

MEMORANDUM



TO: Bellefonte Borough Council
FROM: Gina Thompson: HARB, Zoning & Planning Administrator
SUBJECT: Office of Community Affairs Update
DATE: For Council Meeting June 16, 2025

PLANNING:

The Planning Commission met on Monday, June 9th – the agenda, meeting minutes, and relevant documents are in your packet. PC reviewed revisions and updates on the conditionally approved Bellefonte Waterfront Lot Consolidation Plan and the final Bellefonte Waterfront Land Development Plan.

Final Plan – Bellefonte Waterfront – Replot of Lot 1 (Tracts 1 and 2), Lot 2 (Tracts 1, 2, 3), and Lot 3 of Plat Book 95, Page 30 into Lot 1R and Lot 2R

- Part of the conditional approval included providing to Borough Council a legal description of the portion of Dunlop Street that still needs to be vacated. **That legal description is included in your packet for review and approval.**

Preliminary/Final Plan Land Development for the Bellefonte Waterfront

- This is the revised plan that was presented and reviewed at the May 2025 Planning Commission meeting. This updated land development plan, originally proposed in 2019, reflects the revised lot consolidation (see above) and incorporates related updates. The initial proposal included three buildings; the revised plan now includes two: a hotel and a combined garage/condominium/commercial building.

The Bellefonte Planning Commission recommends conditional approval of the Final Lot Consolidation Plan, contingent on the following:

- 1) Borough Council approval of the legal agreement to vacate Dunlop Street;***
- 2) A completed Transportation Impact Study and Highway Occupancy Permit from PennDOT, or written confirmation from PennDOT indicating that neither is required for this project;***
- 3) The finalized recorded covenant/easement of a four of the eight acres on a parcel adjacent to the east side of the Bellefonte Wastewater Treatment Plant, to be used as a riparian zone offset set aside for the Waterfront project (as described to the Authority board at the March 2025 and April 2025 meetings.);***
- 4) The approved NPDES permit***

The Planning Commission discussed the Borough Council's request to explore limiting the number of adult-oriented businesses within commercial districts. The Commission reviewed a draft ordinance from County Planning Director Ray Stolinas outlining potential regulations. Discussion also addressed how marijuana legalization might impact commercial districts and whether different rules should apply to the downtown area versus other commercial zones.

The next Planning Commission meeting is Monday July 14th at 5:00 p.m. in the Large Meeting Room.

ZONING:

The **Zoning Hearing Board** met on Wednesday, June 11 to hear a variance request from the Bellefonte Area School Board to allow signage for the new Bellefonte Elementary. The legal description and agenda are included in your packet.

The board vote unanimously to approve the variance for the signage. I can provide the Facts & Findings of the case once it is drafted.

As always, zoning permits are steady. There's been several new long-term rentals and various residential projects. I also continue to work with Centre Region Code Administration on property maintenance issues and code regulations.

HARB:

HARB met on June 10th to review one project. The agenda and presentation are included in your packet. HARB voted to table the project until additional information could be provided for the project.

OCA Updates:

CRPA Planning Commission Training – Session 3: "Who do we deal with and what do they think?" (June 10, 2025)

Unfortunately, I missed Session 2 which included discussion of selected recent trends and newer practices in planning. This session involved a panel discussion with professionals who present to planning commissions. The panel included:

- Walt Schneider, Agency Director for Centre Region Code Administration
- Ara Kevandjian, Chairman & CEO of PrimeCore Properties (local property developer)
- Tommy Songer, Real Estate Broker: Centre CRE, The Torron Group (local property developer)
- John Sepp, President of PennTerra Engineering.

The session offered valuable insights into common misconceptions held by Planning Commissions about development projects and the stakeholders involved. One key takeaway was the idea that requests for variances, conditional uses, or zoning amendments are often made not solely for profit, but to enhance the overall success of the project and contribute positively to the community. The panel emphasized the extensive planning that takes place before a proposal even reaches the Commission, with developers considering both market feasibility and community benefit.

Overall, the CRPA Planning Commission training series has been an excellent professional development opportunity. I've appreciated the opportunity to expand my understanding of planning, which is such a key part of community and economic development. While it's sometimes assumed that planning plays a lesser role in "built out" communities like the Bellefonte Borough, in reality, effective planning is about guiding growth, setting priorities, and making informed decisions that shape long-term success.

If you have any questions about the current projects, or would like additional information, please do not hesitate to contact Gina Thompson at gthompson@bellefontepa.gov or 814-313-1573.

AGENDA

**BELLEFONTE BOROUGH PLANNING COMMISSION
LARGE MEETING ROOM, ARMORY BUILDING
301 NORTH SPRING STREET, BELLEFONTE
DATE: JUNE 9TH, 2025 TIME: 5:00 P.M.**

CALL TO ORDER & ROLL CALL:

Mr. Robert Dannaker, Chairman
Mr. James Mills, Secretary
Mr. Mark Edwards
Mr. David Lomison
<i>vacancy</i>

APPROVAL OF MINUTES: May 11, 2025 meeting minutes

LAND DEVELOPMENT ACTIVITIES:

- **Preliminary / Final Land Development Plan – Bellefonte Waterfront**
 - Page 1: Transmittal Letter to Bellefonte
 - Pages 2-4: Legal Description: Lot Addition + 2025-05-30 REVISED Final Lot Consolidation Plan
 - *Ready for signatures and recording after council approves Legal Description of Lot Addition of Dunlop Street*
 - Pages 5-6: 2025-05-30 Franson Engineering Response Letter_ 16287
 - Pages 7-9: 2025-05-30 Response Letter to County re Lot Consolidation Plan
 - Pages 10-14: 2025-05-30 Response Letter to County re Land Development Plan
 - Pages 15-31: 2025-05-20 REVISED Preliminary/Final Land Development Plan
- **ROW Plan - Ville Du Parc Property to Bellefonte Area School District**

Bellefonte Area School District (BASD) is proposing to widen the existing roadway at the eastern corner of the Airport Road / Governor's Road intersection. Due the proposed widening BASD has acquired in fee simple the portion of Ville Du Parc, LLC property highlighted in blue in the attached plan which encompasses the widened roadway. Once this has been recorded, BASD will then convey the acquired property over to PennDOT.

 - What are the options other than a formal Subdivision Plan SALDO process?
 - Can PennDOT or Bellefonte Borough declare condemnation/ eminent domain of tract of land instead?
 - Seek legal council from Borough Solicitor – Solicitor can talk to Chris Schnure and/or Michael Probst at the County regarding this project.

NEW BUSINESS: None

OLD BUSINESS: None

ORDINANCE ADDITIONS / UPDATES / AMENDMENTS:

- Vape/Smoke Shop Zoning Provisions – suggestions from Ray Stolinas, County Planning Director, on language to regulate vape/smoke shop businesses in Bellefonte Borough.

INFORMATION ITEMS:

- Potential new member for Planning Commission - Gina will reach out
- Bellefonte Borough advertised for the Borough Manager position. Applications were due on June 6, 2025.

ADJOURNMENT: ____1ST ____2ND **TIME:** _____

BELLEFONTE BOROUGH PLANNING COMMISSION

DRAFT MEETING MINUTES

June 9, 2025 – 5:00 p.m.

Oak Room, Armory Building

301 North Spring Street, Bellefonte, PA 16823

www.bellefonte.net

CALL TO ORDER: The June 9, 2025 meeting of the Bellefonte Borough Planning Commission was called to order at 5:00 p.m.

MEMBER ROLL CALL

Robert Dannaker, Chair
Mark Edwards
David Lomison - ABSENT
James Mills, Secretary

STAFF MEMBERS

Gina Thompson, Zoning Administrator

GUESTS

Julie Brooks, Borough staff
John Sepp, PennTerra Engineering
Tom Songer, Bellefonte Waterfront Group

APPROVAL OF MINUTES – May 12th, 2025: *Edwards motioned to approve the April, 22 2025 minutes with discussed changes cited below. Mills seconded. Motion carried.*

- *Under Adjournment, it should say Mills instead of Lomison.*
- *Under Land Development Activities, the approval for the Final Plan – Bellefonte Waterfront Replot of Lot 1 (Tracts 1 and 2), Lot 2 (Tracts 1, 2, 3), and Lot 3 of Plat Book 95, Page 30 into Lot 1R and Lot 2R, the motion should say “conditional” and be stated as follows:*
 - *The Bellefonte Planning Commission recommends conditional approval of the Final Lot Consolidation Plan, contingent on the plans being modified per the Centre County Planning Office review comments and PennTerra providing Borough Council with a legal description of the portion of Dunlop Street that still needs to be vacated.*

LAND DEVELOPMENT ACTIVITIES

Preliminary / Final Land Development Plan – Bellefonte Waterfront

Planning Commission reviewed the revised plans, with questions being answered by Tom Songer and John Sepp:

- Clarification on the DEP riparian buffer requirement, which will be fulfilled off site at the wastewater treatment facility wetlands, through an agreement with the Bellefonte Borough. This proposal was presented at the March 4, 2025 Authority board meeting and was approved at the April 1, 2025 Authority board meeting. *(Ms. Thompson will reach out to Mr. Schrack about the status of the agreement)*
 - *Motion for Authority for reference: allow a covenant/easement to be applied to four of the eight acres on a parcel adjacent to the east side of the Bellefonte Wastewater Treatment Plant, to be used as a riparian zone set aside for the Waterfront project as described.*
- The buildings will be sprinklered, will have adequate pressure and water, and include a pump in the garage/condo building.
- There will be a standby emergency gasoline generator for the garage and hotel
- Electric will be buried
- There will be a gate on either end of Dunlop Street and parking will be meter/kiosk, BWG will have their own parking enforcement

- They will use garbage and recycling totes instead of having dumpsters
- Stormwater – storage is underground and the outlet pipe is large enough to handle unexpected large amounts (flooding)
- Pavers are pervious for Borough regulations, but do not count towards DEP stormwater.

Formal Motion

The Bellefonte Planning Commission recommends conditional approval of the Preliminary / Final Bellefonte Waterfront Land Development Plan, contingent on:

- 1) *Borough Council approval of the legal agreement to vacate Dunlop Street;*
- 2) *A completed Transportation Impact Study and Highway Occupancy Permit from PennDOT, or written confirmation from PennDOT indicating that neither is required for this project;*
- 3) *The finalized recorded covenant/easement of a four of the eight acres on a parcel adjacent to the east side of the Bellefonte Wastewater Treatment Plant, to be used as a riparian zone offset set aside for the Waterfront project (as described to the Authority board at the March 2025 and April 2025 meetings.);*
- 4) *The approved NPDES permit.*

ROW Plan - Ville Du Parc Property to Bellefonte Area School District

Bellefonte Area School District (BASD) is proposing to widen the existing roadway at the eastern corner of the Airport Road / Governor's Road intersection. Due the proposed widening BASD has acquired in fee simple the portion of Ville Du Parc, LLC property highlighted in blue in the attached plan which encompasses the widened roadway. Once this has been recorded, BASD will then convey the acquired property over to PennDOT.

Ms. Thompson provided an overview of the project. HRG is seeking guidance from the Borough on how to proceed. As proposed, this would constitute a Subdivision Plan requiring formal submission to the Planning Commission under the SALDO process. There was discussion as to why this wasn't part of the original LDP and addressed at that time. Ms. Thompson consulted with Chris Schnure and Michael Probst at the County to explore possible alternatives, and they recommended obtaining a legal opinion from the Borough Solicitor. That request has been made, and Ms. Thompson is awaiting a response.

OLD / NEW BUSINESS: NONE

ORDINANCE ADDITIONS / UPDATES / AMENDMENTS: (in order of priority)

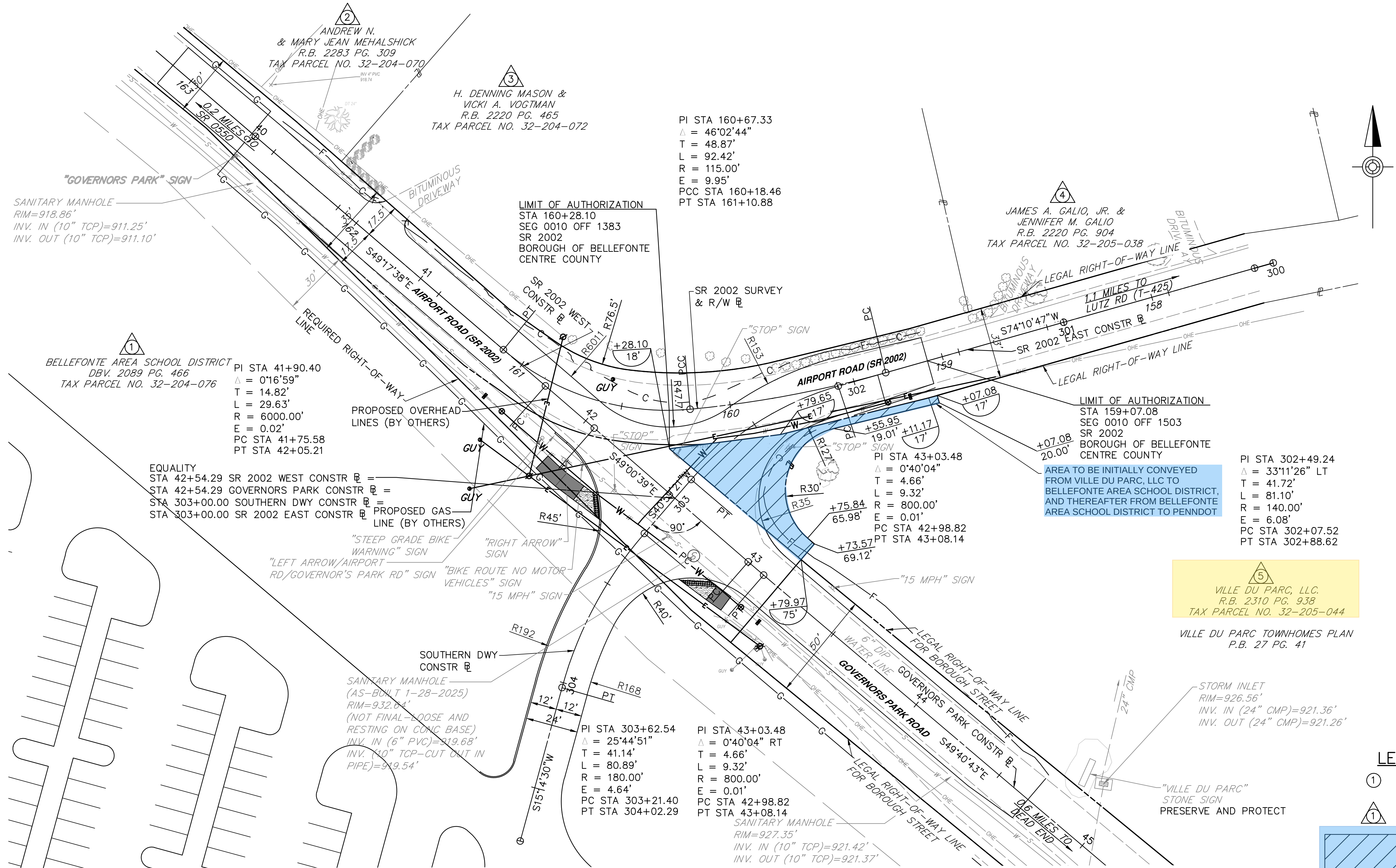
Vape/Smoke Shop Zoning Provisions: On April 21, 2025, Borough Council asked the Planning Commission to explore ways to limit or restrict adult-oriented businesses in commercial districts. The topic was discussed at the May meeting and again this evening. The Commission reviewed a draft ordinance from County Planning Director Ray Stolinis outlining potential regulations. Discussion also addressed how marijuana legalization might impact commercial districts and whether different rules should apply to the downtown area versus other commercial zones.

INFORMATION ITEMS: Ms. Thompson noted that Mr. Dannaker recruited a potential new Planning Commission member, and she will follow up. She also announced that the Borough Manager position has been advertised, with applications due June 6.

ADJOURNMENT: *Edwards motioned to adjourn. Mills seconded. Motion carried. Meeting adjourned at 6:18 p.m.*

DISTRICT	COUNTY	ROUTE	SECTION	SHEET	
2-0	CENTRE	2002	000 R/W	6 OF 8	
BELLEFONTE BOROUGH					
REVISION NUMBER	REVISIONS			DATE	BY

BM NO.1
STA 44+33.99 OFF 15.90' RT
ELEV = 927.350'
"X" CUT ON SANITARY MANHOLE RIM

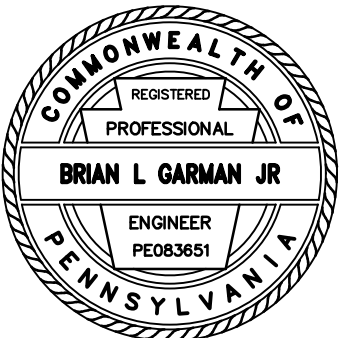


LEGEND

- ① PARCEL IDENTIFICATION NUMBER
- ① PARCEL IDENTIFICATION NUMBER - NO TAKE

REQUIRED RIGHT-OF-WAY TO BE DEEDED TO THE BELLEFONTE AREA SCHOOL DISTRICT

HERBERT, ROWLAND & GRUBIC, INC.
369 EAST PARK DRIVE
HARRISBURG, PA 17111



FOR REFERENCE CIRCLES, SEE SHEET 3
FOR PROFILE, SEE SHEET 7
FOR CLAIM BLOCK, SEE SHEET 8

Bellefonte Waterfront Associates

366 Walker Drive, Suite 201
State College, PA 16801
www.bellefontewaterfrontproject.com

March 2025

VISION STATEMENT FOR THE BELLEFONTE WATERFRONT PROJECT

With the completion of the floodwall along Spring Creek from High Street to Lamb Street, it is believed that now is the time to implement a visionary development plan for the Bellefonte Waterfront. Spring Creek is a popular outdoor recreation destination for kayaking, hiking, and fly fishing. Spring Creek is renowned as a high quality popular fly fishing destination for trout. The stream is well-known for Fisherman's Paradise, a 1.12 mile section owned and managed by the Pennsylvania Fish and Boat Commission. The majority of Spring Creek is managed under Catch and Release.

Following is a summary of what the proposed development plan includes. There will be a promenade along Spring Creek from High Street to Lamb Street that will serve as a pedestrian walkway and gathering space. There will be a nationally branded boutique hotel that will have 93 guest rooms, along with some meeting rooms, a Farm-To-Table restaurant, and a rooftop lounge with indoor and outdoor seating. The hotel will be constructed at the corner of High Street and Dunlop Street. There will be outstanding views of Spring Creek and Talleyrand Park from many of the guestrooms. All the proposed buildings will be designed to complement the historic character of Bellefonte and will be constructed using high quality materials and will be very energy efficient.

The location of the Bellefonte Waterfront is a short walk to downtown Bellefonte, the Centre County Courthouse, Talleyrand Park, Krauss Park, and the American Philatelic Building. In addition, the Bellefonte Waterfront is a short drive to the Titan Energy Park and Expo Center which is currently under development. Dunlop Street will be reconstructed adjacent to the existing Bellefonte mill race that fed water to the historic Gamble Mill which now is home to a restaurant, hotel suites and commercial space. The water from the mill race cascades down a series of steps near the Gamble Mill and is then piped to Spring Creek. Dunlop Street is a two-way street and will connect High Street to Lamb Street. Next to Lamb Street is Krauss Park. People can fish, launch canoes and kayaks from this area of Spring Creek.

The main hotel entrance will be from Dunlop Street where guests will check in. This entrance will also serve as the primary entrance to the Farm-To-Table restaurant, rooftop lounge, meeting rooms, and food and beverage service. In addition, there will be an upscale pedestrian entrance from High Street and from the promenade. The front of the hotel will be professionally landscaped and will look toward Talleyrand Park.

The first floor of the hotel will feature registration/check in, lobby, and the Farm to Table restaurant as well as "back of the house" necessities such as kitchen, sitting/gathering area, retail space and offices. The restaurant will face the Spring Creek waterfront. Outdoor café-style seating is under a roof and adjacent to the promenade which will allow guests to experience the ambiance of the area and Spring Creek. Guests will enjoy the elevated vistas toward the two distinctive views: Talleyrand Park and the Spring Creek Waterfront. The restaurant will provide guests with a Farm-to-Table dining experience using locally sourced agricultural products along with locally crafted beers, wines, spirits, and ciders. One of the main goals of the project is to support local agricultural related businesses and downtown businesses. A rooftop lounge on the 6th floor will be a WOW factor in the hotel. It will provide panoramic views of Bellefonte and its surrounds. This lounge will seat approximately 75 people indoors and an additional 75 people outdoors. This lounge will be able to be reserved for special occasions.

The upper floors of the hotel will feature appropriately sized guestrooms with all the up-to-date amenities befitting a business or leisure guest and will complement the historic charm of Bellefonte. Some rooms will have windows facing the spectacular views of Spring Creek and the surrounding area which will be enhanced by opening a Juliet-style balcony that will protrude from the plane of the building.

Next to the hotel there will be a parking structure that will provide parking for the hotel guests, visitors to the

waterfront area, and for residential condominium owners. There will be 265 parking spaces provided on floors 1, 2 and 3 of the parking garage and an additional 79 parking spaces adjacent to Dunlop Street. The latest in modern design and technology will be used in the garage. In addition, there will be approximately 35,000 square feet of commercial and retail space on the first floor of the parking structure. The Big Springs Spirits Distillery is very interested in locating adjacent to the hotel in a commercial space. Other interested tenants include a jewelry store, and a small grocery store. Above the parking floors of the parking garage on floors 4-6 will be residential condominiums. Each floor will have sixteen (16) condominiums. Residents of the condominiums will have reserved parking spaces on floor 3 of the garage. There will be a private elevator for condominium owners that will take owners to the 3rd floor parking area and to the promenade. EV charging stations will be located outside the garage next to Dunlop Street. The hotel, parking garage and condominium units will be sprinklered.

The condominium units will be open to all age groups and will vary in size from approximately 1600 sf square feet for a two (2) bedroom unit to 2200 sf for a three (3) bedroom unit with a den. All of the condominium units will be built to a high-quality standard and will be very energy efficient which will result in a maintenance-free lifestyle. Owners will be able to customize their unit and will be able to choose their flooring, lighting, appliances, plumbing fixtures, paint colors, etc. All the condominium units will have a covered outdoor patio. The condominium units will be all electric with individual HVAC controls and will be separately metered.

Our vision will also include an educational component. We will feature pictures throughout the hotel of Bellefonte's great history. We will work with local historians, artists, and community members to get their input on how we can educate people about the history of Bellefonte and Centre County. We want the development of the Bellefonte Waterfront to be a community effort which will encourage other entrepreneurs to continue redeveloping Bellefonte.

We believe that our vision for the Bellefonte Waterfront development will be the catalyst to enhance Bellefonte's vibrant and active community, where people will want to visit and live, while supporting other businesses in the downtown area of Bellefonte and the surrounding area. The brick promenade along the waterfront will provide a gathering place for people and will provide a venue for outdoor events such as craft fairs and art exhibits. A group of citizens is currently developing plans for a Band Shell in Talleyrand Park.

Attached is a colored illustration of the proposed Bellefonte Waterfront Development.

Tom Songer II, PE is a registered professional engineer who used to own a local consulting Civil Engineering business. Tom has more than 50 years of experience in developing residential and commercial projects in the State College-Bellefonte area. After selling his engineering business, Tom has continued to develop, own, and build both residential and non-residential projects in the State College-Bellefonte area. Tom serves as the managing partner of the Torron Group. See www.torrongroup.net for more information.

Mark Morath has more than 45 years working in the hotel and hospitality business and currently is the President and Chairman of Hospitality Asset Management (HAMCO) which he co-founded 30 years ago in State College. Mark is responsible for the management of fourteen (14) hotels and (5) five restaurants in the Central Pennsylvania area.

HAMCO has surrounded itself with over 450 dedicated employees throughout its operations, including Edward Tubbs who is the CEO and Bruce White who is the CFO. The nucleus of the HAMCO staff is based in State College. HAMCO was recognized in 2018 at the Choice Hotel World Convention in Las Vegas, NV as the Choice Hotels' Premier Hotelier. This honor is bestowed upon only the best of the hotel companies that epitomize quality. HAMCO's properties have been honored multiple times with Franchise Hotel of the Year, Quality Awards, and Chairman's Award recognitions. See www.hamco4.com for more information.

Tom Songer and Mark Morath are the co-managing partners for the Bellefonte Waterfront Project and are responsible for assembling and managing a team of professionals to design, construct, and operate the project.

For additional information, see www.bellefontewaterfrontproject.com.

Please contact Cindy Woodring via email at: cwoodring@torrongroup.com for additional information or call Cindy at 814-231-2800 #2.



3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-237-4285
FAX: 814-237-2308
WWW.PENTERRA.COM

CONTRACT NO. 16-0000000000
PROJECT NO. 16287
SHEET NO. 1
DATE: 02/20/2024
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

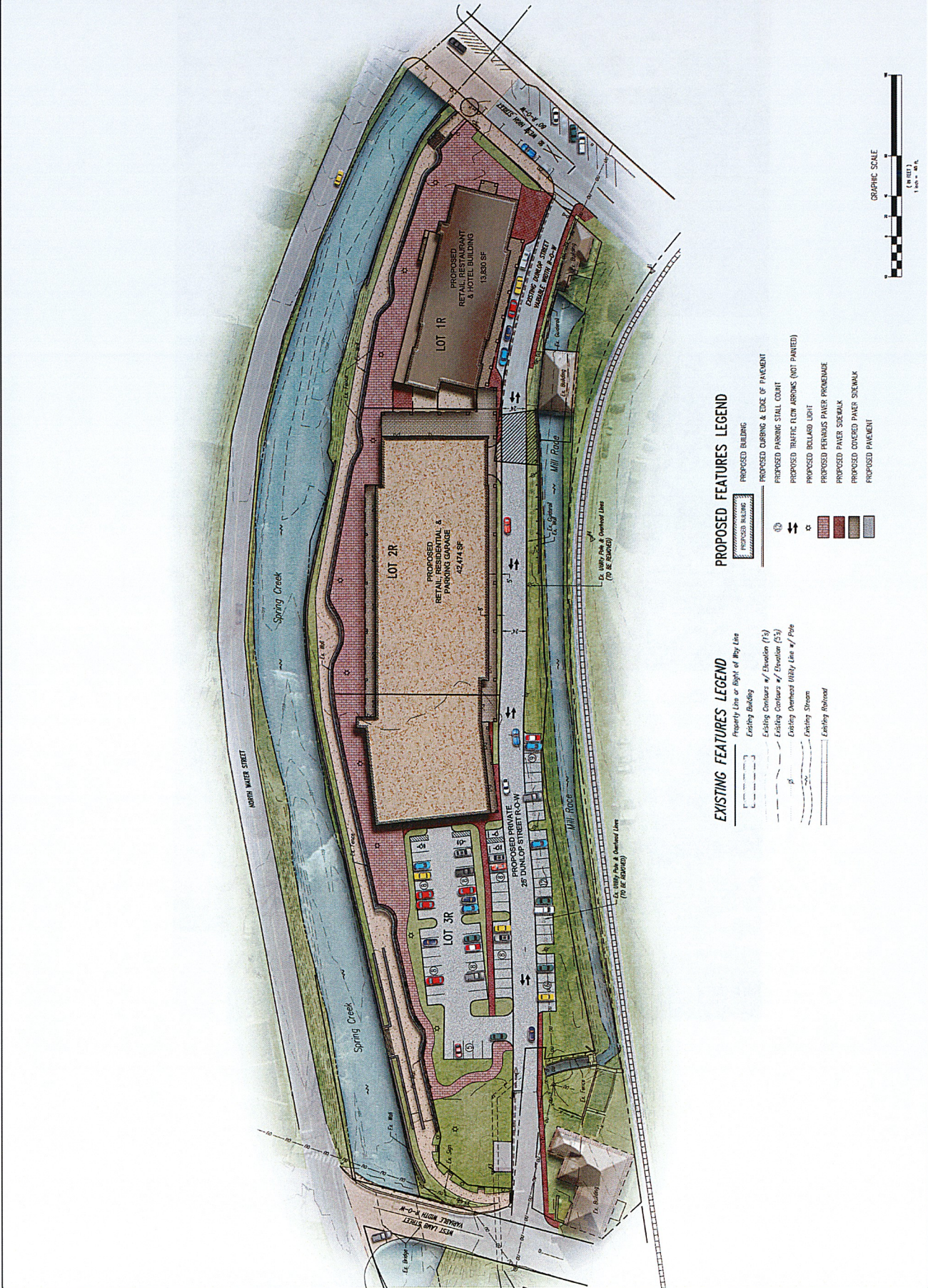
Owner	City of Bellefonte
Engineer	PennTerra Engineering Inc.
Project No.	16287
Sheet No.	1
Date	02/20/2024
By	[Signature]
Check	[Signature]
Appr	[Signature]

**BELLEFONTE
WATERFRONT**
RETAIL, RESTAURANT
& HOTEL BUILDING
CENTER COURT
PENNSTATE

**LAND DEVELOPMENT
PLANS**

**CONCEPT
PLAN**

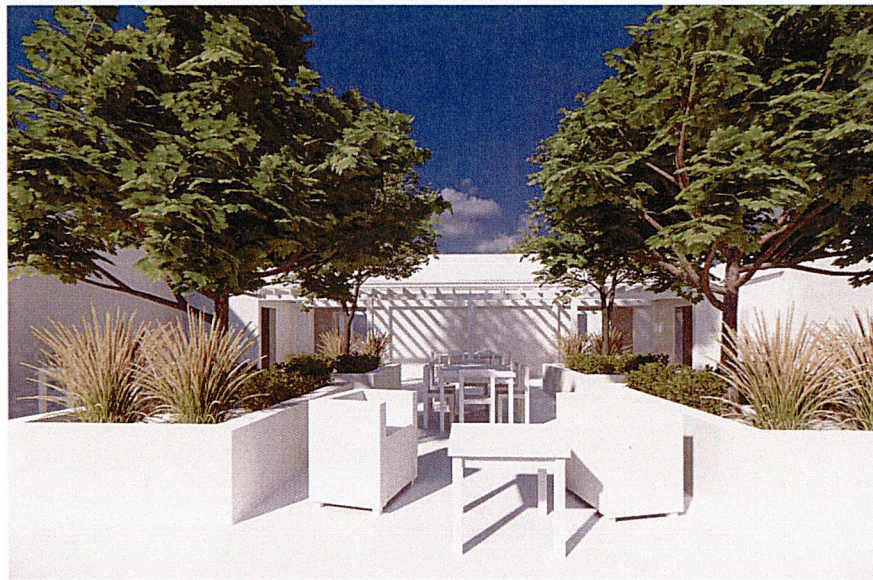
PROJECT NO.	16287
SHEET NO.	1
DATE	FEBRUARY 20, 2024
SCALE	1"=40'



BELLEFONTE WATERFRONT RENDERINGS 03 17 2025







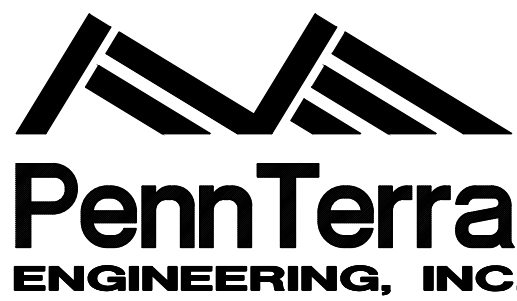
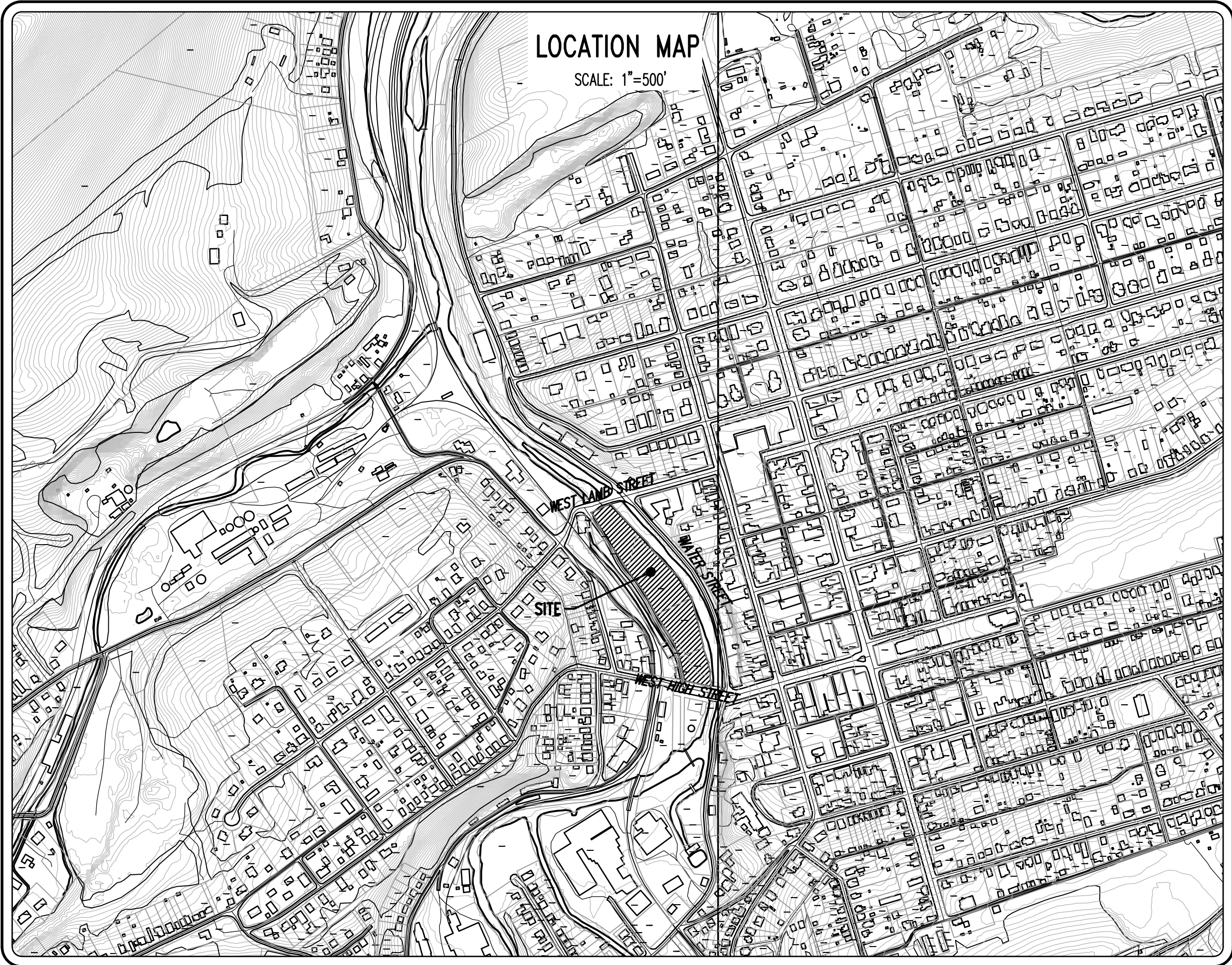
BELLEFONTE WATERFRONT

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

BELLEFONTE BOROUGH * CENTRE COUNTY * PENNSYLVANIA

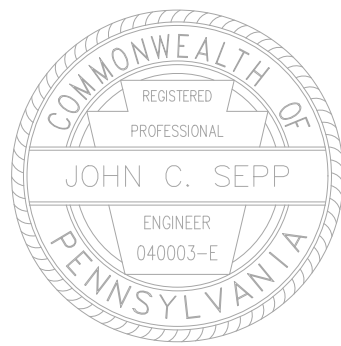
NOVEMBER 1, 2019

LAST REVISED: MAY 30, 2025



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ACT 287 UTILITY INFORMATION (SERIAL NUMBER: 20192952533)

SANITARY SEWER
THE BOROUGH OF BELLEFONTE
236 WEST LAMB STREET
BELLEFONTE, PA 16823
PHONE: (814) 355-1501

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

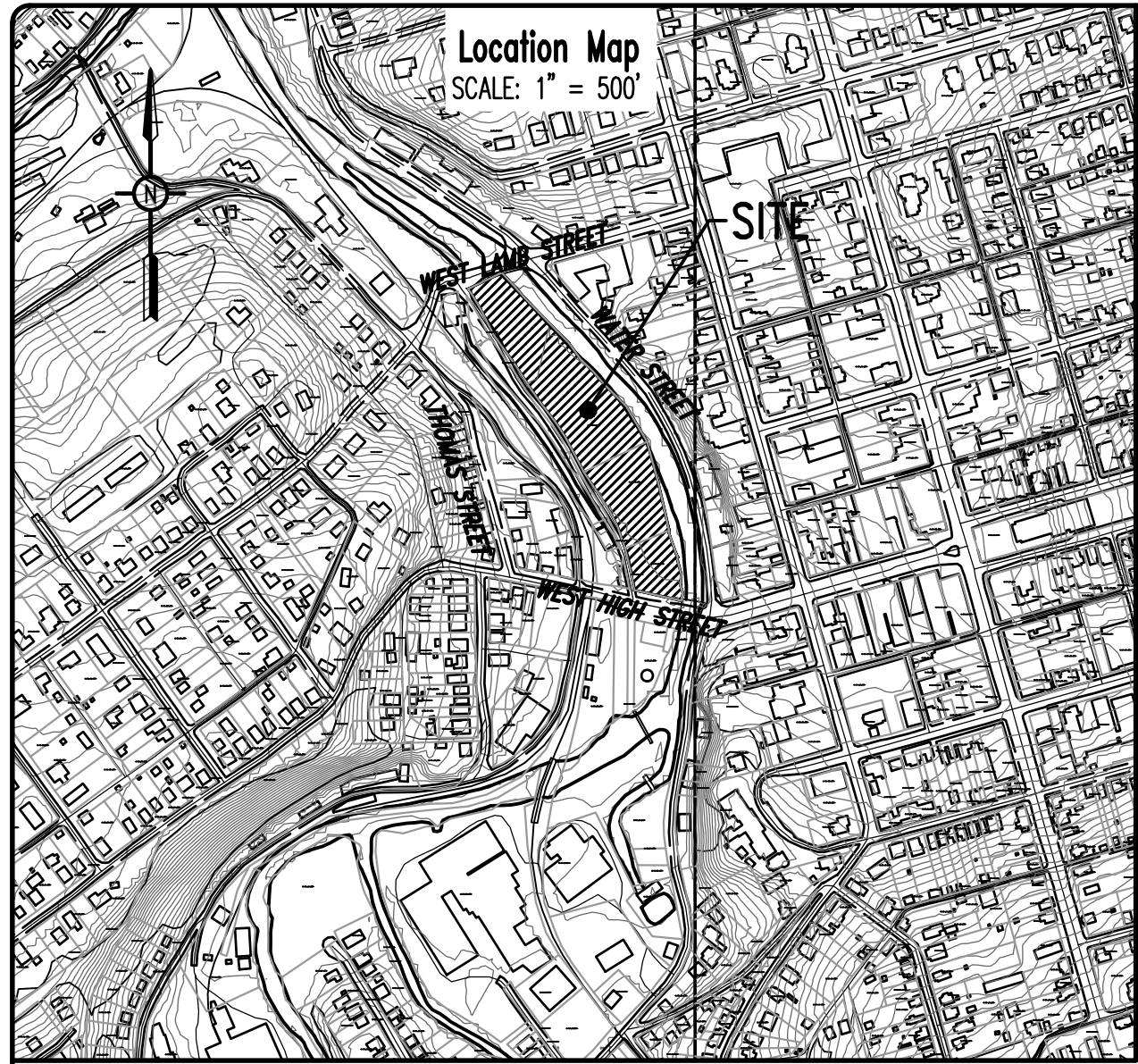
ELECTRIC
WEST PENN POWER COMPANY
2800 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
PHONE: (814) 237-5821

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



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



EXISTING FEATURES LEGEND

	Existing Building
	Existing Curbing & Edge of Pavement
	Existing Concrete Areas
	Existing Bituminous Areas
	Existing Retaining Wall
	Existing Fence / Type
	Existing Guide Rail
	Existing Contours w/ Elevation (1's & 2's)
	Existing Contours w/ Elevation (5's & 10's)
	Existing Sanitary Sewer w/ Manhole
	Existing Sanitary Sewer Lateral w/ Clean Out
	Existing Water Line w/ Valve
	Existing Storm Sewer Line w/ Inlet
	Existing Gas Line
	Existing Overhead Utility Line w/ Pole
	Existing Fire Hydrant
	Existing Utility Pole
	Existing Guy Wire
	Existing Utility Meter
	Existing Light Pole/Standard
	Existing Sign
	Existing Soil Limit Line / Boundary
	Existing Soil Type
	Existing Creek Line
	Infiltration Test Pit Location

SOILS LEGEND

Soil cover on the site consists of:
OhC - Opequon-Hagerstown Complex, 8-15% Slopes
ORF - Opequon-Hagerstown Complex, Steep
URB - Urban land-Hagerstown Complex, Gently Sloping
W - Water

SURVEY FEATURES LEGEND

	Property Line, Lot Line or Right of Way Line
	Adjoining Property Line
	Easement Line
	Roadway Center Line
	Building Setback Line
	Property Corner Found (3/4" Rebar)
	Property Corner Set
	PennTerra Control Point
	Project Benchmark

EXISTING LINE TABLE

LINE	DIRECTION	LENGTH
L1	N 62° 31' 27" E	26.31'
L2	N 65° 47' 10" E	17.25'
L3	S 82° 25' 25" E	36.62'
L4	S 30° 21' 06" E	16.86'
L5	S 19° 32' 24" E	8.60'
L6	S 16° 54' 58" E	9.60'
L7	S 37° 08' 42" E	8.36'
L8	S 63° 52' 13" E	17.61'
L9	S 48° 48' 50" E	13.53'
L10	S 27° 23' 22" E	11.05'
L11	N 60° 57' 23" E	2.21'
L12	S 41° 49' 31" E	42.89'
L13	S 36° 42' 56" E	25.25'
L14	S 31° 13' 18" E	12.64'
L15	S 21° 06' 16" E	5.88'
L16	S 5° 52' 03" E	15.11'
L17	S 60° 20' 21" E	16.35'
L18	S 1° 06' 02" E	7.44'
L19	S 39° 11' 16" E	15.80'
L20	S 20° 08' 47" E	43.47'

EXISTING LINE TABLE

LINE	DIRECTION	LENGTH
L21	S 3° 16' 52" E	4.76'
L22	S 14° 26' 14" W	9.97'
L23	S 36° 50' 40" E	11.90'
L24	S 17° 42' 05" E	8.69'
L25	S 17° 53' 03" W	8.06'
L26	S 42° 54' 04" E	5.33'
L27	S 12° 31' 17" W	38.79'
L28	N 11° 21' 41" W	35.15'
L29	N 12° 58' 25" W	43.23'
L30	N 15° 29' 12" W	27.59'
L31	N 16° 15' 17" W	10.41'
L32	N 18° 07' 32" W	11.23'
L33	N 19° 28' 33" W	12.23'
L34	N 19° 28' 33" W	12.23'
L35	N 20° 39' 52" W	32.04'
L39	N 30° 45' 48" W	35.10'
L40	N 32° 46' 52" W	30.52'
L41	N 36° 22' 24" W	30.48'
L42	N 36° 12' 13" W	51.18'
L43	N 42° 13' 12" W	5.62'

EXISTING LINE TABLE

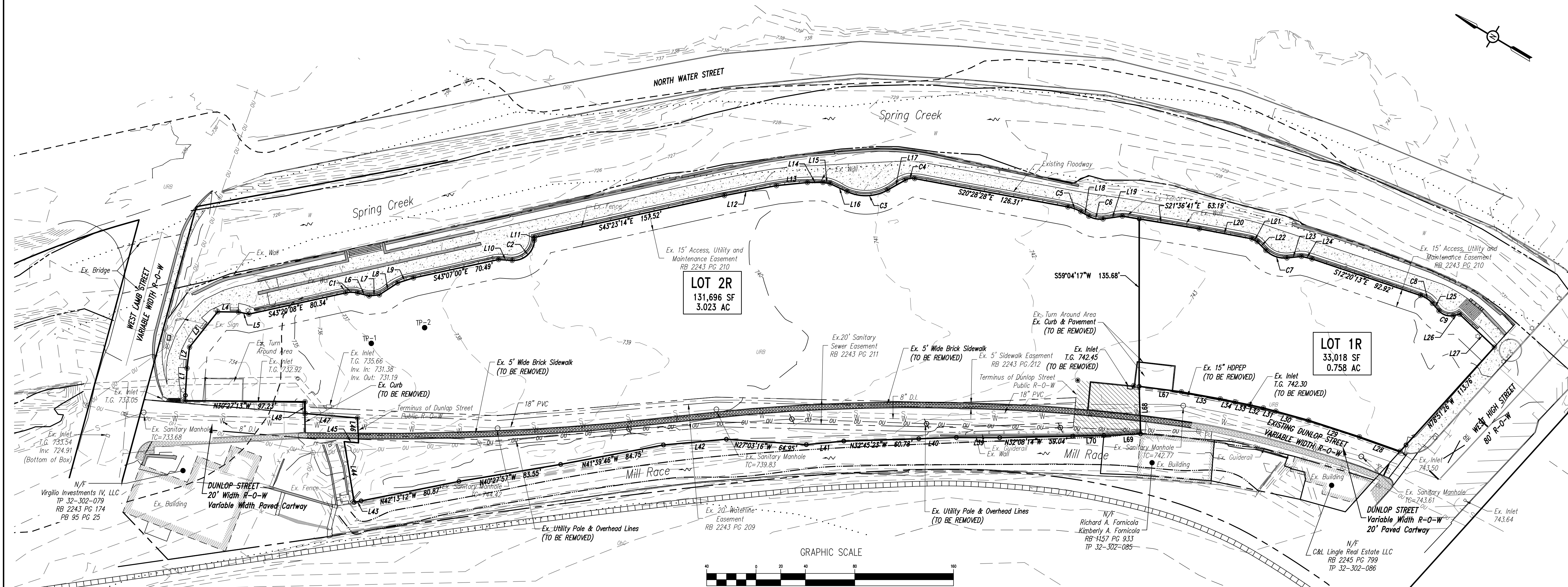
LINE	DIRECTION	LENGTH
L44	N 49° 38' 15" E	49.83'
L45	S 26° 02' 17" E	11.66'
L46	N 56° 34' 13" E	20.17'
L47	N 26° 02' 17" W	42.43'
L48	N 58° 00' 47" E	9.53'

