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# TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801  
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[www.twp.ferguson.pa.us](http://www.twp.ferguson.pa.us)

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**Pine Grove Mills Small Area Plan Advisory Committee  
Organizational Meeting Agenda  
Monday, July 27, 2020  
5:00 p.m.**

**Zoom Link: <https://us02web.zoom.us/j/81549012038>**

- I. CALL TO ORDER** -David Pribulka, Ferguson Township Manager, will call the meeting to order.
- II. INTRODUCTION OF MEMBERS AND REVIEW OF COMMITTEE RESPONSIBILITIES**

Each member should briefly introduce themselves. Mr. Pribulka will review the responsibilities of the Pine Grove Mills Small Area Plan Advisory Committee as established by the Ferguson Township Administrative Code. A copy of the ordinance is provided with the agenda packet.
- III. ELECTION OF OFFICERS**

The Committee should elect a chairperson, vice-chairperson, and secretary. Mr. Pribulka will review the responsibilities of each officer.

  - 1. Election of Chairperson**

Mr. Pribulka will open nominations for chairperson. Upon election of a chairperson, the meeting will be turned over to that individual to open nominations for the remaining officers.
  - 2. Election of Vice-Chairperson**

The Chair will open nominations for Vice-Chairperson.
  - 3. Election of Secretary**

The Chair will open nominations for Secretary.
- IV. ESTABLISHMENT OF MEETING DATES AND LOCATIONS FOR 2020**
- V. REVIEW OF AGENDA MATERIAL**

Mr. Pribulka will review the material provided with the agenda packet including a link to the Pine Grove Mills Small Area Plan; Village Zoning Ordinance; and material related to the proposed rezoning of Hillside Farm Estates.

[Pine Grove Mills Small Area Plan](#)
- VI. OPEN DISCUSSION**
- VII. ADJOURNMENT**

ORDINANCE 1053

AN ORDINANCE OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 1 OF THE CODE OF ORDINANCES, ADMINISTRATION AND GOVERNMENT, PART IV, BOARDS AND COMMISSIONS BY ADDING THE FOLLOWING: PART F.2, PINE GROVE MILLS SMALL AREA PLAN ADVISORY COMMITTEE; SECTION 450, CREATION AND MEMBERSHIP; SECTION 451, ORGANIZATION, RECORDS, AND MEETINGS; AND SECTION 452, RESPONSIBILITIES; AND RENUMBERING EXISTING SECTIONS.

Be it Enacted and Ordained by the Board of Supervisors of the Township of Ferguson, Centre County, Pennsylvania, as follows:

**Section 1:** Chapter 1 of the Code of Ordinances, Part IV, Boards and Commissions, is hereby amended by adding Part F.2, Pine Grove Mills Small Area Plan Advisory Committee, to include following Sections:

**Section 450 – Creation and Membership**

1. To provide recommendations on the implementation of the Pine Grove Mills Small Area Plan, an advisory committee is hereby created, which shall consist of five members appointed by the Board of Supervisors. Appointees to the Committee shall be residents of Ferguson Township.
2. Each member of the Committee shall be appointed to four-year staggered terms. A vacancy on the Pine Grove Mills Small Area Plan Advisory Committee, which occurs for reasons other than the expiration of a term, shall be filled by the Board of Supervisors for the remainder of the unexpired term.
3. The Pine Grove Mills Small Area Plan Advisory Committee shall meet at least quarterly and shall adopt appropriate bylaws to conduct meetings and business. The Township Manager shall coordinate staff support for the Committee. Upon request subject to approval of the Township Manager, additional technical assistance may be provided by other Township departments.
4. The Parks and Recreation Committee shall meet at least quarterly and shall adopt appropriate bylaws to conduct meetings and business. The Township Manager shall coordinate staff support for the Committee. Upon request, additional technical assistance may be provided by other Township Departments.
5. The Committee's role is advisory to the Township Manager and the Board of Supervisors.
6. Committee members shall not be compensated for their activities.

**Section 451 – Organization, Records, and Meetings**

1. Members of the Committee shall elect a chairperson, vice-chairperson, and such other officers as they may deem necessary. All officers shall be eligible for reelection.
2. The Committee shall keep a written record of its meetings in accordance with the law. The Committee shall provide the Board of Supervisors with minutes, annual work plans or other reports of its activities, either written or oral, as may be requested or required. For the purposes of taking action, a quorum of three members must be present.

**Section 452 – Responsibilities**

1. The Committee shall advise the Township Manager and Board of Supervisors on matters pertaining to the implementation of the Pine Grove Mills Small Area Plan. Responsibilities may include, but are not necessarily limited to the following:

- a. Prioritizing objectives and action steps described in the Small Area Plan;
- b. Identifying and assisting in the preparation of grant applications and requests for funding to advance the projects described in the Small Area Plan;
- c. Facilitating community engagement and events in the interest of advancing the implementation of the Small Area Plan;
- d. Formulating and submitting requests for funding to the Township Manager for consideration in the Capital Improvement Program Budget and Annual Operating Budget; and
- e. Other duties relative to the implementation of the Pine Grove Mills Small Area Plan.

**Section 2:** This Ordinance shall be effective immediately upon enactment. Existing sections shall be renumbered as required by this ordinance.

Enacted and Ordered the 16<sup>th</sup> day of March 2020.

**TOWNSHIP OF FERGUSON**

By:   
\_\_\_\_\_  
Steve Miller, Chairman  
Board of Supervisors

**ATTEST:**

By:   
\_\_\_\_\_  
David G. Pribulka, Secretary

## PART 2

## District Regulations

**§27-201. Establishment and Purposes of Zoning Districts.**

For the purposes of this Chapter, the Township is hereby divided into the following districts:

## A. Rural Districts.

1. Rural Agricultural District (RA) - To encourage the continuation of the Township's commitment to promoting agriculture within established working landscapes and where agricultural activities have historically occurred.
2. Rural Residential District (RR) - To encourage the continuation of the Township's established working landscapes and activities in the context of very low density residential development.
3. Agricultural Research (AR) - To promote and preserve locations within the Township where institution-based agriculture, research, extension, or education, as defined by the USDA (US Dept of Agriculture), PDA (PA Dept of Agriculture) or the Agricultural Research, Extension, and Education Reform Act OF 1998 (and as amended), and associated accessory structures and related activities, can occur.
4. Forest/Gamelands District (FG) - To provide appropriate location for land uses dedicated to resources of State-wide significance supporting hunting and conservation, ecological sanctuaries, nature preserves, public parks and outdoor recreation facilities.

