

1301 12th Street, Suite 103
Altoona, PA 16601
Phone (814) 949-2456
Fax (814) 949-2203

planning@altoonapa.gov



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, July 11, 2023 at 3:00 PM
4th Floor City Hall Common Room

AGENDA

CALL TO ORDER

PRESENTATION: czbLLC Comprehensive Plan update.

ADMINISTRATIVE ITEMS

1. Approval of Minutes – The Commission will consider the approval of minutes from its previous meeting of June 6, 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. Graystone Grande Palazzo Phase 4 – 2515 7th Avenue – Graystone Grande Palazzo, LLC submitted a unified review for a five-story mixed-use building just under 9,000 SF. 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 is being requested. Your agenda packet includes the last revised plans, technical review letter, developers' response letter, BCPC review letter and a narrative/waiver list. A recommended resolution for conditional approval has been included.
2. Anderson Family Funeral Home – 118 Rosehill Cemetery Dr – Anderson Family Funeral Homes submitted a unified review for a new 4000 SF funeral home on a 1.257-acre lot subdivided from Rose Hill Cemetery Association. A total of 29 parking spaces of which two are ADA will be provided to serve the proposed building. A total of five waivers is being requested. Your agenda packet includes the last revised plans, technical review letter, developers' response letter, BCPC review letter & response letter from developer, project narrative, and waiver list. A recommended resolution for conditional approval has been included.

STAFF LEVEL REVIEWS – None at this time

SPOT BLIGHT DECLARATION

1. 609 5th Avenue (Garage Only)
2. 709 N. 9th Avenue

INFORMATIONAL ITEMS

1. GAEDC Report
2. Blair County Planning Commission Report

COMMISSIONER FORUM

QUESTIONS FROM MEDIA AND PUBLIC

ADJOURNMENT

**MINUTES
ALTOONA CITY PLANNING COMMISSION
REGULAR MEETING
June 6, 2023**

MEMBERS PRESENT

Larry Bilotto – Vice Chair
Michael Haire – Secretary
James Dixon
Jesse Ickes
Devin Saylor

MEMBERS ABSENT

David Albright - Chair
Richard Haines

GUESTS PRESENT

Lisa Hann – Family Services, Inc.
Brian Durbin – Family Services, Inc.
Cory Tubo – Family Services, Inc.
Joe Keller – Keller Engineering – Benzel's Pretzel Bakery, Inc.
Matt Benzel – Benzel's Pretzel Bakery, Inc.
Camilo Ciew – Curaleaf
Elliot Morgan – L & L Construction – Curaleaf
Dan Beyer – EADS Group - Curaleaf
William Kibler – Altoona Mirror

STAFF PRESENT

Mayor Matt Pacifico – Mayor City of Altoona
Omar Strohm – Altoona 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
Adam McCoy – Accounting Manager, Department of Community Development
Mary Johnson – Deputy Director/CDBG Program Manager, Department of Community Development
Bette Fischer – Clerical Associate III, Department of Community Development

The Altoona City Planning Commission (ACPC) held its regular meeting on June 6, 2023, in the City Hall 4th Floor Common Room, 1301 12th Street, Altoona, PA. Vice Chair Larry Bilotto called the meeting to order at 3:00 P.M.

ADMINISTRATIVE ITEMS

1. Approval of Minutes

A motion was made by Mr. Saylor to approve the minutes from the May 2, 2023, meeting. Mr. Ickes seconded the motion. Motion passed unanimously.

2. Public Comment – None

3. SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS –

- a. Benzel's Pretzel Bakery, Inc. Addition – Joe Keller of Keller Engineering presented a land development plan to build a 20,000 square foot addition to the existing 20,000 square foot warehouse located at 5112 6th Avenue. Runoff will be taken care of by an underground retention system. There is no water or sewage to the addition so there will not be any more water added. There are no wetlands on the site. Roof drains will be connected to the existing storm water system. There are no exterior stairways. They are not be adding any jobs, so there is no need for additional parking spaces. No waivers are being requested. A motion was made by Mr. Ickes to approve the resolution for the warehouse addition as set forth in the land development plan. The motion was seconded by Mr. Dixon. Motion passed unanimously.
- b. Curaleaf – Additional Parking Lot – Dan Beyer of EADS presented an amendment to the previously approved plan. Curaleaf is constructing a new parking lot at 514 East Pleasant Valley Boulevard. The original plan, which outlined several conditions that were to be satisfied no later than March 7, 2022, was approved at the December 7, 2021 ACPC meeting. The new plan proposes to eliminate the ADA parking in the rear of the building and move it to the front of the building. The original plan included a ramp on the side of the building. The amended plan provides steps in this location. Curaleaf is requesting four waivers with this amended plan:

1. I. 620-12C(2)(f): All corrugated metal pipe shall be polymer-coated, with asbestos bonding and paved inverts where prone to erode. The applicant is requesting a waiver to this section to install SLCPP in the municipal right-of-way.
2. 640-63c(3)(a): All stalls shall be 19 feet long. The applicant is requesting a waiver to this section to provide 9' wide by 18' long parking stalls instead of the required 19'.
3. 640-64A(1): Sidewalks shall be provided along the entire length of the property. The applicant is requesting a waiver to this section.
4. 640-65B(1-8): Buffer yard requirement is 15'. The applicant is requesting a waiver to provide a 6' buffer instead of the required 15'.

A motion was made by Mr. Dixon to approve the amended resolution along with the four waivers that are being requested. Mr. Ickes seconded the motion. Motion passed with one opposed.

- c. Altoona Area School District – Extension – The Altoona Area School District has requested a 90-day extension to finalize the language in the developer's agreement for the 6th Avenue Parking Lot Land Development Plan. The plan that was approved by resolution at the March 7, 2023, ACPC meeting provided for 12 additional parking spaces at 1415 6th Avenue. The developer was unable to satisfy the conditions within the timeframe so they are resubmitting

the plans for review and approval. The Developer has requested the following waivers:

1. 640-63C(7): Curbing shall be placed at the edges of all surfaced areas, including islands. The applicant is requesting a waiver to this section.
2. 640-63B(3): Parking facilities shall be set back from street right-of-way lines, property lines, and building foundation a minimum of five feet. The applicant is requesting a waiver to this section.
3. 640-65C(4): Along the parking lot, trees and shrubs shall be planted to screen the parking facility from all surrounding streets and properties. The applicant is requesting a waiver to this section and will provide a grass berm.

A motion was made by Mr. Haire to approve the resolution for the 90-day extension of the Altoona Area School District land development plan. Mr. Saylor seconded the motion. Motion passed unanimously.

- d. Family Services, Inc. – Development of Homeless Shelter/Apartments – Brian Durbin of the Durbin Companies addressed the ACPC to describe why Family Services, Inc. was resubmitting an application for the land development project to reuse the existing building located at 2300 North Branch Avenue to construct six multifamily dwellings and a 9,725 square foot homeless shelter. The developer is asking for modifications to the original plan and is seeking two waivers:

1. 640-64A(2): Except in the Central Business District zones, there shall be a landscaped strip left between the curb and sidewalk. The applicant is requesting a waiver to this section.
2. 640-65A(2): Throughout the City, one tree shall be planted along the street for every 50 feet of street frontage. The applicant is requesting a waiver to this section.

Mr. Durbin explained that Blair Community Action Program/Family Services, Inc. project was originally conceived by the developer as one development that took into account the challenges at the Drenning Building part of the site. They had approached the City from the outset with the idea of planting additional landscaping at other areas of the site to make up for not landscaping the area along 23rd Street by the shelter because it is not conducive to planting grass and trees. First, the area is prone to street flooding. He noted that the City Department of Public Works has plans to correct this situation but in the meantime any trees would be killed by flooding and road salt in runoff. Second, the area is also does not receive sufficient sunlight to support healthy tree growth. With the shade, snow, salt, and street debris, Mr. Durbin does not feel that any landscaping would survive. Finally, maintenance and snow removal will be easier without landscaping in this area. Somehow, two plans were approved,

one with trees, and one without trees. Mr. Durbin was working with the plan that waived the trees. The board only saw the plan that included planting trees at the last meeting. He is now requesting that the ACPC approve the plan waiving the trees given the larger project. Mr. Saylor commented that he voted not grant the waiver, but after hearing Mr. Durbin's testimony, he would most likely change his vote to grant the waiver. Mr. Haire then asked if it would be possible to maybe put in some concrete planters in just to get some greenery in the front of building. Mr. Durbin responded that that from a maintenance view, the planters would get dinged up or hit by a snowplow given the location. Lisa Hann of Family Services noted that they are encouraging residents who smoke to use of the patio along North Branch Avenue. She would be afraid that any planters would be used by residents as ashtrays instead.

Mr. Bilotto asked for a motion to approve the amended resolution with the two waiver requests. Mr. Ickes made the motion. Mr. Dixon seconded the motion. Motion carried with three voting to approve the request and one opposed. Motion carried.

4. STAFF LEVEL REVIEWS – Ms. McMillen reported that there were four staff level reviews since the May 2, 2023 regular meeting:

1. Timothy & Kathleen Loose – 601 S. 22nd Street – No impact subdivision, approved
2. Lareen Moffitt and Thayne Nader – 1916 3rd Street – No impact subdivision, approved.
3. William and Grace Beere – 501 2nd Avenue – No impact subdivision, approved.
4. Donald & Luanne Mencl – 1201-1231 Bell Avenue – No impact Sub-Division Plan to build a garage– Under Review. Approval is on hold pending Altoona City Council approval of an alley vacation.

5. SPOT BLIGHT DECLARATION

204 Maple Avenue (Fire Property)
Caryn Kennedy Owner
204 Maple Avenue
Altoona, PA 16601

Property is a vacant, residential structure in substandard condition not suitable for rehabilitation. Property is in disrepair as a result of a fire and owner does not have insurance. Most of the siding is gone, roof collapsing from fire, front porch falling in, glass and trash and rubble surrounding property. Foundation is still intact on exterior but basement is severely flooded and falling in. Roof has multiple holes and is in unstable condition. All windows are broken and third floor has fallen into the second floor. One bedroom and bathroom on second floor feel to the first floor. Extremely unstable. Water is off but gas and electric is still one. Taxes are unknown. 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 to declare this property blighted was made by Mr. Ickes. Motion was seconded by Mr. Dixon. Motion passed unanimously.

1917 3rd Avenue
Cindy Abrams, Owner
1917 3rd Avenue
Altoona, PA 16602

Property is a vacant, residential structure in substandard condition not suitable for rehabilitation. Exterior siding is falling off exposing the wood siding underneath and the roof needs replacement. Gutters and downspouts are deteriorating and falling off. Interior condition is unknown. All utilities are off. The owner is deceased and there is no estate on the property. There are outstanding taxes for 2018 through 2022 totaling \$3,388.33. Codes has submitted several notifications, but no response. 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 to declare the property blighted was made by Mr. Ickes. Motion was seconded by Mr. Saylor. Motion passed unanimously.

2413 Oak Avenue
Christopher Botteicher, Owner
2413 Oak Avenue
Altoona, PA 16601

Property is a vacant, residential structure in substandard condition not suitable for rehabilitation. Property is in significant disrepair as a result of ongoing deterioration, roof is now collapsing. Exterior is in poor condition the porch roof and porch structure are failing and ground has not been cared for and there is trash everywhere. Foundation is in poor condition. Windows are currently ok. All utilities are disconnected and taxes are unknown. Seven hearings have been scheduled, owner has never appeared, but has been found guilty at court. Codes has been unable to locate owner. 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 to declare the property blighted was made by Mr. Haire. Motion was seconded by Mr. Saylor. Motion passed unanimously.

6. INFORMATIONAL ITEMS

- a) **GAEDC Report** – There was no meeting since the last ACPC meeting.
- b) **Blair County Planning Commission Report** – Mr. Dixon reported that a new Dollar General and Tractor Supply are being built in Antis Township.

7. COMMISSIONER FORUM

1. **Comprehensive Plan Status Report** – Ms. White reported that the Comprehensive Plan process has been launched. Czb met with the Steering Committee on May 15, 2023 and then were taken for a tour of the city afterwards. Pete Lombardi attended the City Council work session via Zoom the following week to introduce the process and timeline. City staff are assisting Czb with gathering data. Sabrina Appel-McMillen is providing GIS data sets, and Omar has sent the consultant financial information. Community Development staff currently are following up with other information such as public works projects in progress, Altoona Water Authority data, and existing plans. Staff is meeting virtually with the consultant on a bi-weekly basis. The next step will be to conduct the housing conditions survey to provide data to codes based on simple scoring. The survey process will be managed by Czb and completed by mid-summer. Czb staff will return July 10th and 11th. They will meet with the Steering Committee on the 10th. Members will be tasked to host one-on-one or small group “kitchen table talks” to help identify issues that need to be considered. Czb will conduct three open houses (Juniata Civic Association, Altoona Area High School, Trolleyworks) and attend the City Council and ACPC meetings. Czb will return again on September 11th to meet with the Steering Committee.
2. **By-Laws Update** – Ms. White reported that the amendments to the by-laws, which were prepared by Tom Finn and introduced in March, can be considered for approval. A Motion to approve the Resolution adopting proposed amendments to Section 106 “Amendments” and Section 205 “Election of Officers” of the By-Laws of the Altoona City Planning Commission effective June 6, 2023 and to further authorize the Chairman, Solicitor, and/or their designees to take any/all actions to effectuate the same, was made by Mr. Dixon. Motion was seconded by Mr. Ickes. Motion passed unanimously.

8. QUESTIONS FROM THE PUBLIC AND MEDIA - None

9. ADJOURNMENT

There being no further business a motion was made by Mr. Ickes to adjourn the meeting. Mr. Saylor seconded the motion. Motion passed unanimously. Meeting adjourned at 4:00 P.M.

Approved by: Michael Haire, Secretary



Ms. Sabrina Appel-McMillen, GIS & Land Use Coordinator
Altoona City Hall
1301 12th Street, Suite 103
Altoona, PA 16601

Dear Ms. Appel-McMillen:

The Blair County Planning Commission is in receipt of the Grande Palazzo Phase 4 Development Plan, located along 7th Avenue, for review under the provisions of the Pennsylvania Municipalities Planning Code and other relevant statutes. Our review has revealed the following.

- This proposal is for the construction of a ~9,000 SF, 5-story, mixed-use building with 32 residential apartments and first-floor commercial space as part of the overall Graystone Grande Palazzo Senior Community complex. Additionally, new parking facilities, a commercial drive-thru lane, stormwater management and landscaping improvements are proposed as part of this plan.
- In addition to the land development, a lot consolidation plan has been included that will merge the 0.014 acre, 0.069 acre, 0.099 acre, and 0.482 acre lots that compose the site into a single 0.628 acre parcel.
- Proposed parking at the site will consist of 88 paved parking spaces, including 4 ADA accessible spaces, which falls within Altoona's parking requirements of between 50 and 132 spaces allowable for a development of this type and size.
- One of the parking lots will be located along 26th Street, with the spaces being accessed directly from 26th Street, which does not comply with Altoona's parking facility design requirements stating that "Facilities shall be designed so that each vehicle may enter and exit a parking space without maneuvering into a public right-of-way..."; however, the developer states that a waiver has been requested for continued parking use of this facility given that it has existed in its current use for years.
- It does not appear that any bicycle parking will be provided as part of this proposal; we recommend that the developer installs bicycle parking facilities that will comply with Altoona's bicycle parking requirements.
- Various access driveways are proposed, including a 24 foot-wide bidirectional parking aisle connection to 26th Avenue, along with two, 24 foot-wide, driveways leading to the rear parking lot from the alley between 6th and 7th Avenues. Additionally, a ~24 foot-wide drive thru entrance and bypass lane is accessible from the rear alley. Overall, it appears that the proposed access driveways should provide adequate circulation and maneuverability within the site; however, we recommend that the rear alley between 6th and 7th Avenues be made a one-way entrance from 26th Street as well as the installation of a "Do Not Enter" sign at the drive thru right of way into the parking lot along 7th Avenue to prevent oncoming traffic entering the drive thru lane as an exit point for the parking lot.
- Sidewalks will be provided along 7th Avenue, a portion of 26th Street, and along the front of the proposed building. Furthermore, to provide for greater pedestrian safety, we recommend painted crosswalks where the sidewalks intersect the various access driveways.

