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planning@altoonapa.gov

CITY OF ALTOONA

David M. Albright, Chair
Lawrence Bilotto, Vice Chair
Michael Haire, Secretary
James Dixon
Richard Haines
Jesse Ickes
Devin Saylor

ALTOONA CITY PLANNING COMMISSION

The Altoona City Planning Commission, created in March 1916, is composed of seven residents appointed by the Mayor with the approval of City Council. The Commission is responsible for developing and updating the Comprehensive Plan, reviewing proposals that affect the development of the City, and providing a public forum that encourages participation in guiding the future of the City.

Regular Meeting of Tuesday, August 1, 2023 at 3:00 PM
4th Floor City Hall Common Room

AGENDA

CALL TO ORDER

ADMINISTRATIVE ITEMS

1. Approval of Minutes – The Commission will consider the approval of minutes from its previous meeting of July 11, 2023 which is included in the packet.
2. Public Comment Period – All public comments will be received at this time.

SUBDIVISION AND LAND DEVELOPMENT

1. All Washed Up Auto Spa – 104 E Southey Ave – All Washed Up Auto Spa submitted a unified review for a new 4,040 SF Car Wash. A lot consolidation plan is included to create two new lots. A subdivided lot consisting of 0.245-acres with an existing house will remain intact located at 610 Bryant Avenue. The remaining parcels of land will be conveyed along with the recently vacated alley to create a 1.036-acre parcel for the proposed car wash and vacuum court. Your agenda packet includes the last revised plans, technical review letter, developers' response letter, and narrative/waiver list. A recommended resolution for conditional approval has been included.

2. North Branch Storage – 2312 N Branch Avenue – 2300 North Branch Avenue, LLC submitted a unified review for a new 4,470 SF storage facility complex on a 0.234-acre lot. A lot consolidation plan is included to replot two tax parcels in order to convey 1,186SF into this project's total final acreage. A total of 8 parking spaces will be provided to serve the proposed complex. A total of four waivers is being requested. Your agenda packet includes the latest plans, technical review letter, BCPC review letter, project narrative and waiver list. A recommended resolution for conditional approval has been included.

STAFF LEVEL REVIEWS

3. Staff has received the following staff level subdivision/land development applications since the July 11, 2023 regular meeting.

    a. Donald McFarlin – 413 Bellview Street – No-Impact Subdivision Plan – Approved
    b. JT Mattas – 5400 6th Avenue - No-Impact Subdivision Plan – Pending Approval
    c. Logan Partners – 3331 Beale Ave – No-Impact Subdivision Plan – Approved
    d. Kenneth & Alexis Stover – 1815-1819 14th Ave – No-Impact Subdivision Plan – Pending Approval

SPOT BLIGHT DECLARATION - None

INFORMATIONAL ITEMS

1. GAEDC Report
2. Blair County Planning Commission Report

COMMISSIONER FORUM – Comprehensive Plan Update

QUESTIONS FROM MEDIA AND PUBLIC

ADJOURNMENT

MINUTES
ALTOONA CITY PLANNING COMMISSION
REGULAR MEETING
July 11, 2023

MEMBERS PRESENT
David Albright – Chair
Larry Bilotto – Vice Chair
Michael Haire – Secretary
Richard Haines
James Dixon
Devin Saylor

MEMBERS ABSENT
Jesse Ickes

GUESTS PRESENT
Peter Lombardi – czbLLC – Consultant, Comprehensive Plan
Matt Ingalls – czbLLC – Consultant, Comprehensive Plan
John Sepp – PennTerra – Consulting Engineer, Graystone Grande Palazzo Phase 4
Jeff Long – Developer, Graystone Grande Palazzo Phase 4
Brian Long – Graystone Grande Palazzo Phase 4
Lee Zegar – CES Engineering – Anderson Family Funeral Home
Logan Rockwell – CES Engineering – Anderson Family Funeral Home
Jamie Klink – Regional Planner, Blair County Planning Commission
David McFarland – Director, Blair County Planning Commission
William Kibler – Altoona Mirror

STAFF PRESENT
Mayor Matthew Pacifico
Omar Strohm – City Manager
Rebecca Brown – Director, Department of Codes and Inspections
Diana White – Director, Department of Community Development
Sabrina Appel-McMillen – GIS/Land Use Coordinator
Rob Crossman – Division Chief, Engineering Services, Public Works
Bette Fischer – Clerical Associate III, Department of Community Development
Emily Evey – Community Engagement Specialist

The Altoona City Planning Commission (ACPC) held its regular meeting on July 11, 2023, in the City Hall 4th Floor Common Room, 1301 12th Street, Altoona, PA. Chair David Albright called the meeting to order at 3:00 P.M.

PRESENTATION – Peter Lombardi and Matthew Ingalls presented an update on the development of the new comprehensive plan, "All Together Altoona" – A Comprehensive Plan for the Future." Mr. Lombardi explained where they are wrapping up the discovery phase, which involved data gathering, and are moving into the community engagement phase. This phase will help the City to identify its core values and priorities which will shape current and future decisions. He noted that they also presented their initial findings to City Council the previous evening and were going to host three open houses scheduled while they were in town. The steering committee had met as well, and the members have been tasked hosting small group "Kitchen Table Conversations" to discuss where Altoona is now and where they would like to see Altoona in the next 5 to 10 years. There is an online community survey at www.alltogetheraltoona.org, which is linked to the City's website at www.altoonapa.gov. The

online survey will be available until August 4th. The Kitchen Table Conversations should be completed by August 14th and a summary of the results sent to the consultants by August 23rd. Larry Bilotto asked how many have attended the two open houses so far. Peter said that there were 18 at the first open house (Juniata Civic Center), and 20 at the Altoona Area High School. A final open house would be held at the Trolleyworks that evening, with a target of getting 60 to 80 at all three meetings. The open houses are designed to get a sense of the vision for Altoona. The core values discussion will be distilled the smaller group meetings. He also noted that czb was carrying out a housing conditions survey for the entire City utilizing four trained data collectors. All houses within the City would be rated on a scale of one to five based on exterior conditions. These results will be transcribed and given to the staff to forward to the steering committee. The next steering committee meeting will be on September 11.

David Albright encouraged the Planning Commission members to attend the Open House at the Trolleyworks or to take the survey.

ADMINISTRATIVE ITEMS

1. **Approval of Minutes**
   A motion was made by Mr. Bilotto to approve the minutes from the June 6, 2023, meeting. Mr. Saylor seconded the motion. Motion passed unanimously.

2. **Public Comment** – None

3. **SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS –**

   a. **Graystone Grande Palazzo Phase 4** – John Sepp from PennTerra presented a unified plan for review for a five-story mixed-use building just under 9,000 square feet. A lot consolidation plan is included to merge four separate lots into a single 0.628-acre parcel for the proposed building and 39 parking spaces of which include four ADA spaces. The first floor will be commercial and 32 residential apartments are proposed on the floors above. A drive-through will be situated on the north side of the building. An additional parking lot of 37 spaces situated across the alleyway behind the building is proposed to serve the building. A total of eight waivers were being requested.

   Chapter 620-12 Stormwater management technical standards

   620-12.C(2f) Pipe within a municipal right-of-way shall be reinforced concrete pipe with a minimum diameter of 15 inches.

   We request the City Stormwater Office approve the use of HDEP, in accordance with this section.

   Chapter 640 Subdivision of Land and Land Developments

   640-63. Parking and vehicular access.

   A(2). Access driveways serving parking facilities of more than 25 spaces shall not be located closer than 100 feet to an intersection. The proposed access to the 39-space parking lot is 31 feet from the intersection of 7th Ave and 26th St.

A waiver is requested to site the entrance 31 feet from the intersection. Please note that this access is an existing access on the 26th Street which sees relatively low traffic. The peak hour trips for the commercial component of the project is only 60, well, under the total required for a traffic impact study. Given the geometry of the site, the location of the exiting driveway is the only practical location for the project. The low volume of the driveway and street it accesses and the fact that the intersecting street is a one-way street provides justification for this waiver request.

C(3a). All stalls, except for parallel parking stalls, shall be 19 feet long. It appears a waiver should be requested to this requirement.

A waiver is requested to use 18-foot-long stalls. This dimension is adequate for today's vehicles and is a standard in most locations.

B(3). Parking facilities shall be set back from street right-of-way lines, and building foundations a minimum of five feet.

The parking lot adjacent to the building is less than five feet in locations. The building geometry is staggered to enhance the architecture resulting in different distances from the parking lot. Please note that landscaping will be provided along the front of the building.

The geometry of the parking lot between the alley and 6th Avenue is not wide enough to provide the five-foot width. Although a five-foot width is not provided, a minimum of two feet is provided and will be landscaped per the City requirement. The buffer along 25th Street is five foot wide and will be located within in the right of way but maintained by the developer. Please note the adjacent Lauver lot is paved to the property line without a landscaped buffer.

640-65.E(3a-f) Islands shall be 6' wide, curbed, with 1 tree and 6 shrubs per 18' of island.

A tree is not included in the landscape island near the drive through on the north side of the building. This location is the only practical area for the electric transformer required to provide power the project. Although a tree will not fit in this island, shrubs are proposed to be planted.

Landscape Islands in the parking lot adjacent to the alley do not include trees due to the islands being located under an existing power line.

There are no landscape islands at the ends of the parking bays along 6th Avenue. These parking bays are located adjacent to a landscape strip and existing street trees. These landscape features will provide the landscape intent of the ordinance.

640-64.B(2) All proposals shall include pedestrian access via a built walkway from the sidewalk to the interior pedestrian circulation system.

A sidewalk to the alley appears to have been added and separate sidewalks are provided to each front entrance to the building. These sidewalks lead to striped areas that will provide direct access between parked cars. Given the building layout and minimal number of entrances, the design will function well but no access appears to be provided to the business at the front.

640-65.E(6b) Light units shall be positioned and shielded to direct light downward onto the property. For purposes of this standard, "downward" shall mean 60 degrees from the vertical plane.

The proposed lights are the same as those installed in the previous Grand Palazzo phases and also installed in the existing parking lot along 7th Avenue. These lights have clouded lamp heads that do not add any significant light above the fixture and fit well into the City Streetscape.

640-65.E(6c) In no event shall any lighting be installed which directly shines onto abutting streets or properties or which allows light to directly shine into the sky.

The proposed lights will have very minimal trespass and the trespass will be onto City sidewalks and existing commercial parking lots.

A motion to approve the plan as presented with the eight requested waivers was made by Larry Bilotto. The motion was seconded by James Dixon. Motion passed unanimously.

b. **Anderson Family Funeral Home** – Lee Zeger from CES Engineering presented a unified review for a new 4000 Square Foot funeral home on a 1,257-acre lot subdivided from Rose Hill Cemetery Association. The proposed project includes: a new building, a new paved parking lot, and underground PCSM facility, erosion and sedimentation control BMP's and landscaping. The facility will require a public sewer connection to the Altoona Water Authority sewer system network and has been approved. The facility will also require a public water connection to the Altoona Water Authority water system network and has been approved. A total of 29 parking spaces of which two are ADA will be provided to serve the proposed building. A total of five waivers were being requested.

640-62 Building placement B

Buildings should be sited toward the front of the lot, as close to the setback line as practical. Parking shall not be placed in front the building. Where a parking lot must be placed against a street or avenue in a designated historic district, landscaping, (shrubs planted tightly against each other and trees planted no more than 30 feet apart) and/or a short wall must be used to preserve the streetscape as much as possible.

Our reason for requesting this waiver is the proposed funeral home has parking in front of the building, where the rear and service drive will be used by funeral

staff and for operation of the hearse. Also placing the proposed funeral home towards the rear of the property allows for the building pad to be in cut on virgin subsoil. Additionally, the front parking lot will be screened with perimeter landscaping.

640-63 Parking and Vehicular Access - Bicycle Parking

Our reason for requesting this waiver is the proposed funeral home is not expected to receive bicycles and parking spaces/racks for bicycles are not necessary. In fact, the location of the funeral home is in an area where biking is uncommon and would require travelling or crossing Route 220, which could be quite dangerous.

640-64 Pedestrian Facilities
Sidewalks shall be provided along the entire length of the property. On a corner lot, the sidewalk hall be extended along the second street as well.

Our reason for requesting this waiver is the existing neighboring properties do not have sidewalks or concrete curbs and therefore a newly constructed sidewalk would have no accessible path to tie into.

640-65 Landscaping – Street Trees
All land development proposals shall include street trees to be planted between the sidewalk and the curb.

Our reason for requesting this waiver is the existing neighboring properties do not have sidewalks, concreate curbs, or street trees and therefore street trees are not necessary. In fact planting trees close to the curb line would be within the PennDOT TOW and could interfere with existing site distance. Instead, a row of trees and shrubs is proposed in front to act as a perimeter parking screen. Additionally, foundational and interior landscaping is included in this project.

640-63 Parking and Vehicular Access – Curbing
Curbing shall be placed at the edges of all surfaced area, including islands. Curbing shall be vertical around the perimeters of the parking facility but may be sloped around landscaped islands.

Our reason for requesting this waiver for the rear service drive is this area will be used most by funeral home staff, not for public travel or parking. Operation of the hearse and stretcher would be difficult with continuous curbing in this area. Curbing is provided around the proposed parking lot and island, that will receive the most traffic. Additionally, the service drive backs up to the retaining wall, so curbing is not necessary for grading reasons.

The following waiver requested was DENIED by the ACPC

640-63(G) Bicycle Parking. For every 10 spaces provided by the applicant for motor vehicles, one bicycle parking space shall be provided, with a minimum of two bicycle spaces for all proposals.

A motion for a conditional approval to include two bicycle parking spaces was made by Larry Bilotto. Devin Saylor seconded the motion. Motion passed unanimously.

4. SPOT BLIGHT DECLARATION

609 5TH Avenue (Garage Only)
Owner: Michael Croft
609 5th Street
Altoona, PA 16602

Property is a vacant, residential structure in substandard condition not suitable for rehabilitation. Garage is structurally unstable and unsafe. Support walls are leaning and have become unstable. Garage needs to be demolished. There has been no attempt from the owner to comply with the violation notice. There are no outstanding taxes. The City will demolish the structure and place a lien on the property for the cost of demolition. Appropriate reuse for this property is residential in nature.

A motion was made by Michael Haire to declare the property blighted. Richard Haines seconded the motion. Motion passed unanimously.

709 N. 9th Avenue
Owners: Michael and Brenda Shelow (deceased)
Staci and Amanda Shelow (Owner's daughters)
1124 20 Avenue Rear
Altoona, PA 16601

Property is vacant, residential structure in substandard condition not suitable for rehabilitation. Property's front door frame is rotting, holes in siding, damaged flashing, cornice rotting, chimney falling down, back porch has collapsed, foundation corners separating and mortar is falling out of joints. Wood rotting and missing, back porch roof has collapsed. Window boxing rotten, along with the basement windows rotting. Interior is uninhabitable. Accessory building is collapsed and laying in pieces in the yard. The owner's daughters did speak with the City but they stated they can't afford a lien on the property. They have no funds or means to repair or demo the property. Taxes are owed since 2020 totaling $1,697.47. The City will demolish the structure and place a lien on the property for the cost of demolition. Appropriate reuse for this property is residential in nature.

A motion was made by Devin Saylor to declare the property blighted. Michael Haire seconded the motion. Motion passed unanimously.

5. INFORMATIONAL ITEMS

GAEDC Report – Omar reported they are still in the process of restructuring. The group met that month and had conversation on the status of Levity Brewing, the micro grant program, the Gables Building, Saleme Insurance, the Kresge Building and the Parking Authority.

Blair County Planning Commission Report – Jim Dixon reported that they discussed the Anderson Funeral Home Project, North Branch Storage, Arby's in Logantown Center and Juniata Recreation and Conservation in the Juniata Basin.

6. **COMMISSIONER FORUM** – Devin Saylor expressed his thoughts on sidewalks. In hindsight he feels that the commission should have pressed Curaleaf to install sidewalks. Now we have Anderson Funeral Home across the boulevard and no sidewalks are being required. He feels that if we truly want the city to become more, walkable, bikeable etc., we need to start enforcing the sidewalk ordinance. Richard Haines suggested we might want to do some research on an Official Map. This is a planning tool to inform future development. Dave McFarland noted that they were going to create one 20 years ago. He agrees that it would be helpful. This is not the same as a zoning map or an address point map.

7. **QUESTIONS FROM THE PUBLIC AND MEDIA** – Bill Kibler made an observation that as nice as the Common Room is, it really is not conducive for people to hear what is being said. The committee talked about how we might be able to set the room up that would help. We will try some other ways of setting the room up to see if it helps.

   Bill Kibler asked the board to identify what projects got waivers. The commission responded they provided a waiver to Altoona Optometry, several years ago and Curaleaf was waived as part of an amendment. They did not propose any land development on the front of the building in the first submission. They were creating a parking lot out behind the building. The amendment made changes to the front parking lot. They noted now there is a waiver for Anderson Funeral Home Mainline Pharmacy is on deck further down the boulevard. Mr. Kibler asked if the board was going to waive sidewalks for them also. The commission said sometimes they just require judgement calls.

8. **ADJOURNMENT**

   There being no further business a motion was made by Devin Saylor to adjourn the meeting. Jim Dixon seconded the motion. Motion passed unanimously. Meeting adjourned at 4:35 P.M.

_____

Approved by: Michael Haire, Secretary

July 7, 2023

Ms. Rebecca Brown
Director
City of Altoona
Department of Codes and Inspections
1301 12th Street, Suite 103
Altoona, PA 16601

RE: All Washed Up
Land Development Review

Dear Ms. Brown:

At the request of the City of Altoona, we have completed our review of the subdivision and land development plan for the above referenced project. The following information was provided to our office on 06/15/2023 for review of a subdivision and land development located at 601 Logan Boulevard in the City of Altoona, Blair County:

- Preliminary / Final Land Development Plans for All Washed Up Auto Spa as prepared by MDM Surveyors & Engineers, LLC., 18 sheets, project no. 9870, dated 6/2/2023 (with the Alta Survey dated 03/31/2023)
- Lot Consolidation Plan for Rebecca S. Barger as prepared by MDM Surveyors & Engineers, LLC, 1 sheet, project no. 9870, dated April 14, 2023
- Post Construction Stormwater Management Report for All Washed Up Auto Spa as prepared by MDM Surveyors & Engineers, LLC, dated June 8, 2023.
- Geotechnical Investigation for All Washed Up Auto Spa as prepared by ACA Engineering, Inc., project no. E23085x10, dated May 24, 2023.
- Transmittal letter dated June 9, 2023; Photometric specifications; Building floor plan and elevation; Color renderings; Infiltration Testing dated May 24, 2023; Trip Generation Analysis dated February 2, 2023; subdivision/land development application; Zoning decision dated 03/24/23; Opinion of Probable Cost dated June 9, 2023.

The above information has been reviewed for conformance with Chapter 620 and Chapter 640 of the Code of Ordinances for the City of Altoona, Blair County, Pennsylvania. This review was completed for ordinance conformance only. We do not accept any liability for any potential design errors or oversights made by the design engineer. Members of the City of Altoona Planning Commission have the final decision regarding comments for the construction plans. The developer shall address the following comments and proceed with final plan preparation.

General

1. All signature blocks are to be executed.
2. No changes can be made to the approved plans during construction without the approval of the City. After construction is complete provide record or as-built drawings to the city of all approved changes made during construction.
3. Please amend the stormwater information provided as follows:
   - Do not show the temporary E&S Control Measures on the PCSM plan.
   - Please provide a correlation between the drainage map drainage areas and the drainage areas used in the analysis – use same naming convention.

- For BMP #1, report indicates 30' wide stone trench with a depth of 2.75' but plans only show a 26' wide stone trench with a depth of 2.50'. Please explain.
- In BMP #1, it appears that the 2-year storm only rises to the 1066.83' elevation with a maximum storage of 1,131 cf. It appears the PADEP spreadsheet storage volume should be revised to indicate this volume.
- For BMP #2, report indicated stone depth to be 3' but plans only show 2.5' depth. Please explain.
- The trees that are being used to meet the water quality component of the stormwater management ordinance should be shown on the PCSM plan and indicated as such with notes requiring replacement as necessary.

4. Please add note to plan sheet ESPC-2 "Maintenance Program" or "Further Notes" stating that contractor is responsible for keeping City streets free of debris and mud.
5. Please include note that all asphalt joints within right of way shall be sawcut neat and sealed with AC-20.
6. Engineer or Owner will need to put in an address request for the facility with Blair County GIS.

Chapter 620 Stormwater Management, Erosion and Sediment Control

7. 620-1.B. Please provide a copy of the NPDES permit upon receipt.
8. 620-11.A(2) Diffused or concentrated stormwater flows onto adjacent property shall not be created, increased, decreased, relocated, or otherwise altered without written notification to and acknowledgement from the property owner affected. Although we agree water converges generally to the northwest in East Plank Road, it leaves the site via Southey, Frost, and directly to Logan Boulevard in the predevelopment condition. Each drainage direction should be analyzed separately to assure that the post development condition doesn't increase the flow to the respective drainage systems. At a glance this appears to be true however, please provide a summary discussing this in the analysis for future reference.
9. 620-12.C(2f) Pipe within a municipal right-of-way shall be reinforced concrete pipe with a minimum diameter of 15 inches. Staff would not object to the use of HDPE, but it will require a waiver.
10. 620-12.C(2h) Provide pre-cast or after-market medallions with wording such as "only rain in the drain," "drains to the stream," "stormwater only," "no dumping," etc.
11. 620-12.C(2l) Any connection to the City storm sewer system, whether to an inlet, manhole, or direct connection must be approved by the City of Altoona. Fee for tapping/inspection of an existing inlet/manhole/pipe is $250. Since there are two tapping points this fee will be $500. Contractor should contact the public works office, 949-2446, 24 hours in advance of the work being done.
12. 620-13.C(3) Provide a statement, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that cannot be altered or removed without written approval by the City Engineer.
13. 620-13.C(4) Provide a signature block on the plans that reads: "I (qualified professional), on this date (date of signature), hereby certifies that the stormwater management site plan meets all design standards and criteria of Chapter 620 of the City of Altoona codified ordinances, as amended (number assigned to the ordinance)."
14. 620-13.F(1) The developer or their engineer shall be responsible for providing as-built plans of all stormwater management (SWM) BMPs included in the approved SWM site plan in accordance with this section. Any changes proposed during construction must receive the approval of the City prior to implementation.
15. 620-13.F(2) A licensed professional or a designee shall be present onsite and be responsible during all critical stages of implementation of the approved post construction stormwater maintenance plan. This should include inspection to assure that the inlets (including Inlet No 2 and Yard Inlet No 2) are directed to the correct systems as Inlet 2 may confuse the contractor since it sits in the middle of BMP #2 but directs surface runoff to BMP#1 but Yard Inlet 2 goes past BMP #1 to BMP #2 and the pipe to Yard Inlet #2 provides volume for BMP#2. Please indicate that DPW is to be supplied with documentation of all inspections.

16. 620-15.A(1) Facilities, areas or structures used as stormwater management BMPs shall be enumerated as permanent real estate appurtenances and recorded as deed restrictions or conservation easements that run with the land. Any existing or proposed inlets, piping, ponds, raingardens, swales, etc. located within the site are considered stormwater facilities. These storm water facilities are private and maintenance of the storm water management facilities will be the responsibility of the owner.
    - The engineer must provide the owner with a copy of the approved maintenance plan/agreement and explain its requirements. The Engineer must provide proof of such meeting or correspondence to the City.
    - A copy of the maintenance agreement signed by the owner should be included in both the plans and Stormwater management report. The maintenance agreement on the plan and in the report should match and both should have a place for the owner to sign.
17. 620-15.B(1c) The owner shall keep on file with the City of Altoona the name, address and telephone number of the person or company responsible for operation and maintenance activities. In the event of a change, new information will be submitted by the owner to the City of Altoona within 10 working days of the change.
18. 620-15.B(1d) The engineer must meet with and provide the developer or owner with a copy of the operation and maintenance plan. The engineer is required to explain all required maintenance to the developer or owner as well as all associated requirements of this chapter (i.e., recordkeeping, contact information, submittal of records, etc.) The owner of the storm water management facilities shall keep on site a copy of the post construction stormwater plan (PCSWP), the maintenance plan, and a record log of any maintenance activities.
19. 620-15.B(3a) Persons installing stormwater storage facilities shall be required to pay a specified amount to the municipal stormwater maintenance fund to help defray costs of periodic inspections and maintenance expenses. The long-term stormwater management inspection fee for a standard system is $3,000.00.
20. 620-15.C(1) The owner of the stormwater management facilities shall a keep record or log of all activities undertaken in compliance with the approved maintenance schedule, as well as any other maintenance activities that were necessary.)
21. 620-15.C(2) Said records shall be kept on site, accessible and opened to the Stormwater Officer upon request so that he or she may verify that maintenance is proceeding as approved. A copy of the prior year's maintenance records will be submitted to the City of Altoona Public Works Department, no later than January 31 of each year. Send to the attention of: Stormwater Officer, City Hall, Suite 300, 1301 12th Street, Altoona, PA, 16601.
22. 620-16.A. The city Department of Public Works (DPW) requires a review fee. This fee is $275.00. The consultant review fee will be in addition to the in-house reviews.

Chapter 640 Subdivision of Land and Land Developments

Subdivision:

23. 640-29.H. Provide proof of review and approval (for the Subdivision Plan) from the County Planning Commission.

Land Development:

24. 640-57.C. Provide list of waivers being requested by the applicant, along with an explanation as to why the applicant feels each waiver request is appropriate.
25. 640-57.H Provide proof of review and approval (for the Land Development Plan) from the County Planning Commission.
26. 640-57.L. The Sewage Planning Module has been provided. Some sections appear incomplete. More instructions will come from the Altoona Water Authority. Please call DPW with any questions.
27. 640-58.B(4) Indicate / identify all the abutting properties including those directly across any streets and diagonally across intersections.
28. 640-58.D. If multiple sheets, all dates shall be the same and space shall be provided to add revision dates. Revision dates, if any, shall be the same on all sheets.

29. 640-58.I. On the plan cover sheet provide the Altoona City Planning Commission signature block listed in the ordinance. Also provide the notes listed below relating to performance covenant and other land development plans on file…
30. 640-63.A(2) No access driveway shall be located within 50 feet of an intersection or as otherwise directed by the Planning Commission. The exit for the facility appears to fall within this limit.
31. 640-63.A(10) City permits are required to access a City street. A Driveway permit will be required for all proposed driveways as well as any existing driveway with no permit on record. All driveways shall adhere to the City's driveway ordinance and current ADA standards. There are three driveways within the project at $150 each and a $25 admin fee so the total fee is $475.
32. 640-63.C(7) Curbing shall be placed at the edges of all surfaced areas, including islands. Curbing shall be vertical around the perimeters of the parking facility but may be sloped around landscaped islands. The plan proposes some asphalt wedge curb. It appears a waiver may be necessary.
33. 640-64.A(1) Sidewalks shall be provided along the entire length of the property in accordance with this section. On a corner lot, the sidewalk shall be extended along the second street as well. A waiver will be needed to not extend sidewalks along Frost Avenue.
34. 640-64.A(2) All Sidewalks shall be constructed to provide adequate access to the physically disabled.
    - On the ADA ramp on the interior of the property by the building, it appears that the depressed area/DWS is in an area that would be blocked by a parked vehicle. Please shift to the end.
    - Provide ADA ramp details (blow ups with slopes and elevations) on all ramps within the Right-of-Way.
    - Provide proof of PennDOT Highway Occupancy Permit for work within right-of-way.
    - DWS in the Right-of-Way to be Brick Red Composite.
35. 640-65A(5e) Trees shall have temporary labels attached so inspectors can determine compliance with the approved plan.
36. 640-65.C(4) Along the parking lot, trees and shrubs shall be planted so as to screen the parking facility from all surrounding streets and properties. The intent is to mitigate the impact of vehicle noise, lights, and fumes on adjacent land. Such vegetation shall be planted so as to provide a full screen within five years. The city requires bushes planted at 3' on center.
37. 640-65.E(6) Lighting shall conform with this section including height, cut-off fixture, etc. Enough detail should be added to the plan set (that will be recorded) to show conformance with this section.
38. 640-65.H. All landscaping and improvements that are specifically required by this section shall be maintained and must be replaced if the required vegetation is damaged, diseased, cut, or dies. This is to be noted on the plan.

Should you have any questions please do not hesitate to contact The EADS Group at (814) 944-5035 or sshoenfelt@eadsgroup.com.

Sincerely,
The EADS Group, Inc. (Altoona)

Stephanie C. Shoenfelt

By: Stephanie C. Shoenfelt, P.E.

cc: Project File

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MDM
SURVEYORS & ENGINEERS, LLC
"...That which does not kill us makes us stronger..."
(Conan The Barbarian)

375 Northgate Drive
Warrendale, PA 15086
PH: (724) 934-2810
FAX: (724) 934-2811
www.mdmllc.com

July 25, 2023

To: City of Altoona Department of Codes and Inspections
Attn: Rebecca Brown-Director
1301 12th Street, Suite 103
Altoona, PA 16601

Attn: The Eads Group
Stephanie C. Shoenfelt P.E.

Re: All Washed Up Auto Spa-Logan Blvd, Altoona, PA
Land Development Review-Response Letter 1

Dear Ms. Brown,

Please accept this letter as MDM response and follow-up to review comments received from The EAD Group dated July 7, 2023 with respect to the above noted project. Follow up status (responses are in ***bold***) are below:

General:

1.All Signature blocks are to be executed- ***Response: Signature blocks will be executed prior to recording.***

2. No changes can be made to the approved plans during construction without the approval of the City. After construction is complete provide record or as-built drawings to the city of all approved changes made during construction. ***Response: Acknowledged. The plans and NPDES process also require as-built drawing preparation.***

3. Please amend the stormwater information provided as follows:

- Do not show the temporary E&S Control Measures on the PCSM plan. ***Response: The temporary control measures have been removed on the PCSM plan.***
- Provide a correlation between the drainage map, drainage areas and drainage areas used in the analysis (same naming convention). ***Response: Analysis is updated to reflect the sub areas denoted on the Existing and Proposed Conditions Exhibits.***
- BMP #1, report indicates 30' wide stone trench with a depth of 2.75' but plans only show a 26' wide stone trench with a depth of 2.50'. ***Response: See revised sheets PCSM1 and PCSM2***
- BMP #1, it appears that the 2-year storm only rises to the 1066.83' elevation with a maximum storage of 1,131cf. The PADEP spreadsheet storage volume should be revised to indicate this

volume. ***Response:*** ***PADEP spreadsheet storage value represents the peak volume available for storage.***

- BMP #2, report indicates stone depth be 3' but plans show 2.5' depth. ***Response:*** ***Please see sheet PCSM3 cross section showing 3ft depth.***

- Trees being used to meet water quality component of the stormwater management ordinance should be shown on the PCSM plan and indicated as such with notes requiring replacement as necessary. ***Response:*** ***Credits for the tree plantings are no longer claimed.***

4. Add a note to plan sheet ESPC-2 "Maintenance Program" or "Further Notes" stating that contractor is responsible for keeping City streets free of debris and mud. ***Response:*** ***Please see ESPC-2 Maintenance Program Temporary Controls #6.***

5. Please include a note that all asphalt joints within right of way shall be sawcut neat and sealed with AC-20. ***Response:*** ***Please see SP-5 Asphalt Pavement Section detail with note added as requested.***

6. Engineer or Owner to put in an address request for the facility with Blair County GIS. **Response: Blair County GIS established the permanent site address to be 104 E. Southey Ave. A letter from Blair County 911 has been attached as reference.**

Chapter 620 Stormwater Management, Erosion and Sediment Control

7. 620-1. B. Please provide a copy of the NPDES permit upon receipt. ***Response:*** ***Acknowledged. A copy of the NPDES approval will be provided once received.***

8. 620-11. A (2) Diffused or concentrated stormwater flows onto adjacent property shall not be created, increased, decreased, relocated, or otherwise altered without written notification to and acknowledgement from the property owner affected. Although we agree water converges generally to the northwest in East Plank Road, it leaves the site via Southey, Frost, and directly to Logan Boulevard in the predevelopment condition. Each drainage direction should be analyzed separately to assure that the post development condition doesn't increase the flow to the respective drainage systems. At a glance this appears to be true however, please provide a summary discussing this in the analysis for future reference. ***Response:*** ***Please see revised executive summary including sub area results to each street pre to post. Reductions in peak runoff rates to adjoining City and PADOT streets are expected.***

9. 620-12.C(2f) Pipe within a municipal right-of-way shall be reinforced concrete pipe with a minimum diameter of 15 inches. Staff would not object to the use of HDPE, but it will require a waiver. ***Response:*** ***Please see revised plans offering 15" HDPE pipe within the public right of way. A waiver request is provided with this response and the requested waiver is noted on the Cover Sheet of the Land Development Plan set.***

10. 620-12.C(2h) Provide pre-cast or after-market medallions with wording such as "only rain in the drain," "drains to the stream," "stormwater only," "no dumping," etc. ***Response:*** ***Please see sheet PCSM4 inlet detail updated to require this medallion and sheet PCSM Notes #5.***

11. 620-12.C(2l) Any connection to the city storm sewer system, whether to an inlet, manhole, or direct connection must be approved by the City of Altoona. Fee for tapping/inspection of an existing inlet/manhole/pipe is $250. Since there are two tapping points this fee will be $500. Contractor should contact the public works office, 949-2446, 24 hours in advance of the work being done. ***Response:*** ***Acknowledged***

12. 620-13.C (3) Provide a statement, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that cannot be altered or removed without written approval by the City Engineer. ***Response:*** ***Please see revised sheet PCSM 1 with signature location as requested.***

13. 620-13.C (4) Provide a signature block on the plans that reads: "I (qualified professional), on this date (date of signature), hereby certifies that the stormwater management site plan meets all design standards and criteria of Chapter 620 of the City of Altoona codified ordinances, as amended (number assigned to the ordinance)." ***Response:*** ***Please see revised sheet PCSM 1 with signature location as requested.***

14. 620-13. F (1) The developer or their engineer shall be responsible for providing as-built plans of all stormwater management (SWM) BMPs included in the approved SWM site plan in accordance with this section. Any changes proposed during construction must receive the approval of the City prior to implementation. ***Response:*** ***Acknowledged. Please see PCSM1 Notes 2,4 & 6 regarding this requirement.***

15. 620-13. F (2) A licensed professional or a designee shall be present onsite and be responsible during all critical stages of implementation of the approved post construction stormwater maintenance plan. This should include inspection to assure that the inlets (including Inlet No 2 and Yard Inlet No 2) are directed to the correct systems as Inlet 2 may confuse the contractor since it sits in the middle of BMP #2 but directs surface runoff to BMP#1 but Yard Inlet 2 goes past BMP #1 to BMP #2 and the pipe to Yard Inlet #2 provides volume for BMP#2. Please indicate that DPW is to be supplied with documentation of all inspections. ***Response:*** ***Acknowledged. Please see construction phasing notes 19 & 22 identifying these BMP areas as critical stage elements. The noted inlets are part of these systems and an engineering representative is expected to be on site for these installations. Additionally, a required pre-construction meeting will be held and this can be addressed at that time as well.***

16. 620-15. A (1) Facilities, areas or structures used as stormwater management BMPs shall be enumerated as permanent real estate appurtenances and recorded as deed restrictions or conservation easements that run with the land. Any existing or proposed inlets, piping, ponds, raingardens, swales, etc. located within the site are considered stormwater facilities. These storm water facilities are private and maintenance of the storm water management facilities will be the responsibility of the owner.

- The engineer must provide the owner with a copy of the approved maintenance plan/agreement and explain its requirements. The Engineer must provide proof of such meeting or correspondence to the city. ***Response:*** ***Acknowledged. This meeting is expected to be held prior to construction and after approval of plans, most likely during pre-construction meeting as required by the PADEP.***

- A copy of the maintenance agreement signed by the owner should be included in both the plans and Stormwater management report. The maintenance agreement on the plan and in the report should match and both should have a place for the owner to sign. ***Response:*** ***Understood. Please see revised Maintenance Agreement on the PCSM1 plan and in the Narrative.***

17.0 620-15. B(1c) The owner shall keep on file with the City of Altoona the name, address and telephone number of the person or company responsible for operation and maintenance activities. In the event of a change, new information will be submitted by the owner to the City of Altoona within 10 working days of the change. ***Response:*** ***Acknowledged. We propose providing this information during stormwater management agreement discussion prior to final approval.***

18. 620-15. B(1d) The engineer must meet with and provide the developer or owner with a copy of the operation and maintenance plan. The engineer is required to explain all required maintenance to the developer or owner as well as all associated requirements of this chapter (i.e., recordkeeping, contact information, submittal of records, etc.) The owner of the storm water management facilities shall keep on site a copy of the post construction stormwater plan (PCSWP), the maintenance plan, and a record log of any maintenance activities. ***Response:*** ***Acknowledged. This meeting is expected to be held prior to construction and after approval of plans, most likely during the pre-construction meeting as required by PADEP.***

19. 620-15. B(3a) Persons installing stormwater storage facilities shall be required to pay a specified amount to the municipal stormwater maintenance fund to help defray costs of periodic inspections and maintenance expenses. The long-term stormwater management inspection fee for a standard system is $3,000.00. ***Response:*** ***Acknowledged***

20. 620-15.C (1) The owner of the stormwater management facilities shall a keep record or log of all activities undertaken in compliance with the approved maintenance schedule, as well as any other maintenance activities that were necessary.) ***Response:*** ***The Operation and Maintenance Plan includes this requirement***

21. 620-15.C (2) Said records shall be kept on site, accessible and opened to the Stormwater Officer upon request so that he or she may verify that maintenance is proceeding as approved. A copy of the prior year's maintenance records will be submitted to the City of Altoona Public Works Department, no later than January 31 of each year. Send to the attention of: Stormwater Officer, City Hall, Suite 300, 1301 12th Street, Altoona, PA, 16601. ***Response:*** ***The Operation and Maintenance Plan includes this requirement***

22. 620-16. A. The city Department of Public Works (DPW) requires a review fee. This fee is $275.00. The consultant review fee will be in addition to the in-house reviews. ***Response: Acknowledged***

Chapter 640 Subdivision and Land Development

Subdivision:

23. Provide proof of review and approval (subdivision) from the County Planning Commission. ***Response: the subdivision is on the July 27th agenda for County review.***

Land Development:

24. 640-57. C. Provide list of waivers being requested by the applicant, along with an explanation as to why the applicant feels each waiver request is appropriate. ***Response: A written waiver request is provided as part of this re-submission. Additionally, the requested waivers are listed on the Cover Sheet of the Land Development Plan set.***

25. 640-57.H Provide proof of review and approval (for the Land Development Plan) from the County Planning Commission. ***Response: The Land Development plan is on the July 27th agenda for County review.***

26. 640-57. L. The Sewage Planning Module has been provided. Some sections appear incomplete. More instructions will come from the Altoona Water Authority. Please call DPW with anyquestions. ***Response: Per the city, we have submitted a sewage planning mailer to the city for review and approval.***

27. 640-58. B (4) Indicate / identify all the abutting properties including those directly across any streets and diagonally across intersections. ***Response: The abutting property information is now located on the Existing Conditions Survey included in this re submittal.***

28. 640-58. D. If multiple sheets, all dates shall be the same and space shall be provided to add revision dates. Revision dates, if any, shall be the same on all sheets. ***Response: Acknowledged***

29. 640-58. I. On the plan cover sheet provide the Altoona City Planning Commission signature block listed in the ordinance. Also provide the notes listed below relating to performance covenant and other land development plans on file. ***Response: Please see revised cover sheet which includes the Planning Commission signature block with notes per the ordinance.***

30. 640-63. A (2) No access driveway shall be located within 50 feet of an intersection or as otherwise directed by the Planning Commission. The exit for the facility appears to fall within this limit. ***Response: A waiver is requested from this provision. In this specific case, the egress driveway is a right out to Frost Ave where Frost provides a right turn only onto Logan. The right-out restriction is provided as part of a Zoning approval condition.***

It is our experience that the 50ft provision is suited to providing some vehicle stacking and to allow for left turns out od driveways clear of the stacking. In this case, that is not necessary. Additionally, the egress driveway is aligned with an existing commercial driveway across Frost. Aligning driveways across from each other is generally viewed as a more favorable option.

