY. MAINTENANCE SHALL INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- A LOG SHOWING DATES THAT E&S BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEEPED INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.
- ALL SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
- ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
- FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
- FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
- SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
- ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY UPON REACHING FINISHED GRADE. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED. SEEDING AREAS WITHIN 50 FEET OF A SURFACE WATER, OR AS OTHERWISE SHOWN ON THE PLAN DRAWINGS, SHALL BE BLANKETED ACCORDING TO THE STANDARDS OF THIS PLAN.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE IN ANY AREA OR SUBAREA OF THE PROJECT, THE OPERATOR SHALL STABILIZE ALL DISTURBED AREAS. DURING NON-GERMINATING MONTHS, MULCH OR PROTECTIVE BLANKETING SHALL BE APPLIED AS DESCRIBED IN THE PLAN. AREAS NOT AT FINISHED GRADE, WHICH WILL BE REACTIVATED WITHIN 1 YEAR, MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY STABILIZATION SPECIFICATIONS. THOSE AREAS WHICH WILL NOT BE REACTIVATED WITHIN 1 YEAR SHALL BE STABILIZED IN ACCORDANCE WITH THE PERMANENT STABILIZATION SPECIFICATIONS.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM, PERENNIAL 70% VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION. CUT AND FILL SLOPES SHALL BE CAPABLE OF RESISTING FAILURE DUE TO SLUMPING, SLIDING, OR OTHER MOVEMENTS.
- E&S BMPs SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPs MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPs. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPs SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
- UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
- FAILURE TO CORRECTLY INSTALL E&S BMPs, FAILURE TO PREVENT SEDIMENT-LADEN RUNOFF FROM LEAVING THE CONSTRUCTION SITE, OR FAILURE TO TAKE IMMEDIATE CORRECTIVE ACTION TO RESOLVE FAILURE OF E&S BMPs MAY RESULT IN ADMINISTRATIVE AND/OR CRIMINAL PENALTIES AS DEFINED BY THE DEPARTMENT IN THE DEFENDABLE ACTION 602 OF THE PENNSYLVANIA CLEAN STREAMS LAW. 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

RECEIVING WATERS:

THE HAGERSTOWN HAS A CHAPTER 93 DESIGNATED USE FOR COLD WATER FISHES (CWF) AND LIES DOWNSTREAM APPROXIMATELY 0.4 MILES NORTHWEST.

THERMAL IMPACTS:

THERMAL IMPACTS OF THIS SITE DEVELOPMENT ARE MITIGATED BY MANAGING THE CHANGE IN VOLUME USING DEP APPROVED PAG-01 CONTROLS.

MAINTENANCE SCHEDULE OF E&S CONTROLS:

THE EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL SOIL DISTURBING ACTIVITIES CEASE AND PERMANENT STABILIZATION OF ANY DISTURBED AREA IS COMPLETE AND ACCEPTED BY A REPRESENTATIVE OF THE CENTRE COUNTY CONSERVATION DISTRICT. PERMANENT STABILIZATION IS DEFINED AS A UNIFORM EROSION RESISTANT PERENNIAL VEGETATIVE COVER OF AT LEAST 70% OF THE ENTIRE DISTURBED AREA.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SHOULD HE SUSPECT THAT ANY SEDIMENT OR EROSION CONTROL DEVICE IS NOT OPERATING CORRECTLY.

IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL DEVICES IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

E&S BMPs SHALL BE INSPECTED WEEKLY AND AFTER RUNOFF PRODUCING RAINFALL EVENTS. SEDIMENT REMOVED FROM E&S DEVICES SHALL BE PLACED ON THE TOPSOIL STOCKPILE. DEVICES SHALL BE MAINTAINED AND/OR REPLACED PER MANUFACTURER RECOMMENDATIONS AND AS NOTED BELOW.

INLET FILTER PROTECTION (IFP)
 FILTER MAT (PREFERRED DEVICE); CLEAN ONCE SEDIMENT REACHES 1/4 MAX CAPACITY; REPLACE IF RIPPED OR TORN. FILTER BAG (IF CONDITIONS REQUIRE); REPLACE IF RIPPED, TORN OR ONCE SEDIMENT REACHES 1/4 MAX CAPACITY. ALL SEDIMENT REMOVED FROM DEVICES WILL BE DISPOSED OF AT AN OFF-SITE WASTE AREA.

PUMPED WATER FILTER BAG (PWFB)
 IF REQUIRED, COORDINATE LOCATION WITH DESIGN PROFESSIONAL AND CCCD. PWFB SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED. PWFB SHALL BE REPLACED ONCE SEDIMENT REACHES 1/4 MAXIMUM, OR IF PWFB IS RIPPED OR TORN. ALL SEDIMENT REMOVED FROM DEVICES WILL BE DISPOSED OF AT AN OFF-SITE WASTE AREA. SPARE PWFB SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED.

COMPOST FILTER CFS (CFS)
 TRAFFIC SHALL NOT BE PERMITTED TO CROSS CFS. CFS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE CFS AND DISPOSED AN OFF-SITE WASTE AREA. DAMAGED CFS SHALL BE REPAIRED ACCORDING TO MFG'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION. BIODEGRADABLE CFS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE CFS AFTER 1 YEAR. POLYPROPYLENE CFS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE CFS, STAKES SHALL BE REMOVED. THE CFS MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE FORMER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

CONSTRUCTION ENTRANCE (RCE)
 IF REQUIRED, THE RCE SHALL BE INSTALLED WHERE SHOWN ON THE PLAN. THE RCE SHALL BE INSPECTED WEEKLY AND ADDITIONAL ASHOTO #1 STONE SHALL BE KEPT ON SITE SO THAT THE MINIMUM DIMENSIONS CAN BE MAINTAINED THROUGHOUT THE PROJECT. IF A WASH RACK IS IMPLEMENTED, DAMAGE TO THE RACK SHALL BE REPAIRED PRIOR TO FURTHER USE. SEDIMENT TRACKED ONTO A PUBLIC ROADWAY SHALL BE REMOVED AT THE END OF EACH CONSTRUCTION DAY AND PLACED ON THE TOPSOIL STOCKPILE. NO OTHER ENTRANCE SHALL BE USED TO GAIN ACCESS TO THE SITE BY ANY CONSTRUCTION, PERSONAL OR DELIVERY VEHICLES.

THIS PLAN SHALL NOT BE CONSIDERED ALL-INCLUSIVE AND THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING OFF-SITE STORM DRAINS. WHEN THE ENGINEER, CENTRE COUNTY CONSERVATION DISTRICT REPRESENTATIVE, OR PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION REPRESENTATIVE DETERMINES THAT TEMPORARY EROSION CONTROL MEASURES ARE NECESSARY THAT WERE NOT FORESEEN IN THE DESIGN STAGE, THE ENGINEER SHALL BE SO NOTIFIED AND ADDITIONAL CONTROLS SHALL BE IMPLEMENTED BY THE CONTRACTOR TO REDUCE THE EROSION POTENTIAL OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATSOEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.

ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 4 DAYS MUST BE STABILIZED IMMEDIATELY. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN ONE (1) YEAR MAY BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY SEEDING SPECIFICATIONS. DISTURBED AREAS THAT ARE EITHER AT FINISHED GRADE OR WILL NOT BE REDISTURBED WITHIN ONE (1) YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATIONS.

TEMPORARY SEEDING:

ROUGH GRADED AREAS AND TOPSOIL PILES THAT WILL NOT BE FINAL GRADED AND PERMANENTLY SEEDDED WILL BE SEEDDED IMMEDIATELY AFTER EXPOSURE WITH TEMPORARILY SEEDDED USING THE FOLLOWING SCHEDULE:

- AG. GRADE LIME 50 LBS. PER 1,000 SQ. FEET
- FERTILIZER 10-10-10 11-12 LBS. PER 1,000 SQ. FEET
- ANNUAL RYE GRASS (68.2% LIVE SEED) 1 LB. PER 1,000 SQ. FEET
- WOOD CELLULOSE FIBER MULCH 130 LBS. PER 1000 SQ. FEET

THIS SEEDING WILL PROVIDE TEMPORARY SURFACE PROTECTION FOR THE SOIL SO AS TO REDUCE THE AMOUNT AND RATE OF SURFACE WATER RUNOFF AND THEREBY REDUCE THE YIELD OF SEDIMENT MATERIAL. ANY SOIL TRACKED OFF-SITE AND DEPOSITED ONTO ROADWAYS SHALL BE CLEANED AT THE END OF EACH CONSTRUCTION DAY.

PERMANENT SEEDING:

PERMANENT CONTROL MEASURES TO MINIMIZE EROSION AND SEDIMENTATION SHALL BE THROUGH THE STABILIZATION OF SOIL AS SOON AS POSSIBLE WITH PERENNIAL VEGETATION IN NON-ROADWAY AREAS. PERMANENT SEEDING WILL BE WITH A SCHEDULE AND PROCEDURE AS FOLLOWS:

- ROUGH GRADE AND REMOVE ALL DEBRIS, LARGE STONES, AND CONSTRUCTION MATERIALS.
- APPLY AGRICULTURAL GRADE LIME AT A MINIMUM OF 50 LBS. PER 1000 SQ. FT..
- APPLY BASIC FERTILIZER 10-20-20 AT MINIMUM OF 25 LBS. PER 1000 SQ. FT.
- TILL ALL ABOVE MATERIALS THOROUGHLY INTO A 4" TO 6" SOIL DEPTH.
- FINISH GRADE FOR SEEDING.
- APPLY STARTER FERTILIZER 10-10-10 AT A MINIMUM OF 20 LBS. PER 1000 SQ. FT. WORK LIGHTLY INTO SOIL SURFACE.
- APPLY SEED AT AN APPLICATION RATE OF 10 LBS. PER 1000 SQ. FT. COMPOSITION OF SEED BLEND SHALL BE A MINIMUM OF 3 DIFFERENT TURF TYPE TALL FESCUE VARIETIES, WITH A BLENDED RATIO OF 20% TO 40% OF EACH VARIETY FOR A TOTAL OF 100% VARIETIES SHALL REPRESENT THE TOP 1/3 OF PERFORMERS IN THE MOST RECENT FINAL OR CURRENT YEAR NATIONAL TURFGRASS EVALUATION PROGRAM (WWW.NTEP.ORG) FOR THE NORTHEAST, USA. PERCENT OF LIVE SEED (PLS) MUST BE 85% MINIMUM.
- TIME OF SEEDING:
 - a. SPRING (APRIL 01 - JUNE 30)*
 - b. FALL (SEPTEMBER 01 - OCTOBER 15)*
- RAKE OR DRAG TO COVER SEED LIGHTLY.
- ROLL LIGHTLY TO PLACE SEED IN CONTACT WITH THE SOIL.
- APPLY WOOD CELLULOSE FIBER MULCH AT AN APPLICATION RATE OF 1,500 LBS. PER ACRE.
- MULCH TO BE ANCHORED ACCORDING TO THE CURRENT PENN STATE UNIVERSITY AGRONOMY GUIDE.

* NO SEEDING OR SODDING IS TO BE DONE WHEN THE GROUND IS FROZEN OR DURING DAYS OF EXTREME HEAT (>85 DEGREES). IF WORK MUST BE PERFORMED OUTSIDE OF THESE PARAMETERS THE UNIVERSITY REPRESENTATIVE MUST BE CONTACTED. IF PERMANENT SEEDING IS NOT PRACTICAL DUE TO CONDITIONS, THE DISTURBED AREA SHALL BE SEEDDED PER TEMPORARY SEEDING STANDARDS ABOVE.

ANALYSIS OF GEOLOGIC FORMATIONS AND SOIL CONDITIONS:

GEOLOGY/FLOODPLAIN:

THE eMapPA WEBSITE IDENTIFIES THE AREA AS BEING LOCATED WITHIN THE STONEHENGE / LARKE FORMATION (DOLOMITE). THIS REGION IS KNOWN FOR SINKHOLES. THE CONTRACTOR SHALL UTILIZE A GEOTECHNICAL ENGINEER TO RESOLVE ANY SINKHOLE ISSUES THAT MAY DEVELOP DURING CONSTRUCTION.

BASED ON THE FEMA WEBSITE, THE PROJECT SITE IS IN AN AREA OF "MINIMAL FLOOD RISK".

SOILS INFORMATION NOTE:

THE SOILS INFORMATION PROVIDED IS GENERAL INFORMATION ONLY TAKEN FROM THE WEB SOIL SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGN ENGINEER SHOULD CONDITIONS NOT BE AS LISTED IN THE SOILS REPORT AND OR GEOLOGIC DESCRIPTION.

TABLE E.1
 Limitations of Pennsylvania Soils Pertaining to Earth Disturbance Projects
 (Absence of an X does not necessarily mean "No Potential Limitation")
 NOTE: THIS IS NOT NECESSARILY AN ALL-INCLUSIVE LIST

SOIL NAME	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL*	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE / SEASONAL HIGH WATER TABLE	HYDRIC /HYDRIC INCLUSIONS	LOW STRENGTH / LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK-SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
Hagerstown	X	S		X		X	X	X	X	X	X	X	X	X		

This region is known for sinkholes. The contractor shall utilize a geotechnical engineer to resolve any sinkhole issues that may develop during construction.

RESOLUTION TO SOIL LIMITATIONS:

CUTBANKS CAVE: TRENCHING OPERATIONS ARE LIMITED AND SHALLOW. THE CONTRACTOR IS REQUIRED TO BE OSHA 30 HOUR CERTIFIED AND TO MEET OSHA REGULATIONS FOR WORKING IN TRENCHES.

CORROSIVE TO CONCRETE/STEEL: ALL PROPOSED PIPING IS REINFORCED CONCRETE.

DROUGHTY: PSU DESIGN AND CONSTRUCTION STANDARDS REQUIRE THE CONTRACTOR TO MAINTAIN MOISTURE TO NEWLY VEGETATED AREAS UNTIL VEGETATION IS ESTABLISHED.

EASILY ERODIBLE: THE PLAN SEQUENCE REQUIRES THE EXCAVATION TO BE TEMPORARILY STABILIZED AT THE END OF EACH WORKDAY. ADDITIONAL BMPs WILL BE IMPLEMENTED TO ACCOUNT FOR ANY RUNOFF DURING THE WORKDAY AND/OR UNFORESEEN CIRCUMSTANCES. ONCE CONSTRUCTION ACTIVITIES ARE COMPLETED, THE SITE WILL BE IMMEDIATELY STABILIZED WITH FINAL PAVING AND PERMANENT SEEDING / MULCH.

FLOODING: ACCORDING TO THE FEMA FLOOD MAP SERVICE CENTER WEBSITE, THE PROJECT SITE LIES WITHIN AN AREA OF MINIMAL FLOOD RISK (ZONE X).

DEPTH TO SATURATED ZONE / HIGH WATER TABLE: THIS AREA OF CAMPUS HAS BEEN PREVIOUSLY DEVELOPED WITHOUT ENCOUNTERING HIGH WATER TABLE OR SATURATED SOILS. SHOULD THESE CONDITIONS BE PRESENT DURING CONSTRUCTION, THE CONTRACTOR WILL NOTIFY THE ENGINEER AND GEOTECHNICAL ENGINEER FOR FURTHER MEASURES.

HYDRIC /HYDRIC INCLUSIONS: PER THE NRCS WEBSOIL WEBSITE, THERE ARE NO HYDRIC SOIL RATINGS WITHIN THE PROJECT AREA.

LOW STRENGTH/LANDSLIDE PRONE: ALL EXPOSED EARTH AREAS ALONG THE BIKEWAY CORRIDOR WILL BE IMMEDIATELY STABILIZED WITH VEGETATIVE COVER. MAXIMUM NEW SIDE-SLOPES WILL BE 3:1 MAX.

SLOW PERCOLATION: NO AREAS OF INFILTRATION ARE PLANNED FOR THIS PROJECT.

PIPING: THERE ARE NO PROPOSED CONDITIONS THAT WOULD PROMOTE PIPING.

POOR SOURCE OF TOPSOIL: THE UNIVERSITY REQUIRES SOIL TESTING TO DETERMINE THE PROPER APPLICATION OF SOIL AMENDMENTS.

FROST ACTION: CONTRACTOR SHALL NOT CONSTRUCT EMBANKMENTS NOR PLACE FILL DURING TIMES PERIODS PRONE TO FROST.

SHRINK-SWELL: A MATERIALS AND GEOTECHNICAL TESTING FIRM WILL BE HIRED BY THE UNIVERSITY TO MAKE RECOMMENDATIONS SHOULD POOR SOILS BE ENCOUNTERED.

POTENTIAL SINKHOLE: THE eMapPA WEBSITE IDENTIFIES THE AREA AS BEING LOCATED WITHIN THE STONEHENGE / LARKE FORMATION. THIS REGION HAS A POTENTIAL FOR SINKHOLE DEVELOPMENT. THIS RISK HAS BEEN MITIGATED BY KEEPING SURFACE DRAINAGE PATTERNS LARGELY UNALTERED, OVERALL RUNOFF IS REDUCED AND THE DEPTH OF PONDED WATER IS LIMITED. HOWEVER, IF SINKHOLES ARE ENCOUNTERED, THE REPAIR WILL BE UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.

PONDING: CONTRACTOR MUST MAINTAIN POSITIVE GRADE TO PREVENT PONDING.

WETNESS: N/A

CONTRACTOR RESPONSIBILITIES:

RECYCLING AND DISPOSAL:

THE CONTRACTOR WILL ENSURE THAT RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH ALL APPLICABLE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. THE CONTRACTOR IS ENCOURAGED TO RECYCLE WASTE MATERIALS WHEREVER POSSIBLE. BUILDING WASTE MATERIALS SHALL NOT BE USED AS SITE FILL MATERIAL UNDER ANY CIRCUMSTANCE. ANY EXCAVATED MATERIALS REMOVED FROM THE SITE SHALL BE TAKEN TO A SITE THAT HAS AN APPROVED SOIL EROSION AND SEDIMENT POLLUTION CONTROL PLAN. FILL BROUGHT INTO THE SITE MUST BE OF SOUND MATERIAL MEETING THE REQUIREMENTS OF A GEOTECHNICAL ENGINEER. HOWEVER, AT THIS TIME NO EARTHEN WASTE OR FILL MATERIALS ARE ANTICIPATED. UNDER NO CIRCUMSTANCE SHALL ANY MATERIALS BE PLACED IN THE INFILTRATION AREA.

FILL MATERIALS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENVIRONMENTAL DUE DILIGENCE AND THE DETERMINATION OF CLEAN FILL FOR ALL IMPORTED MATERIALS. IN THE EVENT THAT THE CONTRACTOR FEELS ANY FILL MATERIALS TO BE REMOVED FROM THE SITE DO NOT QUALIFY AS CLEAN FILL, OPERATIONS SHALL CEASE AND THE OWNER SHOULD BE NOTIFIED.

CLEAN FILL IS DEFINED AS UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THIS INCLUDES ROCK, SOIL, STONE, DREGGED MATERIALS, USED ASPHALT AND BRICK, BLOCK AND CONCRETE FROM CONSTRUCTION AND DEMOLITION ACTIVITIES THAT IS SEPARATE FROM OTHER WASTES AND IS RECOGNIZABLE AS SUCH.

ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS 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 QUESTIONAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT REQUIRED UNLESS VISUAL INSPECTION AND/OR REVIEW OF PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBJECTED TO A SPILL OF RELEASE OF A REGULATED SUBSTANCE. FILL THAT DOES NOT QUALIFY AS CLEAN FILL IS CONSIDERED REGULATED FILL AND SHOULD BE DISPOSED OF IN ACCORDANCE WITH DEP MUNICIPAL OR RESIDUAL WASTE REGULATIONS.



DESIGN AND ENGINEERING SERVICES

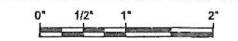
113 Physical Plant Building
 108 Stewardship Drive
 University Park, PA 16802
 Phone: (814) 863-3300
 www.opp.psu.edu

SUBMISSIONS

DATE	DESCRIPTION
2025/08/29	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
2025/11/25	PRELIMINARY PRICING SET
2025/12/19	PSU TEAM REVIEW - CD (90%)
2025/12/22	ISSUED FOR PAG-01 REVIEW
2026/01/15	ISSUED FOR CT LD REVIEW

REVISIONS

SYM	DATE	DESCRIPTION



SHEET SIZE: 24x36

RELOCATE EXISTING BIKE PATH

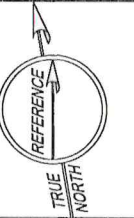
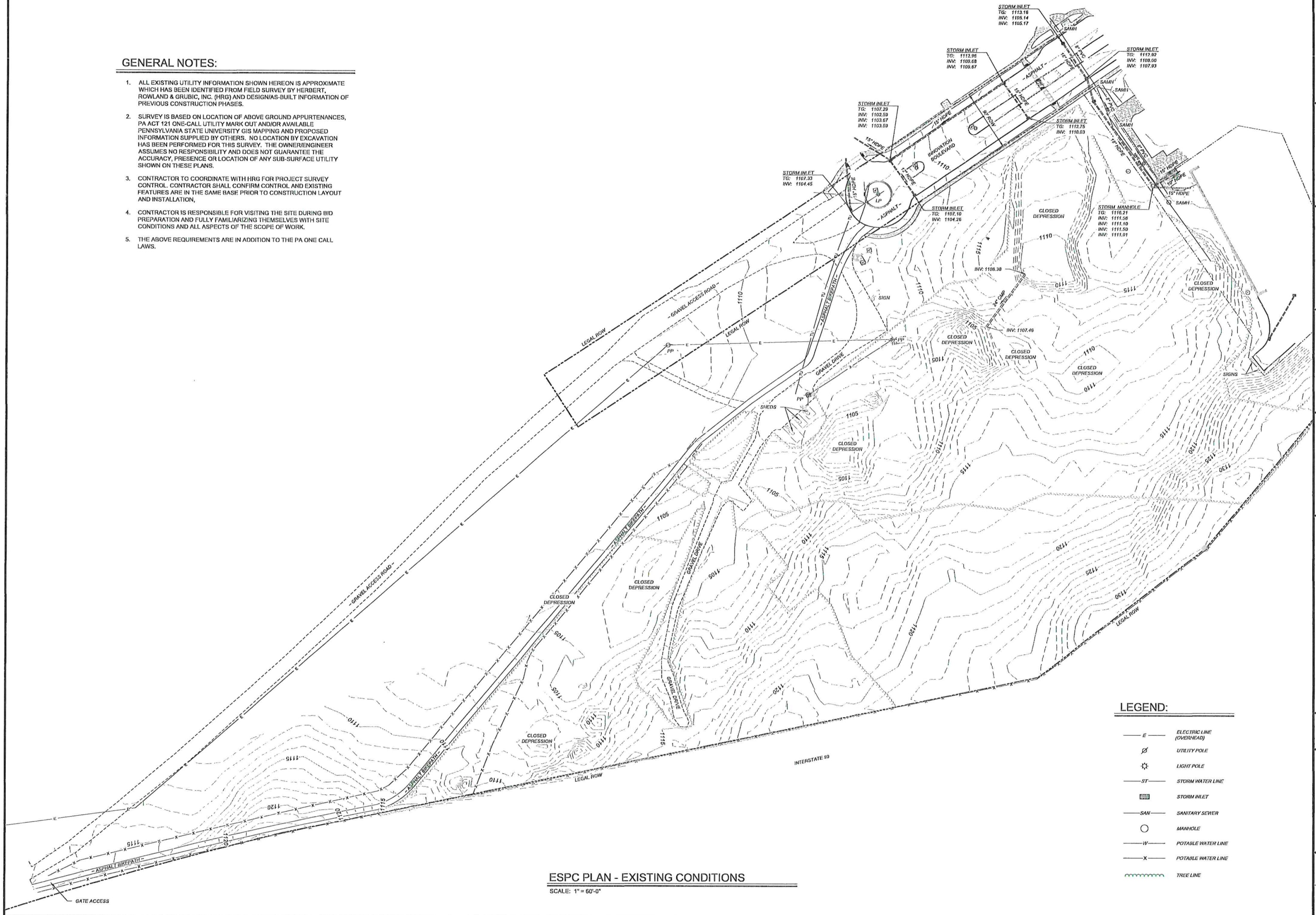
ESPC NOTES

INNOVATION PARK

BUILDING NO. 999-999	SHEET:
PROJECT NO. 00-10144.00	CE001
DRAWN BY: JDM/33	
CHECKED BY: RAM/551	

GENERAL NOTES:

1. ALL EXISTING UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE WHICH HAS BEEN IDENTIFIED FROM FIELD SURVEY BY HERBERT, ROWLAND & GRUBIC, INC. (HRG) AND DESIGN/AS-BUILT INFORMATION OF PREVIOUS CONSTRUCTION PHASES.
2. SURVEY IS BASED ON LOCATION OF ABOVE GROUND APPURTENANCES, PA ACT 121 ONE-CALL UTILITY MARK OUT AND/OR AVAILABLE PENNSYLVANIA STATE UNIVERSITY GIS MAPPING AND PROPOSED INFORMATION SUPPLIED BY OTHERS. NO LOCATION BY EXCAVATION HAS BEEN PERFORMED FOR THIS SURVEY. THE OWNER/ENGINEER ASSUMES NO RESPONSIBILITY AND DOES NOT GUARANTEE THE ACCURACY, PRESENCE OR LOCATION OF ANY SUB-SURFACE UTILITY SHOWN ON THESE PLANS.
3. CONTRACTOR TO COORDINATE WITH HRG FOR PROJECT SURVEY CONTROL. CONTRACTOR SHALL CONFIRM CONTROL AND EXISTING FEATURES ARE IN THE SAME BASE PRIOR TO CONSTRUCTION LAYOUT AND INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE DURING BID PREPARATION AND FULLY FAMILIARIZING THEMSELVES WITH SITE CONDITIONS AND ALL ASPECTS OF THE SCOPE OF WORK.
5. THE ABOVE REQUIREMENTS ARE IN ADDITION TO THE PA ONE CALL LAWS.



