

FERGUSON TOWNSHIP PLANNING COMMISSION
Regular Meeting Agenda
Monday, April 11, 2022, 6:00 PM

Hybrid Meeting

REMOTE PARTICIPANTS:

Join Zoom Meeting:

<https://us02web.zoom.us/j/83268113138>

Meeting ID: 832 6811 3138

[Zoom Access Instructions](#)

IN-PERSON PARTICIPANTS:

**Ferguson Township Municipal
Building**

**Main Meeting Room
3147 Research Drive
State College, PA**

I. CALL TO ORDER

II. CITIZENS INPUT

III. APPROVAL OF MINUTES

1. March 28, 2022 Regular Meeting Minutes

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Application for Conditional Use – Flag Lot

Included in the agenda is an Application for a Conditional Use, submitted on December 17, 2021, by Penn Terra Engineering Inc. on behalf of their client, Farmstead Developer, LLC, for a proposed flag lot to be created for Lot 1 (103 Farmstead Lane—0.632 acres or 27,530 square feet) as depicted in **Exhibit #2**.

Flag lots are a conditional use in R1 zoning districts. A conditional use is a permitted use that is subject to additional zoning requirements that applicants must meet as part of the conditional use process and a necessary step in the process for subdividing a flag lot.

The conditional use provisions require the Board of Supervisors to hold a public hearing on the application within 60 days of receiving the application and decide if the request is in accordance with the standards and criteria provided in §27-732 of the Township's Zoning Ordinance.

Included in the agenda is the Township's series of facts for the conditional use hearing. Staff has reviewed the conditional use proposal for compliance with §27-732 and is recommending approval.



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Staff's Recommendation: The proposal meets the conditional use criterion provided in §27-732 and is recommending approval.

Recommended Motion: Move that the Planning Commission make a recommendation to the Board of Supervisors to **approve** the Application for a Conditional Use of the creation a Flag Lot in the Farmstead Subdivision Plan.

2. Application for Consideration of a Modification/Waiver-Farmstead View

Included in the agenda is an Application for a Modification/Waiver submitted by Farmstead Developer, LLC from Chapter 22-515.D.2 – Tree Preservation and Protection. A tree preservation, remediation plan and a tree protection plan have been prepared and submitted as part of the subdivision review process. The plans show the preservation and protection of 17.3% of the existing tree canopy and remediation for the remaining 2.7%. The remediation proposes the installation of seven new trees in the proposed residential lots. When planted, these trees will meet the required 20% of coverage.

Tree Commission has reviewed the Farmstead Subdivision Plan and has recommended the Red Pine be preserved to meet the 20% existing tree canopy requirement.

Staff's Recommendation: That the application for modification/waiver from §22-515.D.2. be denied.

Recommended Motion: Move that the Planning Commission make a recommendation to the Board of Supervisors to **deny** the application for modification/waiver from §22-515.D.2.

3. Centre Animal Veterinarian Hospital – Preliminary Land Development Plan

Tussey Tracks, LLC, owner of Centre Animal Veterinary Hospital, located at 1518 West College Avenue is proposing a 620 square foot addition to their existing 5,551 square foot building. The owner recently acquired the parcel to the east and consolidated the two lots to create a 0.937 acre lot. This allows the parking lot to be expanded and reconfigured for better flow. This plan is in the Terraced Streetscape (TS) Zoning District.

At the April 5, 2022, Board of Supervisors regular meeting, the Board granted the modification/waiver request from §22-5A09—Streetscape Design Standards.

Staff Recommendation: Staff has reviewed the plan and is recommending approval pending outstanding comments included in the agenda.

Recommended Motion: Move that the Planning Commission recommend to the Board of Supervisors **approval** of the Tussey Tracks – Centre Animal Hospital Preliminary Land Development Plan pending outstanding staff comments.

4. Application for Consideration of a Modification/Waiver—Nittany Dental

Included in the agenda is an Application for a Modification/Waiver submitted by Nittany Dental Associates from Chapter 22-301—General. The applicant recently acquired the vacant office space formerly used by First National Bank, located at 2591 Park Center Boulevard (TP—24-465-001-0000). The applicant is proposing to convert the three existing covered drive-thru lanes (1,243 square feet) into an enclosed space and enlarging that space by an additional 360 square feet. The final square footage would increase from 5,124 square feet to 6,727 square feet. This is a 31% increase in building square footage. The applicant would need 6 additional parking spaces for the addition equaling 27 total parking spaces and the existing parking on site includes 44 spaces.

The applicant is requesting to have their plan processed as a Minor Alteration Plan. Chapter §22-306.2.B outlines the criteria for a plan to be considered as a Minor Alteration Plan. Included in the agenda is Chapter §22-306.2 and the applicant's justification for their request.

Staff has reviewed the Application for Consideration of a Modification/Waiver for the proposed Nittany Dental Office and is recommending the plan to be reviewed as a Minor Land Development Plan. Criteria for a Minor Land Development (§22.306.3—as amended by Ord. 1067, 3/15/22) is included in the Planning Commission's agenda.

Staff's Recommendation: That the application for modification/waiver from §22-301—General be denied.

Recommended Motion: Move that the Planning Commission recommend to the Board of Supervisors *denial* of the Application for Consideration for a Modification/Waiver for Nittany Dental Offices from §22.301—General.

VI. COMMUNICATIONS TO THE COMMISSION

VII. OFFICIAL REPORTS AND CORRESPONDENCE

1. Board of Supervisors Report
2. CRPC Report
3. Land Development Plans
 - a. Farmstead View Subdivision – Staff's 4th review
 - b. CVIM – 2026 Sandy Dr – Awaiting Response to second review
 - c. Peace Center and Cemetery – Awaiting Response to first review
 - d. Orchard Square Final LDP – Awaiting Signatures (BOS Approved 4/5)
 - e. Centre Animal Hospital – PC Review 4/11
 - f. Fusion Japanese Steakhouse – Awaiting Response to first review
 - g. Imbt Subdivision - Awaiting Response to first review
 - h. West College Avenue Vertical Mixed-Use Development – Awaiting Response to first review.

