

**U.S. Army Corps
of Engineers**

Baltimore District
PN-23-18

Public Notice

**In Reply to Application Number
NAB-2021-00412-E04 (Ritz Craft - Unauthorized Wetland
Impact)**

Comment Period: April 3, 2023 to May 3, 2023

THE PURPOSE OF THIS PUBLIC NOTICE IS TO INFORM INTERESTED PARTIES OF THE PROPOSED ACTIVITY AND TO SOLICIT COMMENTS. NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED AT THIS TIME.

This District has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 USC 1344), as described below:

APPLICANT:

Mr. David Kazibwe
Ritz-Craft Corporation
15 Industrial Park Road
Mifflinburg, Pennsylvania 17844

WATERWAY AND LOCATION OF THE PROPOSED WORK:

The proposed project is located in Wetland 1 adjacent to an unnamed tributary to Buffalo Creek and north of the intersection of Industrial Park Road and Watercress Drive in Mifflinburg, Union County, Pennsylvania. Project coordinates are: 40.918805 -77.059466.

OVERALL PROJECT PURPOSE:

To expand the existing 60,000 square foot modular home construction plant to an up to date 200,000 square foot construction plant to accommodate present day means and methods of building practices and safety protocols, along with proper access for mobilization of units and trucks.

PROJECT DESCRIPTION:

Ritz-Craft Inc. is proposing to expand and improve Building 1 at their existing facility in Mifflinburg, Pennsylvania. The present Building 1 facility was constructed in 1968 and does not support the present day means and methods of building practices and safety protocols. Key additions include additional workspace for current construction practices and home designs within the facility and additional parking and storage space outside of the facility. The proposed expansion will increase workflow, improve material deliveries, and improve workplace safety within the building. The proposed expansion will result in an impact to 1.42 acres of Palustrine Forested Wetland.

EFFECTS ON AQUATIC RESOURCES:

Activity (i.e. culvert)	Stream Impact (lf)	Wetland Impact (Sq. Ft.)	Authority (Section 10/404/408)
Placement of Fill	N/A	61,855	404

LEAD FEDERAL AGENCY:

The United States Army Corps of Engineers is the lead federal agency and is responsible for coordination pursuant to applicable federal authorities.

APPLICANT'S PROPOSED AVOIDANCE, MINIMIZATION, AND COMPENSATORY MITIGATION:

Minimization efforts have been incorporated into the proposed design. The footprint of the building expansion and accompanying gravel drive have been reduced to the minimum needed for the building and turning movements of the trucks/units and for staff parking. Also, stormwater management is needed for the project and has been designed to be placed under the gravel pad to eliminate any additional impacts from stormwater BMPs. The slopes of the fill have been reduced to the minimum needed for stability of the project.

An alternative analysis was conducted by the applicant with potential alternatives along with a no action alternative where the project would not be built (Alternative 1). Alternative 2 was to relocate the plant to a different location. Due to an established already present and the impact the facility has on the local economy and community relocating the project was not a feasible option. On site alternatives were explored to the east (Alternative 2), south (Alternative 3) and west (Alternative 4) of the existing facility. Onsite constraints such to the east, west and south included encroaching on existing roads, existing structures that would need to be relocated elsewhere within the complex along with potentially resulting in additional aquatic impacts and these proposed alternatives did not provide the adequate turning radius for truck/unit mobilization. The northern expansion at the existing facility is the preferred alternative due to it allowing for the expansion of the existing facility to the 200,000 square foot building along with being the only alternative onsite that allows for the efficient removal of units from the assembly process when needed. It also allows for the necessary turning movements for trucks pulling units out of or placing units back into the facility.

The applicant is proposing to mitigate at an off-site location at a 4:1 ratio for the 1.42 acres of impacted Palustrine Forested Wetland. The proposed mitigation site is located 2 miles north of the existing facility in West Buffalo Township, Union County, Pennsylvania.

CORPS EVALUATION REQUIREMENTS:

This project will be evaluated pursuant to Corps Regulatory Program Regulations (33 CFR Parts 320-332). The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonable may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economic, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, and consideration of property ownership and in general, the needs and welfare of the people. The evaluation of the impact of this project will also include application of the Clean Water Act Section 404(b)(1) Guidelines promulgated by the Administrator, United States Environmental Protection Agency.

ENDANGERED SPECIES:

A preliminary review of this application indicates that the proposed work will have no effect federally listed threatened or endangered species or their critical habitat, pursuant to Section 7 of the Endangered Species Act, as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

ESSENTIAL FISH HABITAT:

The Magnuson-Stevens Fishery Conservation and Management Act (MSFCMA), as amended by the Sustainable Fisheries Act of 1996 (Public Law 04-267), requires all federal agencies to consult with the National Marine Fisheries Service on all actions, or proposed actions, permitted, funded, or undertaken by the agency that may adversely affect Essential Fish Habitat (EFH), including species of concern, life cycle habitat, or Habitat Areas of Particular Concern. The project site lies in or adjacent to EFH as described under MSFCMA for managed species under the MSFCMA. The Baltimore District has made a preliminary determination that the project will have no adverse effect on EFH. The Baltimore District has made a preliminary determination that mitigative measures are required to minimize adverse effects on EFH at this time. This determination may be modified if additional information indicates otherwise.

HISTORIC RESOURCES:

Pursuant to Section 106 of the National Historic Preservation Act of 1966 and applicable guidance, the Corps has reviewed the latest published version of the National Register of Historic Places and initially determined that no registered properties listed as eligible for inclusion, therein, are located at the site of the proposed work. The Corps has made the preliminary determination that the proposed project would have no effect on historic properties. The Corps final eligibility and effect determination will be based on coordination with the Pennsylvania State Historic Preservation Office as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps' identified permit area.

TRIBAL RESOURCES:

Section 106 of the National Historic Preservation Act also requires federal agencies to consult with federally recognized American Indian tribes that attach religious and cultural significance to historic properties that may be affected by the agency's undertaking. Corps Tribal Consultation Policy mandates an open, timely, meaningful, collaborative, and effective deliberative communication process that emphasizes trust, respect, and shared responsibility. The policy further emphasizes that, to the extent practicable and permitted by law, consultation works toward mutual consensus and begins at the earliest planning stages before decisions are made and actions taken. The Corps final eligibility and effect determination will be based on coordination with interested tribes, in accordance with the Corps current tribal standard operating procedures as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on tribal resources.

MODIFICATION OF CIVIL WORKS PROJECTS: 33 USC 408 (SECTION 408):

All Section 408 proposals will be coordinated internally at USACE. The Section 408 decision will be issued along with the Section 404 and/or Section 10 decision. Please see the following link for more information regarding Section 408:
<https://www.nab.usace.army.mil/Missions/Regulatory/Section-408-Requests/>.

WATER QUALITY CERTIFICATION:

The applicant is required to obtain a Water Quality Certification in accordance with Section 401 of the Clean Water Act.

COASTAL ZONE MANAGEMENT PROGRAMS:

Where applicable, the applicant has certified in this application that the proposed activity complies with and will be conducted in a manner consistent with the approved Coastal Zone Management Program.

By this public notice, we are requesting the state concurrence or objection to the applicant's consistency statement. The applicant must obtain any state or local government permits which may be required.

SUBMISSION OF COMMENTS:

The Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments provided will become part of the public record for this action and are subject to release to the public through the Freedom of Information Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the United States Army Corps of Engineers, Baltimore District within the comment period specified above through postal mail at the address below or electronic submission to the project manager email address below. Written comments should reference the Application Number NAB-2021-00412-E04.

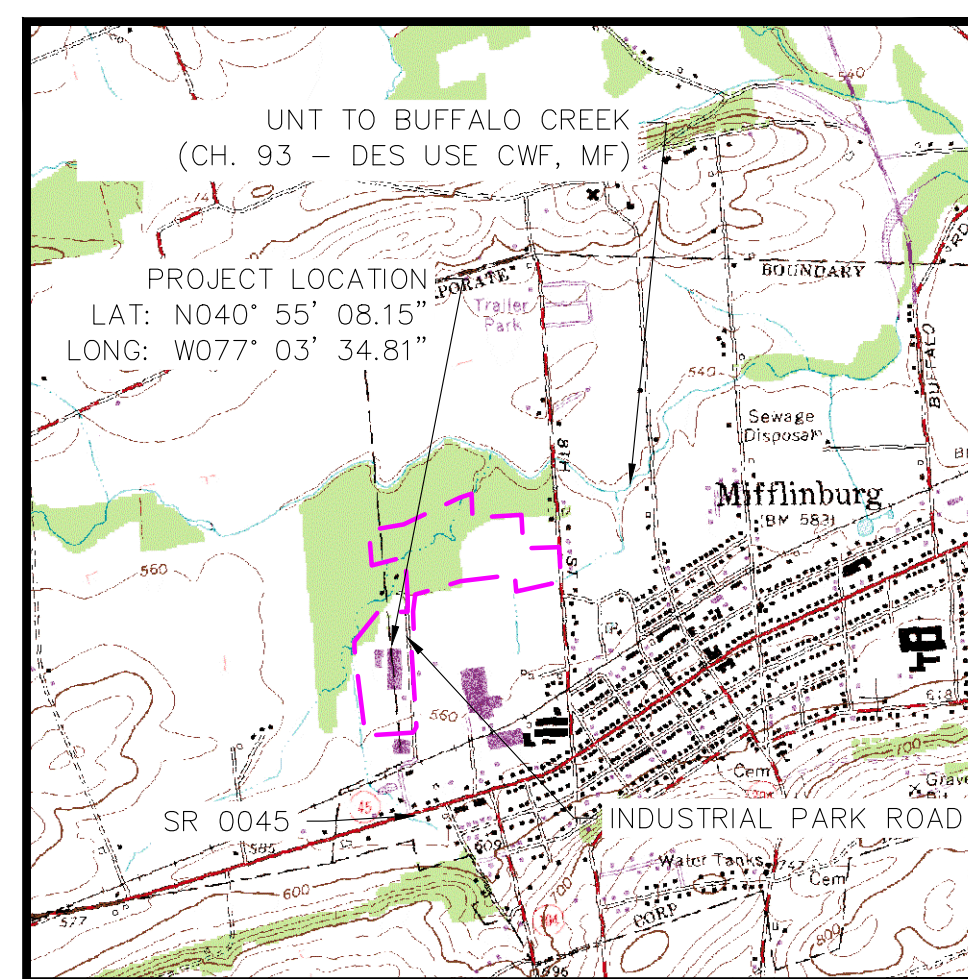
PUBLIC HEARING REQUESTS:

Any person who has an interest which may be adversely affected by the issuance of this permit may request a public hearing. The request, which must be in writing, must be received within the comment period as specified above to receive consideration. Also, it must clearly set forth the interest which may be adversely affected by this activity and the manner in which the interest may be adversely affected. The public hearing request may be submitted by electronic mail or mailed to the following address:

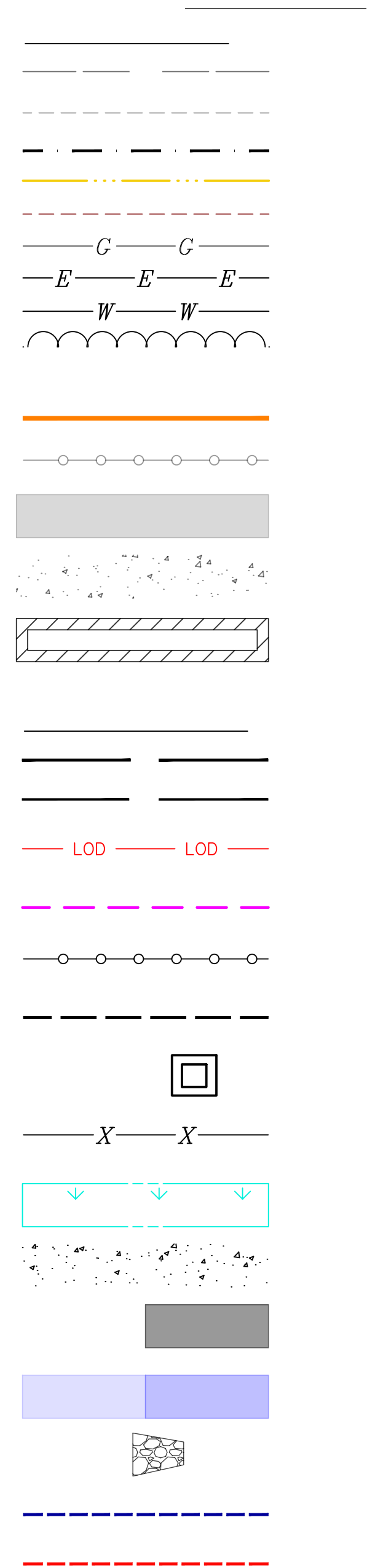
Mr. Matt Gall
matt.gall@usace.army.mil
U.S. Army Corps of Engineers, Baltimore District
State College Field Office
1631 South Atherton Street, Suite 101
State College, PA 16801

It is requested that you communicate this information concerning the proposed work to any persons known by you to be interested, who did not receive a copy of this notice.

