

# Site Planning and Permitting

**Storm Water - NPDES - E&S Control - General Permits - Highway Occupancy  
Access Roads - Parking Areas - Trails and Recreation**

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## **How can IFS, Inc. help you?**

Let IFS Inc. help you get your project built. As our client, we start working with you from the conceptual stages to fully understand your goals. Before any work begins, we meticulously pinpoint the state and local government requirements that preside over your project. Armed with such knowledge, we can provide you with realistic schedules, a conceptual site rendering, and identification of critical tasks. Once surveying is complete, the design phase will begin. Here, the layout of the building pad, parking area, access roads, and amenities is created within the AutoCAD Civil 3D platform. At this stage of the process, you will be able to view and comment on the final project before construction starts. We will compile construction cost estimates and bid documents, saving you funds that might otherwise result from design changes in the field. Most lengthy delays originate from a failure to secure proper permissions or permits in the design phase. During construction, our services may include change orders, construction observation, and project management. IFS, Inc.'s "Total Project Management" approach supports your project from concept to completion, providing you with a single point of contact.

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## **You Will Need A Permit When You...**

Let Integrated Facility Services, Inc. protect your interests. Leverage our 30+ years of combined experience to handle the unexpected issues. Our professional capabilities allow us to provide not only total project management but also supervision of individual tasks. The following aspects of your project will most likely require a state or local permit:

- Disturbing Existing Vegetation
  - Bringing in Borrow to the Site
  - Cutting Earth from the Site
  - Changing the Use of the Site
  - Crossing a Stream or Wetland
  - Encroaching on a Stream or Wetland
  - Adding Additional Storm Water Structures
  - Discharging Runoff into a Body of Water
  - Securing a New Access Point on a State Road
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## Site Access and Planning

Primary guidelines for planning the layout of your project include efficiency, utility, and aesthetics. We will analyze the existing site to determine suitable soils, ease of access, and location of public utilities. With your input, we will produce a site concept drawing. Referring to this tool as our blueprint, IFS Inc. will design your building pad, parking areas, green space, and access roads. If possible, we will balance cut and fill. Details and specifications will be included in the bid documents, allowing for a high-quality product and level bidding. Typical details include:

- General Notes
- Horizontal Geometry
- Vertical Geometry
- Topography
- Project Limits
- Utilities
- Right of Way and Property Lines
- All Proposed Work
- Inlet/Manhole Types
- Pipes
- Channels
- Sidewalks, Curbs, and Ramps
- Walls
- Signage
- Pavement Markings

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## Storm Water Management and E&S Control Plans

PA Code Title 25 Chapter 102 requires the majority of Pennsylvania earthmoving projects to develop an erosion and sediment (E&S) pollution control plan. It also stipulates the implementation of best management practices (BMPs) for the control of sediment pollution during construction.

Typical components include:

- Rock Construction Entrances
- Stockpiles
- Rock Filters
- Silt Fences
- Cofferdams
- Filter Bags
- Rip-Rap and Mulch Blankets
- Rock Aprons
- Swales and Linings
- Seeding Schedules
- Dust Control

## General and Joint Permits

General and joint permits allow for water crossing in PA. If the project is not covered under one of the general permits, a Joint Permit is required. In addition to the PAG-2, the most common GPs are:

- GP-03 - Bank Rehabilitation
- GP-04 - Intake & Outfall Structures
- GP-05 - Utility Line Stream Crossings
- GP-07 - Minor Road Crossings
- GP-08 - Temporary Road Crossings
- GP-11 - Maintenance, Repair, Rehab.

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## NPDES Phase II and Post Construction Storm Water Management (PCSM)

In addition, the PA DEP requires an NPDES Permit (PAG-2) for earthmoving activities exceeding one acre. As part of the permit, an erosion and sediment control plan is also required. Such permitting provides additional assurance of water quality protection at construction sites. We will submit a PCSM plan and narrative on your behalf to the local conservation district and/or PA DEP as required. A portion of this plan will detail the necessary steps for long-term site maintenance.

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If you require any additional information about the above services or would like to know how we can assist with your project, please feel free to Contact Us.



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