## B. Residential Districts.

1. Single-Family Residential District (R-1) - To provide appropriate location for single-family detached dwellings that may or may not be serviced with on-site sewage infrastructure and neighborhood-scale, civic-oriented land uses.
2. Suburban Single-Family Residential District (R-1B) - To provide appropriate location for single-family detached dwellings that are serviced with off-site sewage infrastructure and neighborhood-scale, civic-oriented land uses.
3. Two Family Residential District (R-2) - To provide appropriate location for single-family and two-family dwellings on lots smaller than those typically associated with single-family residential districts and neighborhood-scale, civic-oriented land uses.
4. Townhouse Residential District (R-3) - To provide appropriate location for a range of dwellings types and densities generally oriented toward smaller lot sizes, zero-lot lines as well as neighborhood-scale, civic-oriented and/or supportive care facilities.
5. Multi-Family Residential District (R-4) - To provide appropriate location for a range of higher-density dwellings and neighborhood-scale, civic-supportive land uses.
6. Mobile Home Park District (MHP) - To provide appropriate location that supports mobile home parks.
7. Village District (V) - To provide an appropriate location for an area that supports a mix of residential and non-residential land uses, ranging from single-family dwellings to professional offices, and encourages pedestrian activity.

**District Regulations**

8. Planned Residential Development District (PRD) - To encourage innovations in residential development and renewal so that the growing demand for housing may be met by greater variety in type, design and layout of dwellings and by the conservation and more efficient use of open space ancillary to said dwellings.
  9. See also §27-303. Traditional Town Development (TTD) and §27-304. Terraced Streetscape (TS) District.
- C. Commercial Districts.
1. General Commercial District (C) - To provide appropriate location for commercial establishments larger in scale and more automobile-oriented than those of the Village District.
  2. Office Commercial District (OC) - To provide for development serving as a transitional buffer in scale and use between commercial development and residential development.
- D. Industrial Districts.
1. General Industrial District (I) - To provide appropriate location for facilities commonly-oriented toward and supporting production, fabrication and/or manufacturing activities.
  2. Light Industrial, Research and Development District (IRD) - To provide appropriate location for less intense industrial land uses such as light manufacturing, assembly, processing, research/testing facilities and supporting offices
- E. Overlay Districts.
1. See §27-401. Corridor Overlay District, §27-402. Ridge Overlay District, §27-403. Riparian Buffer Overlay, §27-404. Airport Overlay District.

**§27-202. Annexed Territory.**

All territory which may hereafter be annexed by the Township shall be automatically included in the district which most nearly corresponds to the zoning classification of the land at the time of annexation, unless otherwise specified in the ordinance of annexation.

**§27-203. The Official Zoning Map.**

The boundaries of the districts in which this Township is divided shall be shown upon a map entitled the "Ferguson Township Zoning Map." The said map and all notations, references and other data shown thereon is hereby incorporated by reference into this Chapter as if it were fully described herein.

- A. Adoption of the Zoning Map. The Zoning Map, as adopted by Ordinance, shall be identified by the signatures of the Board of Supervisors, attested by the Township Secretary, under the following words: "This is to certify that this is the Ferguson Township Zoning Map referred to in §203 of Ordinance No. 27 of the Township of Ferguson, Centre County, Pennsylvania," together with the date of enactment of Ordinance No. \_\_\_\_\_. The map shall be kept on file with the Township Zoning Administrator and shall be the final authority as to the current zoning status of land and water areas in the Township.
- B. Changes in the Zoning Map. If, in accordance with the provisions of this Chapter, changes are made in district boundaries or other matter portrayed on the Zoning Map, such changes shall be entered promptly on said map. All changes shall be certified by initialing of the Board of Supervisors, together with a brief description of the changes and the date of enactment of such changes, under the word "Revised." No amendment to this Chapter which involves matter portrayed

§27-205. District Quicks.

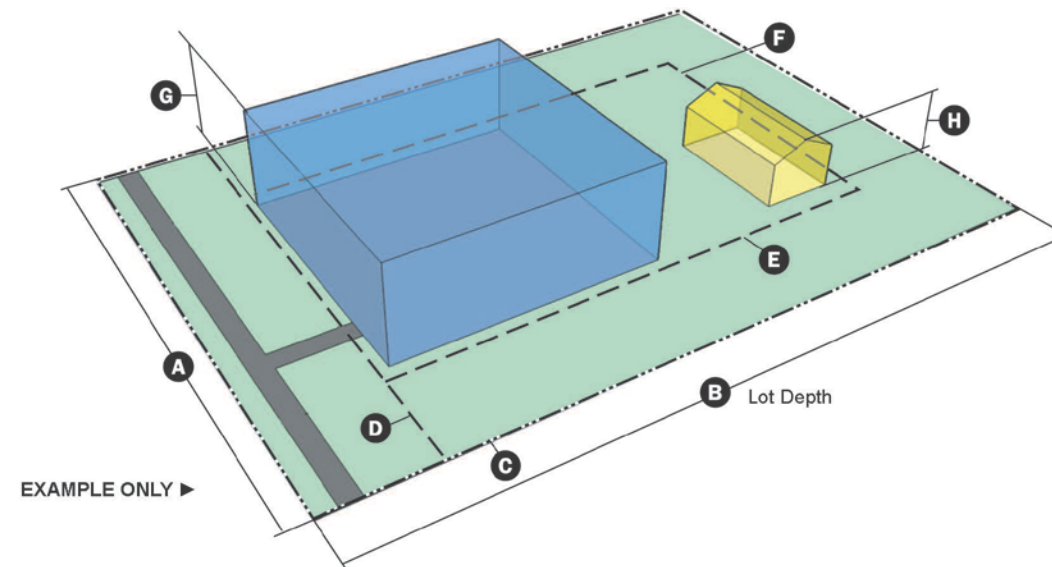
§205.11 District – Village (V)

AREA AND BULK CATEGORY	PRINCIPAL USES	
1	Community Gardens	P
1	Forestry	P
1	Park and Outdoor Recreational Facilities, Neighborhood, Public	P
1	Park and Outdoor Recreational Facilities, Community, Public	P
2	Single-Family Detached Dwellings	P
3	Single-Family Attached Dwellings	P
3	Single-Family Semi-Detached Dwellings	P
3	Two-Family Dwellings	P
3	Personal Care Homes, Small	P
3	Group Homes	P
4	Automobile Service Stations and Garages	P
4	Business, Professional and Financial Offices	P
4	Child/Day Care Centers	P
4	Cideries	P
4	Clinics and Medical and Dental Offices	P
4	Convenience Food Stores	C
4	Eating and Drinking Establishments, Sit-Down	P
4	Eating and Drinking Establishments, Takeout	P
4	Grocery Stores	P
4	Health and Athletic Clubs	P
4	Laundromats	P
4	Micro-Distillery/Brewery (Beverage Production Facilities)	P
4	Personal Service Establishments	P
4	Retail Establishments, General	P
4	Studios for Instruction in Music, Performing Arts and Visual Media	P
4	Wineries	P
5	Emergency Services	P
5	Essential Services – Type 1	P
5	Places of Assembly, Neighborhood	P
5	Places of Assembly, Community	P

Use	ACCESSORY USES				
	Area and Bulk Categories				
	1	2	3	4	5
Accessory Use Customarily Incidental to the Specified Principal Use	P	P	P	P	P
Bed and Breakfast (1-3 rooms)		P			
Bed and Breakfasts (10 rooms max.)		C			
Building- and Ground-Mounted Solar and/or Wind Systems	P	P	P	P	P
Community Garden	P	P	P	P	P
Family Child-Care Homes		C	C		
Food Trucks	P	P	P	P	P
General Storage to include Boat and RVs					P
Home-Based Business, No-Impact		P	P		
Home Occupation – Type 1		P	P		
Raising of Chickens		P			

