Meeting Agenda
State College Borough Planning Commission
September 23, 2021
Council Chambers and Online - 7 PM

ATTENTION:

Due to the ongoing COVID-19 pandemic, this meeting will be conducted in a hybrid format.
Members of the public may attend in-person at the Municipal Building or register to participate electronically via the link below:

https://us02web.zoom.us/webinar/register/WN_FtYeqd3NTei09SUWGA-cEA

Written comments may also be submitted by 5:00 PM on September 22, 2021 to the Planning Department, 243 S. Allen St. State College, PA 16801 or emailed to publicparticipation@statecollegepa.us

The meeting will also be televised by C-NET on Channel 7 and available for streaming at https://www.cnet1.org/

Call Borough Administration at (814) 234-7110 with any questions.

I. Call to Order

II. Roll Call

Zoe Boniface, Chair
Scott Dutt
Jon Eich
Anita Genger, Vice-Chair
Sarah Klinetob-Lowe
Ron Madrid
Mallory Meehan

III. Approval of Minutes - August 19, 2021

IV. Chair Report

V. Public Hour - Hearing of Citizens

Anyone wishing to address the Commission with an item that is not on the agenda should ask to be recognized at this time. Individuals participating in the meeting electronically must utilize the "raise hand" feature to notify the Chair that you would like to speak. The Chair will recognize the participant and staff will unmute them so they may address the Commission.

VI. Subdivision Plans

A. 100 Waypoint Circle (Holobinko) Minor Subdivision/Replot - Final

On September 3, 2021, the Planning Department received a final minor subdivision/lot consolidation plan that replots the lot line between two parcels located at 100 Waypoint Circle (Tax Parcel ID 36-026-,242-,0000- and 36-026-,241-,0000-). The properties are owned by John Holobinko and Andrea Boito and are in the Residence 2 (R2) zoning district. The lots were originally platted as Lots 15 and 16 of the Way Subdivision.

The applicant will be given 10 minutes to present the plan before the floor is opened for comments and questions from the Commission and the public.

The plans are attached beginning on **page 11**.

Planning Commission Action: Comments can be made at this time and will be incorporated into the plan review letter. The plan will be presented to Borough Council for action at an upcoming meeting.

VII. Land Development Plans

A. Final Plan - Pennsylvania State University (PSU) Garfield Thomas Water Tunnel Renewal; PSU, Applicant; University Planned District (UPD); HRG Engineering; HGA Architects

On August 5, 2021, the Planning Department received a final land development plan for a 3,300 square foot addition to PSU's Garfield Thomas Water Tunnel building. The site is adjacent to North Atherton Street near the Westgate Building in UPD Subdistrict 4. The project also includes safety improvements to the existing sidewalks and driveway/parking area.

The applicant will be given 30 minutes to present the plan before the floor is opened for comments and questions from the Commission and the public.

A location map and the plans are attached beginning on **page 12**.

Design Review Board Comments: Comments from the September 7, 2021 meeting will be provided.

Borough Staff Comments: A summary of significant plan review comments will be provided.

Planning Commission Action: Comments can be made at this time and will be incorporated into the plan review letter.

B. Preliminary Plan - Core Pugh Street Development; Core Spaces, Applicant; Commercial District (C); PennTerra Engineering; OGP Architects

On August 20, 2021, the Planning Department received a preliminary land development plan for demolition of the Days Inn Penn State, and the construction of a six-story, 172-unit multi-family residential development in its place. The site is located at 240 South Pugh Street in the Commercial (C) zoning district, which does not prohibit residential uses, and ground floor non-residential uses are not required in this part of the district. Surface and underground parking is proposed. The applicant intends to meet the inclusionary housing requirement with a fee-in-lieu payment.

The applicant will be given 30 minutes to present the plan before the floor is opened for comments and questions from the Commission and the public.

A location map and the plans are attached beginning on **page 19**.

Design Review Board Comments: Comments from the September 21, 2021 meeting will be provided.

Borough Staff Comments: A summary of significant plan review comments will be provided.

Planning Commission Action: Comments can be made at this time and will be incorporated into the plan review letter.

C. Concept Plan - 3-Story Addition at 305 East Prospect Avenue; Sigma Phi Sigma Theta Delta, Applicant; Al Drobka, Architect; Residence 2 (R2) Zoning District

Architect Al Drobka will present a project for a 3-story addition to the fraternity at 305 East Prospect Avenue. This project received advisory review from the Historical and Architectural Review Board (HARB) on September 7, 2021. The proposal is required to be presented to the Design Review Board (DRB) and the Planning Commission (PC). It will then be taken to the Zoning Hearing Board (ZHB) as both a special exception and a variance request. Per § 606a of the Zoning Ordinance, the special exception is required to expand a fraternity. The variance is needed because the addition exceeds the permitted building height in the R2 district. The remainder of the structure is a legal nonconformity that is approximately 35 feet tall, so the applicant wishes to match the addition to the remainder of the building. If approved, the HARB will then revisit the project to determine issuance of a Certificate of Appropriateness (COA).

The applicant will be given 10 minutes to present the concept plan before the floor is opened for comments and questions from the Commission and the public.

The concept plans are attached beginning on **page 35**. Comments from the HARB and the DRB will be provided at the meeting.

Planning Commission Action: Comments on this project proposal can be made at this time.

VIII. Community Planning

A. Sign Ordinance Update

The Planning Commission has been working on an update to the sign ordinance (Chapter XV: Signs). This work is not included in the ongoing comprehensive zoning rewrite, so Borough Planning staff are leading this initiative.

The DRB and the PC have been reviewing a draft ordinance based on the American Planning Organization Pennsylvania Chapter's (APA-PA) Model Sign Ordinance. The most recent sections reviewed included:

- § 15-107: On-Premises Signs
- § 15-108: Off-Premises Signs
- § 15-109: Temporary Signs
- § 15-110: Portable Signs
- § 15-111: Street Pole Banners

These sections have been revised based on the input of both boards beginning on (**page 37**) and staff will highlight the major changes.

At today's meeting, staff is seeking input on the following additional sections beginning on **page 49**.

- § 15-112: Signs in Residential Districts
- § 15-113: Signs in Neighborhood Commercial Districts
- § 15-114: Signs in Downtown Districts
- § 15-115: Signs in Public and Institutional Districts
- § 15-116: Removal of Unsafe, Unlawful, or Abandoned Signs
- § 15-117: Permits and Applications
- § 15-118: Nonconforming Signs
- § 15-119: Signs on the Premises of Legally Nonconforming Uses.
- § 15-120: Substitution Clause
- § 15-121: Violations

Staff provided a list of questions to the Commissioners in advance and will review them during the meeting. These sections have been formatted but the regulatory provisions are generally unaltered from the Model Ordinance. This is the last group of sections the Commission will receive, and a full draft will be returned for review at a later date.

Planning Commission Action: The Commissioners should provide additional comments, if any, on revised Sections 107-111, and comment on Sections 112-121 today or provide written comments to staff at any time.

IX. Official Reports and Correspondence

A. Borough Council (BC)

B. Zoning Hearing Board (ZHB)

1. Special Exception - 233 Easterly Parkway
   The September 14, 2021 special exception hearing was cancelled due to the applicant withdrawing his application.

2. Variance - 210 Hartswick Avenue
   On September 28, 2021, the ZHB will hear a request for variance from the property owner of 210 Hartswick Avenue to attach a garage to the main structure to expand living area. The garage will not meet side-yard setback requirements. This is an Historic Property, but work will be done in the rear yard. It does not require a HARB review.

3. Variance - Special Exception - 305 East Prospect Avenue
   On October 12, 2021, the ZHB will hear a request for a variance and a special exception from the property owners of 305 East Prospect Avenue (TDC Fraternity) to construct a three-story addition to the side of the Fraternity Building. This is an historic structure and will require a HARB review and COA in addition to a variance.

C. Upcoming Plans

D. Staff Updates

1. Zoning Revision Update

E. Centre Regional Planning Commission

X. Upcoming Meetings

Wednesday, October 6, 2021 at Noon
Thursday, October 21, 2021

XI. Adjournment

Meeting Minutes
State College Borough Planning Commission
August 19, 2021

The State College Borough (SCB) Planning Commission (PC) met on Thursday, August 19, 2021, for a meeting held in Council Chambers and via Zoom for those who chose to use that format. Zoe Boniface, Chair, called the meeting to order at 7:00 p.m.

Members Present

Zoe Boniface, Chair; Scott Dutt; Anita Genger, Vice-Chair; Ron Madrid; and Sarah Klinetob-Lowe

Members Absent

Jon Eich and Mallory Meehan

Other's Present

Greg Garthe, Senior Planner/Zoning Officer; John Wilson, Zoning Officer; Isabel Storey, Planner; Ashley George, ICMA Fellow; Andrew Arnold, Gwin Dobson Foreman (Acting Borough Engineering Consultant); Denise L. Rhoads, Administrative Assistant; Mark Saville and John Fisher, HRG, Inc.; Neil Sullivan, Pennsylvania State University (PSU); Mike Robert, Cohen Law Group; and other interested parties

Approval of Minutes

A motion was made by Mr. Madrid and seconded by Ms. Klinetob-Lowe to approve the July 22, 2021 meeting minutes as submitted. The vote was unanimously in favor.

Chair Report

Ms. Boniface, Chair, had nothing to report.

Public Hour

There were no comments from the public on items not on the agenda.

Subdivision Plans

<u>100 Waypoint Circle (Holobinko) Minor Subdivision/Replot - Preliminary</u>

Mr. Garthe's overview included:

- On July 16, 2021, the Planning Department received a minor subdivision/lot consolidation plan that replotted the lot line between two parcels located at 100 Waypoint Circle (Tax Parcel ID 36-026-,242-,0000- and 36-026-,241-,0000-).
- The properties were owned by John Holobinko and Andrea Boito and were in the Residence 2 (R2) zoning district. The lots were originally platted as Lots 15 and 16 of the Way Subdivision.
- Owner's house was in one plot and the other plot, also owned by Mr. Holobinko and Ms. Boito was vacant.
- The replot added 2,500 square feet and the vacant lot was above the minimum lot size for a single-family or duplex.
- Applicants were not present at this time.

Staff comments: Mr. Garthe stated staff had minor administrative comments such as the applicant would provide final plans to the PC for a recommendation to Borough Council

Final Plan - Subdivision of Tax Parcels 36-14-116 and 36-06-008J; Pennsylvania State University (PSU), Applicant; University Planned District (UPD) and Public Activities (PA) Zoning Districts; HRG Engineering

Mr. Fisher's overview included:

- On July 16, 2021, the Planning Department received a final subdivision plan for two parcels along University Drive in front of PSU's wastewater treatment plant.
- The PSU property (Tax Parcel # 36-06-008J) was zoned UPD, while the State College Borough property (36-14-116) was zoned PA.
- The purpose of the plan was to subdivide the PSU parcel and create an easement over the Borough property.
- In conjunction with the subdivision plan, the applicant had been required to submit a minor amendment to the approved land development plan for the wastewater treatment plant improvements. That final plan was reviewed by the Planning Commission on February 6, 2019, and approval was recommended. The minor amendment was needed to allow construction of the new site driveway within the easement area depicted in the subdivision plan. The Planning Commission was not required to review this minor amendment, but a copy was provided for informational purposes.
- Mr. Fisher stated this was a land swap between the Borough and PSU.
- He noted they changed the plan per comments and suggestions from the PC members at a previous meeting.
- Maintaining as many of the original trees as possible.
- They were meeting the Borough's site lighting requirements as well as PSU's.

A motion to recommend the proposal to Council was made by Ms. Klinetob-Lowe and seconded by Mr. Dutt. The vote was unanimously if favor.

Land Development Plans

Final Plan - Pennsylvania State University (PSU) Osmond Lab Renovation and Osmond North Building; Pennsylvania State University, Applicant; University Planned District (UPD); HRG Engineering; Zimmer Gunsul Frasca Architects

Mr. Saville's overview included and to view the presentation please click here:

- On July 16, 2021, the Planning Department received a final land development plan for a partial renovation of Osmond Lab and the addition of a new building, Osmond North. The site was across Pollock Road from the HUB-Robeson Center in UPD Subdistrict 5. Have met all the requirements of this district.
- The Osmond Lab renovations involved demolition of two existing classrooms at the rear of the building and replacement with a new addition that included research, teaching, office, conference, high bay, and support spaces.
- The surface parking lot behind the Osmond Lab would be demolished, and a new 350-seat classroom building would be constructed in its place. Site work included a new plaza with pavers, walls, and planting beds.

DRB comments from the August 17, 2021, meeting included: 1) they asked if there would be any façade changes to the Pollock Road side to the existing lab, 2) asked how pedestrian safety would be handled during construction, 3) suggest the construction did not interfere with emergency vehicle access, 4) they supported the use of wider sidewalks, and 5) were interested in if the storm water plans had been reviewed.

A motion to approve this plan was made by Ms. Klinetob-Lowe and seconded by Mr. Dutt. The vote was unanimously in favor.

Preliminary Plan - Pennsylvania State University (PSU) Liberal Arts Research and Teaching Center; Pennsylvania State University, Applicant; University Planned District (UPD); HRG Engineering; Bohlin Cywinski Jackson Architects

Mr. Saville's overview included and to view the presentation please click here:

- On July 16, 2021, the Planning Department received a preliminary land development plan for construction of the Liberal Arts Research and Teaching Center (LARTC) building. The site was along Fischer Road near the Ford Building in UPD Subdistrict 5 with a special zone.
- The project involved demolition of the existing surface parking lot and associated sidewalks and landscaping between the Ford and Mateer buildings, and construction of a 142,613 square foot building that included a new lab, classroom, and office space for the Liberal Arts program.
- Site work included a new access drive and small parking area between the new building and West Park Avenue, and associated sidewalks and landscaping.
- The water retention system for storm water management would be underground.
- The majority of the utilities would be along Fischer Road.

DRB comments from the August 17, 2021, meeting included: 1) supported PSU efforts to reduce potable water consumption by employing beneficial use water, 2) commented that Park Avenue might eventually be widened and how might this project impact that, 3) suggested PSU consider the future locations of bus pull offs, and bicycle lanes and how the building placement might impact that, 4) noted the façade along Fischer Road appeared to be mostly brick and might not relate well to the Moore Building, and 4) suggested ventilation might be more important than touchless doors or other Pandemic related features.

PC comments

- Ms. Klinetob-Lowe asked if there were setbacks required off of the Ford Building. Mr. Garthe stated it would be from the right of way. Mr. Sullivan stated Code required a 40 foot setback.
- Ms. Boniface asked about the façade drawings and asked if there was a way to make it more interesting, she would be appreciative.
- Ms. Klinetob-Lowe asked how close the space would be to the generators and Mr. Saville stated they would be located on the south side away from the generators.

Community Planning

Amendment of Wireless Communications Facilities Provisions

Mr. Garthe's overview included:

- State College Borough engaged the Cohen Law Group to assist with drafting amendments to the Borough's wireless facilities management ordinance to bring the ordinance into compliance with recent changes in federal law.
- Specifically, the amendments were to address the Federal Communications Commission's "Third Report and Order and Declaratory Ruling," which established new regulations for small cell facilities located in public rights-of-way.
- On June 21, 2021, Borough Council adopted an ordinance that amended Part D: Communications Systems Rights-of-Way Usage of Chapter 16: Streets and Sidewalks. However, a zoning text amendment was also needed to fully implement the changes. At the July 22, 2021 meeting, the Commission received a draft ordinance repealing and replacing Chapter 19 Section 2001(e), "Wireless Communications Facilities" and a presentation by Mike Roberts of the Cohen Law Group.

PC comments

- Ms. Klinetob-Lowe noted non-tower communication facilities were not permitted on single-family, duplexes or townhomes and asked for an explanation the purpose behind this especially to those

properties behind the West End. Mr. Roberts stated the intent of the language was to capture lower level residential structures.

A motion was made to recommend approval of the draft ordinance of the Wireless by Ms. Klinetob-Lowe with the inclusion of her statement and seconded by Mr. Dutt. The vote was unanimously in favor.

Special Exception Hearing - 233 Easterly Parkway

Mr. Garthe's overview included:

- The Planning Department received an application for a special exception hearing for 233 Easterly Parkway. The hearing was scheduled on September 14, 2021.
- The property was in the Residence 3 (R3) zoning district, which required a special exception for "Private Academic Schools and Religious Schools." Per § 19-706: Special Exceptions, the matter was to be referred to the Planning Commission for its comments prior to review by the Zoning Hearing Board (ZHB).
- The special exception for the school use in R3 required the applicant to meet the following conditions:
    - A minimum of one off-street parking space for each employee shall be provided. Where there are more than two employees, there shall be one additional off-street parking space for each five children based on the enrollment.
    - The gross floor area shall comply with the standard regulations set forth by the State of Pennsylvania.
    - The outdoor play area shall comply with the standard regulations set forth by the State of Pennsylvania and shall be adequately fenced or screened to protect the children, unless the school has received State approval to use a park or other similar public area to meet outdoor play area requirements.
- The ZHB may attach additional conditions to ensure safety and general welfare, minimize traffic, and to safeguard adjacent properties from adverse impacts.

PC comments

- Ms. Klinetob-Lowe asked if there had been a review of the building for suitability and would the building work for the requested purpose should this committee grant this exception.

Comments can be made at this meeting and would be provided to the ZHB at the hearing.

The Commission's comments are advisory and the authority to grant or deny the special exception remains a function of the ZHB.

A motion was made to recommend approval of the special exemption including PC comments and Mr. Roberts changes to the language content to the ZHB by Ms. Klinetob-Lowe and seconded by Mr. Dutt. The vote was unanimously if favor.

Official Reports and Correspondence

Borough Council (BC): Nothing to report.

Zoning Hearing Board (ZHB)

- Special Exception - 233 Easterly Parkway
  On September 14, 2021, the ZHB would hear a request for a special exception from Natan Meretsky, who wished to establish a preschool at 233 Easterly Parkway. The property was in the Residence 3 (R3) zoning district, which required a special exception for "Private Academic Schools and Religious Schools."

- Variance - 210 Hartswick Avenue
  On September 28, 2021, the ZHB would hear a request for variance from the property owner of 210 Hartswick Avenue to attach a garage to the main structure to expand living area. The garage would not meet side-yard setback requirements. This was an Historic Property, but work would be done in the rear yard. It did not require a HARB review.
- Variance - Special Exception - 305 E Prospect Avenue
  On October 12, 2021, the ZHB would hear a request for a variance and a special exception from the property owners of 305 East Prospect Avenue (TDC Fraternity) to construct a three-story addition to the side of the Fraternity Building. This was an Historic structure and would require a HARB review and COA in addition to a variance.

Upcoming Land Development Plans

- Final Plan - PSU Garfield Thomas Water Tunnel

Staff Updates: Nothing to report.

Centre Regional Planning Commission: Nothing to report.

Upcoming Meetings

- Wednesday, September 8, 2021 at Noon
- Thursday, September 23, 2021 at 7:00 p.m.

Adjournment

With no further business to discuss, a motion was made by Mr. Dutt to adjourn the meeting at 7:50 p.m.

Respectfully submitted,

Denise L. Rhoads
Administrative Assistant

Commonwealth of Pennsylvania County of Centre

Owner's Certification
Tax Parcels 36-026-241 & 36-026-242

On this the_____day of_____, 20_____, _____, the undersigned owners personally appeared before me and certified that they were the owners of the properties shown on this plan and acknowledge the same to be their act and plan and designs, the same to be recorded as such, according to the law.

_____ Owner

_____ Owner

witness my hand and seal, this date _____.

Notary Public Commission Expires

Professional Land Surveyor Certification

I, Nevin L. Grove, a Professional Land Surveyor in the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the tracts of lands as shown.

Signature Date

Municipal Approval

Approved on this the _____ day of _____, 20____

For the State College Borough Planning Department

State College Borough Planning Commision

State College Borough Planning Commission Approved

Chairman Date

Secretary Date

State College Borough Council

State College Borough Council Approved

President Date

Secretary Date

Recorder of Deeds

Recorder's Stamp Here

Project Notes:

1. General Site Information:
   a. Owner Information: John T. Holobinko & Andrea R. Boito, 100 Waypoint Circle, State College, PA 16801

   b. Tax Parcel Numbers:

36-026-241	36-026-242
RB 2155, Page 146	RB 2098, Page 745
0.538 acres (23,439 SF)	0.355 (15,477 SF)
1855 South Allen Street	100 Waypoint Circle
State College, PA 16801	State College, PA 16801
Replotted Tax Parcel 36-026-241	Replotted Tax Parcel 36-026-242
0.481 acres 20,979 SF	0.411 acres 17,907 SF

   c. Municipality: State College Borough
   d. Zoning: Zoning District R2
   e. Existing Site Use: Vacant Lot
   f. Proposed Site Use: Residential
   g. Minimum Lot Size: One family dwelling: 10,000 SF; Two-family dwelling: 20,000 SF.

   TAX PARCEL 36-026-242
   h. Maximum Building Coverage: 26% (4,645.35 SF) = 4,500+ .05 x (17,907-15,000)
   i. Proposed Building Coverage: 21% (3,731.72 SF)
   j. Maximum Building Height: Dwelling 25' Accessory Building 15' Non-Dwelling 30'
   k. Proposed Building Height: N/A
   l. Max Driveway Coverage: 9.2% (1,647 SF) = (.12 - (7 X .004)) X 17,907
   m. Proposed Driveway Coverage: 4.6% (827 SF)

2. Building Setbacks For Both Lots:
   Front: Dwelling 30' Non-dwelling 40'
   Side: Dwelling 08' Accessory building 08' Non-Dwelling 20'
   Rear: 20% of the depth of the lot measured from the front building line to the nearest point of the rear lot line, but in no case shall be less that 15'. The rear setback for Tax Parcel 36-026-242 is 22'-6".

3. The purpose of this plan is to Replot Tax Parcel Numbers 36-026-241 & 36-026-242. These parcels are lots 15 and 16 of the Way subdivision plan recorded in the Centre County Courthouse Plat Book 2098, page 745.

4. Act 287 Utility Information: (Serial Number: 20211932300)
   All utility locations should be verified prior to any construction. utility information and locations should be considered approximate. contractor shall notify pa one call prior to any excavation.
   a. Water: State College Borough Water Authority, 1201 West Branch Road, State College, PA 16801 – Phone: 814-238-6766
   b. Sanitary Sewer: Collection and Conveyance: State College Borough Sewer Authority, 243 S. Allen Street, State College, PA 16801 – Phone: (814)-234-7135
      Conveyance & Treatment:University Area Joint Authority, 1576 Spring Valley Road, State College, PA 16801 – Phone: (814)-238-5361
   c. Telephone: Verizon, 224 S. Allen Street, State College, PA 16801 Phone: (814)-231-6511
   d. Electric: West Penn Power Company, 2800 E. College Ave., State College, PA 16801 – Phone: (814)-237-5821
   e. Cable television: Comcast, 60 Decibel Road, State College, PA 16801 – Phone: (814)-238-3096
   f. Gas: Columbia Gas, 2550 Carolean Drive, State College, PA 16801 – Phone: (814)-238-6775

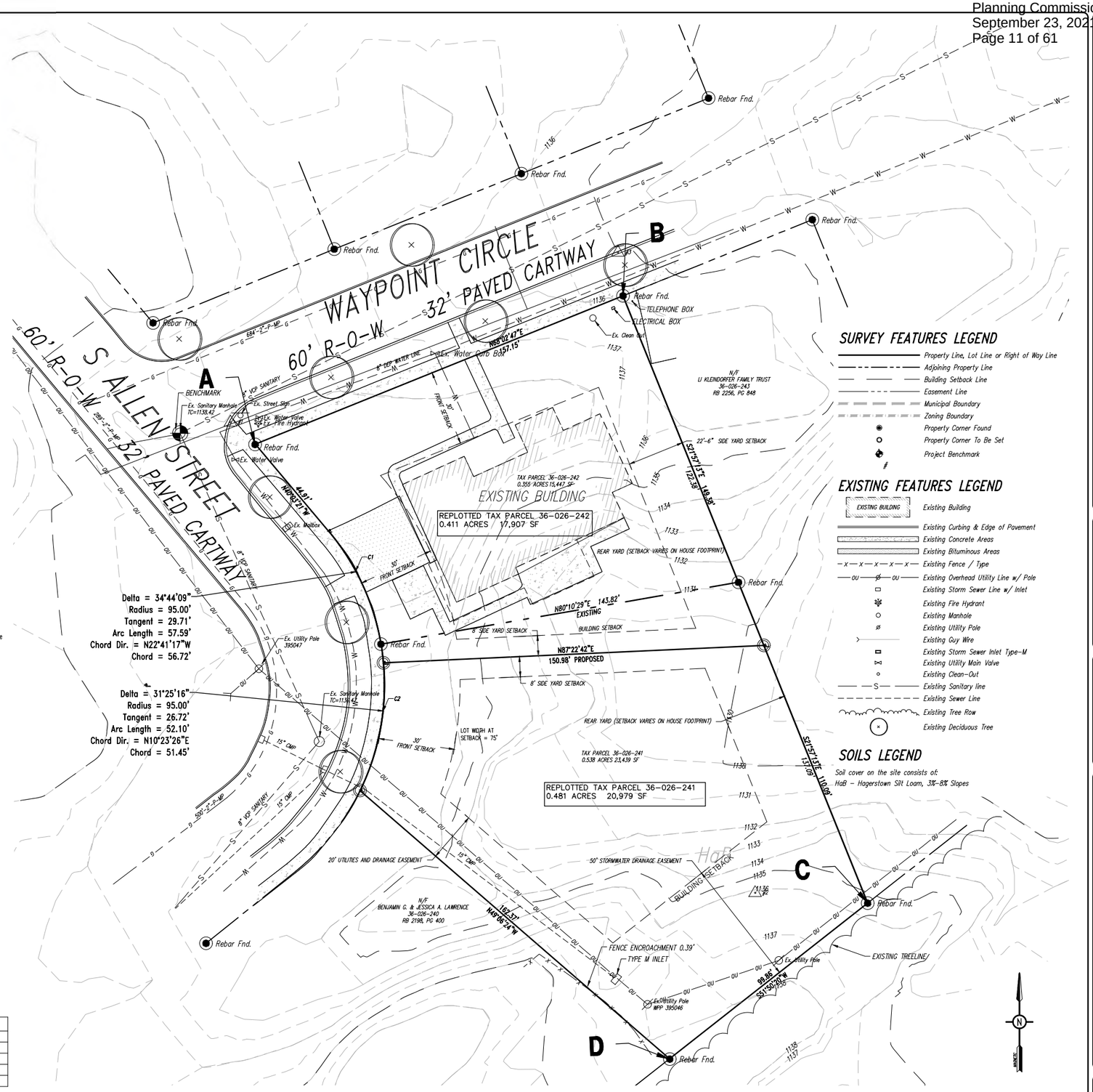
5. Natural Site Features & Survey Information:
   a. Soil limits and descriptions have been taken from the Natural Resources Conservation Service Web Soil Survey dated July 2021.
   b. There are no wetlands on the site according to the National Wetland Inventory Mapping (U.S. Fish & Wildlife Service) for State College, Pennsylvania last updated July 2021.
   c. There are no portions of this site within Flood Plain according to the Federal Emergency Management Agency (FEMA) Map Number 42027C0639F, effective date May 4, 2009.
   d. Contours shown are taken from survey data collected in the field by PennTerra Engineering, Inc.
   e. Horizontal Datum is Pennsylvania North Zone State Plane Coordinates, North American Datum of 1983 (PA NAD83) U.S. Feet.
   f. Elevation Datum is the North American Vertical Datum of 1988 (NAVD 88).
   g. The Project Benchmark is the manhole at the intersection of S. Allen Street and Waypoint Circle. Top casting = 1138.42'.

