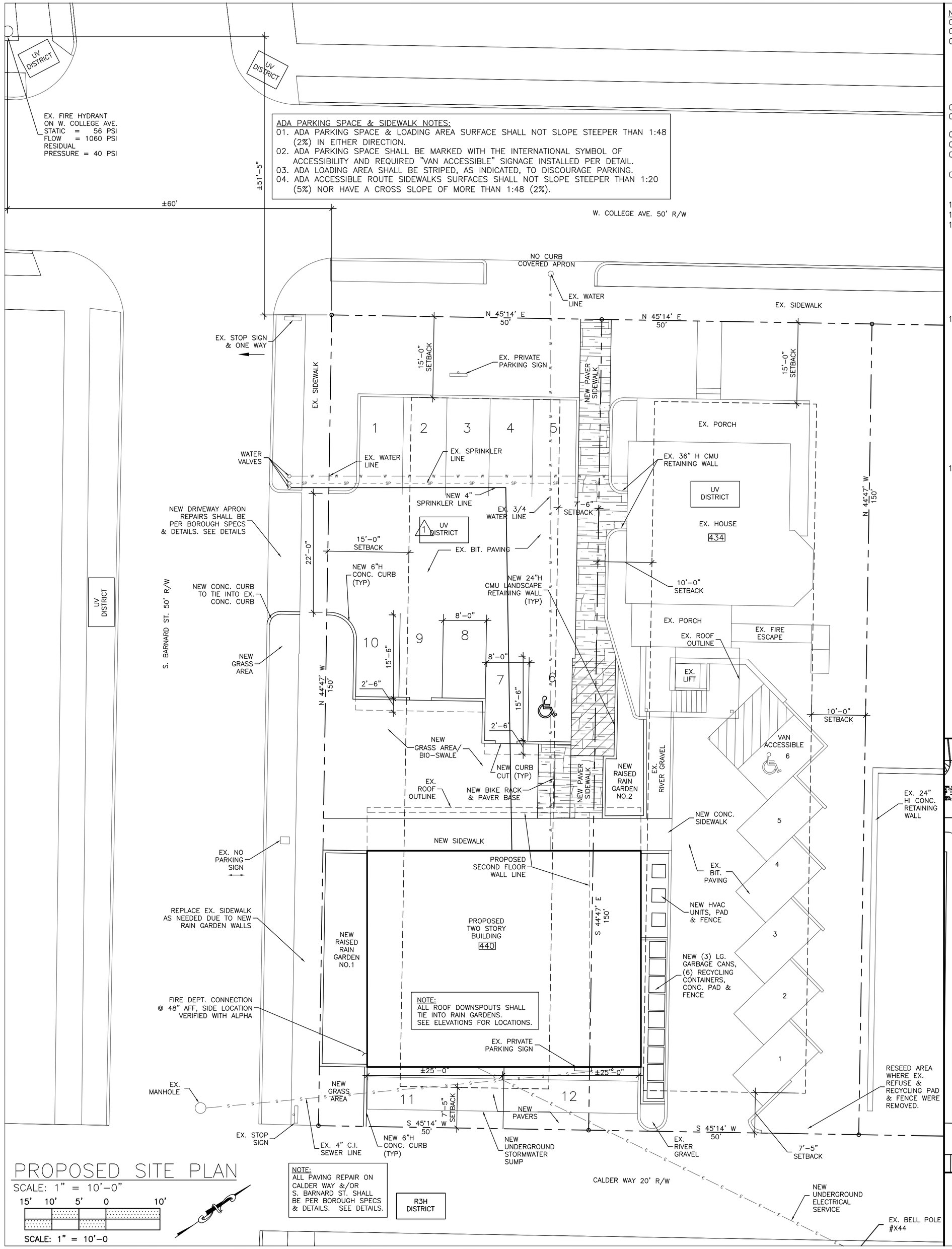


ADA PARKING SPACE & SIDEWALK NOTES:
01. ADA PARKING SPACE & LOADING AREA SURFACE SHALL NOT SLOPE STEEPER THAN 1:48 (2%) IN EITHER DIRECTION.
02. ADA PARKING SPACE SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND REQUIRED "VAN ACCESSIBLE" SIGNAGE INSTALLED PER DETAIL.
03. ADA LOADING AREA SHALL BE STRIPED, AS INDICATED, TO DISCOURAGE PARKING.
04. ADA ACCESSIBLE ROUTE SIDEWALKS SURFACES SHALL NOT SLOPE STEEPER THAN 1:20 (5%) NOR HAVE A CROSS SLOPE OF MORE THAN 1:48 (2%).

NOTE:
ALL ROOF DOWNSPOUTS SHALL TIE INTO RAIN GARDENS. SEE ELEVATIONS FOR LOCATIONS.

NOTE:
ALL PAVING REPAIR ON CALDER WAY &/OR S. BARNARD ST. SHALL BE PER BOROUGH SPECS & DETAILS. SEE DETAILS.

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

15' 10' 5' 0 10'

SCALE: 1" = 10'-0

NOTES:
01. PROPERTY IN QUESTION: 440 W. COLLEGE AVE.
02. PROPERTY IS ZONED UV.
03. THE PROPERTY IS OWNED BY: (NAME(S))
(ADDRESS)
STATE COLLEGE, PA 16803

D.B. 1781, PG. #58
[TRACT #2]

04. TAX MAP PARCEL NO.: 36-11-112
05. ALL PROPERTY SETBACKS ARE EXISTING & FALL UNDER THE EXCEPTION TO SETBACK REQUIREMENTS.
06. EXISTING TOTAL LOT AREA: 7,500 SF
07. PROPOSED TOTAL LOT AREA: 7,500 SF (NO CHANGE)
08. EXISTING LOT (ALL STRUCTURES) COVERAGE: 1,995 SF = 27% COVERAGE (25% MAX.)
09. PROPOSED LOT (ALL STRUCTURES) COVERAGE: 1,995 SF = 27% COVERAGE (25% MAX.) (NO CHANGE)
10. EXISTING OPEN SPACE: 1,323 SF = 16% (10% MIN.)
11. PROPOSED OPEN SPACE: 1,967 SF = 26% (25% MIN.)
12. 440 W. COLLEGE AVE. – EXISTING USE – COMMERCIAL/RETAIL

RETAIL SPACE: 2,027 SF

BUILDING HEIGHT: ±15' (30' MAX.)

PARKING REQUIRED: 1/250 SF = (9) PARKING SPACES

PARKING PROVIDED: (12) PARKING SPACES

13. 440 W. COLLEGE AVE. – PROPOSED USE: COMMERCIAL/CAFÉ (2) APARTMENTS

GROUND FLOOR: CAFÉ: 827 SF
MECHANICAL CLOSET: 66 SF
GROUND FLOOR: APARTMENT 100: 1,029 SF
STAIRS: 105 SF
UPPER FLOOR: APARTMENT 200: 1,868 SF
TOTAL FLOOR: 3,895 SF

BUILDING HEIGHT: 28'-0" (30' MAX.)

RESIDENTIAL USE:
APARTMENT 100: (4) BEDROOMS – 5 PERSONS
APARTMENT 200: (7) BEDROOMS – 9 PERSONS

14. BUILDING TABULATION:

EXISTING COMMERCIAL BUILDING:

FLOOR AREA 440 SIDE: 1,647 SF
FLOOR AREA 434 SIDE: 380 SF
TOTAL FLOOR AREA: 2,027 SF

EXPANDED BUILDING:

FLOOR AREA 440 SIDE: 1,647 SF
FLOOR AREA 434 SIDE: 380 SF
SECOND FLOOR ADDITION 440 SIDE: 1,868 SF
TOTAL FLOOR AREA: 3,895 SF

NOTE: 43.3 FIZ POINTS WERE AWARDED 03/05/08 BY THE DRB. 29.8 POINTS ARE ASSIGNED TO INCREASING THE BUILDING SIZE. 9.1 POINTS ARE ASSIGNED TO REDUCING THE REQUIRED PARKING BY (1) PARKING SPACE. THE REMAINING 4.4 POINTS ARE UNASSIGNED AT THIS TIME.

15. PARKING REQUIRED:

CAFÉ: EXEMPT
APT. 100 (4) BDRMS: 4 PARKING SPACES
APT. 200 (7) BDRMS: 7 PARKING SPACES
TOTAL REQUIRED: 11 PARKING SPACES

NOTE: 9.1 FIZ POINTS ARE ASSIGNED TO REDUCING THE REQUIRED PARKING BY (1) PARKING SPACE.