EXISTING CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	9.68'	21.00'	4.93'	S 30° 07' 33" E	9.60'	26° 25' 10"
C2	27.19'	17.00'	17.50'	S 73° 12' 59" E	24.39'	91° 39' 15"
C3	34.23'	36.00'	18.53'	S 33° 06' 12" E	32.95'	54° 28' 18"
C4	7.89'	11.34'	4.11'	S 40° 24' 24" E	7.73'	39° 51' 53"
C5	11.16'	33.00'	5.63'	S 10° 47' 15" E	11.11'	19° 22' 25"
C6	11.97'	18.00'	6.21'	S 20° 08' 39" E	11.75'	38° 05' 14"
C7	18.80'	21.00'	10.08'	S 11° 12' 13" E	18.17'	51° 16' 54"
C8	11.60'	22.00'	5.94'	S 2° 46' 25" W	11.47'	30° 13' 16"
C9	12.73'	12.00'	7.04'	S 12° 30' 31" E	12.14'	60° 47' 07"

PROPOSED LINE TABLE

LINE	DIRECTION	LENGTH
L67	S 23° 34' 56" E	34.48'
L68	S 57° 18' 51" W	38.54'
L69	N 33° 31' 33" W	29.80'
L70	N 32° 08' 14" W	25.36'



PennTerra ENGINEERING INC.
3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
Fax: 814-237-2308

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Seal

Seal

Designer: RRK
Draftsman: RRK
Proj/Manager: JCS
Surveyor: XXX
Perimeter Ok: XXX
Book: XXX, Pg. XXX
Acad: 16287 - PRELIM - EX COND
Layout: EXISTING CONDITIONS

5-29-25	REVISED PER COUNTY COMMENTS
4-21-25	REVISED PER COUNTY COMMENTS
4-17-25	REVISED PER COUNTY COMMENTS
2-26-25	REVISED PER NEW MAPS SUBMISSION
3-20-22	REVISED PER BUILDING UPDATES
Date	Description
	REVISIONS

BELLEFONTE WATERFRONT

BELLEFONTE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

**PRELIMINARY/FINAL
LAND DEVELOPMENT
PLAN**

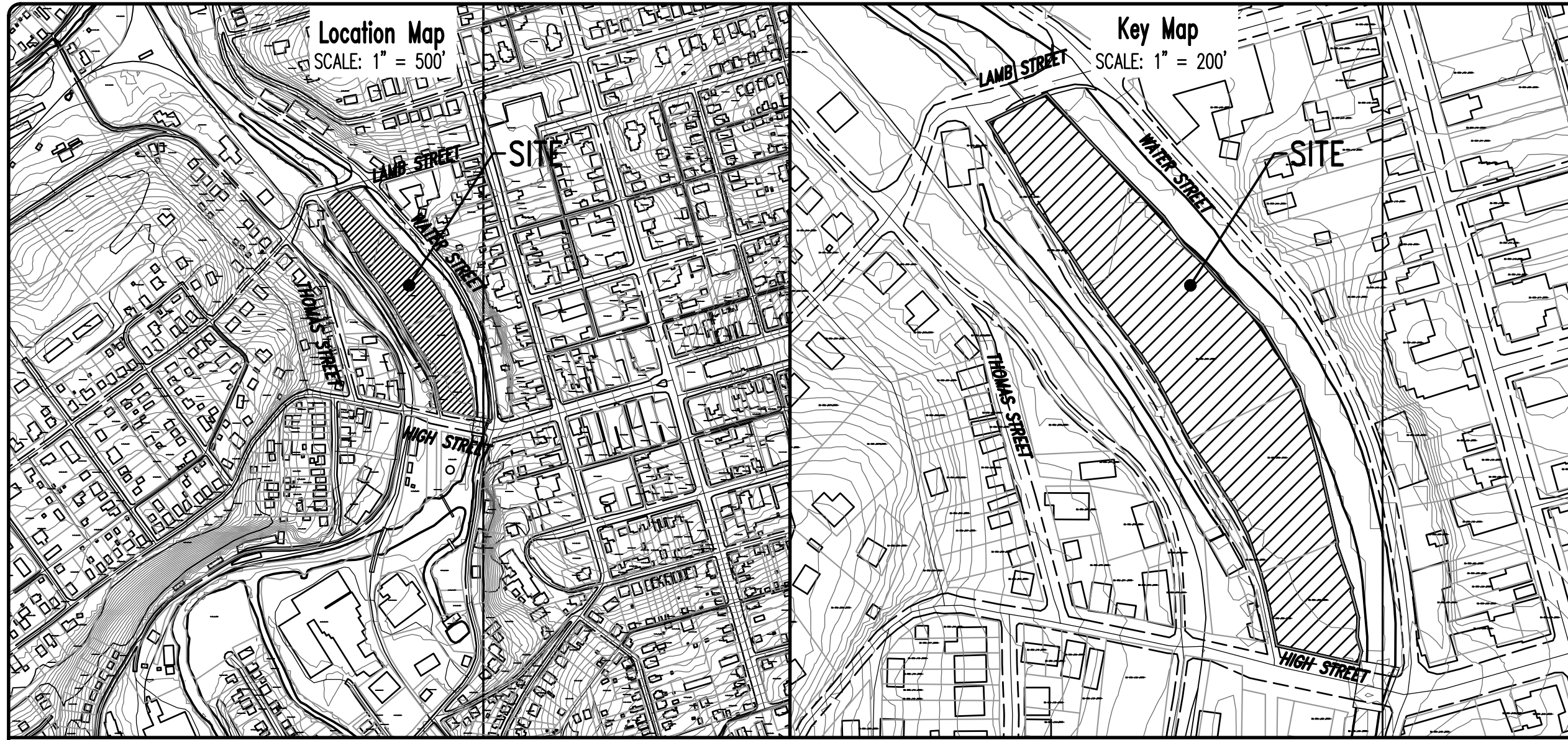
**EXISTING
CONDITIONS AND
DEMOLITION PLAN**

PROJECT NO.
16287

DATE
NOVEMBER 1, 2019

SCALE
1"=40'

SHEET NO.
2



PROPOSED LINE TABLE

LINE	DIRECTION	LENGTH
L67	S 23° 34' 56" E	34.48'
L68	S 57° 18' 51" W	38.54'
L69	N 33° 31' 33" W	29.80'
L70	N 32° 08' 14" W	25.36'

EXISTING LINE TABLE

LINE	DIRECTION	LENGTH
L1	N 62° 31' 27" E	26.31'
L2	N 65° 47' 10" E	17.25'
L3	S 82° 25' 25" E	36.62'
L4	S 30° 21' 06" E	16.86'
L5	S 19° 32' 24" E	8.60'
L6	S 16° 54' 58" E	9.60'
L7	S 37° 08' 42" E	8.36'
L8	S 63° 52' 13" E	17.61'
L9	S 48° 48' 50" E	13.53'
L10	S 27° 23' 22" E	11.05'
L11	N 60° 57' 23" E	2.21'
L12	S 41° 49' 31" E	42.89'
L13	S 36° 42' 56" E	25.25'
L14	S 31° 13' 18" E	12.64'
L15	S 21° 06' 16" E	5.88'
L16	S 5° 52' 03" E	15.11'
L17	S 60° 20' 21" E	16.35'
L18	S 1° 06' 02" E	7.44'
L19	S 39° 11' 16" E	15.80'
L20	S 20° 08' 47" E	43.47'

EXISTING LINE TABLE

LINE	DIRECTION	LENGTH
L21	S 3° 16' 52" E	4.76'
L22	S 14° 26' 14" W	9.97'
L23	S 36° 50' 40" E	11.90'
L24	S 17° 42' 05" E	8.69'
L25	S 17° 53' 03" W	8.06'
L26	S 42° 54' 04" E	5.33'
L27	S 12° 31' 17" W	38.79'
L28	N 11° 21' 41" W	35.15'
L29	N 12° 58' 25" W	43.23'
L30	N 15° 29' 12" W	27.59'
L31	N 16° 15' 17" W	10.41'
L32	N 18° 07' 32" W	11.23'
L33	N 19° 28' 33" W	12.23'
L34	N 19° 28' 33" W	12.23'
L35	N 20° 39' 52" W	32.04'
L39	N 30° 45' 48" W	35.10'
L40	N 32° 46' 52" W	30.52'
L41	N 36° 22' 24" W	30.48'
L42	N 36° 12' 13" W	51.18'
L43	N 42° 13' 12" W	5.62'

EXISTING LINE TABLE

LINE	DIRECTION	LENGTH
L44	N 49° 38' 15" E	49.83'
L45	S 26° 02' 17" E	11.66'
L46	N 56° 34' 13" E	20.17'
L47	N 26° 02' 17" W	42.43'
L48	N 58° 00' 47" E	9.53'

EXISTING CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	9.68'	21.00'	4.93'	S 30° 07' 33" E	9.60'	26° 25' 10"
C2	27.19'	17.00'	17.50'	S 73° 12' 59" E	24.39'	91° 39' 15"
C3	34.23'	36.00'	18.53'	S 33° 06' 12" E	32.95'	54° 28' 18"
C4	7.89'	11.34'	4.11'	S 40° 24' 24" E	7.73'	39° 51' 53"
C5	11.16'	33.00'	5.63'	S 10° 47' 15" E	11.11'	19° 22' 25"
C6	11.97'	18.00'	6.21'	S 20° 08' 39" E	11.75'	38° 05' 14"
C7	18.80'	21.00'	10.08'	S 11° 12' 13" E	18.17'	51° 16' 54"
C8	11.60'	22.00'	5.94'	S 2° 46' 25" W	11.47'	30° 13' 16"
C9	12.73'	12.00'	7.04'	S 12° 30' 31" E	12.14'	60° 47' 07"

EXISTING FEATURES LEGEND

	Existing Building
	Existing Curbing & Edge of Pavement
	Existing Concrete Areas
	Existing Bituminous Areas
	Existing Retaining Wall
	Existing Fence / Type
	Existing Guide Rail
	Existing Contours w/ Elevation (1's & 2's)
	Existing Contours w/ Elevation (5's & 10's)
	Existing Sanitary Sewer w/ Manhole
	Existing Sanitary Sewer Lateral w/ Clean Out
	Existing Water Line w/ Valve
	Existing Storm Sewer Line w/ Inlet
	Existing Gas Line
	Existing Overhead Utility Line w/ Pole
	Existing Fire Hydrant
	Existing Utility Pole
	Existing Guy Wire
	Existing Utility Meter
	Existing Light Pole/Standard
	Existing Sign
	Existing Soil Limit Line / Boundary
	Existing Soil Type
	Existing Creek Line

PROPOSED FEATURES LEGEND

	PROPOSED BUILDING
	PROPOSED CURBING & EDGE OF PAVEMENT
	PROPOSED CONCRETE AREAS
	PROPOSED PAVER AREAS (PROMENADE)
	PROPOSED PAVER AREAS (WALKWAY)
	PROPOSED LIGHT FIXTURE (DECORATIVE)
	PROPOSED PARKING STALL COUNT

SOILS LEGEND

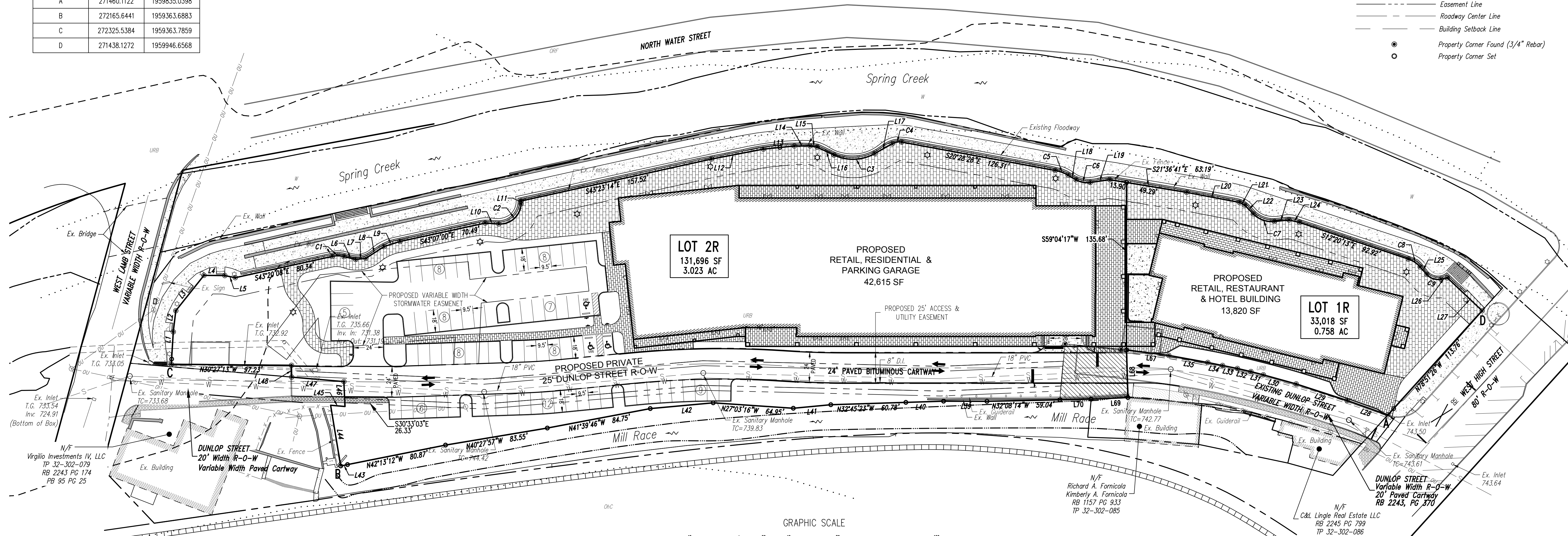
Soil cover on the site consists of:
OhC - Opequan-Hagerstown Complex, 8-15% Slopes
ORF - Opequan-Hagerstown Complex, Steep
URB - Urban land-Hagerstown Complex, Gently Sloping
W - Water

SURVEY FEATURES LEGEND

	Property Line, Lot Line or Right of Way Line
	Adjoining Property Line
	Easement Line
	Roadway Center Line
	Building Setback Line
	Property Corner Found (3/4" Rebar)
	Property Corner Set

GEODETIC GPS POINTS

POINT	NORTHING	EASTING
A	271460.1122	1959835.0398
B	272165.6441	1959363.6883
C	272325.5384	1959363.7859
D	271438.1272	1959946.6568



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

Seal

Seal

Designer	RRK
Draftsman	RRK
Proj/Manager	JCS
Surveyor	XXX
Perimeter Ok	
Book	XXX Pg XXX
6667 - PRELIM - RECORD PLAN	
Layout	RECORD PLAN

5-29-25	REVISED PER COUNTY COMMENTS
RRK	
4-21-25	UPDATES/RESUBMISSION TO BORO
RRK	
4-17-25	REVISED PER DEP COMMENTS
RRK/JAM	
2-28-25	REVISED PER NEW MAPS SUBMISSION
RRK/JAM	
3-27-22	REVISED PER BUILDING UPDATES
RRK	
Date	Description
	REVISIONS

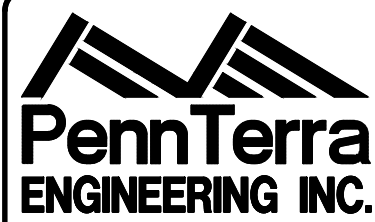
BELLEFONTE
WATERFRONT

BELLEFONTE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL
LAND DEVELOPMENT
PLAN

RECORD PLAN

PROJECT NO.	16287
DATE	NOVEMBER 1, 2019
SCALE	1"=40'
SHEET NO.	3



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Seal

Seal

Designer RRK
Draftsman RRK
Proj/Manager JCS
Surveyor XXX
Perimeter OK _____
Book XXX Pg XXX
2/28/2025 PRELIM - EASEMENTS PLAN
Layout EASEMENTS

5-29-25	REVISED PER COUNTY COMMENTS
RBK	
4-21-25	UPDATES, RESUBMISSION TO BORO
RBK	
4-17-25	REVISED PER DEP COMMENTS
RBK/JAM	
2-26-25	REVISED PER NEW MAPS SUBMISSION
RBK/JAM	
3-27-25	REVISED PER BUILDING UPDATES
RBK	
Date	Description
	REVISIONS

BELLEFONTE WATERFRONT

BELLEFONTE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

EASEMENTS PLAN

PROJECT NO.	16287
DATE	NOVEMBER 1, 2019
SCALE	1"=40'
SHEET NO.	3A

EXISTING FEATURES LEGEND

	Existing Building
	Existing Curbing & Edge of Pavement
	Existing Concrete Areas
	Existing Bituminous Areas
	Existing Retaining Wall
	Existing Fence / Type
	Existing Guide Rail
	Existing Contours w/ Elevation (1's & 2's)
	Existing Contours w/ Elevation (5's & 10's)
	Existing Sanitary Sewer w/ Manhole
	Existing Sanitary Sewer Lateral w/ Clean Out
	Existing Water Line w/ Valve
	Existing Storm Sewer Line w/ Inlet
	Existing Gas Line
	Existing Overhead Utility Line w/ Pole
	Existing Fire Hydrant
	Existing Utility Pole
	Existing Guy Wire
	Existing Utility Meter
	Existing Light Pole/Standard
	Existing Sign

PROPOSED FEATURES LEGEND

	PROPOSED BUILDING
	PROPOSED CURBING & EDGE OF PAVEMENT
	PROPOSED CONCRETE AREAS
	PROPOSED PAVER AREAS (PROMENADE)
	PROPOSED PAVER AREAS (WALKWAY)
	PROPOSED LIGHT FIXTURE (DECORATIVE)
	PROPOSED PARKING STALL COUNT

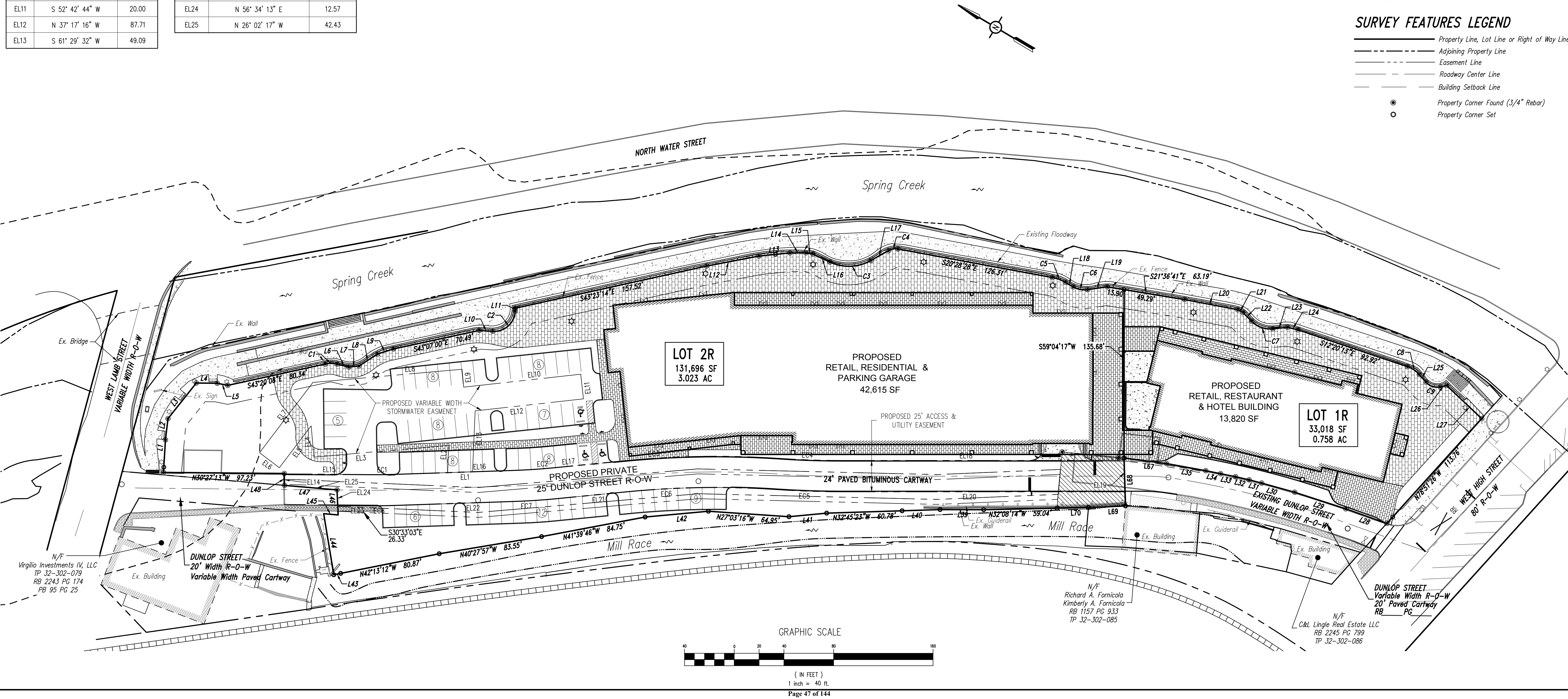
SURVEY FEATURES LEGEND

	Property Line, Lot Line or Right of Way Line
	Adjoining Property Line
	Easement Line
	Roadway Center Line
	Building Setback Line
	Property Corner Found (3/4" Rebar)
	Property Corner Set

PROPOSED STORMWATER EASEMENT LINE TABLE		
LINE	DIRECTION	LENGTH
EL1	N 32° 52' 22" W	20.06
EL2	N 61° 29' 32" E	22.07
EL3	N 35° 59' 54" W	108.96
EL4	N 54° 00' 06" E	25.33
EL5	N 83° 46' 41" W	42.36
EL6	N 6° 13' 19" E	20.00
EL7	S 83° 46' 41" E	71.02
EL8	S 35° 59' 54" E	120.55
EL9	S 54° 00' 06" W	14.46
EL10	S 37° 17' 16" E	94.77
EL11	S 52° 42' 44" W	20.00
EL12	N 37° 17' 16" W	87.71
EL13	S 61° 29' 32" W	49.09

PROPOSED ACCESS & UTILITY EASEMENT LINE TABLE		
LINE	DIRECTION	LENGTH
EL14	N 58° 00' 47" E	9.11
EL15	S 30° 33' 03" E	69.72
EL16	S 32° 52' 22" E	94.29
EL17	S 36° 33' 32" E	55.57
EL18	S 30° 57' 24" E	226.53
EL19	S 57° 19' 59" W	25.01
EL20	N 30° 57' 24" W	227.28
EL21	N 36° 33' 32" W	55.59
EL22	N 32° 52' 22" W	94.29
EL23	N 30° 33' 03" W	26.56
EL24	N 56° 34' 13" E	12.57
EL25	N 26° 02' 17" W	42.43

PROPOSED ACCESS & UTILITY EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
EC1	20.44'	504.47'	10.22'	S 31° 42' 42" E	20.44'	2° 19' 19"
EC2	32.58'	504.47'	16.29'	S 34° 43' 22" E	32.57'	3° 42' 01"
EC3	126.40'	762.50'	63.34'	S 31° 52' 25" E	126.25'	9° 29' 51"
EC4	50.93'	761.50'	25.47'	S 29° 02' 27" E	50.92'	3° 49' 54"
EC5	52.60'	786.50'	26.31'	N 29° 02' 27" W	52.59'	3° 49' 54"
EC6	122.25'	737.50'	61.27'	N 31° 52' 25" W	122.11'	9° 29' 51"
EC7	34.19'	529.47'	17.10'	N 34° 43' 22" W	34.19'	3° 42' 01"
EC8	21.46'	529.47'	10.73'	N 31° 42' 42" W	21.46'	2° 19' 19"



N/F
Virgilio Investments IV, LLC
TP 32-302-079
RB 2243 PG 174
PB 95 PG 25

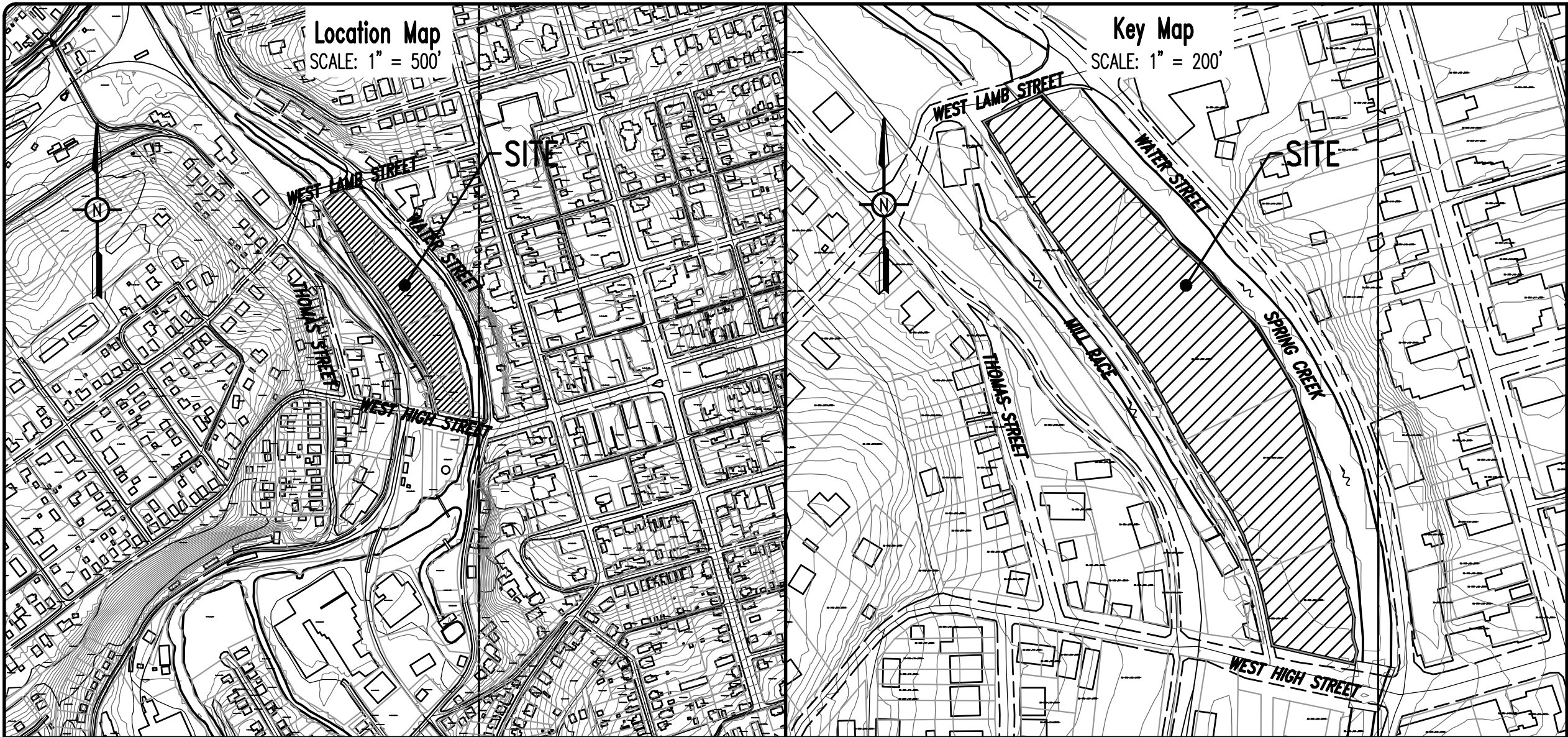
N/F
Richard A. Fornicola
Kimberly A. Fornicola
RB 1157 PG 933
TP 32-302-085

N/F
C&L Lingle Real Estate LLC
RB 2245 PG 799
TP 32-302-086

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



Owner's Certification – Lot 1R

Commonwealth of Pennsylvania
County of Centre

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.

witness my hand and seal, this date _____.

Notary Public Commission Expires

Owner's Certification – Lot 2R

Commonwealth of Pennsylvania
County of Centre

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.

witness my hand and seal, this date _____.

Notary Public Commission Expires

Storm Water Facilities Acknowledgement

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

Owner Date

Professional Land Surveyor Certification

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

Signature Date

Stormwater Certification

I, John C. Sepp, P.E., hereby certify that the stormwater management plan meets all design standards and criteria of the Bellefonte Borough Stormwater Management Ordinance.

Signature Date

Recorder of Deeds

Stormwater Management Facilities Ownership and Maintenance Program

All stormwater management facilities on the site of Bellefonte Waterfront not contained in a Bellefonte Borough Right-of-Way shall be owned and maintained by Bellefonte Waterfront Associates 1, LLC and Bellefonte Waterfront Associates 2, LLC, their executors, heirs, agents and assigns. Bellefonte Borough, its agents and assigns shall have the uninterrupted right to access the property for inspection and maintenance of the stormwater facilities. This note applies to the entire property shown on these plans and shall be in effect for perpetuity.

Bellefonte Borough and/or the Centre County Conservation District may require The Owner to maintain a record of all inspections, repairs, and maintenance activities associated with the proposed Stormwater management and permanent erosion and sediment pollution control facilities at this project site. Bellefonte Waterfront Associates, LLC shall immediately notify the Bellefonte Borough and Centre County Conservation District prior to initiating any major repair activities.

The Owner hereby acknowledges Bellefonte Borough's right to periodically access the project site to inspect the permanent stormwater management facilities that are part of this project. The Owner acknowledges Bellefonte Borough's right to access the project site with notice to repair and/or maintain the permanent stormwater management facilities in accordance with this Maintenance Program. Any maintenance and/or repair activities conducted by Bellefonte Borough shall be at the expense of the Owner.

The facilities that will require maintenance are the inlets, storm sewer pipes, underground stormwater basin and pervious pavers. All stormwater facilities should be inspected monthly or after any rainfall producing runoff and maintained as follows:

- The proposed storm sewer pipe inlets and outlets shall be cleaned of all debris, litter, and other deleterious material.
- The underground stormwater basin shall be cleaned of sediment and debris. The outlet structure shall be kept clean of trash and debris.

Bellefonte Borough Planning Commission

Approved by the Bellefonte Borough Planning Commission
on this the _____ day of _____, 20____.

Chairman Date

Vice Chairman Date

Bellefonte Borough Council

Approved by the Bellefonte Borough Council
on this the _____ day of _____, 20____.

President Date

Secretary Date

Municipal Stormwater Certification

I, Donald M. Franson, P.E., have reviewed this stormwater management plan in accordance with the design standards and criteria of the Bellefonte Borough Stormwater Management Ordinance.

Signature Date

Project Notes:

1. General Site Information:

- | | | |
|-----------------------------|---|--|
| a. Lot Number: | Lot 1R | Lot 2R |
| b. Tax Parcel: | 32–302–084B | 32–302–084A |
| c. Owner: | Bellefonte Waterfront Associates 1, LLC | Bellefonte Waterfront Associates 2, LLC |
| d. Owner Address: | 366 Walker Drive, Suite 201
State College, PA 16801
(814) 231–2800 | 366 Walker Drive, Suite 201
State College, PA 16801
(814) 231–2800 |
| e. Property / Site Address: | 315 West High Street, Bellefonte, PA 16823 | 129 Dunlop Street Street, Bellefonte, PA 16823 |
| f. Project Size: | 0.765 acres (33,318 square feet) | 3.023 acres (131,696 square feet) |
| g. Deed Source: | RB , Page | RB , Page |
| h. Zoning: | WBD– Waterfront Business District | WBD– Waterfront Business District |
| i. Development Use/Plan: | Two Mixed Use Buildings:
Building Lot 1R – Hotel, Restaurant, Retail, and Roof Top Lounge.
Building Lot 2R – First Floor Commercial Spaces, (2) floors of Parking Garage (268 Spaces), and (3) floors of Multi-Family Residential (48 Units Total). | |

j. Building Setback Lines:

Front Yard: The front yard setback of any building constructed within the Waterfront Business District shall be, at a minimum, zero feet from the interior edge of the sidewalk and, at a maximum, within 10% of the average setback of all buildings along the shared street front of the block within which the building is to be constructed.

Side & Rear Yard: No Minimum

Stream Setback: A minimum setback area of 20 feet shall be maintained. This setback area shall be measured from the top of the stream bank and the nearest edge of the building or any improved or occupied space.

- k. Maximum Building Height: Refer to Conditional Use amendment under project note 2.
Lot 1R – Hotel Building Height 71.75 ft, Lot 2R – Parking Garage Building Height 71.33 ft.

- l. Maximum Impervious Coverage: 75%.

2. This project meets all conditional use criteria of the Waterfront Business District. Additionally, Bellefonte Borough previously approved the zoning amendments, and the project now complies with the current ordinance.

3. Proposed Site Data:

- a. Number of Lots: Two (2) Development Lots
b. Lot Size: Lot 1R – 33,318 sf (0.765 ac)
Lot 2R – 131,696 sf (3.023 ac)

- | | | |
|--|-----------|-----------|
| c. Lot Coverage (SF): | Lot 1R | Lot 2R |
| i. Building – | 13,820 sf | 42,615 sf |
| ii. Pavement/Walks – | 9,085 sf | 47,046 sf |
| iii. Paver (Pervious) – | 9,590 sf | 17,022 sf |
| d. Building Coverage: | 41.48% | 32.36% |
| e. Impervious Coverage: (Without Pavers) | 68.75% | 68.08% |

4. Parking Information: Calculations will be provided based on one project even though there are two separate lots. A shared parking agreement for both lots will be prepared for the parking provided on Lot 2R. All provided parking both in the parking garage and surface parking lot on Lot 2R and along Dunlop Street are to have parking meters or a kiosk.

- a. Required: 208 spaces required in the Waterfront Business District (WBD)
b. Calculations: Lot 1R– 112 spaces = 93 Hotel Rooms x (1.2 spaces / room)
34 spaces = 1,700 sf seating area of Restaurant x (1 space / 50 sf seating area) *****(Not Required WBD)**
0 spaces = 0 person max. occupancy of Meeting Rooms x (1 space / 4 persons)
3 spaces = 609 sf of Retail Area x (1 space / 200 sf)*****(Not Required WBD)**
30 spaces = 1,500 sf seating area of Roof Top Lounge x (1 space / 50 sf seating area) *****(Not Required WBD)**
179 spaces = Total Spaces calculated for Lot 1R

Lot 2R– 125 spaces = 25,000 sf of Commercial/Retail Area x (1 space / 200 sf) *****(Not Required WBD)**
96 spaces = 48 Residential Condominiums x (2 spaces / residential unit)
221 spaces = Total Spaces calculated for Lot 2R

- c. Provided: 347 Stalls (79 Surface Parking Stalls and 268 Garage Parking Stalls which includes 9 HC Stalls onsite)
d. Loading will occur during typical off hours for businesses and will not occur in Public Right-of-Ways.

5. General Utility & Act 287 Information: (Serial No. 20192952533)

- a. Water: The Borough of Bellefonte, 236 West Lamb Street, Bellefonte, PA, 16823
(814) 355–1501
b. Sewer: The Borough of Bellefonte, 236 West Lamb Street, Bellefonte, PA, 16823
(814) 355–1501
c. Telephone: Verizon Facilities Management Center, 224 South Allen Street, State College, PA 16801
(814) 231–6511
d. Electric: West Penn Power Company, 2800 East College Avenue, State College, PA 16801
(814) 231–5821
e. Cable Television: Comcast Cable, 60 Decibel Road, State College, PA 16801
(814) 238–5050
f. Gas: Columbia Gas, 2550 Carolean Drive, State College, PA 16801
(814) 238–6775

6. PLAN PURPOSE– The purpose of this Plan is to construct two (2) multi-story buildings on two (2) separate lots consisting of a Hotel, Retail/Commercial, Condominiums, and Parking Garage with the lowest level being Business Uses. The Hotel Building will be 6 floors with the first floor use of Hotel Lobby, Restaurant, and Retail; the second through fifth floor will be for hotel rooms; the sixth floor will be for a Roof Top Restaurant and Outdoor seating. The Parking Garage Building will be five floors with the first floor use of Retail/Commercial and parking garage access; the second and third floors will be for the 268 parking stalls; and the third through fifth floor will be for the 48 residential condominiums.

7. Elevation & Survey Datum and Project Benchmark– Contours for this project site were generated from field survey by PennTerra Engineering, Inc., and are based upon USGS Datum.
Project Benchmark: X–Cut on Large Bolt on Fire Hydrant at the intersection of West High Street and Dunlop Street, Elev. 745.62.

8. Existing Soils– Soil Limits and descriptions have been taken from the Soil Survey of Centre County, Pennsylvania.

9. Floodways or Areas Prone to Flooding: According to the Federal Emergency Management Agency (FEMA) flood insurance rate mapping the floodplain as it relates to the property is identified by designation ZONE AE as taken from the FIRM mapping for Centre County, Map Number 42027C0366F. ZONE AE areas are defined as areas having been determined to have a 0.2% annual chance floodplain. Also refer to LOMR 17–03–0534P eff. 12/05/17.

10. PNDI– PennTerra Engineering has performed a PNDI (Pennsylvania Natural Diversity Inventory) Project Environmental Review for the subject property. No PNDI issues have been found/identified.

11. For additional information refer to:

- Project Narrative, revised on April 2025, as prepared by the Torron Group.
- Preliminary/Final Stormwater Management Plan and Narrative, last revised February 26, 2025, prepared by PennTerra Engineering, Inc.
- Preliminary/Final Soil Erosion and Sedimentation Control Plan and Narrative, last revised February 26, 2025, prepared by PennTerra Engineering, Inc.
- Preliminary/Final Subdivision Plan entitled "Bellefonte Waterfront Subdivision Plan", prepared by PennTerra Engineering, Inc., and dated November 1, 2019, and recorded in Centre County Recorder of Deeds in Plat Book 95, page 30.
- Final Subdivision Plan entitled "Bellefonte Waterfront Minor Subdivision Plan", prepared by PennTerra Engineering, Inc., and dated February 28, 2025, and recorded in Centre County Recorder of Deeds in Plat Book _____, Page ____.
- "Final Lot Addition Plan from the Borough of Bellefonte to the Bellefonte Area Industrial Development Authority & Final Replot Plan of the Bellefonte Area Industrial Development Authority into Revised Tax Parcel #32–302–83 and Revised Tax Parcel #32–302–84", prepared by Nititany Engineering & Associates, Inc., dated August 21, 2018, and recorded in Centre County Recorder of Deeds in Plat Book 95, page 28.
- "Post Construction Stormwater Report for Bellefonte IDA Flood Protection and Waterfront Redevelopment Project", dated April 2014, prepared by Buchart Horn, Inc. Consulting Engineers and Planners.
- PASPOP–4 PERMIT, issued November 24, 2014, by the US Army Corps of Engineers Baltimore District for the Bellefonte Flood Protection and Waterfront Development Project, per the project plans prepared by Buchart Horn, Inc. entitled "Bellefonte Area Industrial Development Authority / Bellefonte IDA Flood Protection and Waterfront Development Project – Centre County, Pennsylvania" dated March 2014, Sheets 1–12 of 12.
- PA DEP Individual NPDES Permit No. PAI 041414001 for Stormwater Discharges Associated with Construction Activities for the Bellefonte IDA Flood Protection and Waterfront Redevelopment Project, originally issued November 25, 2014 and renewed on January 7, 2019 with an assigned NPDES Permit No. PAD 140039.

12. There are no Wetlands located on the project site.

13. There is a reservation concerning a sixteen (16) foot roadway along the mill race bank contained in deed from Bell Jay Corp. to The Bellefonte Area Industrial Development Authority dated March 14, 2012 recorded in the Centre County Recorder of Deeds RB 2097, Pg 130 (Tract No. 1).

14. These proposed lots are subject to an "Enviromental Covenant" recorded in the Centre County Recorder of Deeds RB 2324, Pg 0822.

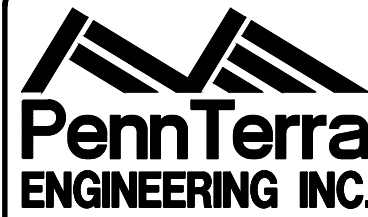
15. These proposed lots are subject to an existing West Penn Power easement along the existing overhead power lines as recorded in the Centre County Recorder of Deeds RB 2165, Pg 859.

16. Bellefonte Borough vacated a portion of Dunlop Street per Ordinance No. 0812016–03 between West High Street and West Lamb Street as shown on Plat Book 95, Page 28.

17. The proposed 25' Right-of-way for Dunlop Street is to be Private and is shown in its entirety across Lot 2R for an area of 0.231 acres. A private right-of-way agreement will be prepared and recorded with the plan approval.

18. The owner shall provide Record (as built) stormwater plans to the Borough prior to release of surety or occupancy.

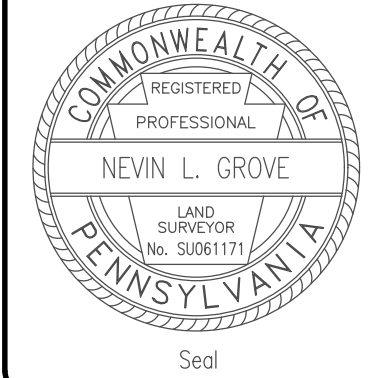
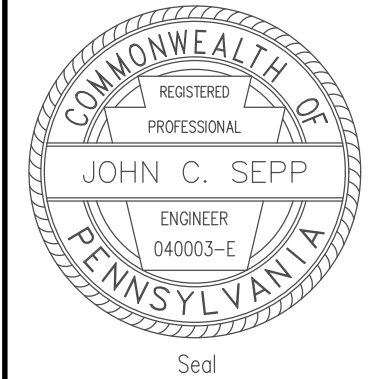
19. Bellefonte Borough vacated a portion of Dunlop Street, an area of 0.051 acres (2,213 sf), per Ordinance No. _____; which was added to Lot 2R as shown on the Final Plan – Bellefonte Waterfront Replot of Lot 1 and Lot 2, dated March 31, 2025 and recorded Plat Book ___, Page ____.



3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
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Fax: 814–237–2308

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Designer RRK

Draftsman RRK

Proj/Manager JCS

Surveyor XXX

Perimeter Ok.