EXISTING CURVE TABLE TO BE REMOVED

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	50.12'	95.00'	25.66'	N 24° 56' 29" W	49.54'	30° 13' 45"
C2	59.57'	95.00'	30.80'	N 8° 08' 14" E	58.60'	35° 55' 39"

GEODETIC GPS POINTS

POINT	LATITUDE	LONGITUDE
A	40°46'44.653"	77°50'33.721"
B	40°46'45.235"	77°50'31.827"
C	40°46'42.858"	77°50'30.563"
D	40°46'42.248"	77°50'31.582"



SURVEY FEATURES LEGEND

- Property Line, Lot Line or Right of Way Line
- Adjoining Property Line
- Building Setback Line
- Easement Line
- Municipal Boundary
- Zoning Boundary
- Property Corner Found
- Property Corner To Be Set
- Project Benchmark

EXISTING FEATURES LEGEND

- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Bituminous Areas
- Existing Fence / Type
- Existing Overhead Utility Line w/ Pole
- Existing Storm Sewer Line w/ Inlet
- Existing Fire Hydrant
- Existing Manhole
- Existing Utility Pole
- Existing Guy Wire
- Existing Storm Sewer Inlet Type-M
- Existing Utility Main Valve
- Existing Clean-Out
- Existing Sanitary line
- Existing Sewer Line
- Existing Tree Row
- Existing Deciduous Tree

SOILS LEGEND

Soil cover on the site consists of:
HaB – Hagerstown Silt Loam, 3%-8% Slopes

PennTerra ENGINEERING INC.

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

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

WWW.PENNTERRA.COM

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR NEVIN L. GROVE No. SU061171
Seal

Designer
Draftsman TMH
Proj.Manager JCS
Surveyor BRK
Perimeter Ck.
Book 568 Pg XXX
File 21064-MD
Layout SUBDIVISION PLAN

Date Description
REVISIONS

100 WAYPOINT CIRCLE

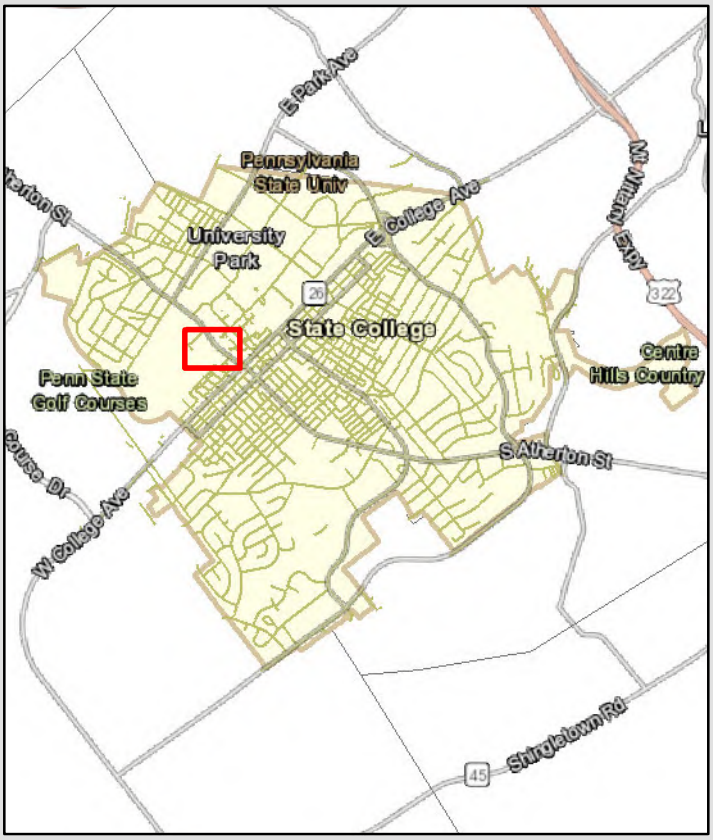
STATE COLLEGE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

REPLOT PLAN

REPLOT OF TAX PARCELS 36-026-241 & 36-026-242

PROJECT NO. 21064
DATE AUGUST 3, 2021
SCALE 1" = 20'
SHEET NO. 1 OF 1

P:\Abtprog\2021\21064\Design\design files\21064-MD.dwg, 8/3/2021 9:02:29 AM, 1:1



Garfield Thomas Water Tunnel Expansion

Penn State University

HRG Engineering
HGA Architects

University Planned District (UPD) Zoning District

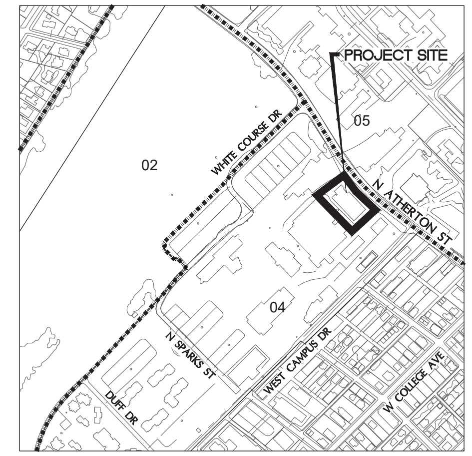
STATE COLLEGE, PA

PENNSYLVANIA STATE UNIVERSITY
ANDREW GARFIELD WATER TUNNEL RENEWAL

State College Borough, Centre County, Pennsylvania

Pennsylvania State University
207 Physical Plant Building
University Park, PA 16802-1118

Final Land Development Plan
August 6, 2021



LOCATION MAP
SCALE: 1"=400'

GENERAL NOTES:

1. NAME OF PROPOSED DEVELOPMENT: ANDREW GARFIELD WATER TUNNEL RENEWAL

   APPLICATION FOR ZONING PERMIT: HERBERT, ROWLAND & GRUBIC, INC.
   2568 PARK CENTER BOULEVARD
   STATE COLLEGE PA 16801

2. OWNER OF RECORD:
   THE PENNSYLVANIA STATE UNIVERSITY
   207 OLD MAIN
   UNIVERSITY PARK, PA. 16802
   SOURCE OF TITLE: D.B. "V", PG 22 (21-22)

3. UPI NUMBER: 36-006-,008A,0000

4. ZONING DISTRICT: (UPD 4)

5. EXISTING USE: OPEN SPACE, WALKWAYS, BUILDINGS
   PROPOSED USE: OPEN SPACE, WALKWAYS, BUILDINGS

6. WHERE THE SUBDISTRICTS ADJOINS NON-UNIVERSITY PROPERTY IN THE BOROUGH OF STATE COLLEGE ZONED URBAN VILLAGE, THE MINIMUM SETBACK SHALL BE BE 15'. ALONG THE EASTERN BOUNDARY OF THE SUBDISTRICT WHERE IT ADJOINS ATHERTON STREET ACROSS FROM SUBDISTRICT 5, THE MINIMUM SETBACK SHALL BE 40' MEASURED FROM THE FACE OF CURB ON ATHERTON STREET. THE PROPOSED PARKING DOES NOT APPROACH ON THE SETBACK BOUNDARIES DESCRIBED.

7. MAXIMUM BUILDING HEIGHT: FOR THE PORTION OF THE SUBDISTRICT EAST OF THE IMAGINARY LINE NORTH/SOUTH LINE THAT CORRESPONDS TO THE NORTHERN EXTENSION OF THE CENTER LINE OF THORN ALLEY THROUGH THE DISTRICT, NO PORTION OF A BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT ABOVE 1,264 FEET MEAN SEA LEVEL ELEVATION (MSL).
   PROPOSED BUILDING HEIGHT: 1233' MSL

8. NO WETLANDS PER NATIONAL WETLANDS INVENTORY OR FLOODPLAIN PER FEMA FLOOD MAP 42027C0636F, EFFECTIVE ON 05/04/2009. NO SINKHOLES, WATERCOURSES OR DEPRESSIONS WITHIN THE PROJECT AREA PER THE DCNR INTERACTIVE MAPPING WEB SITE.

9. SANITARY SEWER SERVICE PROVIDED BY PENN STATE UNIVERSITY. PUBLIC WATER SERVICE PROVIDED BY PENN STATE UNIVERSITY.

10. UNDERGROUND UTILITY LOCATIONS, AS SHOWN ON THIS PLAN, ARE BASED ON ABOVE GROUND APPURTENANCES AND SUPPLEMENTAL INFORMATION SUPPLIED BY THE UTILITY PROVIDERS. NO LOCATION BY EXCAVATION WAS DONE.

11. THE PLAN WAS PREPARED IN ACCORDANCE WITH THE UNIVERSITY PLANNED DISTRICT REQUIREMENTS.

12. ALL EXISTING UNDERGROUND UTILITY INFORMATION HAS BEEN APPROXIMATELY LOCATED FROM FIELD SURVEYS OF EXISTING ABOVE GROUND STRUCTURES, PA ONE CALL 811 DATA 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 HAS BEEN PERFORMED. HERBERT, ROWLAND & GRUBIC, INC. (HRG) ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND UTILITY DERIVED FROM INFORMATION PROVIDED ON THIS PLAN.

13. EROSION AND SEDIMENT POLLUTION CONTROL APPROVAL FROM THE CENTRE COUNTY CONSERVATION DISTRICT IS REQUIRED PRIOR TO EARTH DISTURBANCE. ALL OF THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN APPROVED FOR THIS PROJECT.

14. THE EXISTING FEATURES SHOWN HEREON ARE FROM FIELD SURVEY BY HERBERT, ROWLAND, AND GRUBIC, INC. COMPLETED IN JANUARY 2021.

15. THE HORIZONTAL DATUM IS BASED ON NORTH AMERICAN DATUM 1983 (NAD83).

16. THE VERTICAL DATUM IS BASED ON AN EARLY EPOCH OF THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29)-PSU DATUM

17. THE BUILDING WILL HAVE A BUILT-IN FIRE SUPPRESSION SYSTEM, INCLUDING BUT NOT LIMITED TO, AN AUTOMATIC FIRE SPRINKLER SYSTEM.

18. PURSUANT TO THE STATE COLLEGE BOROUGH ORDINANCES CHAPTER XIX. ZONING AND LAND DEVELOPMENT PART D. DISTRICTS ARTICLE XI. UPD UNIVERSITY PLANNED DISTRICTS {255} 19-219 LAND DEVELOPMENT PLAN REQUIREMENTS. [ORD. 1593, 5/6/1999, SECTION 19] THE PROJECT DOES NOT REQUIRE A TRAFFIC IMPACT STUDY BASED UPON THE FOLLOWING CRITERIA
   - THE LAND DEVELOPMENT PLAN DOES NOT INCLUDE PARKING FACILITIES WHICH WOULD GENERATE 100 NEW VEHICLE TRIPS (INBOUND OR OUTBOUND) DURING THE PEAK HOUR OF VEHICULAR TRAFFIC USE OF THE PARKING FACILITIES.
   - THE LAND DEVELOPMENT PLAN DOES NOT INCLUDE THE ADDITION, REMOVAL OR RELOCATION OF A STREET.
   - THE PROPOSED DEVELOPMENT DOES NOT ALTER THE TRANSPORTATION PATTERNS ON A PUBLIC STREET PROVIDING VEHICULAR ACCESS TO THE DEVELOPMENT.
   - THE PROJECT IS NOT A NON-UNIVERSITY DEVELOPMENT.

19. PRELIMINARY APPROVAL SHALL NOT AUTHORIZE CONSTRUCTION OR THE ISSUANCE OF ANY BUILDING OR ZONING PERMIT.

20. ACCESSIBLE PARKING AND ACCESSIBLE ROUTE PROVIDED IN PARKING GARAGE.

21. ON OCTOBER 20, 2020, THE WATER SERVICES DEPARTMENT WAS ABLE TO COMPLETE THE FIRE HYDRANT FLOW TEST THAT YOU REQUESTED. THE RESULTS OF THE TEST WERE AS FOLLOWS.

   FLOW HYDRANT = FIRE HYDRANT NO. 15
   STATIC PRESSURE PRIOR TO TEST = 68 PSI
   FIRE HYDRANT FLOW DURING TEST = 1,902 GPM

   TEST HYDRANT = FIRE HYDRANT NO. 14
   STATIC PRESSURE PRIOR TO TEST = 69 PSI
   PRESSURE DURING THE TEST = 62 PSI

PROJECT NARRATIVE:

THE ANDREW GARFIELD WATER TUNNEL RENEWAL INCLUDES A BUILDING ADDITION OF 4,169 GSF OFF OF THE NORTHWEST ENTRANCE OF THE BUILDING. THIS PROJECT ALSO INCLUDES MODIFICATIONS TO THE EXISTING WALKWAYS AND DRIVE TO REDUCE PEDESTRIAN AND VEHICULAR INTERACTIONS. THIS PROJECT ALSO INCLUDES REROUTING OF EXISTING UTILITIES AROUND THE BUILDING ADDITION.

POST CONSTRUCTION STORMWATER MANAGEMENT NOTE:

THIS PROJECT PROPOSES AN INCREASE IN IMPERVIOUS AREA OF 1,250 SF. INCREASES IN STORMWATER RATES, VOLUMES FOR THE GARFIELD WATER TUNNEL PROJECT ARE BEING HANDLED THROUGH A SUBSURFACE DETENTION SYSTEM. THIS PROJECT SEEKS A WAIVER OF THE RECHARGE VOLUME REQUIREMENTS DUE TO THE UNDERLYING KARST TOPOGRAPHY.

SUBDISTRICT DEVELOPMENT DATA TABLE	
SUBDISTRICT 4	
SUBDISTRICT INFORMATION	
Total Subdistrict Area (sf):	2,931,588
Total Subdistrict Area (acres):	67.3
Project Area (sf):	39,204
FLOOR AREA AND DESIGNATED USE INFORMATION	
Maximum Allowable Floor Area Ratio:	0.50
Maximum Allowable Floor Area (sf):	1,465,691
Existing Subdistrict Floor Area (sf):	1,187,337
Project Floor Area to be Removed (sf):	0
Project Floor Area to be Added (sf):	4,169
Project Floor Area Delta (sf):	4,169
Resulting Subdistrict Floor Area (sf):	1,191,506
Maximum Subdistrict Allowable Designated Use (sf):	87,941
Maximum Allowable Designated Floor Area Ratio	0.03
Existing Designated Use Floor Area:	0
Designated Use to be Removed (sf):	0
Designated Use to be Added (sf):	0
Designated Use Delta (sf):	0
Resulting Subdistrict Designated Use Floor Area (sf):	0
IMPERVIOUS AREA INFORMATION	
Maximum Allowable Impervious Area:	55%
Maximum Allowable Impervious Area (sf):	1,587,022
Existing Impervious Area (sf):	1,300,067
Project Impervious Removed (sf):	0
Project Impervious Added (sf):	1,250
Project Impervious Delta (sf):	1,250
Resulting Subdistrict Impervious Area (sf):	1,301,317
OPEN SPACE AREA INFORMATION	
Minimum Required Open Space Area:	45%
Minimum Required Open Space Area (sf):	1,298,473
Existing Open Space Area (sf):	1,585,428
Project Open Space Removed (sf):	1,250
Project Open Space Added (sf):	0
Project Open Space Delta (sf):	1,250
Resulting Subdistrict Open Space Area (sf):	1,584,178
BUILDING HEIGHT INFORMATION	
Maximum Allowable Building Height	1264' MSL (Not to Exceed)
Proposed Maximum Building Height	1233' MSL
DATA SOURCES	
Impervious/Open Space - Penn State GIS 05.13.2021, Building SF - LionSpace 05.13.2021	

CALL BEFORE YOU DIG !!
PENNSYLVANIA LAW REQUIRES
(3) WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND
-- STOP & CALL --
Pennsylvania One Call System, Inc.
1-800-242-1776 OR 811

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP-CALL BEFORE YOU DIG!

SERIAL #20203572067-000

PA ONE CALL 811 DATA

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

COMPANY: COMCAST
ADDRESS: 1155 BENNER PIKE
STATE COLLEGE, PA. 16801
CONTACT: WWW.COMCAST.COM

COMPANY: VERIZON PENNSYLVANIA INC
ADDRESS: FACILITY MANAGEMENT CENTER
224 S. ALLEN STREET
STATE COLLEGE, PA. 16801
PHONE: (814)-231-6511

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

COMPANY: STATE COLLEGE BOROUGH SEWER AUTHORITY
ADDRESS: 243 S. ALLEN STREET
STATE COLLEGE, PA 16801
PHONE: (814)-234-7100

COMPANY: UNIVERSITY AREA JOINT AUTHORITY
ADDRESS: 1576 SPRING VALLEY ROAD
STATE COLLEGE, PA. 16801
CONTACT: MARK HARTER
PHONE: (814)-238-5361

COMPANY: WEST PENN POWER
ADDRESS: 2800 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801

COMPANY: WINDSTREAM
ADDRESS: 441 SCIENCE PARK ROAD
STATE COLLEGE, PA. 16803
PHONE: 800-289-1901

COMPANY: PSU UTILITIES
ADDRESS: PHYSICAL PLANT BUILDING
UNIVERSITY PARK
STATE COLLEGE, PA. 16803
CONTACT:
A. POTABLE WATER AND REUSE WATER - JIM HOSGOOD (814-777-6187)
B. SANITARY SEWER AND STORM SEWER- GARY BECK (814-506-5008)
C. CHILLED WATER - DON WALLACE (814-826-8348)
D. STEAM/CONDENSATE/AIR/GAS - PAUL MOSER (814-880-5963)
E. ELECTRIC - JEFF MCDONALD (814-553-0662)
F. TELECOM - TODD MYERS (814-574-1044)

RECORDING CERTIFICATE

CERTIFICATION OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CENTRE

ON THIS THE ____ DAY OF ______, 20___ BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED:

WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS AND/OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS SUCH, ACCORDING TO LAW.

NOTARY PUBLIC: ______________________

MY COMMISSION EXPIRES: __________

OWNER: ______________________

DESIGN ENGINEER STORMWATER CERTIFICATION

I, ______________________ HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL THE DESIGN STANDARDS AND CRITERIA OF THE STATE COLLEGE BOROUGH STORMWATER MANAGEMENT ORDINANCE.

LANDOWNER STORMWATER CERTIFICATION

I, ______________________ , ACKNOWLEDGE THAT THE STORMWATER MANAGEMENT SYSTEM IS TO BE A PERMANENT FIXTURE WHICH CAN ONLY BE ALTERED OR REMOVED AFTER APPROVAL OF A REVISED PLAN BY THE STATE COLLEGE BOROUGH. I SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID SYSTEM ON MY PROPERTY.

STATE COLLEGE BOROUGH 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.

ZONING OFFICER APPROVAL

STATE COLLEGE BOROUGH ZONING OFFICER APPROVED

ZONING OFFICER ______________ DATE ______

BOROUGH ARBORIST APPROVAL

ARBORIST ______________ DATE ______

FIRE CHIEF CERTIFICATION

I HAVE REVIEWED AND HEREBY CERTIFY THAT THE LOCATION OF FIRE LANES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE ADEQUATE AND MEET MY APPROVAL.

FIRE CHIEF ______________ DATE ______

PROFESSIONAL LAND SURVEYOR CERTIFICATION

I, ______________________ , A PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA DO HEREBY CERTIFY THAT THE PLAN CORRECTLY REPRESENTS THE TRACT OF LAND SHOWN.

HGA
374 Congress St, Suite 400
Boston, MA 02210
Telephone 617.338.5990

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HOPE FURRER ASSOCIATES
700 EAST BEAVER AVE, SUITE 3
STATE COLLEGE, PA 16801
814.234.8191

MECHANICAL/ELECTRICAL/ PLUMBING ENGINEER
BARTON ASSOCIATES
329 INNOVATION BLVD, SUITE 112
STATE COLLEGE, PA 16803
814.237.2180

CIVIL ENGINEER
HERBERT, ROWLAND & GRUBIC
2568 PARK CENTER BLVD
STATE COLLEGE, PA 16801
814.238.7117

LANDSCAPE ARCHITECT
PENN STATE UNIVERSITY
PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814.865.4731

CODE CONSULTANT
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BOSTON, MA 02111
508.538.9220

COST ESTIMATOR
DHARAM CONSULTING
745 ATLANTIC AVENUE
BOSTON, MA 02111
617.866.9285

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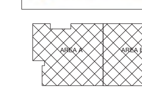
ANDREW GARFIELD WATER TUNNEL RENEWAL



KEYPLAN

Drawing List:
LD1 COVER/SIGNATURE SHEET
LD2 UTILITY AND TREE CHARTS
LD3 EXISTING CONDITIONS PLAN
LD4 DEMOLITION PLAN
LD5 SITE LAYOUT PLAN
LD6 SITE GRADING AND STORMWATER PLAN
LD7 SITE UTILITY PLAN
LD8 SITE LANDSCAPE PLAN
LD9 SITE DETAILS
LD10 SITE DETAILS
LD11 SITE DETAILS
LD12 SITE DETAILS

ARCHITECTURAL
A400 BUILDING AXONS
A401 OVERALL EXTERIOR ELEVATIONS
A402 OVERALL EXTERIOR ELEVATIONS

LIGHTING
ES1.00 SITE PLAN - ELECTRICAL
ES1.01 DETAILS AND SCHEDULES - SITE LIGHTING

EROSION AND SEDIMENTATION CONTROL
EC1 EROSION AND SEDIMENTATION CONTROL PLAN
EC2 EROSION AND SEDIMENTATION CONTROL PLAN
EC3 EROSION AND SEDIMENTATION CONTROL NOTES
EC4 EROSION AND SEDIMENTATION CONTROL DETAILS

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 4681-001-00

COVER/ SIGNATURE SHEET

DATE: August 6, 2021

LAND DEVELOPMENT PLAN

LD1

FINAL LAND DEVELOPMENT

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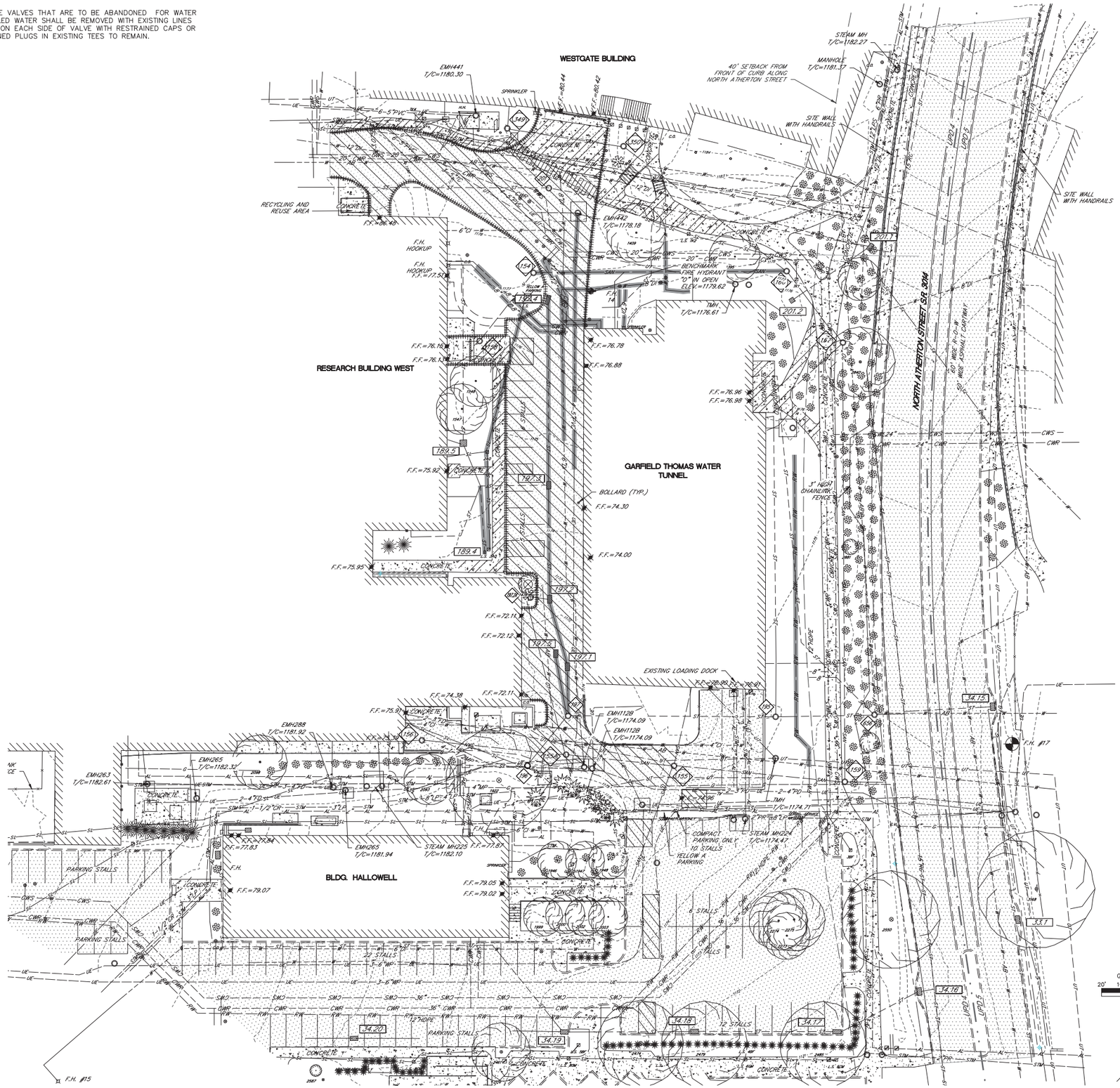
LEGEND

- R&D ASPHALT
- R&D CONCRETE
- R&D CURB
- REMOVE UTILITY
- R&S STUCTURES

NOTE:
1. ALL GATE VALVES THAT ARE TO BE ABANDONED FOR WATER OR CHILLED WATER SHALL BE REMOVED WITH EXISTING LINES CAPPED ON EACH SIDE OF VALVE WITH RESTRAINED CAPS OR RESTRAINED PLUGS IN EXISTING TEES TO REMAIN.