31. 640-63. A (10) City permits are required to access a city street. A Driveway permit will be required for all proposed driveways as well as any existing driveway with no permit on record. All driveways shall adhere to the City's driveway ordinance and current ADA standards. There are three driveways within the project at $150 each and a $25 admin fee so the total fee is $475. ***Response: Acknowledged.***

32. 640-63.C (7) Curbing shall be placed at the edges of all surfaced areas, including islands. Curbing shall be vertical around the perimeters of the parking facility but may be sloped around landscaped islands. The plan proposes some asphalt wedge curb. It appears a waiver may be necessary. ***Response: Concrete wedge curb is proposed in place of asphalt wedge.***

33. 640-64. A (1) Sidewalks shall be provided along the entire length of the property in accordance with this section. On a corner lot, the sidewalk shall be extended along the second street as well. A waiver will be needed to not extend sidewalks along Frost Avenue. ***Response: A waiver is requested from this provision.***

34. 640-64. A (2) All Sidewalks shall be constructed to provide adequate access to the physically disabled.

- On the ADA ramp on the interior of the property by the building, it appears that the depressed area/DWS is in an area that would be blocked by a parked vehicle. Please shift to the end. ***Response: The condition as proposed provides full at grade access to the vacuum from the loading space and landing. An accessible path from the loading space to the building is available. We believe the configuration as presented meets the intent and requirements for accessibility.***

- Provide ADA ramp details (blow ups with slopes and elevations) on all ramps withinthe Right-of- Way. ***Response: Please see sheet SP-5A for ramps within the City Right of Way. Ramp designs along Logan Blvd are prepared by others and under review with PADOT.***

- Provide proof of PennDOT Highway Occupancy Permit for work within right-of-way. ***Response: The Highway Occupancy Permit is currently under review and will be provided under separate cover upon approval.***

- DWS in the Right-of-Way to be Brick Red Composite. ***Response: See revised keynote 27 of sheet SP02 denoting DWS color.***

35. 640-65A(5e) Trees shall have temporary labels attached so inspectors can determine compliance with the approved plan. ***Response: Revised as requested. Please see note 7 of the revised Landscape Plan Sheet SP-6.***

36. 640-65.C (4) Along the parking lot, trees and shrubs shall be planted so as to screen the parking facility from all surrounding streets and properties. The intent is to mitigate the impact of vehicle noise, lights, and fumes on adjacent land. Such vegetation shall be planted so as to provide a full screen within five years. The city requires bushes planted at 3' on center. R***esponse: A waiver is requested from this provision.***

37. 640-65. E (6) Lighting shall conform with this section including height, cut-off fixture, etc. Enough detail should be added to the plan set (that will be recorded) to show conformance with this section. ***Response: Please see revised sheet SP-2 and sheet SP-5A showing light locations, types and mounting heights.***

38. 640-65. H. All landscaping and improvements that are specifically required by this section shall be maintained and must be replaced if the required vegetation is damaged, diseased, cut, or dies. This is to be noted on the plan. ***Response: Revised as requested. Please see revised Landscape Plan Sp-6, note 8***

Included in the re-submittal are the following items:

- Two (2) Sets of Revised Land Development Plans
- One (1) copy of the Waiver Request Letter
- Two (2) copies of the revised Stormwater Report
- One (1) copy of the 911 Address Verification Letter

Please contact me with any questions or if additional information is needed for the review/approval process. I may be reached at rgiacobbi@mdmllc.com or 724-934-2810 Ext: 45.

Yours Truly,

Randi L. Giacobbi

Randi L. Giacobbi
Project Manager

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
FOR
ALL WASHED UP AUTO SPA
AT
104 EAST SOUTHEY AVENUE
CITY OF ALTOONA
COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA

ALTOONA CITY PLANNING COMMISSION

LAND DEVELOPMENT APPROVED UNDER THE ALTOONA PLANNING CODE.

DATE: ____________

REVIEWED BY THE BLAIR COUNTY PLANNING COMMISSION

DATE: ____________

1. "SUBJECT TO A PERFORMANCE COVENANT, DATED ____________, RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD."
2. "OTHER PLANS APPLICABLE TO THIS LAND DEVELOPMENT MAY BE ON FILE WITH THE CITY OF ALTOONA CODE ENFORCEMENT DEPARTMENT, CITY OF ALTOONA PUBLIC WORKS DEPARTMENT, AND COMMUNITY DEVELOPMENT DEPARTMENT."
3. IF APPLICABLE, "SUBJECT TO A RESTRICTIVE COVENANT, DATED ____________, RUNNING WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD."
4. IF APPLICABLE, "SUBJECT TO A TRUST DOCUMENT, DATED ____________, RUNNING WITH THE LAND, TO BE RECORDED WITH THIS PLAN BY OR FOR THE OWNER OF RECORD."

UTILITY CONTACTS

ELECTRIC SERVICE
PENELEC
405 WEST PLANK ROAD
ALTOONA, PA 16602
(814) 949-4652
TIM FRYE
tfrye@firstenergycorp.com
W.O. #35315549B

SANITARY SEWER
ALTOONA WATER AUTHORITY/
SANITARY DIVISION
900 CHESTNUT AVENUE
ALTOONA, PA 16601
(814) 949-2218 ext. 2211
PRESTON WILSON
pwilson@altoonawater.com

TELEPHONE SERVICE
VERIZON PENNSYLVANIA
1119 SIXTEENTH STREET
ALTOONA, PA 16601
(814) 946-5909
RICH LAMPENFELD

GAS SERVICE
PEOPLES GAS COMPANY
100 BELLWOOD AVENUE
ALTOONA, PA 16602
(814) 944-0861

STORM SEWER
CITY OF ALTOONA
ENGINEERING DEPARTMENT
1301 TWELFTH STREET
ALTOONA, PA 16601
(814) 949-2483
ROB CROSSMAN

WATER SERVICE
ALTOONA WATER AUTHORITY
900 CHESTNUT AVENUE
ALTOONA, PA 16601
(814) 949-2222 ext. 2103
TIM MANLEY
tmanley@altoonawater.com

DRAWING INDEX

CS	COVER SHEET
1 of 3	ALTA / NSPS LAND TITLE SURVEY
2 of 3	ALTA / NSPS LAND TITLE SURVEY
3 of 3	ALTA / NSPS LAND TITLE SURVEY
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SP-2	SITE PLAN
SP-3	GRADING PLAN
SP-4	SITE UTILITY PLAN
SP-5	SITE DETAILS
SP-5A	SITE DETAILS
SP-6	LANDSCAPE PLAN
PCSM1	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
PCSM2	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
PCSM3	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
PCSM4	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
PCSM5	POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES
ESPC-1	EROSION & SEDIMENTATION CONTROL PLAN
ESPC-2	EROSION & SEDIMENTATION CONTROL NOTES
ESPC-3	EROSION & SEDIMENTATION CONTROL DETAILS

OWNER/DEVELOPER:

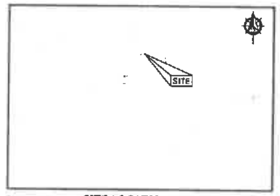
ALL WASHED UP AUTO SPA
833 SILVER CREEK ROAD
ST. MARYS, PA 15857
(814) 834-9777
CHUCK DeLULLO

SURVEYOR:

MDM - SURVEYORS & ENGINEERS, LLC
375 NORTHGATE DRIVE
WARRENDALE, PA 15086
(724) 934-2810
HOWARD G. McILVRIED, PLS
hmcilvried@mdmllc.com
PA LICENSE No.: 049396-R

ENGINEER:

MDM - SURVEYORS & ENGINEERS, LLC
375 NORTHGATE DRIVE
WARRENDALE, PA 15086
(724) 934-2810
CHRISTOPHER PETERS, PE
cpeters@mdmllc.com
PA LICENSE No.: PE080187



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

PARKING REQUIREMENTS

ZONING DISTRICT: C-HB
(HIGHWAY BUSINESS COMMERCIAL)

PER § 640-63.D(5)(i):
PROVIDE ONE (1) PARKING SPACE FOR EACH 300-500 SF OF FLOOR AREA.

4,041 SF ÷ 300 = 14 PARKING SPACES REQUIRED
4,041 SF ÷ 500 = 8 PARKING SPACES REQUIRED
TOTAL = 22 PARKING SPACES REQUIRED

29 PARKING SPACES PROVIDED
(25 VACUUM STALLS, INCLUDING TWO (2) ACCESSIBLE STALLS, PLUS FOUR (4) STALLS FOR EMPLOYEES)

BICYCLE PARKING:
PROVIDE ONE (1) BICYCLE PARKING STALL FOR EVERY TEN (10) VEHICLE PARKING SPACES.

25 VEHICLE PARKING SPACES ÷ 10 = 3 BICYCLE STALLS REQUIRED
4 BICYCLE STALLS PROVIDED

PREPARED BY:

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmcadd@mdmllc.com
www.mdmllc.com

ZONING INFORMATION

ZONING DISTRICT
ZONING DISTRICT: C-HB
(HIGHWAY BUSINESS COMMERCIAL)
A CAR WASH IS A PERMITTED USE WITHIN THIS ZONING DISTRICT & R-SH (SINGLE HOUSEHOLD)*

ZONING INFORMATION WAS OBTAINED FROM:
CITY OF ALTOONA
1301 12th STREET, SUITE 400
ALTOONA, PA 16601
(814) 949-2456
MARILYN MORGAN
PLANNER/ZONING OFFICER

ZONING	REQUIRED	PROPOSED
MIN. LOT AREA	6,000 SF	45,145.20 SF
MIN. LOT WIDTH	75'-0"	206.80'
MIN. FRONT YARD SETBACK	15'-0"	70'-4"
MIN. SIDE YARD SETBACK	15'-0" - CORNER LOT ABUTTING A STREET	43'-0" (SOUTH)
MIN. REAR YARD SETBACK	10'-0"	N/A
MAX. BUILDING HEIGHT	50'-0"	37'-0"
MAX. LOT COVERAGE	65%	9%

* ON MARCH 8, 2023 THE ZONING HEARING BOARD CONSIDERED APPLICANTS REQUEST FOR USE VARIANCE TO PERMIT CERTAIN SITE AMENITIES IN THE R-SH DISTRICT. THIS REQUEST WAS APPROVED IN ZONING HEARING BOARD DECISION DATED MARCH 24, 2023.

WAIVER REQUESTS

1. A WAIVER FROM SECTION 620-12.C(2f) REGARDING USE OF REINFORCED CONCRETE PIPE WITHIN THE MUNICIPAL RIGHT-OF-WAY. PLEASE ACCEPT THIS AS A FORMAL REQUEST TO USE OF 15"Ø HDPE IN PLACE OF RCP. THE HYDRAULIC PERFORMANCE OF HDPE IS COMPARABLE TO RCP.
2. A WAIVER FROM SECTION 640-63.A (2f) REGARDING ORDINANCE REQUIREMENT THAT NO ACCESS DRIVE SHALL BE LOCATED WITHIN 50 FEET OF AN INTERSECTION. PLEASE ACCEPT THIS AS A FORMAL REQUEST TO PERMIT THE LOCATION OF THE EGRESS DRIVE TO BE 36 FEET FROM THE INTERSECTION TO THE DRIVEWAY THROAT AS SHOWN ON SHEET SP-2. IN A CONDITION PARTICULAR TO THIS PROJECT, THE DRIVEWAY HAS RIGHT-OUT-ONLY EGRESS TO FROST AVENUE AND FROST AVENUE HAS RIGHT-OUT-ONLY EGRESS TO LOGAN BOULEVARD. THIS WAIVER IS NOT EXPECTED TO PRESENT ANY DETRIMENTAL IMPACTS TO VEHICLES OPERATING ON FROST AVENUE. ADDITIONALLY, THIS DRIVEWAY LOCATION DIRECTLY ACROSS FROM ANOTHER EXISTING COMMERCIAL DRIVEWAY IS A CONVENTIONALLY PREFERRED ALIGNMENT FOR DRIVEWAY PERMITTING.
3. A WAIVER FROM SECTION 640-64.A (1) REGARDING THE EXTENSION OF SIDEWALK ALONG FROST AVENUE. DURING HEARINGS WITH NEARBY RESIDENTS EARLIER IN THIS DEVELOPMENT PROCESS, NEIGHBORS ASKED THAT WE NOT DIRECT TRAFFIC INTO THEIR NEIGHBORHOOD. THE APPLICANT IS PROVIDING SIDEWALK ALONG THE COMMERCIAL CORRIDOR ALONG LOGAN BOULEVARD AND SOUTHEY AVENUE.
4. A WAIVER FROM SECTION 640-65.C (4) REGARDING SHRUB PLANTINGS ALONG THE PARKING LOT FRONTING LOGAN BOULEVARD. APPLICANT IS PROVIDING SIDEWALK AND GRASS LANDSCAPE STRIP BETWEEN LOGAN BOULEVARD CURBING AND THE PARKING FACILITY. THIS FACILITY SEES A VAST MAJORITY OF TRAFFIC DURING DAYLIGHT HOURS MINIMIZING NEED FOR HEADLIGHT BUFFERING.
5. A WAIVER FROM SECTION 640-65.D REGARDING FOUNDATION PLANTINGS AROUND THE REAR OF THE PROPOSED BUILDING. THE ACCESS DRIVE IS FUNCTIONALLY AN ALLEY SERVING ONLY EMPLOYEES. PER SECTION 640.D.3 THIS FOUNDATION PLANTING REQUIREMENT MAY BE WAIVED IF THE PROPOSAL INCLUDES YARD TREES THROUGH THE SITE TO SERVE THE SAME PURPOSE. IN THIS INSTANCE, CUSTOMERS AND RESIDENTS ARE BUFFERED WITH LANDSCAPE MOUNDS, EVERGREENS, AND FLOWER PLANTINGS ALONG REAR OF THE SITE WHICH FUNCTION TO BUFFER VIEW OF THE BUILDING FACADE.

FLOOD ZONE NOTE

By graphic plotting only, this site is located in Zone X of the Flood Insurance Rate Map 42013C0232D, Community No. 420159, Panel 0232, Suffix D, bearing an effective date of 03/02/2012 and is not in a special flood hazard area.

Issue Date: 6/9/2023
Last Revised: 7/21/2023

GENERAL NOTES

1. Bearings shown hereon are based upon the bearing of N 18°33'00" W for the easterly right-of-way line of Logan Boulevard as shown on the Map of Ulyswen, recorded in Plan Book 2, Page 113 of the Blair County Recorder of Deeds Office.

2. A new as-surveyed legal description will be provided upon consolidation of the parcels of this survey.

3. The underground utilities shown on this survey have been located from field survey information, markings provided by the utility companies and existing drawings obtained from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information.

4. Utilities shown hereon are based on paint markings found at the time of field work and from utility maps from the utility companies, also from prior surveys done in the area and from the state highway plans obtained from PennDOT.

List of Plan from above mentioned:

City of Altoona PA Bureau of Engineering: Plan and Profile Logan Boulevard From Plank Road to 6TH Avenue, Dated: July 13, 1949

City of Altoona Bureau of Engineering: Plan & Profile 24" RCP storm sewer in Southey Avenue between Plank Road & Bryan Avenue, Date: May 22, 1952, Drawing No. 7420

City of Altoona Bureau of Engineering: GIS Map of the Storm Sewer System

Altoona Water Authority: GIS Map of the Water Lines and GIS Map of the of the Sanitary Sewer System

Prior Surveys:

Proposed GetGo Fuel Station, 100 West Plank Road, City of Altoona, County of Blair, Commonwealth of Pennsylvania, ALTA/ACSM LAND TITLE SURVEY, Dated: June 6, 2010, Project No. 4523, Sheet Number 2 of 2

McDonald's USA, 401-411 East Plank Road, City of Altoona, County of Blair, Commonwealth of Pennsylvania, ALTA/ACSM LAND TITLE SURVEY, Dated: January 18, 2008, Project No. 3858, Sheet Number 2 of 2

Plan Form PennDOT District 9 Blair County:

Commonwealth of Pennsylvania, Department of Highways
Drawings for Construction and Condemnation of Right-of-Way, Route No. 55 Section No. 17, in Blair County, Project No. F-267 (5), Approved on October 2, 1955

Commonwealth of Pennsylvania, Department of Highways
Drawings for Construction and Condemnation of Right-of-Way, Route No. 884 Section 3, Route No. 55 Section 10, Route No. 221 Section 6, in Blair County Project No. F-267 (5), Approver on: February 5, 1952, Recorded in Blair County Recorder's Office in Book No. 1, Volume 1 Page 16, Recorded on February 1952

5. Contour Interval = 1'. Elevations shown hereon are based upon GPS observation taken on November 7-9, 2022, and are to the North American Vertical Datum of 1988 (NAVD88)(GEOID12a).

6. There was no observed evidence of current earth moving work, building construction or building additions.

7. The surveyor knows of no known recent or proposed changes in street right-of-way lines, street or sidewalk construction or repairs.

8. There is no observed evidence of this site being used as a solid waste dump, sump, or sanitary landfill.

9. Iron pins with cap set are 5/8"Ø rebar, 30" in length with a yellow plastic I.D. cap that bears the inscription "MDM 724-934-2810".

10. The basis of Legal Right-of-Way for the following Routes are listed:

Commonwealth of Pennsylvania, Department of Highways
Drawings for Construction and Condemnation of Right-of-Way Route No. 55 Section No. 17, in Blair County, Project No. F-267 (5), Approver on: October 2, 1955, Recorded in Blair County Recorder's Office in Book No.____ Volume 2 Page 19, Recorded on January 3, 1956

Commonwealth of Pennsylvania, Department of Highways
Drawings for Construction and Condemnation of Right-of-Way, Route No. 884 Section 3, Route No. 55 Section 10, Route No. 221 Section 6, in Blair County, Project No. F-267 (5), Approver on: February 5, 1952, Recorded in Blair County Recorder's Office in Book No. 1, Volume 1 Page 16, Recorded on February 1952

11. Since this site has frontage along a state maintained highway (State Route 36 & also known as State Route 55, Section 17), a Highway Occupancy Permit (H.O.P.) is required if access to the site is desired or altered. The Pennsylvania Department of Transportation shall be contacted in regards to the permit.

Their contact information is:

Pennsylvania Department of Transportation
Engineering District 9-0
1598 North Juniata Street
Hollidaysburg, PA 16648
Phone: (814) 696-7220
Fax: (814) 623-7283
Permits: (814) 696-7264

REV	DATE	DESCRIPTION	BY
1	7/21/2023	PER CITY COMMENTS	CWT

ALL WASHED UP! AUTO SPA

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmcadd@mdmllc.com
www.mdmllc.com

ALL WASHED UP AUTO SPA

104 EAST SOUTHEY AVENUE
CITY OF ALTOONA, COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA

SHEET TITLE: COVER SHEET
DRAWN BY: CWT
CHECKED BY: CMP
ISSUE DATE: 6-2-2023
SHEET NUMBER: CS

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

ALL WASHED UP AUTO SPA INC.

601 LOGAN BOULEVARD, 609 LOGAN BOULEVARD, 107 FROST AVENUE,
111 FROST AVENUE, 610 BRYANT AVENUE & 108 EAST SOUTHEY AVENUE
CITY OF ALTOONA, COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA

GENERAL NOTES

1. Bearings shown hereon are based upon the bearing of N 18°33'00" W for the easterly right-of-way line of Logan Boulevard as shown on the Map of Llyswen, recorded in Plan Book 2, Page 113 of the Blair County Recorder of Deeds Office.

2. A new as-surveyed legal description will be provided upon consolidation of the parcels of this survey.

3. The underground utilities shown on this survey have been located from field survey information, markings provided by the utility companies and existing drawings obtained from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from available information.

4. Utilities shown hereon are based on paint markings found at the time of field work and from utility maps from the utility companies, also from prior surveys done in the area and from the state highway plans obtained from PennDOT.

List of Plan from above mentioned:

City of Altoona PA Bureau of Engineering: Plan and Profile Logan Boulevard From Plank Road to 6TH Avenue, Dated: July 13, 1949

City of Altoona Bureau of Engineering: Plan & Profile 24" RCP storm sewer in Southey Avenue between Plank Road & Bryan Avenue, Date: May 22, 1952, Drawing No. 7420

City of Altoona Bureau of Engineering: GIS Map of the Storm Sewer System

Altoona Water Authority: GIS Map of the Water Lines and GIS Map of the of the Sanitary Sewer System

Prior Surveys:

Proposed GetGo Fuel Station, 100 West Plank Road,City of Altoona, County of Blair, Commonwealth of Pennsylvania, ALTA/ACSM LAND TITLE SURVEY, Dated: June 6, 2010, Project No. 4523, Sheet Number 2 of 2

McDonald's USA, 401-411 East Plank Road, City of Altoona, County of Blair, Commonwealth of Pennsylvania, ALTA/ACSM LAND TITLE SURVEY, Dated: January 18, 2008, Project No. 3858, Sheet Number 2 of 2

Plan Form PennDOT District 9 Blair County:

Commonwealth of Pennsylvania, Department of Highways
Drawings for Construction and Condemnation of Right-of-Way, Route No. 55 Section No. 17, in Blair County, Project No. F-267 (5), Approved on October 2, 1955

Commonwealth of Pennsylvania, Department of Highways
Drawings for Construction and Condemnation of Right-of-Way, Route No. 884 Section 3, Route No. 55 Section 10, Route No. 221 Section 6, in Blair County Project No. F-267 (5), Approver on: February 5, 1952, Recorded in Blair County Recorder's Office in Book No 1, Volume 1 Page 16, Recorded on February 1952

5. Contour Interval = 1'. Elevations shown hereon are based upon GPS observation taken on November 7-9, 2022 , and are to the North American Vertical Datum of 1988 (NAVD88)(GEOID12B).

6. There was no observed evidence of current earth moving work, building construction or building additions.

7. The surveyor knows of no known recent or proposed changes in street right-of-way lines, street or sidewalk construction or repairs.

8. There is no observed evidence of this site being used as a solid waste dump, sump, or sanitary landfill.

9. Iron pins with cap set are 5/8"Ø rebar, 30" in length with a yellow plastic I.D. cap that bears the inscription "MDM 724-934-2810".

10. The basis of Legal Right-of-Way for the following Routes are listed:

Commonwealth of Pennsylvania, Department of Highways
Drawings for Construction and Condemnation of Right-of-Way Route No. 55 Section No. 17, in Blair County, Project No. F-267 (5), Approver on: October 2, 1955, Recorded in Blair County Recorder's Office in Book No.___, Volume 2 Page 19, Recorded on January 3, 1956

Commonwealth of Pennsylvania, Department of Highways
Drawings for Construction and Condemnation of Right-of-Way, Route No. 884 Section 3, Route No. 55 Section 10, Route No. 221 Section 6, in Blair County, Project No. F-267 (5), Approver on: February 5, 1952, Recorded in Blair County Recorder's Office in Book No. 1, Volume 1 Page 16, Recorded on February 1952

11. Since this site has frontage along a state maintained highway (State Route 36 & also known as State Route 55, Section 17), a Highway Occupancy Permit (H.O.P.) is required if access to the site is desired or altered. the Pennsylvania Department of Transportation shall be contacted in regards to the permit.

Their contact information is:

Pennsylvania Department of Transportation
Engineering District 9-0
1598 North Juniata Street
Hollidaysburg, PA 16648
Phone: (814) 696-7220
Fax: (814) 623-7283
Permits: (814) 696-7264

LEGAL DESCRIPTION

Per Fidelity National Title Insurance Company Title Commitment No. 11784-00029-1, Dated November 15, 2022 at 08:00 AM

PARCEL NO. 1:

ALL THAT CERTAIN piece or parcel of land with the building and improvements thereon erected, situate, lying and being in the City of Altoona, County of Blair, Commonwealth of Pennsylvania, fronting 50.0 feet on the Southeast side (hereinbefore referred to as Northeast side) of Logan Avenue and extending back along the Southwest side (hereinbefore referred to as Southeast side) of Southey Avenue, at even width, a distance of 120.0 feet to an alley, being the Eastern (hereinbefore referred to as Northwestern) portion of Lot No. 60 in the plan of Plot of Llyswen, Section 2, which plan or plot is recorded in the Office of the Recorder of Deeds in and for Blair County in Plot Book No. 2 at page 113.

PARCEL NO. 2:

ALSO ALL THAT CERTAIN lot or parcel of land situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a point on the Eastern side of Logan Boulevard 50.0 feet from the Southeast corner of Logan Boulevard and Southey Avenue, and extending along the Southeastern side of Logan Boulevard in a Southwestern direction a distance of 31.8 feet and extending back therefrom at right angles thereto at the same uniform width, a distance of 120.0 feet to a 15.0 foot alley.

PARCEL NO. 3:

ALSO ALL THAT certain lot or parcel of land situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a point 81.8 feet from the Southeast corner of Southey Avenue and Logan Boulevard; thence along line of Lot No. 59, North 71 degrees 29 minutes East 120.0 feet to a 15 foot alley; thence along the Western side of said alley, South 18 degrees 33 minutes East 25.0 feet to a point on line of Lot No. 57; thence along line of Lot No. 57, South 71 degrees 29 minutes West 120.0 feet to a point on Logan Boulevard; thence along the Eastern side of said Logan Boulevard, North 18 degrees 33 minutes West, 25.0 feet to a point, the place of BEGINNING.

PARCELS NOS. 1-3 COMPRISING BLAIR COUNTY TAX PARCEL NO. 01.14-40..-86.00-000.

PARCEL NO. 4:

ALSO ALL THAT CERTAIN piece of ground situate in the City of Altoona formerly in the Township of Logan, County of Blair and Commonwealth of Pennsylvania, and being Lots Nos. 56 and 57 in the Plot or Plan of Llyswen Section 2, which plot is recorded in Plot Book 2 at page 113; said lots being bounded and described as follows: BEGINNING at a point on the Eastern side of Logan Avenue 106.8 feet from the Southeast corner of Logan and Southey Avenues; thence along line of Lot No. 58, North 71 degrees 29 minutes East 120.0 feet to a point on a 15 foot alley; thence along the Western side of said alley, South 18 degrees 33 minutes East 50.0 feet to a point on line of Lot No. 55; thence along line of said lot, South 71 degrees 29 minutes West 120.0 feet to a point on Logan Avenue; thence along the Eastern side of said Avenue, North 18 degrees 33 minutes West 50.0 feet to a point, the place of BEGINNING

PARCEL NO. 4 BEING BLAIR COUNTY TAX PARCEL NO. 01.14-40..-84.00-000.

PARCEL NO. 5:

ALSO ALL THAT CERTAIN piece or parcel of land, with the buildings and improvements thereon erected, situate in the City of Altoona County of Blair and Commonwealth of Pennsylvania, and being Lot No. 55 on the Plan or Plot of Llyswen, Section 2 as of record in Blair County Plot Book Volume 2, page 113, being more particularly bounded and described as follows: BEGINNING at a point, the Northeast corner of Burns and Logan Avenue; thence along the North side of Burns Avenue, North 71 degrees 29 minutes East 120.0 feet to a point on a 15 foot alley; thence along the West side of said alley, North 18 degrees 33 minutes West, 50.0 feet to a point on line of Lot No. 56; thence along line of said Lot No. 56, South 71 degrees 29 minutes West, 120.0 feet to a point on Logan Avenue; thence along the East side of Logan Avenue, South 18 degrees 33 minutes East 50.0 feet to a point, the place of BEGINNING.

PARCEL NO. 5 BEING BLAIR COUNTY TAX PARCEL NO. 01.14-40..-83.00-000.

PARCEL NO. 6:

ALSO ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the City of Altoona formerly Logan Township in the Plan of Llyswen, Section 2, as recorded in Blair County, Pennsylvania, in Plot Book 2, page 113 in the County of Blair and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at the Southeastern corner of Southey Avenue and Logan Alley; thence North 71 degrees 27 minutes East 49.5 feet to a point; thence South 64 degrees 46 minutes East 103.5 feet to a point; thence South 71 degrees 27 minutes West 124.2 feet to a point; thence North 18 degrees 33 minutes West, 71.8 feet to a point and place of BEGINNING. CONTAINING 6235.8 square feet and being Lot No. 66 in the said Plot of Llyswen, section 2, recorded in Plot Book Volume 2, page 113.

PARCEL NO. 6 BEING BLAIR COUNTY TAX PARCEL NO. 01.14-40..-78.00-000.

PARCEL NO. 7:

ALSO ALL THAT CERTAIN lot or piece of ground situate in the City of Altoona, formerly in the Township of Logan, County of Blair and Commonwealth of Pennsylvania, in the plan or plot of Llyswen, Section 2, which said plan or plot is recorded in the Office of the Recorder of Deeds in and for Blair

SITE LOCATION MAP
SCALE: 1" = 300'

LEGAL DESCRIPTION (continued)

County, Pennsylvania, in Plot Book 2, page 113, bounded and described as follows: BEGINNING at the Northwest corner of Burns Avenue and Bryant Avenue; thence Westward along said Burns Avenue, 41.7 feet to a point; thence at right angles Northward 120.0 feet to an alley; thence by same Eastward 14.3 feet to Southey Avenue; thence along Southey Avenue Eastward 37.4 feet to Bryant Avenue; thence by same Southward 94.1 feet to place of BEGINNING. BEING Lot No. 64 of said plot and section.

PARCEL NO. 8:

ALSO ALL THAT CERTAIN lot or piece of ground situate in the City of Altoona, formerly the Township of Logan, County of Blair and Commonwealth of Pennsylvania, and numbered 64 in the plan or plot of Llyswen, Section 2, which said plan or plot is recorded in the Office of the Recorder of Deeds in and for Blair County in Plot Book No. 2, page 113. Said lot being described as follows, to wit: BEGINNING at a point on the Northern side of Burns Avenue, 41.7 feet from the Northwest corner of Burns and Bryant Avenues; thence along line of Lot No. 65, North 18 degrees 33 minutes West, 120.0 feet to a point on a 15 foot alley; thence along the Southern side of said alley, South 71 degrees 29 minutes West, 25.0 feet to a point on line of Lot No. 63; thence along line of said lot, South 18 degrees 33 minutes East, 120.0 feet to a point on Burns Avenue; thence along the Northern side of said Avenue, North 71 degrees 29 minutes East 25.0 feet to a point, the place of BEGINNING.

PARCEL NO. 9:

ALSO ALL THAT CERTAIN lot or piece of ground situate in Altoona, Blair County, Commonwealth of Pennsylvania, and being Lot No. 63, Section 2 in the Plan or Plot of Llyswen, bounded and described as follows: BEGINNING at a point on the Northern side of Burns Avenue, 66.7 feet from the Northwest corner of Burns and Bryant Avenues; thence along line of Lot No. 64, North 18 degrees 33 minutes West, 120 feet to a point on a 15 foot alley; thence along the Southern side of said alley, South 71 degrees 29 minutes West, 25.0 feet to a point on line of Lot No. 62; thence along line of said lot, South 18 degrees 33 minutes East 10.0 feet to a point on Burns Avenue; thence along the Northern side of said Avenue, North 71 degrees 29 minutes East 25.0 feet to a point, the place of BEGINNING.

PARCEL NO. 10:

ALSO ALL THAT CERTAIN lot or piece of ground situate in the City of Altoona, formerly in the Township of Logan, County of Blair and Commonwealth of Pennsylvania, and numbered 62 in the Plan or Plot of Llyswen, Section 2, which said plan or plot is recorded in the Office of the Recorder of Deeds, etc., for Blair County in Plot Book 2, page 113. Said lot being described as follows: BEGINNING at a point on the Northern side of Burns Avenue, 91.7 feet from the Northwest corner of Bryant and Burns Avenues; thence along line of Lot No. 63, North 18 degrees 33 minutes West 120.0 feet to a point on a 15 foot alley; thence along the Southern side of said alley, South 71 degrees 29 minutes West, 25.0 feet to a point on line of Lot No. 61; thence along line of said lot, South 18 degrees 33 minutes East, 120.0 feet to a point on Burns Avenue; thence along Northern side of said Avenue, North 71 degrees 29 minutes East, 25.0 feet to a point, the place of BEGINNING.

PARCELS NOS. 7-10 COMPRISING BLAIR COUNTY TAX PARCEL NO. 01.14-40..-74.00-000.

PARCEL NO. 11:

ALSO ALL THAT CERTAIN tract of land situate in the City of Altoona, County of Blair and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at an iron pin situated along Frost Avenue, formerly Burns Avenue; thence North 14 degrees West a distance of 127.50 feet to an iron pin situated at the center point of a vacated 15.0 foot alley; thence South 76 degrees West a distance of 50.0 feet to an iron pin situated at the center point of said alley; thence South 14 degrees East, a distance of 127.50 feet along a 15.0 foot alley to an iron pin situated at the intersection of said alley and Frost Avenue; thence North 76 degrees East a distance of 50.0 feet to an iron pin, the point and place of BEGINNING.

PARCEL NO. 11 BEING BLAIR COUNTY TAX PARCEL NO. 01.14-40..-77.00-000.

SCHEDULE B - SECTION 2 ITEMS

Per Fidelity National Title Insurance Company, Title Commitment, Commitment No. 11784-00029-1, Commitment Date November 15, 2022 at 08:00 AM, Schedule B, Part II Exceptions.

(13) All matters set forth in Plot of Llyswen, Section 2, which plan or plot is recorded in the Office of the Recorder of Deeds in and for Blair County in Plot Book No. 2, page 113. **THERE ARE NO SPECIFIC ITEMS SHOWN ON THIS PLAN THAT AFFECT THE PREMISES.**

(14) All matters set forth on the copy of the survey map attached to the deed to J.C.C. Enterprises, Inc., a Pennsylvania corporation recorded February 8, 1996 in Deed Book Volume 1270, page 326. **THIS SURVEY SHOWS THE EAST-WEST 15' ALLEY THAT SPLITS THE EASTERN PORTION OF THE PROPERTY BEING CLOSED. HOWEVER THE CURRENT DEED FOR THE PROPERTY ONLY INDICATES A PORTION OF THE ALLEY BEING CLOSED. FURTHER RESEARCH SHOULD BE CONDUCTED TO DETERMINE THE STATUS OF THIS ALLEY. THIS SURVEY ALSO INDICATES THAT THERE IS A 20' MINIMUM SIDE SETBACK AT STREETS.**

(15) All matters set forth on the copy of the survey map attached to the deed to Wynn E. Walters recorded May 16, 2005 as Instrument No. 200508131. THIS ITEM DOES AFFECT THE SUBJECT PREMISES AND IS PLOTTED AND SHOWN HEREON. **THIS SURVEY SHOWS THE EAST-WEST 15' ALLEY THAT SPLITS THE EASTERN PORTION OF THE PROPERTY BEING VACATED. HOWEVER THE CURRENT DEED FOR THE PROPERTY ONLY INDICATES A PORTION OF THE ALLEY BEING CLOSED. FURTHER RESEARCH SHOULD BE CONDUCTED TO DETERMINE THE STATUS OF THIS ALLEY.**

(16) Memorandum of Lease Agreement by and between Rebecca Barger, an individual and Stuckey Buick GMC Inc., a Pennsylvania business corporation, dated February 8, 2019 recorded February 27, 2019 as Instrument No. 201902624. **THIS LEASE AFFECTS PARCELS 1, 2, 3, 4 & 6 IF IT IS STILL IN AFFECT.**

PA ONE-CALL INFORMATION

Serial Number: 20222983848 (Design) 20222983844 (Dig)
Date of Inquiry: 10/25/2022
How Contacted: On-line

	Response				
Company Name	All Clear	Has Facilities	Plans	Field Markings	No Response
Peoples Gas Company LLC		X		X	
Verizon Pennsylvania LLC	X				
Pennsylvania Electric Company (First Energy)	X				
Altoona Water Authority - Wastewater Division		X	X	X	
City of Altoona Engineering Department - Storm Water		X	X	X	
Altoona Water Authority - Water Division		X	X	X	

UTILITY SERVICE INFORMATION

Sanitary Sewer
Altoona Water Authority - Wastewater Division
900 Chestnut Avenue
Altoona, PA 16601
(814) 949-2540 ext. 2033
Lisa Klemosky, GISP
GIS Manager

Storm Sewer
City of Altoona Engineering Department
1301 Twelfth Street
Altoona, PA 16601
(814) 949-2483
Rob Crossman
Engineering Department Supervisor

Water Service
Altoona Water Authority Water Division
900 Chestnut Avenue
Altoona, PA 16601
(814) 949-2540 ext. 2033
Lisa Klemosky, GISP
GIS Manager

Electric Service
Pennsylvania Electric Company (First Energy)
405 West Plank Road
Altoona, PA 16602
(814) 949-4630

Gas Service
Peoples Gas Company LLC.
100 Bellwood Avenue
Altoona, PA 16602
(814) 944-0861

Telephone Service
Verizon Pennsylvania LLC.
1119 Sixteenth Street
Altoona, PA 16601
(800) 660-2215

ZONING INFORMATION

Zoning District - R-SH (Single-Household Residential)

Principal Structures
Minimum Lot Size - 3,000 square feet
Minimum Lot Width - 25 feet
Minimum Front Yard Setback - 15 feet or the average front setback distance on the property's block, whichever is less
Minimum Side Yard Setback - Interior lot 2 feet.
Corner lot nonstreet 2 feet.
Corner lot abutting a street 15 feet
Minimum Rear Yard Setback - 30 feet
Maximum Building Height - 35 feet not less than one story
Maximum Lot Coverage - 50%

Accessory Structures
Minimum Front Yard Setback - No accessory structures are permitted in front yard.
Minimum Side Yard Setback - Side lot line with lot width 25 feet or less 18 inches.
Side lot line with lot width 26 feet or greater 3 feet.
Minimum Rear Yard Setback - Rear of principal structure 10 feet.
Rear lot line 7 feet.