4. Staff Updates

VIII. ADJOURNMENT

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, MARCH 28, 2022
6:00 PM**

ATTENDANCE

The Planning Commission held its second meeting of the month on Monday, March 28, 2022, as a hybrid meeting. In attendance:

Commission:

Jeremie Thompson – Chair
Rob Crassweller - Secretary
Bill Keough
Lewis Steinberg - Alternate
Dr. Ellen Taricani
Ralph Wheland
Qian Zhang - Alternate

Staff:

Jenna Wargo - Planning & Zoning Director
Kristina Bassett - Community Planner
Jeff Ressler - Zoning Administrator

Others in attendance: Rhonda Demchak, Recording Secretary; Chris Schubert, Esquire; Wes Glebe, Ferguson Township Resident; Cristine Bailey, Ferguson Township Resident; Mark Kunkle, Ferguson Township Resident; Casey Hannings, Ferguson Township Resident; Debra Smart, Centre Animal Veterinary Hospital; Todd Smith, ELA Group; Jim Maund, Ferguson Township Resident; Halie Kines, CDT

I. CALL TO ORDER

Mr. Thompson noted that they are testing new equipment to be able to do hybrid meetings in the future.

Mr. Thompson noted that the Planning Commission meeting had been advertised in accordance with the PA Sunshine Act as a hybrid meeting with space available in the Township main meeting room for any public members to participant. Persons attending and wanted to participate were asked to enter their name, municipality, and topic by utilizing the Q&A bubble at the bottom of the screen. The chat feature is no longer available on zoom.

Ms. Wargo took roll call, and the Planning Commission had a quorum.

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, March 28, 2022, at 6:00 p.m.

II. CITIZEN INPUT

There were none.

III. APPROVAL OF MINUTES

Dr. Taricani moved that the Planning Commission **approve** the March 14, 2022, Regular Meeting Minutes. Mr. Keough seconded the motion. The motion passed unanimously.

IV. OLD BUSINESS

1. Wireless Communication Towers/Act 50 Ordinance

Mr. Wargo reported that provided in the agenda is a draft amendment to §27-710—Wireless Communication Facilities proposed by staff along with revised District

quickviews. The amendments included in the agenda are based on research and peer review of other Pennsylvania Municipalities. Staff has identified additional sections that will need to be amended, §22-5B01—Design Standards, §27-1102—Definitions, and District Quicks for the RA, AS, RR, C, FG, I and IRD zoning districts. The blue amendments refer to the request from AT&T and the green amendments refer to the Act 50 amendments. Staff is prepared to discuss the draft.

Mr. Keough asked if the purpose of the provision on page 12 is to permit an increase in the height of one tower to reduce the need for additional towers is based on science. Ms. Wargo answered yes, and if the applicant can prove that if increasing the height of their proposed tower can eliminate the need for another tower, it can be permitted.

Mr. Keough stated that he is glad that the legislation was included in the ordinance that started on page 28 because it emphasizes the use of existing structures. Mr. Keough thanked the staff for including.

Mr. Crassweller questioned under the fence/screen section on page 16 if the barbed arm slant at a 45-degree angle is to be outward. Ms. Wargo stated that it is a safe assumption that it will be outward. Mr. Ressler concurred that it should be outward. As a former lawyer, Mr. Steinburg stated that he doesn't like to make assumptions, and suggested adding outward to the ordinance. Ms. Wargo will add outward to the ordinance.

Mr. Keough reported that he drove out to the proposed site and suggested that when the development plan is submitted that the applicant would address the patch of woods because it is messy. Mr. Schubert stated that it is the owner's responsibility but will pass along because they are only the tenant of the property. Mr. Keough stated he didn't realize they were just the tenants.

Mr. Wes Glebe, Ferguson Township Resident, expressed confusion regarding the height of the tower. He attended a presentation from AT&T and was told that high ground is not necessary sought out. Mr. Schubert doesn't recall saying that and typically higher ground is better.

Mr. Keough moved that the Planning Commission **provide** the draft to the Board of Supervisors as a a recommend ordinance amendment to §27-710, §22-5B01 and district quicks for the RA, AS, RR, C, FG, I and IRD zoning districts. Mr. Crassweller seconded the motion. The motion passed unanimously.

Mr. Schubert thanked the Planning Commission and staff for all their time and patience working through the issues and noted it was productive.

V. NEW BUSINESS

1. Application for a Modification/Waiver – Centre Animal Veterinarian Hospital

Ms. Bassett reported Tussey Tracks, LLC, owner of Centre Animal Veterinary Hospital, has requested a modification/waiver from Section 22-5A09 –Streetscape Design Standards. Located at 1518 West College Avenue, this plan is located in the Terraced Streetscape Zoning District. Section 22-5A09 of the Ferguson Township Code of Ordinances requires a specific set of design standards for the streetscape.

Design Standards:

- 12 foot sidewalks, scored or stamped, to ADA standards
- 2-foot paver accent
- 4'x24' planter bed with a minimum of one street tree
- Streetlights at pedestrian-scale, period-lighting on decorative poles that incorporate hardware for banners/planters
- "Site Furnishings": benches, trash and recycling, bike racks, bus shelters and free standing planters

Streets perpendicular to West College shall provide for similar treatments but at a smaller scale.

Since the Terraced Streetscape Zoning District Standards will be reexamined in the upcoming zoning rewrite, staff is recommending approval of the request.

Mr. Wheland asked if the modification is to eliminate all the design standards. Ms. Bassett stated they are requesting a waiver from the design standards.

Ms. Bassett reported that the hospital is existing, and they are just proposing an addition.

Dr. Taricani expressed concerns with the streetlight and asked how much lighting it would be. Ms. Wargo reported that the waiver for the application would be specially waiving the requirement to provide ornamental streetlights. Dr. Taricani stated that it would be annoying to have the lights on all the time and could potentially invite unwanted people to gather. Ms. Bassett indicated it is possibly PennDot regulations since West College Avenue is a state road. Ms. Debra Smart, Owner, noted that there is lighting that comes from the building that illuminates the parking lot and the sidewalks around the building. The sign is also illuminated when it is dark so that it can be read. The bank across from the hospital also has lights that keeps the parking lot lite, and they are on all night but low to the ground so that neighboring properties are not affected. Mr. Ressler reported that the Township has a lighting ordinance that states it is to shine down and not out.