General information regarding the Corps' permitting process can be found on our website at <https://www.nab.usace.army.mil/Missions/Regulatory.aspx>. This public notice has been prepared in accordance with Corps implementing regulations at 33 CFR 325.3. If you have any questions concerning this specific project or would like to request a paper copy of this public notice, please contact Mr. Richard Kibby at (443) 254-6984 or by email at richard.kibby@usace.army.mil. This public notice is issued by the Chief, Regulatory Branch.



LOCATION MAP



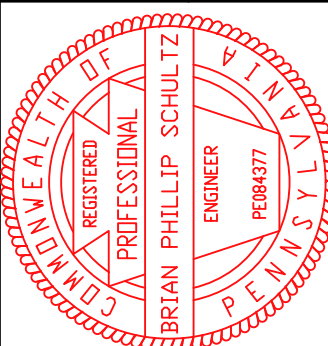
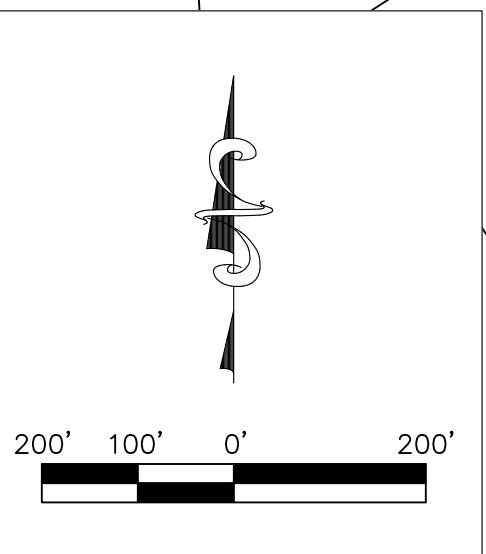
THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & HAVE BEEN OBTAINED FROM USGS TOPO MAPS AND/OR UTILITY OWNERS'. PENNCO CONSULTING LLC DOES NOT GUARANTEE THAT LOCATION SHOWN ON THE DRAWINGS ARE CORRECT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE LOCATIONS OF EXISTING UTILITIES (ABOVE OR BELOW GROUND) & TO NOTIFY THE RESPECTIVE UTILITY OWNERS BEFORE BEGINNING CONSTRUCTION.

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
Pennsylvania One Call System Inc.
1-800-242-1776



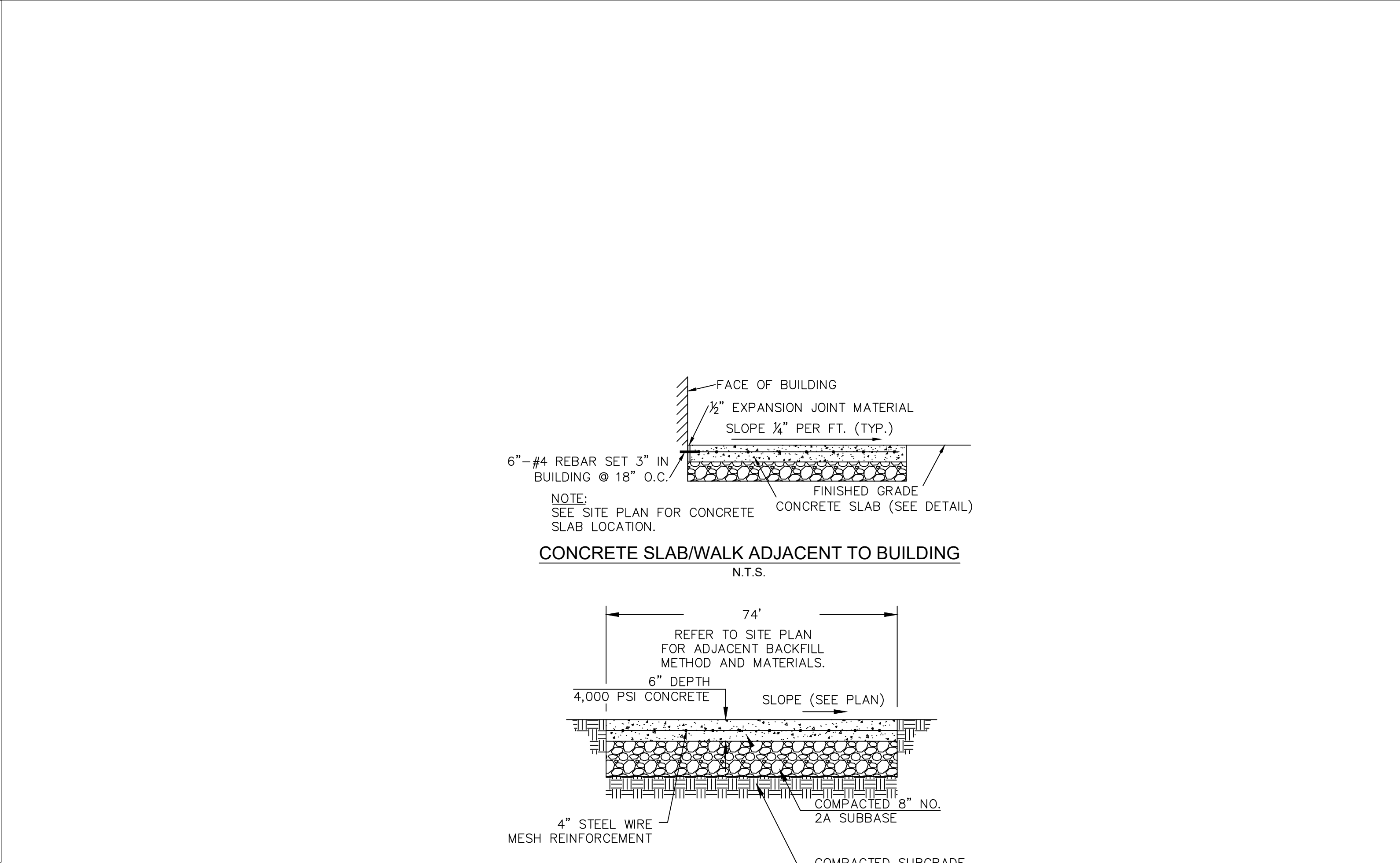
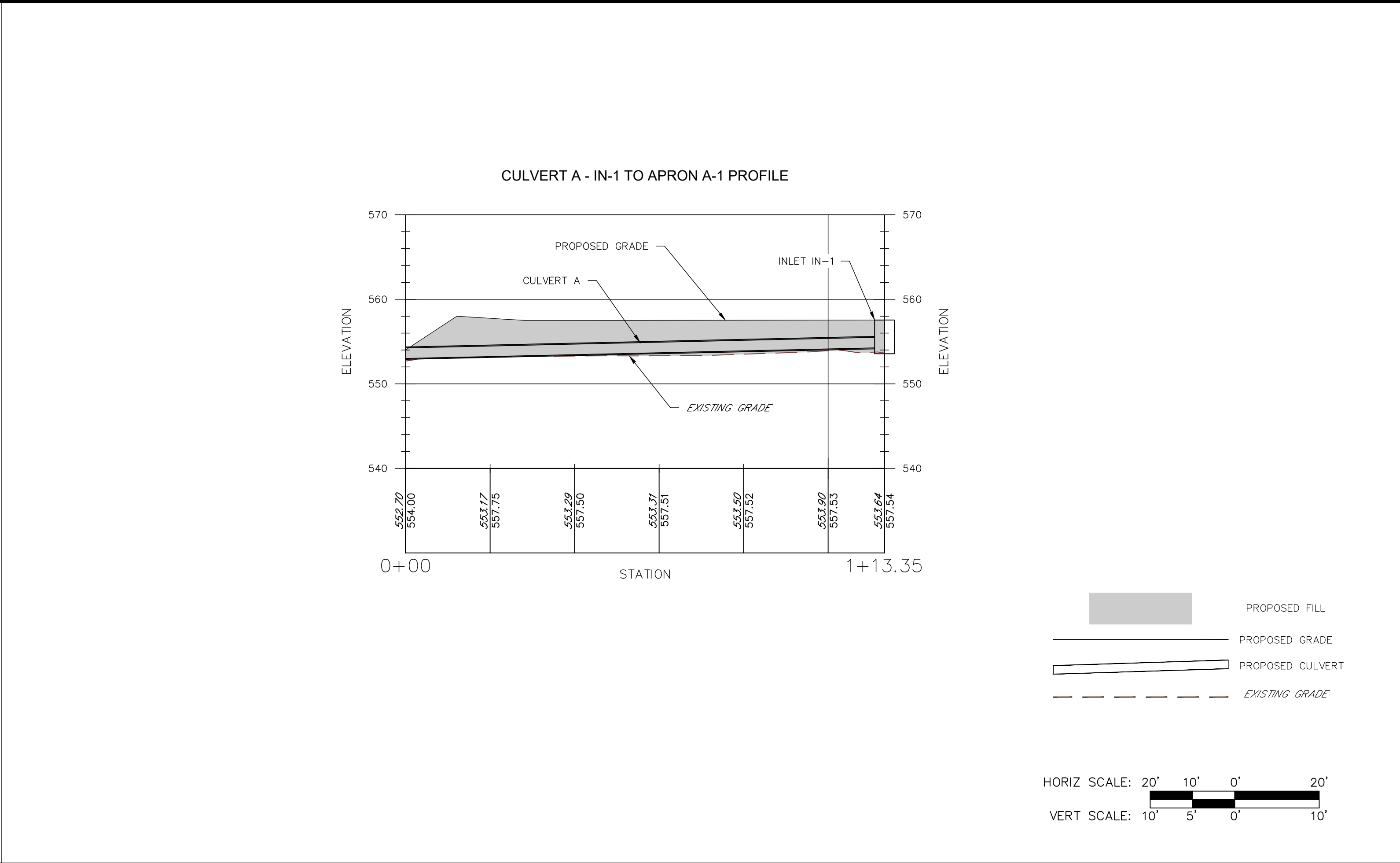
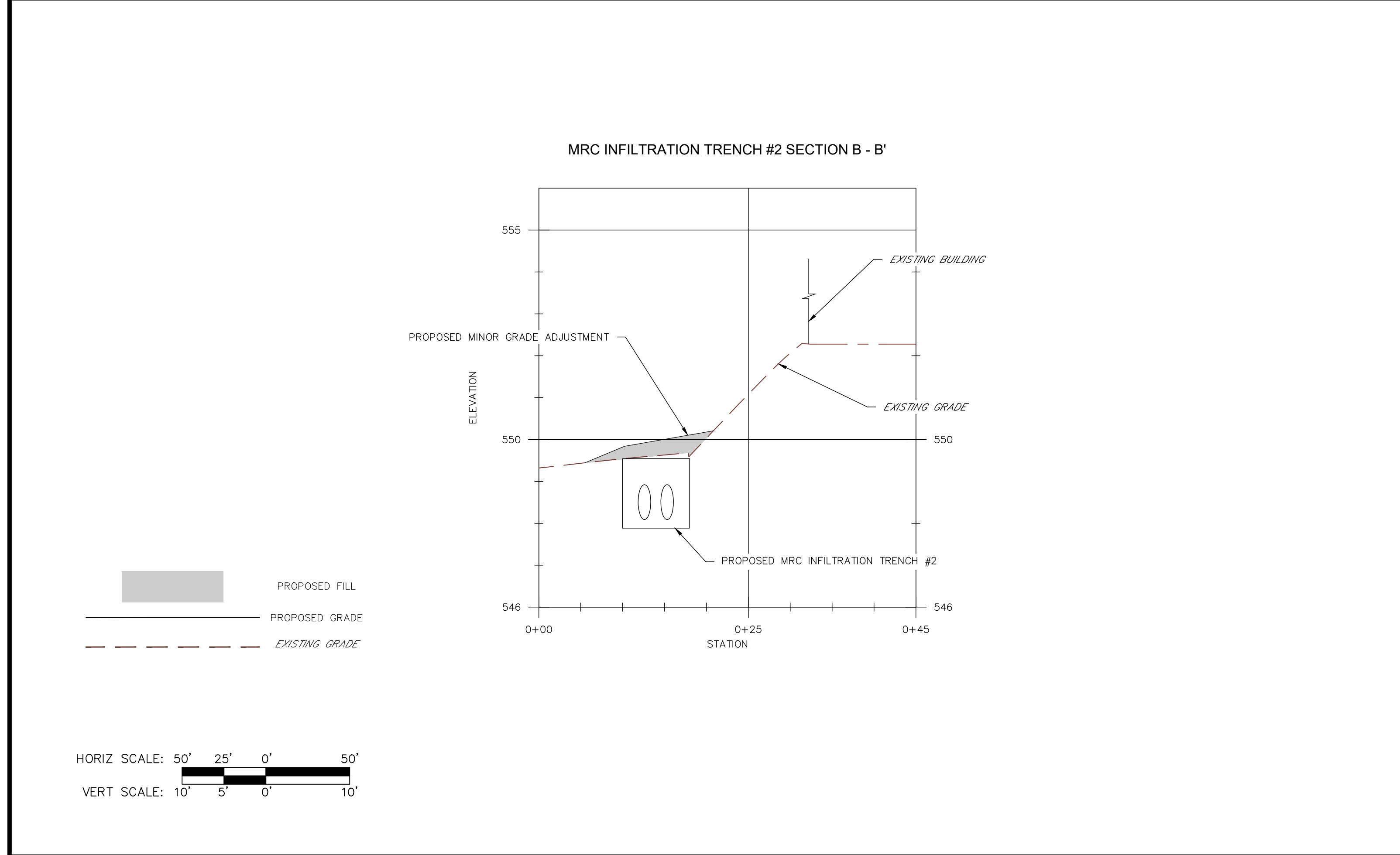
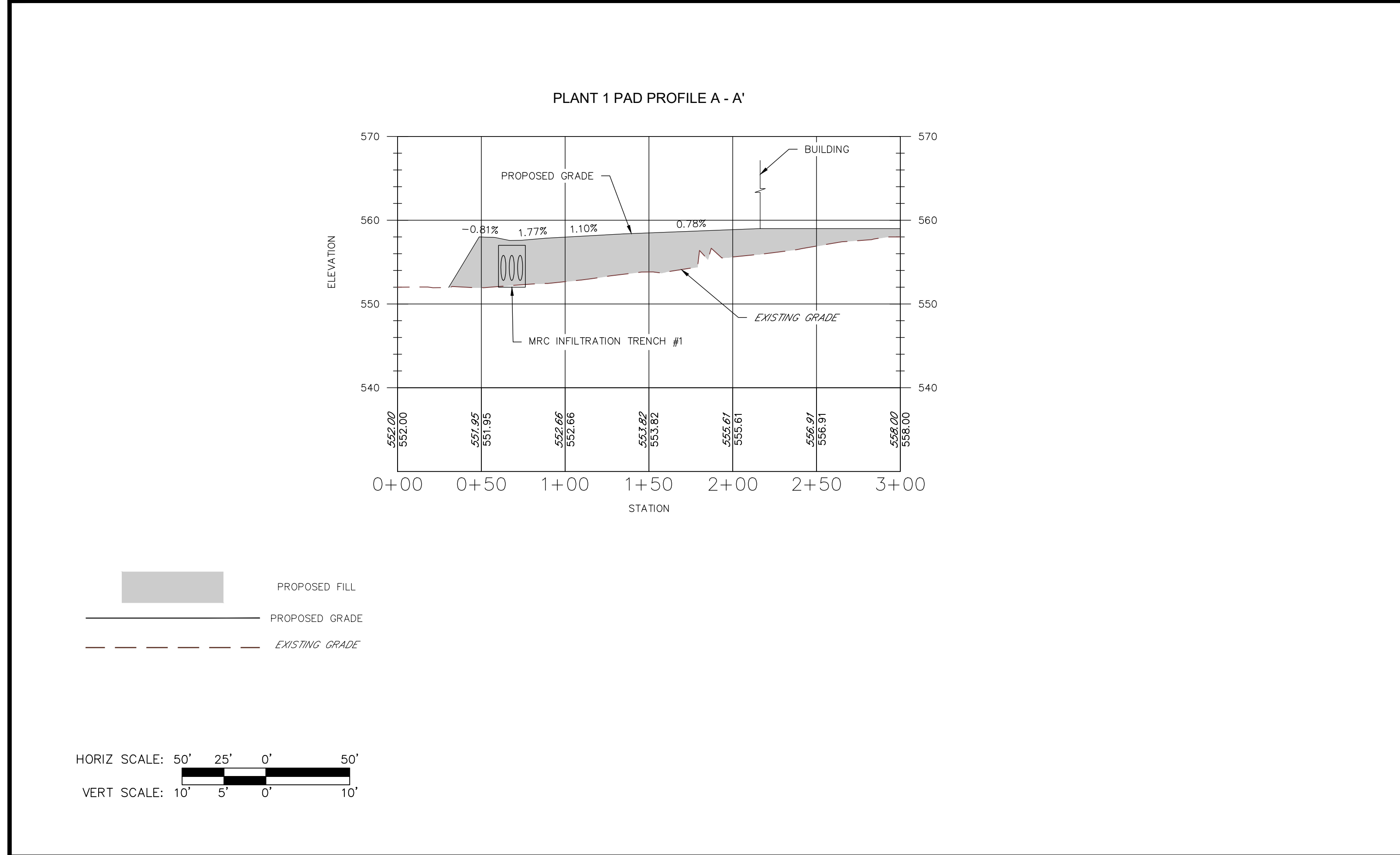