DIMENSIONS		AREA AND BULK CATEGORIES					
		1	2	3	4	5	
Minimum	Lot Size	<b>C</b>	1 acre	7,500 sf	4,250 sf per unit	7,500 sf	n/a
		Lot Width	at Building Setback Line	75 feet	50 feet	50 feet	25 feet
	<b>A</b> at Street Line		75 feet	50 feet	50 feet	25 feet	60 feet
	Setback	<b>D</b> Front Yard, for Principal Use on Local/Collector Street	50 feet	0 feet	0 feet	0 feet	50 feet
		<b>D</b> Front Yard, for Principal Use on Arterial Street	50 feet	0 feet	0 feet	0 feet	50 feet
		<b>E</b> Side Yard, for Principal Use	30 feet	3 feet	3 feet	3 feet	75 feet
		<b>F</b> Rear Yard, for Principal Use	50 feet	20 feet	20 feet	20 feet	50 feet
		<b>G</b> Accessory Structure (All Sides)	20 feet	5 feet	5 feet	5 feet	20 feet
Maximum	Height	<b>H</b> Principal Structure	40 feet	40 feet	40 feet	40 feet	40 feet
		Accessory Structure	24 feet	24 feet	24 feet	24 feet	24 feet
	Coverage	Building	n/a	45%	45%	45%	30%
Impervious Surface		30%	75%	75%	75%	50%	

**AREA AND BULK CATEGORIES:**  
 1 – conservation and recreation activities  
 2 – single-family detached dwellings  
 3 – other residential uses  
 4 – commercial uses  
 5 – institutional and governmental uses



P = Permitted Use by Right    C = Conditional Use    SE = Use by Special Exception

### 3. REZONING REQUEST – HILLSIDE FARM ESTATES

20 minutes

#### **Narrative**

On May 22, 2020, Armen D. Sahakian submitted a Rezoning Application Request for his Hillside Farm Estates Development (Parcels No. 24-007-023A-0000, 24-007-024E-0000, and 24-735-004-0000) located approximately at the intersection of East Pine Grove Road and Banyan Drive (abutting both sides of East Pine Grove Road) and northwest of Sheldon Drive.

These properties are currently zoned Single Family Residential (R1) and the applicant is requesting Townhouse Residential (R3). The total acreage to be rezoned is 71.62 acres and the majority of the properties are currently undeveloped. The applicant would like to build one and two story detached, semi-attached and attached dwellings on these parcels. All three parcels are located within the Regional Growth Boundary/Sewer Service Area.

The materials attached to the agenda were submitted by the applicant and include the current zoning map, proposed zoning map, proposed parkland map, Sewer Service Area map of Pine Grove Mills, and the current design for the single-family residential lots that are located northwest of Sheldon Drive.

With the recently adopted Zoning Ordinance, the Township has codified the rezoning application and request process, which requires a substantial investment on behalf of the applicant. If the Board is interested in considering the request, staff is recommending that the applicant be directed to complete an impact analysis and refer the request to the Planning Commission for review and comment.

*Recommended Motion: That the Board of Supervisors refer the application for rezoning to the Planning Commission for review and comment pending the submittal of an impact analysis by the applicant.*

#### **Staff Recommendation**

That the Board of Supervisors *refer* the rezoning application to the Planning Commission for review and comment.

### 4. CENTRE REGION COUNCIL OF GOVERNMENTS MANAGEMENT OF THE CENTRE COUNTY HAZMAT TEAM

20 minutes

#### **Narrative**

Beginning in 2013, and more formally in 2016, COG Staff, Alpha Fire Company, State College Fireman's Relief Association, and the Pennsylvania State University have been discussing the transfer of the Penn State HazMat Team to COG. After considerable discussion, several reports, a HAZMAT Learning Lunch event, and multiple presentations to the COG Public Safety Committee, there is consensus on a plan to move forward.

The plan to move forward is based on COG accepting responsibility for the HAZMAT Team as part of the Regional Fire Protection Program for not less than three years. Penn State will fully fund the team for two years and will donate all team equipment to COG. This plan does not increase the Regional Fire Protection Program budget over the three-year period.

Formal agreements have been developed to affect the transfer of the HAZMAT Team from Penn State to COG, these agreements are provided with the agenda. These include an agreement between the COG and Penn State; an agreement between the COG and Centre County; and an agreement between the COG, Alpha Fire Company, and the State College Fireman's Relief Association.



**APPLICATION FOR REZONING  
FERGUSON TOWNSHIP  
CENTRE COUNTY, PENNSYLVANIA**

The undersigned hereby applies to the Ferguson Township Board of Supervisors for rezoning of a tract of land described as follows:

Applicant **Armen D. Sahakian**

Address **161 Banyan Drive, State College, PA. 16801**

Telephone **(814) 574-3489** FAX \_\_\_\_\_

Owner of Record **Armen D. Sahakian**

Address **161 Banyan Drive, State College, PA. 16801**

Telephone **(814) 574-3489** FAX \_\_\_\_\_

Applicant's interest in property (attach supporting documentation, deed or sales agreement)

Legal  Equitable

Please answer and complete all of the following information before returning to the Township Office.

1. Location of the tract of land **Hillside Farm Estates Development**
2. Centre County Tax Map # \_\_\_\_\_ Parcel Number **24-007-023A-0000**  
**24-007-024E-0000**  
**24-735-004-0000**
3. Present zoning district **R-1**
4. Requested zoning district change to **R-3**
5. Total acreage to be rezoned **71.62 Total Acres**
6. Present use of tract of land **Single Family Detached**
7. Proposed use of tract of land **Single Family Detached, Single**  
**Family Semi-Detached, and Single Family Attached**

