

**UNIVERSITY ACQUISITION INC. AT THE  
INDIANA UNIVERSITY OF PENNSYLVANIA (IUP)  
PUNXSUTAWNEY CAMPUS  
JEFFERSON COUNTY, PA**

**PHASE I - ENVIRONMENTAL ASSESSMENT  
FOR THE UAI HOUSING PROJECT**

**PREPARED FOR:**

**FACILITIES ENGINEERING AND CONSTRUCTION GROUP  
INDIANA UNIVERSITY OF PENNSYLVANIA  
650 SOUTH THIRTEENTH STREET  
INDIANA, PA 15705-1087**

**SEPTEMBER 9, 2004**

**UNIVERSITY ACQUISITION INC. AT THE  
INDIANA UNIVERSITY OF PENNSYLVANIA (IUP) PUNXSUTAWNEY CAMPUS  
PHASE I - ENVIRONMENTAL ASSESSMENT**

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- A Ownership/Historical Documentation
- B Regulatory Documentation
- C Site Photographs
- D Maps and Aerial Photographs
- E Interview Documentation



GWIN  
DOBSON &  
FOREMAN INC

CONSULTING ENGINEERS

September 9, 2004

Facilities Engineering and Construction Group  
Indiana University of Pennsylvania  
650 South Thirteenth Street  
Indiana, PA 15705-1087

Attn: Robert L. Marx, Director

**RE: Phase I Environmental Assessment  
University Acquisition Inc. at the  
Indiana University of Pennsylvania – Punxsutawney Campus  
For the UAI Housing Expansion Project**

Dear Mr. Marx:

Please find attached eight (8) copies of the Phase I Environmental Site Assessment report conducted in accordance to ASTM Guidelines (E-1527-00) as requested. Gwin, Dobson, and Foreman Inc. is pleased to state that the assessment has revealed no evidence of recognized hazardous or potentially hazardous environmental site conditions in connection with the UAI Housing Expansion Project on Tract No. 1.

Should you have any questions about this report or require additional information, please do not hesitate to contact our office.

Respectfully submitted,  
GWIN, DOBSON, & FOREMAN, INC.

Travis J. Long  
Project Environmental Scientist

TJL/amm

04043-09.doc

cc: Todd Brownfield, Legal Council  
File

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# Section 1

## SUMMARY

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### 1.1 Introduction/Purpose

The Environmental Site Assessment for the University Acquisition Inc. at the Indiana University of Pennsylvania (IUP) at the Punxsutawney Campus, Jefferson County, Pennsylvania, contained in this report was prepared in accordance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments Process* (ASTM E1527-00). Information contained herein was obtained from a combination of the following:

- Site observations
- Review of available records
- Evaluation of available photographs
- Evaluation of surrounding land uses
- Review of computerized environmental data base(s), to identify properties of environmental significance
- Interviews with property owners, and personnel knowledgeable to the facility's operation and history
- Telephone interviews with regulatory agency personnel

These sources were reviewed to determine the likelihood of adverse environmental site conditions and presence of hazardous materials on the parcel of real estate herein referred to as Tract No. 1 which is proposed for various construction activities in conjunction with the IUP-Punxsutawney Campus UAI Housing Expansion project. Adverse environmental conditions may include the presence or likely presence of hazardous substances or petroleum products or the release, threat of release, or past release of hazardous substances or petroleum products onto the property. Tract No. 1 was evaluated for signs of open dumping; trash; areas of dead, distressed, or dying vegetation; stained soils; impoundments; seeps; oil slicks; or discoloration on surface water; discernable chemical odors; storage tanks; vertical pipes; casings, or other indications of underground storage tanks (USTs); and recent soil disturbances such as grading or filing. The assessment did not identify any adverse environmental site conditions that would prohibit the planned development of the site by IUP.

