



Wetlands & Waterways
Delineation

146.02-ACRE SITE

Erie County Technical School Property
Parcel ID: (40) 17-78-9.00
8500 Oliver Road
Summit Township, Erie, PA 16509

Atlas Project No. 252ENV2225



Prepared for:

Erie County Technical School
Attention: Mr. Joe Tarasovitch, Principal
8500 Oliver Road
Summit Township, Erie, PA 16509

Prepared by:

Atlas Technical Consultants LLC
6183 Inverness Terrace
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July 21, 2022

Document Information

Prepared for: **Mr. Joe Tarasovitch, Principal**
Erie County Technical School
8500 Oliver Road
Erie, Pennsylvania 16509

Project Name: Erie County Technical School 146.02-acre Wetlands & Waterways Delineation
8500 Oliver Road, Erie, Pennsylvania 16509

Atlas Job No.: Project Number 252ENV2225

Date: July 21, 2022

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Executive Summary

On behalf of Erie County Technical School (Client), Atlas Technical Consultants LLC (Atlas) has completed a Wetlands & Waterways Delineation of the 146.02-acre property identified by the Erie County, Pennsylvania Assessment Office (Erie County 2022) as Summit Township tax parcel (40) 17-78-9.00, and described as "8500 Oliver Rd 146.024 ac"; generally located west of the Five Points intersection of Hamot Road, Oliver Road, and Flower Road in Erie, Summit Township, Erie County, Pennsylvania 16509; and herein referred to as the "Site".

The delineation was performed in general accordance with procedures outlined in Part IV of the "Corps of Engineers Wetland Delineation Manual," Technical Report Y-87-1 (1987 Manual) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0)*, prepared by the United States Army Corps of Engineers (USACE). A summary of the information collected as part of this Wetlands & Waterways Delineation is presented below:

- The following wetlands were identified and delineated on the Site:
 - **Wetland A** – 2.80-acre Palustrine Emergent (PEM)/Palustrine Scrub-Shrub (PSS) wetland system
 - **Wetland A-2** - 0.33-acre PEM/PSS wetland system
 - **Wetland B** – 3.25-acre PEM/PSS wetland system
 - **Wetland C** – 1.22-acre PEM wetland
 - **Wetland D** – 0.42-acre PEM/PSS wetland system
- The following streams or drainage ways were identified and delineated on the Site:
 - **Stream 1** – 2,215.6 linear feet; Perennial unnamed tributary (UNT) to Elk Creek
- The following deep-water aquatic habitats were identified and delineated on the Site:
 - **Beaver Pond 1** – 0.84-acre freshwater pond

Concerning the information provided in this Wetlands & Waterways Delineation Report, Atlas recommends that if any development activities are anticipated to take place at the Site that may result in the discharge of dredged or fill material into the wetlands, streams, or potentially jurisdictional features observed on site, the appropriate permit(s) should be obtained from the appropriate agency with this report submitted to the USACE Pittsburgh District for affirmation and a jurisdictional determination. The USACE is solely entrusted with making the final determination as to what constitutes a jurisdictional water of the United States.

1 Introduction

1.1 Purpose

The purpose of this wetland delineation survey was to identify and locate areas defined as wetlands, as well as all other “waters of the United States,” including streams, ponds, and deep-water aquatic habitats. The U.S. Army Corps of Engineers (USACE) (Federal Register, 1982) and the U.S. Environmental Protection Agency (EPA) (Federal Register, 1980) jointly define “wetlands” as: those areas that are inundated or saturated by surface and/or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Under normal conditions wetlands exhibit positive indicators of wetland hydrology, hydric soil, and hydrophytic vegetation.

1.2 Scope

In accordance with procedures outlined in Part IV of the “Corps of Engineers Wetland Delineation Manual,” Technical Report Y-87-1, prepared by the USACE (1987 Manual) (Environmental Laboratories, 1987), and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0)* (USACE, 2012), the following methods were used to complete this report:

- Assessment of available mapping resources to identify any areas on the Site that may contain wetlands and/or other jurisdictional waterways (i.e. lakes, ponds, and streams). These mapping resources included U.S. Geologic Survey (USGS) Topographic maps, USGS National Hydrography Dataset (NHD) maps, U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) maps, the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) local Soil Survey, Federal Emergency Management Agency (FEMA) flood insurance rate map (FIRM) panels, and aerial imagery.
- Field identification of wetlands based on observation of the following diagnostic environmental characteristics:
 - 1) Dominance of hydrophytic vegetation (areas comprised of more than 50 percent of facultative (FAC); facultative wetland (FACW); and/or obligate wetland (OBL) vegetation);
 - 2) Presence of hydric soils (visual analysis of samples taken with a soil probe); and
 - 3) Presence of primary and/or secondary indicators of wetland hydrology (including visual observations of surface area and soil test pits).
- USACE-provided data forms for a routine wetland determination were used in order to document the presence or absence of these three characteristics at each observation point, as well as to document general habitat conditions throughout the Site.
- Field identification of all other surface water features on the Site including streams, ponds, lakes, ditches, swales, etc. Perennial streams are identified by flowing water year-round during a typical year, a water table located above the stream bed for most of the year, an absence of vegetation within the channel, the presence of an ordinary high water mark (OHWM), and a defined bed and bank. Intermittent and ephemeral streams are identified by a lack of vegetation, the presence of an OHWM, and a defined bed and bank.
- Demarcation of wetland and waterway boundaries by field flagging and boundary mapping using a Trimble® GeoXT Global Positioning System (GPS) unit capable of sub-meter accuracy, or a comparable GPS unit.
- Preparation of a photographic log showing each observation point and other relevant Site features.