Book XXX, Pg XXX

PRELIM – SIGS AND NOTES

Layout SIGNATURES AND NOTES

REVISIONS	
5-29-25 REV	REVISED PER COUNTY COMMENTS
4-21-25 REV	UPDATES/RESUBMISSION TO BORO
4-17-25 REV/7AM	REVISED PER DEP COMMENTS
2-26-25 REV/7AM	REVISED PER NEW NPDES SUBMISSION
3-26-22 REV	REVISED PER BUILDING UPDATES
Date	Description

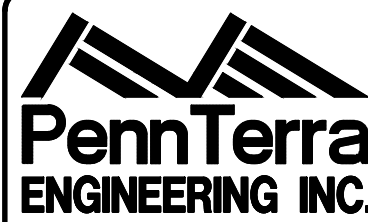
BELLEFONTE
WATERFRONT

BELLEFONTE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL
LAND DEVELOPMENT
PLAN

SIGNATURES AND
NOTES

PROJECT NO. 16287	
DATE NOVEMBER 1, 2019	
SCALE N/A	SHEET NO. 4



3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
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Seal

Seal

Designer RRK
Draftsman RRK
Proj/Manager JCS
Surveyor XXX
Perimeter OK
Book XXX Pg XXX
12/24/20 PRELIM - GR AND UT PLAN
Layout GRADING AND UTILITY

5-29-25	REVISED PER COUNTY COMMENTS
4-21-25	UPDATES/RESUBMISSION TO BORO
4-17-25	REVISED PER DEP COMMENTS
2-26-25	REVISED PER NEW MAPS SUBMISSION
3-27-24	REVISED PER BUILDING UPDATES
3-20-22	REVISED PER BUILDING UPDATES
Date	Description
	REVISIONS

BELLEFONTE WATERFRONT

BELLEFONTE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

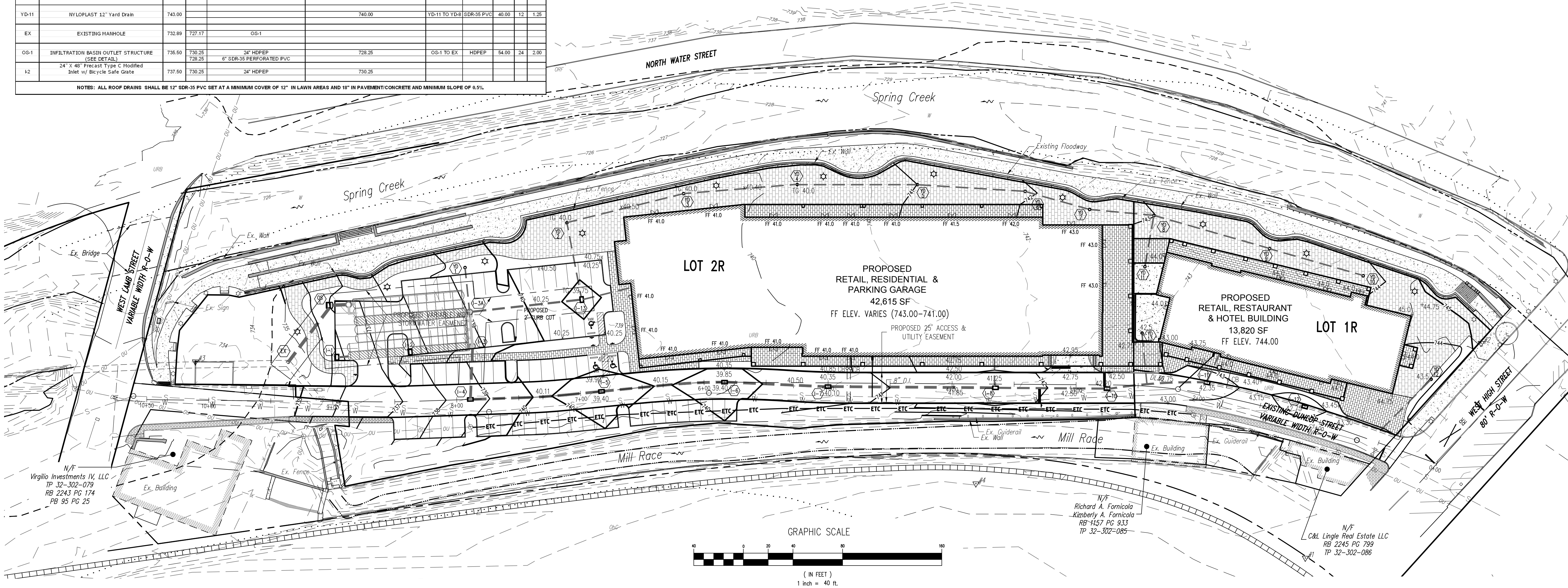
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

GRADING AND UTILITY

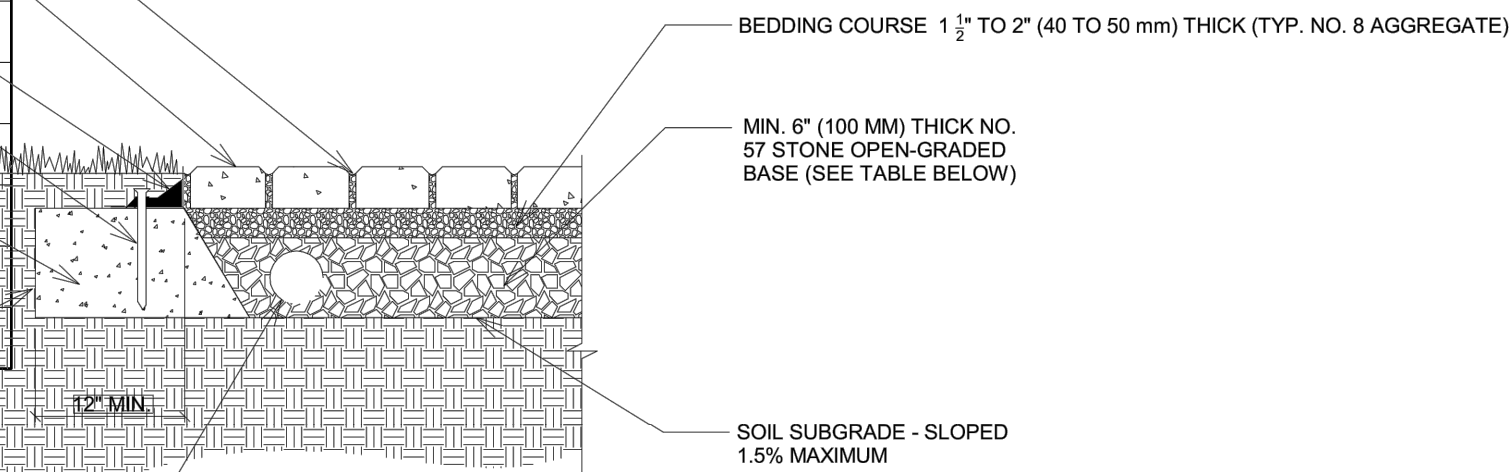
PROJECT NO.	16287
DATE	NOVEMBER 1, 2019
SCALE	1"=40'
SHEET NO.	5

PROPOSED STORM DRAIN STRUCTURE DATA									
ID	STRUCTURE Type	TO ELEV	INVERT IN	INVERT OUT	PIPE RUN PIPE TYPE	LENGTH (FT)	SIZE (IN)	SLOPE (%)	
I-3	NYLOPLAST DRAIN BASIN W/ MANHOLE	738.80	731.10	I-4		730.25			
I-4	42" X 48" Precast Inlet Box w/ 24" X 48" Precast Type H Inlet w/ Bicycle Safe Gate	738.55	733.20	I-5	I-4 TO I-3	HDPEP	40.00	24	5.00
I-5	42" X 48" Precast Inlet Box w/ 24" X 48" Precast Type H Inlet w/ Bicycle Safe Gate	739.40	734.00	I-6	I-5 TO I-4	HDPEP	102.00	24	0.69
I-6	42" X 48" Precast Inlet Box w/ 24" X 48" Precast Type H Inlet w/ Bicycle Safe Gate	739.40	734.80	I-7	I-6 TO I-5	HDPEP	96.50	24	0.62
I-7	42" X 48" Precast Inlet Box w/ 24" X 48" Precast Type H Inlet w/ Bicycle Safe Gate	740.10	735.35	I-8	I-7 TO I-6	HDPEP	79.50	24	0.82
I-8	42" X 48" Precast Inlet Box w/ 24" X 48" Precast Type H Inlet w/ Bicycle Safe Gate	741.25	736.50	I-10	I-8 TO I-7	HDPEP	131.00	24	0.69
I-9	DELETED								
I-10	24" X 48" Precast Type H Inlet w/ Bicycle Safe Gate	742.25	737.70	TEE		737.60			
TEE	18" X 18" X 12" HDPEP TEE		738.15	I-13	TEE TO I-10	HDPEP	30.00	18	1.50
I-11	24" X 48" Precast Type H Inlet w/ Bicycle Safe Gate	742.35	739.11	I-12	I-11 TO TEE	HDPEP	47.00	18	1.51
I-12	24" X 48" Precast Type H Inlet w/ Bicycle Safe Gate	742.75	739.60	EXISTING 15" HDPEP PIPE		739.50			
YD-13	NYLOPLAST 12" Yard Drain	742.50			YD-13 TO TEE	SDR-35 PVC	40.00	12	1.06
YD-14	DELETED								
TEE	15" X 15" X 12" HDPEP TEE		740.00	YD-12	TEE TO YD-13	HDPEP	30.00	15	1.50
YD-12	NYLOPLAST 12" Yard Drain	743.50			YD-12 TO TEE	SDR-35 PVC	57.50	12	1.22
I-3A	NYLOPLAST DRAIN BASIN W/ MANHOLE	738.00	731.00	I-13		730.25			
I-13	24" X 48" Precast Type H Inlet w/ Bicycle Safe Gate	739.75	733.20	YD-2	I-13 TO I-3A	HDPEP	88.00	24	2.27
YD-1	NYLOPLAST 12" Yard Drain	739.00			YD-1 TO I-13	SDR-35 PVC	35.00	12	11.43
YD-2	NYLOPLAST 12" Yard Drain	740.00	734.00	YD-3	YD-2 TO I-13	HDPEP	60.00	15	1.66
YD-3	NYLOPLAST 12" Yard Drain	740.00	735.00	YD-4	YD-3 TO YD-2	HDPEP	96.00	15	1.05
YD-4	NYLOPLAST 12" Yard Drain	740.00	736.20	YD-5	YD-4 TO YD-3	HDPEP	90.00	15	1.06
YD-5	NYLOPLAST 12" Yard Drain	741.00	737.60	YD-6	YD-5 TO YD-4	SDR-35 PVC	96.00	12	1.47
YD-6	NYLOPLAST 12" Yard Drain	741.85	738.45	YD-7	YD-6 TO YD-5	SDR-35 PVC	85.00	12	1.00
YD-7	NYLOPLAST 12" Yard Drain	742.50	739.00	YD-8	YD-7 TO YD-6	SDR-35 PVC	52.00	12	1.06
YD-8	NYLOPLAST 12" Yard Drain	743.00	739.50	YD-9	YD-8 TO YD-7	SDR-35 PVC	50.00	12	1.00
YD-9	NYLOPLAST 12" Yard Drain	743.50	740.20	YD-10	YD-9 TO YD-8	SDR-35 PVC	95.00	12	0.74
YD-10	NYLOPLAST 12" Yard Drain	743.80			YD-10 TO YD-9	SDR-35 PVC	76.50	12	0.78
YD-11	NYLOPLAST 12" Yard Drain	743.00			YD-11 TO YD-8	SDR-35 PVC	40.00	12	1.25
EX	EXISTING MANHOLE	732.89	727.17	OS-1					
OS-1	INFILTRATION BASIN OUTLET STRUCTURE (SEE DETAIL)	735.50	730.25		OS-1 TO EX	HDPEP	54.00	24	2.00
I-2	24" X 48" Precast Type C Modified Inlet w/ Bicycle Safe Gate	737.50	730.25			730.25			

NOTES: ALL ROOF DRAINS SHALL BE 12" SDR-35 PVC SET AT A MINIMUM COVER OF 12" IN LAWN AREAS AND 18" IN PAVEMENT/CONCRETE AND MINIMUM SLOPE OF 8.5%.



ECTION	CHORD	DELTA
42° E	TYP. NO. 8 AGGREGATE 20.44' IN OPENING	19°
22° E	PERMEABLE INTERLOCKING CONCRETE PAVERS 42' 01"	01°
25° E	2 3/4" (60 MM) MIN. THICKNESS PLASTIC EDGE RESTRAINT	51°
27° E	50.92' 3' 49' 54"	
27° W	STAKE AT 18" TO 52.584' ON CENTER	54°
25° W	PROPERLY COMPACTED 19" 51"	
22° W	AGGREGATE SHOULDER 34.13 8" MIN. THICK	01°
42° W	21' OR NON-WOVEN GEOTEXTILE ON 9' 19"	



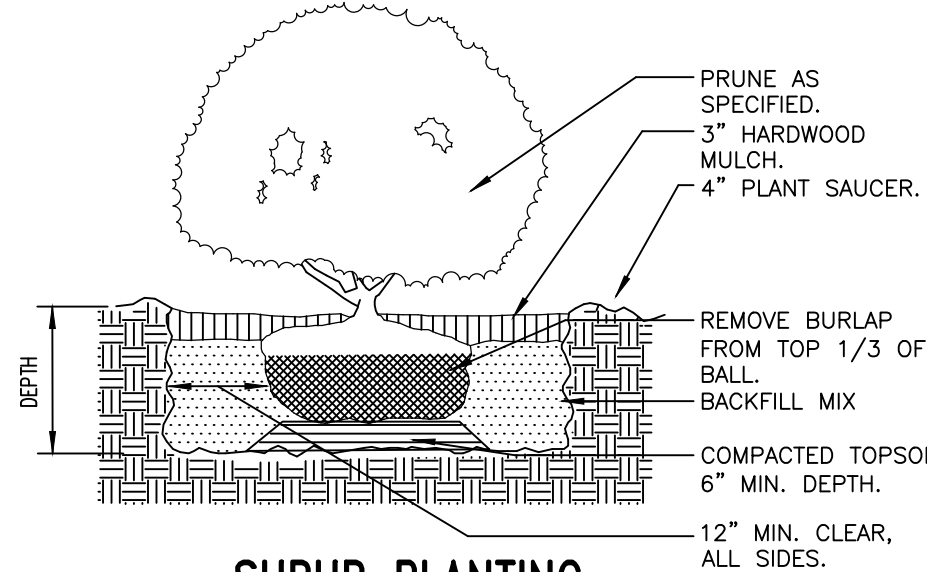
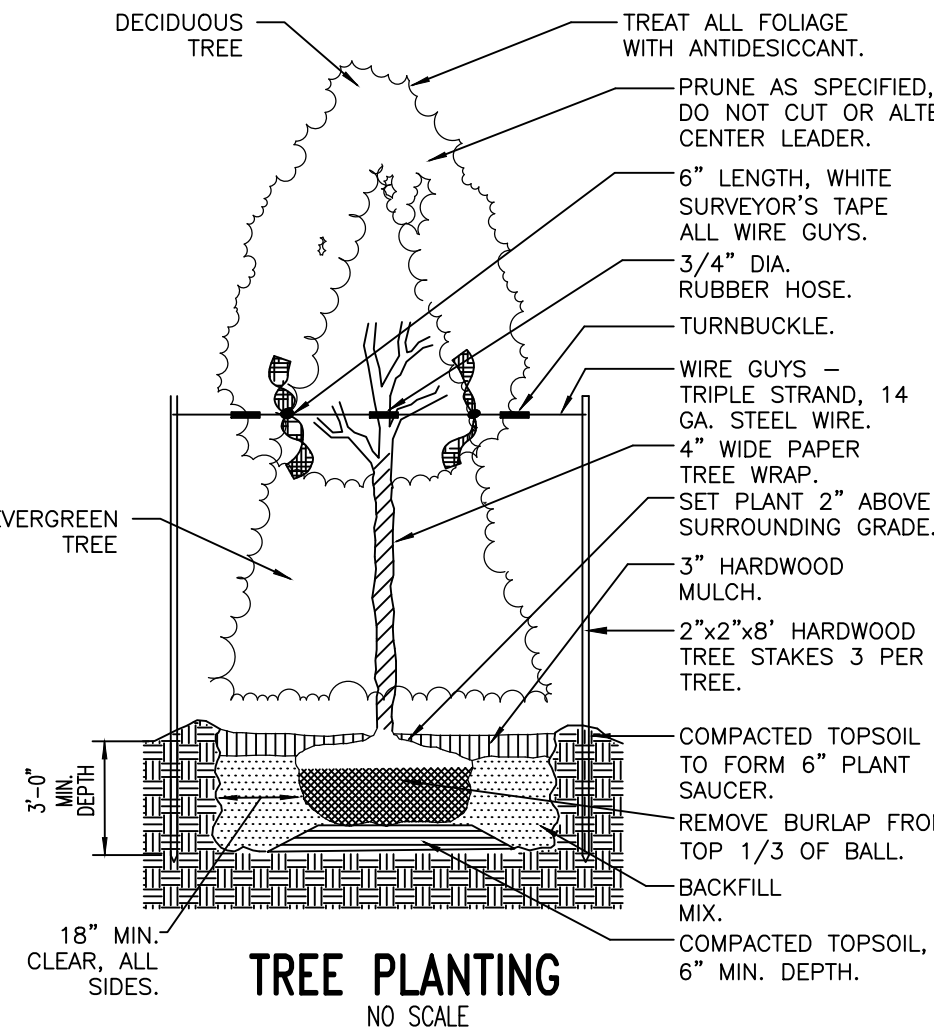
4" PERFORATED SCH. 40 PVC
OUTFALL PIPE(S) SLOPED 1.5%
MIN. TO STORM SEWER OR
STREAM. POP UP DRAIN, RAIN
HARVESTING SYSTEM, RAIN
GARDEN, BIO SWALE, ETC.
(PER DESIGN ENGINEER). SET
PIPE ELEVATION TO MAXIMIZE
AVAILABLE INFILTRATION
USE RAISED OUTFLET FOR
DETENTION AND INFILTRATION

PLASTIC EDGE RESTRAINT

SOIL TYPE	TYPICAL DEPTH	HYDROLOGIC SOIL GROUP OR VALUATION	MINIMUM DEPTH	STORAGE CAPACITY OF BASE	FABRIC
SILT	3	HSG C: 0.06 in/hr < k < 0.57 in/hr	8 in	2.7" EVENT	YES
SILTY SAND	6	HSG B: 0.57 in/hr < k < 1.42 in/hr	6 in	2.0" EVENT	OPTIONAL
SAND, GRAVEL	>10	HSG A: k > 1.42 in/hr	6 in	2.0" EVENT	OPTIONAL

PROMENADE WALKWAY (PERVIOUS PAVERS)

NO SCALE



NO SCALE

LANDSCAPE NOTES:

- ALL PLANTS SHALL BE MULCHED WITH 4" OF SHREDDED HARDWOOD BARK MULCH, WELL-AGED.
- INDIVIDUAL TREES NOT INCLUDED IN A CONTINUOUS BED ARE TO BE MULCHED AT THEIR BASE OVER A 4' DIAMETER CIRCLE.
- QUANTITIES OF PLANT MATERIALS NOTED ON THE PLANTING SCHEDULE ARE TO BE VERIFIED WITH QUANTITIES SHOWN ON THE PLAN WHICH WILL HAVE PRIORITY.
- SUBSTITUTIONS OF ANY PLANT MATERIAL SHALL BE APPROVED BY COLLEGE TOWNSHIP AND THE OWNER PRIOR TO PLANTING.
- ALL DISTURBED AREAS ON THE SITE NOT PLANTED WITH TREES AND/OR SHRUBS ARE TO BE PERMANENTLY SEEDED WITH THE SPECIFIED GRASS SEED MIXTURE AFTER FINE GRADING IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS UNLESS OTHERWISE NOTED.
- THE LANDSCAPE CONTRACTOR MUST PROVIDE A ONE-YEAR GUARANTEE ON ALL PLANT MATERIAL TO INCLUDE THE REPLACEMENT OF THE PLANTS AND INSTALLATION OF THOSE PLANTS WHICH DO NOT SURVIVE THE YEAR FOLLOWING ACCEPTANCE OF LANDSCAPING BY THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP ALL NEW PLANTINGS WATERED OVER THE COURSE OF THE PROJECT. THE OWNER SHALL PROVIDE A WATERING SOURCE ON SITE FOR THIS PURPOSE. THE LAWN AREAS SHALL BE WATERED BY THE CONTRACTOR UPON INSTALLATION.
- ALL DISTURBED AREAS NOT PROPOSED FOR PAVING SHALL HAVE 6" OF TOPSOIL SPREAD UNIFORMLY TO THE PROPOSED FINISH GRADE UNLESS NOTED OTHERWISE.
- MULCH RINGS SHALL BE PROVIDED AS PER THE DETAIL ON THIS SHEET. FOR ALL GROUP PLANTINGS WITH MULCH RING SPACING LESS THAN TWO (2) FEET APART, A CONTINUOUS MULCH BED SHALL BE PROVIDED.
- FOR SHRUBS, CONTAINER SIZE AND BURLAP WRAPPINGS SHALL BE CONSISTENT WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSEYMEN, AMERICAN STANDARDS FOR NURSERY STOCK, LATEST REVISION.

PROPOSED FEATURES LEGEND

	PROPOSED BUILDING
	PROPOSED CURBING & EDGE OF PAVEMENT
	PROPOSED CONCRETE AREAS
	PROPOSED PAVER AREAS (PROMENADE)
	PROPOSED WALKWAY AREAS
	PROPOSED 6" PVC SANITARY SEWER LATERAL W/ CLEAN OUT
	PROPOSED 6" DIP WATER SERVICE LATERAL W/ CURB BOX
	PROPOSED STORM SEWER W/ TYPE C INLET
	PROPOSED STORM SEWER INLET - TYPE M
	PROPOSED STORM SEWER INLET - TYPE C
	PROPOSED LIGHT FIXTURE (DECORATIVE)
	PROPOSED PARKING STALL COUNT

EASEMENT LINE TABLE

LINE	DIRECTION	LENGTH
EL14	N 58° 00' 47" E	9.11
EL15	S 30° 53' 18" W	1.00
EL16	S 59° 52' 22" W	22.00
EL17	S 36° 33' 32" W	57.00
EL18	S 60° 53' 24" E	226.50
EL19	S 67° 15' 59" W	25.01
EL20	N 58° 00' 47" E	227.28
EL21	N 36° 33' 32" W	55.59
EL22	N 32° 52' 22" W	16.00
EL23	N 30° 33' 03" W	31.00
EL24	N 36° 34' 13" E	12.57
EL25	N 28° 02' 17" W	42.43
		18"-24"
		56
		84
		48

CURVE
EC1
EC2
EC3
EC4
EC5
EC6
EC7
EC8

EXISTING FEATURES LEGEND

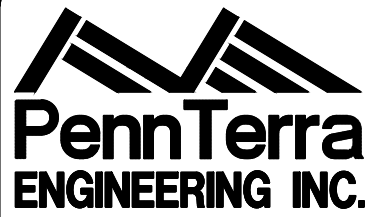
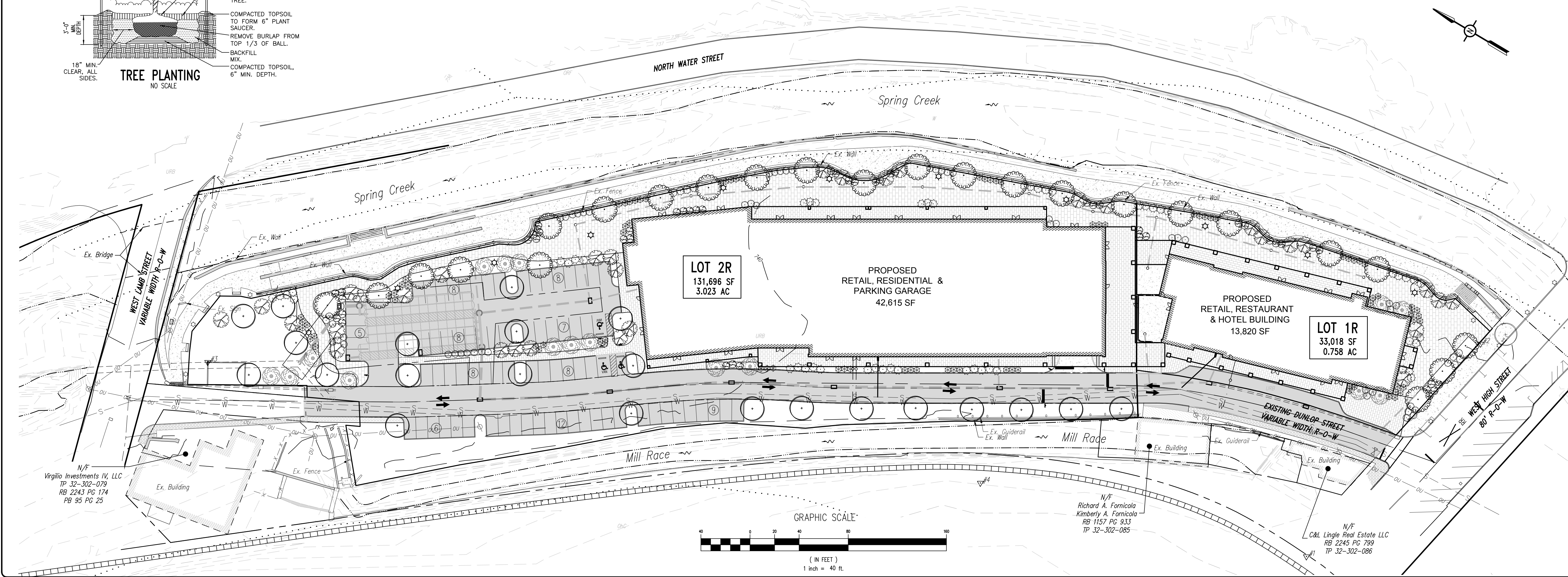
	Existing Building
	Existing Curbing & Edge of Pavement
	Existing Concrete Areas
	Existing Bituminous Areas
	Existing Retaining Wall
	Existing Fence / Type
	Existing Guide Rail
	Existing Contours w/ Elevation (1's & 2's)
	Existing Contours w/ Elevation (5's & 10's)
	Existing Sanitary Sewer w/ Manhole
	Existing Sanitary Sewer Lateral w/ Clean Out
	Existing Water Line w/ Valve
	Existing Storm Sewer Line w/ Inlet
	Existing Gas Line
	Existing Overhead Utility Line w/ Pole
	Existing Fire Hydrant
	Existing Utility Pole
	Existing Guy Wire
	Existing Utility Meter
	Existing Light Pole/Standard
	Existing Sign
	Existing Soil Limit Line / Boundary
	Existing Soil Type
	Existing Creek Line

SURVEY FEATURES LEGEND

	Property Line, Lot Line or Right of Way Line
	Adjoining Property Line

SOILS LEGEND

Soil cover on the site consists of:
OhC - Oqueun-Hagerstown Complex, 8-15% Slopes
ORF - Oqueun-Hagerstown Complex, Sleep
URB - Urban land-Hagerstown Complex, Gently Sloping
W - Water



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Designer	RRK
Draftsman	RRK
Proj/Manager	JCS
Surveyor	XXX
Perimeter Ok.	
Book	XXX Pg XXX
Sheet	PRELIM - LANDSCAPE PLAN
Layout	LANDSCAPE

DATE	REVISIONS
5-29-25	REVISED PER COUNTY COMMENTS
4-21-25	REVISED PER COUNTY COMMENTS
4-17-25	REVISED PER DEP COMMENTS
REV/7/24	REVISED PER NEW MAPS SUBMISSION
2-28-25	REVISED PER BUILDING UPDATES
3-20-22	REVISED PER BUILDING UPDATES
REV	
Date	Description
	REVISIONS

BELLEFONTE WATERFRONT

BELLEFONTE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

LANDSCAPE PLAN

PROJECT NO.	16287
DATE	NOVEMBER 1, 2019
SCALE	1"=40'
SHEET NO.	6

Seal

Seal

Designer	RRK
Draftsman	RRK
Proj/Manager	JCS
Surveyor	XXX
Perimeter Ok.	
Book	XXX, Pg. XXX
Acad	16287 - PRELIM - DETAILS
Layout	DETAILS

Date	Description	REVISIONS
5-29-25	REVISED PER COUNTY COMMENTS	
4-21-25	REVISED PER COUNTY COMMENTS	
4-17-25	REVISED PER COUNTY COMMENTS	
2-26-25	REVISED PER NEW MAPS SUBMISSION	
3-26-22	REVISED PER BUILDING UPDATES	

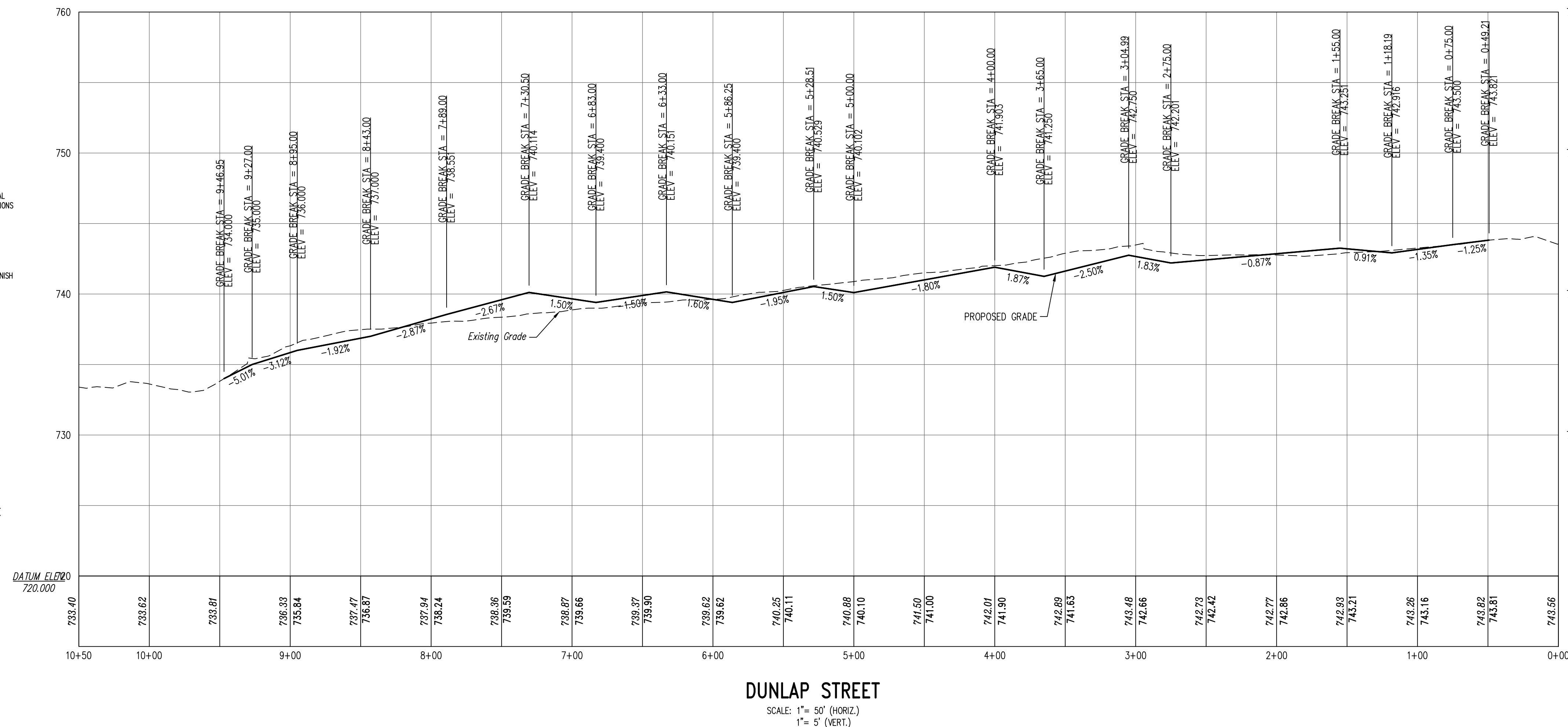
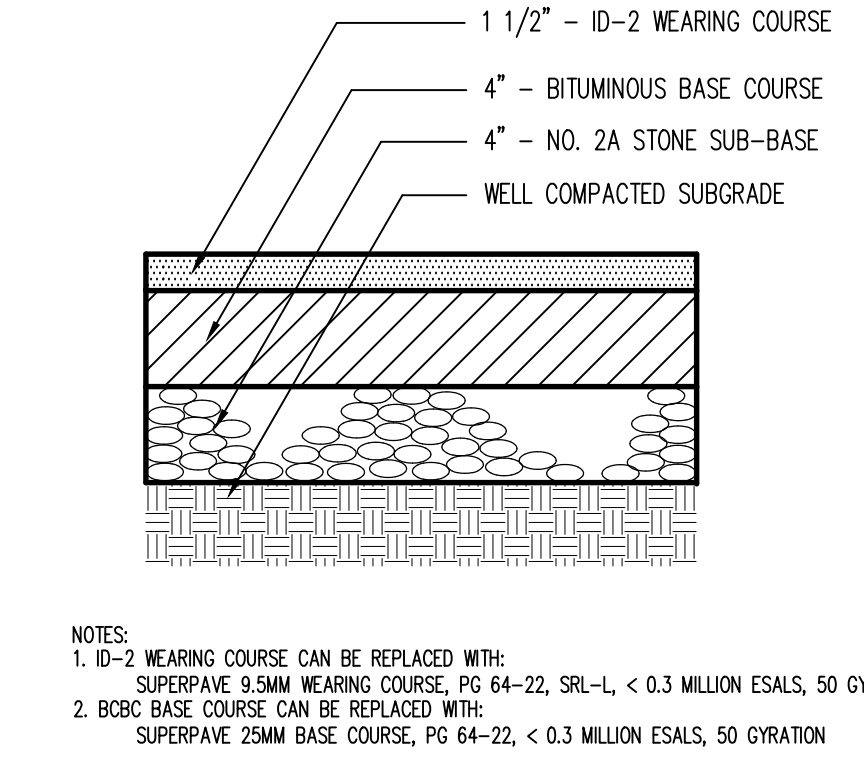
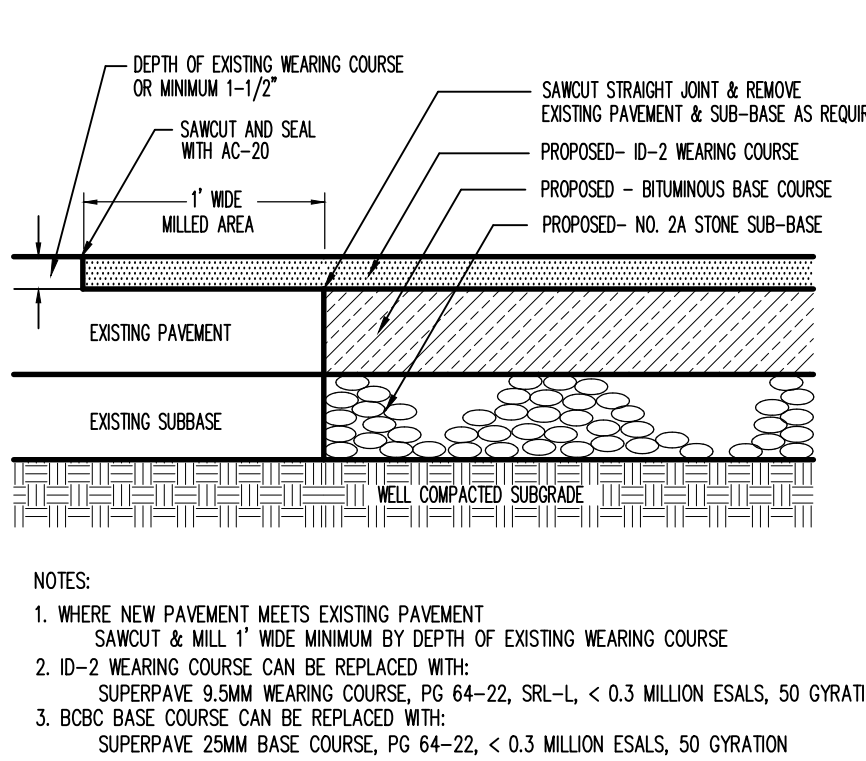
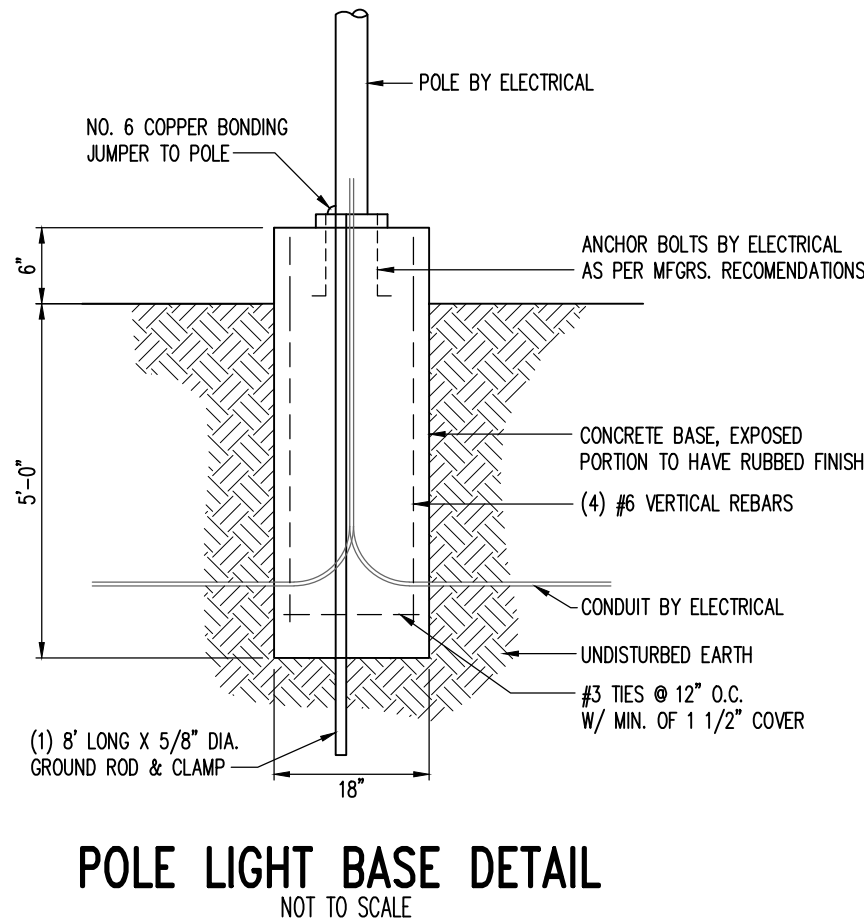
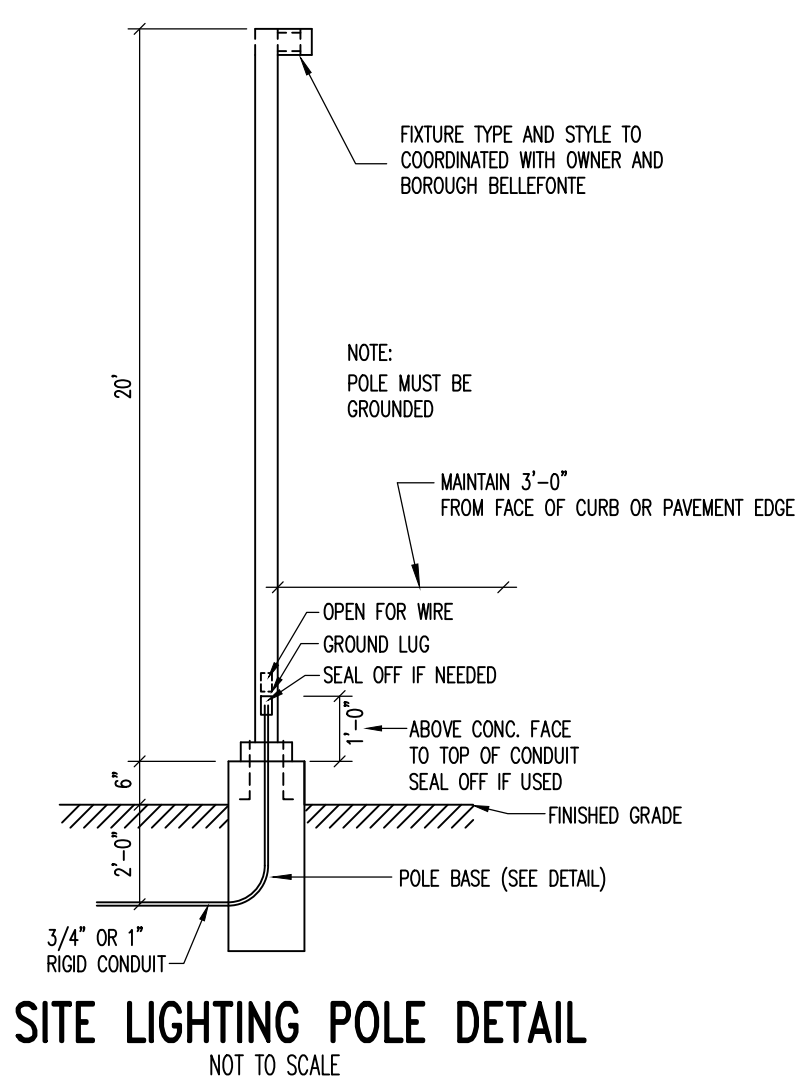
BELLEFONTE WATERFRONT

BELLEFONTE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

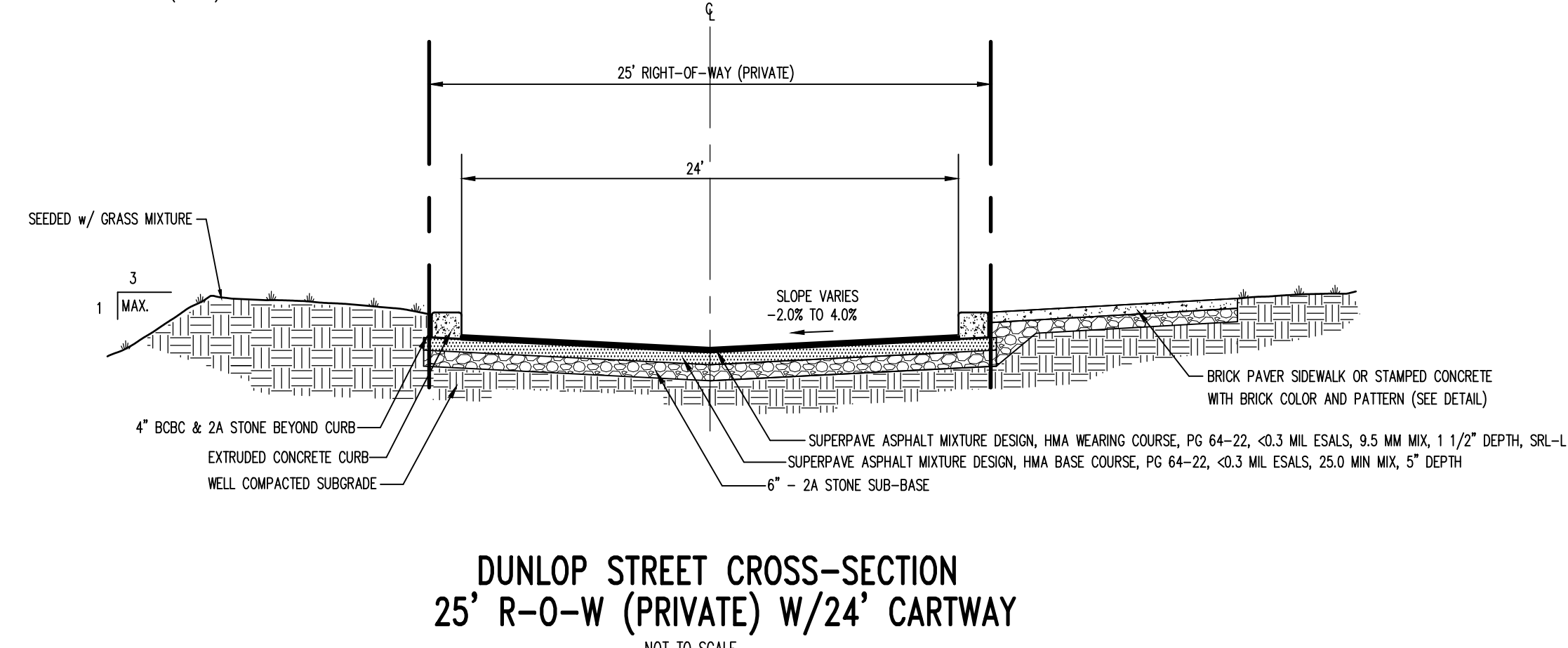
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

