

**MERCER COUNTY REGIONAL PLANNING COMMISSION
ZONING AND SUBDIVISION REVIEW COMMITTEE**

TUESDAY, MARCH 18, 2025 – 7:30 p.m.

**MEETING IS IN-PERSON IN THE LARGE CONFERENCE ROOM
OR ONLINE**

If necessary, you may join the meeting from your computer, tablet or smartphone.

Direct link is available in the email or on MCRPC homepage.

<https://meet.goto.com/674536501>

You can also dial in using your phone.

United States: +1 (872) 240-3412

Access Code: 674-536-501

OR PHONE

One-touch: <tel:+18722403412,,674536501#>

A G E N D A

1. Roll Call
2. Approval of Minutes (Feb 18, 2025)

N E W B U S I N E S S

1. **PRELIMINARY PLAN– PROJECT CAKE – EAST LACKAWANNOCK TOWNSHIP**
Preliminary plan for proposed warehouse/distribution center off I-80 and SR 19 with a disturbance of 216.15 Acres and 807 Trailer parking spaces.
2. **FINAL LAND DEVELOPMENT PLANS – MUNICIPAL BUILDING – JACKSON TOWNSHIP**
Final plans for a proposed garage and renovations to the municipal building in Jackson Center. 51 North Foster Road. Area of potential Disturbance of 1.017 Acres.
3. **INDUSTRIAL LAND DEVELOPMENT PLAN– BCS PROPERTIES, INC– CITY OF HERMITAGE**– Proposed new building addition approx. 24,750 SQ FT with less than an acre disturbance building from existing site off 2600 Kirila Blvd for Becker GW Overhead Lifting Solutions.
4. **SOLAR ORDINANCE – AMENDMENT – CLARK BOROUGH**– Adds “solar energy systems” as an amendment to section 503.

D I S C U S S I O N

5. Ongoing Project Updates
6. SALDO Update

A D J O U R N

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Review documents are available on the website under Land Development – Review Committee. <https://www.mcrpc.com/review-committee/>

MINUTES
ZONING & SUBDIVISION REVIEW COMMITTEE
ONLINE AND IN-PERSON MEETING
Tuesday, February 18, 2025 – 7:30 p.m.

MEMBERS PRESENT

Larry McAdams,
Chairman
Rich McCullough
Elliot Lengel
Jay Russell
Bill Anthony
Paul Hamill

MCRPC STAFF

Lisa Holm
Elizabeth Peluchette
Doniele Russell

OTHERS PRESENT

Ken Struthers
Rebecca Struthers
Shelly Carfolo
Seann Carfolo
Micah Wilpula
Daryl Throckmorton,
Moody & Assoc.

1. **Call to order:** Larry McAdams, Chairman, called the meeting to order at 7:30 p.m.
The meeting was recorded and a quorum was present.
2. **Approval of Minutes (January 21, 2025)-** Larry McAdams noted that the Minutes of January 21, 2025, were distributed before this meeting. **Paul Hamill made a motion, seconded by Rich McCullough, to approve the January 21, 2025 Minutes with corrections. The motion carried.**

NEW BUSINESS

3. **ZONING ORDINANCE TEXT AMENDMENT** – PINE TOWNSHIP – Amendments to add energy generation facility as a conditional use in the industrial zoning district, and energy generation system as an accessory use in all zoning districts.
Pine Township amendment is using similar language to other energy generation language we have reviewed. They do include glare restrictions and reference ‘up to or exceeding 500 Mw’ which is unclear and has been removed from those other amendments. They also identify specific setbacks and building code is referenced.

Paul Hamill wanted soil testing to prevent brownfields. It was stated that soil testing would be under environmental regulations and not under zoning.

Elliot Lengel made a motion, seconded by Bill Anthony, to recommend that Pine Township remove the phrase “up to or exceeding 500 Mw” and adopt this amendment to its zoning ordinance. The Chairman called for any discussion; hearing none, a vote was called for; the motion carried.

4. **ZONING ORDINANCE TEXT AMENDMENT** – COOLSPRING TOWNSHIP – REVISED Amendments updating the prior amendments from November 2024. Proposed Text Amendments for Coolspring Township Zoning Ordinance as revised and provided by Township Supervisors were presented for review. These allow

energy generation facilities as Conditional Use in the Agricultural, Residential-1, Industrial and Commercial districts. Specific setbacks were also provided. Energy generation facilities cannot use Battery storage. Removing the minimum building square footage was also included.

During the Committee discussion, Mr. Ken Struthers presented Coolspring Township Planning Commission board recommendations they recommended to the Township supervisors. He stated it was different than what was presented to the Zoning and Subdivision Committee from the Supervisors. Thiers permitted Energy Generation Facilities only in Commercial and Industrial districts, removing the uses.

Mr. Struthers said the local planning board voted to adopt removing energy generation facilities from Agriculture, R-1, and R-2, making it a conditional use only in industrial and commercial zones, road setbacks of 100 feet, 500-foot setbacks from the inverter site from existing residences and the center line of the road.

The Coolspring planning board met with Penn Power, and Penn Power said there is absolutely no reason that we can't keep the inverters 500-feet from the road. They stated they are more than capable of running everything underground. Their supervisors felt that was excessive.

The Coolspring planning board recommended limiting it to industrial and commercial zones only with an option to apply for a variance.

The recommendation received from the Township Supervisors has 200-foot setback from an existing home, the nearest extension which would be the fencing. That also states no battery storage and adding an address and registering it with 911.

Mr. Struthers feels the supervisors want solar to be allowed anywhere, and when asked why they would agree to remove it from R2, their comment was that there's no place in R2 big enough for it anyway.

Mr. Struthers said the residents are not thrilled that their zoning laws that are not standing up to protect the property rights of their folks.

Shelly Carfolo asked the committee to recommend to not allow solar in zoned residential and stated the new suggestion does not protect prime farmland. She stated it violates the Zoning Act 5 of 1968, line 2, and would like it not allowed in prime land. Ms. Carfolo stated if the township continues to put this in residential areas without reasonable setbacks from people's homes they are planning on filing an substantive validity challenge.

Ken Struthers summarized by saying they're asking the committee to not approve what the supervisors have submitted and to reconsider what the township's planning board recommended.

Bill Anthony asked for clarification that Mr. Struthers had reported from the Coolspring planning board and not the zoning hearing board. He then asked what the zoning board recommended. Mr. Struthers stated that Coolspring zoning hearing board hasn't been involved for about two years.

A motion was made by Paul Hamill and seconded by Richard McCullough to recommend that the Township accept the recommendations of the Coolspring Township Planning Commission letter dated January 31, 2025. The motion passed by roll call vote 4 aye, 1 nay Elliot Lengel and 1 abstained Larry McAdams.

5. Home2 Suites - Lot 1 Consolidation Plan for Castle Hospitality, LLC in Shenango Township and City of Hermitage – Minor subdivision consolidating 4 lots. The properties are all taxed in Shenango Township however the municipal boundary is being resolved as part of the site crosses the municipal boundary into the City of Hermitage. Preliminary Land Development Plan – Multiple reviews by both municipalities are in process. The location and basic layout of the proposed hotel site are provided. The layout does not meet zoning setbacks requirements in Shenango Township. They had to apply for a Zoning Permit at Shenango Township to begin the Variance process with their Zoning Hearing Board.

Paul Hamill made a motion, seconded by Elliot Lengel to table the plans until the zoning issue is resolved. The Chairman called for any discussion; hearing none, a vote was called for; the motion carried.

6. MPC Plans Reviews for City of Hermitage – No Motions Required
- A. SVM Redevelopment Sites - Hickory Fields Subdivision, Major Land Development Plans for Lots 1, 5, 6, and 8
 - B. Final Subdivision Plan Shirley Gibson Lots 1 & 2 – Wise Road
 - C. Final Consolidation Plan Duane Confer II Lot 1 - Wise Road
 - D. Final Subdivision Plan 83 Main Street LLC Lots 1 & 2 - Clinton Street, Main Street, Rosedale Street
 - E. Final Consolidation Plan USA Equipment Leasing LLC Lot 1 - Clinton Street, Mill Street, Rosedale Street
 - F. Final Subdivision Plans Denise Yanak Lots 1 & 2 and Timothy & Lisa Yanak Lot 2 - South Keel Ridge Road
 - G. Final Subdivision Plan Timothy & Lisa Yanak Lot 3 - South Keel Ridge Road
 - H. Top Tier Federal Credit Union Major Land Development Plan – 2790 East State Street East State Street

DISCUSSION- No Formal Actions

7. Ongoing Projects Updates-

Committee asked for a list to be sent for meetings.

	Plan Name	Municipality	Major or Minor	Fee Paid	Status
1	Butch	Findley	Minor	\$300.00	Completed
2	McAnallen	Coolspring	Minor	\$360.00	Reviewed
3	Kasbee	Delaware	Minor	\$300.00	Reviewed
4	Hercules Car Wash	Mercer	LDP	\$300.00	Withdrawn
5	Troyer	Fairview	Minor	\$300.00	in progress
6	Home 2 Suites	Hermitage Shenango	Minor	\$375.00	In progress
7	Home 2 Suites	Hermitage Shenango	Preliminary LDP	\$500.00	Pending zoning hearing at Shenango
8	Stonebraker	Lackawannock	Minor	\$320.00	in progress
9	Hoskin	Liberty	Minor	\$300.00	in progress
10	Clark	Mill Creek	Minor	\$325.00	Reviewed
11	Fairview Cheese	Fairview	Preliminary LDP	\$500.00	Board Approved
12	Wagler	Sandy Lake Lake	Minor	\$300.00	Reviewed
13	Riddle	Pine	Minor	\$300.00	in progress
14	Mercer Farm [WPC]	Findley	Minor		In progress
15	Samol	South Py	Minor		In progress
16	Shetler	Salem	Minor		In progress
17	Top Tier	Hermitage	LDP	Fees waived	Completed
18	Gibson Lots 1 & 2	Hermitage		Fees waived	Completed
19	Confer II Lot 1	Hermitage		Fees waived	Completed
20	83 Main Street LLC Lots 1 & 2	Hermitage		Fees waived	Completed
21	USA Equipment Leasing LLC Lot 1	Hermitage		Fees waived	Completed
22	Yanak Lots 1 & 2	Hermitage		Fees waived	Completed
23	Yanak Lot 3	Hermitage		Fees waived	Completed
24	Hickory Fields	Hermitage	LDP	Fees waived	Completed

8. Countywide SALDO Ordinance information:

Bill Anthony stated when a driveway permit is issued for a residential or commercial site an address should be assigned.

- I. Review comments received at the Breakfast - All comments are due back by March 7

- II. The Committee will have the Final Draft for the March 18 meeting
- III. March- Final draft and recommendations to Commissioners
- IV. April- Commissioner adoption process

ADJOURNMENT: A motion to adjourn was made at 9:02 p.m. by Bill Anthony and seconded by Rich McCullough. The motion carried.

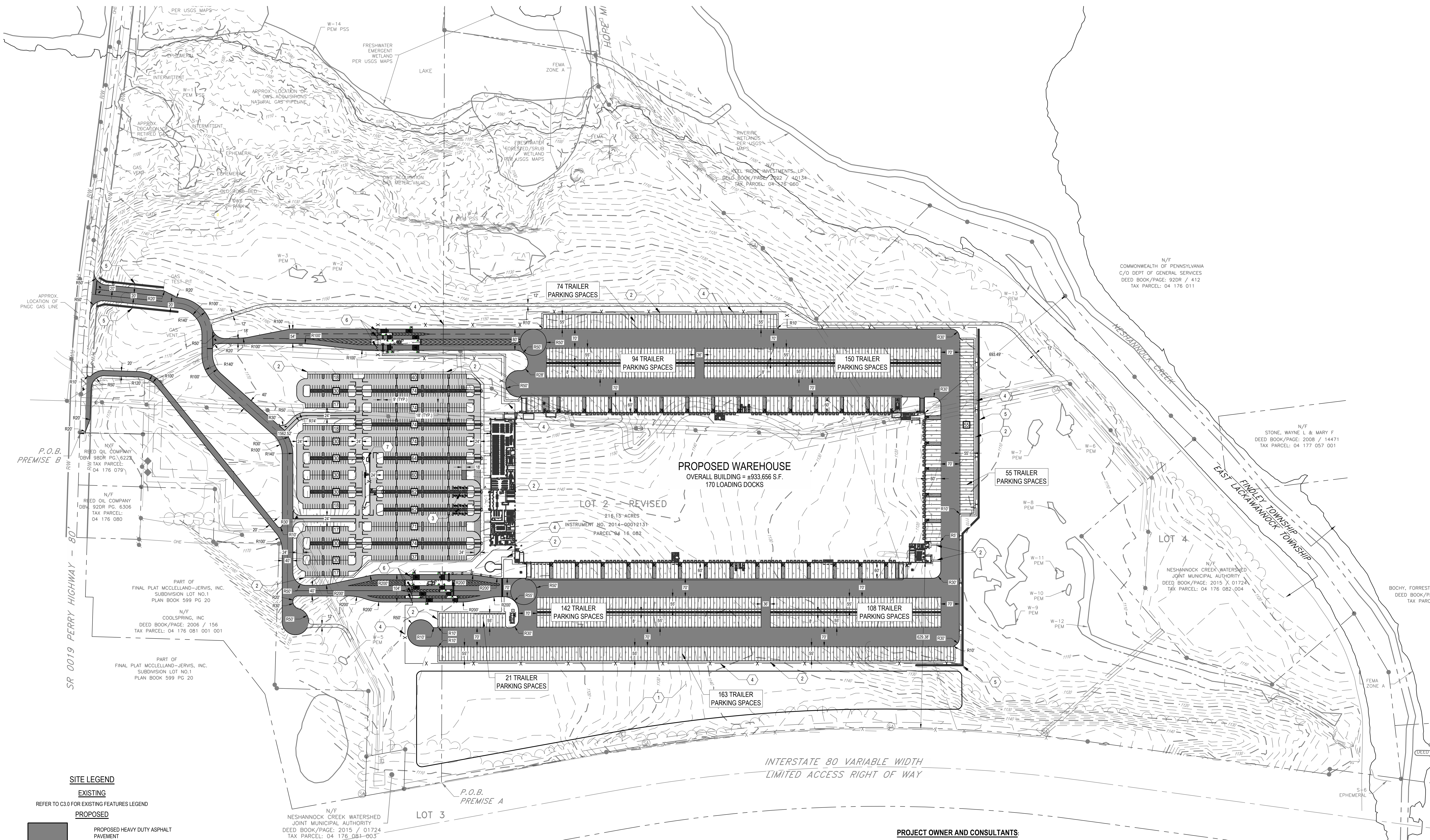
Respectfully submitted,

Lisa Holm,
Senior Planner

Revisions / Submissions		
ID	Description	Date
1	MDPC PRELIMINARY PLAN	03/07/2025

Project Number: 765933
Scale: AS SHOWN
Drawn By: DPC
Checked By: JGL
Date: 03/07/2025
Issue: NOT FOR CONSTRUCTION

Drawing Title:
PRELIMINARY PLAN



SITE LEGEND

EXISTING

REFER TO C3.0 FOR EXISTING FEATURES LEGEND

PROPOSED

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED GRAVEL DRIVE
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- SETBACK
- EASEMENT
- CENTERLINE
- BUILDING
- CONCRETE CURB
- PAVEMENT WALK
- RETAINING WALL
- PARKING SPACE COUNT
- SIGN
- DETECTABLE WARNING MAT.
- CONCRETE BUMPER BLOCK

CODED NOTES:

- STORMWATER MANAGEMENT AREA.
- CONCRETE SIDEWALK.
- ADA ACCESSIBLE PARKING SPACES WITH SIGNAGE.
- YARD PERIMETER SECURITY FENCE.
- RETAINING WALL AS NEEDED.
- TRUCK COURT ACCESS GATE.
- PROPOSED RIDE SHARE DROP OFF.