Mr. Keough stated he is in favor of granting the modification but trying to understand the impact of the modification due to the TSD Zone being reviewed. Mr. Keough asked that if the waiver was granted could the Township revisit the stretch along College Avenue to maintain the continuity of pedestrian walkway that the rest of the district may have in the future but does not exist now because the waiver was granted. Ms. Wargo noted that the owners would need to submit another subdivision or a land development plan to require the design guidelines.

Todd Smith, ELA Group, stated that there are sidewalks on Owens Drive and West College Avenue along the front of the property and will remain in place. Ms. Wargo shared that she feels comfortable because the sidewalks are in place as well as the bike rack parking.

Mr. Steinberg stated that it is not uncommon when an ordinance changes that those who have developed based upon the ordinance at the time, which would include waivers being granted or at that point becoming nonconforming. Mr. Steinberg stated that nothing can be done.

Mr. Keough concurred with Mr. Steinberg's statement but wants the Planning

Commission to recognize that granting the waiver will not limit it to just this timeframe. Mr. Keough noted that if the zone would change the modification will remain with the land until there is a new land development plan that would come forward

Mr. Crassweller moved that the Planning Commission **recommend** to the Board of Supervisors approval of the Application for Consideration of a Modification and Waiver for Section 22-5A09 for the Tussey Tracks – Centre Animal Land Development Plan. Dr. Taricani seconded the motion. The motion passed unanimously.

VI. COMMUNICATIONS TO THE COMMISSION

Mr. Thompson reported that he received an email of support from John Matthews with regards to saving the tree on Farm Stead Lane.

Mr. Thompson received a communication from Wes Glebe and Cristine Bailey about plan reviews and upcoming projects on the West College Corridor.

Dr. Taricani reported that by the new development on West College Avenue there is a curve and the road turns into two lanes, there are vehicles bolting down that short street. Dr. Taricani has experienced this many times and expressed that it is a dangerous curve. Ms. Wargo will send the Borough Dr. Taricani's concerns because it is their road. Mr. Glebe reported that he has watched traffic in that area and noted that there would be no problem if people went the speed limit of 25 MPH.

Mr. Thompson reported that he and his fiancé will be moving on May 1st within Ferguson Township.

VII. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo noted that the Board met on March 15TH and reported that two new police officers were hired. They are Brian Green and Cherese Green and they are brother and sister. Public Hearing on Zoning and Subdivision & Land Development Amendments were adopted and approved the modification/waiver – Rogan/264 Sycamore Drive Land Development Plan Lighting. At the next Board of Supervisors meeting, the Orchard Square Land Development Plan will be on the agenda and perhaps the consultant contract. Also, the Centre Animal Hospital application modification/waiver will be on the agenda on April 5th and the MP Machinery.

B. CRPC Meeting

Dr. Taricani reported they will be meeting next week and will have a report at the next meeting.

C. Land Development Plans

Ms. Bassett noted that staff has been busy reviewing plans that were returned. Ms. Bassett reviewed the following:

- a. Farmstead View Subdivision – Awaiting Response to third review
- b. CVIM – 2026 Sandy Dr – Awaiting Response to second review

- c. Peace Center and Cemetery – Awaiting Response to first review
- d. Orchard Square Final LDP – Awaiting Board Approval (4/5)
- e. Centre Animal Hospital – 3rd staff review started 3/24
- f. Fusion Japanese Steakhouse – Awaiting Response to first review
- g. Imbt Subdivision - Awaiting Response to first review
- h. West College Avenue Vertical Mixed-Use Development – Under Staff first review

Mr. Keough asked where the Fusion Japanese Steakhouse is located. Ms. Bassett reported it is the old TGIF building.

Mr. Keough also sits on the Parks & Rec. Authority and stated that he was informed that the Whitehall Road Regional Park changes that were made by the General Forum are under a review at the Township level. Mr. Keough asked for an update. Ms. Wargo reported that herself, Jeff Ressler, and Ron Seybert met with Lou, Pam, and Eric to review the amendments. They are trying to figure out if the changes are significant because there are elevation changes on the playing fields. The increase in height on the fields could have some impact with the stormwater. Mr. Keough stated that the timing is critical due to contracts. Ms. Wargo received a timeline from Parks & Rec. but just received the notification of changes last week. Parks & Rec. engineers are to provide Ron Seybert with the changes.

Jim Maund, Ferguson Township Resident, who would like to save the tree on Farm Stead Lane noted that the developer is his neighbor. Mr. Maund asked if the developer requested a modification/waiver to cut the tree down. Ms. Wargo reported that the developer's engineer is doing an assessment on the existing tree canopy on site and noted that there are a few walnut trees on site. If they can preserve the walnut trees, they might be able to meet the 20% requirement of the Township's ordinance and would be permitted to cut down the tree in question.

D. Staff Updates

Ms. Wargo reported that the new staff assistant started last week, Liza Ruhf.

Mr. Keough welcomed Hailey, Casey, and Scott to the Planning Commission.

VIII. Adjournment

Mr. Wheland made a motion to **adjourn** the March 28, 2022, Planning Commission meeting at 7:10 p.m. The motion passed unanimously.