PARKING PROVIDED: (12) PARKING SPACES

NOTE: (2) PARKING SPACES ARE ASSIGNED TO 434 W. COLLEGE AVE. IN OFF-SITE SHARED PARKING AGREEMENT.

16. ALL UTILITIES WILL BE PROVIDED UNDERGROUND.

17. STRUCTURES UTILIZE INDEPENDENT INDIVIDUAL GARBAGE AND RECYCLING CONTAINERS LOCATED ALONG THE SIDE OF 440/434 PROPERTY LINE.

18. STRUCTURE WILL HAVE A NEW FIRE SUPPRESSION SYSTEM INSTALLED THROUGHOUT.

19. THE FOLLOWING INFORMATION PERTAINS TO THE 434 W. COLLEGE AVE. PROPERTY:

01. PROPERTY IS ZONED UV.
02. THE PROPERTY IS OWNED BY:

(OWNER NAME(S))
(ADDRESS)
STATE COLLEGE, PA 16803

D.B. 1781, PG. #58

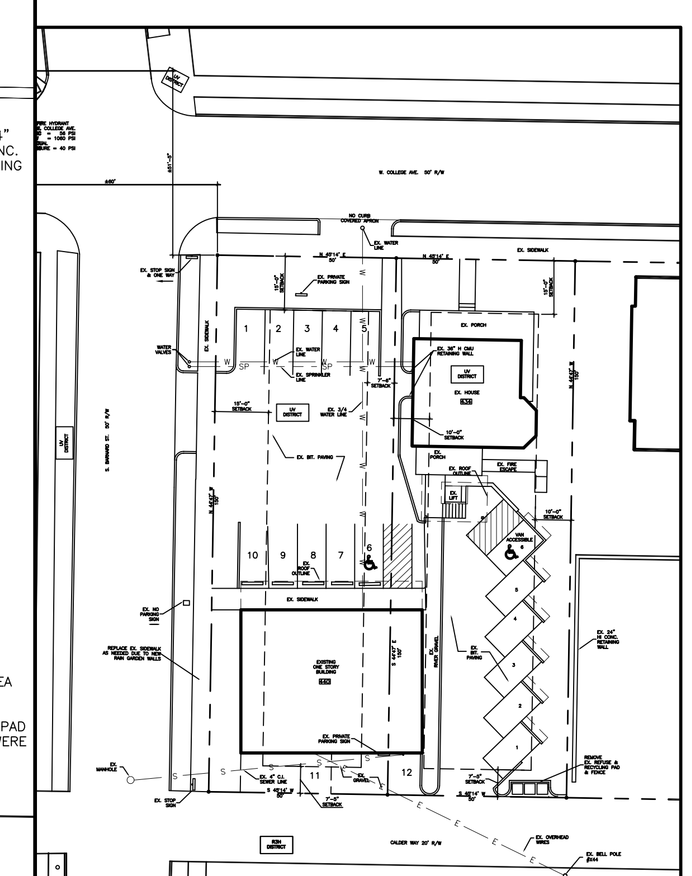
03. TAX MAP PARCEL NO.: 36-11-113
04. EXISTING TOTAL LOT AREA: 7,500 SF
05. PROPOSED TOTAL LOT AREA: 7,500 SF (NO CHANGE)
06. EXISTING LOT (BUILDING) COVERAGE: 1,859 SF = 25% COVERAGE (25% MAX.)
07. PROPOSED LOT (BUILDING) COVERAGE: 1,859 SF = 25% COVERAGE (25% MAX.) (NO CHANGE)
08. EXISTING OPEN SPACE: 2,689 SF = 36% (25% MIN.)
09. PROPOSED OPEN SPACE: 2,617 SF = 35% (25% MIN.)

20. A VARIANCE WAS GRANTED ON DECEMBER 10, 2007, AUTHORIZING CONSTRUCTION OF THE FOLLOWING:

01. SECTION 1927.c, TO CONSTRUCT A SECOND STORY ADDITION & NEW COLUMNS WITHIN THE FRONT YARD & SIDE YARD SETBACKS.
02. SECTION 1927.c, TO CONSTRUCT A NEW SHED ROOF WITHIN THE SIDE YARD SETBACK.
03. SECTION 2103, TO CONSTRUCT THE NEW COLUMNS.

VARIANCE IS GRANTED PROVIDED THE FOLLOWING CONDITIONS ARE MET:

01. CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA STORM WATER MANAGEMENT ACT.
02. EXISTING & PROPOSED REFUSE STORAGE SHALL BE FENCED-IN TO SHIELD SIGHT FROM PROPERTIES ACROSS CALDER WAY.



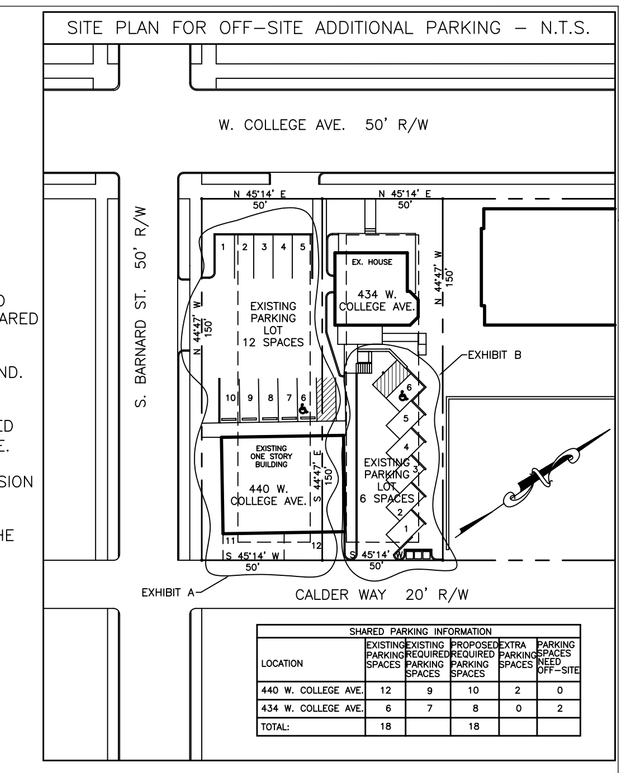
EXISTING SITE PLAN

SCALE: 1" = 30'-0"

15' 10' 5' 0 10' 20' 30'

SCALE: 1" = 30'-0

SITE PLAN FOR OFF-SITE ADDITIONAL PARKING – N.T.S.



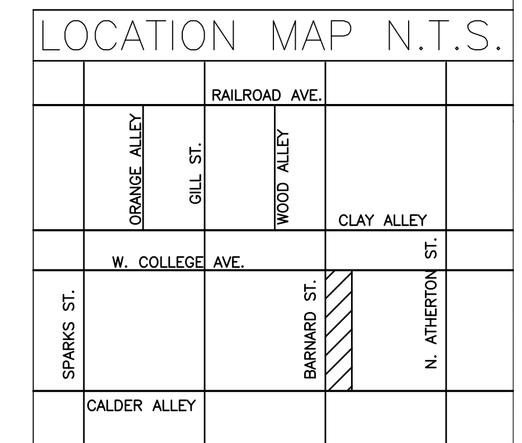
SHARED PARKING INFORMATION					
LOCATION	EXISTING PARKING SPACES	EXISTING REQUIRED PARKING SPACES	PROPOSED REQUIRED PARKING SPACES	EXTRA PARKING SPACES	PARKING SPACES NEED OFF-SITE
440 W. COLLEGE AVE.	12	9	10	2	0
434 W. COLLEGE AVE.	6	7	8	0	2
TOTAL:	18		18		

OFF-SITE PARKING AGREEMENT

(OWNER A) AND (OWNER B) HAVE ENTERED INTO A PARKING AGREEMENT. THIS AGREEMENT HAS BEEN RECORDED AT THE CENTRE COUNTY RECORDER'S OFFICE. IT WAS RECORDED ON SEPTEMBER DAY OF 29 2008, RECORD BOOK 02021 PAGE 0268.