GRAPHIC SCALE
20' 10' 0' 20'
SCALE: 1"= 20'

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ANDREW GARFIELD WATER TUNNEL RENEWAL

PennState Applied Research Laboratory

KEYPLAN

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 4681-001-00

DEMOLITION PLAN

DATE: August 6, 2021

LAND DEVELOPMENT PLAN

LD4

FINAL LAND DEVELOPMENT

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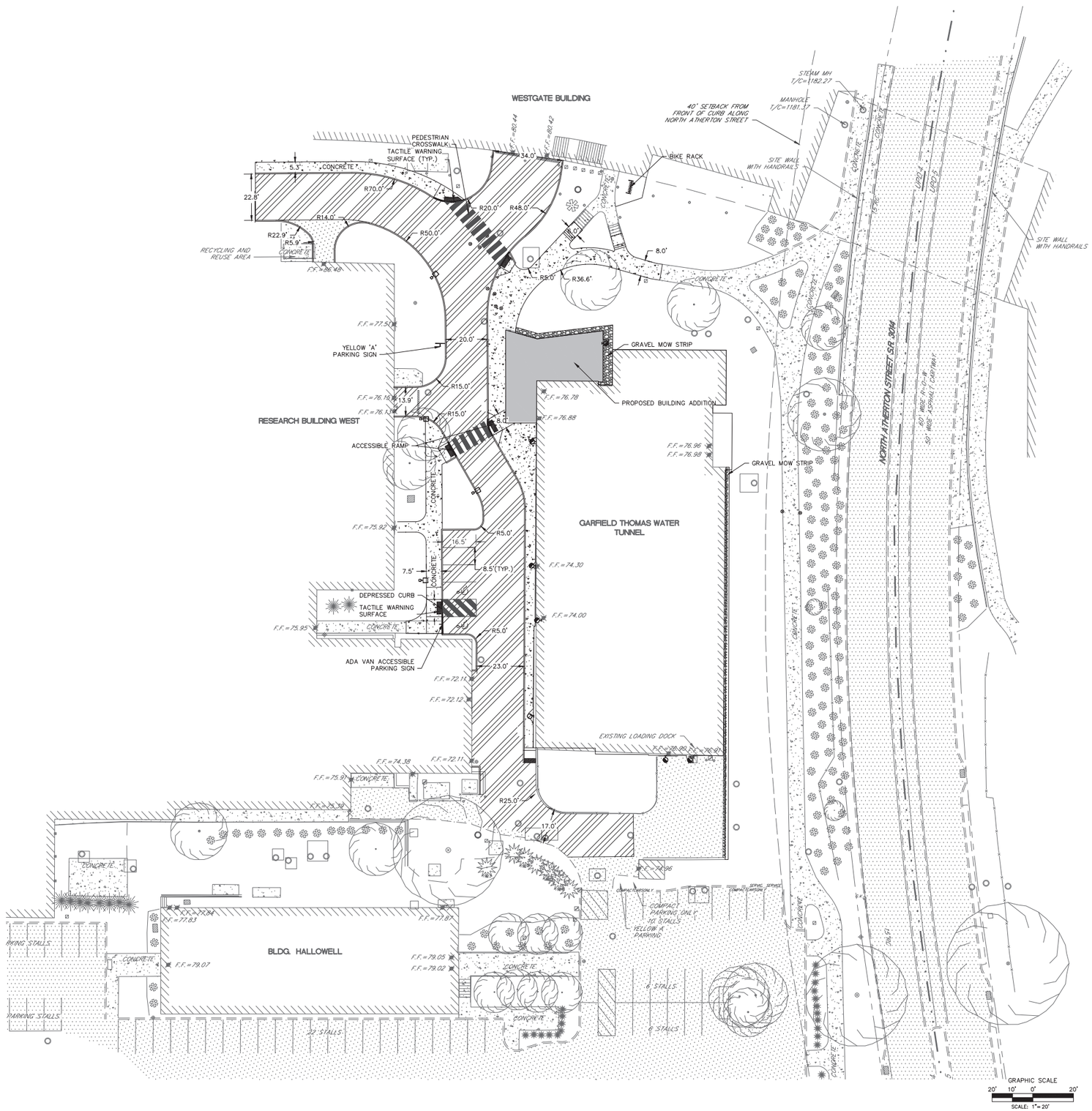
LEGEND

- PROPOSED CONCRETE
- NEW BUILDING STRUCTURE
- BITUMINOUS PAVEMENT
- GRAVEL



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KEYPLAN

NO	DESCRIPTION	DATE

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HGA NO: 4681-001-00

SITE LAYOUT PLAN

DATE: August 6, 2021

LAND DEVELOPMENT PLAN

LD5

FINAL LAND DEVELOPMENT

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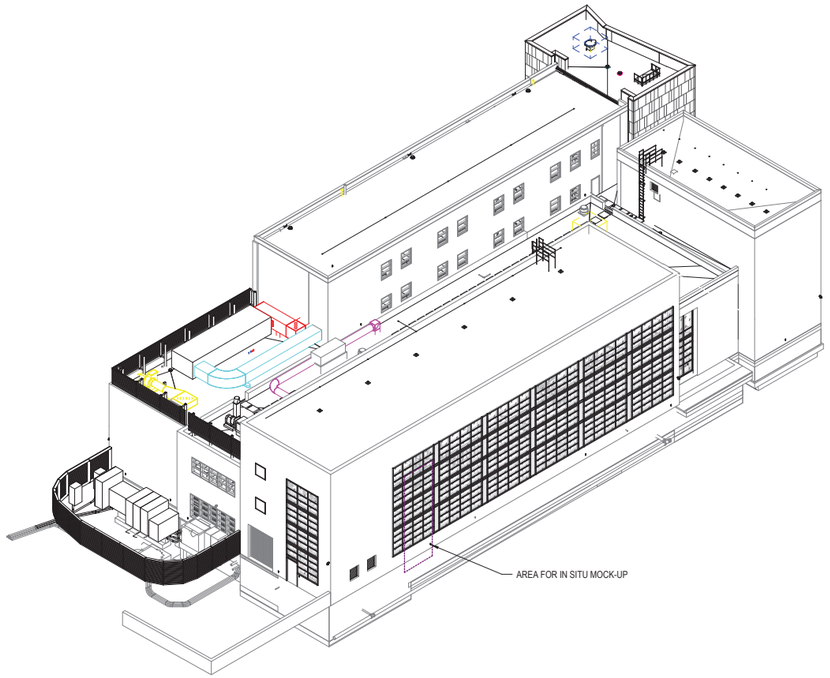
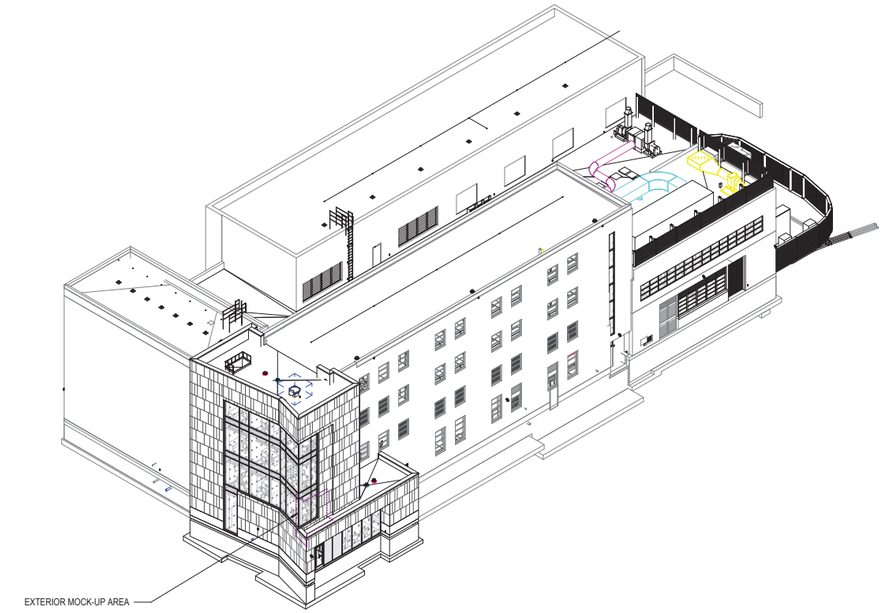
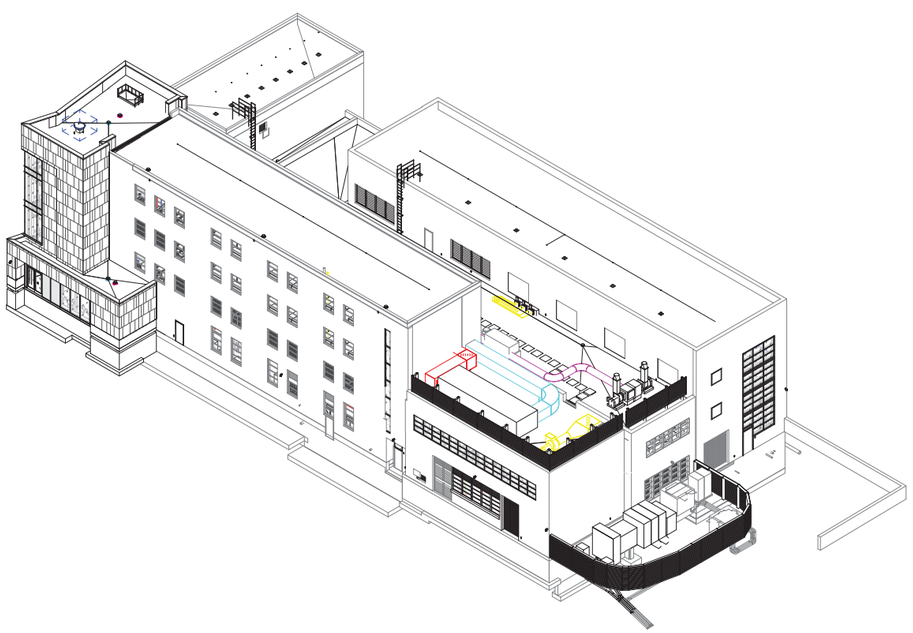


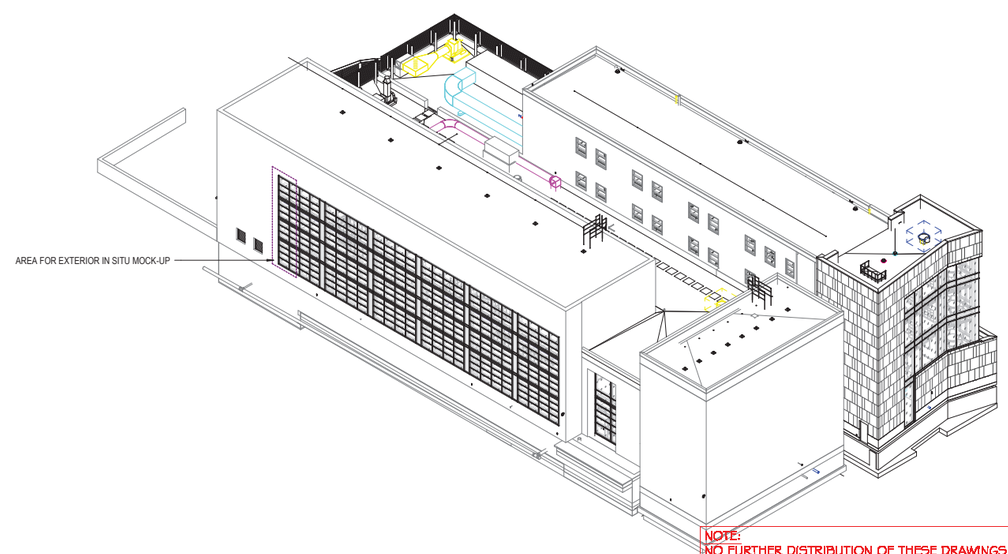
1 3D AXON - NORTH WEST



2 3D AXON - SOUTH EAST



3 3D AXON - NORTH EAST



4 3D AXON - SOUTH WEST

NOTE:
NO FURTHER DISTRIBUTION OF THESE DRAWINGS OR PROJECT DATA IS PERMITTED WITHOUT THE PRIOR WRITTEN PERMISSION OF THE APPLIED RESEARCH LABORATORY, THE PENNSYLVANIA STATE UNIVERSITY.

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UNIVERSITY PARK, PA 16802

GARFIELD THOMAS WATER TUNNEL RENEWAL

PennState Applied Research Laboratory

KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 4681-001-00

BUILDING AXONS

DATE: AUGUST 6, 2021

LAND DEVELOPMENT DOCUMENTS

A400

FINAL LAND DEVELOPMENT DOCUMENTS

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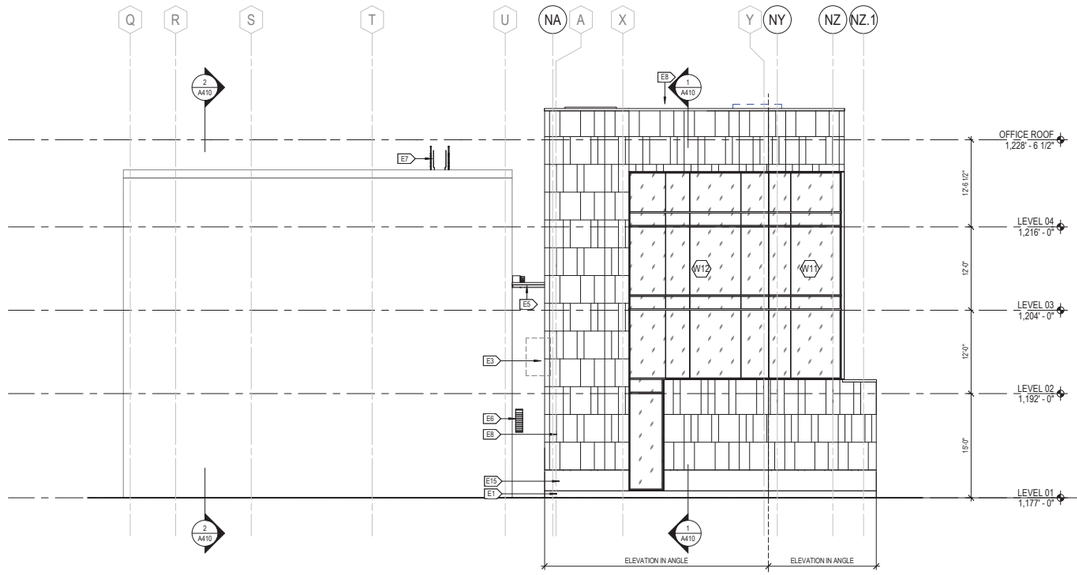
GENERAL NOTES - EXTERIOR ELEVATIONS

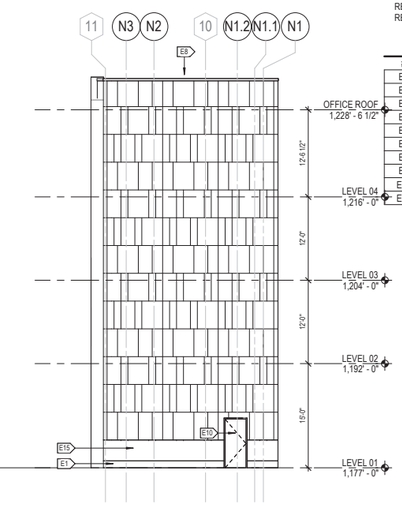
A. ELEVATIONS OF EXISTING FLOORS ARE BASED ON SURVEY INFORMATION AND DRAWINGS PROVIDED BY THE OWNER. THE SURVEY DATA MAY NOT BE CORRECT AND THE ACTUAL EXISTING ELEVATIONS MAY VARY IN DIFFERENT PORTIONS OF THE EXISTING BUILDING. ALL INFORMATION MUST BE FIELD VERIFIED AND COORDINATED BETWEEN NEW AND EXISTING CONSTRUCTION TO PROVIDE MATCHING FLOOR ELEVATIONS WHERE REQUIRED. EXISTING BRICK LOCATIONS MODIFIED BY NEW WINDOW INSTALLATION TO BE REPAIRED AND REPOINTED.

KEYNOTES

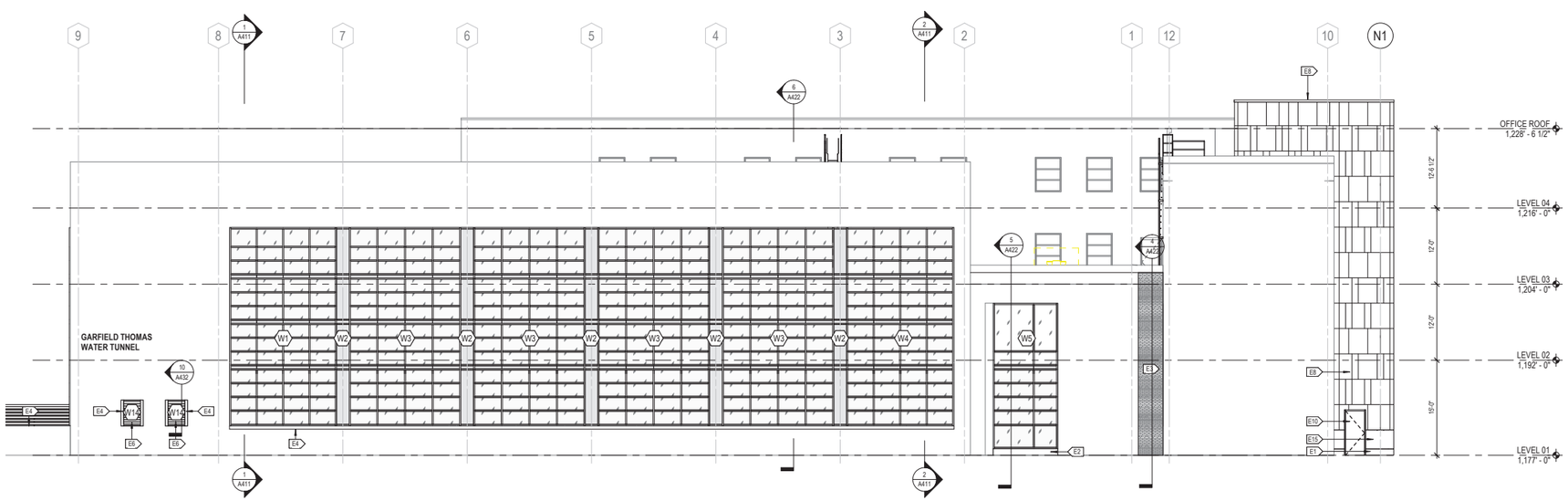
#	DESCRIPTION
E1	NEW GRANITE BASE
E2	NEW STOREFRONT
E3	NEW BRICK INFILL - USE BRICKS REMOVED FROM DEMO AREAS
E4	CLEAN LIMESTONE SILL, FRAME AND CAP STONE
E5	NEW METAL SCREEN WALL
E6	NEW ALUMINUM LOUVER
E7	NEW ALUMINUM LADDER AND GUARDRAIL
E8	NEW STONE RAINSCREEN
E10	NEW STEEL EXTERIOR DOOR
E15	FULL BED LIMESTONE ZONE.



1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



3 EXTERIOR ELEVATION - EAST NEW ADDITION
1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

HGA
374 Congress St, Suite 400
Boston, MA 02210
Telephone 617.338.5990

STRUCTURAL ENGINEER
HOPE FURRER ASSOCIATES
700 EAST BEAVER AVE, SUITE 3
STATE COLLEGE, PA 16801
814.234.8191

MECHANICAL/ELECTRICAL/ PLUMBING ENGINEER
BARTON ASSOCIATES
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STATE COLLEGE, PA 16803
814.237.2180

CIVIL ENGINEER
HERBERT, ROWLAND & GRUBIC
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STATE COLLEGE, PA 16801
814.238.7117

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PHYSICAL PLANT BUILDING
UNIVERSITY PARK, PA 16802
814.865.4731

CODE CONSULTANT
JENSEN HUGHES
1 LINCOLN STREET
BOSTON, MA 02111
508.538.9220

COST ESTIMATOR
DHARAM CONSULTING
745 ATLANTIC AVENUE
BOSTON, MA 02111
617.866.9285

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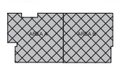
NORTH ATHERTON ST
UNIVERSITY PARK, PA 16802

GARFIELD THOMAS WATER TUNNEL RENEWAL

PennState Applied Research Laboratory



KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 4681-001-00

EXTERIOR ELEVATIONS

DATE: AUGUST 6, 2021

LAND DEVELOPMENT DOCUMENTS

A401

FINAL LAND DEVELOPMENT DOCUMENTS

NOTE:
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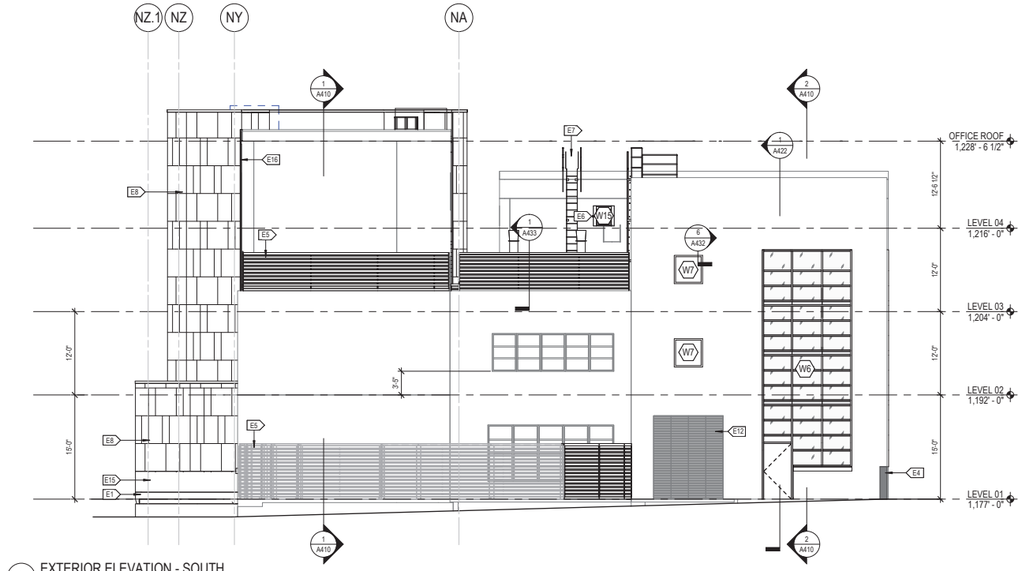
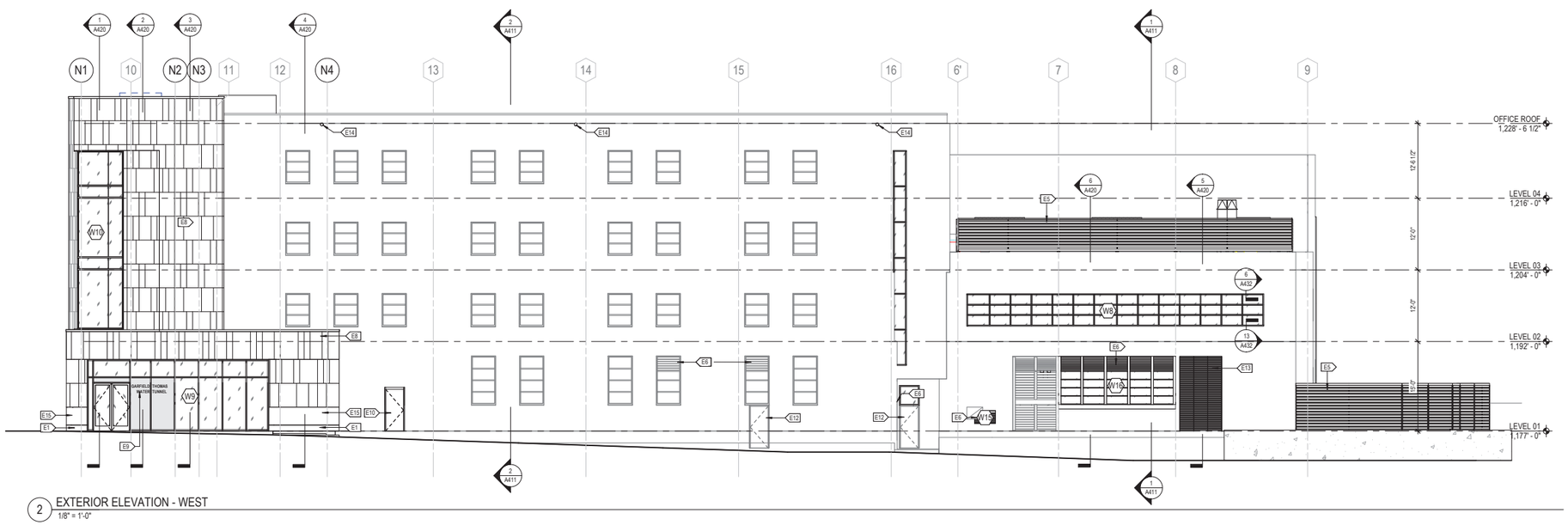
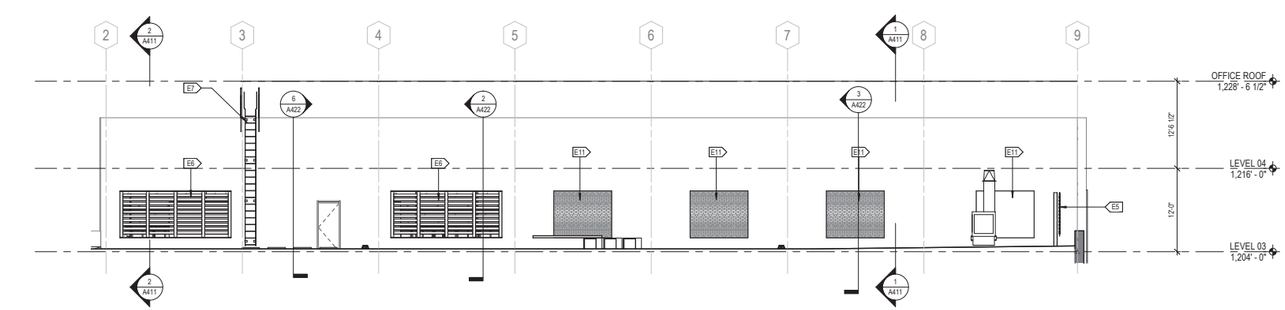


1 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



3 EXTERIOR ELEVATION - CANYON ELEVATION - WEST
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATIONS

A. ELEVATIONS OF EXISTING FLOORS ARE BASED ON SURVEY INFORMATION AND DRAWINGS PROVIDED BY THE OWNER. THE SURVEY DATA MAY NOT BE CORRECT AND THE ACTUAL EXISTING ELEVATIONS MAY VARY IN DIFFERENT PORTIONS OF THE EXISTING BUILDING. ALL INFORMATION MUST BE FIELD VERIFIED AND COORDINATED BETWEEN NEW AND EXISTING CONSTRUCTION TO PROVIDE MATCHING FLOOR ELEVATIONS WHERE REQUIRED. EXISTING BRICK LOCATIONS MODIFIED BY NEW WINDOW INSTALLATION TO BE REPAIRED AND REPOINTED.