Zoning information was obtained from:

City of Altoona, Building & Zoning Office
1301 12th Street, Suite 400
Altoona, PA 16601
(814) 949-2456
Marilyn Morgan
Planner/Zoning Officer

Zoning Notes:

1. A consolidation plan or replat is necessary to convey the property.

ZONING INFORMATION

Zoning District - C-HB (HIGHWAY BUSINESS COMMERCIAL ZONE)

Principal Structures
Minimum Lot Size - 6,000 square feet
Minimum Lot Width - At the building line shall not be less than 50 feet on an interior lot and 75 feet on a corner lot.
The lot shall have a minimum of 50 feet on an interior lot and a minimum of 75 feet on a street that meets PennDOT and/or current subdivision and land development standards.
Minimum Front Yard Setback - 15 feet
Minimum Side Yard Setback - Interior lot 10 feet,
Corner lot nonstreet 10 feet,
Corner lot abutting a street 15 feet
Minimum Rear Yard Setback - 10 feet
Maximum Building Height - 50 feet not less than one story
Maximum Lot Coverage - 65%
Maximum Paved Area - Value

Accessory Structures
Minimum Front Yard Setback - No accessory structures are permitted in front yard.
Minimum Side Yard Setback - Side lot line with lot width 25 feet or less 1 ½ feet.
Side lot line with lot width 26 feet or greater 3 feet.
Minimum Rear Yard Setback - Rear of principal structure 10 feet.

Zoning information was obtained from:

City of Altoona, Building & Zoning Office
1301 12th Street, Suite 400
Altoona, PA 16601
(814) 949-2456
Marilyn Morgan
Planner/Zoning Officer

Zoning Notes:

1. A consolidation plan or replat is necessary to convey the property.

2. There are 32 striped parking spaces, including 0 striped accessible spaces located on the site and there is 5 on-street striped parking spaces on Southey Avenue. Further investigation may be required to determine compliance to ADA standards and is beyond the scope of this survey.

3. Setback lines are not shown on plan cause of possible rezoning, possible vacation of alley ways, & possible consolidation of properties.

FLOOD ZONE NOTE

By graphic plotting only, this site is located in Zone X of the Flood Insurance Rate Map 42013C0232D, Community No. 420159, Panel 0232, Suffix D, bearing an effective date of 03/02/2012 and is not in a special flood hazard area.

VISIBLE ENCROACHMENTS

There were no noticeable encroachments at the time of the field survey.

SURVEYOR'S CERTIFICATION

All Washed Up Auto Spa, Inc.
601 Logan Boulevard, 609 Logan Boulevard, 107 Frost Avenue,
111 Frost Avenue, 610 Bryant Avenue & 108 East Southey Avenue
City of Altoona, County of Blair
Commonwealth of Pennsylvania

Certified To: All Washed Up Auto Spa, Inc. & Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6)a, 6)b, 7)a, 8, 9, 10, 11)a, 13 and 16-19 of Table A thereof. The fieldwork was completed on November 7-9, 2022.

Date of Plat or Map: July 24, 2023

Howard G. McIlvried
Registered Land Surveyor No. 049396-R
In The Commonwealth of Pennsylvania

REVISIONS

NO	DATE	DESCRIPTION	BY
1	12/08/2022	ORIGINAL SUBMITTAL	JAL
2	[illegible]	BILLBOARD LEASE AGREEMENT	JAL
3	[illegible]	ADDED VACATED ALLEY NOTES	JAL
4	7/24/2023	ADDED ADJOINING OWNERS NAMES	HGM

THIS PLAN OR PLAT OF SURVEY IS ONLY VALID TO THE PARTIES CERTIFIED HEREON.
THIS PLAN OR PLAT OF SURVEY IS ONLY VALID IF ACCOMPANIED BY SEAL AND SIGNATURE OF THE LICENSED PROFESSIONAL OF RECORD.
ANY ALTERATIONS TO THIS PLAN OR PLAT OF SURVEY MADE AFTER BEING SIGNED AND SEALED BY SAID LICENSED PROFESSIONAL RENDERS THIS PLAN OR PLAT OF SURVEY NULL AND VOID.

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Noringale Drive
Warrendale, PA 15086
PH: (724) 934-2810 Fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

All Washed Up Auto Spa Inc.
601 Logan Boulevard, 609 Logan Boulevard, 107 Frost Avenue,
111 Frost Avenue, 610 Bryant Avenue & 108 East Southey Avenue
City of Altoona, County of Blair
Commonwealth of Pennsylvania
ALTA/NSPS LAND TITLE SURVEY

COMMONWEALTH OF PENNSYLVANIA
PROFESSIONAL
HOWARD G. McILVRIED
LAND SURVEYOR

SCALE:	1" = 20'
DATE:	[illegible]
DRAWN BY:	JAL
CHK'D BY:	HGM

SHEET
1 of 3
Project No. 9870

LEGEND OF SYMBOLS

Contour Line; Water Line; 12" Water Line; 8" Water Line; 6" Water Line; 4" Water Line; Gas Line; 8" Gas Line; 6" Gas Line; 5" Gas Line; Overhead Electric, Telephone & Cable TV Line; Overhead Electric Line; Underground Electric Line; Underground Telephone Line; Storm Sewer; Sanitary Sewer; Center Line of Highways; Center Line of City Roads; Zoning District Line; Easements; Setback Line; Depressed Curb; Wire Fence; Brush Line; Tree Line; Sign Poles; Street Light; Traffic Camera on Signal Base; Traffic Camera on Light Pole; Sanitary Manhole; Storm Manhole; Storm Inlet; Cleanout; Telephone Manhole; Sign; Bollard; Spot Elevation; Existing Curb Elevations: TC=Top of Curb, FC=Bottom of Curb; Benchmark; Truncated Domes; Right-of-Way R/W; Terra Cotta T.C.; Polyvinyl Chloride PVC; High Density Polyethylene HDPE; Steel Pipe STL.; Corrugated Metal Pipe CMP; Reinforced Concrete Pipe RCP; Finished Floor Elevation F.F.E.

Iron pin w/cap set (unless otherwise noted); Iron Pin Found; Survey Monument; Gas Meter; Gas Valve; Water Valve; Water Meter; Fire Hydrant; Electric Meter; Utility Pole; Guy Wire; Spot Light; Electric Box; Lamp Post; Light Pole; Traffic Light; Traffic Box; Traffic Flow Arrow; Turn Arrows; Trees; Asphalt; Concrete; Gravel

SURVEYOR'S OBSERVATIONS

(A) THIS AREA IS PART OF PARCEL NO. 11 AND IT LIES WITHIN A 15 ALLEY SHOWN ON THE MAP OF LLYSWEN, SECTION NO. 2. SURVEYS ATTACHED TO DEED BOOK 1270, PAGE 326 AND INSTRUMENT NO. 200508131 SHOW THIS ALLEY AS BEING VACATED. THE SURVEYOR WAS UNABLE TO FIND ANY SUPPORTING DOCUMENTATION THAT THIS ALLEY HAS BEEN VACATED.

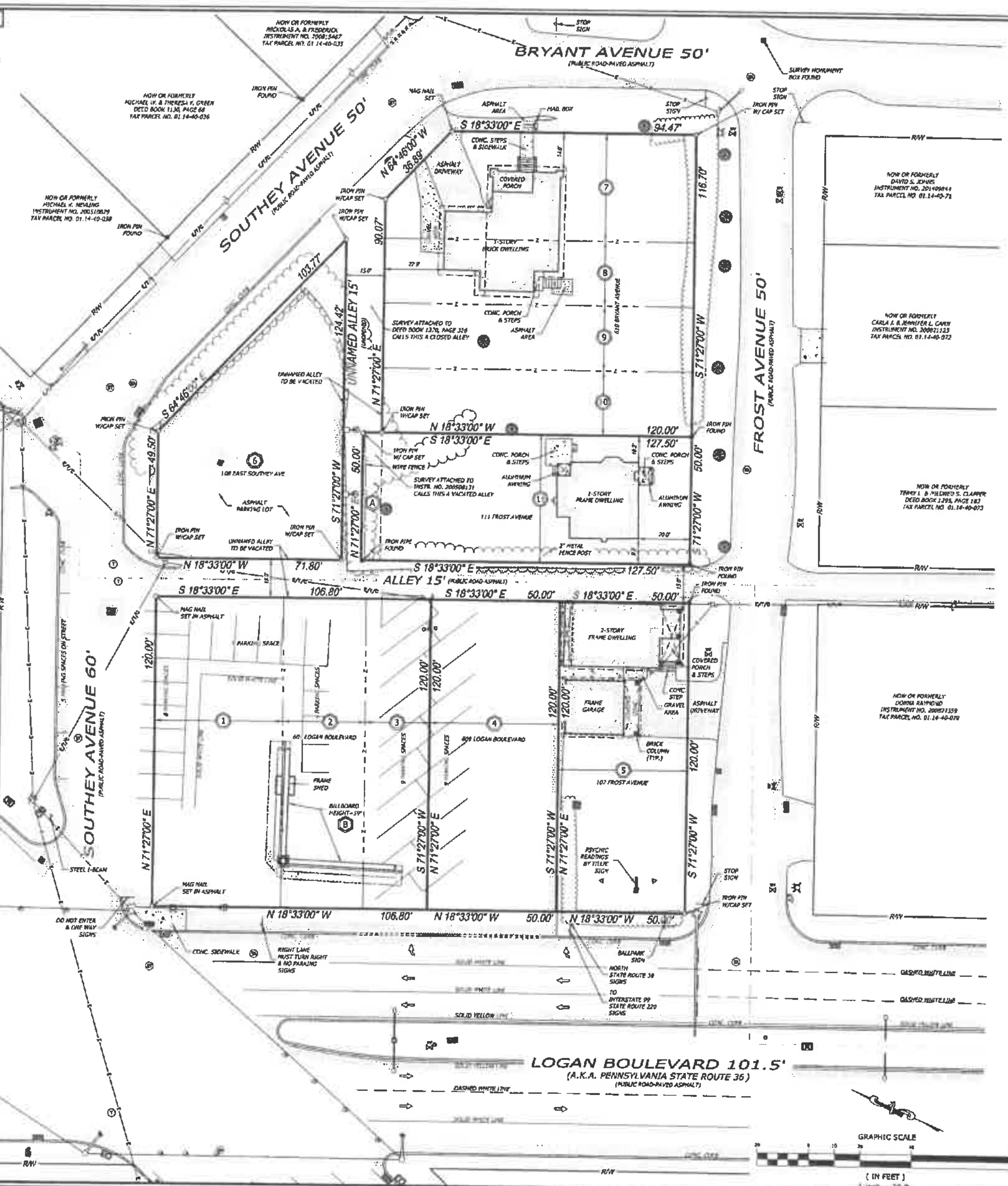
(B) THE SURVEYOR RECEIVED AN UNRECORDED LEASE AGREEMENT BETWEEN THE LAMAR COMPANIES AND D.A. BARGER AND REBECCA S. BARGER DATED OCTOBER 1, 2013.

SPACE FOR TWO (2) 14x48 ADVERTISING PANELS ON EXISTING STRUCTURE LOCATED AT 601 LOGAN BOULEVARD.

THIS LEASE SHALL BE FOR A TEAM OF SIX (6) TEARS FROM OCTOBER 1, 2013 AND ENDING ON SEPTEMBER 31, 2019UNLESS SOONER TERMINATED AT HEREINAFTER PROVIDED.

AFTER THE ORIGINAL OR ANY RENEWAL TERM OF THIS LEASE, IT SHALL CONTINUE FROM MONTH TO MONTH UNLESS EITHER PARTY GIVES THE OTHER PARTY WRITTEN NOTICE OF NON-RENEWAL AT LEASE SIXTY (60) DAYS PRIOR IN THE EXPIRATION OF THE THEN CURRENT TERM.

THIS LEASE DOES AFFECT PARCELS 1, 2, & 3 BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.



TITLE COMMITMENT PARCELS

(1) REBECCA S. BARGER, INSTRUMENT NO. 201620158, LOT NO. 60, PART OF PARCEL NO. 1.14-40-86, 6,000.00 SQUARE FEET, 0.138 ACRES, ADDRESS: 601 LOGAN BOULEVARD

(2) REBECCA S. BARGER, INSTRUMENT NO. 201620158, LOT NO. 59, PART OF PARCEL NO. 1.14-40-86, 3,818.00 SQUARE FEET, 0.088 ACRES, ADDRESS: 601 LOGAN BOULEVARD

(3) REBECCA S. BARGER, INSTRUMENT NO. 201620158, LOT NO. 58, PART OF PARCEL NO. 1.14-40-86, 3,000.00 SQUARE FEET, 0.069 ACRES, ADDRESS: 601 LOGAN BOULEVARD

(4) REBECCA S. BARGER, INSTRUMENT NO. 201620158, LOT NO. 56 & 57, TAX PARCEL NO. 1.14-40-84, 6,000.00 SQUARE FEET, 0.138 ACRES, ADDRESS: 609 LOGAN BOULEVARD

(5) REBECCA S. BARGER, INSTRUMENT NO. 201620158, LOT NO. 55, TAX PARCEL NO. 1.14-40-83, 6,000.00 SQUARE FEET, 0.138 ACRES, ADDRESS: 107 FROST AVENUE

(6) REBECCA S. BARGER, INSTRUMENT NO. 201620158, LOT NO. 66, TAX PARCEL NO. 1.14-40-78, 6,241.56 SQUARE FEET, 0.143 ACRES, ADDRESS: 108 EAST SOUTHEY AVENUE

(7) REBECCA S. BARGER, INSTRUMENT NO. 201620158, LOT NO. 65, PART OF PARCEL NO. 1.14-40-74, 4,664.09 SQUARE FEET, 0.107 ACRES, ADDRESS: 610 BRYANT AVENUE

(8) REBECCA S. BARGER, INSTRUMENT NO. 201620158, LOT NO. 64, PART OF PARCEL NO. 1.14-40-74, 3,000.00 SQUARE FEET, 0.069 ACRES, ADDRESS: 610 BRYANT AVENUE

(9) REBECCA S. BARGER, INSTRUMENT NO. 201620158, LOT NO. 63, PART OF PARCEL NO. 1.14-40-74, 3,000.00 SQUARE FEET, 0.069 ACRES, ADDRESS: 610 BRYANT AVENUE

(10) REBECCA S. BARGER, INSTRUMENT NO. 201620158, LOT NO. 62, PART OF PARCEL NO. 1.14-40-74, 3,000.00 SQUARE FEET, 0.069 ACRES, ADDRESS: 610 BRYANT AVENUE

(11) REBECCA S. BARGER, INSTRUMENT NO. 201620158, LOT NO. 61, PART OF PARCEL NO. 1.14-40-77, 6375.00 SQUARE FEET, 0.146 ACRES, ADDRESS: 111 FROST AVENUE

THE LAND SHOWN ON THIS SURVEY IS COMPRISED OF LOT NOS. 55 - 66 OF THE PLOT OF LLYSWEN, SECTION 2, PLOT BOOK NO. 2, PAGE 113

PROPERTY ZONING CLASSIFICATION

(1)(2)(3)(4)(5) ZONING DISTRICT C-HB (HIGHWAY BUSINESS COMMERCIAL ZONE)

(6)(7)(8)(9)(10)(11) ZONING DISTRICT R-SH (SINGLE-HOUSEHOLD RESIDENTIAL)

Dig Serial No.: 20222983844
Design Serial No.: 20222983848

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	14/08/202	ORIGINAL SUBMITTAL	JAL
2	01/03/202	BILLBOARD LEASE AGREEMENT	JAL
3	01/13/202	ADDED VACATED ALLEY NOTES	JAL
4	07/24/202	ADDED ADJOINING OWNERS NAMES	HGM

THIS PLAN OR PLAT OF SURVEY IS ONLY VALID TO THE PARTIES CERTIFIED HEREON.

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ANY ALTERATIONS TO THIS PLAN OR PLAT OF SURVEY MADE AFTER BEING SIGNED AND SEALED BY SAID LICENSED PROFESSIONAL RENDERS THIS PLAN OR PLAT OF SURVEY NULL AND VOID.

MDM SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmsurvey@mdmllc.com
www.mdmllc.com

All Washed Up Auto Spa Inc.
601 Logan Boulevard, 609 Logan Boulevard, 107 Frost Avenue, 111 Frost Avenue, 610 Bryant Avenue & 108 East Southey Avenue
City of Altoona, County of Blair
Commonwealth of Pennsylvania
ALTA/NSPS LAND TITLE SURVEY

SCALE: 1" = 20'
DATE: 07/24/2023

SHEET 2 of 3
Project No. 9870

LEGEND OF SYMBOLS

Contour Line
Water Line
12" Water Line
8" Water Line
6" Water Line
4" Water Line
Gas Line
8" Gas Line
6" Gas Line
5" Gas Line
Overhead Electric, Telephone & Cable Line
Overhead Electric Line
Underground Electric Line
Underground Telephone Line
Storm Sewer
Sanitary Sewer
Center Line of Highways
Center Line of City Roads
City of Altoona Zoning District Line
Easements
Setback Line
Depressed Curb
Wire Fence
Brush Line
Tree Line
Sign Poles
Street Lights
Traffic Camera on Signal Base
Traffic Camera on Light Pole
Sanitary Manhole
Storm Manhole
Storm Inlet
Cleanout
Telephone Manhole
Sign
Bollard
Spot Elevation
Existing Curb Elevations: TC=Top of Curb, FC=Bottom of Curb
Benchmark
Truncated Domes
Right-of-Way R/W
Terra Cotta TC
Polyvinyl Chloride PVC
High Density Polyethylene HDPE
Steel Pipe STL
Corrugated Metal Pipe CMP
Reinforced Concrete Pipe RCP
Finished Floor Elevation FFE
Iron pin w/cap set (Unless otherwise noted)
Iron Pin Found
Survey Monument
Gas Meter
Gas Valve
Water Valve
Water Meter
Fire Hydrant
Electric Meter
Utility Pole
Guy Wire
Spot Light
Electric Box
Lamp Post
Light Pole
Traffic Light
Traffic Box
Traffic Flow Arrow
Turn Arrows
Trees
Asphalt
Concrete
Gravel

PROPERTY OWNER'S INFORMATION

(1) REBECCA S. BARGER
INSTRUMENT NO. 201620158
LOT NO. 60
PART OF PARCEL NO. 1.14-40-86
6,000.00 SQUARE FEET
0.138 ACRES
ADDRESS: 601 LOGAN BOULEVARD

(2) REBECCA S. BARGER
INSTRUMENT NO. 201620158
LOT NO. 59
PART OF PARCEL NO. 1.14-40-86
3,516.00 SQUARE FEET
0.059 ACRES
ADDRESS: 601 LOGAN BOULEVARD

(3) REBECCA S. BARGER
INSTRUMENT NO. 201620158
LOT NO. 58
PART OF PARCEL NO. 1.14-40-86
3,000.00 SQUARE FEET
0.069 ACRES
ADDRESS: 601 LOGAN BOULEVARD

(4) REBECCA S. BARGER
INSTRUMENT NO. 201620158
LOT NO. 56 & 57
TAX PARCEL NO. 1.14-40-84
6,000.00 SQUARE FEET
0.138 ACRES
ADDRESS: 609 LOGAN BOULEVARD

(5) REBECCA S. BARGER
INSTRUMENT NO. 201620158
LOT NO. 55
TAX PARCEL NO. 1.14-40-83
6,000.00 SQUARE FEET
0.138 ACRES
ADDRESS: 107 FROST AVENUE

(6) REBECCA S. BARGER
INSTRUMENT NO. 201620158
LOT NO. 66
TAX PARCEL NO. 1.14-40-76
6,243.56 SQUARE FEET
0.143 ACRES
ADDRESS: 108 EAST SOUTHEY AVENUE

(7) REBECCA S. BARGER
INSTRUMENT NO. 201620158
LOT NO. 65
PART OF PARCEL NO. 1.14-40-74
4,464.09 SQUARE FEET
0.107 ACRES
ADDRESS: 610 BRYANT AVENUE

(8) REBECCA S. BARGER
INSTRUMENT NO. 201620158
LOT NO. 64
PART OF PARCEL NO. 1.14-40-74
3,000.00 SQUARE FEET
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ADDRESS: 610 BRYANT AVENUE

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3,000.00 SQUARE FEET
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ADDRESS: 610 BRYANT AVENUE

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ADDRESS: 610 BRYANT AVENUE

(11) REBECCA S. BARGER
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PART OF PARCEL NO. 1.14-40-77
6375.00 SQUARE FEET
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ADDRESS: 111 FROST AVENUE

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PROPERTY ZONING CLASSIFICATION

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(6)(7)(8)(9)(10)(11) ZONING DISTRICT R-SH (SINGLE-HOUSEHOLD RESIDENTIAL)

Dig Serial No.: 20222983844
Design Serial No.: 20222983848

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PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

SURVEYOR'S OBSERVATIONS

(A) THIS AREA IS PART OF PARCEL NO. 11 AND IT LIES WITHIN A 15 ALLEY SHOWN ON THE MAP OF LLYSWEN, SECTION NO. 2. SURVEYS ATTACHED TO DEED BOOK 1270, PAGE 326 AND INSTRUMENT NO. 200508131 SHOW THIS ALLEY AS BEING VACATED. THE SURVEYOR WAS UNABLE TO FIND ANY SUPPORTING DOCUMENTATION THAT THIS ALLEY HAS BEEN VACATED.

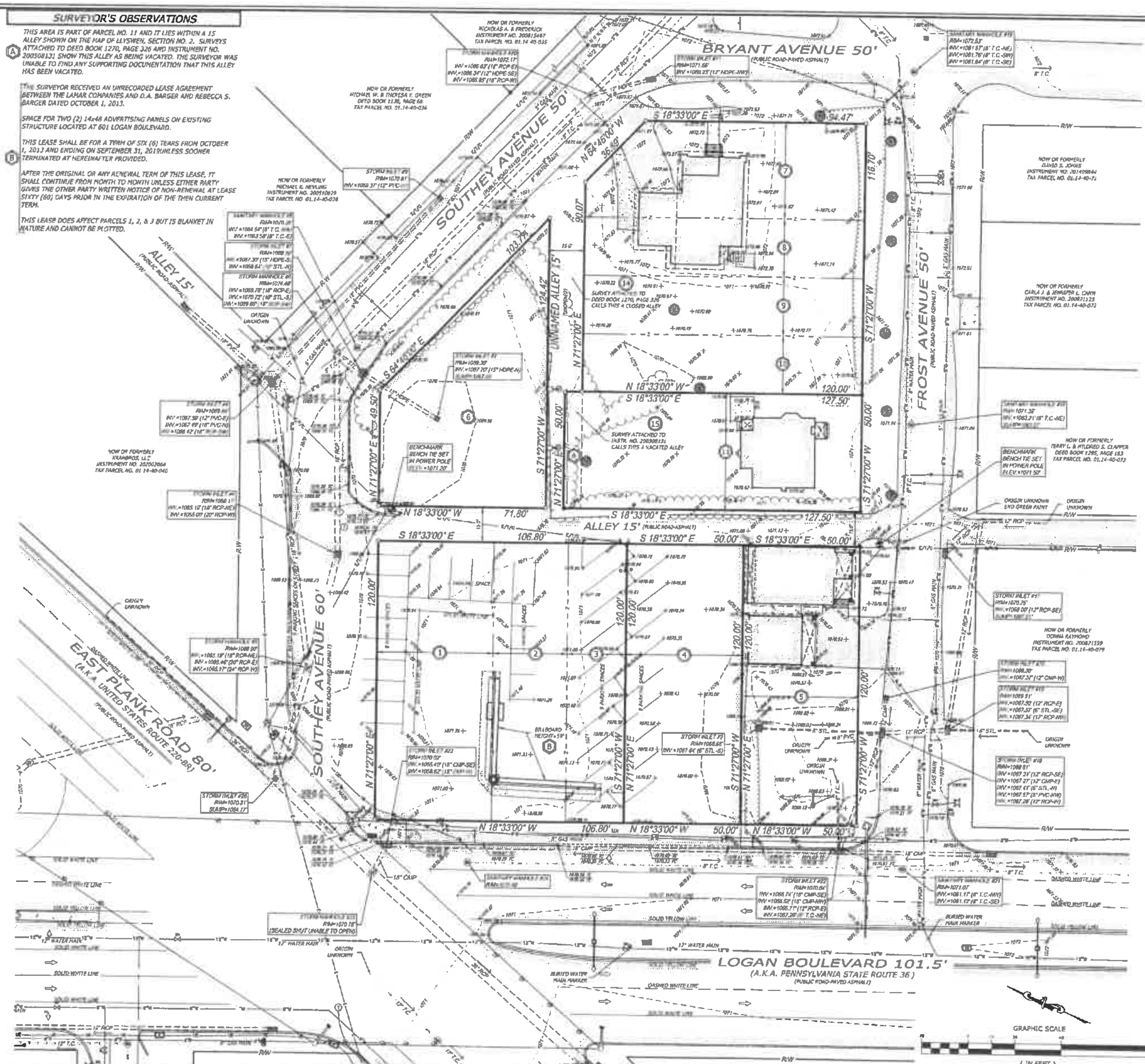
(B) THE SURVEYOR RECEIVED AN UNRECORDED LEASE AGREEMENT BETWEEN THE LAMAR COMPANIES AND D.A. BARGER AND REBECCA S. BARGER DATED OCTOBER 1, 2013.

SPACE FOR TWO (2) 14x48 ADVERTISING PANELS ON EXISTING STRUCTURE LOCATED AT 601 LOGAN BOULEVARD.

THIS LEASE SHALL BE FOR A TERM OF SIX (6) TEARS FROM OCTOBER 1, 2013 AND ENDING ON SEPTEMBER 31, 2019UNLESS SOONER TERMINATED AT HEREINAFTER PROVIDED.

AFTER THE ORIGINAL OR ANY RENEWAL TERM OF THIS LEASE, IT SHALL CONTINUE FROM MONTH TO MONTH UNLESS EITHER PARTY GIVES THE OTHER PARTY WRITTEN NOTICE OF NON-RENEWAL AT LEASE SIXTY (60) DAYS PRIOR IN THE EXPIRATION OF THE THEN CURRENT TERM.

THIS LEASE DOES AFFECT PARCELS 1, 2, & 3 BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.



REVISIONS			
NO	DATE	DESCRIPTION	BY
1	12/06/2022	ORIGINAL SUBMITTAL	JAL
2	[illegible]	BILLBOARD LEASE AGREEMENT	JAL
3	[illegible]	ADDED VACATED ALLEY NOTES	JAL
4	[illegible]	ADDED ADJOINING OWNERS NAMES	HGM

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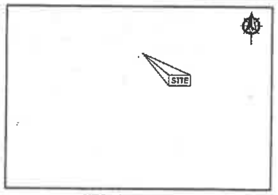
All Washed Up Auto Spa Inc.
601 Logan Boulevard, 609 Logan Boulevard, 107 Frost Avenue,
111 Frost Avenue, 610 Bryant Avenue & 108 East Southey Avenue
City of Altoona, County of Blair
Commonwealth of Pennsylvania
ALTA/NSPS LAND TITLE SURVEY

SCALE	1" = 20'
DATE	[illegible]2023
DRAWN BY	JAL
CHCK BY	HGM

SHEET 3 of 3
Project No. 9870

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



Dig Serial No.: 20222983844
Design Serial No.: 20222983846

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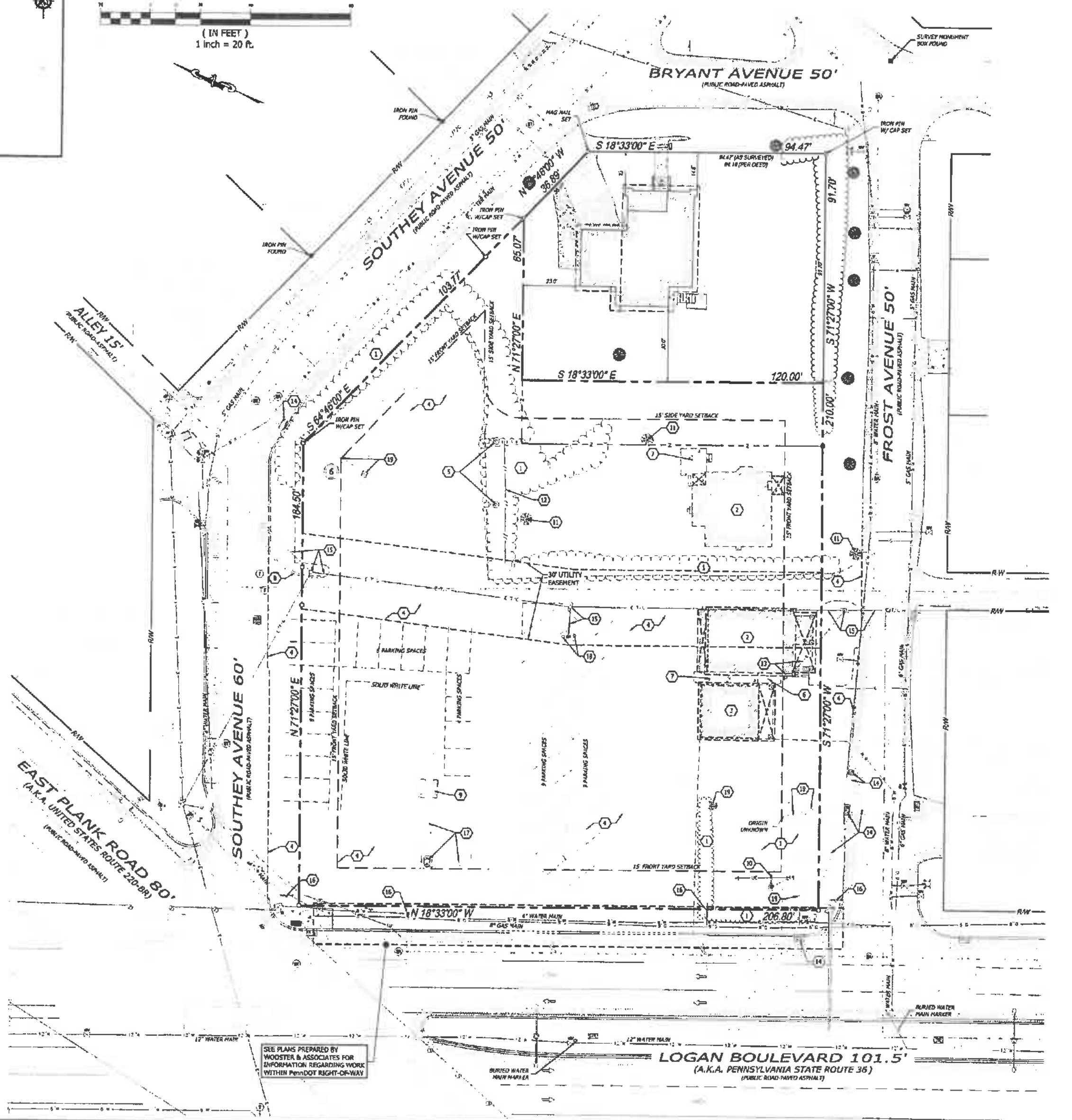
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



DEMOLITION NOTES

1. CONTRACTOR TO REVIEW PHASE II REPORT FOR SITE AND TO BE FAMILIAR WITH ANY AND ALL MATERIALS THAT MAY BE ENCOUNTERED OR OUTLINED IN PHASE II REPORT.
2. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
3. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
4. ALL ITEMS NOTED TO BE REMOVED BY THE SELLER SHALL BE ACCOMPLISHED PRIOR TO THE CLOSING OF THE REAL ESTATE TRANSACTION. ALL OTHER ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
5. REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT. CUT AND CAP ALL UNDERGROUND LINES AT THE PROPERTY LINE UNLESS OTHERWISE NOTED.
6. FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL, INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC.
7. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE SOILS REPORT.
8. GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY, PRIOR TO THE FINAL CONTRACT EXECUTION, IF ANY BUILDING STRUCTURE THAT IS NOTED TO BE REMOVED HAS A BASEMENT. IF SO THE BUILDING STRUCTURE, BOTH FLOOR STRUCTURES, BASEMENT, FOUNDATION, ETC. ARE TO BE REMOVED AND BACKFILLED TO EXISTING GRADE ELEVATIONS SURROUNDING THE EXISTING STRUCTURE.
9. DEMOLITION SHOULD NOT BEGIN UNTIL E&S CONTROLS HAVE BEEN COMPLETED.
10. CONTRACTOR SHALL INSTALL 6' HIGH TEMPORARY CHAIN LINK FENCE AROUND PROPOSED WORK AREA, COMPLETE WITH VEHICLE GATE, MAN GATE, AND APPROPRIATE SIGNAGE AS REQUIRED BY LOCAL MUNICIPALITY. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE TEMPORARY CONSTRUCTION FENCE IN THE FIELD WITH THE OWNER, THE LOCAL MUNICIPALITY AND COUNTY, AND CONSTRUCTION MANAGER.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC THROUGHOUT CONSTRUCTION AND SHALL INSTALL TRAFFIC CONTROL DEVICES, SIGNAGE, AND UTILIZE FLAGMEN AS NECESSARY. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

KEYNOTES

1. CLEAR AND GRUB SITE, AS REQUIRED, FOR NEW SITE IMPROVEMENTS. SEE E&S PLAN FOR LIMITS OF DISTURBANCE.
2. REMOVE EXISTING DWELLING, INCLUDING BASEMENT, FOUNDATION, COVERED PORCH, STAIRS, ETC., AND PREP FOR NEW GRADING/PAVEMENT.
3. REMOVE EXISTING GARAGE, INCLUDING BASE, FOUNDATION, ETC., AND PREP FOR NEW GRADING/PAVEMENT.
4. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT, AND PREP FOR NEW GRADING/PAVEMENT. PROTECT REMAINING EDGE DURING CONSTRUCTION.
5. REMOVE EXISTING LOT LIGHT, INCLUDING BASE, CONDUITS, WIRING, ETC.
6. REMOVE EXISTING GRAVEL AND DISPOSE OF PER STATE, COUNTY, OR LOCAL REQUIREMENTS.
7. REMOVE EXISTING CONCRETE PAD OR SIDEWALK.
8. REMOVE EXISTING CONCRETE CURB.
9. REMOVE EXISTING SHED, INCLUDING BASE/FOUNDATION.
10. REMOVE EXISTING PYLON SIGN, INCLUDING BASE.
11. REMOVE EXISTING TREE OR SHRUB, INCLUDING ROOT SYSTEM.
12. REMOVE EXISTING WIRE FENCE.
13. REMOVE EXISTING ELECTRIC METER AND OVERHEAD UTILITY LINES. COORDINATE WITH UTILITY COMPANIES.
14. EXISTING STORM INLET AND PIPE TO REMAIN. PROTECT DURING CONSTRUCTION.
15. EXISTING UTILITY POLE, GUY WIRE & OVERHEAD UTILITY LINES TO REMAIN. PROTECT DURING CONSTRUCTION.
16. EXISTING SIGN TO REMAIN. PROTECT DURING CONSTRUCTION.
17. EXISTING OVERHEAD BILLBOARD AND COLUMN TO REMAIN. PROTECT DURING CONSTRUCTION.
18. EXISTING BOLLARD TO REMAIN. PROTECT DURING CONSTRUCTION.
19. REMOVE EXISTING STORM INLET AND PIPES. PLUG/CAP CONNECTIONS TO EXISTING STRUCTURES TO REMAIN.

LEGEND OF SYMBOLS

Water Line; 12" Water Line; 8" Water Line; 6" Water Line; 4" Water Line; Gas Line; 8" Gas Line; 6" Gas Line; 5" Gas Line; Overhead Electric, Telephone & Cable TV Line; Overhead Electric Line; Underground Electric Line; Underground Telephone Line; Storm Sewer; Sanitary Sewer; Center Line of Highways; Center Line of City Roads; Zoning District Line; Easements; Setback Line; Depressed Curb; Wire Fence; Brush Line; Tree Line; Sign Poles; Street Light; Traffic Camera on Signal Base; Traffic Camera on Light Pole; Sanitary Manhole; Storm Manhole; Storm Inlet; Cleanout; Telephone Manhole; Sign; Bollard; Traffic Flow Arrow; Turn Arrows; Trees; Benchmark; Truncated Domes; Right-of-Way R/W; Terra Cotta T.C.; Polyvinyl Chloride PVC; High Density Polyethylene HDPE; Steel Pipe STP; Corrugated Metal Pipe CMP; Reinforced Concrete Pipe RCP; Finished Floor Elevation F.F.E.

Iron pin w/cap set (Unless otherwise noted); Iron Pin Found; Survey Monument; Gas Meter; Gas Valve; Water Valve; Water Meter; Fire Hydrant; Electric Meter; Utility Pole; Guy Wire; Spot Light; Electric Box; Lamp Post; Light Pole; Traffic Light; Traffic Box; Asphalt; Concrete; Gravel

REV	DATE	DESCRIPTION	BY
1	7/21/2023	PER CITY COMMENTS	CWT

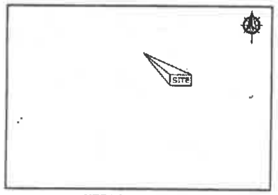
ALL WASHED UP! AUTO SPA

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmcadd@mdmllc.com
www.mdmllc.com

ALL WASHED UP AUTO SPA
104 EAST SOUTHEY AVENUE
CITY OF ALTOONA, COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA

SHEET TITLE
DEMOLITION PLAN

DRAWN BY: CWT
CHECKED BY: CMP
ISSUE DATE: 6-2-2023
SHEET NUMBER
SP-1



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

ZONING INFORMATION

ZONING DISTRICT
ZONING DISTRICT: C-HB
(HIGHWAY BUSINESS COMMERCIAL)
A CAR WASH IS A PERMITTED USE WITHIN THIS ZONING DISTRICT.