GENERAL CONSTRUCTION DETAILS

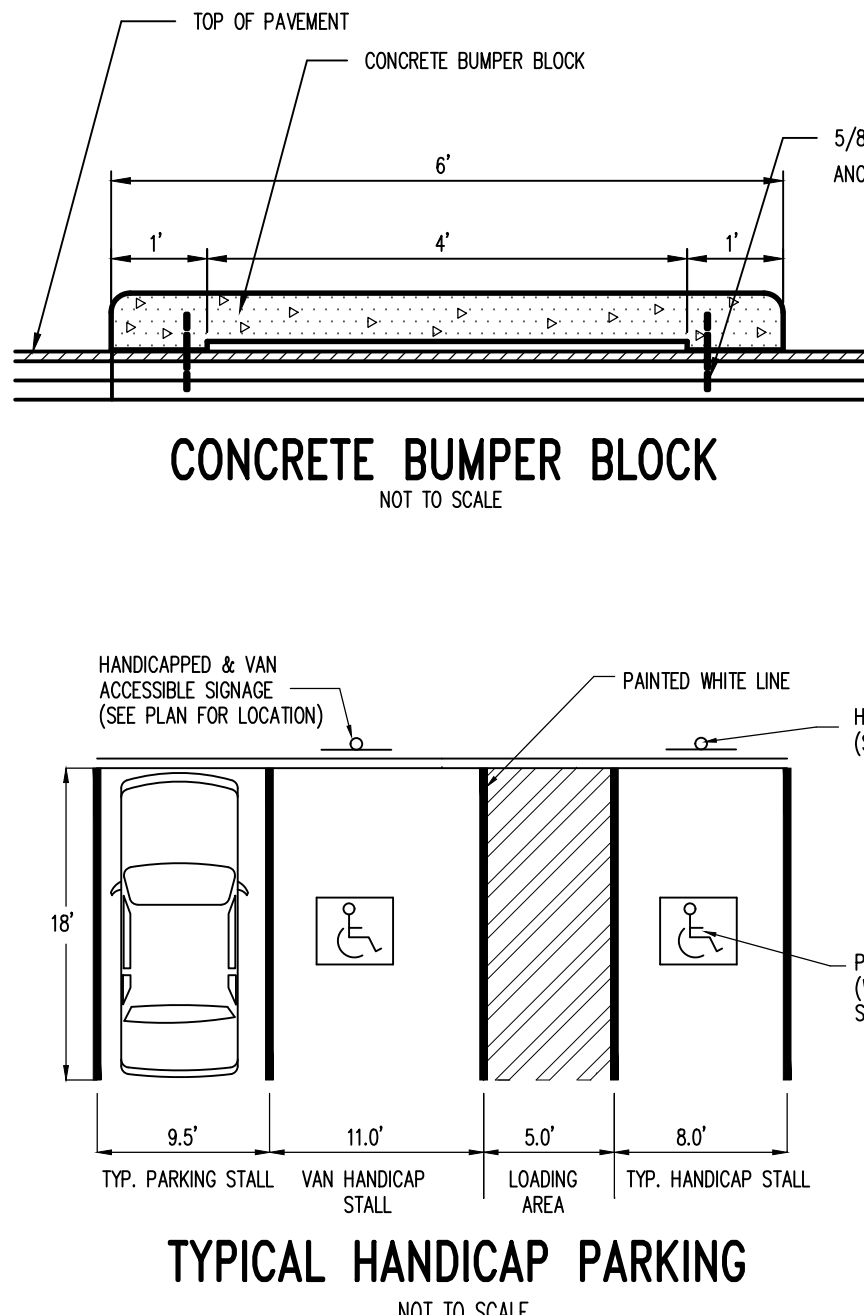
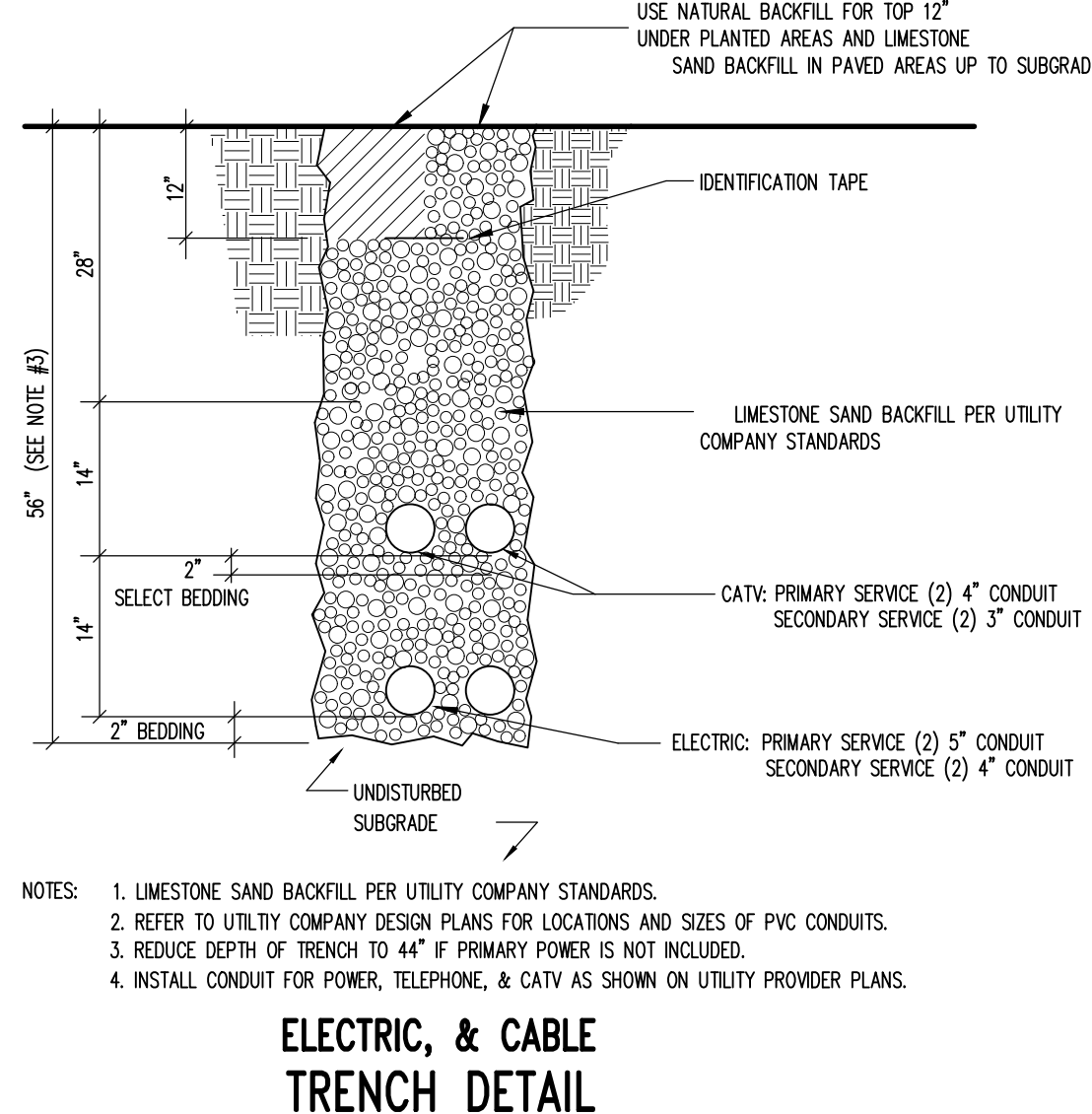
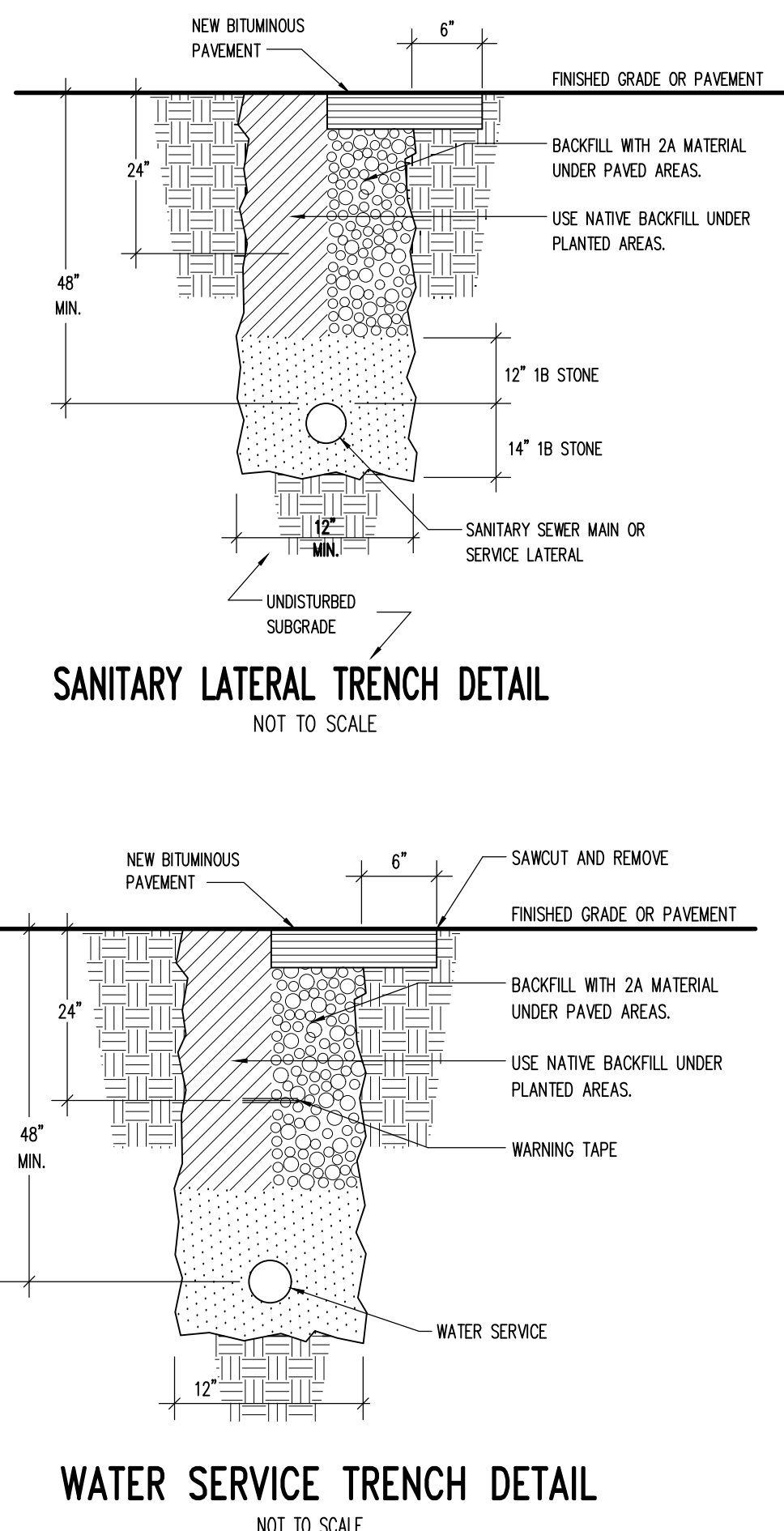
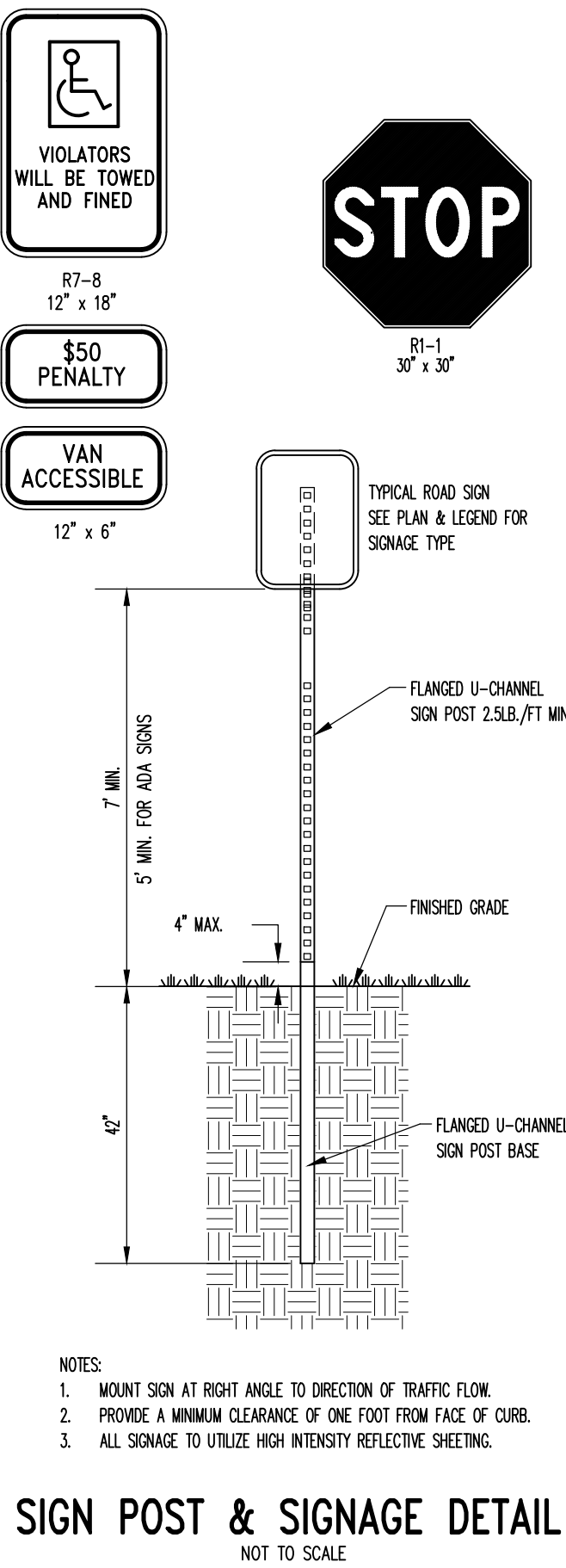
PROJECT NO.	16287
DATE	NOVEMBER 1, 2019
SCALE	N.T.S.
SHEET NO.	7



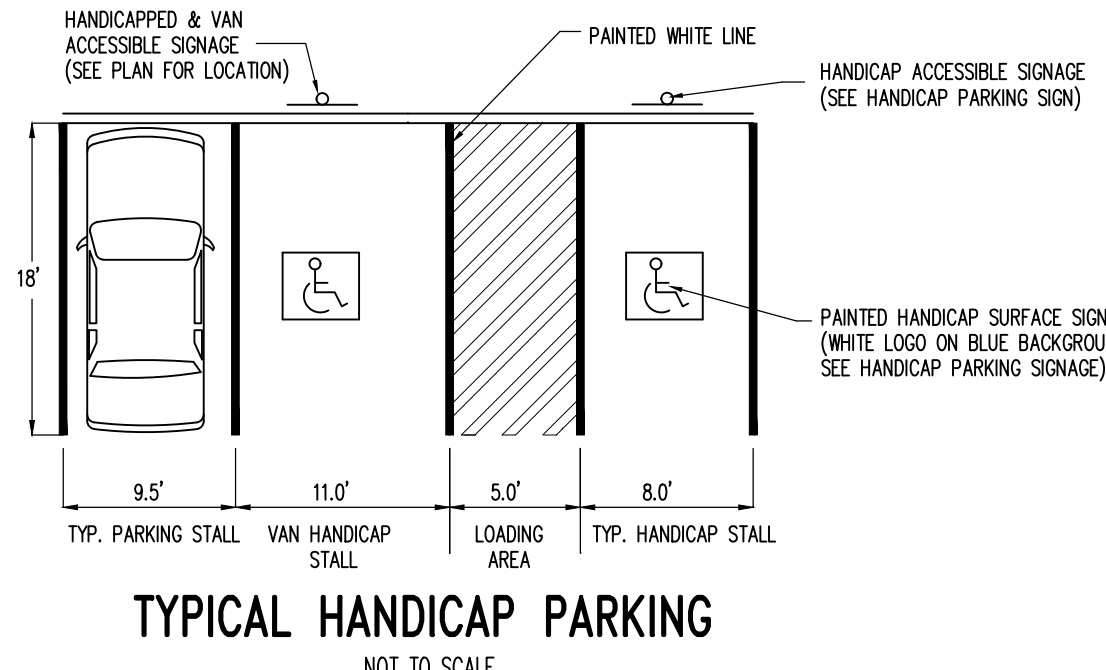
DUNLAP STREET
SCALE: 1" = 50' (HORIZ.)
1" = 5' (VERT.)



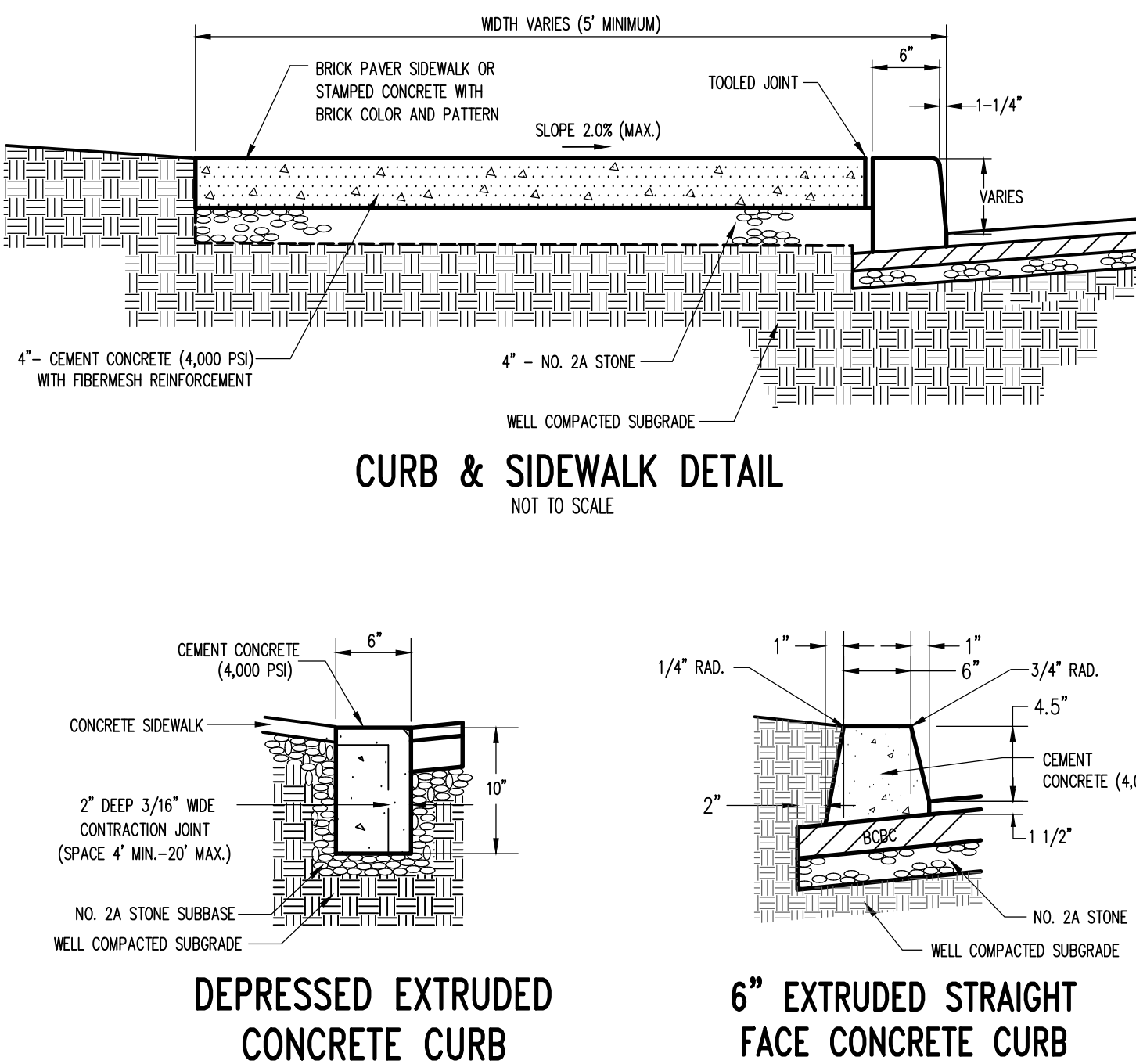
DUNLAP STREET CROSS-SECTION
25' R-O-W (PRIVATE) W/24' CARTWAY



CONCRETE BUMPER BLOCK
NOT TO SCALE



TYPICAL HANDICAP PARKING
NOT TO SCALE



CURB & SIDEWALK DETAIL
NOT TO SCALE

**DEPRESSED EXTRUDED
CONCRETE CURB**
NOT TO SCALE

6\"/>

Recycling and Disposal of Materials

The operator shall remove from the site, recycle, or dispose of all building materials and wastes in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.161 seq., 271.1 et seq., and 287.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or wastes.

Wastes generated during the construction of this project shall be recycled if at all possible. Any materials that cannot be recycled or reused shall be disposed of at a Pennsylvania Department of Environmental Protection approved landfill. If soil and/or rock disposal areas are required, erosion and sedimentation controls shall be implemented at these areas. Any excess soil waste may only be disposed of at an approved E&S/NPDES permitted site.

Responsibilities for Fill Materials

The contractor is responsible to use environmental due diligence to ensure any fill material required to be imported to or exported from the site qualifies as Clean Fill.

Clean Fill is defined as: Uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the waters of the commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use.)

Environmental due diligence: Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the Department's policy Management of Fill.

Fill material that does not qualify as clean fill is regulated fill. Regulated fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste management or 271 Municipal Waste Management, whichever is applicable.

Stormwater Facilities Maintenance Program

All stormwater management facilities on the site of Bellefonte Waterfront not contained in a Bellefonte Borough Right-of-Way shall be owned and maintained by the developer, Bellefonte Borough. Its agents and assigns shall have the uninterrupted right to access the property for inspection and maintenance of the stormwater facilities. This note applies to the entire property shown on these plans and shall be in effect for perpetuity.

Bellefonte Borough and/or the Centre County Conservation District may require The Owner to maintain a record of all inspections, repairs, and maintenance activities associated with the proposed Stormwater management and permanent erosion and sediment pollution control facilities at this project site. The Owner shall immediately notify Bellefonte Borough and Centre County Conservation District prior to initiating any major repair activities.

The Owner hereby acknowledges Bellefonte Borough's right to periodically access the project site to inspect the permanent stormwater management facilities that are part of this project. The Owner acknowledges Bellefonte Borough's right to access the project site with notice to repair and/or maintain the permanent stormwater management facilities in accordance with this Maintenance Program. Any maintenance and/or repair activities conducted by Bellefonte Borough shall be at the expense of the Owner.

The facilities that will require maintenance are the underground infiltration basin, inlets, storm pipes, water quality snout floodgates, filters and grate inlet skimmer boxes. All stormwater facilities should be inspected monthly or after any rainfall producing runoff and maintained as follows:

1. The underground infiltration basin shall be cleaned of debris, litter and all other deleterious material. Proper maintenance of all inlets and pipes, as indicated in 2 below is necessary to keep the underground infiltration basin clean. The outlet structure shall be cleaned of debris on a regular basis.
2. The proposed storm sewer pipe inlets and outlets shall be cleaned of all debris, litter, and other deleterious material.
3. The water quality snout device shall be inspected monthly and after each rain event greater than 1 inch and cleaned of debris if necessary.
4. The Floodgates Downspout Filters shall be inspected for defects and possible leakage. Collected materials within the upper and lower filters shall be removed using a vacuum or it shall be dumped in a DOT approved container. The filter liner, gaskets, stainless steel frame, mounting brackets and liner shall be inspected to ensure they are fully functional, and shall be repaired/replaced as necessary. The filter medium shall be replaced at a minimum once per year.
5. The Grate Inlet Skimmer Boxes shall be serviced quarterly (4 times a year) and after major storm events. The Storm Boom shall be replaced, with debris in the skimmer tray and the old Storm Boom disposed of properly. Debris in the Filtration Box shall be dumped into a proper disposal container or suctioned out with a vacuum. Clean the screens with a spray wand or brush.

Critical Stages of Construction

- 1.) The site contractor shall be responsible to coordinate with the owner to ensure that a registered professional shall be onsite for the construction of the underground infiltration basin. Installation procedures where are registered professional shall be onsite for construction oversight will be, excavation of the infiltration basin to ensure the bottom is not compacted, installation of the underdrain and Stormtech Chambers with stone backfill, and installation of the infiltration basin outlet structure.

Permanent Seeding Mixtures

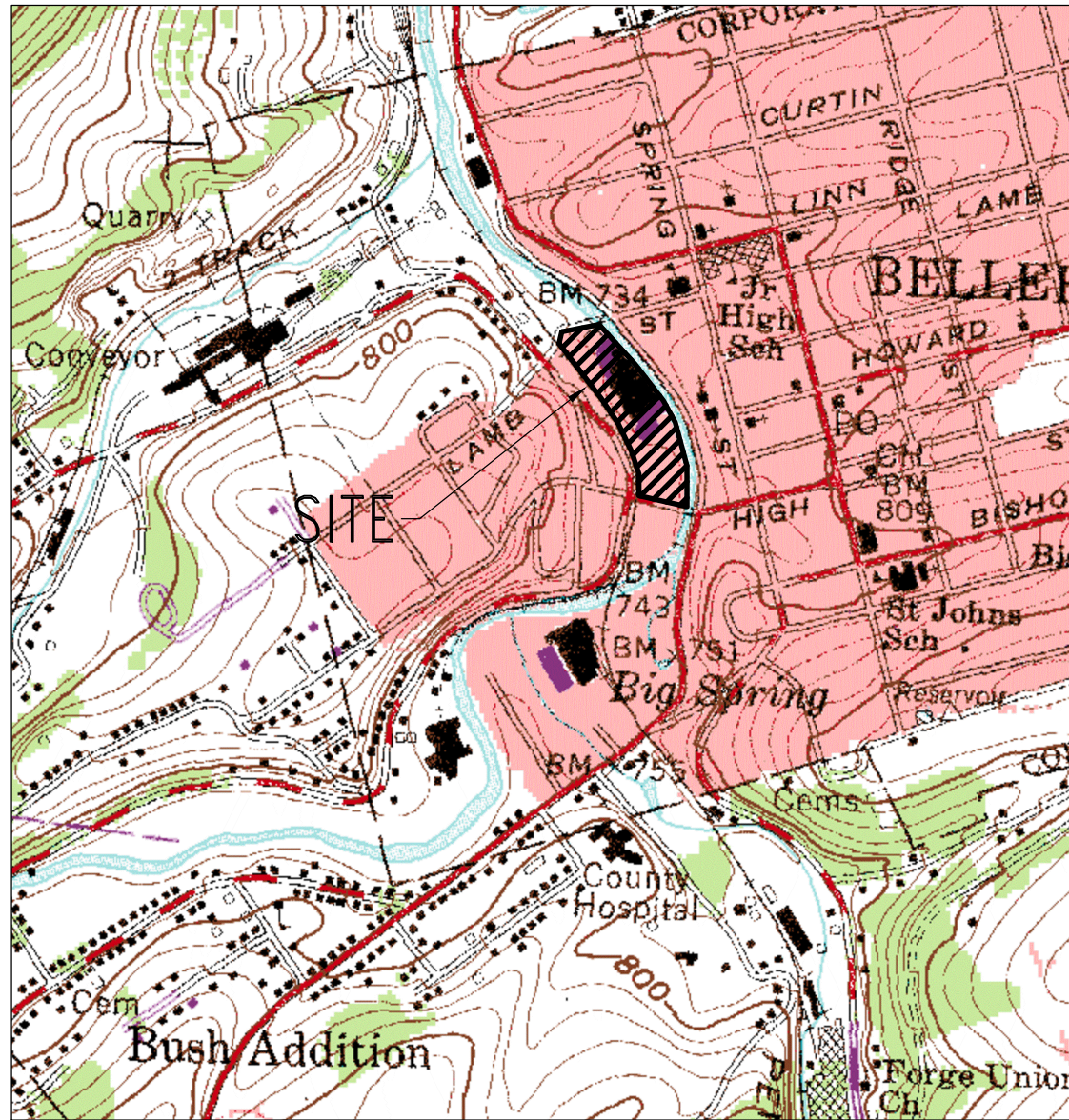
Permanent Seeding shall consist of the following:

Item	Rate
1. Seed Mixture Consisting of 50% Poa pratensis (Kentucky Bluegrass) 30% Festuca rubra (Creeping Red Fescue) 20% Lolium perenne L. (Perennial Rye)	102 lbs./acre
2. *Mulch (straw)	3 tons/ acre

Post Construction Earth Moving Activities

Construction Sequence:

- A. Once stabilization has been achieved on all disturbed areas, and a 70% uniform vegetative cover is established, ensure that all sediment is removed from the sumped inlet bottoms (proposed inlets I-13 and I-4). Install Water Quality Snouts, Grate Inlet Skimmer Boxes and Floodgates Downspout Filters.



LOCATION MAP

SCALE (1" = 1000')

PROPOSED FEATURES LEGEND

	PROPOSED BUILDING
	PROPOSED CURBING & EDGE OF PAVEMENT
	PROPOSED CONCRETE AREAS
	PROPOSED PAVER AREAS (PROMENADE)
	PROPOSED WALKWAY AREAS
	PROPOSED MINOR CONTOURS W/ ELEVATION (1's & 2's)
	PROPOSED MAJOR CONTOURS W/ ELEVATION (5's & 10's)
	PROPOSED SPOT ELEVATION
	PROPOSED GRADE SLOPE
	PROPOSED 6" PVC SANITARY SEWER LATERAL W/ CLEAN OUT
	PROPOSED 6" DIP WATER SERVICE LATERAL W/ CURB BOX
	PROPOSED STORM SEWER W/ TYPE C INLET
	PROPOSED STORM SEWER INLET - TYPE M
	PROPOSED STORM SEWER INLET - TYPE C
	PROPOSED LIGHT FIXTURE (DECORATIVE)
	PROPOSED PARKING STALL COUNT
	PROPOSED COMBINED UTILITY CONDUIT
	ETC

NPDES PERMIT NOTICE OF TERMINATION NOTE:

UPON CONTRACTOR BEING AWARDED THE SITE WORK CONTRACT, THE CONTRACTOR IS RESPONSIBLE AND SHALL PROCESS FORMS W/ THE CENTRE COUNTY CONSERVATION DISTRICT TO BECOME A CO-PERMITTEE ON THE NPDES PERMIT AND SHALL REMAIN AS A CO-PERMITTEE UNTIL THE CONTRACTOR FILES THE NOTICE OF TERMINATION. THE NOTICE OF TERMINATION REQUIRES CERTIFICATION OF THE STORMWATER FACILITIES MENTIONED ON THE POST CONSTRUCTION STORMWATER PLAN.

SURVEY FEATURES LEGEND

	Property Line, Lot Line or Right of Way Line
	Adjoining Property Line
	Easement Line
	Roadway Center Line
	Building Setback Line
	Property Corner Found (3/4" Rebar)
	Property Corner Set
	PennTerra Control Point
	Project Benchmark

SOILS LEGEND

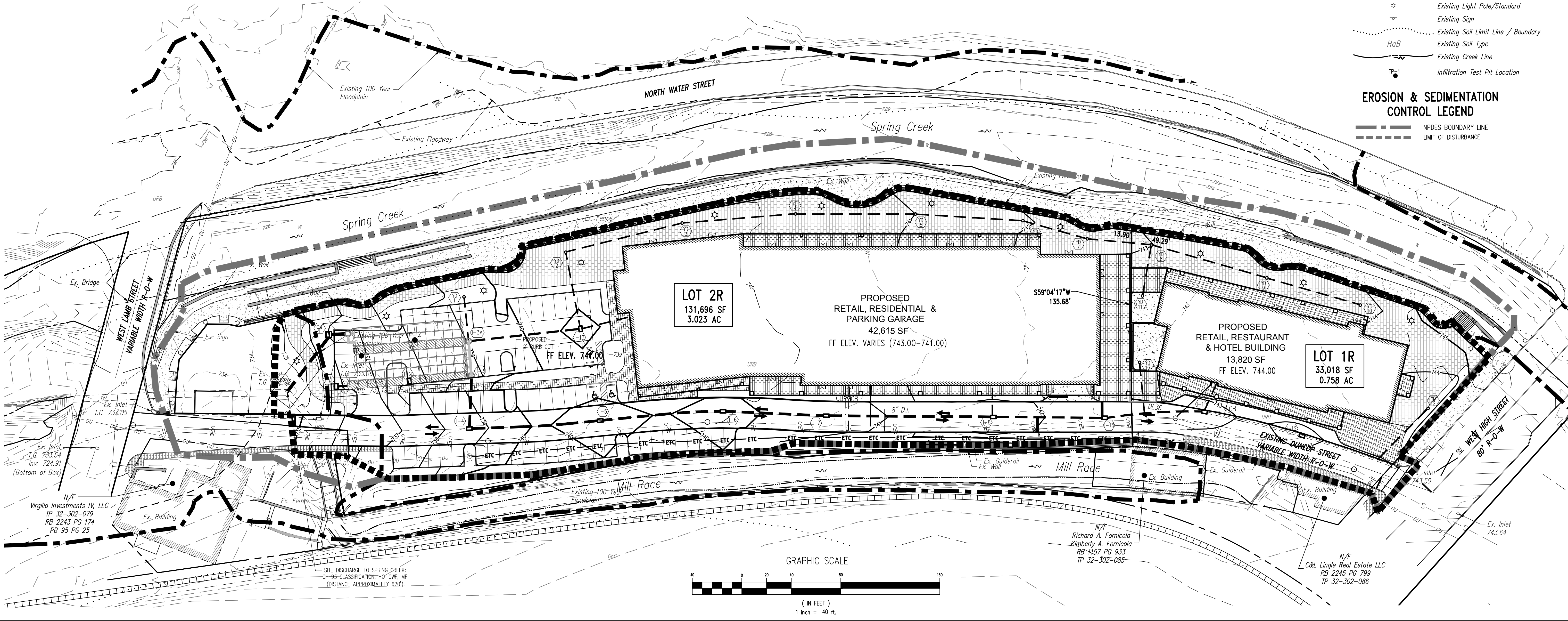
Soil cover on the site consists of:
OhC - Oqueon-Hagerstown Complex, 8-15% Slopes
ORF - Oqueon-Hagerstown Complex, Steep
URB - Urban land-Hagerstown Complex, Gently Sloping
W - Water

EXISTING FEATURES LEGEND

	Existing Building
	Existing Curbing & Edge of Pavement
	Existing Concrete Areas
	Existing Bituminous Areas
	Existing Retaining Wall
	Existing Fence / Type
	Existing Guide Rail
	Existing Contours w/ Elevation (1's & 2's)
	Existing Contours w/ Elevation (5's & 10's)
	Existing Sanitary Sewer w/ Manhole
	Existing Sanitary Sewer Lateral w/ Clean Out
	Existing Water Line w/ Valve
	Existing Storm Sewer Line w/ Inlet
	Existing Gas Line
	Existing Overhead Utility Line w/ Pole
	Existing Fire Hydrant
	Existing Utility Pole
	Existing Guy Wire
	Existing Utility Meter
	Existing Light Pole/Standard
	Existing Sign
	Existing Soil Limit Line / Boundary
	Existing Soil Type
	Existing Creek Line
	Infiltration Test Pit Location

EROSION & SEDIMENTATION CONTROL LEGEND

	NPDES BOUNDARY LINE
	LIMIT OF DISTURBANCE

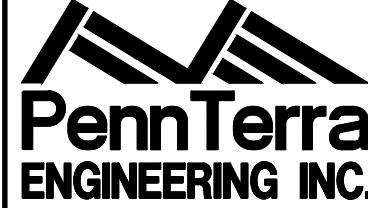


GRAPHIC SCALE



(IN FEET)

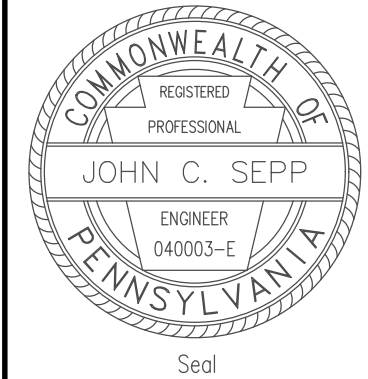
1 inch = 40 ft.



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Proj/Manager	JCS
Surveyor	XXX
Perimeter Ok.	
Book	XXX Pg XXX
Acad	16287 - FINAL - PC1
Layout	PC1

Date	Description
5-29-25	REVISED PER COUNTY COMMENTS
4-21-25	REVISED PER COUNTY COMMENTS
4-17-25	REVISED PER DEP COMMENTS
2-26-25	REVISED PER NEW NPDES SUBMISSION
2-26-25	REVISED PER BUILDING UPDATES
2-26-25	REVISED PER BUILDING UPDATES
Date	Description
	REVISIONS

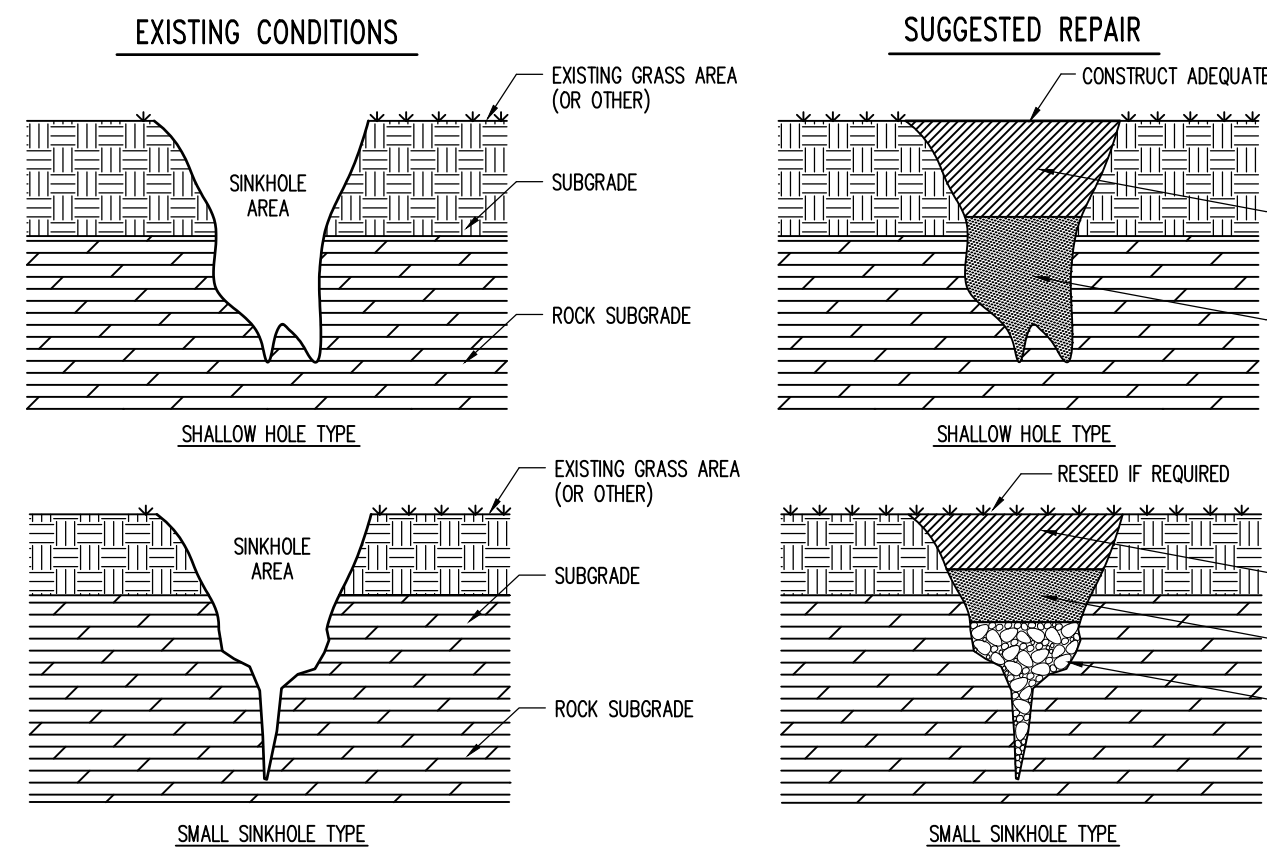
BELLEFONTE WATERFRONT

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CENTRE COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

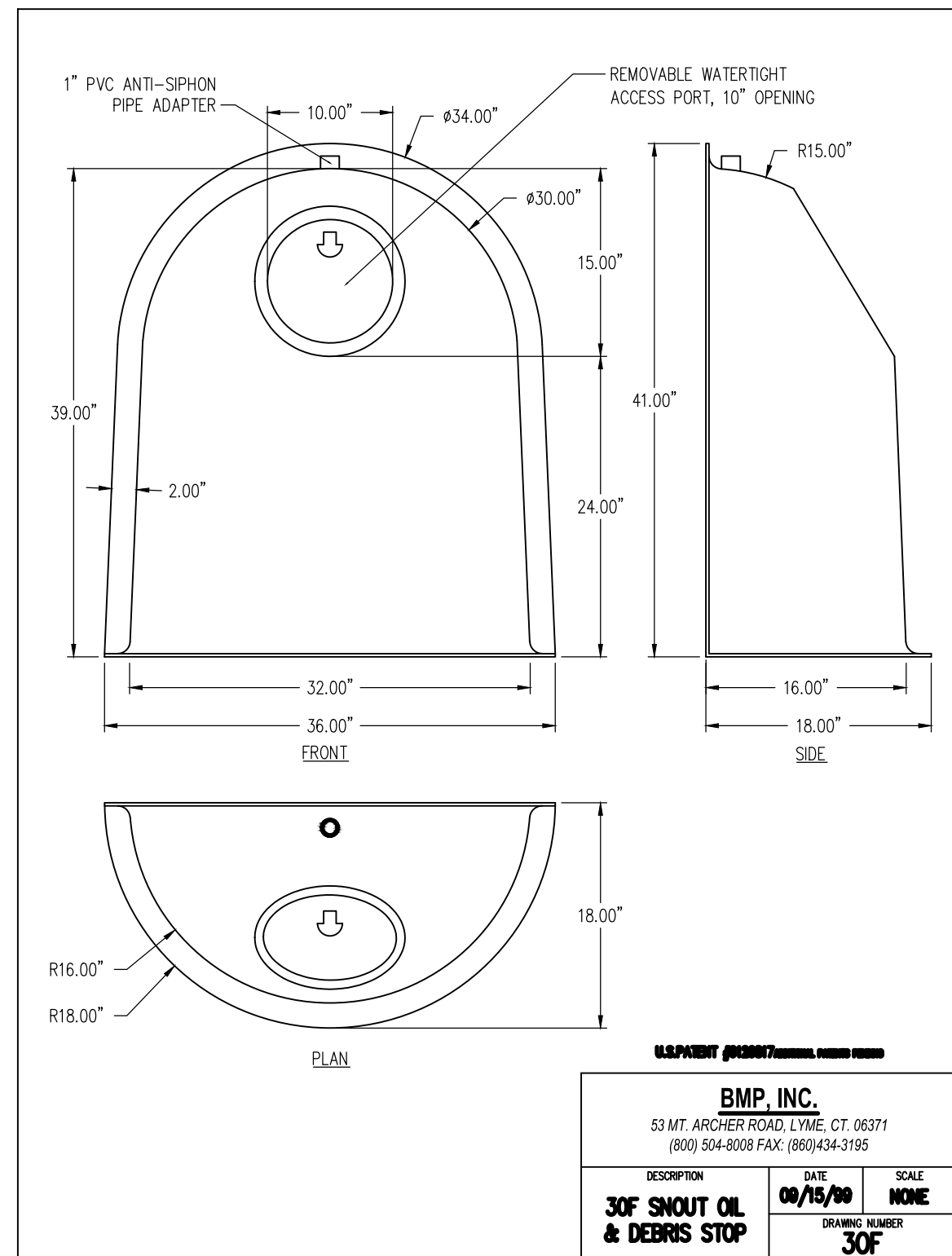
PROJECT NO.	16287
DATE	NOVEMBER 1, 2019
SCALE	1"=40'
SHEET NO.	PC1



NOTE:
THESE DETAILS REPRESENT TYPICAL SINKHOLE SHAPES AND REPAIR TECHNIQUES. SINKHOLES VARY IN SIZE AND TYPE. THEREFORE, THE OWNER'S GEOTECHNICAL ENGINEER SHALL BE CONTACTED PRIOR TO FIELD REPAIR OF ANY SINKHOLE. (NOT INCLUDED IN UTILITY/EARTHWORK BASE BID)

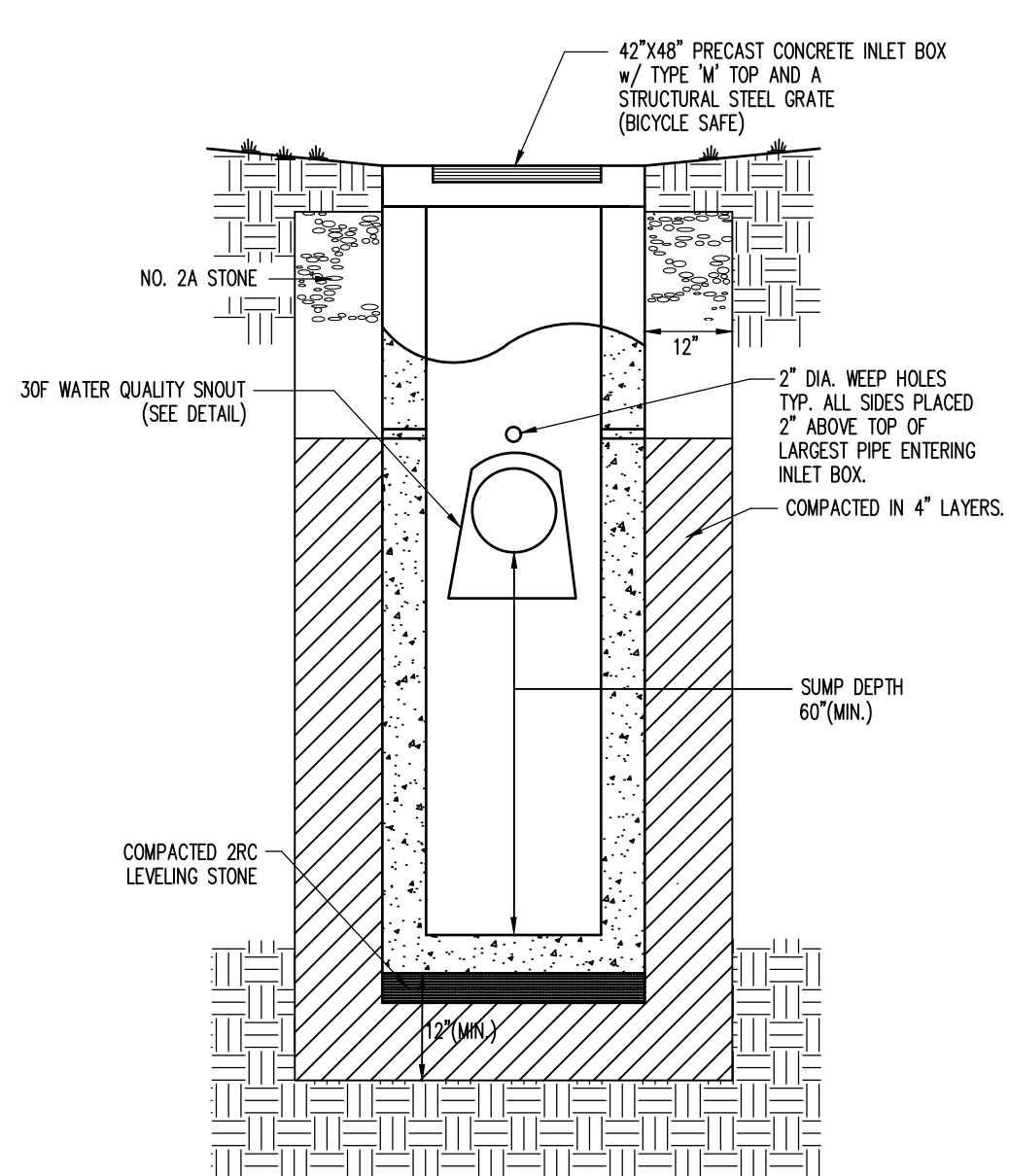
SINKHOLE REPAIR

NOT TO SCALE



WATER QUALITY SNUOT (I-13)

NOT TO SCALE



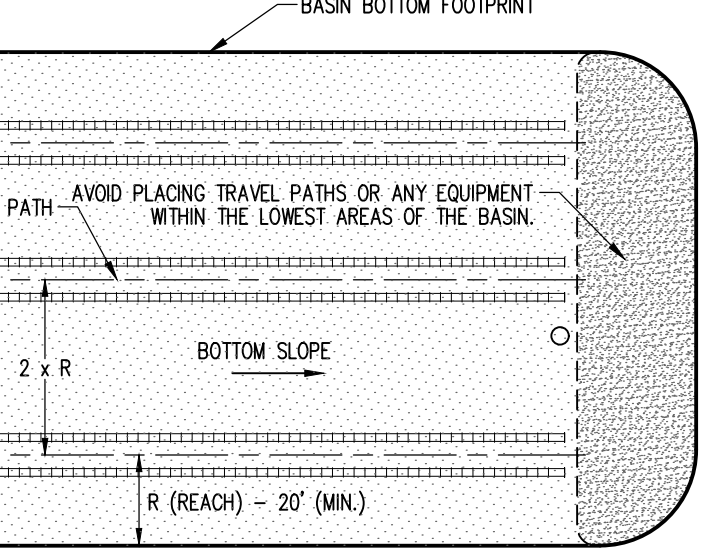
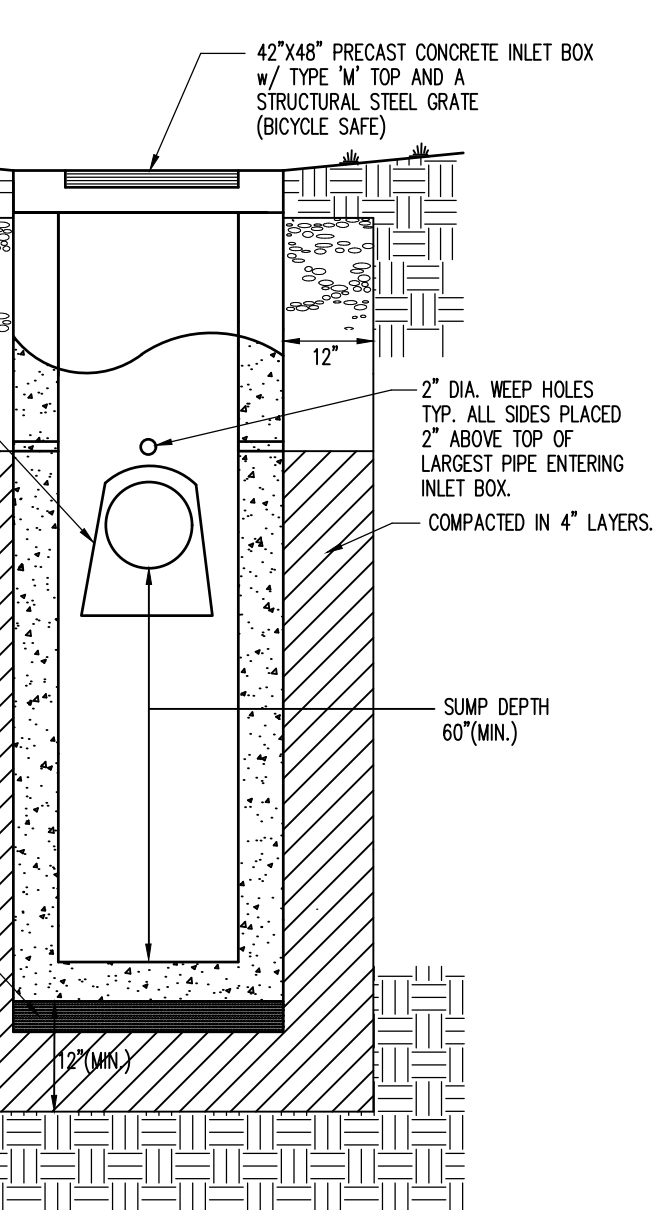
TYPE 'M' PRECAST CONCRETE INLET (I-13)

NOT TO SCALE

1. Any Type 'M' Inlet exceeding 4' in depth is required to have steps installed.
2. All inlets shall conform to PennDOT Standards.