KEYNOTES

#	DESCRIPTION
E1	NEW GRANITE BASE
E4	CLEAN LIMESTONE SILL, FRAME AND CAP STONE
E5	NEW METAL SCREEN WALL
E6	NEW ALUMINUM LOUVER
E7	NEW ALUMINUM LADDER AND GUARDRAIL
E8	NEW STONE RAINSCREEN
E9	NEW PIN MOUNTED BUILDING SIGNAGE
E10	NEW STEEL EXTERIOR DOOR
E11	NEW BRICK INFILL - REUSE OF EXISTING BRICK NOT NEEDED.
E12	PAINT EXISTING DOOR TO MATCH NEW MULLION COLOR.
E13	NEW OVERHEAD ROLL-UP DOOR.
E14	NEW ROOF DRAIN SCUPPERS.
E15	FULL BED LIMESTONE ZONE.
E16	EXPANSION JOINT.

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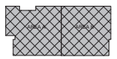
PennState Applied Research Laboratory



KEYPLAN

NOT FOR CONSTRUCTION

NO	DESCRIPTION	DATE

ISSUANCE HISTORY - THIS SHEET

HGA NO: 4681-001-00

EXTERIOR ELEVATIONS

DATE: AUGUST 6, 2021

LAND DEVELOPMENT DOCUMENTS

A402

FINAL LAND DEVELOPMENT DOCUMENTS

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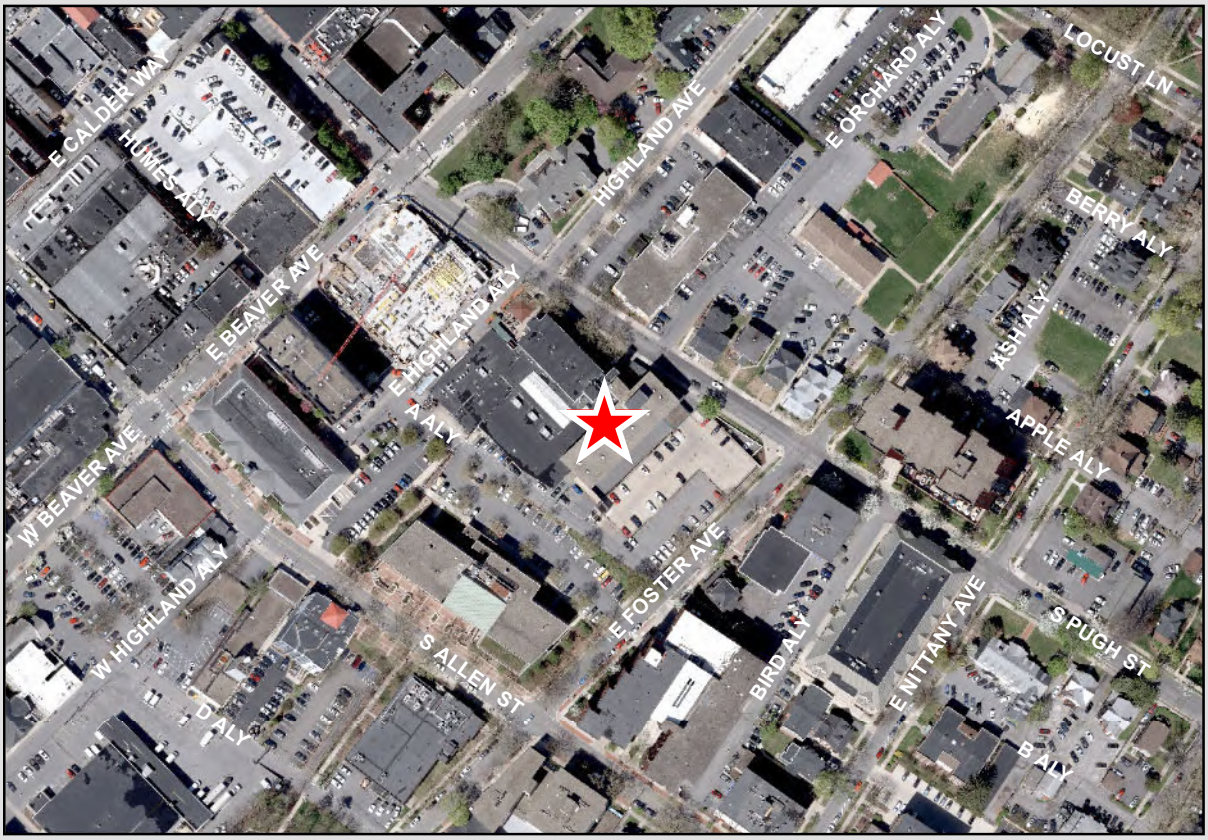

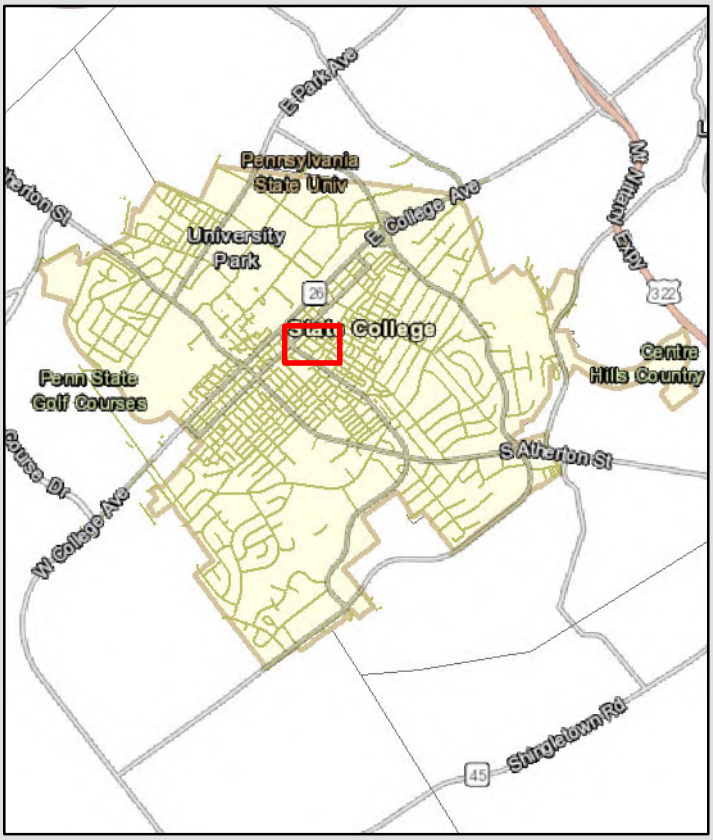

Core Pugh Street Development

Core Spaces, Applicant

PennTerra Engineering

OGP Architects

Commercial (C) Zoning District

STATE COLLEGE, PA

CORE PUGH STREET DEVELOPMENT

PRELIMINARY LAND DEVELOPMENT PLAN

BOROUGH OF STATE COLLEGE * CENTRE COUNTY * PENNSYLVANIA

AUGUST 20, 2021

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA ! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY

LOCATION MAP
SCALE: 1" = 2000'

PennTerra ENGINEERING, INC.

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

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

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN C. SEPP
ENGINEER
040003-E

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TABLE OF CONTENTS

SHEET	DESCRIPTION
1	COVER SHEET
2	KEY MAP
3	EXISTING CONDITIONS PLAN
4	LANDSCAPING & LAYOUT PLAN

ACT 287 UTILITY INFORMATION
(SERIAL NUMBER: 20202933366)

SANITARY SEWER (CONVEYANCE)
STATE COLLEGE BOROUGH SEWER AUTHORITY
243 SOUTH ALLEN STREET
STATE COLLEGE, PA 16801
PHONE: (814) 234-7110

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

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

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

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

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

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

STORM SEWER & TRAFFIC SIGNALS
BOROUGH OF STATE COLLEGE
243 SOUTH ALLEN STREET
STATE COLLEGE, PA 16801
PHONE: (814) 234-7100

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FIRE FLOW INFORMATION:

Fire Hydrant #:30139
Location: South Pugh St. & East Foster Ave.
Flow Information
Pressure: Static: 64 psi
Residual: 40 psi
Flow: 1,550 gpm

Fire Hydrant #:30139
Location: South Allen St.
Flow Information
Pressure: Static: 54 psi
Residual: 40 psi
Flow: 1,550 gpm

Fire Hydrant #:30233
Location: Corner of Beaver Ave. & South Pugh St.
Flow Information
Pressure: Static: 64 psi
Residual: 50 psi
Flow: 1,700 gpm

PennTerra
ENGINEERING INC.

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STATE COLLEGE, PA 16801
PH: 814-231-8285
Fax: 814-237-2308

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN C. SEPP
ENGINEER
040003-E

Seal

Seal

Designer	EML
Draftsman	EML
Proj.Manager	JCS
Surveyor	XXX
Perimeter Ck.	
Book	XXX Pg XXX
File	21080-PRE LD-02-KEY MAP
Layout	KEY MAP

Date	Description

REVISIONS

CORE PUGH STREET DEVELOPMENT

BOROUGH OF STATE COLLEGE
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLAN

KEY MAP

PROJECT NO.
21080

DATE
AUGUST 20, 2021

SCALE
1"=60'

SHEET NO.
2

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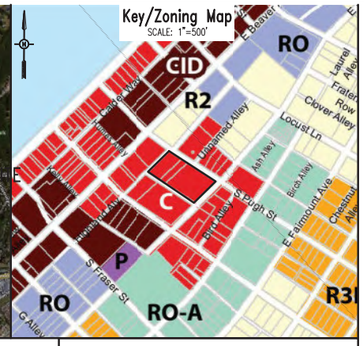


PROJECT NOTES:

1. General Site Information:
   - a. Owner: Centre Hotel Associates, LTD, 240 South Pugh St., State College, PA 16801
   - b. Developer: Core Spaces, 1643 North Milwaukee Ave., Chicago, IL 60647
   - c. Deed Information: 36-013-177: R.B. 1543, Pg. 1050; 36-013-179: R.B. 2105, Pg. 539; 36-013-180: R.B. 2105, Pg. 539
   - d. Site Address: 240 South Pugh St.
   - e. Tax Parcel No.: 36-013-177, 36-013-179, 36-013-180
   - f. Municipality: Borough of State College
   - g. Zoning: Commercial District
   - h. Existing Site/Lot Size: 36-013-177: 1.20 Acres (52,061.17 S.F.); 36-013-179: 0.242 Acres (10,529.56 S.F.); 36-013-180: 0.503 Acres (21,891.17 S.F.)
   - i. Building Setbacks: Front = 15' (from curb); Rear = 10' (from abutting alley); Side = 10' (from abutting alley)
   - j. Existing Site Use: Hotel, Parking Lot, Restaurant
   - k. Proposed Site Use: Residential
   - l. Proposed Building Height: 65'
   - m. Open Space: Required = 5% Proposed = 25.21%
2. Natural Site Features & Survey Information:
   - a. Soil limits and descriptions have been taken from the Natural Resources Conservation Service Web Soil Survey dated August 2021.
   - b. There are no wetlands on the property according to the National Wetland Inventory Mapping (U.S. Fish & Wildlife Service) for State College, PA last updated April 2016.
   - c. There are no portions of this property located within a Zone 'A' 100-year Flood Plain according to the Federal Emergency Management Agency (FEMA) Map Number 42027C0636F for the Borough of State College, effective date May 4, 2009.
   - d. There are no steep slopes (> 25%) located on this property.
   - e. There are no closed depressions located on this property from visual inspection of the existing conditions.
   - g. Horizontal Datum is Pennsylvania North Zone State Plane Coordinates, North American Datum of 1983 (PA NAD83) U.S. Feet.
3. Act 287 Utility Information: Serial No. 20202933366
   All utility locations should be verified prior to any construction, utility information and locations should be considered approximate. Contractor shall notify PA One Call prior to any excavation
   - i. Electric: West Penn Power Company, 2800 E. College Ave., State College, PA 16801, Phone: (800) 686-0021
   - j. Telephone: Verizon, Facility Management Center, 224 S. Allen Street, State College, PA 16801, Phone: (814) 231-6511
   - k. TV Cable: Comcast, 60 Decibel Road, State College, PA 16801, Phone: (888) 266-2278
   - l. Gas: Columbia Gas of Pennsylvania, 2550 Carolean Drive, State College, PA 16801, Phone: (814) 238-6775
   - m. Sanitary Sewer Treatment: University Area Joint Authority (UAJA), 1576 Spring Valley Road, State College, PA 16801, Phone: (814) 238-5361
   - n. Sanitary Sewer Collection & Conveyance: State College Borough Sewer Authority, 243 S. Allen St., State College, PA 16801, Phone: (814) 234-7135
   - o. Water: State College Borough Water Authority (SCBWA), 1201 West Branch Road, State College, PA 16801, Phone: (814) 238-6766
4. Tax Parcels 36-113-117, 36-113-179, and 36-113-180 will be consolidated via a Lot Consolidation Plan which will be submitted with the Final Plan.
5. A traffic impact study is not required for this project. Please refer to David E. Wooster & Associates Traffic Analysis dated August 20, 2021.
6. A fire suppression system will be included within the proposed project.
7. Inclusionary Housing:
   - a. The Inclusionary Housing Element of this project as set forth in the State College Borough Ordinance 1972 requires 18 Inclusionary Units based on 10% of the 172 Market Rate Dwelling Units. This requirement will be met via Fee-In-Lieu as provided by ordinance.

Professional Land Surveyor Certification

I, Nevin L. Grove, a Professional Land Surveyor in the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the tracts of lands as shown.

Signature _____ Date _____

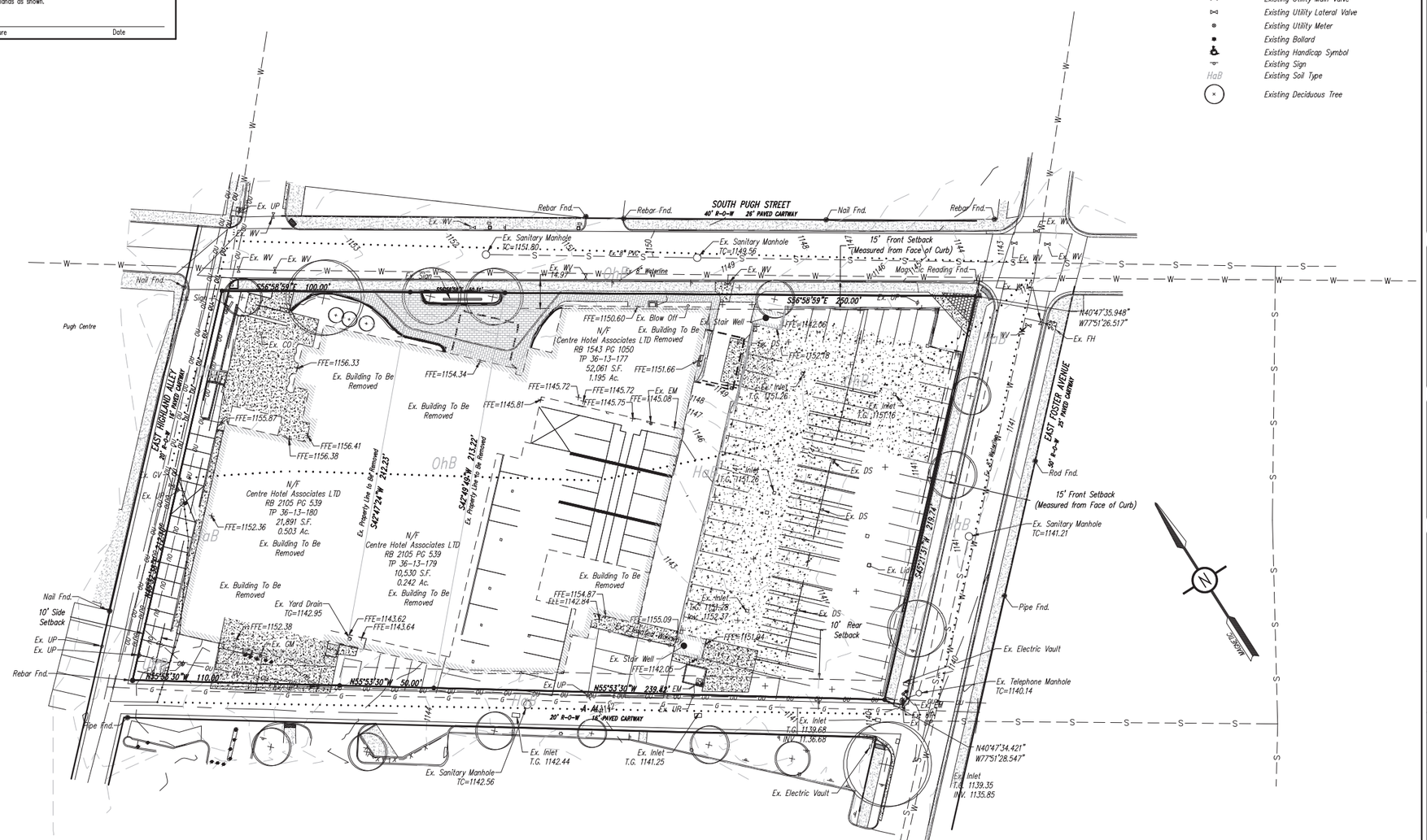
SOILS LEGEND

Soil cover on the site consists of:

- HaB – Hagerstown silt loam, 3%-8% Slopes
- OhB – Opequon-Hagerstown complex, 3%-8% Slopes
- URB – Urban land-Hagerstown complex, Gently Slopes

EXISTING FEATURES LEGEND

- EXISTING BUILDING — Existing Building
- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Bituminous Areas
- Existing Landscaped Areas
- Existing Retaining Wall
- Existing Fence / Type
- Existing Contours w/ Elevation (1's & 2's)
- Existing Contours w/ Elevation (5's & 10's)
- Existing Sanitary Sewer w/ Manhole
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
- Existing Gas Line
- Existing Overhead Utility Line w/ Pole
- Existing Fire Hydrant
- Existing Manhole
- Existing Utility Pole
- Existing Guy Wire
- Existing Storm Sewer Inlet Type-M
- Existing Storm Sewer Inlet Type-C
- Existing Storm Sewer Yard Drain
- Existing Utility Main Valve
- Existing Utility Lateral Valve
- Existing Utility Meter
- Existing Bollard
- Existing Handicap Symbol
- Existing Sign
- HaB Existing Soil Type
- Existing Deciduous Tree



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — NEVIN L. GROVE — LAND SURVEYOR — No. SU061171

Designer	EML
Draftsman	XXX
Proj.Manager	JCS
Surveyor	XXX
Perimeter Ck.	
Book	XXX Pg XXX
File	21080-PRE LD-03-EX.CON. & DEMO.
Layout	EXISTING CONDITIONS PLAN

Date	Description

REVISIONS

CORE PUGH STREET DEVELOPMENT

BOROUGH OF STATE COLLEGE
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLAN

EXISTING CONDITIONS PLAN

PROJECT NO.	
21080	
DATE	
AUGUST 20, 2021	
SCALE	SHEET NO.
1" = 30'	3

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Location Map
SCALE: 1" = 2000'

Key Map
SCALE: 1" = 1000'

CORE STATE COLLEGE - PUGH & FOSTER SITE AUGUST 20, 2021														
PROJECT AREA ANALYSIS - 6-STORY | 65'-0" FT.														
LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	RESIDENTIAL					PARKING/LOADING		TERRACES		TOTAL GSF (INCLUDING TERRACES)	TOTAL GSF (EXCLUDING TERRACES)	FAR AREA
			UNITS	COMMON	RESIDENTIAL	AMENITY	FAR DEDUCT	AREA	SPACES	PRIVATE TERRACE	PUBLIC TERRACE			
ELEV OVERRUN	17'-0"	82'-0"												
6 / POOL TERRACE	10'-6"	65'-0"	21	1,194	26,772	-	1,194	-	-	-	6,403	34,369	27,966	26,772
5	10'-6"	54'-6"	31	1,145	36,509	-	1,145	-	-	-	-	37,654	37,654	36,509
4	10'-6"	44'-0"	31	1,145	36,509	-	1,145	-	-	-	-	37,654	37,654	36,509
3	10'-6"	33'-6"	31	1,145	36,509	-	1,145	-	-	-	-	37,654	37,654	36,509
2	10'-6"	23'-0"	31	1,145	36,509	-	1,145	-	-	306	-	37,960	37,654	36,509
1	12'-6"	12'-6"	27	1,399	30,335	8,062	1,399	-	52	1,413	1,092	42,301	39,796	38,397
L1	10'-0"	0'-0"	-	-	5,107	-	-	65,195	208	-	-	70,302	70,302	5,107
BUILDING TOTAL			172	7,173	208,250	8,062	7,173	65,195	264	1,719	7,495	297,894	288,680	211,205

RESIDENTIAL FAR SUMMARY		
Site Area:	84,482	sf
Project FAR:	2.50	
Max. FAR Area:	211,205	sf
FAR Area Used:	211,205	sf

PARKING SUMMARY			
Residential:	208,250	sf	
Non-Residential:	15,235	sf	
Parking:	65,195	sf	
Total GSF:	288,680	sf	
Parking Calculation Area:	208,250	sf	288,680 (GSF) - 65,195 (Parking) - 8,062 (Amenity) - 7,173 (Common)
Parking Requirements			
Required Stalls	261	spaces	208,250 / 800
Provided Stalls	264	spaces	

PROJECT NOTES:

1. General Site Information:
   a. Owner: Centre Hotel Associates, LTD
   240 South Pugh St.
   State College, PA 16801
   b. Developer: Core Spaces
   1643 North Milwaukee Ave.
   Chicago, IL 60647
   c. Deed Information: 36–013–177: R.B. 1543, Pg. 1050
   36–013–179: R.B. 2105, Pg. 539
   36–013–180: R.B. 2105, Pg. 539
   d. Site Address: 240 South Pugh St.
   e. Tax Parcel No.: 36–013–177, 36–013–179, 36–013–180
   f. Municipality: Borough of State College
   g. Zoning: Commercial District
   h. Existing Site/Lot Size: 36–013–177: 1.20 Acres (52,061.17 S.F.)
   36–013–179: 0.242 Acres (10,529.56 S.F.)
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   Rear = 10' (from abutting alley)
   Side = 10' (from abutting alley)
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   k. Proposed Site Use: Residential
   l. Proposed Building Height: 65'
   m. Open Space: Required = 5% Proposed = 25.21%

2. Natural Site Features & Survey Information:
   a. Soil limits and descriptions have been taken from the Natural Resources Conservation Service Web Soil Survey dated August 2021.
   b. There are no wetlands on the property according to the National Wetland Inventory Mapping (U.S. Fish & Wildlife Service) for State College, PA last updated April 2016.
   c. There are no portions of this property located within a Zone 'A' 100–year Flood Plain according to the Federal Emergency Management Agency (FEMA) Map Number 42027C0636F for the Borough of State College, effective date May 4, 2009.
   d. There are no steep slopes (> 25%) located on this property.
   e. There are no closed depressions located on this property from visual inspection of the existing conditions.
   g. Horizontal Datum is Pennsylvania North Zone State Plane Coordinates, North American Datum of 1983 (PA NAD83) U.S. Feet.