ZONING INFORMATION WAS OBTAINED FROM:
CITY OF ALTOONA
1301 12th STREET, SUITE 400
ALTOONA, PA 16601
(814) 949-2456
MARILYN MORGAN
PLANNER/ZONING OFFICER

ZONING	REQUIRED	PROPOSED
MIN. LOT AREA	6,000 SF	45,145.20 SF
MIN. LOT WIDTH	75'-0"	206.80'
MIN. FRONT YARD SETBACK	15'-0"	70'-4"
MIN. SIDE YARD SETBACK	15'-0" - CORNER LOT ABUTTING A STREET	43'-0" (SOUTH)
MIN. REAR YARD SETBACK	10'-0"	N/A
MAX. BUILDING HEIGHT	50'-0"	37'-0"
MAX. LOT COVERAGE	65%	9%

Dig Serial No.: 20222983844
Design Serial No.: 20222983848

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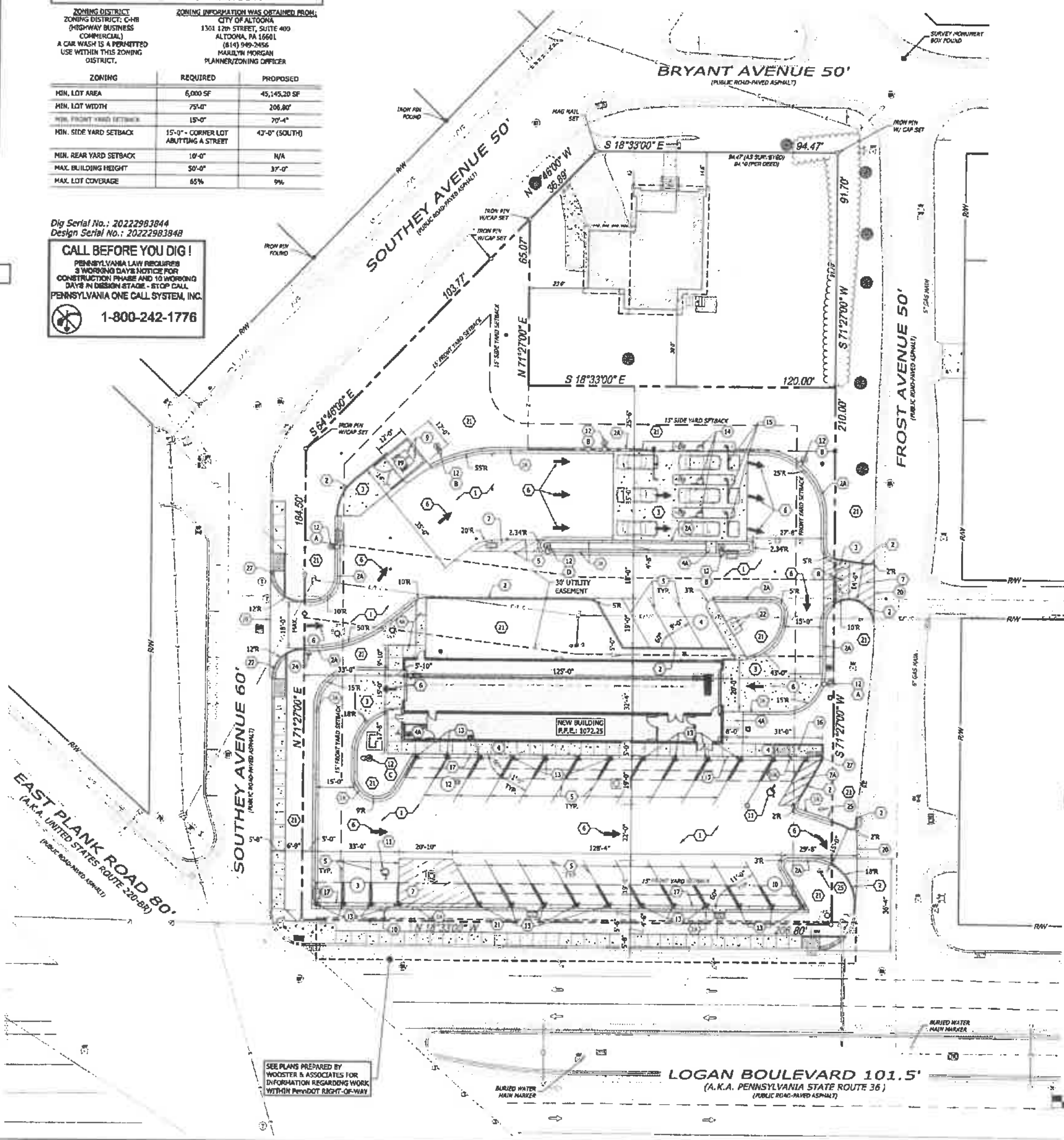
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL MUNICIPALITY AND COUNTY CODES AND STANDARDS. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED TO PERFORM ALL THE WORK. THE CONTRACTOR SHALL POST ALL BONDS, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS IN THE FIELD AND CONTACT THE OWNER IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. ANY CONFLICT BETWEEN DRAWINGS AND THE SPECIFICATIONS SHALL BE CONFIRMED WITH THE CONSTRUCTION MANAGER PRIOR TO BIDDING.
4. SHOULD ANY UNCHARTED, OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE ENGINEER AND THE ARCHITECT IMMEDIATELY BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
5. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER, LOCAL MUNICIPALITY AND/OR UTILITY COMPANY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY OR PERMANENT SERVICE HAS BEEN PROVIDED.
6. THE CONTRACTOR SHALL ABIDE BY ALL OSHA, FEDERAL, STATE AND LOCAL REGULATIONS WHEN OPERATING CRANES, BOOMS, HOISTS, ETC. IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES. IF CONTRACTOR MUST OPERATE EQUIPMENT CLOSE TO ELECTRIC LINES, CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS.
7. THE CONTRACTOR SHALL RESTORE ANY STRUCTURES, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. WITHIN THE SITE OR ADJOINING PROPERTIES DISTURBED DURING DEMOLITION OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AND TO THE SATISFACTION OF THE OWNER AND LOCAL MUNICIPALITY. ALL COSTS TO COMPLETE THIS WORK SHALL BE INCLUDED IN THE BASE BID FOR THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF PEDESTRIANS AND VEHICLES CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORM TRAFFIC CONTROLLERS IN ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION OR AS REQUIRED OR DIRECTED BY THE SITE ENGINEER OR CONSTRUCTION MANAGER OR LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL FROM THE DEPARTMENT OF TRANSPORTATION, LOCAL MUNICIPALITY, COUNTY, OR OTHER GOVERNING AUTHORITY IS RECEIVED.
9. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY DISCREPANCY REGARDING THE PROPOSED WORK OR UNFORESEEN CONDITIONS ARISE PRIOR TO PROCEEDING FURTHER WITH THE AFFECTED WORK.
10. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AND THE ARCHITECT FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES.
11. REFER TO DETAIL SHEETS FOR EROSION AND SEDIMENT CONTROL, STORM DRAINAGE, UTILITY, PAVING, CURBING, SIGNAGE, AND RETAINING WALL DETAILS AS APPLICABLE.
12. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION GUIDELINES AND SHALL BE EITHER COLD LAID THERMOPLASTIC TAPE OR PAINTED AS DESIGNATED ON THE PLANS OR PAVEMENT MARKING DETAILS.
13. SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE UNLESS OTHERWISE NOTED.
14. ALL PAVING MATERIALS FURNISHED AND WORK COMPLETED SHALL BE IN STRICT ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION GUIDELINES UNLESS OTHERWISE SPECIFIED.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS FOR BUILDING, WALLS, CONCRETE SLABS, AND UTILITY SERVICE POINT CONNECTIONS AND NOTIFYING THE OWNER AND ENGINEER OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REFERENCE BUILDING CONSTRUCTION PLANS FOR EXACT LOCATIONS OF ALL UTILITY CONNECTIONS TO BUILDINGS AND DOOR STEP LOCATIONS.
17. PIPE BOLLARDS SHALL BE INSTALLED IN TRAFFIC AND LOADING AREAS AS REQUIRED TO PROTECT BUILDING CORNERS, RECEIVING AREAS, HYDRANTS, TRANSFORMERS, METERS, GENERATORS, COMPACTORS, STEPS, AND RAILINGS, AS NECESSARY.
18. THE OWNER, AT THEIR DISCRETION, RESERVES THE RIGHT TO MODIFY THE DETAILS AND STANDARDS OF CONSTRUCTION FOR ALL PRIVATE FACILITIES FROM THAT INDICATED ON THE APPROVED PLAN, PROVIDED THAT THE ALTERNATE STANDARD COMPLIES WITH LOCAL CODE AND/OR UTILITY COMPANY REQUIREMENTS AND THE GENERAL DESIGN INTENT OF THE PROJECT IS NOT COMPROMISED.
19. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLAN SPECIFICATIONS TO THE OWNER AS REQUIRED FOR REVIEW AND APPROVAL, PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
20. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF THE BUILDING, ROOF DRAINS, AND CONCRETE SIDEWALKS.
21. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DEPARTMENT OF TRANSPORTATION STANDARD DETAIL SHEETS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB.
22. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM WITHIN THREE (3) WORKING DAYS BEFORE COMMENCEMENT OF WORK AT 1-800-242-1776 AND VERIFY ALL LOCATIONS.
23. NO PART OF THE LOT IS LOCATED WITHIN ANY FLOODPLAIN AREAS.
24. FIRE LANES SHALL BE ESTABLISHED AND PROPERLY DESIGNATED IN ACCORDANCE WITH THE LOCAL MUNICIPALITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS.



KEYNOTES

(1) NEW FULL-DEPTH ASPHALT PAVEMENT. SEE DETAIL ON SHEET SP-5.
(2) 6"x18" CONCRETE CURB. SEE DETAIL ON SHEET SP-5.
(2A) ROLL-OVER CURB @ ASPHALT PAVING. SEE DETAIL ON SHEET SP-5.
(3) 6" THK. CONCRETE PAD OVER 6" THK. STONE SUB-BASE. SEE DETAIL ON SHEET SP-5. SEE ARCHITECTURAL PLANS FOR DIMENSIONS, TRENCH DRAINS, ETC.
(4) 4" THK. CONCRETE SIDEWALK OVER 4" THK. STONE SUB-BASE WITH MONOLITHIC CURB ALONG EDGE OF PAVEMENT. SEE MONOLITHIC CONCRETE SIDEWALK DETAIL ON SHEET SP-5.
(4A) 4" THK. CONCRETE SIDEWALK OVER 4" THK. STONE SUB-BASE. SEE CONCRETE SIDEWALK DETAIL ON SHEET SP-5.
(5) 4" WIDE PAINTED LINE, WHITE.
(6) PAINTED DIRECTIONAL ARROWS, WHITE.
(7) 4" WIDE PAINTED DIAGONAL LINES, WHITE @ 2'-0" O.C.
(7A) ACCESSIBLE AISLE, 2% SLOPE MAX. IN ALL DIRECTIONS, WITH 4" WIDE BLUE PAINTED DIAGONAL STRIPING @ 2'-0" O.C.
(8) 4'-0" HIGH, 5"Ø REMOVABLE STEEL BOLLARD, PAINTED YELLOW, INSTALLED IN 2' DEEP SLEEVE. SEE DETAIL ON SHEET SP-5.
(9) 6"Ø BOLLARD. SEE DETAIL ON SHEET SP-5.
(10) ACCESSIBLE PARKING SIGN MOUNTED ON GALVANIZED POST. SEE DETAIL ON SHEET SP-5.
(10A) ACCESSIBLE PARKING & VAN ACCESSIBLE PARKING SIGNS MOUNTED ON GALVANIZED POST. SEE DETAIL ON SHEET SP-5.
(11) ACCESSIBLE PARKING SPACE WITH PAINTED BLUE LINES AND PARKING SYMBOL. SEE DETAIL ON SHEET SP-5.
(12) NEW LOT LIGHT ON 3'-0" HIGH CONCRETE BASE WITH 12' POLE FOR MOUNTING HEIGHT OF 15'. CONFIRM TYPE, HEIGHT, LOCATION, ETC., WITH OWNER PRIOR TO ANY CONSTRUCTION ACTIVITIES. SEE DETAILS ON SHEET SP-5A.
(13) VACUUM ISLAND (TYP. FOR 16). SEE MANUFACTURER'S CUT SHEETS FOR INFORMATION RELATED TO CONCRETE ISLAND, POWER REQUIREMENTS, ETC.
(14) PAY STATION (TYP. FOR 3). SEE MANUFACTURER'S CUT SHEETS FOR INFORMATION RELATED TO PAY STATION, CONCRETE ISLAND, POWER REQUIREMENTS, ETC.
(15) AUTOMATIC GATE WITH VEHICLE LOOP DETECTOR. SEE MANUFACTURER'S CUT SHEETS FOR INFORMATION RELATED TO FOUNDATION, POWER REQUIREMENTS, ETC.
(16) NEW ACCESSIBLE RAMP WITH MAXIMUM 8.33% RUNNING SLOPE AND MAXIMUM 2.0% CROSS-SLOPE. SEE DETAIL ON SHEET SP-5.
(17) 6" THK. x 18" WIDE CONCRETE GUTTER AT PROPOSED VACUUM FOUNDATIONS, INSTALLED FLUSH TO ASPHALT PAVEMENT.
(18) ROAD SIGN (UNDER SEPARATE PERMIT). CONFIRM LOCATION, SIZE, ETC., WITH OWNER, PRIOR TO ANY CONSTRUCTION ACTIVITIES.
(19) NEW TRASH CORRAL. SEE DETAIL ON SHEET SP-5.
(20) LIMIT OF NEW ASPHALT PAVEMENT. SEAL ASPHALT PAVEMENT JOINTS IN RIGHT-OF-WAY WITH AC-20.
(21) LANDSCAPE AREA.
(22) U-BOLT BIKE RACKS FOR FOUR (4) BIKES. SEE DETAIL ON SHEET SP-5. CONFIRM LOCATION WITH OWNER.
(23) "DO NOT ENTER" SIGN MOUNTED ON GALVANIZED POST, PER PennDOT SPECIFICATIONS (TYP. FOR 2).
(24) "ENTER" DIRECTIONAL SIGN (TYP. FOR 1).
(25) "EXIT" DIRECTIONAL SIGN (TYP. FOR 2).
(26) "EXIT/VACUUM ISLANDS" SIGN MOUNTED ON STEEL TUBE POST. SIGN FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
(27) DETECTABLE WARNING STRIP ON ACCORDANCE WITH CITY REQUIREMENTS IS TO BE 'BRICK RED COMPOSITE.'

PROPOSED LIGHT FIXTURES

(A) FIXTURE A3 HSS
(B) FIXTURE A4 HSS
(C) FIXTURE A4
(D) FIXTURE A5

PARKING REQUIREMENTS

ZONING DISTRICT: C-HB
(HIGHWAY BUSINESS COMMERCIAL)

PER § 640-63.D(5)(b):
PROVIDE ONE (1) PARKING SPACE FOR EACH 300-500 SF OF FLOOR AREA.

4,041 SF ÷ 300 = 14 PARKING SPACES REQUIRED
4,041 SF ÷ 500 = 8 PARKING SPACES REQUIRED
TOTAL = 22 PARKING SPACES REQUIRED

29 PARKING SPACES PROVIDED
(25 VACUUM STALLS, INCLUDING TWO (2) ACCESSIBLE STALLS, PLUS FOUR (4) STALLS FOR EMPLOYEES)

BICYCLE PARKING:
PROVIDE ONE (1) BICYCLE PARKING STALL FOR EVERY TEN (10) VEHICLE PARKING SPACES.

29 VEHICLE PARKING SPACES ÷ 10 = 3 BICYCLE STALLS REQUIRED
4 BICYCLE STALLS PROVIDED

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

REV.	DATE	DESCRIPTION	BY
1	7/21/2023	PER CITY COMMENTS	CWT

MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
376 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmcadd@mdmllc.com
www.mdmllc.com

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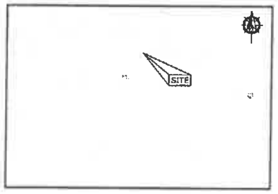
104 EAST SOUTHEY AVENUE
CITY OF ALTOONA, COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA

SHEET TITLE: SITE PLAN
DRAWN BY: CWT
CHECKED BY: CMP
ISSUE DATE: 6-2-2023
SHEET NUMBER: SP-2

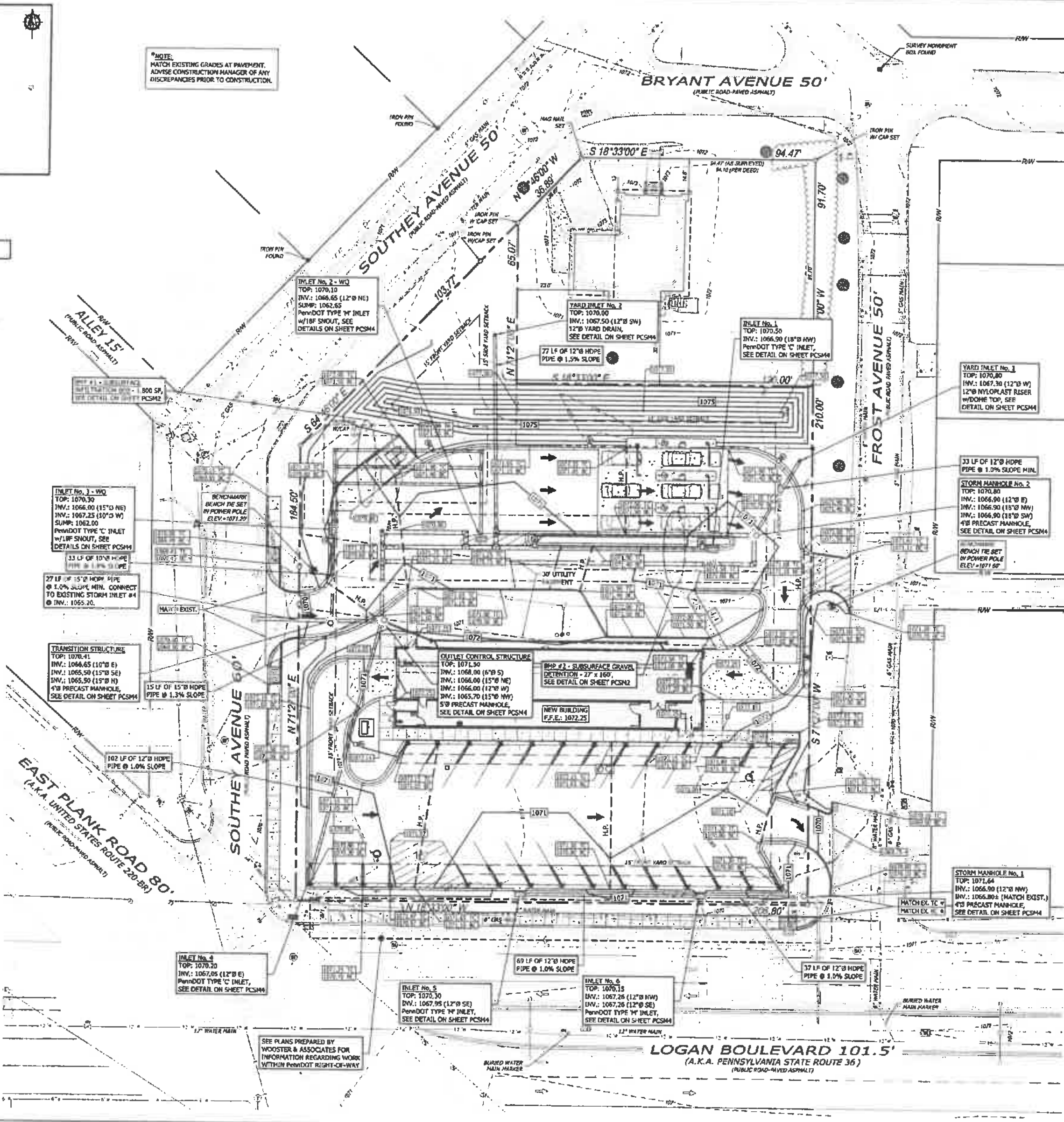


SITE LOCATION MAP

SCALE: 1" = 1,000'

GRADING & DRAINAGE NOTES

1. SEE SITE PLAN FOR ADDITIONAL GENERAL NOTES.
2. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS SHALL COMPLY WITH LOCAL MUNICIPALITY, LOCAL COUNTY, AND DEPARTMENT OF TRANSPORTATION MATERIAL AND CONSTRUCTION SPECIFICATIONS.
3. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM AT 1-800-242-1776 AT LEAST THREE (3) WORKING DAYS BEFORE START OF WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS.
4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
5. THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN MAX. 8" LOOSE LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557, ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION.
6. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
7. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
8. MANHOLE RIMS AND STORM INLET GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, STORM INLET GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
9. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
10. ALL EXISTING TOPOGRAPHICAL FEATURES (SPOT ELEVATIONS, CONTOURS, INVERTS, ETC.) CAN HAVE A TOLERANCE DIFFERENCE OF 6"± DEPENDING ON FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHICAL FEATURES PRIOR TO CONSTRUCTION, AND ADVISE OWNER OF ANY DISCREPANCIES.
11. THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
12. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
13. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO EROSION AND SEDIMENTATION PLAN FOR LIMIT OF DISTURBANCE AND NOTES.
14. THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL RUBBISH, TRASH, DEBRIS, AND ORGANIC MATERIAL IN A LAWFUL MANNER.
16. THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.
17. ALL EXCAVATION AND GRADING CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.
18. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO STORM INLETS AND TO PRECLUDE THE PONDING OF WATER ON SITE.
19. VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDINGS WITH THE ARCHITECTURAL PLANS.
20. ALL ACCESSIBLE PARKING SPACES TO HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
21. ALL SIDEWALKS AND ACCESSIBLE ROUTES TO THE BUILDING ARE TO HAVE A MAXIMUM CROSS SLOPE OF 2%, AND A MAXIMUM LONGITUDINAL SLOPE OF 5%.
22. CONTRACTOR TO FIELD VERIFY PROPOSED AND EXISTING GRADES, SLOPES, ETC., FOR PROPOSED ACCESSIBLE PARKING AREAS, RAMPS, ETC., WITH ARCHITECT, PRIOR TO CONSTRUCTION.
23. LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE TAKEN FROM FIELD OBSERVATION, UTILITY MAPS, ETC., AND ARE NOT ASSUMED TO BE ACCURATE. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR TO DIG TEST PITS AT ALL PROPOSED UTILITY CROSSINGS, TO VERIFY LOCATION, DEPTH, SIZE, ETC. OF EXISTING UNDERGROUND UTILITIES, AND CONFIRM NEW UTILITY LINES CAN BE INSTALLED AS PROPOSED. ADVISE CONSTRUCTION MANAGER IMMEDIATELY OF ANY CONFLICTS OR DISCREPANCIES.



LEGEND OF SYMBOLS

Proposed Contour Line; Proposed High Point; Proposed Elevation (Top of Curb / Bottom of Curb); Proposed Storm Inlet; Proposed Storm Line; Contour Line; Water Line; 12" Water Line; 8" Water Line; 6" Water Line; 4" Water Line; Gas Line; 8" Gas Line; 6" Gas Line; 5" Gas Line; Overhead Electric, Telephone & Cable TV Line; Overhead Electric Line; Underground Electric Line; Underground Telephone Line; Storm Sewer; Sanitary Sewer; Center Line of Highways; Center Line of City Roads; Zoning District Line; Easements; Setback Line; Depressed Curb; Wire Fence; Brush Line; Tree Line; Sign Poles; Street Light; Traffic Camera on Signal Base; Traffic Camera on Light Pole; Sanitary Manhole; Storm Manhole; Storm Inlet; Cleanout; Telephone Manhole; Sign; Bollard; Spot Elevation; Existing Curb Elevations: TC=Top of Curb, FC=Bottom of Curb; Benchmark; Truncated Domes; Right-of-Way; Terra Cotta; Polyvinyl Chloride; High Density Polyethylene; Steel Pipe; Corrugated Metal Pipe; Reinforced Concrete Pipe; Finished Floor Elevation; Iron pin w/cap set (unless otherwise noted); Iron Pin Found; Survey Monument; Gas Meter; Gas Valve; Water Valve; Water Meter; Fire Hydrant; Electric Meter; Utility Pole; Guy Wire; Spot Light; Electric Box; Lamp Post; Light Pole; Traffic Light; Traffic Box; Traffic Flow Arrow; Turn Arrows; Trees; Asphalt; Concrete; Gravel

Dig Serial No.: 20222983844
Design Serial No.: 20222983848

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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Surveyors • Engineers • Site Planners
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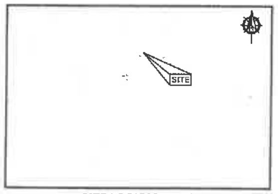
104 EAST SOUTHEY AVENUE
CITY OF ALTOONA, COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA

SHEET TITLE: GRADING PLAN
DRAWN BY: CWT
CHECKED BY: CMP
ISSUE DATE: 6-2-2023
SHEET NUMBER: SP-3



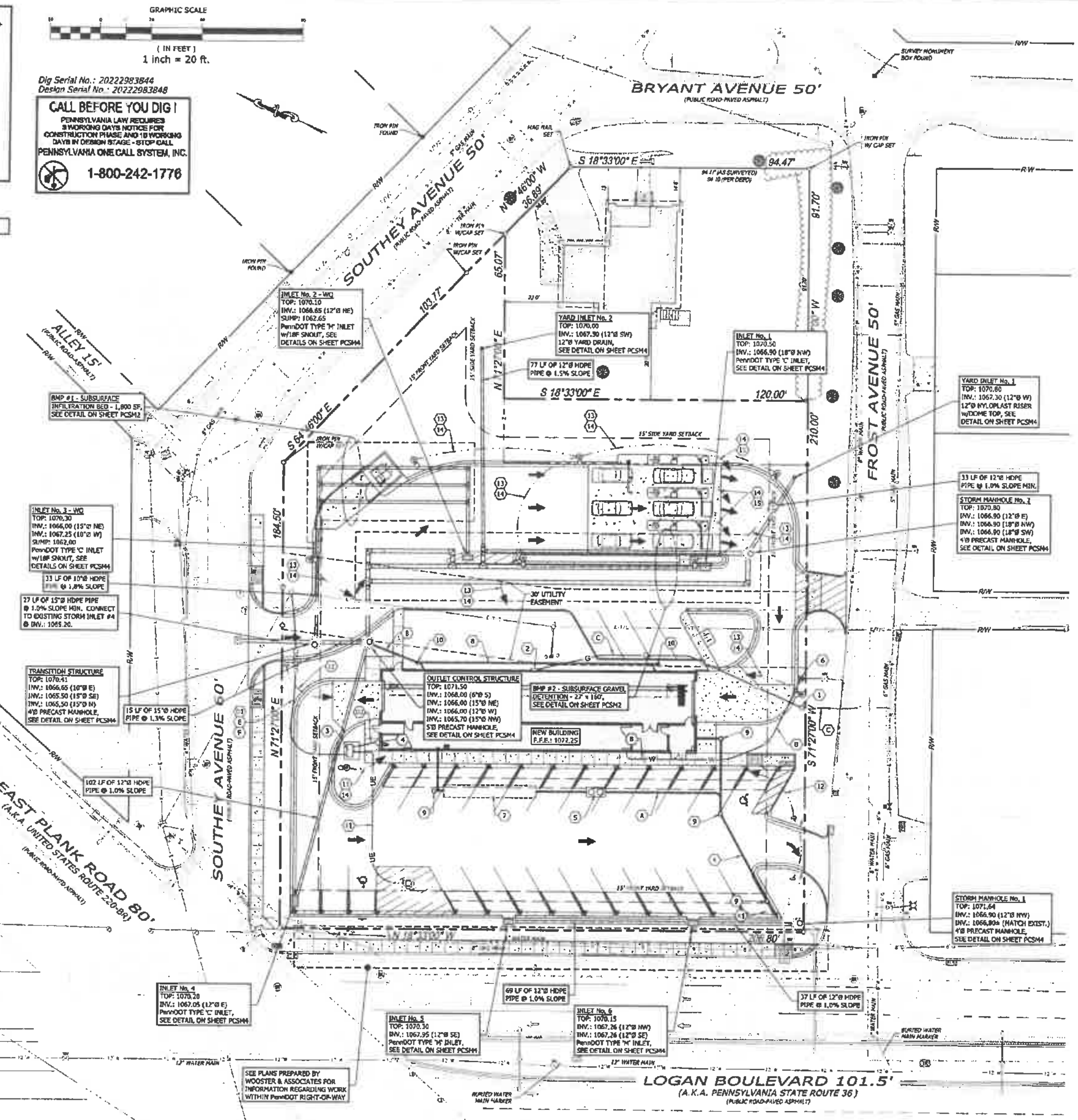
SITE LOCATION MAP
SCALE: 1" = 1,000'

LEGEND OF SYMBOLS

Symbol	Line type
Proposed Gas Line	——G——
Proposed Water Line	——W——
Proposed Underground Electric Service Line	——UE——
Proposed Underground Electric, Telephone & Cable Service Lines	——UE/T/C——
Proposed Sanitary Lateral	——SS——
Proposed Storm Line	
Proposed Storm Inlet	
Proposed Sanitary Cleanout	
Proposed Electric Meter	
Proposed Gas Meter	

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, TO COORDINATE REQUIREMENTS TO ENSURE TIMELY SERVICE INSTALLATION.
2. PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES SHALL BE PERFORMED BY THE CONTRACTOR TO ENSURE THAT ALL UTILITY COMPANY, LOCAL MUNICIPALITY, AND LOCAL COUNTY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES BY VARIOUS MEANS PRIOR TO BEGINNING ANY EXCAVATION. TEST PITS SHALL BE DUG AT ALL LOCATIONS WHERE SEWERS CROSS EXISTING UTILITIES, AND THE HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES SHALL BE DETERMINED. THE CONTRACTOR SHALL CONTACT THE OWNER IN THE EVENT OF ANY UNFORESEEN CONFLICTS BETWEEN EXISTING AND PROPOSED UTILITIES SO THAT AN APPROPRIATE MODIFICATION MAY BE MADE.
4. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES FOR SERVICE INSTALLATIONS AND CONNECTIONS AND MAIN AND SERVICE RELOCATIONS. THE CONTRACTOR SHALL COORDINATE THE WORK TO BE PERFORMED BY THE VARIOUS UTILITY COMPANIES AND SHALL SECURE ALL PERMITS AND PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION, AS NECESSARY.
5. THE CONTRACTOR SHALL MAINTAIN ALL FLOWS AND UTILITY CONNECTIONS TO EXISTING BUILDINGS, ETC. WITHOUT INTERRUPTION UNLESS/UNTIL AUTHORIZED TO DISCONNECT BY THE OWNER, UTILITY COMPANIES, AND GOVERNING AUTHORITIES. THE CONTRACTOR SHALL INSTALL AS NECESSARY, TEMPORARY SITE LIGHTING, GAS, SANITARY, WATER, STORM, ELECTRIC, TELEPHONE, AND CABLE SERVICES TO SERVICE BUILDING(S) TO REMAIN OPEN.
6. ALL EXISTING PAVEMENT WHERE UTILITY PIPING IS TO BE INSTALLED SHALL BE SAW CUT AND REPLACED IN ACCORDANCE WITH THE PAVEMENT REPAIR REQUIREMENTS OF LOCAL MUNICIPALITY AND THE DETAILS CONTAINED HEREIN.
7. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, APPLICABLE COUNTY AND LOCAL DEPARTMENTS, AND APPROPRIATE UTILITY COMPANY SPECIFICATIONS.
8. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
9. TEST PITS SHALL BE SHOWN AT ALL UTILITY CROSSINGS AND AT THE POINTS OF CONNECTION TO EXISTING WATER MAINS. AT LEAST 10 DAYS PRIOR TO CONSTRUCTION ACTIVITY THE CONTRACTOR MUST OBTAIN THE TEST PIT DATA AND COORDINATE WITH THE INSPECTOR. IF THE TEST RESULTS SHOW A POTENTIAL CONFLICT OR NON-COMPLIANCE WITH THE APPROVED PLAN, REVISIONS TO THE PLANS MUST BE SUBMITTED FOR APPROVAL. IN SUCH INSTANCES, NO WORK SHALL COMMENCE UNTIL CONFLICTS ARE RESOLVED AND REVISIONS APPROVED.
10. RELOCATION OF ANY UTILITY COMPANY FACILITIES TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY AND LOCAL MUNICIPALITY.
11. THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN MAX. 8" LOOSE LIFTS TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557, ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION.
12. CONTRACTOR TO PROVIDE SLEEVES UNDER FOOTINGS OR THROUGH FOUNDATIONS FOR UTILITY CONNECTIONS.
13. CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC. AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
14. UTILITY CONDUIT PIPE SHALL BE SCHEDULE 80 PVC AND/OR AS REQUIRED BY THE LOCAL UTILITY COMPANY. SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN SERVICES. MINIMUM COVER SHALL BE 36" ON ELECTRIC CONDUITS AND 24" ON TELEPHONE AND CABLE CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HAND HOLES AS REQUIRED.
15. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION PRIOR TO APPROVAL FOR BACKFILL, IN ACCORDANCE WITH THE APPROPRIATE UTILITY COMPANY, LOCAL MUNICIPALITY, AND/OR LOCAL COUNTY REQUIREMENTS.
16. MANHOLE RIMS AND STORM INLETS SHALL BE SET TO ELEVATIONS SHOWN. ADJUST ALL EXISTING MANHOLE FRAMES AND COVERS, STORM INLET GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
17. THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
18. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL SANITARY SEWER PIPING SHALL BE POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS ASTM D3034, TYPE PSM WITH A MAXIMUM SDR OF 35, WITH FLEXIBLE ELASTOMERIC SEAL JOINTS, ASTM D3212.
19. ALL SANITARY SEWER PIPING SHALL HAVE A MINIMUM OF 6" OF COARSE AGGREGATE BEDDING.
20. THE CONTRACTOR SHALL CONTACT THE LOCAL COUNTY HEALTH DEPARTMENT AND FILE AND OBTAIN A PLUMBING PERMIT FOR THE WORK INDICATED HEREON AND COMPLIANCE WITH THE LOCAL COUNTY PLUMBING CODE.
21. OBTAIN REQUIRED SANITARY SEWER CONNECTION PERMIT AND PAY ALL CONNECTION AND TAPPING FEES BEFORE CONNECTING ANY NEW SEWER LINE TO THE AUTHORITY'S SEWER LINES (FEES TO BE PAID BY OWNER).
22. WATER LINE AFTER WATER METER SHALL BE ENCASED IN 4" SCH. 40 PVC CONDUIT UNDER ALL CONCRETE OR ASPHALT SURFACES AND TO 1' ABOVE FINISHED FLOOR.
23. THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED AND THAT IT SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE CONSTRUCTION AS DESIGNED. ADDITIONALLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL UNABLE TO BE PLACED ON SITE AND THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.
24. COORDINATE INSTALLATION OF LOT LIGHTS, TREES, SIGNS, ETC. WITH PROPOSED UNDERGROUND UTILITIES. CONTACT OWNER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
25. OIL/WATER SEPARATOR, AS MANUFACTURED BY ZURN INDUSTRIES OR EQUAL. CONFIRM SIZE, DEPTH, ETC., WITH MANUFACTURER PRIOR TO CONSTRUCTION. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL TO OWNER.



UTILITY SERVICE INFORMATION

(A) SANITARY SERVICE
NEW 6"Ø SDR-35 SANITARY LATERAL FROM BUILDING TO EXISTING SANITARY MAIN AT 1.0% SLOPE MIN.

(A1) SANITARY SERVICE
APPROXIMATE LOCATION OF EXISTING SANITARY SEWER LATERAL TO BE RECONNECTED TO PROPOSED 6"Ø LATERAL. FIELD VERIFY LOCATION, DEPTH, ETC OF LATERAL, PRIOR TO CONSTRUCTION.

(B) WATER SERVICE
INSTALL NEW 2"Ø SDR-21 PVC WATER LINE FROM EXISTING WATER LATERAL TO BUILDING, IN ACCORDANCE WITH ALTOONA WATER AUTHORITY REQUIREMENTS.

(C) GAS SERVICE
CONTRACTOR TO INSTALL NEW GAS LINE FROM GAS MAIN TO METER, PER GAS COMPANY REQUIREMENTS.

(D1) ELECTRIC SERVICE
CONTRACTOR TO FURNISH & INSTALL NEW CONDUIT WITH PULL ROPE FROM EXISTING UTILITY POLE TO PROPOSED TRANSFORMER PAD. COORDINATE WITH POWER COMPANY FOR INSTALLATION OF NEW PRIMARY WIRE.

(D2) ELECTRIC SERVICE
CONTRACTOR TO FURNISH & INSTALL NEW SECONDARY SERVICE FROM NEW PAD-MOUNTED TRANSFORMER TO METER SET, PER POWER COMPANY REQUIREMENTS.

(E) TELEPHONE SERVICE
CONTRACTOR TO FURNISH & INSTALL NEW CONDUIT WITH PULL ROPE FROM EXISTING UTILITY POLE TO BUILDING. COORDINATE WITH TELEPHONE COMPANY FOR INSTALLATION OF NEW TELEPHONE WIRES.

(F) CABLE SERVICE
CONTRACTOR TO FURNISH & INSTALL NEW CONDUIT WITH PULL ROPE FROM EXISTING UTILITY POLE TO PROPOSED BUILDING. COORDINATE WITH CABLE COMPANY FOR INSTALLATION OF NEW CABLE LINES.