1.3 Special Terms and Conditions (User Reliance)

This report is for the use and benefit of, and may be relied upon by Mr. Joe Tarasovitch, Principal of Erie County Technical School (Client), Erie County Technical School, and any of their affiliates and third parties authorized in writing by Mr. Tarasovitch and Atlas, including any lender(s) in connection with a secured financing of the property, and their respective successors and assigns. Any third party agrees by accepting this report that any use or reliance on this report shall be limited by the exceptions and limitations in this report, and with the acknowledgment that actual site conditions may change with time, and that hidden conditions may exist at the Site that were not discovered within the authorized scope of the assessment. Any use by or distribution of this report to third parties, without the express written consent of Atlas, is at the sole risk and expense of such third party.

2 Site Description

2.1 Location and Legal Description

According to a review of information provided by the Erie County, Pennsylvania Assessment Office (Erie County, 2022) and the Client, the approximately 146.02-acre Site is identified as Summit Township tax parcel identification number (PIN) (40) 17-78-9.00, and described as "8500 Oliver Rd 146.024 Ac". The Site is located to the west of the Five Points intersection of Hamot, Oliver, and Flower Roads in Summit Township, Erie, PA (Figures 1 – 3). The Site is currently developed with the Erie County Technical School campus and associated outbuildings on the eastern portion of the parcel; with undeveloped farm land, undeveloped forested land, and open fields in the western portion of the parcel. A perennial unnamed tributary (UNT) to Elk Creek (Stream 1) was observed on Site, beginning in the southeast and flowing west-northwest across the Site. The Site is bounded to the south and west by Pagan Road, bounded to the southeast by Flower Road, and bounded to the northeast by Hamot Road. A Site Vicinity Map is included as Figure 1, a Wetlands & Waterways Delineation Results Map is included as Figure 2, and a tax map provided by the Erie County Assessor's office is included as Figure 3. Site delineation photographs are included in Appendix A. A historical parcel card for the Site was obtained from the Erie County Assessment Office (Erie County, 2022), and is included in Appendix C. Historic aerial imagery of the Site obtained through Google Earth has also been included in Appendix C with Site boundaries superimposed.

2.2 Surrounding Area General Characteristics

The area surrounding the Site is a combination of residential use, undeveloped forest, and limited agricultural uses. The Site and surrounding area generally exhibit a gentle slope to the west towards Pagan Road. Based upon review of the 2019 *Erie South, Pennsylvania* and *Swanville, Pennsylvania* USGS 7.5-Minute topographic Maps (Figure 1), the USGS NHD, historical topographic maps, and historical aerial imagery; the Site is located between 1,220 and 1,280 feet above mean sea level (msl). The northern portion of the Site receives hydrology from an approximately 6.5-acre palustrine forested (PFO) NWI wetland located on the north-adjointing property and upland drainage, with surface hydrology directed in a general southwest direction towards Stream 1. The central portion of the Site receives hydrology from Stream 1 flowing through the Site, as well as from Wetland A (Stream 1 riparian zone), Wetland A-2 (Stream 1 riparian zone), Beaver Pond 1 (located between Wetland A and Wetland A-2), and upland drainage. Residual drainage from the PFO wetland on the north-adjointing property is an additional hydrologic source for the central portion of the Site. The southern portion of the Site is receiving hydrology from an approximately 1.5-acre palustrine scrub-shrub (PSS) wetland (Wetland D) located on-Site with surface hydrology directed in a general western direction towards Pagan Road, as well as from Stream 1, Wetland A, Wetland A-2, Beaver Pond 1, and upland drainage. The surface hydrology either infiltrates pervious ground, pools on top of saturated soils, or flows across the surface and into Stream 1 (hydrologic unit code [HUC] 04120101000477). Stream 1 empties into Elk Creek (HUC 04120101000147) approximately 1.6 miles southwest of the Site. Elk Creek empties into Lake Erie (HUC 04120101000933), a traditionally navigable waterway, just west of Lake City in Girard Township, located approximately 13.8 miles west of the Site.