This report attempts to identify the presence or likely presence of hazardous substances or petroleum products on one (1) parcel of land totaling approximately 5.291 acres, and is intended to satisfy the requirements for the "innocent landowner defense" under the Comprehensive Environmental Compensation and Liability Act (CERCLA) and its amendments. By performing this investigation, the parcel owner(s) intends to show due diligence in making the appropriate inquiry into the present and past ownership and uses of the property. Furthermore, with the information gathered throughout this investigation, a reasonable determination can be made to the environmental integrity of the parcel of interest.

## **1.2 Special Terms and Conditions**

There are no special terms or conditions associated with the preparation of this report.

## **1.3 Limitations and Exceptions of Assessment**

In the preparation of this Environmental Site Assessment, appropriate inquiry was made to the necessary persons and agencies in an attempt to identify the presence or likely presence of hazardous substances or petroleum products. This attempt was made through a combination of sources, as outlined in Section 1.1. Under no circumstances should the owner assume that this report is exhaustive. Much time and effort can be placed into the document research and interviewing process. However, this must be weighed against other contributing factors including resource availability and overall cost benefit of in-depth research. This investigation attempts to balance the quantity and quality of information in order to obtain a reasonable conclusion into the environmental integrity of the parcel of interest.

This report includes information gathered during site reconnaissance activities conducted on September 8, 2004 Travis J. Long, of Gwin, Dobson, and Foreman, Inc. A site walk throughout the Tract No. 1 parcel was conducted to observe present conditions of the property and to determine, through visual observation, any on-site indicators which would lead to the discovery of adverse environmental conditions or the likelihood of adverse environmental conditions.

Furthermore, this report does not include information with respect to other nonthreatening environmental conditions that may or may not affect the site including, but not limited to, wetlands, archaeological or historical resources or the potential for the presence of threatened or endangered species.

## **1.4 Limiting Conditions and Methodology Used**

The preparation of this Environmental Site Assessment has been conducted in accordance with ASTM E 1527-00 guidelines. Requests were made to the appropriate agencies to research and review information on file and report the findings.

Concurrently with the records review, site reconnaissance occurred. The site reconnaissance included the visual and physical observations of Tract No. 1 by the preparer. Site reconnaissance was limited to visual observation of present site conditions.

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## **Section 2**

### **SITE DESCRIPTION**

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#### **2.1 Location and Legal Description**

The property investigated in this report consists of one (1) parcel currently owned by the following, and having the approximate acreage of:

- Tract No. 1 - 5.219 acres owned by the Commonwealth of Pennsylvania, care of Indiana University of Pennsylvania, Punxsutawney Campus.

This site is proposed for incorporation into the UAI Housing IUP-Punxsutawney Campus expansion project. The exact location of the parcel proposed for utilization in conjunction with the campus expansion project is as follows: (Latitude and Longitude coordinates are the approximate center location of the parcel)

- Tract No. 1 lies directly east of Center Street, west of Lois Lane, north of the Lisa London property and the Student Union Building parcels (Latitude 40-56-4; Longitude 78-59-21)

Deed description and property title information are provided in Appendix A. Figure 1, Section 2.7 shows the site as indicated on the current U.S.G.S. 7.5 minute topographic quadrangle, Punxsutawney, PA. Also, a large scale Retracement and Topographic Survey of IUP - Punxsutawney is attached in Section 2.7.

#### **2.2 Site and Vicinity Characteristics**

Tract No. 1 parcel is currently owned by the Commonwealth of Pennsylvania care of Indiana University of Pennsylvania – Punxsutawney Campus. Tract No. 1 is currently bordered to the north and south by properties owned or in the process of being purchased by one of the following: Punxsutawney Area College Trust, and Student Cooperative Association (all of which are associated with the Indiana University of Pennsylvania – Punxsutawney Campus). Properties directly to the east and west are owned by the Borough of Punxsutawney and consist of borough streets. Areas immediately beyond the borough streets consist of residential housing, West End Elementary School, and Major Charles D. Stoope U.S. Army Reserve Center.