SUBMISSIONS

DATE	DESCRIPTION
2025/08/29	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
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2025/12/19	PSU TEAM REVIEW - CD (90%)
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2026/01/15	ISSUED FOR CT LD REVIEW

REVISIONS

SYM	DATE	DESCRIPTION
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RELOCATE EXISTING BIKE PATH

ESPC PLAN EXISTING CONDITIONS

INNOVATION PARK

BUILDING NO. 9999-999	SHEET:
PROJECT NO. 05-10144.00	CE101
DRAWN BY: JDM33	
CHECKED BY: RAM5951	

ESPC PLAN - EXISTING CONDITIONS

SCALE: 1" = 60'-0"

LEGEND:

—E—	ELECTRIC LINE (OVERHEAD)
⊗	UTILITY POLE
⊙	LIGHT POLE
—ST—	STORM WATER LINE
⊠	STORM INLET
—SAN—	SANITARY SEWER
○	MANHOLE
—W—	POTABLE WATER LINE
—X—	POTABLE WATER LINE
~~~~~	TREE LINE

**SEQUENCE OF CONSTRUCTION:**

AT LEAST 7 BUSINESS DAYS PRIOR TO STARTING ANY DISTURBANCE ACTIVITIES (INCLUDING CLEARING AND GRUBBING), THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER (PSU) REPRESENTATIVE, APPROPRIATE MUNICIPAL OFFICIALS, THE EAS PLAN PREPARER, AND A REPRESENTATIVE FROM THE CENTRE COUNTY CONSERVATION DISTRICT (CCCD) TO AN ON-SITE PRE-CONSTRUCTION MEETING.

UPON INSTALLATION OR STABILIZATION OF ALL PERIMETER SEDIMENT CONTROL BMPs AND AT LEAST 3 DAYS PRIOR TO PROCEEDING WITH THE BULK EARTH DISTURBANCE ACTIVITIES, THE PERMITTEE OR CO-PERMITTEE SHALL PROVIDE NOTIFICATION TO THE DEPARTMENT OR AUTHORIZED CONSERVATION DISTRICT AT LEAST 3 BUSINESS DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE-CALL SYSTEM, INC., SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED BY THE CENTRE COUNTY CONSERVATION DISTRICT OR BY PA-DEP PRIOR TO IMPLEMENTATION. EACH STEP OF THE SEQUENCE SHALL BE COMPLETED BEFORE PROCEEDING TO THE NEXT STEP, EXCEPT WHERE NOTED.

THE FOLLOWING GENERAL ACTIVITIES WILL BE ACCOMPLISHED AS PART OF THE EROSION AND SEDIMENT POLLUTION CONTROL FOR EACH PROJECT AREA:

- A. INSTALLATION OF EROSION AND SEDIMENT CONTROL BMP'S WILL BE IMPLEMENTED BEFORE GENERAL CLEARING AND GRUBBING OF THE SITE. INSTALL THE TEMPORARY PERIMETER EROSION AND SEDIMENT POLLUTION CONTROLS AS SHOWN ON THE PLANS.
- B. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMIT OF DISTURBANCE BOUNDARIES SHOWN ON THE PLAN MAPS. THESE AREAS MUST BE CLEARLY MARKED AND FENCED OFF BEFORE CLEARING AND GRUBBING OPERATIONS BEGIN.
- C. CLEARING, GRUBBING, AND TOPSOIL STRIPPING SHALL BE LIMITED TO THOSE AREAS DESCRIBED IN EACH STAGE OF THE CONSTRUCTION SEQUENCE. GENERAL SITE CLEARING, GRUBBING, AND TOPSOIL STRIPPING MAY NOT COMMENCE IN ANY STAGE OR PHASE OF THE PROJECT UNTIL THE E&S BMP'S SPECIFIED BY THE BMP SEQUENCE FOR THAT STAGE OR PHASE HAVE BEEN INSTALLED AND ARE FUNCTIONING AS DESCRIBED IN THIS E&S POLLUTION CONTROL PLAN.
- D. WHEN POSSIBLE, TOPSOIL SHALL BE PLACED ON THE UPHILL SIDE OF EXCAVATED AREAS. ALL EXCAVATED MATERIAL REMOVED (OR TAKEN TO) THE SITE SHALL BE TAKEN TO (OR FROM) AN AREA/SITE WITH AN APPROVED SOIL EROSION AND SEDIMENT POLLUTION CONTROL PLAN.
- E. CESSATION OF CONSTRUCTION ACTIVITY FOR FOUR (4) DAYS OR LONGER REQUIRES TEMPORARY STABILIZATION OF EXPOSED DISTURBED AREAS.
- F. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, REMOVE TEMPORARY E&S BMP'S OR CONVERT THEM TO PERMANENT PCSM BMP'S. IMMEDIATELY STABILIZE ALL AREAS DISTURBED DURING THE REMOVAL OR CONVERSION OF THE BMP'S.

**PRE-CONSTRUCTION ACTIVITIES:**

1. FIELD MARK LIMITS OF DISTURBANCE AND ENVIRONMENTALLY SENSITIVE AREAS (IF ANY).
2. INSTALL CONSTRUCTION ACCESS AT EACH END OF THE PROJECT SITE AS SHOWN ON THE PLANS.
  - INSTALL (2) ROCK CONSTRUCTION ENTRANCES (RCE) PER DETAIL.
  - REMOVE AND STOCKPILE TOPSOIL TO THE APPROVED LOCATION AS SHOWN ON THE PLANS.
3. INSTALL THE COMPOST FILTER SOCKS (CFS) WHERE INDICATED ON THE PLANS. CONTRACTOR SHALL MONITOR CONDITIONS THROUGHOUT CONSTRUCTION AND COORDINATE WITH THE OWNER'S ON-SITE REPRESENTATIVE TO DETERMINE IF/WHERE ADDITIONAL CFS SHALL BE PLACED. CFS SHALL BE INSTALLED IN ACCORDANCE WITH THE GUIDELINES SHOWN ON THE CONSTRUCTION DETAILS AND SHALL BE PARALLEL WITH THE CONTOURS OF THE EXISTING GROUND. BOTH ENDS OF THE CFS MUST EXTEND AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN CFS ALIGNMENT. IT IS EXTREMELY IMPORTANT THAT THE OVERALL LENGTH BE CONSTRUCTED AS INDICATED.
4. INSTALL THE INLET FILTER PROTECTION WHERE INDICATED ON THE PLANS FOR EXISTING DRAINAGE STRUCTURES.
5. INSTALL TEMPORARY CHAIN LINK FENCE, GATES AND SIGNAGE AT CONSTRUCTION ENTRANCES. INSTALL TEMPORARY ORANGE FABRIC FENCE AROUND REMAINING PERIMETER OF SITE.

**CONSTRUCTION ACTIVITIES:**

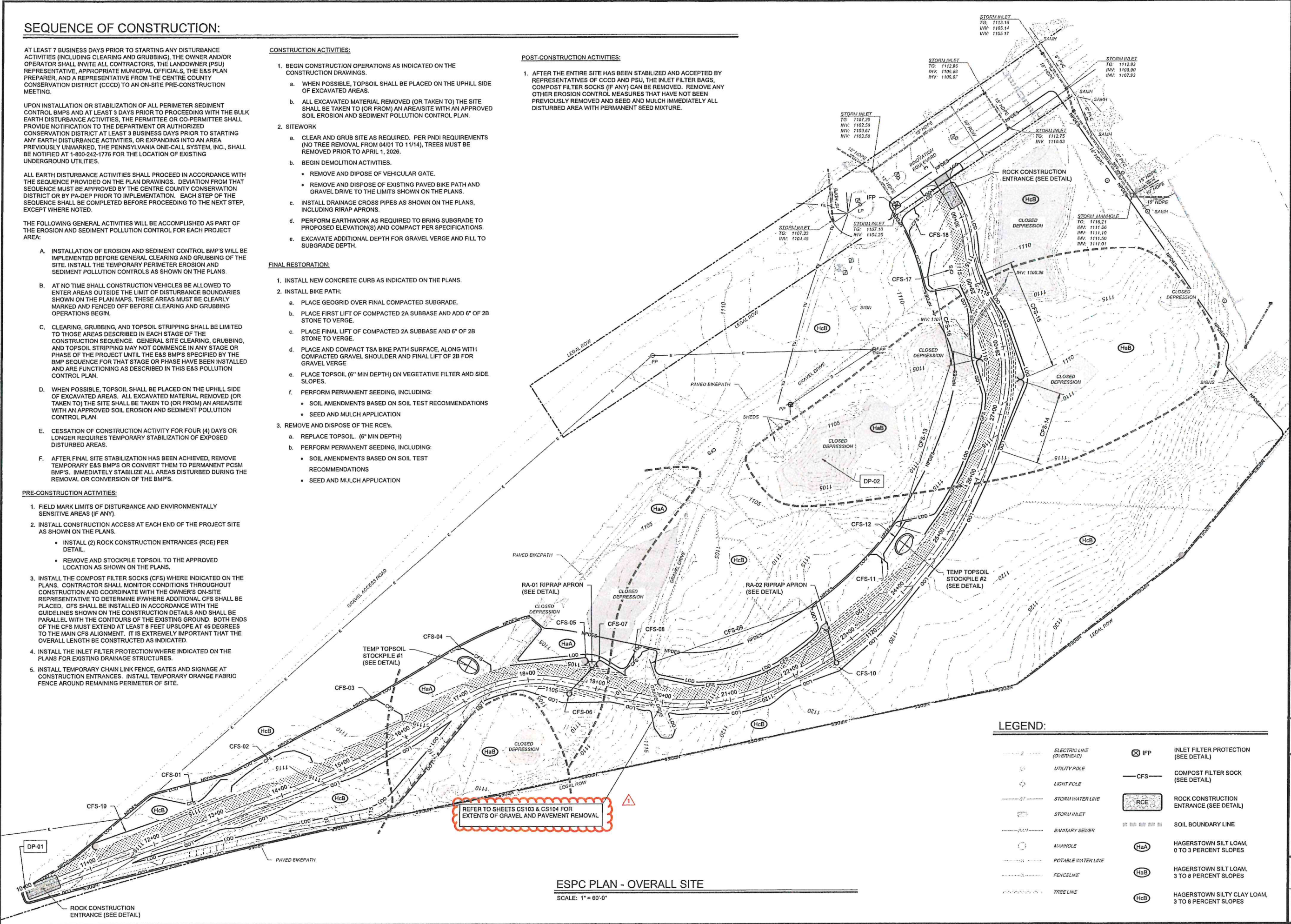
1. BEGIN CONSTRUCTION OPERATIONS AS INDICATED ON THE CONSTRUCTION DRAWINGS.
  - a. WHEN POSSIBLE, TOPSOIL SHALL BE PLACED ON THE UPHILL SIDE OF EXCAVATED AREAS.
  - b. ALL EXCAVATED MATERIAL REMOVED (OR TAKEN TO) THE SITE SHALL BE TAKEN TO (OR FROM) AN AREA/SITE WITH AN APPROVED SOIL EROSION AND SEDIMENT POLLUTION CONTROL PLAN.
2. SITEWORK
  - a. CLEAR AND GRUB SITE AS REQUIRED. PER PNDI REQUIREMENTS (NO TREE REMOVAL FROM 04/01 TO 11/14), TREES MUST BE REMOVED PRIOR TO APRIL 1, 2026.
  - b. BEGIN DEMOLITION ACTIVITIES.
    - REMOVE AND DIPOSE OF VEHICULAR GATE.
    - REMOVE AND DIPOSE OF EXISTING PAVED BIKE PATH AND GRAVEL DRIVE TO THE LIMITS SHOWN ON THE PLANS.
  - c. INSTALL DRAINAGE CROSS PIPES AS SHOWN ON THE PLANS, INCLUDING RIPRAP APRONS.
  - d. PERFORM EARTHWORK AS REQUIRED TO BRING SUBGRADE TO PROPOSED ELEVATION(S) AND COMPACT PER SPECIFICATIONS.
  - e. EXCAVATE ADDITIONAL DEPTH FOR GRAVEL VERGE AND FILL TO SUBGRADE DEPTH.

**FINAL RESTORATION:**

1. INSTALL NEW CONCRETE CURBS AS INDICATED ON THE PLANS.
2. INSTALL BIKE PATH:
  - a. PLACE GEOGRID OVER FINAL COMPACTED SUBGRADE.
  - b. PLACE FIRST LIFT OF COMPACTED 2A SUBBASE AND ADD 6" OF 2B STONE TO VERGE.
  - c. PLACE FINAL LIFT OF COMPACTED 2A SUBBASE AND 6" OF 2B STONE TO VERGE.
  - d. PLACE AND COMPACT TSA BIKE PATH SURFACE, ALONG WITH COMPACTED GRAVEL SHOULDER AND FINAL LIFT OF 2B FOR GRAVEL VERGE.
  - e. PLACE TOPSOIL (6" MIN DEPTH) ON VEGETATIVE FILTER AND SIDE SLOPES.
  - f. PERFORM PERMANENT SEEDING, INCLUDING:
    - SOIL AMENDMENTS BASED ON SOIL TEST RECOMMENDATIONS
    - SEED AND MULCH APPLICATION
3. REMOVE AND DIPOSE OF THE RCE'S.
  - a. REPLACE TOPSOIL (6" MIN DEPTH)
  - b. PERFORM PERMANENT SEEDING, INCLUDING:
    - SOIL AMENDMENTS BASED ON SOIL TEST RECOMMENDATIONS
    - SEED AND MULCH APPLICATION

**POST-CONSTRUCTION ACTIVITIES:**

1. AFTER THE ENTIRE SITE HAS BEEN STABILIZED AND ACCEPTED BY REPRESENTATIVES OF CCCD AND PSU, THE INLET FILTER BAGS, COMPOST FILTER SOCKS (IF ANY) CAN BE REMOVED. REMOVE ANY OTHER EROSION CONTROL MEASURES THAT HAVE NOT BEEN PREVIOUSLY REMOVED AND SEED AND MULCH IMMEDIATELY ALL DISTURBED AREA WITH PERMANENT SEED MIXTURE.



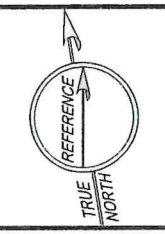
REFER TO SHEETS CS103 & CS104 FOR EXTENTS OF GRAVEL AND PAVEMENT REMOVAL

**LEGEND:**

	ELECTRIC LINE (OVERHEAD)		INLET FILTER PROTECTION (SEE DETAIL)
	UTILITY POLE		COMPOST FILTER SOCK (SEE DETAIL)
	LIGHT POLE		ROCK CONSTRUCTION ENTRANCE (SEE DETAIL)
	STORM WATER LINE		SOIL BOUNDARY LINE
	STORM INLET		HAGERSTOWN SILTY LOAM, 0 TO 3 PERCENT SLOPES
	SANITARY SEWER		HAGERSTOWN SILTY LOAM, 3 TO 8 PERCENT SLOPES
	MANHOLE		HAGERSTOWN SILTY CLAY LOAM, 3 TO 8 PERCENT SLOPES
	POTABLE WATER LINE		
	FENCELINE		
	TREE LINE		

**ESPC PLAN - OVERALL SITE**

SCALE: 1" = 60'-0"



**SUBMISSIONS**

DATE	DESCRIPTION
2025/08/25	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
2025/11/25	PRELIMINARY PRICING SET
2025/12/19	PSU TEAM REVIEW - CD (80%)
2025/12/22	ISSUED FOR PAG-01 REVIEW
2026/01/15	ISSUED FOR CT LD REVIEW

**REVISIONS**

SYM	DATE	DESCRIPTION
△	2026/02/04	RESPONSE TO CT COMMENTS DATED 2026/02/02

0" 1/2" 1" 2"  
SHEET SIZE: 24x36

**RELOCATE EXISTING BIKE PATH**

**ESPC PLAN OVERALL SITE**

**INNOVATION PARK**

BUILDING NO. 9999-999	SHEET:
PROJECT NO. 00-10144.00	CE102
DRAWN BY: JDM33	
CHECKED BY: RAM5951	

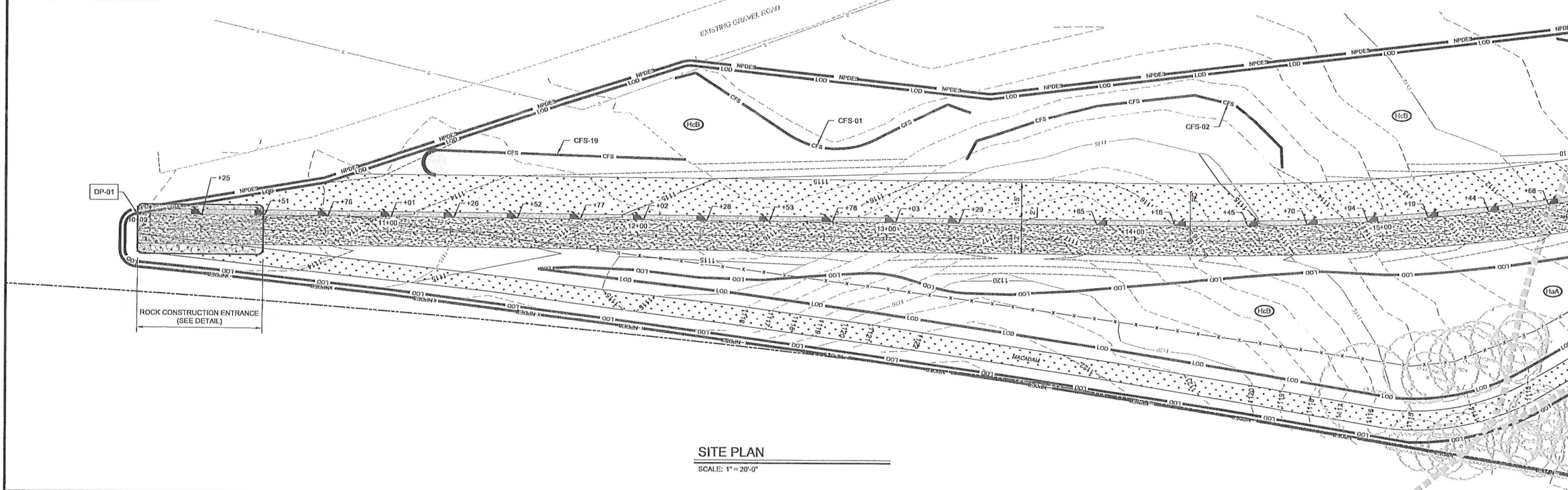
**LEGEND:**

- SOIL BOUNDARY LINE
- HAGERSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES
- HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES
- HAGERSTOWN SILTY CLAY LOAM, 3 TO 8 PERCENT SLOPES
- IFP INLET FILTER PROTECTION (SEE DETAIL)
- COMPOST FILTER SOCK (SEE DETAIL)
- VERGE CONVEYOR BELT OUTLET (SEE DETAIL)
- TSA BIKE PATH (SEE TYP SECTION)
- VEGETATED SURFACE RESTORATION
- GRAVEL VERGE (SEE TYP SECTION)

**PennState**  
Physical Plant

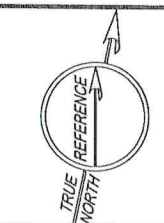
DESIGN AND ENGINEERING SERVICES

113 Physical Plant Building  
108 Stewardship Drive  
University Park, PA 16802  
Phone: (814) 863-3300  
www.opp.psu.edu



**SITE PLAN**

SCALE: 1" = 20'-0"



**SUBMISSIONS**

DATE:	DESCRIPTION:
2025/08/29	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
2025/11/25	PRELIMINARY PRICING SET
2025/12/19	PSU TEAM REVIEW - CD (90%)
2025/12/22	ISSUED FOR P&G-01 REVIEW
2026/01/15	ISSUED FOR CT LD REVIEW

**REVISIONS**

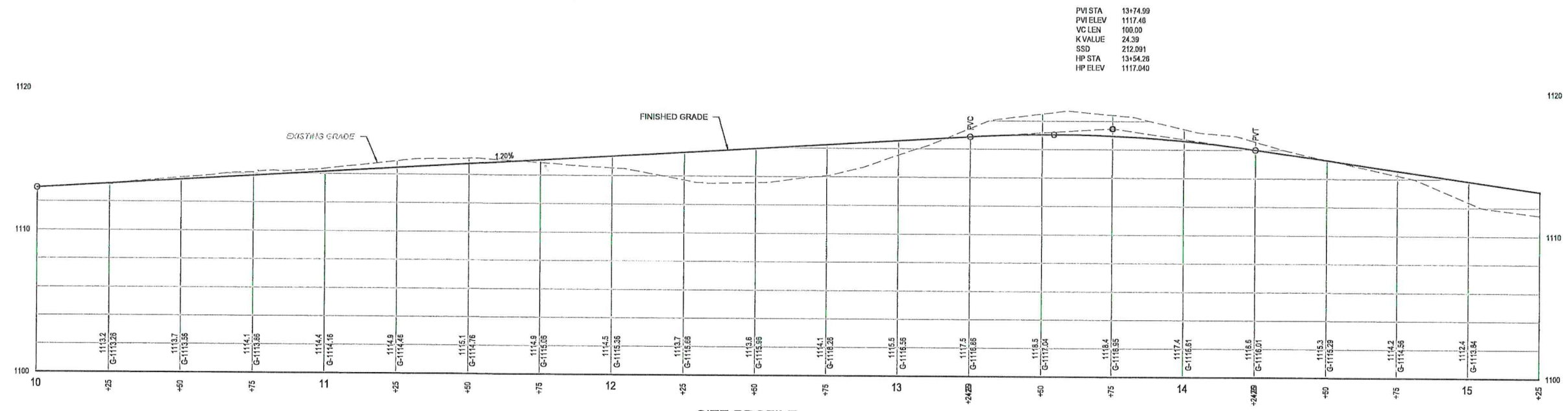
SYM	DATE	DESCRIPTION

RELOCATE EXISTING BIKE PATH

ESPC PARTIAL PLAN & PROFILE

INNOVATION PARK

BUILDING NO. 9999-999 SHEET: CE103  
PROJECT NO. 00-10144.00  
DRAWN BY: JDM33  
CHECKED BY: RAM6961

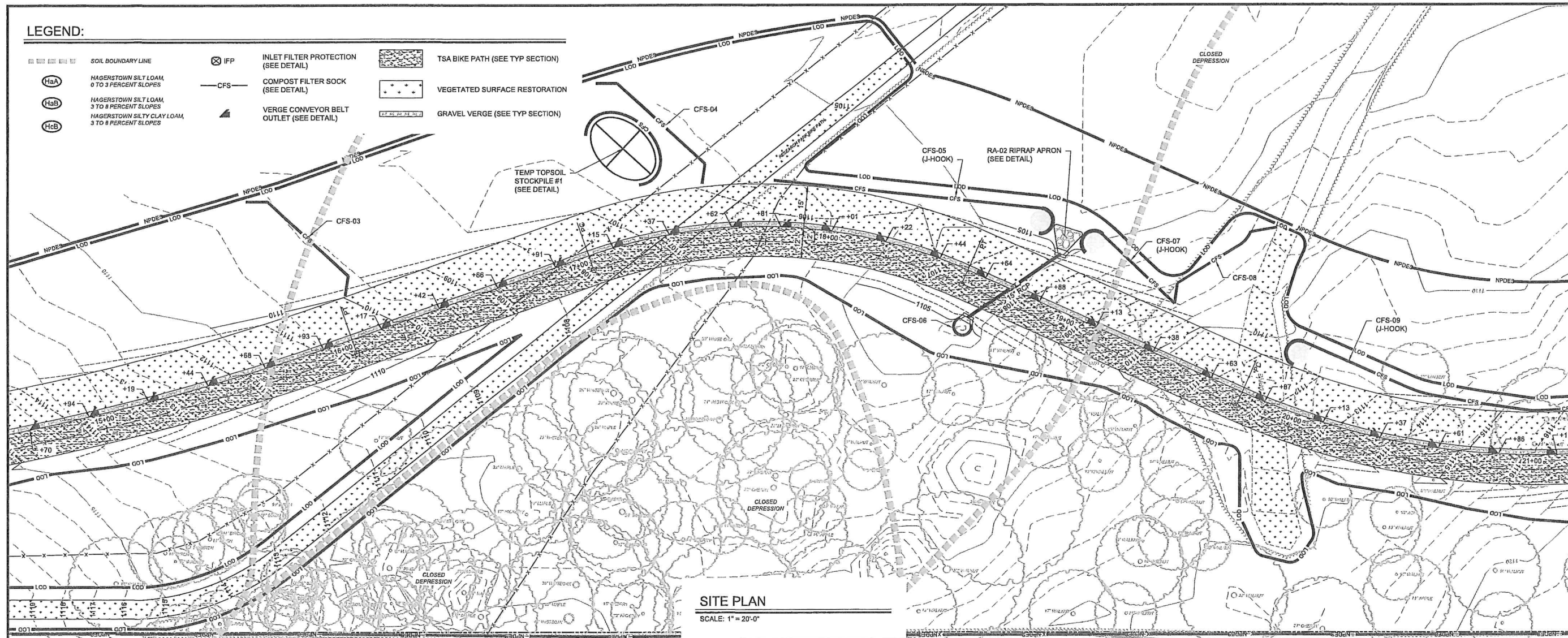


**SITE PROFILE**

SCALE: 1" = 20'-0" (HORIZ)  
1" = 5'-0" (VERT)

**LEGEND:**

- |  |                                                   |  |                                         |  |                                 |
|--|---------------------------------------------------|--|-----------------------------------------|--|---------------------------------|
|  | SOIL BOUNDARY LINE                                |  | INLET FILTER PROTECTION (SEE DETAIL)    |  | TSA BIKE PATH (SEE TYP SECTION) |
|  | HAGERSTOWN SILT LOAM, 0 TO 3 PERCENT SLOPES       |  | COMPOST FILTER SOCK (SEE DETAIL)        |  | VEGETATED SURFACE RESTORATION   |
|  | HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES       |  | VERGE CONVEYOR BELT OUTLET (SEE DETAIL) |  | GRAVEL VERGE (SEE TYP SECTION)  |
|  | HAGERSTOWN SILTY CLAY LOAM, 3 TO 8 PERCENT SLOPES |  |                                         |  |                                 |



**SITE PLAN**  
SCALE: 1" = 20'-0"

**PennState**  
Physical Plant

DESIGN AND ENGINEERING SERVICES

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**SUBMISSIONS**

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**REVISIONS**

SYM	DATE	DESCRIPTION

0" 1/2" 1" 2"

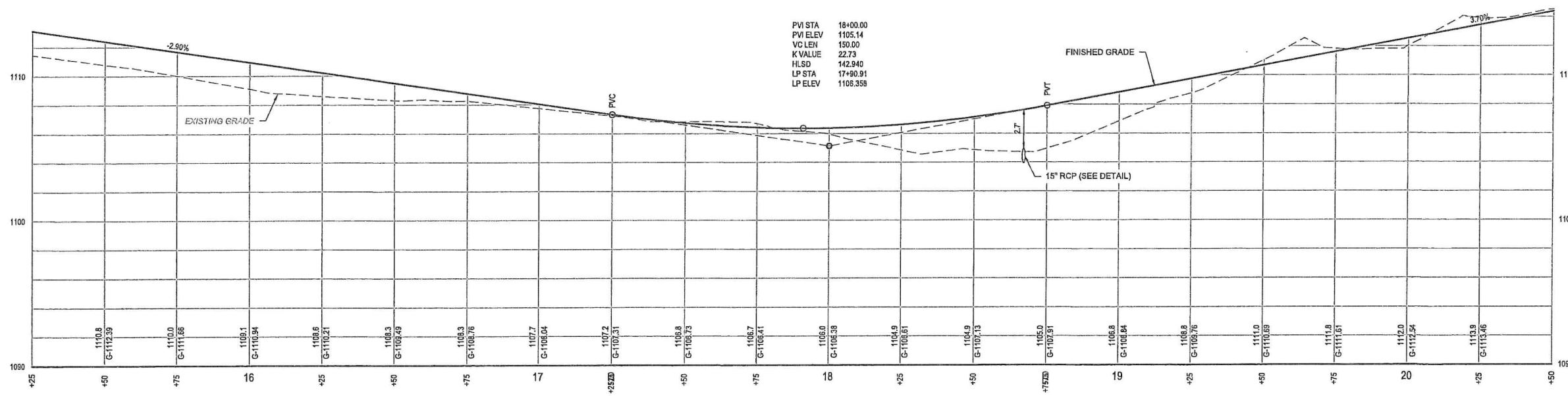
SHEET SIZE: 24x36

**RELOCATE EXISTING BIKE PATH**

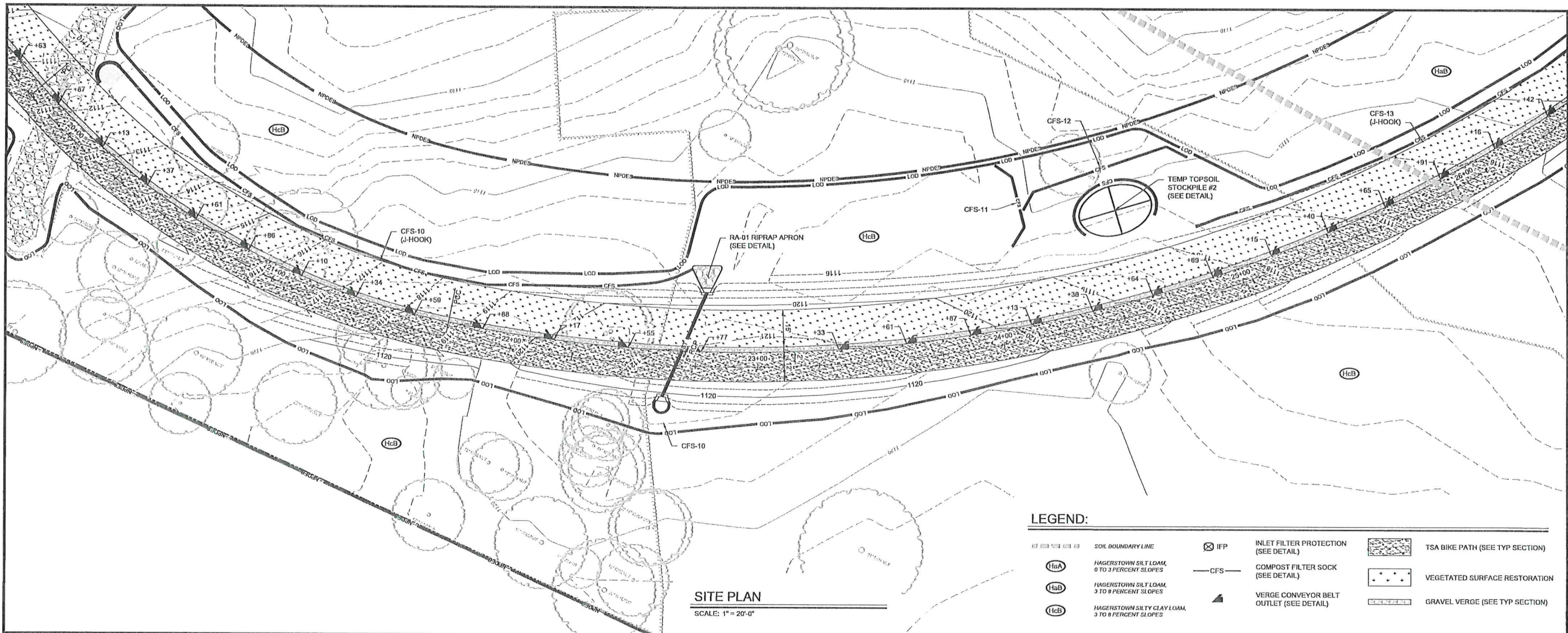
**ESPC PARTIAL PLAN & PROFILE**

**INNOVATION PARK**

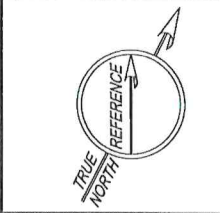
BUILDING NO. 8999-999	SHEET:
PROJECT NO. 00-10144.00	CE104
DRAWN BY: JDM33	
CHECKED BY: RAM5951	



**SITE PROFILE**  
SCALE: 1" = 20'-0" (HORZ)  
1" = 5'-0" (VERT)



**SITE PLAN**  
SCALE: 1" = 20'-0"

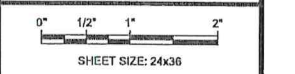


**SUBMISSIONS**

DATE:	DESCRIPTION:
2025/08/20	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
2025/11/25	PRELIMINARY PRICING SET
2025/12/19	PSU TEAM REVIEW - CD (90%)
2025/12/22	ISSUED FOR PAG-01 REVIEW
2026/01/15	ISSUED FOR CT LD REVIEW

**REVISIONS**

SYM	DATE	DESCRIPTION

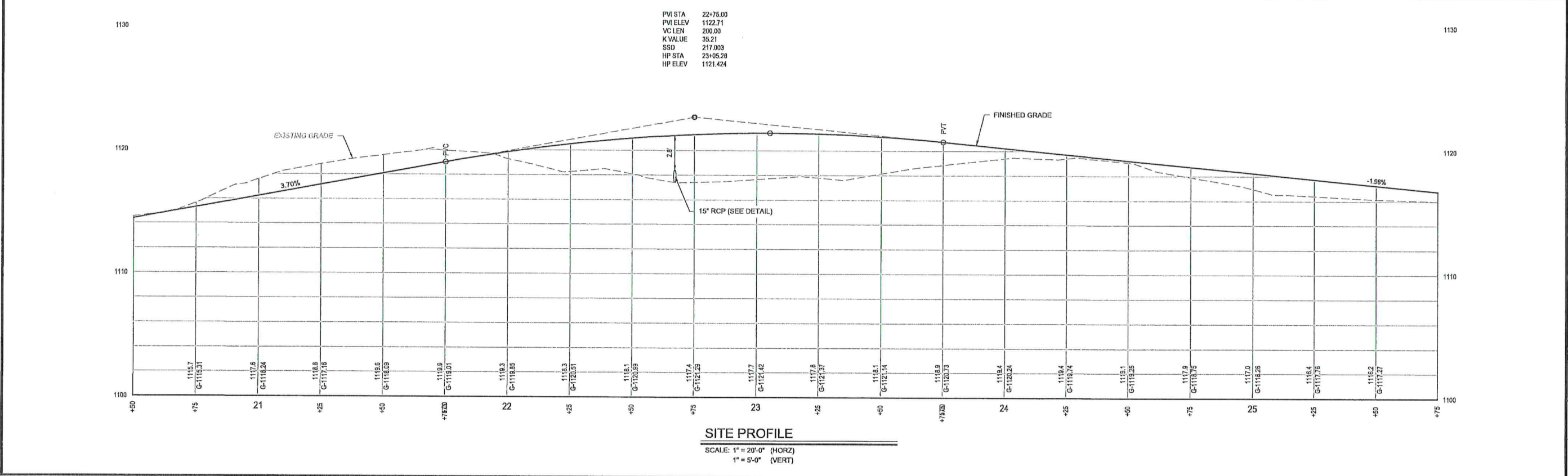


**RELOCATE EXISTING BIKE PATH**

**ESPC PARTIAL PLAN & PROFILE**

**INNOVATION PARK**

BUILDING NO. 9999-999	SHEET:
PROJECT NO. 00-10144.00	CE105
DRAWN BY: JEN33	
CHECKED BY: BAM5951	





**SUBMISSIONS**

DATE	DESCRIPTION
2025/08/29	COLLEGE TWP SKETCH PLAN
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2025/11/25	PRELIMINARY PRICING SET
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**REVISIONS**

SYM	DATE	DESCRIPTION

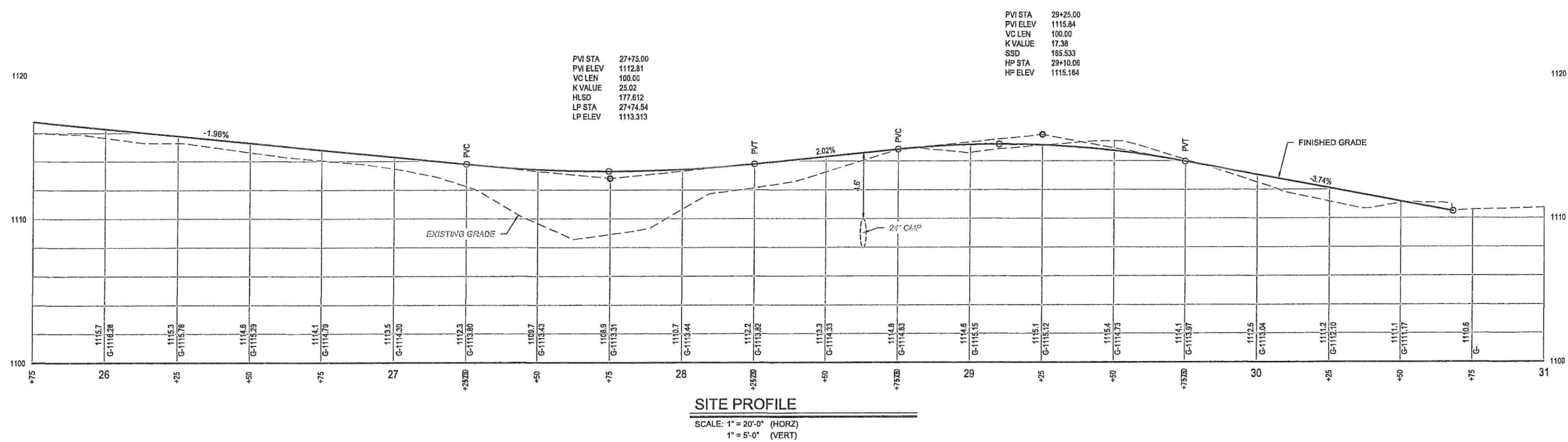
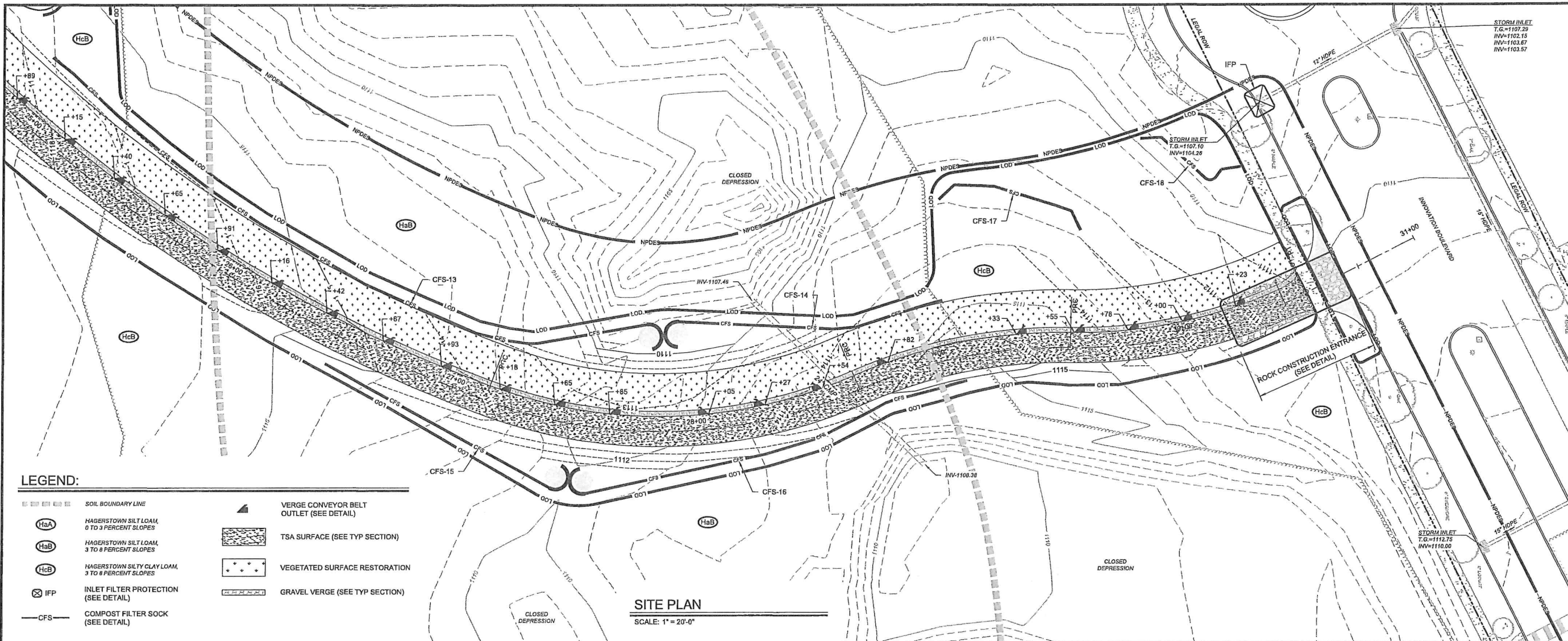
0" 1/2" 1" 2"  
SHEET SIZE: 24x36

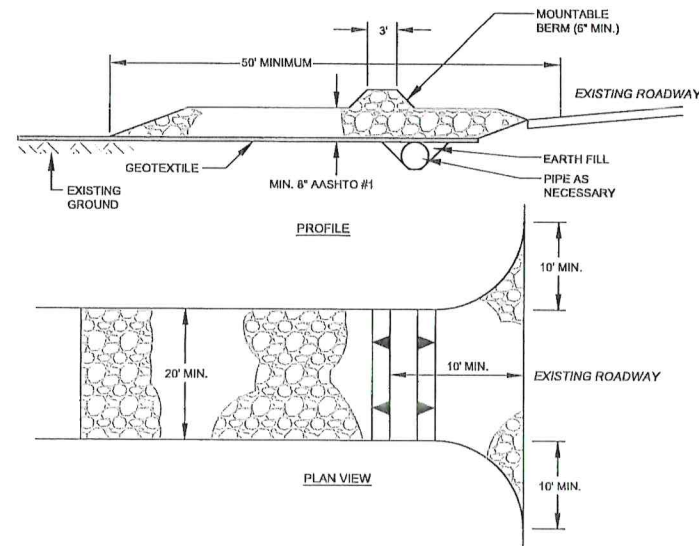
**RELOCATE EXISTING  
BIKE PATH**

**ESPC PARTIAL PLAN  
& PROFILE**

**INNOVATION PARK**

BUILDING NO. 9999-999 SHEET:  
PROJECT NO. 00-10144.00  
DRAWN BY: JDM/33 CE106  
CHECKED BY: RAMS951





**ROCK CONSTRUCTION ENTRANCE (RCE, IF REQUIRED)**

SCALE: NONE

SOCK No.	Sta. In.	LOCATION	SLOPE PERCENT	SLOPE LENGTH ABOVE BARRIER (FT)
01	12"	STA 12+07 TO 13+43, LEFT	12%	50'
02	12"	STA 13+30 TO 14+65, LEFT	8%	120'
03	12"	STA 15+80 TO 16+12, LEFT	4%	135'
04	12"	STA 17+24 TO 17+56, LEFT	1%	140'
05	12"	STA 17+78 TO 18+03, LEFT	1%	120'
06	18"	STA 18+58, RIGHT	3%	500'
07	12"	STA 18+97 TO 19+37, LEFT	7%	45'
08	12"	STA 19+37 TO 19+63, LEFT	7%	40'
09	12"	STA 19+66 TO 22+76, LEFT	2%	268'
10	12"	STA 22+60, RIGHT	4%	110'
11	12"	STA 24+18, LEFT	2%	110'
12	12"	STA 24+18 TO 25+00, LEFT	4%	160'
13	12"	STA 25+00 TO 27+05, LEFT	3%	286'
14	12"	STA 26+50 TO 27+50, RIGHT	3%	300'
15	12"	STA 27+52 TO 28+11, RIGHT	3%	160'
16	12"	STA 27+86 TO 28+08, LEFT	5%	110'
17	12"	STA 28+03 TO 28+58, LEFT	3%	40'
18	12"	STA 28+69 TO 30+28, LEFT	6%	88'
10	12"	STA 11+14 TO 12+18, LEFT	6%	88'

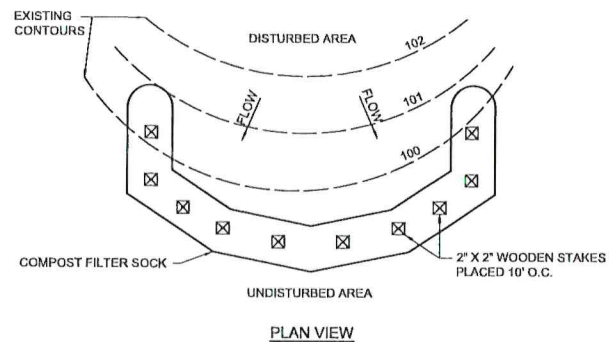
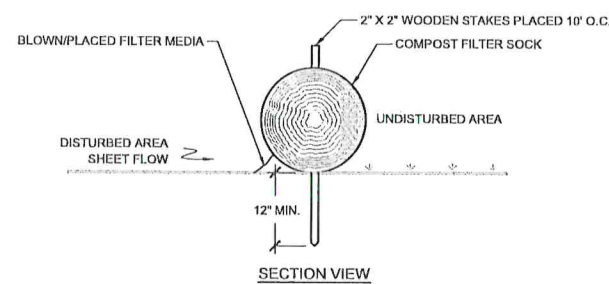
* SEE J-HOOK CFS DETAIL FOR ADDITIONAL SIZING INFORMATION

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE FOLLOWING STANDARDS:	
ORGANIC MATTER CONTROL	80% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	6.5 - 8.0
MOISTURE CONTENT	35% - 55%
PARTICLE SIZE	98% PASS THROUGH 1" SCREEN
SOLUBLE SALT CONCENTRATION	5.0 ds MAXIMUM

TABLE 4.1 COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS					
MATERIAL TYPE	3 MIL HDPE	5 MIL HDPE	5 MIL HDPE	MULTI-FILAMENT POLYPROPYLENE (MFPF)	HEAVY DUTY MULTI-FILAMENT POLYPROPYLENE (HDMFPF)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH		25 PSI	20 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY % ORIGINAL STRENGTH (ASTM G-155)	% AT 1000 HRL	23% AT 1000 HRL		100% AT 1000 HRL	100% AT 1000 HRL
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	8 MONTHS	6 MONTHS	1 YEAR	2 YEARS
TWO-PLY SYSTEMS					
INNER CONTAINMENT NETTING	HDPE BIAXIAL NET CONTINUOUSLY WOUND FUSION-WELDED JUNCTIONS 3/4" X 3/4" MAX. APERTURE SIZE				
	COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER & NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)				
OUTER FILTRATION MESH	3/16" MAX. APERTURE SIZE				
SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS.					

**COMPOST FILTER SOCK (CFS) DETAIL**

SCALE: NONE



**NOTES:**

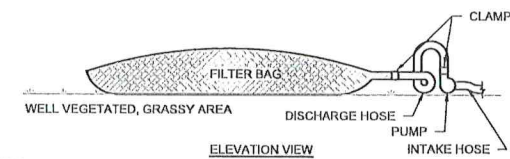
- COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45° TO THE MAIN SOCK ALIGNMENT (SEE FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2.
- TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
- 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.
- BIODEGRADABLE FILTER SOCK SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- 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.

**NOTES:**

- INLET FILTER MAT DETAIL IS BASED UPON THE BLACKHAWK INLET FILTER SYSTEM, MFG. BY MKB STORMWATER INNOVATION (mkbcompany.com), OR APPROVED EQUAL.
- PRIOR TO INSTALLATION, INLET GRATE SURFACE AND SURROUNDING AREA SHALL BE CLEANED AND CLEARED OF DEBRIS. INLET FILTER MAT SHALL BE INSTALLED WITH A MINIMUM 2" OVERLAP FROM EDGE OF GRATE TO EDGE OF MAT WITH STRAIGHT EDGE FLUSH TO CURB FACE. ADJUST MAT BY HAND UNTIL PLACEMENT ALLOWS FOR OPTIMAL MAGNETIC ADHESION TO GRATE SURFACE.
- PREINSTALLED RED EMERGENCY OVERFLOW PLUGS CAN BE REMOVED IN THE EVENT OF FLOODING TO ALLOW FOR RAPID DEWATERING. AFTER DEWATERING, THE INLET FILTER MAT SHALL BE LIFTED AND THOROUGHLY CLEANED OR REPLACED AND THE EMERGENCY OVERFLOW PLUGS SHALL BE REINSTALLED. IF GRATE IS AT LOWEST POINT OF STREET, REMOVAL OF ONE PLUG WILL ALLOW FOR EXPECTED DEWATERING AT ALL TIMES.
- INLET FILTER MATS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. AS NEEDED, INLET FILTER MATS SHALL BE LIFTED AND RINSED OR REPLACED. WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET OR THE INLET FILTER MAT BECOMES COMPRESSED DUE TO HEAVY TRAFFIC, REPLACEMENT IS REQUIRED.
- A SUPPLY OF SPARE INLET FILTER MATS SHALL BE MAINTAINED ON SITE. ALL NECESSARY REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED MATS ACCORDING TO THE PLAN NOTES.

**INLET FILTER PROTECTION (IFP) DETAIL**

SCALE: NONE



**NOTES:**

- A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. IT IS RECOMMENDED THAT BAGS BE PLACED ON STRAPS TO FACILITATE REMOVAL.
- BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
- NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHOULD BE INSTALLED BELOW BAGS LOCATED WITHIN 50 FEET OF RECEIVING STREAM OR WHERE GRASSY AREA IS NOT AVAILABLE, A COMPOST BERM OR COMPOST FILTER SOCK SHALL BE PLACED BELOW ANY BAG DISCHARGING TO A SPECIAL PROTECTION SURFACE WATER.
- THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND SCREENED.
- THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER.
- FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

**PUMPED WATER FILTER BAG (PWFB) DETAIL**

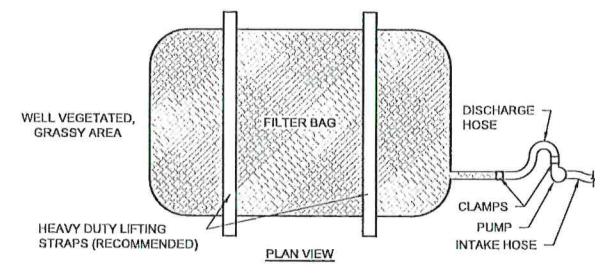
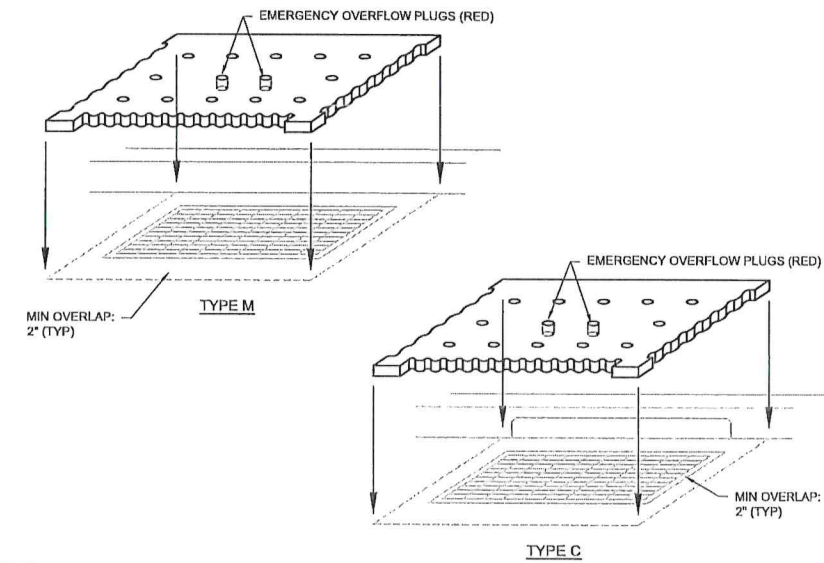
SCALE: NONE

**NOTES:**

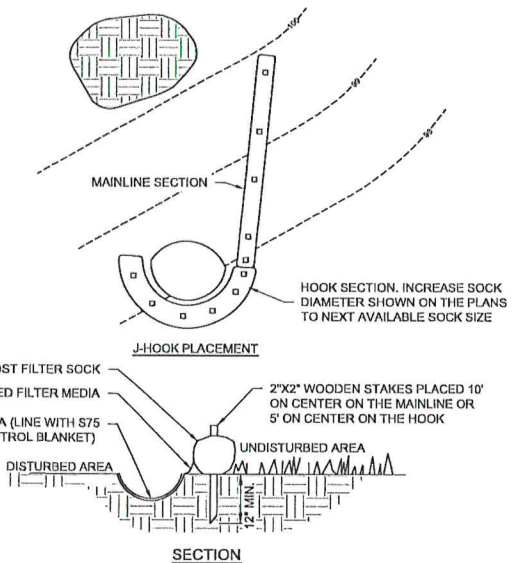
- A SUMP AREA MAY BE ADDED TO THE STANDARD COMPOST FILTER SOCK PLACEMENT AT THE DISCRETION OF THE CONTRACTOR.
- SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.
- COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UPSLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT. MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS TRIBUTARY AREA.
- A J-HOOK W/ SLUMPED AREA MUST BE INSTALLED WHERE SPACE LIMITATIONS PREVENT THE PLACEMENT OF COMPOST FILTER SOCK AT LEVEL GRADE.
- TRAFFIC SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/2 THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
- COMPOST FILTER SOCK 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.
- BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- 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.

**COMPOST FILTER SOCK WITH J-HOOK & SUMP**

SCALE: NONE



PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4804	60 lb/in
GRAB TENSILE	ASTM D-4632	205 lb
PUNCTURE	ASTM D-4833	110 lb
MULLEN BURST	ASTM D-3766	350 psi
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 Sieve

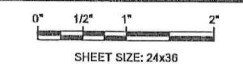


**SUBMISSIONS**

DATE	DESCRIPTION
2025/08/29	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
2025/11/25	PRELIMINARY PRICING SET
2025/12/19	PSU TEAM REVIEW - CD (90%)
2025/12/22	ISSUED FOR PAG-01 REVIEW
2026/01/15	ISSUED FOR CT LD REVIEW

**REVISIONS**

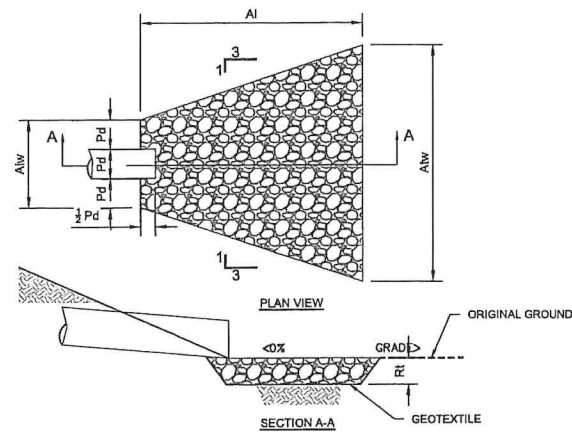
SYM	DATE	DESCRIPTION
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**RELOCATE EXISTING BIKE PATH**

**SITE DETAILS**

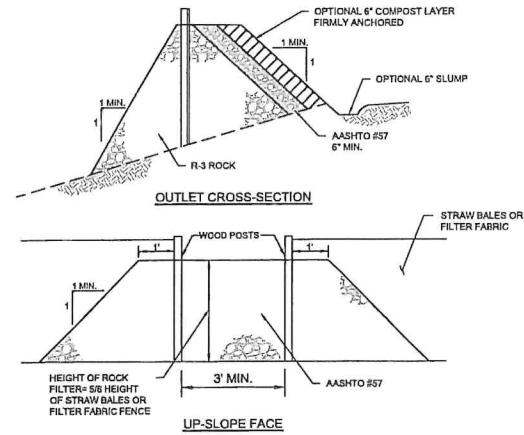
**INNOVATION PARK**



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP			APRON	
		SIZE (R-)	THICK Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Alw (FT)	TERMINAL WIDTH Atw (FT)
RA-01	15"	R-3	12"	9'	4'	13'
RA-02	15"	R-3	12"	9'	4'	13'

**RIPRAP APRON AT PIPE OUTLET DETAIL**

SCALE: NONE

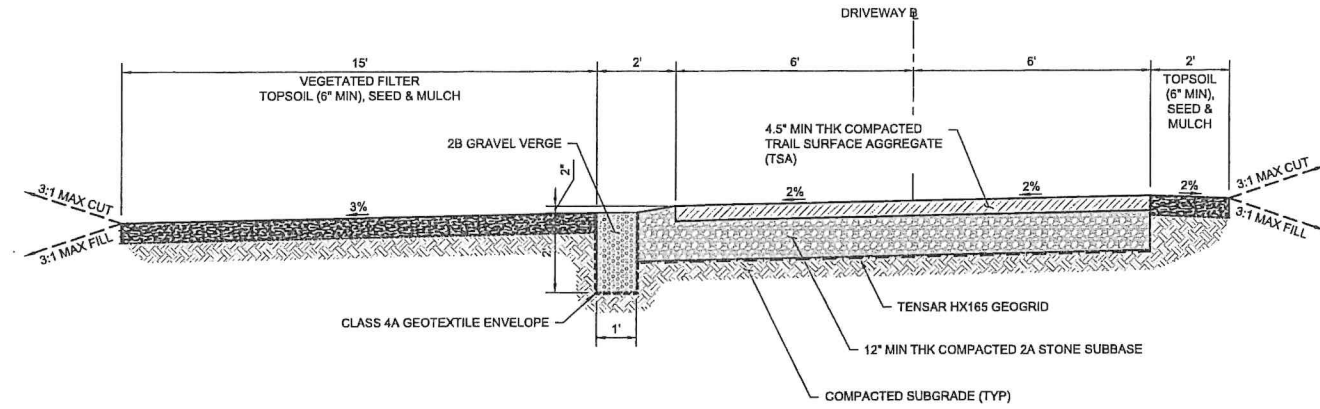


**NOTES:**

1. A ROCK FILTER OUTLET SHALL BE INSTALLED WHERE FAILURE OF A STRAW BALE BARRIER OR FILTER FABRIC FENCE HAS OCCURRED DUE TO CONCENTRATED FLOW.
2. SEDIMENT MUST BE REMOVED WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE OUTLET.

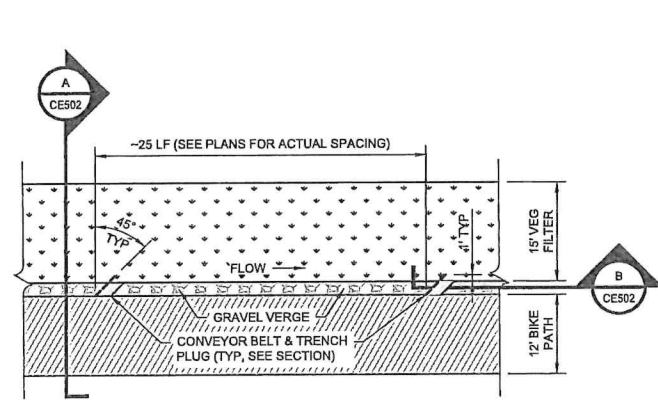
**ROCK FILTER OUTLET DETAIL (IF REQUIRED)**

SCALE: NONE

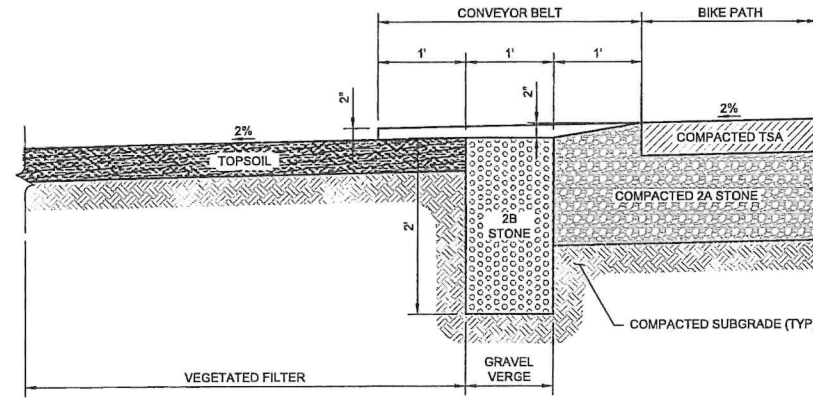


**TYP BIKE PATH SECTION**

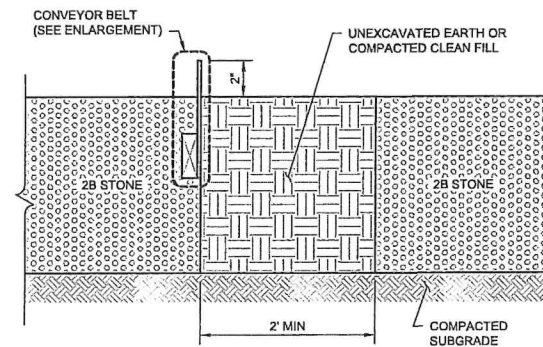
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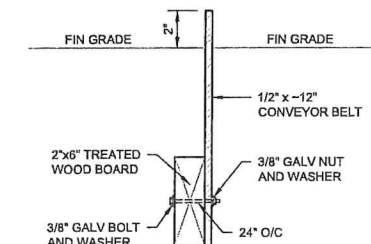
**PLAN**



**SECTION A**



**SECTION B**



**ENLARGEMENT**

**VERGE CONVEYOR BELT OUTLET KICK-OUT DETAIL**

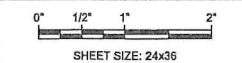
SCALE: NONE

**SUBMISSIONS**

DATE	DESCRIPTION
2025/08/29	COLLEGE TWP SKETCH PLAN
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2025/12/22	ISSUED FOR PAG-01 REVIEW
2026/01/15	ISSUED FOR CT LD REVIEW

**REVISIONS**

SYM	DATE	DESCRIPTION
-----	------	-------------



**RELOCATE EXISTING BIKE PATH**

**SITE DETAILS**

**INNOVATION PARK**

BUILDING NO. 9999-999	SHEET:
PROJECT NO. 00-10144.00	CE502
DRAWN BY: JDM33	
CHECKED BY: RAM5951	

**ANALYSIS OF GEOLOGIC FORMATIONS AND SOIL CONDITIONS:**

**GEOLOGY/FLOODPLAIN:**

THE eMapPA WEBSITE IDENTIFIES THE AREA AS BEING LOCATED WITHIN THE STONEHENGE / LARKE FORMATION (DOLOMITE). THIS REGION IS KNOWN FOR SINK HOLES. THE CONTRACTOR SHALL UTILIZE A GEOTECHNICAL ENGINEER TO RESOLVE ANY SINKHOLE ISSUES THAT MAY DEVELOP DURING CONSTRUCTION.

BASED ON THE FEMA WEBSITE, THE PROJECT SITE IS IN AN AREA OF "MINIMAL FLOOD RISK".

**SOILS INFORMATION NOTE:**

THE SOILS INFORMATION PROVIDED IS GENERAL INFORMATION ONLY TAKEN FROM THE WEB SOIL SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGN ENGINEER SHOULD CONDITIONS NOT BE AS LISTED IN THE SOILS REPORT AND OR GEOLOGIC DESCRIPTION.

TABLE E.1  
Limitations of Pennsylvania Soils Pertaining to Earth Disturbance Projects  
(Absence of an X does not necessarily mean "No Potential Limitation")  
NOTE: THIS IS NOT NECESSARILY AN ALL-INCLUSIVE LIST

SOIL NAME	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL*	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE / SEASONAL HIGH WATER TABLE	HYDRIC / HYDRIC INCLUSIONS	LOW STRENGTH / LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLE	PONDING	WETNESS
Hagerslowm	X	S		X		X	X	X	X	X	X	X	X	X		

This region is known for sinkholes. The contractor shall utilize a geotechnical engineer to resolve any sinkhole issues that may develop during construction.

**RESOLUTION TO SOIL LIMITATIONS:**

**CUTBANKS CAVE:** TRENCHING OPERATIONS ARE LIMITED AND SHALLOW. THE CONTRACTOR IS REQUIRED TO BE OSHA 30 HOUR CERTIFIED AND TO MEET OSHA REGULATIONS FOR WORKING IN TRENCHES.

**CORROSIVE TO CONCRETE/STEEL:** ALL PROPOSED PIPING IS REINFORCED CONCRETE.

**DROUGHTY:** PSU DESIGN AND CONSTRUCTION STANDARDS REQUIRE THE CONTRACTOR TO MAINTAIN MOISTURE TO NEWLY VEGETATED AREAS UNTIL VEGETATION IS ESTABLISHED.

**EASILY ERODIBLE:** THE PLAN SEQUENCE REQUIRES THE EXCAVATION TO BE TEMPORARILY STABILIZED AT THE END OF EACH WORKDAY. ADDITIONAL BMP'S WILL BE IMPLEMENTED TO ACCOUNT FOR ANY RUNOFF DURING THE WORKDAY AND/OR UNFORESEEN CIRCUMSTANCES. ONCE CONSTRUCTION ACTIVITIES ARE COMPLETED, THE SITE WILL BE IMMEDIATELY STABILIZED WITH FINAL PAVING AND PERMANENT SEEDING / MULCH.

**FLOODING:** ACCORDING TO THE FEMA FLOOD MAP SERVICE CENTER WEBSITE, THE PROJECT SITE LIES WITHIN AN AREA OF MINIMAL FLOOD RISK (ZONE X).

**DEPTH TO SATURATED ZONE / HIGH WATER TABLE:** THIS AREA OF CAMPUS HAS BEEN PREVIOUSLY DEVELOPED WITHOUT ENCOUNTERING HIGH WATER TABLE OR SATURATED SOILS. SHOULD THESE CONDITIONS BE PRESENT DURING CONSTRUCTION, THE CONTRACTOR WILL NOTIFY THE ENGINEER AND GEOTECHNICAL ENGINEER FOR FURTHER MEASURES.

**HYDRIC / HYDRIC INCLUSIONS:** PER THE NRCS WEBSOIL WEBSITE, THERE ARE NO HYDRIC SOIL RATINGS WITHIN THE PROJECT AREA.

**LOW STRENGTH/LANDSLIDE PRONE:** ALL EXPOSED EARTH AREAS ALONG THE BIKEWAY CORRIDOR WILL BE IMMEDIATELY STABILIZED WITH VEGETATIVE COVER. MAXIMUM NEW SIDE-SLOPES WILL BE 3:1 MAX.

**SLOW PERCOLATION:** NO AREAS OF INFILTRATION ARE PLANNED FOR THIS PROJECT.

**PIPING:** THERE ARE NO PROPOSED CONDITIONS THAT WOULD PROMOTE PIPING.

**POOR SOURCE OF TOPSOIL:** THE UNIVERSITY REQUIRES SOIL TESTING TO DETERMINE THE PROPER APPLICATION OF SOIL AMENDMENTS.

**FROST ACTION:** CONTRACTOR SHALL NOT CONSTRUCT EMBANKMENTS NOR PLACE FILL DURING TIMES PERIODS PRONE TO FROST.

**SHRINK-SWELL:** A MATERIALS AND GEOTECHNICAL TESTING FIRM WILL BE HIRED BY THE UNIVERSITY TO MAKE RECOMMENDATIONS SHOULD POOR SOILS BE ENCOUNTERED.

**POTENTIAL SINKHOLE:** THE eMapPA WEBSITE IDENTIFIES THE AREA AS BEING LOCATED WITHIN THE STONEHENGE / LARKE FORMATION. THIS REGION HAS A POTENTIAL FOR SINKHOLE DEVELOPMENT. THIS RISK HAS BEEN MITIGATED BY KEEPING SURFACE DRAINAGE PATTERNS LARGELY UNALTERED, OVERALL RUNOFF IS REDUCED AND THE DEPTH OF PONDING WATER IS LIMITED. HOWEVER, IF SINKHOLES ARE ENCOUNTERED, THE REPAIR WILL BE UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.

**PONDING:** CONTACTOR MUST MAINTAIN POSITIVE GRADE TO PREVENT PONDING.

**WETNESS:** N/A

**RECEIVING WATERS:**

BIG HOLLOW HAS A CHAPTER 93 DESIGNATED USE FOR COLD WATER FISHES (CWF) AND LIES DOWNSTREAM APPROXIMATELY 0.4 MILES NORTHWEST.

**SEEDING MEASURES:**

**TEMPORARY SEEDING:**

ROUGH GRADED AREAS AND TOPSOIL PILES THAT WILL NOT BE FINAL GRADED AND PERMANENTLY SEEDED WILL BE SEEDED IMMEDIATELY AFTER EXPOSURE WITH TEMPORARILY SEEDED USING THE FOLLOWING SCHEDULE:

- AG. GRADE LIME 50 LBS. PER 1,000 SQ. FEET
- FERTILIZER 10-10-10 11-12 LBS. PER 1,000 SQ. FEET
- ANNUAL RYE GRASS (88.2% LIVE SEED) 1 LB. PER 1,000 SQ. FEET
- WOOD CELLULOSE FIBER MULCH 130 LBS. PER 1000 SQ. FEET

THIS SEEDING WILL PROVIDE TEMPORARY SURFACE PROTECTION FOR THE SOIL SO AS TO REDUCE THE AMOUNT AND RATE OF SURFACE WATER RUNOFF AND THEREBY REDUCE THE YIELD OF SEDIMENT MATERIAL. ANY SOIL TRACKED OFF-SITE AND DEPOSITED ONTO ROADWAYS SHALL BE CLEANED AT THE END OF EACH CONSTRUCTION DAY.

**PERMANENT SEEDING:**

PERMANENT CONTROL MEASURES TO MINIMIZE EROSION AND SEDIMENTATION SHALL BE THROUGH THE STABILIZATION OF SOIL AS SOON AS POSSIBLE WITH PERENNIAL VEGETATION IN NON-ROADWAY AREAS. PERMANENT SEEDING WILL BE WITH A SCHEDULE AND PROCEDURE AS FOLLOWS:

1. ROUGH GRADE AND REMOVE ALL DEBRIS, LARGE STONES, AND CONSTRUCTION MATERIALS.
  2. APPLY AGRICULTURAL GRADE LIME AT A MINIMUM OF 50 LBS. PER 1000 SQ. FT..
  3. APPLY BASIC FERTILIZER 10-20-20 AT MINIMUM OF 25 LBS. PER 1000 SQ. FT.
  4. TILL ALL ABOVE MATERIALS THOROUGHLY INTO A 4" TO 6" SOIL DEPTH.
  5. FINISH GRADE FOR SEEDING.
  6. APPLY STARTER FERTILIZER 10-10-10 AT A MINIMUM OF 20 LBS. PER 1000 SQ. FT. WORK LIGHTLY INTO SOIL SURFACE.
  7. APPLY SEED AT AN APPLICATION RATE OF 10 LBS. PER 1000 SQ. FT. COMPOSITION OF SEED BLEND SHALL BE A MINIMUM OF 3 DIFFERENT TURF TYPE TALL FESCUE VARIETIES, WITH A BLENDED RATIO OF 20% TO 40% OF EACH VARIETY FOR A TOTAL OF 100%. VARIETIES SHALL REPRESENT THE TOP 1/3 OF PERFORMERS IN THE MOST RECENT FINAL OR CURRENT YEAR NATIONAL TURFGRASS EVALUATION PROGRAM (WWW.NTEP.ORG) FOR THE NORTHEAST, USA. PERCENT OF LIVE SEED (PLS) MUST BE 89% MINIMUM.
  8. TIME OF SEEDING:
    - a. SPRING (APRIL 01 - JUNE 30)
    - b. FALL (SEPTEMBER 01 - OCTOBER 15)
  9. RAKE OR DRAG TO COVER SEED LIGHTLY.
  10. ROLL LIGHTLY TO PLACE SEED IN CONTACT WITH THE SOIL.
  11. APPLY WOOD CELLULOSE FIBER MULCH AT AN APPLICATION RATE OF 1,500 LBS. PER ACRE
  12. MULCH TO BE ANCHORED ACCORDING TO THE CURRENT PENN STATE UNIVERSITY AGRONOMY GUIDE.
- * NO SEEDING OR SODDING IS TO BE DONE WHEN THE GROUND IS FROZEN OR DURING DAYS OF EXTREME HEAT (>85 DEGREES), IF WORK MUST BE PERFORMED OUTSIDE OF THESE PARAMETERS THE UNIVERSITY REPRESENTATIVE MUST BE CONTACTED. IF PERMANENT SEEDING IS NOT PRACTICAL DUE TO CONDITIONS, THE DISTURBED AREA SHALL BE SEEDED PER TEMPORARY SEEDING STANDARDS ABOVE.

**STORMWATER BMP OWNERSHIP, OPERATION AND MAINTENANCE PROCEDURES**

**1.0 GENERAL MAINTENANCE:**

- A. ALL STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN SHALL BE CONSTRUCTED BY THE DEVELOPER IN ACCORDANCE WITH THE DESIGN, CONDITIONS AND SPECIFICATIONS IDENTIFIED ON THE PLANS. OWNERSHIP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PENNSYLVANIA STATE UNIVERSITY, THEIR SUCCESSORS AND ASSIGNS, UNLESS SPECIFICALLY IDENTIFIED HEREIN.
- B. STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN GOOD WORKING CONDITION SO THAT THEY ARE PERFORMING THEIR DESIGN FUNCTION, IN A MANNER ACCEPTABLE TO COLLEGE TOWNSHIP AS WELL AS THE NPDES PERMIT CONDITIONS SPECIFIED BY PA-DEP. MAINTENANCE SHALL INCLUDE PERFORMING ROUTINE MAINTENANCE AND REPAIR OR REPLACEMENT OF THE DAMAGED FACILITIES, VEGETATION OR STORMWATER AREAS TO CONDITIONS AS SHOWN ON THE APPROVED PLAN. THE TOWNSHIP AND CONSERVATION DISTRICT MUST BE NOTIFIED PRIOR TO PERFORMING REPAIRS.

**THERMAL IMPACTS:**

THERMAL IMPACTS OF THIS SITE DEVELOPMENT ARE MITIGATED BY MANAGING THE CHANGE IN VOLUME USING DEP APPROVED PAG-01 CONTROLS.

**POST CONSTRUCTION STORMWATER MANAGEMENT STANDARD NOTES**

**PCSM REQUIREMENTS**

A LICENSED PROFESSIONAL OR A DESIGNEE SHALL BE PRESENT ONSITE AND BE RESPONSIBLE DURING CRITICAL STAGES OF IMPLEMENTATION OF THE APPROVED PCSM PLAN. THE PCSM PLAN, INSPECTION REPORTS, AND MONITORING RECORDS SHALL BE AVAILABLE FOR REVIEW AND INSPECTION BY THE DEPARTMENT OR THE CONSERVATION DISTRICT. THE CRITICAL STAGES ARE LISTED ON THIS SHEET.