-continued-

- Landscaping is shown to be included as part of this proposal in the form of street trees; however, the street trees along 7th Avenue do not appear to have an appropriate buffer zone between the proposed sidewalk and parking area. We recommend the developer includes appropriate shrubbery to comply with Altoona's landscaping requirements, particularly in areas where it will shield headlight glare from spilling onto neighboring properties and roadways, specifically along the edge of the parking spaces facing 7th Avenue.
- The proposed lighting plan includes both decorative and overhead lighting throughout the site; we recommend that the developer ensures that all exterior lighting will be shielded or directed in a manner that will prevent glare onto neighboring properties and roadways.
- The construction of this new apartment complex has the potential to generate a significant amount of additional vehicle trips at the site. During the initial construction of the Grande Palazzo complex, the developer had stated that both PennDOT and the City had agreed that a Transportation Impact Study would not be necessary for the project; provided that this phase of construction was discussed and factored into that decision, we recommend that the developer refers back to those initial discussions regarding transportation impacts as a result of this proposal. If this phase of the project was not discussed at that time, we recommend that they consult with both PennDOT and the City in order to address any potential impacts that this project will have on the local transportation system.
- Environmentally, our review of natural features at this location did not reveal any immediate environmental concerns; the site is not located within the 100-year floodplain, nor does it contain any wetlands, steep slopes, prime agricultural soils or Blair County Natural Heritage Inventory areas.
- This site is located within the Beaverdam Branch of the Juniata River Watershed; this proposal includes improved stormwater management facilities and underground infiltration and detention basins which should help to offset increased runoff as a result of this proposal. We recommend the developer consult with the City to ensure that all stormwater management practices are consistent with the City of Altoona Stormwater Management Ordinance.

In summary, we find this proposal to be generally consistent with countywide planning efforts as presented in the *Alleghenies Ahead* Regional Comprehensive Plan, adopted July 31, 2018, which includes comprehensive planning for Blair County, provided that the developer adequately addresses our comments and concerns during the City's development review process. Thank you for the opportunity to review and comment on this proposal. If you should have any questions, please feel free to contact me.

Sincerely,



MacKenzie L. Caron
Community Planner

cc: John C. Sepp, PE

June 19, 2023

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

RE: Graystone Grande Palazzo Phase IV
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 land development located across from the Grande Palazzo on 7th Avenue in the City of Altoona, Blair County:

- Grande Palazzo Phase IV Preliminary/Final Land Development Plan as prepared by Penn Terra Engineering, Inc., 16 sheets (including a lot consolidation plan), project no. 22131, dated May 5, 2023, last revised June 9, 2023.
- The Grande Palazzo Phase 4 Stormwater Management Report as prepared by Penn Terra Engineering, Inc., project no. 22131, dated May 5, 2023, last revised June 9, 2023.
- Response letter dated June 9, 2023; Project Narrative and Waiver Requests dated June 9, 2023; Revised Trip Generation Analysis dated June 7, 2023; and Floor Plans A-1 and S-1

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. Please confirm quantities of proposed landscaping. It appears there are 19 trees shown but only 16 stated on chart. It may be that some are existing. If that is the case, please clearly label existing versus proposed landscaping to eliminate confusion.
3. The Altoona Water Authority concerns. *Will the contractor be tapping the manhole for the 6" sanitary line or will that work fall under the Altoona Water Authority. This will help determine the cost of connection and tapping fees.* Developer should coordinate any discussions on fees directly with the Altoona Water Authority. The plans should reflect the outcome of that discussion.

Chapter 620 Stormwater Management, Erosion and Sediment Control

4. 620-11.A(4k) Any stormwater facilities that is located on a state highway right-of-way or connected to stormwater facilities within the state right-of-way shall be subject to PennDOT

approval and permitting. Proof of the required HOP should be provided upon receipt. Developer has acknowledged.

5. 620-12.C(2f) Pipe within a municipal right-of-way shall be reinforced concrete pipe with a minimum diameter of 15 inches. Developer is requesting a waiver to allow the use of HDPE instead of concrete pipe.
6. 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 prior to final approval.
 - A copy of the maintenance agreement has been provided in the report and will need signed by the owner prior to final approval.

Chapter 640 Subdivision of Land and Land Developments

Subdivision:

7. General: Provide signature of the surveyor who prepared the plan.
8. Remove the "Public Right-of-way Owner's Statement of Intent". The street vacation of 26th Street occurred by Ordinance 5749 on September 11, 2019 conveying ownership to adjacent parcel. This should be reflected on the plan. The city does not own that portion of the property.
9. General: Municipality may wish to require proof of a recorded deed for the Lot Consolidation, prior to issuance of any building permits. Developer has acknowledged.
10. 640.36.A. Permanent monuments shall be installed in the subdivision to provide survey and property line control in accordance with this section. Corners should be set and shown on the plan.

Land Development:

11. 640.57.C. Edit the list of waivers as necessary based on comments in this letter. Although the response letter asks for a waiver to Chapter 620 Section 620-12.C(2f), it does not appear to be included on the list of waivers.
12. 640-57.L. The Department of Public Works only received a part of the sewage facilities planning mailer. Please submit the completed planning mailer with all supporting documentation. Please call DPW with any questions.
13. 640-58.G. The signature of the professional engineer who prepared the plans shall be provided.
14. 640-62.H. Building placement shall not hinder the effective and efficient response of emergency personnel in a fire or medical emergency. The city fire department comments will be forwarded upon receipt.
15. 640-62.I. Buildings shall not be sited or designed to create a public nuisance or a traffic hazard once constructed. The city is concerned with the pinch point in the alley that is only proposed to be 15.5' wide with two-way traffic. If the intent is to use the concrete sidewalk as a mountable sidewalk, please specify that on the plans. Alternately please come up with solutions to provide a wider option.
16. 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.

17. 640-63.A(2) Access driveways serving parking facilities of more than 25 spaces shall not be located closer than 100 feet to an intersection. A waiver has been requested for the proposed access location on 26th Street from the 39 space parking lot.
18. 640-63.B(1) Parking on adjacent lots must remain available to the principal use it was constructed to serve for as long as that use remains. Although the lot across 26th street has been "removed from the plans". It appears that the lot at the corner of 6th Ave is to remain a separate lot from the lot at the corner of 7th Avenue and would be subject to this section.
19. 640-63.B(3) Parking facilities shall be set back from street right-of-way lines, property lines, and building foundations a minimum of five feet. A waiver has been requested to this section for encroachments as indicated below – some encroachments are part of the existing parking lot (see waiver request from developer).
 - For the 39 space lot parking appears to be proposed within 2.5' of the building, within 2' of the 7th Avenue right-of-way, within 4' of 26th Street right-of-way, and within 2.5' of the Lightner property.
 - For the 37 space lot parking appears to be within 2' of the Lauver lot, within 3' of the 6th Avenue right-of-way, and within 0' of the 26th Street right-of-way.
20. 640-63.C(3a) All stalls, except for parallel parking stalls, shall be 19 feet long. A waiver has been requested to allow 18' stalls.
21. 640-63.D(1m) Upper-floor dwelling units shall provide a minimum of one space per dwelling unit, **not to exceed a maximum of two spaces per dwelling unit**. This requirement is in addition to any requirements for the use on the lower floor(s). Please revised calculations accordingly. Although proposed parking would clearly fall within the allowable parking we ask that you revise the calculations to indicate the revised maximum allowable spaces in the notes so that there is no confusion should someone else reference this plan in the future.
22. 640-63.G(5) Bicycle parking spaces shall be kept clear of debris, snow, ice, and standing water just as with spaces for motor vehicles and pedestrians. Provide a detail for the bike rack and provide an area that will be maintained as stated by this section.
23. 640-64.A(1) *Please fix the small section of sidewalk along 6th Avenue that has been cut for a waterline renewal.* Please show this repair on the construction part of the plans and not just on the demolition plan.
24. 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, but no access appears to be provided to the businesses at the front. A waiver is needed.
25. 640-65.A(2) Throughout the City, one tree shall be planted along the street for every 50 feet of street frontage. Please trim existing street trees growing into the sidewalk on 6th Avenue. This should be noted on the plan.
26. 640-65.E(3a-f) Islands shall be 6' wide, curbed, with 1 tree and 6 shrubs per 18' of island. A waiver has been requested to this section. See waiver request letter.
 - For the 39 space lot island in the west corner is only 3' wide and provides 4 shrubs & no tree, island in south corner provides 2 shrubs, there is no island in the north corner, and island in the east corner provides no tree and is primarily taken up by the electric transformer
 - For the 37 space lot island in the north corner provides no tree and there are no islands in the south or east corners
27. 640-65.E(6b) 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. Details have been provided. It is unclear if these lights conform as response simply states that these were approved for phase 1 through 3. It appears a waiver may still be required for these lights. The city staff would have no objection to this waiver as they are a continuation of an adjacent use.

28. 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. A waiver should be requested due to the minimum light trespass over the property line. The city staff would have no objection to this waiver.

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)



By: Stephanie C. Shoenfelt, P.E.

cc: Project File

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www.eadsgroup.com



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

June 22, 2023

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

Re: Grande Palazzo Phase 4 Preliminary/Final Land Development Plan (PTE #22131)

Dear Ms. Brown,

In regards to the review comments from the EADS Group Inc.'s Stephanie C. Shoenfelt, P.E., dated **June 19, 2023** for the above referenced plan submission, we offer the following responses:

General

1. All signature blocks are to be executed.
All signatures will be obtained prior to final plan approval.
2. Please confirm quantities of proposed landscaping. It appears there are 19 trees shown but only 16 stated on chart. It may be that some are existing. If that is the case, please clearly label existing verse proposed landscaping to eliminate confusion.
The three extra trees are the existing trees on 6th Ave. They have been noted as existing on sheet 6.
3. The Altoona Water Authority concerns. *Will the contractor be tapping the manhole for the 6" sanitary line or will that work fall under the Altoona Water Authority. This will help determine the cost of connection and tapping fees.* Developer should coordinate any discussions on fees directly with the Altoona Water Authority. The plans should reflect the outcome of that discussion.
Noted.

Chapter 620 Stormwater Management, Erosion and Sediment Control

4. 620-11.A(4k) Any stormwater facilities that is located on a state highway right-of-way or connected to stormwater facilities within the state right-of-way shall be subject to PennDOT approval and permitting. Proof of the required HOP should be provided upon receipt. Developer has acknowledged.

Noted.

5. 620-12.C(2f) Pipe within a municipal right-of-way shall be reinforced concrete pipe with a minimum diameter of 15 inches. Developer is requesting a waiver to allow the use of HDPE instead of concrete pipe.

Noted.

6. 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 prior to final approval.

Noted.

- A copy of the maintenance agreement has been provided in the report and will need signed by the owner prior to final approval.

Noted.

Chapter 640 Subdivision of Land and Land Developments

Subdivision:

7. General: Provide signature of the surveyor who prepared the plan.

All signatures will be obtained prior to final plan approval.

8. Remove the "Public Right-of-way Owner's Statement of Intent". The street vacation of 26th Street occurred by Ordinance 5749 on September 11, 2019 conveying ownership to adjacent parcel. This should be reflected on the plan. The city does not own that portion of the property.

The signature block has been removed and note 4 has been added to plan sheet 2.

9. General: Municipality may wish to require proof of a recorded deed for the Lot Consolidation, prior to issuance of any building permits. Developer has acknowledged.

Noted.

10. 640.36.A. Permanent monuments shall be installed in the subdivision to provide survey and property line control in accordance with this section. Corners should be set and shown on the plan.
The legend and plan on plan sheet 2 have been revised to reflect the corner pins.

Land Development:

11. 640.57.C. Edit the list of waivers as necessary based on comments in this letter. Although the response letter asks for a waiver to Chapter 620 Section 620-12.C(2f), it does not appear to be included on the list of waivers.

The waiver letter has been updated.

12. 640-57.L. The Department of Public Works only received a part of the sewage facilities planning mailer. Please submit the completed planning mailer with all supporting documentation. Please call DPW with any questions.

The complete package will be sent under separate correspondence.

13. 640-58.G. The signature of the professional engineer who prepared the plans shall be provided.

All signatures will be obtained prior to final plan approval.

14. 640-62.H. Building placement shall not hinder the effective and efficient response of emergency personnel in a fire or medical emergency. The city fire department comments will be forwarded upon receipt.

Noted.

15. 640-62.I. Buildings shall not be sited or designed to create a public nuisance or a traffic hazard once constructed. The city is concerned with the pinch point in the alley that is only proposed to be 15.5' wide with two-way traffic. If the intent is to use the concrete sidewalk as a mountable sidewalk, please specify that on the plans. Alternately please come up with solutions to provide a wider option.

The sidewalk has been labelled as mountable on plan sheet 6 and a detail has been added to plan sheet.

16. 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.

Noted.

17. 640-63.A(2) Access driveways serving parking facilities of more than 25 spaces shall not be located closer than 100 feet to an intersection. A waiver has been requested for the proposed access location on 26th Street from the 39-space parking lot.

Noted.

18. 640-63.B(1) Parking on adjacent lots must remain available to the principal use it was constructed to serve for as long as that use remains. Although the lot across 26th street has been “removed from the plans”. It appears that the lot at the corner of 6th Ave is to remain a separate lot from the lot at the corner of 7th Avenue and would be subject to this section.

The lot is to remain a separate lot with no new improvements proposed.

19. 640-63.B(3) Parking facilities shall be set back from street right-of-way lines, property lines, and building foundations a minimum of five feet. A waiver has been requested to this section for encroachments as indicated below – some encroachments are part of the existing parking lot (see waiver request from developer.

Noted.

- For the 39-space lot parking appears to be proposed within 2.5’ of the building, within 2’ of the 7th Avenue right-of-way, within 4’ of 26th Street right-of-way, and within 2.5’ of the Lightner property.

Noted.

- For the 37-space lot parking appears to be within 2’ of the Lauver lot, within 3’ of the 6th Avenue right-of-way, and within 0’ of the 26th Street right-of-way.

Noted.

20. 640-63.C(3a) All stalls, except for parallel parking stalls, shall be 19 feet long. A waiver has been requested to allow 18’ stalls.

Noted.

21. 640-63.D(1m) Upper-floor dwelling units shall provide a minimum of one space per dwelling unit, **not to exceed a maximum of two spaces per dwelling unit**. This requirement is in addition to any requirements for the use on the lower floor(s). Please revised calculations accordingly. Although proposed parking would clearly fall within the allowable parking we ask that you revise the calculations to indicate the revised maximum allowable spaces in the notes so that there is no confusion should someone else reference this plan in the future.

Note 4.b on plan sheet 4 has been revised.

22. 640-63.G(5) Bicycle parking spaces shall be kept clear of debris, snow, ice, and standing water just as with spaces for motor vehicles and pedestrians. Provide a detail for the bike rack and provide an area that will be maintained as stated by this section.

The bike rack is shown on a concrete pad on sheet 6 and a detail is included on plan sheet 10.

23. 640-64.A(1) Please fix the small section of sidewalk along 6th Avenue that has been cut for a waterline renewal. Please show this repair on the construction part of the plans and not just on the demolition plan.

This repair is noted on plan sheet 6.

24. 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, but no access appears to be provided to the businesses at the front. A waiver is needed.

A waiver request has been included.

25. 640-65.A(2) Throughout the City, one tree shall be planted along the street for every 50 feet of street frontage. Please trim existing street trees growing into the sidewalk on 6th Avenue. This should be noted on the plan.

The existing trees to be trimmed is noted on plan sheet 6.

26. 640-65.E(3a-f) Islands shall be 6' wide, curbed, with 1 tree and 6 shrubs per 18' of island. A waiver has been requested to this section. See waiver request letter.

- For the 39-space lot island in the west corner is only 3' wide and provides 4 shrubs & no tree, island in south corner provides 2 shrubs, there is no island in the north corner, and island in the east corner provides no tree and is primarily taken up by the electric transformer

Noted.

- For the 37-space lot island in the north corner provides no tree and there are no islands in the south or east corners

Noted.

27. 640-65.E(6b) 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. Details have been provided. It is unclear if these lights conform as response simply states that these were approved for phase 1 through 3. It appears a waiver may still be required for these lights. The city staff would have no objection to this waiver as they are a continuation of an adjacent use.

A waiver is being requested.

28. 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. A waiver should be requested due to the minimum light trespass over the property line. The city staff would have no objection to this waiver.

A waiver is being requested.