Respectfully Submitted,

Rob Crassweller, Secretary
For the Planning Commission

**REQUEST FOR CONDITIONAL USE PERMIT
FOR FLAG LOT:
FARMSTEAD DEVELOPER, LLC**

Hearing Date: April 19, 2022

*This document is a series of facts related to the conditional use application for Farmstead Developer, LLC presented on behalf of the Township's Planning & Zoning Department, and entered as **Exhibit #1** for this Conditional Use Hearing.*

1. The subject of this hearing is Farmstead Developer, LLC, located at 139 Farmstead Lane (24-022-,306-,0000-).
2. The subject property is located within the Single Family Residential (R1) Zoning District.
3. **Exhibit #2** is the subdivision plan the applicant submitted for a seven-lot subdivision on July 30, 2022.
4. On December 17, 2021, Penn Terra Inc. submitted, on behalf of their client, Farmstead Developer, LLC, a Conditional Use Application for a proposed flag lot to be created for Lot 1 (103 Farmstead Lane—0.632 acres or 27,530 square feet) as depicted in **Exhibit #2**.
5. **Exhibit #3** is the extension letter provided to the Planning & Zoning Department on January 11, 2022, waiving the 60-day public hearing requirement for the Conditional Use Hearing.
6. A conditional use is a land use that is permitted in a specified zoning district, and one that is subject to additional zoning requirements that applicants must meet as part of the conditional use process. Approval of a conditional use permit does not equate to zoning permit approval and it is a necessary step in the process for subdividing a flag lot.
7. The conditional use provisions require the Board of Supervisors to hold a public hearing on the application within 60 days of receiving the application and decide if the request is in accordance with the express standards and criteria provided in §27-732 of the Township's Zoning Ordinance.
8. The Board of Supervisors has 45 days following the hearing to render a decision.
9. Reasonable conditions and safeguards, other than those related to off-site transportation improvements, in addition to those expressed in the zoning ordinance, can be attached to the conditional use permit as the Board may deem necessary for the health, safety, and welfare of the municipality. The conditions must be reasonably related to a valid public interest established in the record of the application.
10. **Exhibit #4** is an aerial view of the property using Ferguson Township's GIS Software with the subject property highlighted in red.
11. **Exhibit #5** is §27-732 of the Township's Zoning Ordinance. This section provides the criteria applicants must meet in order to obtain conditional use approval.
12. In addition to staff review, conditional use applicants are required to present proposals to the Township's Planning Commission.
13. Township Staff have reviewed the conditional use proposal for compliance with §27-732. The following is a review of how the project meets, does not meet, or is working towards meeting the conditional use criteria.

§27-732. FLAG LOTS AS A CONDITIONAL USE

1. In addition to the district regulations specified, in the RA, RR, R1, R2, and R3 Districts, lot requirements and yard setback requirements different from those set forth in the appropriate subsection shall be allowed as a conditional use by the Board of Supervisors after receiving recommendations from the Planning Commission if the following standards and criteria are met:
 - A. A lot which is possibly subject to further subdivision under the ordinances or resolutions of the Township of Ferguson as they then currently exist need not meet the minimum lot width requirements at the street line as set forth in this chapter, so long as the lot shall be a minimum of 60 feet wide at the street line and shall be no less than 60 feet wide at all points from the street line to the point at which the lot meets the minimum width requirements. **Meets criterion**
 - B. A lot which is not possibly subject to further subdivision under the ordinances or resolutions of the Township of Ferguson as they currently exist need not meet the minimum lot width requirements at the street line as set forth in this chapter, so long as the lot shall be a minimum of 15 feet wide at the street line and shall be no less than 15 feet wide at all points from the street line to the point at which the lot meets the minimum width requirements. **Not applicable**
 - C. In determining the minimum size of a lot and maximum coverage of a lot, only that portion of the lot described pursuant to §27-732, Subsection 1E, below, shall be considered in making such calculations. In determining maximum impervious coverage of a lot, the lot area shall be considered in making such calculations. **Meets criterion.**
 - D. In determining the location of front yard setback requirements, the front yard setback shall be calculated in reference to the lot described pursuant to §27-732, Subsection 1E, below. **Meets criterion.**
 - E. Pot Handle.
 - i. If there is a discernable pot handle (the extension of the side lines of the lot intersect within the lot or on a line of the lot), only that portion of the lot within the intersecting lines shall be considered for purposes of §27-732, Subsection 1A through D. **Meets criterion.**
 - ii. If there is not a discernable pot handle, only that portion of the lot which is to the rear of the line parallel to the front line (or parallel to the tangent at the midpoint of a curved front line) where the lot first reaches the lot minimum width requirements as set forth in the lot requirements of this chapter shall be considered for §27-732, Subsection 1A through D. **Does not apply.**
 - F. In granting a conditional use for a flag lot, the Board of Supervisors shall take into consideration whether some or all of the following goals will be reached:
 - i. Creation of the flag lot will eliminate access from the lot to an arterial or collector street. **Creation of the flag lot will not eliminate access from Farmstead Lane.**
 - ii. Creation of the flag lot will make better use of an irregularly shaped property. **This flag lot will make better use of this property once subdivided.**

- iii. Creation of the flag lot is consistent with a design and layout creating the minimum number of flag lots in the subdivision, taking in account §27-732, Subsection 1.F(1) and (2). **Meets criterion.**
 - iv. Creation of the flag lot will reduce the loss of tillable acreage associated with a farm parcel that has no additional subdivision potential. **Not applicable.**
14. **Staff's conclusion is that the proposal meets the conditional use criterion provided in §27-732. Therefore, approval of the conditional use permit is recommended.**