3. Act 287 Utility Information: Serial No. 20202933366
   All utility locations should be verified prior to any construction, utility information and locations should be considered approximate. Contractor shall notify PA One Call prior to any excavation

   i. Electric
   West Penn Power Company, 2800 E. College Ave., State College, PA 16801
   Phone: (800) 686–0021
   j. Telephone
   Verizon, Facility Management Center, 224 S. Allen Street, State College, PA 16801
   Phone: (814) 231–6511
   k. TV Cable
   Comcast, 60 Decibel Road, State College, PA 16801
   Phone: (888) 266–2278
   l. Gas
   Columbia Gas of Pennsylvania, 2550 Carolean Drive, State College, PA 16801
   Phone: (814) 238–6775
   m. Sanitary Sewer Treatment
   University Area Joint Authority (UAJA), 1576 Spring Valley Road, State College, PA 16801
   Phone: (814) 238–5361
   n. Sanitary Sewer Collection & Conveyance
   State College Borough Sewer Authority, 243 S. Allen St., State College, PA 16801
   Phone: (814) 234–7135
   o. Water
   State College Borough Water Authority (SCBWA), 1201 West Branch Road, State College, PA 16801
   Phone: (814) 238–6766

4. Tax Parcels 36–113–117, 36–113–179, and 36–113–180 will be consolidated via a Lot Consolidation Plan which will be submitted with the Final Plan.

5. A traffic impact study is not required for this project. Please refer to David E. Wooster & Associates Traffic Analysis dated August 20, 2021.

6. A fire suppression system will be included within the proposed project.

7. Inclusionary Housing:
   a. The Inclusionary Housing Element of this project as set forth in the State College Borough Ordinance 1972 requires 18 Inclusionary Units based on 10% of the 172 Market Rate Dwelling Units. This requirement will be met via Fee–In–Lieu as provided by ordinance.

Professional Land Surveyor Certification

I, Nevin L. Grove, a Professional Land Surveyor in the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the tracts of lands as shown.

Signature Date

SOILS LEGEND

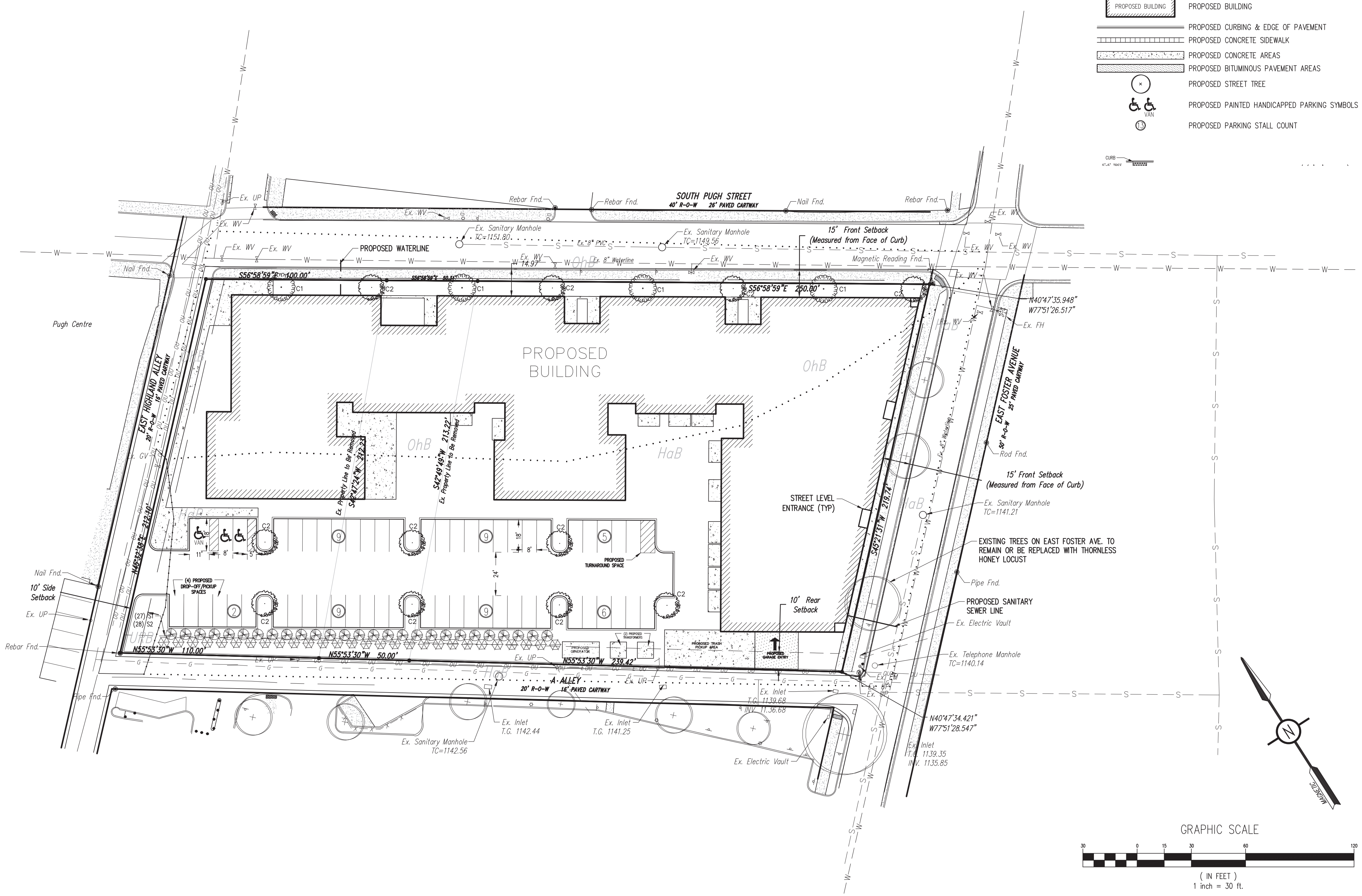
Soil cover on the site consists of:
HaB – Hagerstown silt loam, 3%–8% Slopes
OhB – Opequon–Hagerstown complex, 3%–8% Slopes
URB – Urban land–Hagerstown complex, Gently Slopes

EXISTING FEATURES LEGEND

- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Sanitary Sewer w/ Manhole
- Existing Water Line w/ Valve
- Existing Gas Line
- Existing Overhead Utility Line w/ Pole
- Existing Fire Hydrant
- Existing Manhole
- Existing Utility Pole
- Existing Guy Wire
- Existing Storm Sewer Inlet Type–M
- Existing Utility Main Valve
- Existing Utility Lateral Valve
- Existing Sign
- HaB Existing Soil Type

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING
- PROPOSED CURBING & EDGE OF PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE AREAS
- PROPOSED BITUMINOUS PAVEMENT AREAS
- PROPOSED STREET TREE
- PROPOSED PAINTED HANDICAPPED PARKING SYMBOLS
- PROPOSED PARKING STALL COUNT



GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

PLANTING SCHEDULE

SYMBOL	KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE
CANOPY TREES					
	C1	4	AUTUMN BLAZE FREEMAN HYBRID MAPLE	ACER X FREEMANII 'AUTUMN BLAZE'	2–1/2" CAL.
	C2	11	THORNLESS HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2–1/2" CAL.
SHRUBS					
	S1	27	KOREAN SPICE VIBURNUM	VIBURNUM CARLESII	18"–24" HT. CONT.
	S2	28	SARGENT JUNIPER	JUNIPERUS CHINENSIS 'SARGENTII'	8"–12" HT. CONT.

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

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

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOHN C. SEPP ENGINEER 040003–E
Seal

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL NEVIN L. GROVE LAND SURVEYOR No. SU061171
Seal

Designer EML
Draftsman XXX
Proj.Manager JCS
Surveyor XXX
Perimeter Ck.
Book XXX Pg XXX
File 21080–PRE LD–04–LAYOUT & LP
Layout LANDSCAPING & LAYOUT PLAN

Date Description
REVISIONS

CORE PUGH STREET DEVELOPMENT

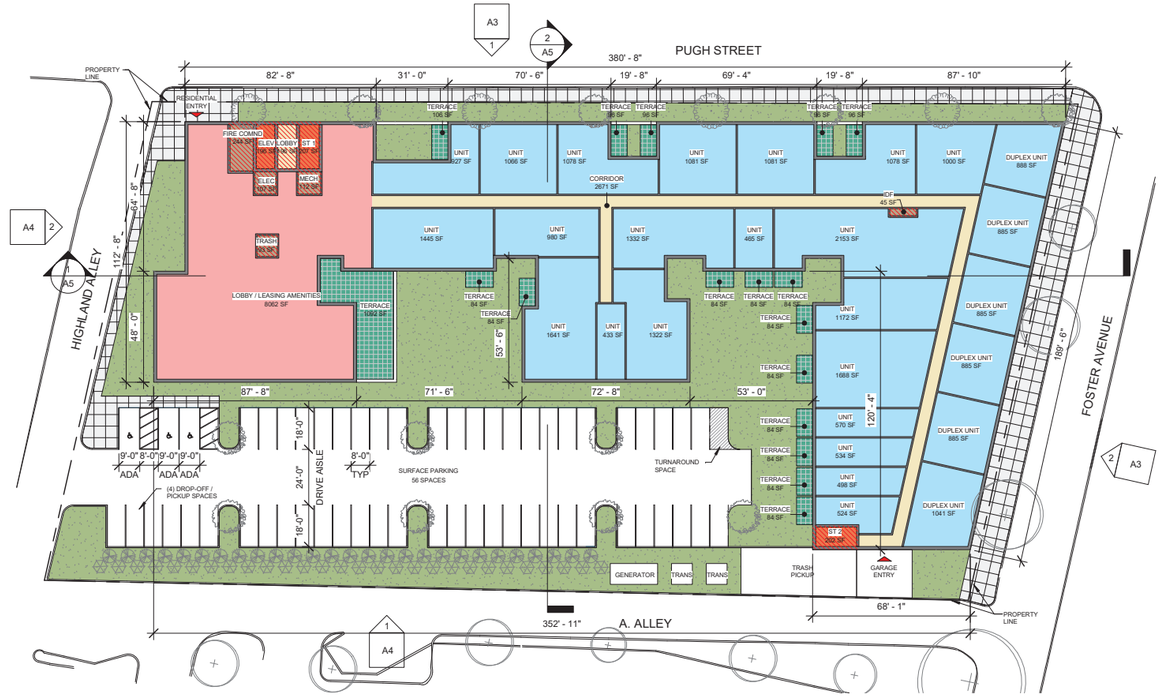
BOROUGH OF STATE COLLEGE
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY LAND DEVELOPMENT PLAN

LANDSCAPING & LAYOUT PLAN

PROJECT NO. 21080
DATE AUGUST 20, 2021
SCALE 1" = 30'
SHEET NO. 4

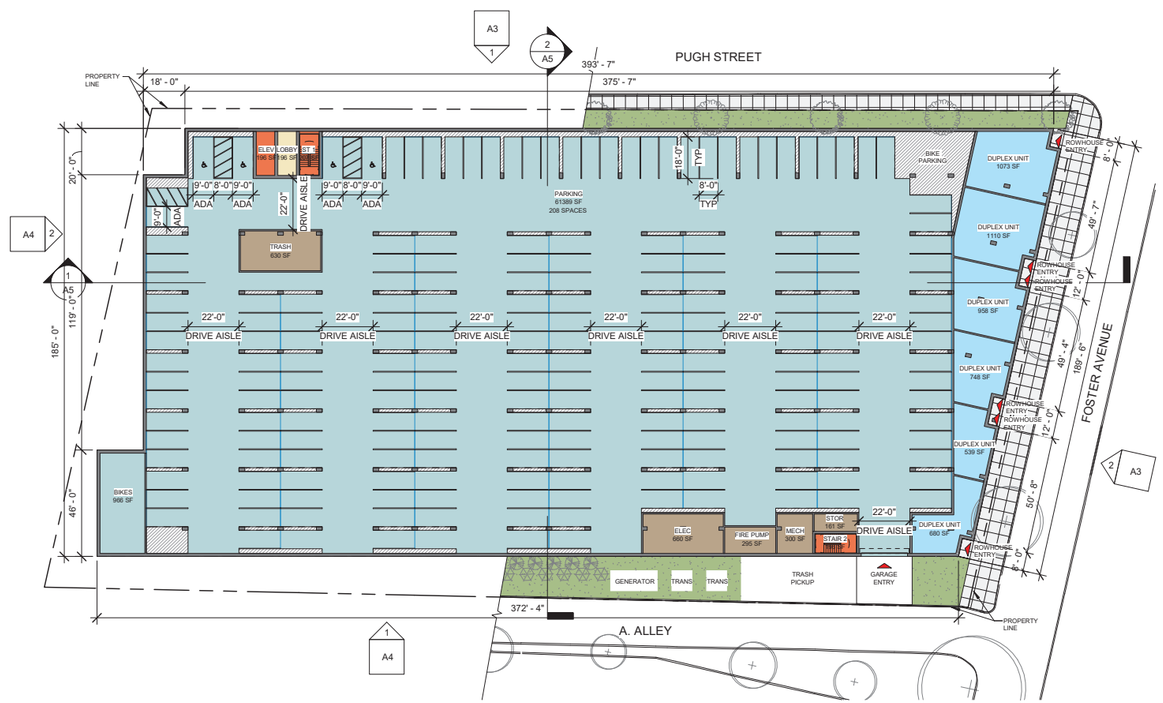
P:\ddtproj\2021\21080\Design\plot files\prelim plans\21080-PRE LD-04-LAYOUT & LP.dwg, 8/20/2021 1:02:51 PM, 1:1



NOTE: REFER TO LANDSCAPING & LAYOUT PLAN FOR LANDSCAPING INFORMATION & LAYOUT

AREA DEDUCTED FROM FAR CALCULATION REFER TO SHEET A4 FOR AREA MATRIX

2 (A1 / A3) LEVEL 1 FLOOR PLAN
1" = 30'-0"



NOTE: REFER TO LANDSCAPING & LAYOUT PLAN FOR LANDSCAPING INFORMATION & LAYOUT

1 (A1 / A3) LOWER LEVEL FLOOR PLAN
1" = 30'-0"

No.	Date	Description
1	08.20.21	PRELIMINARY LAND DEVELOPMENT PLAN

SUBMISSIONS & REVISIONS

OWNER
CORE
CORE SPACES
1643 NORTH MILWAUKEE AVENUE
CHICAGO, IL 60647
773.969.5740

DESIGN ARCHITECT
ANTUNOVICH ASSOCIATES
ARCHITECTURE · PLANNING · INTERIOR DESIGN
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CHICAGO, ILLINOIS 60610
MAIN: 312.266.1126
FAX: 312.266.7123
WWW.ANTUNOVICH.COM

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PHONE: 609.448.3888
WWW.OGP-ARCHITECTS.COM

STRUCTURAL ENGINEER

M.E.P. & F.P. ENGINEERS

CIVIL ENGINEER
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PENNTERRA ENGINEERING INC
3075 ENTERPRISE DRIVE, STE 100
STATE COLLEGE, PENNSYLVANIA 16801
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WWW.PENNTERRA.COM

LANDSCAPE ARCHITECT

PROJECT LOCATION
CORE PUGH STREET DEVELOPMENT
SOUTH PUGH STREET
STATE COLLEGE, PENNSYLVANIA 16801

DRAWING TITLE
FLOOR PLANS

SEAL
DATE: 08/01/21
DRAWN BY:
CHECKED BY:
PROJECT NO:

DRAWING NO: **A1**

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AREA DEDUCTED FROM FAR CALCULATION
REFER TO SHEET A4 FOR AREA MATRIX

2 A2 A3 LEVEL 6 & POOL DECK FLOOR PLAN
1" = 30'-0"

AREA DEDUCTED FROM FAR CALCULATION
REFER TO SHEET A4 FOR AREA MATRIX

1 A2 A3 LEVEL 2-5 FLOOR PLAN
1" = 30'-0"

No.	Date	Description
1	08.20.21	PRELIMINARY LAND DEVELOPMENT PLAN

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LANDSCAPE ARCHITECT

PROJECT LOCATION
CORE PUGH STREET DEVELOPMENT
SOUTH PUGH STREET
STATE COLLEGE, PENNSYLVANIA 16801

DRAWING TITLE
FLOOR PLANS

SEAL
DATE: 08/01/21
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CHECKED BY:
PROJECT NO:

DRAWING NO: **A2**

8/20/2021 11:13:05 AM

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2 FOSTER AVENUE ELEVATION
A3 A1
1" = 20'-0"

1 PUGH STREET ELEVATION
A3 A1
1" = 20'-0"

EXTERIOR FINISH LEGEND

CL-1	FACTORY FINISHED CONTINUOUS INSULATED WALL CLADDING SYSTEM. WHITE COLOR
CL-2	FACTORY FINISHED CONTINUOUS INSULATED WALL CLADDING SYSTEM. DARK GREY COLOR
BR-1	BROWN BRICK WITH BROWN MORTAR. UTILITY SIZE, STACK BOND & SOLDIER COURSE.
WD-1	WOOD FINISH CLADDING SYSTEM
CMU-1	SCORED FACE INTEGRAL COLOR CMU BLOCK WITH BLACK MORTAR.

EXTERIOR SHEET NOTE LEGEND

- 01 ALUMINUM WINDOW SYSTEM
- 02 OVERHEAD COILING DOOR
- 03 STEEL DOOR AND FRAME
- 04 GLASS GUARDRAIL
- 05 STEEL GUARDRAIL
- 06 STOREFRONT WINDOW
- 07 STEEL CANOPY
- 08 TOWNHOUSE ENTRY DOOR

GRAPHICS LEGEND

LINE OF GRADE

No.	Date	Description
1	08.20.21	PRELIMINARY LAND DEVELOPMENT PLAN

SUBMISSIONS & REVISIONS

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LANDSCAPE ARCHITECT

PROJECT LOCATION
CORE PUGH STREET DEVELOPMENT
SOUTH PUGH STREET
STATE COLLEGE, PENNSYLVANIA 16801

DRAWING TITLE
BUILDING ELEVATIONS

SEAL
DATE: 08/16/21
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DRAWING NO: **A3**

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2 HIGHLAND ALLEY ELEVATION
A4 A1
1" = 20'-0"

1 A ALLEY ELEVATION
A4 A1
1" = 20'-0"

EXTERIOR FINISH LEGEND

CL-1	FACTORY FINISHED CONTINUOUS INSULATED WALL CLADDING SYSTEM. WHITE COLOR
CL-2	FACTORY FINISHED CONTINUOUS INSULATED WALL CLADDING SYSTEM. DARK GREY COLOR
BR-1	BROWN BRICK WITH BROWN MORTAR. UTILITY SIZE, STACK BOND & SOLDIER COURSE.
WD-1	WOOD FINISH CLADDING SYSTEM
CMU-1	SCORED FACE INTEGRAL COLOR CMU BLOCK WITH BLACK MORTAR.

EXTERIOR SHEET NOTE LEGEND

- 01 ALUMINUM WINDOW SYSTEM
- 02 OVERHEAD COILING DOOR
- 03 STEEL DOOR AND FRAME
- 04 GLASS GUARDRAIL
- 05 STEEL GUARDRAIL
- 06 STOREFRONT WINDOW
- 07 STEEL CANOPY
- 08 TOWNHOUSE ENTRY DOOR

GRAPHICS LEGEND

LINE OF GRADE

No.	Date	Description
1	08.20.21	PRELIMINARY LAND DEVELOPMENT PLAN

SUBMISSIONS & REVISIONS

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LANDSCAPE ARCHITECT

PROJECT LOCATION
CORE PUGH STREET DEVELOPMENT
SOUTH PUGH STREET
STATE COLLEGE, PENNSYLVANIA 16801

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BUILDING ELEVATIONS

SEAL

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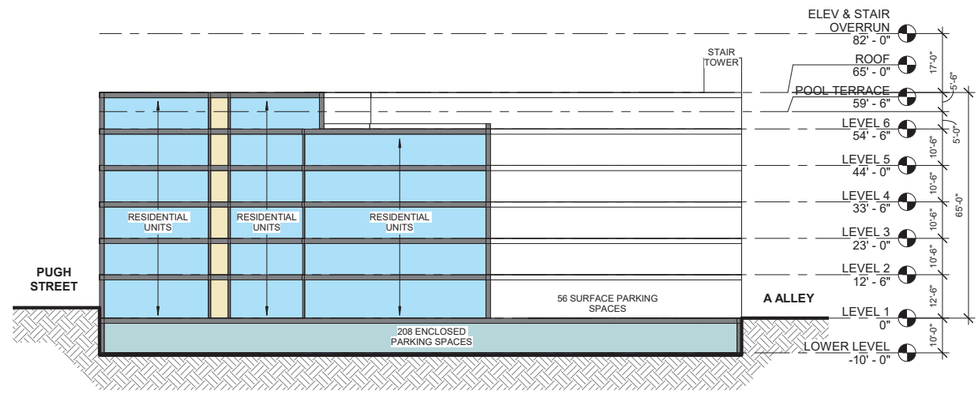
CORE STATE COLLEGE - PUGH & FOSTER SITE AUGUST 20, 2021

PROJECT AREA ANALYSIS - 6-STORY | 65'-0" FT.

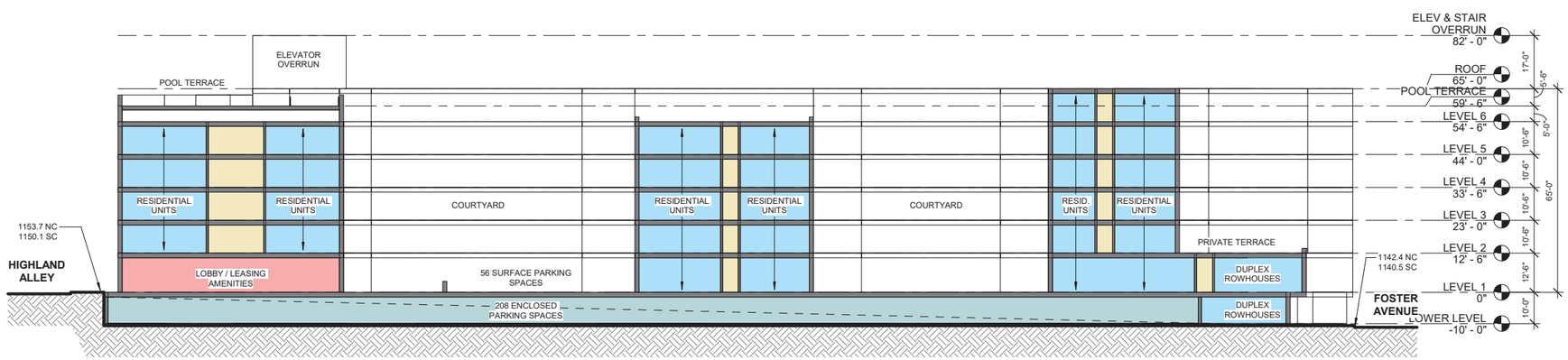
LEVEL	FLOOR HEIGHT	OVERALL HEIGHT	RESIDENTIAL					PARKING/LOADING		TERRACES		TOTAL GSF (INCLUDING TERRACES)	TOTAL GSF (EXCLUDING TERRACES)	FAR AREA
			UNITS	COMMON	RESIDENTIAL	AMENITY	FAR DEDUCT	AREA	SPACES	PRIVATE TERRACE	PUBLIC TERRACE			
ELEV OVERRUN	17'-0"	82'-0"												
6 / POOL TERRACE	10'-6"	65'-0"	21	1,194	26,772	-	1,194	-	-	-	6,403	34,369	27,966	26,772
5	10'-6"	54'-6"	31	1,145	36,509	-	1,145	-	-	-	-	37,654	37,654	36,509
4	10'-6"	44'-0"	31	1,145	36,509	-	1,145	-	-	-	-	37,654	37,654	36,509
3	10'-6"	33'-6"	31	1,145	36,509	-	1,145	-	-	-	-	37,654	37,654	36,509
2	10'-6"	23'-0"	31	1,145	36,509	-	1,145	-	-	306	-	37,960	37,654	36,509
1	12'-6"	12'-6"	27	1,399	30,335	8,062	1,399	-	52	1,413	1,092	42,301	39,796	38,397
L1	10'-0"	0'-0"	-	-	5,107	-	-	65,195	208	-	-	70,302	70,302	5,107
BUILDING TOTAL			**172**	**7,173**	**208,250**	**8,062**	**7,173**	**65,195**	**264**	**1,719**	**7,495**	**297,894**	**288,680**	**211,205**

RESIDENTIAL FAR SUMMARY		
Site Area:	84,482	sf
Project FAR:	2.50	
Max. FAR Area:	211,205	sf
FAR Area Used:	211,205	sf

PARKING SUMMARY			
Residential:	208,250	sf	
Non-Residential:	15,235	sf	
Parking:	65,195	sf	
Total GSF:	288,680	sf	
Parking Calculation Area:	208,250	sf	288,680 (GSF) - 65,195 (Parking) - 8,062 (Amenity) - 7,173 (Common)
Parking Requirements			
Required Stalls	261	spaces	208,250 / 800
Provided Stalls	264	spaces	



2 A5 A1 BUILDING SECTION 02
1" = 20'-0"



1 A5 A1 BUILDING SECTION 01
1" = 20'-0"

No.	Date	Description
1	08.20.21	PRELIMINARY LAND DEVELOPMENT PLAN

SUBMISSIONS & REVISIONS

OWNER
CORE
CORE SPACES
1643 NORTH MILWAUKEE AVENUE
CHICAGO, IL 60647
773.969.5740

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PHONE: 814.231.8285
WWW.PENNTERRA.COM

LANDSCAPE ARCHITECT

PROJECT LOCATION
CORE PUGH STREET DEVELOPMENT
SOUTH PUGH STREET
STATE COLLEGE, PENNSYLVANIA 16801

DRAWING TITLE
BUILDING SECTIONS & AREA MATRIX

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PROJECT NO:
DRAWING NO: **A5**

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AERIAL VIEW LOOKING NORTHEAST

AERIAL VIEW LOOKING SOUTH

AERIAL VIEW LOOKING SOUTHWEST

No.	Date	Description
1	08.20.21	PRELIMINARY LAND DEVELOPMENT PLAN

SUBMISSIONS & REVISIONS

OWNER

CORE

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CHICAGO, IL 60647
773.969.5740

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LANDSCAPE ARCHITECT

PROJECT LOCATION

CORE PUGH STREET DEVELOPMENT
SOUTH PUGH STREET
STATE COLLEGE, PENNSYLVANIA 16801

DRAWING TITLE

RENDERINGS

SEAL

DATE: 08/19/21
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DRAWING NO: **A6**