IN ACCORDANCE WITH THE STATE COLLEGE BOROUGH ZONING ORDINANCE, URBAN VILLAGE DISTRICT, SECTION 1927 (j) (2), DO HEREBY SUBMIT THIS AGREEMENT, TO ASSURE THAT THE REQUIRED (2) OFF-SITE PARKING SPACES WILL REMAIN UNDER THE CONTROL OF THE OWNER. SAID OFF-SITE PARKING SPACES ARE INDICATED ON THE "SITE PLAN FOR OFF-SITE ADDITIONAL PARKING" LOCATED ON THIS DRAWING.

LOCATION MAP N.T.S.



CONSTRUCTION TYPE

IBC 2006: 5B

OCCUPANCY TYPE

IBC 2006: R-2

ARCHITECT'S CERTIFICATION

I, THE UNDERSIGNED, A REGISTERED ARCHITECT IN THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN REPRESENTS THE TRACTS OF LANDS AS SHOWN PER THE DEED DESCRIPTIONS.

SIGNATURE DATE

BOROUGH ARBORIST APPROVAL

APPROVED ON THIS THE _____ DAY OF _____, 20_____.

BY _____
STATE COLLEGE BOROUGH ARBORIST

AGREEMENT OF OWNER

AS OWNER OF THIS PROPERTY, I AGREE TO MAINTAIN ALL LANDSCAPING AS INDICATED ON THIS PLAN.

SIGNATURE DATE

MUNICIPAL APPROVAL

APPROVED ON THIS THE _____ DAY OF _____, 20_____.

BY _____
STATE COLLEGE BOROUGH PLANNING OFFICE

RECORDER OF DEEDS

RECORDED ON THIS _____ DAY OF _____ 20__ IN THE RECORDERS OFFICE OF THE CENTRE COUNTY IN PLAT BOOK VOLUME _____ PAGE _____ GIVEN UNDER MY HAND AND SEAL OF THE SAID OFFICE ON THE DATE ABOVE WRITTEN.

RECORDER:_____

GENERAL UTILITY AND ACT 172 INFORMATION

NOTE: CALL 1-800-242-1776. PA ACT 172 REQUIRES (3) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, BLAST, DRILL, OR DEMOLISH.

A. SEWAGE (SANITARY & STORM) BOROUGH OF STATE COLLEGE
243 S. ALLEN STREET, STATE COLLEGE, PA 16801
PHONE: 1-814-234-7100
B. WATER: STATE COLLEGE WATER AUTHORITY
1201 WEST BRANCH ROAD, STATE COLLEGE, PA 16801
PHONE: 1-814-238-6766
C. ELECTRIC: ALLEGHENY POWER COMPANY
2800 EAST COLLEGE AVE., STATE COLLEGE, PA 16801
PHONE: 1-800-255-3443
D. TELEPHONE: VERIZON
2325 GREENTECH DRIVE, STATE COLLEGE, PA 16801
PHONE: 1-800-479-1919
E. GAS: COLUMBIA GAS OF PENNSYLVANIA
2550 CAROLEAN INDUSTRIAL DRIVE, STATE COLLEGE, PA 16801
PHONE: 1-888-460-4332
F. CABLE TV: COMCAST
1155 BENNER PIKE, STATE COLLEGE, PA 16801
PHONE: 1-814-238-3096

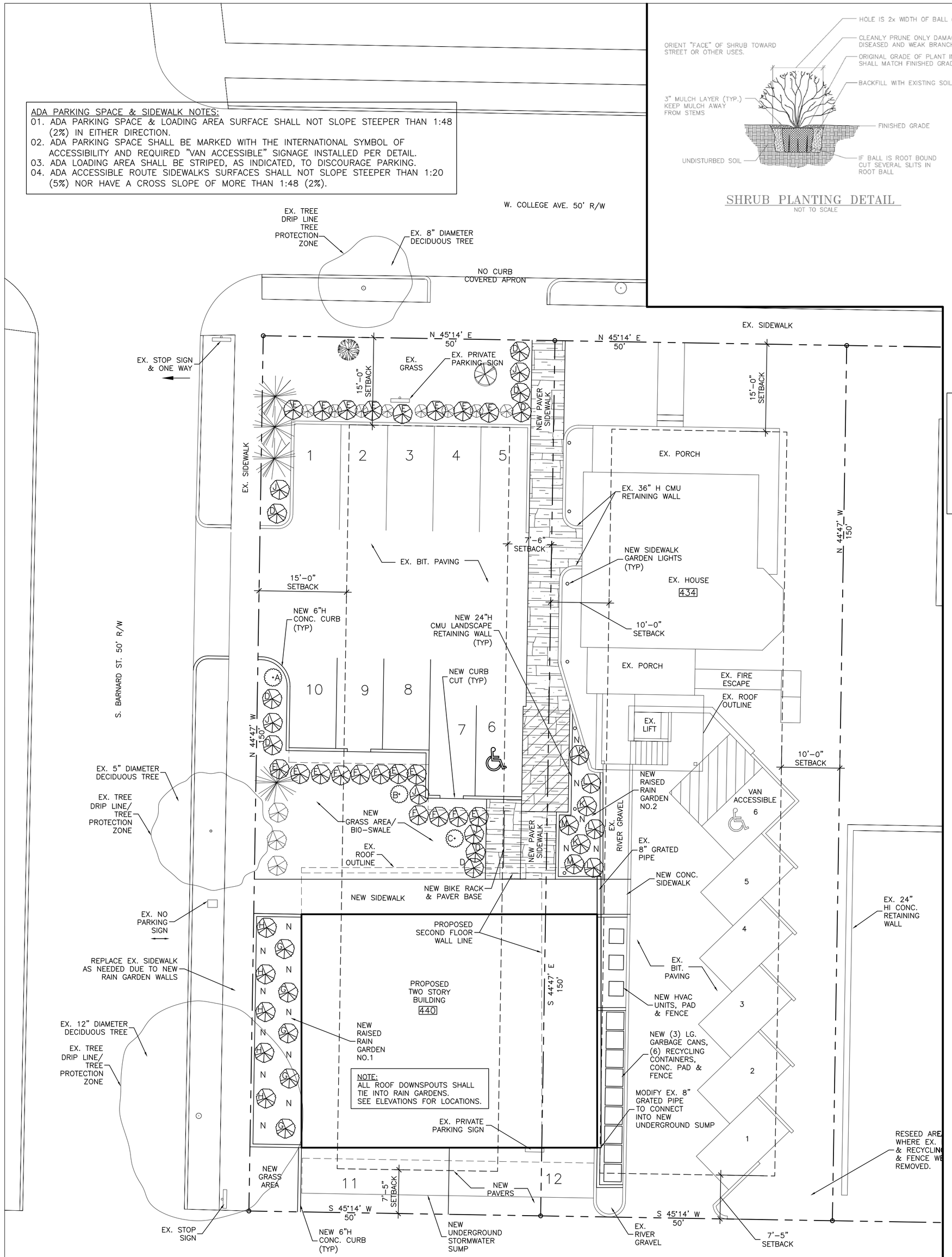
CERTIFICATION OF OWNERSHIP

RECORDED ON THIS _____ DAY OF _____ 20__ THE UNDERSIGNED OWNERS PERSONALLY APPEARED BEFORE ME AND CERTIFIED THAT THEY WERE THE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAN AND ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIGNS, THE SAME TO BE RECORDED AS SUCH ACCORDING TO THE LAW.

WITNESS MY HAND AND SEAL, THIS DATE _____

NOTARY PUBLIC COMMISSION EXPIRES

ADA PARKING SPACE & SIDEWALK NOTES:
01. ADA PARKING SPACE & LOADING AREA SURFACE SHALL NOT SLOPE STEEPER THAN 1:48 (2%) IN EITHER DIRECTION.
02. ADA PARKING SPACE SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND REQUIRED "VAN ACCESSIBLE" SIGNAGE INSTALLED PER DETAIL.
03. ADA LOADING AREA SHALL BE STRIPED, AS INDICATED, TO DISCOURAGE PARKING.
04. ADA ACCESSIBLE ROUTE SIDEWALKS SURFACES SHALL NOT SLOPE STEEPER THAN 1:20 (5%) NOR HAVE A CROSS SLOPE OF MORE THAN 1:48 (2%).