REFER TO SHEET C2.0 FOR GENERAL SITE NOTES

PROJECT OWNER AND CONSULTANTS:

DEVELOPER:
SUNCAP PROPERTY GROUP
6101 CARRISSE BLVD, STE 180
CHARLOTTE, NC 28209
PHONE: (704) 945-8029
EMAIL: BSCERR@SUNCAPPG.COM
CONTACT: BEN SCERRI

ENGINEER:
CESO, INC.
2880 CORPORATE EXCHANGE DR, STE 400
COLUMBUS, OH 43231
PHONE: (614) 945-3555
EMAIL: JORGE@CESONC.COM
CONTACT: JOSEPH JORGE

ZONING INFORMATION

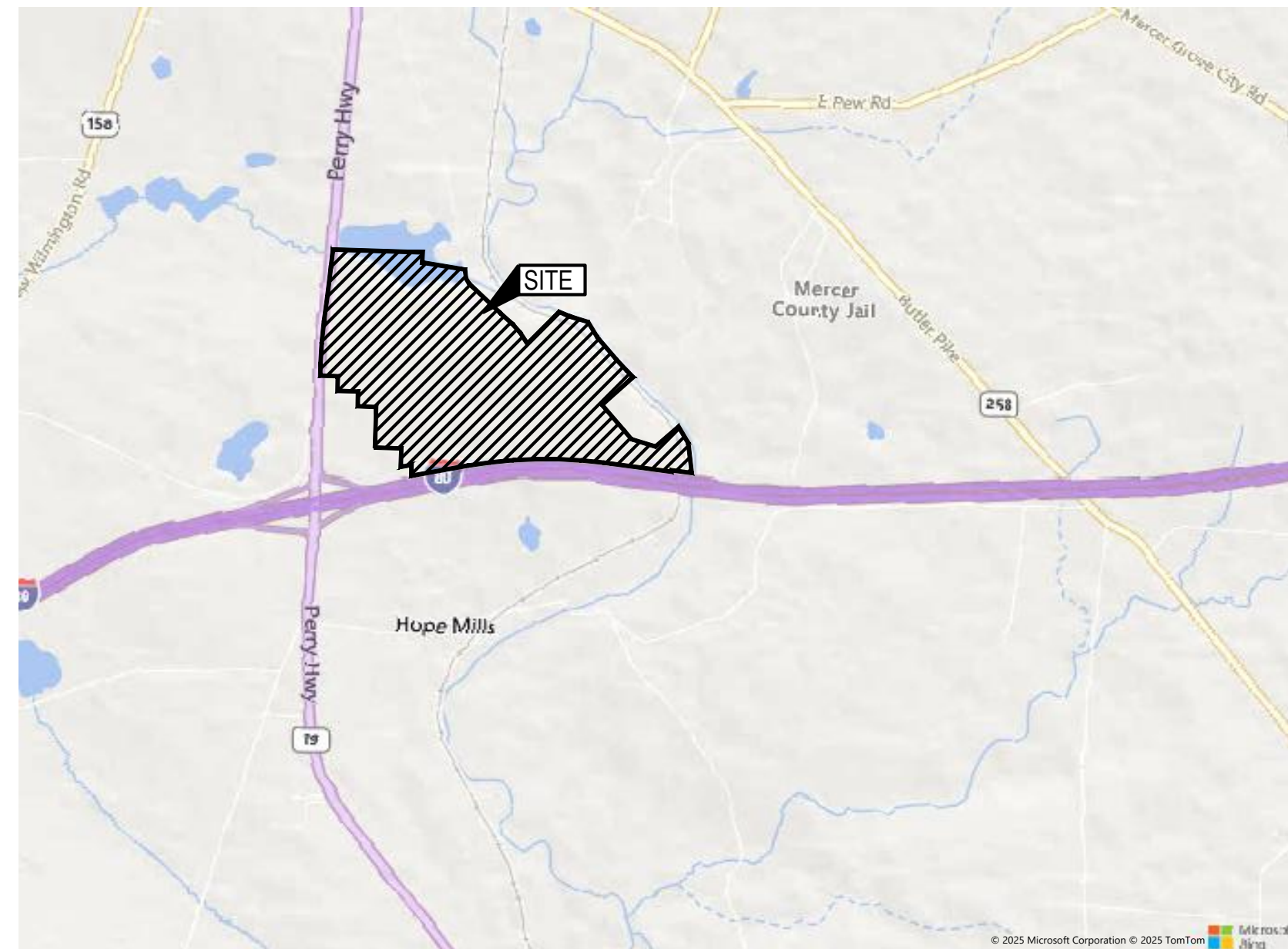
LOCATION: I-80 & SR 19, EAST LACKAWANNOCK TOWNSHIP, PA 16137

ZONING: IDD INTERCHANGE DEVELOPMENT DISTRICT

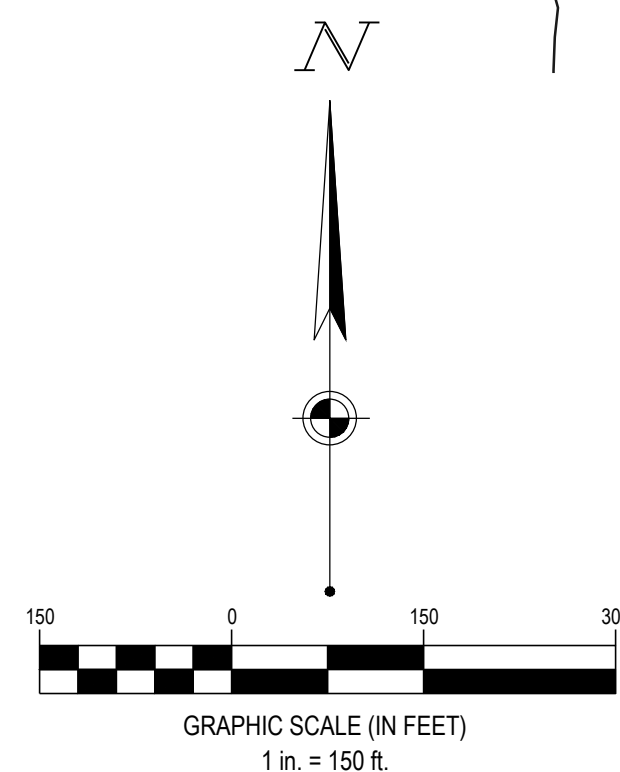
USE: WAREHOUSE / DISTRIBUTION CENTER

LOT AREA: 206.14

ITEM	REQUIREMENTS	PROPOSED
MINIMUM FRONT BUILDING SETBACK	100'	1562.52'
MINIMUM SIDE BUILDING SETBACK	N/A	629.38'
MINIMUM REAR BUILDING SETBACK	N/A	693.49'
MAXIMUM BUILDING COVERAGE	70% OF LOT	10.40%
BUILDING SIZE		933,656 S.F.
PARKING REQUIRED	1 PER 2 EMPLOYEES ON LARGEST SHIFT	1061 SPACES
MINIMUM ADA PARKING STALLS	20 SPACES	20 SPACES
MINIMUM PARKING DIMENSIONS	9' X 18'	9' X 18' MINIMUM
MINIMUM AISLE WIDTH	24' (TWO-WAY)	24' MINIMUM (ASSOCIATE PARKING)



VICINITY MAP
SCALE: 1" = 2000'



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: PENNSYLVANIA UTILITIES PROTECTION SERVICE AT 811 OR 800-242-1776 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

LEGEND— EXISTING

oIPF

IRON PIPE FOUND

oIBF

IRON BAR FOUND

oBS

IRON BAR SET

1265.48

+

F.F.

FINISHED FLOOR ELEVATION

o

ECTR_POLE

ELECTRIC POLE

—E—

OVERHEAD ELECTRIC

—EU—

UNDERGROUND ELECTRIC

⚡

LIGHT

GAS LINE

+

NGAS_MARK

GAS LINE MARKER

x

NGAS_METER

GAS METER

AC

AC

AC CONDENSOR

SSW

SD

SANITARY SEWER MANHOLE

sd

STORM DRAIN LINE

STORM DRAIN LINE

LEGEND (NEW)

NEW CONTOUR LINE

NEW SPOT ELEVATION

TO BE REMOVED

LIMIT OF DISTURBANCE

LIMIT OF CONTRACT/ AREA OF POTENTIAL EFFECT

NEW CLEAN OUT

NEW HANDICAP SIGN/ SIGNAGE

INLET PROTECTION

NEW CLEAN OUT

NEW CONCRETE WALK/ PAD

EXISTING BUILDING

NEW GARAGE BUILDING

NEW MEDIUM DUTY BITUMINOUS RESURFACING BY OWNER

NEW MEDIUM DUTY BITUMINOUS PAVEMENT

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.
PA ONE CALL SERIAL #2024-0511430

1-800-242-1776

GENERAL NOTES:

- SITE IS IN A BUSINESS ZONE SETBACKS ARE 125' FROM ROAD CENTER 25' OTHER LOT LINES
- PA ONE CALL SERIAL NO.20240511430
- ACCORDING TO FLOOD INSURANCE RATE MAP 42085C0245D DATED JUNE 9, 2014 THIS SITE IS IN ZONE X, AREA OF MINIMAL FLOOD HAZARD
- UNDERGROUND UTILITIES LOCATIONS ARE APPROXIMATE BASED ON SURFACE FEATURES LOCATED
- DATUM USED IS BASED ON GPS POSITIONS ON CONTROL POINTS. HORIZONTAL DATUM IS PENNSYLVANIA GRID NORTH. VERTICAL DATUM IS NAVD 88
- SEWER MANHOLE CONNECTS TO A SEPTIC FIELD BETWEEN THE OFFICE AND THE FOSTER ROAD AS PER THE SUPERVISORS. THERE ARE NO VISIBLE FEATURES OF THIS FIELD.

GENERAL SITE NOTES

- Bench Mark— all elevations shown on all drawings for this project are referenced from Benchmarks as shown on plan.
- Information for this site plan is taken from a topographic survey prepared by SORG Surveying, Inc. of Greenville, PA issued on March 25, 2024
- All on site contours (existing and proposed) are shown at 1'-0" intervals.
- Note the standard deviation on the existing contours may vary plus or minus 1/2 contour.
- Light lines denote existing construction and existing contour lines.
- Dark (solid) lines denotes new construction and new contour lines.
- Where grade elevations are shown, a uniform slope shall exist between given elevations.
- The top and bottom of all slopes shall be rounded off to smooth curves.
- The high and low points on curbs, walks and roads shall be rounded off to show no definite change of grade.
- The Contractor shall verify all existing grade elevations as required for new construction and shall provide new contour elevations to match existing contours.
- Reinforce all concrete walks, platforms, stoops, etc., with 6x6-W2.9 x W2.9 W.W.M. fabric, unless otherwise noted.
- All concrete sidewalks shall be scored in individual sections with a length of each section equal to the width and maximum cross slope of 1/4" per foot.
- Install 1/4" x 4" premodald asphalt expansion joint strips at intersection of curbs, other walks, buildings, steps or as directed by Architect.
- Install 1/4" thick premodald asphalt expansion joint strips in new curbs and walks at 20'-0" max. intervals.
- The Contractor shall be responsible for securing necessary permits before commencing work.
- Protect all utility lines during construction, whether specifically shown on drawings or not. (See list of utility users this sheet.)
- The Contractor shall take precautionary measures to ensure safety of the public on and surrounding the site during construction.
- The Contractor shall visit the site to personally ascertain the nature of the work involved and thoroughly familiarize himself with the site prior to the submission of this bid.
- The existing contours shown on the site plans may vary from the actual existing conditions. The Contractor shall make their own review of the existing surface conditions. The Contractor must assume all risks for the excavation and the grading of the project.
- [995] denotes new contours.
- Restore and seed all disturbed areas within the limit of the contract.
- Topsoil stripped from the site may be placed as directed by owner. Do not stock pile topsoil or earth closer than 20'-0" from existing trees to remain. Excess topsoil to be wasted from site.
- The Contractor to furnish and install all storm system elements as indicated on drawings.
- The Contractor shall be responsible to raise (or lower) and modify existing manholes, clearouts, water and gas valves and meters, catch basins or yard drains, and other utility elements to meet line of new paving or grading of the project.
- The Contractor shall remove all brush and trees necessary to perform the contract work whether shown or not on drawings.
- Remove all existing elements as required to accommodate new work.
- All new concrete and asphaltic surfaces must meet existing layouts and elevations.
- Any tree damaged, injured, or killed as a result of construction activity shall be removed or replaced by The Contractor unless otherwise addressed on the drawings.
- All storm elements, basins, and piping are to be cleaned thoroughly within the limit of contract. All storm drain lines to be thoroughly cleaned (snaked) of all debris, sedimentation, and deleterious material within the limit of contract.
- The Contractor shall be responsible for backfilling all open excavations as per project specifications.

EXISTING CONDITIONS AND DEMOLITION SITE PLAN

1" = 30'-0"

- Notes:
- General Contractor to refer to other site plans for additional work and/or coordination.
 - General Contractor is responsible for the removal of all existing material, including but not limited to walks, pavements, slabs, foundations, curbs, rails, trees, stumps and root systems, topsoil, storm system (as req'd), to a distance of 3 feet minimum outside of new construction, unless otherwise noted.
 - Verify in the field all invert elevations connecting to existing and new storm systems and crossing other new or existing utilities prior to installation.
 - General Contractor is responsible for demolition of existing exterior storm utility lines and elements, unless otherwise noted.
 - G.C. to verify all existing and new utility crossings prior to new storm installation, TYP. Any vertical conflicts with other utilities to be adjusted by the G.C. with the approval of the project architect/ engineer at the contractor's expense.

UTILITY WARNING

All existing known utilities have been identified. The contractor is to use care during excavation to avoid damage to existing utilities whether or not shown on the drawings. Any damage to existing utilities must be repaired by the contractor at the contractor's expense. Any existing utilities that interfere with new utility installation must be rerouted by the contractor without additional compensation.

The underground utilities shown have been located from field survey information and existing drawings. 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 information available. The surveyor has not physically located the underground utilities. The utility locations shown, may or may not include all utilities within the entire project.

SEWER/ STORM/ WATER
JACKSON TOWNSHIP MERCER COUNTY
51 NORTH FOSTER ROAD
JACKSON CENTER, PA 16133
CONTACT: DIANE TICE
DTICE@JACKSONTOWNSHIPMCPA.GOV
724-662-2937

GAS
NATIONAL FUEL GAS DIST RC 311
1100 STATE STREET
ERIE, PA 16501
CONTACT: BRANDT BAUER
BAUERB1@NATFUEL.COM
814-871-8562

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21 SOUTH MAIN STREET
AKRON, OH 44308
MELLYSSA ADAMS
MADAMS@FIRSTENERGYCORP.COM
330-604-4073

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DIAMOND ENERGY PARTNERS
P.O. BOX 328
WARREN, OH 44482
CONTACT: AMBER TREBILCOCK
AMBER@DIAMONDILTECH.COM
234-806-4185

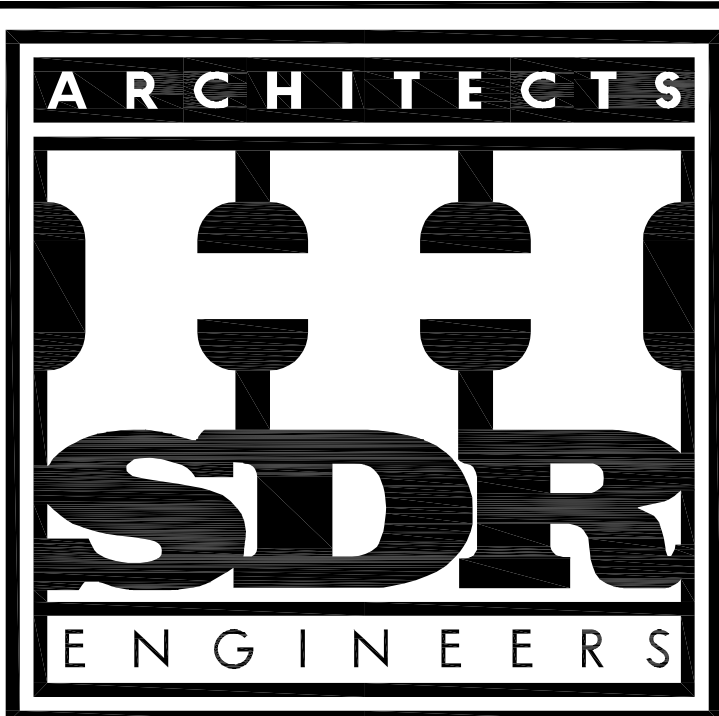
OIL AND GAS
DIVERSIFIED GAS AND OIL
125 INDUSTRY ROAD, STE 201
WAYNESBURG, PA 15370
CONTACT: TREY BAKER
TBAKER@DGOC.COM
724-323-6474