Sincerely,



John C. Sepp, P.E.
President

RESOLUTION 07-11-23-PAC23-04
A RESOLUTION CONDITIONALLY APPROVING
THE GRANDE PALAZZO PHASE IV
SUBDIVISION & LAND DEVELOPMENT PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by Graystone Grande Palazzo, LLC (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to construct phase 4 of the Grande Palazzo Senior Community for a five-story mixed-use 8,950 S.F. building at 616 26th Street, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §620-12C(2)(f): Pipe within a municipal right-of-way shall be reinforced concrete pipe with a minimum diameter of 15 inches.
The applicant is requesting a waiver to this section to use HDEP in accordance to with this section.
2. §640-63A(2): Access driveways serving parking facilities of more than 25 spaces shall not be located closer than 100 feet to an intersection.
The applicant is requesting a waiver to this section.
3. §640-63C(3)(a): All stalls, except for parallel parking stalls, shall be 19 feet long.
The applicant is requesting a waiver to this section.
4. §640-63B(3): Parking facilities shall be set back from street right-of-way lines, property lines, and building foundations a minimum of five feet.
The applicant is requesting a waiver to this section for both parking lots provided to serve the building.
5. §640-65E(3)(a-f): Islands shall be 6' wide, curbed, with 1 tree and 6 shrubs per 18' of island.
The applicant is requesting a waiver to this section to not provide a tree in the island near the drive through on the north side of the building as well as not provide trees in the islands located under the existing power line. Applicant is also proposing no landscape islands at the ends of the parking bays along Sixth Avenue

6. §640-64B(2): All proposals shall include pedestrian access via a built walkway from the sidewalk to the interior pedestrian circulation system.
The applicant is requesting a waiver to this section.
7. §640-65E(6)(b): 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 applicant is requesting a waiver to this section to use the same installed lights in the previous Grande Palazzo phases.
8. §640-65E(6)(c): 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 applicant is requesting a waiver to allow minimal light trespass over the property lines.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
2. The applicant must document application for a sewage planning module prior to approval.
3. Stormwater Maintenance agreement signed by the owner shall be provided to the City.
4. All required signatures must be obtained on the plan.
5. Financial security to cover the cost of all public improvements must be provided to the City prior to plan.
6. A developer's agreement prepared by the ACPC must be executed by the Developer.
7. Any necessary permits from DEP and/or PennDOT must be provided.
8. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
9. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission on July 11, 2023:

David B. Albright, Chairman



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

June 22, 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 Grande Palazzo Phase 4 Preliminary/Final Land Development Plan (PTE #22131)

Dear Rebecca,

On behalf of our client, Jeff Long, PennTerra Engineering is proposing a mixed-use building across from the Grande Palazzo on 7th Avenue. The five-story building will have a footprint of just under 9,000 square feet. There will be commercial on the first floor and 32 residential apartments on the floors above. The commercial component will include a drive-through use on the north side of the building. Through the lot consolidation plan, parking areas will be identified on two sides of the building.

On August 22, 2022, the City of Altoona's Zoning Hearing Board granted variances for this project. The variances included set-back relief and allowing building height of 75 feet.

In 2019, a townhouse project was approved for this site. The waivers requested for this project are the same waivers that were granted for the townhouse project. Those waivers are listed below:

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

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 Officer approve the use of HDEP, in accordance with this section.

Chapter 640 Subdivision of Land and Land Developments

1. 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 Street.

A waiver is requested to site the entrance 31 feet from the intersection. Please note that this access is an existing access on to 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, property 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 26th 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 to 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 Sixth 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.

p640-64.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 businesses 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 Grande 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.

28. 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 to City sidewalks and existing commercial parking lots.

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

Sincerely,



John C. Sepp, P.E.
President

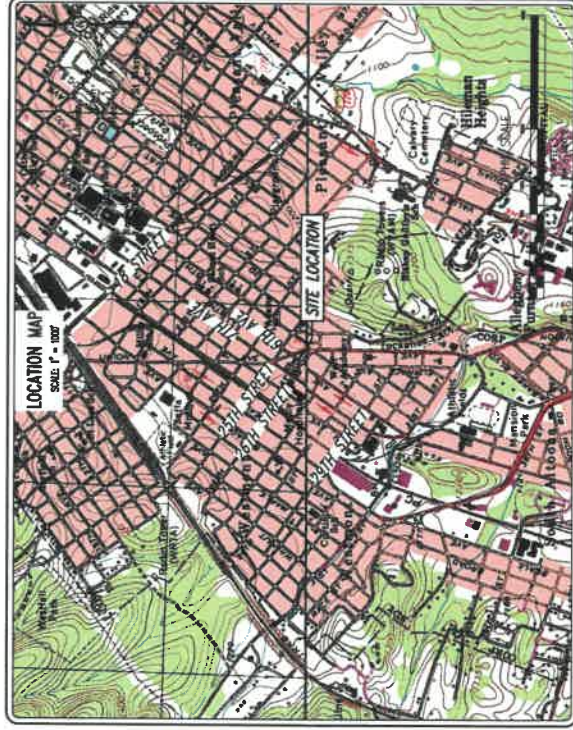
GRANDE PALAZZO PHASE IV

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

CITY OF ALTOONA * BLAIR COUNTY * PENNSYLVANIA

MAY 5, 2023

LAST REVISED JUNE 22, 2023



PennTerra
ENGINEERING, INC.

CENTRAL OFFICE:
1000 PENNSYLVANIA AVE.
SUITE 100
ALTOONA, PA 16601
PH: 814-337-3300
FAX: 814-337-3300

LANCASTER OFFICE:
1000 PENNSYLVANIA AVE.
SUITE 100
LANCASTER, PA 17602
PH: 717-332-3300
FAX: 717-332-3300

WWW.PENNTERRA.COM

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SHEET	DESCRIPTION
1	COVER SHEET
2	LOT CONSOLIDATION PLAN
3	EXISTING CONDITIONS & REMOVAL PLAN
4	SIGNATURES & NOTES
5	RECORD PLAN
6	GEOMETRY & MATERIALS PLAN
7	GRAVING & STORMWATER MANAGEMENT PLAN
8	UTILITY PLAN
9	LIGHTING PLAN
10	GENERAL SITE DETAILS
11	SIGN AND POST DETAILS & TRAFFIC CONTROL PLAN
P01	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
P02	POST CONSTRUCTION STORMWATER MANAGEMENT NOTES & DETAILS
E01	EROSION & SEDIMENTATION CONTROL PLAN
E02	EROSION & SEDIMENTATION CONTROL NARRATIVE
E03	EROSION & SEDIMENTATION CONTROL DETAILS

ACT 287 UTILITY INFORMATION
(SERIAL NUMBER: 20183551682)

SANITARY SEWER
ALTOONA WATER AUTHORITY WASTEWATER DIVISION
1000 PENNSYLVANIA AVE.
SUITE 100
ALTOONA, PA 16601
PHONE: 814 949-2318


PUBLIC WATER
ALTOONA WATER AUTHORITY
1000 PENNSYLVANIA AVE.
SUITE 100
ALTOONA, PA 16601
PHONE: 814 949-2340

NATURAL GAS
PEOPLES NATURAL GAS COMPANY
1000 PENNSYLVANIA AVE.
SUITE 100
ALTOONA, PA 16601
PHONE: 800 764-9111

ELECTRIC
PENNSYLVANIA ELECTRIC COMPANY
1000 PENNSYLVANIA AVE.
SUITE 100
ALTOONA, PA 16601
PHONE: 814 949-4830

TELEPHONE
VERIZON
1000 PENNSYLVANIA AVE.
SUITE 100
ALTOONA, PA 16601
PHONE: 814 949-4800

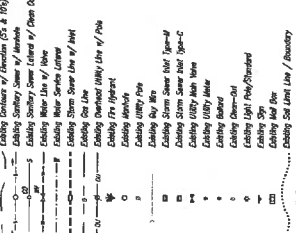
CABLE TELEVISION
ATLANTIC BROADBAND
1000 PENNSYLVANIA AVE.
SUITE 100
ALTOONA, PA 16601
PHONE: 800 338-8800



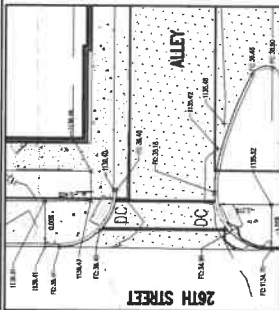
BEFORE YOU CAN ADVANCE IN THE
FIELD, YOU MUST BE CONTACTED DIRECTLY
BY THE ENGINEER.

EXISTING FEATURES LEGEND

- | | |
|-------------------------|--|
| Existing Building | Existing Curbing & Edge of Pavement |
| Existing Concrete Areas | Existing Blunt/Sharp Areas |
| Existing Guide Rail | Existing Contours w/ Elevation (1's & 2's) |

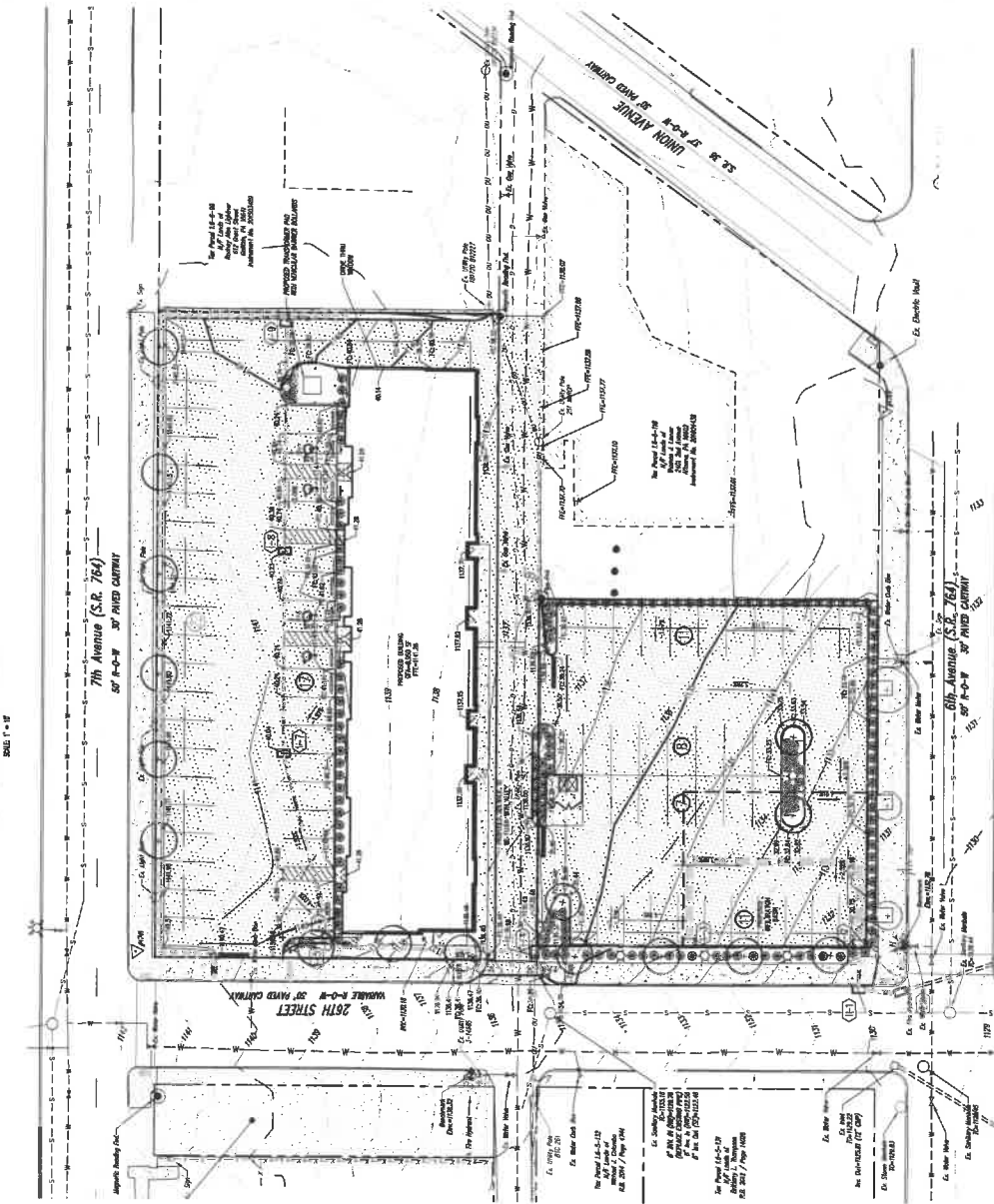


(IN FEET)



Grading Plan Enlargement
Scale: 1" = 10'

- GENERAL NOTES**
- The project is located on a 3.4-acre site bounded by the intersection of 26th Street and the 26th Street Alley. The site is located on the east side of 26th Street, between 26th Street and 26th Street Alley. The site is located on the east side of 26th Street, between 26th Street and 26th Street Alley.
 - The project is located on a 3.4-acre site bounded by the intersection of 26th Street and the 26th Street Alley. The site is located on the east side of 26th Street, between 26th Street and 26th Street Alley. The site is located on the east side of 26th Street, between 26th Street and 26th Street Alley.
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GRAPHIC SCALE
1" = 20'



1. **Other exceptions.** All nonpersonal utility and all located in the field by the power substation, the Contractor and early in the field by the power substation at 1-800-241-7787. The location of the Contractor's utility is to be determined by the Contractor in advance of the start of utility work.
2. It is the responsibility of the Contractor to bid utility work in compliance with all applicable codes and regulations. The Contractor will be responsible for all permits, fees and taxes and regulations. The Contractor will be responsible for all construction unless other arrangements have been made with the owner. The Contractor will be responsible for all construction unless other arrangements have been made with the owner.
3. The Contractor will be responsible for all construction unless other arrangements have been made with the owner. The Contractor will be responsible for all construction unless other arrangements have been made with the owner.
4. The Contractor will be responsible for all construction unless other arrangements have been made with the owner. The Contractor will be responsible for all construction unless other arrangements have been made with the owner.
5. **Prohibited activities.** The Contractor will be responsible for all construction unless other arrangements have been made with the owner. The Contractor will be responsible for all construction unless other arrangements have been made with the owner.
6. **Contractor's responsibility.** The Contractor will be responsible for all construction unless other arrangements have been made with the owner. The Contractor will be responsible for all construction unless other arrangements have been made with the owner.
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[illegible]

STATISTICS						
Occupation	Symbol	Age	Male	Min	Max/Min	Avg/Min
Property	X	86 %	7.9 %	0.0 %	N/A	N/A
Residence	+	0.2 %	7.0 %	0.0 %	N/A	N/A

STATISTICS

STATISTICS					
Description	Symbol	Aug	Mar	Min/Max	Avg/Min
property	χ	0.8 c	7.0 kg	0.0 lb	N/A
precipitate	+	0.2 kg	7.0 c	0.0 g	N/A

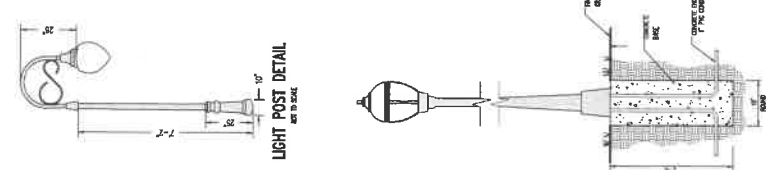
[illegible]

	Existing Building
	Existing Ceiling & Edge of Plastered Ceiling Concrete Areas
	Existing Foundation Area
	Existing Footing
	Existing Siding Same Line of Asphalt
	Existing Siding Same Level of Drain Out
	Existing Water Line of Vole
	Existing Water Service Layout
	Existing Storm Sewer Line of Vole
	Existing Gas Line
	Existing Sewered WMO Line of Pole
	Existing Unsewered WMO Line of Pole
	Existing Walkway
	Existing Utility Pole
	Existing Bay Win
	Existing Storm Sewer Subl Type-A
	Existing Storm Sewer Subl Type-C
	Existing Utility Same Subl Vole
	Existing Utility Same Level Vole
	Existing Down-Side
	Existing Down-Sub
	Existing Light Pole Standard
	Existing Sign
	Existing Mail Box
	Existing Inclosure Tree