EXISTING/PROPOSED LANDSCAPE PLAN

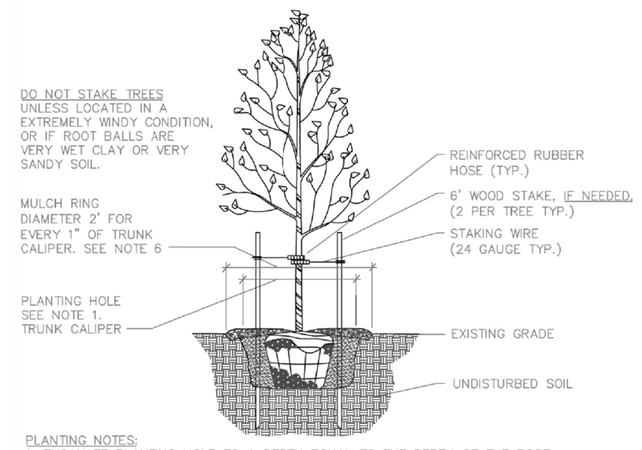
SCALE: 1" = 10'-0"

15' 10' 5' 0 10'

SCALE: 1" = 10'-0

SHRUB PLANTING DETAIL

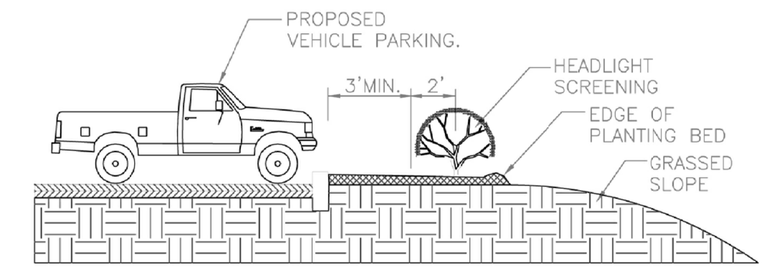
NOT TO SCALE



PLANTING NOTES:
1. EXCAVATE PLANTING HOLE TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL. WIDTH OF THE HOLE SHALL BE TWICE THE ROOT BALL WIDTH.
2. ROOT BALL MUST BE AT, OR SLIGHTLY ABOVE FINISHED GRADE. DO NOT COVER THE ROOT BALL WITH SOIL.
3. CUT TWINE AND BURLAP FROM AROUND THE TRUNK. CUT WIRE BASKET, WHERE APPLICABLE, FROM THE TOP PORTION OF THE ROOT BALL.
4. BACKFILL WITH EXISTING SOIL. USE OF SOIL AMENDMENTS IS NOT RECOMMENDED. TAMP SOIL FIRMLY.
5. HAND CUT MULCH RING, 3" MINIMUM DEPTH, IF TREE IS LOCATED IN A TURF AREA. PLACE 3" SHREDDED TANBARK MULCH IN RING. TAPER MULCH TO 0" AT TRUNK.
6. PRUNE ONLY DEAD, BROKEN, OR CROSSOVER LIMBS.

TREE PLANTING DETAIL

NOT TO SCALE



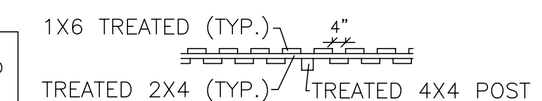
NOTE: IN ORDER TO INCREASE THE EFFECTIVENESS OF THE HEADLIGHT SCREENING, THE PROPOSED PLANTING BED SHALL BE INSTALLED SO THAT THE BASE OF ALL PLANTS SHALL BE EQUAL TO OR HIGHER THAN THE LEVEL OF THE ADJOINING PARKING PAVEMENT. PLANTS SHALL ALSO BE PLANTED AS TO LEAVE A MINIMUM OF THREE FEET BETWEEN THE FACE OF CURB AND THE DRIP LINE OF THE MATURE PLANT. LOCATE CENTERLINE OF SCREEN HEDGE TWO FEET FROM FUTURE DRIP LINE. SEE LANDSCAPE DETAILS FOR PLANTING INSTRUCTIONS.

HEADLIGHT SCREEN DETAIL

NOT TO SCALE

TREE PROTECTION ZONE NOTES:
01. CONTRACTOR SHALL BE PROVIDED WITH COPY OF TREE PROTECTION REPORT PRIOR TO BEGINNING ANY WORK.
02. CONTRACTOR SHALL PROVIDE REQUIRED RAISED BED PIPING AS REQUIRED FOR CHANGING THE GRADE LEVEL NEAR TREE ROOTS.
03. CONTRACTOR SHALL HAVE A CERTIFIED ARBORIST PRUNE BACK SEVERAL BRANCHES ON THE EXISTING HONEY LOCUST TREE, ON S. BARNARD STREET CLOSEST TO CALDER WAY. BRANCHES SHALL BE PRUNED BACK TO TRUNKS, TO ALLOW FOR SECOND STORY ADDITION, IN ACCORDANCE WITH PROPER PRUNING TECHNIQUES.
04. BOTH TREE ROOTS, THAT FALL IN THE TREE PROTECTION ZONE, SHALL BE PROTECTED BY FENCING AND COVERED WITH WOOD CHIPS.

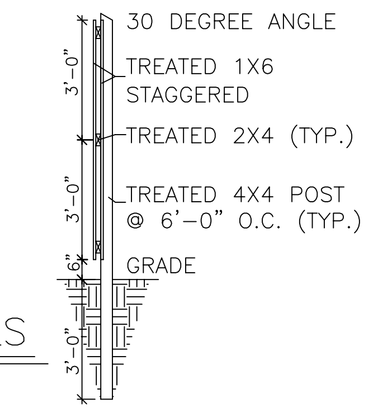
USE NONCORROSIVE SCREWS COUNTERSINK FLUSH W/ WOOD



PLAN

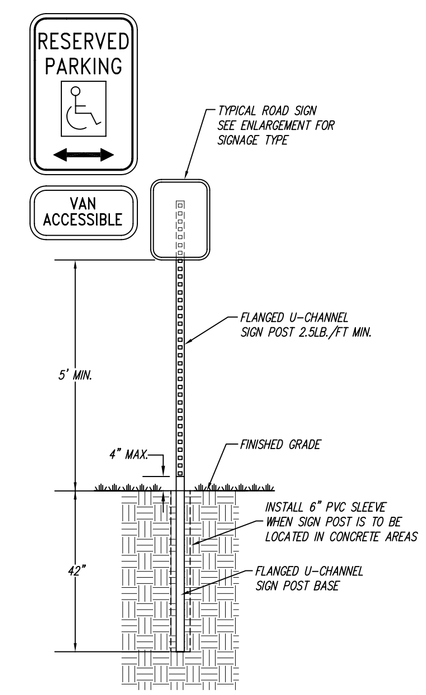
NEW FENCE DETAILS

SCALE: N.T.S.