OIL AND GAS
PIN OAK ENERGY PARTNERS LLC
388 SOUTH MAIN STREET, STE 401
AKRON, OH 44311
CONTACT: MATT SCHEPP
MATT.SCHEPP@PINOAKEP.COM
412-298-1886

REVISIONS

REVISION DATE 3-06-2025 : REVISED TO ACCOMMODATE COMMENTS FROM THE MERCER COUNTY REGIONAL PLANNING COMMISSION

NOTES



40 SHENANGO AVE., SHARON, PA 16146(724) 981-8820
130 SEVENTH ST., PITTSBURGH, PA 15222(412) 281-2280



FINAL LAND DEVELOPMENT PLAN

NEW GARAGE AND RENOVATIONS TO THE MUNICIPAL BUILDING FOR JACKSON TOWNSHIP
51 NORTH FOSTER ROAD
P.O. BOX 92
JACKSON CENTER, PENNSYLVANIA 16133

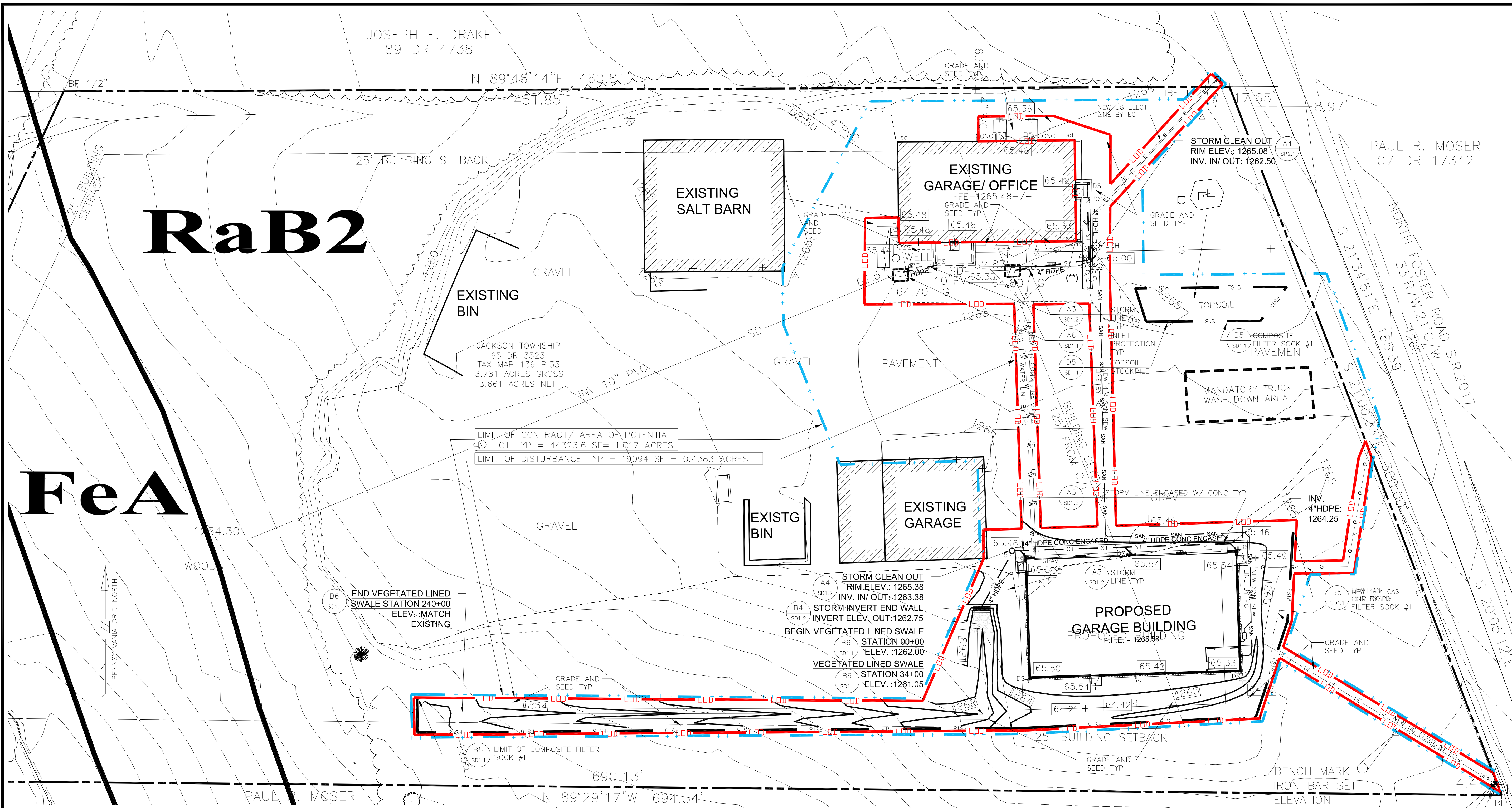
EXISTING CONDITIONS AND DEMOLITION SITE PLAN

COMM. NO.
4601
DATE
02/07/25

SHEET NO.

EX-1.1

Copyright 2025



RaB2

FeA

REVISIONS
REVISION DATE 3-06-2025 : REVISED TO ACCOMMODATE COMMENTS FROM THE MERCER COUNTY REGIONAL PLANNING COMMISSION

NOTES

ARCHITECTS

ENGINEERS

40 SHENANGO AVE., SHARON, PA 16146(724) 981-8820
130 SEVENTH ST., PITTSBURGH, PA 15222(412) 281-2280



LEGEND- EXISTING	
o IPF	IRON PIPE FOUND
o IBF	IRON BAR FOUND
o IBS	IRON BAR SET
1265.48 + F.F.	FINISHED FLOOR ELEVATION
o ECTR_POLE	ELECTRIC POLE
— E —	OVERHEAD ELECTRIC
— EU —	UNDERGROUND ELECTRIC
o LIGHT	LIGHT POLE
— G —	GAS LINE
+ NGAS_MARK	GAS LINE MARKER
x NGAS_METER	GAS METER
[AC]	AC CONDENSOR
[SS]	SANITARY SEWER MANHOLE
sd	STORM DRAIN LINE
sd	STORM DRAIN LINE

LEGEND (NEW)	
NEW CONTOUR LINE	
NEW SPOT ELEVATION	
TO BE REMOVED	
LIMIT OF DISTURBANCE	
LIMIT OF CONTRACT/ AREA OF POTENTIAL EFFECT	
NEW CLEAN OUT	
NEW HANDICAP SIGN/ SIGNAGE	
INLET PROTECTION	
NEW CLEAN OUT	
NEW CONCRETE WALK/ PAD	
EXISTING BUILDING	
NEW GARAGE BUILDING	
NEW MEDIUM DUTY BITUMINOUS RESURFACING BY OWNER	
NEW MEDIUM DUTY BITUMINOUS PAVEMENT	

SITE GRADING / SOIL EROSION AND SEDIMENT CONTROL PLAN

1" = 20'-0"

- Notes:
- General Contractor to refer to other site plans for additional work and/or coordination.
 - General Contractor is responsible for the removal of all existing material, including but not limited to walks, pavements, slabs, foundations, curbs, rails, trees, stumps and root systems, topsoil, storm system (as req'd), to a distance of 3 feet minimum outside of new construction, unless otherwise noted.
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724-323-6474

OIL AND GAS
PIN OAK ENERGY PARTNERS LLC
388 SOUTH MAIN STREET, STE 401
AKRON, OH 44311
CONTACT: MATT SCHEPP
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412-298-1886

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PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL

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FINAL LAND DEVELOPMENT PLAN

NEW GARAGE AND RENOVATIONS TO THE MUNICIPAL BUILDING FOR JACKSON TOWNSHIP

51 NORTH FOSTER ROAD
P.O. BOX 92
JACKSON CENTER, PENNSYLVANIA 16133

SITE GRADING/ SOIL EROSION AND SEDIMENT CONTROL PLAN

COMM. NO. 4601	SHEET NO. SP-1.2
DATE 02/07/25	Copyright 2025

TEMPORARY CONTROL MEASURES

A. MANDATORY TRUCK WASH DOWN AREA

A MANDATORY TRUCK WASH DOWN AREA WILL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE STANDARD DETAIL.

INSTALLATION:
THE AREA NEEDS TO BE CLEARLY IDENTIFIED ON SITE AND ALL CONSTRUCTION EQUIPMENT AND VEHICLES/ARVN PRIOR TO LEAVING THE SITE. THE AREA SHOULD BE AT LEAST FIFTY (50) FEET IN LENGTH, TWENTY (20) FEET IN WIDTH.

MAINTENANCE:
THE TIRES SHOULD BE HOSED OFF BEFORE THE VEHICLE ENTERS A PUBLIC STREET. THE WASHING SHOULD BE DONE ON AN AREA COVERED WITH CRUSHED STONE, AND THE WASH WATER SHOULD DRAIN TO A SEDIMENT CONTROL DEVICE.

B. FILTER BAG INLET PROTECTION

FILTER BAG INLET PROTECTION CONSISTING OF SILT SACKS WILL BE PROVIDED AT ALL STORM SEWER INLETS AS THEY ARE INSTALLED TO FILTER SEDIMENT-LADEN WATER PRIOR TO ENTERING THE STORM SEWER SYSTEM.

INSTALLATION:
THE SILT SACKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE:
ALL SILT SACKS SHALL BE CLEANED AND/OR REPLACED WHEN THE BAG IS ONE-HALF (1/2) FULL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL DAMAGED SILT SACKS SHALL BE REPLACED. THE ACCUMULATED SEDIMENT SHALL BE DISTRIBUTED EVENLY AMONG THE SITE AND STABILIZED.

C. EROSION CONTROL BLANKET

THE NORTH AMERICAN GREEN SC150BN EROSION CONTROL BLANKET OR APPROVED EQUAL SHALL BE INSTALLED ON ALL SLOPES GREATER THAN 3:1 IN THE LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE STANDARD DETAIL.

INSTALLATION:
1.) INSTALL THE EROSION CONTROL BLANKETS IN TEN (10) FOOT VERTICAL INCREMENTS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2.) USE STAPLE PATTERN D FOR ALL BLANKET INSTALLATIONS AS PER THE MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE:
ALL DAMAGED SECTIONS OF THE EROSION CONTROL BLANKET SHALL BE REPLACED.

D. FILTREXX SILTSOXX

SILTSOXX SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE STANDARD DETAIL.

INSTALLATION:
1.) ALL MATERIAL IS TO MEET FILTREXX SPECIFICATIONS OR APPROVED EQUAL.

2.) SUPPORT STAKES WILL BE DRIVEN INTO THE CENTER OF THE SILTSOXX AT THE REQUIRED DEPTH BELOW THE GROUND SURFACE AT THE SPECIFIED INTERVALS.

3.) LOOSE COMPOST MAY BE BACKFILLED ALONG THE UPSLOPE OF THE SILTSOXX FILLING IN THE SEAM BETWEEN THE SOIL SURFACE AND THE DEVICE, WHICH WILL IMPROVE FILTRATION AND SEDIMENT RETENTION.

MAINTENANCE:
1.) THE SILTSOXX SHALL BE INSPECTED AFTER EVERY PRECIPITATION EVENT. ANY NECESSARY REPAIRS WILL BE MADE IMMEDIATELY.

2.) REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE SILTSOXX WHEN ACCUMULATION HAS REACHED ONE-HALF (1/2) OF THE EFFECTIVE HEIGHT OF THE SILTSOXX. ALTERNATELY, A SECOND SILTSOXX CAN BE PLACED ON TOP OF AND SLIGHTLY BEHIND THE ORIGINAL ONE TO CREATE MORE STORAGE CAPACITY WITHOUT SOIL DISTURBANCE.

3.) ADHERE TO ANY MANUFACTURER'S RECOMMENDATIONS FOR REPLACING SILTSOXX DUE TO WEATHERING.

E. TEMPORARY CONSTRUCTION FENCE

TEMPORARY CONSTRUCTION FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE STANDARD DETAIL.

INSTALLATION:
1.) THE TEMPORARY CONSTRUCTION FENCE SHALL BE SECURELY FASTENED WITH WIRE OR ZIP TIES TO THE TOP, MIDDLE AND BOTTOM OF EACH STEEL POST.

2.) ALL STEEL POSTS ARE TO BE DRIVEN 18-INCHES BELOW FINISHED GRADE.

MAINTENANCE:
REPAIR AND/OR REPLACE THE TEMPORARY CONSTRUCTION FENCE IMMEDIATELY WHERE ANY WEAR, SAGS, GAPS, RIPS AND/OR TEARS ARE FOUND.

F. TEMPORARY VEGETATIVE STABILIZATION

INSTALLATION:
FERTILIZING, SEEDING, AND MULCHING WILL BE USED AS A TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURE ON ALL NON-PAVED DISTURBED AREAS. EXPOSED SOILS, NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL NOT REMAIN UNSEEDED OR COVERED BY MULCH FOR MORE THAN TWENTY (20) DAYS, INCLUDING STOCKPILED SOIL MATERIALS. WITH REGARD TO THE TEMPORARY SEED MIX, REFER TO THE SEEDING SCHEDULE TABLE; WITH REGARD TO SOIL PREPARATION AND SEEDING, REFER TO THE SEEDING NOTES.

MAINTENANCE:
SEEDED AND VEGETATED AREAS SHALL BE CHECKED REGULARLY TO INSURE THAT A GOOD STAND OF VEGETATION IS ACHIEVED AND MAINTAINED. AREAS SHALL BE FERTILIZED AND RESEEDED AS NECESSARY.

PERMANENT CONTROL MEASURES

A. PERMANENT VEGETATIVE STABILIZATION

INSTALLATION:
FERTILIZING, SEEDING, AND MULCHING WILL BE USED AS A PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURE ON ALL NON-PAVED DISTURBED AREAS. WITH REGARD TO THE PERMANENT SEED MIX, REFER TO THE SEEDING SCHEDULE TABLE; WITH REGARD TO SOIL PREPARATION AND SEEDING, REFER TO THE SEEDING NOTES.

MAINTENANCE:
SEEDED AND VEGETATED AREAS SHALL BE CHECKED REGULARLY TO INSURE THAT A GOOD STAND OF VEGETATION IS ACHIEVED AND MAINTAINED. AREAS SHALL BE FERTILIZED AND RESEEDED AS NECESSARY.

CLEAN FILL REQUIREMENTS

THE OPERATOR(S) WILL BE RESPONSIBLE TO PERFORM ENVIRONMENTAL DUE DILIGENCE AND DETERMINE THAT ALL FILL IMPORTED TO THE SITE MEETS THE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S (DEP) DEFINITION OF CLEAN FILL. CLEAN FILL CAN NOT BE PLACED IN OR ON WATERS OF THE COMMONWEALTH.

CLEAN FILL IS DEFINED AS: UNCONTAMINATED, NON-WATER SOLUBLE, NON-DECOMPOSABLE, INERT, SOLID MATERIAL. THE TERM INCLUDES SOIL, ROCK, STONE, DREGGED MATERIAL. THE TERM DOES NOT INCLUDE MATERIALS PLACED IN OR ON THE WATERS OF THE COMMONWEALTH UNLESS OTHERWISE AUTHORIZED. FILL MATERIALS AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE STILL QUALIFIES AS CLEAN FILL PROVIDED THE TESTING REVEALS THAT THE FILL MATERIAL CONTAINS CONCENTRATIONS OF REGULATED SUBSTANCES THAT ARE BELOW THE RESIDENTIAL LIMITS IN TABLES FP-1A AND FP-1B FOR IN DEP'S POLICY "MANAGEMENT OF FILL".