UTILITY KEYNOTES

1. NEW CURB BOX FOR GAS SERVICE BY CONTRACTOR.
2. PROPOSED GAS METER. CONFIRM LOCATION WITH GAS COMPANY.
3. NEW PAD-MOUNTED TRANSFORMER BY POWER COMPANY.
4. PROPOSED ELECTRIC METER.
5. 1,000 GALLON OIL/WATER SEPARATOR MEETING CITY AND SANITARY AUTHORITY REQUIREMENTS. COORDINATE BUILDING CONNECTION, LOCATION AND INVERTS WITH ARCHITECTURAL PLANS. SEE DETAIL ON SHEET SP-6. OIL/WATER SEPARATOR MUST PASS A VACUUM TEST AS INSPECTED AND APPROVED BY ALTOONA SANITARY AUTHORITY.
6. NEW WATER METER VAULT, PER WATER AUTHORITY REQUIREMENTS.
7. WATER RECLAMATION SYSTEM. CONTRACTOR SHALL COORDINATE INSTALLATION REQUIREMENTS WITH OWNER AND EQUIPMENT SUPPLIER. VERIFY LOCATION, SIZE, CONNECTION POINTS, ETC., WITH OWNER AND EQUIPMENT SUPPLIER, PRIOR TO ANY CONSTRUCTION ACTIVITIES. WATER RECLAMATION TANKS MUST BE VACUUM TESTED AND ALL ASSOCIATED UNDERGROUND PIPING BE PRESSURE TESTED IN PRESENCE OF AN AUTHORITY REPRESENTATIVE.
8. 6"Ø SDR-35 STORM LINE @ 1.0% SLOPE MIN. CONNECT TO PROPOSED BUILDING DOWNSPOUTS AND TIE TO PROPOSED OUTLET CONTROL STRUCTURE.
9. NEW SANITARY CLEANOUT/FRESH AIR VENT. SEE PLUMBING PLANS.
10. 6"Ø STORM CLEANOUT. SEE DETAIL ON SHEET PCSM4.
11. NEW CONDUIT AND WIRE FOR EXISTING BILLBOARD FROM NEW TRANSFORMER TO METER SET AT BILLBOARD.
12. CONDUIT AND WIRE FOR NEW ENTRANCE/EXIT SIGNS. CONFIRM WITH OWNER.
13. CONDUIT AND WIRE FOR NEW LOT LIGHTS, PER MANUFACTURER'S REQUIREMENTS.
14. FURNISH AND INSTALL 1"Ø CONDUIT w/PULL WIRE FROM PROPOSED LOT LIGHTS/PAY STATIONS, FOR DATA CABLE AND CAMERA LINES. CONFIRM WITH OWNER, PRIOR TO CONSTRUCTION.
15. SEE MANUFACTURER'S SPECIFICATIONS FOR INFORMATION REGARDING POWER REQUIREMENTS.

UTILITY CONTACTS

ELECTRIC SERVICE
PENELEC
405 WEST PLANK ROAD
ALTOONA, PA 16602
(814) 949-4652
TIM FRYE
tfrye@firstenergycorp.com
W.O. #353155498

SANITARY SEWER
ALTOONA WATER AUTHORITY/ SANITARY DIVISION
900 CHESTNUT AVENUE
ALTOONA, PA 16601
(814) 949-2218 ext. 2211
PRESTON WILSON
pwilson@altoonawater.com

TELEPHONE SERVICE
VERIZON PENNSYLVANIA
1119 SIXTEENTH STREET
ALTOONA, PA 16601
(814) 946-5909
RICH LAMPENFELD

GAS SERVICE
PEOPLES GAS COMPANY
100 BELLWOOD AVENUE
ALTOONA, PA 16602
(814) 944-0861

STORM SEWER
CITY OF ALTOONA
ENGINEERING DEPARTMENT
1301 TWELFTH STREET
ALTOONA, PA 16601
(814) 949-2483
ROB CROSSMAN

WATER SERVICE
ALTOONA WATER AUTHORITY
900 CHESTNUT AVENUE
ALTOONA, PA 16601
(814) 949-2222 ext. 2103
TIM MANLEY
tmanley@altoonawater.com

REV	DATE	DESCRIPTION	BY
1		REVISED PER [illegible]	CWT

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MDM
SURVEYORS & ENGINEERS, L.L.C.
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmcadd@mdmllc.com
www.mdmllc.com

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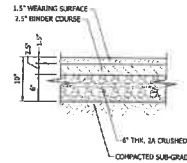
104 EAST SOUTHEY AVENUE
CITY OF ALTOONA, COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA

SHEET TITLE
SITE UTILITY PLAN

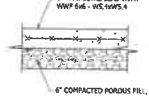
DRAWN BY: CWT
CHECKED BY: CMP
ISSUE DATE: 5-2-2023
SHEET NUMBER
SP-4



NOTES:
1. VERIFY PAVEMENT AND AGGREGATE THICKNESS WITH GEOTECHNICAL ENGINEER.
2. PROVIDE THIS PAVING SECTION WHERE INDICATED ON PLANS. (IN PARKING AREAS AND DRIVEWAYS.)
3. ALL ASPHALT JOINTS WITHIN RIGHT-OF-WAY SHALL BE SAW-CUT NEAT AND SEALED WITH AC-20.

NOT TO SCALE

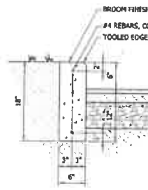
1 ASPHALT PAVEMENT SECTION



NOTES:
1. VERIFY PAVEMENT AND AGGREGATE THICKNESS WITH GEOTECHNICAL ENGINEER.
2. PROVIDE THIS PAVING SECTION WHERE INDICATED ON PLANS.

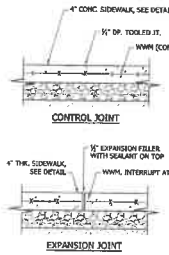
NOT TO SCALE

2 CONCRETE PAVEMENT SECTION



NOT TO SCALE

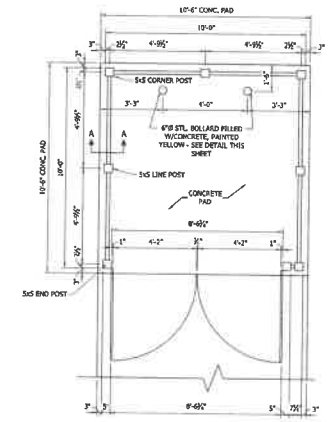
3 6"x18" CONCRETE CURB

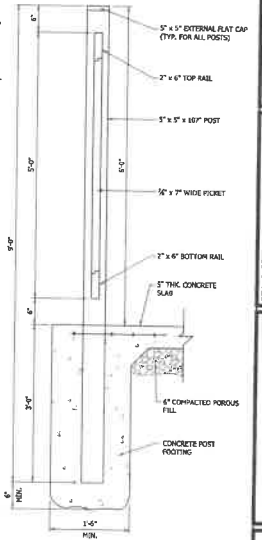


NOT TO SCALE

4 EXPANSION AND CONTROL JOINTS

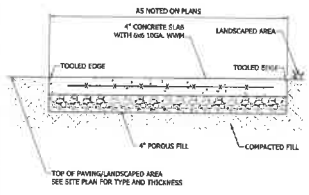
TRASH CORRAL NOTES:
1. POSTS, FENCING, GATES AND ACCESSORIES TO BE POLYVINYL CHLORIDE (PVC) COMPONENTS, AS MANUFACTURED BY CERTAINTEED CORPORATION, AND DISTRIBUTED BY:
   BUFFTECH
   2575 WALDEN AVENUE
   BUFFALO, NY 14225
   800-233-0569
   COMMERCIAL SALES REPRESENTATIVE
   EMAIL: buffech@beartownsd.com
   CONTACT DISTRIBUTOR FOR LOCAL SALES AND INSTALLATION IN PROJECT AREA.
2. MATERIALS TO BE 6'-0" HIGH PRIVACY FENCING, CHESTERFIELD STYLE, WHITE, TAN OR CLAY COLOR AVAILABLE. ACTUAL COLOR TO BE SELECTED BY OWNER.
3. INSTALL TRASH CORRAL COMPONENTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. ALL END POSTS AND POSTS DESIGNED TO RECEIVE HINGES FOR GATES ARE TO BE FILLED WITH CONCRETE, AND TWO (2) ½"ø VERTICAL REBAR POSITIONED AT OPPOSITE CORNERS AND HELD IN PLACE WITH REBAR SEPARATION CLIPS, PER MANUFACTURER'S SPECIFICATIONS.
5. ALL GATE HINGES TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, INCLUDING ALUMINUM GATE POST STIFFENER AND CROSS BRACING.
6. ALL GATE ASSEMBLIES TO INCLUDE HINGES, HARDWARE, LATCH ASSEMBLY AND DROP-PIN KIT.





NOT TO SCALE

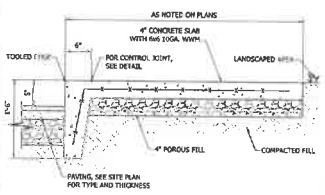
8 TRASH CORRAL DETAIL



NOTE:
PROVIDE CONTROL JOINTS IN SIDEWALK AT 5'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C.; SEE DETAIL, THIS SHEET. BROOM FINISH WALKS AND SLOPE TO WASH AT 1.0% (MIN.) - 2.0% (MAX.)

NOT TO SCALE

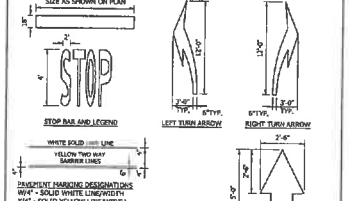
5 CONCRETE SIDEWALK DETAIL



NOTE:
PROVIDE CONTROL JOINTS IN SIDEWALK AT 5'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C.; SEE DETAIL, THIS SHEET. BROOM FINISH WALKS AND SLOPE TO WASH AT 1.0% (MIN.) - 2.0% (MAX.)

NOT TO SCALE

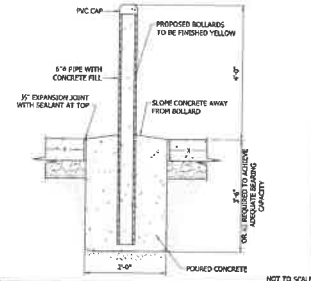
6 MONOLITHIC CONCRETE SIDEWALK



NOTE:
STOP LEGEND AND TURN ARROWS SHALL BE COLD LAID THERMOPLASTIC TAPE INSTALLED IN ACCORDANCE WITH D.O.T. SPECIFICATIONS. LONGITUDINAL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH D.O.T. SPECIFICATIONS.

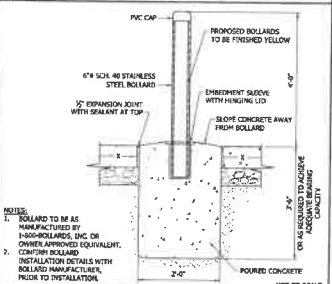
NOT TO SCALE

7 PAVEMENT MARKINGS



NOT TO SCALE

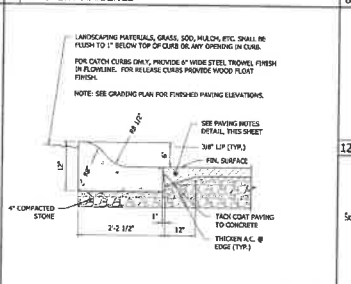
9 6"ø BOLLARD WITH CONCRETE BASE



NOTES:
1. BOLLARD TO BE AS MANUFACTURED BY I-500-BOLLARDS, INC. OR OWNER APPROVED EQUIVALENT.
2. CONFORM BOLLARD INSTALLATION DETAILS WITH BOLLARD MANUFACTURER, PRIOR TO INSTALLATION.

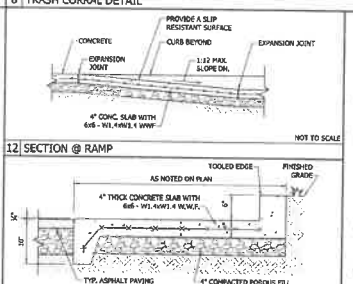
NOT TO SCALE

10 6"ø REMOVABLE BOLLARD (TYP.)



NOT TO SCALE

11 TYPICAL ROLL-OVER CURB @ ASPHALT PAVEMENT

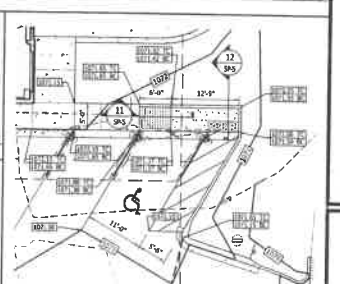


NOT TO SCALE

12 SECTION @ RAMP

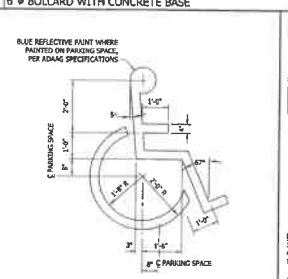
NOT TO SCALE

13 SECTION AT LEVEL LANDING



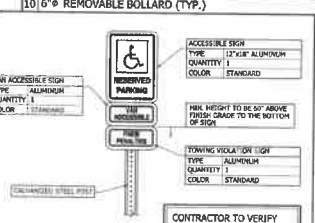
SCALE: 1"=10'-0"

14 ACCESSIBLE RAMP DETAIL



NOT TO SCALE

15 PAINTED ACCESSIBLE PARKING SYMBOL



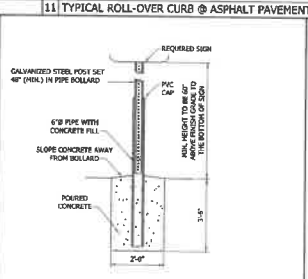
NOTES:
SIGNS ARE TO BE MOUNTED TO A GALVANIZED STEEL POST SET 42"(MIN.) INTO CONCRETE PIPE BOLLARD.

ALL SIGNS MUST BE INSTALLED PERPENDICULAR TO THE PARKING STALL.

CONTRACTOR TO VERIFY ACCESSIBLE PARKING SIGN REQUIREMENTS WITH LOCAL JURISDICTION PRIOR TO ORDERING OR INSTALLING ANY SIGNAGE.

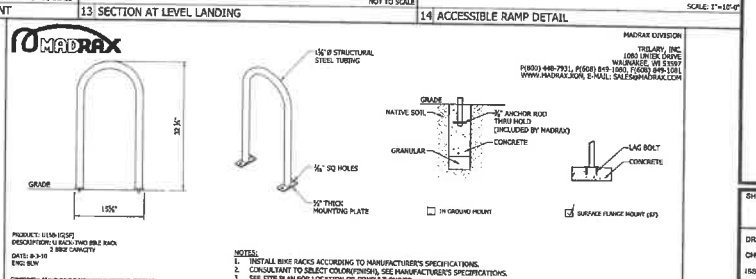
NOT TO SCALE

16 ACCESSIBLE PARKING SIGN



NOT TO SCALE

17 GUARD POST



NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR/FINISH, SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
4. BIKE RACK TO BE MADRAX U-150-(G)SF) OR EQUAL (TYP. FOR X). COLOR AS SELECTED BY MCDONALD'S ACH FROM STANDARD MANUFACTURER'S SELECTIONS.

NOT TO SCALE

18 INVERTED 'U' BIKE RACK (SURFACE MOUNT)

REV	DATE	DESCRIPTION	BY
1	7/21/2023	PER CITY COMMENTS	WT

ALL WASHED UP AUTO SPA

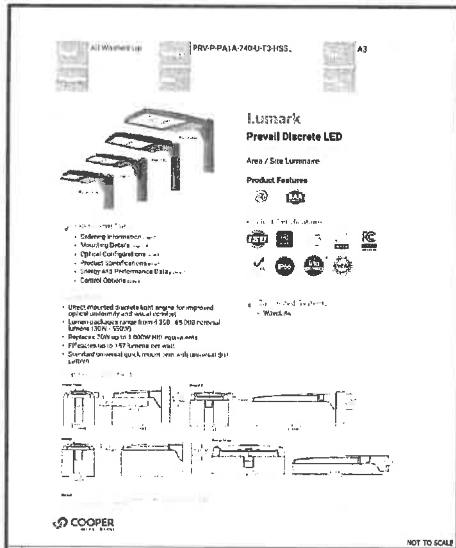
MDM SURVEYORS & ENGINEERS, LLC
Surveying · Engineers · Site Planners
375 Rt. 11 Suite A, PO Box 2
Waterville, PA 17006
Ph: (717) 426-1596 Fax: (717) 426-2511
mdmsaal@mdmllc.com
www.mdmllc.com

ALL WASHED UP AUTO SPA
104 EAST SOUTHEY AVENUE
CITY OF ALTOONA, BLAIR COUNTY
COMMONWEALTH OF PENNSYLVANIA

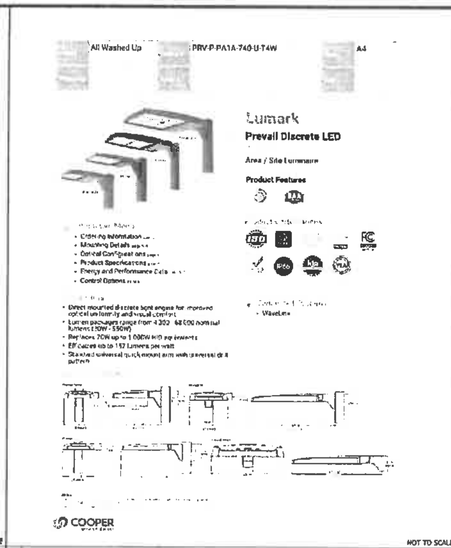
SHEET TITLE
SITE DETAILS

DRAWN BY: CWT
CHECKED BY: CMP
ISSUE DATE: 6-2-2023

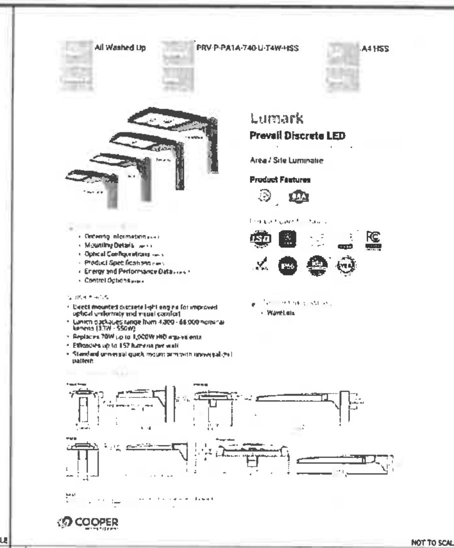
SHEET NUMBER
SP-5



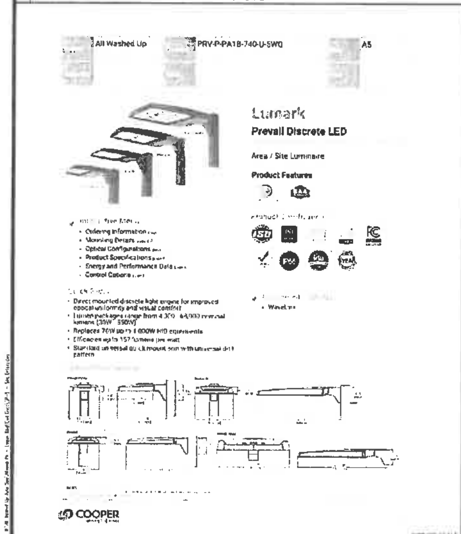
1 COOPER LIGHTING - A3 PREVAIL DISCRETE LED



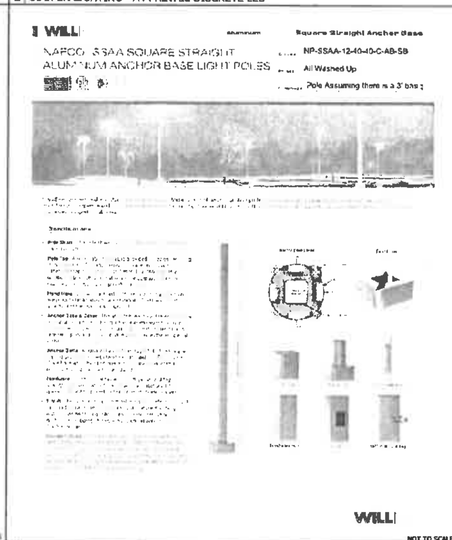
2 COOPER LIGHTING - A4 PREVAIL DISCRETE LED



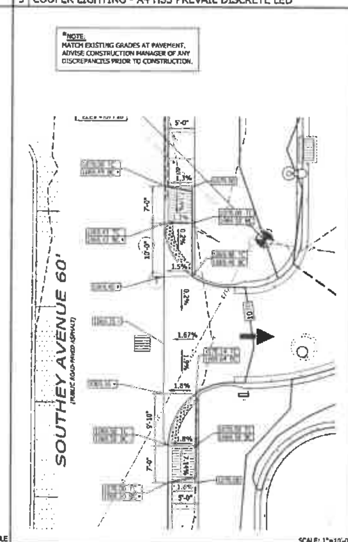
3 COOPER LIGHTING - A4 HSS PREVAIL DISCRETE LED



4 COOPER LIGHTING - A5 PREVAIL DISCRETE LED



5 NAFCO (SSAA) SQUARE STRAIGHT ALUMINUM ANCHOR BASE LIGHT POLES



6 ACCESSIBLE RAMPS ALONG SOUTHEY AVENUE

REV	DATE	DESCRIPTION	BY
1	7/21/2023	PER CITY COMMENTS	CWT

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SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
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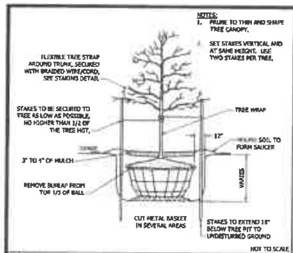
www.mdmllc.com

ALL WASHED UP AUTO SPA
104 EAST SOUTHEY AVENUE
CITY OF ALTOONA, COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA

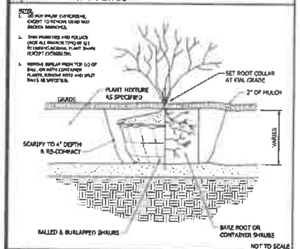
SHEET TITLE
SITE DETAILS

DRAWN BY: CWT
CHECKED BY: CMP
ISSUE DATE: 6-2-2023

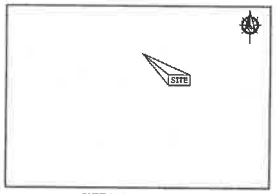
SHEET NUMBER
SP-5A



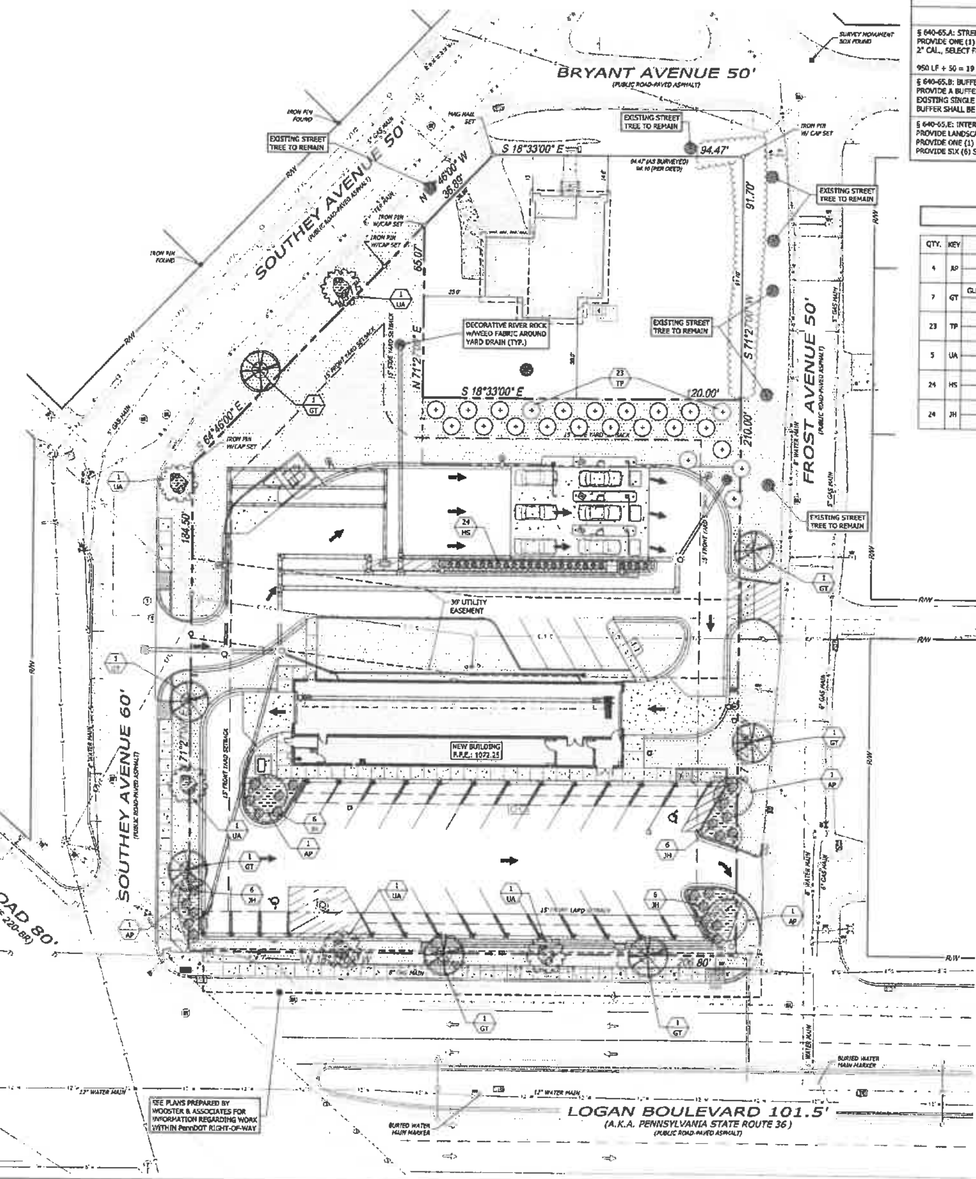
1 TREE PLANTING DETAIL



2 SHRUB PLANTING DETAIL



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



Dig Serial No.: 20222983844
Design Serial No.: 20222983848

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

LANDSCAPE REQUIREMENTS

DESCRIPTION	REQUIRED	PROPOSED
§ 640-65.A: STREET TREES: PROVIDE ONE (1) STREET TREE FOR EVERY 50 FEET OF STREET FRONTAGE, 2" CAL., SELECT FROM SHADE TREE COMMISSION LIST 950 LF ÷ 50 = 19 STREET TREES REQUIRED	19 TREES	19 TREES (7 EXISTING TO REMAIN + 12 NEW)
§ 640-65.B: BUFFER AREAS: PROVIDE A BUFFER YARD BETWEEN PROPOSED CAR WASH (CLASS 3) AND EXISTING SINGLE FAMILY RESIDENCES (CLASS 1). BUFFER SHALL BE 10-FOOT WIDE, MIN.	10'-WIDE MIN.	YES
§ 640-65.E: INTERIOR LANDSCAPING: PROVIDE LANDSCAPE ISLAND AT THE END OF ALL STALL ROWS. PROVIDE ONE (1) TREE WITHIN EACH ISLAND. TREES TO BE 2" CAL. PROVIDE SIX (6) SHRUBS IN EACH ISLAND.	YES	YES

PLANT LIST

QTY.	KEY	BOTANICAL/COMMON NAME	MATURE SIZE	HEIGHT	ROOT TYPE	REMARKS
4	AP	ACER PALMATUM RED JAPANESE MAPLE	15' CANOPY	20'	B & B 2" CAL.	PARKING ISLAND TREE
7	GT	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYCOLE' SKYLINE HONEY LOCUST	30' CANOPY	50'	B & B 2 ½" CAL.	STREET TREE
23	TP	THUJA PLICATA STANDISHII ' GREEN GIANT' THUJA GREEN GIANT	8'-10' SPREAD	50'	B & B 2 ½" CAL.	EVERGREEN SCREEN TREE
5	UA	ULMUS AMERICANA 'PRINCETON' PRINCETON ELM	30' CANOPY	70'	B & B 2 ½" CAL.	DECIDUOUS STREET TREE
24	HS	HEMEROCALLIS 'STELLA DE ORO' STELLA DE ORO DAYLILY	12"-24" SPREAD	1'	#1 CONT.	PERENNIAL
24	JH	JUNIPERUS HORIZONTALIS 'WILTONII' BLUE RUG JUNIPER	5'-6' WIDE	1'	1 GAL.	PARKING ISLAND SHRUB / GROUNDCOVER

LANDSCAPE LEGEND

SEED
SEE SPECIFICATIONS

MULCH
SEE SPECIFICATIONS

QUANTITY
TYPE

DECIDUOUS SHRUB 'BG'
DECIDUOUS SHRUB 'JH'
PERENNIAL 'HS'
DECIDUOUS TREE 'AP'
DECIDUOUS TREE 'GT'
DECIDUOUS TREE 'UA'
EVERGREEN TREE 'TP'

GENERAL NOTES

1. ALL LANDSCAPE AREAS TO BE GRASS COMMON TO REGION EXCEPT WHERE OTHER PLANT MATERIAL IS CALLED FOR.
2. ALL TREES AND SHRUBS TO BE PLANTED IN MULCH BEDS WITH EDGE STRIPS TO SEPARATE TURF GRASS AREAS.
3. FOR ANY LANDSCAPE AREA SO DESIGNATED TO REMAIN WHETHER ON OR OFF SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION ITEMS, ETC., THEN SCARIFY AREA, RESEED, AND FERTILIZE. R.O.W. CURB AND GUTTERS ARE TO BE CLEANED OF DEBRIS.
4. FINISHED GRADES IN LANDSCAPE ISLANDS SHALL BE INSTALLED SO THAT THEY ARE 1" LOWER THAN THE TOP OF THE SURROUNDING CURB.
5. PROVIDE A WEED MAT FOR ALL PLANTING AREAS.
6. FOR ANY TREE LOCATED NEAR A DRIVEWAY/DRIVE AISLE, PRUNE LOWER BRANCHES TO PROVIDE A MINIMUM 6'-0" HIGH CLEAR SIGHT LINE FROM GRADE.
7. TREES SHALL HAVE TEMPORARY LABELS ATTACHED SO INSPECTORS CAN DETERMINE COMPLIANCE WITH THE APPROVED PLAN.
8. ALL REQUIRED LANDSCAPING SPECIFICALLY REQUIRED BY ORDINANCE SHALL BE MAINTAINED AND REPLACED OF THE REQUIRED VEGETATION IS DAMAGED, DECEASED, CUT OR DIES.

GRAPHIC SCALE
(IN FEET)
1 Inch = 20 ft.

REV.	DATE	DESCRIPTION	BY
1		REVISED PER CITY COMMENTS	CWT

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MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
375 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmcadd@mdmllc.com
www.mdmllc.com

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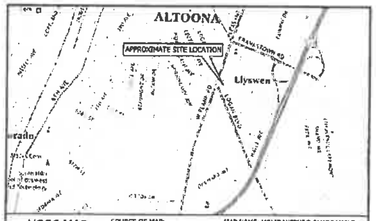
104 EAST SOUTHEY AVENUE
CITY OF ALTOONA, COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA

SHEET TITLE
LANDSCAPE PLAN

DRAWN BY: CWT
CHECKED BY: CMP
ISSUE DATE: 6-2-2023

SHEET NUMBER
SP-6



USGS MAP
NOT TO SCALE

SOURCE OF MAP:
THE NATIONAL MAP US TOPO
www.nationalmap.gov

MAP NAME: HOLIDAYSBURG QUADRANGLE
WATERSHED: MILL RUN
CHAPTER 93: WWF - WARM WATER FISH

SOILS MAP
NOT TO SCALE

SOURCE OF MAP: NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY

OWNER/DEVELOPER:
ALL WASHED UP AUTO SPA
831 SILVER CREEK ROAD
ST. MARYS, PA 15857
(814) 834-9777
CHUCK DeLULLO

SURVEYOR:
MDM - SURVEYORS & ENGINEERS, LLC
375 NORTHGATE DRIVE
WARRENDALE, PA 15086
(724) 934-2810
HOWARD G. McILVRIED, PLS
hmcilvried@mdmllc.com
PA LICENSE No.: 049396-R

ENGINEER:
MDM - SURVEYORS & ENGINEERS, LLC
375 NORTHGATE DRIVE
WARRENDALE, PA 15086
(724) 934-2810
CHRISTOPHER PETERS, PE
cpeters@mdmllc.com
PA LICENSE No.: PE060187

NOTES:

1. ALL STORMWATER MANAGEMENT SYSTEMS AND INFILTRATION TESTING ARE CONSIDERED A "CRITICAL STAGE" ELEMENT AND THE IMPLEMENTATION/CONSTRUCTION OF THE SYSTEM SHALL BE MONITORED BY A LICENSED PROFESSIONAL OR DESIGNEE.
2. GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT (RECORD DRAWINGS), AS PREPARED BY A PA-LICENSED LAND SURVEYOR, OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDED IN THE APPROVED STORMWATER MANAGEMENT PLAN. COST IS TO BE INCLUDED IN THE BID.
3. A PA-REGISTERED PROFESSIONAL ENGINEER IS TO PROVIDE A CERTIFICATE OF COMPLETION, VERIFYING THAT ALL PERMANENT STORMWATER FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
4. AS-BUILT (RECORD DRAWINGS), CERTIFICATE OF COMPLIANCE, AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE APPROVED DESIGN ARE TO BE SUBMITTED TO THE CITY FOR REVIEW, APPROVAL, AND THE RELEASE OF POSTED FINANCIAL SECURITY (PERFORMANCE GUARANTEE).
5. ALL INLETS TO BE PROVIDED WITH A "NO DUMPING DRAINS TO RIVER" MEDALLION.
6. ANY PLAN CHANGES PROPOSED DURING CONSTRUCTION MUST RECEIVE APPROVAL OF THE CITY PRIOR TO IMPLEMENTATION.
7. THE DEPARTMENT OF PUBLIC WORKS IS TO BE SUPPLIED WITH DOCUMENTATION OF ALL INSPECTIONS.

STORMWATER FACILITIES:
OWNER: ALL WASHED UP AUTO SPA
RESPONSIBLE PARTY: ALL WASHED UP AUTO SPA
SEE STORMWATER FACILITY OPERATION AND MAINTENANCE PLAN ON THIS SHEET.

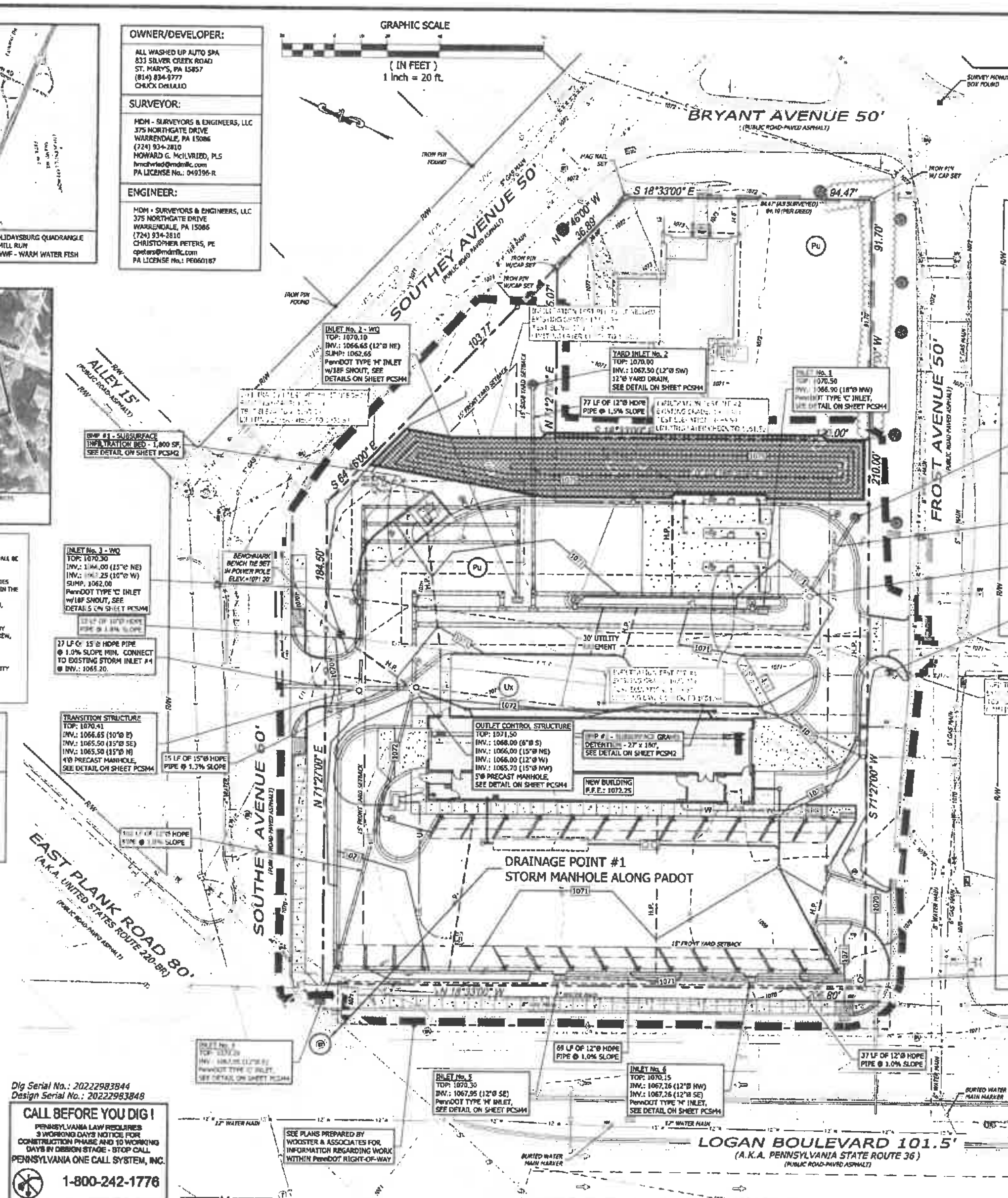
WORK AREA EXISTING IMPERVIOUS AREA:	28,372 Sq.Ft.
PROPOSED IMPERVIOUS AREA:	34,465 Sq.Ft.
TOTAL PROPERTY AREA:	45,145.20 Sq.Ft.
	1.036 ACRES
LIMITS OF DISTURBANCE:	53,220 Sq.Ft.
	1.221 ACRES
NPDES PERMIT BOUNDARY:	64,135 Sq.Ft.
	1.472 ACRES

NOTES:
THIS PLAN TO BE USED FOR THE CONSTRUCTION OF STORMWATER BMP'S ONLY.

TOTAL PROPERTY AREA: 45,145.20 Sq.Ft. = 1.036 ACRES
LIMITS OF DISTURBANCE: 53,220 Sq.Ft. = 1.221 ACRES
NPDES PERMIT BOUNDARY: 64,135 Sq.Ft. = 1.472 ACRES

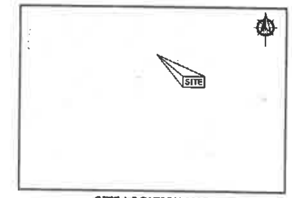
LEGEND

1070	PROPOSED CONTOUR
1068	EXISTING CONTOUR
	LIMIT OF DISTURBED AREA
	NPDES PERMIT BOUNDARY AREA
	SOIL BOUNDARY
ECB1	EROSION CONTROL BLANKET SEE DETAIL ON SHEET ESPC-3
	INFILTRATION TEST PIT
Pu	PURDY SILT LOAM
Ux	URBAN LAND



Dig Serial No.: 20222983844
Design Serial No.: 20222983848

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776



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

OWNER CERTIFICATION

THE OWNER, ______________ HEREBY ACKNOWLEDGES THAT THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT WRITTEN APPROVAL BY THE CITY ENGINEER.