**PCSM LONG TERM OPERATIONS AND MAINTENANCE REQUIREMENTS**

THE PERMITTEE OR CO-PERMITTEE SHALL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMP'S UNLESS A DIFFERENT PERSON IS IDENTIFIED IN THE NOTICE OF TERMINATION AND HAS AGREED TO LONG-TERM OPERATION AND MAINTENANCE OF PCSM BMP'S. A PERMITTEE OR CO-PERMITTEE THAT FAILS TO TRANSFER LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP OR OTHERWISE FAILS TO COMPLY WITH THIS REQUIREMENT SHALL REMAIN JOINTLY AND SEVERALLY RESPONSIBLE WITH THE LANDOWNER FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP'S LOCATED ON THE PROPERTY.

**PERMIT TERMINATION**

UPON PERMANENT STABILIZATION OF THE EARTH DISTURBANCE ACTIVITY AND INSTALLATION OF BMP'S IN ACCORDANCE WITH AN APPROVED PLAN, THE PERMITTEE OR CO-PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE DEPARTMENT OR CONSERVATION DISTRICT. THE NOTICE OF TERMINATION MUST INCLUDE:

1. THE FACILITY NAME, ADDRESS AND LOCATION
2. THE OPERATOR NAME AND ADDRESS
3. THE NPDES PERMIT NUMBER
4. THE REASON OF PERMIT TERMINATION
5. IDENTIFICATION OF THE PERSONS WHO HAVE AGREED TO AND WILL BE RESPONSIBLE FOR LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP'S.
6. FINAL CERTIFICATION: THE PERMITTEE SHALL INCLUDE WITH THE NOTICE OF TERMINATION "RECORD DRAWINGS" WITH A FINAL CERTIFICATION STATEMENT FROM A LICENSED PROFESSIONAL, WHICH READS AS FOLLOWS:
 

"I (NAME) DO HEREBY CERTIFY PURSUANT TO THE PENALTIES OF 18 PA. C.S.A. §4004 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE ACCOMPANYING RECORD DRAWINGS ACCURATELY REFLECT THE AS-BUILT CONDITIONS, ARE TRUE AND CORRECT, AND ARE IN CONFORMANCE WITH CHAPTER 102 OF THE RULES AND REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THAT THE PROJECT SITE WAS CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PCSM PLAN, ALL APPROVED PLAN CHANGES AND ACCEPTED CONSTRUCTION PRACTICES."
- 6.1. THE PERMITTEE SHALL RETAIN A COPY OF THE RECORD DRAWINGS AS A PART OF THE APPROVED PCSM PLAN.
- 6.2. THE PERMITTEE SHALL PROVIDE A COPY OF THE RECORD DRAWINGS AS PART OF THE APPROVED PCSM PLAN TO THE PERSON IDENTIFIED IN THIS SECTION AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP'S.

**MAINTENANCE AGREEMENT AND INSPECTIONS:**

"THE OWNER HEREBY ACKNOWLEDGES THE TOWNSHIP'S RIGHT TO ACCESS THE STORMWATER EASEMENTS TO INSPECT THE STORMWATER MANAGEMENT FACILITIES. THE OWNER ALSO ACKNOWLEDGES THE TOWNSHIP'S RIGHT, UPON NOTICE TO THE OWNER, TO REPAIR AND OR MAINTAIN THE STORMWATER FACILITIES IN ACCORDANCE WITH THE STORMWATER ACCESS AND MAINTENANCE PLAN. ALL COSTS, INCLUDING MATERIALS, LABOR, ENGINEERING, AND LEGAL COSTS OF SUCH REPAIR OR MAINTENANCE ACTIVITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER."

MAINTENANCE INSPECTIONS MAY BE PERFORMED BY THE TOWNSHIP TO ENSURE PROPER FUNCTIONING OF ALL STORMWATER FACILITIES. THESE INSPECTIONS MAY, AT A MINIMUM, BE PERFORMED ANNUALLY AND/OR FOLLOWING MAJOR STORM EVENTS. IF THE TOWNSHIP DETERMINES AT ANY TIME THAT ANY PERMANENT STORMWATER FACILITY HAS BEEN ELIMINATED, ALTERED, OR IMPROPERLY MAINTAINED, THE OWNER OF THE PROPERTY SHALL BE ADVISED OF CORRECTIVE MEASURES REQUIRED AND GIVEN THREE DAYS TO INITIATE APPROPRIATE ACTION IN ACCORDANCE WITH A TIME SCHEDULE DICTATED BY THE TOWNSHIP. IF SUCH ACTION IS NOT TAKEN BY THE PROPERTY OWNER, THE TOWNSHIP MAY CAUSE THE WORK TO BE DONE AND BACKCHARGE ALL COSTS TO THE PROPERTY OWNERS.

THE OWNER SHALL INSPECT THE PATH IN THE VICINITY OF STATION 27+25 ON A QUARTERLY BASIS THROUGH 2028 AND ANNUALLY THEREAFTER FOR SIGNS OF SUBSIDENCE AND ENGAGE A GEOTECHNICAL ENGINEER FOR ASSESSMENT AND REPAIR RECOMMENDATIONS IF REQUIRED.

**SUBMISSIONS**

DATE:	DESCRIPTION:
2025/08/29	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
2025/11/25	PRELIMINARY PRICING SET
2025/12/19	PSU TEAM REVIEW - CD (80%)
2025/12/22	ISSUED FOR PAG-01 REVIEW
2026/01/15	ISSUED FOR CT LD REVIEW

**REVISIONS**

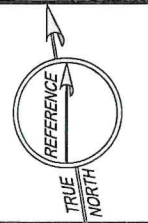
SYM	DATE	DESCRIPTION
△	2026/02/04	RESPONSE TO CT COMMENTS DATED 2026/02/02



**RELOCATE EXISTING BIKE PATH**

**PCSM NOTES**

**INNOVATION PARK**

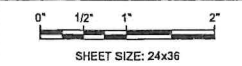


**SUBMISSIONS**

DATE:	DESCRIPTION:
2025/08/29	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
2025/11/25	PRELIMINARY PRICING SET
2025/12/19	PSU TEAM REVIEW - CD (90%)
2025/12/22	ISSUED FOR PAG-01 REVIEW
2026/01/15	ISSUED FOR CT LD REVIEW

**REVISIONS**

SYM	DATE	DESCRIPTION



**RELOCATE EXISTING  
BIKE PATH**

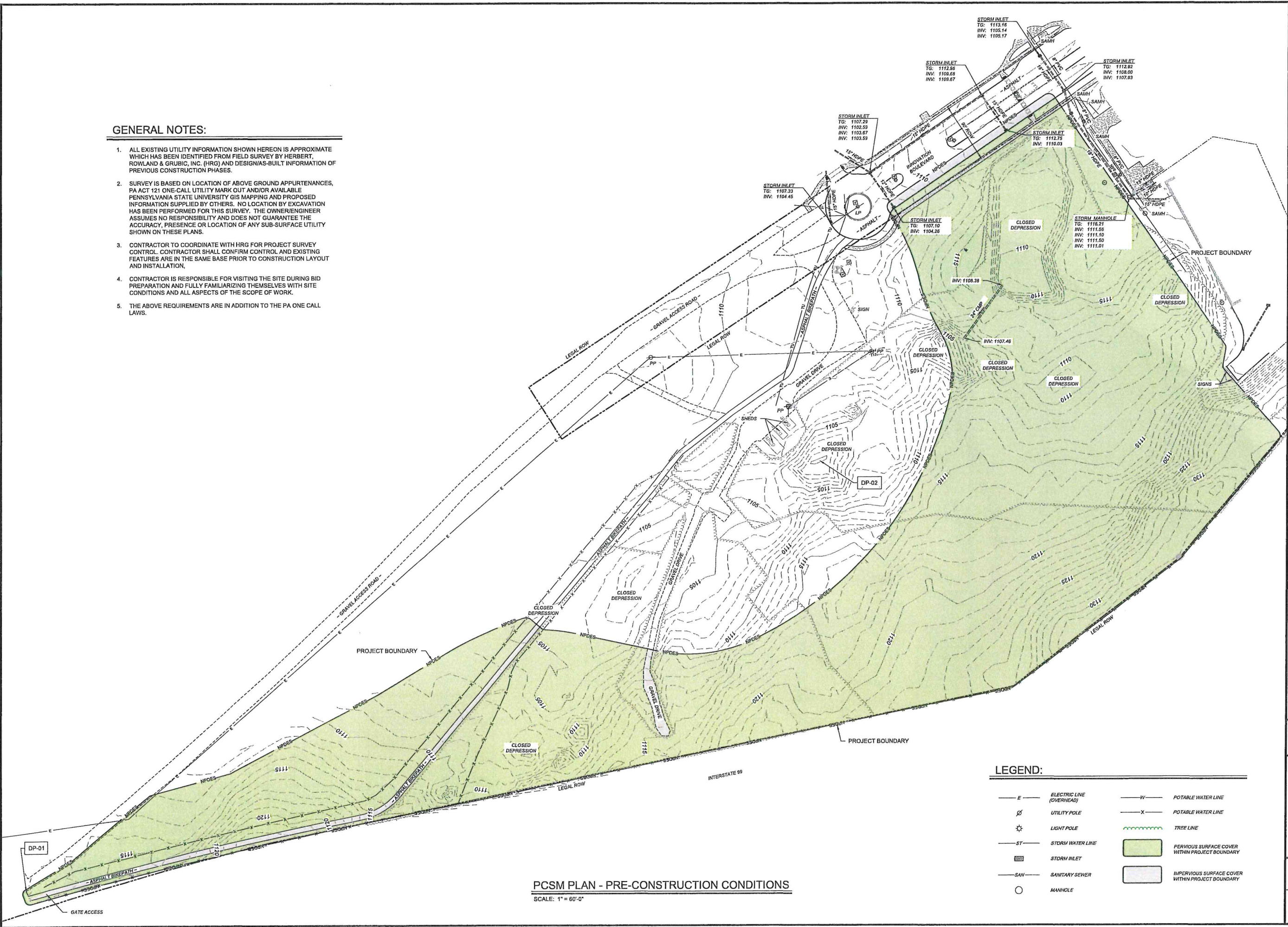
**PCSM PLAN  
PRE-CONSTRUCTION  
CONDITIONS**

**INNOVATION PARK**

BUILDING NO. 9999-999	SHEET:
PROJECT NO. 00-10144.00	CP101
DRAWN BY: JDM33	
CHECKED BY: RAM5851	

**GENERAL NOTES:**

1. ALL EXISTING UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE WHICH HAS BEEN IDENTIFIED FROM FIELD SURVEY BY HERBERT, ROWLAND & GRUBIC, INC. (HRG) AND DESIGN/AS-BUILT INFORMATION OF PREVIOUS CONSTRUCTION PHASES.
2. SURVEY IS BASED ON LOCATION OF ABOVE GROUND APPURTENANCES, PA ACT 121 ONE-CALL UTILITY MARK OUT AND/OR AVAILABLE PENNSYLVANIA STATE UNIVERSITY GIS MAPPING AND PROPOSED INFORMATION SUPPLIED BY OTHERS. NO LOCATION BY EXCAVATION HAS BEEN PERFORMED FOR THIS SURVEY. THE OWNER/ENGINEER ASSUMES NO RESPONSIBILITY AND DOES NOT GUARANTEE THE ACCURACY, PRESENCE OR LOCATION OF ANY SUB-SURFACE UTILITY SHOWN ON THESE PLANS.
3. CONTRACTOR TO COORDINATE WITH HRG FOR PROJECT SURVEY CONTROL. CONTRACTOR SHALL CONFIRM CONTROL AND EXISTING FEATURES ARE IN THE SAME BASE PRIOR TO CONSTRUCTION LAYOUT AND INSTALLATION.
4. CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE DURING BID PREPARATION AND FULLY FAMILIARIZING THEMSELVES WITH SITE CONDITIONS AND ALL ASPECTS OF THE SCOPE OF WORK.
5. THE ABOVE REQUIREMENTS ARE IN ADDITION TO THE PA ONE CALL LAWS.

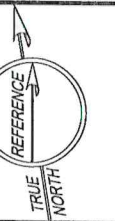


**LEGEND:**

— E —	ELECTRIC LINE (OVERHEAD)	— W —	POTABLE WATER LINE
⊕	UTILITY POLE	— X —	POTABLE WATER LINE
⊙	LIGHT POLE	— T —	TREE LINE
— ST —	STORM WATER LINE	■	PERVIOUS SURFACE COVER WITHIN PROJECT BOUNDARY
⊠	STORM INLET	■	IMPERVIOUS SURFACE COVER WITHIN PROJECT BOUNDARY
— SAN —	SANITARY SEWER	○	MANHOLE

**PCSM PLAN - PRE-CONSTRUCTION CONDITIONS**

SCALE: 1" = 60'-0"



**SUBMISSIONS**

DATE	DESCRIPTION
2025/08/29	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
2025/11/25	PRELIMINARY PRICING SET
2025/12/19	PSU TEAM REVIEW - CD (90%)
2025/12/22	ISSUED FOR PAG-01 REVIEW
2026/01/15	ISSUED FOR CT 10 REVIEW

**REVISIONS**

SYM	DATE	DESCRIPTION

0" 1/2" 1" 2"  
SHEET SIZE: 24x36

**RELOCATE EXISTING  
BIKE PATH**

**PCSM PLAN  
POST-CONSTRUCTION  
CONDITIONS**

**INNOVATION PARK**

BUILDING NO. 0999-999 SHEET:  
PROJECT NO. 00-10144.00  
DRAWN BY: JDM33 CP102  
CHECKED BY: RAM5951

AREA ID	IMPERVIOUS AREA (SF)	STANDARD	PRE-VEGETATED FILTER STRIP	VEGETATED FILTER STRIP				POST-VEGETATED FILTER STRIP
				LENGTH (FT)	WIDTH (FT)	SLOPE (%)	SOILS	
7	303	CF SF	LEVEL SPREADER DRY WELL 12-in GRAVEL VERGE	16.2	23.5	3.2%	B	500 FT OF PERVIOUS AREA @ 1.0% SLOPE BERM WITH HEIGHT OF _____ INCHES RAIN GARDEN WITH AREA OF _____ SF
24	295	CF SF	LEVEL SPREADER DRY WELL 12-in GRAVEL VERGE	20.9	17.5	4.2%	B	500 FT OF PERVIOUS AREA @ 3.2% SLOPE BERM WITH HEIGHT OF _____ INCHES RAIN GARDEN WITH AREA OF _____ SF
41	301	CF SF	LEVEL SPREADER DRY WELL 12-in GRAVEL VERGE	24.6	13.7	4.2%	B	_____ FT OF PERVIOUS AREA @ _____ % SLOPE BERM WITH HEIGHT OF _____ INCHES RAIN GARDEN WITH AREA OF _____ SF
62	305	CF SF	LEVEL SPREADER DRY WELL 12-in GRAVEL VERGE	17.9	20.8	3.6%	B	_____ FT OF PERVIOUS AREA @ _____ % SLOPE BERM WITH HEIGHT OF _____ INCHES RAIN GARDEN WITH AREA OF _____ SF
74	298	CF SF	LEVEL SPREADER DRY WELL 12-in GRAVEL VERGE	16.2	22.2	3.7%	B	_____ FT OF PERVIOUS AREA @ _____ % SLOPE BERM WITH HEIGHT OF _____ INCHES RAIN GARDEN WITH AREA OF _____ SF
81	278	CF SF	LEVEL SPREADER DRY WELL 12-in GRAVEL VERGE	24.0	12.5	5.3%	B	_____ FT OF PERVIOUS AREA @ _____ % SLOPE BERM WITH HEIGHT OF _____ INCHES RAIN GARDEN WITH AREA OF _____ SF

* RUNOFF IN THESE AREAS REMAINS ON-SITE WITH NO DISCHARGE OFF SITE.

REFER TO THE PARTIAL PLAN & PROFILE SHEETS FOR THE INFORMATION SHOWN IN THE TABLE.

**POST CONSTRUCTION STORMWATER MANAGEMENT PLAN NOTES:**

THIS PROJECT IS FOR THE CONSTRUCTION OF A 12' WIDE TRAIL SURFACE (TSA) BIKE PATH TO CONNECT FARM SERVICES ROAD TO INNOVATION BLVD IN COLLEGE TOWNSHIP CENTRE COUNTY. THIS BIKE PATH IS THE ONLY IMPERVIOUS SURFACE PROPOSED BY THIS PLAN. A ONE-FOOT GRAVEL BACKUP WITH A 2" DROP TO THE REQUIRE VERGE IS ALSO INCLUDED IN THE IMPERVIOUS AREA COMPUTATION TO PROVIDE THE REQUIRED 2" DROP.

THIS POST CONSTRUCTION STORMWATER MANAGEMENT PLAN HAS BEEN DEVELOPED UTILIZING PAG-01 DESIGN PARAMETERS AS OUTLINED IN THE NOTICE OF INTENT 3800-PM-02WD04a Rev. 3/2025.

PER THE NOI, THIS PROJECT IS SUBMITTED UNDER THE SHEET FLOW STANDARD AS APPLIES TO ALL ROADWAYS AND OTHER SURFACES THAT RESULT IN SHEET FLOW. THE IMPLEMENTATION OF THESE STANDARDS IS TO SATISFY THE REQUIREMENTS OF 25 PA CODE § 102.8(a) TO MANAGE THE NET CHANGE IN STORMWATER VOLUME AND WATER QUALITY UP TO AND INCLUDING THE 2-YEAR/24-HOUR STORM EVENT AND MANAGE THE NET CHANGE IN PEAK FLOW RATES FOR THE 2-YEAR, 10-YEAR, 50-YEAR, AND 100-YEAR/24-HOUR STORMS.

**SHEET FLOW STANDARD**

MAXIMUM AREA FOR THE SHEET FLOW STANDARD IS 1,000 (SF) AND ROADWAY WIDTH IS 20'. MAXIMUM AREAS AS SHOWN ON THIS PLAN ARE LESS THAN 500 SF AND AVERAGE AROUND 300 SF. THE PROPOSED BIKE PATH IS 12' WITH A ONE FOOT GRAVEL BACK UP FOR STABILITY AND TO PROVIDE THE 2 INCH DROP TO THE VERGE.

A VEGETATED FILTER STRIP MUST TREAT ALL IMPERVIOUS SURFACES AND A MINIMUM 15' FILTER STRIP IS SHOWN ON THE NORTH SIDE AND PARALLEL TO THE ROADWAY ALONG ITS ENTIRE EDGE AS REQUIRED.

THE PRE FILTER STRIP VERGE WITH A 2" DROP FROM THE EDGE OF THE TSA IS INCLUDED AS REQUIRED.

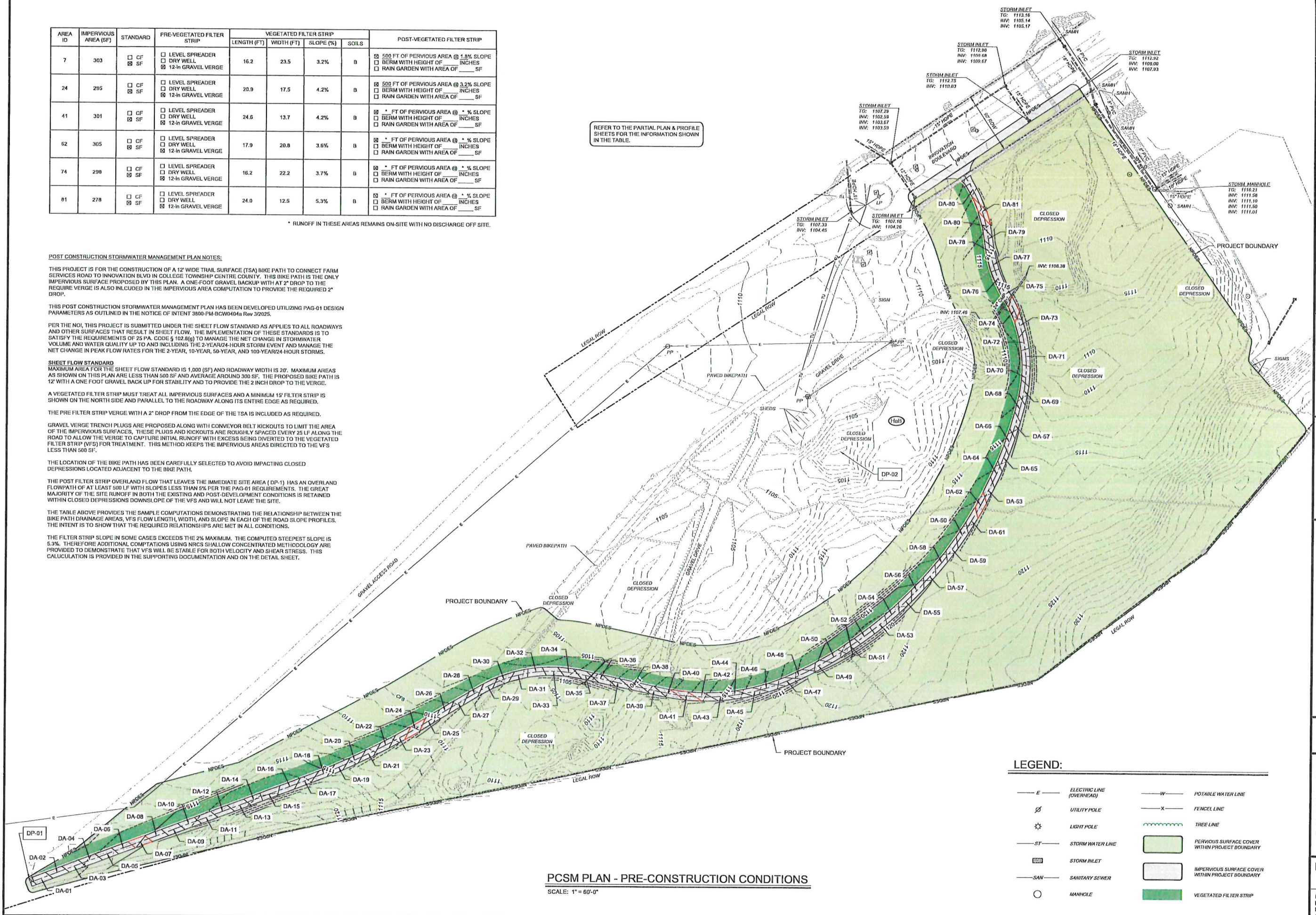
GRAVEL VERGE TRENCH PLUGS ARE PROPOSED ALONG WITH CONVEYOR BELT KICKOUTS TO LIMIT THE AREA OF THE IMPERVIOUS SURFACES. THESE PLUGS AND KICKOUTS ARE ROUGHLY SPACED EVERY 25' ALONG THE ROAD TO ALLOW THE VERGE TO CAPTURE INITIAL RUNOFF WITH EXCESS BEING DIVERTED TO THE VEGETATED FILTER STRIP (VFS) FOR TREATMENT. THIS METHOD KEEPS THE IMPERVIOUS AREAS DIRECTED TO THE VFS LESS THAN 500 SF.

THE LOCATION OF THE BIKE PATH HAS BEEN CAREFULLY SELECTED TO AVOID IMPACTING CLOSED DEPRESSIONS LOCATED ADJACENT TO THE BIKE PATH.

THE POST FILTER STRIP OVERLAND FLOW THAT LEAVES THE IMMEDIATE SITE AREA (DP-1) HAS AN OVERLAND FLOWPATH OF AT LEAST 500 LF WITH SLOPES LESS THAN 5% PER THE PAG-01 REQUIREMENTS. THE GREAT MAJORITY OF THE SITE RUNOFF IN BOTH THE EXISTING AND POST-DEVELOPMENT CONDITIONS IS RETAINED WITHIN CLOSED DEPRESSIONS DOWNSLOPE OF THE VFS AND WILL NOT LEAVE THE SITE.

THE TABLE ABOVE PROVIDES THE SAMPLE COMPUTATIONS DEMONSTRATING THE RELATIONSHIP BETWEEN THE BIKE PATH DRAINAGE AREAS, VFS FLOW LENGTH, WIDTH, AND SLOPE IN EACH OF THE ROAD SLOPE PROFILES. THE INTENT IS TO SHOW THAT THE REQUIRED RELATIONSHIPS ARE MET IN ALL CONDITIONS.

THE FILTER STRIP SLOPE IN SOME CASES EXCEEDS THE 2% MAXIMUM. THE COMPUTED STEEPEST SLOPE IS 5.3%. THEREFORE ADDITIONAL COMPUTATIONS USING NRCS SHALLOW CONCENTRATED METHODOLOGY ARE PROVIDED TO DEMONSTRATE THAT VFS WILL BE STABLE FOR BOTH VELOCITY AND SHEAR STRESS. THIS CALCULATION IS PROVIDED IN THE SUPPORTING DOCUMENTATION AND ON THE DETAIL SHEET.



**LEGEND:**

— E —	ELECTRIC LINE (OVERHEAD)	— W —	POTABLE WATER LINE
⊙	UTILITY POLE	— X —	FENCE LINE
⊙	LIGHT POLE	— T —	TREE LINE
— ST —	STORM WATER LINE	■	PERVIOUS SURFACE COVER WITHIN PROJECT BOUNDARY
⊙	STORM INLET	■	IMPERVIOUS SURFACE COVER WITHIN PROJECT BOUNDARY
— SAN —	SANITARY SEWER	■	VEGETATED FILTER STRIP
○	MANHOLE		

**PCSM PLAN - PRE-CONSTRUCTION CONDITIONS**

SCALE: 1" = 60'-0"

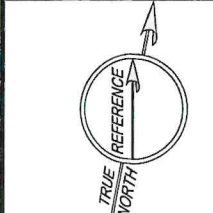
**LEGEND:**

- PERVIOUS SURFACE COVER WITHIN PROJECT BOUNDARY
- IMPERVIOUS SURFACE COVER WITHIN PROJECT BOUNDARY
- 15' WIDE VEGETATED FILTER STRIP (SEE TYP SECTION)
- 1' WIDE x 2' DEEP GRAVEL VERGE (SEE TYP SECTION)



**SITE PLAN**

SCALE: 1" = 20'-0"

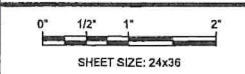


**SUBMISSIONS**

DATE	DESCRIPTION
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2025/11/25	PRELIMINARY PRICING SET
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2025/12/22	ISSUED FOR PAG-01 REVIEW
2026/01/15	ISSUED FOR CTLD REVIEW

**REVISIONS**

SYM DATE DESCRIPTION

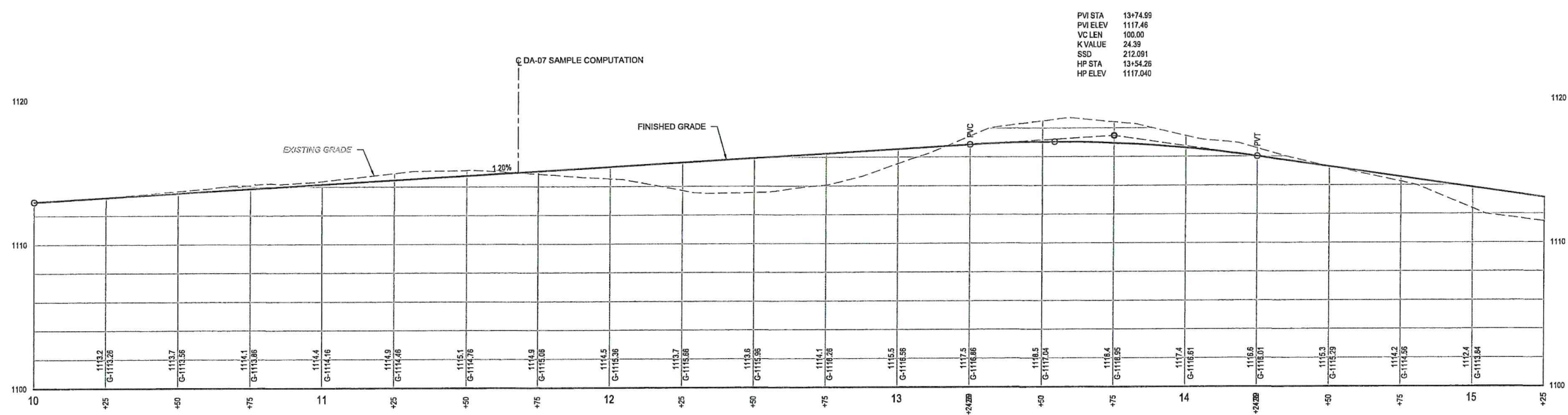


**RELOCATE EXISTING BIKE PATH**

**ESPC PARTIAL PLAN & PROFILE**

**INNOVATION PARK**





BUILDING NO. 9999-999 SHEET:  
PROJECT NO. 03-10144.00 CP103  
DRAWN BY: JDM33  
CHECKED BY: RAM5951

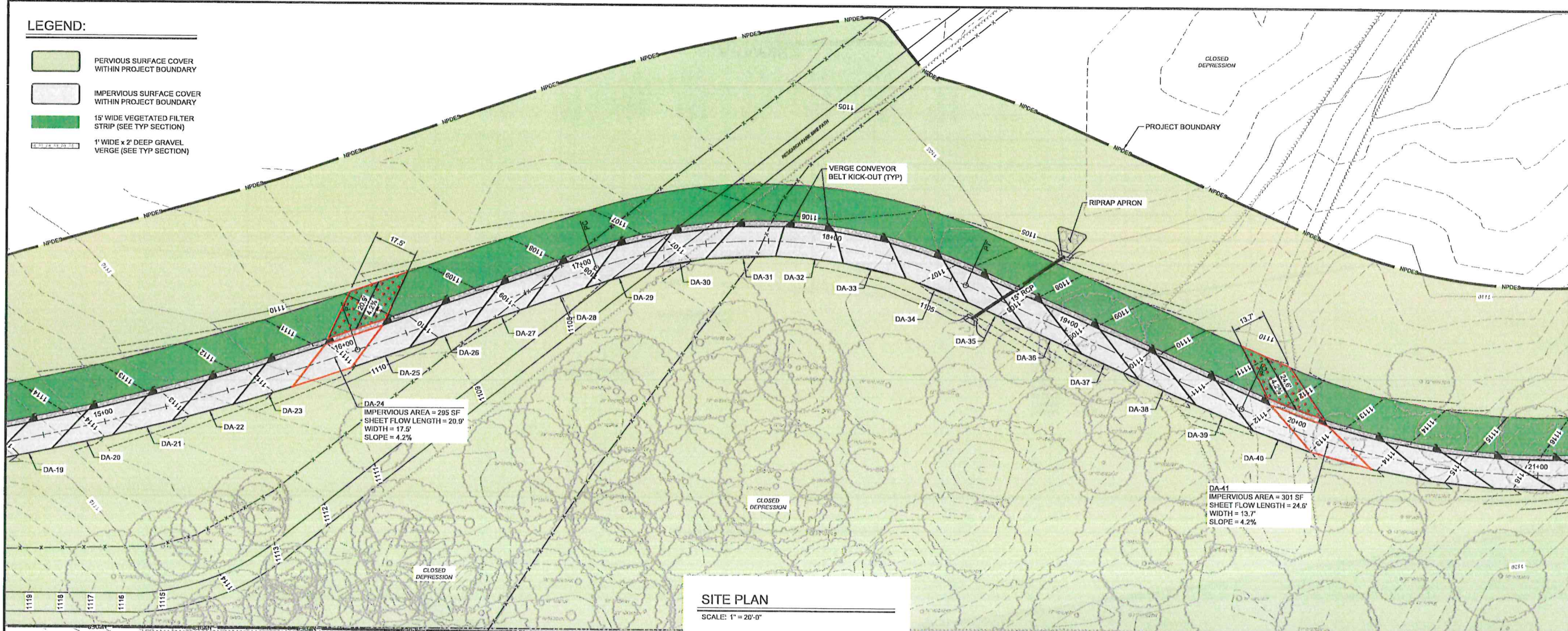


**SITE PROFILE**

SCALE: 1" = 20'-0" (HORZ)  
1" = 5'-0" (VERT)

**LEGEND:**

-  PERVIOUS SURFACE COVER WITHIN PROJECT BOUNDARY
-  IMPERVIOUS SURFACE COVER WITHIN PROJECT BOUNDARY
-  15' WIDE VEGETATED FILTER STRIP (SEE TYP SECTION)
-  1' WIDE x 2' DEEP GRAVEL VERGE (SEE TYP SECTION)

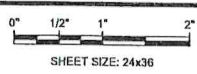


**SUBMISSIONS**

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**REVISIONS**

SYM	DATE	DESCRIPTION

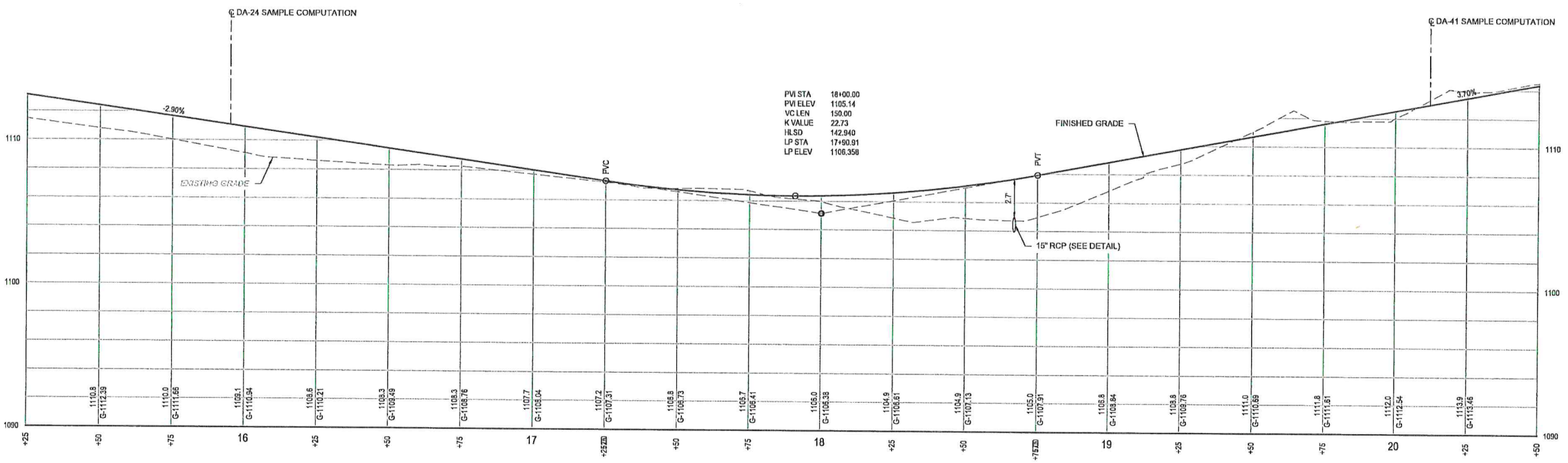


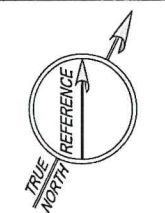
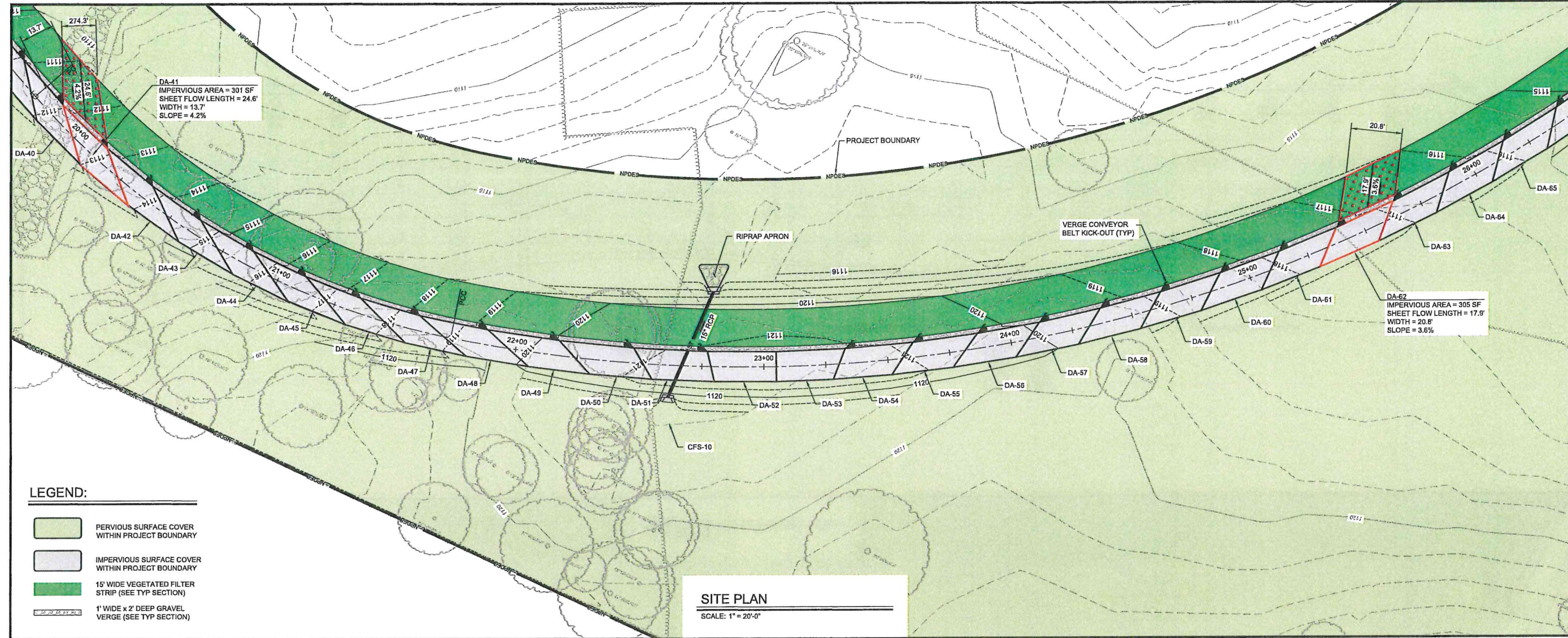
**RELOCATE EXISTING BIKE PATH**

**ESPC PARTIAL PLAN & PROFILE**

**INNOVATION PARK**

BUILDING NO. 9999-999	SHEET: CP104
PROJECT NO. 09-10144.00	
DRAWN BY: JDM33	
CHECKED BY: RAM5951	





**SUBMISSIONS**

DATE	DESCRIPTION
2025/06/29	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
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2025/12/19	PSU TEAM REVIEW - CD (90%)
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**REVISIONS**

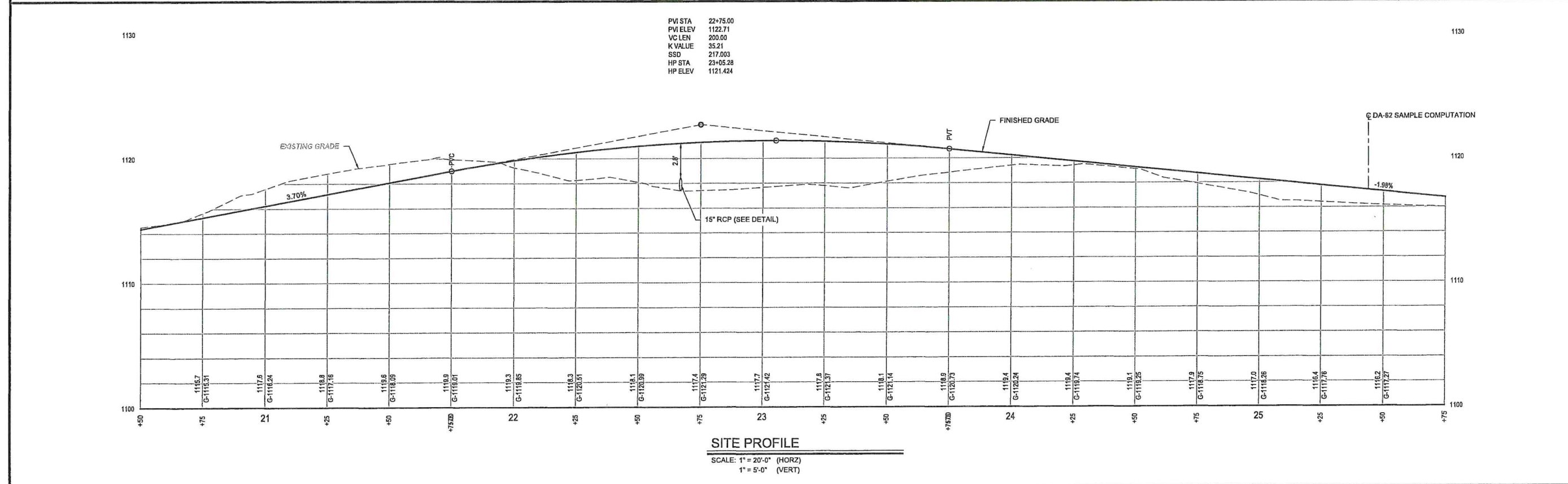
SYM	DATE	DESCRIPTION



**RELOCATE EXISTING BIKE PATH**

**ESPC PARTIAL PLAN & PROFILE**

**INNOVATION PARK**





**SUBMISSIONS**

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**REVISIONS**

SYM	DATE	DESCRIPTION



SHEET SIZE: 24x36

**RELOCATE EXISTING  
BIKE PATH**

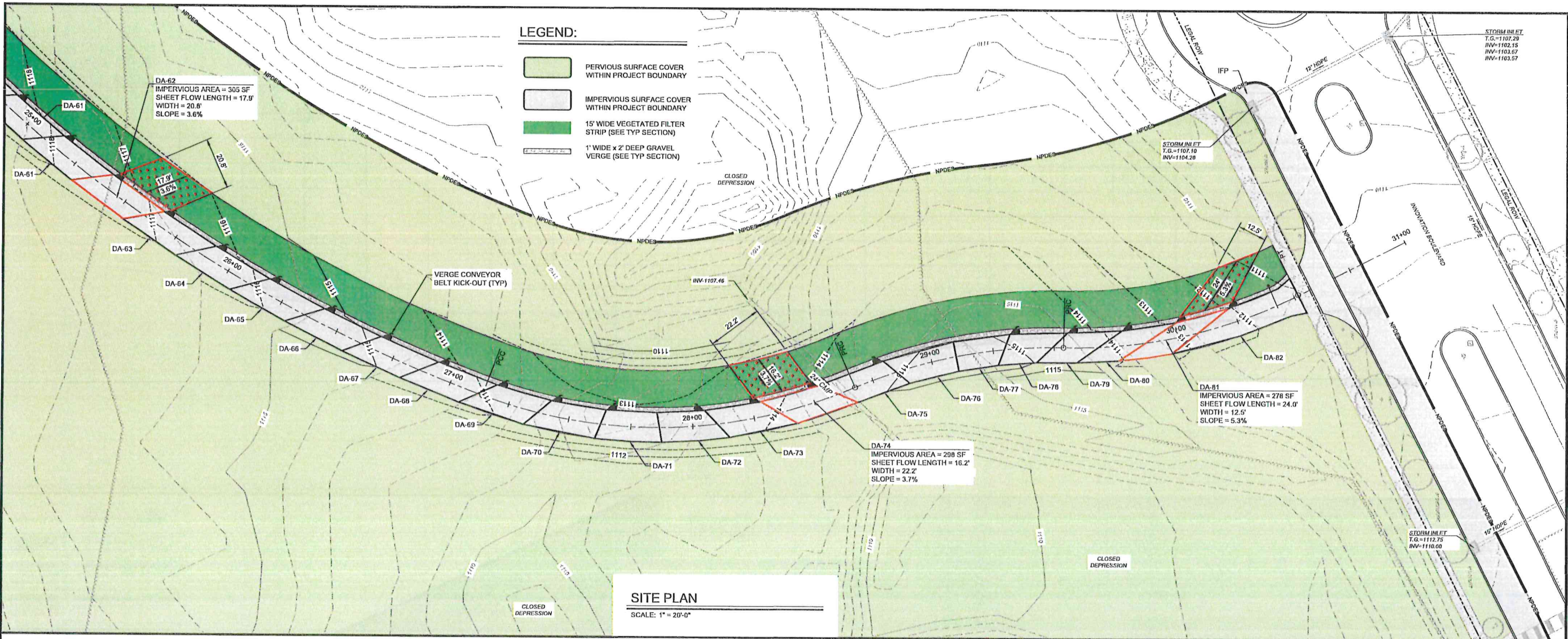
**ESPC PARTIAL PLAN  
& PROFILE**

**INNOVATION PARK**

BUILDING NO. 999-999	SHEET: CP106
PROJECT NO. 00-10144.00	
DRAWN BY: JDM33	
CHECKED BY: RAM551	

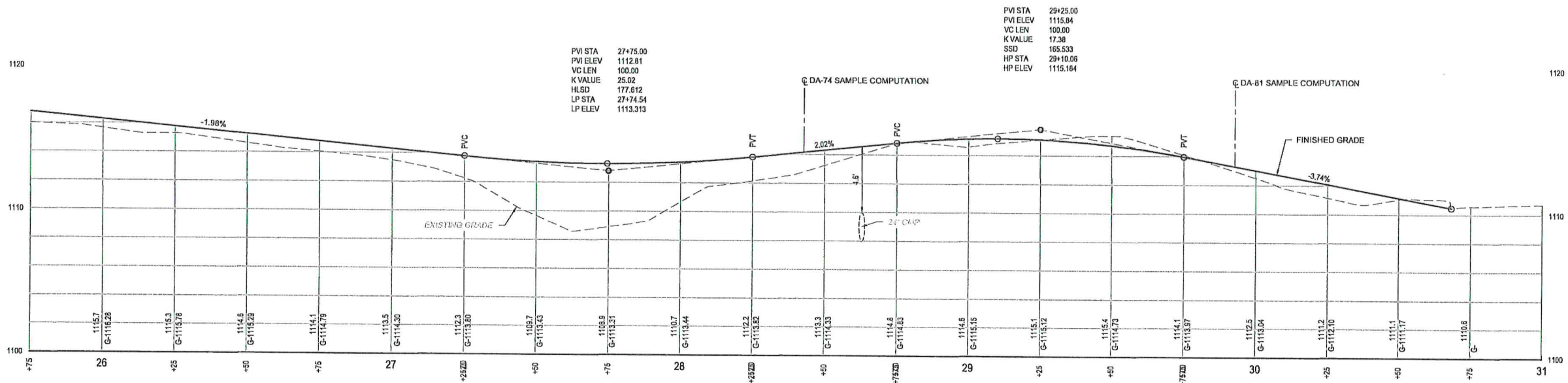
**LEGEND:**

- PERVIOUS SURFACE COVER WITHIN PROJECT BOUNDARY
- IMPERVIOUS SURFACE COVER WITHIN PROJECT BOUNDARY
- 15' WIDE VEGETATED FILTER STRIP (SEE TYP SECTION)
- 1' WIDE x 2' DEEP GRAVEL VERGE (SEE TYP SECTION)



**SITE PLAN**

SCALE: 1" = 20'-0"



**SITE PROFILE**

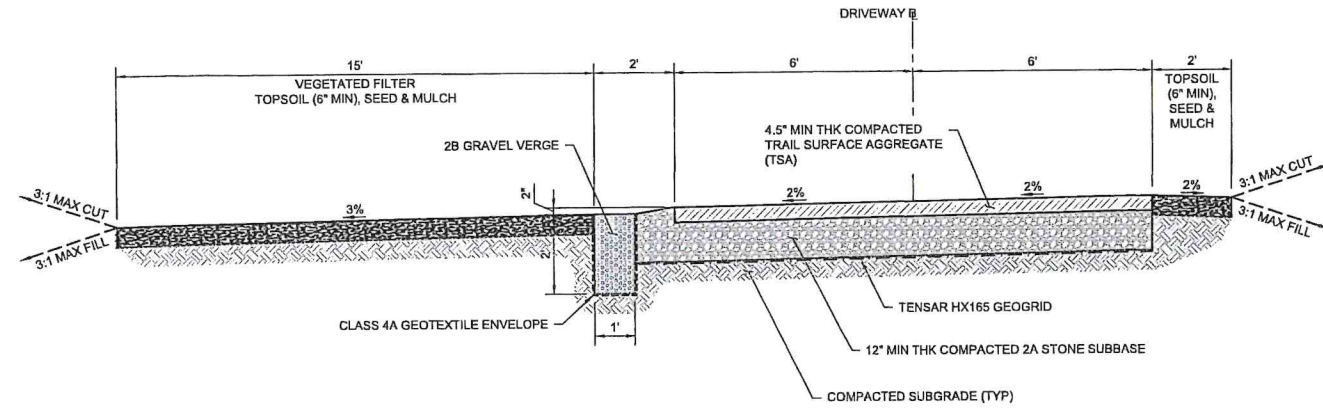
SCALE: 1" = 20'-0" (HORZ)  
1" = 5'-0" (VERT)

PVI STA 27+75.00  
PVI ELEV 1112.81  
VC LEN 100.00  
K VALUE 25.02  
HLSB 177.812  