ENVIRONMENTAL DUE DILIGENCE IS DEFINED AS: INVESTIGATIVE TECHNIQUES, INCLUDING, BUT NOT LIMITED TO, VISUAL, PROPERTY INSPECTIONS, ELECTRONIC DATA BASE SEARCHES, REVIEW OF PROPERTY OWNERSHIP, REVIEW OF PROPERTY USE HISTORY, SANBORN MAPS, ENVIRONMENTAL QUESTIONNAIRES, TRANSACTION SCREENS, ANALYTICAL TESTING, ENVIRONMENTAL ASSESSMENTS OR AUDITS. ANALYTICAL TESTING IS NOT A REQUIRED PART OF DUE DILIGENCE UNLESS VISUAL INSPECTION AND/OR REVIEW OF THE PAST LAND USE OF THE PROPERTY INDICATES THAT THE FILL MAY HAVE BEEN SUBSTANTED TO A SPILL OR RELEASE OF A REGULATED SUBSTANCE. IF THE FILL MAY HAVE BEEN AFFECTED BY A SPILL OR RELEASE OF A REGULATED SUBSTANCE, IT MUST BE TESTED TO DETERMINE IF IT QUALIFIES AS CLEAN FILL. TESTING SHOULD BE PERFORMED IN ACCORDANCE WITH APPENDIX A OF DEP'S POLICY "MANAGEMENT OF FILL".

FILL MATERIAL THAT DOES NOT QUALIFY AS CLEAN FILL IS REGULATED FILL. REGULATED FILL IS WASTE AND MUST BE MANAGED IN ACCORDANCE WITH DEP'S MUNICIPAL OR RESIDUAL WASTE REGULATIONS BASED ON 25 PA. CODE CHAPTER 287: RESIDUAL WASTE MANAGEMENT, OR CHAPTER 271: MUNICIPAL WASTE MANAGEMENT, WHICHEVER IS APPLICABLE.

THE CONTRACTOR MUST DEVELOP, AND HAVE APPROVED BY THE MERCER COUNTY CONSERVATION DISTRICT (TELEPHONE: 724-662-2242), A SEPARATE EROSION AND SEDIMENTATION CONTROL PLAN FOR EACH SPOIL, BORROW OR OTHER WORK AREA NOT DETAILED ON THE APPROVED PLAN, WHETHER LOCATED WITHIN OR OUTSIDE OF THE CONSTRUCTION LIMITS.

RECYCLING / DISPOSAL OF WASTE REQUIREMENTS

ALL CONSTRUCTION/DEMOLITION WASTE MUST BE REMOVED FROM THE SITE AND RECYCLED OR DISPOSED IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS § AT 25 PA. CODE 260.1 ET. SEQ., § 287.1 ET. SEQ. THIS INCLUDES SOLID WASTE RESULTING FROM THE CONSTRUCTION OF BUILDINGS OR OTHER STRUCTURES, INCLUDING, BUT NOT LIMITED TO: WOOD, PLASTER, METALS, ASPHALTIC SUBSTANCES, BRICKS, BLOCK AND UNSEGREGATED CONCRETE. THIS DOES NOT INCLUDE: UNCONTAMINATED SOIL, ROCK, STONE, GRAVEL, BRICK, BLOCK, CONCRETE, USED ASPHALT, WASTE FROM LAND CLEARING, GRUBBING AND EXCAVATION, INCLUDING TREES, BRUSH, STUMPS AND VEGETATIVE MATERIAL. IF THEY ARE SEPARATE FROM OTHER WASTE AND ARE USED AS FILL.

SEQUENCE OF OPERATIONS

- 1.) NOTIFY THE PENNSYLVANIA ONE CALL SYSTEM, INC. AT LEAST THREE (3) DAYS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. 1-800-272-1776. MARK ALL EXISTING UNDERGROUND UTILITY LINES.
- 2.) LAYOUT THE LIMITS OF THE PROPOSED BUILDING ADDITION AND ESTABLISH REFERENCE POINTS.
- 3.) STAKE OUT THE LIMITS OF THE AREAS TO BE GRADED AND THE AREAS NOT TO BE DISTURBED.
- 4.) INSTALL FILTER BAG INLET PROTECTION AT ALL EXISTING INLETS. EXISTING INLETS THAT ARE TO BE ALTERED UNDER THE SCOPE OF WORK SHALL HAVE THE FILTER BAG INLET PROTECTION DEVICES REMOVED ONLY FOR THE LENGTH OF TIME REQUIRED TO CONSTRUCT THE SPECIFIC INLET ALTERATIONS. ONCE THE ALTERATIONS HAVE BEEN MADE TO EACH SPECIFIC INLET, THE FILTER BAG INLET PROTECTION DEVICE SHALL BE IMMEDIATELY REINSTALLED. INSTALL INLET PROTECTION IN ALL NEW INLETS AS THEY ARE INSTALLED.
- 5.) INSTALL THE FILTREXX SILTSOXX IN THE LOCATIONS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE STANDARD DETAIL.
- 6.) INSTALL/RELOCATE ALL UNDERGROUND UTILITIES AS INDICATED OR REQUIRED.
- 7.) BEGIN CUT AND FILL EXCAVATION OPERATIONS.
- 8.) ONCE BULK GRADING IS COMPLETE, BEGIN BUILDING CONSTRUCTION.
- 9.) CONSTRUCT STORM WATER MANAGEMENT SYSTEM PER PLANS BY GANNETT FLEMING.
- 10.) BEGIN FINE GRADING OPERATIONS ON SITE.
- 11.) SPREAD TOPSOIL ON ALL AREAS TO BE SEEDDED AND PERMANENTLY STABILIZED.
- 12.) INSTALL CONCRETE SIDEWALK AND HANDICAP PARKING.
- 13.) ONCE FINAL GRADING OPERATIONS HAVE BEEN COMPLETED, COMPLETE SEEDING AND LANDSCAPING THE GRASS AREAS ON THE SITE.
- 14.) ONCE THE SITE HAS ACHIEVED A UNIFORM 70% PERENNIAL VEGETATED COVER, FLUSH THE STORM SEWER CONVEYANCE SYSTEM TO REMOVE ACCUMULATED SEDIMENT.
- 15.) REMOVE ACCUMULATED SEDIMENT FROM ALL TEMPORARY EROSION CONTROL DEVICES AND DISPOSE AT AN APPROVED LOCATION.
- 16.) REMOVE ALL TEMPORARY EROSION CONTROL DEVICES.

GENERAL EROSION & SEDIMENT CONTROL NOTES

- 1.) ONLY LIMITED UP-SLOPE DISTURBANCE WILL BE PERMITTED TO PROVIDE ACCESS TO ANY EROSION AND SEDIMENT CONTROL MEASURES FOR GRADING AND ACQUIRING BORROW TO CONSTRUCT THOSE CONTROLS AS REQUIRED.
- 2.) EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED, AND FUNCTIONAL BEFORE GENERAL SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS.
- 3.) AFTER A UNIFORM 70% PERENNIAL VEGETATIVE COVER HAS BEEN ACHIEVED, REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS. AREAS DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED.
- 4.) VEHICLES MAY ONLY ENTER AND EXIT AT THE LOCATION OF APPROVED ROCK CONSTRUCTION ENTRANCE.
- 5.) STOCK PILE HEIGHTS MUST NOT EXCEED 35 FEET NOR SHALL THE SIDE SLOPES EXCEED 3:1. STOCK PILES SHALL BE LOCATED ON SITE BY THE CONTRACTOR AT LOCATIONS APPROVED BY THE COUNTY CONSERVATION DISTRICT.
- 6.) UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENTATION CONTROLS AFTER EACH STORM 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.
- 7.) FILTER SOCK AND OR FILTREXX SILT SOXX MUST BE INSTALLED PARALLEL TO EXISTING CONTOURS OR CONSTRUCTED LEVEL ALIGNMENTS. ENDS OF FENCING MUST EXTEND 10', TRAVELING UP-SLOPE AT 45° TO THE ALIGNMENT OF THE MAIN FENCING SECTION.
- 8.) SEDIMENT ACCUMULATIONS MUST BE REMOVED WHERE ACCUMULATIONS REACH ONE-HALF THE ABOVE GROUND HEIGHT OF THE FILTER SOCK.
- 9.) ANY FILTER SOCK THAT HAS BEEN UNDERMINED OR TOPPED MUST BE REPLACED WITH ROCK FILTER OUTLETS IMMEDIATELY.
- 10.) ALL STORM WATER INLETS MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED. INLETS WHICH DO NOT DISCHARGE TO A SEDIMENT TRAP OR SEDIMENT BASIN MUST BE PROTECTED UNTIL THE TRIBUTARY AREAS ARE STABILIZED.
- 11.) ALL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND AFTER EVERY RUNOFF EVENT.
- 12.) ANY DIVERSION CHANNELS, DIVERSION BERMS AND STOCKPILES MUST BE SEEDDED AND MULCHED IMMEDIATELY.
- 13.) THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROPER CONSTRUCTION, STABILIZATION, AND MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROLS AND RELATED ITEMS INCLUDED ON THIS PLAN.
- 14.) SHOULD ANY MEASURES CONTAINED WITHIN THIS PLAN PROVE INCAPABLE OF ADEQUATELY REMOVING SEDIMENT FROM ON-SITE FLOWS PRIOR TO DISCHARGE OR STABILIZING THE SURFACES INVOLVED, ADDITIONAL MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE APPLICANT TO ELIMINATE ALL SUCH PROBLEMS.
- 15.) SHOULD UNFORESEEN EROSION CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO DEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
- 16.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING TREES AND SHRUBS TO REMAIN FROM UNNECESSARY DAMAGE.
- 17.) A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLANS MUST BE POSTED AT THE CONSTRUCTION SITE AT ALL TIMES IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA.
- 18.) THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION CONTROLS AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.

19.) THE EROSION AND SEDIMENT CONTROL PLAN AND NARRATIVE ARE FOR THE INSTALLATION, MAINTENANCE AND MEASURES TO CONTROL EROSION AND SEDIMENTATION ONLY. REFER TO APPROPRIATE PLAN SHEETS FOR ALL UTILITY, STORMWATER, SITE IMPROVEMENT AND OTHER CONSTRUCTION INFORMATION.

20.) THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF ANY EXCESS MATERIAL AND MAKE SURE SITE(S) RECEIVING THE EXCESS HAS AN APPROVED EROSION CONTROL PLAN THAT MEETS THE CONDITIONS OF CHAPTER 102 AND/OR OTHER STATE, FEDERAL REGULATIONS.

21.) THE CONTRACTOR MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY AND AFTER EACH PRECIPITATION EVENT BY A QUALIFIED PERSON TRAINED AND EXPERIENCED IN EROSION AND SEDIMENT CONTROL. TO ASCERTAIN THAT THE EROSION CONTROL ELEMENTS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION TO THE WATERS OF THE COMMONWEALTH.

22.) IF EROSION CONTROL ELEMENTS ARE FOUND TO BE INOPERATIVE OR INEFFECTIVE DURING AN INSPECTION, OR ANY OTHER TIME, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE MERCER COUNTY CONSERVATION DISTRICT (TELEPHONE: 724-662-2242), DOCUMENTATION SHOULD INCLUDE WHAT STEPS ARE BEING TAKEN TO REDUCE, ELIMINATE AND PREVENT RECCURENCE OF THE PROBLEM.

23.) THE CONTRACTOR SHALL TAKE ALL REASONABLE STEPS TO MINIMIZE OR PREVENT ANY DISCHARGE IN VIOLATION OF THIS PERMIT WHICH HAS A REASONABLE LIKELIHOOD OF ADVERSELY AFFECTING HUMAN HEALTH OR ENVIRONMENT.

MAINTENANCE PROGRAM

- 1.) ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT TO MAINTAIN THEIR EFFECTIVENESS. ANY DAMAGED CONTROLS SHALL BE REPAIRED OR REPLACED BY THE END OF THE WORKING DAY.
- 2.) ADDITIONAL STONE SHALL BE ADDED TO THE ROCK CONSTRUCTION ENTRANCE AS NEEDED TO MAINTAIN ITS THICKNESS. THE CONTRACTOR SHALL PROVIDE A WATER SOURCE TO WASH THE TRUCK TIRES IF NECESSARY.
- 3.) ALL SLOPES SHALL BE CHECKED FOR SIGNS OF EROSION AND/OR SEDIMENTATION.
- 4.) ALL DISCHARGE LOCATIONS SHALL BE INSPECTED TO ASCERTAIN THE EFFECTIVENESS OF THE CONTROLS. ADDITIONAL CONTROL MEASURES SHALL BE IMPLEMENTED AS NEEDED.
- 5.) DURING CONSTRUCTION, SEDIMENT REMOVED FROM THE EROSION CONTROL DEVICES SHALL BE DISPOSED OF BY SPREADING IT ONSITE. ONCE A UNIFORM 70% PERENNIAL VEGETATIVE COVER IS ESTABLISHED AND THE TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE REMOVED, ALL ACCUMULATED SEDIMENTS SHALL BE DISPOSED OFFSITE AT A PADEP APPROVED FACILITY.
- 6.) ALL SITE ENTRANCE AND EXIT POINTS SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE TRACKING OF MUD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN STREETS OF MUD AND KEEP THE STREETS IN A CLEAN AND DUST-FREE CONDITION.
- 7.) SEEDDED AND VEGETATED AREAS SHALL BE CHECKED REGULARLY TO INSURE THAT A GOOD STAND OF VEGETATION IS ACHIEVED AND MAINTAINED. AREAS SHALL BE FERTILIZED AND RESEEDDED AS NECESSARY.
- 8.) REPLACE ANY DAMAGED SECTIONS OF THE EROSION CONTROL BLANKETS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE STANDARD DETAIL.
- 9.) REMOVE SEDIMENT AT THE BASE OF THE UPSLOPE SIDE OF THE SILTSOXX WHEN ACCUMULATION HAS REACHED ONE-HALF (1/2) OF THE EFFECTIVE HEIGHT OF THE SILTSOXX. THE ACCUMULATED SEDIMENT SHALL BE DISTRIBUTED EVENLY AMONG THE SITE AND STABILIZED.
- 10.) REPAIR AND/OR REPLACE THE TEMPORARY CONSTRUCTION FENCE IMMEDIATELY WHERE ANY WEAR, SAGS, GAPS, RIPS AND/OR TEARS ARE FOUND.
- 11.) THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL INSPECTIONS.