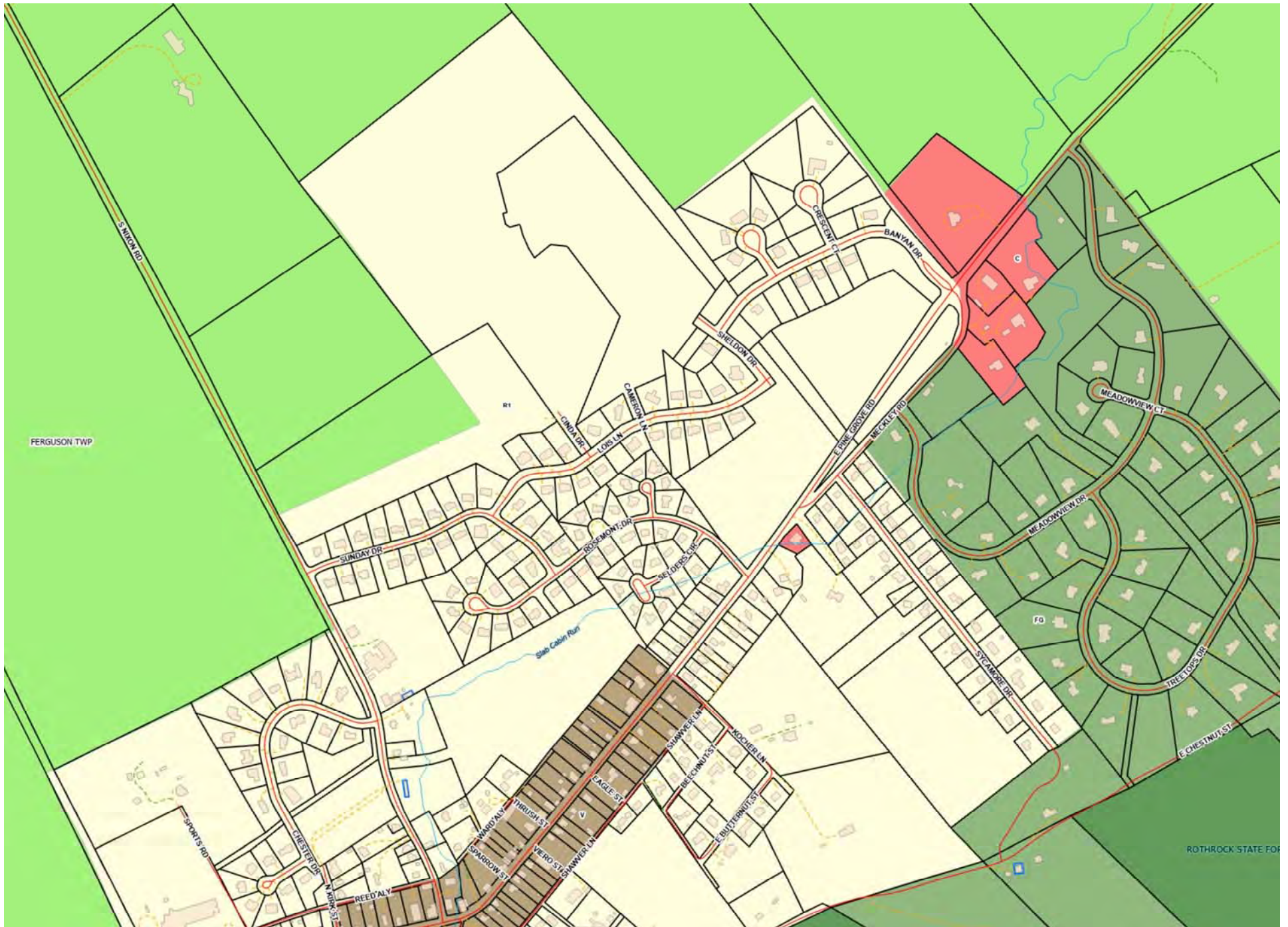


- 
8. Applicant shall submit a plan showing the following information:
- a. Key map showing the generalized location of the tract.
  - b. North point, graphic scale and date.
  - c. Name of record owner (and applicant).
  - d. Name and address of registered engineer, surveyor or land planner responsible for the plan.
  - e. Name of all abutting property owners.
  - f. Total tract boundaries of the property requesting rezoning showing bearings and distances and statement of total acreage of the tract.
  - g. Zoning data including present zoning district and requested zoning district.
  - h. All existing sewer lines, water lines, fire hydrants, utility lines, culverts, bridges, railroad, watercourses and easements.
  - i. All existing buildings or other structures and approximate location of all tree masses.
  - j. All existing streets including streets of record (recorded but not constructed), on or abutting the tract including names, right-of-way widths and cartway widths.
  - k. Legal description of the tract requesting rezoning.

In addition to five (5) full-size copies of the plan, the applicant shall submit one (1) 11 X 17 copy of the plan and one (1) 8 ½ x 11 copy of the plan.