STORMSEWER HDPEP INSTALLATION

NOT TO SCALE



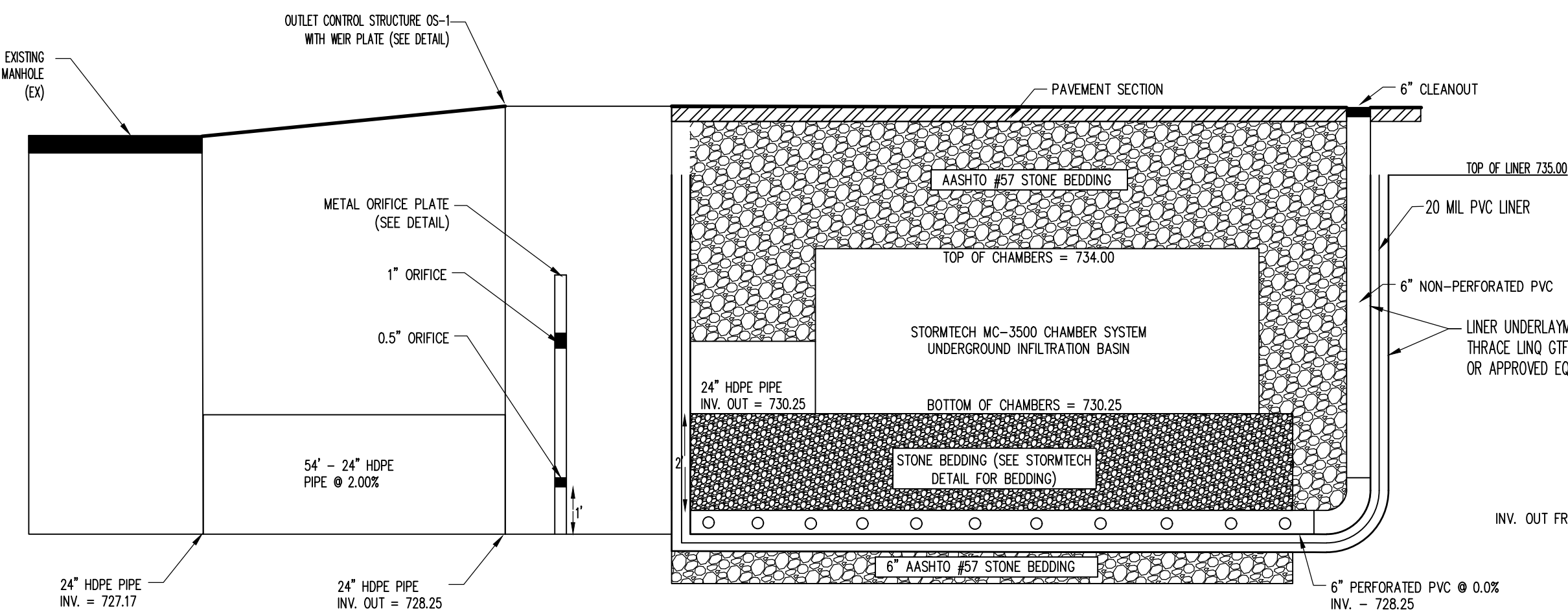
THIS DETAIL REPRESENTS A TYPICAL BASIN BOTTOM EXCAVATION TECHNIQUE. EACH BASIN VARIES WITH GEOMETRY AND OTHER VARIOUS PHYSICAL FEATURES. THE CONTRACTOR MUST DEVELOP A BASIN BOTTOM EXCAVATION PLAN AND CONSULT WITH THE SITE ENGINEER PRIOR TO COMMENCING THE BASIN BOTTOM EXCAVATION.

NOTES:

1. ALL EQUIPMENT MOBILIZATION AND MANEUVERS MUST BE LIMITED TO THE TRAVEL PATH LOCATIONS. THE CONTRACTOR SHALL LOCATE AND CLEARLY POST ALL TRAVEL PATHS IN THE FIELD.
2. TRAVEL PATH LOCATIONS SHALL BE SELECTED BASED UPON EQUIPMENT REACH CAPABILITY AND BASIN GEOMETRY. TRAVEL PATH LOCATIONS SHOULD BE SELECTED SUCH THAT THEY PARALLEL THE LONGEST SIDE OF THE BASIN.
3. TRAVEL PATH SPACING SHALL VARY WITH EQUIPMENT REACH CAPABILITY. REACH CAPABILITY SHOULD BE A MINIMUM OF 20 FEET.
4. MATERIAL SHALL BE REMOVED FROM THE TRAVEL PATH LOCATIONS WORKING TOWARD THE BASIN ACCESS POINTS. ONCE MATERIAL IS REMOVED FROM EACH TRAVEL PATH LOCATION AND FINAL GRADE IS ACHIEVED, ALL EQUIPMENT SHALL BE PROHIBITED FROM THESE LOCATIONS.

TYPICAL UNDERGROUND INFILTRATION BASIN BOTTOM EXCAVATION

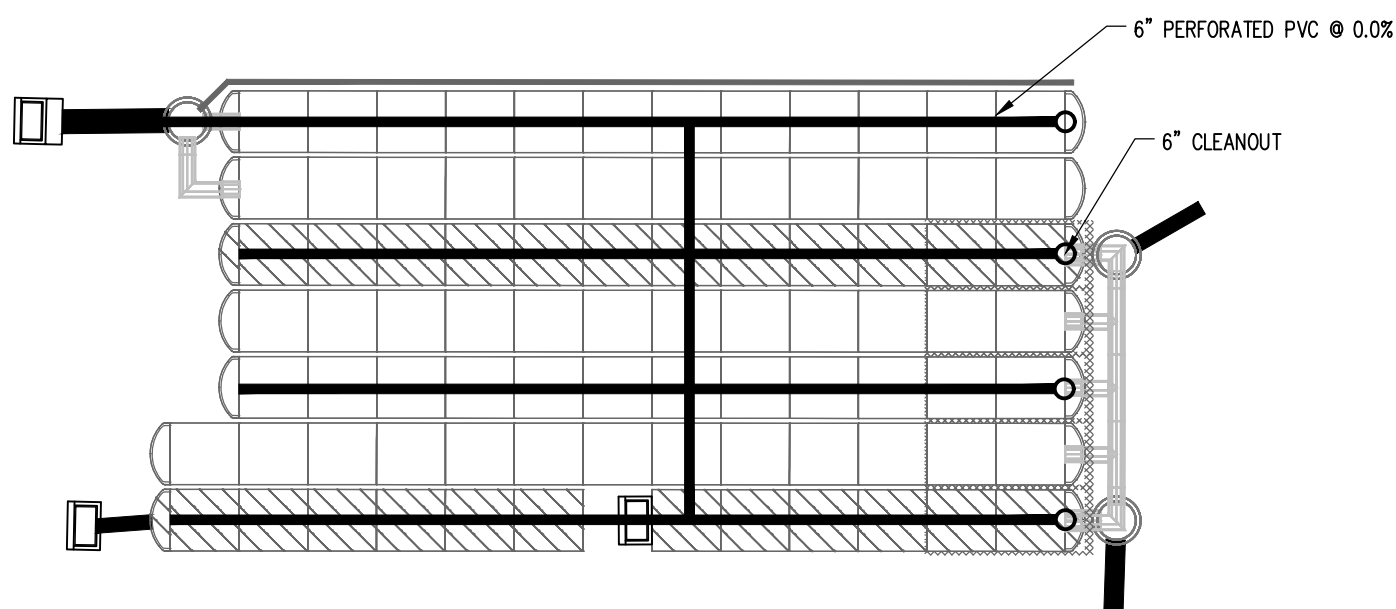
NOT TO SCALE



UNDERGROUND INFILTRATION BASIN CROSS-SECTION DETAIL

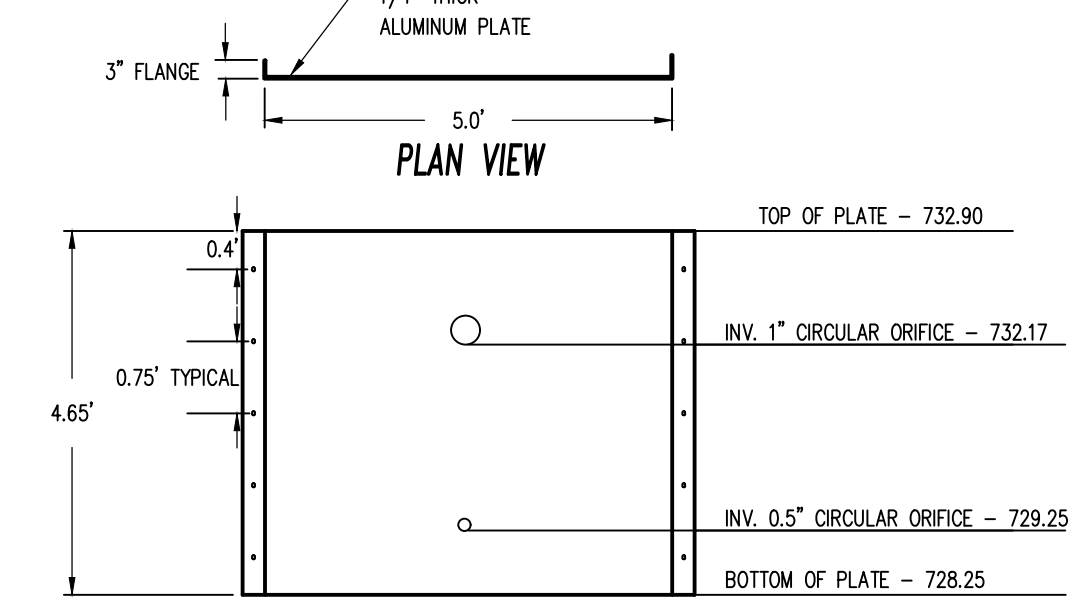
NOT TO SCALE

- NOTES:
1. THE UNDERGROUND INFILTRATION BASIN BOTTOM MUST NOT BE COMPACTED.
 2. EQUIPMENT MUST NOT OPERATE IN THE UNDERGROUND INFILTRATION BASIN BOTTOM.
 3. CONTRACTOR TO COORDINATE CONSTRUCTION OF UNDERGROUND INFILTRATION BASIN WITH DESIGN ENGINEER. DESIGN ENGINEER MUST VERIFY EXCAVATED UNDERGROUND INFILTRATION BASIN GEOMETRY AND ELEVATION PRIOR TO BACKFILLING WITH STONE.



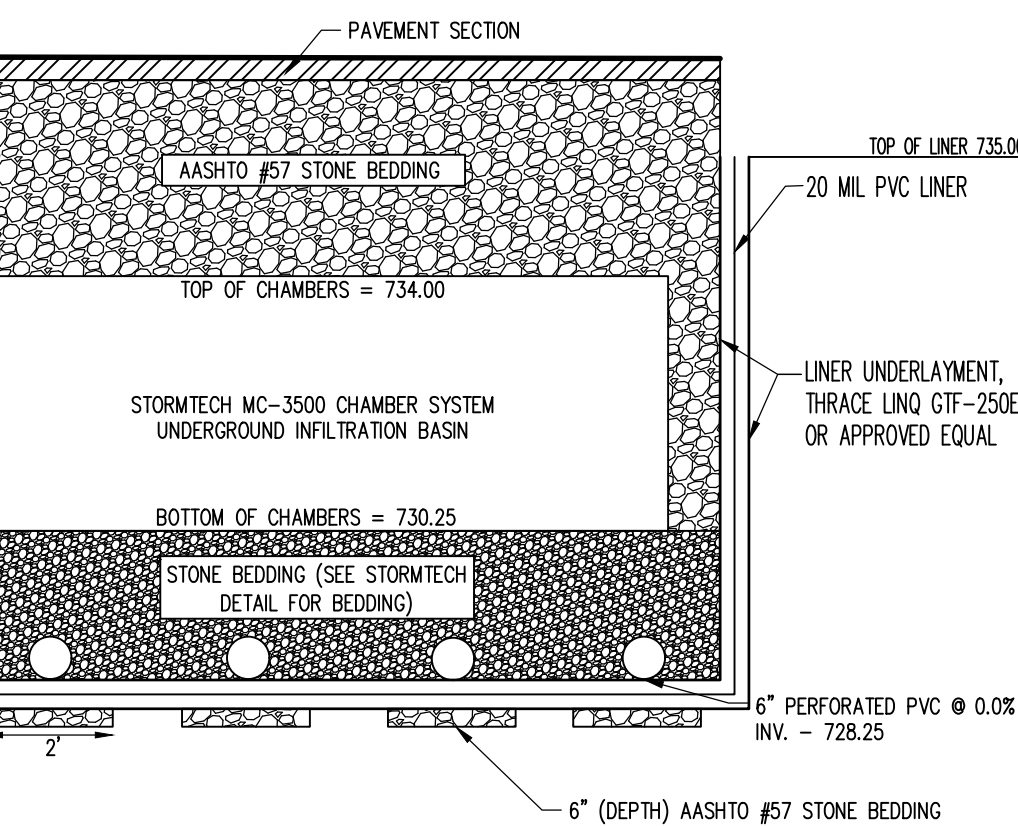
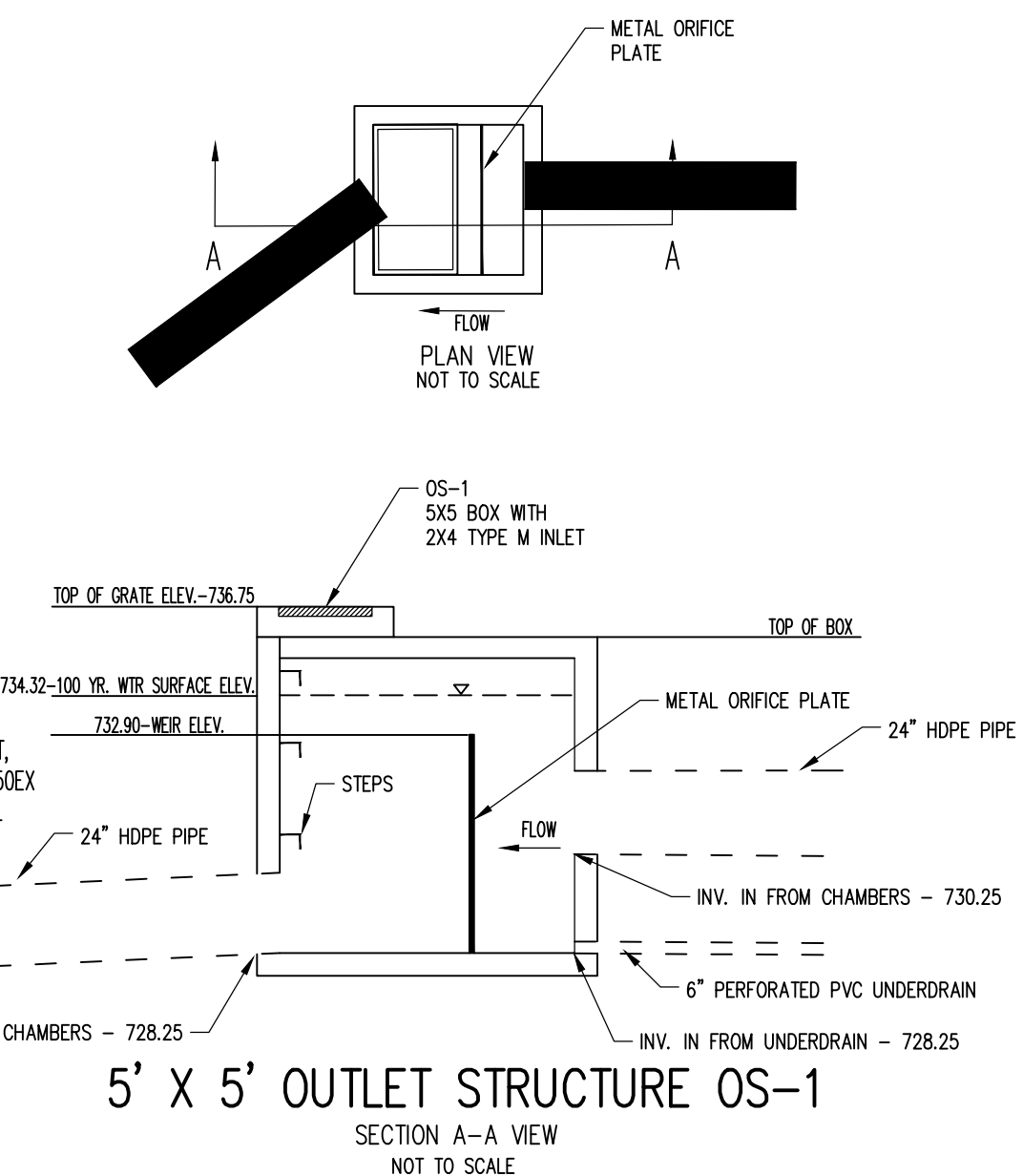
UNDERGROUND INFILTRATION BASIN UNDERDRAIN PLAN VIEW

NOT TO SCALE



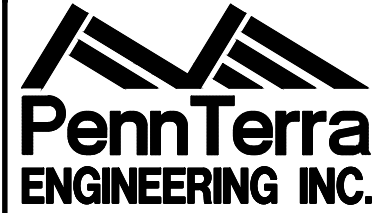
OUTLET STRUCTURE PLATE OS-1

NOT TO SCALE



UNDERGROUND INFILTRATION BASIN CROSS-SECTION DETAIL (SIDE VIEW)

NOT TO SCALE



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Book: XXX, Pg. XXX
File: 16287 - FINAL - PC2
Layout: SW DETAILS - 1

REVISIONS	
5-29-25 RRK	REVISED PER COUNTY COMMENTS
4-21-25 RRK	UPDATES/RESUBMISSION TO BORO
4-17-25 RRK/JAM	REVISED PER DEP COMMENTS
2-26-25 RRK/JAM	REVISED PER NEW MPDS SUBMISSION
3-21-22 RRK	REVISED PER BUILDING UPDATES
Date	Description

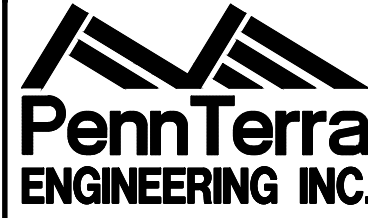
BELLEFONTE WATERFRONT

BELLEFONTE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

STORMWATER DETAILS

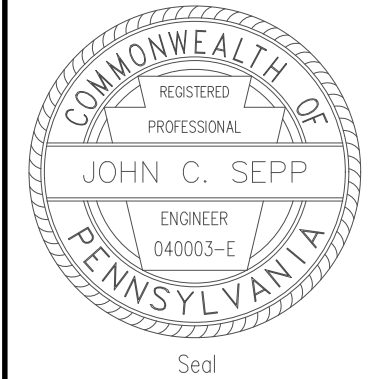
PROJECT NO. 16287	
DATE NOVEMBER 1, 2019	
SCALE NTS	SHEET NO. PC2



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Layout SW-DETAILS - 2

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5-29-25 RRK	REVISED PER COUNTY COMMENTS
4-21-25 RRK	UPDATES/REVISIONS TO BORO
4-17-25 RRK/JAM	REVISED PER DEP COMMENTS
2-9-25 RRK	REVISED PER NEW NPDES SUBMISSION
3-20-22 RRK	REVISED PER BUILDING UPDATES
Date	Description
	REVISIONS

BELLEFONTE WATERFRONT
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CENTRE COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

STORMWATER DETAILS

PROJECT NO. 16287
DATE NOVEMBER 1, 2019
SCALE NTS
SHEET NO. PC3

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M1451 A-1, A-2.4, A-3 OR AASHTO M431 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M431 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M431 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{1,2}

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (200 mm) MAX LIFTS USING TWO FULL COVERSAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOLUMATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEERS DISCRETION.

NOTES:
1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45u76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
• TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
• TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 1".
• TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LB/SQ.IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
A. INSPECTION PORTS (IF PRESENT).
A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN.
A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED.
A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG.
A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL).
A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
B. ALL ISOLATOR ROWS
B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW.
B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE.
B.3. MIRRORS OR POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY.
B.4. FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE.
B.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED.
B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN.
C. VACUUM STRUCTURE SUMP AS REQUIRED.

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION, ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACUUMING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

UNDERDRAIN DETAIL

MC-3500 TECHNICAL SPECIFICATION

MC-SERIES END CAP INSERTION DETAIL

MC-3500 TECHNICAL SPECIFICATION (CONT.)

NOMINAL CHAMBER SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH)
CHAMBER STORAGE
MINIMUM INSTALLED STORAGE¹
WEIGHT

SIZE (W X H X INSTALLED LENGTH)	CHAMBER STORAGE	MINIMUM INSTALLED STORAGE ¹	WEIGHT
77.0' X 45.0' X 22.2"	109.0 CUBIC FEET (3.11 m ³)	175.0 CUBIC FEET (4.96 m ³)	134 lbs. (60.8 kg)
1906 mm X 1143 mm X 564 mm	14.9 CUBIC FEET (0.42 m ³)	45.0 CUBIC FEET (1.25 m ³)	49 lbs. (22.2 kg)

NOMINAL END CAP SPECIFICATIONS
SIZE (W X H X INSTALLED LENGTH)
END CAP STORAGE
MINIMUM INSTALLED STORAGE¹
WEIGHT

SIZE (W X H X INSTALLED LENGTH)	END CAP STORAGE	MINIMUM INSTALLED STORAGE ¹	WEIGHT
77.0' X 45.0' X 22.2"	109.0 CUBIC FEET (3.11 m ³)	175.0 CUBIC FEET (4.96 m ³)	134 lbs. (60.8 kg)
1906 mm X 1143 mm X 564 mm	14.9 CUBIC FEET (0.42 m ³)	45.0 CUBIC FEET (1.25 m ³)	49 lbs. (22.2 kg)

¹ ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B" STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T" END CAPS WITH A WELDED CROWN PLATE END WITH "C" END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500EPP08T	8" (203 mm)	33.21" (844 mm)	0.66" (17 mm)
MC3500EPP08B	8" (203 mm)	31.16" (791 mm)	0.81" (21 mm)
MC3500EPP08W	8" (203 mm)	29.04" (738 mm)	0.93" (24 mm)
MC3500EPP10T	10" (254 mm)	26.36" (670 mm)	1.36" (34 mm)
MC3500EPP10B	10" (254 mm)	23.39" (594 mm)	1.50" (38 mm)
MC3500EPP10W	10" (254 mm)	20.03" (509 mm)	1.77" (45 mm)
MC3500EPP12T	12" (305 mm)	14.48" (368 mm)	2.06" (52 mm)
MC3500EPP12B	12" (305 mm)	11.50" (293 mm)	2.75" (70 mm)

CUSTOM PRECURED INVERTS ARE AVAILABLE UPON REQUEST. INVERTS TO THE BOTTOM OF CHAMBERS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) SIZE ON SIZE. ECCENTRIC MANIFOLDS, CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 12" (305 mm). THE INVERT LOCATION IN COLUMN "B" ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

NOTE: ALL DIMENSIONS ARE NOMINAL.

NYLOPLAST DRAIN BASIN

NOTES
1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HOPE (ADS & HANCOCK DUAL WALL) & SDR 35 PVC.
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM
6. TO ORDER CALL: **800-821-6710**

TYPICAL PIPE PENETRATION

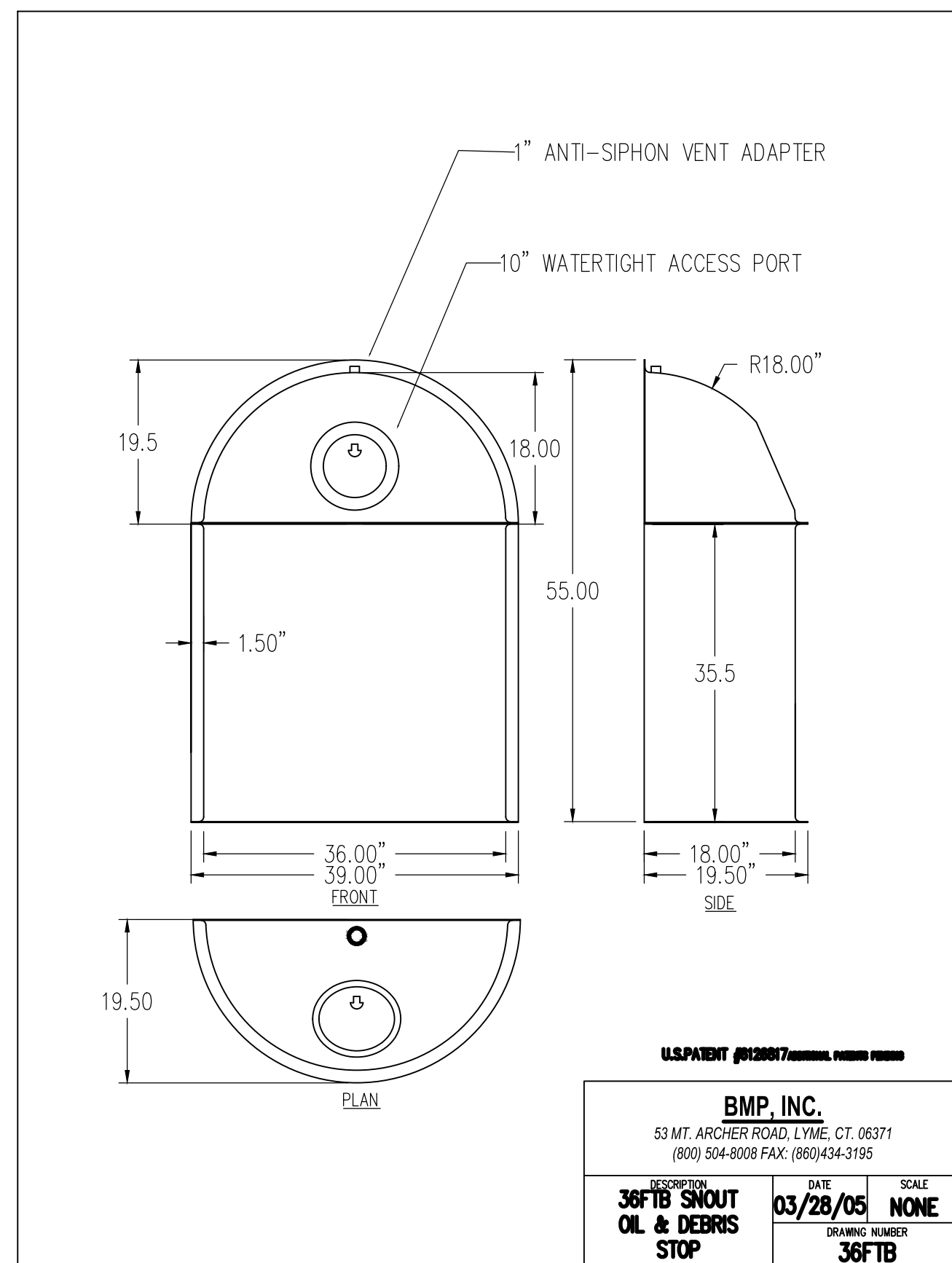
NOTES:
1. WHEN ROCK IS ENCOUNTERED DURING THE EXCAVATION OF A BASIN WITH A MANUFACTURED LINER, IT SHALL BE REMOVED TO AN ELEVATION OF AT LEAST 12" MIN. BELOW LINER AND REPLACED W/ SUBGRADE MATERIAL.
2. SUBGRADE MATERIAL SHALL BE FREE OF DEBRIS, ROCK, AND ANY PROTRUDING OBJECTS.
3. OWNERS TESTING AGENCY SHALL INSPECT SUBGRADE PRIOR TO GEOTEXTILE UNDERLAYER INSTALLATION.
4. SEE SITE DRAWINGS FOR BASIN CONSTRUCTION REQUIREMENTS.
5. BASIN LINER SHALL BE FABRICATED WITH FACTORY SEAMS AS NEEDED SO AS TO BE DELIVERED TO SITE AS ONE CONTINUOUS PIECE OF MATERIAL. FIELD SEAMS SHALL BE REQUIRED ONLY AT THE PIPE PENETRATION BOOTS. FIELD SEAMS SHALL BE SEALED BY DUAL-TRACK FUSION WELDING OR CHEMICAL FUSION PER THE MANUFACTURERS SPECIFICATIONS.

BASIN LINER INSTALLATION DETAILS

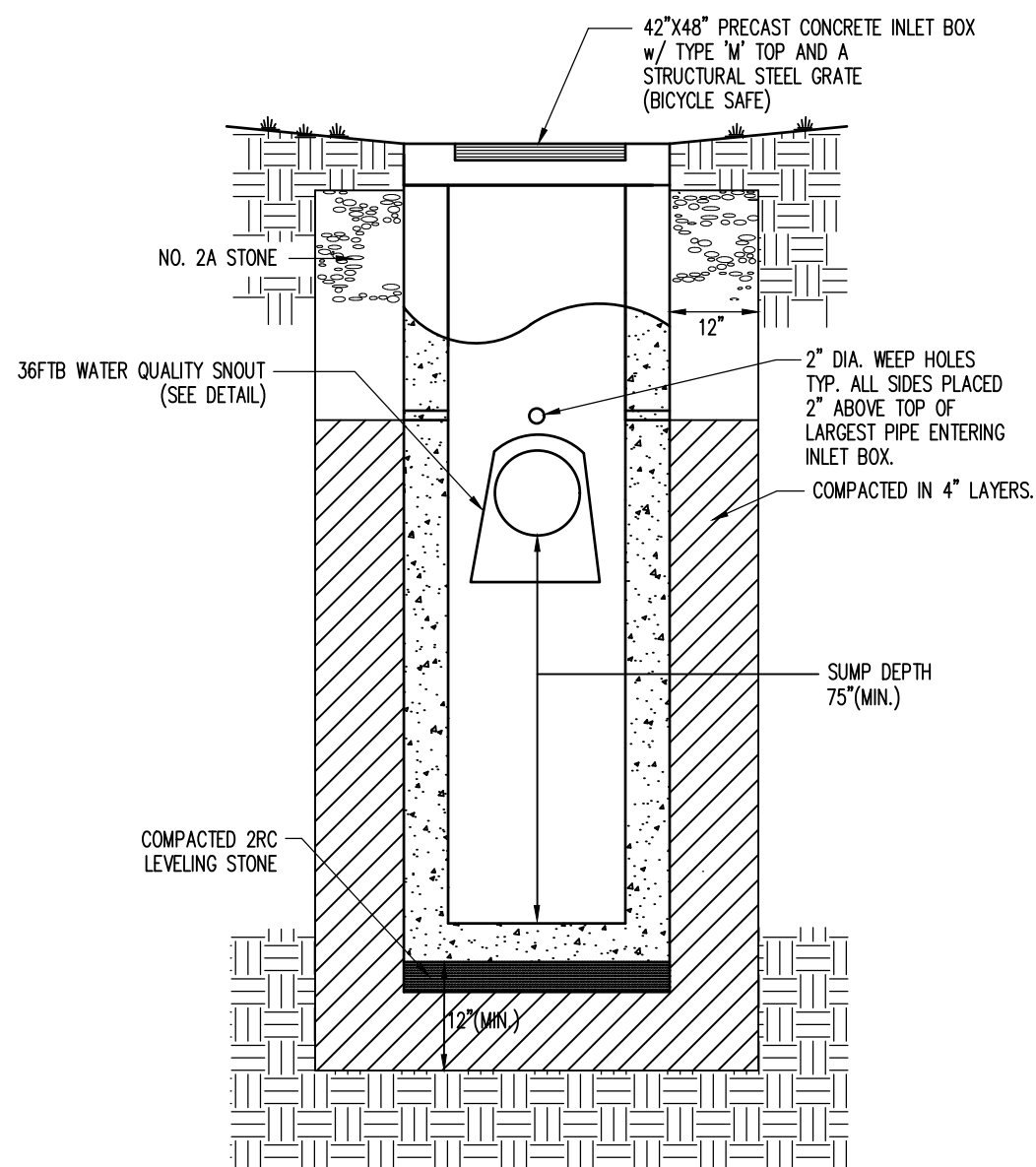
NOT TO SCALE

LINER DETAIL - CROSS SECTION VIEW

NOT TO SCALE



WATER QUALITY SNOT (I-4)
NOT TO SCALE

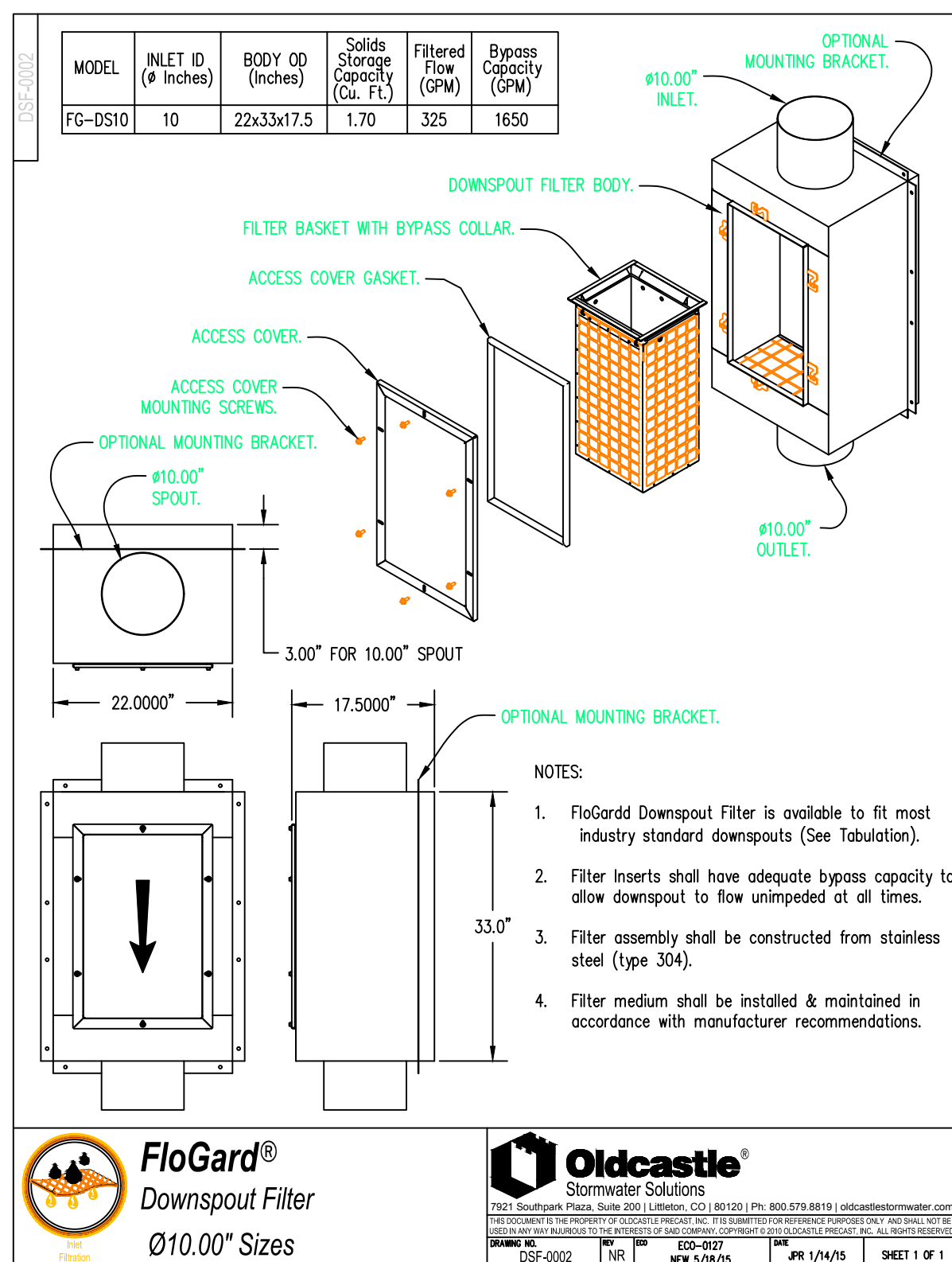


TYPE 'M' PRECAST CONCRETE INLET (I-4)
NOT TO SCALE

- Any Type 'M' Inlet exceeding 4' in depth is required to have steps installed.
- All inlets shall conform to PennDOT Standards.