SIGNATURE ______________ DATE ______________

ENGINEER CERTIFICATION

I, ______________ QUALIFIED PROFESSIONAL, ON THIS DATE OF ______________ HEREBY CERTIFIES THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CHAPTER 620 OF THE CITY OF ALTOONA CODIFIED ORDINANCES, AS AMENDED ______________

SIGNATURE ______________ DATE ______________

STORMWATER FACILITIES OPERATION & MAINTENANCE PLAN

THIS STORMWATER FACILITY MAINTENANCE PLAN WAS DEVELOPED TO ENSURE CONTINUED OPERATION OF ALL STORMWATER MANAGEMENT FACILITIES. THE CORRECTIVE ACTIONS ARE NOT LIMITED TO THOSE OUTLINED BELOW.

OWNER REFERS TO THE INDIVIDUAL/ENTITY ULTIMATELY RESPONSIBLE FOR THE STORMWATER FACILITIES CONDITIONS AND FUNCTIONS. FOR THE REFERENCED PROJECT, ALL WASHED UP AUTO SPA WILL BE CONSIDERED AS THE OWNER AND THEREFORE THE RESPONSIBLE PARTY FOR MAINTENANCE OF THE STORMWATER FACILITIES.

THE FOLLOWING IS A LIST OF ITEMS THAT SHALL BE INSPECTED AND CORRECTIVE ACTION TAKEN BY THE OWNER:

- STORM SEWERS, GUTTERS, AND OTHER CONVEYANCE DEVICES.
- INLETS AND OTHER STORMWATER CATCHMENTS AND/OR TRANSITION STRUCTURES.
- INFILTRATION FACILITIES, UNDERGROUND STORAGE AND OUTLET CONTROL STRUCTURE.
- ACCESSES FOR MAINTENANCE.

THE FOLLOWING ACTIONS WILL BE TAKEN BY THE OWNER TO ENSURE THE FACILITIES ILLUSTRATED ON THE PLAN AND IDENTIFIED ABOVE REMAIN IN WORKING ORDER:

- REPLACE AND/OR REPAIR FACILITIES TO REMAIN FUNCTIONING AS INTENDED.
- REMOVE SILT TRASH AND OTHER DEBRIS IN THE INLETS, STORM SEWERS, STORMWATER MANAGEMENT OUTLET STRUCTURE AND ALL OTHER CONVEYANCE, CATCHMENTS AND TRANSITION STRUCTURES.
- REPAIR AND/OR REPLACE THE INLETS, STORM SEWERS AND ALL OTHER CONVEYANCE, CATCHMENTS AND TRANSITION STRUCTURES.
- DISPOSE SILT, DEBRIS AND TRASH IN A MANNER WHICH WILL NOT ADVERSELY AFFECT THE ENVIRONMENT.
- REPLACE ERODED MATERIAL AND REVEGETATE ERODED AREAS. SEED AND/OR MULCH DISTURBED AREAS.

SEMI-ANNUAL INSPECTIONS WILL BE CONDUCTED BY AT LEAST TWO (2) PEOPLE ON OR BEFORE MARCH 1 AND OCTOBER 1 EACH YEAR AND AFTER EVERY TEN-YEAR OR GREATER STORM (3.8 INCHES OR MORE OF RAIN IN A 24 HOUR PERIOD). ADDITIONAL INSPECTIONS WILL BE REQUIRED IF THE STORMWATER FACILITIES APPEAR TO MALFUNCTION OR DO NOT FUNCTION PROPERLY. THE OWNER SHALL KEEP A RECORD OR LOG OF ALL ACTIVITIES UNDERTAKEN IN COMPLIANCE WITH THE APPROVED MAINTENANCE SCHEDULE, AS WELL AS ANY OTHER MAINTENANCE ACTIVITIES THAT WERE NECESSARY. A COPY OF THE PRIOR YEAR'S MAINTENANCE RECORD MUST BE SUBMITTED TO THE CITY OF ALTOONA PUBLIC WORKS DEPARTMENT NO LATER THAN JANUARY 31ST OF EACH YEAR. SEND TO ATTENTION OF: STORMWATER OFFICER, CITY HALL, SUITE 300, 1301 12TH STREET, ALTOONA, PA 16601. CORRECTIVE ACTIONS MUST BE UNDERTAKEN WITHIN THIRTY (30) DAYS OF DISCOVERING DEFICIENCIES. THESE CORRECTIVE ACTIONS ARE REQUIRED TO ENSURE CONTINUED OPERATION OF THE STORMWATER FACILITIES. ANY DEFICIENCIES NOTED IN THE ITEMS INSPECTED BY THE OWNER MUST BE DOCUMENTED AND THE APPROPRIATE CORRECTIVE ACTIONS UNDERTAKEN TO REMEDIATE THE DEFICIENCIES. ANY AND ALL CORRECTIVE ACTIONS TAKEN SHALL BE PROPERLY DOCUMENTED AND A REPORT ON SAID CORRECTIONS MADE SHALL BE FILED WITH THE CITY WITHIN FOURTEEN (14) CALENDAR DAYS OF THE COMPLETED CORRECTIVE ACTIONS INDICATING ACTIONS TAKEN AND THAT THE STORMWATER MANAGEMENT SYSTEM IS PROPERLY OPERATING IN ACCORDANCE WITH ITS ORIGINAL DESIGN INTENT. THIS STORMWATER FACILITY MAINTENANCE PLAN IS NOT A GUARANTEE FOR THE CONTINUED FUNCTIONING OF THE STORMWATER FACILITIES NOW OR IN THE FUTURE.

THE CITY MAY REQUIRE THAT OTHER ITEMS BE INCLUDED IN AN AGREEMENT. THESE ITEMS WILL BE DETERMINED TO BE NECESSARY TO GUARANTEE SATISFACTORY PERFORMANCE FOR THE STORMWATER FACILITIES. THE OWNER SHALL MAINTAIN ALL STORMWATER FACILITIES IN ACCORDANCE WITH THE APPROVED MAINTENANCE SCHEDULE AND SHALL KEEP ALL STORMWATER FACILITIES MAINTAINED IN A SAFE AND ATTRACTIVE MANNER. THE OWNER SHALL CONVEY TO THE CITY EASEMENTS AND/OR RIGHTS-OF-WAY TO ASSURE ACCESS FOR PERIODIC INSPECTIONS. THE OWNER SHALL KEEP ON FILE WITH THE CITY OF ALTOONA THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON, COMPANY OR AGENT RESPONSIBLE FOR MAINTENANCE ACTIVITIES. THE OWNER SHALL ALSO KEEP ON FILE WITH THE CITY AS-BUILT DRAWINGS OF ALL STORMWATER FACILITIES. IN THE EVENT OF ANY CHANGES, THE NEW INFORMATION MUST BE SUBMITTED TO THE CITY WITHIN TEN (10) WORKING DAYS OF THE CHANGE. THE OWNER SHALL ESTABLISH ANY SPECIAL MAINTENANCE FUNDS OR OTHER FINANCING RESOURCES IN ACCORDANCE WITH THE APPROVED MAINTENANCE PLAN. IF THE OWNER FAILS TO MAINTAIN THE STORMWATER FACILITIES, FOLLOWING DUE NOTICE (I.E. 30 DAYS) BY THE LOCAL CITY TO CORRECT ANY DEFICIENCIES, THE CITY MAY PERFORM THE NECESSARY MAINTENANCE OR CORRECTIVE ACTION. THE OWNER MUST REIMBURSE THE CITY FOR ALL COSTS ASSOCIATED WITH THE REQUIRED MAINTENANCE AND/OR CORRECTIVE ACTION OF THE STORMWATER FACILITIES.

______________ (OWNER)

REV.	DATE	DESCRIPTION	BY
1		REVISED PER CITY COMMENTS	

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MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
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mdmcadd@mdmllc.com
www.mdmllc.com

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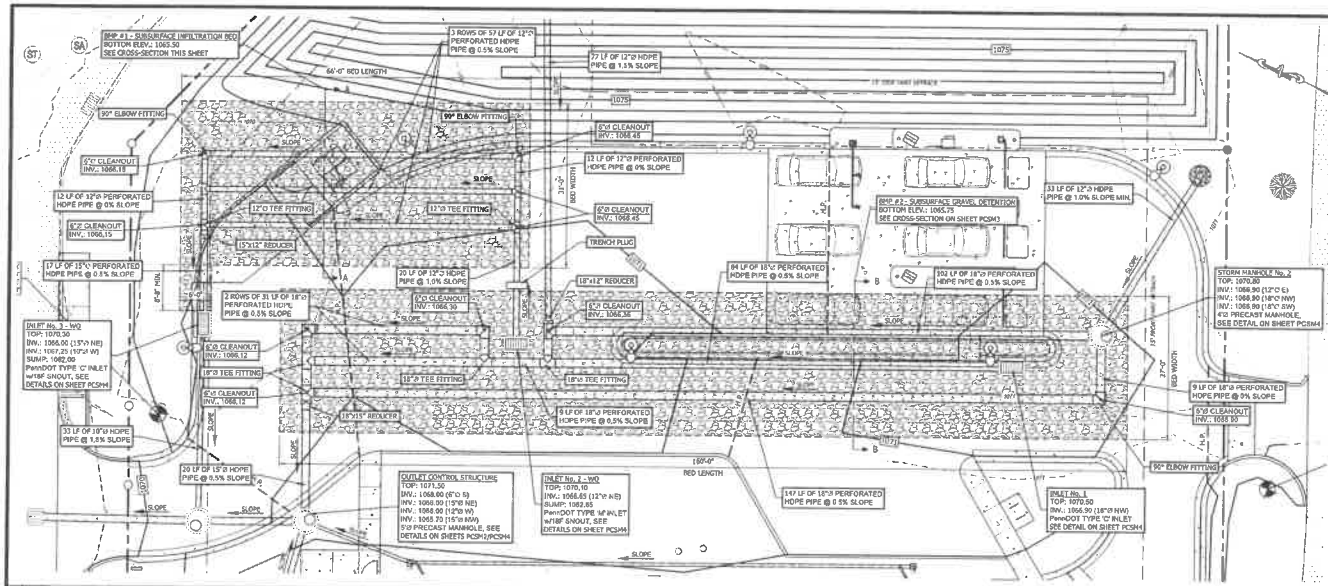
104 EAST SOUTHEY AVENUE
CITY OF ALTOONA, COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA

SHEET TITLE
POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

DRAWN BY: CWT
CHECKED BY: CMP
ISSUE DATE: 6-2-2023
SHEET NUMBER
PCSM1



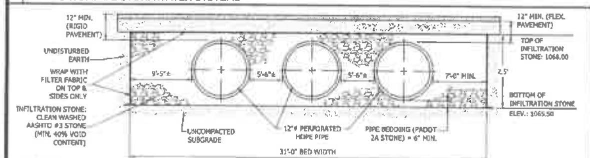
1 | BMP #1 & BMP #2 STORMWATER SYSTEMS

1. **THIS IS A CRITICAL STAGE ELEMENT.** INSTALLATION OF THIS SUBSURFACE INFILTRATION BED IS TO BE OBSERVED/MONITORED BY A LICENSED PROFESSIONAL ENGINEER OR THEIR DESIGNEE. AS-BUILT INFORMATION MUST BE COLLECTED DURING CONSTRUCTION AND AS-BUILT DRAWINGS MUST BE PREPARED FOR THIS SUBSURFACE INFILTRATION BED PRIOR TO COMPLETION OF THE PROJECT. AS-BUILT INFORMATION TO BE COLLECTED INCLUDES, ELEVATIONS FOR BED BOTTOM, TOP OF STONE, INDIVIDUAL PIPE AND STRUCTURE ELEVATIONS AND INVERTS, BED DIMENSIONS AND CONDITIONS OF SUBSURFACE SOILS PRIOR TO FABRIC AND STONE PLACEMENT.
2. DURING BULK GRADING AND PRIOR TO CONSTRUCTION OF THIS BMP#1, INSTALL STORM SEWER WITH MANHOLES AND TRANSITION STRUCTURES FROM CITY STORM INLET #4 THROUGH LOCATION OF INLET #3 - WQ (WITH WATER QUALITY INSERT AND BLOCK AND STONE INLET PROTECTION).
3. FINE GRADE AND PLACE STONE SUBBASE FOR PAVED AREAS DRAINING TO INLET #2-WQ AND INLET #3 - WQ.
4. EXCAVATE SUBSURFACE INFILTRATION BED TO ELEVATION SHOWN ON CROSS-SECTION AND DETAILS AND TO AN UN-COMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE.
5. WHERE EROSION OF SUBGRADE HAS CAUSED ACCUMULATION OF SEDIMENT/FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL MUST BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE (OR EQUIVALENT) AND A LIGHT TRACTOR. ALL FINE GRADING SHALL BE DONE BY HAND. ALL BED BOTTOMS SHOULD BE AT LEVEL GRADE.
6. INSTALL NON-WOVEN GEOTEXTILE FABRIC ACROSS SIDES OF INFILTRATION BED AREA. OVERLAP 16 INCHES AT THE SEAMS BETWEEN PIECES OF FILTER FABRIC. INSTALL SUBSURFACE INFILTRATION BED PERFORATED PIPING THROUGH BED AREA INCLUDING INLET #2-WQ AND INFILTRATION BED STONE. INFILTRATION BED STONE TO BE CLEAN WASHED, UNIFORM GRADED AGGREGATE (AASHTO #3 STONE) PLACED IN THE BED IN MAXIMUM 8-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE. CLEANOUTS ARE TO BE PROVIDED AS SHOWN ON THE PLANS AND DETAIL INCLUDING CONCRETE COLLARS IN PAVED AREAS.
7. INSTALL NON-WOVEN GEOTEXTILE FABRIC ACROSS THE TOP OF THE SUBSURFACE INFILTRATION BED MAINTAINING 16-INCH OVERLAP BETWEEN ADJOINING PIECES OF FABRIC.
8. INSTALL WATER QUALITY INSERTS TO INLETS #3 AND #4. PROTECT INLETS WITH BLOCK AND STONE INLET PROTECTION UNTIL STONE BASE IS PLACED AND CONTRIBUTING LANDSCAPED AREAS HAVE ACHIEVED A MINIMUM 70% UNIFORM VEGETATED COVER.
9. NO STORMWATER RUNOFF IS TO BE DIRECTED TO AN UNPROTECTED SUBSURFACE INFILTRATION BED UNTIL THE AREAS DRAINING TO THE SYSTEM ARE STABILIZED WITH STONE BASE, LANDSCAPE MULCH, OR 70% UNIFORM VEGETATION AND WATER QUALITY INSERTS ARE PROVIDED ON CONTRIBUTING MANHOLES & INLETS WHERE REQUIRED.
10. PRIOR TO COMPLETION OF PROJECT, CONTRACTOR IS TO PERFORM MAINTENANCE ON INLETS #3 & #4 INCLUDING VACUUMING ACCUMULATED WATER AND TRASH/SEDIMENT FROM INLET SUMPS AND THE BED PIPING.

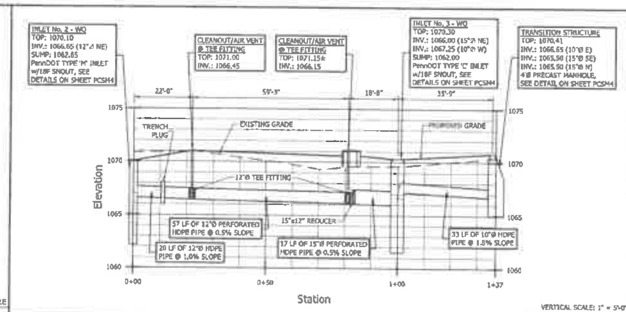
2 | SUBSURFACE INFILTRATION BED (BMP #1) CONSTRUCTION SEQUENCE

1. **THIS IS A CRITICAL STAGE ELEMENT.** INSTALLATION OF THIS SUBSURFACE GRAVEL DETENTION BMP IS TO BE OBSERVED/MONITORED BY A LICENSED PROFESSIONAL ENGINEER OR THEIR DESIGNEE. AS-BUILT INFORMATION MUST BE COLLECTED DURING CONSTRUCTION AND AS-BUILT DRAWINGS MUST BE PREPARED FOR THIS SUBSURFACE GRAVEL DETENTION BMP PRIOR TO COMPLETION OF THE PROJECT. AS-BUILT INFORMATION TO BE COLLECTED INCLUDES, ELEVATIONS FOR BED BOTTOM, TOP OF STONE, INDIVIDUAL PIPE AND STRUCTURE ELEVATIONS AND INVERTS, BED DIMENSIONS AND CONDITIONS OF SUBSURFACE SOILS PRIOR TO FABRIC AND STONE PLACEMENT.
2. DURING BULK GRADING AND PRIOR TO CONSTRUCTION OF THIS BMP#2, INSTALL STORM SEWER WITH MANHOLES AND TRANSITION STRUCTURES FROM CITY STORM INLET #4 THROUGH LOCATION OF OUTLET CONTROL STRUCTURE.
3. EXCAVATE SUBSURFACE GRAVEL DETENTION BMP TO ELEVATION SHOWN ON CROSS-SECTION AND DETAILS AND TO AN UN-COMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE.
4. FINAL GRADE AND STABILIZE FUTURE LANDSCAPE AREAS THAT DRAIN TO INLET #1 AND YARD INLET #1 WITH SEED AND MULCH OR SEED AND EROSION CONTROL BLANKET AS IDENTIFIED ON E&S AND PCSM PLAN SHEETS TO MAXIMUM EXTENTS PRACTICABLE PRIOR TO INSTALLATION OF THIS BMP.
5. WHERE EROSION OF GRAVEL DETENTION BMP SUBGRADE HAS CAUSED ACCUMULATION OF SEDIMENT/FINE MATERIALS AND/OR SURFACE PONDING, THIS MATERIAL MUST BE REMOVED WITH LIGHT EQUIPMENT AND THE UNDERLYING SOILS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES WITH A YORK RAKE (OR EQUIVALENT) AND A LIGHT TRACTOR. ALL FINE GRADING SHALL BE DONE BY HAND. ALL BED BOTTOMS SHOULD BE AT LEVEL GRADE.
6. NOTIFY THE INSPECTING ENGINEER A MINIMUM OF THREE WORKING DAYS PRIOR TO INSTALLATION OF NON-WOVEN GEOTEXTILE FABRIC ON BED BASE. ENGINEER IS TO INSPECT BED BASE PRIOR TO SYSTEM INSTALLATION.
7. INSTALL NON-WOVEN GEOTEXTILE FABRIC ACROSS BOTTOM AND SIDES OF GRAVEL BED AREA. OVERLAP FABRIC 16 INCHES AT THE SEAMS BETWEEN PIECES OF FILTER FABRIC. INSTALL SUBSURFACE GRAVEL DETENTION BMP PERFORATED PIPING THROUGH BED AREA INCLUDING FITTINGS, INLET #1, STORM MANHOLE #1, YARD INLET #1 AND DETENTION BED STONE. GRAVEL BED STONE IS TO BE CLEAN WASHED, UNIFORM GRADED AGGREGATE (AASHTO #3 STONE) PLACED IN THE BED IN MAXIMUM 8-INCH LIFTS. EACH LAYER SHOULD BE LIGHTLY COMPACTED WITH CONSTRUCTION EQUIPMENT KEPT OFF THE BED BOTTOM AS MUCH AS POSSIBLE. CLEANOUTS ARE TO BE PROVIDED AS SHOWN ON THE PLANS AND DETAIL INCLUDING CONCRETE COLLARS IN PAVED AREAS.
8. INSTALL NON-WOVEN GEOTEXTILE FABRIC ACROSS THE TOP OF THE SUBSURFACE GRAVEL DETENTION BMP MAINTAINING 16-INCH OVERLAP BETWEEN ADJOINING PIECES OF FABRIC.
9. RESTORE GRADE ABOVE SUBSURFACE GRAVEL DETENTION BMP TO PAVEMENT SUBGRADE AND STABILIZE AREAS TO BE PAVED WITH STONE SUBBASE. DISTURBED AREAS DRAINING TO INLET #1 AND YARD INLET #2 THAT ARE TO BE LANDSCAPED ARE TO BE IMMEDIATELY STABILIZED WITH SEED AND MULCH OR ECB'S AS REQUIRED ON THE PLAN.
10. PRIOR TO SETTING MANHOLE TOP SLAB ON THE OUTLET CONTROL STRUCTURE, INSTALL ORIFICE PLATE AND TRASH RACK IN THE OUTLET CONTROL STRUCTURE.
11. PROTECT INLETS WITH BLOCK AND STONE INLET PROTECTION UNTIL STONE BASE IS PLACED AND CONTRIBUTING LANDSCAPED AREAS HAVE ACHIEVED A MINIMUM 70% UNIFORM VEGETATED COVER.
12. NO STORMWATER RUNOFF IS TO BE DIRECTED TO AN UNPROTECTED STORMWATER MANAGEMENT FACILITY UNTIL THE AREAS DRAINING TO THE SYSTEM ARE STABILIZED WITH STONE BASE, LANDSCAPE MULCH, OR 70% UNIFORM VEGETATION.
13. PRIOR TO COMPLETION OF PROJECT, CONTRACTOR IS TO PERFORM MAINTENANCE ON THE SYSTEM AND INLET #1 & YARD INLET #1 INCLUDING VACUUMING ACCUMULATED WATER AND TRASH/SEDIMENT FROM INLET SUMPS AND THE BED PIPING.

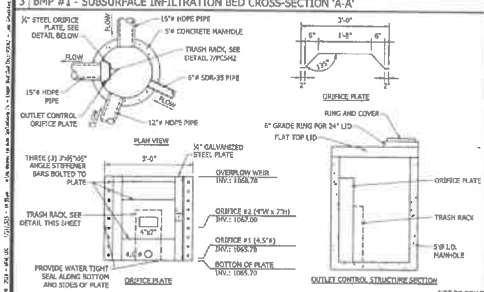
5 | SUBSURFACE GRAVEL DETENTION (BMP #2) CONSTRUCTION SEQUENCE



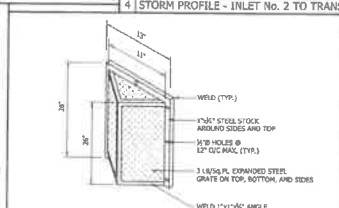
3 | BMP #1 - SUBSURFACE INFILTRATION BED CROSS-SECTION 'A-A'



4 | STORM PROFILE - INLET No. 2 TO TRANSITION STRUCTURE



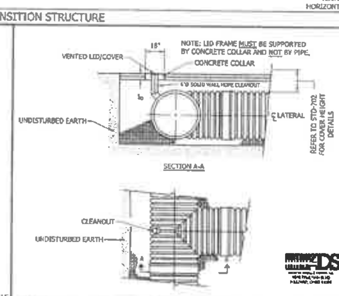
6 | OUTLET CONTROL STRUCTURE



NOTES:
1. TRASH RACK TO BE CENTERED OVER OPENING.
2. STEEL TO CONFORM TO ASTM A36.
3. ALL SURFACES TO BE COATED WITH ZINC COLD GALVANIZING COMPOUND AFTER WELDING.
4. TRASH RACK TO BE FASTENED TO THE OUTLET STRUCTURE WEIR PLATE WITH 1/2" STAINLESS STEEL ANCHORS. TRASH RACK TO BE REMOVABLE.
5. GRATE/MESH OPENING 1" MAXIMUM.

NOT TO SCALE

7 | TRASH RACK



8 | AIR VENT / CLEANOUT DETAIL (END PIPE)

REV	DATE	DESCRIPTION	BY
1		REVISED PER CITY COMMENTS	CWT

MDM SURVEYORS & ENGINEERS, LLC
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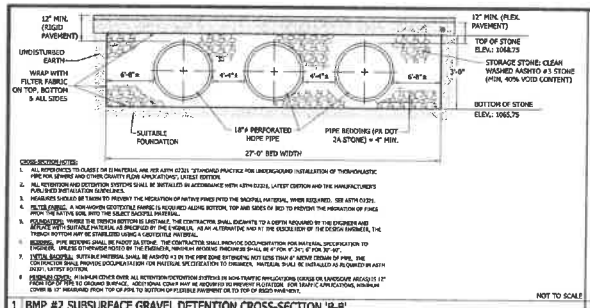
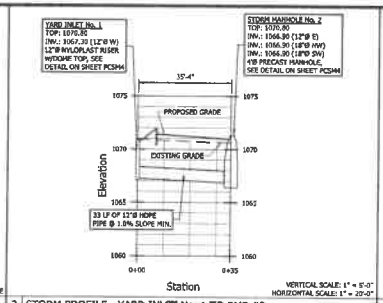
ALL WASHED UP AUTO SPA

104 EAST SOUTHEY AVENUE
CITY OF ALTOONA, COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA

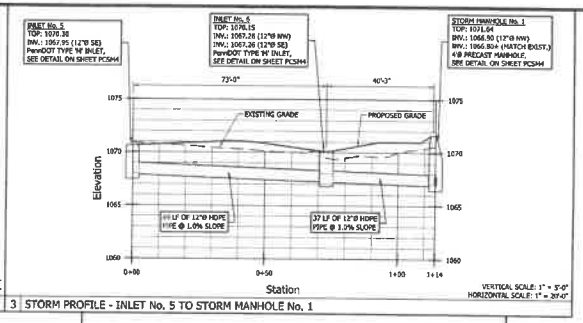
SHEET TITLE: POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
DRAWN BY: CWT
CHECKED BY: CMP
ISSUE DATE: 6-2-2023
SHEET NUMBER: PCSM2



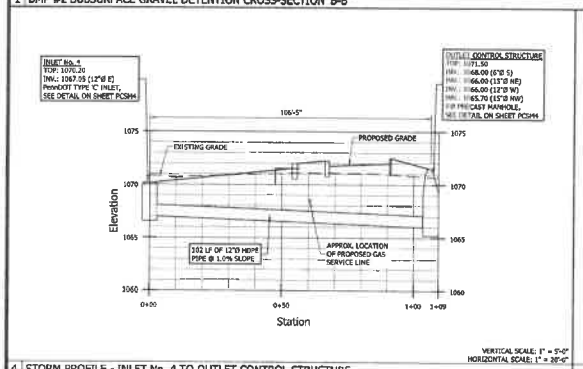
1 BMP #2 SUBSURFACE GRAVEL DETENTION CROSS-SECTION 'B-B'



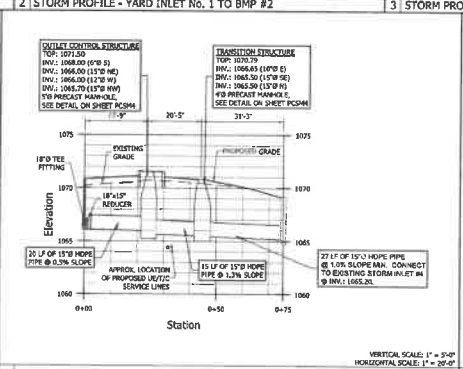
2 STORM PROFILE - YARD INLET No. 1 TO BMP #2



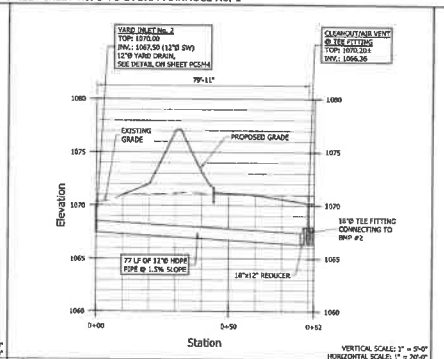
3 STORM PROFILE - INLET No. 5 TO STORM MANHOLE No. 1



4 STORM PROFILE - INLET No. 4 TO OUTLET CONTROL STRUCTURE



5 STORM PROFILE - OUTLET CONTROL STRUCTURE TO EXISTING STORM INLET #4



6 STORM PROFILE - YARD INLET No. 2 TO BMP #2

REV	DATE	DESCRIPTION	BY
1	07/07/23	PER DEP COMMENTS	CWT

ALL WASHED UP AUTO SPA

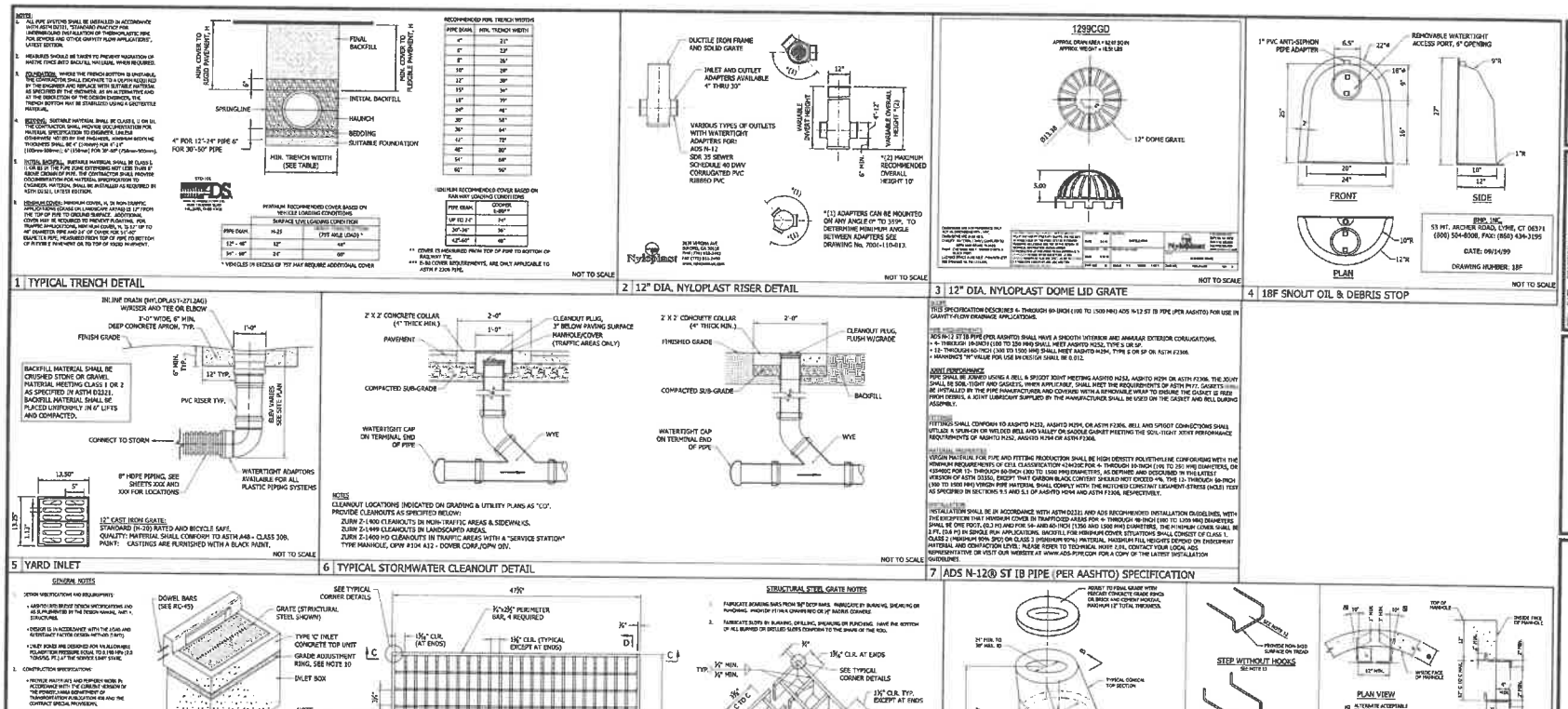
MDM
SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
373 Rodi Road, Suite 1
Warrendale, PA 15086
Ph: (724) 935-0210 Fax: (724) 934-2911
mdmoses@mdmllc.com
www.mdmllc.com

ALL WASHED UP AUTO SPA

104 EAST SOUTHEY AVENUE
CITY OF ALTOONA, COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA

SHEET TITLE
POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS

DRAWN BY: CWT
CHECKED BY: CMP
ISSUE DATE: 6-2-2023
SHEET NUMBER
PCSM3


1 TYPICAL TRENCH DETAIL
2 12" DIA. NYLOPLAST RISER DETAIL
3 12" DIA. NYLOPLAST DOME LID GRATE
4 18F SNOUT OIL & DEBRIS STOP
5 YARD INLET
6 TYPICAL STORMWATER CLEANOUT DETAIL
7 ADS N-12® ST IB PIPE (PER AASHTO) SPECIFICATION
8 PennDOT RC-46 TYPE "C" & TYPE "M" INLETS
9 PennDOT PRECAST MANHOLE RC-39M
NOT TO SCALE
ALL WASHED UP AUTO SPA
104 EAST SOUTHEY AVENUE
CITY OF ALTOONA, COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA
MDM
SURVEYORS & ENGINEERS, LLC
POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
DRAWN BY: CWT
CHECKED BY: CMP
ISSUE DATE: 6-2-2023
SHEET NUMBER
PCSM4

PHASING OF SITE DEVELOPMENT

CONSTRUCTION PHASING/SEQUENCE OF SITE DEVELOPMENT:

THE OVERALL SITE-WORK GENERALLY CONSISTS OF EARTHMOVING ACTIVITIES FOR APPROXIMATELY 1.221 +/- ACRES OF DISTURBED AREA TO PERFORM THE PROPOSED GRADING AND CONSTRUCTION FOR THE PROJECT. IT IS PROPOSED TO APPROXIMATELY PROCEED WITH THE PROJECT IN THE FOLLOWING SEQUENCE:

1. AT LEAST 7 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PLAN, AND A REPRESENTATIVE OF THE BLAIR COUNTY CONSERVATION DISTRICT AT (814) 696-0877 EXT. 45 TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING.
2. AT LEAST 3 DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITIES, ALL CONTRACTORS INVOLVED IN THOSE ACTIVITIES SHALL NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM INCORPORATED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.
3. STAKE OUT THE LIMIT OF DISTURBANCE FOR THE ACTIVE PORTION OF THE PROJECT.
4. CLEAR AREA FOR ROCK CONSTRUCTION ENTRANCE AND CONSTRUCT ROCK CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN.
5. INSTALL ALL PERIMETER COMPOST FILTER SOCKS AS SHOWN ON PLAN.
6. INSTALL SILT SACK INLET PROTECTION ON EXISTING INLETS ALONG SOUTHEY AND FROST AVENUE AS WELL AS NORTHERLY ON SITE EXISTING INLET NEAR SOUTHEY AVENUE.
7. PROCEED WITH DEMOLITION OF EXISTING SITE IMPROVEMENTS NOT TO REMAIN FOR THE ACTIVE PORTION OF THE PROJECT, INCLUDING EXISTING STRUCTURES AND PAVEMENT.
8. CLEAR AND GRUB WORK AREA WITHIN IDENTIFIED LIMITS OF DISTURBANCE.
9. STRIP AND STOCKPILE TOPSOIL MATERIAL IN LOCATION IDENTIFIED ON THE EROSION & SEDIMENTATION CONTROL PLAN. PLACE PERIMETER PROTECTION ON DOWNSLOPE SIDE OF THE TOPSOIL STOCKPILE AND COMPLETE PLACEMENT OF COMPOST FILTER SOCKS PROTECTING THE STOCKPILE AREA IMMEDIATELY AFTER STOCKPILING MATERIAL. PROVIDE ANY ADDITIONAL EROSION AND SEDIMENTATION CONTROL AS NEEDED.
10. PROCEED WITH GRADING OPERATIONS. GRADED SLOPES ARE TO BE SEEDED AND MULCHED IN REGULAR, 10-FOOT VERTICAL INCREMENTS. CESSATION OF ACTIVITY FOR FOUR (4) DAYS OR LONGER REQUIRES STABILIZATION. IN NO CASE SHOULD AN AREA EXCEEDING 15,000 S.F., WHICH IS TO BE STABILIZED BY VEGETATION, REACH FINAL GRADE WITHOUT BEING SEEDED AND MULCHED.
11. STRUCTURAL AND BUILDING CONSTRUCTION MAY COMMENCE AFTER BUILDING AREA REACHES FINAL GRADE ELEVATION.
12. PLACE STONE SUBBASE FOR AREAS TO BE PAVED AND WITHIN FOOTPRINT OF BUILDING WHERE POSSIBLE.
13. INSTALL CONCRETE WASHOUT WHERE INDICATED.
14. UTILITIES SERVICING THE SITE THAT ARE WITHIN THE DEVELOPMENT AREA CAN BE CONSTRUCTED WITHIN THE LOCATION THEY ARE TO BE INSTALLED. COMPOST FILTER SOCKS TO BE SHIFTED AS REQUIRED FOR UTILITY INSTALLATION.
15. INSTALL STORM SEWER WITH MANHOLE FROM STORM MANHOLE #1, INLET #6 AND INLET #5. LIMIT DAILY TRENCH EXCAVATION AND STORM LINE INSTALLATION TO THE LENGTH OF PIPE PLACEMENT, BEDDING, AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY (WEATHER PERMITTING). NOTE THAT ALL STORM LINES AND SWALES MUST BE CONSTRUCTED AND INSTALLED FROM DOWNSTREAM TO UPSTREAM. IF REQUIRED, TRENCH PLUGS, AS SHOWN PER DETAIL, ARE TO BE INSTALLED PER PADEP CHAPTER 102 REQUIREMENTS. IMPORTANT: STORMWATER RUNOFF IS NOT TO BE DIRECTED TO UNPROTECTED STORMWATER MANAGEMENT/CONVEYANCE SYSTEMS UNTIL THE SITE IS AT FINAL GRADE AND STABILIZED.
16. IMMEDIATELY INSTALL SILT SACK INLET PROTECTION ON INLETS #5 & #6.
17. INSTALL STORM SEWER WITH MANHOLES AND TRANSITION STRUCTURES FROM SOUTHEY AVENUE STORM INLET #4 THROUGH OUTLET CONTROL STRUCTURE.
18. FINAL GRADE AND STABILIZE LANDSCAPE AREAS THAT DRAIN TO INLETS #1 AND YARD INLET #1 WITH SEED AND MULCH OR SEED AND EROSION CONTROL BLANKET TO MAXIMUM EXTENTS PRACTICABLE AS IDENTIFIED ON E&S PLAN SHEET TO MAXIMUM EXTENTS PRACTICABLE PRIOR TO INSTALLATION OF BMP #2.
19. CONSTRUCT BMP#2 SUBSURFACE GRAVEL DETENTION INCLUDING STORM SEWER PIPING AND INLETS #1 & #2, YARD INLETS #1 & #2. IMMEDIATELY INSTALL SILT SACK INLET PROTECTION ON INLET #1 AND YARD INLETS #1 & #2 AND BLOCK AND STONE INLET PROTECTION ON INLET #2. INSTALLATION OF THE BMP#2 SUBSURFACE GRAVEL DETENTION IS A CRITICAL STAGE ELEMENT. THE LICENSED PROFESSIONAL ENGINEER RESPONSIBLE FOR CERTIFYING COMPLETION OF SITE STORMWATER WORK OR THEIR DESIGNEE MUST BE ON SITE TO OBSERVE AND DOCUMENT THE INSTALLATION OF THIS ELEMENT. AS-BUILT INFORMATION MUST BE COLLECTED AND DOCUMENTED DURING INSTALLATION OF THIS FACILITY. LIMIT DAILY TRENCH EXCAVATION AND STORM LINE INSTALLATION TO THE LENGTH OF PIPE PLACEMENT, BEDDING, AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY (WEATHER PERMITTING). NOTE THAT ALL STORM LINES AND SWALES MUST BE CONSTRUCTED AND INSTALLED FROM DOWNSTREAM TO UPSTREAM. IF REQUIRED, TRENCH PLUGS, AS SHOWN PER DETAIL, ARE TO BE INSTALLED PER PADEP CHAPTER 102 REQUIREMENTS. IMPORTANT: STORMWATER RUNOFF IS NOT TO BE DIRECTED TO UNPROTECTED STORMWATER MANAGEMENT SYSTEMS.
20. CONSTRUCT STORM SEWER FROM OUTLET CONTROL STRUCTURE TO INLET #4. IMMEDIATELY INSTALL SILT SACK INLET PROTECTION ON INLET #4.
21. FINAL GRADE AND STABILIZE LANDSCAPE AREAS THAT DRAIN TO INLETS #2 AND INLET #3 WITH SEED AND MULCH OR SEED AND EROSION CONTROL BLANKET AS IDENTIFIED ON E&S PLAN SHEET TO MAXIMUM EXTENTS PRACTICABLE PRIOR TO INSTALLATION OF BMP #1.
22. CONSTRUCT BMP#1 SUBSURFACE INFILTRATION BED INCLUDING INLET #3 AND CONNECTION TO INLET #2. IMMEDIATELY BLOCK AND STONE INLET PROTECTION ON INLET #3. INSTALLATION OF THE BMP#1 SUBSURFACE INFILTRATION BED IS A CRITICAL STAGE ELEMENT. THE LICENSED PROFESSIONAL ENGINEER RESPONSIBLE FOR CERTIFYING COMPLETION OF SITE STORMWATER WORK OR THEIR DESIGNEE MUST BE ON SITE TO OBSERVE AND DOCUMENT THE INSTALLATION OF THIS ELEMENT. AS-BUILT INFORMATION MUST BE COLLECTED AND DOCUMENTED DURING INSTALLATION OF THIS FACILITY. LIMIT DAILY TRENCH EXCAVATION AND STORM LINE INSTALLATION TO THE LENGTH OF PIPE PLACEMENT, BEDDING, AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY (WEATHER PERMITTING). NOTE THAT ALL STORM LINES AND SWALES MUST BE CONSTRUCTED AND INSTALLED FROM DOWNSTREAM TO UPSTREAM. IF REQUIRED, TRENCH PLUGS, AS SHOWN PER DETAIL, ARE TO BE INSTALLED PER PADEP CHAPTER 102 REQUIREMENTS. IMPORTANT: STORMWATER RUNOFF IS NOT TO BE DIRECTED TO UNPROTECTED STORMWATER MANAGEMENT SYSTEMS.
23. BRING REMAINING PORTIONS OF SITE TO FINAL GRADE. ALL REMAINING AREAS SHALL NOT TO RECEIVE PAVEMENT THAT HAVE REACHED FINAL GRADE ARE TO RECEIVE PERMANENT SEEDING OR LANDSCAPING IMPROVEMENTS AND ALL SEEDED AREAS ARE TO BE MULCHED.
24. COMPLETE PLACEMENT OF STONE SUBBASE FOR AREAS TO BE PAVED AND PAVE ALL PARKING AREAS AND ACCESS DRIVES RECEIVING INITIAL PAVING.
25. ONCE REMAINDER OF SITE HAS ACHIEVED MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER, REMOVE ANY REMAINING TEMPORARY BMPS AND ACCUMULATED SEDIMENT. AREAS DISTURBED DURING THE REMOVAL OF CONTROLS MUST BE IMMEDIATELY STABILIZED. FINAL STABILIZATION IS DEFINED AS THE ACHIEVEMENT OF A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES ON ALL CONTRIBUTORY DRAINAGE AREAS.
26. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATORS SHALL CONTACT THE BLAIR COUNTY CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO THE REMOVAL/CONVERSION OF THE E&S BMPS.
27. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES, REMOVAL OF ALL TEMPORARY BMPS, INSTALLATION OF ALL PERMANENT PCSM BMPS, AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OPERATORS SHALL CONTACT THE BLAIR COUNTY CONSERVATION DISTRICT FOR A FINAL INSPECTION.