#### **2.3 Information on Environmental Liens or Other Specialized Knowledge or Experience**

There was no information presented or discovered during this investigation to indicate an environmental lien has ever been placed on any of the parcels associated with this project. No other knowledge or experience by the preparer or others interviewed has indicated the likelihood of environmental problems with the properties.

## **2.4 Current Uses of the Property**

Tract No. 1 is currently used as a recreational area consisting of a baseball field and appurtenances, tennis courts, basketball courts, open space maintained as mowed lawn, and forested areas containing a perennial stream and associated riparian corridor. The forested area and stream portions of Tract No. 1 have not been disturbed or impacted for several years based on the evaluation of the tree and shrub density, maturity, and species diversity. The recreational areas and open space areas are well maintained and contain no facilities or structures which pose any threat to the environment or surrounding parcels.

## **2.5 Past Uses of the Property**

Tract No. 1 has historically been used for recreational purposes. The area was used as recreational space for students who attended the elementary school which was originally located within the present day Indiana University of Pennsylvania - Punxsutawney Campus. The forested area and stream site area were presumably undisturbed over the years, based on the vegetation type, density and maturity. The only disturbance noted in these areas has been caused by stormwater runoff and elevated water levels in the stream channel, thereby causing minor stream bank erosion and sedimentation to the channel. No significant environmental concerns were noted.

## **2.6 Current and Past Uses of Adjoining Property**

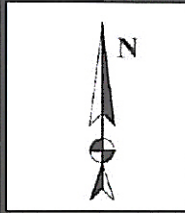
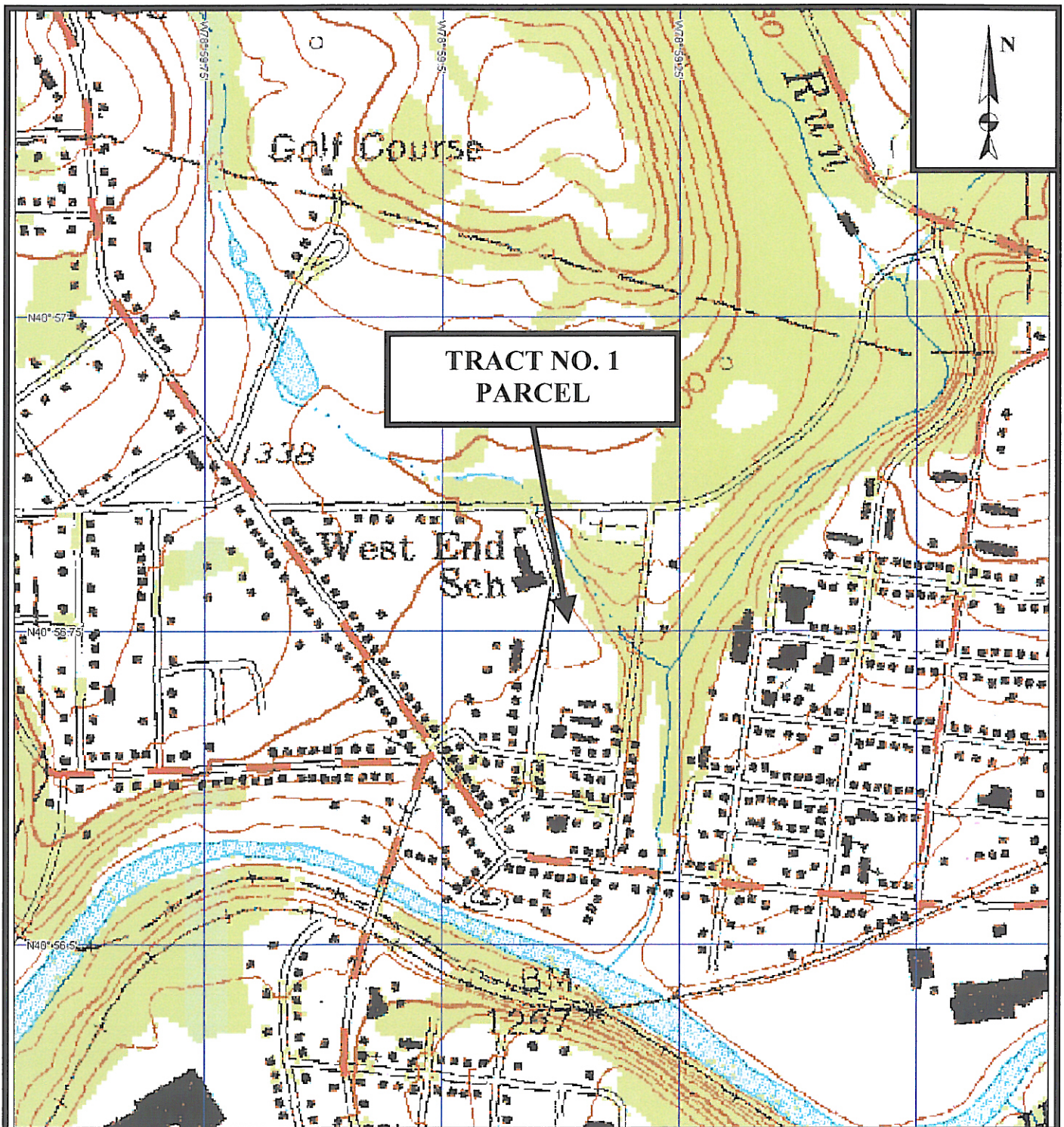
The current uses of adjoining properties to Tract No.1 included residential dwellings, such as the Lisa London property located along the southern portion of the parcel, Punxsutawney Borough's Center Street located along the western boundary of the parcel, buildings such as the Major Charles D. Stoope United States Army Reserve Center, and the West End School District located to the west and northwest of the parcel, forest lands to the north, Borough of Punxsutawney's Lois Lane located to the east, as well as residential dwellings and forested stream areas, and the Indiana University of Pennsylvania - Punxsutawney Campus facilities located to the south.