PROPOSED STORM DRAIN STRUCTURE DATA									
ID	STRUCTURE Type	TG ELEV	INVERT IN	INVERT OUT	PIPE RUN PIPE TYPE	LENGTH (FT)	SIZE (IN)	SLOPE (%)	
I-3	NYLOPLAST DRAIN BASIN W/ MANHOLE	738.80	731.10	I-4					
I-4	42" x 48" Precast Inlet Box w/ 24" X 48" Precast Type M Inlet w/ Bicycle Safe Grate	738.55	733.20	I-5	I-4 TO I-3	HDPEP	40.00	24	5.00
I-5	42" x 48" Precast Inlet Box w/ 24" X 48" Precast Type M Inlet w/ Bicycle Safe Grate	739.40	734.00	I-6	I-5 TO I-4	HDPEP	102.00	24	0.69
I-6	42" x 48" Precast Inlet Box w/ 24" X 48" Precast Type M Inlet w/ Bicycle Safe Grate	739.40	734.60	I-7	I-6 TO I-5	HDPEP	65.50	24	0.52
I-7	42" x 48" Precast Inlet Box w/ 24" X 48" Precast Type M Inlet w/ Bicycle Safe Grate	740.10	735.35	I-8	I-7 TO I-6	HDPEP	79.50	24	0.82
I-8	42" x 48" Precast Inlet Box w/ 24" X 48" Precast Type M Inlet w/ Bicycle Safe Grate	741.25	736.50 736.75	I-10	I-8 TO I-7	HDPEP	131.00	24	0.69
I-10	24" X 48" Precast Type M Inlet w/ Bicycle Safe Grate	742.20	737.70	TEE	I-10 TO I-8	HDPEP	86.00	18	1.28
TEE	18" X 18" X 12" HDPEP TEE		738.15 738.15	YD-13 I-11	TEE TO I-10	HDPEP	30.00	18	1.50
I-11	24" X 48" Precast Type M Inlet w/ Bicycle Safe Grate	742.35	739.11 739.36	I-12	I-11 TO TEE	HDPEP	47.00	18	1.51
I-12	24" X 48" Precast Type M Inlet w/ Bicycle Safe Grate	742.75	739.60	EXISTING 15" HDPEP PIPE					
YD-13	NYLOPLAST 12" Yard Drain	742.50			YD-13 TO TEE	SDR-35 PVC	40.00	12	2.12
TEE	15" X 15" X 12" HDPEP TEE		740.00 740.00	YD-12 EXISTING 15" HDPEP PIPE					
YD-12	NYLOPLAST 12" Yard Drain	743.50			YD-12 TO TEE	SDR-35 PVC	67.50	12	1.22
I-3A	NYLOPLAST DRAIN BASIN W/ MANHOLE	739.00	731.00 732.00	I-13 YD-1					
I-13	42" X 48" Precast Inlet box w/ 24"x48" precast Type M Inlet w/Bicycle Safe Grate	739.75	733.20 733.20	YD-2	I-13 TO I-3A	HDPEP	88.00	24	2.27
YD-1	NYLOPLAST 12" Yard Drain	739.00			YD-1 TO I-3A	SDR-35 PVC	35.00	12	11.43
YD-2	NYLOPLAST 12" Yard Drain	740.00	734.00	YD-3	YD-2 TO I-13	HDPEP	60.00	15	1.33
YD-3	NYLOPLAST 12" Yard Drain	740.00	735.00	YD-4	YD-3 TO YD-2	HDPEP	95.00	15	1.05
YD-4	NYLOPLAST 12" Yard Drain	740.00	736.20	YD-5	YD-4 TO YD-3	HDPEP	90.00	15	1.33
YD-5	NYLOPLAST 12" Yard Drain	741.00	737.60	YD-6	YD-5 TO YD-4	SDR-35 PVC	95.00	12	1.47
YD-6	NYLOPLAST 12" Yard Drain	741.85	738.45	YD-7	YD-6 TO YD-5	SDR-35 PVC	85.00	12	1.00
YD-7	NYLOPLAST 12" Yard Drain	742.50	739.00	YD-8	YD-7 TO YD-6	SDR-35 PVC	62.00	12	1.06
YD-8	NYLOPLAST 12" Yard Drain	743.00	739.50 739.50	YD-9 YD-11	YD-8 TO YD-7	SDR-35 PVC	50.00	12	1.00
YD-9	NYLOPLAST 12" Yard Drain	743.50	740.20	YD-10	YD-9 TO YD-8	SDR-35 PVC	95.00	12	0.74
YD-10	NYLOPLAST 12" Yard Drain	743.80			YD-10 TO YD-9	SDR-35 PVC	76.50	12	0.78
YD-11	NYLOPLAST 12" Yard Drain	743.00			YD-11 TO YD-8	SDR-35 PVC	40.00	12	1.25
EX	EXISTING MANHOLE	732.89	727.17	OS-1					
OS-1	INFILTRATION BASIN OUTLET STRUCTURE (SEE DETAIL)	736.75	730.25 728.25	24" HDPEP 6" SDR-35 PERFORATED PVC	OS-1 TO EX	HDPEP	54.50	24	1.98
I-2	24" X 48" Precast Type C Modified Inlet w/ Bicycle Safe Grate	737.50	730.25	24" HDPEP					
I-1	24" X 48" Precast Type C Modified Inlet w/ Bicycle Safe Grate	735.50			I-1 TO BASIN CHAMBER BOTTOM (730.25)	HDPEP	8.00	18	21.90

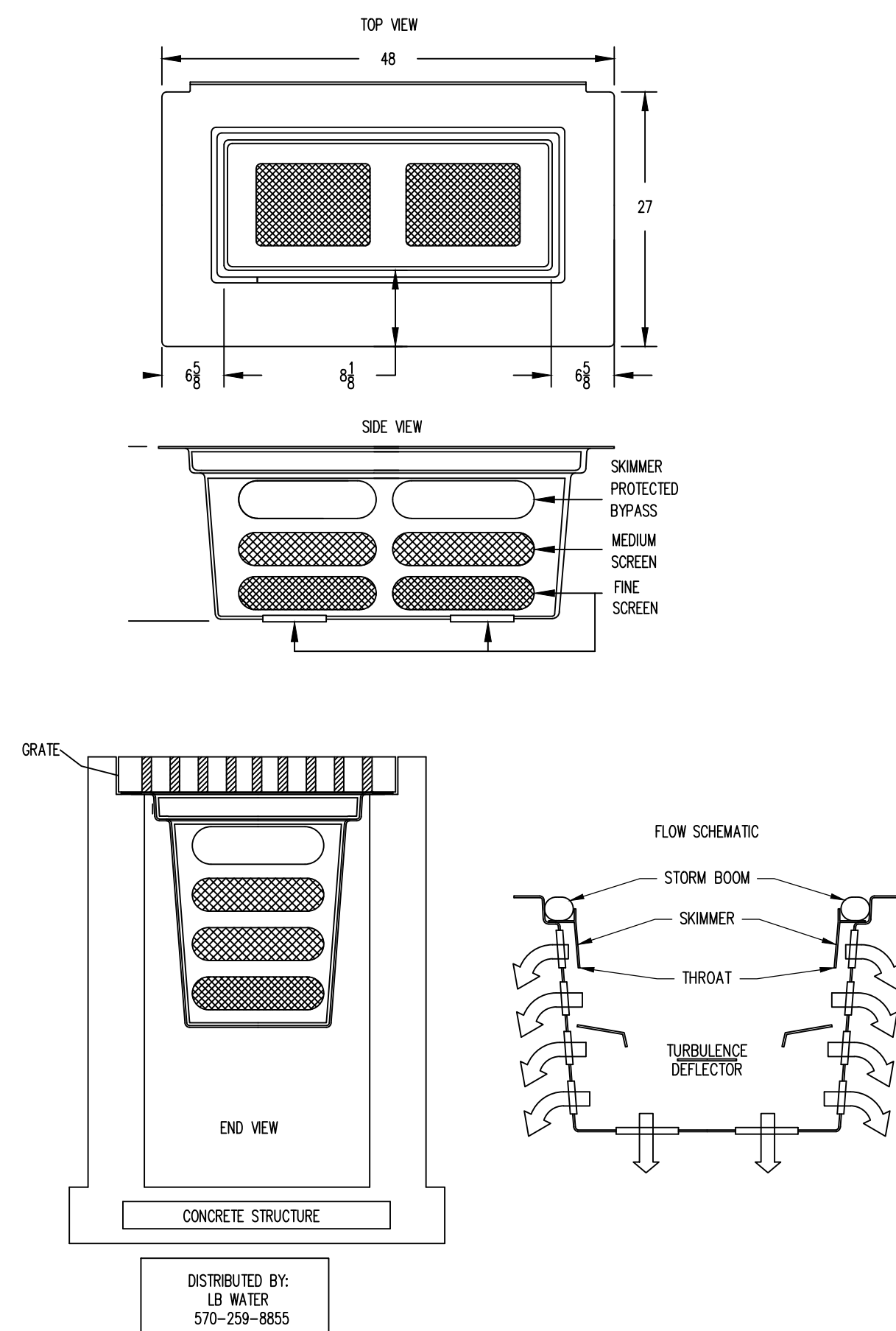
NOTES: ALL ROOF DRAINS SHALL BE 12" SDR-35 PVC SET AT A MINIMUM COVER OF 12" IN LAWN AREAS AND 18" IN PAVEMENT/CONCRETE AND MINIMUM SLOPE OF 0.5%.



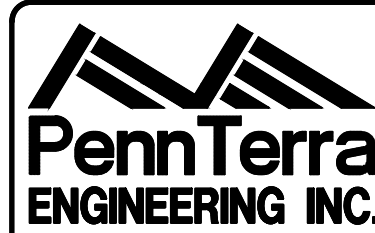
BUILDING LOT #1R
(2) - 10" FLOGARD DOWNSPOUT FILTERS WILL BE NEEDED ON THE PROPOSED BUILDING WITH A MAXIMUM DRAINAGE AREA OF 0.16 ACRES OF ROOF AREA TO EACH FLOGARD DOWNSPOUT FILTER.

BUILDING LOT #2R
(3) - 10" FLOGARD DOWNSPOUT FILTERS WILL BE NEEDED ON THE PROPOSED BUILDING WITH A MAXIMUM DRAINAGE AREA OF 0.16 ACRES OF ROOF AREA TO EACH FLOGARD DOWNSPOUT FILTER.

10" FLOGARD DOWNSPOUT FILTER
NOT TO SCALE



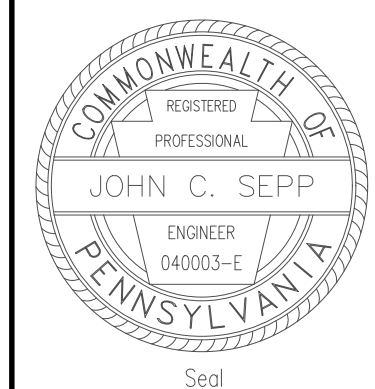
GRATE INLET SKIMMER BOX
FOR TYPE M INLETS
(INLETS 1-5, 1-6 & 1-12)
NOT TO SCALE



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

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Draftsman RRK
Proj Manager JCS
Surveyor XXX
Perimeter Ok.
Book XXX Pg XXX
File 16287 - FINAL - PC4
Layout SW DETAILS - 1

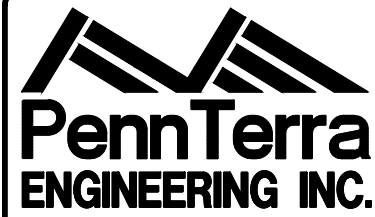
5-29-25 REVISED PER COUNTY COMMENTS
4-21-25 REVISED PER COUNTY COMMENTS
4-17-25 REVISED PER COUNTY COMMENTS
2-26-25 REVISED PER NEW MAPS SUBMISSION
3-26-22 REVISED PER BUILDING UPDATES
Date Description
REVISIONS

BELLEFONTE WATERFRONT
BELLEFONTE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

FINAL LAND
DEVELOPMENT PLAN

STORMWATER
DETAILS

PROJECT NO.
16287
DATE
NOVEMBER 1, 2019
SCALE
NTS
SHEET NO.
PC4



3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
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Seal

Seal

Designer RRK
Draftsman RRK
Proj/Manager JCS
Surveyor XXX
Perimeter Ok. _____
Book XXX Pg. XXX
File 16287 - FINAL - PCS
Layout E&S PLAN

5-29-25	REVISED PER COUNTY COMMENTS
REV	
4-21-25	UPDATES/RESUBMISSION TO BORO
REV	
4-17-25	REVISED PER DEP COMMENTS
REV/TAM	
2-26-25	REVISED PER NEW NPDES SUBMISSION
REV/TAM	
3-20-22	REVISED PER BUILDING UPDATES
REV	
Date	Description
	REVISIONS

BELLEFONTE WATERFRONT

BELLEFONTE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

ON-SITE RIPARIAN BUFFER OFFSET EXHIBIT

PROJECT NO.	16287
DATE	NOVEMBER 1, 2019
SCALE	1"=40'
SHEET NO.	PC5

EROSION & SEDIMENTATION CONTROL LEGEND

NPDES BOUNDARY LINE
LIMIT OF DISTURBANCE

EARTH DISTURBANCE
WITHIN 150' OF STREAM
(2.80 ACRES)

PROPOSED FEATURES LEGEND

PROPOSED BUILDING
PROPOSED CURBING & EDGE OF PAVEMENT
PROPOSED CONCRETE AREAS
PROPOSED PAVER AREAS (PROMENADE)
PROPOSED WALKWAY AREAS
PROPOSED MINOR CONTOURS W/ ELEVATION (1's & 2's)
PROPOSED MAJOR CONTOURS W/ ELEVATION (5's & 10's)
PROPOSED SPOT ELEVATION
PROPOSED GRADE SLOPE
PROPOSED 6" PVC SANITARY SEWER LATERAL W/ CLEAN OUT
PROPOSED 6" DIP WATER SERVICE LATERAL W/ CURB BOX
PROPOSED STORM SEWER W/ TYPE C INLET
PROPOSED STORM SEWER INLET - TYPE M
PROPOSED STORM SEWER INLET - TYPE C
PROPOSED LIGHT FIXTURE (DECORATIVE)
PROPOSED PARKING STALL COUNT
PROPOSED COMBINED UTILITY CONDUIT

EXISTING FEATURES LEGEND

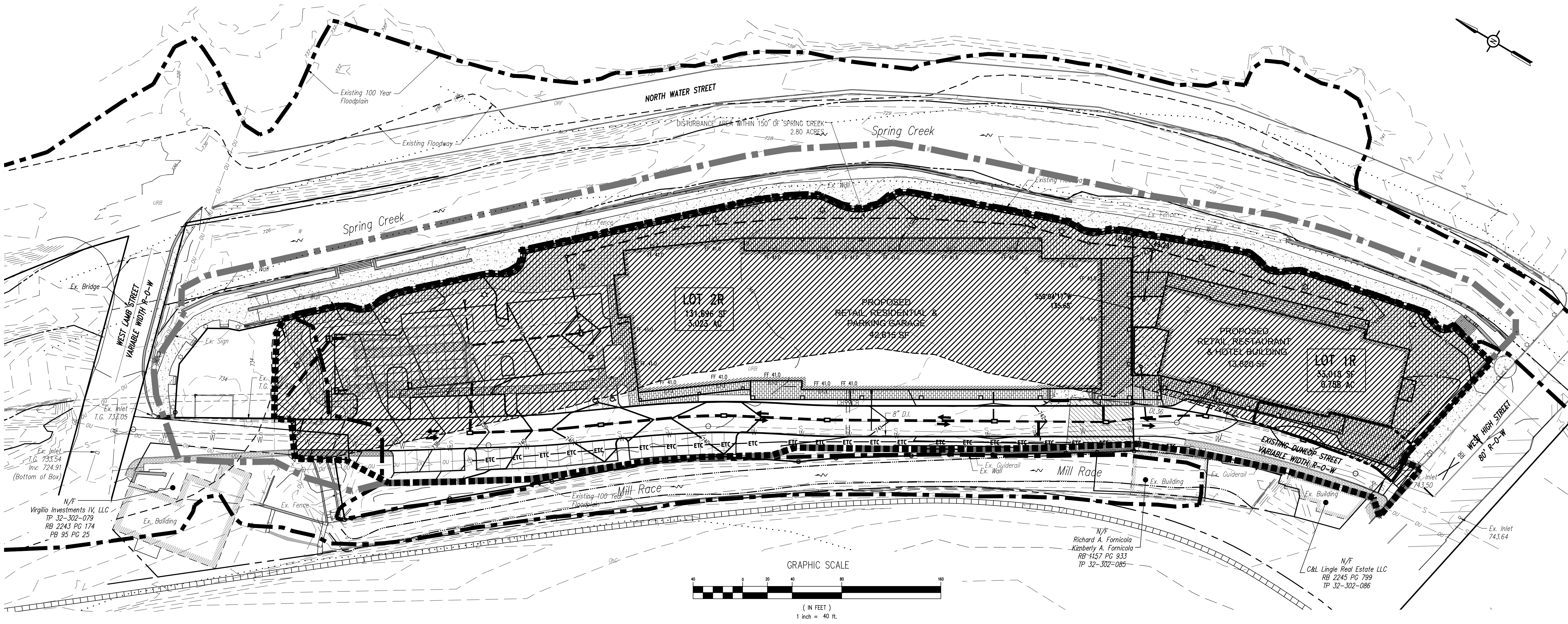
Existing Building
Existing Curbing & Edge of Pavement
Existing Concrete Areas
Existing Bituminous Areas
Existing Retaining Wall
Existing Fence / Type
Existing Guide Rail
Existing Contours w/ Elevation (1's & 2's)
Existing Contours w/ Elevation (5's & 10's)
Existing Sanitary Sewer w/ Manhole
Existing Sanitary Sewer Lateral w/ Clean Out
Existing Water Line w/ Valve
Existing Storm Sewer Line w/ Inlet
Existing Gas Line
Existing Overhead Utility Line w/ Pole
Existing Fire Hydrant
Existing Utility Pole
Existing Guy Wire
Existing Utility Meter
Existing Light Pole/Standard
Existing Sign
Existing Soil Limit Line / Boundary
Existing Soil Type
Existing Creek Line

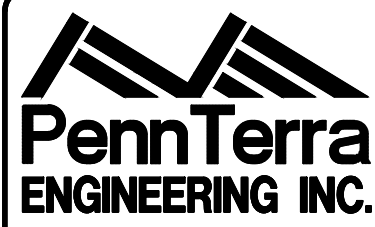
SURVEY FEATURES LEGEND

Property Line, Lot Line or Right of Way Line
Adjoining Property Line

SOILS LEGEND

Soil cover on the site consists of:
OhC - Opequon-Hagerstown Complex, 8-15% Slopes
ORF - Opequon-Hagerstown Complex, Steep
URB - Urban land-Hagerstown Complex, Gently Sloping
W - Water

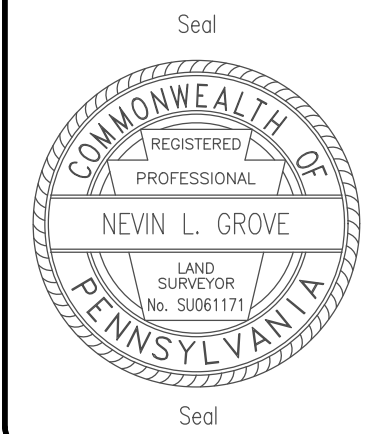




3075 ENTERPRISE DRIVE
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Designer RRK
Draftsman RRK
Proj Manager JCS
Surveyor XXX
Perimeter Ok. _____
Book XXX Pg XXX
File 16287 - FINAL - PC6
Layout RIPIARIAN

Date	Description
5-29-25	REVISED PER COUNTY COMMENTS
4-21-25	REVISED PER COUNTY COMMENTS
4-17-25	REVISED PER DEP COMMENTS
2-26-25	REVISED PER NEW NOTES SUBMISSION
3-26-22	REVISED PER BUILDING UPDATES
REVISIONS	

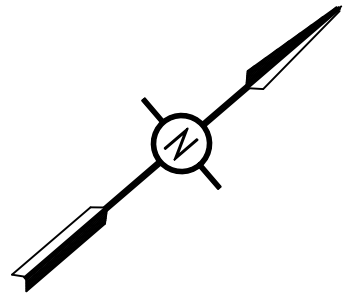
BELLEFONTE WATERFRONT

BELLEFONTE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

OFF-SITE RIPARIAN BUFFER OFFSET EXHIBIT

PROJECT NO. 16287	
DATE NOVEMBER 1, 2019	
SCALE 1" = 50'	SHEET NO. PC6



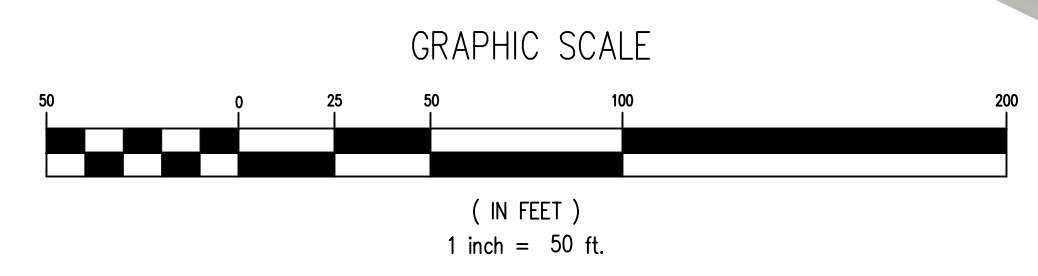
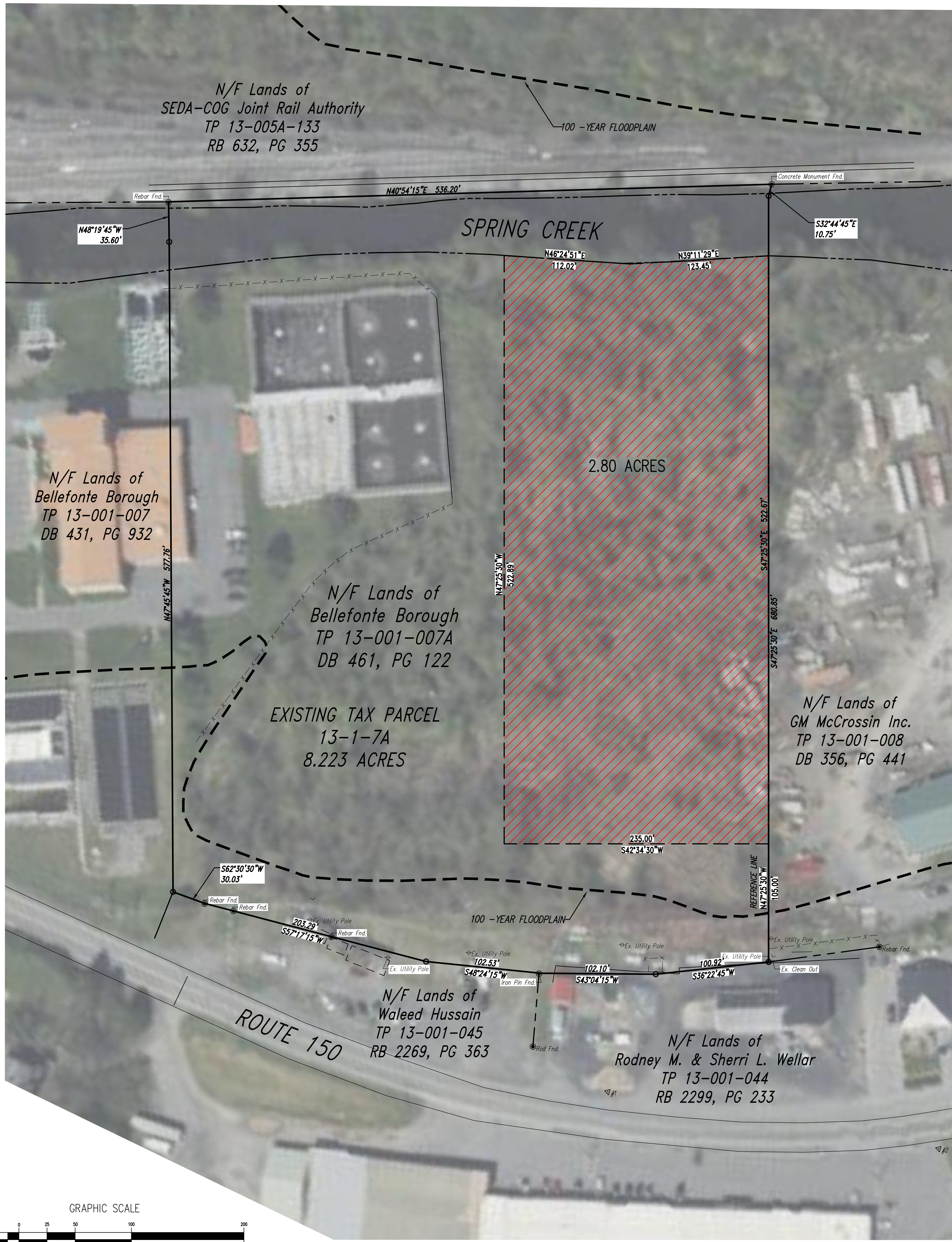
LEGEND

- Property Line or Right of Way Line
- Adjoining Property Line
- Easement Line
- Floodplain Boundary
- Existing Stream Line
- Property Corner Found
- Property Corner
- Off-Site Riparian Buffer Area

**LEGAL DESCRIPTION
OFF-SITE RIPARIAN BUFFER AREA**

All that certain tract of land situated in the Borough of Bellefonte, Centre County, PA, being the Off-Site Riparian Buffer Area, as shown on a plan entitled, "Bellefonte Waterfront, Final Land Development Plan, Off-Site Riparian Buffer Offset Exhibit", dated November 1, 2019, as revised, by PennTerra Engineering, Inc., State College, PA, being bounded and described as follows:

Beginning at a point, lying in a southerly line of lands owned now or formerly by GM McCrossin Inc. (Tax Parcel 13-001-008, D.B. 356, Pg. 441) and lying in a northerly line of lands owned now or formerly by Bellefonte Borough (Tax Parcel 13-001-007A, D.B. 461, Pg. 122), said point being referenced N47°25'30"W, 105.00 feet from a Property Corner, being a southerly corner of said GM McCrossin lands, lying in a westerly line of lands owned now or formerly by Rodney M. and Sherri L. Wellar (Tax Parcel 13-001-044, R.B. 2299, Pg. 233) and being an easterly corner of said Bellefonte Borough lands; thence traversing through said Bellefonte Borough lands the following four bearings and distances: S42°34'30"W, 235.00 feet to a point; thence N47°25'30"W, 522.89 feet to a point; thence N46°24'51"E, 112.02 feet to a point; thence N39°11'29"E, 123.45 feet to a point, lying in a northerly line of said Bellefonte Borough lands and lying in a southerly line of said GM McCrossin lands; thence along the common line between said lands S47°25'30"E, 522.67 feet to a point, being the place of beginning, containing 2.80 acres.



NPDES PERMIT NOTICE OF TERMINATION NOTE:

UPON CONTRACTOR BEING AWARDED THE SITE WORK CONTRACT, THE CONTRACTOR IS RESPONSIBLE AND SHALL PROCESS FORMS W/ THE CENTRE COUNTY CONSERVATION DISTRICT TO BECOME A CO-PERMITTEE ON THE NPDES PERMIT AND SHALL REMAIN AS A CO-PERMITTEE UNTIL THE CONTRACTOR FILES THE NOTICE OF TERMINATION. THE NOTICE OF TERMINATION REQUIRES CERTIFICATION OF THE STORMWATER FACILITIES MENTIONED ON THE POST CONSTRUCTION STORMWATER PLAN.

EROSION & SEDIMENTATION CONTROL LEGEND

	NPDES BOUNDARY LINE
	LIMIT OF DISTURBANCE
	12" SILT SOCK
	24" SILT SOCK
	CONSTRUCTION ENTRANCE
	TOPSOIL STOCKPILE
	CONCRETE WASHOUT AREA
	INLET PROTECTION
	YARD DRAIN PROTECTION
	EROSION CONTROL LINING (CURLEX I OR APPROVED EQUAL)

PROPOSED FEATURES LEGEND

	PROPOSED BUILDING
	PROPOSED CURBING & EDGE OF PAVEMENT
	PROPOSED CONCRETE AREAS
	PROPOSED PAVER AREAS (PROMENADE)
	PROPOSED WALKWAY AREAS
	PROPOSED MINOR CONTOURS W/ ELEVATION (1's & 2's)
	PROPOSED MAJOR CONTOURS W/ ELEVATION (5's & 10's)
	PROPOSED SPOT ELEVATION
	PROPOSED GRADE SLOPE
	PROPOSED 6" PVC SANITARY SEWER LATERAL W/ CLEAN OUT
	PROPOSED 6" DIP WATER SERVICE LATERAL W/ CURB BOX
	PROPOSED STORM SEWER W/ TYPE C INLET
	PROPOSED STORM SEWER INLET - TYPE M
	PROPOSED STORM SEWER INLET - TYPE C
	PROPOSED LIGHT FIXTURE (DECORATIVE)
	PROPOSED PARKING STALL COUNT
	PROPOSED COMBINED UTILITY CONDUIT
	ETC

EXISTING FEATURES LEGEND

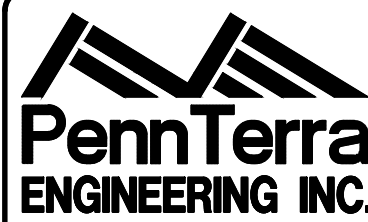
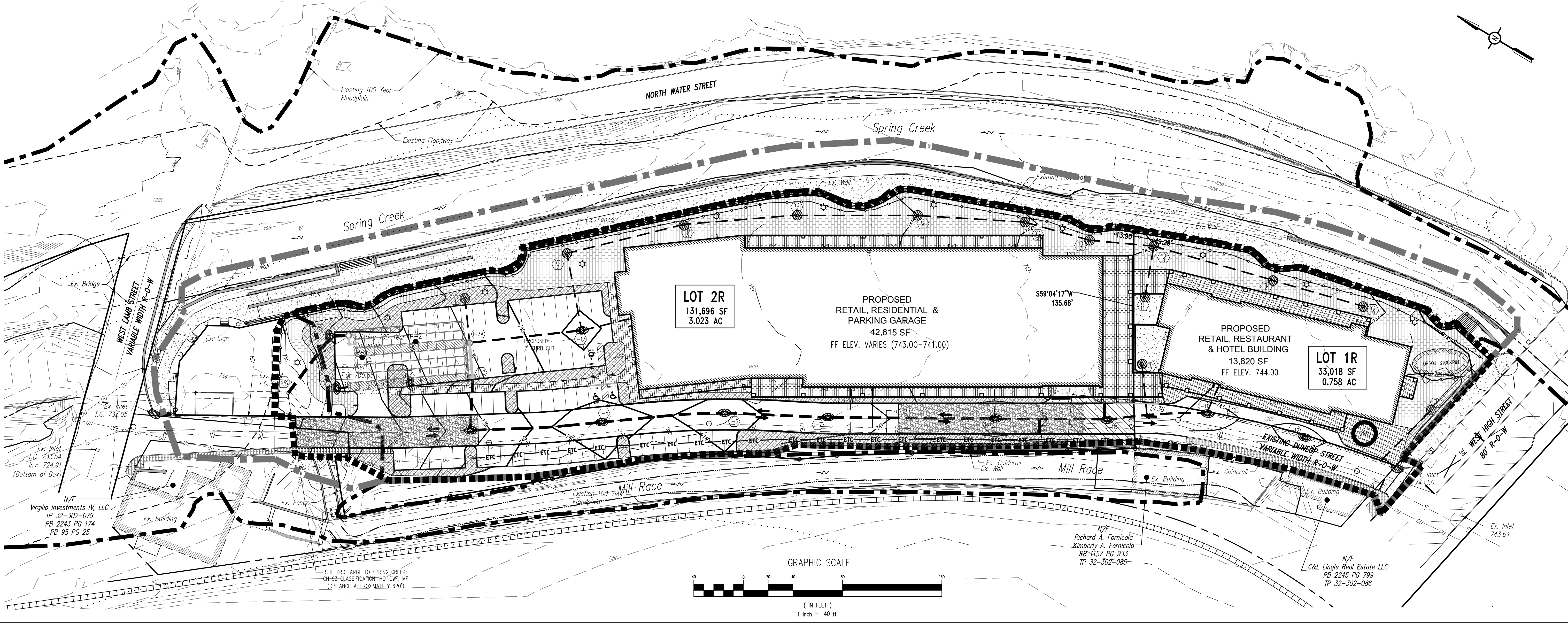
	Existing Building
	Existing Curbing & Edge of Pavement
	Existing Concrete Areas
	Existing Bituminous Areas
	Existing Retaining Wall
	Existing Fence / Type
	Existing Guide Rail
	Existing Contours w/ Elevation (1's & 2's)
	Existing Contours w/ Elevation (5's & 10's)
	Existing Sanitary Sewer w/ Manhole
	Existing Sanitary Sewer Lateral w/ Clean Out
	Existing Water Line w/ Valve
	Existing Storm Sewer Line w/ Inlet
	Existing Gas Line
	Existing Overhead Utility Line w/ Pole
	Existing Fire Hydrant
	Existing Utility Pole
	Existing Guy Wire
	Existing Utility Meter
	Existing Light Pole/Standard
	Existing Sign
	Existing Soil Limit Line / Boundary
	Existing Soil Type
	Existing Creek Line

SURVEY FEATURES LEGEND

	Property Line, Lot Line or Right of Way Line
	Adjoining Property Line

SOILS LEGEND

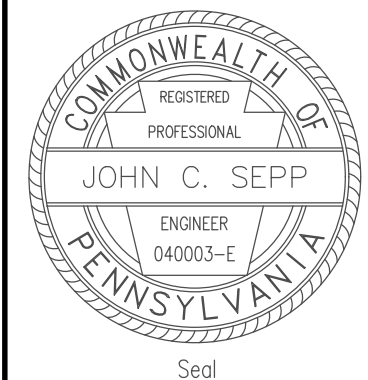
Soil cover on the site consists of:
OhC - Opequon-Hagerstown Complex, 8-15% Slopes
DRF - Opequon-Hagerstown Complex, Steep
URB - Urban land-Hagerstown Complex, Gently Sloping
W - Water



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SUITE 100
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Proj Manager	JCS
Surveyor	XXX
Perimeter Ok	
Book	XXX Pg XXX
Acad	16287 - FINAL - ES1
Layout	ES1

5-29-25	REVISED PER COUNTY COMMENTS
RRK	
4-21-25	UPDATES/RESUBMISSION TO BORO
RRK	
4-17-25	REVISED PER DEP COMMENTS
RRK/JAM	
2-26-25	REVISED PER NEW NPDES SUBMISSION
RRK/JAM	
3-20-22	REVISED PER BUILDING UPDATES
RRK	
Date	Description
	REVISIONS

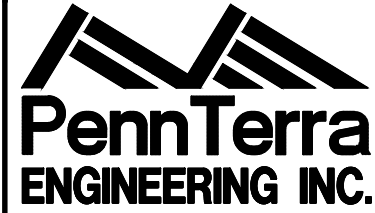
BELLEFONTE WATERFRONT

BELLEFONTE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

SOIL EROSION AND SEDIMENTATION CONTROL PLAN

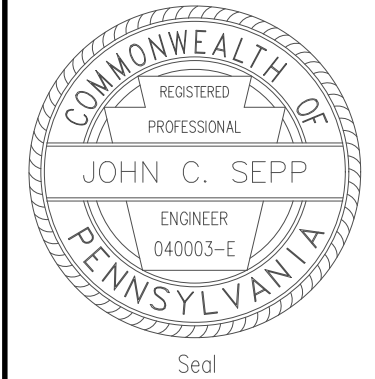
PROJECT NO.	16287
DATE	NOVEMBER 1, 2019
SCALE	1" = 40'
SHEET NO.	ES1



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Surveyor _____ **XXX**
Perimeter Ck. _____
Book _____ **XXX** Pg _____ **XXX**
File# **6287** - FINAL - **ES2** - DETAILS
Layout _____ **E&S DETAILS**

REV	DESCRIPTION
5-29-25	REVISED PER COUNTY COMMENTS
4-21-25	REVISED PER COUNTY COMMENTS
4-17-25	REVISED PER DEP COMMENTS
2-26-25	REVISED PER NEW MAPS SUBMISSION
3-26-22	REVISED PER BUILDING UPDATES
Date	Description
	REVISIONS

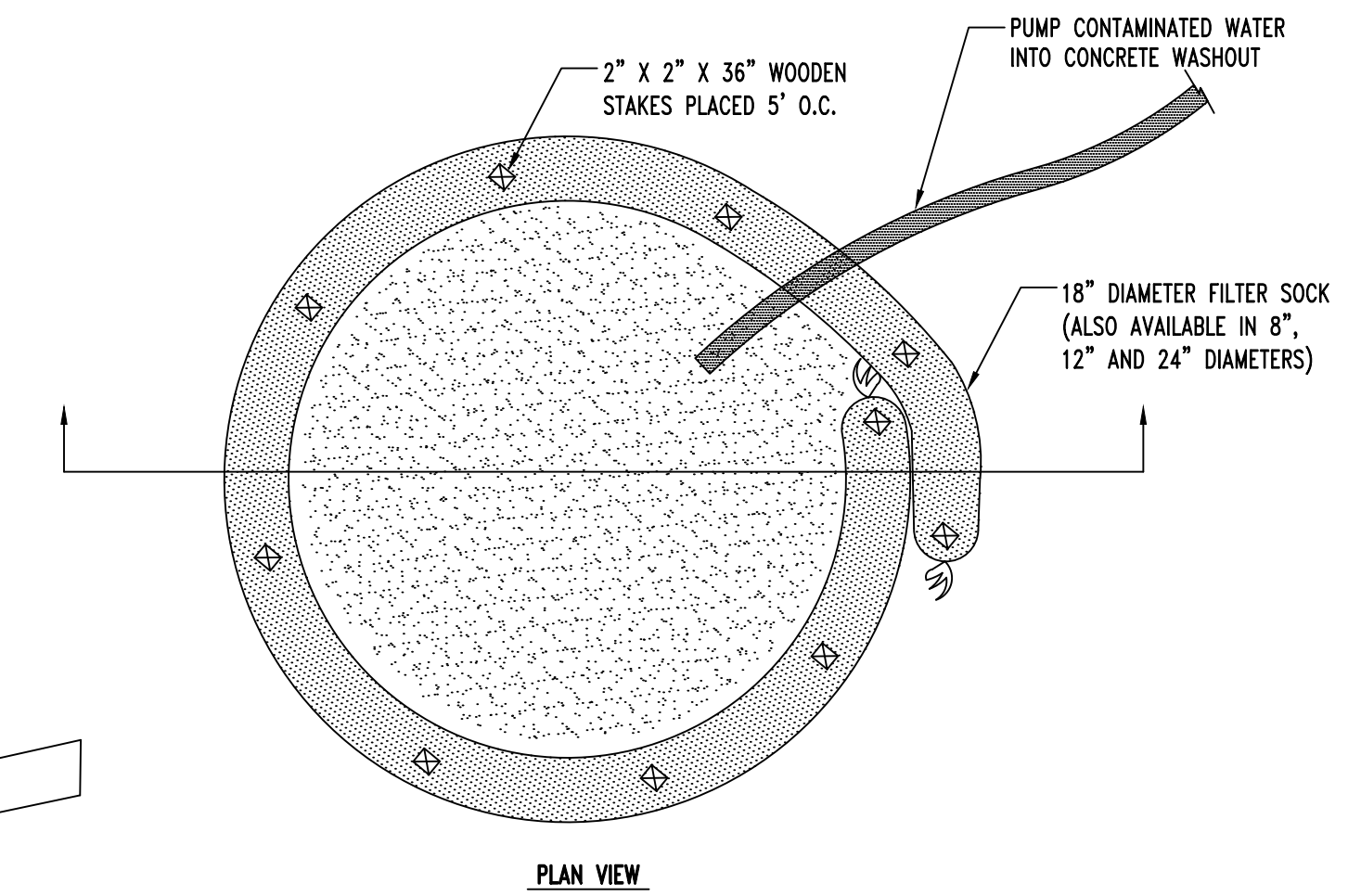
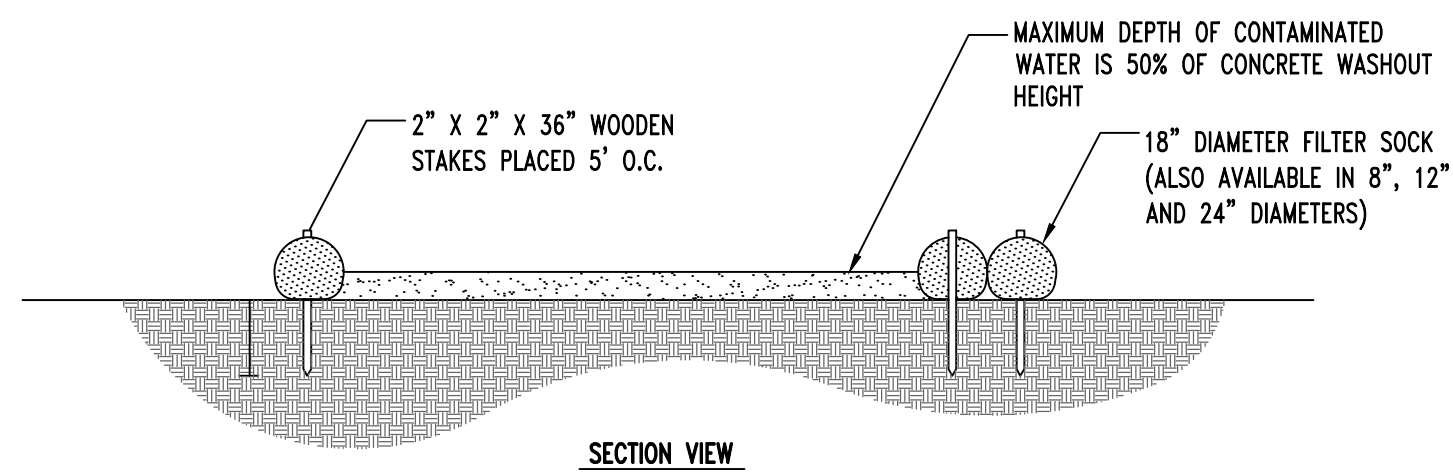
BELLEFONTE WATERFRONT

BELLEFONTE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

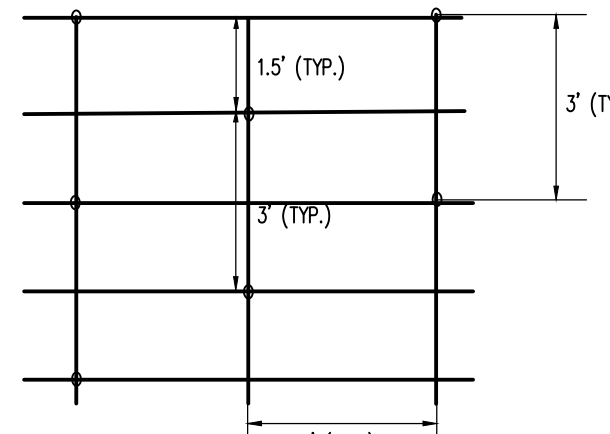
PROJECT NO.	16287
DATE	NOVEMBER 1, 2019
SCALE	NTS
SHEET NO.	ES2



- NOTES:**
1. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE
 2. CONCRETE WASHOUT MAY BE STACKED IN A PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT AND STABILITY
 3. CONCRETE WASHOUT MAY BE DIRECT SEEDED AT THE TIME OF INSTALLATION
 4. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE FILTER SOCKS.

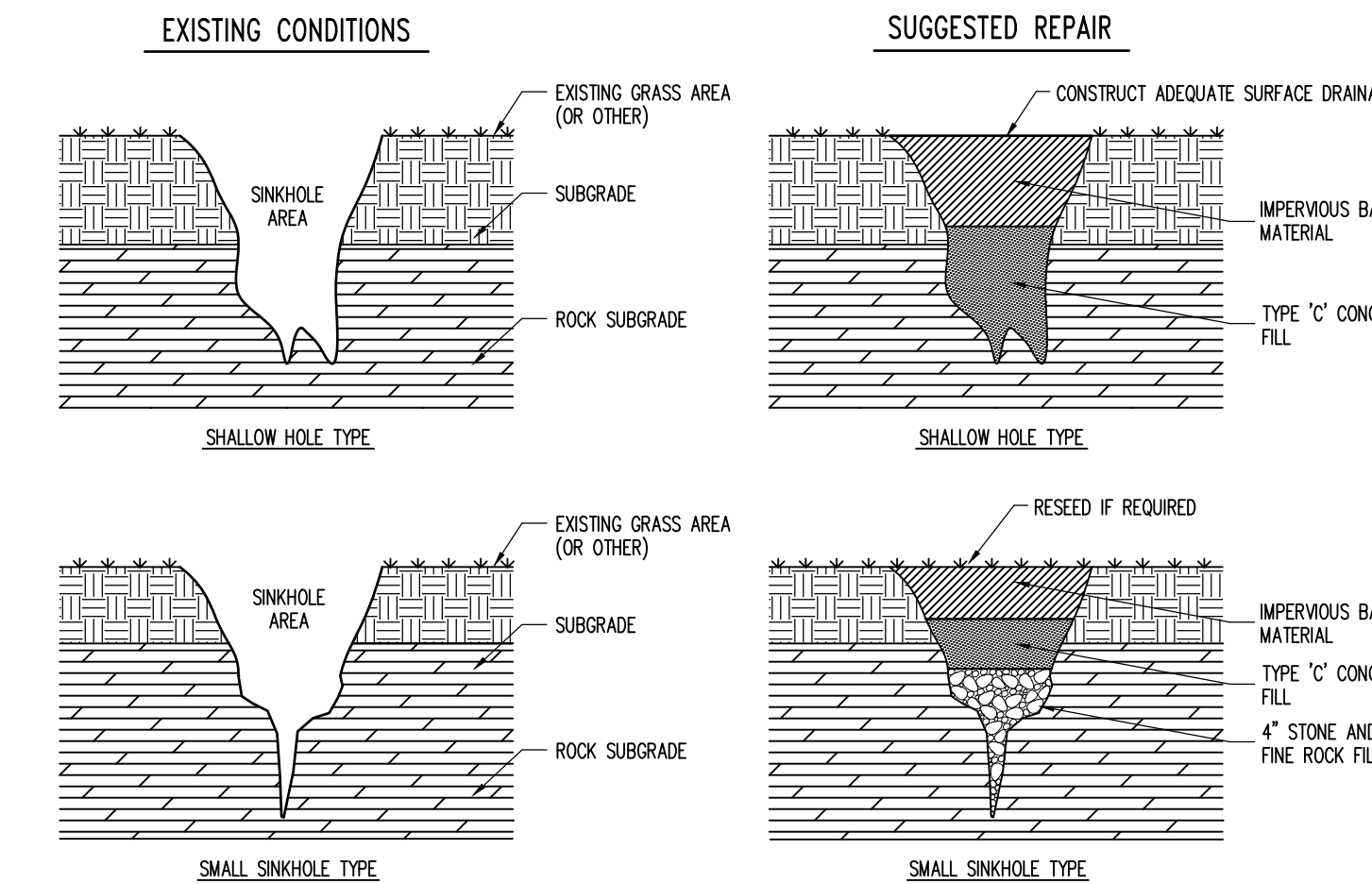
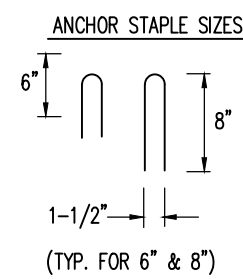
CONCRETE WASHOUT AREA

NOT TO SCALE



NOTE: THE FOLLOWING STAPLE PATTERN SHALL BE USED FOR ALL EROSION CONTROL LINING INSTALLATION.