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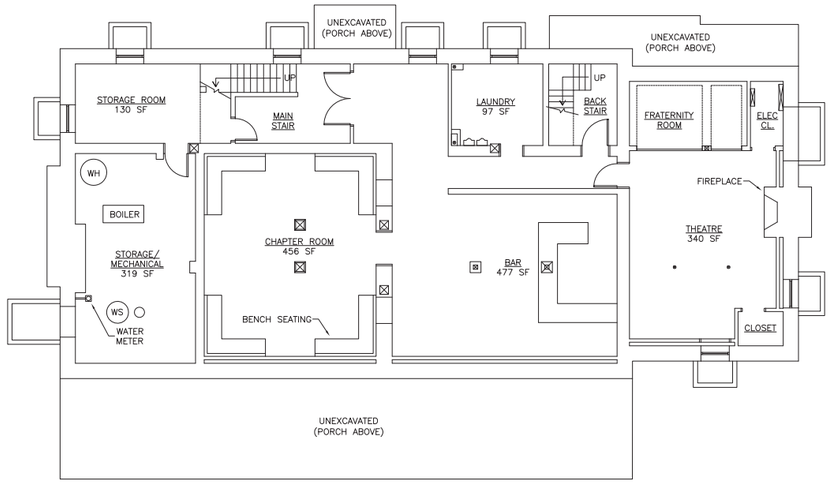
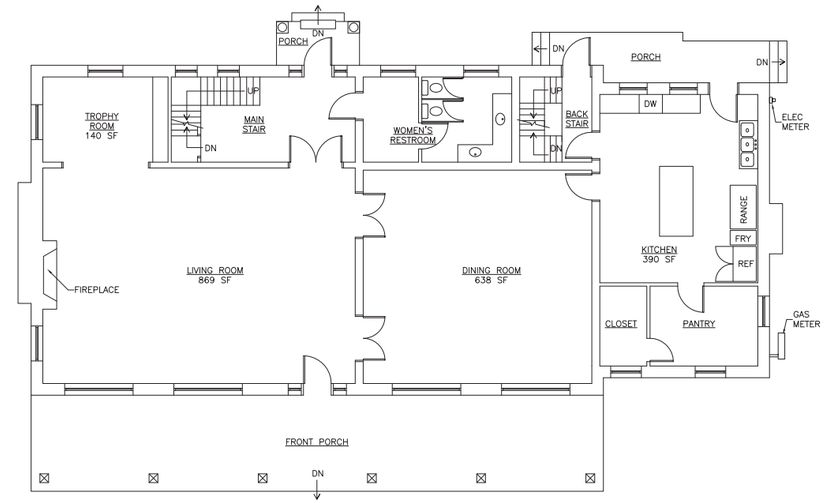
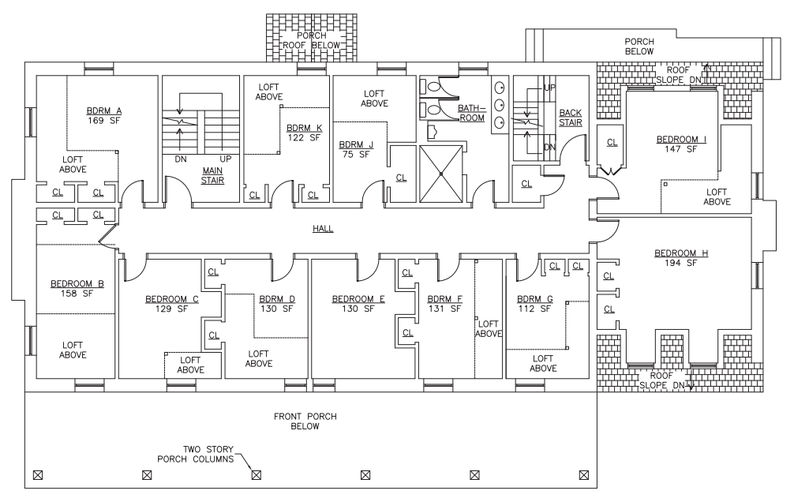


PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

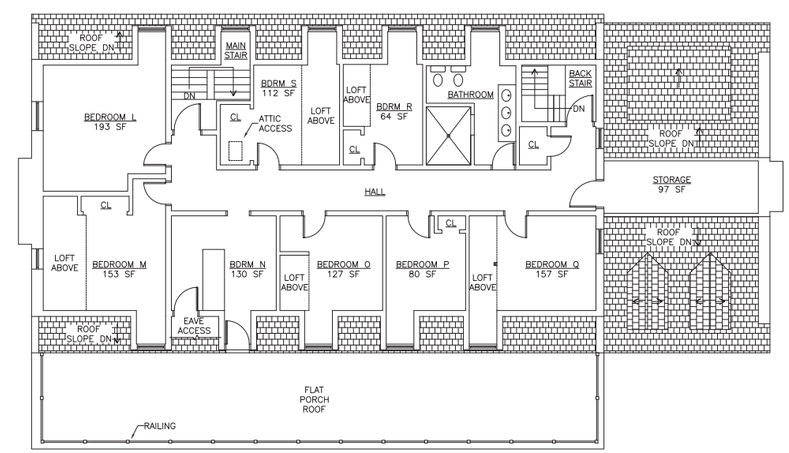
BUILDING NORTH



PROPOSED GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

ALBERT A. DROBKA ARCHITECT
P.O. BOX 256
1352 S. ATHERTON ST.
STATE COLLEGE, PA.
(814) 238-0710

PROJECT
PROPOSED RENOVATIONS FOR:
THETA DELTA CHI FRATERNITY
305 E. PROSPECT AVE.
STATE COLLEGE, PA 16801

REVISION DATE

SHEET TITLE
EXISTING FLOOR PLANS

DATE
08/03/21

SCALE
AS NOTED

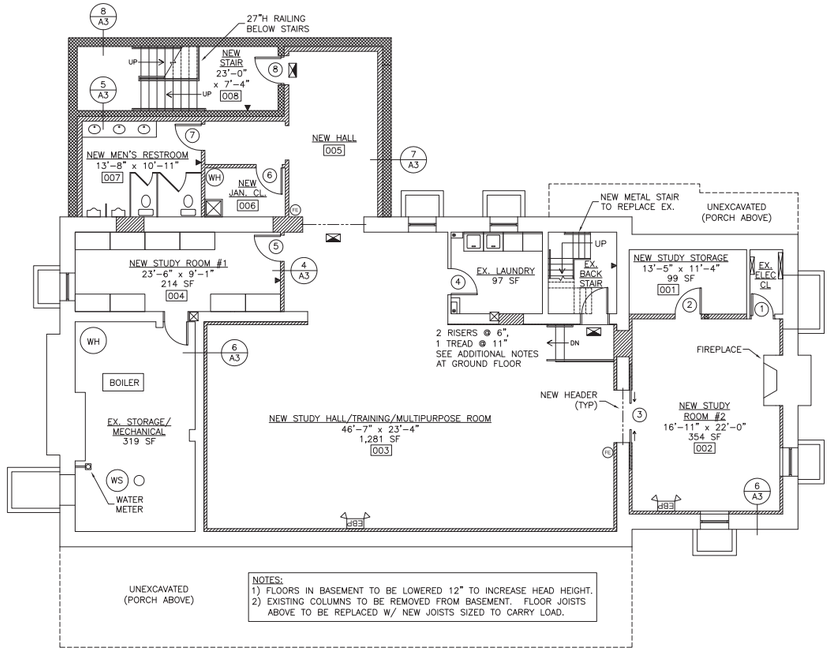
DRAWN BY:
MTM

CHECKED BY
AAD

SHEET NO.
A1

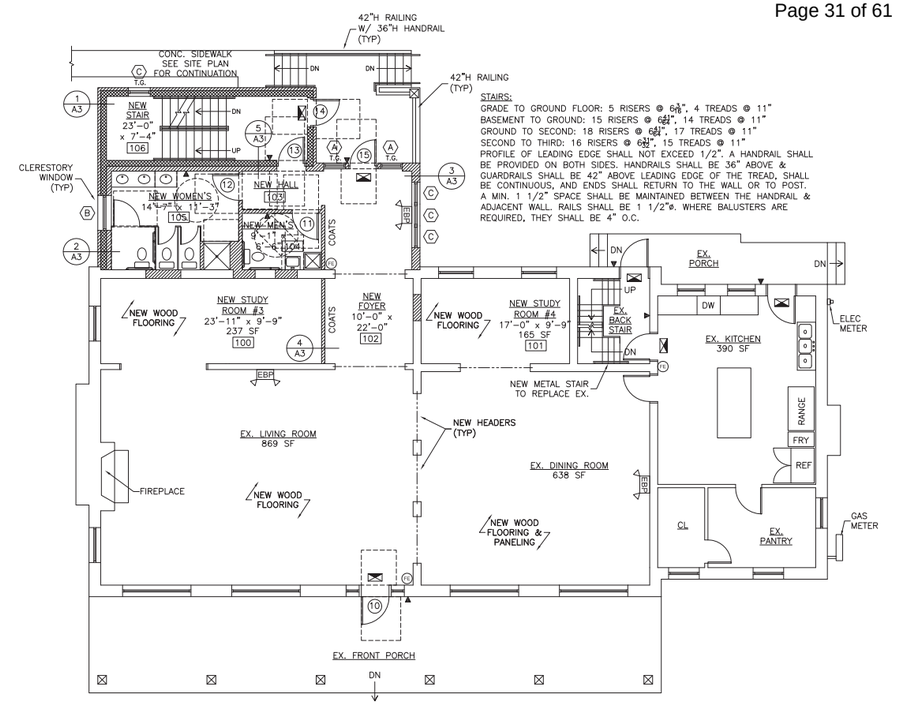
PROJECT #
020-21

PRELIMINARY

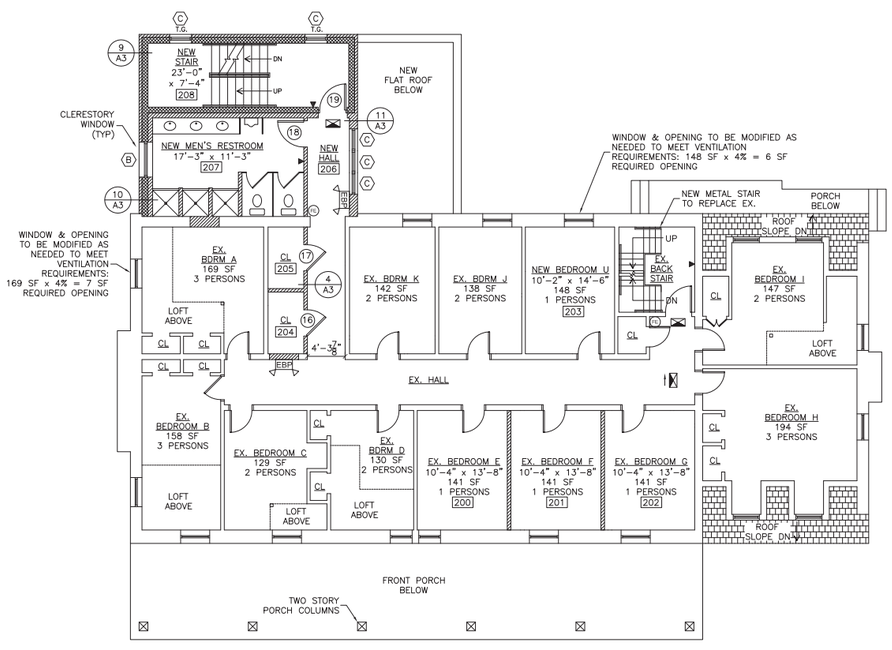


PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

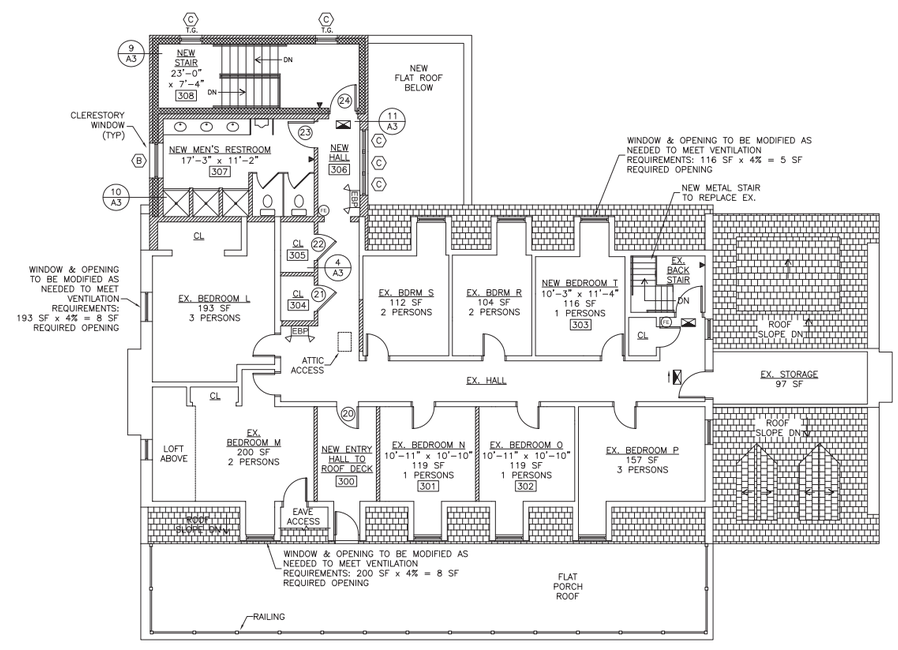
BUILDING NORTH



PROPOSED GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

ALBERT A. DROBKA ARCHITECT
P.O. BOX 256
1352 S. ATHERTON ST.
STATE COLLEGE, PA.
(814) 238-0710

PROJECT
PROPOSED RENOVATIONS FOR:
THETA DELTA CHI FRATERNITY
305 E. PROSPECT AVE.
STATE COLLEGE, PA 16801

REVISION DATE

SHEET TITLE
PROPOSED FLOOR PLANS

DATE
08/03/21

SCALE
AS NOTED

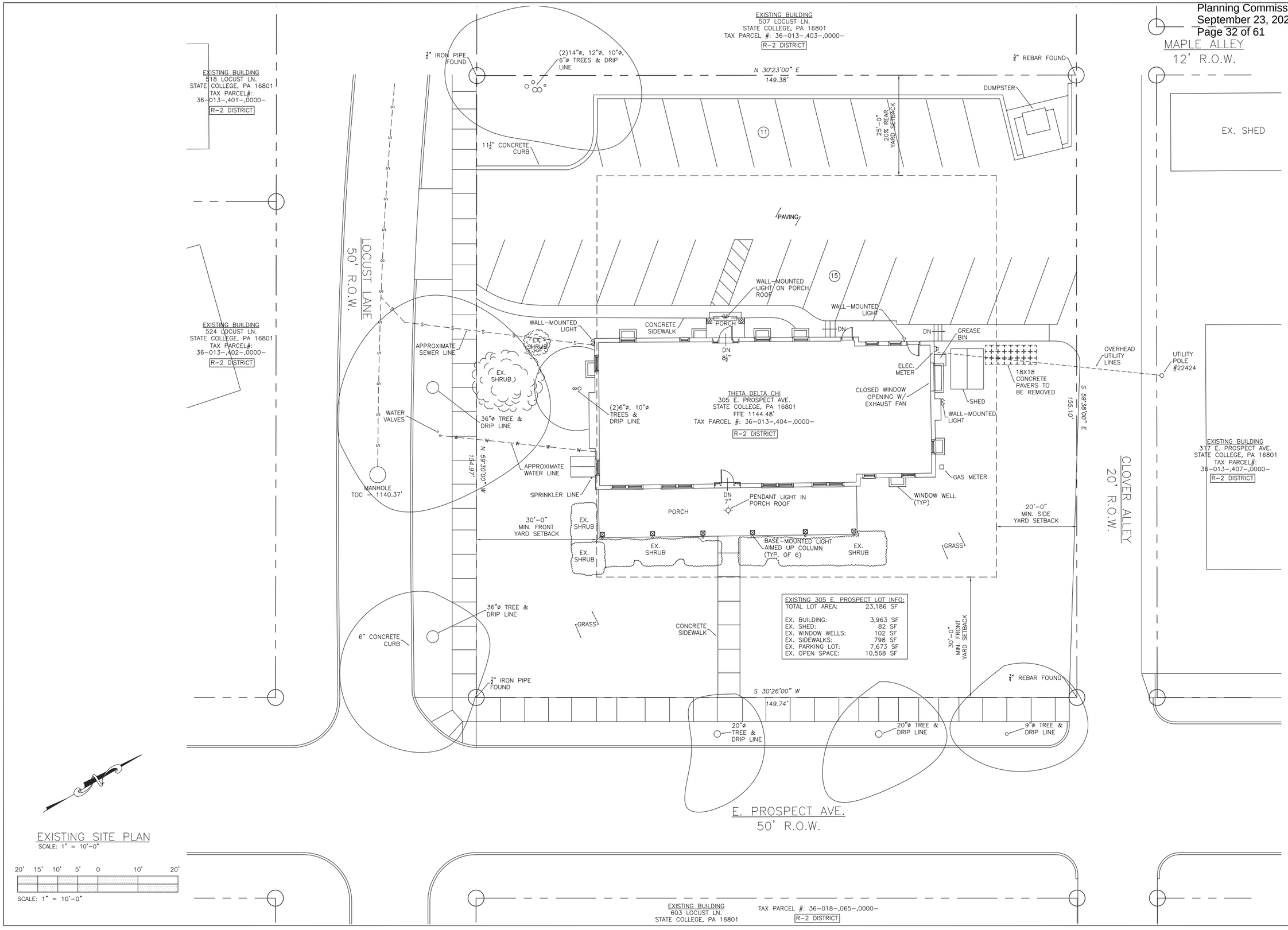
DRAWN BY:
MTM

CHECKED BY
AAD

SHEET NO.
A2

PROJECT #
020-21

PRELIMINARY



EXISTING SITE PLAN
SCALE: 1" = 10'-0"

ALBERT A. DROBKA ARCHITECT
P.O. BOX 256
1352 S. ATHERTON ST.
STATE COLLEGE, PA. 16801
(814) 238-0710

PROJECT
PROPOSED ADDITION FOR:
THETA DELTA CHI FRATERNITY
305 E. PROSPECT AVE.
STATE COLLEGE, PA 16801

REVISION DATE

SHEET TITLE
EXISTING SITE PLAN

DATE
08/23/21

SCALE
AS NOTED

DRAWN BY:
LDC

CHECKED BY
AAD

SHEET NO.
ST1

PROJECT #
020-21

NOTES:
01. PROPERTY IN QUESTION: 305 E. PROSPECT AVE.
02. PROPERTY IS ZONED R–2.
03. THE PROPERTY IS OWNED BY: THOMAS STEPHAN
SIGMA PHI SIGMA THETA DELTA
226 E. NITTANY AVE.
STATE COLLEGE, PA 16801
04. TAX MAP PARCEL NO.: 36–013–,404–,0000–
DEED BOOK: 0640–0666
05. PROPERTY SETBACKS ARE: FRONT: 30'–0"
REAR: 25'–0"
SIDES: 20'–0"
AS THE STRUCTURE WAS IN EXISTENCE AT THE EFFECTIVE DATE OF THE ORDINANCE, WHICH DOES NOT CONFORM TO MINIMUM SETBACK OR BUFFER YARD REQUIREMENTS, IT MAY BE USED FOR ANY USE PERMITTED IN THE R–2 DISTRICT PROVIDED ALL OTHER REQUIREMENTS ARE MET.
06. DISTANCE FROM PROPERTY LINES TO PROPOSED ADDITION:
WEST FRONT: 30'–3.5"
NORTH REAR: 44'–11"
EAST SIDE: 82'–3.5"
07. EXISTING BUILDING HEIGHT: 34'–4"
08. PROPOSED ADDITION HEIGHT: 33'–8"
09. EXISTING TOTAL LOT AREA: 23,186 SF
10. PROPOSED TOTAL LOT AREA: 23,186 SF (NO CHANGE)
11. EXISTING BUILDING COVERAGE: 3,963 SF = 17.09%
12. PROPOSED BUILDING COVERAGE (W/ 756 SF ADDITION): 4,719 SF = 20.35%
13. EXISTING OPEN SPACE: 10,568 SF = 45.58%
14. PROPOSED OPEN SPACE: 10,669 SF = 46.01%
15. EXISTING USE: FRATERNITY

BASEMENT:	2,617 SF
GROUND FLOOR:	2,783 SF
SECOND FLOOR:	2,694 SF
THIRD FLOOR:	2,012 SF
TOTAL:	10,106 SF

16. PROPOSED USE: FRATERNITY (NO CHANGE)

BASEMENT:	3,365 SF
GROUND FLOOR:	3,401 SF
SECOND FLOOR:	3,171 SF
THIRD FLOOR:	2,538 SF
TOTAL:	12,475 SF

17. EXISTING OCCUPANT LOAD: 371 PERSONS (41 BEDROOM OCCUPANTS)
PROPOSED OCCUPANT LOAD: 419 PERSONS (38 BEDROOM OCCUPANTS)
18. EXISTING PARKING REQUIRED:
41 OCCUPANTS/2 = 21 SPACES
19. PROPOSED PARKING REQUIRED:
38 OCCUPANTS/2 = 19 SPACES
20. EXISTING PARKING PROVIDED: (26) ON SITE, INCLUDING (1) NON–CONFORMING ADA SPACE
21. PROPOSED PARKING PROVIDED: (22) ON SITE, INCLUDING (1) ADA VAN ACCESSIBLE SPACE
22. ALL UTILITIES SHALL REMAIN.
23. STRUCTURE HAS AN EXISTING FIRE SUPPRESSION SYSTEM. EXISTING AUTOMATIC SPRINKLER SYSTEM TO BE EXTENDED INTO NEW ADDITION.
24. A TRAFFIC IMPACT STUDY IS NOT REQUIRED AS DEVELOPMENT IS NOT EXPECTED TO GENERATE A TOTAL OF 75 OR MORE NEW VEHICLE TRIPS DURING THE PEAK HOUR ON ADJACENT ROADWAY(S) OR 750 OR MORE TRIPS IN AN AVERAGE DAY.

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 INSTALL & 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:_____

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
COMMONWEALTH OF PA CENTRE COUNTY

FIRE CHIEF CERTIFICATION

I HAVE REVIEWED AND HEREBY CERTIFY THAT THE LOCATION OF FIRE LANES AND FIRE HYDRANTS SHOWN ON THIS PLAN ARE ADEQUATE.

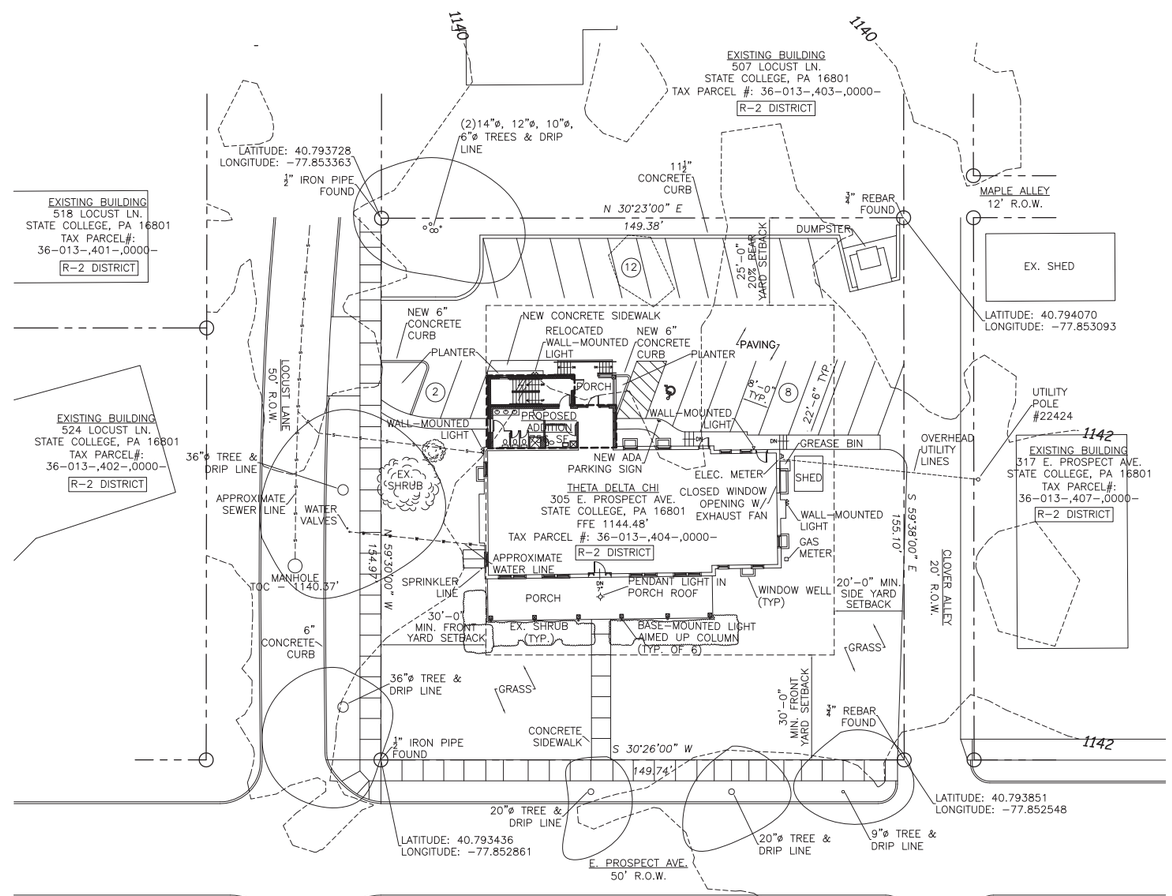
FIRE CHIEF DATE

NOTE:
PRELIMINARY APPROVAL SHALL NOT AUTHORIZE CONSTRUCTION OR THE ISSUANCE OF ANY BUILDING OR ZONING PERMIT.