I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE ACCURACY OF THE SURVEY SHOWN ON THIS PLAN FOR PARCELS #013-094-023.00000 & #013-094-054.00000.



Hv		
Hz		
MoA		
WaB		
*HYDROLOGIC SOIL GROUP		

*HYDROLOGIC SOIL GROUP



THE SOIL TYPES AND THEIR LIMITATIONS PRESENT WITHIN THE LIMIT OF DISTURBANCE ARE:

SOIL CODE	SOIL NAME	HYDROLOGIC SOIL GROUP	CUTBANKS CAVE	CORROSIVE TO CONCRETE/STEEL	DROUGHTY	EASILY ERODIBLE	FLOODING	DEPTH TO SATURATED ZONE/ SEASONAL HIGH WATER TABLE	HYDRIC/HYDRIC INCLUSIONS	LOW STRENGTH / LANDSLIDE PRONE	SLOW PERCOLATION	PIPING	POOR SOURCE OF TOPSOIL	FROST ACTION	SHRINK - SWELL	POTENTIAL SINKHOLES	PONDING	WETNESS
Bd	BASHER SOILS, FREQUENTLY FLOODED	C	X	C/S			X	X	X	X	X	X	X	X				X
EvB	EVENDALE CHERTY SILT LOAM, 3 TO 8 PERCENT SLOPES	D	X	C/S				X	X	X	X	X	X	X	X	X		X
HaB	HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES	B	X	S		X		X	X	X	X	X	X	X	X	X		
Hv	HOLLY SILT LOAM	D	X	C/S			X	X	X	X	X	X	X	X			X	X
H _z	HOLLY SILT LOAM, RARELY FLOODED	D	X	C/S			X	X	X	X	X	X	X	X			X	X
MoA	MONONGAHELA SILT LOAM, 0 TO 3 PERCENT SLOPES	D	X	C/S		X		X	X	X	X	X		X	X			X
WaB	WASHINGTON SILT LOAM, WET SUBSTRATUM, 3 TO 8 PERCENT SLOPES	C	X	S				X	X	X	X	X		X	X	X		

CUT BANKS WILL BE LAID BACK NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL TO PRODUCE STABLE SLOPES THAT WILL BE FURTHER STABILIZED WITH EROSION CONTROL BLANKET.

ANY CONCRETE USED IN THE DEVELOPMENT OF THE SITE WILL CONSIST OF MIXES RESISTANT TO CORROSION. STEEL CASINGS WILL BE PROTECTED WITH COATINGS WHICH RESIST CORROSION.

SEEDING AND MULCHING WILL BE ACCOMPANIED WITH SUFFICIENT WATERING TO PROMOTE DEVELOPMENT OF VEGETATION.

EROSION PROTECTION BLANKETS WILL BE USED TO PREVENT ACCELERATED EROSION. IF NEEDED, TEMPORARY STABILIZATION (SEEDING AND MULCHING) OF DISTURBED AREAS WILL BE DONE AS SOON AS POSSIBLE AFTER ESTABLISHING FINAL CONTOURS. DISTURBED AREAS WILL BE INSPECTED AND MAINTAINED BY RE-SEEDING AS NEEDED UNTIL THE SITE IS STABILIZED WITH A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER.

ANY WATER INCURRED WHILE CONSTRUCTING THE SITE WILL BE PUMPED AND DISCHARGED THROUGH A PUMPED WATER FILTER BAG. FILTER BAGS SHALL BE INSTALLED ACCORDING TO THE DETAILS SHOWN ON THE PLAN DRAWINGS.

ANY WATER INCURRED WHILE CONSTRUCTING THE SITE WILL BE PUMPED AND DISCHARGED THROUGH A PUMPED WATER FILTER BAG. FILTER BAGS SHALL BE INSTALLED ACCORDING TO THE DETAILS SHOWN ON THE PLAN DRAWINGS.

AN ENVIRONMENTAL INVESTIGATION WAS CONDUCTED THROUGHOUT THE PROJECT AREA TO VERIFY ALL WETLANDS AND STREAMS WILL BE AVOIDED WITH THE LIMIT OF DISTURBANCE. ALL WETLANDS AND STREAM CROSSINGS ARE DETAILED IN THE PLAN DRAWINGS FOUND HEREIN. THE WETLAND / WATER RESOURCE REPORT IS INCLUDED WITH THE NPDES PERMIT APPLICATION.

CUT AND FILL SLOPES WILL BE CONSTRUCTED AT A SLOPE ADEQUATE TO PREVENT LANDSLIDES. SLOPES WILL BE INSPECTED DURING CONSTRUCTION FOR FAILURES.

THROUGHOUT THE PROPOSED PROJECT SITE, RUNOFF WILL BE FILTERED THROUGH FILTER SOCKS, FILTER BAG INLET PROTECTION, ETC. THEREFORE, SLOW PERCOLATION OF THE SOIL WILL NOT POSE A LIMITATION TO THE PROJECT.

PIPING IS NOT ANTICIPATED TO BE A SIGNIFICANT ISSUE WITH THE PROPOSED DEVELOPMENT.

ADDITIONAL FERTILIZER, LIME AND MULCH WILL BE APPLIED AS NEEDED TO ESTABLISH THE REQUIRED 70% UNIFORM PERENNIAL VEGETATIVE GROWTH TO STABILIZE DISTURBED AREAS. TOPSOIL WILL BE TESTED TO CONFIRM RATES OF APPLICATION NECESSARY.

PERMANENT STRUCTURES REQUIRING FOUNDATIONS WILL BE FORMED AT LEAST 48" BELOW FINISHED GRADE FOR FROST PROTECTION.