SEEDING NOTES

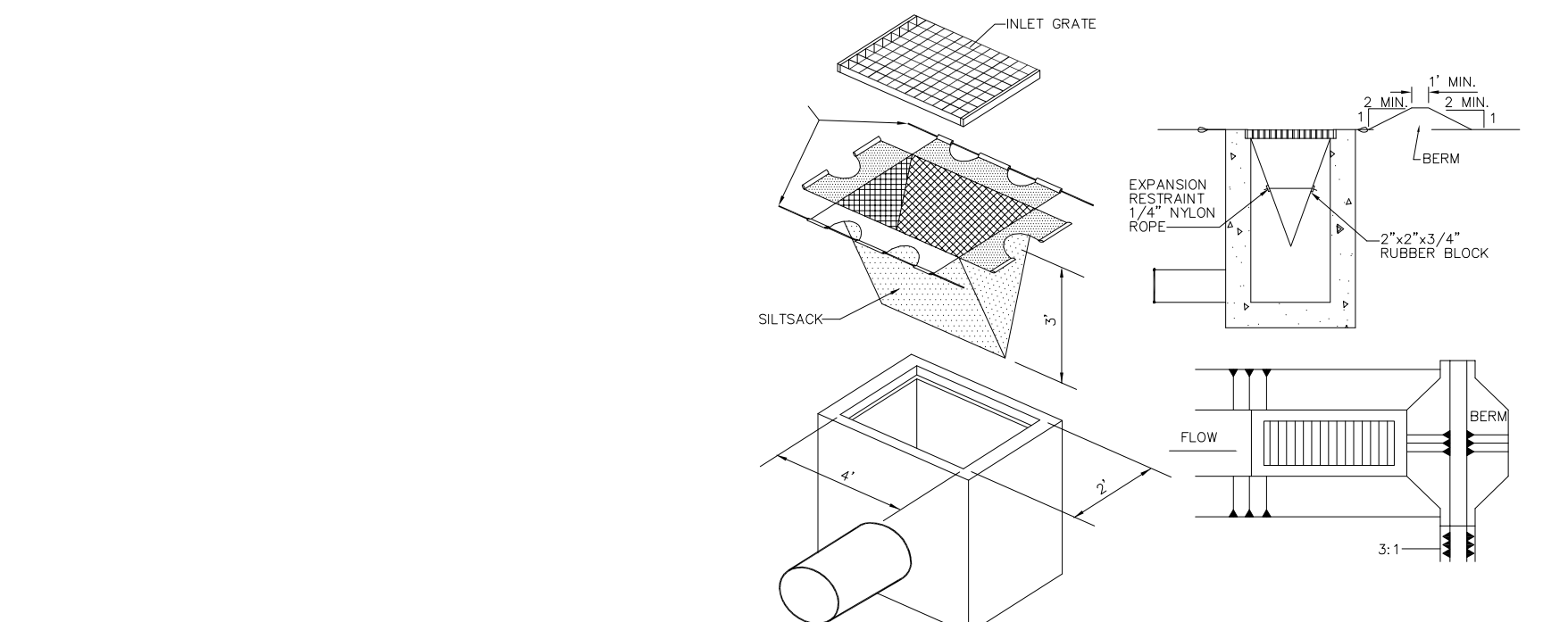
SOIL PREPARATION AND SEEDING PROCEDURES, TO BE APPLIED IN THE ORDER PRESENTED, ARE AS FOLLOWS:

- 1.) UNLESS APPROVED SOIL TEST RESULTS INDICATE OTHERWISE, EVENLY APPLY THE FOLLOWING SOIL AMENDMENTS:
 - 100 POUNDS PER ACRE UREAFORM SLOW-RELEASE NITROGEN FERTILIZER *
 - 200 POUNDS PER ACRE DIAMMONIUM PHOSPHATE
 - 200 POUNDS PER ACRE MURIATE OF POTASH
 - 8,000 POUNDS PULVERIZED AGRICULTURAL LIMESTONE
 - 4 POUNDS PER ACRE BIO-PAK MICROBIAL INOCULANT *
- 2.) WHERE SLOPES PERMIT, PROMPTLY DISK ALL AMENDMENTS UNDER A 3 TO 6-INCH DEPTH. WHERE SLOPES DO NOT PERMIT TILLAGE, TRACK SLOPE WITH A DOZER AS DESCRIBED UNDER SEEDBED PREPARATION. ON EXTREMELY STEEP SLOPES, AMENDMENTS MAY BE APPLIED WITH THE SEED AND MULCH USING A HYDRO-SEEDER AS LONG AS SEED AND INOCULANT IS NOT IN A SURRY WITH FERTILIZERS FOR MORE THAN ONE HOUR.
- 3.) PREPARE SEEDBED BY CULTPACKING OR TRACKING WITH A DOZER USING EQUIPMENT (SUCH AS A LIGHT TRACTOR) AND TECHNIQUE THAT MINIMIZES RUTTING OF THE SURFACE. IF TRACKING IS DONE, RUN DOZER SO TRACK MARKS ARE PARALLEL TO SITE CONTOURS. IF A BRILLION SEEDER IS USED, THIS STEP MAY BE SKIPPED.
- 4.) JUST BEFORE SEEDING, INOCULATE BIRDSFOOT TREFOIL SEED (WHERE APPLICABLE) WITH LEGUME INOCULANT APPROPRIATE FOR BIRDSFOOT TREFOIL USING AT LEAST FIVE TIMES THE MANUFACTURER'S MINIMUM INOCULANT APPLICATION RATES, THEN EVENLY APPLY THE APPROPRIATE SEED MIXTURE.
- 5.) LIGHTLY CULTPACK TO PRESS SEED INTO SEEDBED USING EQUIPMENT (SUCH AS A LIGHT TRACTOR) AND TECHNIQUE THAT MINIMIZES RUTTING OF THE SURFACE. IF A BRILLION SEEDER IS USED, THIS STEP MAY BE CONSIDERED COMPLETE. IF SLOPES ARE TOO STEEP TO PERMIT SEED PREPARATION AND PLACEMENT, USE HYDROSEEDING TECHNIQUES.
- 6.) PROMPTLY AND EVENLY APPLY STRAW (NOT HAY) MULCH AT A RATE OF 3 TONS PER ACRE USING A BALE-BUSTER OR USING A WOOD CELLULOSE FIBER (NOT PAPER PULP) HYDROMULCH AT A RATE OF 2,500 POUNDS PER ACRE. PROMPTLY TACK STRAW INTO PLACE USING ON OF THE FOLLOWING METHODS:
 - 1.) APPLY 800 TO 1,000 POUNDS PER ACRE APPLICATION OF WOOD CELLULOSE FIBER MULCH WITH A HYDROSEEDER OVER THE STRAW; OR,
 - 2.) USE A CRIMPER DISK (A SPECIFICALLY-DESIGNED HEAVY DISK WITH NO OFFSET TO THE DIRECTION OF TRAVEL). MAKE MULTIPLE PASSES WITH THE CRIMPER AS NECESSARY TO SECURE THE STRAW.

* NOTE: SLOW-RELEASE FERTILIZER AND BIOPAK INOCULANT ARE NOT NEEDED FOR TEMPORARY SEEDING. BIOPAK WATER SOLUBLE POWDER IS A MIXTURE OF BENEFICIAL NITROGEN-FIXING AND PHOSPHORUS-SOLUBILIZING BACTERIA (180 BILLION CFU PER POUND) COMBINED WITH BIOCATALYST INGREDIENTS, AS MANUFACTURED BY PLANT HEALTH CARE, INC., 440 WILLIAM PITT WAY, PITTSBURGH, PENNSYLVANIA 15238; 1-800-421-9051 OR APPROVED EQUAL.

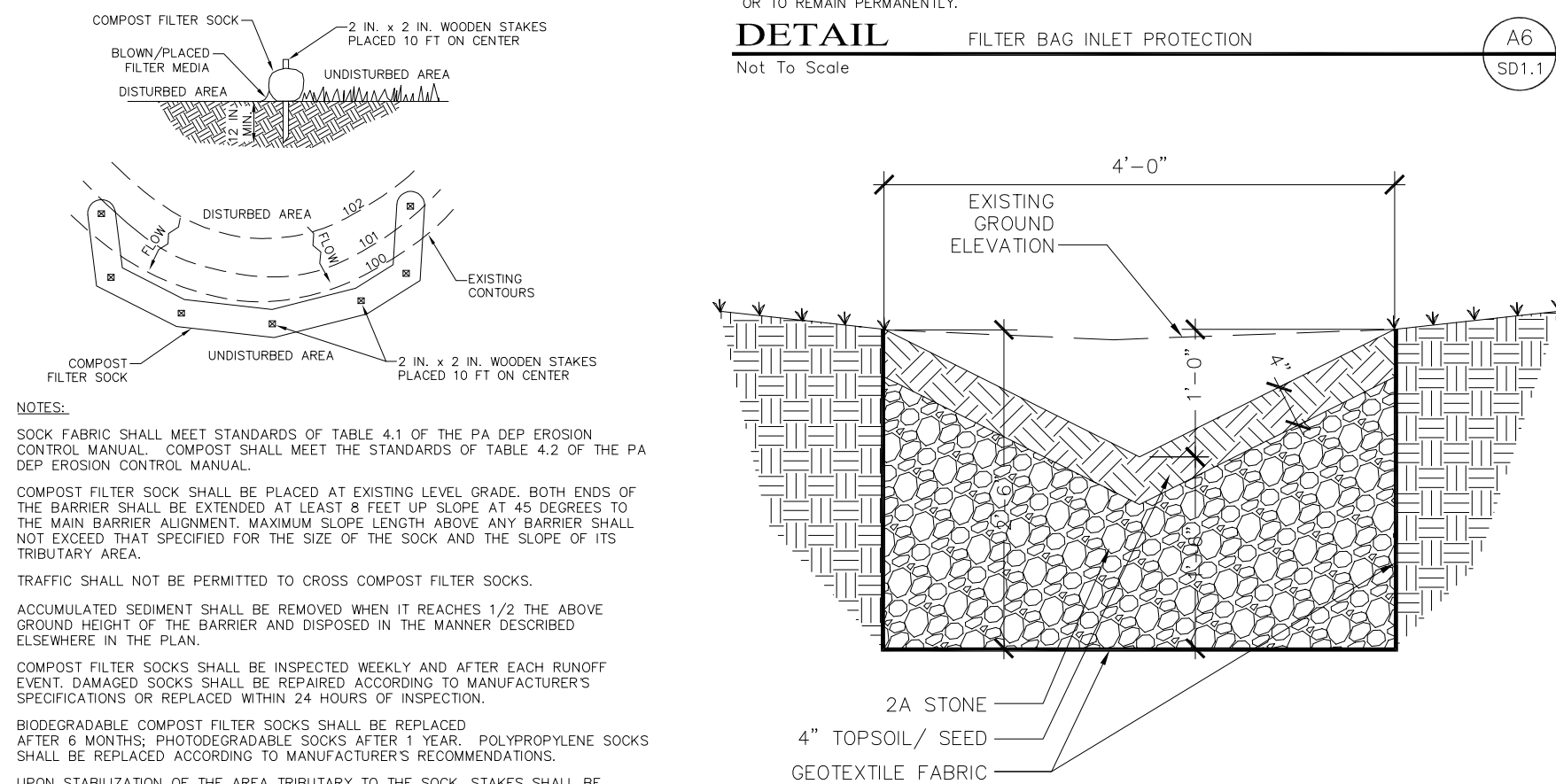
SEEDING SCHEDULE

APPLICATION	SPECIES	% PURE LIVE SEED	APPLICATION RATE	FERTILIZER	LIMING RATE	SEEDING DATE
TEMPORARY (PENNDOT FORMULA E)	ANNUAL RYE	88.2%	10 LBS./1000 S.Y.	5-5-5 AT 207 LBS./ 1000 S.Y.	413 LBS./ 1000 S.Y.	3/15 TO 10/15
PERMANENT (PENNDOT FORMULA B)	PERENNIAL RYEGRASS MIX (LOLIUM PERENNE)**	91.8%	4 LBS./1000 S.Y.	SEE NOTE 1 BELOW	800 LBS./ 1000 S.Y.	3/15 TO 6/1 AND 9/1 TO 10/15
	KENTUCKY BLUE GRASS MIX (POA PRATENSIS)**	81.6%	11 LBS./1000 S.Y.			
	CREeping RED FESCUE OR CHEWINGS FESCUE	86.7%	6 LBS./1000 S.Y.			
STEEP SLOPE SEED MIX	ANNUAL RYEGRASS (LOLIUM MULTIFLORUM)	91.8%	5 LBS./1000 S.Y.	SEE NOTE 1 BELOW	800 LBS./ 1000 S.Y.	ALL YEAR
	TALL FESCUE (FESTUCA ARUNDINACEA VAR. KENTUCKY 31)	86.7%	7.5 LBS./1000 S.Y.			4/1 TO 6/15 AND 9/1 9/15
	BIRDSFOOT TREFOIL (LOTUS CORNICULATUS)	81.6%***	6 LBS./1000 S.Y.			
	REDTOP (AGROSTIS ALBA)	87%	1 LBS./1000 S.Y.			

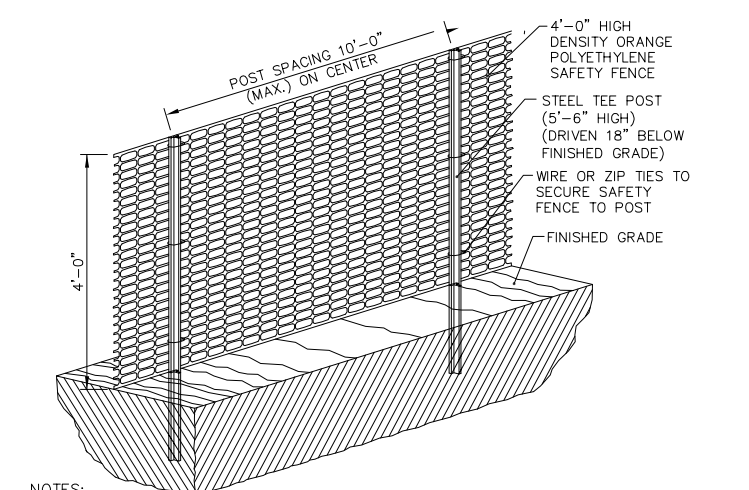


NOTES:
FILTER BAG INLET PROTECTION TO BE USED ON ALL EXISTING INLETS AND PROPOSED TYPE M STRUCTURES. MAXIMUM DRAINAGE AREA=1/2 ACRE. INLET PROTECTION IS NOT REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS REQUIRED FOR ALL INSTALLATIONS. EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR TO REMAIN PERMANENTLY.

DETAIL FILTER BAG INLET PROTECTION A6 SD1-1 Not To Scale

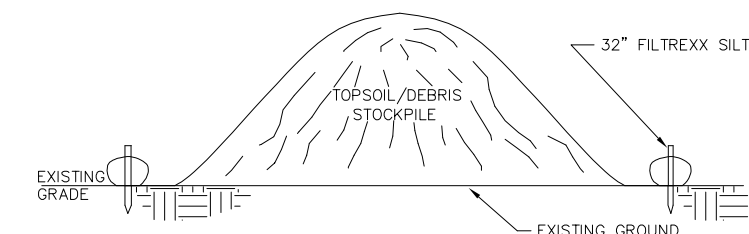


DETAIL VEGETATIVE LINED SWALE=320\"/>



- NOTES:
1. CONTRACTOR TO UTILIZE TEMPORARY CONSTRUCTION FENCE AT THEIR DISCRETION TO ENFORCE CONSTRUCTION AREA.
 2. CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO THE TOP, MIDDLE, AND BOTTOM OF EACH POST.
 3. CONSTRUCTION FENCE SHALL BE REPAIRED IMMEDIATELY WHEN ANY WEAR, SAGS, GAPS, RIPS, AND /OR TEARS ARE FOUND.
 4. NO GRADING, DUMPING, STORAGE, AND PEDESTRIAN OR VEHICULAR TRAFFIC IS ALLOWED IN THE AREA BEHIND THE LIMITS DELINEATED BY TEMPORARY CONSTRUCTION FENCE.
 5. WHEN THE CONSTRUCTION FENCE IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONSTRUCTION FENCE SHALL BE ROUGHENED, SEEDDED, MULCHED, AND CRIMPED.
 6. TEMPORARY CONSTRUCTION FENCE SHALL NOT BE LIMITED TO THE EXTENTS SHOWN ON SHEET NO. SP-4-1. SEE SPECIFICATIONS REGARDING ADDITIONAL FENCING.

DETAIL TEMPORARY CONSTRUCTION FENCE C5 SD1-1 Not To Scale



- NOTES:
1. MAXIMUM HEIGHT OF STOCKPILE SHALL NOT EXCEED 35'. MAXIMUM SLOPE TO BE NO GREATER THAN 3:1.

DETAIL TOPSOIL STOCKPILE DETAIL D5 SD1-1 Not To Scale

1. FERTILIZER SHALL BE APPLIED IN ACCORDANCE WITH A SOIL TEST. IN THE ABSENCE OF A SOIL TEST, FERTILIZER SHALL BE APPLIED AS FOLLOWS:
 - A. 10-20-20 ANALYSIS COMMERCIAL FERTILIZER AT 140 LBS./1000 S.Y. AND 38-0-0 UREA FORM FERTILIZER AT 50 LBS./1000 S.Y.
 - OR-
 - B. 32-0-0 TO 38-0-0 SULFUR COATED UREA FERTILIZER AT 59-50 LBS./1000 S.Y.
 - OR-
 - C. 31-0-0 IBDU FERTILIZER AT 61 LBS./1000 S.Y.
2. SPECIFICATION ITEMS OBTAINED USING PENNDOT PUBLICATION 408.
3. ALL SEEDED AREAS SHALL BE MULCHED WITH STRAW APPLIED AT A RATE OF 6000 LBS./AC. (1240 LBS./1000 S.Y.). MULCH TO BE ANCHORED WITH WOOD CELLULOSE FIBER AT 750 LBS./AC. OR EQUAL.
4. ALL AREAS RECEIVING SEEDING SHALL HAVE A MINIMUM OF 6 INCHES OF ORGANIC TOPSOIL.
5. APPLY STEEP SLOPE MIX TO ALL AREAS THAT WILL BE COVERED WITH AN EROSION CONTROL BLANKET OR ALL SLOPES STEEPER THAN 3:1 THAT ARE NOT RECEIVING GROUND COVER AS DEPICTED ON SHEET NO. SP-L1 AND SP-L2.
6. APPLY PENNDOT FORMULA B SEED MIX TO ALL AREAS NOT RECEIVING STEEP SLOPE MIX.