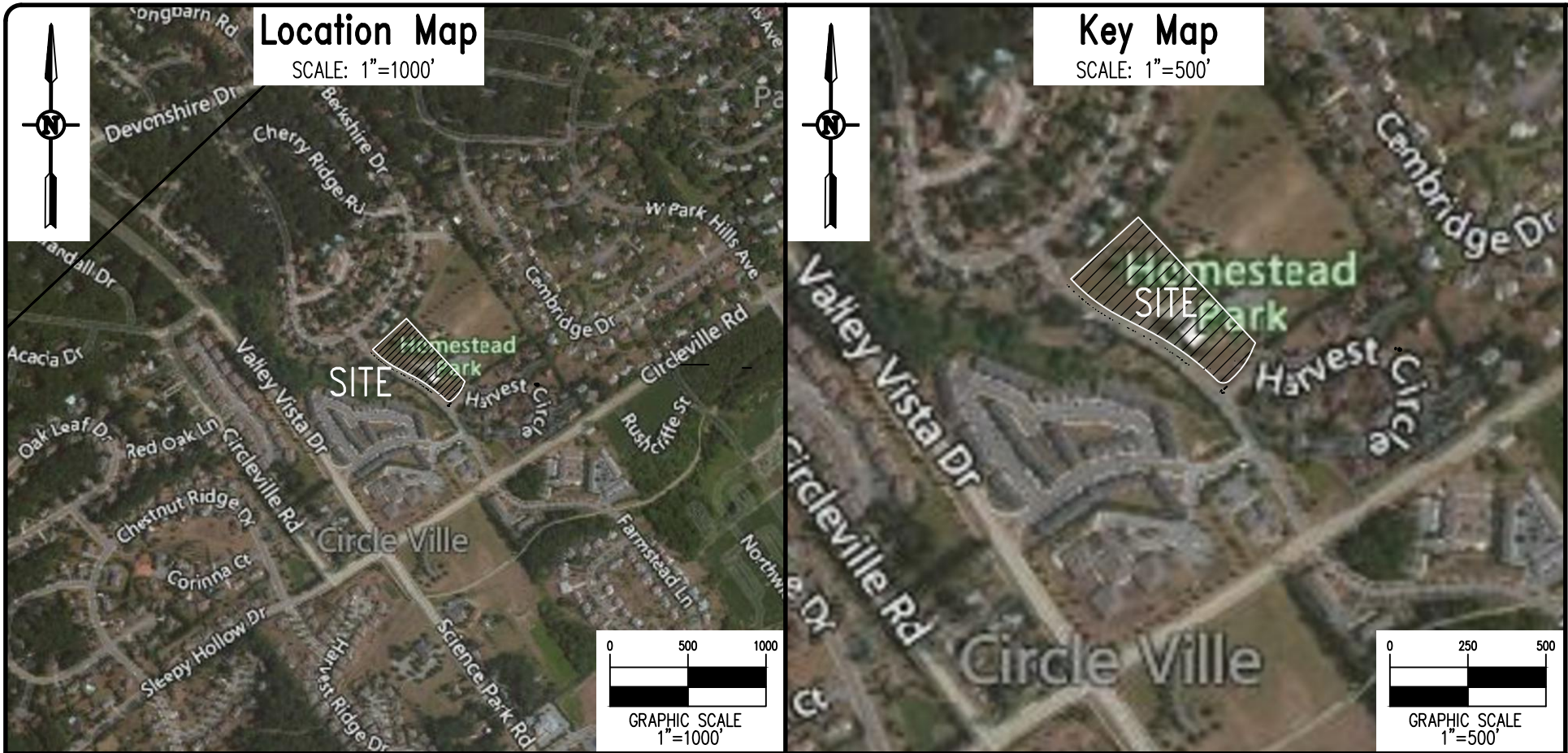


EXHIBIT #2

EXISTING CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	106.74'	255.00'	54.16'	N 36° 02' 40" E	105.96'	23° 59' 00"
C2	45.21'	30.00'	28.14'	N 88° 47' 38" W	41.05'	86° 20' 25"
C3	272.48'	910.00'	137.27'	N 54° 12' 06" W	271.46'	17° 09' 22"
C4	197.41'	555.81'	99.76'	N 52° 36' 17" W	196.37'	20° 21' 00"

EXISTING LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 48° 02' 10" W	11.06'

PROPOSED CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C5	85.64'	910.00'	42.85'	N 48° 19' 11" W	85.61'	5° 23' 32"
C6	92.24'	910.00'	46.16'	N 53° 55' 11" W	92.20'	5° 48' 27"
C7	83.70'	910.00'	41.88'	N 59° 27' 30" W	83.67'	5° 16' 12"
C8	10.90'	910.00'	5.45'	N 62° 26' 11" W	10.90'	0° 41' 11"
C9	55.89'	555.81'	27.97'	N 59° 53' 57" W	55.86'	5° 45' 39"
C10	81.41'	555.81'	40.78'	N 52° 49' 22" W	81.34'	8° 23' 31"
C11	60.12'	555.81'	30.09'	N 45° 31' 42" W	60.09'	6° 11' 50"

PROPOSED LINE TABLE		
LINE	DIRECTION	LENGTH
L2	N 62° 46' 47" W	74.40'
L3	N 62° 46' 47" W	28.49'

SURVEY FEATURES LEGEND

- Property Line, Lot Line or Right of Way Line
- Adjoining Property Line
- Building Setback Line
- Easement Line
- Roadway Center Line
- Property Corner Found
- Property Corner To Be Set

EXISTING FEATURES LEGEND

- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Gravel Areas
- Existing Bituminous Areas
- Existing Fence
- Existing Sanitary Sewer w/ Manhole
- Existing 6" PVC Sanitary Sewer Lateral w/ CI
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
- Existing Overhead Utility Line w/ Pole
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub

PROPOSED FEATURES LEGEND

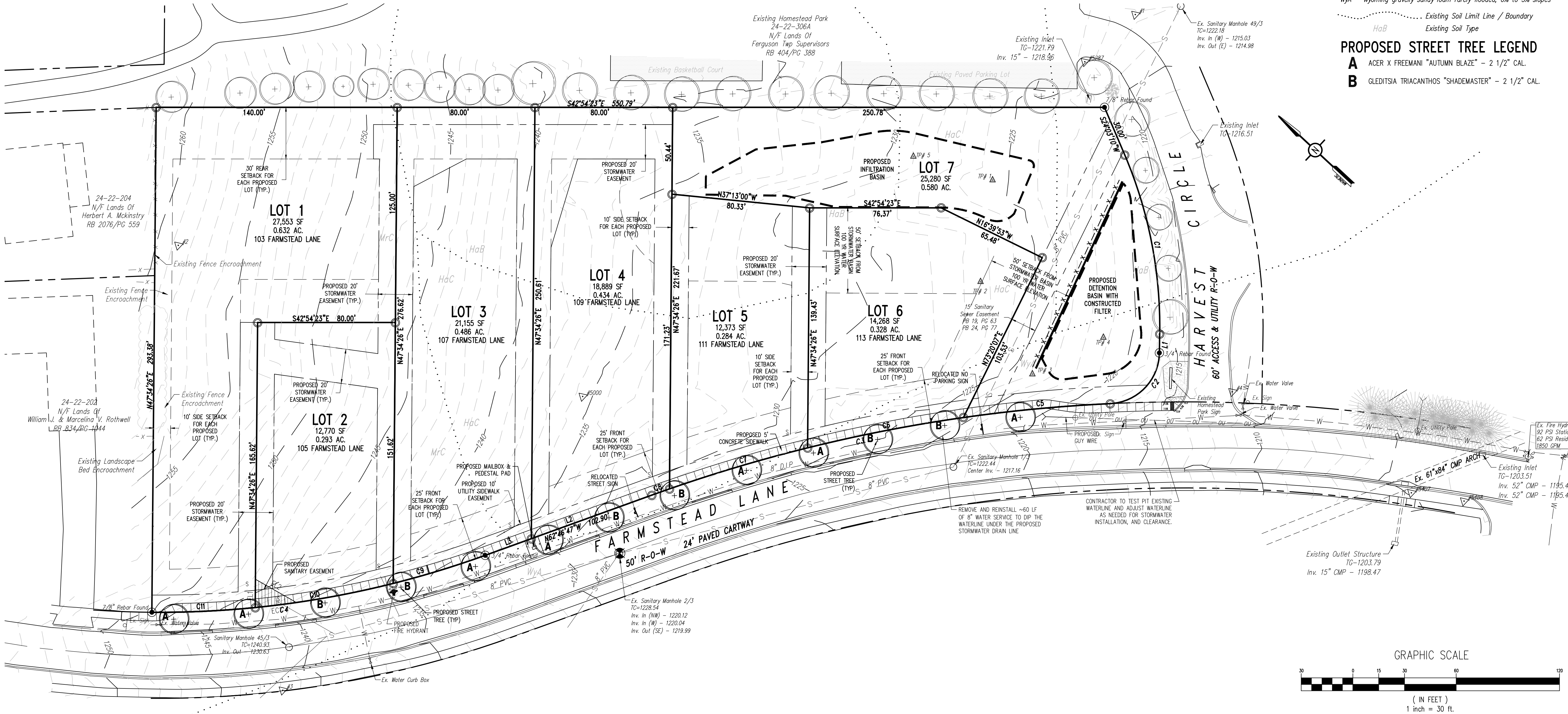
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CURBING & EDGE OF PAVEMENT
- PROPOSED DEPRESSED CURB
- PROPOSED DETAINING WALL

SOILS LEGEND

- Soil cover on the site consists of:
- HaB - Hagerstown Silt loam, 3%-8% Slopes
 - HaC - Hagerstown Silt loam, 8%-15% Slopes
 - MrC - Morrison sandy loam, 8%-15% Slopes
 - WyA - Wyoming gravelly sandy loam rarely flooded, 0% to 5% slopes
- Existing Soil Limit Line / Boundary
- Existing Soil Type

PROPOSED STREET TREE LEGEND

- A ACER X FREEMANI "AUTUMN BLAZE" - 2 1/2" CAL.
- B GLEDITSIA TRIACANTHOS "SHADEMASTER" - 2 1/2" CAL.



PennTerra ENGINEERING INC.

CENTRAL PENNSYLVANIA REGION OFFICE:
3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
Fax: 814-237-2308

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3904 B ABEL DRIVE
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Designer	MLH
Draftsman	MLH
Proj Manager	MAT
Surveyor	BRK
Perimeter OK	
Book	Pg
File	20200-PRE-04-RECORD
Layout	RECORD
2/2/22	REVISED PER TWP COMMENTS
MLH	
12/14/21	REVISED PER TWP COMMENTS
MLH	
10/19/21	PROJING SET
MLH	
Date	Description
	REVISIONS

2/2/22	REVISED PER TWP COMMENTS
MLH	
12/14/21	REVISED PER TWP COMMENTS
MLH	
10/19/21	PROJING SET
MLH	
Date	Description
	REVISIONS

FARMSTEAD VIEW

FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

**PRELIMINARY
SUBDIVISION PLAN**

RECORD PLAN

PROJECT NO.	20290
DATE	JULY 29, 2021
SCALE	1"=30'
SHEET NO.	4



TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801
Telephone: 814-238-4651 • Fax: 814-238-3454
www.twp.ferguson.pa.us

CONDITIONAL USE APPLICATION REQUEST FOR FERGUSON TOWNSHIP

Submittal Date: 12-17-21

\$500.00

A fee of ~~\$300.00~~ is required at the time of submitting this application.

Applicant Information

Farmstead Developer, LLC

Name

1764 Cambridge Drive

Street Address

State College

City

PA

State

16803

Zip

(814) 574-3325

Phone Number

Property Information

A portion of existing TP 24-022-306

Tax Parcel Number

Proposed Flag Lot
0.632 acres

Lot Size

R1

Zoning District

Proposed 103 Farmstead Lane

Property Location (Address)

State College

City

PA

State

16801

Zip

Is this a changed use? No - a proposed use - flag lot

What do you propose to do on the lot? (please include details)

Create the lot for a single-family dwelling - conditional use is for a flag lot as required by Ord. 27-204.1.K.(6)
under the use regulations.

Are there existing buildings on the lot? If so, how many?

☐ Yes ☒ No # of Buildings: _____

EXHIBIT #3

What size(s) are the existing buildings (square feet)?

N/A

If proposing a building, please state the size (square feet).

No building is being proposed per this plan. Ultimately a single-family dwelling will be constructed on the lot.
A 3,000 S.F. pad area is shown on the plan where the future dwelling will go.

If proposing a parking lot, please state the size, how many cars can be parked in the parking lot (including handicap accessible), and how many employees you hope to employ.

N/A

Please explain how the proposed project will not subsequently alter or change the character of the neighborhood.

The surrounding areas are also zoned R-1. There are single-family dwellings to the side of it, an existing park behind it and an existing townhouse rental development across the street.