LP STA 27+74.54  
LP ELEV 1113.313

PVI STA 29+25.00  
PVI ELEV 1115.84  
VC LEN 100.00  
K VALUE 17.38  
SSD 165.533  
HP STA 29+10.08  
HP ELEV 1115.164

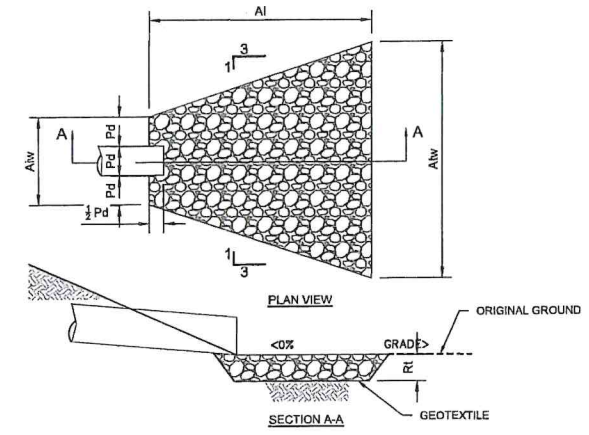
© DA-74 SAMPLE COMPUTATION

© DA-81 SAMPLE COMPUTATION



**TYP BIKE PATH SECTION**

SCALE: NONE



OUTLET NO.	PIPE DIA Pd (IN)	RIPRAP			APRON	
		SIZE (R-)	THICK. Rt (IN)	LENGTH Al (FT)	INITIAL WIDTH Alw (FT)	TERMINAL WIDTH Atw (FT)
RA-01	15"	R-3	12"	9'	4'	13'
RA-02	15"	R-3	12"	9'	4'	13'

**RIPRAP APRON AT PIPE OUTLET DETAIL**

SCALE: NONE

**Grassed Filter Strip Design Calculation Sheet**

Parameter	Value	Units	Notes
Slope (S)	5.30%	Percent	Longitudinal slope
Length	30 ft	ft	Flow path length
Width	15 ft	ft	Filter strip width
Manning's n	0.15	-	Short grass (good condition)
Flow Depth (d)	0.25 ft	ft	Assumed shallow depth
Unit Weight of Water (γ)	62.4 lb/ft ³	Constant	
Allowable Velocity	5 ft/s	ft/s	From design tables
Critical Shear Stress	2 lb/ft ²	Typical for grass soil	

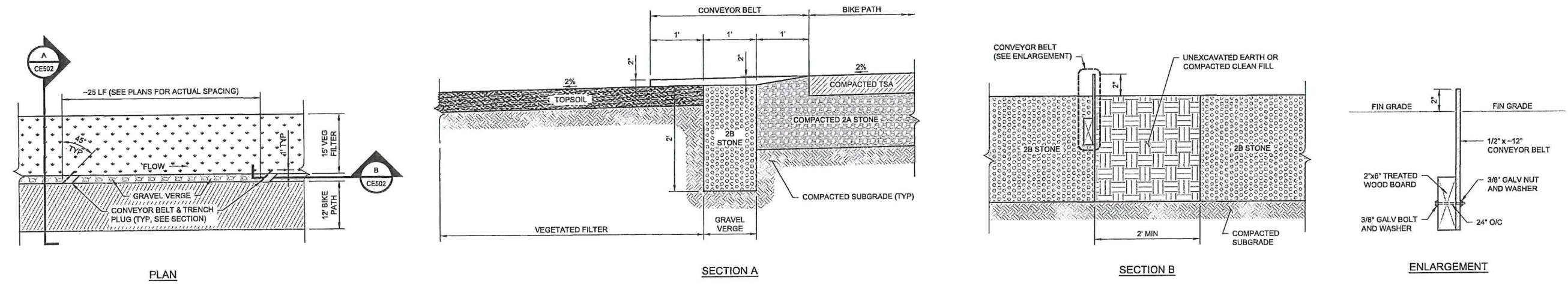
  

Calculation	Formula	Result	Units
Velocity (v)	$V = [1.49/n] \cdot d^{2/3} \cdot S^{1/2}$	0.01	ft/s
Shear Stress (τ)	$\tau = \gamma \cdot d \cdot S$	0.03	lb/ft ²
Flow Rate (Q)	$Q = V \cdot \text{width} \cdot \text{depth}$	3.40	ft ³ /s
Check Velocity	V ≤ Allowable	OK	
Check Shear	τ ≤ Critical	OK	

5.3% is the Maximum Computed Slope of the Vegetated Filter Strip to use for Velocity and Shear Stress Computations to show Stability

**VEGETATED FILTER CALCULATIONS**

SCALE: NONE



**VERGE CONVEYOR BELT KICK-OUT DETAIL**

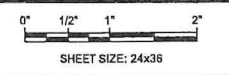
SCALE: NONE

**SUBMISSIONS**

DATE	DESCRIPTION
2025/08/29	COLLEGE TWP SKETCH PLAN
2025/10/30	PSU TEAM REVIEW - DD (60%)
2025/11/25	PRELIMINARY PRICING SET
2025/12/19	PSU TEAM REVIEW - CD (90%)
2025/12/22	ISSUED FOR PAG-01 REVIEW
2026/01/15	ISSUED FOR CT LD REVIEW

**REVISIONS**

SYM	DATE	DESCRIPTION
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RELOCATE EXISTING BIKE PATH

PCSM DETAILS

INNOVATION PARK



# COLLEGE TOWNSHIP

## MEMORANDUM

To: College Township Planning Commission

From: Lindsay K. Schoch, AICP | Principal Planner

RE: Channel Communications – Conditional Use – Part 2

Date: February 12, 2026 (for review and discussion at the February 17 PC meeting)

### Introduction

On January 20, staff introduced a Conditional Use Permit request to operate an indoor recreation use/activity in the General Industrial Zoning District. About a year before, indoor recreation facilities were made to be conditional use in this zoning district due to a request to the property owner.

### The Discussion

The PC held a discussion on the proposed use of a Boxing Gym and came up with numerous questions and comments, which resulted in the PC requesting the owner to attend an upcoming meeting to provide more information.

The image to the right is an excerpt from January 20, 2026, minutes:

### Next Steps:

At the February 17, 2026, meeting, the owner will be present to give a presentation and answer any additional questions the Planning Commission may have. Once the Planning Commission feels they have enough information, they can consider making a recommendation to Council. This recommendation can include reasonable conditions the Planning Commission feels should move forward with the recommendation.

#### **NEW BUSINESS:**

##### **NB-1 Conditional Use Request – Legacy Boxing & Combat Academy LLC**

Mr. Din introduced the conditional use request and provided his perspective as a user of the facility. Staff provided a memo explaining that in early 2025, College Township adopted an ordinance permitting “Indoor Recreation Facilities” within the General Industrial Zoning District by Conditional Use. The Planning Commission was tasked with reviewing the submitted application and materials to determine whether the proposal meets the required criteria.

Mr. Din opined that the facility meets the criteria set forth in the conditional use application and presents minimal traffic impact due to operating hours of the facility.

Mr. Gabrovsek offered a brief overview of the history of requests. Ms. Schoch confirmed that the applicant will be present at the public hearing to respond questions regarding the business, lighting, traffic, and other related matters.

The Planning Commission discussed several topics, including age restrictions, hours of operation, ADA accessibility, and the primary use of the facility. The Commission agreed that if additional sports of uses are proposed in the future, a new permit would be required. Commissioners also discussed the need for a clearly designated main entrance and adequate lighting at all entrances and exits.

The Planning Commission requested that staff contact the owner-operator and ask them to attend a future Planning Commission meeting to address questions and concerns prior to making a recommendation to Council.

*By consensus, the Planning Commission agreed to table the conditional use request from Legacy Boxing & Combat Academy LLC until a future meeting.*

End of Memo

LAW OFFICES OF  
MILLER KISTLER & CAMPBELL

OB-1.a.  
COPY

RICHARD L. CAMPBELL  
JOHN R. MILLER, III  
TERRY J. WILLIAMS  
DAVID S. GAINES, JR.  
MICHAEL S. LEVANDOSKI  
JOHN W. LHOTA

720 SOUTH ATHERTON STREET, STE 201  
STATE COLLEGE, PENNSYLVANIA 16801  
(814) 234-1500  
FAX (814) 234-1549

JOHN R. MILLER, JR.  
(1919-2007)

OF COUNSEL:  
ROBERT H. BASCOM, JR.  
DAVID D. ENGLE

January 6, 2026

ROBERT K. KISTLER  
(1925-2012)

College Township Council  
c/o Adam Brumbaugh, Manager  
1481 E. College Avenue  
State College, PA 16801

Re: My Client: Channel Communications, LLC  
Property: 2820 E. College Avenue, State College, PA 16801

Dear Mr. Brumbaugh:

In follow-up to the First Amended Tolling Agreement executed regarding the above property, the within correspondence comprises a formal request for a Conditional Use Hearing regarding the Legacy Boxing gymnasium use being made at the property. This request is made under the authority of College Township Ordinance No. O-25-01, which amended Chapter 87 (Conditional Uses) and Chapter 200 (Zoning) to add indoor recreation facilities as a conditional use in the General Industrial District. Mr. Gabrovsek has previously described the Legacy Boxing use as a boxing gym use. Moreover, the definition for Indoor Recreational Facility in Section 200-7 references a "building or space designed to accommodate various recreational, fitness or leisure activities within an enclosed environment. Included facilities include amenities such as gymnasiums. . ." I note that Ordinance O-25-01 at its fourth recital states that allowing indoor recreation uses in the General Industrial Zoning District implements the Dale Summit Area Plan by including a mix of uses in the Dale Summit Area. I further note that the Legacy Boxing use at the property is existing and there have been no issues with traffic ingress and egress since Legacy Boxing has been a tenant at the property.

I have attached photographs showing the outside of the building and building signage. I have also enclosed photographs of the Legacy Gym interior space as well as a floor plan diagram of the building. The lease for Legacy Boxing & Combat Academy, LLC is also enclosed. Representatives of the property owner and tenant plan to attend the conditional use hearing to answer any questions from the College Township Council concerning traffic, lighting, signage, etc. at the hearing.

The Applicant's position is that a conditional use permit should be granted by Council as the boxing gym use referenced in this request will not create any nuisances that will substantially injure or detract from the lawful existing or permitted uses of neighboring properties. In addition, it will not adversely affect the logical, efficient and economical extension of public services and facilities throughout College Township. Finally, the Applicant remains willing to satisfy any reasonable conditions that College Township Council may impose as permitted by Ordinance No. O-01-25 to ensure the general health, safety and welfare of College Township, its residents and visitors.

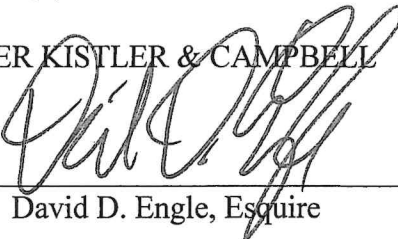
January 6, 2006  
Page 2

I have enclosed a check made payable to College Township for the application fee in the amount of \$300.00. If you need any additional information, please do not hesitate to contact me.

Very truly yours,

MILLER KISTLER & CAMPBELL

By: _____

A handwritten signature in black ink, appearing to read "David D. Engle", is written over a horizontal line. The signature is stylized and cursive.

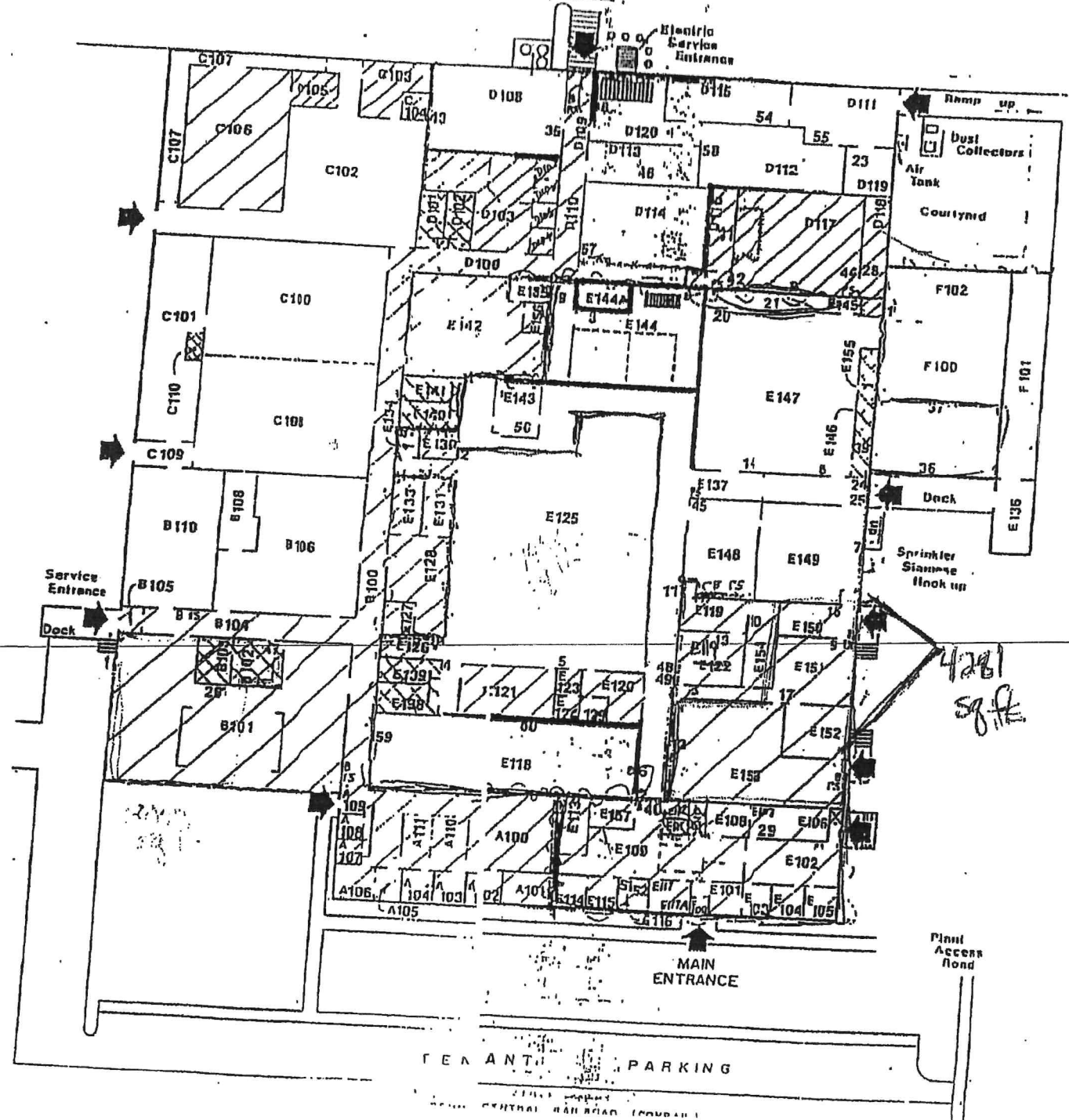
David D. Engle, Esquire

DDE/trh

Enclosures: (9 copies of Request Letter & Supporting Documents

cc: Penny Hain (Request Letter Only)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
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**INDUSTRY & TECHNOLOGY CENTER**

**TRS TECHNOLOGIES, INC.**

**WHVL-TV, LLC**

**SUNDIRECTED, INC**

**BROADBAND NETWORKS, INC**

**SCORE**

**LEGACY BOXING COMBAT SPORTS ACADEMY**

**RADIANT LIFE MINISTRIES**

**CC4H**

**2820**

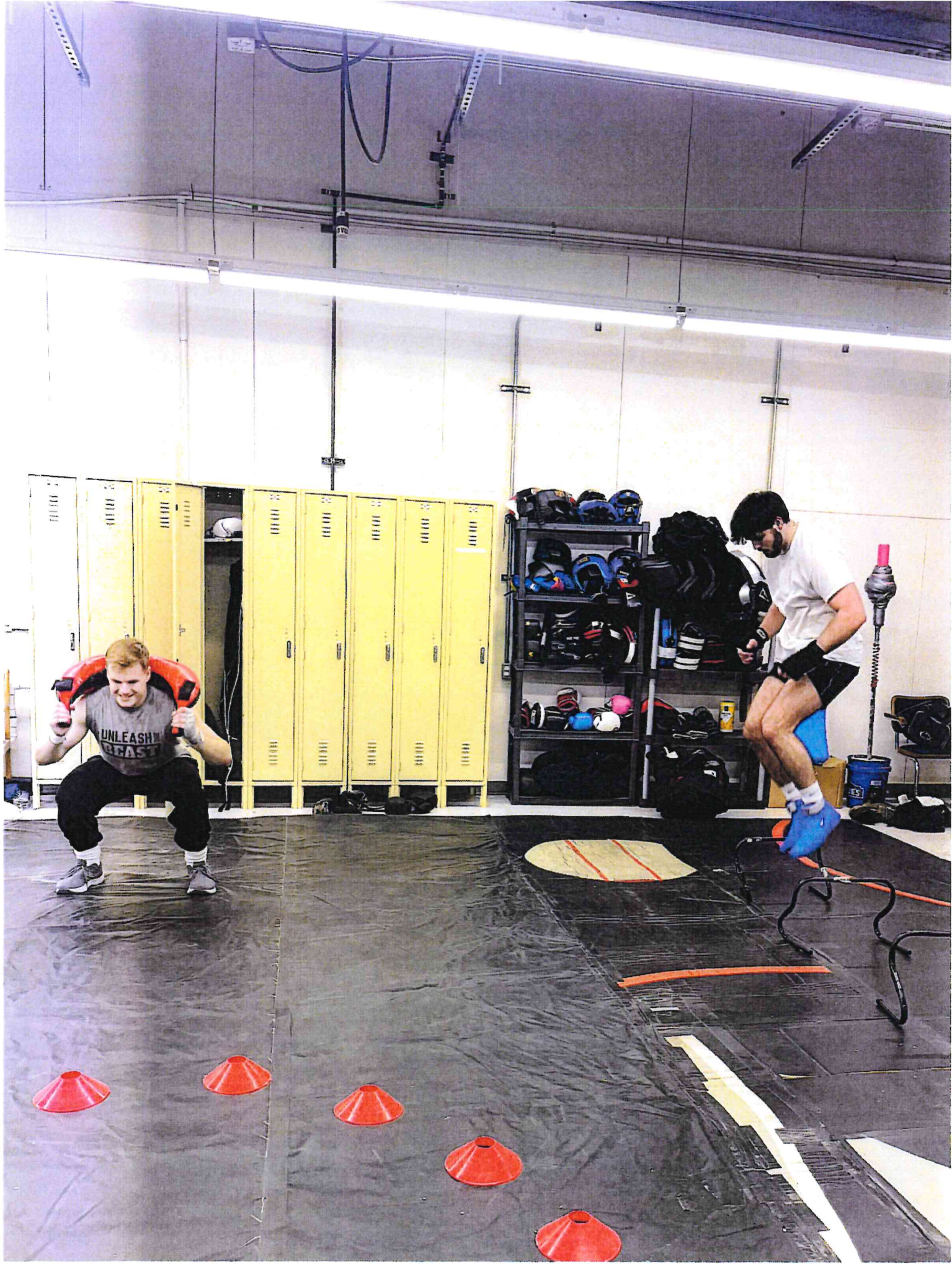














**COMMERCIAL LEASE AGREEMENT**

**THIS LEASE (this "Lease") dated this 8th day of January, 2024**

**BETWEEN:**

**CHANNEL COMMUNICATIONS of 2820 E COLLEGE AVE STE A, STATE COLLEGE  
PA 16801**

**Telephone: (814) 238-9485  
(the "Landlord")**

**OF THE FIRST PART**

**- AND -**

**LEGACY BOXING & COMBAT ACADEMY, LLC, of 2820 E. College Ave., Suite F, State  
College, PA 16801, USA**

**Telephone: (814) 441-4532  
(the "Tenant")**

**OF THE**

**SECOND PART**

**IN CONSIDERATION OF** the Landlord leasing certain premises to the Tenant, the Tenant leasing those premises from the Landlord and the mutual benefits and obligations set forth in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties to this Lease (the "Parties") agree as follows:

**Definitions**

1. When used in this Lease, the following expressions will have the meanings indicated:
  - a. "Additional Rent" means all amounts payable by the Tenant under this Lease except Base Rent, whether or not specifically designated as Additional Rent elsewhere in this Lease;
  - b. "Building" means the Lands together with all buildings, improvements, equipment, fixtures, property and facilities from time to time thereon, as from

time to time altered, expanded or reduced by the Landlord in its sole discretion;

- c. "Common Areas and Facilities" mean:
  - i. those portions of the Building areas, buildings, improvements, facilities, utilities, equipment and installations in or forming part of the Building which from time to time are not designated or intended by the Landlord to be leased to tenants of the Building including, without limitation, exterior weather walls, roofs, entrances and exits, parking areas, driveways, loading docks and area, storage, mechanical and electrical rooms, areas above and below leasable premises and not included within leasable premises, security and alarm equipment, grassed and landscaped areas, retaining walls and maintenance, cleaning and operating equipment serving the Building; and
  - ii. those lands, areas, buildings, improvements, facilities, utilities, equipment and installations which serve or are for the useful benefit of the Building, the tenants of the Building or the Landlord and those having business with them, whether or not located within, adjacent to or near the Building and which are designated from time to time by the Landlord as part of the Common Areas and Facilities;
- d. "Lands" means the land legally described as:
  - i. C108
- e. "Leasable Area" means with respect to any rentable premises, the area expressed in square feet of all floor space including floor space of mezzanines, if any, determined, calculated and certified by the Landlord and measured from the exterior face of all exterior walls, doors and windows, including walls, doors and windows separating the rentable premises from enclosed Common Areas and Facilities, if any, and from the center line of all interior walls separating the rentable premises from adjoining rentable premises. There will be no deduction or exclusion for any space occupied by or used for columns, ducts or other structural elements;
- f. "Premises" means the office space at 2820 E College Ave, State College, PA 16801, USA and comprises a Leasable Area of 3,100 square feet.
- g. "Rent" means the total of Base Rent and Additional Rent.

Intent of Lease

2. It is the intent of this Lease and agreed to by the Parties to this Lease that rent for this Lease will be on a gross rent basis meaning the Tenant will pay the Base Rent and any Additional Rent and the Landlord will be responsible for all other service charges related to the Premises and the operation of the Building save as specifically provided in this Lease to the contrary.

### **Leased Premises**

3. The Landlord agrees to rent to the Tenant the office space municipally described as 2820 E College Ave, State College, PA 16801, USA (the "Premises") and comprises a Leasable Area of 3,100 square feet. The Premises are more particularly described as follows: 1 story open area with office
4. The Premises will be used for only the following permitted use: Office, Warehouse, Industry, gym, etc. (the "Permitted Use").
5. While the Tenant, or an assignee or subtenant approved by the Landlord, is using and occupying the Premises for the Permitted Use and is not in default under the Lease, the Landlord agrees not to Lease space in the Building to any tenant who will be conducting in such premises as its principal business, the services of: Office, Warehouse, Industry, gym, etc.
6. Subject to the provisions of this Lease, the Tenant is entitled to the use of parking (the "Parking") on or about the Premises. Only properly insured motor vehicles may be parked in the Tenant's Parking.

### **Term**

7. The term of the Lease commences at 12:00 noon on January 1, 2024 and ends at 12:00 noon on December 31, 2025 (the "Term").
8. Notwithstanding that the Term commences on January 1, 2024, the Tenant is entitled to possession of the Premises at 12:00 noon on January 3, 2024.