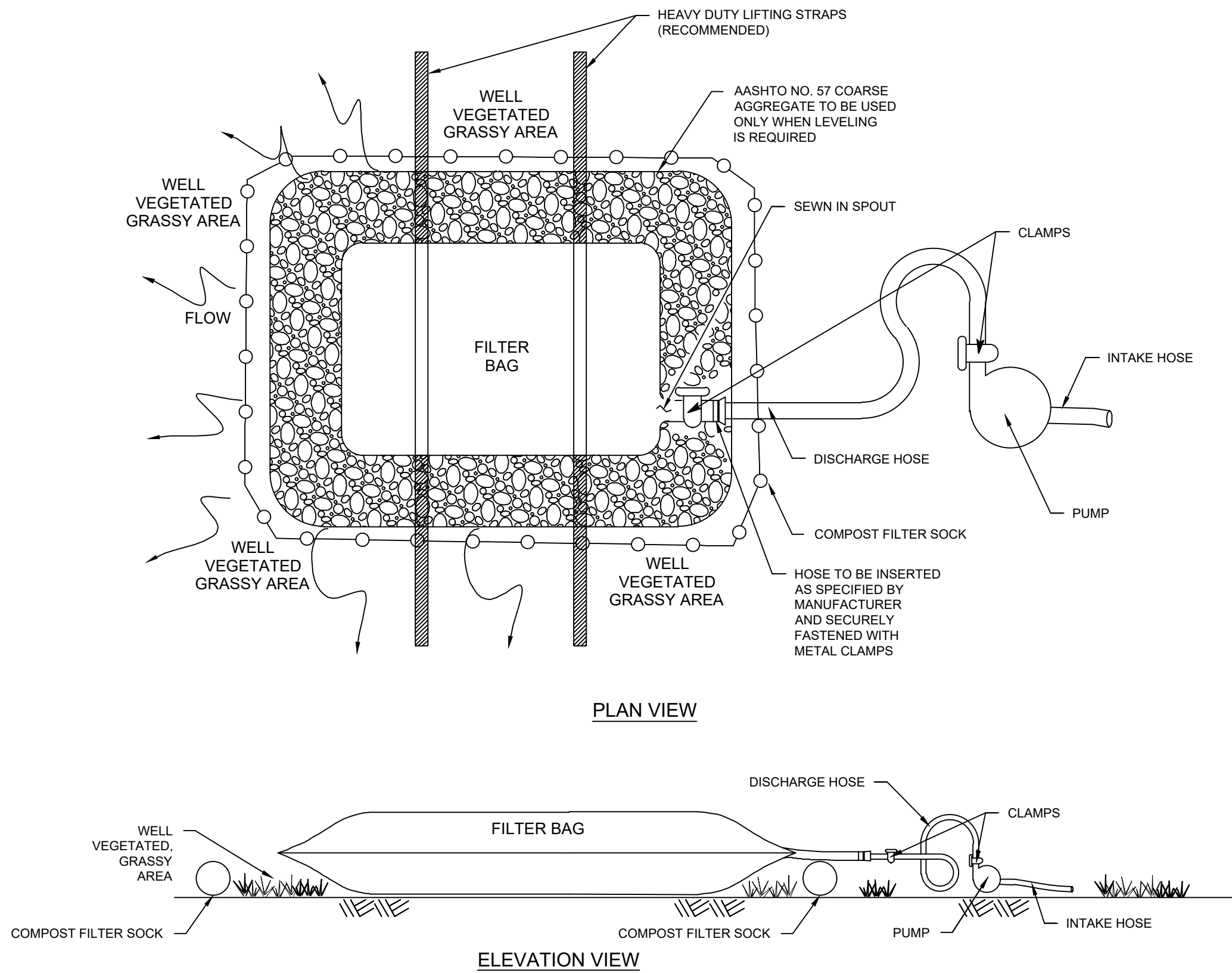
SHRINKING AND SWELLING OF SOILS CAN CAUSE DAMAGE TO BUILDING FOUNDATIONS, BASEMENT WALLS, ROADS, AND OTHER STRUCTURES. THE PROPOSED SITE IS ADEQUATELY DESIGNED TO ADDRESS SHRINK-SWELL POTENTIAL.

VISUAL INSPECTION OF THE EXCAVATION AREA SHALL BE PERFORMED TO IDENTIFY ANY POTENTIAL KARST AREAS. IF KARST AREAS ARE IDENTIFIED, APPROPRIATE REMEDIAL ACTIONS SHALL BE PERFORMED IMMEDIATELY.

ANY WATER INCURRED WHILE CONSTRUCTING THE SITE WILL BE PUMPED AND DISCHARGED THROUGH A PUMPED WATER FILTER BAG. FILTER BAGS SHALL BE INSTALLED ACCORDING TO THE DETAILS SHOWN ON THE PLAN DRAWINGS.

THE PADS/ROADS WILL BE COVERED WITH COARSE GRAVEL TO ESTABLISH DRY WORKING AREAS.

BMPS ARE PROPOSED FOR THE POST CONSTRUCTION DESIGN WHICH MINIMIZE ANY THERMAL IMPACTS TO SURFACE WATERS OF THE COMMONWEALTH OF PENNSYLVANIA FROM THE EARTH DISTURBANCE ACTIVITIES.





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

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

2. A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES MUST BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME $\frac{1}{2}$ FULL. SPARE BAGS SHALL BE KEPT AVAILABLE FOR AGENT USE IN CASE BAGS HAVE FAILED OR ARE FILLED. IT IS RECOMMENDED THAT BAGS BE PLACED ON STRAPS TO FACILITATE REMOVAL.
3. BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS, WHERE IT IS NOT POSSIBLE TO GEOTECH THE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
4. NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHOULD BE INSTALLED BELOW BAGS LOCATED WITHIN 50 FEET OF RECEIVING STREAM OR WHERE GRASSY AREA IS NOT AVAILABLE. COMPOST BERM OR COMPOST FILTER SOCK SHOULD BE PLACED BELOW ANY BAG DISCHARGING TO A SPECIAL PROTECTION SURFACE WATER.
5. THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.
6. THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR $\frac{1}{2}$ THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHOULD BE FLOATING AND SCREENED.
7. FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.
8. TO QUALIFY FOR AN ABACT FOR SPECIAL PROTECTION WATERSHEDS, THE PUMPED WATER FILTER BAG MUST BE SURROUNDED BY A COMPOST SOCK RING OR OPERATED IN CONJUNCTION WITH A SUMP PIT..

PUMPED WATER FILTER BAG DETAIL

N.T.S.

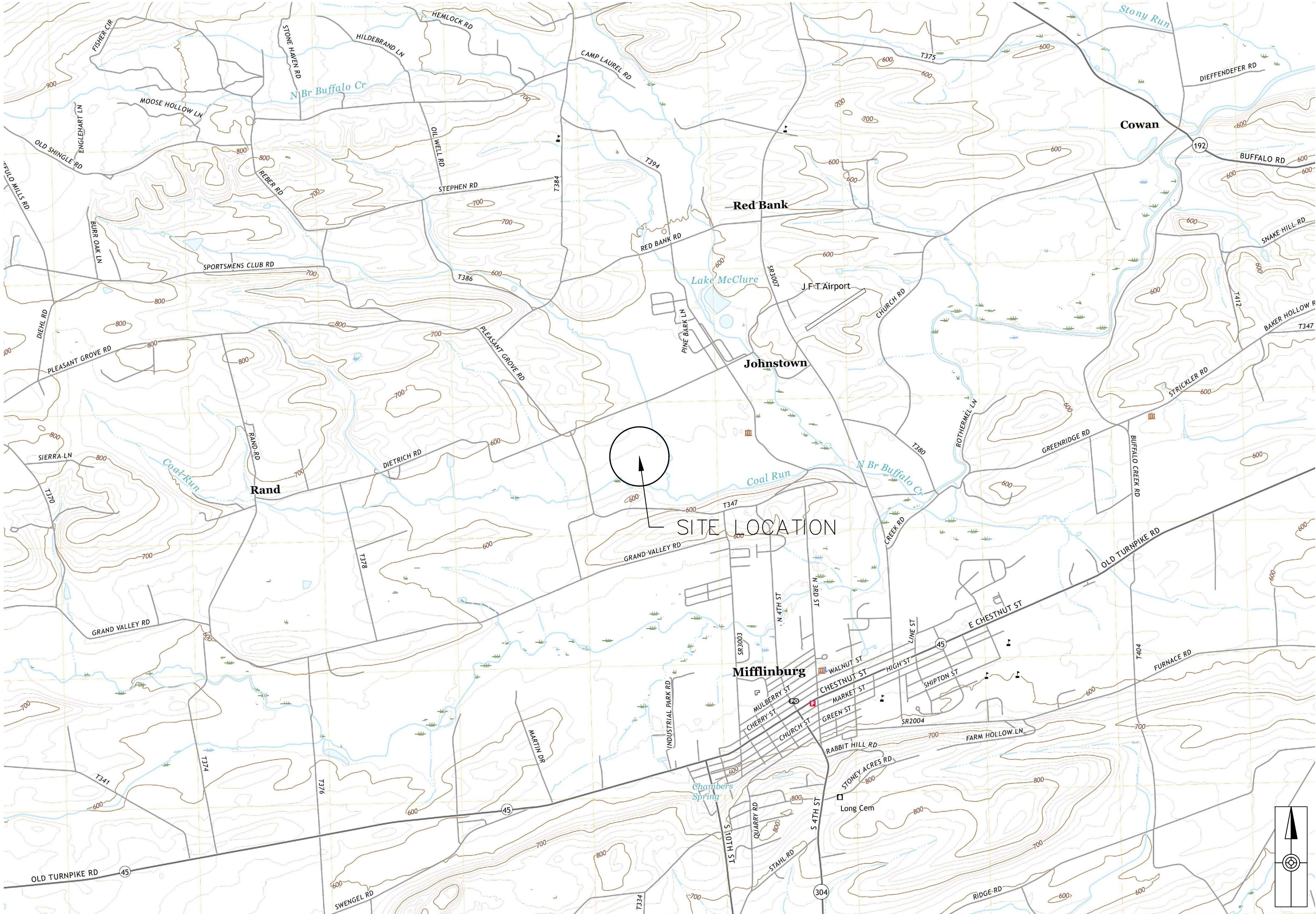
<div><div>PENNDORE CONSULTING "THE CORE FOUNDATION OF YOUR SOLUTIONS"</div><div>999 MAIN STREET SOUTH WILLIAMSPORT, PA 17702 (570) 980 - 3994</div></div>			
		RITZ-CRAFT PLANTS 1 & 3 EXPANSION PROJECT 15 INDUSTRIAL PARK ROAD MIFFLIBURG, PA 17844 WEST BUFFALO TOWNSHIP & MIFFLINBURG BOROUGH, UNION COUNTY, PA	
		EROSION AND SEDIMENT CONTROL NOTES & DETAILS	
			
REVISIONS			
DESCRIPTION			APPROVED
DATE			
DRAWN BY:			BPS
DRAFTING CK:			RKF
ENGINEERING CK:			RKF
CONSTRUCTION CK:			N/A
ENVIRONMENTAL CK:			N/A
DATE:	MARCH 2022		
DRAWING NO.:		ES-6	
SHEET 7 OF		REV. 0	

WETLANDS MITIGATION PLAN

FOR

RITZ-CRAFT BUILDING 1 EXPANSION – MITIGATION AREA

WEST BUFFALO TOWNSHIP, UNION COUNTY, PENNSYLVANIA



PROJECT LOCATION MAP

UNION USGS QUAD
SCALE: AS SHOWN



LEGEND

EXISTING	PROPOSED
FEATURES TEXT <i>Feature text</i>	FEATURES TEXT
CONTOUR LINE ----- 100 -----	----- 100 -----
CENTER LINE OF ROAD =====	=====
EDGE OF PAVEMENT =====	=====
WETLAND [Dotted pattern]	[Dotted pattern]
12" COMPOST FILTER SOCK [Dashed line]	----- CS-12 -----
12" WEIGHTED SEDIMENT FILTER TUBE [Dashed line]	----- LD -----
LIMIT OF DISTURBANCE [Dashed line]	----- PERMIT -----
NPDES PERMIT BOUNDARY [Dashed line]	[Dashed line]
SOILS BOUNDARY [Dashed line]	[Dashed line]
SOIL TYPE [HhC2]	[HhC2]

NOTES:

- PROPERTY LINE LOCATIONS AND CORNERS ARE BASED ON GIS DATA.
- ALL STREAM AND ROAD CROSSINGS ELEVATIONS AND LOCATIONS ARE BASED ON GIS DATA.
- CONTOURS PROVIDED ON THE PLANS ARE CREATED FROM SURVEY POINTS AND LIDAR DATA