Past uses of the property as previously mentioned included recreational areas associated with the previous elementary school, residential dwellings, and borough streets. Tract No. 1 was supposedly subdivided in the late 1800's and was owned by the Macaroni's at that time. No subdivision developments occurred as determined from background investigations and site visits. It is to be noted that no commercial facilities or operations were observed around the subject property or immediately adjacent areas.

## **2.7 Location Map**

Figure 1, Location Map depicts the site location as current U.S.G.S. mapping indicates. Also, a large scale Retracement and Topographic Survey of the property under review and its immediate surrounding's including the IUP - Punxsutawney Campus is attached to more clearly depict the parcel and surrounding areas investigated during the Phase I Environmental Site Assessment.





**TRACT NO. 1  
PARCEL**

**GD&F**

Gwin, Dobson, & Foreman, Inc.  
Consulting Engineers

3121 Fairway Drive  
Altoona, PA 16602  
(814) 943 - 5214

Source: Delorme Topo  
Quad 3D, 1999  
Punxsutawney, PA  
Oquadrangle

Date: September 8, 2004

Scale: 1" = 800'

Project No: 04043

**Figure 1: Location Map**

"Phase I Environmental Assessment"

University Acquisition Inc. at the  
Indiana University of Pennsylvania – Punxsutawney  
Campus for the UAI Housing Expansion Project

Punxsutawney Borough, Jefferson County,  
Pennsylvania

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## Section 3

### RECORDS REVIEW

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#### 3.1 Standard Environmental Record Sources, Federal and State

The following federal and state environmental data bases were reviewed to determine the location and impact of any facilities falling within the ASTM 1527-00 minimum search distances.