Additional Comments (attach additional sheets if necessary)

See attached conditional use requirements and comments on meeting those.

I hereby certify that all of the above statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. I understand that other permits may be required and made separately from this application.

Mark Pouchett (agent)
Owner/Applicant Name

12/17/21
Date

-For Office Use Only-

Date Received: _____ By: _____

Date Paid: _____ Check No.: _____ Amount: _____

Advertisement Dates: _____ Planning Commission Review Date: _____

Board of Supervisors Meeting Date: _____

EXHIBIT #3



Corporate Office:
3075 Enterprise Drive
State College, PA 16801
814-231-8285
www.pennterra.com

January 11, 2022

Jenna Wargo
Director of Planning & Zoning
Ferguson Township
3147 Research Drive
State College, PA 16801

Re: Farmstead View Preliminary Subdivision Plan

Dear Jenna:

On behalf of my Client, we waive the 60 day requirement to hold a public hearing on the conditional use request for the Farmstead View Preliminary Subdivision Plan so that the waiver can proceed simultaneously with the plan presentations to the Planning Commission and Supervisors.

Regards,

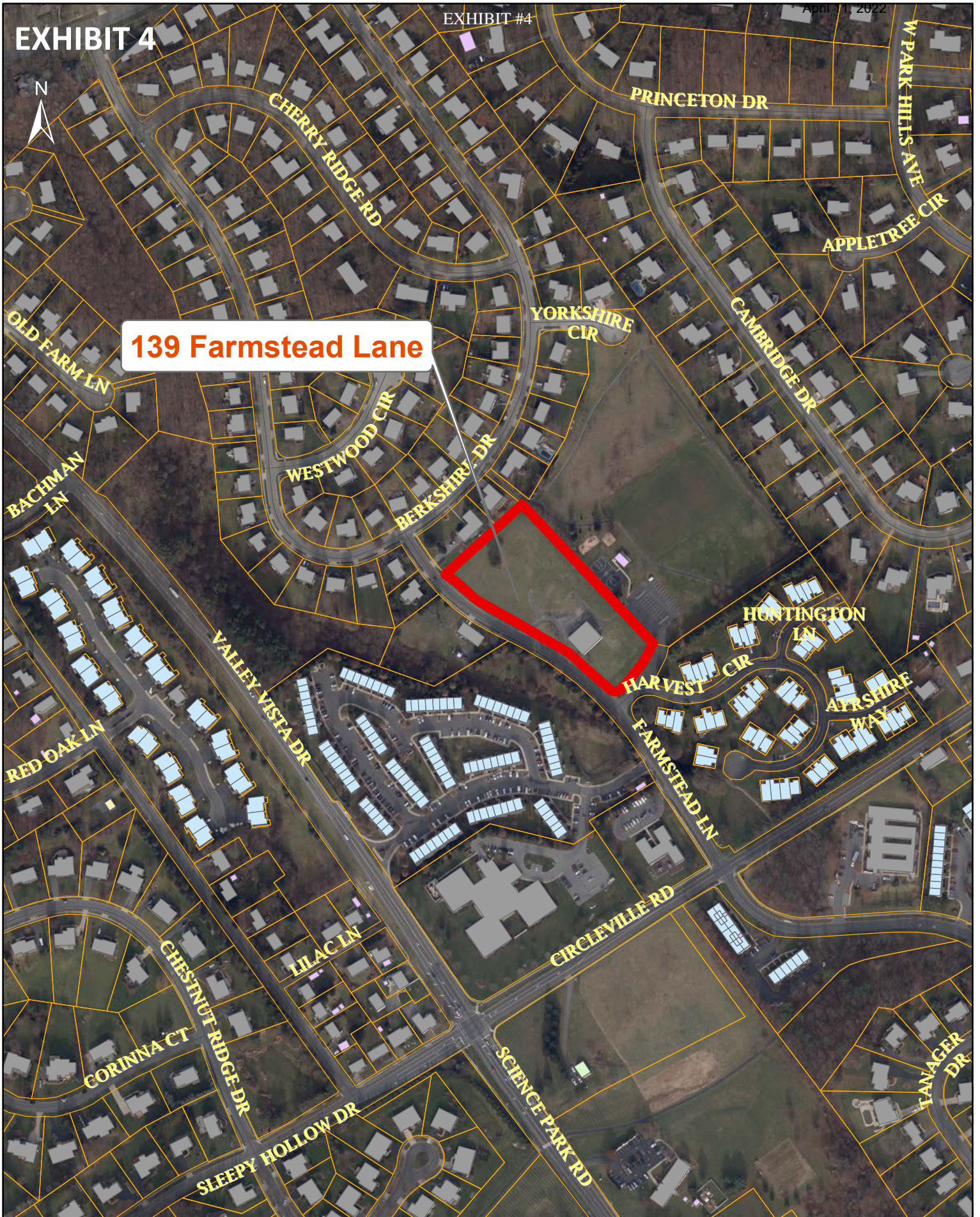
A handwritten signature in black ink that reads "Mark Torretti". The signature is fluid and cursive, with the first and last names being clearly legible.

Mark A. Torretti
Senior Project Manager

Cc: 20290

EXHIBIT #4

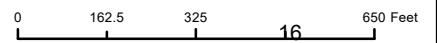
EXHIBIT 4



139 Farmstead Lane



Location of 139 Farmstead Lane



§ 27-732 Flag Lots.