2.3 Current Use of the Site

The Site is approximately 146.02 acres comprised of the Erie County Technical School campus, undeveloped farm land, undeveloped woodland areas, a perennial stream (Stream 1), PEM and PEM/PSS wetland habitats (Wetlands A through D), and a beaver pond deep-water habitat (Beaver Pond 1). The Site has been developed with the approximately 10.5-acre school campus and associated acre paved parking area, originally constructed in 1980, in the eastern portion of the Site. Additional developments at the Site associated with the school include a masonry shed, detached garage, and additional outbuilding developed in 1974; as well as two utility sheds and another metal outbuilding developed in 1997. A chain link fence was established around the campus in 1990. The western two-thirds of the Site remains undeveloped; and is currently a mixture of active agricultural farmland, open field, and upland riparian habitat, with two undeveloped woodlots located along the west central Site boundary and in the northeasternmost portion of the Site, respectively. Stream 1 begins offsite at Oliver Road, flows onto the

Site in a west-northwest direction, and continues across the Site before flowing through the westernmost 10.2-acre woodlot and exiting the site. The additional northeasternmost undeveloped woodlot is approximately 6.93 acres. A total of five wetland systems and one deep water aquatic habitat were observed on Site. One 0.84-acre beaver pond (Beaver Pond 1) was observed within the west central woodlot, approximately 340 feet east of the Site boundary. Approximately 3.13 acres of riparian area associated with Stream 1 were identified as PEM/PSS wetland systems, including 2.80 acres located upgradient of Beaver Pond 1 (Wetland A) and 0.33 acres located downgradient of Beaver Pond 1 (Wetland A-2). A 3.25-acre PEM/PSS wetland was located in the northwest portion of the Site (Wetland B), with a 1.22-acre PEM wetland located in the northeast portion of the Site (Wetland C), and a 0.42-acre PSS/PEM wetland system located in the southwest portion of the Site (Wetland D). Site photographs showing conditions at the time of field survey are included in Appendix A.

5 Summary

5.1 Findings

The following on-Site waters were identified and/or delineated during Site reconnaissance:

Wetland Name	Size (On-Site)*
Wetland A – PEM/PSS	2.80 acres (155,778.2 square feet)
Wetland A-2 – PEM/PSS	0.33 acres (14,429.9 square feet)
Wetland B – PEM/PSS	3.25 acres (141,468.1 square feet)
Wetland C – PEM	1.22 acres (53,153.3 square feet)
Wetland D – PEM/PSS	0.42 acres (18,491.0 square feet)
TOTAL	8.02 acres (349,351.2 square feet)

*The identified wetland boundaries have not been verified by the USACE.

Stream/Waterway	Size (On-Site)*
Stream 1 – Perennial	2,215.6 linear feet
TOTAL	2,215.6 linear feet

*The identified waterway boundaries have not been verified by the USACE.

Deep Water Aquatic Habitat	Size (On-Site)*
Beaver Pond 1	0.84 acres (36,754.7 square feet)
TOTAL	0.84 acres (36,754.7 square feet)

*The identified deep water aquatic habitat boundaries have not been verified by the USACE.

Currently, the USACE regulates the discharge of dredged or fill material into areas considered “waters of the United States.” This includes adjacent wetlands, streams, and open waters. Wetlands that are hydrologically connected either presently or historically to “waters of the United States” are considered adjacent and are regulated by Section 404 of the Clean Water Act under the jurisdiction of the USACE. Pennsylvania wetlands and other “waters of the Commonwealth” not regulated by Section 404 of the Clean Water Act are regulated by the Pennsylvania Department of Environmental Protection (PADEP).

Concerning the information provided in this Wetlands & Waterways Delineation Report, Atlas recommends that if any development activities are anticipated to take place at the Site that may result in the discharge of dredged or fill material into the wetlands, streams, ponds, or other potentially jurisdictional features observed on Site, the appropriate permit(s) should be obtained from the appropriate agency and this report be submitted to the USACE Pittsburgh District for affirmation and a jurisdictional determination. The USACE is solely entrusted with making the final determination as to what constitutes a jurisdictional Water of the United States.



FIGURE 1
Wetlands & Waterways Delineation Results

Erie County Technical School
Wetlands & Waterways Delineation
8500 Oliver Road
Erie, Pennsylvania 16509

SITE LOCATION:



Atlas Technical Consultants LLC
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PREPARED FOR:
Erie County Technical School

PRJ MGR: J. Sturm
DRAWN BY: K. Helal

APPROVED: J. Kooser
DATE: 7/21/2022

0 375 750 1,500
Feet



U.S. Fish and Wildlife Service
National Wetlands Inventory

Erie County Technical School



July 14, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

2019 Google Earth Aerial

Erie County Technical School - 8500 Oliver Road



Google Earth



1000 ft