SURVEY FEATURES LEGEND

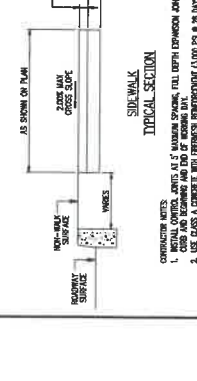
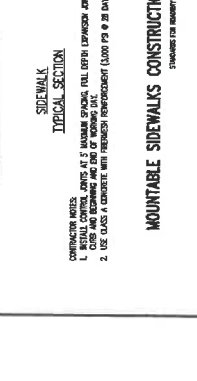
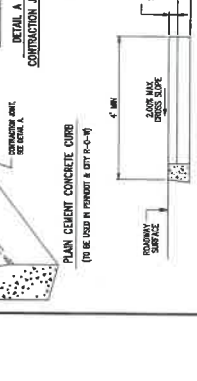
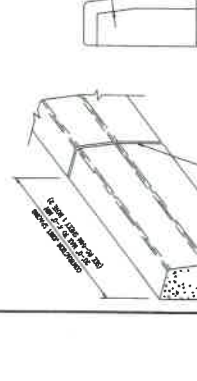
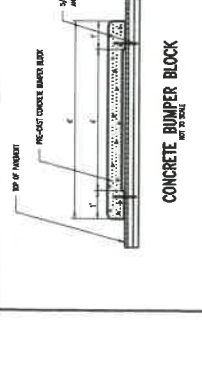
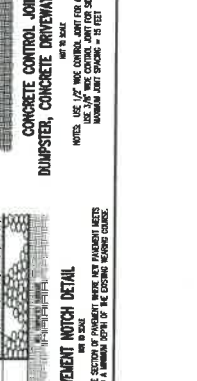
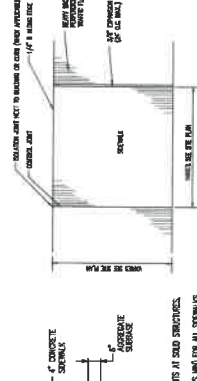
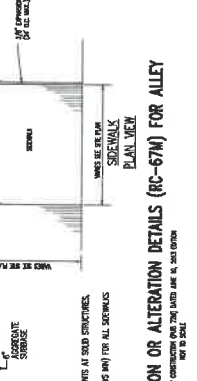
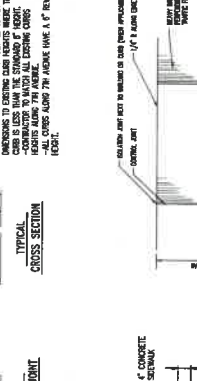
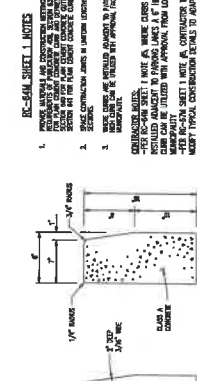
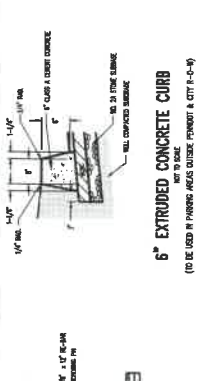
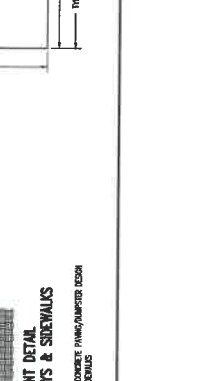
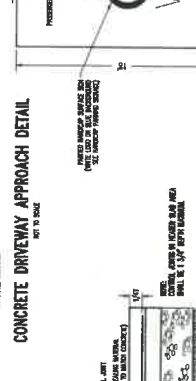
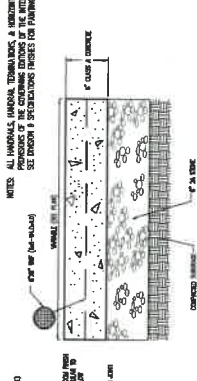
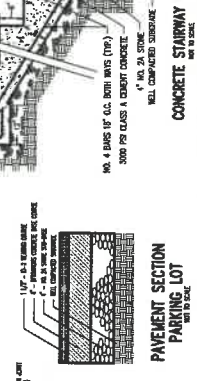
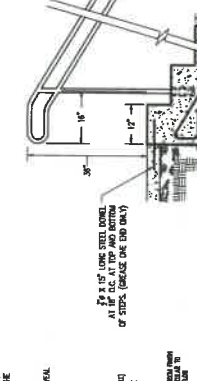
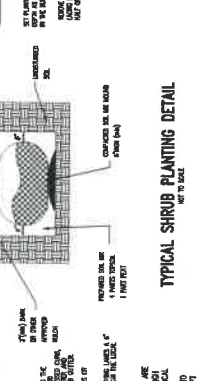
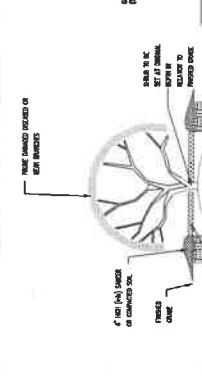
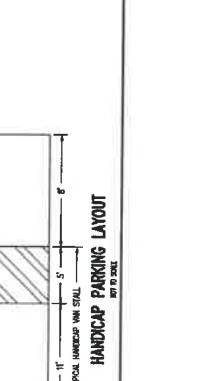
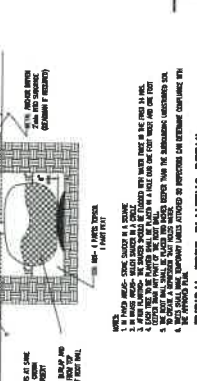
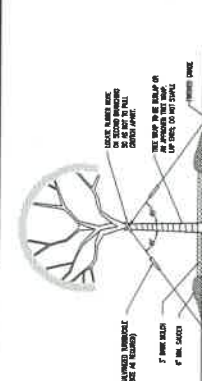
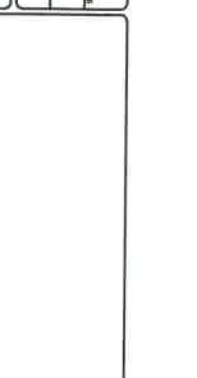
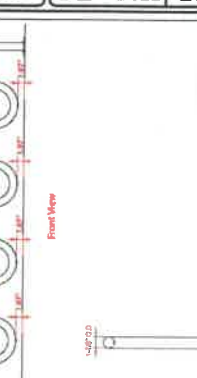
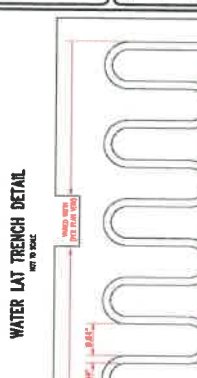
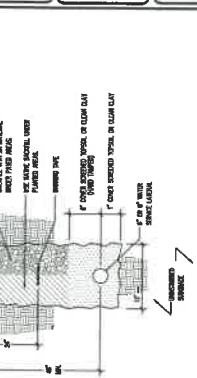
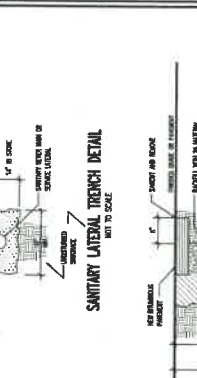
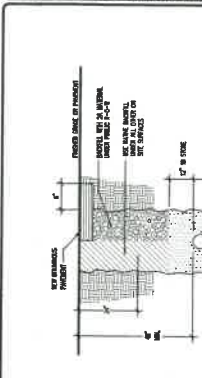
- Property Line, Lot Line or Right of Way Line
- Adjacent Property Line
- Building, School Area
- Property Owner's Paved Road
- Property Owner's Road

Property Line, Lot Line or Right of Way Line
Adjoining Property Line
Building Setback Line
Property Corner Found
Property Corner To Be Set



IS NOT TO BE USED BY ANY CONTRACTOR TO USE MR. KENNETH LIVING COMPANY (WWW.KENLIVING.COM) FOR ALL INFORMATION

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

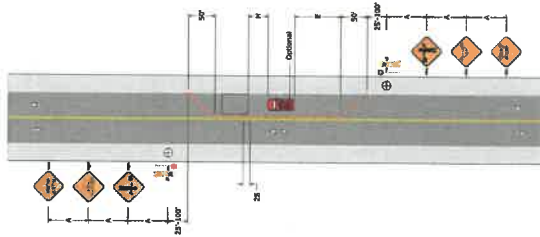


PATY 107

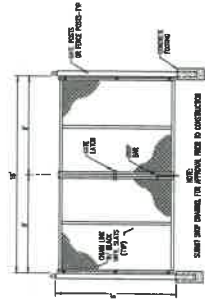
1. Pallets shall be clearly visible to traffic for a minimum distance of 4.
2. For operations at 15 minutes or less:
3. The ROAD WORK, ONE LANE ROAD, and FLAGGER symbols are not required.
4. At downshifting devices over be activated if a shadow vehicle is present and the operator does not proceed against normal traffic flow.
5. When a shadow vehicle is not used, distance 8 is measured from the end of the taper to the beginning of the work zone.

Sign			
W20-1	W20-4	W20-7	

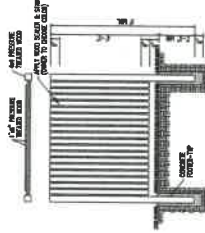
PATY 107



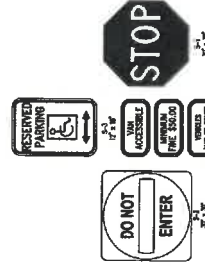
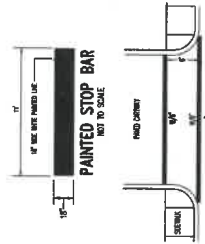
26TH STREET ROAD CONSTRUCTION TRAFFIC CONTROL



DUMPSTER SCREENING GATE DETAIL



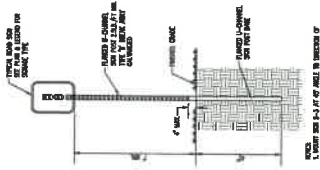
DUMPSTER SCREENING FENCE DETAIL

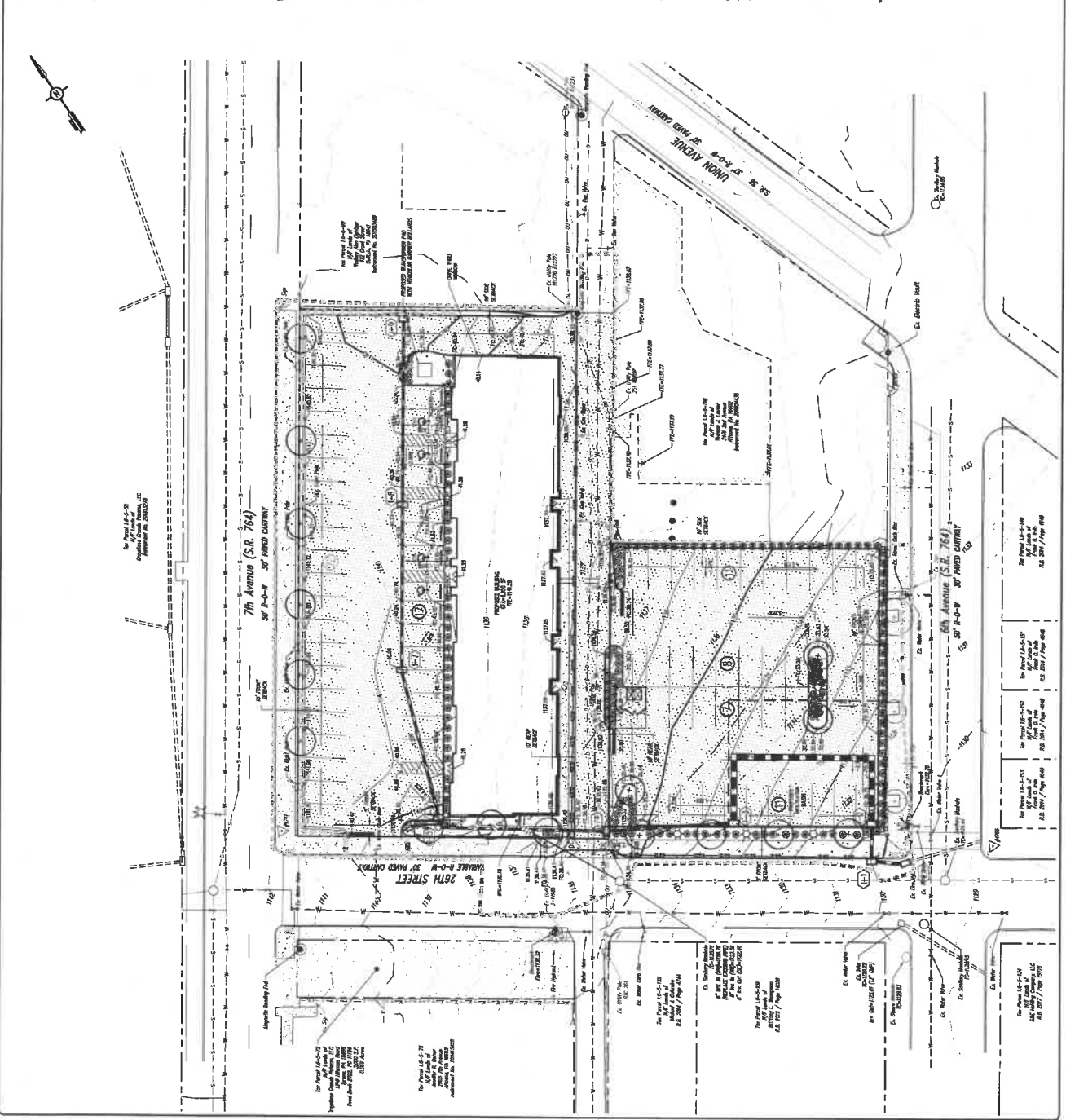


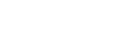
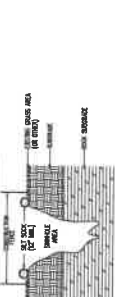
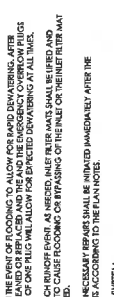
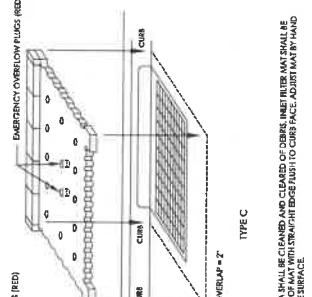
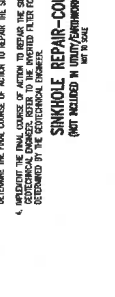
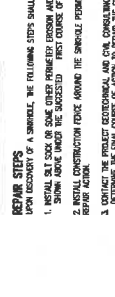
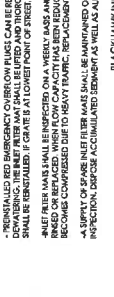
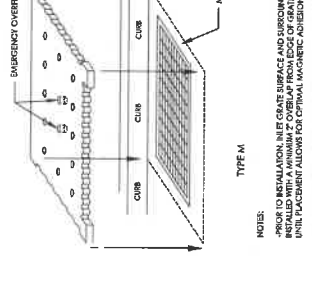
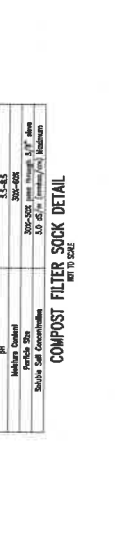
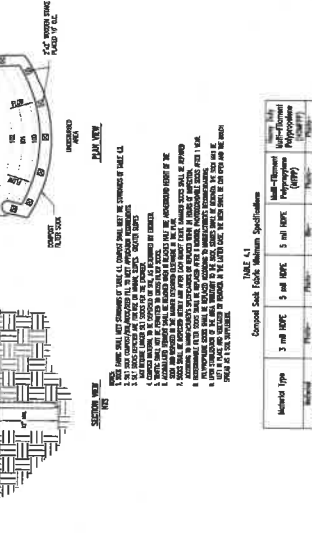
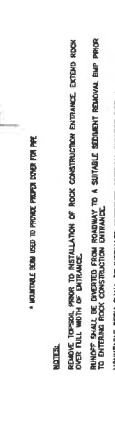
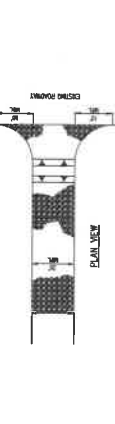
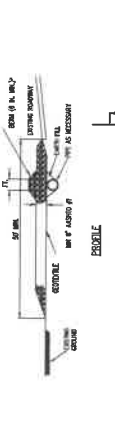
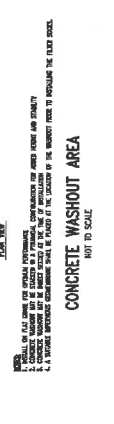
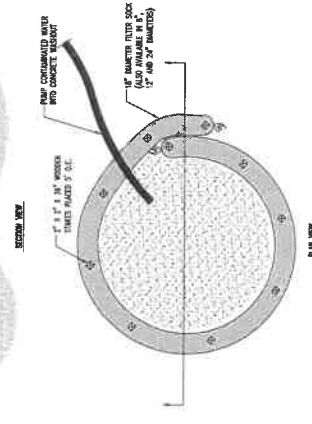
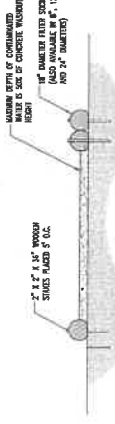
STREET SIGN DETAILS



STOP SIGN







June 26, 2023

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

RE: Anderson Family Funeral Home
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 06/09/2023 for review of a subdivision and land development located at 431 E. Pleasant Valley Blvd in the City of Altoona, Blair County:

- Land Development Plan for Anderson Family Funeral Home as prepared by CES Engineering, Inc., 16 sheets, project no. 22060.01.01, dated 6/1/23
- Subdivision Plan of Lot 1 of Lands of the Rose Hill Cemetery Association as prepared by CES Engineering, Inc., 1 sheet, project no. 22060.01.01, dated 6/1/23
- Post Construction Stormwater Management Plan for Anderson Family Funeral Home Land Development Plan as prepared by CES Engineering, LLC, dated June 1, 2023.
- Land Development Narrative dated June 1, 2023; Waiver Request letter dated June 1, 2023; Adjoining Land Owners List; AWA Sewage Capacity letter dated May 2, 2023; AWA Water Capacity letter dated May 12, 2023; PADEP planning mailer, Zoning Designation letter dated March 10, 2022

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:
 - The PCSM report should include/reference the drainage maps.
 - The drainage area maps should indicate the same drainage areas referenced in the report. The Drainage area map has DA-1"BP" and DA-2, but the report has Inlet -3 DA, Inlet-6 DA, Inlet-2 DA, Inlet-4 DA, etc.