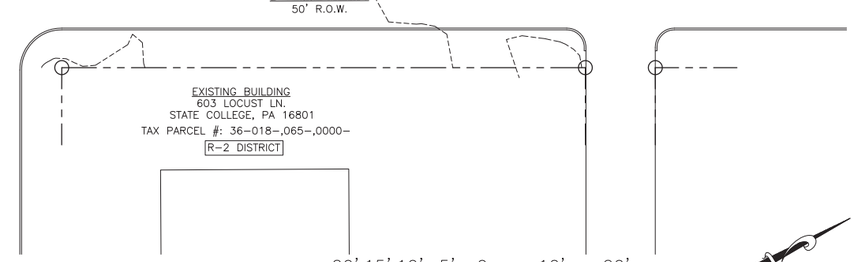
CONSTRUCTION TYPE
IBC 2015: 5B
OCCUPANCY TYPE
IBC 2015: R–2

REFUSE/RECYCLING:
STRUCTURE TO UTILIZE EXISTING GARBAGE DUMPSTER AND RECYCLING CONTAINERS ON SITE.

NOTES:
01. EXISTING SITE LIGHTING TO REMAIN. ONLY PROPOSED EXTERIOR LIGHTING TO BE A RELOCATED FIXTURE. NO NEW FACADE LIGHTING PROPOSED.
02. ALL WALKWAYS SHALL BE MAINTAINED IN GOOD REPAIR BY THE PROPERTY OWNER.
03. EXISTING BUILDING PREDATES THE SETBACK REQUIREMENTS FOR THE PROPERTY.



PROPOSED 305 E. PROSPECT LOT INFO:	
TOTAL LOT AREA:	23,186 SF
PROP. BUILDING:	4,661 SF
PROP. SHED:	82 SF
PROP. WINDOW WELLS:	95 SF
PROP. SIDEWALKS:	764 SF
PROP. PARKING LOT:	6,915 SF
PROP. OPEN SPACE:	10,669 SF



PROPOSED RECORD PLAN
SCALE: 1" = 20'–0"

20' 15' 10' 5' 0 10' 20'
SCALE: 1" = 20'

ALBERT A. DROBKA ARCHITECT
P.O. BOX 256
1352 S. ATHERTON ST.
STATE COLLEGE, PA. 16801
(814) 238–0710

PROJECT
PROPOSED ADDITION FOR:
THETA DELTA CHI FRATERNITY
305 E. PROSPECT AVE.
STATE COLLEGE, PA 16801

REVISION DATE

SHEET TITLE
PROPOSED RECORD PLAN

DATE
08/23/21

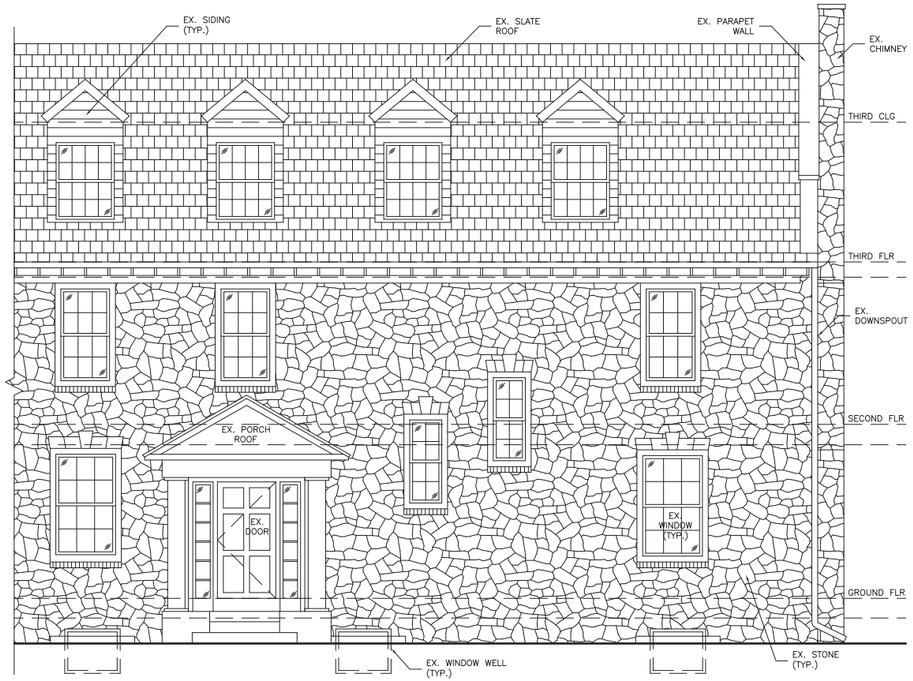
SCALE
AS NOTED

DRAWN BY:
LDC

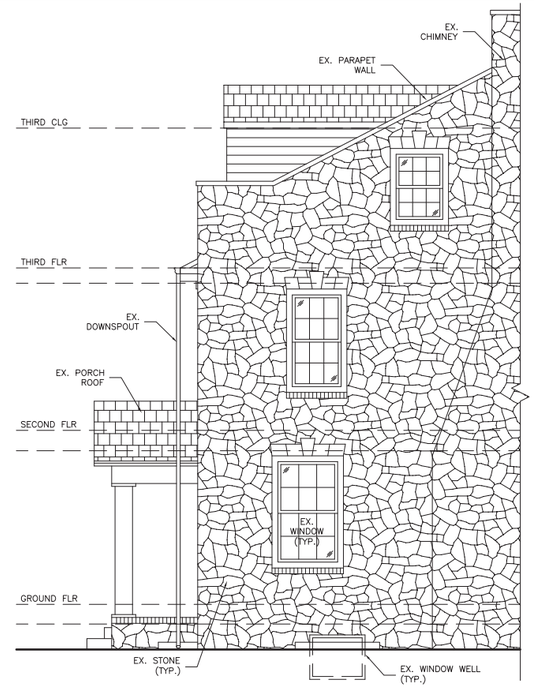
CHECKED BY
AAD

SHEET NO.
ST4

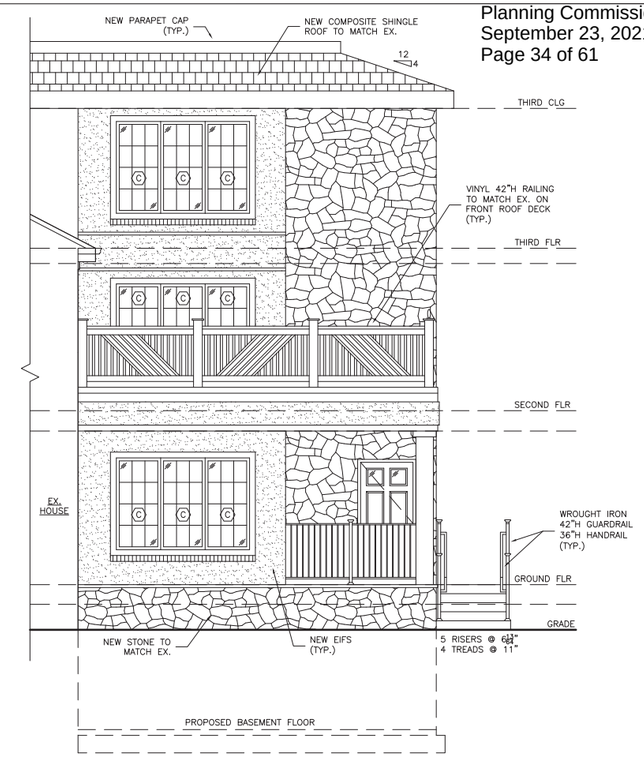
PROJECT #
020–21



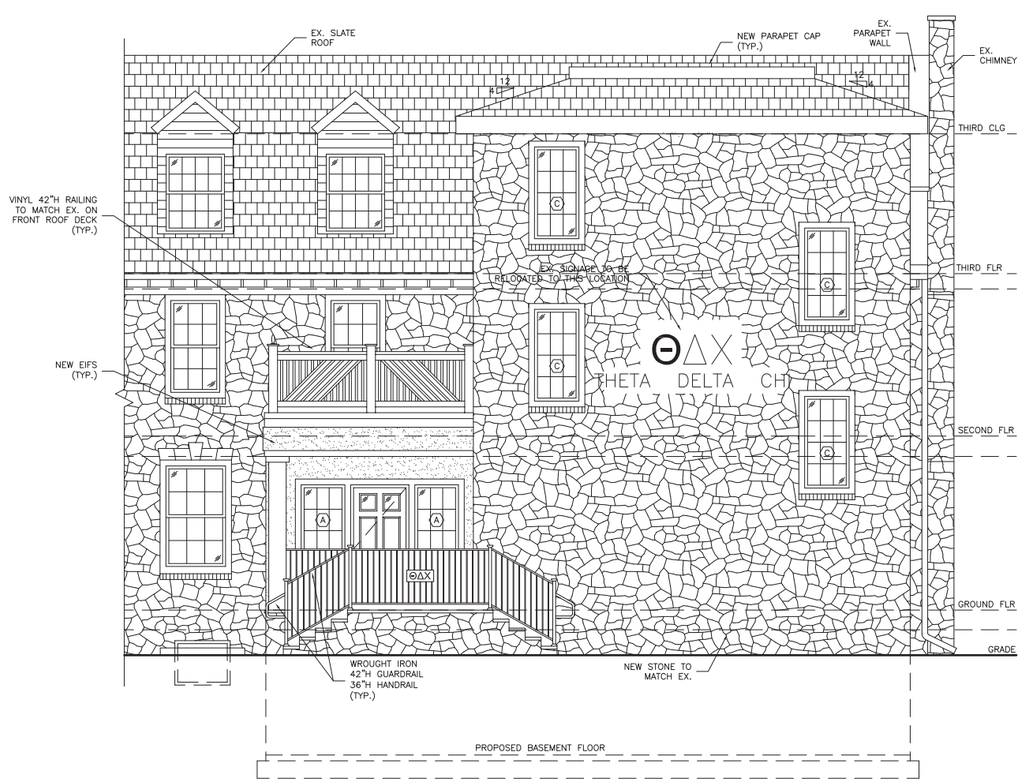
EXISTING PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"



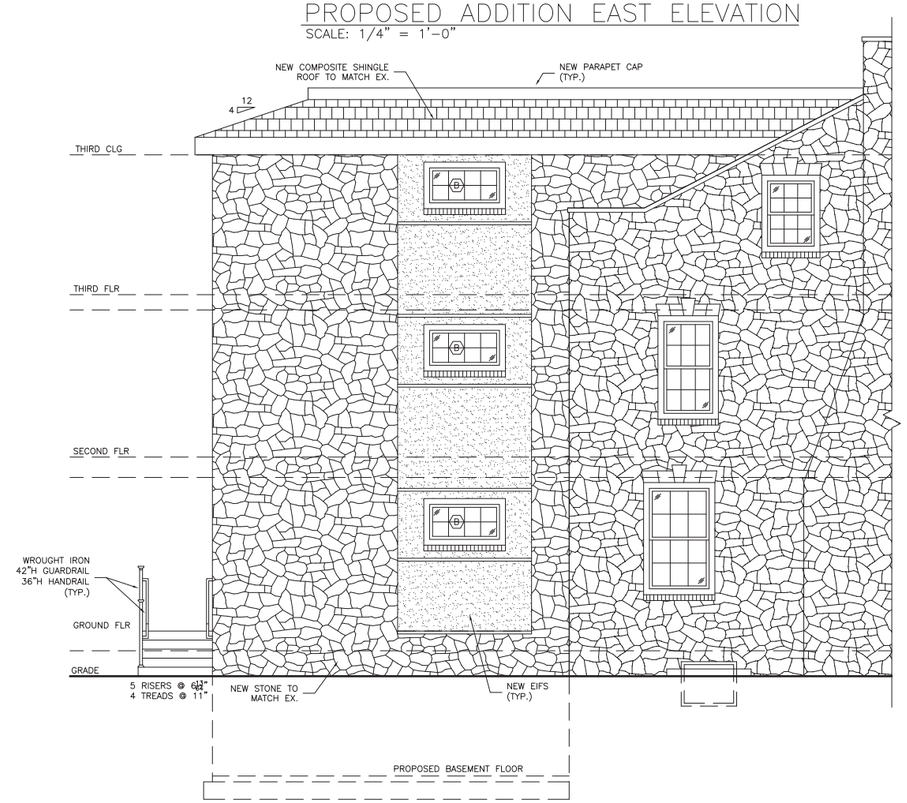
EXISTING PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED ADDITION EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED PARTIAL NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"

ALBERT A. DROBKA ARCHITECT
P.O. BOX 256
1352 S. ATHERTON ST.
STATE COLLEGE, PA. 16801
(814) 238-0710

PROJECT
PROPOSED ADDITION FOR:
THETA DELTA CHI FRATERNITY
305 E. PROSPECT AVE.
STATE COLLEGE, PA 16801

REVISION DATE

SHEET TITLE
EXISTING & PROPOSED ELEVATIONS

DATE
08/23/21

SCALE
AS NOTED

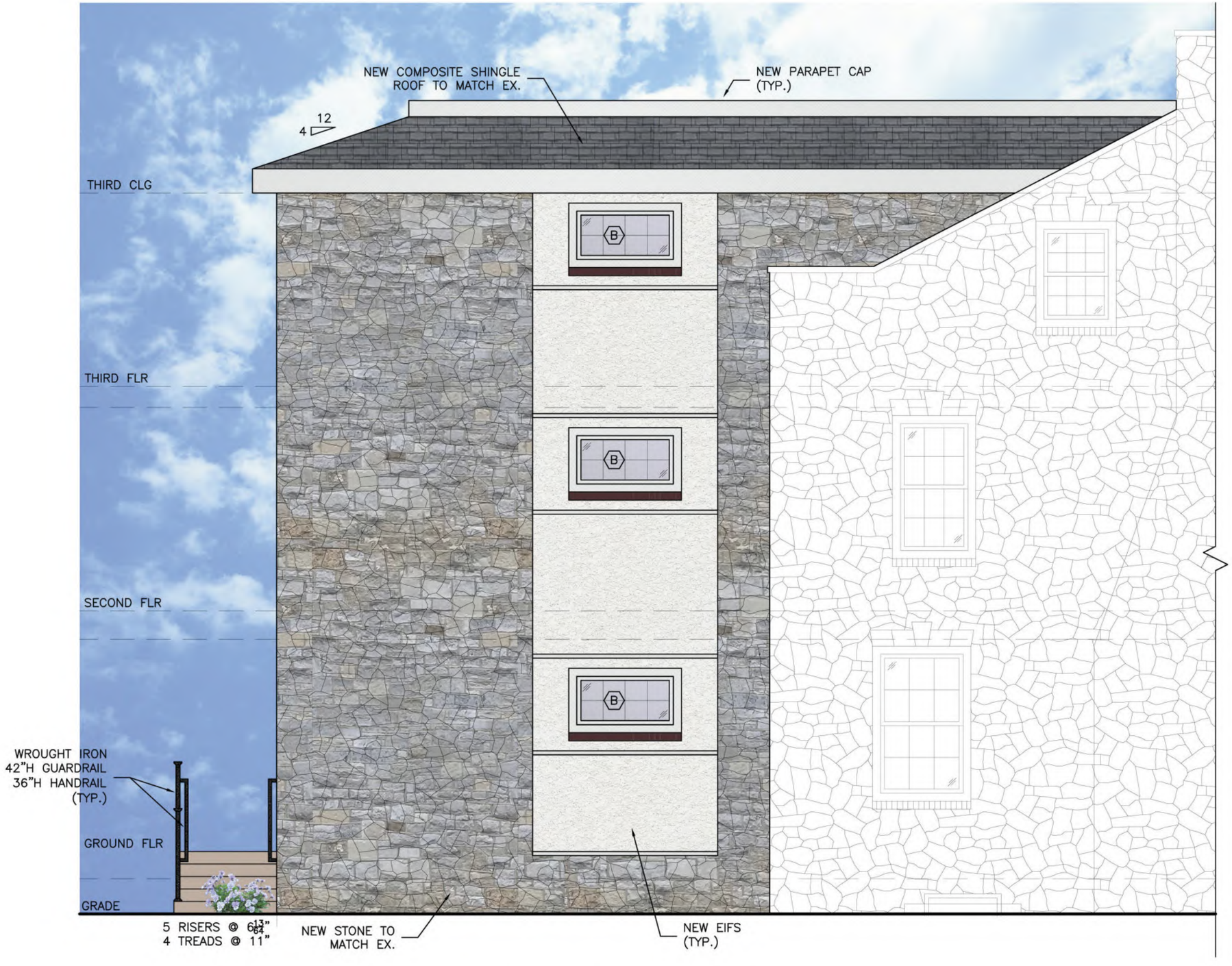
DRAWN BY:
LDC

CHECKED BY
AAD

SHEET NO.
ST5

PROJECT #
020-21

PROPOSED PARTIAL NORTH ELEVATION



PROPOSED PARTIAL WEST ELEVATION

§ 15-107: Regulations by Sign Type - On-Premises Signs

A. Wall Signs.

1. No portion of a wall sign shall be mounted less than eight (8) feet above the finished grade or extend out more than twelve (12) inches from the building wall on which it is affixed. If the wall sign projects less than three (3) inches from the building wall on which it is affixed, the eight-foot height requirement need not be met.

B. Canopy or Awning Signs.

1. A canopy or awning without lettering or other advertising shall not be regulated as a sign.

2. Canopy or awning signs must be centered within or over architectural elements such as windows or doors.

3. No awning or canopy sign shall be wider than the building wall or tenant space it identifies.

4. Sign Placement.

   a. Letters or numerals shall be located only on the front and side vertical faces of the awning or canopy.

   b. Logos or emblems are permitted on the top or angled portion of the awning or canopy up to a maximum of three (3) square feet.

5. Height.

   a. The lowest edge of the canopy or awning sign shall be at least eight (8) feet above the finished grade.

6. Any ground-floor awning projecting into a street right-of-way must be retractable.

7. Awnings above the ground floor may be fixed, provided they do not project more than four (4) feet from the face of the building.

8. Multi-tenant Buildings. If the awning or canopy sign is mounted on a multi-tenant building, all awning or canopy signs shall be similar in terms of height, projection, and style across all tenants in the building.

C. Projecting Signs.

1. No portion of a projecting sign shall extend more than four (4) feet from the

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face or corner of the building, and the outermost portion of the sign shall be no closer than five (5) feet from a curb line or shoulder of a public street.

2. Sign Height. The lowest edge of a projecting sign shall be at least eight (8) feet above the finished grade.

D. Window Signs.

1. Incidental window signs shall be excluded from area calculations for window signs.

E. Marquee Signs.

1. Marquee signs shall be located only above the principal public entrance of a building facing a public street or parking lot.

2. No marquee shall be wider than the entrance it serves, plus two (2) feet on each side thereof.

3. Marquees shall be no closer than three (3) feet from a curb line or shoulder of a public street.

4. Sign Height.

a. No portion of a marquee sign shall extend vertically above the eave line of the building it is mounted to.

b. The lowest edge of the marquee sign shall be at least ten (10) feet above the finished grade.

F. Freestanding Signs.

1. Freestanding ground signs shall be supported and permanently placed by embedding, anchoring, or connecting the sign in such a manner as to incorporate it into the landscape or architectural design scheme.

2. Sign Placement.

a. Freestanding signs shall be set back five (5) feet from the public right-of-way, except for official traffic signs and government/regulatory signs.

b. No freestanding sign may occupy an area designated for parking, loading, walkways, driveways, fire lane, easement, public right-of-way, or other areas required to remain unobstructed by other deed restrictions or zoning requirements.

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G. Manual Changeable Copy Signs

1. Manual changeable copy signs are permitted only when integrated into a freestanding, marquee, wall, or portable sign.

§ 15-108: Regulations by Sign Type - Off-Premises Signs

A. Locations Permitted.

1. Off-premises signs are permitted in the following zoning districts:

a. General Commercial; Planned Commercial 1, 2, and 3; and Light Industrial

B. Sign Size. An off-premises advertising sign is subject to the following size restrictions according to the posted speed limit of the road which the off-premises sign faces.

	Posted Speed Limit (MPH)				
	≤ 35	36 -45	46-55	56-65	Limited Access
Maximum Sign Area (sq. ft.)	60	100	150	200	300

C. Height and Location of Sign.

1. The lowest edge of an off-premises sign shall be at least seven (7) ft. above the finished grade.

2. Off-premises signs shall have a maximum height of 35 ft.

D. Spacing. Off-premises signs shall be:

1. Set back from the right of way a distance equal to the height of the off-premises sign or 15 feet, whichever is greater.

2. Located no closer than 25 feet from any property line.

3. Located no closer than 50 feet from any building, structure, or on-premises sign located on the same property.

4. Located no closer than 1,500 ft. from another off-premises sign on either side of the road measured linearly.

5. Located no closer than 500 ft. from any intersection, or interchange (on/off-ramp).

6. Located no closer than 1,000 ft. from any property line abutting a public park,

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playground, religious institution, cemetery, school, or residential district.

7. Not attached to the external wall or otherwise affixed to any part of any building and shall not extend over any public property or right-of-way.

8. Not located on sewer rights-of-way, or water, electric, or petroleum pipelines.

9. Not located on a bridge.

E. Number of Signs per Lot. There shall be no more than one (1) off-premises sign per lot. Vertically or horizontally stacked signs shall not be permitted.

F. Content. Off-premises signs shall not display any message or graphic of an obscene or pornographic nature as determined by Borough.

G. Double-Sided Off-Premises Signs. Signs may be single or double-sided, in accordance with §106.C. Sign Area.

H. Message Sequencing. Message sequencing is prohibited.

I. Construction and Maintenance.

1. All plans for off-premises signs shall be certified by a licensed professional registered in Pennsylvania.

2. All off-premises advertising signs shall be constructed in accordance with industry-wide standards established by the Outdoor Advertising Association of America and the Institute of Outdoor Advertising, or their successor organizations. All off-premises advertising signs shall be structurally sound and maintained in good condition and in compliance with the Pennsylvania Uniform Construction Code.

3. The rear face of a single-face, off-premises advertising sign shall be painted and maintained with a single neutral color as approved by the Borough.

4. Every three (3) years, the owner of the sign shall have a structural inspection made of the sign by a licensed professional registered in Pennsylvania and shall provide to the Borough a certificate certifying that the sign is structurally sound.

J. Identification of Sign Owner: All off-premises signs shall be identified on the structure with the name, address, and phone number of the owner of such sign.

K. Landscaping.

1. Landscaping shall be provided at the base of all off-premises signs. Trees and shrubbery, including evergreen and flowering trees, of sufficient size and

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quantity shall be used to achieve the purpose of this Section.

2. Trees greater than four (4) inches in diameter removed for construction of the sign shall be replaced on-site at a ratio of one (1) replacement tree for each removed tree using native species no less than three (3) inches in diameter.

L. Additional Regulations. All off-premises signs shall comply with any and all applicable zoning regulations of Borough, and any and all municipal, state and/or federal regulations. In the event any other applicable regulation conflicts with the provisions of this Section, the stricter regulation shall apply.

M. Application/Plan Requirements. Plans submitted for off-premises advertising signs shall show the following:

1. The location of the proposed sign on the lot with the required sign setbacks from the property line and right-of-way.

2. The location and species of existing trees.

3. The distance to the nearest existing off-premises advertising sign.

4. The distance to the nearest right-of-way, property line, building, structure, on-premises sign, off-premises sign, intersection, interchange, safety rest area, bridge, residential district, or institutional use, sewer rights-of-way, and water, electric or petroleum pipelines.

5. Site plan containing all of the applicable requirements set forth in the Borough zoning code, as amended.

6. Certification under the seal by a licensed professional that the off-premises sign, as proposed, is designed in accordance with all federal, state, and local laws, codes, and professional standards.

N. Illumination and Changeable Copy of Off-Premises Signs.

1. Off-premises signs may incorporate manual changeable copy signs.

2. Off-premises signs may be illuminated, provided that:

a. All light sources are designed, shielded, arranged, and installed to confine or direct all illumination to the surface of the off-premises sign and away from adjoining properties.

b. Light sources are not visible from any street or adjoining properties.

3. The following illumination types shall be permitted subject to the regulations

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of §106.F. Sign Illumination.

a. Message center signs

b. Digital displays

c. External illumination

d. Internal illumination

4. Off-premises signs may incorporate Tri-Vision Boards.

a. The length of time each message of the Tri-Vision Board may be displayed before changing is based upon the visibility and posted speed limit unique to individual signs and adjacent road conditions. The message duration for Tri-Vision Boards shall be calculated using the method described in §106.F.1.f. Message Duration.

O. Safety. In applying for special exception relief, the applicant bears the burden of proof to establish that the proposed off-premises sign will not create a public health or safety hazard in the matter and location that it is proposed and in how it is to be operated.

§ 15-109: Regulations by Sign Type: Temporary Signs

A. Temporary signs, as defined in this Section, located on private property, are exempt from standard permit requirements. Temporary signs that comply with the requirements in this sub-section shall not be included in the determination of the type, number, or area of signs allowed on a property.

B. Unless otherwise stated below, the requirements listed below shall apply to both commercial and non-commercial signs.

C. Size and Number.

1. Non-Residential Districts:

a. Large Temporary Signs: One (1) large temporary sign is permitted per property in all non-residential districts. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional large temporary sign may be permitted so long as there is a minimum spacing of 200 feet between the two (2) large temporary signs.

i. Type:

a) Freestanding sign

b) Window sign

c) Wall sign

d) Banner

ii. Area:

a) Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 sq. ft.

b) Each large temporary banner shall have a maximum area of 32 sq. ft.

iii. Height:

a) Large temporary signs that are freestanding shall have a maximum height of eight (8) feet.

b) Banners shall hang at a height no greater than 24 feet.

c) Small Temporary Signs: In addition to the large temporary sign(s) outlined above, one (1) small temporary sign is permitted per property in all non-residential districts. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has > 10,000 square feet of floor area, one (1) additional small sign may be permitted so long as there is a minimum spacing of 200 feet between both sets of small temporary signs.

b. Small Temporary Signs: In addition to the large temporary sign(s) outlined above, one (1) small temporary sign is permitted per property in all non-residential districts. If a property is greater than five (5) acres in size and has at least 400 feet of street frontage or has > 10,000 square feet of floor area, one (1) additional small sign may be permitted so long as there is a minimum spacing of 200 feet between both sets of small temporary signs.

i. Type:

a) Freestanding sign

b) Window sign

c) Wall sign

DRAFT

ii. Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

iii. Height: Small temporary signs shall have a maximum height of six (6) feet.