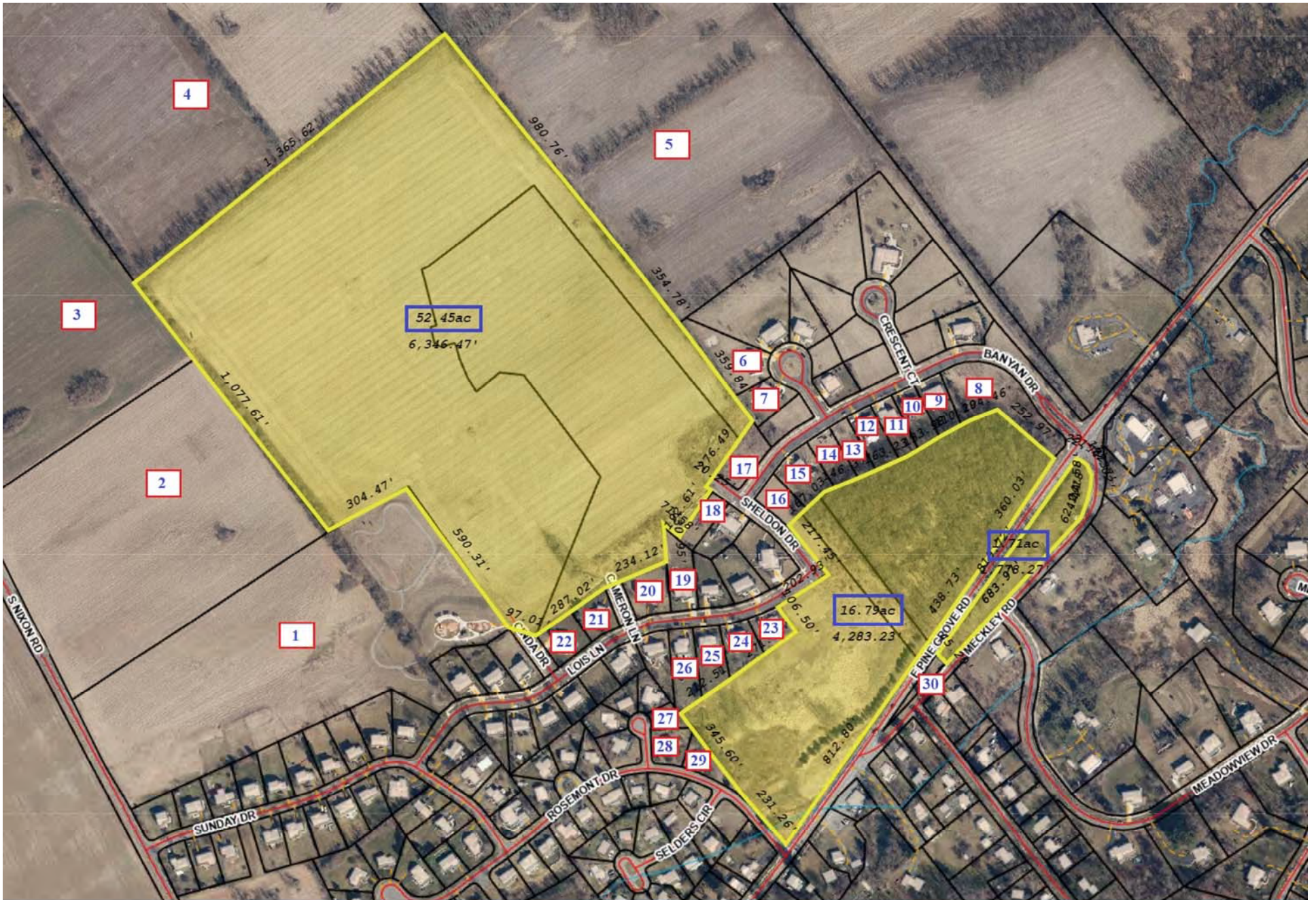
Signature of owner  Date May 26, 2020

Date received by Township \_\_\_\_\_ Fee paid \_\_\_\_\_



FERGUSON TWP

ROTHROCK STATE FOR




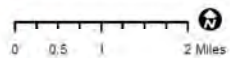
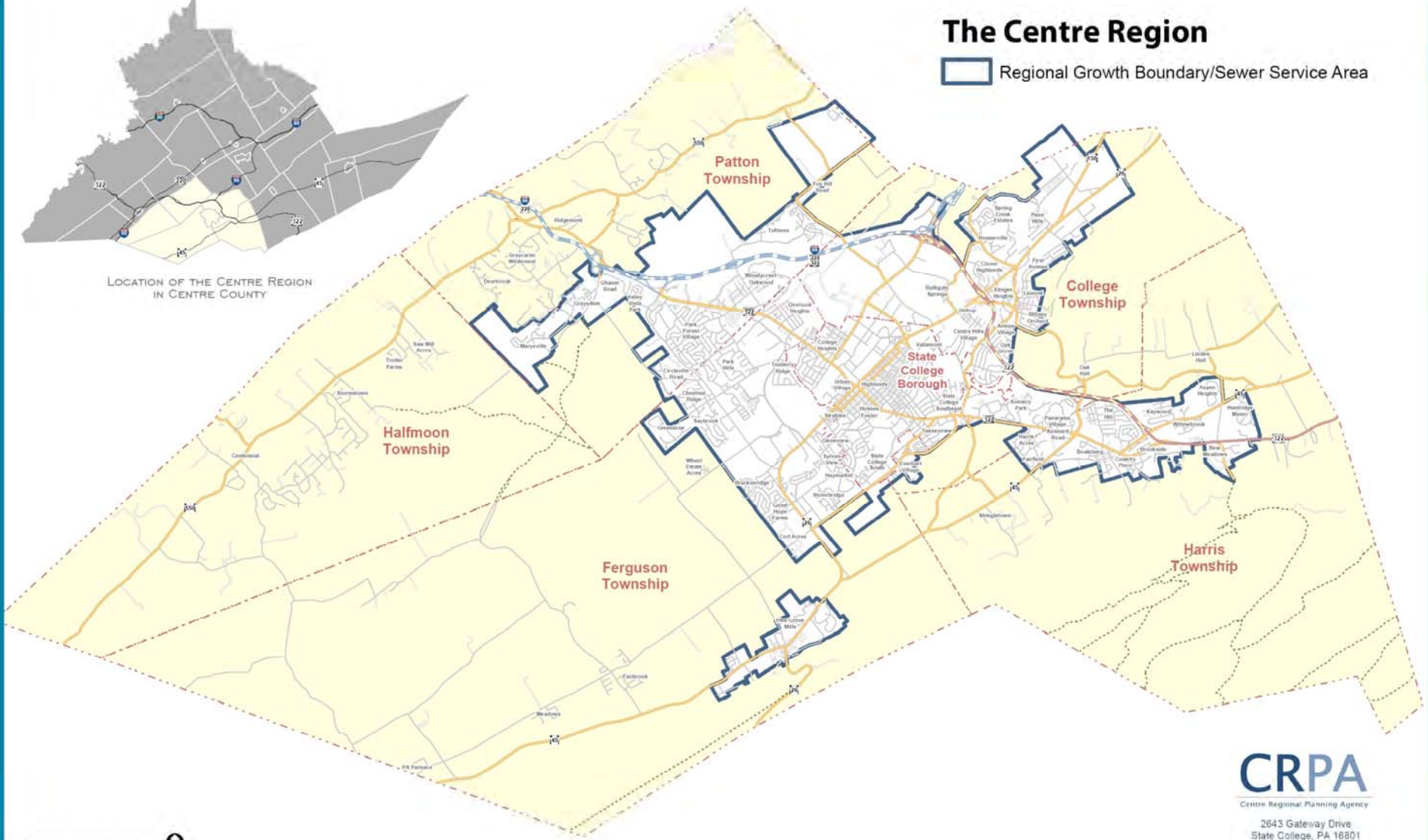
**Rezoning Request Map**



LOCATION OF THE CENTRE REGION  
IN CENTRE COUNTY

# The Centre Region

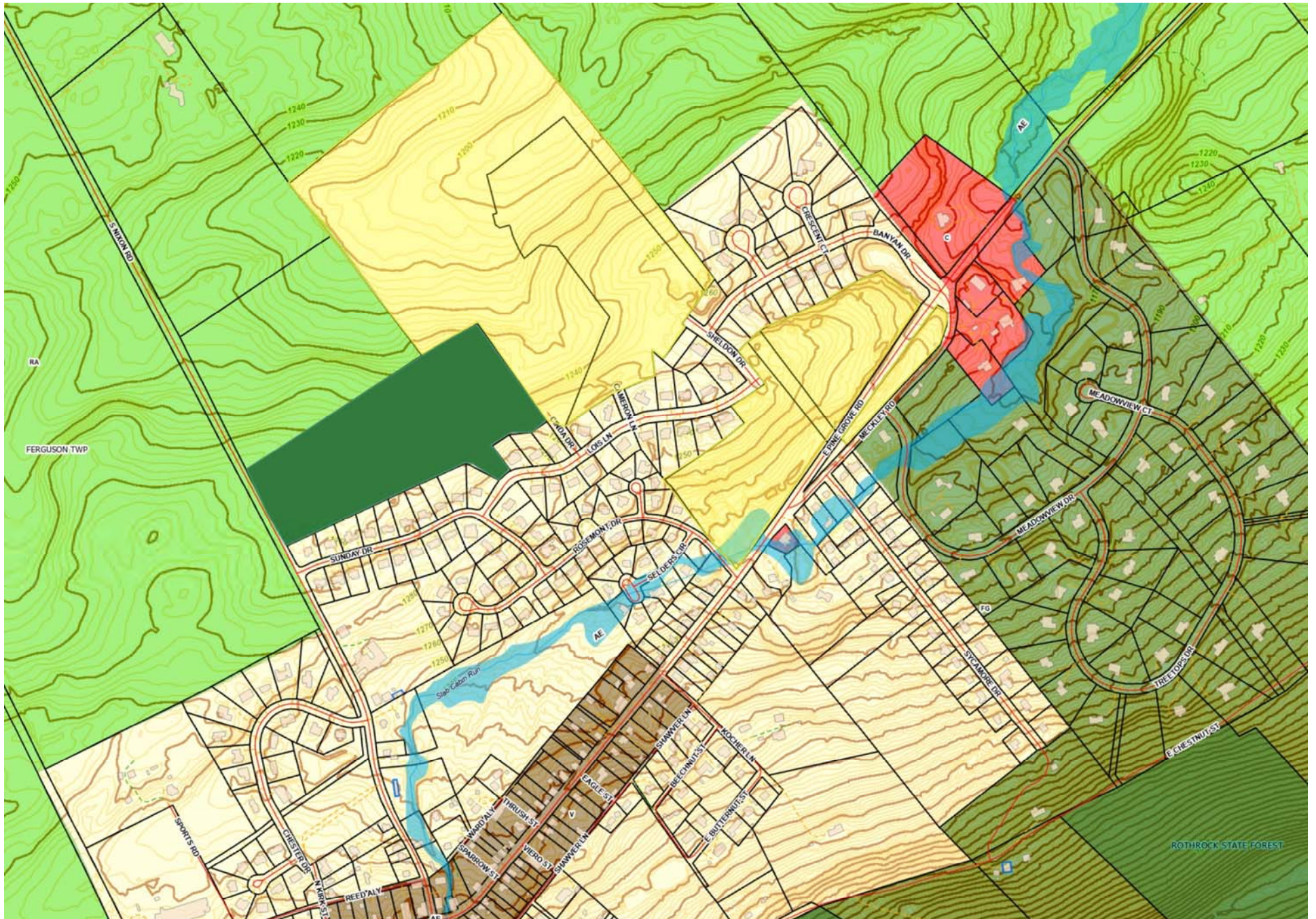
 Regional Growth Boundary/Sewer Service Area