- Please provide a correlation between the naming convention on the plans of the underground detention (which is pipe labels with hatching around the pipe to distinguish the system) and that used in the report (which are labeled as Detention Pipe 1 – 5 and then just Detention Pipe without a number). Would highly suggest a detail of just a plan layout of the detention system showing where outlet structures are placed, etc.
 - The current plan doesn't appear to indicate the trench lengths, which differ from the pipe lengths according to the report.
 - The outlet structure details do not appear to accurately depict the orifice described in the report. For example the plate could not be attached directly to the side of the box as the rectangle orifice would not function where it was not completely open to the 18" pipe. The secondary orifice is a rectangular orifice that is only 11" wide and 5" high in 5 of the scenarios but that is not indicated on the plan. It is just shown as a plate of undetermined width. Please revise details. Also note that the report indicates that DP 1-5 the 11"x5" is the top of plate, but in multiple facilities the 100-year storm elevation would exceed the 5" height, so this does not appear accurate. It would need to be a box like the other outlet pipe.
4. Please show contour labels on the grading plan.
 5. Blair County GIS has provided a new address of 118 Rosehill Drive for the funeral home. Please add this to the plans.

Chapter 620 Stormwater Management, Erosion and Sediment Control

6. 620-12.A(3) Water volume controls shall be implemented using the design storm method in Subsection A or the simplified method in Subsection B. Please provide calculations detailing one of these methods, showing both the calculation for the required volume to be detained from this project and proof that this volume is detained below the primary orifices and infiltrated.
7. 620-12.B(2a) Infiltration systems shall be sized and designed based upon local soil and groundwater conditions as well as subsurface geological features. Please indicate the location of the infiltration tests on the plans.
8. 620-12.C(1b) Please note the roof drains must tie into the on-site storm system as indicated on the plan and there can be no deviation in the field as each pipe acts as a separate system.
9. 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.
10. 620-13.E(12) Please include all applicable worksheets from Chapter 8 of the BMP Manual when establishing volume controls and water quality compliance.
11. 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.
12. 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. Due to the complexity of the plan, we recommend that the critical stages be more specific as each of the 6 trenches operates independently and has a set elevation in relation to the adjacent trench and a very specific drainage area (even relying on downspouts being diverted certain directions) and any deviation from the plan could have a significant effect on the calculations. Please indicate that DPW is to be supplied with documentation of all inspections.
13. 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.
 - Please provide a sample maintenance log for use by the owner to be reviewed by DPW.
14. 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.
 15. 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.
 16. 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.
 17. 620-15.C(1) The owner of the stormwater management facilities 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.)
 18. 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.

Chapter 640 Subdivision of Land and Land Developments

Subdivision:

19. 640-29.H. Provide proof of review and approval (for the Subdivision Plan) from the County Planning Commission.

Land Development:

20. 640-57.C. Edit the list of waivers as necessary based on comments in this letter.
21. 640-57.H Provide proof of review and approval (for the Land Development Plan) from the County Planning Commission.
22. 640-57.L. The Department of Public Works only received a part of the sewage facilities planning mailer. Please submit the completed planning mailer with all supporting documentation. Please call DPW with any questions.
23. 640-58.Q. Location of all landscaping, including existing or proposed trees, shrubs, grass, mulched areas, etc. Please define what the "landscaping" hatch represents. Mulch?
24. 640-62.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 of the building. Developer is requesting a waiver to

allow for parking in front of the building with the rear access drive being use by staff for operation of the hearse.

25. 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. It appears a minimum of two ADA spaces are required based on the total number of spaces provided. Notes indicate 2 spaces; however, only 1 appears to be shown. Additionally, please provide spot elevations on all sides of accessible spaces and accessible route showing conformance with ADA guidelines.
26. 640-63.C(7) Curbing shall be placed at the edges of all surfaced areas, including islands. It appears a waiver may be necessary as the curbing does not appear to extend around the drive aisle behind the building.
27. 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. Developer is requesting a waiver to this section indicating they do not expect to receive bicyclists; therefore, racks for bicycles are not necessary.
28. 640-64.A(1) Sidewalks shall be provided along the entire length of the property in accordance with this section.
29. 640-65(5e) Trees shall have temporary labels attached so inspectors can determine compliance with the approved plan.
30. 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)



By: Stephanie C. Shoenfelt, P.E.

cc: Project File

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www.eadsgroup.com



CES ENGINEERING, LLC

- PUTTING YOU FIRST -

• MCCONNELLSBURG, PA (717) 485-5440 • HUNTINGDON, PA (814) 644-6621
A FULL SERVICE ENGINEERING, LAND SURVEYING & BUILDING DESIGN FIRM

COMMENT RESPONSE LETTER

June 28th, 2023

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

RE: The EADS Group Engineer Review Comments of
Land Development Plan
Anderson Family Funeral Home

Dear Ms Brown,

CES Engineering, LLC has accounted for the comments made by The EADS Group with regards to the plan submission aforementioned for Anderson Family Funeral Home and would offer the following response to said comments.

General:

1. *All signature blocks are to be executed.*

Acknowledged.

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.*

Acknowledged.

3. *The PCSM report should include/reference the drainage maps.*

Acknowledged.

Pre-development and Post-development Drainage Maps are added to the PCSM Report as Appendix G and H, respectively.

3.1. *The drainage area maps should indicate the same drainage areas referenced in the report. The Drainage area map has DA-1 "BP" and DA-2, but the report has Inlet -3 DA, Inlet-6 DA, Inlet-2 DA, Inlet-4 DA, etc.*

Acknowledged.

Labels are added on the plan view of the Post-development Drainage Map to show these individual inlet drainage areas. Please see table on the Drainage Map for listing of each area and time of concentration.

3.2. *Please provide a correlation between the naming convention on the plans of the underground detention (which is pipe labels with hatching around the pipe to distinguish the system) and that used in the report (which are labeled as Detention Pipe 1 – 5 and then just Detention Pipe without a number). Would highly suggest a detail of just a plan layout of the detention system showing where outlet structures are placed, etc.*

Acknowledged.

Detention Pipes in the PCSM report are renumbered to correspond with pipe numbers on the pipe schedule and plan. Additional enlarged Detention Pipe Plan view added to sheet C7 for clarity.

3.3. *The current plan doesn't appear to indicate the trench lengths, which differ from the pipe lengths according to the report.*

Acknowledged.

See infiltration trench schedule on sheet C5 for this information. Additional enlarged Detention Pipe Plan on sheet C7 shows the corresponding trench lengths and widths.

3.4. *The outlet structure details do not appear to accurately depict the orifice described in the report. For example the plate could not be attached directly to the side of the box as the rectangle orifice would not function where it was not completely open to the 18" pipe. The secondary orifice is a rectangular orifice that is only 11" wide and 5" high in 5 of the scenarios but that is not indicated on the plan. It is just shown as a plate of undetermined width. Please revise details. Also note that the report indicates that DP 1-5 the 11"x5" is the top of plate, but in multiple facilities the 100-year storm elevation would exceed the 5" height, so this does not appear accurate. It would need to be a box like the other outlet pipe.*

Acknowledged.

The orifice plate details are modified so show the orifice plate being held off the concrete face of each vault and instead attached to the sides of the vault box with angle iron. See Details 7/C9 and 10/C9 on sheet C9. The report and plan are updated to reflect the new dimensions of the low flow orifice, slot orifice, and top of plate weir. During small storm events the system will discharge through the ¾" or 1" orifice and through the 12"x4" or 14"x6" slot orifice, depending on the vault. Vaults 2, 3, 4, 5 and Inlet 2 have the orifice plate of detail 7/C9, where Vault 1, the last in series, has the orifice plate of detail 10/C9. During larger storm events the system will also discharge overtop of the plate, acting as a wier, but the 100-yr storm elevation of the system remains below the grate/rim elevation and does not pond water above ground.

4. *Please show contour labels on the grading plan.*

Acknowledged.

Contour labels added to sheet C4.

5. *Blair County GIS has provided a new address of 118 Rosehill Drive for the funeral home. Please add this to the plans.*

Acknowledged.

Title block and General Notes changed to 118 Rosehill Drive.

Chapter 620:

6. *620-12.A(3) Water volume controls shall be implemented using the design storm method in Subsection A or the simplified method in Subsection B. Please provide calculations detailing one of these methods, showing both the calculation for the required volume to be detained from this project and proof that this volume is detained below the primary orifices and infiltrated.*

Acknowledged.

PA DEP PCSM Volume Spreadsheet has been added to the PCSM report as Appendix I to show infiltration requirements are achieved, based on the Design Storm Method. See "Volume Requirements" section on the PCSM report for further calculations of the infiltrated volume.

7. *620-12.B(2a) Infiltration systems shall be sized and designed based upon local soil and groundwater conditions as well as subsurface geological features. Please indicate the location of the infiltration tests on the plans.*

Acknowledged.

Additional labels are added to clarify test pit locations.

8. *620-12.C(1b) Please note the roof drains must tie into the on-site storm system as indicated on the plan and there can be no deviation in the field as each pipe acts as a separate system.*

Acknowledged.

Note 4 added on sheet C5 under Additional Plan Notes.

9. *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.*

Acknowledged.

Note 5 added on sheet C5 under Additional Plan Notes.

10. *620-13.E(12) Please include all applicable worksheets from Chapter 8 of the BMP Manual when establishing volume controls and water quality compliance.*

Acknowledged.

PA DEP PCSM Volume and Quality Spreadsheets have been added to the PCSM report as Appendix I to further show infiltration and quality requirements are achieved.

11. 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.*

Acknowledged.

12. 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. Due to the complexity of the plan, we recommend that the critical stages be more specific as each of the 6 trenches operates independently and has a set elevation in relation to the adjacent trench and a very specific drainage area (even relying on downspouts being diverted certain directions) and any deviation from the plan could have a significant effect on the calculations. Please indicate that DPW is to be supplied with documentation of all inspections.*

Acknowledged.

Additional critical stage inspections are added to the PCSM plan.

13. 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.*

Acknowledged.

13.1 *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.*

Acknowledged.

Proof of owner acceptance of the operation and manintence requirements is attached with this resubmission.

13.2 *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.*

Acknowledged.

The Operation and Maintenance Notes are revised on sheet C5 and included in the PCSM report. Signature statements are included on the cover sheet and in the PCSM report.

13.3 *Please provide a sample maintenance log for use by the owner to be reviewed by DPW.*

Acknowledged.

Maintenance logs are added to the PCSM report as Appendix J.

14. 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.*

Acknowledged.

**The proposed owner is,
Garrett Anderson, Anderson Family Funeral Home
233 Keystone Avenue Cresson, PA 16630
814-886-8051**

15. 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.*

Acknowledged.

Note 7 added under PCSM Operation and Maintenance on sheet C5.

16. 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.*

Acknowledged. Fee attached with this resubmission.

17. 620-15.C(1) *The owner of the stormwater management facilities shall 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.)*

Acknowledged.

Note 7 added under PCSM Operation and Maintenance on sheet C5.

18. 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.*

Acknowledged.

Note 7 added under PCSM Operation and Maintenance on sheet C5.

Chapter 640:

19. 640-29.H. *Provide proof of review and approval (for the Subdivision Plan) from the County Planning Commission.*

Acknowledged.

20. 640-57.C. *Edit the list of waivers as necessary based on comments in this letter.*

Acknowledged.

One additional wavier is added to the letter based on 640-63 C7.

21. 640-57.H *Provide proof of review and approval (for the Land Development Plan) from the County Planning Commission.*

Acknowledged.

22. 640-57.L. *The Department of Public Works only received a part of the sewage facilities planning mailer. Please submit the completed planning mailer with all supporting documentation. Please call DPW with any questions.*

Acknowledged.

New sewage mailer is attached with this resubmission.

23. 640-58.Q. *Location of all landscaping, including existing or proposed trees, shrubs, grass, mulched areas, etc. Please define what the "landscaping" hatch represents. Mulch?*

Acknowledged.

Legend for hatch changed from "landscaping" to "mulch".

24. 640-62.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 of the building. Developer is requesting a waiver to allow for parking in front of the building with the rear access drive being use by staff for operation of the hearse.*

Acknowledged.

See Wavier Request Letter.

25. 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. It appears a minimum of two ADA spaces are required based on the total number of spaces provided. Notes indicate 2 spaces; however, only 1 appears to be shown. Additionally, please provide spot elevations on all sides of accessible spaces and accessible route showing conformance with ADA guidelines.*

Acknowledged.

Additional parking symbol added and spot elevations to show (2) two ADA compliance parking spaces.

26. 640-63.C(7) *Curbing shall be placed at the edges of all surfaced areas, including islands. It appears a waiver may be necessary as the curbing does not appear to extend around the drive aisle behind the building.*

Acknowledged.

See Wavier Request Letter.

27. 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. Developer is requesting a waiver to this section indicating they do not expect to receive bicyclists; therefore, racks for bicycles are not necessary.*

Acknowledged.

See Wavier Request Letter.

28. 640-64.A(1) *Sidewalks shall be provided along the entire length of the property in accordance with this section.*

Acknowledged.

See Wavier Request Letter.

29. 640-65(5e) *Trees shall have temporary labels attached so inspectors can determine compliance with the approved plan.*

Acknowledged

Note 4 added under Construction Notes on sheet C11.

30. 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.*

Acknowledged

Should you have any additional need of clarification or comments, please feel free to contact our office.

Kind Regards,

Logan Rockwell

Logan Rockwell, EIT
Design Engineer

CES Engineering, LLC

1350 Lincoln Way E.

McConnellsburg, PA 17233

lrockwell@ces-engr.com

(717) 485-5440 office & fax

(717) 377-9448 cell

7910 Sunrise Camp Road, Huntingdon, PA 16652
(814) 644-6621

1350 Lincoln Way E, McConnellsburg, PA 17233
(717) 485-5440



Blair Planning

June 29, 2023

Blair County Planning Commission
Altoona Metropolitan Planning Organization
Blair County Government Advisory Committee

Ms. Sabrina Appel-McMillen, GIS & Land Use Coordinator
Altoona City Hall
1301 12th Street, Suite 103
Altoona, PA 16601

Dear Ms. Appel-McMillen:

The Blair County Planning Commission is in receipt of the Anderson Family Funeral Home Development Plan, located along Pleasant Valley Boulevard and Rosehill Cemetery Drive, for review under the provisions of the Pennsylvania Municipalities Planning Code and other relevant statutes. Our review has revealed the following.

- This proposal is for the construction of a 4000 SF funeral home owned by Garrett Anderson on a 1.126 acre parcel subdivided from Rosehill Cemetery. Additionally, new parking facilities, landscaping, and stormwater management improvements are proposed as part of this plan.
- Proposed parking at the site will consist of 29 standard vehicle parking spaces, including 2 ADA accessible parking spaces which will meet Altoona's parking minimum of 5 spaces for developments of this size and type.
- Access to the proposed site appears to be from a 24-foot-wide bidirectional access drive off of Rosehill Cemetery Drive. The 24-foot-wide drive aisles continue counterclockwise through the parking lot and funnel into a 24-foot-wide covered drive-up ADA accessible entrance and 12-foot-wide one-way service drive along the building's rear. The developer should ensure that the parking lot includes the proper signage and striping to indicate traffic flow.
- It does not appear that any bicycle parking will be provided as part of this proposal. We recommend that the developer installs bicycle parking facilities that will comply with Altoona's bicycle parking requirements.
- No sidewalks have been proposed as a part of this plan; although there do not appear to be sidewalk connections on the adjoining properties, we recommend the inclusion of sidewalks along the length of the property to provide for greater pedestrian safety and in order to align more closely with the Code of the City of Altoona: § 640-64 regarding pedestrian facilities.
- Landscaping plans provided with this proposal include various trees and shrubs throughout the site, along the building, as well as a landscaped buffer along Pleasant Valley Boulevard. This should provide an ample buffer for headlight glare onto and off of the property as well as provide an attractive site.
- The proposed lighting plan includes overhead lighting throughout the site; we recommend that the developer ensures that all exterior lighting will be shielded or directed in a manner that will prevent glare onto neighboring properties and roadways.

-continued-

Page 2
Ms. Appel-McMillen
June 29, 2023

- The construction of a new funeral home has the potential to generate additional vehicle trips at the site; however, the developer states that vehicle trip estimates will not be significant enough to warrant a Transportation Impact Study. We recommend that the developer consult with both PennDOT and the City in order to address any potential impacts that this project will have on the local transportation system.
- Environmentally, our review of natural features at this location did not reveal any immediate environmental concerns; the site is not located within the 100-year floodplain, nor does it contain any wetlands, steep slopes, prime agricultural soils or Blair County Natural Heritage Inventory areas.
- This site is located within the Beaverdam Branch of the Juniata River Watershed; this proposal includes improved stormwater management facilities and underground infiltration and detention basins which should help to offset increased runoff as a result of this proposal. We recommend the developer consult with the City to ensure that all stormwater management practices are consistent with the City of Altoona Stormwater Management Ordinance.