LIST OF DRAWINGS

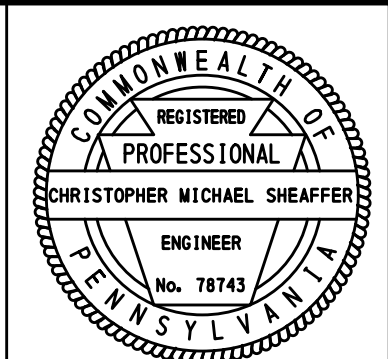
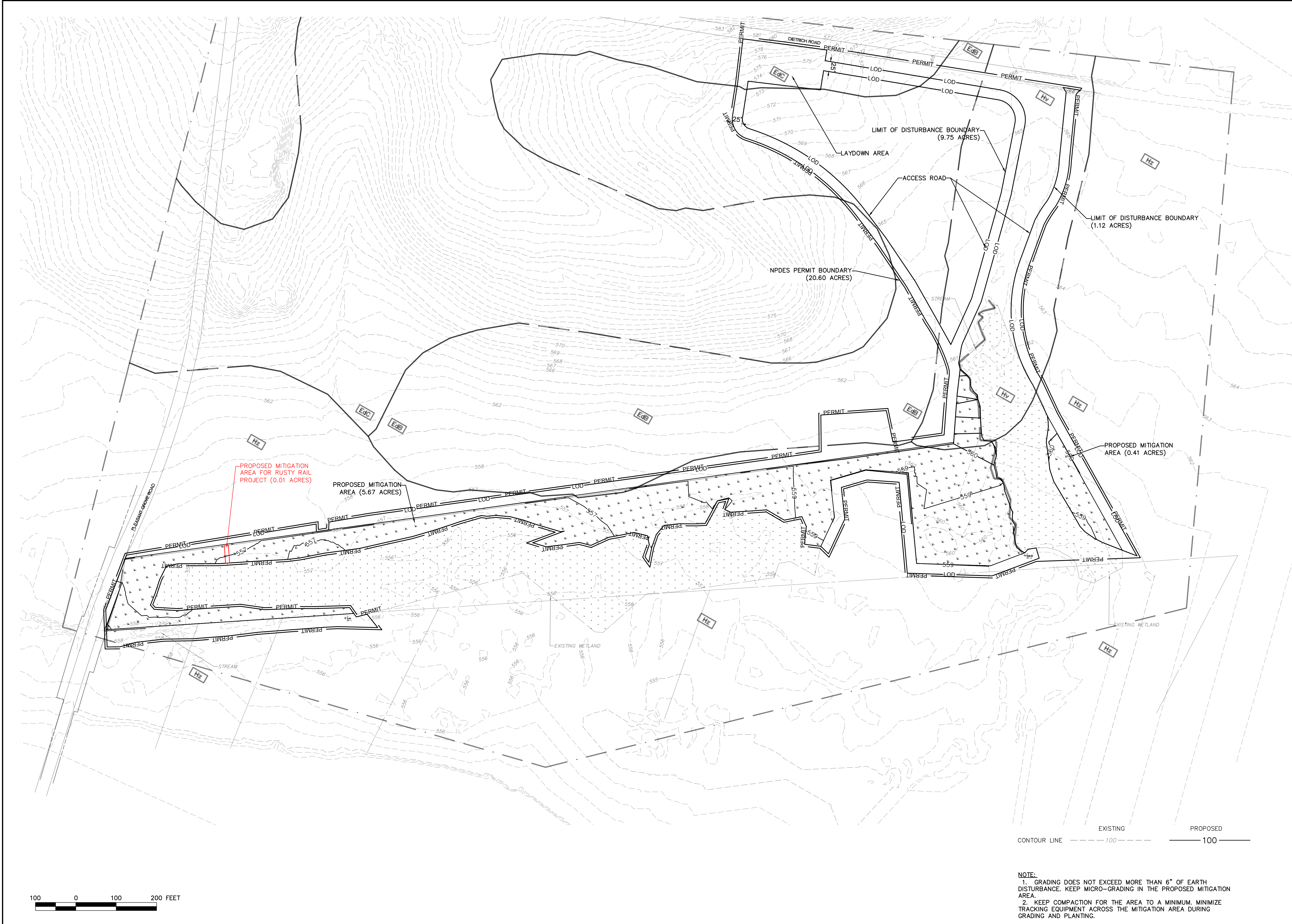
M0	COVER SHEET
M1	GRADING PLAN
M2	SECTION VIEW KEY PLAN
M3	SECTION VIEWS
M4	PLANTING SCHEME PLAN
M5	NOTES AND DETAILS
ES1	EROSION AND SEDIMENT CONTROL PLAN
PCSM1	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
D1	NOTES AND DETAILS

It is a violation of the law for any person, unless acting under the direction of a licensed Architect, Engineer or Land Surveyor, to alter an item in any way. Plans, maps, specifications, studies, and reports not containing a red ink seal imprint on the cover sheet accompanied by an original signature by the licensed professional may have been fraudulently altered and shall not be considered an original copy. Copyright Protected 2022. Larson Design Group.

NO.	DATE	COMMENTS	BY	CHKD
2	11.16.2022	WETLAND MITIGATION SUBMISSION II	JCS	CMS
1	07.26.2022	WETLAND MITIGATION SUBMISSION	JCS	CMS



COVER SHEET
RITZ-CRAFT BUILDING 1 EXPANSION – MITIGATION AREA
WEST BUFFALO TOWNSHIP, UNION COUNTY, PENNSYLVANIA
Larson Design Group • Architects Engineers Surveyors
1000 Commerce Park Drive • Suite 201
Mifflinburg, PA 17701
PHONE 570.323.6603 TOLL FREE 877.323.6603
FAX 570.323.9902 • www.larsondesigngroup.com



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1	07.26.2022	WETLAND MITIGATION SUBMISSION	JCS	CHKD

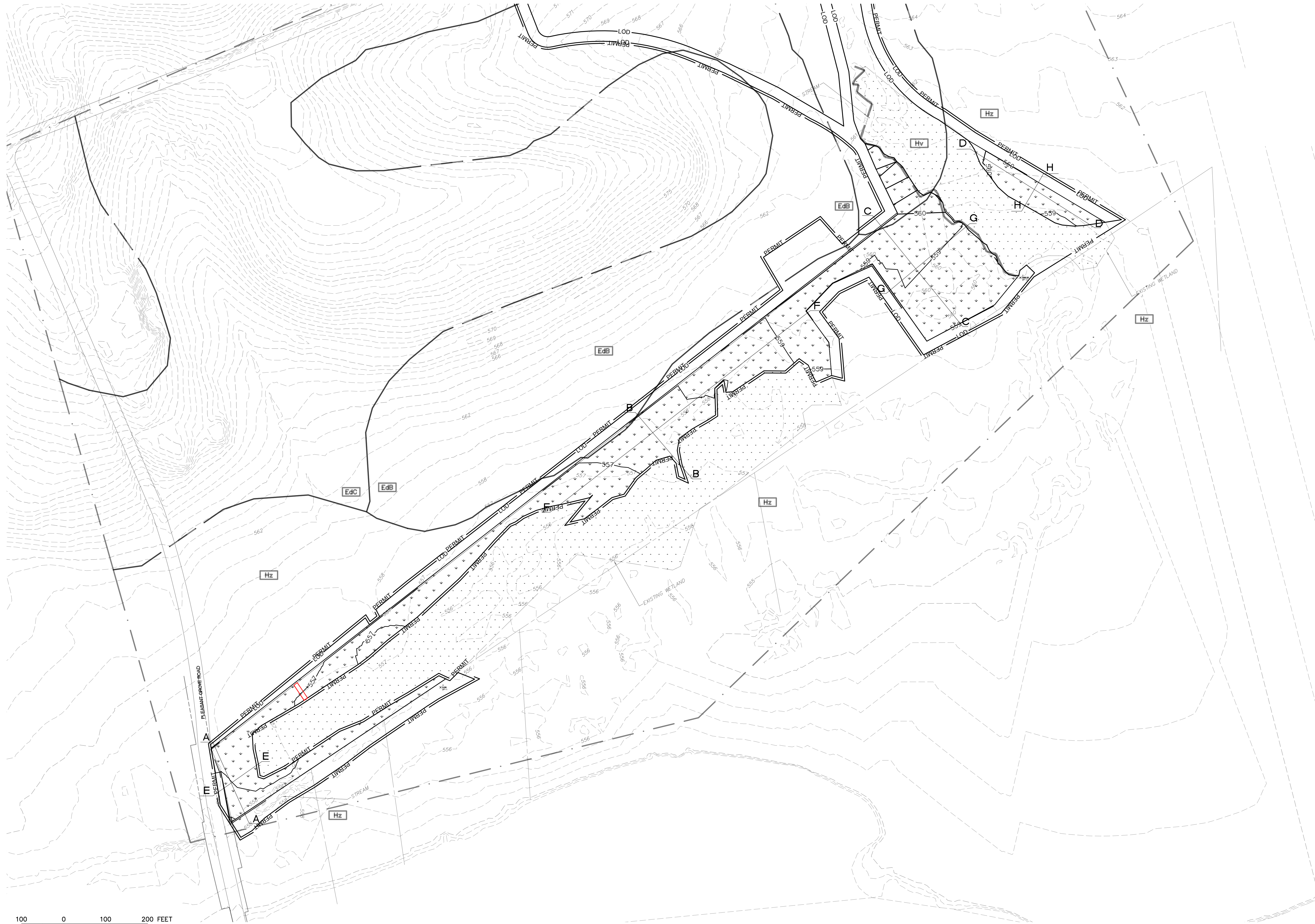
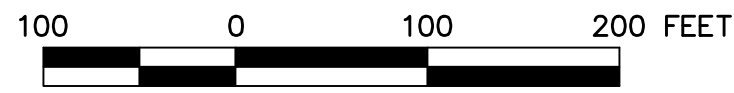


GRADING PLAN

RITZ-CRAFT BUILDING 1 EXPANSION - MITIGATION AREA
WEST BUFFALO TOWNSHIP, UNION COUNTY, PENNSYLVANIA

Ritz-Craft Corporation
15 Industrial Park Road
Mifflinburg, PA 17844
PHONE 570.966.5171

Larson Design Group • Architects Engineers Surveyors
1000 Commerce Park Drive • Suite 201
Williamsport, PA 17701
PHONE 570.323.6603 TOLL FREE 877.323.6603
FAX 570.323.9902 • www.larsondesigngroup.com



SECTION VIEW KEY PLAN

RITZ-CRAFT BUILDING 1 EXPANSION - MITIGATION AREA
WEST BUFFALO TOWNSHIP, UNION COUNTY, PENNSYLVANIA

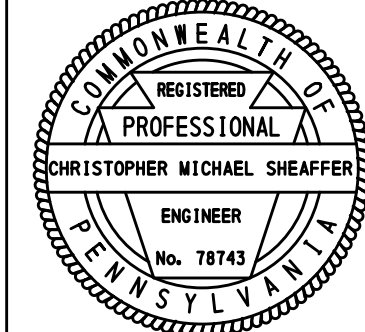
Ritz-Craft Corporation
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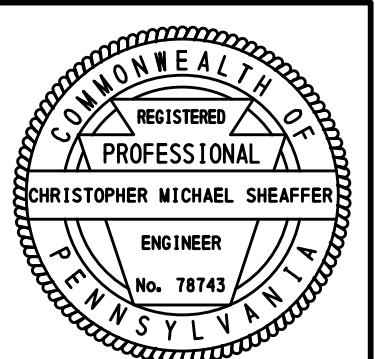
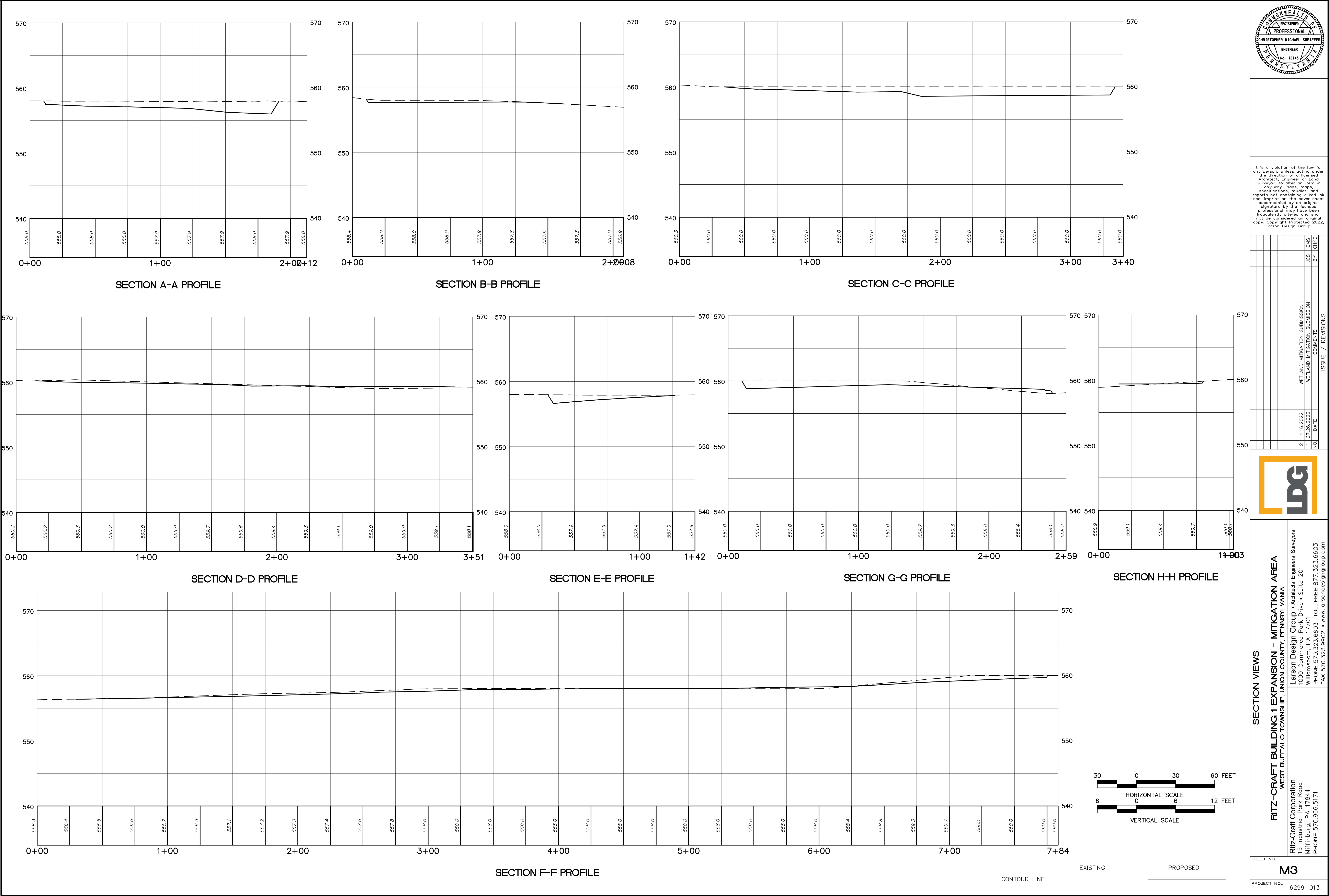
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NO.	DATE	COMMENTS	BY	CHKD
2	11.16.2022	WETLAND MITIGATION SUBMISSION II	JCS	CMS
1	07.26.2022	WETLAND MITIGATION SUBMISSION	JCS	CHKD
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SECTION VIEWS