* PERENNIAL RYEGRASS: A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 50% OF THE TOTAL RYEGRASS COMPONENT.

** KENTUCKY BLUEGRASS: A COMBINATION OF IMPROVED CERTIFIED VARIETIES WITH NO ONE VARIETY EXCEEDING 25% OF THE TOTAL BLUEGRASS COMPONENT.

*** MINIMUM 20% HARDEED AND 60% NORMAL SPROUTS.

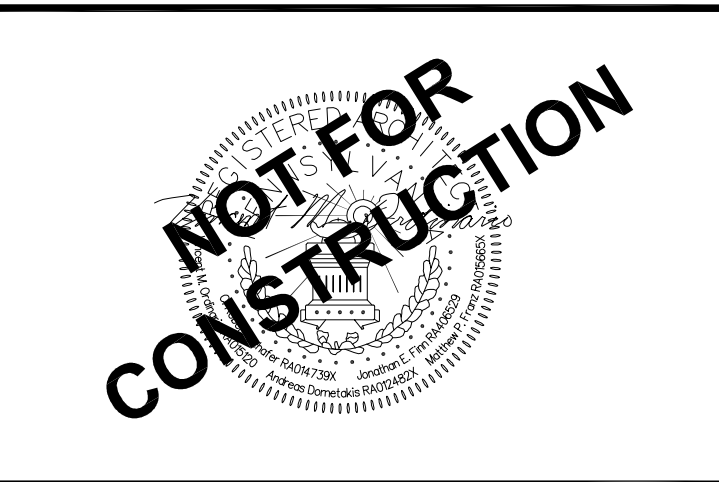
REVISIONS

REVISION DATE: 3-06-2025 : REVISED TO ACCOMMODATE COMMENTS FROM THE MERCER COUNTY REGIONAL PLANNING COMMISSION

NOTES



40 SHENANGO AVE., SHARON, PA 16146(724) 981-8820
130 SEVENTH ST., PITTSBURGH, PA 15222(412) 281-2280



FINAL LAND DEVELOPMENT PLAN

NEW GARAGE AND RENOVATIONS TO THE MUNICIPAL BUILDING FOR JACKSON TOWNSHIP
**51 NORTH FOSTER ROAD
P.O. BOX 92
JACKSON CENTER, PENNSYLVANIA 16133**

SOIL AND SEDIMENT EROSION CONTROL DETAILS AND NOTES

COMM. NO.

4601

DATE

02/07/25

SHEET NO.

SD-1.1

Copyright 2025

INDUSTRIAL LAND DEVELOPMENT PLAN BCS PROPERTIES, INC.

2600 KIRILA BLVD, CITY OF HERMITAGE
MERCER COUNTY,
PENNSYLVANIA

SIGNATURE BLOCK

REVIEWED: _____ DATE _____
MERCER COUNTY REGIONAL PLANNING COMMISSION

CHAIRPERSON

SECRETARY

APPROVED: _____ DATE _____
HERMITAGE PLANNING COMMISSION

CHAIRPERSON

SECRETARY

DATE OF ACTION _____ DATE OF APPROVAL _____
HERMITAGE BOARD OF COMMISSIONERS

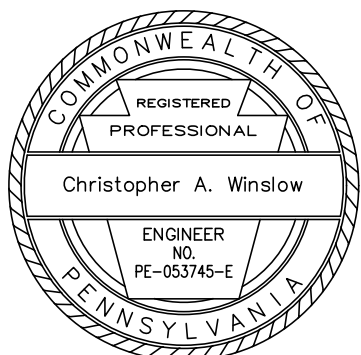
PRESIDENT

SECRETARY



I, CHRISTOPHER A. WINSLOW, A DULY REGISTERED LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND ABILITY THAT THIS PLAN HAS BEEN ACCURATELY PREPARED, AND THAT A FIELD SURVEY WAS PERFORMED IN THE CITY OF HERMITAGE, LOCATED IN MERCER COUNTY, PENNSYLVANIA, AND THAT SUCH SURVEY DOES NOT EXCEED AN ERROR OF CLOSURE OF 1:5000, AND I CERTIFY THAT ALL MONUMENTATION SHOWN ON THIS PLAN HAS BEEN SET OR FOUND IN THE FIELD AS INDICATED.

CHRISTOPHER A. WINSLOW, P.L.S. SU-075171



I, CHRISTOPHER A. WINSLOW, A DULY REGISTERED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF PENNSYLVANIA, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS PLAN HAS BEEN ACCURATELY PREPARED BASED ON SOUND ENGINEERING PRINCIPLES AND ON THE TOPOGRAPHIC SURVEY OF CHRISTOPHER A. WINSLOW, REGISTERED LAND SURVEYOR.

CHRISTOPHER A. WINSLOW, PE-053745-E

NOTARIZATION OF DEVELOPER'S / OWNER'S SIGNATURE

COMMONWEALTH OF PENNSYLVANIA :

COUNTY OF MERCER :SS

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, _____, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED CHRIS BECKER, WHO ACKNOWLEDGED HIMSELF TO BE VICE PRESIDENT OF BCS PROPERTIES, INC., AND THAT HE AS SUCH VICE PRESIDENT, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED BY SIGNING THE BY HIMSELF AS VICE PRESIDENT.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____(SEAL)
NOTARY PUBLIC

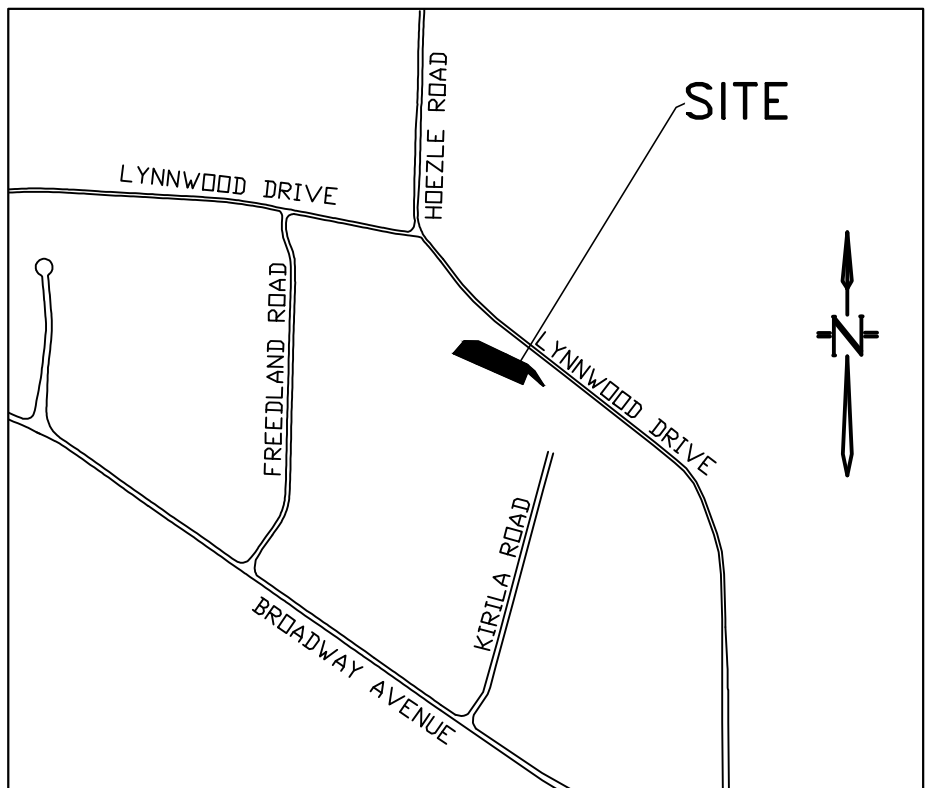
MY COMMISSION EXPIRES THE _____ DAY OF _____, 20____.

I, THE UNDERSIGNED, HEREBY DECLARE THAT BCS PROPERTIES, INC. IS THE DEVELOPER OF THIS LAND DEVELOPMENT PLAN AND THE RECORD OWNER OF THE LAND SHOWN HEREON, AND WISH IT TO BE RECORDED AS SUCH.

SCHEDULE OF DRAWINGS

SHEET NO.	DESCRIPTION
*CS-1	COVER SHEET
2	EXISTING SITE PLAN
*3	SITE LAYOUT PLAN
*4	POST CONSTRUCTION STORMWATER PLAN/ GRADING PLAN
5	POST CONSTRUCTION STORMWATER/GRADING PLAN W/SPOT ELEVATIONS
6	STORM SEWER PROFILES AND DETAILS
7	EROSION & SEDIMENT PLAN
8	EROSION & SEDIMENT DETAILS

* THESE SHEETS ARE TO BE RECORDED AT THE MERCER COUNTY COURT HOUSE



VICINITY SKETCH

1" = 1000'

PLAN IS NULL AND VOID UNLESS
RECORDED BY _____.

OWNER/DEVELOPER

BCS Properties, Inc.
2600 Kirila Blvd.
Hermitage, PA 16148
2008-8932
Tax Parcel 12 171 237 010

PREPARED BY

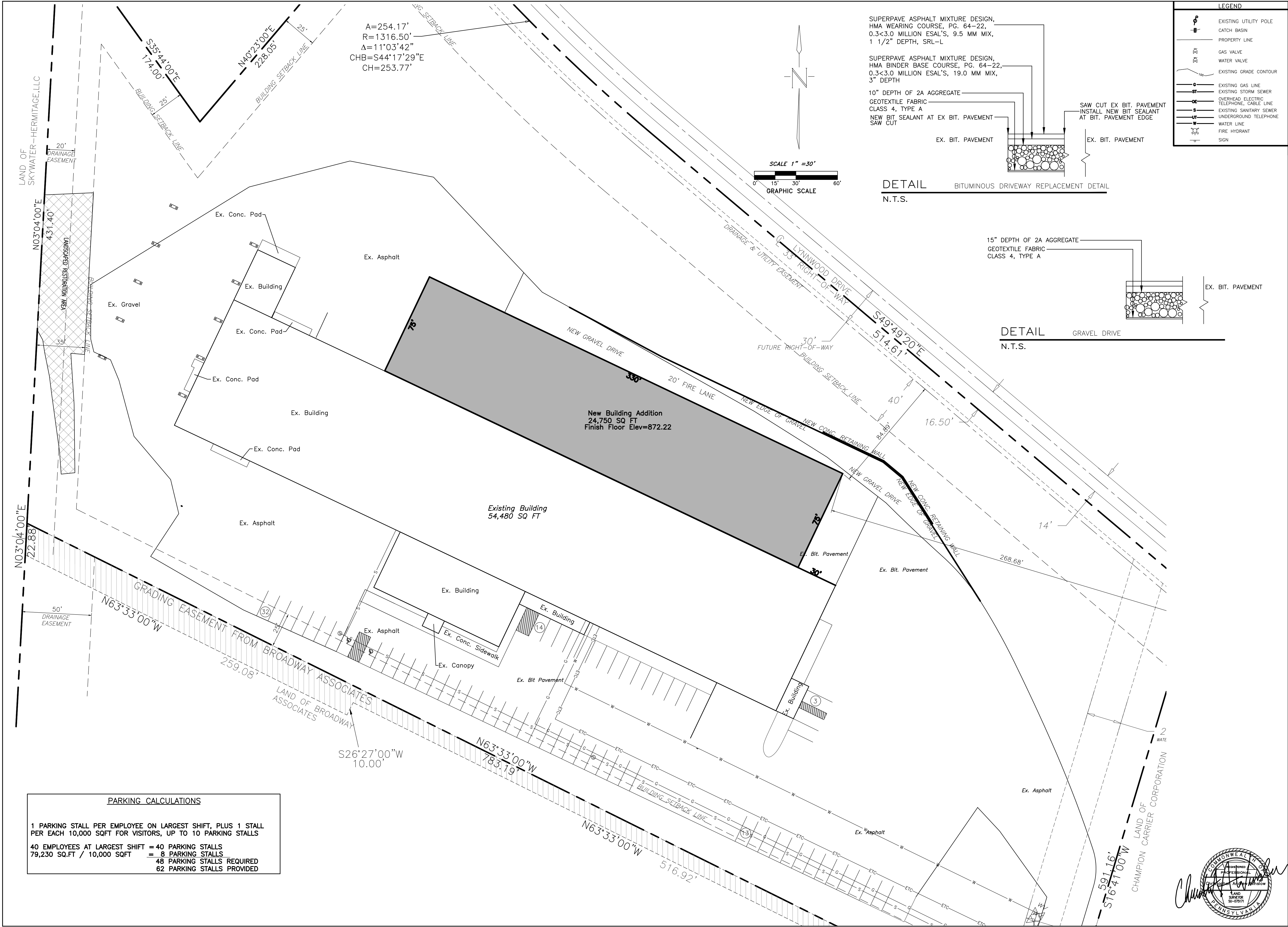
CW Engineering, LLC
Consulting Engineering and Land Surveying
3642 Lee Run Road
Hermitage, PA 16148
724-346-0923
cwengineeringllc@gmail.com



INDUSTRIAL
LAND DEVELOPMENT PLAN
BCS PROPERTIES, INC.
CITY OF HERMITAGE, MERCER COUNTY, PA

CWE FILE: 124-2024
DATE: 1-6-2024

CS



DATE	
NO.	REVISIONS

THESE PLANS ARE SHALL REMAIN THE PROPERTY OF CW ENGINEERING, LLC AND THE OWNER. ANY USE OF THESE PLANS IS NOT PERMITTED WITHOUT WRITTEN PERMISSION FROM CW ENGINEERING, LLC AND THE OWNER.

CW Engineering, LLC

CONSULTING ENGINEERING LAND SURVEYING

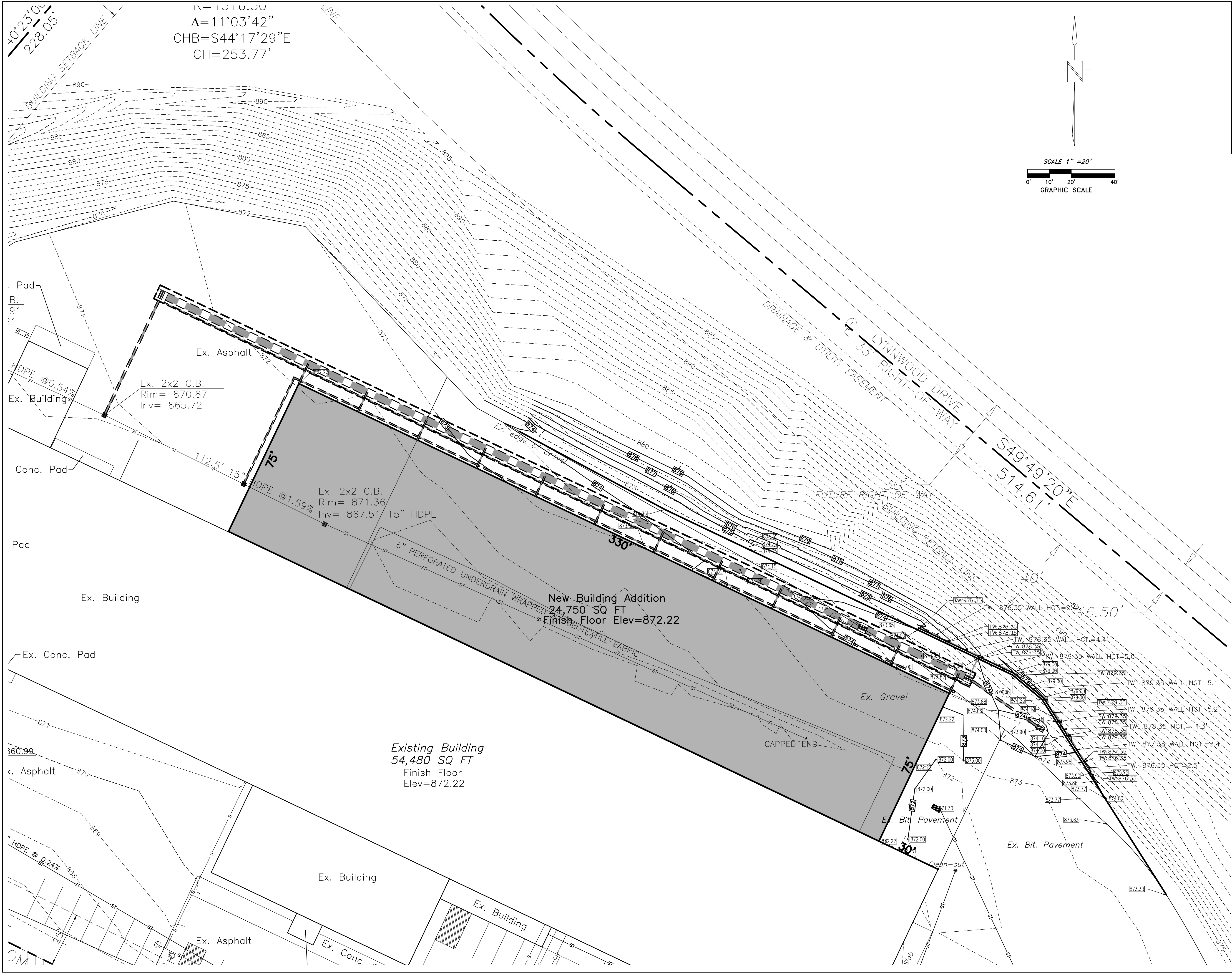
3642 Lee Run Road, Hermitage, Pennsylvania 16148
724-346-0923
cwengineeringllc@gmail.com