In summary, we find this proposal to be consistent with countywide planning efforts as presented in the *Alleghenies Ahead* Regional Comprehensive Plan, adopted July 31, 2018, which includes comprehensive planning for Blair County. Thank you for the opportunity to review and comment on this proposal. If you should have any questions, please feel free to contact me.

Sincerely,



MacKenzie L. Caron
Community Planner

cc: Logan Rockwell, EIT – CES Engineering, LLC



CES ENGINEERING, LLC

- PUTTING YOU FIRST -

• MCCONNELLSBURG, PA (717) 485-5440 • HUNTINGDON, PA (814) 644-6621
A FULL SERVICE ENGINEERING, LAND SURVEYING & BUILDING DESIGN FIRM

COMMENT RESPONSE LETTER

July 6th, 2023

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

RE: Blair County Planning Commission Review Comments of
Land Development Plan
Anderson Family Funeral Home

Dear Ms Brown,

CES Engineering, LLC has accounted for the comments made by the Blair County Planning Commission with regards to the plan submission aforementioned for Anderson Family Funeral Home and would offer the following response to said comments.

1. *This proposal is for the construction of a 4000 SF funeral home owned by Garrett Anderson on a 1.126 acre parcel subdivided from Rosehill Cemetery. Additionally, new parking facilities, landscaping, and stormwater management improvements are proposed as part of this plan.*

Acknowledged.

2. *Proposed parking at the site will consist of 29 standard vehicle parking spaces, including 2 ADA accessible parking spaces which will meet Altoona's parking minimum of 5 spaces for developments of this size and type.*

Acknowledged.

3. *Access to the proposed site appears to be from a 24-foot-wide bidirectional access drive off of Rosehill Cemetery Drive. The 24-foot-wide drive aisles continue counterclockwise through the parking lot and funnel into a 24-foot-wide covered drive-up ADA accessible entrance and 12-foot-wide one-way service drive along the building's rear. The developer should ensure that the parking lot includes the proper signage and striping to indicate traffic flow.*

Acknowledged.

The parking lot will be line striped for 9'x19' parking spaces and have the required ADA striping and signage as shown on sheet C4 and details 12/C8 & 13/C8.

4. *It does not appear that any bicycle parking will be provided as part of this proposal. We recommend that the developer installs bicycle parking facilities that will comply with Altoona's bicycle parking requirements.*

Acknowledged.

See wavier request letter # 2.

5. *No sidewalks have been proposed as a part of this plan; although there do not appear to be sidewalk connections on the adjoining properties, we recommend the inclusion of sidewalks along the length of the property to provide for greater pedestrian safety and in order to align more closely with the Code of the City of Altoona: § 640-64 regarding pedestrian facilities.*

Acknowledged.

See wavier request letter # 3.

6. *Landscaping plans provided with this proposal include various trees and shrubs throughout the sight, along the building, as well as a landscaped buffer along Pleasant Valley Boulevard. This should provide an ample buffer for headlight glare onto and off of the property as well as provide an attractive site.*

Acknowledged.

7. *The proposed lighting plan includes overhead lighting throughout the site; we recommend that the developer ensures that all exterior lighting will be shielded or directed in a manner that will prevent glare onto neighboring properties and roadways.*

Acknowledged.

The proposed site lighting will have cut off shields. See site plan note # 16 on sheet C3.

8. *The construction of a new funeral home has the potential to generate additional vehicle trips at the site; however, the developer states that vehicle trip estimates will not be significant enough to warrant a Transportation Impact Study. We recommend that the developer consult with both PennDOT and the City in order to address any potential impacts that this project will have on the local transportation system.*

Acknowledged.

The funeral home is not expected to exceed 100 trips during any hour of any day of the week, since the funeral home is designed with 29 parking spaces and a total occupancy load of 100 people. Peak traffic would occur during a funeral service at the funeral home, which would be similar, in terms of vehicle traffic and trips, to an existing funeral possession or grave-side service entering Rose Hill Cemetery Drive. Therefore, the impact on the local transportation system will be minimal and similar to existing.

9. *Environmentally, our review of natural features at this location did not reveal any immediate environmental concerns; the site is not located within the 100-year floodplain, nor does it contain any wetlands, steep slopes, prime agricultural soils or Blair County Natural Heritage Inventory areas.*

Acknowledged.

10. *This site is located within the Beaverdam Branch of the Juniata River Watershed; this proposal includes improved stormwater management facilities and underground infiltration and detention basins which should help to offset increased runoff as a result of this proposal. We recommend the developer consult with the City to ensure that all stormwater management practices are consistent with the City of Altoona Stormwater Management Ordinance.*

Acknowledged.

The proposed stormwater management facility regulates stormwater volume, rate, and quality, to meet or exceed the predevelopment characteristic of the site. Therefore, meeting the requirements of the City of Altoona Stormwater Management Ordinance.

Should you have any additional need of clarification or comments, please feel free to contact our office.

Kind Regards,

Logan Rockwell

Logan Rockwell, EIT
Design Engineer
CES Engineering, LLC
1350 Lincoln Way E.
McConnellsburg, PA 17233
lrockwell@ces-engr.com
(717) 485-5440 office & fax
(717) 377-9448 cell

7910 Sunrise Camp Road, Huntingdon, PA 16652
(814) 644-6621

1350 Lincoln Way E, McConnellsburg, PA 17233
(717) 485-5440

RESOLUTION 07-11-23-PAC23-06
A RESOLUTION CONDITIONALLY APPROVING
THE ANDERSON FAMILY FUNERAL HOME
SUBDIVISION & LAND DEVELOPMENT PLANS

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by Anderson Family Funeral Homes (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to construct a 4000 SF funeral home at 118 Rosehill Cemetery Drive, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §620-62(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 of the building.
The applicant is requesting a waiver to this section.
2. §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.
The applicant is requesting a waiver to this section.
3. §640-64(A): Sidewalks shall be provided along the entire length of the property. On a corner lot, the sidewalk shall be extended along the second street as well.
The applicant is requesting a waiver to this section.
4. §640-65(A): Street trees. All land development proposals shall include street trees to be planted between the sidewalk and the curb.
The applicant is requesting a waiver to this section.
5. §640-63C(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 applicant is requesting a waiver to this section for the rear service drive.

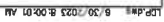
NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
2. All required signatures must be obtained on the plan.
3. Financial security to cover the cost of all public improvements must be provided to the City prior to plan.
4. A developer's agreement prepared by the ACPC must be executed by the Developer.
5. Any necessary permits from DEP and/or PennDOT must be provided.
6. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
7. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission on July 11, 2023:

David B. Albright, Chairman





EXISTING	PROPOSED
MAJOR CONTIGUOUS	MAJOR CONTIGUOUS
SHERMAN CENTER	SHERMAN CENTER
PROPERTY LINE	PROPERTY LINE
RAILROAD	RAILROAD
RAILROAD EIGHTING	RAILROAD EIGHTING
PROPERTY LINE	PROPERTY LINE
STATIONARY LINE	STATIONARY LINE
COALS	COALS
CLAY	CLAY
CLAYSTONE	CLAYSTONE
100' 100' 100' 100'	100' 100' 100' 100'
PRELIMINE	PRELIMINE
POWER POLE	POWER POLE
60' PIPE	60' PIPE
CONTROL POINT	CONTROL POINT
TRAIL	TRAIL
SHRUB	SHRUB
ADJUSTMENTS	ADJUSTMENTS

10' 20'

IN FEET)

1"=10'



**GARRETT ANDERSON
233 KEYSTONE AVENUE
CRESSON, PA 16630**

ANDERSON FAMILY FUNERAL HOME
118 ROSEHILL CEMETERY DRIVE
ALTOONA, PA 16602
BLAIR COUNTY

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NO.:	REVISION:	DATE:

CES ENGINEERING, LLC
 CONSULTING, PA (717) 644-4021 • HARRISBURG, PA 17103 644-4021
 SERVICE ENGINEERING, 1500 SURVIVORS • BELLINGHAM, WA 98224
 7810 Sunrise Camp Road, Huntingdon, PA 16852
 (814) 644-4021
 lbrager@ces-engr.com

DATE: 11/11/11
DRAWN BY: LR
CHECKED BY: LR
PROJECT NO: 22000111
SHEET NO: 4
OF: 18
C4

[illegible]

THE SHULD OPERATOR AND MAINTENANCE AGREEMENT IS PART OF THIS PUMP STATION PLAN. THE REQUIRED DRAWINGS WILL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY, OR THE RELEASE OF FINANCIAL SECURITY.

THE OWNER GRANTS ACCESS TO THE CITY OF ALABAMA TO THE FACILITY TO BE CONSTRUCTED AND, IF NECESSARY, REPAIR OF STORMWATER MANAGEMENT FACILITIES.

STORMWATER MANAGEMENT TIE INTO THE ON-SITE STORM SYSTEM AS INDICATED ON THIS PLAN AND THERE CAN BE NO DEVIATION IN THE FIELD AS EACH PIPE ACTS AS A SEPARATE SYSTEM.

PRIORITY PRE-CAST OR AFTER-MARKET MODIFICATIONS WITH WORKING SUCH AS "ONLY PUMP IN THE DRAIN," "DRAINS TO THE DRAIN."

- ALL PILES SHALL HAVE 12" MIN. COVER.
- ALL SLOPES SET AND GREATER MUST HAVE STRAW MATTING INSTALLED. MATTING SHALL BE CRANE SET TO EQUAL UNDISTURBED GROSS AREA. SHALL HAVE 6" MINIMUM DEPTH.
- ALL PILES SHALL BE HOPE SMOOTH BORE.
- ALL PIPE END SECTIONS TO BE CAP.
- UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY THAT WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.

[illegible]

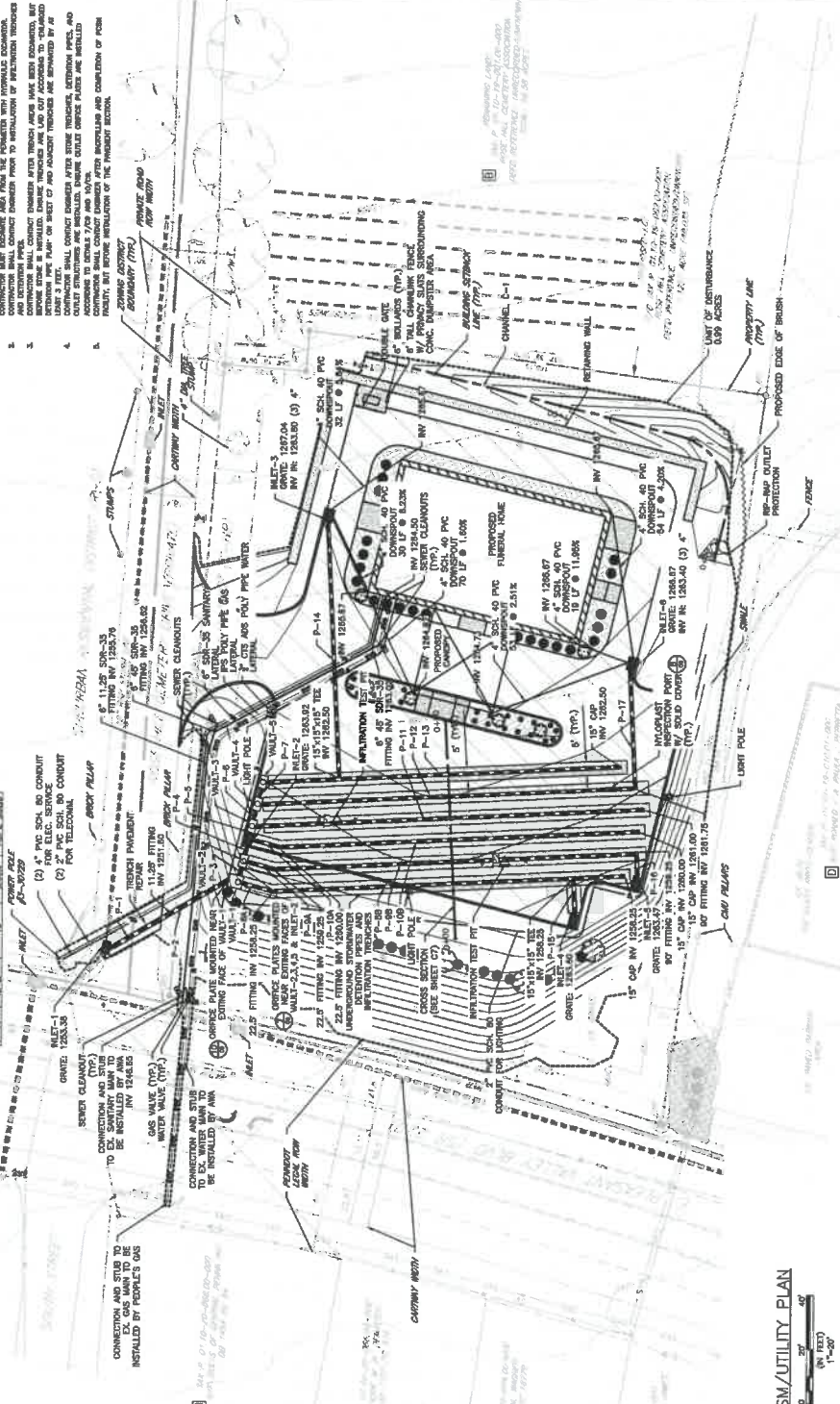
ID	LENGTH	OA	SLOPE	MATERIAL
1	28	15	0.000%	HEAT TREAT
2	28	15	0.000%	HEAT TREAT
3	28	15	0.000%	HEAT TREAT
4	4	1	16.25%	HEAT TREAT
5	4	1	0.000%	HEAT TREAT
6	4	1	0.000%	HEAT TREAT
7	4	1	16.25%	HEAT TREAT
8	12	15	0.000%	HEAT TREAT
9	12	15	0.000%	HEAT TREAT
10	12	15	0.000%	HEAT TREAT
11	33	15	0.000%	HEAT TREAT
12	33	15	0.000%	HEAT TREAT
13	33	15	0.000%	HEAT TREAT
14	15	15	0.000%	HEAT TREAT
15	15	15	0.000%	HEAT TREAT
16	15	15	0.000%	HEAT TREAT
17	15	15	0.000%	HEAT TREAT
18	34	15	1.28%	HEAT TREAT
19	34	15	0.000%	HEAT TREAT
20	34	15	0.000%	HEAT TREAT
21	3	15	0.000%	HEAT TREAT
22	3	15	0.000%	HEAT TREAT
23	3	15	0.000%	HEAT TREAT
24	43	15	0.000%	HEAT TREAT

[illegible]