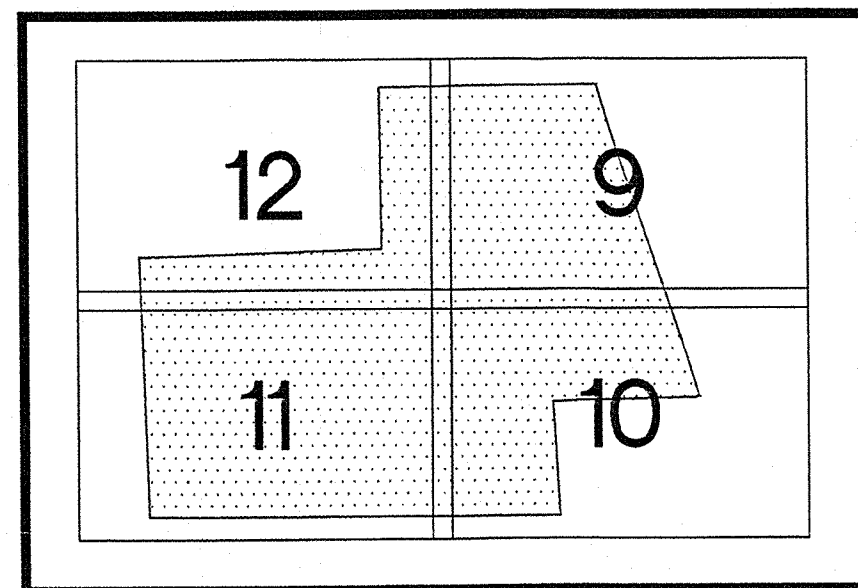


**CRPA**  
Centre Regional Planning Agency  
2643 Gateway Drive  
State College, PA 16801  
814-231-3050  
[www.croog.net/planning](http://www.croog.net/planning)



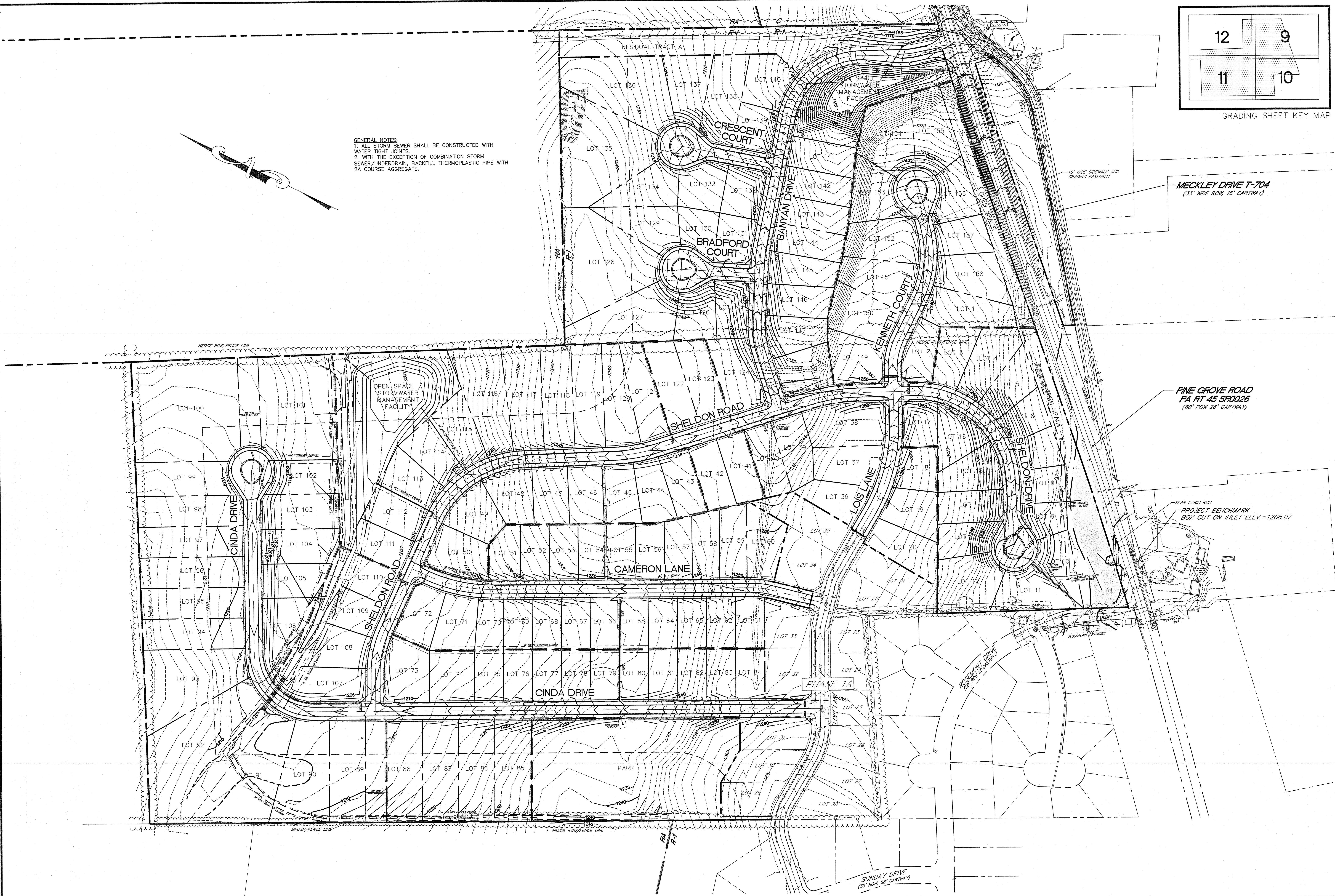
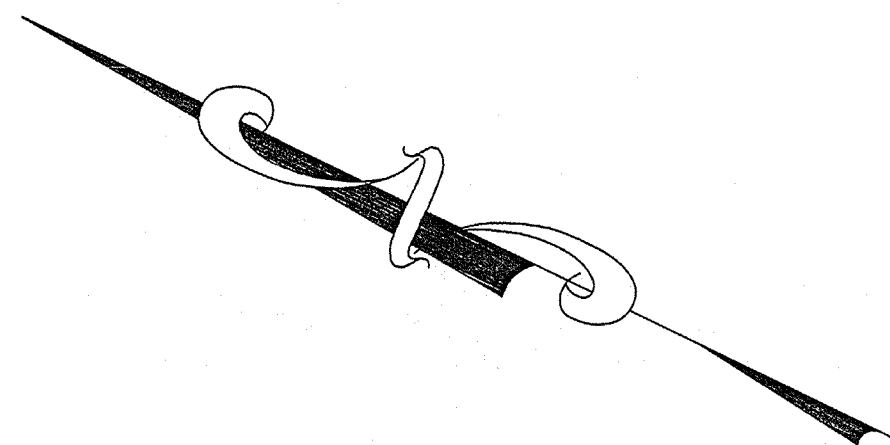
HUNTING