9. Should the Tenant remain in possession of the Premises with the consent of the Landlord after the natural expiration of this Lease, a new tenancy from month to month will be created between the Landlord and the Tenant which will be subject to all the terms and conditions of this Lease but will be terminable upon either party giving one month's notice to the other party.
10. Upon 30 days notice, the Landlord may terminate the tenancy under this Lease if the Tenant has defaulted in the payment of any portion of the Rent when due.
11. Upon 60 days notice, the Landlord may terminate the tenancy under this Lease if the Tenant fails to observe, perform and keep each and every of the covenants, agreements,

stipulations, obligations, conditions and other provisions of this Lease to be observed, performed and kept by the Tenant and the Tenant persists in such default beyond the said 60 days notice.

## Rent

12. Subject to the provisions of this Lease, the Tenant will pay a base rent - Year 1 of \$8.00 per square foot (approximately \$22,000, payable per month(\$2,000); Year 2 of \$8.50 per square foot (approximately \$26,400.00, payable per month(\$2,200); for the Premises (the "Base Rent"), without setoff, abatement or deduction. In addition to the Base Rent.
13. The Tenant will pay the Base Rent on or before the first of each and every month of the Term to the Landlord at 2820 E College Ave., Suite A, State College, PA 16801, USA, or at such other place as the Landlord may later designate.
14. The Base Rent for the Premises will increase over the Term of the Lease as follows: First Year- \$2,000.00, Second Year- \$2,200.00.
15. The Tenant will be charged an additional amount of \$25.00 per day for any Rent that is received after the due date.
16. The Tenant will be given a grace period of 5 days to pay Rent before late payment fees are charged.
17. No acceptance by the Landlord of any amount less than the full amount owed will be taken to operate as a waiver by the Landlord for the full amount or in any way to defeat or affect the rights and remedies of the Landlord to pursue the full amount.

## Use and Occupation

18. The Tenant will carry on business under the name of Legacy Boxing & Combat Sports Academy, LLC, and will not change such name without the prior written consent of the Landlord, such consent not to be unreasonably withheld. The Tenant will open the whole of the Premises for business to the public fully fixtured, stocked and staffed on the date of commencement of the Term and throughout the Term, and will continuously occupy and utilize the entire Premises in the active conduct of its business in a reputable manner on such days and during such hours of business as may be determined from time to time by the Landlord.
19. The Tenant covenants that the Tenant will carry on and conduct its business from time to time carried on upon the Premises in such manner as to comply with all statutes, bylaws, rules and regulations of any federal, state, municipal or other competent authority and will not do anything on or in the Premises in contravention of any of them.

20. The Tenant covenants that the Tenant will carry on and conduct its business from time to time carried on upon the Premises in such manner as to comply with any statute, including any subordinate legislation, which is in force now or in the future and taking into account any amendment or re-enactment, or any government department, local authority, other public or competent authority or court of competent jurisdiction and of the insurers in relation to the use, occupation and enjoyment of the Building (including in relation to health and safety compliance with the proper practice recommended by all appropriate authorities).

### **Advance Rent and Security Deposit**

21. On execution of this Lease, the Tenant will pay the Landlord advance rent (the "Advance Rent") to be held by the Landlord without interest and to be applied on account of the Security Deposit total of 1st Month's Rent as they fall due and to be held to the extent not so applied as security for and which may be applied by the Landlord to the performance of the covenants and obligations of the Tenant under this Lease.
22. On execution of this Lease, the Tenant will pay the Landlord a security deposit equal to the amount of \$2,000.00 (the "Security Deposit") to be held by the Landlord. The Landlord will return the Security Deposit to the Tenant at the end of this tenancy, less such deductions as provided in this Lease but no deduction will be made for damage due to reasonable wear and tear.
23. The Tenant may not use the Security Deposit as payment for the Rent.
24. Within 60 days after the termination of this tenancy, the Landlord will deliver or mail the Security Deposit less any proper deductions or with further demand for payment to: 2820 E College Ave suite F, State College, PA 16801, USA, or at such other place as the Tenant may advise.

### **Quiet Enjoyment**

25. The Landlord covenants that on paying the Rent and performing the covenants contained in this Lease, the Tenant will peacefully and quietly have, hold, and enjoy the Premises for the agreed term.

### **Distress**

26. If and whenever the Tenant is in default in payment of any money, whether hereby expressly reserved or deemed as Rent, or any part of the Rent, the Landlord may, without notice or any form of legal process, enter upon the Premises and seize, remove and sell the Tenant's goods, chattels and equipment from the Premises or seize, remove and sell any goods, chattels and equipment at any place to which the Tenant or any other person may have removed them, in the same manner as if they had remained and been distrained upon the Premises, all notwithstanding any rule of law or equity to the

contrary, and the Tenant hereby waives and renounces the benefit of any present or future statute or law limiting or eliminating the Landlord's right of distress.

### Overholding

27. If the Tenant continues to occupy the Premises without the written consent of the Landlord after the expiration or other termination of the Term, then, without any further written agreement, the Tenant will be a month-to-month tenant at a minimum monthly rental equal to twice the Base Rent and subject always to all of the other provisions of this Lease insofar as the same are applicable to a month-to-month tenancy and a tenancy from year to year will not be created by implication of law.

### Additional Rights on Reentry

28. If the Landlord reenters the Premises or terminates this Lease, then:
- a. notwithstanding any such termination or the Term thereby becoming forfeited and void, the provisions of this Lease relating to the consequences of termination will survive;
  - b. the Landlord may use such reasonable force as it may deem necessary for the purpose of gaining admittance to and retaking possession of the Premises and the Tenant hereby releases the Landlord from all actions, proceedings, claims and demands whatsoever for and in respect of any such forcible entry or any loss or damage in connection therewith or consequential thereupon;
  - c. the Landlord may expel and remove, forcibly, if necessary, the Tenant, those claiming under the Tenant, and their effects, as allowed by law, without being taken or deemed to be guilty of any manner of trespass;
  - d. in the event that the Landlord has removed the property of the Tenant, the Landlord may store such property in a public warehouse or at a place selected by the Landlord, at the expense of the Tenant. If the Landlord feels that it is not worth storing such property given its value and the cost to store it, then the Landlord may dispose of such property in its sole discretion and use such funds, if any, towards any indebtedness of the Tenant to the Landlord. The Landlord will not be responsible to the Tenant for the disposal of such property other than to provide any balance of the proceeds to the Tenant after paying any storage costs and any amounts owed by the Tenant to the Landlord;
  - e. the Landlord may relet the Premises or any part of the Premises for a term or terms which may be less or greater than the balance of the Term remaining

- and may grant reasonable concessions in connection with such reletting including any alterations and improvements to the Premises;
- f. after reentry, the Landlord may procure the appointment of a receiver to take possession and collect rents and profits of the business of the Tenant, and, if necessary to collect the rents and profits the receiver may carry on the business of the Tenant and take possession of the personal property used in the business of the Tenant, including inventory, trade fixtures, and furnishings, and use them in the business without compensating the Tenant;
  - g. after reentry, the Landlord may terminate the Lease on giving 5 days' written notice of termination to the Tenant. Without this notice, reentry of the Premises by the Landlord or its agents will not terminate this Lease;
  - h. the Tenant will pay to the Landlord on demand:
    - i. all rent, Additional Rent and other amounts payable under this Lease up to the time of reentry or termination, whichever is later;
    - ii. reasonable expenses as the Landlord incurs or has incurred in connection with the reentering, terminating, reletting, collecting sums due or payable by the Tenant, realizing upon assets seized; including without limitation, brokerage, fees and expenses and legal fees and disbursements and the expenses of keeping the Premises in good order, repairing the same and preparing them for reletting; and
    - iii. as liquidated damages for the loss of rent and other income of the Landlord expected to be derived from this Lease during the period which would have constituted the unexpired portion of the Term had it not been terminated, at the option of the Landlord, either:
      - 1. an amount determined by reducing to present worth at an assumed interest rate of 12% per annum all Base Rent and estimated Additional Rent to become payable during the period which would have constituted the unexpired portion of the Term, such determination to be made by the Landlord, who may make reasonable estimates of when any such other amounts would have become payable and may make such other assumptions of the facts as may be reasonable in the circumstances; or
      - 2. an amount equal to the Base Rent and estimated Additional Rent for a period of six months.

### **Inspections and Landlord's Right to Enter**

29. During the Term and any renewal of this Lease, the Landlord and its agents may enter the Premises to make inspections or repairs. Except where the Landlord or its agents consider it an emergency, the Landlord will provide the Tenant with written notice 24 hours prior to entering.

### **Renewal of Lease**

30. Upon giving written notice no later than 120 days before the expiration of the term of this Lease, the Tenant may renew this Lease for an additional term. All terms of the renewed lease will be the same except for any signing incentives/inducements and this renewal clause.

### **Tenant Improvements**

31. The Tenant will obtain written permission from the Landlord before doing any of the following:
- a. painting, wallpapering, redecorating or in any way significantly altering the appearance of the Premises;
  - b. removing or adding walls, or performing any structural alterations;
  - c. changing the amount of heat or power normally used on the Premises as well as installing additional electrical wiring or heating units;
  - d. subject to this Lease, placing or exposing or allowing to be placed or exposed anywhere inside or outside the Premises any placard, notice or sign for advertising or any other purpose;
  - e. affixing to or erecting upon or near the Premises any radio or TV antenna or tower, or satellite dish; or
  - f. installing or affixing upon or near the Premises any plant, equipment, machinery or apparatus without the Landlord's prior consent.

### **Utilities and Other Costs**

32. The Tenant is responsible for the direct payment of the following utilities and other charges in relation to the Premises: telephone, internet and cable.
33. The Tenant will also directly pay for the following utilities and other charges in relation to the Premises: University Area Joint Authority Wastewater Bill- billed every quarter, based on occupancy.

### **Insurance**

34. The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no

liability for any such loss. The Tenant is advised that, if insurance coverage is desired by the Tenant, the Tenant should inquire of Tenant's insurance agent regarding a Tenant's policy of insurance.

35. The Tenant is not responsible for insuring the Landlord's contents and furnishings in or about the Premises for either damage and loss, and the Tenant assumes no liability for any such loss.
36. The Tenant is not responsible for insuring the Premises for either damage and loss to the structure, mechanical or improvements to the Building on the Premises, and the Tenant assumes no liability for any such loss.
37. The Tenant is responsible for insuring the Premises for liability insurance for the benefit of the Tenant and the Landlord. The Tenant's insurance must be an amount not less than \$1,000,000.00.
38. The Tenant will provide proof of such insurance to the Landlord upon the issuance or renewal of such insurance.

### **Abandonment**

39. If at any time during the Term, the Tenant abandons the Premises or any part of the Premises, the Landlord may, at its option, enter the Premises by any means without being liable for any prosecution for such entering, and without becoming liable to the Tenant for damages or for any payment of any kind whatever, and may, at the Landlord's discretion, as agent for the Tenant, relet the Premises, or any part of the Premises, for the whole or any part of the then unexpired Term, and may receive and collect all rent payable by virtue of such reletting, and, at the Landlord's option, hold the Tenant liable for any difference between the Rent that would have been payable under this Lease during the balance of the unexpired Term, if this Lease had continued in force, and the net rent for such period realized by the Landlord by means of the reletting. If the Landlord's right of reentry is exercised following abandonment of the premises by the Tenant, then the Landlord may consider any personal property belonging to the Tenant and left on the Premises to also have been abandoned, in which case the Landlord may dispose of all such personal property in any manner the Landlord will deem proper and is relieved of all liability for doing so.