SECTION

LANDSCAPING NOTES:
01. THE LANDSCAPE CONTRACTOR SHALL GRADE PLANTING BEDS, AS REQUIRED, TO PROVIDE POSITIVE DRAINAGE AND PROMOTE OPTIMUM PLANT GROWTH.
02. ALL RECOMMENDED TREES AND PLANT MATERIALS SHALL BE INSPECTED AND CERTIFIED AS REQUIRED BY PENNSYLVANIA DEPARTMENT OF AGRICULTURE AND THE PENNSYLVANIA PLANT PEST ACT.
03. ALL PLANT MATERIAL AND INSTALLATION SHALL FOLLOW THE AMERICAN STANDARD FOR NURSERY STOCK AND THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
04. ALL PLANTS SHALL BE FERTILIZED AS PER THE MANUFACTURER'S SPECIFICATIONS AND THE PENNSYLVANIA DEPARTMENT OF AGRICULTURE.
05. THE PLANTING AREAS AND TREE PITS SHALL REQUIRE ENRICHED PLANTING MEDIUM (PEAT MOSS) OTHER THAN THE SITE TOP SOIL. IT SHALL PROVIDE A GOOD PLIABLE AND THOROUGHLY MIXED MEDIUM WITH ADEQUATE AERATION, DRAINAGE AND WATER HOLDING CAPACITY. IT SHALL ALSO BE FREE OF ALL EXTRANEOUS DEBRIS, SUCH AS ROOTS, STONES, WEEDS, ETC.
06. ALL PLANTING BEDS, TREE PITS AND CUT-OUTS SHALL RECEIVE A 3" LAYER OF MULCH, WHICH IS TO BE WATERED-IN AFTER INSTALLATION.
07. THE PLANT MATERIAL LIST IS PRESENTED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT KEY, THE PLAN SHALL PREVAIL.
08. PLANTS SHALL MEET SIZE, CONDITION, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
09. ALL TREE AND SHRUB LOCATIONS ARE SUBJECT TO CHANGE. ALL LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING FULLY BOTH THE SITE AND BID DOCUMENTS. DISCREPANCIES IN THE DOCUMENTS OR THE ACTUAL SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AT THE TIME OF DISCOVERY. NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION, OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR AT THE TIME OF BIDDING.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH IN THIS PLAN SET AND THE NOTES AND/OR SPECIFICATIONS.
12. PLANT MATERIAL SHALL BE BID AS NOTED AND/OR SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME THE ARCHITECT WILL BE NOTIFIED BY TELEPHONE AND IN WRITING OF INTENDED CHANGES.
13. ANY AND ALL QUESTIONS CONCERNING THE LANDSCAPE PLAN SET AND/OR NOTES AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE ARCHITECT.
14. THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
15. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE, IN WRITING, PLANT SURVIVABILITY FOR A PERIOD OF TWELVE (12) MONTHS FROM FINAL ACCEPTANCE BY THE OWNER.
16. ALL DIMENSIONS TO BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO LANDSCAPE MATERIAL INSTALLATION. DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
17. IF MATERIALS OR LABOR DO NOT ADHERE TO NOTES AND/OR SPECIFICATIONS, THEY WILL BE REJECTED BY THE ARCHITECT WITH PROPER INSTALLATION CARRIED OUT BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
18. EXISTING SOD SHALL BE REMOVED AS NECESSARY TO ACCOMMODATE NEW PLANTING AND PLANTING BEDS.
19. ANY EXISTING SOD AREAS THAT ARE UNNECESSARILY DISTURBED DURING THE LANDSCAPE INSTALLATION SHALL BE RESODDED TO MATCH EXISTING.
20. ANY LANDSCAPE AREAS DISTURBED WITHIN THE OVERALL PROJECT DUE TO NEW CONSTRUCTION AND NOT SHOWN IMPROVED ON THESE DRAWINGS SHALL BE RESODDED AND/OR MULCHED TO MATCH EXISTING AT THE EXPENSE OF THE CONTRACTOR WHO DAMAGED THE AREA(S).
21. ALL AREAS SHOWN AS LAWN SHALL BE RAKED SEEDED, ROLLED, FERTILIZED AND CORRECTED FOR PROPER PH, STRAW MULCHING OR APPROVED EQUAL PROCESS REQUIRED.
22. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THE LANDSCAPE WORK.
23. PROPOSED PLANTING DATES SHALL BE EITHER IN THE SPRING OR FALL PLANTING SEASON.



NOTES:
1. MOUNT SIGN AT RIGHT ANGLE TO DIRECTION OF TRAFFIC FLOW.
2. PROVIDE A MINIMUM CLEARANCE OF ONE FOOT FROM FACE OF CURB.

SIGN POST DETAIL

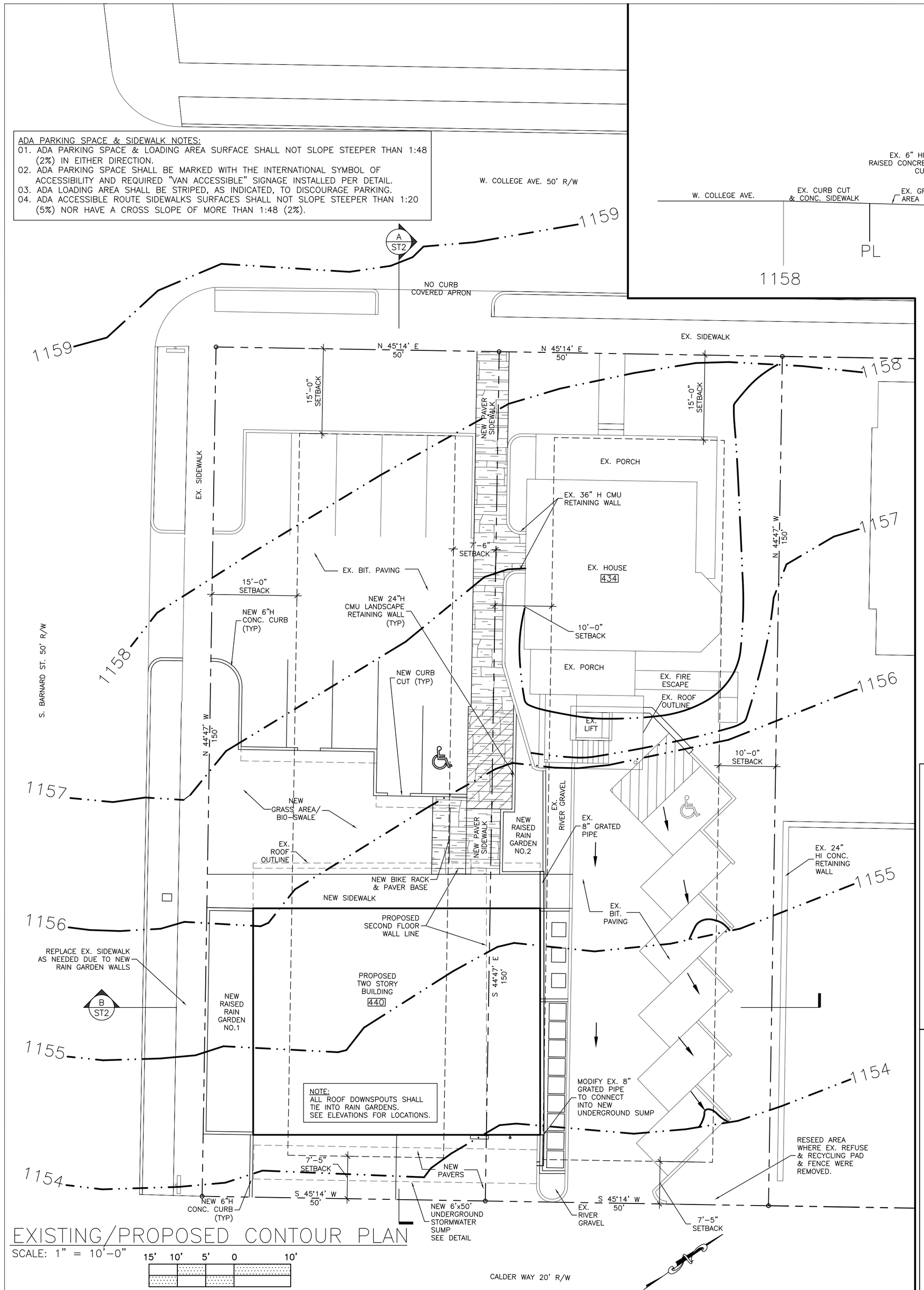
NOT TO SCALE

QTY.	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
		TREES			
1	A	GLEDITSIA TRIACANTHOS INERMIS "SHADEMASTER"	"SHADEMASTER" THORNLESS HONEYLOCUST	2.5-3" CAL.	B&B
1	B	ACER RUBRUM "OCTOBER GLORY"	"OCTOBER GLORY" RED MAPLE	2.5-3" CAL.	B&B
1	C	CORNUS KOUSA	KOUSA DOGWOOD	8' HT.	B&B
		SHRUBS			
8	D	ILEX CRENATE	JAPANESE HOLLY	18-24" HT.	CONTAINER
14	E	JUNIPERUS CHINENSIS "MONLEP"	"MINT JULEP" CHINESE JUNIPER	30-36" HT.	B&B/CONTAINER
6	F	TAXUS BACCATA REPANDANS	ENGLISH SPREADING YEW	30-36" HT.	B&B/CONTAINER
5	G	SALIX REPENS "IONA"	CREEPING WILLOW	6" HT.	CONTAINER, PLANT 3' ON CENTER (MIN.)
5	H	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	18-24" HT.	CONTAINER
5	J	FORSYTHIA SUSPENSA VAHL	FORSYTHIA	30-36" HT.	CONTAINER
3	K	RHODODENDRON CANADENSE L.	SWAMP AZALEA	18-24" HT.	CONTAINER
3	L	CORNUS SERICEA "BAILEYI"	RED TWIG DOGWOOD	30-36" HT.	CONTAINER
2	M	ILEX GLABRA "SHAMROCK"	INKBERRY	18-24" HT.	CONTAINER
15	N	PHLOX SUBULATA "MILLSTREAM DAPHNE"	PHLOX	3" HT.	CONTAINER, PLANT 3' ON CENTER (MIN.)