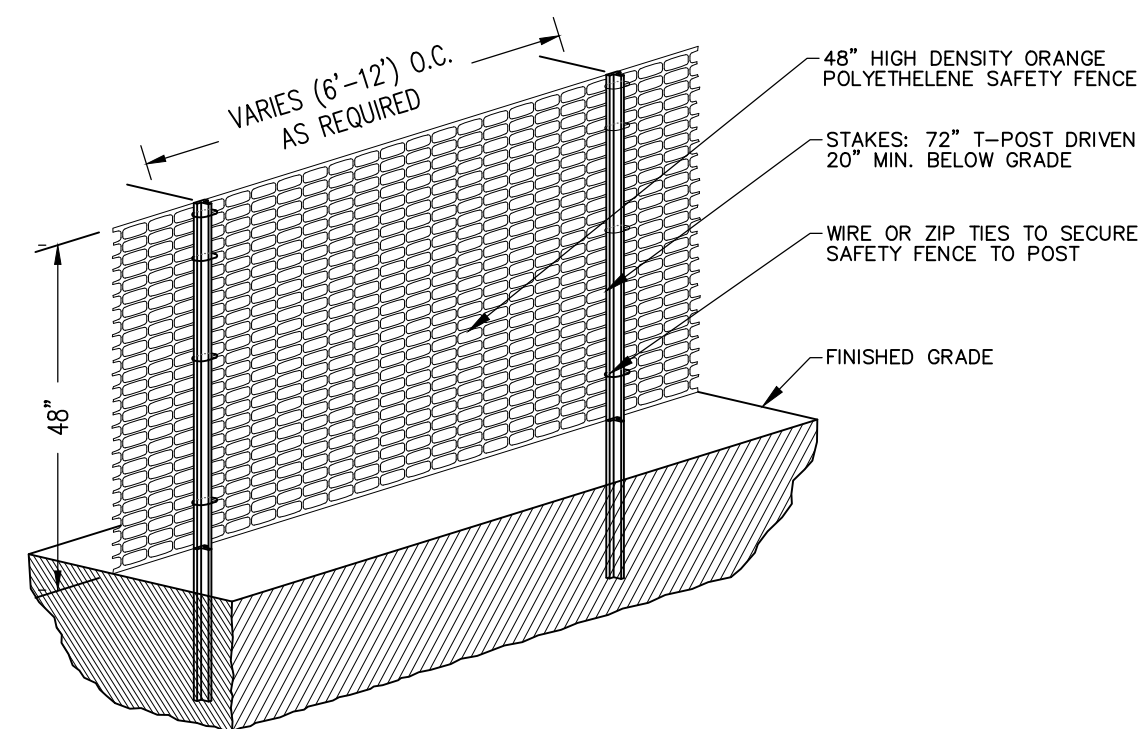
TYPICAL ANCHORING PATTERN (1.1 STAPLES/YD²)



NOTE:
THESE DETAILS REPRESENT TYPICAL SINKHOLE SHAPES AND REPAIR TECHNIQUES. SINKHOLES VARY IN SIZE AND TYPE. THEREFORE, THE OWNER'S GEOTECHNICAL ENGINEER SHALL BE CONTACTED PRIOR TO FIELD REPAIR OF ANY SINKHOLE. (NOT INCLUDED IN UTILITY/EARTHWORK BASE BID)

SINKHOLE REPAIR

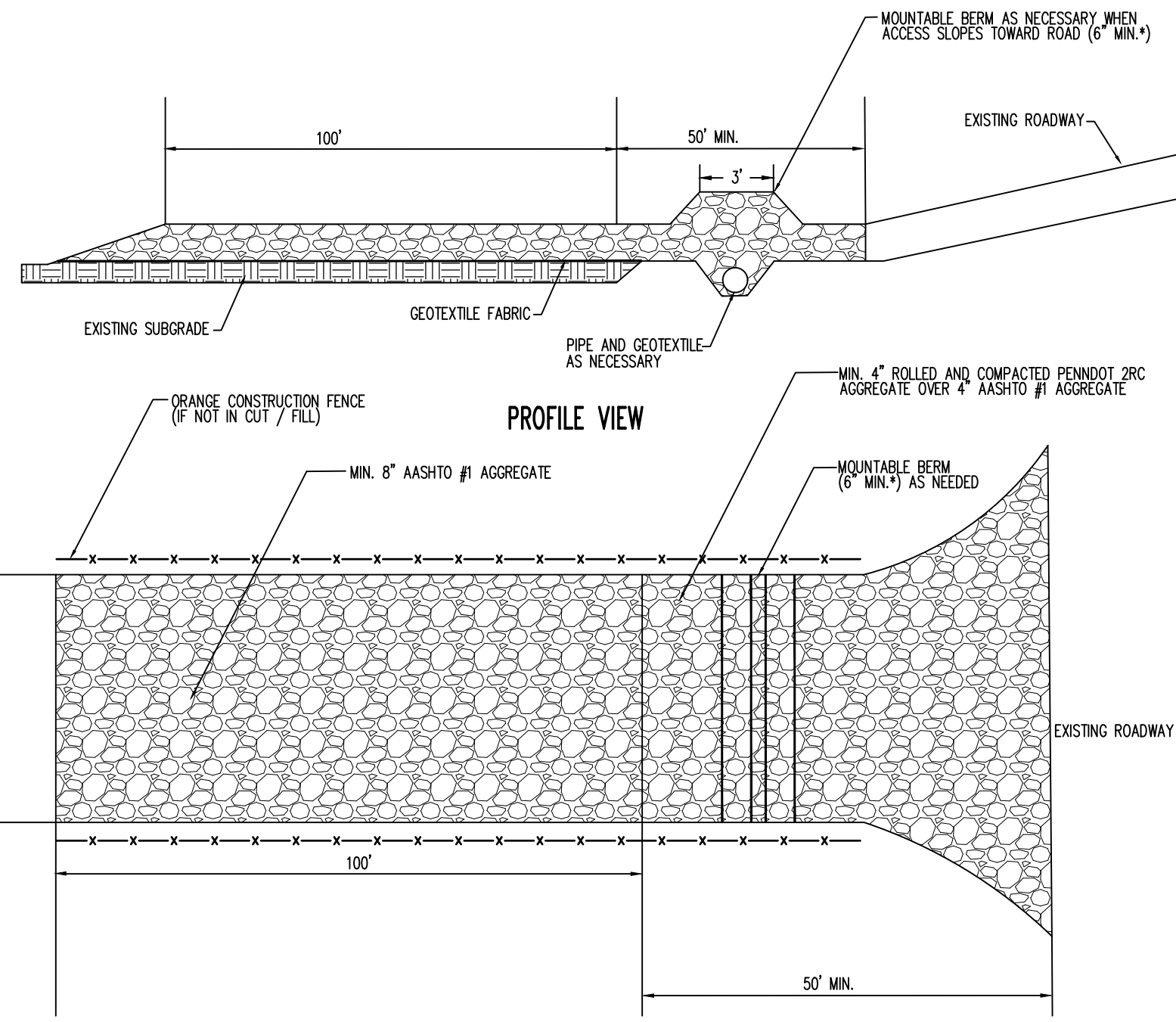
NOT TO SCALE



- 1.** ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER DEMOLITION & EROSION CONTROL PLANS.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
3. WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
4. SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
5. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

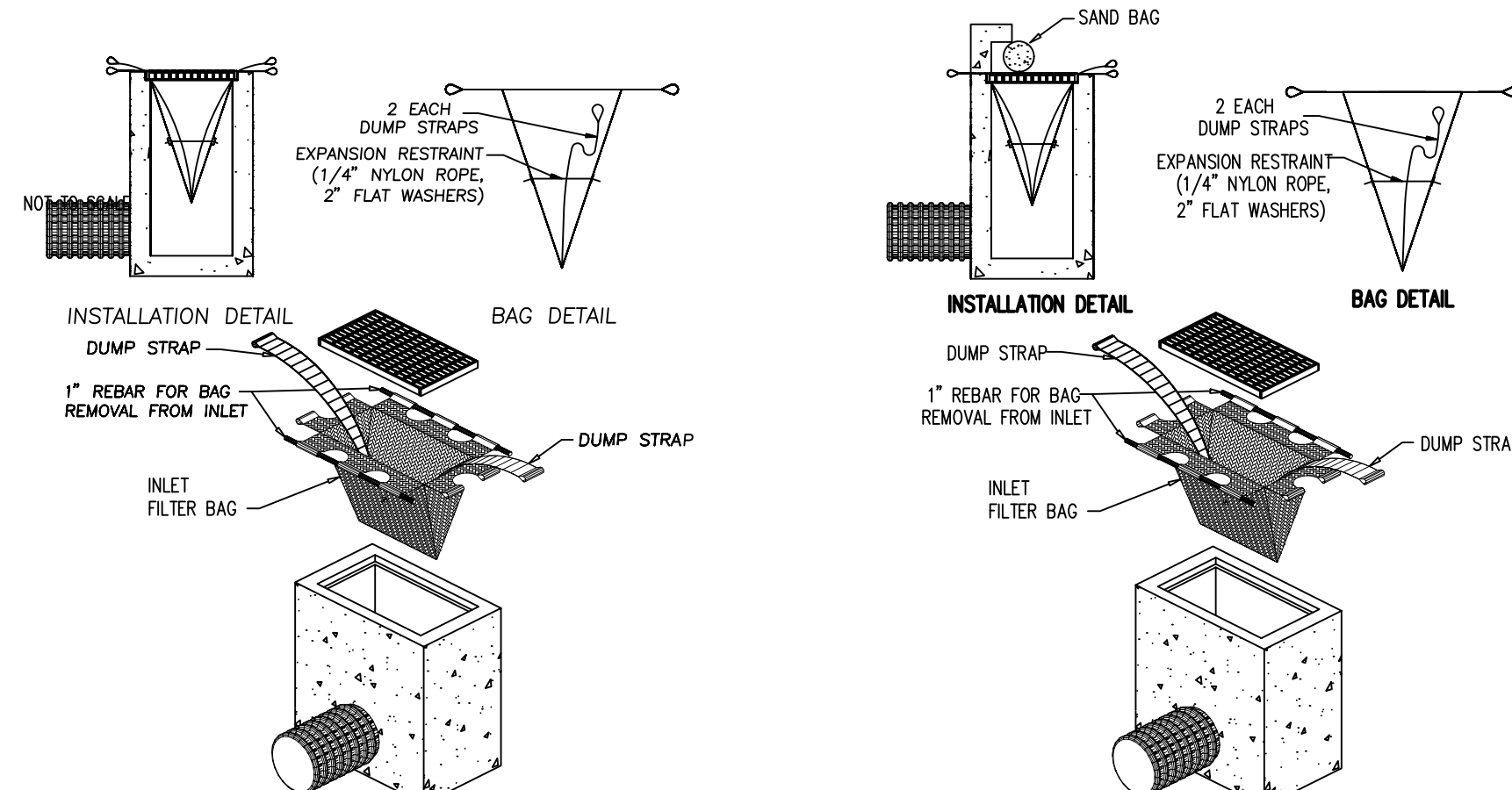
TEMPORARY ORANGE CONSTRUCTION FENCE

NOT TO SCALE



PLAN VIEW ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



INLET FILTER BAG (TYPE M)

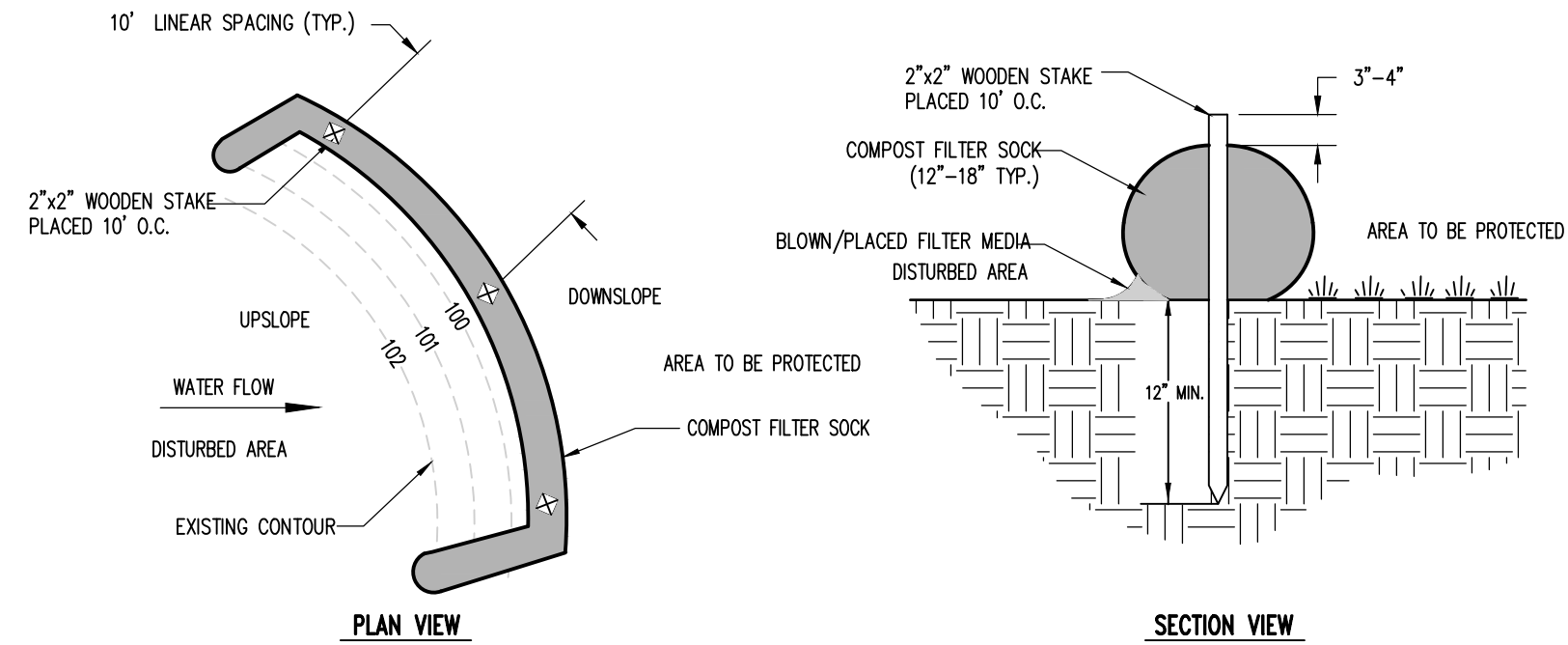
NOT TO SCALE

INLET FILTER BAG NOTES:
FILTER BAG SHOULD TRAP PARTICLES LARGER THAN 150 MICRONS.
WHEREVER FILTER BAGS ARE USED THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
INLET FILTER BAGS SHOULD BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT.
FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN BAG IS 1/2 FULL
DAMAGED FILTER BAGS SHOULD BE REPLACED.
NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION.

INLET FILTER BAG (TYPE C)

NOT TO SCALE

INLET FILTER BAG NOTES:
FILTER BAG SHOULD TRAP PARTICLES LARGER THAN 150 MICRONS.
WHEREVER FILTER BAGS ARE USED THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
INLET FILTER BAGS SHOULD BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT.
FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN BAG IS 1/2 FULL
DAMAGED FILTER BAGS SHOULD BE REPLACED.
NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION.



- NOTES:**
1. SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2.
 2. SILT SOCK COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
 3. SILT SOCKS DEPICTED ARE FOR USE ON MINIMAL SLOPES. GREATER SLOPES MAY REQUIRE LARGER SILT SOCKS PER THE ENGINEER.
 4. COMPOST MATERIAL TO BE DISPOSED ON SITE, AS DETERMINED BY ENGINEER.
 5. TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
 6. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVEGROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
 7. SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
 8. BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 9. UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.

TABLE 4.1
Compost Sock Fabric Minimum Specifications

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years

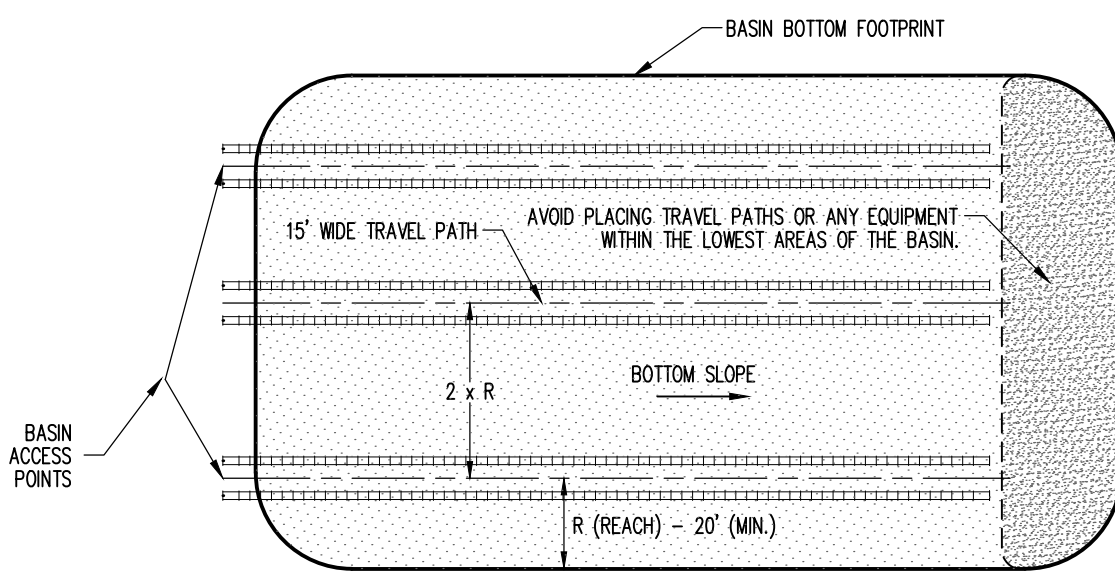
Two-ply systems	
Inner Containment Netting	HDPE biaxial net
	Continuously wound
Outer Filtration Mesh	Fusion-welded junctions
	3/4" x 3/4" Max. aperture size
Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch)	
3/16" Max. aperture size	

Sock fabrics composed of burlap may be used on projects lasting 6 months or less.

TABLE 4.2 Compost Standards	
Organic Matter Content	80% - 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	5.5 - 8.0
Moisture Content	35% - 55%
Particle Size	98% pass through 1" screen
Soluble Salt Concentration	5.0 ds/m (mmhos/cm) Maximum

COMPOST FILTER SOCK DETAIL

NOT TO SCALE

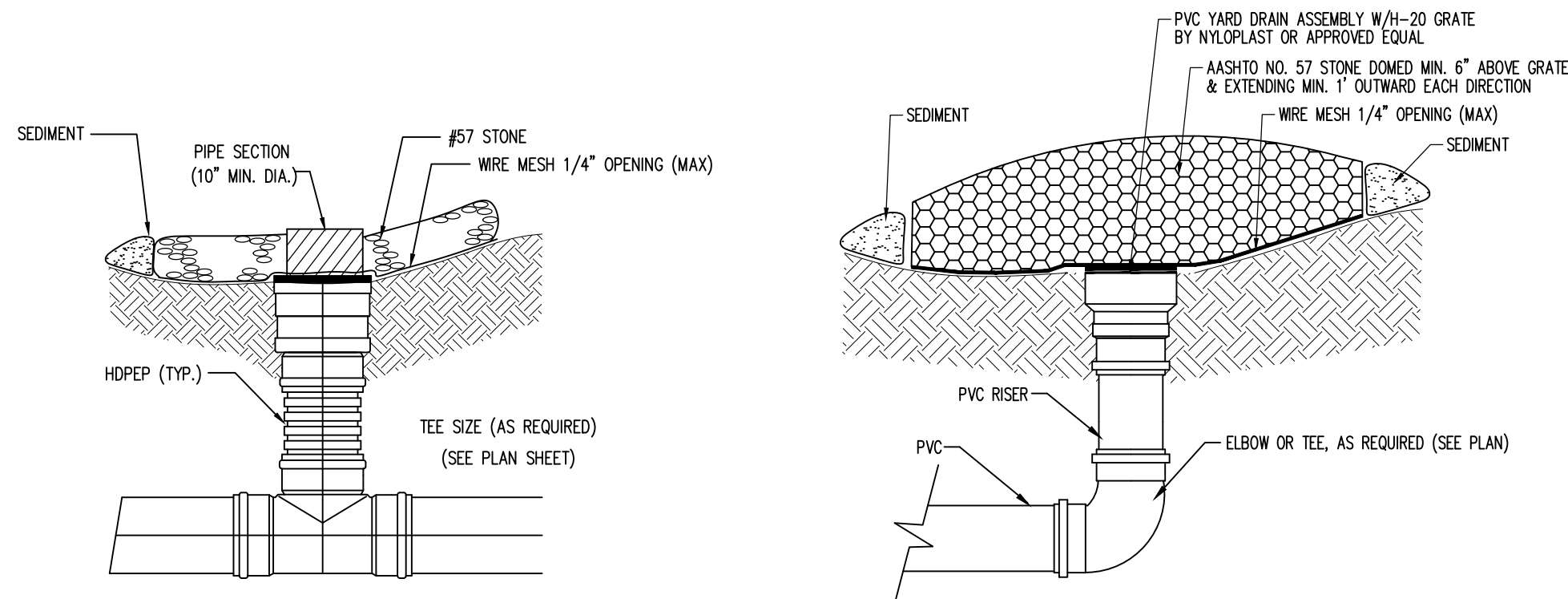


THIS DETAIL REPRESENTS A TYPICAL BASIN BOTTOM EXCAVATION TECHNIQUE. EACH BASIN VARIES WITH GEOMETRY AND OTHER VARIOUS PHYSICAL FEATURES. THE CONTRACTOR MUST DEVELOP A BASIN BOTTOM EXCAVATION PLAN AND CONSULT WITH THE SITE ENGINEER PRIOR TO COMMENCING THE BASIN BOTTOM EXCAVATION.

- NOTES:**
1. ALL EQUIPMENT MOBILIZATION AND MANEUVERS MUST BE LIMITED TO THE TRAVEL PATH LOCATIONS. THE CONTRACTOR SHALL LOCATE AND CLEARLY POST ALL TRAVEL PATHS IN THE FIELD.
 2. TRAVEL PATH LOCATIONS SHALL BE SELECTED BASED UPON EQUIPMENT REACH CAPABILITY AND BASIN GEOMETRY. TRAVEL PATH LOCATIONS SHOULD BE SELECTED SUCH THAT THEY PARALLEL THE LONGEST SIDE OF THE BASIN.
 3. TRAVEL PATH SPACING SHALL VARY WITH EQUIPMENT REACH CAPABILITY. REACH CAPABILITY SHOULD BE A MINIMUM OF 20 FEET.
 4. MATERIAL SHALL BE REMOVED FROM THE TRAVEL PATH LOCATIONS WORKING TOWARD THE BASIN ACCESS POINTS. ONCE MATERIAL IS REMOVED FROM EACH TRAVEL PATH LOCATION AND FINAL GRADE IS ACHIEVED, ALL EQUIPMENT SHALL BE PROHIBITED FROM THESE LOCATIONS.

TYPICAL UNDERGROUND INFILTRATION BASIN BOTTOM EXCAVATION

NOT TO SCALE

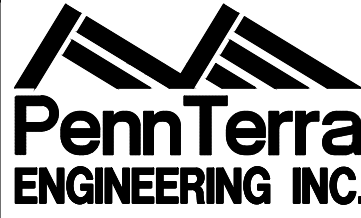


12" INLINE DRAIN INLET PROTECTION

NOT TO SCALE

YARD DRAIN INLET PROTECTION

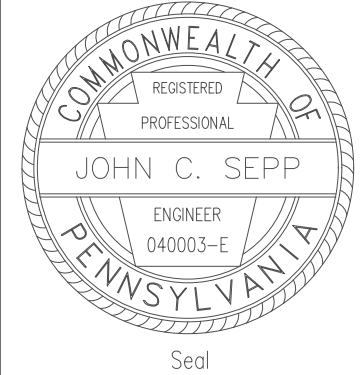
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Surveyor _____ **XXX**
Perimeter Ok. _____
Book _____, XXX, Pg. _____, XXX
File **16287 - FINAL - ES3 - NARR**
Layout _____, **E&S NARRATIVE**

5-29-25 RRK	REVISED PER COUNTY COMMENTS
4-21-25 RRK	UPDATES/RESUBMISSION TO BORO
4-17-25 RRK/JAM	REVISED PER DEP COMMENTS
2-26-25 RRK/JAM	REVISED PER NEW MAPS SUBMISSION
3-26-22 RRK	REVISED PER BUILDING UPDATES
Date	Description
REVISIONS	

**BELLEFONTE
WATERFRONT**

BELLEFONTE BOROUGH
CENTRE COUNTY
PENNSYLVANIA

**FINAL LAND
DEVELOPMENT PLAN**

**SOIL EROSION
AND
SEDIMENTATION
CONTROL
NARRATIVE**

PROJECT NO. 16287	
DATE NOVEMBER 1, 2019	
SCALE NTS	SHEET NO. ES3

Standard Erosion and Sedimentation Control Plan Notes

- All earth disturbances, including clearing and grubbing as well as cuts and fills shall be done in accordance with the approved E&S plan. A copy of the approved drawings (stamped, signed and dated by the Centre County Conservation District) must be available at the project site at all times. The Centre County Conservation District shall be notified of any changes to the approved plan prior to implementation of those changes. The Centre County Conservation District may require a written submittal of those changes for review and approval at its discretion.
- At least 7 days prior to starting any earth disturbance activities, including clearing and grubbing, the owner and/or operator shall invite all contractors, the landowner, appropriate municipal officials, the E&S plan preparer, the PCSM plan preparer, the licensed professional responsible for oversight of critical stages of implementation of the PCSM plan, and a representative from the Centre County Conservation District to an on-site preconstruction meeting.
- At least 3 days prior to starting any earth disturbance activities, or expanding into an area previously unmarked, the Pennsylvania One Call System Inc. shall be notified at 1-800-242-1776 for the location of existing underground utilities.
- All earth disturbance activities shall proceed in accordance with the sequence provided on the plan drawings. Deviation from that sequence must be approved in writing from the Centre County Conservation District or by the Department prior to implementation.
- Areas to be filled are to be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots and other objectionable material.
- Clearing, grubbing, and topsoil stripping shall be limited to those areas described in each stage of the construction sequence. General site clearing, grubbing and topsoil stripping may not commence in any stage or phase of the project until the E&S BMPs specified by the BMP sequence for that stage or phase have been installed and are functioning as described in this E&S plan.
- At no time shall construction vehicles be allowed to enter areas outside the limit of disturbance boundaries shown on the plan maps. These areas must be clearly marked and fenced off before clearing and grubbing operations begin.
- Topsoil required for the establishment of vegetation shall be stockpiled at the location(s) shown on the plan maps(s) in the amount necessary to complete the finish grading of all exposed areas that are to be stabilized by vegetation. Each stockpile shall be protected in the manner shown on the plan drawings. Stockpile heights shall not exceed 35 feet. Stockpile slopes shall be 2H:1V or flatter.
- Immediately upon discovering unforeseen circumstances posing the potential for accelerated erosion and/or sediment pollution, the operator shall implement appropriate best management practices to minimize the potential for erosion and sediment pollution and notify the Centre County Conservation District and/or the regional office of the Department.
- All building materials and wastes shall be removed from the site and recycled or disposed of in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1 et seq., 271.1, and 287.1 et seq. No building materials or wastes or unused building materials shall be burned, buried, dumped, or discharge at the site.
- All off-site waste and borrow areas must have an E&S plan approved by the Centre County Conservation District or the Department fully implemented prior to being activated.
- The contractor is responsible for ensuring that any material brought on site is clean fill. Form FP-001 must be retained by the property owner for any fill material affected by a spill or release of a regulated substance by qualifying as clean fill due to analytical testing.
- All pumping of water from any work area shall be done according to the procedure described in this plan, over undisturbed vegetated areas.
- Until the site is stabilized, all erosion and sediment BMPs shall be maintained properly. Maintenance shall include inspections of all erosion and sediment BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean out, repair, replacement, regrading, reseeded, mulching and renetting must be performed immediately. If the E&S BMPs fail to perform as expected, replacement BMPs, or modifications of those installed will be required.
- A log showing dates that E&S BMPs were inspected as well as any deficiencies found and the date they were corrected shall be maintained on the site and be made available to regulatory agency officials at the time of inspection.
- Sediment tracked onto any public roadway or sidewalk shall be returned to the construction site by the end of each work day and disposed in the manner described in this plan. In no case shall the sediment be washed, shoveled, or swept into any roadside ditch, storm sewer, or surface water.
- All sediment removed from BMPs shall be disposed of in the manner described on the plan drawings.
- Areas which are to be topsoiled shall be scarified to a minimum depth of 3 to 5 inches – 6 to 12 inches on compacted soils – prior to placement of topsoil. Areas to be vegetated shall have a minimum 4 inches of topsoil in place prior to seeding and mulching. Fill outcrops shall have a minimum of 2 inches of topsoil.
- All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with local requirements or codes.
- All earthen fills shall be placed in compacted layers not to exceed 9 inches in thickness.
- Fill materials shall be free of frozen particles, brush, roots, sod, or other foreign or objectionable materials that would interfere with or prevent construction of satisfactory fills.
- Frozen materials or soft, mucky, or highly compressible materials shall not be incorporated into fills.
- Fill shall not be placed on saturated or frozen surfaces.
- Seeps or springs encountered during construction shall be handled in accordance with the standard and specification for subsurface drain or other approved method.
- All graded areas shall be permanently stabilized immediately upon reaching finished grade. Cut slopes in competent bedrock and rock fills need not be vegetated. Seeded areas within 50 feet of a surface water, or as otherwise shown on the plan drawings, shall be blanketed according to the standards of this plan.
- Immediately after earth disturbance activities cease in any area or subarea of the project, the operator shall stabilize all disturbed areas. During non-germinating months, mulch or protective blanketing shall be applied as described in the plan. Areas not at finished grade, which will be reactivated within 1 year, may be stabilized in accordance with the temporary stabilization specifications. Those areas which will not be reactivated within 1 year shall be stabilized in accordance with the permanent stabilization specifications.
- Permanent stabilization is defined as a minimum uniform, perennial 70% vegetative cover or other permanent non-vegetative cover with a density sufficient to resist accelerated erosion. Cut and fill slopes shall be capable of resisting failure due to slumping, sliding, or other movements.
- E&S BMPs shall remain functional as such until all areas tributary to them are permanently stabilized or until they are replaced by another BMP approved by the Centre County Conservation District or the Department.
- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the Centre County Conservation District for an inspection prior to removal of the E&S BMPs.
- After final site stabilization has been achieved, temporary erosion and sediment BMPs must be removed. Areas disturbed during removal of the BMPs shall be stabilized immediately. In order to ensure rapid revegetation of disturbed areas, such removal are to be done only during the germinating season.
- Upon completion of all earth disturbance activities and permanent stabilization of all disturbed areas, the owner and/or operator shall contact the Centre County Conservation District to schedule a final inspection.
- Failure to correctly install E&S BMPs, failure to prevent sediment-laden runoff from leaving the construction site, or failure to take immediate corrective action to resolve failure of E&S BMPs may result in administrative, civil, and/or criminal penalties being instituted by the Department as defined in Section 602 of the Pennsylvania Clean Streams Law. The Clean Streams Law provides for up to \$10,000 per day in civil penalties, up to \$10,000 in summary criminal penalties, and up to \$25,000 in misdemeanor criminal penalties for each violation.
- Concrete wash water shall be handled in the manner described on the plan drawings. In no case shall it be allowed to enter any surface waters or groundwater systems.

General Construction Notes:

- All permanent and temporary seeding shall be done within 72 hours of the completion of disturbances for all areas requiring vegetative cover.
- In order to avoid compaction of the proposed underground infiltration basin bottom, special procedures shall be implemented for equipment operations within the bottom of the underground infiltration basin. The final excavation shall be completed utilizing equipment located outside the infiltration basin bottom (if excavation cannot fully be completed from outside the bottom, refer to the typical underground infiltration basin bottom excavation detail.)
- Prior to exiting the site, all construction vehicles must drive over the construction entrance.
- Silt Socks must be placed and maintained downslope of all topsoil stockpiles. Topsoil stockpiles must also be seeded with the temporary seeding mixture.
- All utility installation shall be done at a rate of which all trenching excavated shall be backfilled within the same day. All utility installation shall begin at the very downslope and proceed upslope.
- The removal of temporary Erosion and Sedimentation Controls shall be coordinated with the Centre County Conservation District and the site Civil Engineer. Prior to removal of these controls the Centre County Conservation District and the sites Civil Engineer shall be notified.

Staging of Earthmoving Activities Construction Sequence

All earth disturbance activities shall proceed in accordance with the following staging of earthmoving activities. Each stage shall be completed before a subsequent stage is initiated.

- Install construction entrances off of Dunlap Street.
- Install the proposed silt sock, as shown on the Erosion and Sedimentation Control Plan (E&SCP).
- Install inlet protection on the existing inlets shown on the E&SCP.
- Strip the topsoil from the proposed site and stockpile the topsoil on the topsoil stockpile as shown on the E&SCP, after installing silt sock on the downslope end of the topsoil stockpile. Seed the topsoil stockpile with the temporary seeding mixture.
- Demolish existing pavement, concrete, vegetation and all other features as proposed to be demolished. Haul away all material in accordance with the "Responsibilities for Fill Materials" section shown below.
- Begin rough grading the site. Excavation of the underground infiltration basin can occur at this time in accordance with General Construction Note 2 above. Construction shall include the, outlet structure, storage chambers, outfall pipe and anti-seep collar.
- Once the proposed roadway is to final grade, place stone subbase.
- Building construction can occur at this time.
- Continue with site grading, and begin installing all remaining utilities including storm sewer, sanitary sewer and water line installation, working from the very downslope of each line and proceeding upslope. The amount of utility installation shall coincide with the amount of trenching that can be excavated and backfilled daily. Install inlet/yard drain protection on all inlets/yard drains, as shown on the E&SCP.
- Install all site sidewalks.
- Once final grade of the roadway area is complete, paving operations can begin thus removing rock construction entrance.
- As all low areas are brought to grade, stabilize these areas immediately with topsoil, erosion control lining and the permanent seeding mixture.
- Once permanent stabilization has been achieved, all temporary erosion and sediment controls may be removed (see General Construction Note 6). These controls include, topsoil stockpiles, inlet/yard drain protection, and silt socks. Stabilize any areas disturbed by the removal of these controls immediately with the permanent seeding mixture. Remove all sediment that may have entered the infiltration basin (in accordance with Note 2 above). Stabilize all other disturbed areas with topsoil and the permanent seeding mixture. Install the Water Quality Snouts, Grate Inlet Skimmer Boxes and Floodgout Downspout Filters.

Temporary Control Measures

Temporary control measures will be implemented to ensure that erosion is minimized and that sediment is retained during construction. The rock construction entrance will be provided at the site entrance to prevent tracking of sediment from the site. Silt sock will be placed at the locations shown on the Erosion and Sedimentation Control Plan to provide proper filtration of the site runoff. The topsoil stockpile is provided for a convenient place to stock onsite topsoil. Inlet/yard drain protection will be used to prevent sedimentation of the storm sewer systems. Erosion control lining will be used to help stabilize all proposed vegetated areas.

Temporary seeding on all disturbed areas shall be done immediately after grading is finished and shall consist of the following:

Item	Rate
1. Agricultural grade limestone	1 ton / acre
2. Fertilizer 10-10-10	500 lbs. / acre
3. Annual ryegrass	40 lbs. / acre
4. Mulch (straw)	3 tons / acre

Permanent Control Measures

Permanent control measures include the stormwater underground infiltration basin, storm sewer pipes, Grate Inlet Skimmer Boxes, Water Quality Snout and seeding / landscaping. Seeding specifications are for graded or cleared areas where permanent vegetative cover is needed.

Soil Enhancements: It is recommended that site specific soil testing be performed. Lieu of soil test recommendations, use the following schedule:

- Acceptable – Apply 6 tons per acre Dolomitic Limestone (240 lbs/ 1000 s.f.) and 1000 lbs/acre 10-20-20 fertilizer (25 lbs/ 1000 s.f.) before seeding. Harrow or disc into upper three inches of soil.
- Topsoil Placement – Topsoil shall be placed at a minimum 4" in depth over disturbed vegetated areas.

Permanent Seeding shall consist of the following:

Item	Rate
1. Seed Mixture Consisting of	102 lbs./acre
50% Poa pratensis (Kentucky Bluegrass)	
30% Festuca rubra (Creeping Red Fescue)	
20% Lolium perenne L. (Perennial Rye)	
2. *Mulch (straw)	3 tons / acre

*Mulching: Apply mulch immediately after seeding and anchor properly with an anchoring tool or following one of the methods listed below.

- Tracking: The process of cutting mulch into the soil via equipment that runs on tracks, is employed primarily on slopes 3:1 or steeper.
- Mulch Nettings: Staple lightweight biodegradable paper, plastic or cotton netting over the mulch according to the manufacturer's recommendations.
- Synthetic Binders: Synthetic binders such as acrylic DLR (AGRI-TAC), DCA-70, Petroset or Terratack may be used at rates recommended by the manufacturer to anchor mulch material.
- Wood Cellulose Fiber: The fiber binder shall be applied at a net dry weight of 750 lb/acre. The wood cellulose fiber shall be mixed with water, and the mixture shall contain a maximum of 50 lbs of wood cellulose fiber per 100 gallons.
- Peg & Twine: Drive 8 to 10 inch wooden pegs to within 2 to 3 inches of the soil surface every 4 feet in all directions. Stakes may be driven before or after applying mulch. Secure mulch to surface by stretching twine between pegs in a criss-cross within a square pattern. Secure twine around each peg with two or more turns.

Maintenance Program

During construction, the contractor will be responsible for maintenance and repair of all erosion and sedimentation control facilities. These facilities should be inspected daily and after every runoff event greater than 0.25". Any erosion control disturbed during construction, installation of utilities or found to be inadequate upon inspection shall be repaired or replaced within 24 hours after the disturbance or the discrepancy is discovered. The maintenance of the erosion control facilities will include the following:

During inspection of these facilities, written documentation for each inspection for all BMP repair, replacement, and/or maintenance activities shall be completed using the DEP Form 3800-FM-BCW0271d (A copy of this form is located in the Appendix of this report). Inspection reports should be kept onsite at all times.

Construction Entrance:

- The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measure used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately. Sediment removed from the structure shall be spread over an existing stockpile with controls already in place and be seeded with the temporary seeding mixture.

Silt Socks:

- The Contractor shall maintain the socks in a functional condition at all times and it shall be routinely inspected.
- Where the sock requires repair, it will be routinely repaired.
- The contractor shall remove sediment collected at the base of the sock when they reach 1/2 of the exposed height of the sock, or as directed by the Engineer. Alternatively, rather than create a soil disturbing activity, the engineer may call for additional sock to be added at areas of high sedimentation, placed immediately on top of the existing sediment laden sock. The sock will be dispersed on site when no longer required, as determined by the Engineer.

Topsoil Stockpile:

- The topsoil stockpile shall be seeded with the temporary seeding mixture to ensure proper stabilization. Any additional topsoil spread at these locations shall also be seeded with the temporary seeding mixture.

Permanent Seeding:

- If the vegetative cover is not established uniformly by the third mowing, the contractor shall reapply topsoil if necessary and seed and mulch as needed to provide adequate cover.

Inlet Protection:

- Inlet filter bags should be inspected on a weekly basis and after each runoff event. Needed repairs should be initiated immediately after the inspection.
- Filter bags should be cleaned and/or replaced when the bag is ¾ full. Damaged bags should be replaced.

Yard Drain Protection:

- Sediment shall be removed from the structure and spread over an existing stockpile with controls already in place and be seeded with the temporary seeding mixture.
- The structure should be checked regularly to ensure its soundness. If the stone filter has been disturbed and cannot perform its proper protective function, additional stone should be installed to provide adequate filtration.

Recycling and Disposal of Materials

The operator shall remove from the site, recycle, or dispose of all building materials and wastes in accordance with the Department's Solid Waste Management Regulations at 25 Pa. Code 260.1et seq., 271.1 et seq. and 287.1 et seq. The contractor shall not illegally bury, dump, or discharge any building material or wastes.

Wastes generated during the construction of this project shall be recycled if at all possible. Any materials that cannot be recycled or reused shall be disposed of at a Pennsylvania Department of Environmental Protection approved landfill. If soil and/or rock disposal areas are required, erosion and sedimentation controls shall be implemented at these areas. Any excess soil waste may only be disposed of at an approved E&S/NPDES permitted site.

Responsibilities for Fill Materials

The contractor is responsible to use environmental due diligence to ensure any fill material required to be imported to or exported from the site qualifies as Clean Fill.

Clean Fill is defined as: Uncontaminated, non-water soluble, non-decomposable, inert, solid material. The term includes soil, rock, stone, dredged material, used asphalt, and brick, block or concrete from construction and demolition activities that is separate from other waste and is recognizable as such. The term does not include materials placed in or on the waters of the commonwealth unless otherwise authorized. (The term "used asphalt" does not include milled asphalt or asphalt that has been processed for re-use.)

Environmental due diligence: Investigative techniques, including, but not limited to, visual property inspections, electronic data base searches, review of property ownership, review of property use history, Sanborn maps, environmental questionnaires, transaction screens, analytical testing, environmental assessments or audits. Analytical testing is not a required part of due diligence unless visual inspection and/or review of the past land use of the property indicates that the fill may have been subjected to a spill or release of regulated substance. If the fill may have been affected by a spill or release of a regulated substance, it must be tested to determine if it qualifies as clean fill. Testing should be performed in accordance with Appendix A of the Department's policy "Management of Fill".

Fill material that does not qualify as clean fill is regulated fill. Regulated fill is waste and must be managed in accordance with the Department's municipal or residual waste regulations based on 25 Pa. Code Chapters 287 Residual Waste management or 271 Municipal Waste Management, whichever is applicable.

AGENDA

HISTORICAL AND ARCHITECTURAL REVIEW BOARD MEETING

DATE: JUNE 10TH 2025 TIME: 8:30AM

OAK ROOM (SMALL MEETING ROOM), 1ST FLOOR

301 N. SPRING STREET, BELLEFONTE

CALL TO ORDER:

Attendance:

Members	Alternates	Guests
Walt Schneider, Chair	Robert Wagner (CRCA)	
Megan Tooker, Vice Chair	<i>vacancy</i>	
Philip Ruth	<i>vacancy</i>	
Mike Leakey		
Marc McMaster		
Maria Day		
Amy Kelchner		

Approval of the HARB meeting minutes: April 22, 2025

The meetings scheduled for May 13th and May 27th were canceled due to a lack of projects requiring formal review.

Public Comment:

Additions / Corrections to the Agenda:

Declaration of Conflict of Interest / Declaration of Ex Parte Communication:

Project Review:

- **111 W. Curtin Street (Iadarola)** – New roof on house and additions, front and side porch additions, garage addition, add dormers to existing roof. Roof will be shingle, dormers will be standing seam. Materials and product information included in application.

Administrative Approvals:

- **106 West Bishop Street (Shaky Hands Coffee Shop)** – Business sign. (4/24/2025)
- **156 East Curtin Street (North)** – Dormer repair and paint. (5/6/2025)
- **363 East Linn Street (Cowdrick House)** - Install handrails and rail extensions to side porch for code compliance per CRCA for Bed & Breakfast. (5/22/2025)

Information / Discussion Items:

- Recommendations for HARB alternate, Planning Commission, and Zoning Hearing Board vacancies.
- Bellefonte Borough advertised for the Borough Manager position. Applications were due on June 6, 2025.
- Planning Commission is researching possible provisions to vape/smoke shop businesses, including hours of operation, signage, etc.
- I am working on LED and lighted sign enforcement and ordinance updates.

Old Business & New Business: None

Adjournment:

Project 1: 111 West Curtin – roof and external additions

Bellefonte Borough Council Packet June 16, 2025

Project Applicant: Ron Iadarola, homeowner

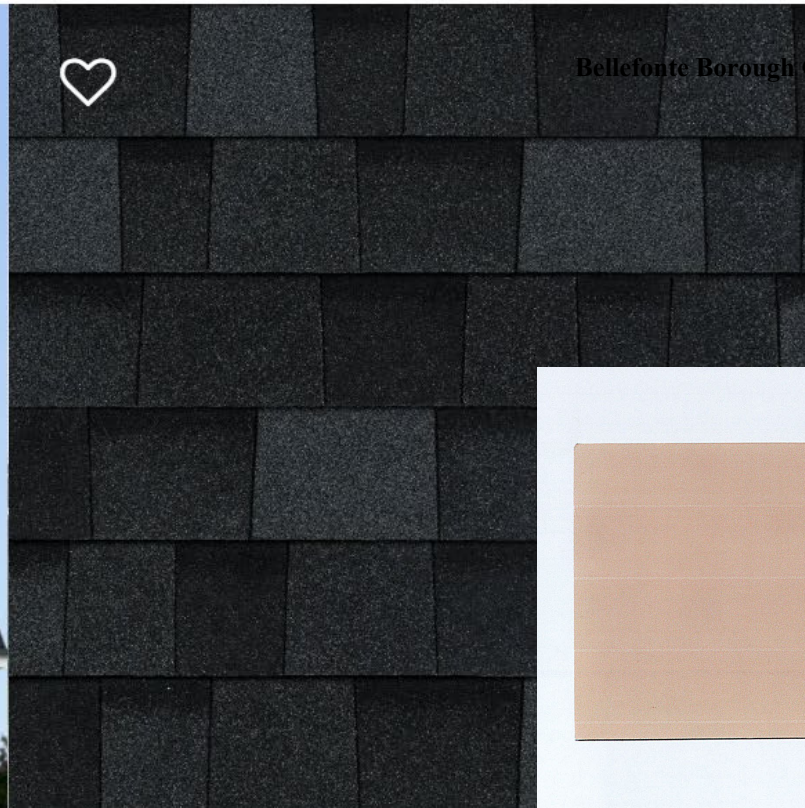
Character Defining Features & Setting:

This house was constructed in 1956 for the Lyons family. The one-story ranch-style house, which is four bays wide with a broad side-gable roof, is a non-contributing element of the historic district. The main block of the building is clad in brick, and an aluminum-clad wing has been added. Windows in the house are one-over-one double-hung sash. Although one house immediately adjacent to the building is a 1950s ranch house, other homes in the area are generally late 19th and early 20th century residences.