NPL - National Priorities List  
Proposed NPL - Proposed National Priority List  
CERCLIS - Comprehensive Environmental Response Compensation and Liability Information System  
CERC-NFRAP - CERCLIS No Further Remedial Action Planned  
RCRIS-TSD - Resource Conservation and Recovery Information System - Treatment-Storage Disposal Facilities  
RCRIS-LQG - Resource Conservation and Recovery Information System - Large Quantity Generators  
ROD - Records of Decision  
Delisted NPL - National Priority List Deletions  
ERNS - Emergency Response Notification System  
TRIS - Toxic Chemical Release Inventory System  
TSCA - Toxic Substances Control Act  
SSTS - Section 7 Tracking System  
FTTS INSP - FIFRA / TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act) / (Toxic Substances Control Act)  
HMIRS - Hazardous Materials Information Reporting System  
MLTS - Material Licensing Tracking System  
MINES - Mines Master Index File  
NPL Liens - Federal Superfund Liens  
PADS - PCB Activity Database Systems  
INDIAN RESERV - Indian Reservations  
FUDS - Formerly Used Defense Sites  
FINDS - Facility Index System  
US BROWNFIELDS - A Listing of Brownfields Sites  
DOD - Department of Defense  
RAATS - RCRA Administrative Action Tracking System  
SHWS - Hazardous Sites Cleanup Act Site List  
RST - Pennsylvania Underground Storage Tank Report  
SWF/LF - Solid Waste Facility Inventory/Transfer Stations  
UST - Listing of Pennsylvania Regulated Underground Storage Tanks  
ARCHIVE UST - Archived Underground Storage Tank Sites  
LUST - Listing of Pennsylvania Leaking Underground Storage Tanks  
VCP - Voluntary Cleanup Program Sites

A search of these databases was performed by Environmental Data Resources, Inc. (EDR). The findings report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard. A detailed description of all databases and the resulting list of identified sites are provided in Appendix B.

The EDR database search determined that the target property was not listed in any of the databases searched by EDR. EDR however, identified six (6) listed facilities within a one (1) mile radius or less of the parcel, and are listed as follows:

- International Jenson, Inc. One Meter Street
- KWIK Fill 1040 West Mahoning Avenue
- Major Stoops Charles D.,  
U.S. Army Reserve Center 215 Center Street
- West End Service Station 805 West Mahoning Street
- BFG Electroplating 705 3<sup>rd</sup> Avenue
- Trumbull Industries 313 Martha Street

Those that have the potential of adversely affecting the site are as follows:

1. CORRACTS: CORRACTS is a list of handlers with RCRA Corrective Action Activity. This report shows which nationally-defined corrective action core events have occurred for every handler that has had corrective action activity.

One (1) CORRACTS site, International Jenson, Inc. at One Meter Street, is located ½ to 1 mile southwest of the IUP project areas.

2. RCRIS: Resource Conservation and Recovery Information System includes selective information on sites which generate, transport, store, treat, and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Two (2) RCRIS-SQG, Kwik Fill at 1040 West Mahoning Avenue, is located within 1/8 mile southwest of the project site; and Major Stoops Charles D. U.S. Army Reserve Center (USARC) at 215 Center Street, is located within 1/8 to 1/4 miles west of the project site. According to the report generated by EDR, no violations have been found at either site. During the field investigation it was determined that the Kwik Fill station is actually 1/4 mile southwest of the project site, is located at a lower elevation than the project site. The USARC was found to be approximately 200 feet west of Tract No. 1 boundary with Center Street. It is likely that no past or present threat to the parcel exists as a result of the waste generation activities at these sites.

3. LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Resources' List of Confirmed Releases.

Two (2) LUST sites, Kwik Fill at 1040 West Mahoning Avenue, is located within 1/8 mile southwest of the project site; and West End Service Station at 805 West Mahoning Street, is located within 1/8 mile south east of the project area. A release of petroleum was reported from the Kwik Fill 08/05/1989. As of 12/27/2002 the facility status is reported as interim remedial actions initiated or completed. A release of petroleum was reported from the West End Service Station 08/05/1989. As of 05/17/1995 the facility status is reported as cleanup completed. Both sites are presently active. During the field investigations it was found that both sites are at a lower elevation than the project sites, and no foreseen environmental impacts from these facilities occurred to the parcel under review.

4. UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle 1 of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Environmental Resources.

Two (2) UST sites, KWIK Fill, at 1040 West Mahoning Avenue, is located 1/8 mile northwest of the project site, and West End Service Station, at 805 West Mahoning Street, is located 1/8 mile southeast of the project sites. Both sites are presently active. During the field investigations it was found that both sites are at a lower elevation than the project sites.

5. CONSENT: Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. These reports are released periodically by the U.S. District Courts after settlement by parties to litigation matters.

One (1) CONSENT site, BFG Electroplating, at 705 3<sup>rd</sup> Avenue, is located 1/4 to 1/2 mile northeast of the project sites. All assessments and remedial actions have been completed and archived between 1985 and 1996. No foreseen environmental impacts from this facility occurred to the parcel under review.

6. UNREG LTANKS: Leaking Storage Tanks cases from unregulated storage tanks.

One (1) UNREG LTANKS site, Trumbull Industries, at 313 Martha Street, is located within 1/4 to 1/2 mile south of the project sites. No reported documentation of the status of this site was found.

It is to be noted from field investigations that a majority of the sites are actually located at an elevation lower than the target properties. There are several man made barriers between these sites listed as having the potential to adversely impact the project site, which reduces the potential for impact. Because the project area does not utilize a private or public well, the potential for impact through groundwater contamination by these listed sites is also reduced.

### 3.2 Records Review Interviews and Agency Interviews

Personal interviews and phone interviews were conducted with the following landowners, property representatives, and agency personnel in conjunction with a previous Phase I Environmental Assessment (IN-870) conducted in May of 2004 by Gwin, Dobson, and Foreman, Inc. personnel on six (6) parcels immediately adjacent to Tract No. 1 for the Indiana University of Pennsylvania. Because this parcel was discussed in the previous agency interviews and the short time span between the May 2004 interviews additional interviews were not conducted, with the exception of an updated interview on September 8, 2004 with Joel Anderson specifically addressing Tract No. 1.

Joel Anderson, Assistant Dean of Students, IUP  
Lisa London, previous property owner of the London site  
John Mead - PADEP Waste Management Department  
Jeff Means - PADEP Water Quality, Soils and Waterways Division  
Matt Williams - PADEP Air Quality Program  
Don Bosak - Punxsutawney Borough Fire Department, Fire Chief

Interviews with the above listed individuals did not reveal any significant environmental issues at the project site or immediately adjacent areas. Mr. Matt Williams stated that the university at main campus has submitted plans to voluntarily modify and change portions of their air quality program, and are not in violation. No modifications or changes to the air quality equipment are proposed for the IUP-Punxsutawney Campus.

### **3.3 Physical Setting Source(s)**

Mapping from the U.S. Geological Survey (USGS) 7.5 minute topographic quadrangle series was used as the primary “physical setting source.” A copy of the USGS mapping for the site is presented as Figure 1. Location Map in Section 2.7. Additional site photographs are presented in Appendix C.

### **3.4 Historical Use Information**

Information on property ownership and property use was obtained from the Facilities Engineering and Construction Group at the Indiana University of Pennsylvania and the Jefferson County Courthouse, as well as historic topographic maps dating to 1968. Deed description of the property can be found in Appendix A. Historical topographic maps of the property and surrounding area are presented in Appendix D.

### **3.5 Additional Record Sources**

No additional record sources for the project areas were available. Information on site conditions and general site history was also obtained from the site representative.

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## **Section 4**

# **INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS**

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### **4.1 Hazardous Substances in Connection with Identified Users**

Gwin, Dobson & Foreman, Inc. performed a visual inspection of Tract No. 1 for the purposes of investigating for the presence of any hazardous substances. It was noted that two concrete block buildings (Dugout and Concession Stand) with shingled roofs exist on Tract No. 1, as well as cyclone fence around the back stop, tennis, and basketball courts. It is to be noted that based on the possible age of these structures and types of material the presence of lead based paint and asbestos shingles is possible. Because these areas are used for recreational purposes and are not proposed for demolition, the threat of possible contamination if lead based paint or asbestos is present is not expected. Furthermore, it appeared as though the concrete buildings have been painted within the past few years, thus reducing the chance for possible contamination from lead based paint.