GRADING SHEET KEY MAP

GENERAL NOTES:  
 1. ALL STORM SEWER SHALL BE CONSTRUCTED WITH WATER TIGHT JOINTS.  
 2. WITH THE EXCEPTION OF COMBINATION STORM SEWER/UNDERDRAIN, BACKFILL THERMOPLASTIC PIPE WITH 2A COURSE AGGREGATE.



PLOTTED: February 27, 2003 - 3:52pm (e:cm) FILENAME: S:\Projects\3410\CAD\3410A\GP\Phase\Overall\3410A-01.dwg User: dave

Date	Description	Chk. By	Rev. By
02-27-03	REVISED PER 1/7/03 PLANNING AND ZONING MEMO	ADG	ESK
12-23-02	REVISED PER 11/18/02 PLANNING AND ZONING MEMO	ADG	ADG
11-25-02	REVISED PER 11/12/02 PLANNING AND ZONING MEMO	ADG	ESK
11-04-02	REVISED PER OCTOBER 2002 COMMENT LETTERS	ADG	ESK

Scale	1"=100'				
100'	50'	0'	100'	200'	400'

REFERENCE FILES:  
 Sweetland Engineering & Associates, Inc. and/or David L. Sweetland, P.E., P.L.S. expressly reserves its common law copyright and other rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party without permission and consent of Sweetland Engineering & Associates, Inc. and/or David L. Sweetland, P.E., P.L.S. ©2002.

SHEET TITLE:  
**OVERALL GRADING PLAN**

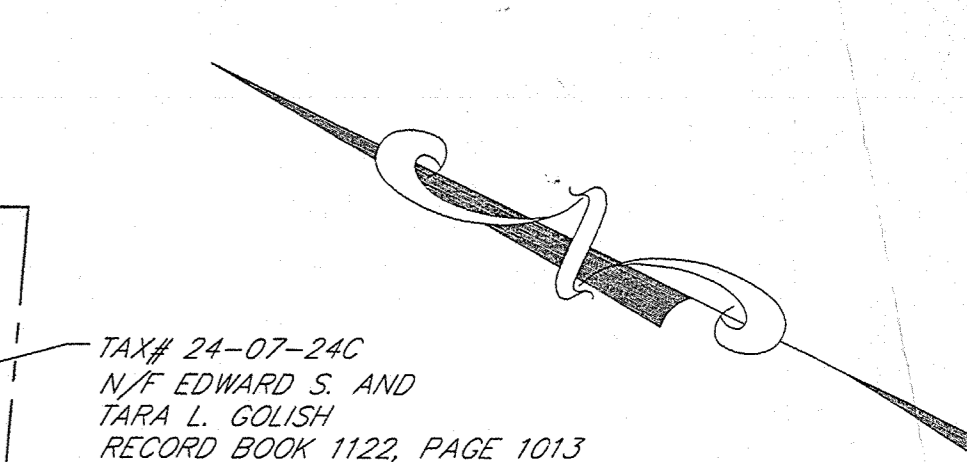
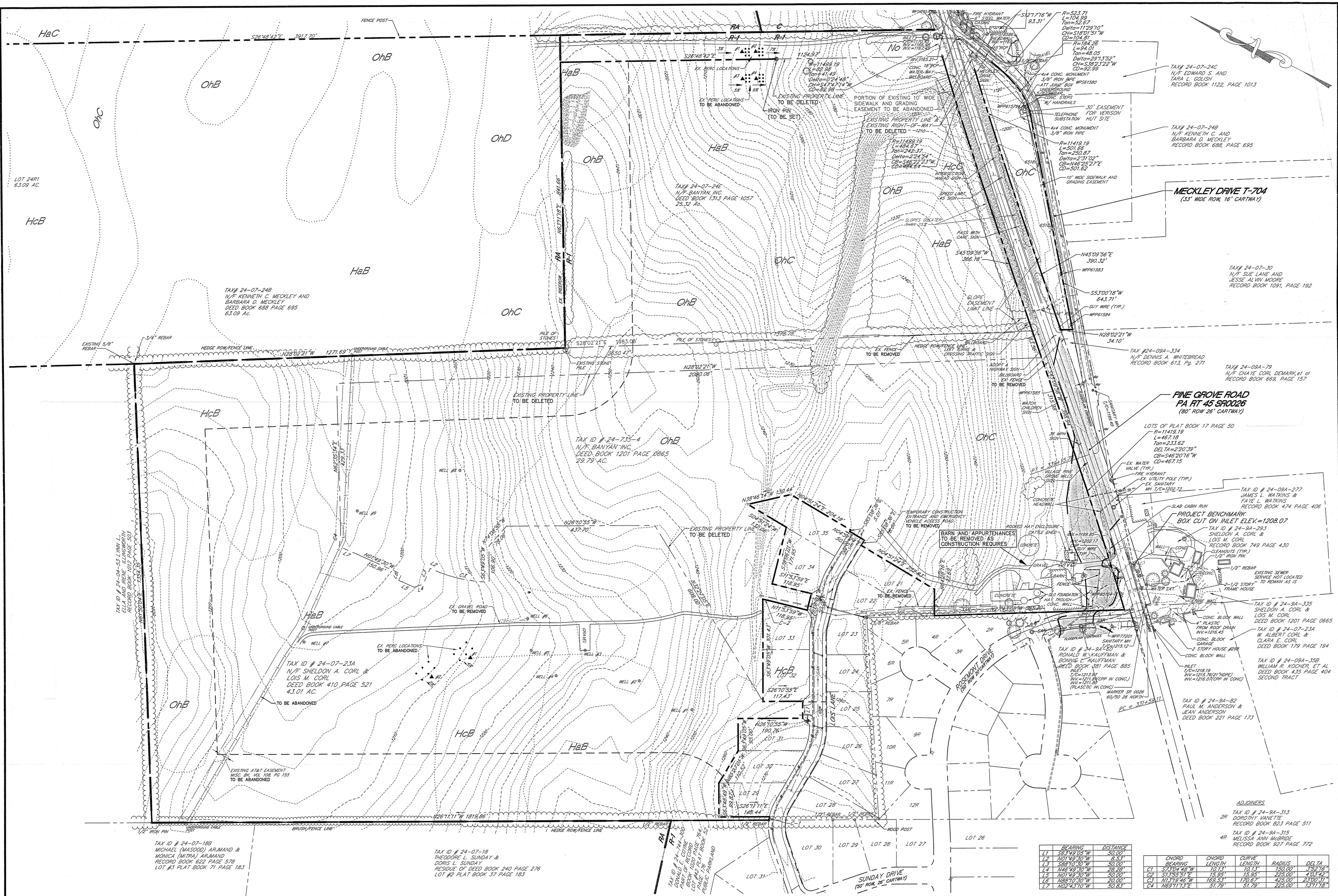
PROJECT TITLE:  
**PRELIMINARY SUBDIVISION PLAN FOR HILLSIDE FARM ESTATES**