RITZ-CRAFT BUILDING 1 EXPANSION - MITIGATION AREA

WEST BUFFALO TOWNSHIP, UNION COUNTY, PENNSYLVANIA

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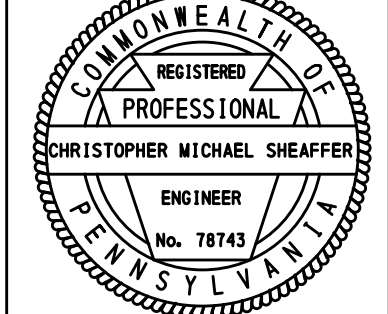
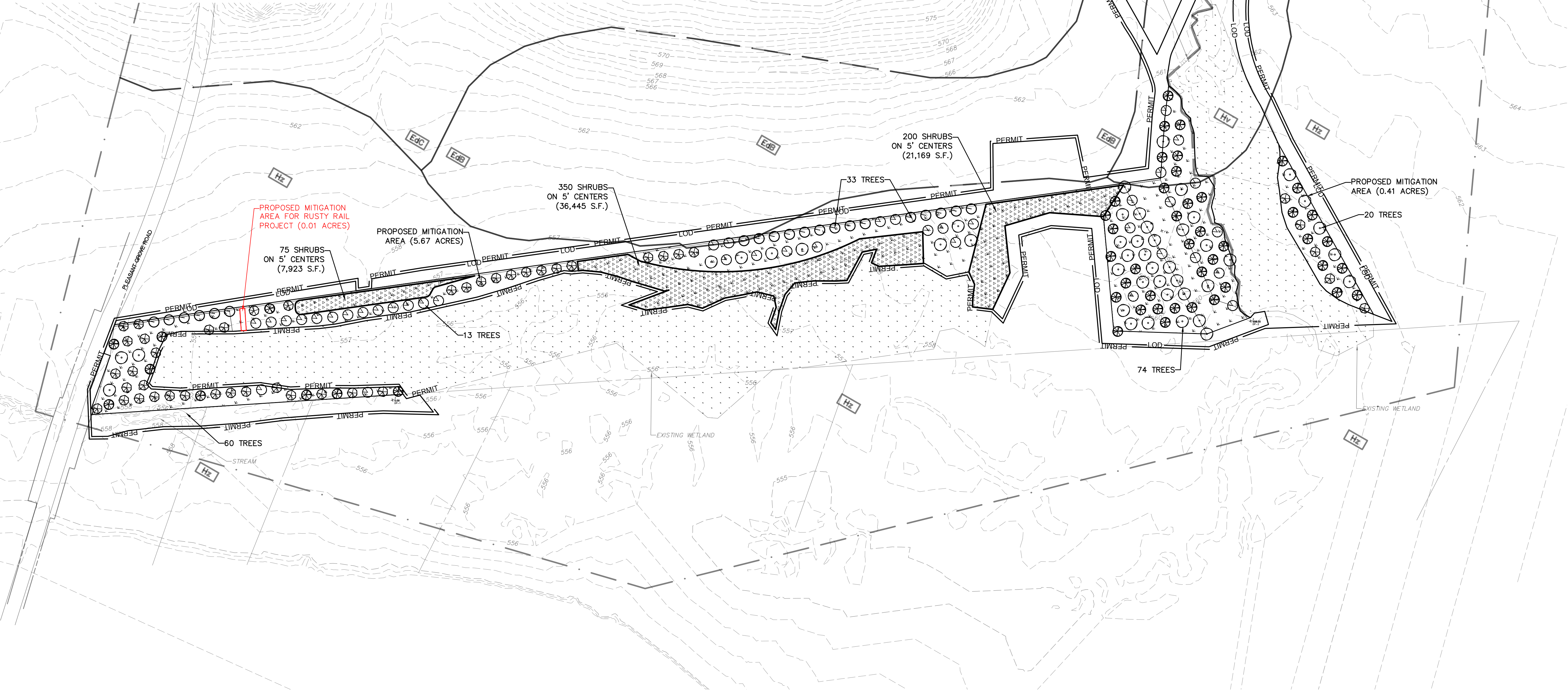
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ERNMX-122 WET MEADOWS AND WETLANDS MIX			
21%	FOX SEDGE (<i>CAREX VULPINOIDEA</i>)	0.6%	WRINKLELEAF GOLDENROD (<i>SOLIDAGO RUGOSA</i>)
20%	VIRGINIA WILDRYE (<i>ELYMUS VIRGINICUS</i>)	0.6%	WHITE VERVAIN (<i>VERBENA URITICIFOLIA</i>)
16%	LURID SEDGE (<i>CAREX LURIDA</i>)	0.5%	FRINGED SEDGE (<i>CAREX GRINITA</i>)
12%	HOP SEDGE (<i>CAREX LUPULINA</i>)	0.5%	BONESET (<i>EUPATORIUM PERFOLIATUM</i>)
12%	BLUNT BROOM SEDGE (<i>CAREX SCOPARIA</i>)	0.5%	COMMON SNEEZEWEED (<i>HELENIUM AUTUMNALE</i>)
3.0%	BLUE VERVAIN (<i>VERBENA HASTATA</i>)	0.5%	SQUARE STEMMED MONKEYFLOWER (<i>IMMULUS RINGENS</i>)
2.4%	SWAMP MILKWEED (<i>ASCLEPIAS INCARNATA</i>)	0.3%	GREAT BLUE LOBELIA (<i>LOBELIA SIPHILITICA</i>)
2.0%	SOFT RUSH (<i>JUNCUS EFFUSUS</i>)	0.3%	WOOLGRASS (<i>SCIRPUS CYPERINUS</i>)
2.0%	GOLDEN ALEXANDERS (<i>ZIZIA AUREA</i>)	0.2%	MUD PLANTAIN (<i>ALISMA SUBCORDATUM</i>)
1.6%	NEW ENGLAND ASTER (<i>ASTER NOVAE-ANGLIAE</i>)	0.2%	PURPLESTEM ASTER (<i>ASTER PUNICEUS</i>)
1.3%	AWL SEDGE (<i>CAREX STIPATA</i>)	0.2%	FLAT TOPPED WHITE ASTER (<i>ASTER UMBELLATUS</i>)
1.0%	NODDING BUR MARIGOLD (<i>BIDENS CERNUA</i>)	0.1%	DITCH STONECROP (<i>SPENTHORUM SEDOIDES</i>)
1.0%	PATH RUSH (<i>JUNCUS TENUIS</i>)		
SEEDING RATE: 22 LBS PER ACRE OF THE WETLAND SEED MIX SEEDED WITH A COVER CROP. FALL PLANTING COVER CROP IS GRAIN RYE AT 30LBS PER ACRE AND SHOULD TAKE PLACE FROM SEPTEMBER 1 TO NOVEMBER 15 OR MARCH 1 TO APRIL 30. SPRING PLANTING OF A COVER CROP IS JAPANESE MILLET AT 10LBS PER ACRE AND SHOULD BE PLANTED FROM MAY 1 TO AUGUST 31. SEED ARE TO BE DRILLED OR BROADCAST.			

TREES		QTY.
⊙	HICKORY (<i>GENUS CARYA</i>)	20
⊗	SWAMP WHITE OAK (<i>QUERCUS BICOLOR</i>)	45
⊙	IRONWOOD (<i>OSTRYA VIRGINIANA</i>)	40
⊙	SYCAMORE (<i>PLATANUS OCCIDENTALIS</i>)	45
⊗	SILVER MAPLE (<i>ACER SACCHARINUM</i>)	50
SHRUBS		QTY.
⊗	BOX ELDER (<i>ACER NEGUNDO</i>)	120
⊗	REDOSIER DOGWOOD (<i>CORNUS SERICEA</i>)	120
⊗	ELDERBERRY (<i>SAMBUCUS CANADENSIS</i>)	120
⊗	SERVICE BERRY (<i>AMELANCHIER</i>)	120
⊗	RED BUD (<i>CERCIS OCCIDENTALIS</i>)	120

ACORN PLANTING:
COLLECT PIN OAK ACORNS THAT HAVE FALLEN OFF OF THE TREES ADJACENT TO THE SITE.
CONDUCT THE FLOAT TEST OF COLLECTED ACORNS
— PLACE ACORNS IN A BUCKET FILLED WITH WATER
— ALLOW ACORNS TO SETTLE
— DISCARD ACORNS THAT FLOAT
— PLANT ACORNS THAT SANK
PLANT THE ACORNS IN A RANDOM PATTERN AROUND THE MITIGATION AREA
— ACORNS SHOULD NOT BE PLANTED DEEPER THAN 2 INCHES AND SHOULD BE COVERED WITH SOIL.