Other than the aforementioned potential hazardous materials, there is no evidence to believe that any other hazardous substances are present within the project areas.

### **4.2 Hazardous Substances Containers and Unidentified Substance Containers**

No hazardous substances containers or unidentified substances containers were identified on the Tract No. 1 parcel or immediately adjacent areas. Nor is there any evidence to believe previous uses of the site would result in the use or storage of hazardous materials or containers.

### **4.3 Indications of PCB's**

There is no evidence or written records indicating the presence, or likely presence of PCB's on the project sites from past activities.

### **4.4 Indications of Solid Waste Disposal**

There is no evidence of any historical or present solid waste disposal activities within the Tract No. 1 parcel. This information was confirmed by both personal interviews, and site reconnaissance.

### **4.5 Physical Setting Analysis and Potential for Migrating Hazardous Substances**

Due to the property's topographic relief and physical setting, the only potential for migration of hazardous substances is from the west and northwest, which is up slope of the project sites. It is to be noted that many manmade barriers exist between the project sites and up slope areas, which would impede or collect much of the up slope runoff. Furthermore, a large portion of Tract No. 1 is forested and contains a perennial stream, which is lower in elevation than a majority of the readily useable portions of the project area. As such a large portion of any upslope contamination from runoff would be collected in this natural drainage area, diluted and conveyed through the parcel. Also, because this area is not residential, and any sources of potable water come from a public water supply the potential from contamination from groundwater is not applicable. Thus, the physical location of Tract No. 1 in relation to the surrounding topography places this parcel in a fairly well drained and safe area.

**4.6 Any Other Conditions of Concern**

No other conditions of concern are noted.

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## **Section 5**

# **FINDINGS AND CONCLUSIONS**

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Gwin, Dobson, and Foreman, Inc. has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM E 1527-00 of the University Acquisition Inc. at the Indiana University of Pennsylvania - Punxsutawney Campus UAI Housing Expansion project, Jefferson County, Pennsylvania. Any exceptions to or deletions from this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of recognized environmental site conditions in connection with the property. To the best of our knowledge and our analysis of findings from site reconnaissance and interviews, there are no readily apparent or visual issues that should affect the proposed plans of the University for incorporation of this parcel.

It is recommended that before any earth disturbance activities begin all applicable permits and erosion and sedimentation pollution controls be implemented to stay in compliance with all state and federal regulations. Furthermore, because of the proximity of the Tract No. 1 to the Unnamed Tributary to Sawmill Run which bisects the parcel, strict erosion and sediment control measures should be implemented prior to any earth disturbance work on the parcel to avoid any possible contamination from sedimentation to the perennial stream. Because this stream is classified as a Cold Water Fishery (CWF) by the Pennsylvania Department of Environmental Protection PA Code Title 25 Chapter 93 § 93.9s, no special protection designations are placed on this unnamed tributary, thus no special control measures aside from the necessary and required control measures will be necessary. All work should remain at least fifty (50) feet away from the stream; else a PA DEP Chapter 105 / U.S. Army Corps of Engineers Section 404 Water Obstruction and Encroachment Permit will be required.



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## Section 6

# **SIGNATURES OF ENVIRONMENTAL PROFESSIONALS**

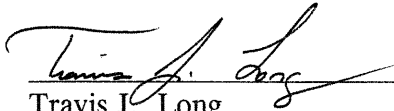
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The following environmental professionals have prepared and/or reviewed the material contained in this environmental site and hazardous materials assessment.



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James L. Balliet  
Senior Environmental Scientist



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Travis J. Long  
Project Environmental Scientist