**SWEETLAND ENGINEERING & ASSOCIATES, INC.**

Corporate Office: 300 Science Park Road, State College, PA 16803 (814)-237-6518 Phone (814)-237-1488 FAX www.sweetland-eng.com

Branch Office: 105 Cole Street, Sayre, PA 18840 (570) 882-0777 Phone (570) 882-8299 Fax

CLIENT: BANYAN HOMES, INC.	SCALE: 1"=100'	DATE: 9/30/02
SITE LOCATION: FERGUSON TOWNSHIP CENTRE COUNTY, PA	PROJECT NO. 3410AG	
DRAWN BY: JOW	DESIGNED BY: ADO	CHECKED BY: ADO
DRAWING NO. E-2382		SHEET NO. 8 OF 25



TAX# 24-07-24B  
N/F KENNETH C. MECKLEY AND  
BARBARA D. MECKLEY  
DEED BOOK 688 PAGE 635  
63.09 AC.

TAX ID # 24-07-23A  
N/F SHELDON A. CORL &  
LOIS M. CORL  
DEED BOOK 410 PAGE 521  
43.01 AC.

TAX ID # 24-07-18B  
MICHAEL (MASON) ARMAND &  
MONICA (MITRA) ARMAND  
RECORD BOOK 622 PAGE 578  
LOT #3 PLAT BOOK 71 PAGE 183

TAX ID # 24-07-18  
THEODORE L. SUNDAY &  
DORIS L. SUNDAY  
RESIDUE OF DEED BOOK 240 PAGE 276  
LOT #2 PLAT BOOK 37 PAGE 183

MECKLEY DRIVE T-704  
(33' WIDE ROW, 16' CARTWAY)

PINE GROVE ROAD  
PA RT 45 SR0026  
(80' ROW 26' CARTWAY)

BARN AND APPURTENANCES  
TO BE REMOVED AS  
CONSTRUCTION REQUIRES

PROJECT BENCHMARK  
BOX CUT ON INLET ELEV.=1208.07

TAX ID # 24-9A-33B  
WILLIAM R. KOCHER, ET AL  
DEED BOOK 435 PAGE 404  
SECOND TRACT

TAX ID # 24-9A-82  
PAUL M. ANDERSON &  
JEAN ANDERSON  
DEED BOOK 221 PAGE 173

ADJOINERS  
TAX ID # 24-9A-313  
DOROTHY VANETTE  
RECORD BOOK 823 PAGE 511  
TAX ID # 24-9A-315  
MELISSA ANNY McBRIDE  
RECORD BOOK 327 PAGE 772

CHORD BEARING	CHORD LENGTH	CURVE LENGTH	RADIUS	DELTA
C1 S73°04'48"W	101.13'	101.13'	150.00'	35°27'16"
C2 S13°38'57"E	15.95'	15.95'	225.00'	43°34'22"
C3 N13°19'46"W	169.53'	170.67'	425.00'	23°00'31"
C4 N82°11'13"E	51.79'	51.79'	225.00'	13°11'18"

<p>DATE: February 27, 2003 10:50am (eapn) FILENAME: S:\Projects\310\CAD\310A\03\Drawings\Existing\condemnation_0-683.dwg</p>		<p>SHEET TITLE: <b>EXISTING CONDITIONS/DEMOLITION PLAN</b></p>	<p>PROJECT TITLE: <b>PRELIMINARY SUBDIVISION PLAN FOR HILLSIDE FARM ESTATES</b></p>	<p>CLIENT: <b>BANYAN HOMES, INC.</b></p> <p>SCALE: <b>1"=100'</b></p> <p>DATE: <b>9/30/02</b></p>																				
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Description</th> <th>REVISIONS</th> <th>Rev. By</th> </tr> </thead> <tbody> <tr> <td>02-27-03</td> <td>REVISED PER 1/7/03 PLANNING AND ZONING MEMO</td> <td>ADD</td> <td>ESK</td> </tr> <tr> <td>12-23-02</td> <td>REVISED PER 11/18/02 PLANNING AND ZONING MEMO</td> <td>ADD</td> <td>ADO</td> </tr> <tr> <td>11-25-02</td> <td>REVISED PER 11/12/02 PLANNING AND ZONING MEMO</td> <td>ADD</td> <td>ESK</td> </tr> <tr> <td>11-04-02</td> <td>REVISED PER OCTOBER 2002 COMMENT LETTERS</td> <td>ADD</td> <td>ESK</td> </tr> </tbody> </table>	Date	Description	REVISIONS	Rev. By	02-27-03	REVISED PER 1/7/03 PLANNING AND ZONING MEMO	ADD	ESK	12-23-02	REVISED PER 11/18/02 PLANNING AND ZONING MEMO	ADD	ADO	11-25-02	REVISED PER 11/12/02 PLANNING AND ZONING MEMO	ADD	ESK	11-04-02	REVISED PER OCTOBER 2002 COMMENT LETTERS	ADD	ESK		<p>REFERENCE FILES: Sweetland Engineering &amp; Associates, Inc. and/or David L. Sweetland, P.E., P.L.S. expressly reserves its common law copyright and other rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to any third party without permission and consent of Sweetland Engineering &amp; Associates, Inc. and/or David L. Sweetland, P.E., P.L.S. ©2002</p>	<p>PROJECT NO.: <b>3410AG</b></p> <p>DRAWN BY: <b>JOV</b></p> <p>DESIGNED BY: <b>ADO</b></p> <p>CHECKED BY: <b>ADO</b></p> <p>DRAWING NO.: <b>E-2376</b></p> <p>SHEET NO.: <b>2 OF 25</b></p>	<p><b>SWEETLAND ENGINEERING &amp; ASSOCIATES, INC.</b></p> <p>Corporate Office: 800 Science Park Road, State College, PA 16803 (814)-237-6518 Phone (814)-237-1488 FAX</p> <p>Branch Office: 105 Cole Street, Sayre, PA 16840 (570) 865-9777 Phone (570) 865-8599 Fax</p> <p>www.sweetland-eng.com</p>
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