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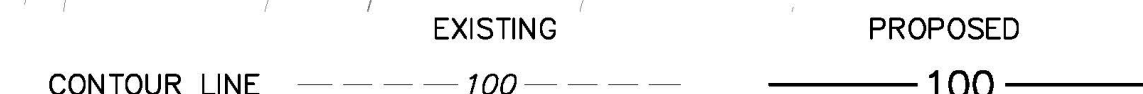
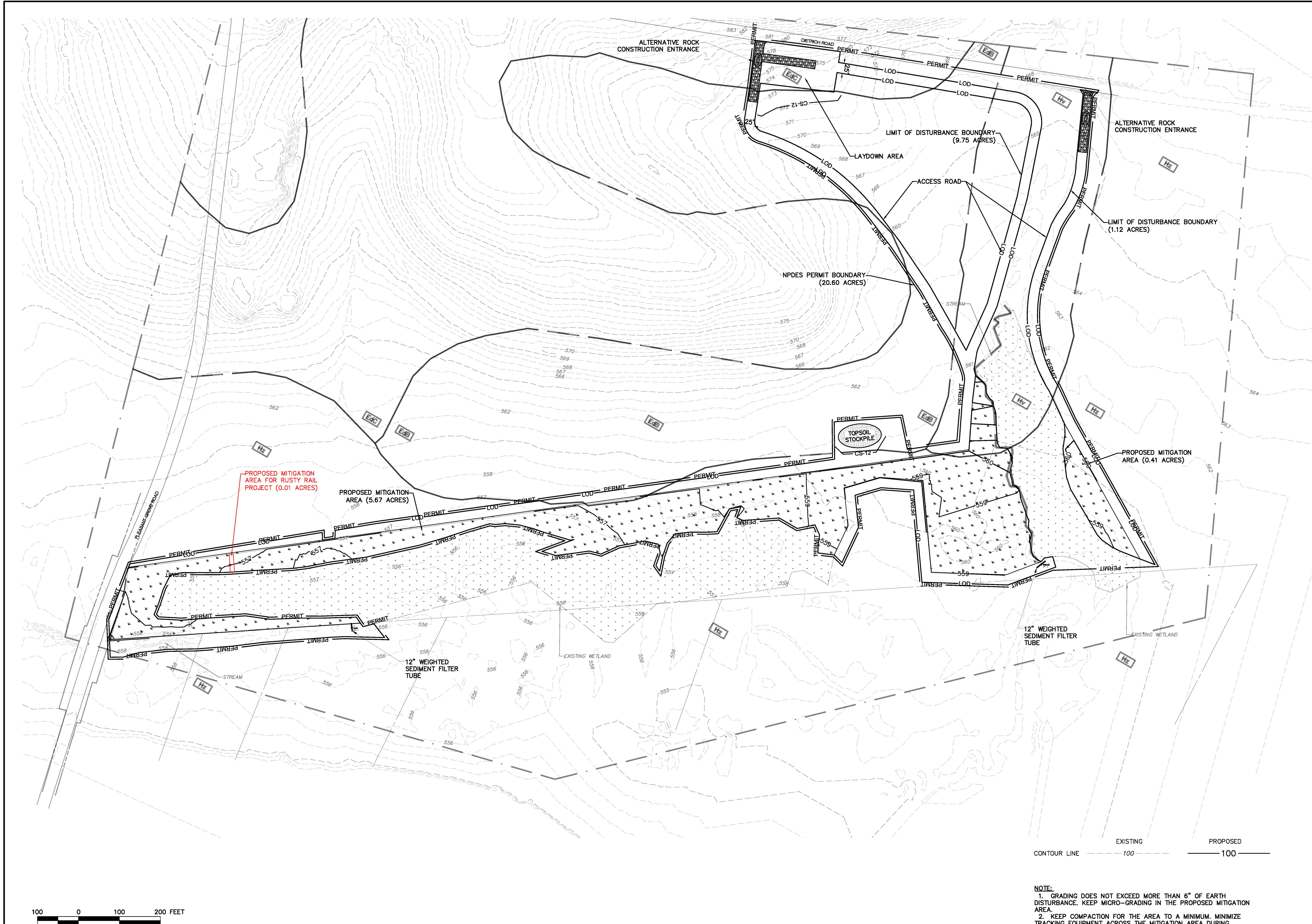
NO.	DATE	COMMENTS	BY	CMS	CHKD
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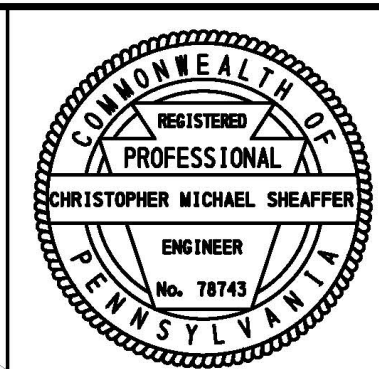
PLANTING SCHEME PLAN

RITZ-CRAFT BUILDING 1 EXPANSION - MITIGATION AREA
WEST BUFFALO TOWNSHIP, UNION COUNTY, PENNSYLVANIA

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NOTE:
1. GRADING DOES NOT EXCEED MORE THAN 6" OF EARTH DISTURBANCE. KEEP MICRO-GRADING IN THE PROPOSED MITIGATION AREA.
2. KEEP COMPACTION FOR THE AREA TO A MINIMUM. MINIMIZE TRACKING EQUIPMENT ACROSS THE MITIGATION AREA DURING GRADING AND PLANTING.



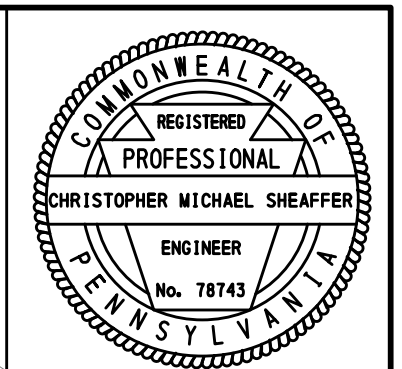
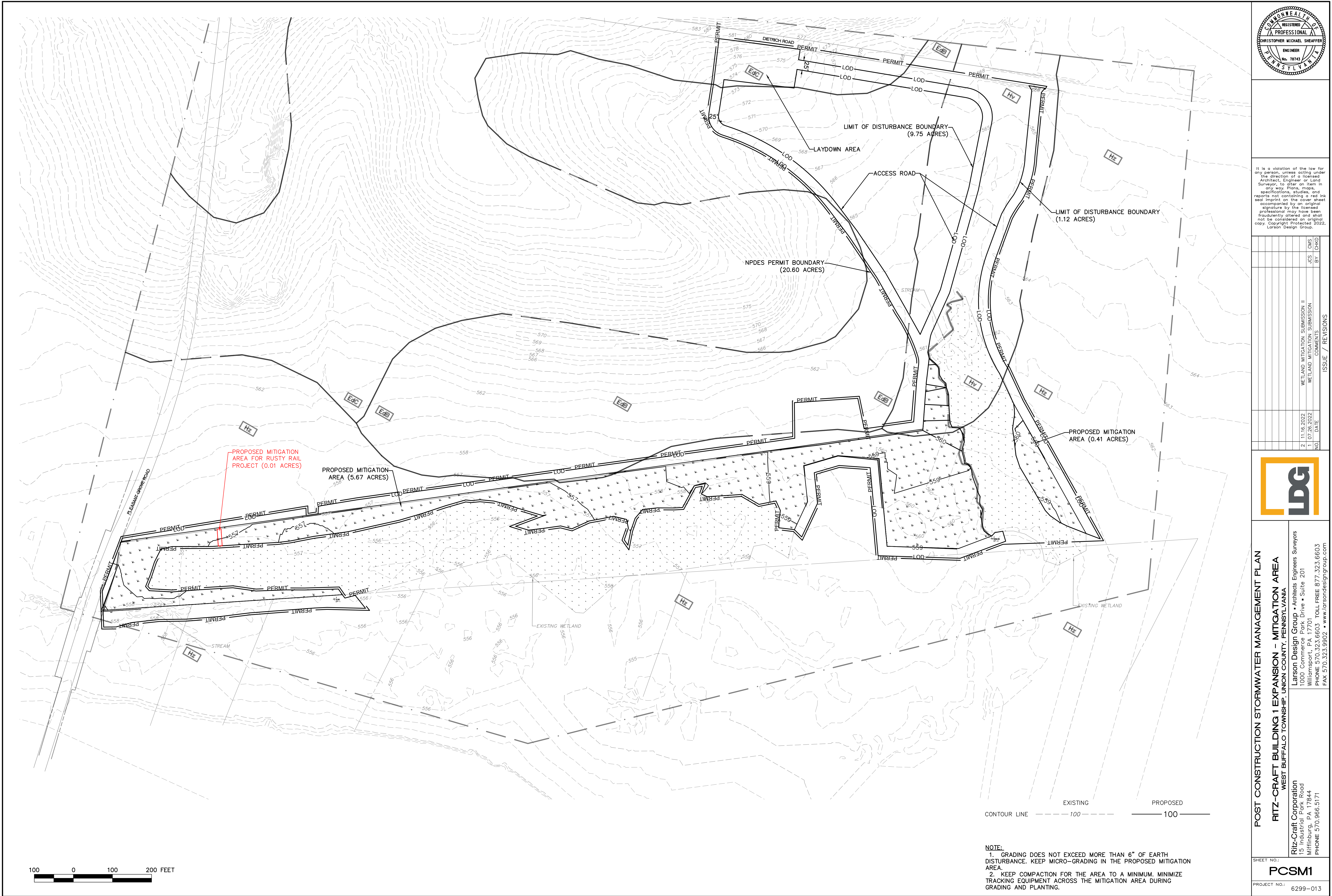
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EROSION AND SEDIMENT CONTROL PLAN
RITZ-CRAFT BUILDING 1 EXPANSION - MITIGATION AREA
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SHEET NO.: **ES1**
PROJECT NO.: 6299-013



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POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

RITZ-CRAFT BUILDING 1 EXPANSION - MITIGATION AREA
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SHEET NO.: **PCSM1**

PROJECT NO.: 6299-013

SEEDING

TEMPORARY SEEDING:

1. IF PERMANENT VEGETATION IS NOT PLACED ON DISTURBED AREA FOR 20 OR MORE DAYS, THE DISTURBED AREA SHALL BE SEEDED AS FOLLOWS:
- A. IF SOIL TEST RESULTS ARE NOT AVAILABLE, APPLY AGRICULTURAL GRADE LIME AT A RATE OF 1 TONS/ACRE, OR 45 LBS/1,000 SF AND FERTILIZER 10–10–10 AT A RATE OF 1000 LBS/ACRE OR 23 LB/1,000 SF;
- B. BROADCAST TEMPORARY SEED MIXTURE OF ANNUAL RYEGRASS AT A RATE OF 44 LBS/ACRE, OR 1 LB/1,000 SF; AND
- C. SPREAD MULCH (STRAW OR HAY) AT A RATE OF 3 TONS/ACRE, OR 133 LBS/1,000 SF.

THERMAL IMPACTS

THERMAL IMPACTS ARE REDUCED BY MAINTAINING THE 2–YR RUNOFF VOLUME DIFFERENCE ON THE PROJECT SITE AND DIRECTING IMPERVIOUS RUNOFF TO STORMWATER FACILITIES. RUNOFF IS CAPTURED AND DIRECTED TO AN INFILTRATION BASIN WHICH WILL REDUCE ANY HEAT ISLAND EFFECT FROM IMPERVIOUS SURFACE RUNOFF.

POTENTIAL POLLUTION FROM GEOLOGIC/SOIL CONDITIONS

THERE ARE NO GEOLOGIC FORMATION CONCERNS; HOWEVER, THE SOILS POSE AN EROSION HAZARD. MINIMIZE THE SUBGRADE EXPOSURE WHEN PERFORMING EARTHWORK OPERATIONS.

RECYCLE NOTE

PROCEDURES WHICH ENSURE THAT THE PROPER MEASURES FOR THE RECYCLING OR DISPOSAL OF MATERIALS ASSOCIATED WITH OR FROM THE PROJECT SITE WILL BE UNDERTAKEN IN ACCORDANCE WITH THIS TITLE [SECTION 102.4(B)(5)(XI)]

THE RECYCLING AND DISPOSAL OF MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS. COMPLY WITH AIR QUALITY, WATER QUALITY, SOLID WASTE MANAGEMENT POLICIES, ETC.