DRAWING TITLE
INDUSTRIAL
LAND DEVELOPMENT
PLAN
BCS PROPERTIES, INC

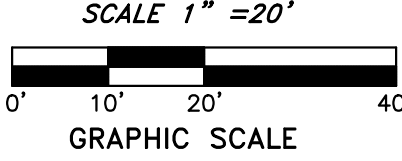
SITE LAYOUT PLAN

2600 KIRILA BLVD
CITY OF HERMITAGE,
MERCER COUNTY, PA

DRAWN BY	CHECKED BY
CW	SAW
DATE ISSUED	FILE #
1-6-25	124-2024
DRAWING SCALE	DRAWING #
1"=30'	3 OF 8



LEGEND	
	EXISTING UTILITY POLE
	CATCH BASIN
	PROPERTY LINE
	GAS VALVE
	WATER VALVE
	EXISTING GRADE CONTOUR
	EXISTING GAS LINE
	EXISTING STORM SEWER
	OVERHEAD ELECTRIC TELEPHONE, CABLE LINE
	EXISTING SANITARY SEWER
	UNDERGROUND TELEPHONE
	WATER LINE
	FIRE HYDRANT
	SIGN



NO.	DATE	REVISIONS

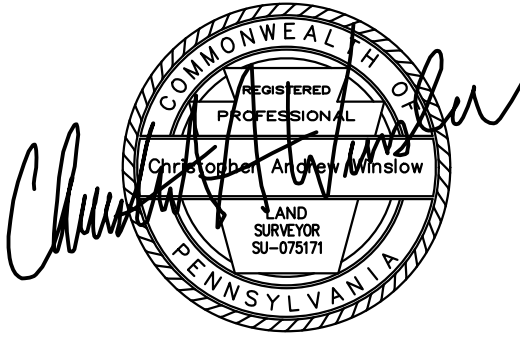
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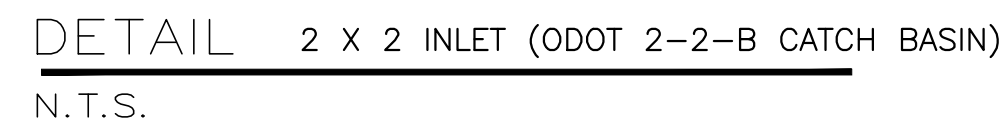
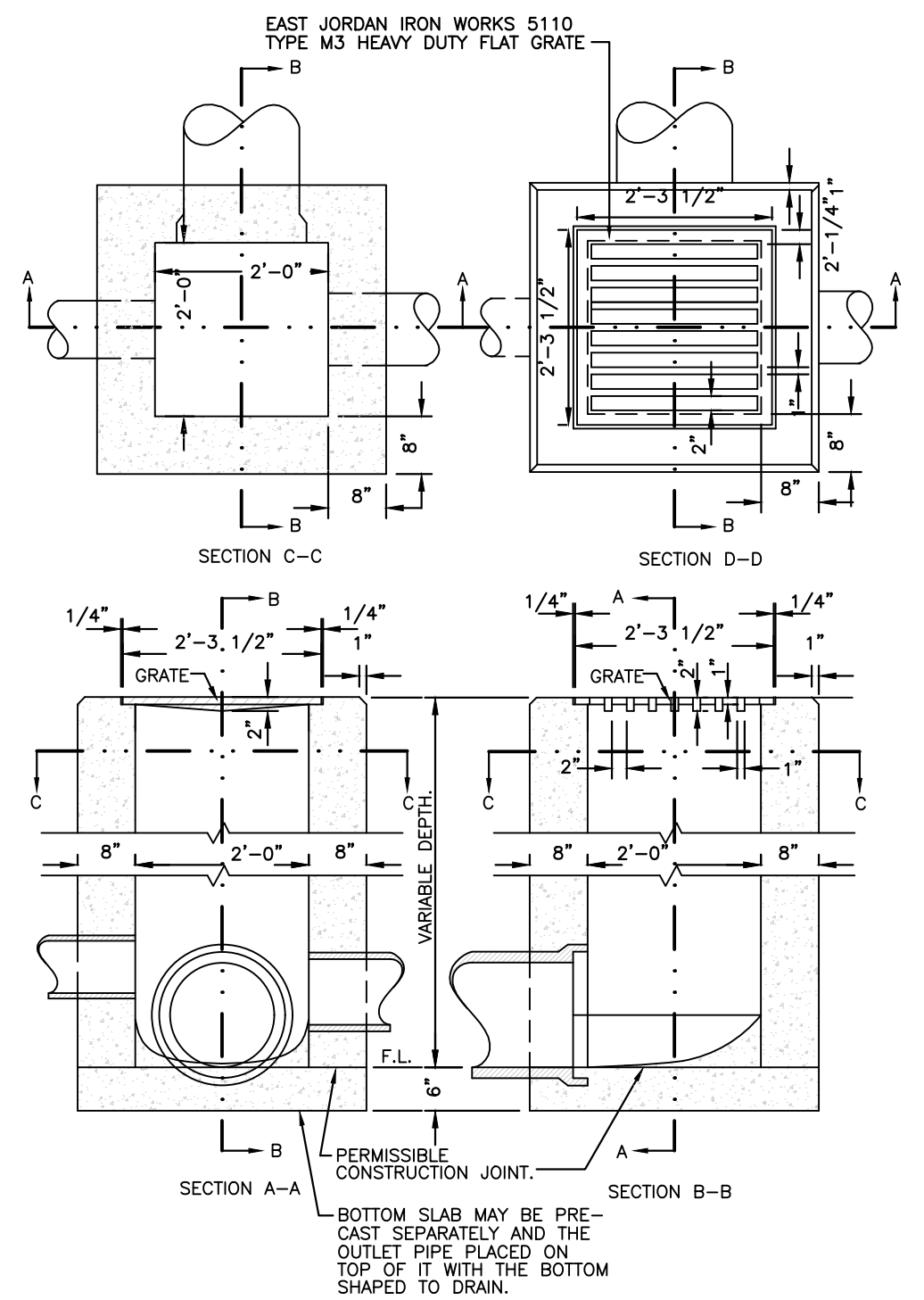
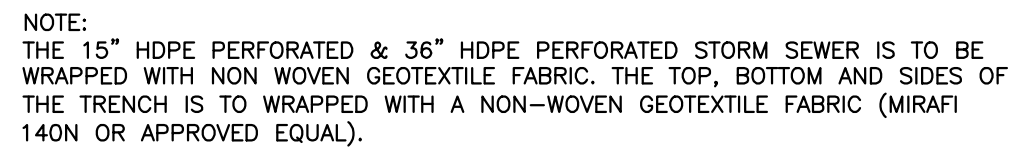
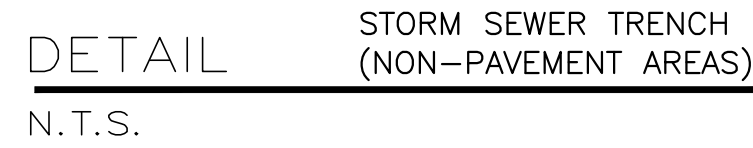
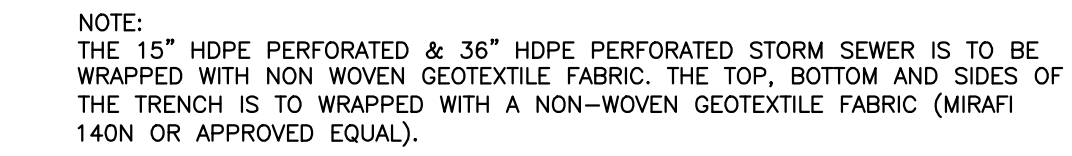
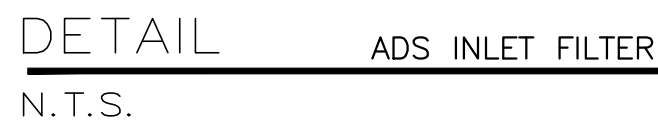
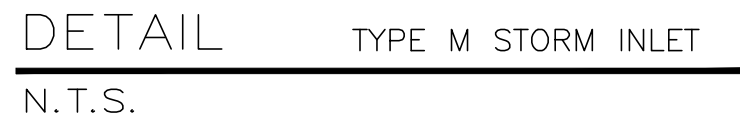
CW Engineering, LLC

CONSULTING ENGINEERING LAND SURVEYING

3642 Lee Run Road, Hermitage, Pennsylvania 16148
724-346-0923
cwengineeringllc@gmail.com

DRAWING TITLE INDUSTRIAL LAND DEVELOPMENT PLAN BCS PROPERTIES, INC	
POST CONSTRUCTION STORMWATER / GRADING & SPOT ELEVATIONS	
2600 KIRILA BLVD CITY OF HERMITAGE, MERCER COUNTY, PA	
DRAWN BY CW	CHECKED BY SAW
DATE ISSUED 1-6-25	FILE # 124-2024
DRAWING SCALE 1"=20'	DRAWING # 5 OF 8





DATE	NO.	REVISIONS

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CW Engineering, LLC

CONSULTING ENGINEERING LAND SURVEYING

724-346-0923
cwengineeringllc@gmail.com

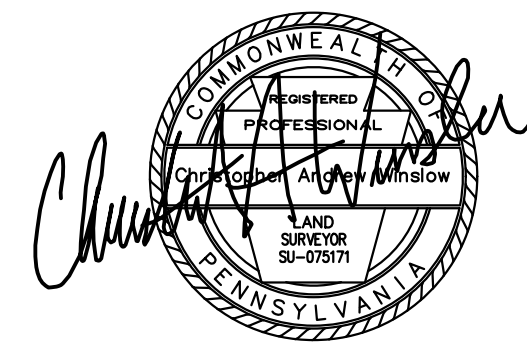


DRAWING TITLE
INDUSTRIAL
LAND DEVELOPMENT
PLAN
BCS PROPERTIES, INC

STORM SEWER PROFILES & DETAILS

2600 KIRILA BLVD
CITY OF HERMITAGE,
MERCER COUNTY, PA

DRAWN BY CW	CHECKED BY SAW
DATE ISSUED 1-6-25	FILE # 124-2024
DRAWING SCALE 1"=1'-0"	DRAWING # 6 OF 8



Sediment deposited on public roadways should be removed and returned to the construction site immediately. **Note:** Washing the roadway or sweeping the deposits into roadway ditches, sewers, culverts, or other drainage courses is not acceptable.

Rock construction entrances are not effective sediment removal devices for runoff coming off the roadway above the entrance. Surface runoff should be directed off the roadway by means of appropriate drainage devices described later in this chapter. Where these devices do not discharge to a suitable vegetative filter strip, an appropriately sized sediment trap should be provided. For locations not having sufficient room for a conventional sediment trap, consideration should be given to use of a compost sock sediment trap. Compost sock traps may also be used instead of conventional sediment traps at other points of discharge. Where used, care should be taken to prevent continuous contact between the sock and the underlying soil in order to prevent undermining. It is also important to properly anchor the sock (Standard Construction Detail #3-1).

STANDARD CONSTRUCTION DETAIL # 3-1
Rock Construction Entrance

Modified from Maryland DOE

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.

363-2134-008 / March 31, 2012 / Page 14

STANDARD CONSTRUCTION DETAIL # 4-6
Rock Filter Outlet

PA DEP

A rock filter outlet shall be installed where failure of a silt fence or straw bale barrier has occurred due to concentrated flow. Anchored compost layer shall be placed on upslope face in HQ and EV watersheds.

Sediment shall be removed when accumulations reach 1/3 the height of the outlet.

363-2134-008 / March 31, 2012 / Page 74

STANDARD CONSTRUCTION DETAIL # 4-16
Filter Bag Inlet Protection - Type M Inlet

Adapted from PennDOT RC-70, 2008 Edition

Maximum drainage area = 1/4 acre.

Inlet protection shall not be required for inlet tributary to sediment basin or trap. Berms shall be required for all installations.

Roller earthen berm in roadway shall be maintained until roadway is stoned. Road subbase berm on roadway shall be maintained until roadway is paved. 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.

Inlet filter bags shall be inspected on a weekly basis and after each runoff event. Bags shall be emptied and rinsed or replaced when half 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 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.

363-2134-008 / March 31, 2012 / Page 99

STANDARD CONSTRUCTION DETAIL # 3-16
Pumped Water Filter Bag

PA DEP

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-4854	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 1/2 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.

363-2134-008 / March 31, 2012 / Page 54

STANDARD CONSTRUCTION DETAIL # 3-16
Pumped Water Filter Bag

PA DEP

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363-2134-008 / March 31, 2012 / Page 54

STANDARD E&S WORKSHEET #1
Compost Filter Socks

PROJECT NAME: CW BECKER
LOCATION: 2800 KIRILA ROAD
PREPARED BY: CW
CHECKED BY: SAW
DATE: 12-17-24
DATE: 12-17-24

363-2134-008 / March 31, 2012 / Page 72

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

363-2134-008 / March 31, 2012 / Page 65

The maximum slope length above a compost filter sock shall not exceed those shown in Figure 4.2. **NOTE:** Slope length is not addressed by use of multiple rows of compost socks. The anticipated functional life of a biodegradable filter sock should be 6 months; for photodegradable socks it is 1 year. Some other types may last longer. Projects with disturbances anticipated to last longer than the functional life of a sock should plan to replace the socks periodically or use another type of BMP.

Upon stabilization of the tributary area, the filter sock may be left in place and vegetated or removed. In the latter case, the mesh is typically cut open and the mulch spread as a soil supplement. In either case, the stakes should be removed.

Filter socks using other filters may be approved on a case-by-case basis if sufficient supporting information (including manufacturer's specs and independent test data) is provided. However, they might not qualify as ABACTs. Wherever compost socks are used, Table 4.1 should be placed on a detail sheet.

TABLE 4.1 Compost Sock Fabric Minimum Specifications					
Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MEPP)	Heavy Duty Multi-Filament Polypropylene (HDMEPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters	12" 18"	12" 18"	12" 18"	12" 18"	12" 18"
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	23% at 1000 hr.	23% at 1000 hr.	100% at 1000 hr.	100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years
Two-ply systems					
Inner Containment Netting	HDPE biaxial net				
	Continuously wound				
Outer Filtration Mesh	Fusion-welded junctures				
	3/4" X 3/4" Max. aperture size				
Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch)					
3/16" Max. aperture size					
Filter socks composed of burlap may be used on projects lasting 6 months or less.					