LEGEND

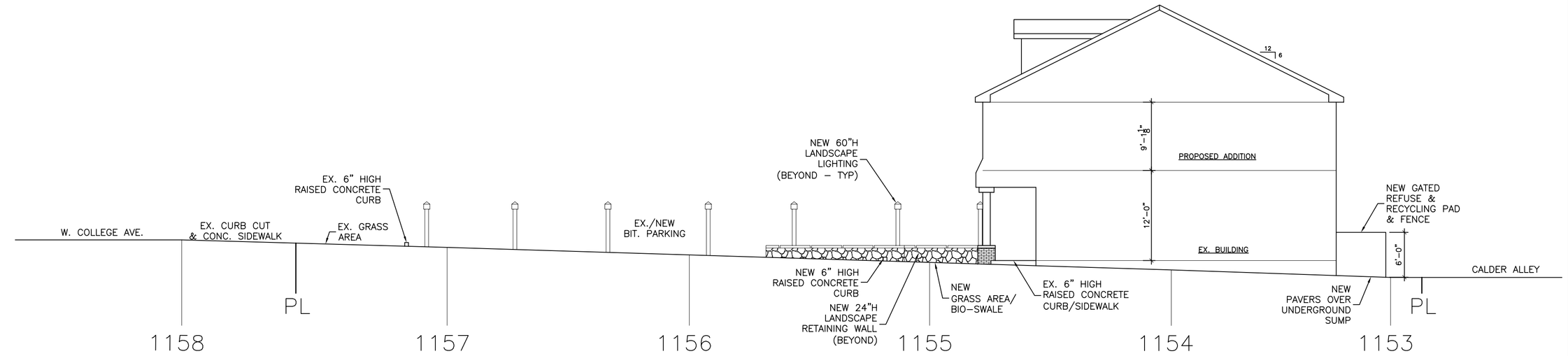
EXISTING TREE
EXISTING TREE
EXISTING TREE
EXISTING SHRUB
EXISTING SHRUB
NEW TREE
NEW SHRUB

ADA PARKING SPACE & SIDEWALK NOTES:
01. ADA PARKING SPACE & LOADING AREA SURFACE SHALL NOT SLOPE STEEPER THAN 1:48 (2%) IN EITHER DIRECTION.
02. ADA PARKING SPACE SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND REQUIRED "VAN ACCESSIBLE" SIGNAGE INSTALLED PER DETAIL.
03. ADA LOADING AREA SHALL BE STRIPED, AS INDICATED, TO DISCOURAGE PARKING.
04. ADA ACCESSIBLE ROUTE SIDEWALKS SURFACES SHALL NOT SLOPE STEEPER THAN 1:20 (5%) NOR HAVE A CROSS SLOPE OF MORE THAN 1:48 (2%).



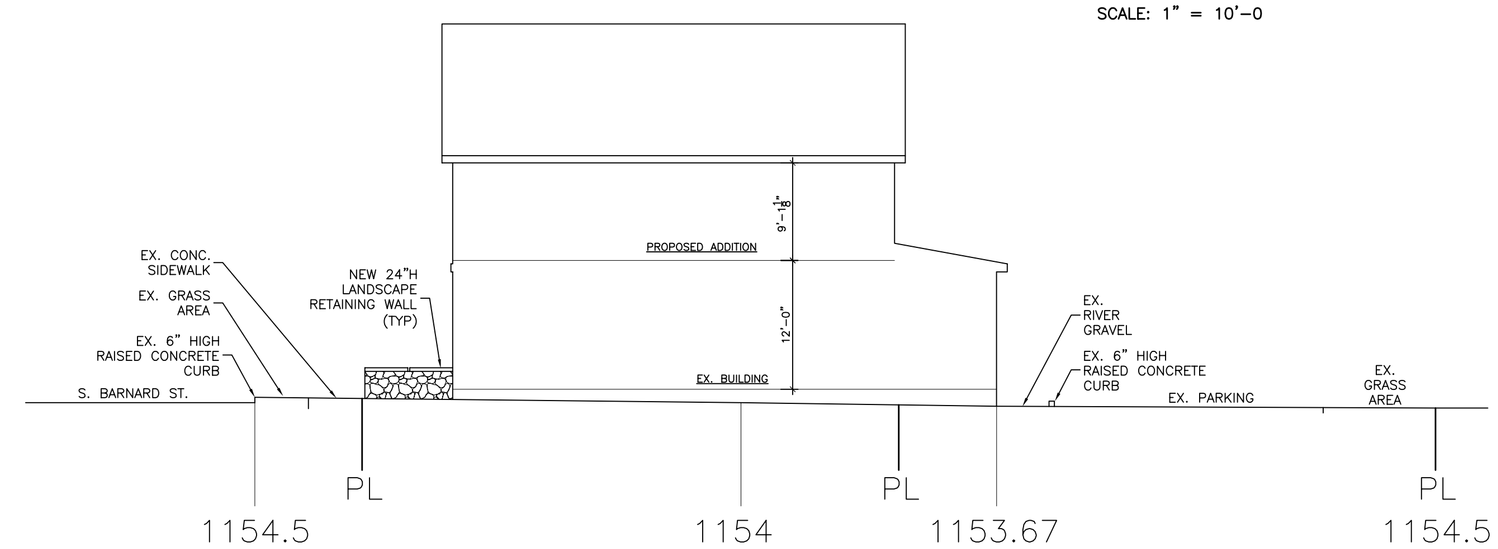
EXISTING/PROPOSED CONTOUR PLAN
SCALE: 1" = 10'-0"

15' 10' 5' 0 10'
SCALE: 1" = 10'-0



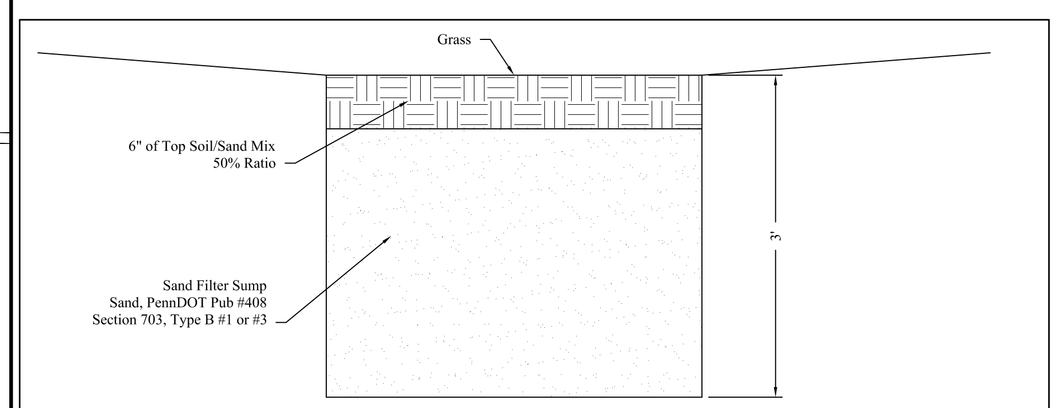
SITE SECTION A
SCALE: 1" = 10'-0"

15' 10' 5' 0 10'
SCALE: 1" = 10'-0

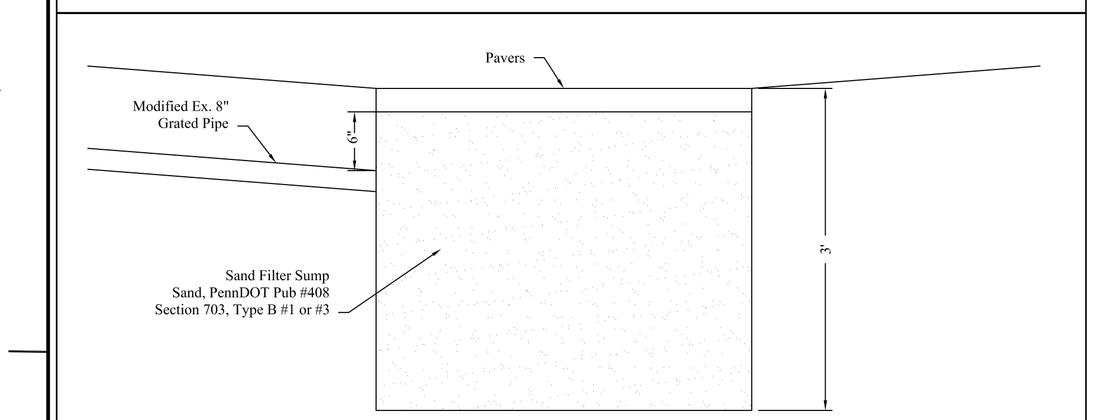


SITE SECTION B
SCALE: 1" = 10'-0"