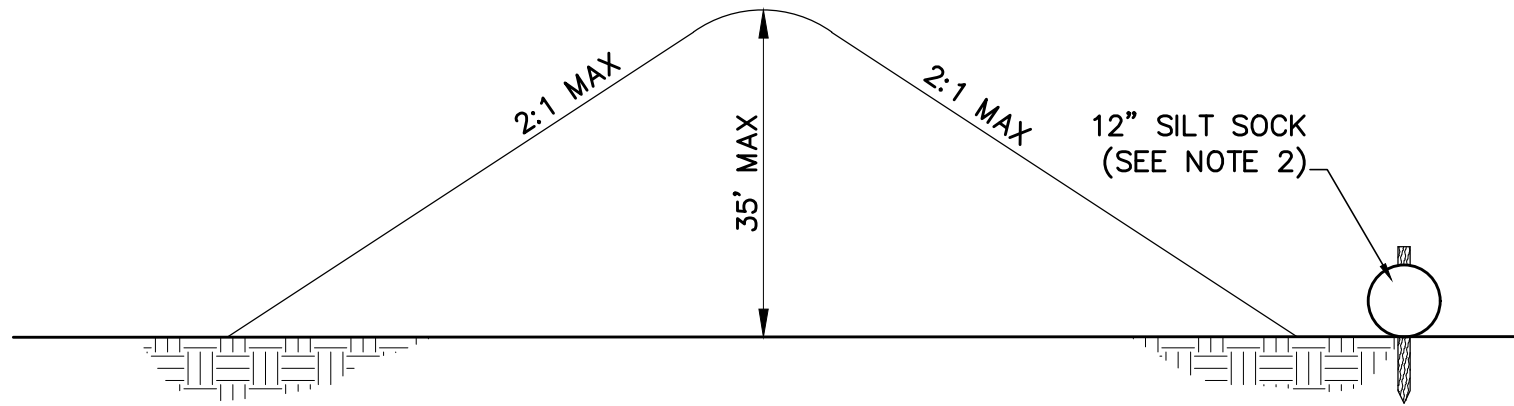
CONSTRUCTION WASTES MAY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- EXCESS SOIL MATERIALS(1) OR SEDIMENT AS A RESULT OF EROSION RUNOFF
- TREES, SHRUBS AND BRUSH REMOVED DURING CLEARING AND GRUBBING(2)
- SANITARY WASTES(3)
- CONCRETE WASH WATER(3)
- PACKAGING MATERIALS (WOOD, PAPER, PLASTIC, STYROFOAM, ETC.)(3)
- SCRAP OR SURPLUS BUILDING MATERIALS (METALS, RUBBER, PLASTIC, GLASS, MASONRY PRODUCTS, AND OTHER SOLID WASTE MATERIALS)(3)
- PETROLEUM PRODUCTS, PAINT AND THINNERS, CLEANING SOLVENTS, CURING COMPOUNDS AND SIMILAR MATERIALS(3)
- DEMOLITION DEBRIS(3)

1. UNLESS OTHERWISE DIRECTED, EXCESS SOIL AND EXCAVATED MATERIAL MAY BE USED FOR FILL MATERIAL ON SITE OR OFF SITE. COORDINATE WITH OWNER AND AGENCIES HAVING JURISDICTION.
2. TREES, SHRUBS AND BRUSH SHALL BE CHIPPED WHEN POSSIBLE AND REUSED AS MULCH. DO NOT BURN WITHOUT PERMISSION.
3. WHERE POSSIBLE WASTES SHALL BE RECYCLED. WHERE NOT PRACTICAL, WASTES SHALL BE PROPERLY DISPOSED OF AT A PERMITTED LANDFILL FACILITY. THE CONTRACTOR IS ENCOURAGED TO CONSULT THE RECYCLING HOTLINE OR LOCAL SOLID WASTE MANAGEMENT AGENCY.

CONTRACTOR SHALL PRACTICE GOOD HOUSEKEEPING, INCLUDING BUT ARE NOT LIMITED TO THE FOLLOWING:

- NEAT, ORDERLY AND CENTRALIZED STORAGE OF MATERIALS AND WASTES
- CONTROL OF LITTER PROVIDING CONTAINERS WITH LIDS IF NEEDED
- REGULAR DISPOSAL
- PROMPT CLEANUP OF ANY SPILLS IN ACCORDANCE WITH MANUFACTURER’S INSTRUCTIONS OR IN ACCORDANCE WITH REGULATORY REQUIREMENTS. UTILIZE A SPECIALTY FIRM IF REQUIRED
- PROMPT CLEANUP OF SEDIMENTS WITHIN THE SITE AND ONTO ADJACENT ROADWAYS
- ALL SEDIMENT REMOVED FROM E&S BMPS SHALL BE DISTRIBUTED TO A TOPSOIL STOCKPILE OR SPREAD ON THE PROJECT SITE, SEEDED, AND MULCHED.
- KEEP DUST WITHIN TOLERABLE LIMITS BY USING WATER OR OTHER APPROVED DUST SUPPRESSERS

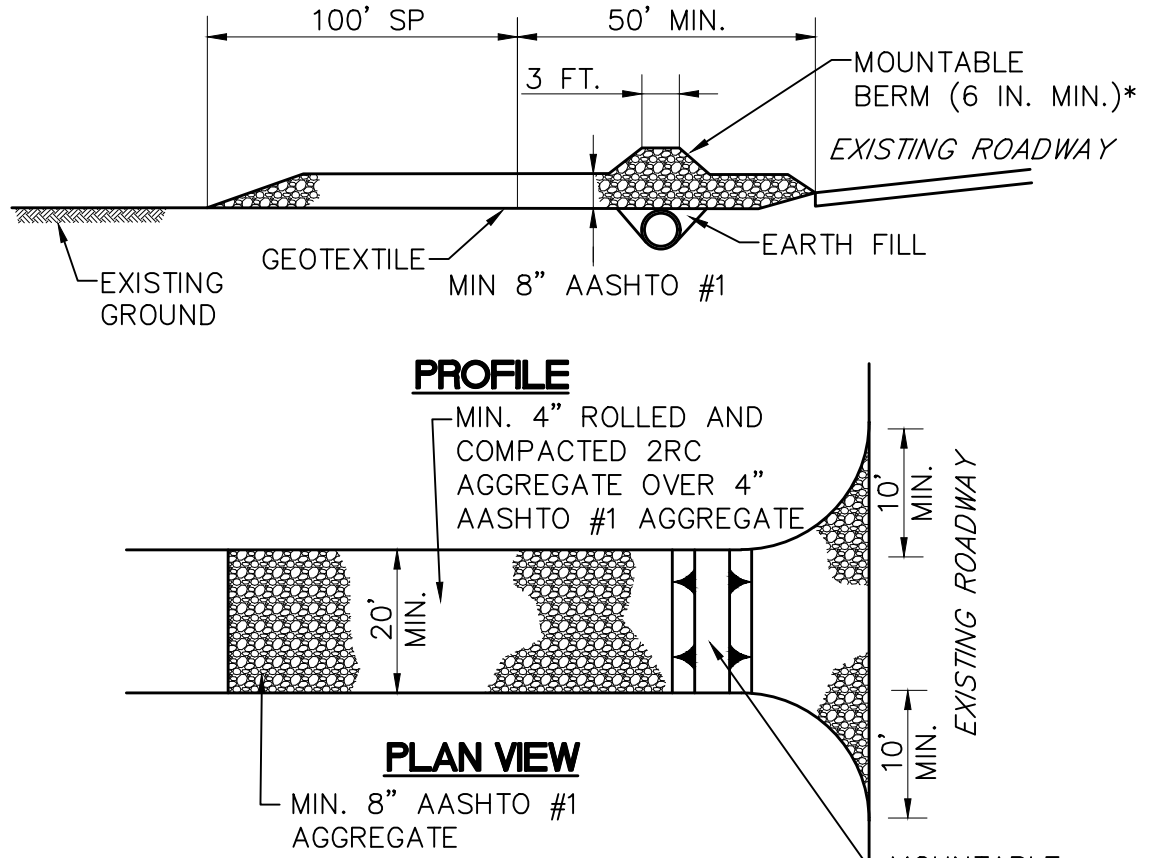


NOTES:

1. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.
2. SILT SOCK SHALL BE INSTALLED AT THE DOWNSLOPE SIDE OF THE MATERIAL STOCKPILE.
3. MATERIAL STOCKPILES SHALL BE TEMPORARILY STABILIZED WITH SEED AND MULCH.
4. MATERIAL STOCKPILE LOCATIONS SHALL BE PROVIDED WHERE INDICATED ON THE PLAN, OR ALTERNATE LOCATION APPROVED BY OWNER.

TOPSOIL STOCKPILE

SCALE: NOT TO SCALE



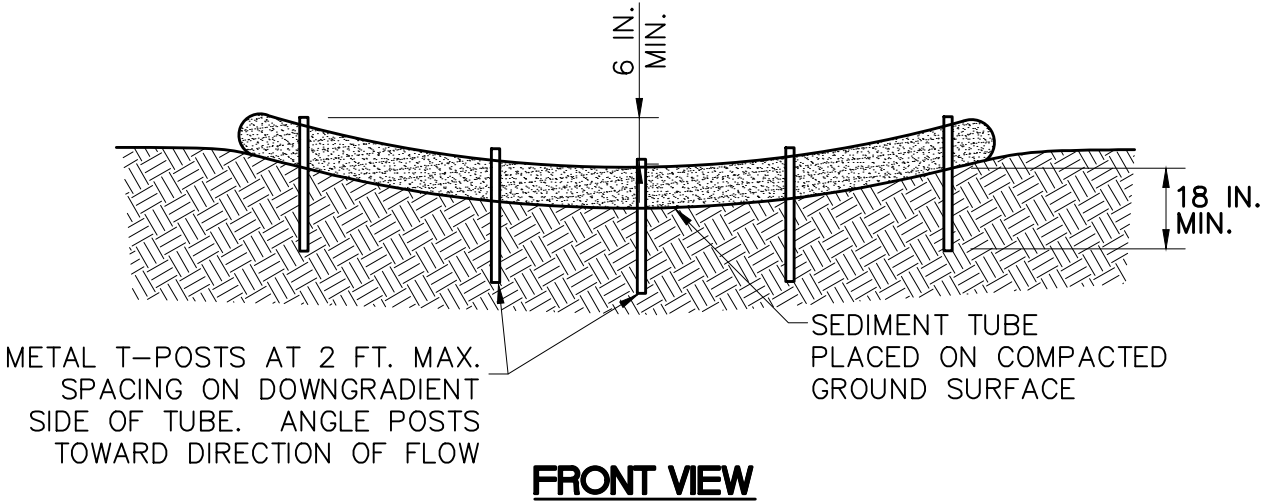
* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

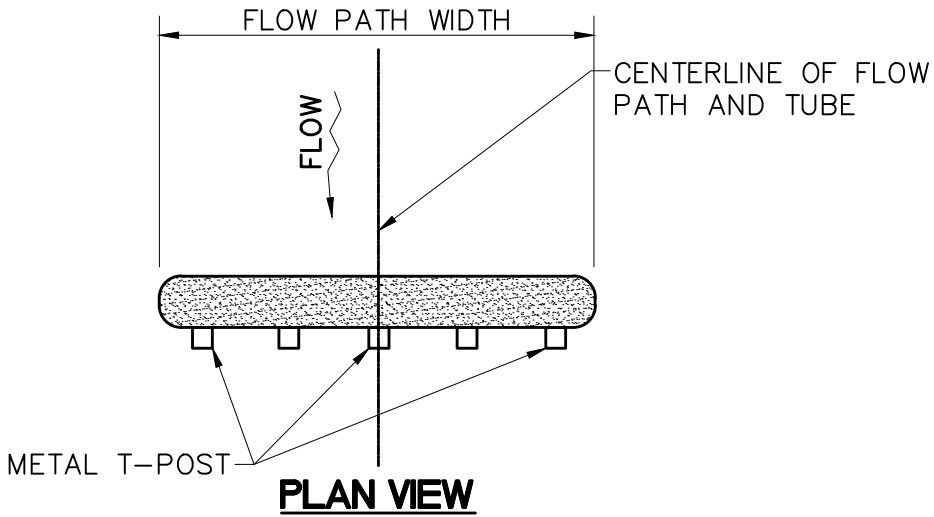
1. REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.
2. RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.
3. MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.
4. MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY FIFTY (50) FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY, OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

ALTERNATIVE ROCK CONSTRUCTION ENTRANCE

SCALE: NOT TO SCALE



FRONT VIEW



PLAN VIEW

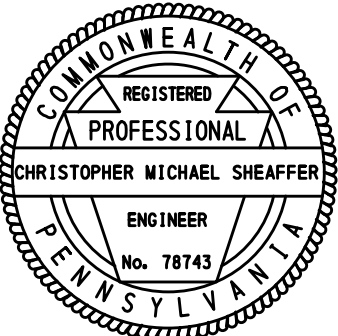
NOTES:

1. THIS DETAIL APPLICABLE TO FLOW PATHS WITH WIDTHS LESS THAN OR EQUAL TO ONE TUBE LENGTH.
2. METAL T–POSTS SHALL BE INSTALLED AT THE CENTER AND AT EACH END OF THE TUBE. ADDITIONAL T–POSTS SHALL BE INSTALLED AS NEEDED TO MEET THE MAXIMUM 2–FOOT SPACING.
3. SEDIMENT TUBES SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT.
4. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE TUBE AND DISPOSED AS DIRECTED ELSEWHERE IN THE E&S PLAN.
5. DAMAGED TUBES SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF INSPECTION. A SUPPLY OF TUBES SHALL BE KEPT ON SITE FOR THIS PURPOSE.

WEIGHTED SEDIMENT FILTER TUBE INSTALLATION

CONCENTRATED FLOW AREA

SCALE: NOT TO SCALE



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NOTES AND DETAILS

RITZ-CRAFT BUILDING 1 EXPANSION – MITIGATION AREA

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