ID	SIZE	MIN. GRADE	PAVE IN	PAVE IN	IN V	IN V	IN V	IN V
1	3' x 4'	1253.48	1253.48	1253.15	1253.15	1253.15	1253.15	1253.15
2	3' x 4'	1253.51	1253.51	1253.18	1253.18	1253.18	1253.18	1253.18
3	3' x 4'	1253.54	1253.54	1253.21	1253.21	1253.21	1253.21	1253.21
4	3' x 4'	1253.57	1253.57	1253.24	1253.24	1253.24	1253.24	1253.24
5	3' x 4'	1253.60	1253.60	1253.27	1253.27	1253.27	1253.27	1253.27
6	3' x 4'	1253.63	1253.63	1253.30	1253.30	1253.30	1253.30	1253.30
7	3' x 4'	1253.66	1253.66	1253.33	1253.33	1253.33	1253.33	1253.33
8	3' x 4'	1253.69	1253.69	1253.36	1253.36	1253.36	1253.36	1253.36
9	3' x 4'	1253.72	1253.72	1253.39	1253.39	1253.39	1253.39	1253.39
10	3' x 4'	1253.75	1253.75	1253.42	1253.42	1253.42	1253.42	1253.42
11	3' x 4'	1253.78	1253.78	1253.45	1253.45	1253.45	1253.45	1253.45
12	3' x 4'	1253.81	1253.81	1253.48	1253.48	1253.48	1253.48	1253.48
13	3' x 4'	1253.84	1253.84	1253.51	1253.51	1253.51	1253.51	1253.51
14	3' x 4'	1253.87	1253.87	1253.54	1253.54	1253.54	1253.54	1253.54
15	3' x 4'	1253.90	1253.90	1253.57	1253.57	1253.57	1253.57	1253.57
16	3' x 4'	1253.93	1253.93	1253.60	1253.60	1253.60	1253.60	1253.60
17	3' x 4'	1253.96	1253.96	1253.63	1253.63	1253.63	1253.63	1253.63
18	3' x 4'	1253.99	1253.99	1253.66	1253.66	1253.66	1253.66	1253.66
19	3' x 4'	1254.02	1254.02	1253.69	1253.69	1253.69	1253.69	1253.69
20	3' x 4'	1254.05	1254.05	1253.72	1253.72	1253.72	1253.72	1253.72
21	3' x 4'	1254.08	1254.08	1253.75	1253.75	1253.75	1253.75	1253.75
22	3' x 4'	1254.11	1254.11	1253.78	1253.78	1253.78	1253.78	1253.78
23	3' x 4'	1254.14	1254.14	1253.81	1253.81	1253.81	1253.81	1253.81
24	3' x 4'	1254.17	1254.17	1253.84	1253.84	1253.84	1253.84	1253.84
25	3' x 4'	1254.20	1254.20	1253.87	1253.87	1253.87	1253.87	1253.87
26	3' x 4'	1254.23	1254.23	1253.90	1253.90	1253.90	1253.90	1253.90
27	3' x 4'	1254.26	1254.26	1253.93	1253.93	1253.93	1253.93	1253.93
28	3' x 4'	1254.29	1254.29	1253.96	1253.96	1253.96	1253.96	1253.96
29	3' x 4'	1254.32	1254.32	1253.99	1253.99	1253.99	1253.99	1253.99
30	3' x 4'	1254.35	1254.35	1254.02	1254.02	1254.02	1254.02	1254.02
31	3' x 4'	1254.38	1254.38	1254.05	1254.05	1254.05	1254.05	1254.05
32	3' x 4'	1254.41	1254.41	1254.08	1254.08	1254.08	1254.08	1254.08
33	3' x 4'	1254.44	1254.44	1254.11	1254.11	1254.11	1254.11	1254.11
34	3' x 4'	1254.47	1254.47	1254.14	1254.14	1254.14	1254.14	1254.14
35	3' x 4'	1254.50	1254.50	1254.17	1254.17	1254.17	1254.17	1254.17
36	3' x 4'	1254.53	1254.53	1254.20	1254.20	1254.20	1254.20	1254.20
37	3' x 4'	1254.56	1254.56	1254.23	1254.23	1254.23	1254.23	1254.23
38	3' x 4'	1254.59	1254.59	1254.26	1254.26	1254.26	1254.26	1254.26

FOR ALL STEPS BELOW, CONTRACTOR MUST CONTACT THE LICENSED PROFESSIONAL OR LICENSEE MUST BE PRESENT TO INSPECT AND APPROVE PRIOR TO CONTINUING.

1. PREVENT CORROSION OF BULKHEADS IN THE AREA OF THE WELDING JOINTS.
2. CONNECTOR SHALL EXHAUST AIR FROM THE PERIMETER WITH HYPOXALOID EXHAUSTOR.
3. CONNECTOR SHALL CONNECT DIAMETER PRIOR TO INSTALLATION OF IMPLANTED TUBES.
4. CONNECTOR SHALL CONNECT DIAMETER AFTER TUBES HAVE BEEN EXHAUSTED.
5. BEFORE STONE IS INSTALLED, DYNAMIC TUBES ARE Laid OUT ACCORDING TO "ENLARGED DYNAMIC TUBES" DRAWING.
6. BEFORE STONE IS Laid ON, SHEET OF AND ALUMINUM TUBES ARE SEPARATED BY AN ALUMINUM PLATE.
7. CONNECTOR SHALL CONNECT DIAMETER AFTER TUBES THROUGH, EXTENSION PIPES, AND OUTLET STRUCTURES ARE INSTALLED, DYNAMIC CULTURE TUBES, EXTENSION PIPES, AND OUTLET STRUCTURES TO EXHAUST 7YD AND 8YD.
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PCSM/UTILITY PLAN

**PREPARED FOR:**

GARRETT ANDERSON
33 KEYSTONE AVENUE
CRESSON, PA 16630

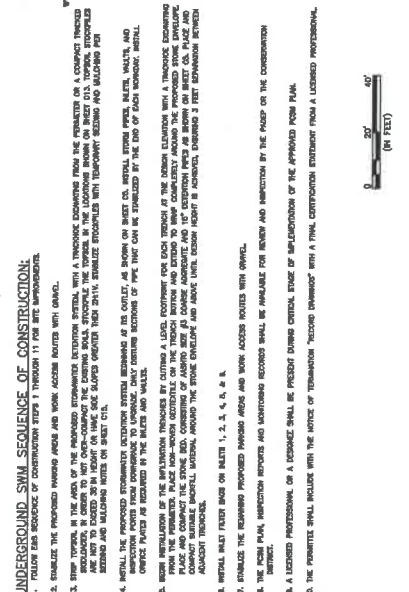
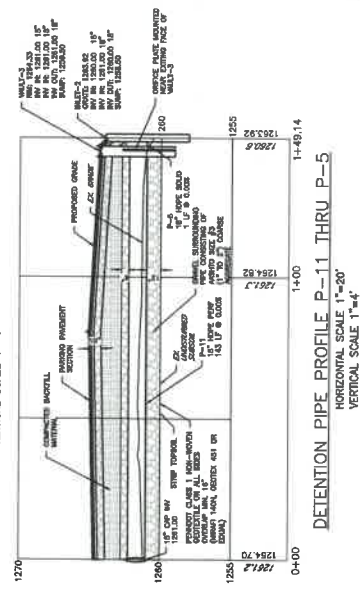
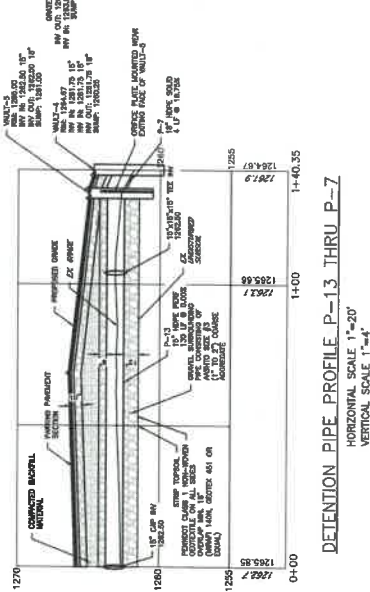


ANDERSON FAMILY FUNERAL HOME
118 ROSEHILL CEMETERY DRIVE
ALTOONA, PA 16602
BLAIR COUNTY

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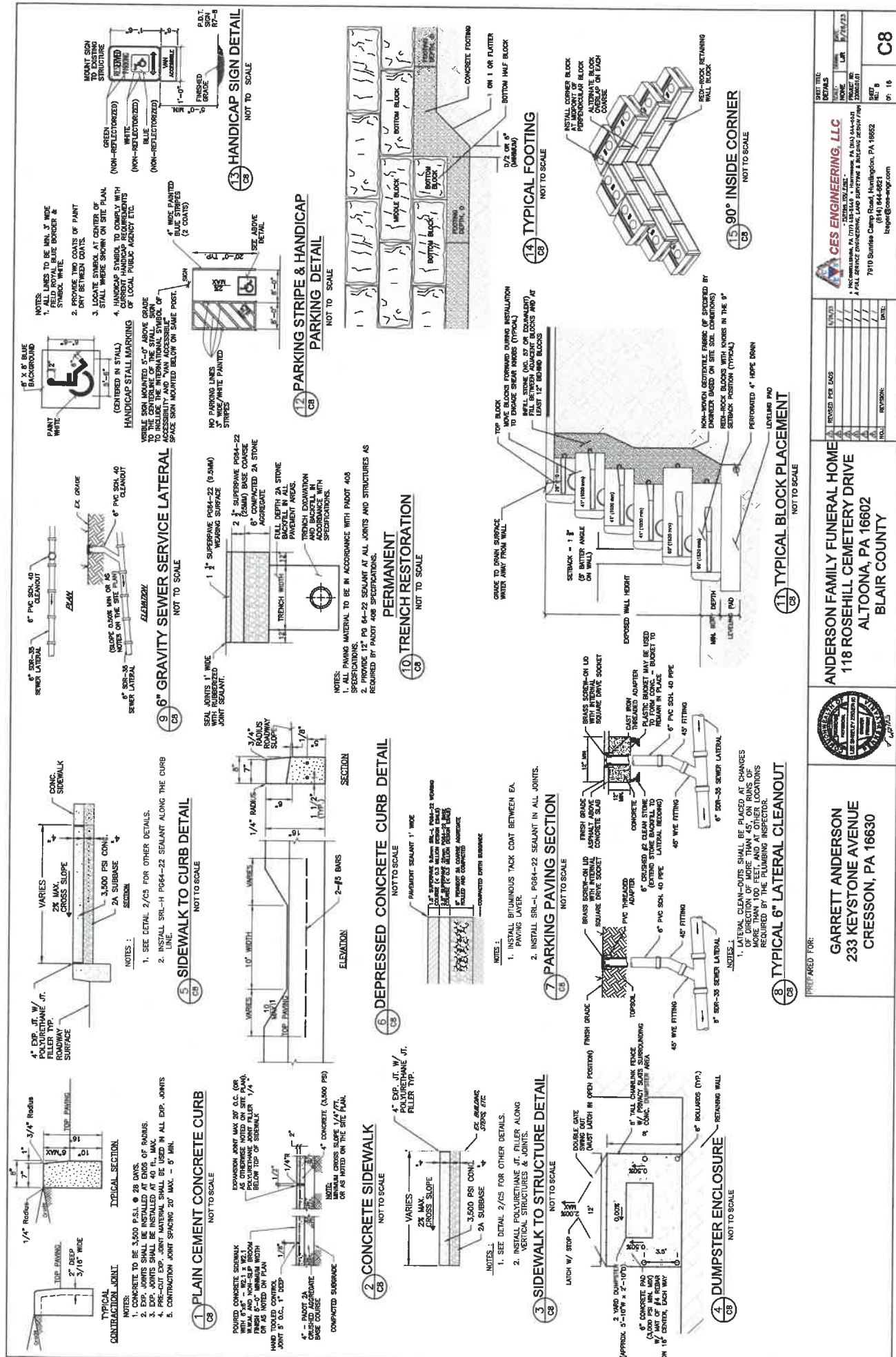


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ARRETT ANDERSON
KEYSTONE AVENUE
RESSON, PA 16630

ANDERSON FAMILY FUNERAL HOME
118 ROSEHILL CEMETERY DRIVE
ALTOONA, PA 16602
BLAIR COUNTY

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ANDERSON FAMILY FUNERAL HOME
118 ROSEHILL CEMETERY DRIVE
ALTOONA, PA 16602

BLAIR COUNTY

PREPARED FOR:

GARRETT ANDERSON
233 KEYSTONE AVENUE
CRESSON, PA 16630

DESIGNED BY:

CES ENGINEERING, LLC
11800 S. 10TH AVE. SUITE 100
ALTOONA, PA 16602
(814) 944-0001
info@ces-eng.com

REVISIONS:

NO.	REVISION	DATE
1	REVISED FOR L&S	11/11/23
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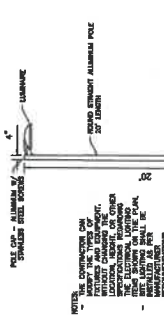
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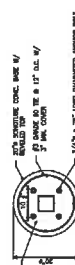
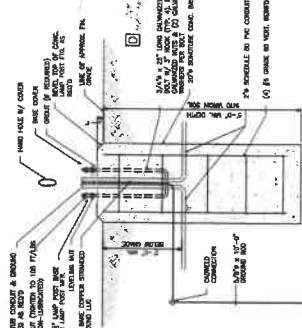
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1 LIGHT POLE DETAIL



3 LIGHT POLE BASE PLATE DETAIL



PREPARED FOR:

GARRETT ANDERSON
333 KEYSTONE AVENUE
CRESSON, PA 16630



ANDERSON FAMILY FUNERAL HOME
118 ROSEHILL CEMETERY DRIVE
ALTOONA, PA 16602
BLAIR COUNTY

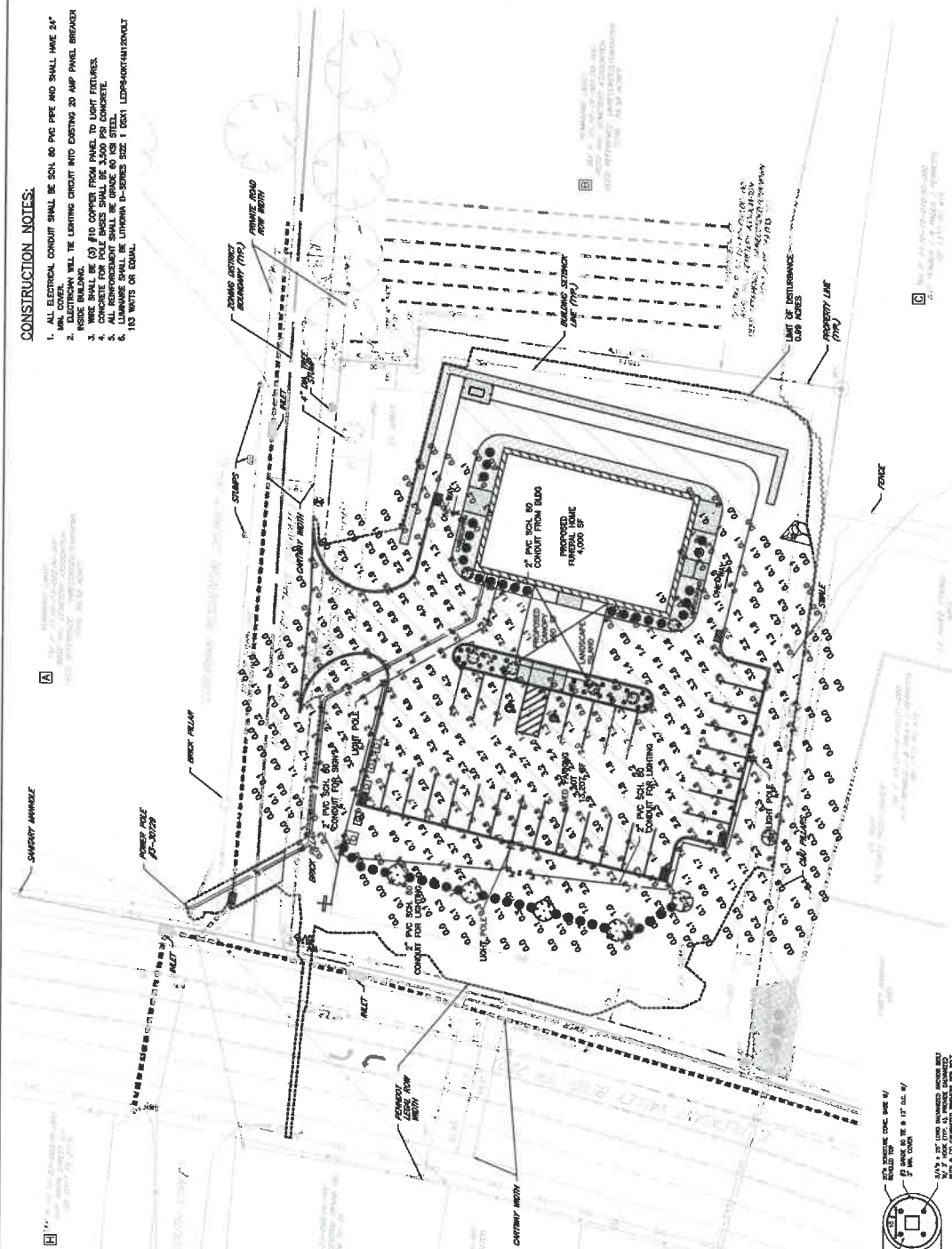
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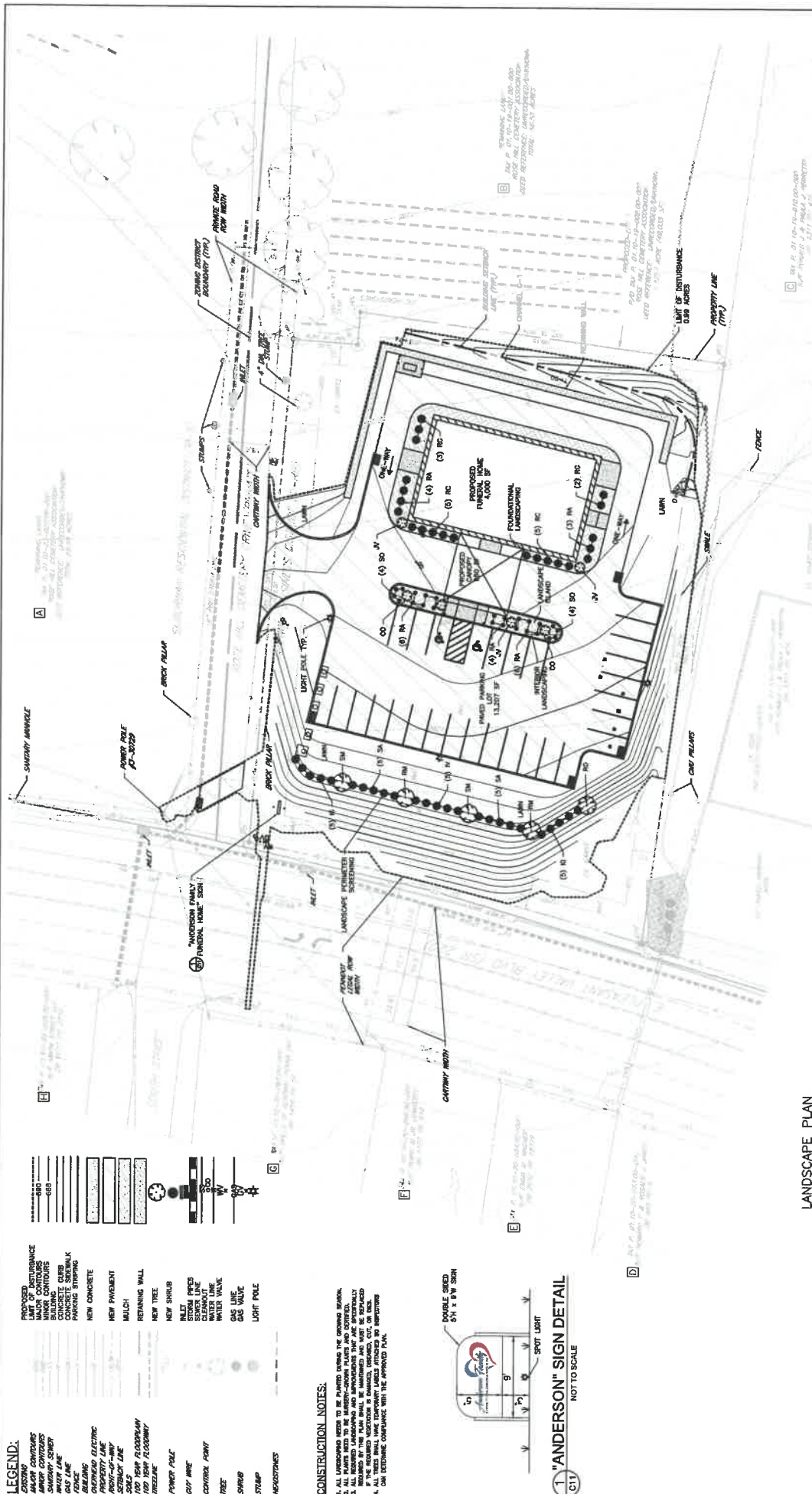
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(814) 844-8621
luzger@ces-engr.com