15' 10' 5' 0 10'
SCALE: 1" = 10'-0



Bio Swale Detail
Scale: NTS



Sand Filter Sump Detail
Scale: NTS

OWNERSHIP AND MAINTENANCE PLAN:
01. OWNER SHALL MAINTAIN SAND FILTER SUMP IN WORKING ORDER AND FREE FROM DEBRIS.
02. OWNER SHALL MAINTAIN PARKING AREA FREE FROM DEBRIS AND KEEP FLOW PATHS TO SAND FILTER SUMP OPEN AT ALL TIMES.
03. OWNER SHALL INSPECT AND REPAIR ALL STORMWATER DRAINAGE PATHS AND FILTER SUMP WITHIN 24 HOURS OF STORMS.
04. OWNER SHALL MAINTAIN RAIN GARDENS IN WORKING ORDER AND FREE FROM DEBRIS.

Note: State College Borough, its agents and assigns, are expressly authorized with right-of-entry for the purpose of inspecting all stormwater facilities and, in the case of inaction on the part of the Owner, to repair stormwater facilities, with all costs borne by the Owner.

Municipal Stormwater Certification

I, _____, have reviewed this Stormwater Management Plan in accordance with the Design Standards and Criteria of the State College Borough Stormwater Management Ordinance.

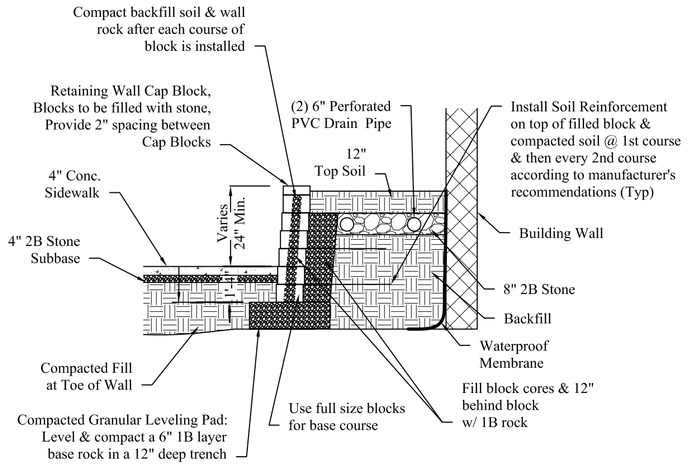
Stormwater Professional Engineer Certification

I, _____, hereby certify that the Stormwater Management Plan meets all design standards and criteria of the State College Borough Stormwater Management Ordinance.

Stormwater Facilities Acknowledgement

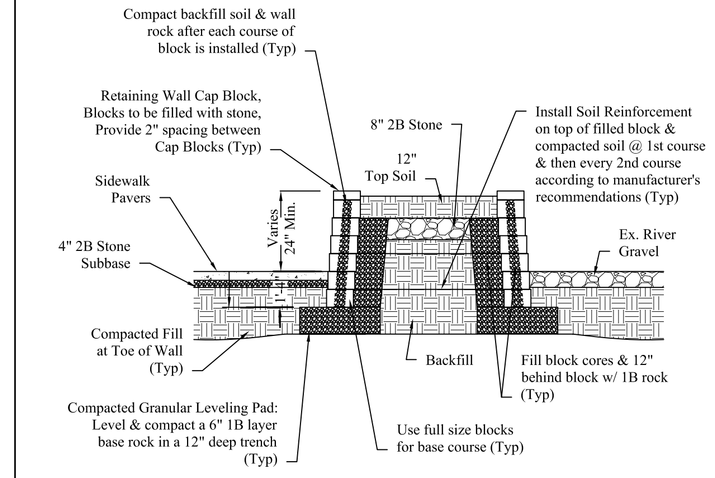
I, the landowner, acknowledge the Stormwater Management System is to be maintained in accordance with the approved Ownership and Maintenance Program and shall remain a permanent fixture which can be altered only after approval of a revised plan by the State College Borough.

_____
Owner Date



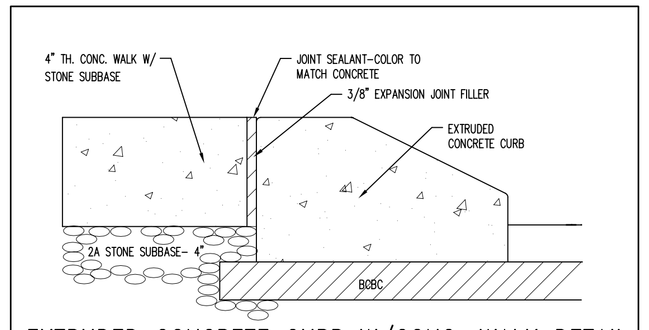
Rain Garden No. 1/Retaining Wall

Scale: N.T.S.



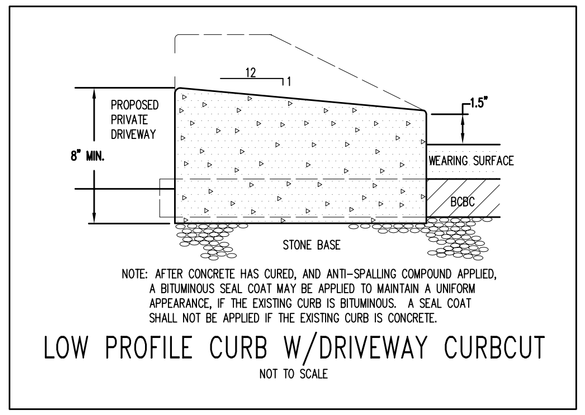
Rain Garden No. 2/Retaining Wall

Scale: N.T.S.



EXTRUDED CONCRETE CURB W/CONC. WALK DETAIL

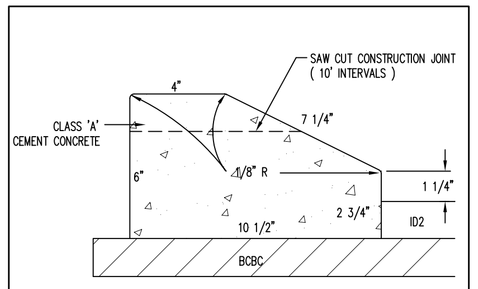
NOT TO SCALE



NOTE: AFTER CONCRETE HAS CURED, AND ANTI-SPALLING COMPOUND APPLIED, A BITUMINOUS SEAL COAT MAY BE APPLIED TO MAINTAIN A UNIFORM APPEARANCE, IF THE EXISTING CURB IS BITUMINOUS. A SEAL COAT SHALL NOT BE APPLIED IF THE EXISTING CURB IS CONCRETE.

LOW PROFILE CURB W/DRIVEWAY CURBCUT

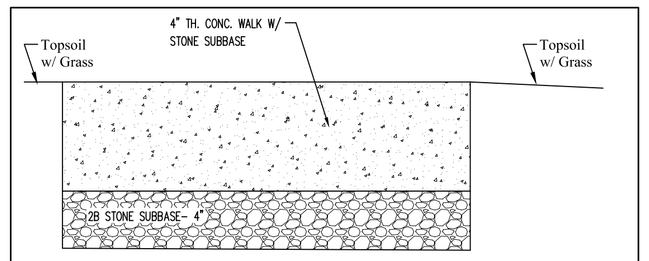
NOT TO SCALE



NOTE: IF WEARING COURSE IS NOT TO BE PLACED WITHIN 30 DAYS, SEAL ALONG THE CURB AND ROAD SURFACE WITH AC-20.