### **Governing Law**

40. It is the intention of the Parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the Commonwealth of Pennsylvania, without regard to the jurisdiction in which any action or special proceeding may be instituted.

### **Severability**

41. If there is a conflict between any provision of this Lease and the applicable legislation of the Commonwealth of Pennsylvania (the 'Act'), the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.

### **Assignment and Subletting**

42. The Tenant will not assign this Lease, or sublet or grant any concession or license to use the Premises or any part of the Premises. An assignment, subletting, concession, or license, whether by operation of law or otherwise, will be void and will, at the Landlord's option, terminate this Lease.

### **Bulk Sale**

43. No bulk sale of goods and assets of the Tenant may take place without first obtaining the written consent of the Landlord, which consent will not be unreasonably withheld so long as the Tenant and the Purchaser are able to provide the Landlord with assurances, in a form satisfactory to the Landlord, that the Tenant's obligations in this Lease will continue to be performed and respected, in the manner satisfactory to the Landlord, after completion of the said bulk sale.

### **Additional Provisions**

44. Tenant shall, at Tenant's expense, procure and maintain at all times during the term of this Lease, or of this Lease as extended, a policy of comprehensive public liability insurance insuring Tenant, with Landlord as an additional insured, against any liability arising out of the ownership, use, occupancy, or maintenance, of the Premises and appurtenant areas. Such insurance shall at all times be in an amount of not less than \$1,000,000.00 Combined Single Limit for injury to or death of any one person in any one occurrence for Bodily Injury including death and property damage. The limits of such insurance shall not limit the liability of Tenant. Tenant shall promptly deliver to Landlord certificates of insurance evidencing the existence and amounts of insurance. No such policy shall be cancelable or subject to reduction of coverage or other modification.

### **Care and Use of Premises**

45. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Premises.
46. Vehicles which the Landlord reasonably considers unsightly, noisy, dangerous, improperly insured, inoperable or unlicensed are not permitted in the Tenant's parking stall(s), and such vehicles may be towed away at the Tenant's expense. Parking facilities

are provided at the Tenant's own risk. The Tenant is required to park in only the space allotted to them.

47. The Tenant will not make (or allow to be made) any noise or nuisance which, in the reasonable opinion of the Landlord, disturbs the comfort or convenience of other tenants.
48. The Tenant will not engage in any illegal trade or activity on or about the Premises.
49. The Landlord and Tenant will comply with standards of health, sanitation, fire, housing and safety as required by law.

### **Surrender of Premises**

50. At the expiration of the lease term, the Tenant will quit and surrender the Premises in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and damages by the elements excepted.

### **Hazardous Materials**

51. The Tenant will not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Premises or that might be considered hazardous by any responsible insurance company.

### **Rules and Regulations**

52. The Tenant will obey all rules and regulations posted by the Landlord regarding the use and care of the Building, parking lot and other common facilities that are provided for the use of the Tenant in and around the Building on the Premises.

### **General Provisions**

53. Any waiver by the Landlord of any failure by the Tenant to perform or observe the provisions of this Lease will not operate as a waiver of the Landlord's rights under this Lease in respect of any subsequent defaults, breaches or nonperformance and will not defeat or affect in any way the Landlord's rights in respect of any subsequent default or breach.
54. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.
55. All sums payable by the Tenant to the Landlord pursuant to any provision of this Lease will be deemed to be Additional Rent and will be recoverable by the Landlord as rental arrears.

- 56. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
- 57. Time is of the essence in this Lease.
- 58. This Lease will constitute the entire agreement between the Landlord and the Tenant. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party to this Lease except to the extent incorporated in this Lease. In particular, no warranties of the Landlord not expressed in this Lease are to be implied.

IN WITNESS WHEREOF the Parties to this Lease have duly affixed their signatures under hand and seal, or by a duly authorized officer under seal, on this 8th day of January, 2024.

Carie Barnes  
(Witness)

Don Swahn  
(Witness)

CHANNEL COMMUNICATIONS (Landlord)

Per: [Signature]

Derek Roth  
Derek Roth (Tenant)

[Signature]  
Steve Kellogg (Tenant)

**FIRST AMENDED TOLLING AGREEMENT**

THIS FIRST AMENDED TOLLING AGREEMENT (this "Tolling Agreement") is made and entered into this 15 day of May, 2025, by and among College Township Zoning Hearing Board ("ZHB"), through its counsel Alan F. Kirk, Esquire and its Vice-Chairman, Steven J. Lynch, and Channel Communications, LLC, ("Applicant"), through its counsel David D. Engle, Esquire, Miller, Kistler & Campbell (each of the ZHB and Applicant are a "Party" and collectively the "Parties").

**Recitals:**

WHEREAS, the Applicant on April 16, 2024 filed an Application for a ZHB hearing in the nature of a request for a use variance ("Application") in response to a Zoning Enforcement Letter from the College Township ("Township") Zoning Officer;

WHEREAS, upon receipt of the Application, the ZHB had sixty (60) days to hold a hearing on the Application under the Pennsylvania Municipalities Planning Code and the College Township Zoning Ordinance;

WHEREAS, Township is working on several amendments to the Zoning Ordinance ("Amendments") regarding the Dale Summit area, which Amendments may alter the Applicant's need to proceed with the Application;

WHEREAS, in an effort to avoid litigation and expense related to scheduling and holding a hearing on the Application, the Parties negotiated a Tolling Agreement to extend the deadline to hold a hearing until June 25, 2025, which Tolling Agreement the ZHB voted unanimously to approve at its meeting on June 25, 2024;

WHEREAS, the Tolling Agreement was later signed on June 28, 2024;

WHEREAS, since that time, College Township Council has passed Ordinance O-25-01 permitting Indoor Recreation Facilities as a Conditional Use in the Township's General Industrial Zoning District;

WHEREAS, the Applicant will promptly file an Application for a Conditional Use Permit regarding the indoor recreation facility use being undertaken by tenant Legacy Boxing & Combat Academy, LLC at Applicant's facility;

WHEREAS, the remaining use subject to the initial Tolling Agreement is the places of assembly (church) use made by Applicant's tenant Radiant Life Ministries;

WHEREAS, Applicant's lease with Radiant Life Ministries terminates on September 30, 2026 at 11:59 p.m.;

WHEREAS, Township continues to work on several Amendments to its Zoning Ordinance regarding the Dale Summit area;

WHEREAS, the parties agree that Applicant's tenant Radiant Life Ministries may continue to engage in the places of assembly (church) use at the Applicant's property without the need to have a hearing on the pending ZHB Application until September 30, 2026;

WHEREAS, the parties agree that regardless of whether Township enacts any Dale Summit area Amendments, the right of Applicant and its tenant Radiant Life Ministries to engage in the places of assembly (church) use at Applicant's property shall cease as of 11:59 p.m. on September 30, 2026, and the Applicant's Application will be deemed withdrawn at that time.

NOW, THEREFORE, for good and valuable consideration, the Parties hereto agree as follows:

1. Effective Date. This First Amended Tolling Agreement shall be effective upon signing by all of the parties hereto.
2. Amendment to Tolling Agreement Date; Notice of Termination; End Date. The ZHB will not be required to hold a hearing on the Application on June 25, 2025. Either Party may elect to provide a Termination Notice to the other Party of its intent to terminate the Tolling Agreement giving the non-terminating Party twenty (20) days notice thereof. Regardless of whether Township enacts any Dale Summit area Amendments, the right of Applicant and its tenant Radiant Life Ministries to engage in the places of assembly (church) use at Applicant's property shall cease as of 11:59 p.m. on September 30, 2026, and the Applicant's Application will be deemed withdrawn at that time.
3. Certain Defenses Preserved. By entering into this First Amended Tolling Agreement, the Parties do not acknowledge the existence or validity of any claims of the other Party, and they expressly reserve any and all defenses to the claims of the other Party.
4. Benefit of Counsel. Each of the Parties has had the benefit of counsel of their choice and has been offered a sufficient opportunity to review this First Amended Tolling Agreement with counsel of their choice. The Parties further acknowledge that they have, individually or through their respective counsel, participated in the preparation of this Agreement, and it is understood that no provision hereof shall be construed against anyone by reason of the Party having drafted or prepared this Agreement and no canon of construction shall be applied that resolves ambiguities against the drafter of a document.
5. Jurisdiction and Governing Law. Any dispute regarding the interpretation of this Agreement will be submitted to the Court of Common Pleas of Centre County, Pennsylvania. This Agreement shall be construed and enforced in accordance with the laws of the Commonwealth of Pennsylvania without regard for its conflicts of law.

6. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument. This Agreement may be delivered by facsimile, electronic mail or other electronic transmission with the same effect and delivery of an original.

7. Representations. Each of the persons executing this Agreement represents and warrants that he or she has the full legal power, capacity, and authority to bind the Party on behalf of whom he or she is acting, and that this Agreement constitutes a legal, binding obligation of the Party enforceable in accordance with its terms.

8. Binding Effect. This Agreement shall be binding upon the heirs, personal representatives, partners, administrators, successors and assigns of each of the Parties.

9. Amendments and Extensions. This Agreement may not be modified, altered or amended except by a writing signed by or on behalf of all of the Parties hereto. This Agreement may be extended by further written agreement signed by or on behalf of all of the Parties hereto.

10. Notice. For purposes of any notices under this Agreement, the following contacts/addresses shall be used:

ZHB:

College Township Zoning Hearing Board  
1481 East College Avenue  
State College, PA 16801  
Email: [mgabrovsk@collegetownship.org](mailto:mgabrovsk@collegetownship.org)

With copy to Counsel:  
Alan F. Kirk, Esquire  
341 Science Park Road, Ste. 204  
State College, PA 16803  
Email: [alan@alanfkirk.com](mailto:alan@alanfkirk.com)

Applicant:

Channel Communications, LLC  
Attention: Penny Hain  
2820 East College Avenue, Suite 3B  
State College, PA 16801  
Email: [phain.whvltv@gmail.com](mailto:phain.whvltv@gmail.com)

With copy to Counsel:  
David D. Engle Esquire  
Miller, Kistler & Campbell  
720 S. Atherton Street, Suite 201  
State College, PA 16801  
Email: [dengle@mkclaw.com](mailto:dengle@mkclaw.com)

Either Party shall promptly notify the other Party of a change in address and/or contact information.

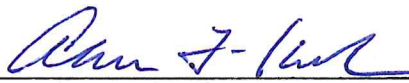
IN WITNESS HEREOF, and intending to be legally bound hereby, each of the Parties has caused this First Amended Tolling Agreement to be executed day and year set forth above.

WITNESS:

_____

ZHB:

By Counsel, Alan F. Kirk, P.C.

By:   
Alan F. Kirk, Esquire

WITNESS:

  
_____

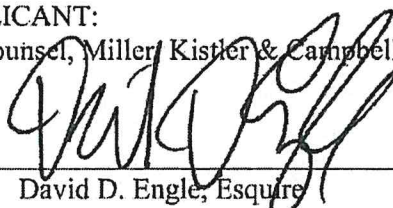
ZHB:

By Vice-Chairman, Steven J. Lyncha

By:   
Steven J. Lyncha

APPLICANT:

By Counsel, Miller, Kistler & Campbell

By:   
David D. Engle, Esquire



# COLLEGE TOWNSHIP

## MEMORANDUM

**To:** College Township Planning Commission

**From:** Lindsay K. Schoch, AICP | Principal Planner

**Date:** February 10, 2026 (for discussion at the February 17 Planning Commission Meeting)

**Re:** Uses in Dale Summit – Part 2

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### Introduction

On February 3, 2026, the College Township Planning Commission was presented with a working list of Uses which are being considered for the Hybrid/Form-Based Code in Dale Summit. The Planning Commission made progress but also had some questions. Staff were charged with contacting DPZ CoDesign, the Township's Planning Consultant for clarification on some of the questions. Since the February 3 meeting, staff have been able to reach out to DPZ, who in turn provided feedback, which is noted in the following memo. In addition, staff also met and discussed the results of the meeting, plus the feedback from DPZ.

### Land Uses and Form-Based Code

Form-Based Code (or our Hybrid Form-Based Code) keeps land uses broad and flexible. For example, a Pilates studio and a yoga studio are treated the same because they fit into the same types of buildings and have similar impacts, such as minimal noise, vibration, or odors. The focus is on whether the building and the activity fit the physical form and character of the area/building, rather than on the specific type of use.