C10

CONSTRUCTION NOTES:

1. ALL ELECTRICAL CONDUIT SHALL BE SCH. 80 PVC PIPE AND SHALL HAVE 2" MIN. COVER.
2. ELECTRICIAN WILL TIE LIGHTING CIRCUIT INTO EXISTING 20 AMP PANEL BREAKER INSIDE BUILDING.
3. WIRE SHALL BE #10 COPPER FROM PANEL TO LIGHT FIXTURES.
4. CONCRETE FOR POLE BASES SHALL BE 3,500 PSI CONCRETE.
5. ALL REINFORCEMENT SHALL BE GRADE 60 STEEL.
6. LUMINAIRE SHALL BE LITHONIA D-SERIES SIZE 1 DSK1 LEDP440K/4M120VOLT
7. LUMINAIRE SHALL BE LITHONIA D-SERIES SIZE 1 DSK1 LEDP440K/4M120VOLT





PREPARED FOR:

GARRETT ANDERSON
233 KEYSTONE AVENUE
CRESSON, PA 16630



ANDERSON FAMILY FUNERAL HOME
118 ROSEHILL CEMETERY DRIVE
ALTOONA, PA 16602
BLAIR COUNTY

[illegible]

CES ENGINEERING, LLC

7910 Sunrise Camp Road, Huntingdon, PA 16852
(814) 644-8821
lzege@ces-engr.com

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO: 11 OF: 10 C11



SEQUENCE OF CONSTRUCTION

ALL FAULT DISTURBANCE AND REMEDIATION SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE:
1. IDENTIFICATION OF THE DISTURBED AREAS
2. DETERMINATION OF THE CAUSE OF THE DISTURBANCE
3. DEVELOPMENT OF A REMEDIATION PLAN
4. IMPLEMENTATION OF THE REMEDIATION PLAN
5. MONITORING AND EVALUATION OF THE REMEDIATION PLAN
6. REPORTING OF THE RESULTS OF THE REMEDIATION PLAN
7. CLOSURE OF THE DISTURBED AREAS
8. RESTORATION OF THE DISTURBED AREAS TO ORIGINAL CONDITION

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MAINTENANCE PROGRAM

THE OWNER'S POLICIES SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE, AND REPAIR OF THE CONSTRUCTION. THE OWNER SHALL MAINTAIN THE PERMANENT EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE, AND REPAIR OF THE CONSTRUCTION. THE OWNER SHALL MAINTAIN THE PERMANENT EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE, AND REPAIR OF THE CONSTRUCTION.

MAINTENANCE OF E&S DEVICES

ROCK CONSTRUCTION ENTRANCE

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SITE STABILIZATION

THE CONTRACTOR SHALL PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. ALL GRASSED SWALES SHALL BE STABILIZED WITH JUTE MATTING.

- [illegible]

FILL AND WASTE MATERIAL

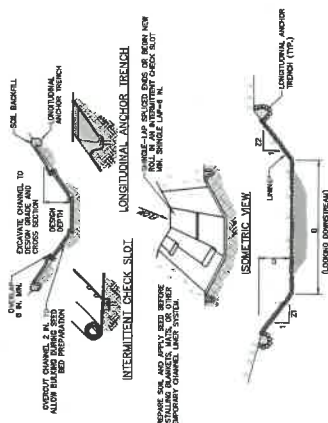
THE CONTRACTOR WILL ENSURE THAT RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SHALL BE IN ACCORDANCE WITH APPLICABLE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATIONS. BUILDINGS AND MATERIALS REMOVED FROM THE SITE SHALL BE TAKEN TO A SITE SPECIFIC CIRCUMSTANCE. ANY EXCAVATED MATERIALS REMOVED FROM THE SITE SHALL BE TAKEN TO A SITE SPECIFIC APPROVED SOIL EROSION AND SEDIMENT POLLUTION CONTROL PLAN. FILL BROUGHT INTO THE SITE MUST BE SOUND MATERIAL MEETING THE REQUIREMENTS OF A GEOTECHNICAL ENGINEER. UNDER NO CIRCUMSTANCES SHALL ANY

ANTICIPATED WASTE MATERIAL

- | | | |
|----|--------------------|--|
| 1. | CONCRETE WASTE | |
| 2. | PAVEMENT WASTE | |
| 3. | BUILDING MATERIALS | |
| 4. | | |

RECYCLING OF MATERIALS

THE BORROWING WHICH RESULTS FROM THE REUSE OR DISPOSAL OF ALL BUILDING MATERIALS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE WASTE MANAGEMENT REGULATIONS AT 23 PA. CODE 2601 ET SEQ., 271.1 ET SEQ., AND 267.1 ET SEQ.



• SEE MANUFACTURER'S LAMING INSTALLATION DETAIL FOR STAPLE PATTERNS, VEGETATIVE STABILIZATION

CHANNEL	STATIONS	B	ZI	Z2	LINEING #
C-1	0+00 - 1+74	8.5'	3	3	TESSAR STR ON EQUAL

NOTES:

ANCHOR TRENCHES SHALL BE INSTALLED AT BEGINNING AND END OF CHANNEL, IN THE SAME MANNER AS FUNCTIONAL, ANCHOR TRENCHES.

CHANNEL BUNDERS SHALL BE CONSTANTLY MAINTAINED. CHANNEL SHALL BE CLEANED BEFORE EACH TOTAL CHANNEL DEPTH SHALL BE REDUCED BY 25% AT ANY LOCATION.

CHANNEL BOTTOM SHALL BE REDUCED WITHIN 24 HOURS OF DISCOVERY OR AS SOON AS SOIL CONTAINING EXCESS NUTRIENTS IS EXPOSED. EXCESS NUTRIENT FURNISHED CHANNEL LINED SHALL BE REMOVED IN REFUSED WITH AN HOVER OF DREDGER.

NO MORE THAN TWO FEET OF THE SHOULDER (LEFT) SHALL BE REDUCED IN ANY YEAR. SHOULDER HEIGHT SHALL BE MAINTAINED BETWEEN 2 AND 3 INCHES ABOVE FINISHED. EXCESS VEGETATION SHALL BE REDUCED FROM PERMANENT CHANNELS TO ENSURE SUFFICIENT CHANNEL CAPACITY.

1 STANDARD CONSTRUCTION DETAIL #6-
C15 VEGETATED CHANNEL

[illegible]

UNLESS A LESSER RATE IS INDICATED BY SOIL TESTS.
CURING MATERIALS, CONSTRUCTION AND MAINTENANCE WILL BE IN ACCORDANCE WITH THE
SPECIFICATIONS CONTAINED IN SECTION 806. PERMIST PUBLICATION 408.
CH SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE.

EDING AND MULCHING

- [illegible]

PREPARED FOR: GARRETT ANDERSON 233 KEYSTONE AVENUE CRESSON, PA 16630		ANDERSON FAMILY FUNERAL HOME 118 ROSEHILL CEMETERY DRIVE ALTOONA, PA 16602 BLAIR COUNTY		<table border="1"> <tr> <th>DATE</th> <th>REVISIONS</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		DATE	REVISIONS																						
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<div>  <div> CES ENGINEERING, LLC 10000 100th Ave., Suite 400 Minneapolis, MN 55438-1432 A Full Service Engineering, Land Surveying & Mapping Service Firm 7910 Sunrise Camp Road, Hattiesburg, MS 39402 601-833-1115 info@ces-engr.com ceengr@ces-engr.com </div> </div>				<table border="1"> <tr> <th>DATE</th> <th>REVISIONS</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>		DATE	REVISIONS																						
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1. A COPY OF THE STATED APPROVED DRAWINGS SHOWN AND DATED BY THE BLAIR COUNTY CONSERVATION DISTRICT MUST BE:
2. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH OR SUBSTRATE ACTIVITIES (INCLUDING GRADING AND GRUBBING). THE OWNER SHALL BE RESPONSIBLE FOR THE PROVISION OF THE DRAWINGS TO THE DISTRICT. THE DISTRICT WILL NOT BE RESPONSIBLE FOR THE PROVISION OF THE DRAWINGS TO THE OWNER.
3. AT LEAST 7 DAYS PRIOR TO STARTING ANY EARTH OR SUBSTRATE ACTIVITIES, OR EXCAVATIONS AND AN AREA PROGRESSIVELY UNMARKED, FROM THE PREVIOUS WORK, SHALL BE NOTIFIED BY THE DISTRICT TO THE OWNER.
4. ALL EARTH OR SUBSTRATE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. THE DISTRICT WILL NOT BE RESPONSIBLE FOR THE PROVISION OF THE DRAWINGS TO THE OWNER.
5. ALL EARTH OR SUBSTRATE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. THE DISTRICT WILL NOT BE RESPONSIBLE FOR THE PROVISION OF THE DRAWINGS TO THE OWNER.
6. AT NO TIME SHALL CONSTRUCTION VEHICLES BE ALLOWED TO ENTER AREAS OUTSIDE THE LIMITS OF EXCAVATIONS OR EXCAVATIONS BEING EXCAVATED.
7. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2H:1V OR FLATTER.
8. MAINTAIN PROPER DRAINAGE AND EROSION CONTROL MEASURES DURING THE ENTIRE CONSTRUCTION PERIOD AND AFTER COMPLETION OF THE PROJECT TO PREVENT POLLUTION AND NOTIFY THE BLAIR COUNTY CONSERVATION DISTRICT AND/OR THE REGIONAL OFFICE OF DEP.
9. ALL EXISTING MATERIALS AND WATERS MUST BE PROTECTED FROM THE SITE AND REMOVED OR REPOSESED IN ACCORDANCE WITH THE DISTRICT'S REQUIREMENTS. ALL MATERIALS AND WATERS MUST BE PROTECTED FROM THE SITE AND REMOVED OR REPOSESED IN ACCORDANCE WITH THE DISTRICT'S REQUIREMENTS. ALL MATERIALS AND WATERS MUST BE PROTECTED FROM THE SITE AND REMOVED OR REPOSESED IN ACCORDANCE WITH THE DISTRICT'S REQUIREMENTS.
10. ALL OFF-PILE WASTE-LAND BARRIERS MUST BE ADEQUATE PLAN APPROVED BY THE BLAIR COUNTY CONSERVATION DISTRICT WITHIN 30 DAYS OF THE START OF CONSTRUCTION.
11. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ANY MATERIAL BROUGHT ON SITE IS CLEAN FILL.
12. ALL FILL MUST BE SUBMITTED BY THE CONTRACTOR TO THE DISTRICT FOR APPROVAL PRIOR TO USE. THE DISTRICT WILL NOT BE RESPONSIBLE FOR THE PROVISION OF THE DRAWINGS TO THE OWNER.
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[illegible]

PREPARED FOR: GARRETT ANDERSON
233 KEYSTONE AVENUE
CRESSON, PA 16630



CES ENGINEERING, LLC

- PUTTING YOU FIRST -

• MCCONNELLSBURG, PA (717) 485-5440 • HUNTINGDON, PA (814) 644-6621
A FULL SERVICE ENGINEERING, LAND SURVEYING & BUILDING DESIGN FIRM

June 1, 2023

Land Development Narrative

Owner: Rose Hill Cemetery Association
501 E. Pleasant Valley Blvd Altoona, PA 16602
814-934-6883

Developer: Garrett Anderson, Anderson Family Funeral Homes
233 Keystone Ave Cresson, PA 16630
814-886-8051

Engineer: CES Engineering LLC
7910 Sunrise Camp Road Huntingdon, PA 16652
814-644-6621

Site Address: 431 E. Pleasant Valley Blvd Altoona, PA 16602

Garrett Anderson, owner of Anderson Family Funeral Homes proposes to construct a new 4000SF funeral home on a subdivided lot from the Rose Hill Cemetery in the city of Altoona, PA. The proposed project includes: (1) a new building, (2) a new paved parking lot, (3) an underground PCSM facility, (4) erosion and sedimentation control BMP's, and (5) landscaping.

Due to the limit of disturbance being less than 1 acre, an NPDES permit for this project is not required. The limit of disturbance is defined on the plans as 0.99 acres.

The facility will require a public sewer connection to the Altoona Water Authority sewer system network and has been approved.

The facility will require a public water connection to the Altoona Water Authority water system network and has been approved.

The design occupancy load of the proposed funeral home is based on IBC2018 classification group A-3, with a total seating capacity of 100 people. The expected employee count is 4 people.

The estimated traffic due to the proposed funeral home is less than 100 trips during any hour of any day of the week, so a traffic study is not required, per the City of Altoona ordinance.



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A FULL SERVICE ENGINEERING, LAND SURVEYING & BUILDING DESIGN FIRM

June 1, 2023

Altoona Codes & Inspections Department
Altoona, PA 16601

RE: ANDERSON FAMILY FUNERAL HOME –PLAN REVIEW
ALTOONA, BLAIR COUNTY
Waiver Request

Dear Board:

We are requesting a waiver of the following requirements from your Subdivision and Land Development Ordinance:

§ 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 of 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.

- 1) 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 G 1-5

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...

- 2) Our reason for requesting this waiver is the proposed funeral home is not expected to receive bicyclists 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.

7910 Sunrise Camp Road Huntingdon, PA 16652
(814) 644-6621

1350 Lincoln Way E., McConnellsburg, PA 17233
(717) 485-5440

§ 640-64 Pedestrian Facilities A 1-5

Sidewalks

Sidewalks shall be provided along the entire length of the property. On a corner lot, the sidewalk shall be extended along the second street as well...

- 3) 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 A 1-6

Street Trees

All land development proposals shall include street trees to be planted between the sidewalk and the curb...

- 4) Our reason for requesting this waiver is the existing neighboring properties do not have sidewalks, concrete 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 ROW 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.

Revised 6/26/2023:

§ 640-63 Parking and Vehicular Access C 7

Curbing

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...

- 5) Our reason for requesting this waiver for the rear service drive is this area will be used most commonly 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.

In the meantime, if you have any questions, or require any additional information, please do not hesitate to contact me by phone at (814) 644-6621 or by email at lzegeer@ces-engr.com.

Respectfully submitted,
CES Engineering, LLC



Lee S. Zeger III, PE

7910 Sunrise Camp Road Huntingdon, PA 16652
(814) 644-6621

1350 Lincoln Way E., McConnellsburg, PA 17233
(717) 485-5440