PA DEP STANDARD E&S PLAN NOTES:

1. 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 REVIEWING AGENCY) MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. THE REVIEWING AGENCY SHALL BE NOTIFIED OF ANY CHANGES TO THE APPROVED PLAN PRIOR TO IMPLEMENTATION OF THOSE CHANGES. THE REVIEWING AGENCY MAY REQUIRE A WRITTEN SUBMITTAL OF THOSE CHANGES FOR REVIEW AND APPROVAL AT ITS DISCRETION.
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, INCLUDING CLEARING AND GRUBBING, THE OWNER AND/OR OPERATOR SHALL INVITE ALL CONTRACTORS, THE LANDOWNER, APPROPRIATE MUNICIPAL OFFICIALS, THE E&S PLAN PREPARER, THE PCSM PLAN PREPARER, THE LICENSED PROFESSIONAL RESPONSIBLE FOR OVERSIGHT OF CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN, AND A REPRESENTATIVE FROM THE LOCAL CONSERVATION DISTRICT TO AN ON-SITE PRECONSTRUCTION MEETING.
3. 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.
4. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM THE LOCAL CONSERVATION DISTRICT OR BY THE DEPARTMENT PRIOR TO IMPLEMENTATION.
5. AREAS TO BE FILLED ARE TO BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL.
6. 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.
7. 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.
8. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN MAP(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.
9. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO MINIMIZE THE POTENTIAL FOR EROSION AND SEDIMENT POLLUTION AND NOTIFY THE LOCAL CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF THE DEPARTMENT.
10. ALL BUILDING MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET. SEQ., 271.1, AND 287.1 ET. SEQ. NO BUILDING MATERIALS OR WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.
11. ALL OFF-SITE WASTE AND BORROW AREAS MUST HAVE AN E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT FULLY IMPLEMENTED PRIOR TO BEING ACTIVATED.
12. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL. FORM FP-001 MUST BE RETAINED BY THE PROPERTY OWNER FOR ANY FILL MATERIAL AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE BUT QUALIFYING AS CLEAN FILL DUE TO ANALYTICAL TESTING.
13. ALL PUMPING OF WATER FROM ANY WORK AREA SHALL BE DONE ACCORDING TO THE PROCEDURE DESCRIBED IN THIS PLAN, OVER UNDISTURBED VEGETATED AREAS.
14. VEHICLES AND EQUIPMENT MAY NEITHER ENTER DIRECTLY NOR EXIT DIRECTLY FROM LOTS N/A ONTO N/A.
15. 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 CLEANOUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING AND RENETTING MUST BE PERFORMED IMMEDIATELY. IF THE E&S BMPS FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPS, OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
16. 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. THE INSPECTIONS AND MAINTENANCE DATA SHALL BE LOGGED ONTO THE DEPARTMENT FORM 3150-FM-BWEW0083 (MOST CURRENT VERSION TO BE USED).
17. 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.
18. ALL SEDIMENT REMOVED FROM BMPS SHALL BE DISPOSED OF IN THE MANNER DESCRIBED ON THE PLAN DRAWINGS.
19. 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 OF 4 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING. FILL OUTSLOPES SHALL HAVE A MINIMUM OF 2 INCHES OF TOPSOIL.
20. 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.
21. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
22. 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.
23. FROZEN MATERIALS OR SOFT, MUCKY, OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILLS.
24. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
25. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
26. 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.
27. 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.
28. 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.
29. E&S BMPS SHALL REMAIN FUNCTIONAL AS SUCH UNTIL ALL AREAS TRIBUTARY TO THEM ARE PERMANENTLY STABILIZED OR UNTIL THEY ARE REPLACED BY ANOTHER BMP APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.
30. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT FOR AN INSPECTION PRIOR TO REMOVAL/CONVERSION OF THE E&S BMPS.
31. AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMPS MUST BE REMOVED OR CONVERTED TO PERMANENT POST CONSTRUCTION STORMWATER MANAGEMENT BMPS. AREAS DISTURBED DURING REMOVAL OR CONVERSION OF THE BMPS SHALL BE STABILIZED IMMEDIATELY. IN ORDER TO ENSURE RAPID REVEGETATION OF DISTURBED AREAS, SUCH REMOVAL/CONVERSIONS ARE TO BE DONE ONLY DURING THE GERMINATING SEASON.
32. UPON COMPLETION OF ALL EARTH DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS, THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL CONSERVATION DISTRICT TO SCHEDULE A FINAL INSPECTION.
33. 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.

ADDITIONAL NOTES:

1. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN MAXIMUM 8-INCH LAYERED LIFTS AT 95% DENSITY.

GENERAL SEEDING SPECIFICATIONS

THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION RECOMMENDS USING THE PENN STATE "EROSION CONTROL AND CONSERVATION PLANTINGS ON NONCROPLAND" MANUAL AS A REFERENCE FOR SELECTION OF SPECIES, SEED SPECIFICATIONS, MIXTURES, LIMING AND FERTILIZING, TIME OF SEEDING, AND SEEDING METHODS. SPECIFICATIONS FOR THESE ITEMS MAY ALSO BE OBTAINED FROM THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION PUBLICATION 408, SECTION 804 OR BY CONTACTING THE APPLICABLE COUNTY CONSERVATION DISTRICT.

VEGETATED AREAS WILL BE CONSIDERED PERMANENTLY STABILIZED WHEN A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES IS ACHIEVED, OR THE DISTURBED AREA IS COVERED WITH AN ACCEPTABLE BEST MANAGEMENT PRACTICE ("BMP") WHICH PERMANENTLY MINIMIZES ACCELERATED EROSION AND SEDIMENTATION. UNTIL SUCH TIME AS THIS STANDARD IS ACHIEVED, INTERIM STABILIZATION MEASURES AND TEMPORARY EROSION AND SEDIMENT CONTROL BMPS THAT ARE USED TO TREAT PROJECT RUNOFF MAY NOT BE REMOVED.

TEMPORARY SEEDING SPECIFICATIONS

PRELIMINARY PREPARATION: ALL AREAS THAT WILL BE SEEDED MUST BE LOOSENED USING MECHANICAL MEANS. SOIL MUST BE LOOSENED TO A DEPTH OF AT LEAST TWO INCHES.

LIME AND FERTILIZER: APPLY 1 TON OF AGRICULTURAL GRADE LIMESTONE PER ACRE AND FERTILIZER AS INDICATED BY THE SOIL TEST. IN THE ABSENCE OF A SOIL TEST, APPLY AGRICULTURAL GRADE LIMESTONE AT A RATE OF 1 TON PER ACRE, AND APPLY FERTILIZER AT 500 POUNDS OF 10-10-10 FERTILIZER PER ACRE (E.G., 166.67 POUNDS NITROGEN (N), 166.67 POUNDS PHOSPHOROUS (P_2O_5), AND 166.67 POUNDS POTASSIUM (K_2O) PER ACRE. WORK LIME AND FERTILIZER INTO SOIL WHERE POSSIBLE. LIME AND FERTILIZER DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLE 11.2.

SEED: ALL SEED MUST BEAR A GUARANTEED STATEMENT OF ANALYSIS AND MUST BE PROPORTIONED BY WEIGHT WITH THE MINIMUM PURITY, READY GERMINATION, AND TOTAL GERMINATION OUTLINED BELOW. SEED DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLES 11.3 AND 11.4.

SPECIES	PURITY (%)	READY GERMINATION (%)	TOTAL GERMINATION (%)	PURE LIVE SEED SEEDING RATE (LBS/ACRE)
SPRING–SUMMER				
SPRING OATS, OR	98	85	85	64
ANNUAL RYEGRASS	95	85	85	10
SUMMER–FALL				
ANNUAL RYEGRASS, OR	95	85	85	10
WINTER RYE, OR	98	85	85	56
WINTER WHEAT	98	85	85	90

1- PURE LIVE SEED (PLS) IS THE PRODUCT OF THE PERCENTAGE OF PURE SEED TIMES PERCENTAGE GERMINATION DIVIDED BY 100. FOR EXAMPLE, TO SECURE THE ACTUAL PLANTING RATE FOR ANNUAL RYEGRASS, DIVIDE THE PLS SEEDING RATE OF 10 LBS/ACRE BY THE PLS AS SHOWN ON THE SEED TAG. THUS, IF THE PLS CONTENT OF A GIVEN SEEDLOT IS 60%, DIVIDE 10 PLS (LBS/ACRE) BY 0.60 TO OBTAIN 16.7 LBS OF SEED REQUIRED TO PLANT ONE ACRE. ALL MIXTURES IN THIS TABLE ARE SHOWN IN TERMS OF PLS, LBS/ACRE.

MULCH: ALL SEEDED AREAS MUST BE IMMEDIATELY MULCHED TO PROMOTE ADEQUATE VEGETATIVE COVER. USE CLEAN OAT OR WHEAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN. THE STRAW MUST BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT OF 1997.

APPLY MULCH AT A RATE OF 3 TONS PER ACRE (I.E., 140 POUNDS PER 1,000 SQUARE FEET OR 1,240 POUNDS PER 1,000 SQUARE YARDS). THE MULCH MUST BE ANCHORED IMMEDIATELY AFTER APPLICATION. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO ANCHOR THE MULCH INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES SHALLOWER THAN OR EQUAL TO 3:1 AND THE EQUIPMENT MUST BE OPERATED ON THE CONTOUR.

PERMANENT SEEDING SPECIFICATIONS

PRELIMINARY PREPARATION: GRADE AS NECESSARY TO BRING SUBGRADE TO A TRUE, SMOOTH SLOPE PARALLEL TO AND SIX INCHES BELOW FINISH GRADE (I.E., 8 INCHES FOR BERM EMBANKMENTS WHEN APPLICABLE). PLACE TOPSOIL OVER SPECIFIED AREAS. TOPSOIL SHOULD BE AT A GREATER THICKNESS (I.E., GENERALLY 6 TO 8 INCHES) THAN THE FINISHED GRADE TO ALLOW FOR SETTLEMENT AND LIGHT ROLLING. THE FINAL COVER MUST CONFORM TO THE PROPOSED LINES, GRADES AND ELEVATIONS.

LIME AND FERTILIZER: APPLY AGRICULTURAL-GRADE LIMESTONE AND FERTILIZER AS PER THE RECOMMENDATIONS INDICATED BY THE SOIL TEST. IN THE ABSENCE OF A SOIL TEST, APPLY AGRICULTURAL GRADE LIMESTONE AT A RATE OF 6 TONS PER ACRE, AND APPLY 1,000 POUNDS OF 10-20-20 FERTILIZER (E.G., 200 POUNDS NITROGEN (N), 400 POUNDS PHOSPHOROUS (P_2O_5), AND 400 POUNDS POTASSIUM (K_2O) PER ACRE.) WORK LIME AND FERTILIZER INTO SOIL WHERE POSSIBLE. LIME AND FERTILIZER DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLE 11.2. NOTE: A COMPOST BLANKET WHICH MEETS THE STANDARDS OF CHAPTER 11 OF THE *PADEP EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL MARCH 2012* (BMP MANUAL) MAY BE SUBSTITUTED FOR THE SOIL AMENDMENTS SHOWN IN TABLE 11.2.

THE FERTILIZER AND LIMESTONE MUST BE THOROUGHLY INCORPORATED INTO THE SOIL BY MECHANICAL MEANS (E.G., ROTOTILLING) TO A MINIMUM DEPTH OF 4 INCHES.

THE ENTIRE SURFACE MUST THEN BE ABRADED AND ROLLED. ALL AREAS THAT WILL BE SEEDED MUST BE LOOSENED USING MECHANICAL MEANS. SOIL MUST BE LOOSENED TO A DEPTH OF AT LEAST TWO INCHES.

SEED: SEEDING MUST BE CONDUCTED AS TWO SEPARATE OPERATIONS. THE FIRST SEEDING OPERATION MUST BE COMPLETED PRIOR TO STARTING THE SECOND SEEDING OPERATION. THE SECOND SEEDING MUST BE CONDUCTED IMMEDIATELY AFTER THE FIRST SEEDING AND AT RIGHT ANGLES TO THE FIRST SEEDING. THE SEEDS MUST BE LIGHTLY RAKED INTO THE SOIL.

ALL SEED MUST BEAR A GUARANTEED STATEMENT OF ANALYSIS AND MUST BE 100% PROPORTION BY WEIGHT WITH THE MINIMUM PURITY, READY GERMINATION, AND TOTAL GERMINATION OUTLINED BELOW. SEED DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLES 11.3 AND 11.4.

SPECIES	PURITY (%)	READY GERMINATION (%)	TOTAL GERMINATION (%)	PURE LIVE SEED SEEDING RATE (LBS/ACRE)
SPRING–SUMMER				
REDTOP	92	80	80	3
TALL RYEGRASS²	95	80	80	60
ANNUAL RYEGRASS	95	85	85	10
SUMMER–FALL				
REDTOP	92	80	80	3
WINTER RYE	98	85	85	56

1- PURE LIVE SEED (PLS) IS THE PRODUCT OF THE PERCENTAGE OF PURE SEED TIMES PERCENTAGE GERMINATION DIVIDED BY 100. FOR EXAMPLE, TO SECURE THE ACTUAL PLANTING RATE FOR REDTOP, DIVIDE THE PLS SEEDING RATE OF 3 LBS/ACRE BY THE PLS SHOWN ON THE SEED TAG. THUS, IF THE PLS CONTENT OF A GIVEN SEEDLOT IS 60%, DIVIDE 3 PLS BY 0.60 TO OBTAIN 5.0 LBS OF SEED REQUIRED TO PLANT ONE ACRE. ALL MIXTURES IN THIS TABLE ARE SHOWN IN TERMS OF PLS, LBS/ACRE.

MULCH: ALL SEEDED AREAS MUST BE IMMEDIATELY MULCHED TO PROMOTE ADEQUATE VEGETATIVE COVER. USE CLEAN OAT OR WHEAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN. THE STRAW MUST BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT OF 1997.

APPLY MULCH AT A RATE OF 3 TONS PER ACRE (I.E., 140 POUNDS PER 1,000 SQUARE FEET OR 1,240 POUNDS PER 1,000 SQUARE YARDS). THE MULCH MUST BE ANCHORED IMMEDIATELY AFTER APPLICATION. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO ANCHOR THE MULCH INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES SHALLOWER THAN OR EQUAL TO 3:1 AND THE EQUIPMENT MUST BE OPERATED ON THE CONTOUR.

STEEP SLOPE SEEDING SPECIFICATIONS

STEEP SLOPE SEEDING MIXTURE (FOR USE ON GRADES AT 3:1 OR GREATER SLOPE): ALL SLOPES GREATER THAN 3:1 SHALL BE COVERED WITH AN EROSION CONTROL BLANKET IN ADDITION TO RECEIVING A GRASS SEEDING MIXTURE.

WHEN CONDITIONS PERMIT, THE FOLLOWING SEEDING MIXTURE CAN BE UTILIZED ON STEEP SLOPES. SEED DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLES 11.4 AND 11.5.

SPECIES	PURITY (%)	READY GERMINATION (%)	TOTAL GERMINATION (%)	PURE LIVE SEED SEEDING RATE (LBS/ACRE)
ANNUAL RYEGRASS	95	85	85	10
BIRDSFOOT TREFOIL	98	80	80	6

1- PURE LIVE SEED (PLS) IS THE PRODUCT OF THE PERCENTAGE OF PURE SEED TIMES PERCENTAGE GERMINATION DIVIDED BY 100. FOR EXAMPLE, TO SECURE THE ACTUAL PLANTING RATE FOR ANNUAL RYEGRASS, DIVIDE THE PLS SEEDING RATE OF 10 LBS/ACRE BY THE PLS AS SHOWN ON THE SEED TAG. THUS, IF THE PLS CONTENT OF A GIVEN SEEDLOT IS 60%, DIVIDE 10 PLS (LBS/ACRE) BY 0.60 TO OBTAIN 16.7 LBS OF SEED REQUIRED TO PLANT ONE ACRE. ALL MIXTURES IN THIS TABLE ARE SHOWN IN TERMS OF PLS, LBS/ACRE.

MAINTENANCE PROGRAM

MAINTENANCE OF PERMANENT CONTROLS: THE OWNER OR THEIR DESIGNEE WILL MAINTAIN PERMANENT CONTROL FACILITIES.

CLEANING FREQUENCY AND ULTIMATE DISPOSAL OF WASTE: CLEANING FREQUENCIES SHOULD OCCUR CONCURRENT WITH SEMI-ANNUAL INSPECTIONS OR DURING VISUAL INSPECTIONS FOLLOWING RUNOFF EVENTS IF PROBLEMS ARE OBSERVED.

SILT AND SEDIMENT REMOVED FROM ALL CONTROL MEASURES SHOULD BE MIXED WITH SOIL DURING EARTHWORK AND PROPERLY DISPOSED OF ON SITE WITH DISTURBED AREAS SEEDED AND MULCHED. IF SILT AND SEDIMENT IS TO BE TAKEN OFF-SITE FOLLOWING MAINTENANCE, IT SHALL BE TAKEN TO AN OFF-SITE WASTE AREA. THE OFFSITE WASTE AREA MUST HAVE A FULLY IMPLEMENTED E&S PLAN APPROVED BY THE LOCAL CONSERVATION DISTRICT OR THE DEPARTMENT.

TRASH AND DEBRIS IS TO BE TAKEN TO A PROPERLY LICENSED LANDFILL FOR LAWFUL DISPOSAL.

POST CONSTRUCTION STORMWATER MANAGEMENT OPERATION & MAINTENANCE SCHEDULE

CONTROL MEASURE	PROBLEMS	POSSIBLE REMEDIES (TO BE PERFORMED WITHIN 24 HOURS OR AS SOON AS SAFELY PRACTICAL.)
STORM SEWER PIPES AND INLETS & UNDERGROUND	SILT, TRASH AND DEBRIS	REMOVE SILT TRASH AND DEBRIS TO RESTORE FUNCTIONALITY OF THE SYSTEM.
	PIPE OR STRUCTURE SETTLEMENT AND/OR JOINT SEPARATION	REPAIR TO MAINTAIN A WATER TIGHT CONNECTION. REPLACE IF NEEDED.
OUTLET CONTROL STRUCTURE	OBSTRUCTIONS TO OPENINGS	REMOVE OBSTRUCTIONS TO RESTORE FUNCTIONALITY OF THE SYSTEM.
INFILTRATION BED	SLOW, EXTENDED DEWATERING TIMES, OVER 72 HOURS	CONTACT THE CITY, BLAIR COUNTY CONSERVATION DISTRICT AND A PROFESSIONAL KNOWLEDGEABLE ENGINEER IN THE DESIGN, FUNCTIONING AND REPAIR OF INFILTRATION FACILITIES TO DETERMINE CAUSE OF THE MALFUNCTION AND POTENTIAL RESOLUTIONS.
WATER QUALITY INLETS	SILT, TRASH, LIQUID, DEBRIS	VACUUM SILT, TRASH, LIQUID AND DEBRIS FROM INLET BOXES. CONDUCT VISUAL INSPECTION OF WATER QUALITY INSERTS AND SEALS TO CONFIRM PROPER FUNCTION. REPLACE INSERTS/SEALS AS NEEDED TO MAINTAIN FUNCTIONALITY.

GENERAL NOTES - NPDES PERMIT REQUIREMENTS

IN ADDITION TO THE PERMIT APPLICANT, ANYONE PERFORMING ACTIVITIES RESULTING IN ANY EARTH DISTURBANCE IS REQUIRED TO BE ADDED TO THE NPDES PERMIT AS A CO-PERMITTEE.

IMPORTANT - POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) INSTRUMENT FILING NOTICE: THE PERMITTEE OR CO-PERMITTEE SHALL RECORD, WITH THE RECORDER OF DEEDS OFFICE, THE INSTRUMENT WITHIN 45 DAYS FROM THE DATE OF THE NPDES PERMIT ISSUANCE OR AUTHORIZATION, AND SHALL PROVIDE THE CONSERVATION DISTRICT AND THE PADEP WRITTEN DOCUMENTATION CONTAINING THE DATE AND PLACE OF RECORDING ALONG WITH A REFERENCE TO THE DOCKET, DEED BOOK OR OTHER RECORD, WITHIN 90 DAYS FROM THE DATE OF THE NPDES PERMIT ISSUANCE OR AUTHORIZATION.

ANY PROJECT WHICH RESULTS IN EARTH DISTURBANCE ACTIVITIES THAT DISTURB EQUAL TO OR GREATER THAN ONE (1) ACRE IS SUBJECT TO PADEP APPROVAL OF COVERAGE UNDER THE GENERAL OR INDIVIDUAL NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

ANY AND ALL CONSTRUCTION ENGAGED IN EARTH DISTURBANCES ACTIVITIES, INCLUDING DEMOLITION, UTILITY LINE CONSTRUCTION, GRADING ACTIVITIES, INSTALLATION OF STORMWATER MANAGEMENT SYSTEMS, ETC., SHALL SECURE A COPY OF THE NPDES PERMIT FOR THIS PROJECT, AND FAMILIARIZE THEMSELVES WITH THE PERMIT REQUIREMENTS.

UPON AWARD OF CONTRACT FOR ANY EARTH DISTURBANCE ACTIVITIES NOTED ABOVE, THAT CONTRACTOR SHALL BE DESIGNATED AS A CO-PERMITTEE, IN ACCORDANCE WITH THE REQUIREMENTS OF PADEP, AND SHALL COMPLETE AND SUBMIT ALL APPROPRIATE FORMS AND NOTIFICATIONS, ALONG WITH THE OWNER, PRIOR TO ANY SITE MOBILIZATION.

THE GENERAL CONTRACTOR (OR IF NO GENERAL CONTRACTOR IS ASSIGNED, THE PRIME CONTRACTOR RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES, AS DESIGNATED BY THE OWNER AND/OR ARCHITECT), AS CO-PERMITTEE, IS RESPONSIBLE FOR RECORD KEEPING AND THE RETENTION OF RECORDS OF ALL MONITORING INFORMATION, AS MAY BE REQUIRED TO COMPLETE THE NOTICE OF TERMINATION (NOT), AS REQUIRED BY THE CONDITIONS OF THE NPDES PERMIT.

THE GENERAL CONTRACTOR (OR IF NO GENERAL CONTRACTOR IS ASSIGNED, THE PRIME CONTRACTOR RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES, AS DESIGNATED BY THE OWNER AND/OR ARCHITECT), AS CO-PERMITTEE, IS RESPONSIBLE FOR ENSURING THAT A LICENSED PROFESSIONAL HAVE OVERSIGHT RESPONSIBILITIES FOR THE PROPER INSTALLATION OF BMPS IDENTIFIED IN THE PCSM PLAN PRIOR TO THE SUBMISSION OF THE NOTICE OF TERMINATION, AS REQUIRED BY THE CONDITIONS OF THE NPDES PERMIT.

AS NOTED IN THE OTHER SECTIONS OF THESE PLANS AND DOCUMENTS, THE GENERAL CONTRACTOR (OR IF NO GENERAL CONTRACTOR IS ASSIGNED, THE PRIME CONTRACTOR RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES, AS DESIGNATED BY THE OWNER AND/OR ARCHITECT), AS CO-PERMITTEE, IS RESPONSIBLE FOR CONTACTING THE AUTHORIZED CONSERVATION DISTRICT AT LEAST SEVEN (7) DAYS BEFORE CONSTRUCTION IS TO BEGIN, TO SCHEDULE A PRECONSTRUCTION CONFERENCE, AS REQUIRED BY THE CONDITIONS OF THE NPDES PERMIT.

THE GENERAL CONTRACTOR (OR IF NO GENERAL CONTRACTOR IS ASSIGNED, THE PRIME CONTRACTOR RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES, AS DESIGNATED BY THE OWNER AND/OR ARCHITECT) SHALL COMPLETE THE NOTICE OF TERMINATION (NOT), AS REQUIRED BY THE CONDITIONS OF THE NPDES PERMIT. COMPLETE THE "VISUAL INSPECTION CHECKLIST FOR GENERAL NPDES PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES" DURING THE WEEKLY INSPECTIONS. COPIES OF THE INSPECTION REPORT MUST BE KEPT ONSITE DURING CONSTRUCTION ACTIVITIES AND AVAILABLE FOR REVIEW.

IMPORTANT - AS PART OF THE COMPLETION OF THE NOTICE OF TERMINATION (NOT), AN AS-BUILT RECORD DRAWING MUST BE GENERATED. THE GENERAL CONTRACTOR (OR IF NO GENERAL CONTRACTOR IS ASSIGNED, THE PRIME CONTRACTOR RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES, AS DESIGNATED BY THE OWNER AND/OR ARCHITECT) SHALL SECURE THE AS-BUILT RECORD DRAWINGS THROUGH THE SERVICES OF A LICENSED SURVEYOR. THE AS-BUILT RECORD DRAWING SHALL ACCURATELY DEPICT THE AS-BUILT/AS-CONSTRUCTED CONDITIONS FOR ALL STORMWATER/PCSM BMP(S), RELATED STRUCTURES, AND STORMWATER CONVEYANCES IDENTIFIED IN THE PCSM PLAN AND DRAWINGS IN ADDITION TO THE AS-CONSTRUCTED GRADES AND OTHER SITE IMPROVEMENTS. THE COMPLETED AS-BUILT RECORD DRAWING MUST BE SUBMITTED BY THE GENERAL CONTRACTOR (OR IF NO GENERAL CONTRACTOR IS ASSIGNED, THE PRIME CONTRACTOR RESPONSIBLE FOR EARTH DISTURBANCE ACTIVITIES, AS DESIGNATED BY THE OWNER AND/OR ARCHITECT) TO THE RECORDER OF DEEDS AND PLACED WITH THE POST CONSTRUCTION STORMWATER MANAGEMENT (PCSM) INSTRUMENT FILING NOTICE. A COPY OF THE PROJECT'S AS-BUILT RECORD DRAWING SHALL BE ATTACHED TO THE NOTICE OF TERMINATION (NOT). THE PERMITTEE SHALL RETAIN A COPY OF THE AS-BUILT RECORD DRAWINGS AND SHALL ALSO PROVIDE A COPY, AS PART OF THE APPROVED PCSM PLAN, TO THE PERSON(S) IDENTIFIED IN THE NOTICE OF TERMINATION (NOT), AS BEING RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF THE PCSM BMP(S). ADDITIONAL COPIES OF THE NOTICE OF TERMINATION (NOT) AND AS-BUILT RECORD DRAWING SHALL ALSO BE PROVIDED TO THE LOCAL MUNICIPALITY.

FURTHER NOTES

1. THE PURPOSE OF THIS EROSION AND SEDIMENTATION CONTROL PLAN IS TO MINIMIZE EXTENT AND DURATION OF EARTH DISTURBANCE, MAXIMIZE PROTECTION OF EXISTING DRAINAGE FEATURES AND VEGETATION, AND MINIMIZE SOIL COMPACTION.
2. IMPORTANT!: STORMWATER RUNOFF IS NOT TO BE DIRECTED TO UNPROTECTED STORMWATER MANAGEMENT SYSTEMS, STORMWATER CONVEYANCE SYSTEMS, OR INFILTRATION BED AREAS UNTIL THE SITE IS AT FINAL GRADE AND STABILIZED.
3. ALL PARTIES RESPONSIBLE FOR THE EXCAVATION OF SITE MATERIALS OR THE IMPORT OF FILL MATERIALS ARE RESPONSIBLE TO ENSURE THAT "ENVIRONMENTAL DUE DILIGENCE" IN THE DETERMINATION OF CLEAN FILL MATERIAL IS EITHER REMOVED FROM THE SITE OR USED AS FILL FOR THE SITE. ANY MATERIAL IDENTIFIED AS HAZARDOUS MUST BE DISPOSED IN ACCORDANCE WITH ALL APPLICABLE STATE AND FEDERAL GUIDELINES AND REGULATIONS.
   A) ENVIRONMENTAL DUE DILIGENCE - INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF OWNERSHIP AND USE HISTORY OF PROPERTY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS.
4. NO BUILDING MATERIALS, WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED ON THE SITE. THE FOLLOWING DEFINE WHAT SHOULD BE CONSIDERED "CONSTRUCTION WASTES" AND "CLEAN FILL":
   A) CONSTRUCTION WASTES - INCLUDES BUT IS NOT LIMITED TO, EXCESS SOIL MATERIALS, BUILDING MATERIALS, CONCRETE WASH WATER, SANITARY WASTES, ETC. THAT COULD ADVERSELY IMPACT WATER QUALITY.
   B) CLEAN FILL - UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSTABLE, INERT SOLID MATERIAL. THIS 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. IT DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE SURFACE WATERS UNLESS OTHERWISE AUTHORIZED, MILLED ASPHALT, OR ASPHALT THAT HAS BEEN PROCESSED FOR REUSE.
5. DURING UTILITY LINE CONSTRUCTION, EXCAVATE UTILITY LINE TRENCHES ONLY AS REQUIRED. LIMIT ADVANCE EXCAVATION TO A DISTANCE EQUAL TO TWO TIMES THE LENGTH OF PIPE INSTALLATION THAT CAN BE COMPLETED IN ONE DAY. LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE PLACEMENT, PLUG INSTALLATION AND BACKFILLING THAT CAN BE COMPLETED THE SAME DAY. IF REQUIRED, TRENCH PLUGS, AS SHOWN PER DETAIL, ARE TO BE INSTALLED PER PADEP CHAPTER 102 REQUIREMENTS. WATER, WHICH ACCUMULATES IN THE OPEN TRENCH, WILL BE COMPLETELY REMOVED BY PUMPING WATER INTO A FILTER BAG IN ACCORDANCE WITH PADEP CHAPTER 102 REQUIREMENTS. ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, THE DISTURBED AREA WILL BE GRADED TO FINAL GRADE, AND SEEDED AND MULCHED PER THE PERMANENT SEEDING SCHEDULE.
6. COMPOST FILTER SOCKS (FILTREXX SILTSOXX™, SEDIMENTATION TRAPS™, ERTSOXX™, BLACK DIVERSION SOXX™, AND ANY OTHER FILTREXX BMPS EMPLOYED AS PART OF THE EROSION AND SEDIMENTATION CONTROL PLAN FOR THE PROJECT MUST FOLLOW THE MANUFACTURER'S DISPOSAL/RECYCLING INSTRUCTIONS FOR EACH SPECIFIC BMP UTILIZED THROUGHOUT THE PROJECT'S CONSTRUCTION AND EARTHMOVING OPERATIONS.
7. DURING FOUNDATION CONSTRUCTION, PUMP WATER ACCUMULATING IN OPEN TRENCHES INTO FILTER BAGS IN ACCORDANCE WITH PADEP CHAPTER 102 REQUIREMENTS. REFER TO DETAIL. WHEN FILTER BAG IS ½ FULL IT SHOULD BE REPLACED. ANY ACCUMULATED SEDIMENTATION WILL BE MIXED WITH SOIL AND PROPERLY DISPOSED OF ON THE SITE IF POSSIBLE OR DISPOSED OF AT AN OFFSITE AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL EXCESS MATERIAL OFF-SITE TO AN APPROVED FACILITY.
8. EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE CONTRIBUTORY DRAINAGE AREAS OF THOSE CONTROLS.
9. AFTER FINAL SITE STABILIZATION IS ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE IMMEDIATELY STABILIZED. FINAL STABILIZATION IS DEFINED AS THE ACHIEVEMENT OF A MINIMUM UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES HAS BEEN ACHIEVED ON ALL CONTRIBUTORY DRAINAGE AREAS.
10. SEDIMENT MUST BE REMOVED FROM INLET PROTECTION AFTER EACH RUNOFF EVENT.
11. ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED FOR MORE THAN 4 DAYS MUST BE TEMPORARILY STABILIZED. DISTURBED AREAS THAT ARE EITHER AT FINISHED GRADE, OR ANY GRADED AREA OF 15,000 FT² OR MORE REACHES FINAL GRADE, OR WILL NOT BE DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT SEEDING SPECIFICATIONS.