### Conclusion

Overall, the additional coordination with DPZ CoDesign and internal staff discussions helped clarify outstanding questions and refine how uses can be organized within the Hybrid/Form-Based Code framework. Updated information reinforces the intent to keep uses flexible while ensuring compatibility with building form and the Township's existing regulatory context. This memo is intended to support continued discussion and provide a clearer foundation as the Planning Commission moves forward with developing the Dale Summit Hybrid/Form-Based Code.

### Attachments:

**Table 1** - Questions and Answers regarding Uses and Definitions in the Hybrid/Form-Based Code | Provided by DPZ Co-Design

**Table 2** – Uses in Dale Summit | Provided by Staff after internal review

**Table 1**

<p align="center"><b>Questions and Answers regarding Uses and Definitions in the Hybrid/Form-Based Code Provided by DPZ Co-Design</b></p>		
1.	Question	If a use is not permitted or noted in the table, is the use typically not permitted or assumed to be permitted?
	Answer	The use is not permitted.
2.	Question	Would any uses which are not specifically mentioned be considered for a conditional use?
	Answer	They may be. If you see a use, you think should be included, conditionally (with standards) that does not fit comfortably into one of the listed categories, we can add it.
3.	Question	Is there any magic behind “More than 8 dwelling units per lot”?
	Answer	This just means larger buildings with more than 8 (of if we prefer 12) units/lot are classified differently as larger multi-family buildings.
4.	Question	Lodging (hotels/motels) does this also include group homes or halfway houses?
	Answer	No, as those typically have a lot of state requirements attached to them. We could add a category under residential called “Community Residence Home or Facility”, as they should be permitted here. Sometimes, cities classify them under “Commercial Uses” instead, but they are more appropriate under Residential. You may not want halfway houses here, however.
5.	Question	Gas Stations (does this include dispensing of gas? Also, what about convenience stores?) One member suggests we use % of revenue to determine if the use is a gas station or convenience store.
	Answer	If they pump gas, they are first and foremost a gas station with a convenience store. Do not complicate it by asking for % of revenue. What matters is Form, as % of revenue can vary and change.
6.	Question	Permanent Markets vs. Temporary Markets
	Answer	It has been a while, but you likely have a definition of “temporary” in your code, so a temporary market is not permanent, and a good example is a Saturday Farmer’s market.
7.	Question	Package Liquor Stores. AKA Liquor Store, State Store.
	Answer	This may have been a point of confusion early on in ordinance development, therefore the use was only placed in the special district, but the use can fit in other areas, so long as it fits the form.

8.	Question	What use would a YMCA fall under or similarly, Indoor Recreation Uses?
	Answer	Unsure why this was not included as a use, but could fall under “Place of Assembly” or Recreational under Civic to allow for a YMCA / Indoor Rec Facility.
9.	Question	What do Ambulatory Uses include?
	Answer	
10.	Question	Where does Retail fall, as it is not noted in the tables.
	Answer	This is an obvious category and should be included.
11.	Question	Difference between light manufacturing and light industrial
	Answer	We feel these could be combined.
12.	Question	Should automobile sales and services be of the same use?
	Answer	Why not permit automobile sales if in an enclosed building as we now see with Tesla and such? Services could be in the Special District too, if small scale and fits form.
13.	Question	Explain the differences between Commercial Laundry and Dry Cleaners.
	Answer	Commercial laundry is a heavy duty; dry cleaner is the mom and pop typically. Not sure why we would not include commercial laundry, so long as it fits the form.
14.	Question	Meeting halls, including Social Halls?
	Answer	Can be under Civic/Recreation or Cultural
15.	Question	Why is warehousing under Agricultural uses?
	Answer	I wonder if legacy from your code, but it could be in commercial if it first form, or under Industrial as they often have blank facades and only permitted in Special Districts
16.	Question	Green House use (small-scale or commercial) what’s the intent behind this? Would they just be accessory to an allowable sue?
	Answer	There is a historic house nearby with a green house. Unlikely to be an issue.
17.	Question	What about grain storage? Would this be a part of a brewery operation? Or more of an agricultural use?
	Answer	Agricultural use and unlikely here as the area transitions.

Table 2 Permitted Uses in Dale Summit

Key:	■ Permitted Use by Right	□ Conditional Use	
Use	Zone		
	Mixed Neighborhood	Mixed Core	SD 1- Nittany Mall
<b>Residential</b>			
1 - 7 Dwellings per Lot	■	■	
8 Dwellings per Lot	■	■	■
More than 8 Dwellings per Lot		■	■
Live/Work	■	■	■
<b>Lodging</b>			
12 Rooms or Less	■	■	
More than 12 Rooms		■	■
<b>Commercial</b>			
Automobile Sales/Services			■
Commercial Laundry			■
Day Care	■	■	■
Dry Cleaners	■	■	■
Food & Beverage	■	■	■
Market, Permanent	■	■	■
Market, Temporary	■	■	■
Office	■	■	■
Liquor Store / State Store	■	■	■
Self-Storage			■
Service, Professional	■	■	■
Service, Personal	■	■	■
Theatre		■	■
<b>Civic</b>			
Convention of Exhibition Facility	□		□
Cultural (Library, Museum, Gallery)	□	□	
Performing Arts	□	□	□
Meeting Hall	□	□	
Religious Assembly	■	■	■
School, Elementary or Middle	□	□	□
School, High	□	□	□
School, College or University			□
Visitors Centers		□	□

Indoor Recreation Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Civil Support</b>			
Ambulatory		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fire/Police	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Hospital			<input checked="" type="checkbox"/>
<b>Open Space / Recreation</b>			
Community Garden	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Green	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Multi-Purpose field	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Park	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Playground	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Plaza	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Square	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Agricultural</b>			
Processing/Packaging			<input checked="" type="checkbox"/>
Forestry			<input checked="" type="checkbox"/>
Grazing of cattle and horses			<input checked="" type="checkbox"/>
Farming and Ranching			<input checked="" type="checkbox"/>
Stables			<input checked="" type="checkbox"/>
Stockyards			<input checked="" type="checkbox"/>
Wine tasting	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Green House	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Grain Storage			<input checked="" type="checkbox"/>
<b>Industrial (light)</b>			
Ground Transportation			<input checked="" type="checkbox"/>
Light Industrial / Light Manufacturing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Storage and Distribution			<input checked="" type="checkbox"/>
Mobility Hub			<input checked="" type="checkbox"/>
Warehousing			<input checked="" type="checkbox"/>



FEBRUARY 2026

**SUBDIVISION/LAND DEVELOPMENT PLAN COUNCIL ACTION DEADLINES**

Title	Submitted	Action Deadline
PSU – Relocate Bike at Innov.	1/20/2026	4/20/2026

**SUBDIVISION/LAND DEVELOPMENT PLAN ACTIVITY**

Title	Recording Deadline	Comments
Summit Park Subdivision (Preliminary) will need fully executed plan set once staff is satisfied w/ changes	February 23, 2026	7/17/23 submitted, comment req. sent 7/18; comments due 7/28; revision due 8/7; comments due 8/11; to PC 8/14; to CTC 9/7; 9/8/23 conditional approval letter sent; JRA note is good; 11/4 emailed for extension request; drawings submitted for RR crossing, cost estimate received; looking into grants; revision received 6/11/2025; revisions received 9/29; comments due 10/17, revision due 10/27; comments due 11/14, sent 11/17; revision due 12/1, not received yet
St. Ives Canterbury Crossing	February 17, 2026	6/17 submitted; 6/30 completeness review and comment request letter sent; 7/11 comments due; 7/21 revision due; comments due 7/31; to PC 8/5; to CTC 8/21; 8/22 conditional approval emailed, accepted 8/26; ext req rcvd 10/24, to CTC 11/6, approval sent 11/7; <b>ext req rcvd 1/27, to CTC 2/5</b> , approval to be sent 2/6
CREW 814 Phase 1 Final	March 18, 2026	9/22 submitted; 9/23 completeness review and comment request letter sent; 10/2 to CTC initial review; 10/24 comments due; revision due 11/3; extension requested by Twp 10/29, granted by PTE 10/30; 11/3 meeting w/ PTE; revision due 11/17; to CTC 11/20; comments due 12/1; revision due 12/8; to CTC 12/18 for action; 12/22 conditional approval letter sent, 12/23 accepted; agreement to come
Greystar Hastings and University Student Housing	March 4, 2026	10/20 submitted; 10/21 completeness review and determined CT staff only review needed; 10/31 comments due; 11/10 revision due; 11/14 comments due; to PC 11/18; to CTC 12/4; 12/5 conditional approval letter sent, 12/11 accepted; to coordinate with Keller Eng.

PAM Health Subdivision	April 5, 2026	10/28 submitted; 10/29 completeness review and comment request letter sent; 11/14 comments due, sent 11/17; revision due 11/24; to PC 12/2; to CTC 1/5; 1/6 conditional approval letter sent, 1/6 accepted; property to be posted for Public hearing 2/6; Intent to Serve letter issued by CTWA; Agreement to be reviewed to include water
PSU – Relocate Bike @ Innov.	April 20, 2026	1/20 submitted; 1/20 completeness review and Comment request letter sent; 1/30 comments due; revision due 2/9; comments due 2/13; <b>to PC 2/17</b> , to CTC 3/5

### **MINOR PLANS**

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Summit Park/Stuckey	Submitted 8/8/2025 Expires 10/7/2025 <b>Record by 3/30/2026</b>	sent to Schnure, Kauffman & Wargo; comments due 8/22; revision due (Tues) 9/2; comments due 9/19; no more comments from staff, approval letter dated 12/30
Maxwell Storage	Submitted 12/22/2025 Expires 02/20/2026	sent to Schnure, Kauffman & Wargo; comments due 1/9/2026; revision due 2/2; comments due 2/6
PSU-Bee Research Facility	Submitted 1/5/2026 Expires 3/6/2026	sent to Schnure, Kauffman & Wargo; comments due 1/16, sent 1/20; revision due 2/9
PSU-Road Realignment	Submitted 1/5/2026 Expires 3/6/2026	sent to Schnure, Kauffman & Wargo; comments due 1/16, sent 1/20; revision due 2/9

### **OTHER**

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Dale Summit Area Plan	12/22/2023 Draft sent to CTC and PC; Joint meeting CTC/PC 1/24/2024; 1/29 FBC distributed; 3/26 CTC/PC joint meeting; to be remanded to PC 5/7; 5/7 PC had questions about remand; 6/6 CTC received questions, DPZ to answer; 8/6 PC to get into FBC; staff to send 8/6 PC meeting recording to DPZ; 9/3 PC recommended tabling the discussion; joint meeting 11/20/24; sent DPZ link to 11/19 PC meeting and copy of PRD for comment; 1/21/2025 PC/CTC joint meeting to be scheduled soon; Feb & March PC commercial/neighborhood street discussions; 4/30 joint CTC/PC meeting; 5/29 binders distributed to team, 6/3 to PC; joint meeting to be scheduled; 11/18 provided PC with all summary of changes to this point; joint meeting to be scheduled; 1/28 CTC&PC joint meeting; 2/3 PC reviewed uses, to continue 2/17; ongoing
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College/Houserville/Pike Bridge	PennDOT traffic count to occur early October 2024; meeting 1/16/2025 to address areas of concern, work to be 100 days, traffic detours discussed; 5/28 preliminary utility meeting on-site; 7/1 received design field view package; on-site meeting scheduled for 7/15; detour to be in place 6/1-10/9; ongoing
E College/Gerald/Struble Signal	Coordinate with Columbia Gas and PennDOT; to include traffic and railroad signal; potential start March/April 2025; contractor to layout signal poles, then call meeting with CT, PennDOT & Gibson-Thomas; meeting to be set; 8/29/25 poles delivered; ongoing
E Park System (7 signals)	2/23/24 submitted to PennDOT; awarded August 2024; 1/6/25 Trans provided Eng. Proposal, accepted; counts to begin Feb/March; 3/10 kick-off meeting at CT Trans, CT & PennDOT; 6/4 Trans submitted requested data to PennDOT; 9/2 Trans waiting on PennDOT comments; Comments received; to bid soon; ongoing
E College/322 (4 signals) ARLE	Awarded \$146,320; 9/9/24 Trans starting traffic counts, 9/16 counts completed; 1/6/25 Trans waiting for PennDOT comments; analysis & final design to be completed Jan/Feb 2025; 3/10 Trans received comments from PennDOT; 9/3 Trans making design upgrades from PennDOT comments; bid opening 12/9; has been awarded, NTP issued (?); ongoing
University & Curtin GLG	Grant submitted 2/27/25; to budget \$126,000 for 2026; kick-off with Trans Associates 2/11; ongoing
E College & Shiloh + Decibel cabinet replacement	Bid opened 8/26, awarded 9/4 to M&B Services; waiting on contractor

## **TRACKING**

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126 Randy Lane	Submitted 7/18/2025, Exp 9/16/2025; comments by 8/1; revision 8/11; Zoning permit issued; to check w/ code if building permit will be issued
Benner/PSU PFAS	CT comment: keep process open and transparent; DEP acknowledged receipt of PSU NIR (notice of intent to remediate); CT residents impacted by plume (hence transparency request); 10/27 received PIP; established info centers are Benner Township and a website; 2/4 no updates

## **ENGINEERING BOND/LOC SURETY EXPIRING SOON**

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Winfield Heights Phase 2 – exp. March 2026

## **LDP's UNDER CONSTRUCTION**

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Canterbury Crossing  
Mount Nittany Medical Center  
PSU Soccer Complex  
State College VA Parking  
UAJA Biosolids Upgrade Project  
Maxwell Storage  
Mount Nittany Elementary School

Winfield Heights  
Home2Suites  
Rearden Steel  
335 Innovation Building  
Nittany Casino  
PSU Beaver Stadium  
7 Brew

Stocker (Zoning)  
Arize (Zoning)  
Jersey Mike's (Zoning)