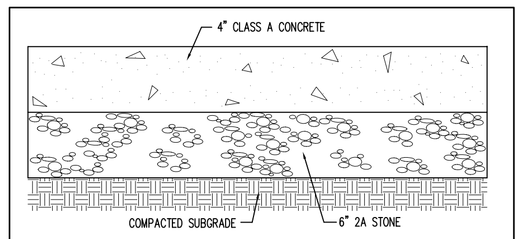
EXTRUDED CONCRETE CURB DETAIL

NOT TO SCALE



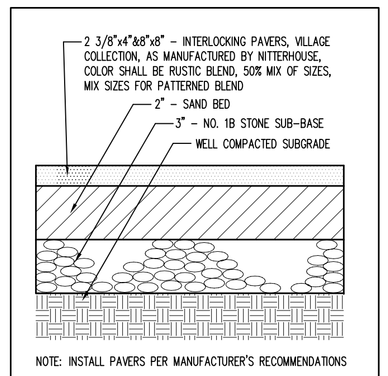
CONCRETE SIDEWALK

NOT TO SCALE



HVAC & REFUSE PAD DETAIL

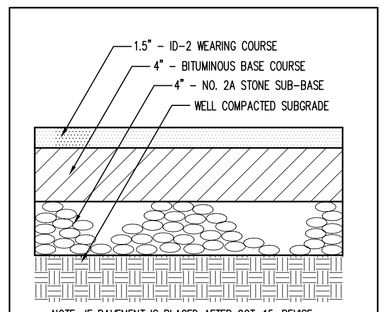
NOT TO SCALE



NOTE: INSTALL PAVERS PER MANUFACTURER'S RECOMMENDATIONS

PAVER DETAIL

NOT TO SCALE



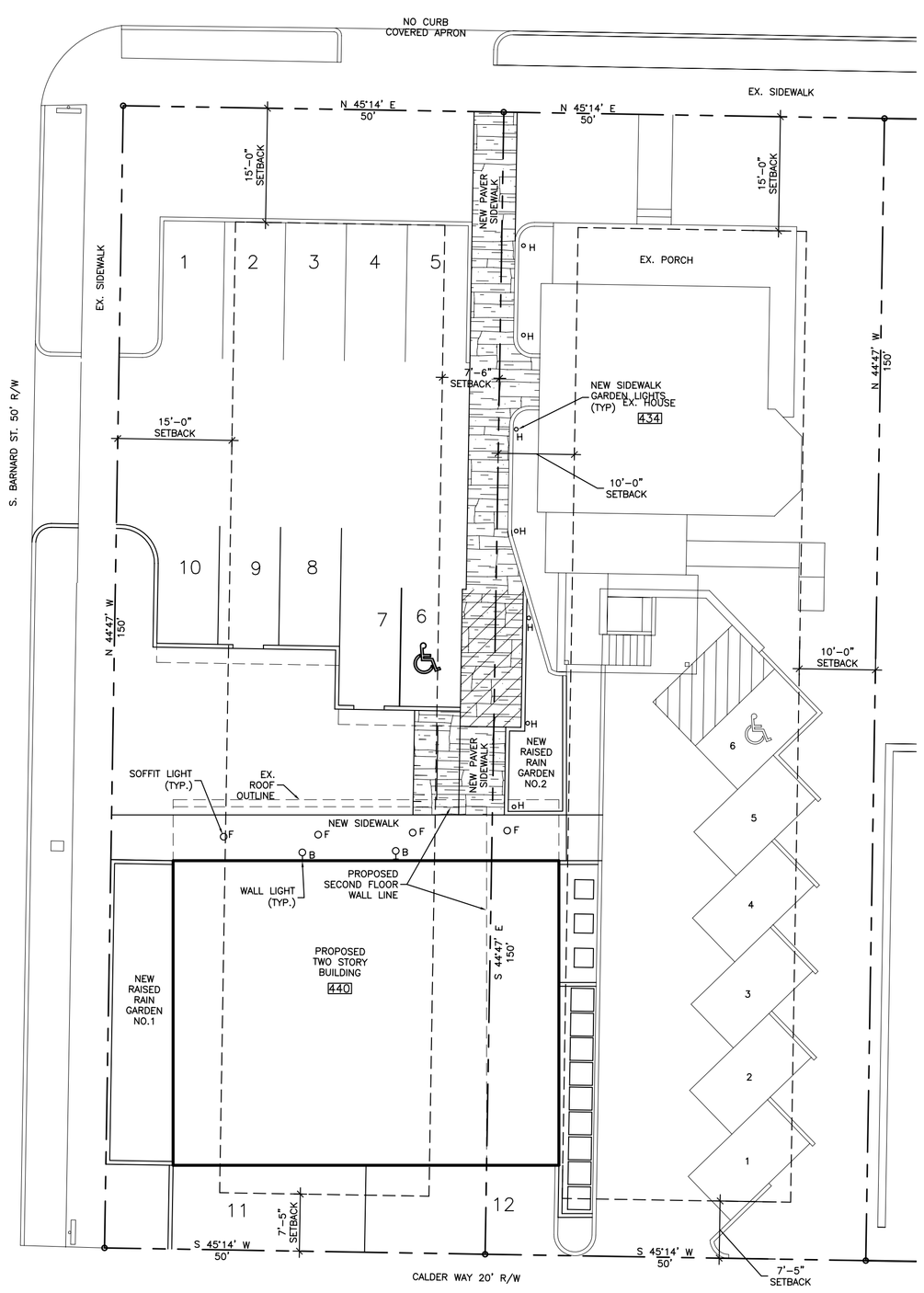
NOTE: IF PAVEMENT IS PLACED AFTER OCT. 15, REVISE STRUCTURE TO 4" ID-3 AND 6" OF 2A STONE AND PLACE GEOTEXTILE ON SUBGRADE.

PAVEMENT SECTION

NOT TO SCALE

RAIN GARDEN/RETAINING WALL NOTES:

01. RETAINING WALL SYSTEM SHALL BE NITTERHOUSE ALLEN BLOCK EUROPA, "ABBEY BLEND".
02. COLOR SHALL BE REDWOOD BLEND.
03. RETAINING WALL SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
04. RETAINING WALL MIN. HEIGHT SHALL BE 24". HEIGHT SHALL VARY TO AS NEEDED TO PROVIDE A LEVEL CAP BLOCK LINE.
05. CAP BLOCKS SHALL HAVE A MIN. 2" SPACING.



PROPOSED LIGHTING PLAN

SCALE: N.T.S.

LIGHTING FIXTURE SCHEDULE

FIXTURE NO.	DESCRIPTION	LAMPS	VOLTAGE	MOUNTING	MFG'ER MODEL # OR EQUAL	REMARKS
B	OUTSIDE LIGHT	(1)MEDIUM BASE 100W	120	WALL	FORTE LIGHTING 1093-01-14	NO SUBSTATIONS
F	CAN LIGHT	(1) 75W	120	RECESSED	PRESCOLITE RMNICS W/ TBW63 6" IC RATED	
H	PATH LIGHT	MEDIUM BASE (1) 100W	120	POST	FORTE LIGHTING 1094-01-14	NO SUBSTATIONS

LIGHTING NOTES:

01. PER SECTION 2706, f.2(d), OF THE STATE COLLEGE BOROUGH LIGHTING ORDINANCE, BUILDING FACADE LIGHTING, UTILIZING NON-CUTOFF LUMINAIRES OF GLOBES OR ARCHITECTURAL-STYLED FIXTURES MAY BE USED TO ILLUMINATE FIRST LEVEL FACADES PROVIDED THAT THE MAXIMUM INITIAL ILLUMINANCE LEVEL PRODUCED SHALL NOT EXCEED 2,300 LUMENS & MOUNTING HEIGHT DOES NOT EXCEED 10' ABOVE GRADE. PROPOSED LIGHT FIXTURES "B" & "F" MEET THESE REQUIREMENTS.
02. PER SECTION 2706, f.4, OF THE STATE COLLEGE BOROUGH LIGHTING ORDINANCE, LANDSCAPE LIGHTING, UTILIZING NON-CUTOFF LUMINAIRES MAY BE USED PROVIDED THAT THE FIXTURES ARE SHIELDED & AIMED SO THAT THE CANDLEPOWER DISTRIBUTION IS DIRECTED TOWARD THE FUNCTIONAL LANDSCAPE AREA & THAT THEY ARE NOT DIRECTED TOWARD PROPERTY LINES. MAXIMUM INITIAL ILLUMINANCE LEVEL PRODUCED SHALL NOT EXCEED 4,000 LUMENS. PROPOSED LIGHT FIXTURE "H" MEETS THESE REQUIREMENTS.