2. Residential Districts:

a. Large Temporary Signs: One (1) large temporary sign is permitted per residential property so long as the property is greater than five (5) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area.

i. Type:

a) Freestanding sign

b) Window sign

c) Wall sign

d) Banner Sign

ii. Area:

a) Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 square feet.

b) Each large temporary banner shall have a maximum area of 32 square feet.

i. Height:

a) Large temporary signs that are freestanding shall have a maximum height of eight (8) feet.

b) Banners shall hang at a height no greater than 24 feet.

b. Small Temporary Signs: One (1) small temporary sign is permitted per residential property.

i. Type:

a) Freestanding sign

b) Window sign

DRAFT

c) Wall sign

ii. Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

iii. Height: Small temporary signs shall have a maximum height of six (6) feet.

D. Duration and Removal

1. Temporary signs may be displayed up to a maximum of 30 consecutive days, two (2) times per year.

2. State College Borough or the property owner may confiscate signs installed in violation of this chapter. Neither State College Borough nor the property owner is responsible for notifying sign owners of confiscation of an illegal sign.

E. Permission: The party posting the temporary sign is solely responsible for obtaining the permission of the property owner before posting their temporary sign.

F. Municipal Notification: Temporary signs are exempt from the standard permit requirements but the date of erection of a temporary sign must be written in indelible ink on the lower right-hand corner of the sign.

G. Installation and Maintenance.

1. All temporary signs must be installed such that in the opinion of State College Borough's building official, they do not create a safety hazard.

2. All temporary signs must be made of durable materials and shall be well-maintained.

3. Temporary signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.

H. Illumination: Illumination of any temporary sign is prohibited.

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I. Summary Table for Temporary Signs:

	Temporary Signs	
	Non-Residential Districts	Residential Districts
Large Temporary Signs (max area: 32 sq. ft. for banner, 16 square feet for all other signs)	Number: 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage, or has > 10,000 square feet of floor area. Height: *Ground:* Maximum 8 ft. *Banner:* Maximum 24 ft.	Number: 1 per property if property is 5+ acres with 400+ ft. of street frontage or has > 10,000 square feet of floor area. Height: *Ground:* Maximum 8 ft. *Banner:* Maximum 24 ft.
Small Temporary Signs (max area: 6 sq. ft.)	Number: 1 per property; 2 if property is 5+ acres with 400+ ft. of street frontage, or has > 10,000 square feet of floor area. Height: Maximum 6 ft.	Number: 1 per property Height: Maximum 6 ft.

§ 15-110: Regulations by Sign Type: Portable Signs

A. General Provisions.

1. Illumination: Illumination of any portable sign is prohibited.

2. Hours of Display.

a. Signs shall not be displayed on any premises before 6:00 AM and shall be removed each day at or before 10:00 PM. However, all portable signs must be taken in during hours of non-operation of the business being advertised.

b. All portable signs must be taken in during inclement weather.

B. Sandwich Board or A-frame Signs. Sandwich board signs that comply with the requirements in this sub-section shall not be included in the determination of the type, number, or area of signs allowed on a property.

1. Number: One (1) sandwich board sign is permitted per establishment. For the purposes of this subsection, a parking garage or parking lot shall be considered an establishment.

2. Area: Each sign shall have a maximum area of seven (7) sq. ft. per sign face.

3. Height: Signs shall have a maximum height of three and one-half (3.5) feet.

4. Sign Placement.

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a. If a sign is located on a public or private sidewalk, a minimum of 36 inches of unobstructed sidewalk clearance must be maintained between the sign and any building or other obstruction.

b. The sign must be located on the premises, and within 12 feet of the primary public entrance, of the establishment it advertises. For the purposes of this subsection, a public entrance includes a vehicular entrance into a parking garage or parking lot.

c. Portable signs shall be weighted, temporarily secured, or strategically placed to avoid being carried away by high winds.

5. Manual Changeable Copy.

a. Manual changeable copy signs are permitted when integrated into a sandwich board sign.

b. Commercial messages must advertise only goods and services available on the premises.

C. Vehicular Signs: Vehicular signs are subject to the regulations found in State College Borough Chapter XI: Vehicles and Traffic.

§ 15-111: Regulations by Sign Type: Street Pole Banners

A. General Provisions. ~~Street pole banner signs that comply with the requirements in this sub-section shall not be included in the determination of the type, number, or area of signs allowed on a property.~~ Street Pole Banners will be regulated by the Public Works and Administrative offices.

~~1. Illumination: Illumination of any street pole banner is prohibited.~~

~~2. Area: Each street pole banner shall have a maximum area of 12.5 square feet and a maximum width of three (3) feet. Up to two (2) street pole banners are permitted per street pole.~~

~~3. Height.~~

~~a. When the street pole banner's edge is less than 18 inches from the curb, the lowest edge of the Street Pole Banner shall be at least 14 feet above the finished grade.~~

~~b. When the street pole banner's edge is greater than 18 inches from the curb, the lowest edge of the street pole banner shall be at least eight (8) feet above the finished grade.~~

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4. Location.

a. No street pole banner shall extend beyond the curb line.

b. Street pole banners shall maintain a minimum of three (3) foot vertical clearance below any luminaries located on the pole measured from where the ballasts connect to the poles.

c. Street pole banners shall not interfere with the visibility of traffic signals or signs.

d. No street pole banner shall be located on a pole that has traffic or pedestrian control signals.

5. Installation and Maintenance.

a. All street pole banners must be made of lightweight and durable fabrics with wind slits.

b. Street pole banners that are frayed, torn, or faded so that they are no longer legible will be deemed unmaintained and will be required to be removed.

A. Permit Requirements

1. A permit for a street pole banner is issued for one (1) year and may be renewed annually.

2. An application for a street pole banner permit must include the following:

a. A diagram or map of the specific poles to be used for street pole banner installation and the streets on which the poles are located.

b. A proof of the street pole banner design, including the banner's dimensions.

c. If brackets are to be installed, submit specifications for the bracket installation system.

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§ 15-112: Signs in Residential Districts

The following numbers and types of signs may be erected in the R1, R2, R3, R3B, R3H, and R4 districts subject to the conditions specified here and in §107-110.

A. Any temporary sign as defined and regulated in §109. Regulations by Sign Type (Temporary Signs).

B. Home Occupations.

1. One (1) freestanding sign shall be permitted subject to the following regulations.

   a. Area: Each sign shall have a maximum area of six (6) sq. ft. per sign face.

   b. Height: Signs shall have a maximum vertical dimension of six (6) feet.

   c. Illumination: These signs shall be non-illuminated.

2. One (1) wall or projecting sign shall be permitted, up to two (2) sq. ft. in area.

   a. Height: Signs shall have a maximum height equal to the eaveline or the bottom of the second story windowsill, whichever is lower.

   b. Illumination: These signs shall be non-illuminated.

C. Freestanding signs for residential developments or apartment buildings containing more than ten units shall be permitted subject to the following regulations.

1. Number: One (1) sign per street frontage.

2. Area: Each sign shall have a maximum area of 15 sq. ft. per sign face.

3. Height: Signs shall have a maximum height of eight (8) feet.

4. Illumination: External illumination shall be permitted subject to the regulations in §106.F. Sign Illumination.

§ 15-113: Signs in Neighborhood Commercial/Office Districts

The following numbers and types of signs may be erected in the UV, CP1, CP2, CP3, MP, RO, ROA, and PO districts subject to the conditions specified here and in §107-111.

A. Any sign permitted in residential districts, for appropriate uses, as defined and regulated in §113. Signs in Residential Districts.

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B. Any portable sign as defined and regulated in §110. Regulations by Sign Type (Portable Signs).

C. Any street pole banner as defined and regulated in §111. Regulations by Sign Type (Street Pole Banners).

D. The total area of all wall, awning/canopy, and projecting signs shall be limited to two (2) square feet per one (1) linear foot of building frontage that faces a public street or parking lot, subject to maximum size limitations based on sign type.

E. Wall signs for non-residential uses shall be permitted subject to the following regulations.

1. Number: One (1) sign per tenant per street frontage, up to two (2) signs per tenant. Where a property has entrances facing both a street and a parking lot, a second sign is permitted to face the parking lot.

2. Area: Each sign shall have a maximum area of 12 sq. ft. per sign face.

3. Height: Signs shall have a maximum height equal to the eaveline or the bottom of the second story windowsill, whichever is lower.

4. Illumination: The following illumination types shall be permitted subject to the regulations in §106.F. Sign Illumination.

a. External illumination, lit from above

b. Halo illumination or back-lit letters

F. Awning or canopy signs for non-residential uses shall be permitted subject to the following regulations.

1. Height: Signs shall have a maximum height equal to the eaveline or the bottom of the second story windowsill, whichever is lower.

2. Illumination: These signs shall be non-illuminated.

G. Projecting signs for non-residential uses shall be permitted subject to the following regulations.

1. Number: One (1) sign per ground floor establishment, plus one (1) sign per building entrance serving one or more commercial tenants without a ground floor entrance.

2. Area: Each sign shall have a maximum area of 10 sq. ft. per sign face.

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3. Height: Signs shall have a maximum height equal to the eaveline or the bottom of the second story windowsill, whichever is lower.

4. Illumination: These signs shall be non-illuminated.

H. Window signs for non-residential uses shall be permitted subject to the following regulations.

1. Area: A maximum of 15% of the total window area of any single storefront may be used for permanent signs that are etched, painted, or otherwise permanently affixed to the window.

2. Illumination: These signs shall be non-illuminated.

I. Freestanding signs for non-residential uses shall be permitted subject to the following regulations.

1. Number: One (1) sign per street frontage, up to two (2) signs per property held in single and separate ownership.

2. Area: Each sign shall have a maximum area of 15 sq. ft., plus an additional 5 sq. ft. per tenant, up to a maximum of 30 sq. ft.

3. Height: Freestanding signs shall have a maximum height of 10 ft.

4. Illumination: External illumination shall be permitted subject to the regulations in §106.F. Sign Illumination.

§ 15-114: Signs in Downtown Districts

Except as noted below, the following numbers and types of signs may be erected in the C and CID districts subject to the conditions specified here and in §107-111.

A. Any sign permitted in residential districts, for the appropriate uses, as defined and regulated in §113. Signs in Residential Districts.

B. Any portable sign as defined and regulated in §110. Regulations by Sign Type (Portable Signs).

C. Any street pole banner as defined and regulated in §111. Regulations by Sign Type (Street Pole Banners).

D. The total area of all wall, awning/canopy, and projecting signs for non-residential uses shall be limited to two (2) square feet per one (1) linear foot of building frontage that faces a public street or parking lot, subject to maximum size limitations based on sign type.

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E. Wall signs for non-residential uses shall be permitted subject to the following regulations.

1. Number: One (1) sign per tenant per street frontage, up to a maximum of two (2) signs per tenant. Where a store has entrances facing both a street and a parking lot, a second sign is permitted to face the parking lot.

2. Area: Each sign shall have a maximum area of 32 sq. ft. per sign face.

3. Height: Signs shall have a maximum height equal to the eaveline.

4. Illumination: The following illumination types shall be permitted subject to the regulations in §106.F. Sign Illumination.

   a. Internal illumination

   b. External illumination, lit from above

   c. Halo illumination or back-lit letters

   d. Tube lighting

F. Awning or canopy signs for non-residential uses shall be permitted subject to the following regulations.

1. Height: Signs shall have a maximum height equal to the eaveline.

2. Illumination: The following illumination types shall be permitted subject to the regulations in §106.F. Sign Illumination.

   a. External illumination, lit from above

G. Projecting signs for non-residential uses shall be permitted subject to the following regulations.

1. Number: One (1) sign per ground floor establishment, plus one (1) sign per building entrance serving one or more commercial tenants without a ground floor entrance.

2. Area: Each sign shall have a maximum area of twenty (20) sq. ft. per sign face.
3. Height: Signs shall have a maximum height equal to the eaveline.

4. Illumination: The following illumination types shall be permitted subject to the regulations in §106.F. Sign Illumination.

   a. External illumination, lit from above

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b. Tube lighting

H. Window signs for non-residential uses shall be permitted subject to the following regulations.

1. Area: A maximum of 25% of the total window area of any single storefront may be used for permanent signs that are etched, painted, or permanently affixed to the window. A maximum of 35% of the total window area of any single storefront may be covered by a combination of permanent and temporary window signs.

2. Illumination: The following illumination types shall be permitted subject to the regulations in §106.F. Sign Illumination.

a. Tube lighting

I. Marquee signs for non-residential uses shall be permitted subject to the following regulations.

1. Number: One (1) marquee sign per building.

2. Area: The total area of signs on a single marquee structure shall not exceed 200 sq. ft. in area.

3. Height: Signs shall have a maximum height equal to the eaveline.

4. Illumination: The following illumination types shall be permitted subject to the regulations in §106.F. Sign Illumination.

a. Internal illumination

b. Message center sign

c. Digital display

J. In addition to building signs, freestanding signs for non-residential uses shall be permitted subject to the following regulations.

1. Number: One (1) sign per street frontage, up to two (2) signs per property held in single and separate ownership.

a. For permitted gas stations, one (1) additional freestanding sign per street frontage shall be permitted for the advertising of gas prices and identification of the gas station only, up to two (2) additional signs per property.

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b. For permitted drive-through establishments, one (1) additional freestanding sign shall be permitted for the advertising items for sale to users of the drive-through lane only.

2. Area: Each sign shall have a maximum area of 50 sq. ft. plus an additional 10 sq. ft. per tenant up to a maximum of 100 sq. ft.

3. Height: Signs shall have a maximum height of 20 ft.

4. Illumination: The following illumination types shall be permitted subject to the regulations in §106.F. Sign Illumination.

a. Internal illumination

b. Message center sign

c. Digital display

K. Upper-level building identification signs shall be permitted subject to the following regulations.

1. Number: One (1) sign per building.

2. Area: Each sign shall have a maximum area of 200 sq. ft.

3. Height: Signs shall have a maximum height of ten (10) feet and shall not extend vertically beyond the eaveline.

4. Location: Signs shall be limited to buildings at least three (3) stories in height and shall be located only on the top floor of such buildings.

5. Illumination: Internal illumination shall be permitted subject to the regulations in §106.F. Sign Illumination.

L. Off-premises signs shall be permitted, subject to the regulations detailed in §108. Regulations by Sign Type (Off-Premises).

§ 15-115: Signs in Public and Institutional Districts

The following numbers and types of signs may be erected in the PK, P, and PA districts, subject to the conditions specified here and in §107-110. Signs in the UPD are regulated by § 19-1210: Sign Regulations.

A. Any temporary sign as defined and regulated in §110. Regulations by Sign Type (Temporary Signs).

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B. Parks and Open Space.

1. Freestanding signs shall be permitted subject to the following regulations.

   a. Number: One (1) sign per street access to a park or open space facility.

   b. Area: Each sign shall have a maximum area of 24 sq. ft. per sign face.

   c. Height: Signs shall have a maximum height of ten (10) feet.

   d. Illumination: External illumination shall be permitted subject to the regulations in §106.F. Sign Illumination.

2. Signs located on the interior of the site used to identify various use areas, facility boundaries, on-site traffic direction, trail use information, the hours and rules for the use of the grounds, etc. are exempt from permit requirements subject to the following:

   a. Area: Each sign shall have a maximum area of ten (10) sq. ft.

   b. Height: Signs shall have a maximum height of eight (8) feet.

   c. Illumination: These signs shall be non-illuminated.

3. Signs for recreation and sporting facilities shall be allowed provided that the following criteria is met:

   a. Signs on the interior walls or fence of an open stadium or field shall be no greater than 24 sq. ft. in size and shall be designed to be viewed from the inside of the stadium only, and non-illuminated.

   b. One (1) freestanding scoreboard, not to exceed 200 sq. ft. in area and 20 ft. in height, is permitted per playing field.

      i. Commercial messages shall not exceed 30% of the front face of the scoreboard.

      ii. The face of all scoreboards, including any attached commercial signs and panels, shall be permanently oriented toward the recreation and spectator area.

      iii. Illumination: The following illumination types shall be permitted subject to the regulations in §106.F. Sign Illumination.

         a) Internal illumination

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b) External illumination

c) Message center sign

d) Digital display (not to exceed 30% of the total scoreboard area)

C. Freestanding signs for non-residential uses shall be permitted subject to the following regulations.

1. Number: One (1) sign at each street access, up to a maximum of two (2) signs per lot.

2. Area: Each sign shall have a maximum area of 32 sq. ft. per sign face.

3. Height: Signs shall have a maximum height of six (6) ft.

4. Illumination: These signs shall be non-illuminated.

D. Wall and projecting signs for non-residential uses shall be permitted subject to the following regulations.

1. Number: One (1) sign per tenant per building frontage up to a maximum of two (2) signs per tenant.

2. Area: Each sign shall have a maximum area of 20 sq. ft. per sign face.

3. Height: Signs shall have a maximum height equal to the eaveline or the bottom of the second story window sill, whichever is lower.

4. Illumination: These signs shall be non-illuminated.

E. Window signs for non-residential uses shall be permitted subject to the following regulations.

1. Area: A maximum of 15% of the total window area of any single building frontage may be used for signs.

2. Illumination: These signs shall be non-illuminated.

F. Off-premises signs [where/if permitted], are subject to the regulations found in §108. Regulations by Sign Type (Off-Premises).

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§ 15-116: Removal of Unsafe, Unlawful, or Abandoned Signs

A. Unsafe or Unlawful Signs.

1. Upon receipt of a complaint and notification by the Borough, the person, or firm maintaining a sign shall remove it when it becomes unsafe or is in danger of falling, it becomes so deteriorated that it no longer serves a useful purpose of communication, or it is unlawfully erected in violation of any of the provisions of this Article.

2. The Borough may remove or cause to be removed the sign at the expense of the owner and/or lessee in the event the owner, person, or firm maintaining the sign has not complied with the terms of the notice within thirty (30) days of the date of the notice. In the event of immediate danger, the Borough may remove the sign immediately upon the issuance of notice to the owner, person, or firm maintaining the sign.

B. Abandoned Signs.

1. It shall be the responsibility of the owner of any property upon which an abandoned sign is located to remove such sign within one (1) year of the sign becoming abandoned as defined in this section including the sign face, supporting structure, and structural trim.

2. If the owner of the property on which an abandoned sign is located fails to remove such sign within one (1) year, the Borough will provide notification and may remove such sign. Removal expenses shall be charged to the owner of the property. Where the owner fails to pay, the Borough may file a lien upon the property for the purpose of recovering all reasonable costs associated with the removal of the sign.

§ 15-117: Permits and Applications

A. It shall be unlawful for any person, firm, or corporation to erect, alter, repair, or relocate any sign in the Borough without first obtaining a sign permit, unless the sign is specifically exempt from the permit requirements as outlined in §105. Exempt Signs.

B. In order to apply for a sign permit, the applicant must provide the following information to the Borough:

1. Completed sign permit application.

2. Plans, drawings, or photographs showing the sign design, dimensions, and location(s) on the property. The Planning Department may request additional information to supplement the application as needed.

3. A permit fee, to be established from time to time by Resolution of State College Borough. The applicant will be notified of all fees upon initial review of the application.

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C. Upon issuance, sign permits shall not expire provided the signs are not abandoned or destroyed. In the instance that substantial repair or replacement becomes necessary (i.e., repairs that costs more than 50% of the replacement cost of the damaged sign); the organization must apply for a new sign permit as prescribed in this Section.

§ 15-118: Nonconforming Signs

A. Signs legally in existence at the time of the adoption of this Ordinance, which do not conform to the requirements of this Ordinance, shall be considered nonconforming signs.

B. All permanent signs and sign structures shall be brought into conformance with the sign regulations if and when the following occurs:

1. The sign is removed, relocated, or significantly altered. Significant alterations include changes in the size or dimension of the sign. Changes to the sign copy or the replacement of a sign face on a nonconforming sign shall not be considered a significant alteration.

2. If more than 50% of the sign area is damaged.

3. An alteration to the structure of a sign support.

4. A change to the type of illumination

C. Prior to the events listed in §118.B., nonconforming signs may be repainted or repaired up to 50% of the replacement cost of the sign, the sign copy may be changed, and sign faces may be replaced provided that these actions do not increase the dimensions of the existing sign, and do not in any way increase the extent of the sign's non-conformity.

D. Nonconforming signs shall be exempt from the provisions of §118.B., under the following conditions:

1. The nonconforming sign possesses documented historic value.

2. The nonconforming sign is of a unique nature or type by virtue of its architectural value or design, as determined by the National Park Service, Pennsylvania Historical and Museum Commission, or local historical commission.

3. When a nonconforming sign is required to be moved because of public right of way improvements.

E. All nonconforming temporary signs, portable signs, and banners must be permanently removed within 90 days of the effective date of this Article, unless specific approval is granted as provided for herein.

§ 15-119: Signs on the Premises of Legally Nonconforming Uses.

A. Signs on the premises of legally nonconforming uses (such as an office in a residential area) may remain until the existing use of the premises is changed or discontinued.

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B. If a sign wears out or is damaged (including rust, faded colors, discoloration, holes, or missing parts or informational items), or is changed for any other reason, the number, size, and area of all signs relating to the premises shall not be increased beyond the characteristics of the sign or signs that existed on that property at the time this Article was adopted.

§ 15-120: Substitution Clause

Notwithstanding any provision of this chapter to the contrary, to the extent that this Chapter allows a sign containing commercial copy, it shall allow a non-commercial sign to the same extent. The non-commercial message may occupy the entire sign area or any portion thereof and may substitute for or be combined with the commercial message. The sign message may be changed from commercial to non-commercial, or from one non-commercial message to another, as frequently as desired by the sign's owner, provided that the sign is not prohibited, and the sign continues to comply with all requirements of this Chapter.

§ 15-121: Violations

The placement of a sign without an approved sign permit, as required by this Chapter constitutes a zoning violation. Enforcement proceedings will be in accordance with Chapter XIX: Zoning and Land Development.

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Table 2: Standards by District - Number, Area, and Height

		Residential Districts: R1, R2, R3, R3B, R3H, R4	**Neighborhood Commercial/Office Districts:** UV, CP1, CP2, CP3, MP, RO, ROA, PO	**Downtown Districts:** C, CID	**Public and Institutional Districts:** PK, P, PA *Signs in the UPD are regulated by § 19-1210.*
Wall and Projecting	Maximum Number	**Home Occupations:** 1 per lot	**Wall:** 1 per tenant per street frontage (up to 2 per tenant) **Awning/Canopy:** N/A **Projecting:** 1 per ground floor establishment, plus 1 per building entrance serving tenants without a ground floor entrance	**Wall:** 1 per tenant per street frontage (up to 2 per tenant) **Awning/Canopy:** N/A **Projecting:** 1 per ground floor establishment, plus 1 per building entrance serving tenants without a ground floor entrance	**Wall:** 1 per tenant per building frontage (up to 2 per tenant) **Projecting:** N/A
	Maximum Area (sq. ft.)	**Home Occupations:** 2 sq ft	**Total:** 2 sq. ft. per linear ft. of building frontage facing a public street or parking lot, subject to maximum size limitations based on sign type **Individual Wall:** 12 sq. ft. **Individual Awning/Canopy:** N/A **Individual Projecting:** 10 sq. ft.	**Total**: 2 sq. ft. per linear ft. of building frontage facing a public street or parking lot, subject to maximum size limitations based on sign type **Individual Wall:** 32 sq. ft. **Awning/Canopy:** N/A **Individual Projecting:** 20 sq. ft.	**Athletic Venues:** 24 sq ft for signs on an interior walls or fence of an open athletic venue **All Other Uses:** 20 sq ft
	Maximum Height (ft.)	The eaveline or the bottom of the second story windowsill, whichever is lower	The eaveline	The eaveline	The eaveline or the bottom of the second story windowsill, whichever is lower
Window	Maximum Number	N/A	N/A	N/A	N/A
	Maximum Area (sq. ft.)	N/A	**Total:** N/A **Individual:** 15% of total window area (permanent signs); 25% total window area (all signs)	**Total:** N/A **Individual:** 25% total window area (permanent signs); 35% (all signs)	15% of total window area
	Maximum Height (ft.)	N/A	N/A	N/A	N/A
Freestanding	Maximum Number	**Home Occupations:** 1 per lot **Residential Developments:** 1 per lot	1 per street frontage, up to 2 per lot	1 per street frontage, up to 2 per lot	**Athletic Venues:** 1 per street access, plus 1 freestanding scoreboard per athletic venue **All Other Uses:** 1 per street access, up to a maximum of 2 signs per lot
	Maximum Area (sq. ft.)	**Home Occupations:** 6 sq ft **Residential Developments:** 15 sq ft	**Total:** N/A **Individual:** 15 sq ft plus 5 sq ft per additional tenant, up to 30 sq ft total	**Total:** N/A **Individual:** 50 sq. ft. plus an additional 10 sq. ft. per tenant up to 100 sq. ft.	**Athletic Venues:** 24 sq ft per sign face **Scoreboards:** 200 sq ft **All Other Uses:** 32 sq ft

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	Maximum Height (ft.)	**Home Occupations:** 6 ft **Residential Developments:** 8 ft	10 ft	20 ft	**Athletic Venues:** 10 ft for entrance signs **Scoreboards:** 20 ft **All Other Uses:** 6 ft
Marquee	Maximum Number	N/A	N/A	1 per building	N/A
	Maximum Area (sq. ft.)	N/A	N/A	**Total:** N/A **Individual:** 200 sq. ft.	N/A
	Maximum Height (ft.)	N/A	N/A	The eaveline	N/A
Upper-Level Building Identification	Maximum Number	N/A	N/A	1 per building (3 stories high)	N/A
	Maximum Area (sq. ft.)	N/A	N/A	**Total:** N/A **Individual:** 200 sq. ft.	N/A
	Maximum Height (ft.)	N/A	N/A	The eaveline	N/A

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