Compost shall be a well decomposed, weed-free organic matter derived from agriculture, food, stump grindings, and yard or woodchips organic matter sources. The compost should be aerobically composted. The compost should possess no objectionable odors and should be reasonably free (<1% 363-2134-008 / March 31, 2012 / Page 63

STANDARD E&S WORKSHEET #1
Compost Filter Socks

PROJECT NAME: CW BECKER
LOCATION: 2800 KIRILA ROAD
PREPARED BY: CW
CHECKED BY: SAW
DATE: 12-17-24
DATE: 12-17-24

363-2134-008 / March 31, 2012 / Page 72

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

363-2134-008 / March 31, 2012 / Page 65

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Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability %					
Original Strength	23% at 1000 hr.	23% at 1000 hr.	100% at 1000 hr.	100% at 1000 hr.	100% at 1000 hr.
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STANDARD E&S WORKSHEET #21
Temporary and Permanent Vegetative Stabilization Specifications

PROJECT NAME: CW BECKER
LOCATION: 2800 KIRILA ROAD
PREPARED BY: CW
CHECKED BY: SAW
DATE: 12-17-24
DATE: 12-17-24

SPECIFICATIONS: The Department recommends the use of the Penn State publication, "Erosion Control and Conservation Plantings on Noncropland," as the standard to use for the selection of species, seed specifications, mixtures, timing and fertilizing, time of seeding, and seeding methods. Specifications for these items may also be obtained from PennDOT's Publication # 408, Section 804 or by contacting the applicable county conservation district. Upon selection of a reference, that reference should be used to provide all specifications for seeding, mulching, and soil amendments. The following specification will be used for this project:

(TEMPORARY)

*SPECIES: ANNUAL RYE (PENNDOT FORMULA)

% PURE LIVE SEED: 85%
APPLICATION RATE: 100 LB./ACRE
FERTILIZER TYPE: 10-10-10 (X-X-X)
FERTILIZER APPL. RATE: 500 LB./ACRE
LIVING RATE: 1.0 T./ACRE
MULCH TYPE: STRAW
MULCHING RATE: 3.0 T./ACRE

(PERMANENT)

TOPSOIL PLACEMENT DEPTH: 6" TOPSOIL DEPTH: 6" PERENNIAL RYE, 50% KENTUCKY BLUE IN.
% SPECIES: 50% PERENNIAL RYE, 50% KENTUCKY BLUE IN.
% PURE LIVE SEED: 85%
APPLICATION RATE: 200 LB./ACRE
FERTILIZER TYPE: 10-10-20 (X-X-X)
FERTILIZER APPL. RATE: 1000 LB./ACRE
LIVING RATE: 6.0 T./ACRE
MULCH TYPE: STRAW
MULCHING RATE: 3.0 T./ACRE
ANCHOR MATERIAL: N/A
ANCHORING METHOD: N/A
RATE OF ANCHOR MATERIAL APPL.: N/A LB./ACRE
SEEDING SEASON DATES: MARCH 15-JUNE 1/AUG 1-OCT 15

(PERMANENT - STEEP SLOPE)

TOPSOIL PLACEMENT DEPTH: 6" TOPSOIL DEPTH: 6" PERENNIAL RYE, 50% KENTUCKY BLUE IN.
% SPECIES: 50% PERENNIAL RYE, 50% KENTUCKY BLUE IN.
% PURE LIVE SEED: 85%
APPLICATION RATE: 200 LB./ACRE
FERTILIZER TYPE: 10-10-20 (X-X-X)
FERTILIZER APPL. RATE: 1000 LB./ACRE
LIVING RATE: 6.0 T./ACRE
MULCH TYPE: STRAW
MULCHING RATE: 3.0 T./ACRE
ANCHOR MATERIAL: N/A
ANCHORING METHOD: N/A
RATE OF ANCHOR MATERIAL APPL.: N/A LB./ACRE
SEEDING SEASON DATES: MARCH 15-JUNE 1/AUG 1-OCT 15

*If more than one species is used, indicate application rate for each species.

Note: This worksheet should be added to the plan drawings.

363-2134-008 / March 31, 2012 / Page 392

STANDARD E&S WORKSHEET #21
Temporary and Permanent Vegetative Stabilization Specifications

PROJECT NAME: CW BECKER
LOCATION: 2800 KIRILA ROAD
PREPARED BY: CW
CHECKED BY: SAW
DATE: 12-17-24
DATE: 12-17-24

SPECIFICATIONS: The Department recommends the use of the Penn State publication, "Erosion Control and Conservation Plantings on Noncropland," as the standard to use for the selection of species, seed specifications, mixtures, timing and fertilizing, time of seeding, and seeding methods. Specifications for these items may also be obtained from PennDOT's Publication # 408, Section 804 or by contacting the applicable county conservation district. Upon selection of a reference, that reference should be used to provide all specifications for seeding, mulching, and soil amendments. The following specification will be used for this project:

(TEMPORARY)

*SPECIES: ANNUAL RYE (PENNDOT FORMULA)

% PURE LIVE SEED: 85%
APPLICATION RATE: 100 LB./ACRE
FERTILIZER TYPE: 10-10-10 (X-X-X)
FERTILIZER APPL. RATE: 500 LB./ACRE
LIVING RATE: 1.0 T./ACRE
MULCH TYPE: STRAW
MULCHING RATE: 3.0 T./ACRE

(PERMANENT)

TOPSOIL PLACEMENT DEPTH: 6" TOPSOIL DEPTH: 6" PERENNIAL RYE, 50% KENTUCKY BLUE IN.
% SPECIES: 50% PERENNIAL RYE, 50% KENTUCKY BLUE IN.
% PURE LIVE SEED: 85%
APPLICATION RATE: 200 LB./ACRE
FERTILIZER TYPE: 10-10-20 (X-X-X)
FERTILIZER APPL. RATE: 1000 LB./ACRE
LIVING RATE: 6.0 T./ACRE
MULCH TYPE: STRAW
MULCHING RATE: 3.0 T./ACRE
ANCHOR MATERIAL: N/A
ANCHORING METHOD: N/A
RATE OF ANCHOR MATERIAL APPL.: N/A LB./ACRE
SEEDING SEASON DATES: MARCH 15-JUNE 1/AUG 1-OCT 15

(PERMANENT - STEEP SLOPE)

TOPSOIL PLACEMENT DEPTH: 6" TOPSOIL DEPTH: 6" PERENNIAL RYE, 50% KENTUCKY BLUE IN.
% SPECIES: 50% PERENNIAL RYE, 50% KENTUCKY BLUE IN.
% PURE LIVE SEED: 85%
APPLICATION RATE: 200 LB./ACRE
FERTILIZER TYPE: 10-10-20 (X-X-X)
FERTILIZER APPL. RATE: 1000 LB./ACRE
LIVING RATE: 6.0 T./ACRE
MULCH TYPE: STRAW
MULCHING RATE: 3.0 T./ACRE
ANCHOR MATERIAL: N/A
ANCHORING METHOD: N/A
RATE OF ANCHOR MATERIAL APPL.: N/A LB./ACRE
SEEDING SEASON DATES: MARCH 15-JUNE 1/AUG 1-OCT 15

*If more than one species is used, indicate application rate for each species.

Note: This worksheet should be added to the plan drawings.

363-2134-008 / March 31, 2012 / Page 392

MAINTENANCE PROGRAM

It shall be the responsibility of the contractor to perform a weekly inspection and an additional inspection after each runoff event, of all temporary and permanent erosion and sediment control measures to ensure that they are working properly. This check shall include, but not be limited to:

- Inspection of silt sock. Accumulated sediment shall be removed when it reaches half the above ground height of the sock within forty-eight hours. Silt and sediment removed from the silt sock shall be mixed with soil during the earthwork process and properly disposed of on the site;
- Inspection of all slopes for signs of erosion and/or sediment. If any areas show signs of erosion, control measures will be installed within forty-eight hours;
- Inspection of inlet protection control devices. The filter bags shall be emptied when they become half full and replaced within forty-eight hours. The accumulated sediment shall be mixed with the soil during the earthwork process or disposed of at an approved PA DEP Landfill. The used filter bags shall be replaced with new filter bag. The used filter bag should be either recycled or disposed of at an approved PA DEP landfill;
- Inspection of temporary and/or permanent stabilization measures for deficiencies. Any areas requiring additional stabilization should be addressed within 48 hours utilizing the temporary and/or permanent measures required.
- Rock Construction Entrance. The construction entrance shall be maintained to the specified dimensions and the capacity to remove sediment from the tires by adding rock within forty-eight hours when necessary. A stockpile of rock material shall be maintained onsite for this purpose.
- The contractor is to complete the PA DEP Visual Inspection Report (3800-FM-BCW0271d) for stormwater discharges associated with construction activities every week and after any runoff event. Copies of the completed Visual Inspection Checklist must be available on site.

An adequate supply of additional erosion/sediment control materials such as silt sock and filter bags shall be stockpiled on-site to be used in event of repairs of existing soil erosion and sediment controls.

Silt and sediment removed from all control measures shall be mixed with soil during the earthwork process and properly disposed of on the site. Contractor will ensure that all construction wastes including excess soil materials, building materials, concrete wash water, and sanitary wastes are disposed of properly at an approved DEP landfills or recycled.

LEGEND

EXISTING UTILITY POLE
CATCH BASIN
PROPERTY LINE
GAS VALVE
WATER VALVE
EXISTING GRADE CONTOUR
EXISTING GAS LINE
EXISTING STORM SEWER
OVERHEAD ELECTRIC TELEPHONE, CABLE LINE
EXISTING SANITARY SEWER
UNDERGROUND TELEPHONE
WATER LINE
FIRE HYDRANT
SIGN

AGGREGATE BASE. SEE CONSTRUCTION DRIVE
SILT FENCE. SEE DTL.
TO CONTAIN CONC.
AGGREGATE BASE. SEE CONSTRUCTION DRIVE
3:1 SIDE SLOPE. (TYP. OUTSIDE)
3:1 SIDE SLOPE. (TYP. INSIDE)
PLAN

NOTE: EXCAVATED MATERIAL SHALL BE USED FOR PERIMETER BERM. SOIL FOR BERM SHALL BE COMPACTED IN THE SAME MANNER AS TRENCH BACKFILL.

CONCRETE WASH OUT AREA
NOT TO SCALE

THESE PLANS ARE SHALL REMAIN THE PROPERTY OF CW ENGINEERING, LLC AND THE OWNER. ANY USE OF THESE PLANS IS NOT PERMITTED WITHOUT WRITTEN PERMISSION FROM CW ENGINEERING, LLC AND THE OWNER.

CW Engineering, LLC
CONSULTING ENGINEERING LAND SURVEYING
3642 Lee Run Road, Hermitage, Pennsylvania 16148
724-346-0923
cwwengineeringllc@gmail.com

CW

DRAWING TITLE
INDUSTRIAL
LAND DEVELOPMENT
PLAN
BCS PROPERTIES, INC

EROSION & SEDIMENT
DETAILS

2800 KIRILA BLVD
CITY OF HERMITAGE,
MERCER COUNTY, PA

DRAWN BY
CW
DATE ISSUED
1-6-25
DRAWING SCALE
1"=40'

CHECKED BY
SAW
FILE #
124-2024
DRAWING #
8 OF 8

BOROUGH OF CLARK, MERCER COUNTY, PENNSYLVANIA

BILL NO.

ORDINANCE NO.

Introduced by,

Passed finally,

AN ORDINANCE OF THE COUNCIL OF THE BOROUGH OF CLARK, MERCER COUNTY, PENNSYLVANIA, PROVIDING FOR ADDING SOLAR ENERGY SYSTEMS AS AN AMENDMENT TO SECTION 503.

BE IT ORDAINED AND ENACTED by Council of the Borough of Clark, Mercer County, Pennsylvania, and it is hereby enacted and ordained by the authority of the same as follows:

SECTION 1. **AMENDMENT SECTION 504.2** It is the intent of this Ordinance to require any applicant proposing a solar energy system, except for those affixed and permanently attached to the roof of a permitted primary use or permitted secondary use structure located on the parcel, to submit to the Zoning Officer detailed construction and elevation drawing for review by the Borough Zoning Officer for compliance with Clark Borough's Zoning Ordinance.

SECTION 2. **DEFINITIONS**: For purposes of this Ordinance the following terms shall mean as indicated unless the context clearly requires otherwise:

- (A) Solar Access - The access of a Solar Energy System to direct sunlight.
- (B) Solar Easement – A legal agreement that protects access to sunlight on a property.
- (C) Solar Energy System - An energy conversion system, including appurtenances, which converts solar energy to a usable form of energy to meet all or part of the energy or heating requirements of the onsite user, or which is to be sold to a utility company to be used by others, or sold directly to other users.
- (D) Small Solar Energy System - Solar energy systems installed for personal use in residences, commercial properties and institutions. A small solar energy system is required to be roof-mounted (i.e., placed on or as an integral part of a building).
- (E) Large Solar Energy System - Solar energy systems installed on large parcels of land for the purpose of generating revenue or utility-scale systems installed to benefit the community or an entire institution.

SECTION 3. **REPEALER**: All ordinances or resolutions or parts of ordinances or resolutions, insofar as they are inconsistent therewith, are hereby repealed.

SECTION 4. SEVERABILITY: If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared it is the intent of the Supervisors that this Ordinance would have been adopted had such constitutional, illegal or invalid sentence, clause, section or part thereof not been included therein.

SECTION 5. EFFECTIVE DATE: This Ordinance shall become effective _____ days after its adoption.

ORDAINED AND ENACTED finally into law by the by the Council of the Borough of Clark, this _____ day of _____, 2024.

President Council Member

Borough Secretary

Plans Reviewed by Land Use Team

	Plan Name	Municipality	Major or Minor	Fee Paid	Status
1	Butch	Findley	Minor	\$300.00	Completed
2	McAnallen	Coolspring	Minor	\$360.00	Completed
3	Kasbee	Delaware	Minor	\$300.00	Reviewed
4	Hercules Car Wash	Mercer	LDP	\$300.00	Withdrawn
5	Troyer	Fairview	Minor	\$300.00	Completed
	Home 2 Suites	Hermitage			
6		Shenango	Minor	\$375.00	Completed
	Home 2 Suites	Hermitage			
7		Shenango	Preliminary LDP	\$500.00	Pending zoning hearing at Shenango
8	Stonebraker	Lackawannock	Minor	\$320.00	in progress
9	Hoskin	Liberty	Minor	\$300.00	in progress
10	Clark	Mill Creek	Minor	\$325.00	Reviewed
11	Fairview Cheese	Fairview	Preliminary LDP	\$500.00	Board Approved
	Wagler	Sandy Lake			
12		Lake	Minor	\$300.00	Reviewed
13	Riddle	Pine	Minor	\$300.00	in progress
14	Mercer Farm [WPC]	Findley	Minor		In progress
15	Samol	South Py	Minor		In progress
16	Shetler	Salem	Minor		In progress
17	Top Tier	Hermitage	LDP	Fees waived	Completed
18	Gibson Lots 1 & 2	Hermitage		Fees waived	Completed
19	Confer II Lot 1	Hermitage		Fees waived	Completed
20	83 Main Street LLC Lots 1 & 2	Hermitage		Fees waived	Completed
21	USA Equipment Leasing LLC Lot 1	Hermitage		Fees waived	Completed
22	Yanak Lots 1 & 2	Hermitage		Fees waived	Completed
23	Yanak Lot 3	Hermitage		Fees waived	Completed
24	Hickory Fields	Hermitage	LDP	Fees waived	Completed
25	Boura	Hempfield	Minor	\$325.00	Completed
26	Korniak	Jackson	Minor	\$350.00	In progress
27	Emph	West Salem	Minor	\$300.00	In progress
28	Jackson Township Bldg	Jackson	LDP	Fee waived	In progress
29	Benson Williams	Pymatuning	Minor	\$500.00	In progress
30	T Collins	West Salem	Minor	\$325.00	In progress
31	Belblo	West Salem	Minor	\$325.00	In progress
32	Harrison	West Salem	Minor	\$325.00	In progress
33	R. Collins	West Salem	Minor	\$325.00	In progress
34	Chutz	Pine	Minor	\$380.00	In progress
35	Minner/Montgomery	Findley	Minor	\$325.00	In progress
36	Industrial Land Development BCS	Hermitage	LDP	Fee waived	In progress
37	Glen Lakes	Pine	Minor	\$325.00	Waiting on fee
38	Morse/Perkins	Wilmington	Minor	\$325.00	In progress
39	Westlake	Sandy Lake	Minor	\$325.00	In progress