REV	DATE	DESCRIPTION	BY
1	7/21/2023	PER CITY COMMENTS	CWT

MDM
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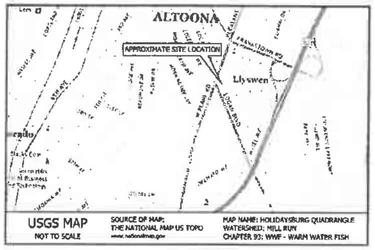
104 EAST SOUTHEY AVENUE
CITY OF ALTOONA, COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA

SHEET TITLE: POST-CONSTRUCTION STORMWATER MANAGEMENT NOTES

DRAWN BY: CWT
CHECKED BY: CMP
ISSUE DATE: 6-2-2023
SHEET NUMBER: PCSM5



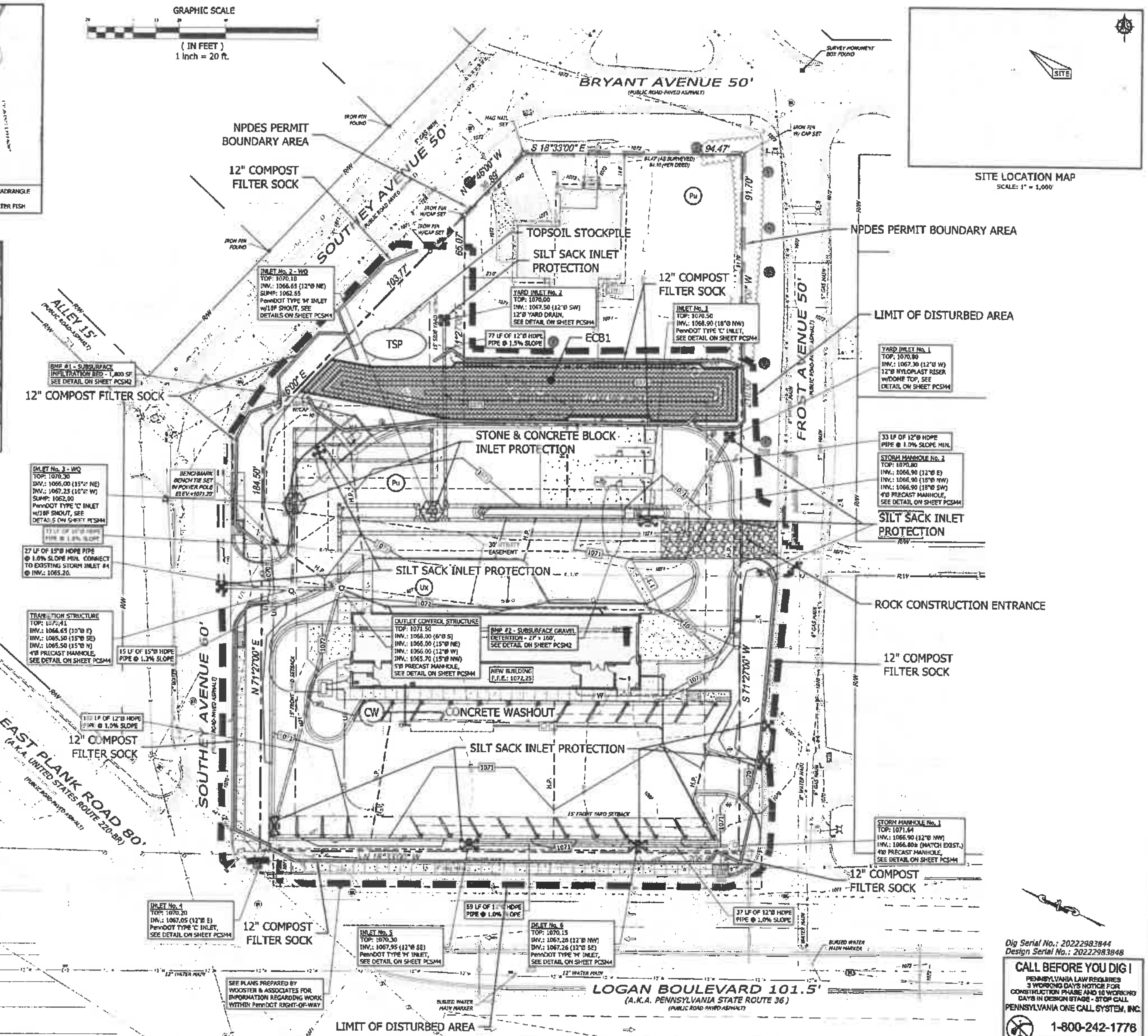
EROSION CONTROL BLANKETS					
LOCATION	SLOPE AREAS (S.F.)	LONGEST RUN (FT.)	SLOPE	NA GREEN OR EQUIVALENT MATERIAL	STAPLE PATTERN
ECB1	3,988	25	2:1	C125BN	'C'

NOTES:
THIS PLAN TO BE USED FOR THE CONSTRUCTION OF EROSION AND SEDIMENTATION CONTROL BMP'S ONLY.

TOTAL PROPERTY AREA: 45,143.20 Sq.Ft. = 1.036 ACRES
LIMITS OF DISTURBANCE: 53,220 Sq.Ft. = 1.221 ACRES
NPDES PERMIT BOUNDARY: 64,135 Sq.Ft. = 1.472 ACRES

E & S LEGEND

- 1070 — PROPOSED CONTOUR
- 1068 — EXISTING CONTOUR
- LIMIT OF DISTURBED AREA
- NPDES PERMIT BOUNDARY AREA
- SOIL BOUNDARY
- COMPOST FILTER SOCKS (SILTSOXX™), SEE DETAIL ON SHEET ESPC-3
- ROCK CONSTRUCTION ENTRANCE, SEE DETAIL ON SHEET ESPC-3
- ECB1 — EROSION CONTROL BLANKET SEE DETAIL ON SHEET ESPC-3
- TSP — TOPSOIL STOCKPILE
- SILT SACK INLET PROTECTION SEE DETAIL ON SHEET ESPC-3
- STONE AND CONCRETE BLOCK INLET PROTECTION, SEE DETAIL ON SHEET ESPC-3
- CW — CONCRETE WASHOUT, SEE DETAIL ON SHEET ESPC-3
- INFILTRATION TEST PIT
- Pu — PURDY SILT LOAM
- Ux — URBAN LAND



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PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
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104 EAST SOUTHEY AVENUE
CITY OF ALTOONA, COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA

SHEET TITLE
EROSION & SEDIMENTATION CONTROL PLAN

DRAWN BY: CWT
CHECKED BY: CMP
ISSUE DATE: 8-2-2023
SHEET NUMBER
ESPC-1

PHASING OF SITE DEVELOPMENT

CONSTRUCTION PHASING/SEQUENCE OF SITE DEVELOPMENT:

[illegible]

PA DEP STANDARD E&S PLAN NOTES:

[illegible]

ADDITIONAL NOTES:

1. FILL MATERIAL FOR EMBANKMENTS SHALL BE FREE OF ROOTS, OR OTHER WOODY VEGETATION, ORGANIC MATERIAL, LARGE STONES, AND OTHER OBJECTIONABLE MATERIALS. THE EMBANKMENT SHALL BE COMPACTED IN [illegible] LAYERED LIFTS AT 95% DENSITY.

GENERAL SEEDING SPECIFICATIONS

[illegible]

TEMPORARY SEEDING SPECIFICATIONS

[illegible] AND 166.67 POUNDS POTASSIUM (K_2O) PER ACRE. WORK LIME AND FERTILIZER INTO SOIL WHERE POSSIBLE. LIME AND FERTILIZER DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLE 11.2.

SEED: ALL SEED MUST BEAR A GUARANTEED STATEMENT OF ANALYSIS AND MUST BE PROPORTIONED BY WEIGHT WITH THE MINIMUM PURITY, READY GERMINATION, AND TOTAL GERMINATION OUTLINED BELOW. SEED DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLES 11.3 AND 11.4.

SPECIES	PURITY (%)	READY GERMINATION (%)	TOTAL GERMINATION (%)	PURE LIVE SEED[1] SEEDING RATE (LBS/ACRE)
SPRING-SUMMER				
SPRING OATS, OR	98	85	88	64
ANNUAL RYEGRASS	95	85	85	10
SUMMER-FALL				
ANNUAL RYEGRASS, OR	95	85	85	10
WINTER RYE, OR	98	85	85	56
WINTER WHEAT	98	85	85	90

1- PURE LIVE SEED (PLS) IS THE PRODUCT OF THE PERCENTAGE OF PURE SEED TIMES PERCENTAGE GERMINATION DIVIDED BY 100. FOR EXAMPLE, TO SECURE THE ACTUAL PLANTING RATE FOR ANNUAL RYEGRASS, DIVIDE THE PLS SEEDING RATE OF 10 LBS/ACRE BY THE PLS AS SHOWN ON THE SEED TAG. THUS, IF THE PLS CONTENT OF A GIVEN SEEDLOT IS 60%, DIVIDE 10 PLS (LBS/ACRE) BY 0.60 TO OBTAIN 16.7 LBS OF SEED REQUIRED TO PLANT ONE ACRE. ALL MIXTURES IN THIS TABLE ARE SHOWN IN TERMS OF PLS, LBS/ACRE.

MULCH: ALL SEEDED AREAS MUST BE IMMEDIATELY MULCHED TO PROMOTE ADEQUATE VEGETATIVE COVER. USE CLEAN OAT OR WHEAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN. THE STRAW MUST BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT OF 1965.

APPLY MULCH AT A RATE OF 3 TONS PER ACRE (I.E., 140 POUNDS PER 1,000 SQUARE FEET OR 1,240 POUNDS PER 1,000 SQUARE YARDS). THE MULCH MUST BE ANCHORED IMMEDIATELY AFTER APPLICATION. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO ANCHOR THE MULCH INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES SHALLOWER THAN OR EQUAL TO 3:1 AND THE EQUIPMENT MUST BE OPERATED ON THE CONTOUR.

PERMANENT SEEDING SPECIFICATIONS

PRELIMINARY PREPARATION: GRADE AS NECESSARY TO BRING SUBGRADE TO A TRUE, SMOOTH SLOPE PARALLEL TO AND SIX INCHES BELOW FINISH GRADE (I.E., 8 INCHES FOR BASIN EMBANKMENTS WHEN APPLICABLE). PLACE TOPSOIL OVER SPECIFIED AREAS. TOPSOIL SHOULD BE AT A GREATER THICKNESS (I.E., GENERALLY 5 TO 8 INCHES) THAN THE FINISHED GRADE TO ALLOW FOR SETTLEMENT AND LIGHT ROLLING. THE FINAL COVER MUST CONFORM TO THE PROPOSED LINES, GRADES AND ELEVATIONS.

LIME AND FERTILIZER: APPLY AGRICULTURAL-GRADE LIMESTONE AND FERTILIZER AS PER THE RECOMMENDATIONS INDICATED BY THE SOIL TEST. IN THE ABSENCE OF A SOIL TEST, APPLY [illegible]

[illegible] LEAST TWO INCHES.

SEED: SEEDING MUST BE CONDUCTED AS TWO SEPARATE OPERATIONS. THE FIRST SEEDING OPERATION MUST BE COMPLETED PRIOR TO STARTING THE SECOND SEEDING OPERATION. THE SECOND SEEDING MUST BE CONDUCTED IMMEDIATELY AFTER THE FIRST SEEDING AND AT RIGHT ANGLES TO THE FIRST SEEDING. THE SEEDS MUST BE LIGHTLY RAKED INTO THE SOIL.

ALL SEED MUST BEAR A GUARANTEED STATEMENT OF ANALYSIS AND MUST BE 100% PROPORTION BY WEIGHT WITH THE MINIMUM PURITY, READY GERMINATION, AND TOTAL GERMINATION OUTLINED BELOW. SEED DATA WAS OBTAINED FROM THE PADEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE (BMP) MANUAL, TABLES 11.3 AND 11.4.

SPECIES	PURITY (%)	READY GERMINATION (%)	TOTAL GERMINATION (%)	PURE LIVE SEED[1] SEEDING RATE (LBS/ACRE)
SPRING-SUMMER				
REDTOP	92	80	90	3
TALL RYEGRASS	95	80	90	60
ANNUAL RYEGRASS	95	85	90	10
SUMMER-FALL				
REDTOP	92	80	90	3
WINTER RYE	98	85	85	56

1- PURE LIVE SEED (PLS) IS THE PRODUCT OF THE PERCENTAGE OF PURE SEED TIMES PERCENTAGE GERMINATION DIVIDED BY 100. FOR EXAMPLE, TO SECURE THE ACTUAL PLANTING RATE FOR REDTOP, DIVIDE THE PLS SEEDING RATE OF 3 LBS/ACRE BY THE PLS SHOWN ON THE SEED TAG. THUS, IF THE PLS CONTENT OF A GIVEN SEEDLOT IS 60%, DIVIDE 3 PLS BY 0.60 TO OBTAIN 5.0 LBS OF SEED REQUIRED TO PLANT ONE ACRE. ALL MIXTURES IN THIS TABLE ARE SHOWN IN TERMS OF PLS, LBS/ACRE.

MULCH: ALL SEEDED AREAS MUST BE IMMEDIATELY MULCHED TO PROMOTE ADEQUATE VEGETATIVE COVER. USE CLEAN OAT OR WHEAT STRAW, FREE OF WEEDS, NOT CHOPPED OR FINELY BROKEN. THE STRAW MUST BE FREE FROM MATURE SEED-BEARING STALKS OR ROOTS OF PROHIBITED OR NOXIOUS WEEDS AS DEFINED BY THE PENNSYLVANIA SEED ACT OF 1965.

APPLY MULCH AT A RATE OF 3 TONS PER ACRE (I.E., 140 POUNDS PER 1,000 SQUARE FEET OR [illegible] POUNDS PER 1,000 SQUARE YARDS). THE MULCH MUST BE ANCHORED IMMEDIATELY AFTER APPLICATION. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO ANCHOR THE MULCH INTO THE SOIL. [illegible]

STEEP SLOPE SEEDING SPECIFICATIONS

[illegible]

SPECIES	PURITY (%)	READY GERMINATION (%)	TOTAL GERMINATION (%)	PURE LIVE SEED[1] SEEDING RATE (LBS/ACRE)
ANNUAL RYEGRASS	95	85	85	[illegible]
BIRDSFOOT TREFOIL	98	60	60	[illegible]

[illegible]

MAINTENANCE PROGRAM

[illegible]

ON-SITE SEDIMENT CONTROL PLAN MAINTENANCE SCHEDULE

CONTROL MEASURE	INSPECT	PROBLEMS	POSSIBLE REMEDIES (TO BE PERFORMED WITHIN 24 HOURS OR AS SOON AS SAFELY PRACTICAL)
VEGETATION	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	[illegible]	[illegible]
COMPOST FILTER SOCK (SILTSOXX)	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	[illegible]	[illegible]
INLET PROTECTION	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	[illegible]	[illegible]
"SILT SACK" (INLET)	[illegible]	[illegible]	[illegible]
PUMPED WATER FILTER BAG	DAILY AND AFTER EACH USE	[illegible]	REPLACE BAG
ROCK CONSTRUCTION ENTRANCE	DAILY AND AFTER EACH RUNOFF EVENT	[illegible]	[illegible]
EROSION CONTROL BLANKETS (ECB)	ONCE A WEEK AND AFTER EVERY RUNOFF EVENT	[illegible]	[illegible]
COMPOST SOCK CONCRETE WASHOUT	DAILY AND AFTER EACH USE	[illegible]	[illegible]

GENERAL NOTES - NPDES PERMIT REQUIREMENTS

[illegible]

FURTHER NOTES

[illegible]

OPERATION AND MAINTENANCE

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE OF ROCK MATERIAL SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

PUMPED WATER FILTER BAG

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 lb/in
GRAB TENSILE	ASTM D-4632	205 lb
PUNCTURE	ASTM D-4833	110 lb
MULLEN BURST	ASTM D-3786	350 psi
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

- A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME ½ FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
- BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
- NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.
- THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

[illegible]

REV	DATE	DESCRIPTION	BY
1		OUTSIDES PER CITY COMMENTS	CWT

ALL WASHED UP! AUTO SPA

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375 Northgate Drive
Warrendale, PA 15086
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mdmcadd@mdmllc.com
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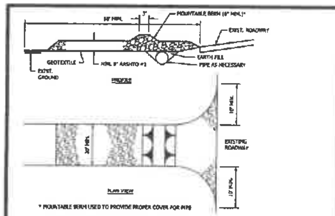
104 EAST SOUTHEY AVENUE
CITY OF ALTOONA, COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA

SHEET TITLE
EROSION & SEDIMENTATION CONTROL NOTES

DRAWN BY: CWT
CHECKED BY: CMP
ISSUE DATE: 5-2-2023
SHEET NUMBER
ESPC-2



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

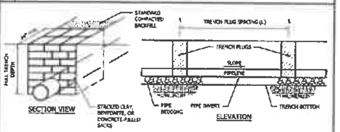
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

NOT TO SCALE

1 ROCK CONSTRUCTION ENTRANCE



MAXIMUM SPACING AND MATERIALS FOR TRENCH PLUGS

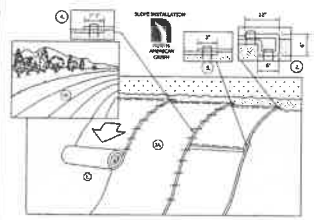
TRENCH SLOPE (%)	SPACING L (FT)	PLUG MATERIAL
< 5	1,000	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
5 - 15	500	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
15 - 25	300	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
25 - 35	200	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
35 - 100	100	* CLAY, BENTONITE, OR CONCRETE FILLED SACKS
> 100	50	CEMENT FILLED BAGS (WETTED) OR MORTARED STONE

*TOPSOIL MAY NOT BE USED TO FILL SACKS

IMPERVIOUS TRENCH PLUGS ARE REQUIRED FOR ALL STREAM, RIVER, WETLAND, OR OTHER WATER BODY CROSSINGS.

NOT TO SCALE

2 TRENCH PLUG



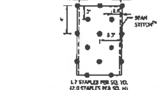
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.

2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15cm) DEEP X 6" (15cm) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30cm) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30cm) APART ACROSS THE WIDTH OF THE BLANKET.

3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.

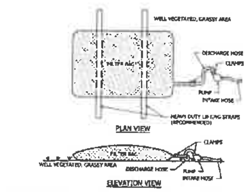
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5cm-12.5cm) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET. (FOR NA GREEN "DS" USE STAPLE PATTERN "C".)

5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5cm) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30cm) APART ACROSS ENTIRE BLANKET WIDTH.



NOT TO SCALE

3 EROSION CONTROL BLANKET (SLOPE)



LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D4884	60 LB/IN
GRAB TENSILE	ASTM D4632	205 LB
PUNCTURE	ASTM D4833	110 LB
MULLEN BURST	ASTM D3786	350 PSI
UV RESISTANCE	ASTM D4355	70%
AOS % RETAINED	ASTM D4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME ½ FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

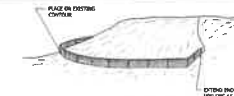
THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR ½ THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

NOT TO SCALE

4 PUMPED WATER FILTER BAG



SEDIMENT BARRIER ALIGNMENT

SOCK FABRIC SHALL MEET STANDARDS OF TABLE 4.1. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2. (PA DEP EROSION & SEDIMENT CONTROL MANUAL.)

COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT (FIGURE 4.1). MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2. STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.

TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.

ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.

SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.

BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS, PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS SOIL SUPPLEMENT.

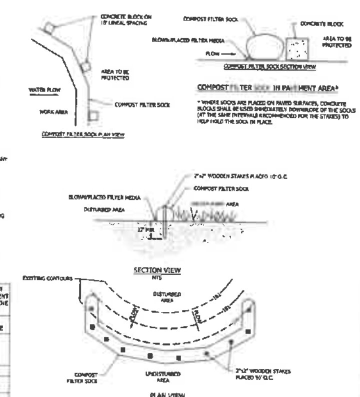
TABLE 4.1 COMPOST SOCK FABRIC MINIMUM SPECIFICATIONS

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
	FUSION-WELDED JUNCTURES
	3/4" x 3/4" MAX. APERTURE SIZE
OUTER FILTRATION MESH	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.

FILTREXX & JHD



COMPOST FILTER SOCK IN PAVEMENT AREA*

* WHERE SOCKS ARE PLACED ON PAVED SURFACES, CONCRETE BLOCKS SHALL BE USED IMMEDIATELY DOWNSLOPE OF THE SOCKS (AT THE SAME INTERVALS RECOMMENDED FOR THE STAKES) TO HELP HOLD THE SOCK IN PLACE.

COMPOST SHOULD BE A WELL DECOMPOSED, WEED-FREE ORGANIC MATTER DERIVED FROM AGRICULTURAL, FOOD, STUMP GRINDINGS, AND YARD OR WOODY/WAN ORGANIC MATTER SOURCES. THE COMPOST SHOULD BE AEROBICALLY COMPOSTED. THE COMPOST SHOULD POSSESS NO OBJECTIONABLE ODORS AND SHOULD BE REASONABLY FREE (<1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST PRODUCT SHOULD NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS ARE NOT ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

THE PHYSICAL PARAMETERS OF THE COMPOST SHOULD COMPLY WITH THE STANDARDS IN TABLE 4.2. THE STANDARDS CONTAINED IN THE PennDOT PUBLICATION 408 ARE AN ACCEPTABLE ALTERNATIVE.

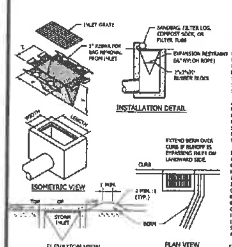
TABLE 4.2 COMPOST STANDARDS

ORGANIC MATTER CONTENT	25% - 100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
pH	5.5 - 8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30% - 50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 dS/m (mmhos/cm) MAXIMUM

FILTREXX

NOT TO SCALE

5 COMPOST FILTER SOCK



LOW FLOW FILTER BAGS MUST BE USED.

MAXIMUM DRAINAGE AREA = 1/2 ACRE. INLET PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. SIX INCH MINIMUM HEIGHT ASPHALT BERM SHALL BE MAINTAINED UNTIL ROADWAY SURFACE RECEIVES FINAL COAT.

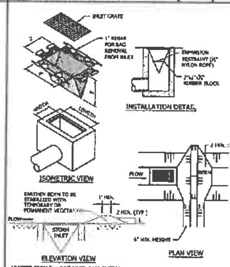
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A No. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN 1/2 FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE OF ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

NOT TO SCALE

6 FILTER BAG INLET PROTECTION - TYPE 'C' INLET



ADAPTED FROM PennDOT RC-70, 2008 EDITION

LOW FLOW FILTER BAGS MUST BE USED.

MAXIMUM DRAINAGE AREA = 1/2 ACRE. INLET PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS, A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A No. 40 SIEVE.

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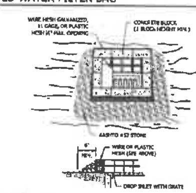
DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

NOT TO SCALE

7 FILTER BAG INLET PROTECTION - TYPE 'M' INLET



MAXIMUM DRAINAGE AREA = 1 ACRE.

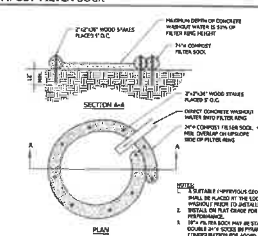
INLET PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS NOT LOCATED AT LOW POINT.

ROLLED EARTHEN BERM IN ROADWAY TO BE PROVIDED AND MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED IMMEDIATELY DOWN GRADIENT OF PROTECTED INLET UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

NOT TO SCALE

8 STONE AND CONCRETE BLOCK INLET PROTECTION



NOTES:
1. A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.
2. INSTALL ON FLAT GRADE FOR OPTIMUM PERFORMANCE.
3. 18"ø FILTER SOCK MAY BE STACKED ONTO DOUBLE 24"ø SOCKS IN PYRAMIDAL CONFIGURATION FOR ADDED HEIGHT.
4. NO WASH WATER FROM VEHICLES IS ALLOWED TO ENTER ANY SURFACE WATER.
5. WASHOUT SHOULD NOT BE PLACED WITHIN 50 FT. OF STORM DRAINS, OPEN DITCHES, OR SURFACE WATERS.

NOT TO SCALE

9 COMPOST SOCK CONCRETE WASHOUT

REV	DATE	DESCRIPTION	BY
1	7/21/2023	PER CITY COMMENTS	CMP

ALL WASHED UP! AUTO SPA

MDM SURVEYORS & ENGINEERS, LLC
Surveyors • Engineers • Site Planners
378 Northgate Drive
Warrendale, PA 15086
Ph: (724) 934-2810 Fax: (724) 934-2811
mdmcadd@mdmllc.com
www.mdmllc.com

ALL WASHED UP AUTO SPA

104 EAST SOUTHEY AVENUE
CITY OF ALTOONA, COUNTY OF BLAIR
COMMONWEALTH OF PENNSYLVANIA

SHEET TITLE
EROSION & SEDIMENTATION CONTROL DETAILS

DRAWN BY: CWT
CHECKED BY: CMP
ISSUE DATE: 6-2-2023

SHEET NUMBER
ESPC-3

MDM
SURVEYORS & ENGINEERS, LLC
"...That which does not kill us makes us stronger..."
(Conan The Barbarian)

375 Northgate Drive
Warrendale, PA 15086
PH: (724) 934-2810
FAX: (724) 934-2811
www.mdmllc.com

July 25, 2023

Ms. Rebecca Brown
City of Altoona
1301 12th St, Suite 103
Altoona, PA 16601

Subject: All Washed Up-104 E. Southey Ave. Altoona, PA
Site Plan/Land Development Waiver request 1-5

Dear Ms. Brown,

The Applicant respectfully requests Planning Commission consideration of the following waivers for the All Washed Up Land Development project at 104 E. Southey Avenue:

1. A waiver from Section 620-12.C (2f) regarding the use of reinforced concrete pipe within the municipal right-of-way. Please accept this as a formal request to use 15" HDPE in place of RCP. The hydraulic performance of HDPE is comparable to RCP.

2. A waiver from Section 640-63. A (2f) regarding Ordinance requirement that no access drive shall be located within 50 ft of an intersection. Please accept this as a formal request to permit the location of the egress drive to be 36ft from intersection to the driveway throat as shown on sheet SP-2. In a condition particular to this project, the driveway has right out only egress to Frost Avenue and Frost Avenue has right out only egress to Logan. This waiver is not expected to present any detrimental impacts to vehicles operating on Frost. Additionally, this driveway location directly across from another existing commercial driveway is a conventionally preferred alignment for driveway permitting.

3. A waiver from Section 640-64. A (1) regarding the extension of sidewalk along Frost Avenue. During hearings with nearby residents earlier in this development process, neighbors asked that we not direct traffic into their neighborhood. The applicant is providing sidewalk along the commercial corridor along Logan Boulevard and Southey Avenue.

4. A waiver from Section 640-65.C (4) regarding shrub plantings along the parking lot fronting Logan Boulevard. Applicant is providing sidewalk and grass landscape strip between Logan Boulevard curbing and the parking facility. This facility sees a vast majority of traffic during daylight hours minimizing need for headlight buffering.

5. A waiver from Section 640-65. D regarding foundation plantings around the rear of the proposed building. The access drive is functionally an alley serving only employees. Per Section 640.D.5 this foundation planting requirement may be waived if the proposal includes yard trees through the site to serve the same purpose. In this instance, customers and residents are buffered with landscape mounds, evergreens, and flower plantings along rear of the site which function to buffer view of the building facade.

Should you have any questions concerning this waiver request or need anything additional, please to not hesitate to contact me at 724-934-2810 Ext: 45 or rgiacobbi@mdmllc.com

Thank You,

Randi L. Giacobbi

Randi L. Giacobbi
MDM Surveyors & Engineers, LLC

CC: Austin Palumbo-All Washed Up
MDM, LLC Files

Penn Terra
ENGINEERING, INC.

3075 Enterprise Drive
State College, PA 16801
814-231-8285 | PennTerra.com

June 9, 2023

City of Altoona, Codes & Inspections Dept.
Attn: Rebecca Brown, Director
1301 12th Street, Suite 103
Altoona, PA 16601

Re: Project Narrative and Waiver Requests for North Branch Storage Final Land Development Plan (PTE #22206)

Dear Rebecca,

On behalf of our client, Durbin & Associates (2300 North Branch Avenue, LLC), PennTerra Engineering is proposing a 4,470 square foot storage facility complex at 2312 North Branch Avenue in Altoona, Pennsylvania.

From North Branch Avenue, trucks will be able to enter access the main building. From North Branch Alley, there will be eight parking stalls and a connecting sidewalk to access the two smaller buildings.

Following a replot subdivision of tax parcels 01.09-07..130.00-000 and 01.09-07..133.00-000, there will be a transfer of 1,186 square feet into this project's 0.234 final acreage.

Prior to or concurrent with Altoona's North Branch Avenue Stormwater Improvements, this project's stormwater management plan will be put into place.

In regard to the above referenced project, we are requesting the following waivers from the City of Altoona's SALDO:

<u>Chapter 640 Subdivision of Land and Land Developments</u>

1. 640-63. Parking and vehicular access.

C(1) Facilities shall be designed so that each vehicle may enter and exit a parking space without maneuvering into a public right-of-way or pedestrian facility or without moving any other legally parked vehicle.

The proposed 8 parking stalls are designed to back into the exiting alley, similar to the other users on the alley. The alley sees little traffic and there is not a great deal of traffic anticipated for this project.

A(2) Throughout the City, one tree shall be planted along the street for every 50 feet of street frontage, equidistantly if possible

Given the fact that the storage facility will utilize North Branch Avenue for access, a waiver is requested for this project.

C(4) Along the parking lot, trees and shrubs shall be planted so as to screen the parking facility from all surrounding streets and properties. The city requires shrubs to be planted 3' on center.

Given the location of the parking, a landscape buffer is not possible for this project.

E(1) Landscaping shall be required to provide definition and traffic control within a parking lot. Such landscaping shall be provided at the ends of all stall rows, between parking spaces and access drives which do not directly serve.

Given the location of the parking and the small number of stalls, islands at the end of the parking spaces are not practical in this location.

If you have any questions, please don't hesitate to contact me.

Sincerely,

John C. Sepp, P.E.
President

July 26, 2023

Ms. Rebecca Brown
Director
City of Altoona
Department of Codes and Inspections
1301 12th Street, Suite 103
Altoona, PA 16601

RE: North Branch Storage
Land Development Review

Dear Ms. Brown:

At the request of the City of Altoona, we have completed our review of the subdivision and land development plan for the above referenced project. The following information was provided to our office on 06/12/2023 for review of a subdivision and land development located west of North Branch Avenue in the City of Altoona, Blair County:

- North Branch Storage Final Land Development Plan as prepared by Penn Terra Engineering, Inc., 11 sheets (including a lot consolidation plan), project no. 22206, dated June 9, 2023
- North Branch Storage Stormwater Narrative as prepared by Penn Terra Engineering, Inc., indexed as project no. 22206, dated June 9, 2023.
- Project Narrative & Waiver Request and E&S Report

The above information has been reviewed for conformance with Chapter 620 and Chapter 640 of the Code of Ordinances for the City of Altoona, Blair County, Pennsylvania. This review was completed for ordinance conformance only. We do not accept any liability for any potential design errors or oversights made by the design engineer. Members of the City of Altoona Planning Commission have the final decision regarding comments for the construction plans. The developer shall address the following comments and proceed with final plan preparation.

General

1. All signature blocks are to be executed.
2. Pipe text on page 7 is cut off.
3. Provide proper signing for traffic control during construction in accordance with the MUTCD and PennDOT publications 212 and 213.
4. Be advised this project is located within the Combined Sewer Area (CSO), and, therefore, must be reviewed by the Altoona Water Authority (AWA). Stormwater management must adhere to the City's stormwater ordinance; however, final stormwater approval as well as all stormwater maintenance and inspection permits will be through the Altoona Water Authority. Any AWA comments will be separate from the following comments: Please provide proof that AWA has approved the plans.

5. Please include a detail for pavement restoration within the right-of-way and specify that area on the plans as the detail for the parking lot area is not substantial enough.
6. A CSO permit will need to be obtained through the Altoona Water Authority. The owner shall adhere to any additional requirements or permits required by the Altoona Water Authority.
7. All buildings shown are for storage only and do not contain water/sewer. Altoona Water Authority approval will be needed if water/sewer are to be added later.
8. Zoning Hearing Board has approved a setback variance for both sides of the property.

Chapter 620 Stormwater Management, Erosion and Sediment Control

9. 620-1.B. Approval of the E&S plan from the Blair County Conservation District has been provided.
10. 620-12.B(2a) Infiltration systems shall be sized and designed based upon local soil and groundwater conditions as well as subsurface geological features. A perc test is required for any proposed infiltration areas. Provide documentation on the test and infiltration rates observed.
11. 620-12.C(2f) Pipe within a municipal right-of-way shall be reinforced concrete pipe with a minimum diameter of 15 inches.
12. 620-12.C(2h) Provide pre-cast or after-market medallions with wording such as "only rain in the drain," "drains to the stream," "stormwater only," "no dumping," etc.
13. 620-12.C(2l) Any connection to the City storm sewer system, whether to an inlet, manhole, or direct connection must be approved by the City of Altoona. Fee for tapping/inspection of an existing inlet/manhole/pipe is $250. Contractor should contact the public works office, 949-2446, 24 hours in advance of the work being done.
14. 620-13.B(1) Any regulated activity that would create 5,000 square feet or less of impervious area can fall under exemption as outlined; however, the assumptions/calculations provided do not support this criteria. The calculations indicate that in the predevelopment condition the area is either lawn (CN 61) or impervious (CN 98) however, the site is mostly gravel (CN 85). This should be reflected in the calculations. We would not object to the overall methodology if when considering a % of the gravel as impervious it still keeps the overall increase less than 5,000 SF; however, the CN revisions will likely result in a need for a larger storage volume.
15. 620-13.F(1) The developer or their engineer shall be responsible for providing as-built plans of all stormwater management (SWM) BMPs included in the approved SWM site plan in accordance with this section. Any changes proposed during construction must receive the approval of the City prior to implementation.
16. 620-13.F(2) A licensed professional or a designee shall be present onsite and be responsible during all critical stages of implementation of the approved post construction stormwater maintenance plan. The critical stages will include critical processes of the installation of underground treatment or storage BMPs, structurally engineered BMPs, and all other BMPs unless deemed inappropriate or unnecessary by the City of Altoona or the Department of Environmental Protection. Please indicate that DPW is to be supplied with documentation of all inspections.
17. 620-15.A(1) Facilities, areas or structures used as stormwater management BMPs shall be enumerated as permanent real estate appurtenances and recorded as deed restrictions or conservation easements that run with the land. Any existing or proposed inlets, piping, ponds, raingardens, swales, etc. located within the site are considered stormwater facilities. These storm water facilities are private and maintenance of the storm water management facilities will be the responsibility of the owner.
    - The engineer must provide the owner with a copy of the approved maintenance plan/agreement and explain its requirements. The Engineer must provide proof of such meeting or correspondence to the City.
    - A copy of the maintenance agreement signed by the owner should be included in both the plans and Stormwater management report.
18. 620-15.B(1d) The engineer must meet with and provide the developer or owner with a copy of the operation and maintenance plan. The engineer is required to explain all required maintenance to the

developer or owner as well as all associated requirements of this chapter (i.e., recordkeeping, contact information, submittal of records, etc.) The owner of the storm water management facilities shall keep on site a copy of the post construction stormwater plan (PCSWP), the maintenance plan, and a record log of any maintenance activities.

19. 620-15.C(1) The owner of the stormwater management facilities shall a keep record or log of all activities undertaken in compliance with the approved maintenance schedule, as well as any other maintenance activities that were necessary.
20. 620-15.C(2) Said records shall be kept on site, accessible and opened to the Stormwater Officer upon request so that he or she may verify that maintenance is proceeding as approved.
21. 620-16.A. The city Department of Public Works (DPW) requires a review fee of $275.00 has been paid. The consultant review fee will be in addition to the in-house reviews.

Chapter 640 Subdivision of Land and Land Developments Subdivision:

22. General: Provide signature of the surveyor who prepared the plan.
23. General: Municipality may wish to require proof of a recorded deed for the Lot Consolidation, prior to issuance of any building permits.
24. 640-29.H. Provide proof of review and approval (for the Subdivision Plan) from the County Planning Commission.
25. 640.36.A. Permanent monuments shall be installed in the subdivision to provide survey and property line control in accordance with this section.

Land Development:

26. 640-57.C. Edit the list of waivers as necessary based on comments in this letter.
27. 640-57.H Provide proof of review and approval (for the Land Development Plan) from the County Planning Commission.
28. 640-58.G. The signature of the professional engineer who prepared the plans shall be provided.
29. 640-63.A(4) No bidirectional access driveway shall be wider than 24 feet or narrower than 16 feet at the point where such a driveway crosses the street or alley right-of-way line. The width may be increased to 35 feet if the access driveway is to be utilized heavily by truck traffic. Driveway onto North Branch Avenue far exceeds this width and will require a waiver.
30. 640-63.A(10) City permits are required to access a City street. A Driveway permit will be required for all proposed driveways as well as any existing driveway with no permit on record. All driveways shall adhere to the City's driveway ordinance and current ADA standards. The fee shall be $175.00.
31. 640-63.A(7) Please include note that all asphalt joints within right of way shall be sawcut neat and sealed with AC-20.
32. 640-63.C(1) Facilities shall be designed so that each vehicle may enter and exit a parking space without maneuvering into a public right-of-way or pedestrian facility or without moving any other legally parked vehicle. A waiver has been requested as the plan is proposing to utilize North Branch Alley for maneuvering from the 8 parking spaces proposed.
33. 640-63.C(3c1) Perpendicular stalls require a twenty-four-foot accessway. It appears at most a 21.3' accessway is provided (if there is a clear width to the opposite side of the alley right-of-way).
34. 640-63.C(4a) Spaces for the physically disabled shall be located nearest the accessible entrance and half shall be designed to accommodate lifts in vans, where practical or otherwise required. All such spaces shall be designed in accordance with applicable state regulations and shall be clearly marked by standard signs. No accessible spaces have been provided.
35. 640-63.C(6) All parking areas shall be paved with a nonerosive material suitable to bear the load of vehicular traffic, with stall lines clearly marked on the surface.
36. 640-63.C(7) Curbing shall be placed at the edges of all surfaced areas, including islands.
37. 640-63.G(1) For every 10 spaces provided by the applicant for motor vehicles, one bicycle parking space shall be provided, with a minimum of two bicycle spaces for all proposals in accordance with this section.

38. 640-64.A(1) Sidewalks shall be provided along the entire length of the property.
39. 640-65.A(2) Throughout the City, one tree shall be planted along the street for every 50 feet of street frontage. A waiver is requested to not provide any street trees, essentially paving the entire frontage of North Branch Avenue.
40. 640-65.C(4) Along the parking lot, trees and shrubs shall be planted so as to screen the parking facility from all surrounding streets and properties. The intent is to mitigate the impact of vehicle noise, lights, and fumes on adjacent land. Such vegetation shall be planted so as to provide a full screen within five years. A waiver is requested as the project proposes no landscaping.
41. 640-65.E(1) Interior landscaping shall be required between the perimeter and foundational landscaping, particularly in the parking facility. Landscaping shall be required to provide definition and traffic control within a parking lot. Such landscaping shall be provided at the ends of all stall rows, between parking spaces and access drives which do not directly serve them, along travel corridors within the parking lot, and to separate the loading area from the main lot. A waiver is requested as no islands or landscaping is provided.
42. 640-65.E(6) It appears no lighting is proposed for this plan. Please confirm 43. 640-65.G. It appears no dumpsters are proposed for this plan. Please confirm.

Should you have any questions please do not hesitate to contact The EADS Group at (814) 944-5035 or sshoenfelt@eadsgroup.com.

Sincerely,
The EADS Group, Inc. (Altoona)

Stephanie C. Shoenfelt

By: Stephanie C. Shoenfelt, P.E.

cc: Project File

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