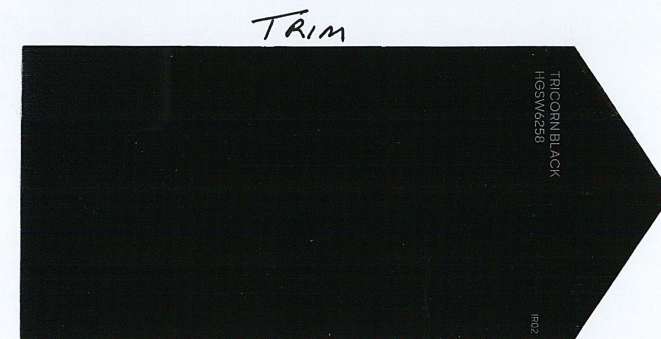
Project Description:

New roof on house and additions, front and side porch additions, garage addition, add dormers to existing roof. Roof will be shingle, dormers will be standing seam. Materials and product information included in application.



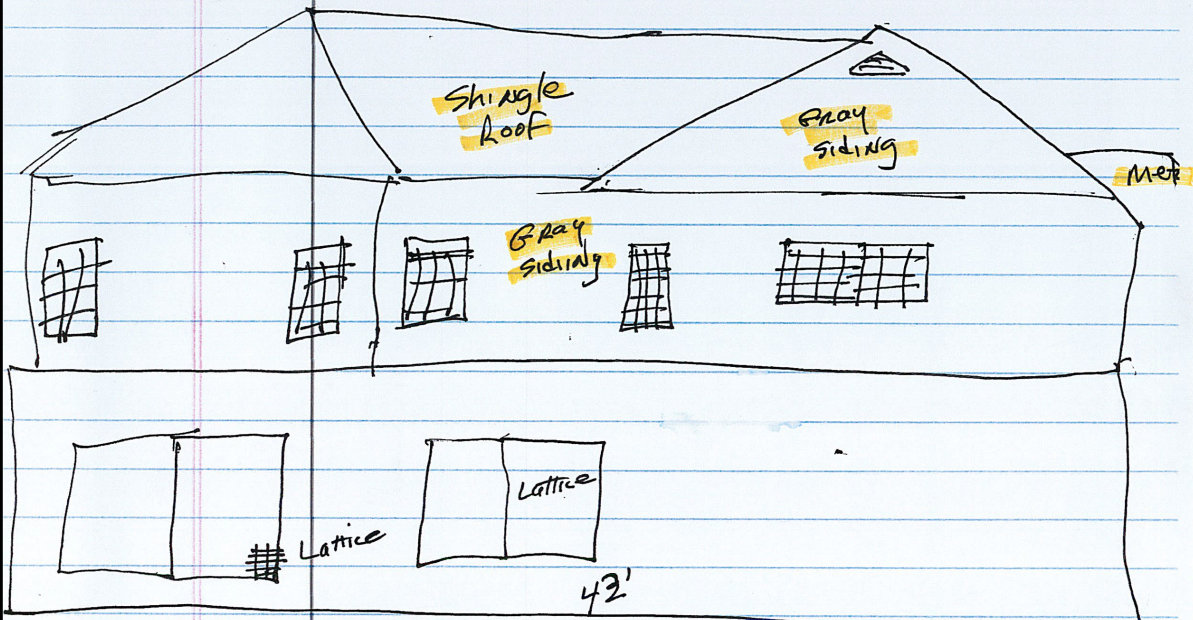


TruDefinition®Duration®Onyx Black
Metal roof panels with Hidden Fastener
System Horizon-Loc

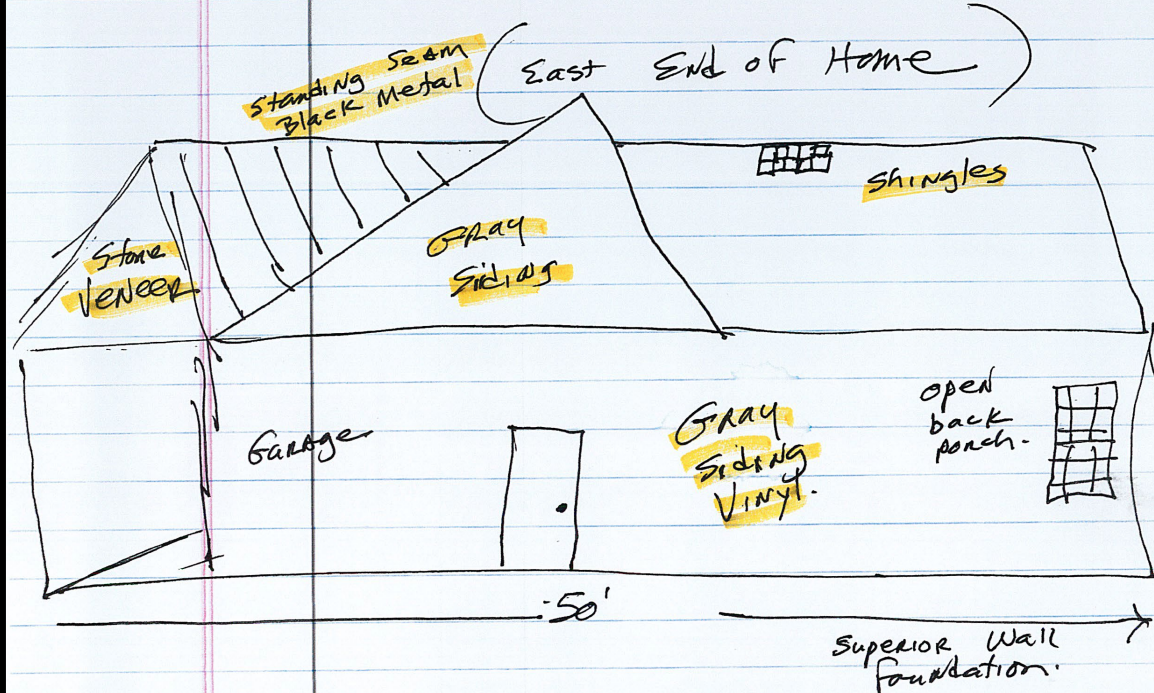


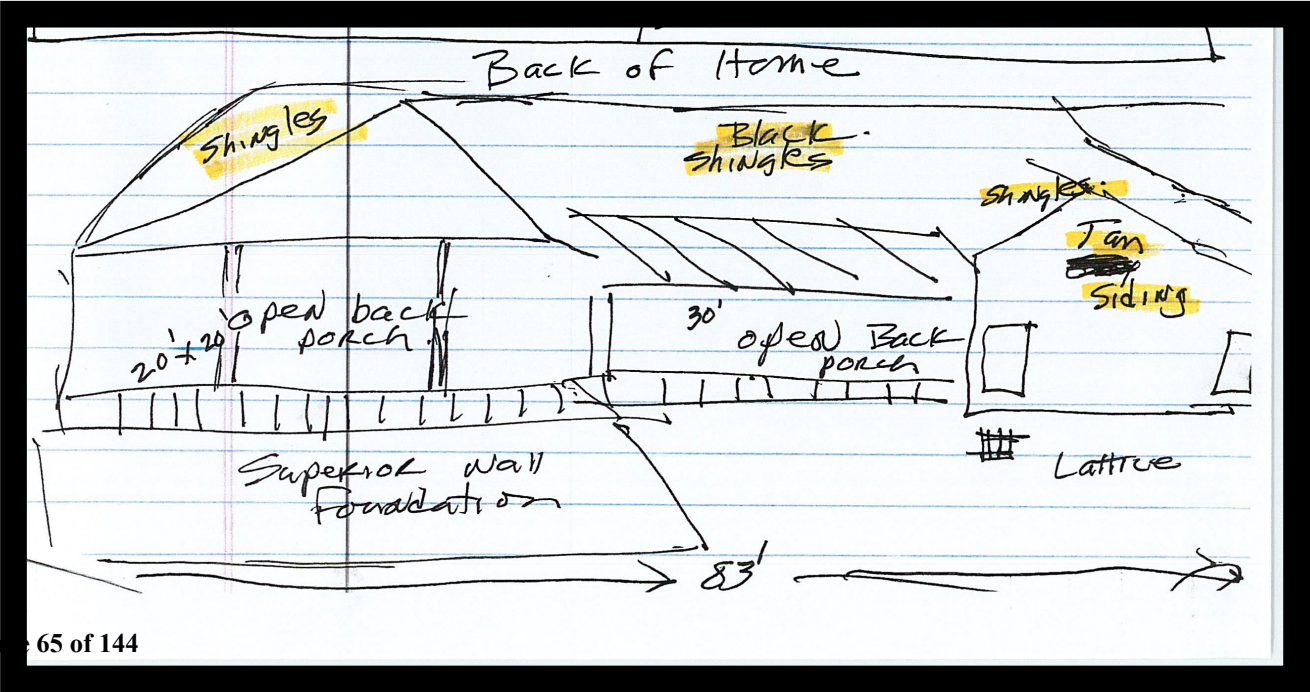
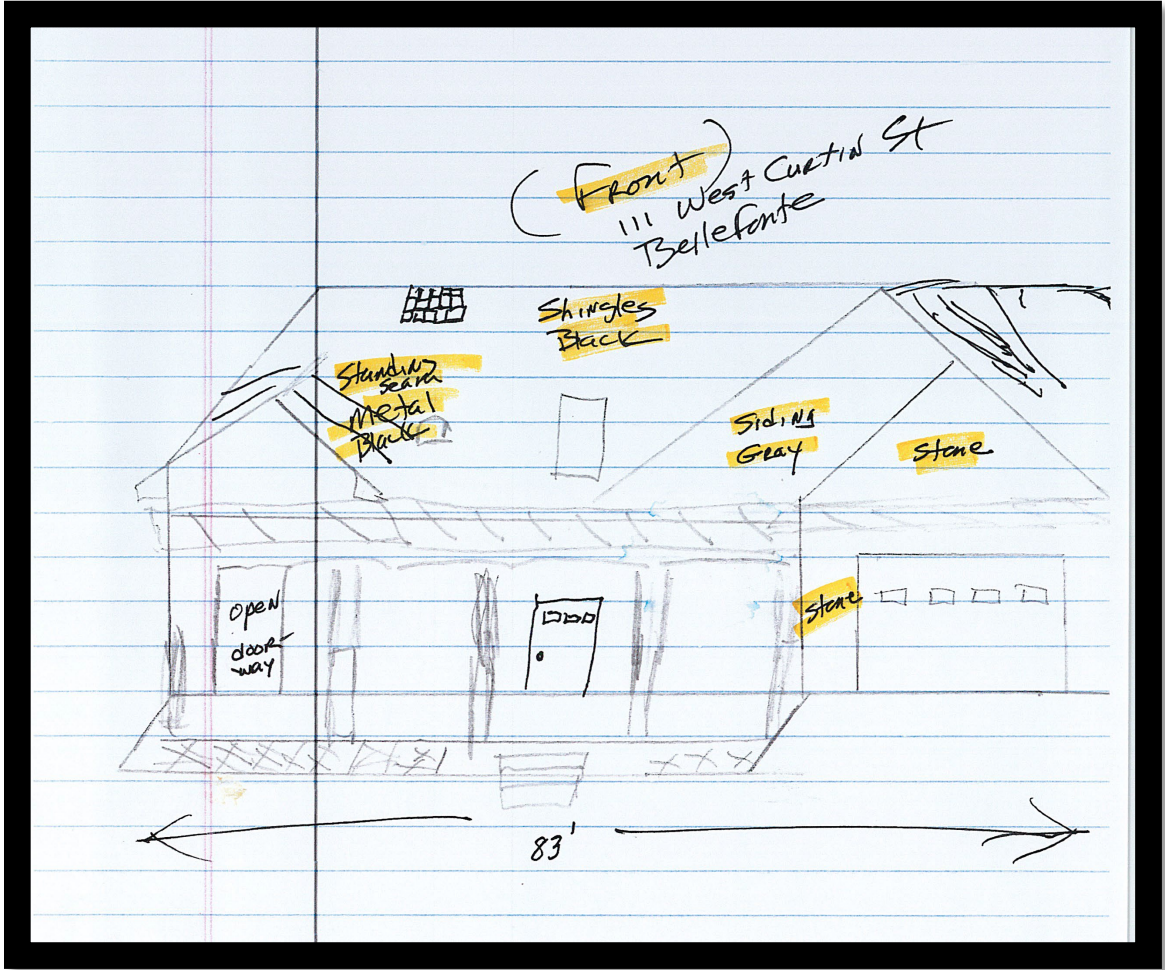
Roof Color
Black.

West End of Home



East End of Home







Sample visual of final design



Applicable Standards for 111 W. Curtin Street project

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.



HISTORIC
Bellefonte[™]
Est. 1795

Agenda

Zoning Hearing Board

Variance Request

Wednesday, June 11th, 2025 @ 5:00 P.M.

Large Meeting Room, 301 N. Spring Street, Bellefonte, PA 16823

- Call to Order
- Roll Call and Declaration of Quorum
- Chairperson's Statement – Reason for Hearing

1. Applicant:

Bellefonte Area School District, Property Owner

1002 Airport Road, Bellefonte PA 16823

Tax parcel nos. 32-204-,076-,0000-

ZHB Members:

Mark Johnson, chair
Lanny King
William Luther
Charles Cox
Vacancy

Alternate Members:

N/A

Solicitor:

William Tressler

Reason for variance request:

Variance from the provisions of the Zoning Ordinance, § 575-125: Signs in residential zones and § 575-123(F) Signs prohibited in all districts, to allow KCBA Architects, on behalf of the Bellefonte Area School District, to install a ground monument sign for the new Bellefonte Elementary School at 1002 Airport Road (parcel 32-204-,076-,0000-), located in the Bellefonte Borough Town Residential District (R-2).

Proposed signage will be a ground monument, internally illuminated LED sign to not exceed 25 square feet.

- Identification of People Wishing to be Heard
- Swearing in of People Giving Testimony
- Hearing

LEGAL NOTICE

The Bellefonte Borough Zoning Hearing Board will hold a public hearing on **Wednesday, June 11, 2025, at 5:00 p.m.** in the Large Meeting Room, 301 N. Spring Street, Bellefonte. All interested persons are invited to attend. The following item will be considered:

Variance from the provisions of the Zoning Ordinance, § 575-125: Signs in residential zones and § 575-123(F) Signs prohibited in all districts, to allow KCBA Architects, on behalf of the Bellefonte Area School District, to install a ground monument sign for the new Bellefonte Elementary School at 1002 Airport Road (parcel 32-204-,076-,0000-), located in the Bellefonte Borough Town Residential District (R-2).

More information may be obtained at the Borough office. If you are a person with a disability and wish to attend this hearing and require an auxiliary aid, service, or other accommodation to participate in the proceedings, please call 355-1501 to discuss how your needs may be best accommodated.

APPLICATION FOR ZONING HEARING BOARD

Bellefonte Borough
236 West Lamb Street
Bellefonte, PA 16823
814-355-1501



Application Fee: \$ 400 Paid: ☒ ch # 003156 *JMT* Date Received: 5/14/2025
(Check can be made out to: Bellefonte Borough)

STEP 1: APPLICANT INFORMATION		
Applicant: Bellefonte Area School District		
Address: 318 North Allegheny Street Bellefonte, PA 16823		
Phone: 814-355-4814	Email: rrakaszawski@basd.net	
STEP 2: PROPERTY OWNER INFORMATION		
Owner of Record: Bellefonte Area School District		
Address: 318 North Allegheny Street Bellefonte, PA 16823		
Phone: 814-355-4814	Email: rrakaszawski@basd.net	
STEP 3: APPLICATION REQUEST (CHECK ALL THOSE THAT APPLY)		
☒ Variance from the provisions of the Zoning Ordinance (\$400) ☐ Appeal from the determination made by the Zoning Officer (\$100) ☐ Challenge to the validity of the Zoning Ordinance (\$350) ☐ Appeal from the Municipal Engineer or Zoning Officer's determination with reference to any floodplain or flood hazard conditions (\$400)		
STEP 4: LAND/PARCEL REQUEST INFORMATION		
Location of the tract of land: 1002 Airport Road Bellefonte, PA 16823	Centre County Tax Parcel No.: 32-204-,076-,0000-	Current Zoning District: Town Residential District R2
Requested action or change: Zoning Variance for placement of exterior school sign for the new elementary school project at 1002 Airport Road, Bellefonte PA		
Proposed use of tract of land: New Elementary School		

STEP 5: APPLICATION MATERIALS CHECKLIST

If appeal, variance or conditional use is requested, applicant shall provide signature on application and all submitted documents including but not limited to:

- ☒ Grounds or basis for appeal, variance or conditional use.
- ☒ Drawing showing property, size of property, abutting property owners, proposed use location and set back lines.
- ☒ Other pertinent data. Sign Construction Design Details

STEP 6: ATTORNEY INFORMATION

My attorney is: JESSICA QUINN-HORGAN

Attorney address: 2090 GREENTREE RD., SUITE 224
PITTSBURGH, PA 15220

Phone: 412-325-1410

Email: JQHORGAN@JQH-LAW.COM

STEP 7: AGREEMENTS & SIGNATURES

I waive the use of a stenographer at any hearing called by the Zoning Hearing Board to consider the action requested by me.

- ☐ Yes
- ☒ No

If yes, please sign here: _____

I understand that the Pennsylvania Municipal Planning Code provides that the Zoning Hearing Board is required to make a written decision on the action(s) requested by me within forty-five (45) days after hearing. I waive this requirement and give leave to the Zoning Hearing Board to fully consider the action(s) requested by me and permit them to take such time as they may require to reach a decision in my case:

Signature: _____

Waiver approved: _____

(Attorney for applicant, if any. If none, enter "none")

All facts and information herein stated are true and correct to the best of my knowledge, information and belief.

Signature of Applicant: R. J. Rahzani, SUPERINTENDENT
Date: 5-9-25



KCBA Architects
Eight East Broad Street
Hatfield, PA 19440-2401
t 215.368.5806
kcba-architects.com

Ms. Gina Thompson
The Borough of Bellefonte
301 N. Spring Street, Suite 200
Bellefonte, PA 16823

May 13, 2025

RE: Bellefonte Elementary School – School Sign Zoning Variance Application

Dear Ms. Thompson,

KCBA Architects respectfully submits this Zoning Variance Application to Bellefonte Borough for the implementation / construction of a proposed animated school site sign at the new Bellefonte Elementary School on Airport Road. This site rests within the existing R2 Residential District and thus would require approved variances to allow such sign construction.

Zoning Concerns:

Within the Ordinance, the R2 Residential District does not allow signs of this nature to be built upon R2 properties. The project was previously approved for a Zoning Permit but it is understood that the sign construction would require a variance for R2.

Also, animated or internally illuminated LED signs are not allowed unless a specific variance is granted based on the design following certain dimensional and characteristic parameters. Please refer to the attachments in this application package to understand the overall design of the proposed animated school sign and its desired location at the entrance to the facility.

It is the design team's intention to follow specific parameters the Borough may require in order to be approved for the variance(s). The viewing surface on each side of the illuminated LED sign will not exceed 25 square feet of animated area, and the overall sign (as a monument piece) is scaled appropriate to the general scale of the facility.

Thank you for taking the time to review this Zoning Variance Application request, and please let us know when a hearing is scheduled. If you or the Bellefonte Borough should require anything else in this matter, please do not hesitate to contact me, Jim Meitzler at KCBA Architects.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Meitzler, Jr.', with a stylized, flowing script.

James Meitzler, Jr.
Project Manager
KCBA Architects 215-368-5806 ext 244



HERBERT, ROWLAND & GRUBIC, INC.
2568 PARK CENTER BLVD.
STATE COLLEGE, PA 16801
814.238.7117 | hrg-inc.com

CONSTRUCTION PLANS
FOR
BELLEFONTE ELEMENTARY SCHOOL
BELLEFONTE AREA SCHOOL DISTRICT
318 NORTH ALLEGHENY STREET
BELLEFONTE, PA 16823
BOROUGH OF BELLEFONTE, CENTRE COUNTY, PENNSYLVANIA

PROFESSIONAL SEAL:

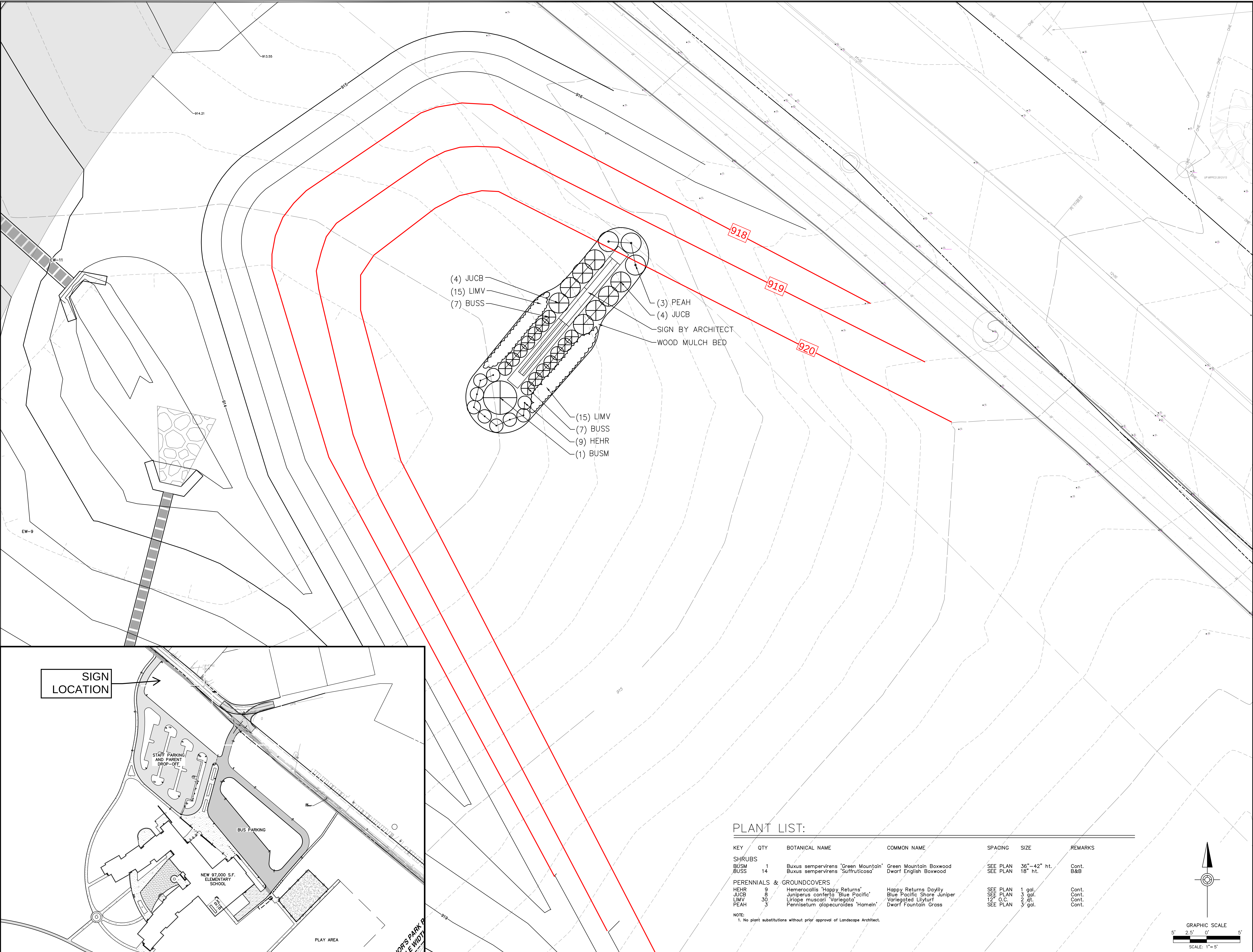


HRG PROJECT NUMBER: 9601.0428
PLAN DATE: 04/15/25
DRAWING SCALE: AS NOTED
PROJ. MANAGER: Steve Kirsch

REVISIONS		DESCRIPTION	
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			
8			
9			

SHEET TITLE:
**SIGN GRADING
AND LANDSCAPE**

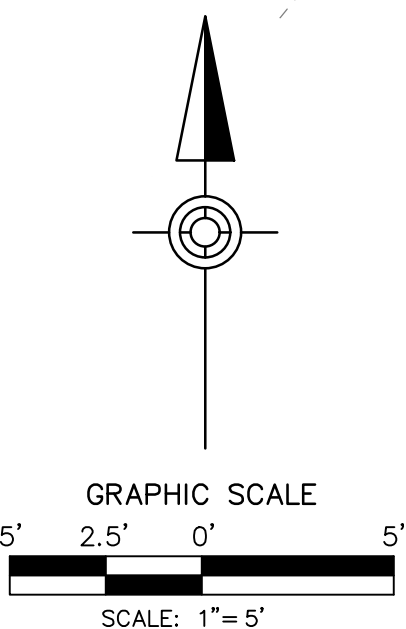
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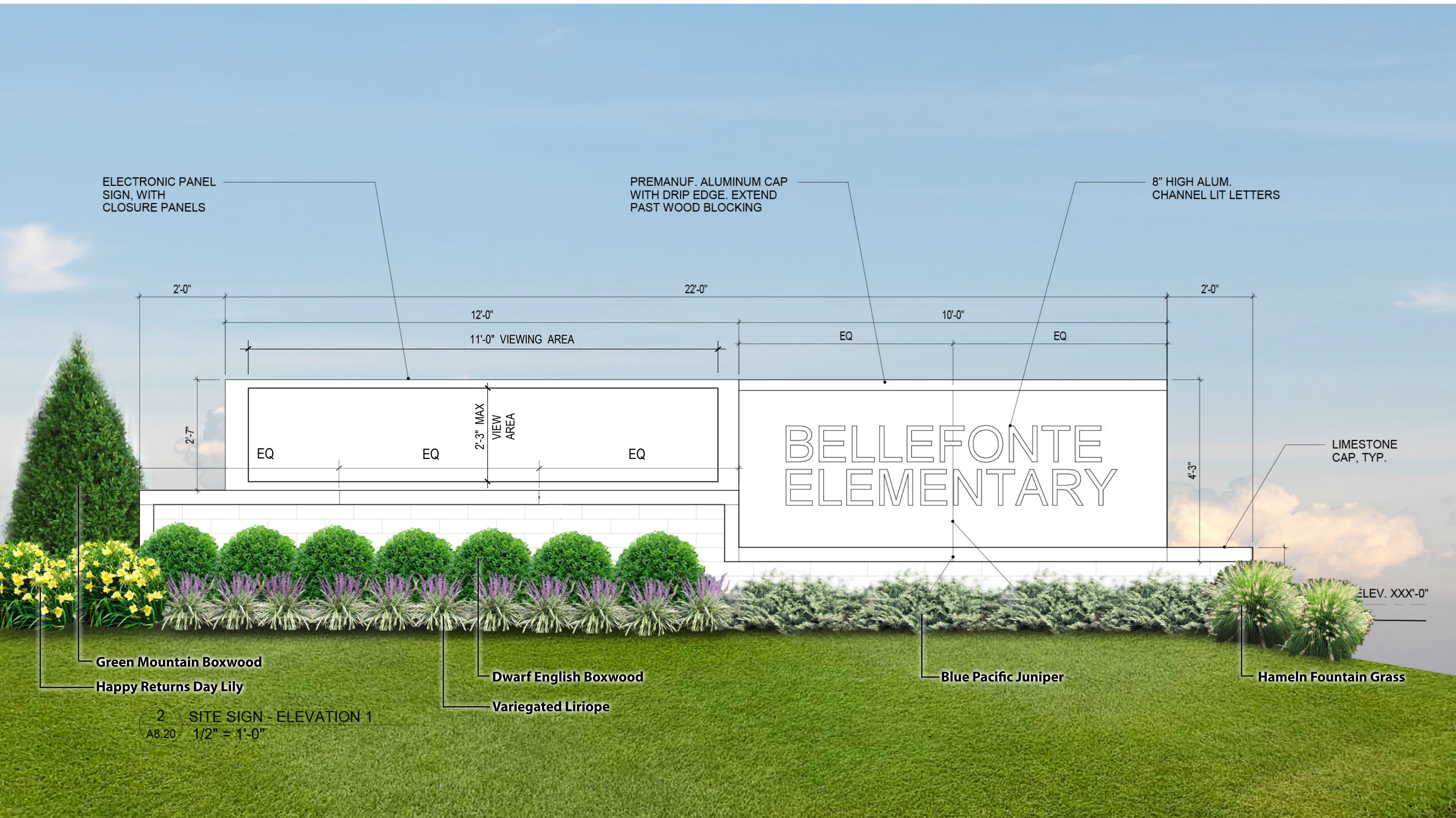


PLANT LIST:

KEY	QTY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	REMARKS
SHRUBS						
BUSM	1	Buxus sempervirens 'Green Mountain'	Green Mountain Boxwood	SEE PLAN	36"-42" ht.	Cont.
BUSS	14	Buxus sempervirens 'Suffruticosa'	Dwarf English Boxwood	SEE PLAN	18" ht.	Cont. B&B
PERENNIALS & GROUNDCOVERS						
HEHR	9	Hemerocallis 'Happy Returns'	Happy Returns Daylily	SEE PLAN	1 gal.	Cont.
JUCB	8	Juniperus conferta 'Blue Pacific'	Blue Pacific Shore Juniper	SEE PLAN	3 gal.	Cont.
LIMV	30	Liriope muscari 'Variegata'	Variegated Lilyturf	12" O.C.	2 qt.	Cont.
PEAH	3	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	SEE PLAN	3 gal.	Cont.

NOTE:
1. No plant substitutions without prior approval of Landscape Architect.





BELLEFONTE ELEMENTARY SCHOOL
FOR THE
BELLEFONTE AREA SCHOOL DISTRICT
BOROUGH OF BELLEFONTE **BELLEFONTE, PA**

[illegible]

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ISSUED FOR BIDDING

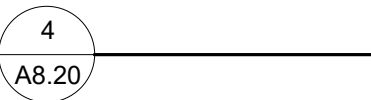
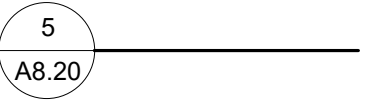
SITE SIGN

DB NO. 2618.00

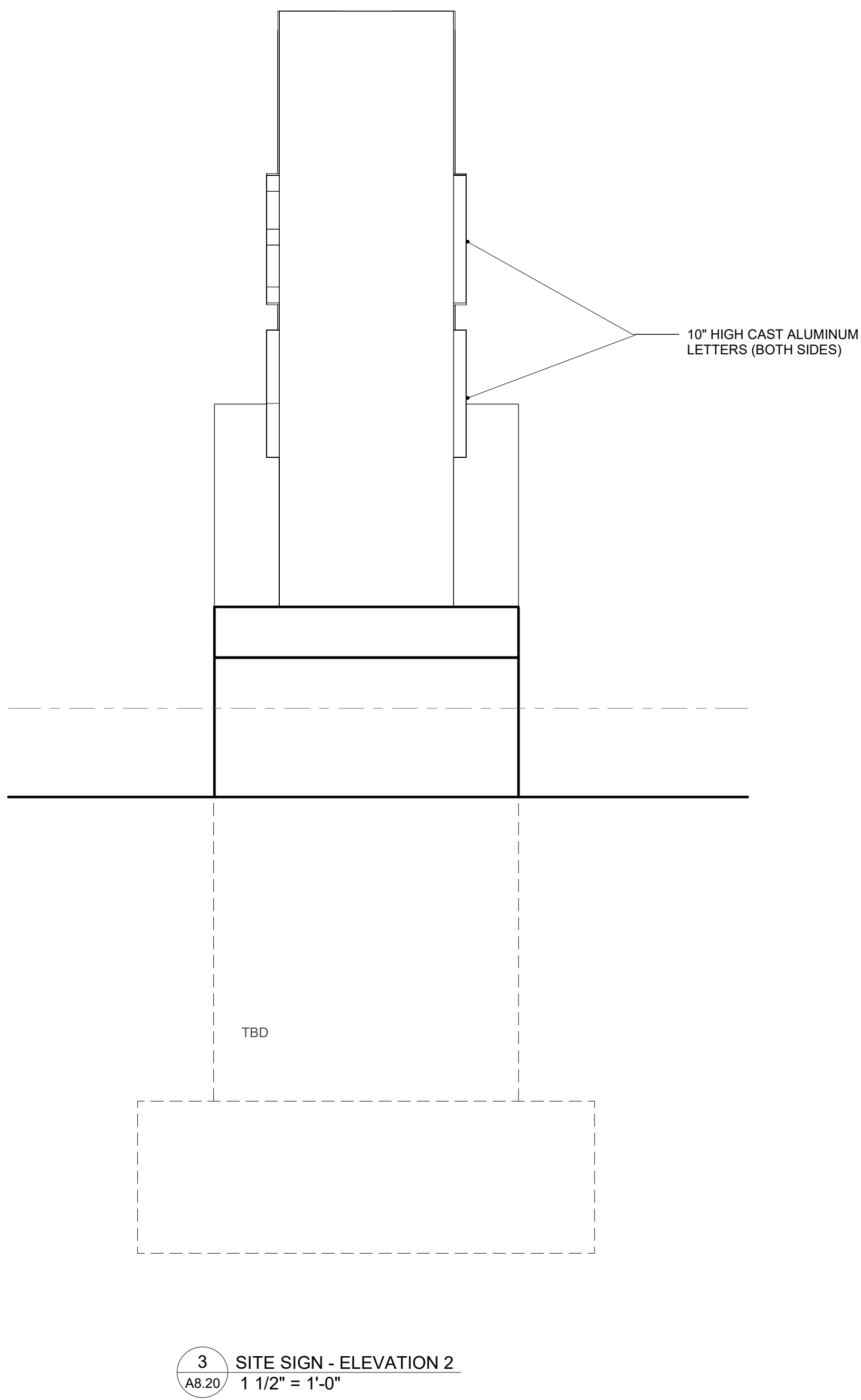
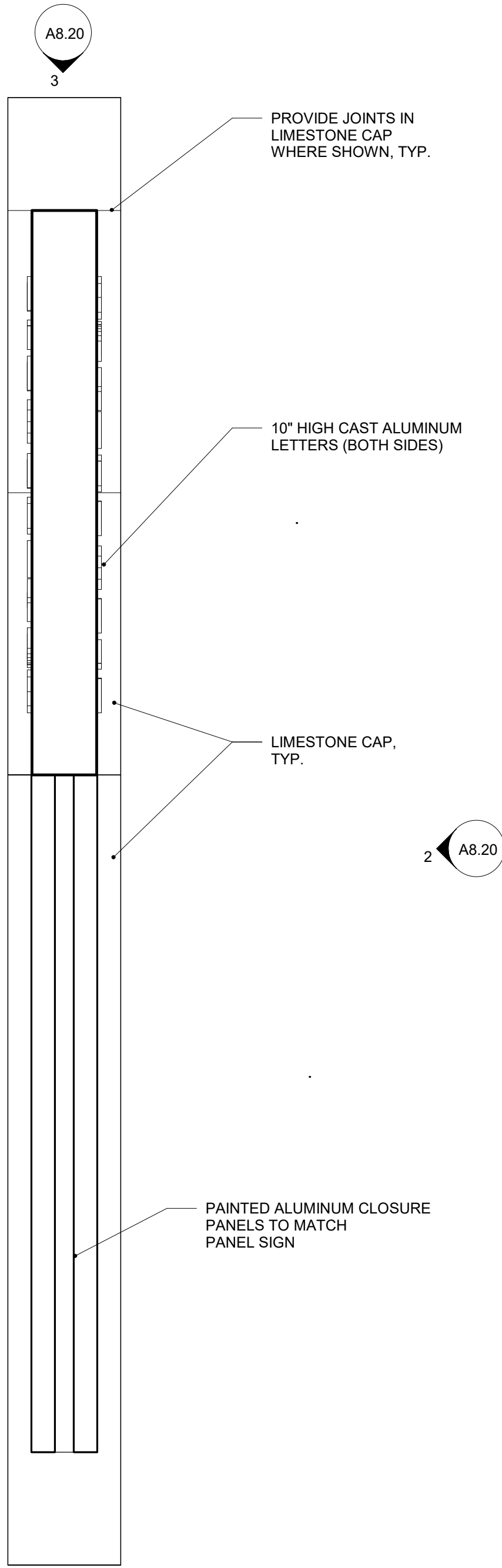
DATE 03/05/2024

SHEET NO.

A8.20



1 ENLARGED PLAN - SITE SIGN
A8.20 1/2" = 1'-0"



2'-7"

PTD ALUMINUM CLOSURE PANEL TO MATCH PANEL SIGN

ELECTRONIC PANEL SIGN 2 SIDED

STAINLESS STEEL ANCHORS MIN. 5 PER STONE - SEAL AROUND FLASHING PENETRATIONS

STAINLESS STEEL THRU-WALL FLASHING

DRAINAGE MATRIX

CELLULAR WEEPS @ 2'-0" VERT., TYP.

GROUT SOLID BELOW FLASHING

DAMPPOOFING, BOTH SIDES

12" CMU WALL W/ BRICK VENEER (BR-1)

APPROX. GRADE

CMU, GROUTED SOLID

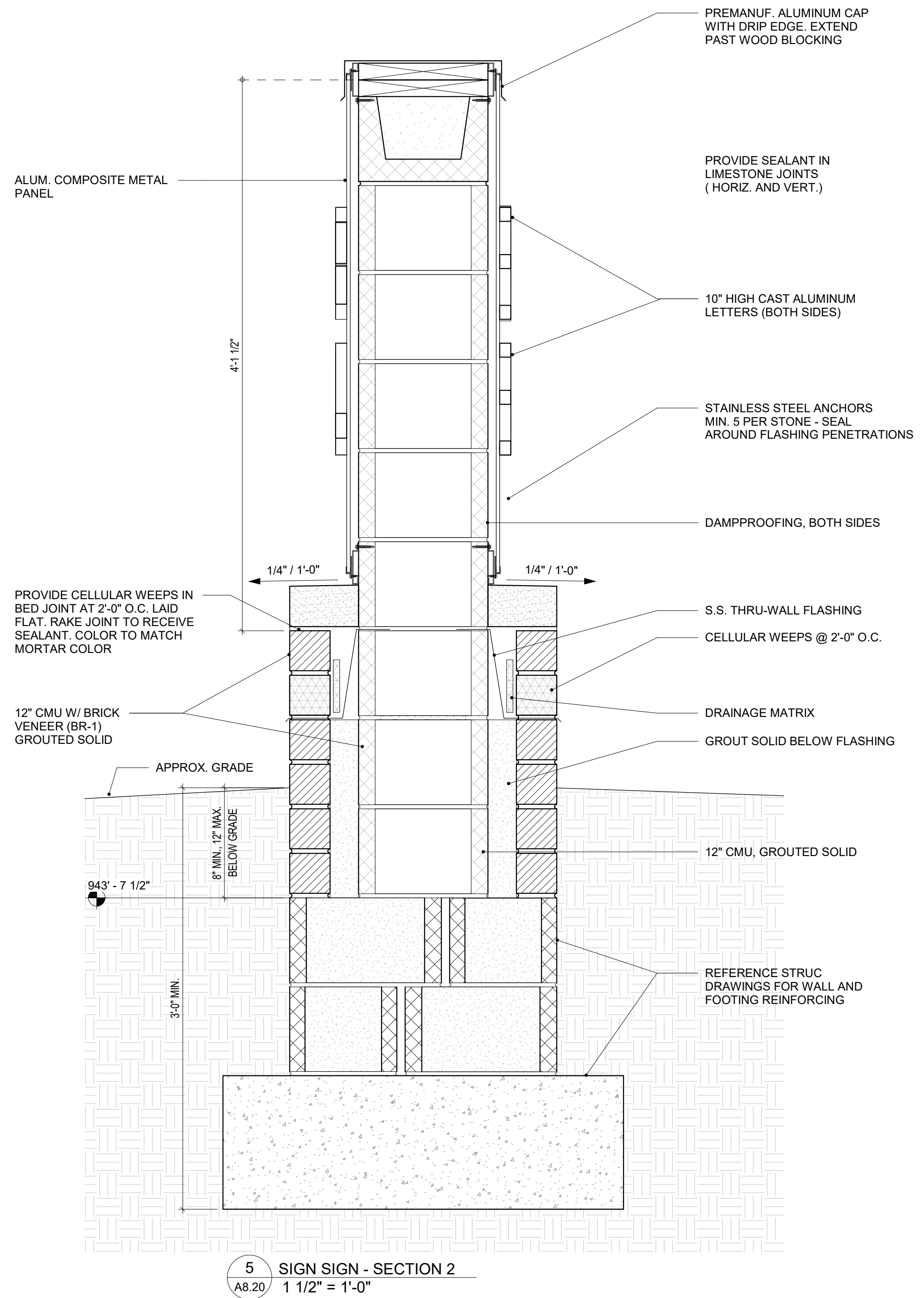
REFERENCE STRUC DRAWINGS FOR WALL AND FOOTING REINFORCING

8" MIN. 12" MAX. BELOW GRADE

1 1/2" = 1'-0"

4 SITE SIGN - SECTION 1

08.20



Chapter 575-123: General sign regulations in all districts

- Signs prohibited in all districts. The following signs shall not be erected anywhere in the Borough.
 - (1) Signs that incorporate in any manner any flashing or moving illumination or with illumination that varies in intensity or varies in color, and signs that have any visible moving part, visible revolving parts, or visible mechanical movement of any description, or other apparent visible movement achieved by electrical pulsations or by actions of normal wind currents, except when not visible from motor vehicles traveling on public roadways. Hanging signs that simply swing in the wind, and clocks and time/temperature signs, and barber poles may be excepted if they comply with all other provisions of this article.
 - (2) □ight sources that cast lights upon signs unless shielded by opaque material so that the bulbs, floodlights, or tubes are not visible off the property on which the signs are located.
 - (3) Any sign or structure that constitutes a hazard to public health, safety, or welfare. This includes any signs that impede or limit sight distance and/or any signs that are located within a public right-of-way, or any sign that impedes the view of street from an aboveground window.
 - (4) Signs that, by reason of size, content, coloring or manner of illuminating, obstruct the vision of drivers, either when driving upon a roadway or when entering a roadway from another drive or roadway, or obstruct or detract from the visibility or effectiveness of any traffic sign or control device on public streets and roads.
 - (5) Any sign that obstructs free ingress to or from a fire escape, door, window, or other required exit way.
 - (6) Signs that make use of the words □Stop, □□□ook, □□□ne Way, □□Danger, □□□ield, □or any similar words phrases symbols, lights, or characters, in such a manner as to interfere with, mislead, or confuse traffic.
 - (7) Signs on public property or a public right-of-way, unless erected by a governmental body or unless required to be so located by order of a governmental body. No sign located on public property or a public right-of-way shall bear any commercial advertising or announcement.
 - (□) Signs painted on, attached to, or supported by a tree, utility pole, stone, cliff, or other natural ob□ect.
 - (9) Searchlights, stringed pennants, spinners, and streamers, except for occasions such as grand openings or special events, and then only with special permission from the □oning Administrator or Borough □ouncil. □se shall be limited to a fifteen-day period or by a time period specified by □ouncil.
 - (10) □oof signs.

§ 575-125. Signs in residential zones.

- A. Signs in low-density (Suburban) and medium density (Town) residential zones. All signs are prohibited in low- and medium-density residential districts except those signs enumerated in § 575-123E, Signs generally permitted, and § 575-124G, Home occupation signs.
- (1) Illuminated signs (including those on soft-drink-dispensing machines) are prohibited in all residential districts except for street address signs, signs indicating Doctor of Medicine, signs indicating churches and other places of worship, and signs necessary for the public safety.
 - (2) No sign may be erected in a low- and medium-density residential zone that exceeds 25 square feet of area on a single face or 50 square feet of area on a double-face sign.
- B. Signs in the high-density (Multifamily) residential zone.
- (1) All signs are prohibited in the high-density residential zone except those enumerated as follows:
 - (a) Signs permitted in the low-density and medium-density residential zones.
 - (b) Wall signs denoting the name of an apparent building, boardinghouse or rooming house, nonprofit club, funeral home, or any other similar enterprise as hereafter may be allowed in these zones. Such signs shall meet the requirements established in §§ 575-123 and 575-124 above.
 - (2) Illuminated signs are prohibited with the exception of those enumerated in Subsection A(1).