[Ord. No. 1049, 11/18/2019]

1. In addition to the district regulations specified, in the RA, RR, R1, R2, and R3 Districts, lot requirements and yard setback requirements different from those set forth in the appropriate subsection shall be allowed as a conditional use by the Board of Supervisors after receiving recommendations from the Planning Commission if the following standards and criteria are met:
 - A. A lot which is possibly subject to further subdivision under the ordinances or resolutions of the Township of Ferguson as they then currently exist need not meet the minimum lot width requirements at the street line as set forth in this chapter, so long as the lot shall be a minimum of 60 feet wide at the street line and shall be no less than 60 feet wide at all points from the street line to the point at which the lot meets the minimum width requirements.
 - B. A lot which is not possibly subject to further subdivision under the ordinances or resolutions of the Township of Ferguson as they then currently exist need not meet the minimum lot width requirements at the street line as set forth in this chapter, so long as the lot shall be a minimum of 15 feet wide at the street line and shall be no less than 15 feet wide at all points from the street line to the point at which the lot meets the minimum width requirements.
 - C. In determining the minimum size of a lot and maximum coverage of a lot, only that portion of the lot described pursuant to § 27-732, Subsection 1E, below, shall be considered in making such calculations. In determining maximum impervious coverage of a lot, the total lot area shall be considered in making such calculations.
 - D. In determining the location of front yard setback requirements, the front yard setback shall be calculated in reference to the lot described pursuant to § 27-732, Subsection 1E, below.
 - E. Pot Handle.
 - (1) If there is a discernible pot handle (the extension of the side lines of the lot intersect within the lot or on a line of the lot), only that portion of the lot within the intersecting lines shall be considered for purposes of § 27-732, Subsection 1A through D.
 - (2) If there is not a discernible pot handle, only that portion of the lot which is to the rear of the line parallel to the front line (or parallel to the tangent at the midpoint of a curved front line) where the lot first reaches the lot minimum width requirements as set forth in the lot requirements of this chapter shall be considered for § 27-732, Subsection 1A through D.
 - F. In granting a conditional use for a flag lot, the Board of Supervisors shall take into consideration whether some or all of the following goals will be reached:
 - (1) Creation of the flag lot will eliminate access from the lot to an arterial or collector street.
 - (2) Creation of the flag lot will make better use of an irregularly shaped property.
 - (3) Creation of the flag lot is consistent with a design and layout creating the minimum number of flag lots in the subdivision, taking into account § 27-732, Subsection 1F(1) and (2).
 - (4) Creation of the flag lot will reduce the loss of tillable acreage associated with a farm parcel that has no additional subdivision potential.
 - G. In granting a conditional use, the Board of Supervisors shall attach such conditions as are necessary to meet the intent of this section.
 - H. To administer a conditional use, the Zoning Administrator shall report to the Planning Commission and the Board of Supervisors on the proposal for which the application is made, shall supply the Planning Commission and the Board of Supervisors with a copy of the application and subdivision plan and shall make a recommendation on the proposed conditional use.

I.**EXHIBIT #4**

Within 90 days from the date such application was filed and all fees paid, the Planning Commission shall make a recommendation and the Board of Supervisors shall render its decision.

PLANNING AND ZONING

Interoffice Memorandum

TO: Ferguson Township Planning Commission

FROM: Jenna Wargo, AICP
Director of Planning & Zoning

DATE: April 6, 2022

SUBJECT: **Request for Modification/Waiver—Farmstead Subdivision Plan §22-515.D(2)**

Penn Terra Engineering, Inc., on behalf of their client, has requested a waiver from §22-515.3.D(2)—Tree Preservation and Protection. This section of the ordinance requires the applicant to preserve 20% of the existing tree canopy that is:

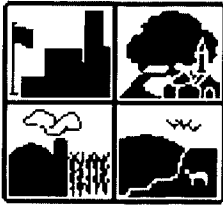
1. In good condition, as determined by the Township Arborist,
2. Species—Invasive species are not eligible for preservation,
3. Is cognizant of Zoning Ordinance Regulations.

The lot has seven existing trees on the property, and one is in poor condition. There are four black walnut trees, one Black Cherry, one American Persimmons and a 27" caliper red pine that are eligible for preservation.

The property is being subdivided into six residential lots and one stormwater lot. The plan shows the preservation and protection of 17.3% of the existing tree canopy and remediation for the remaining 2.7%. The remediation would be the installation of seven (7) new trees in the proposed residential lots.

The Tree Commission reviewed this subdivision plan and recommended that the 27" red pine be preserved. The Township Arborist has conducted a site visit to ensure that the Red Pine is in good condition and is recommending the tree be preserved with additional evaluation of alternative development.

Staff is recommending that the Planning Commission oppose the Request for Modification/Waiver from §22.515.3.D(1)—Tree Preservation and Protection.



APPLICATION FOR CONSIDERATION OF A MODIFICATION

Ferguson Township, Centre County

2-10-2022

Submittal Date: Revised 3-31-22

A fee of \$50.00 is required at the time of submitting this application.

The undersigned hereby applies for approval of a modification/waiver, submitted herewith and described below:

Applicant Information

Farmstead Developer, LLC

Name

1764 Cambridge Drive

State College

16803

Street Address

City

Zip

(814) 574-3325

Phone Number

Property/Plan Information

Farmstead View Subdivision Plan

Plan Name

20290

7/29/21

Plan Number

Plan Date

Farmstead Lane

24-22-306

Project Location

Parcel Number

Calvin and Dorothy Pierce

Name of Property Owner(s)

67 Fields Drive

Newcastle

16101

Street Address

City

Zip

Application Type:



Subdivision



Terraced Streetscape District (TSD)



Land Development

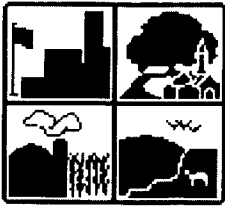


Traditional Town Development (TSD) District

Modification/Waiver Request Information

Specific Section(s) of the Subdivision and Land Development Ordinance or Design Standards for which a Modification/Waiver is requested:

Chapter 22, Part 5, Section 22-515.D.(2), Tree Preservation and Protection;



APPLICATION FOR CONSIDERATION OF A MODIFICATION

Ferguson Township, Centre County

State any proposed alternative(s) to the requirement:

A tree preservation and remediation plan and a tree protection plan have been prepared and submitted as part of the subdivision. The plans show the preservation and protection of 17.3% of the existing tree canopy and remediation for the remaining 2.7%. The remediation proposes the installation of seven new trees in the proposed residential lots which when planted will help to meet the required 20% of coverage and when mature, will have 400% more canopy coverage than that provided by ALL of the existing trees on the property.

Please state in full, the grounds and facts of the unreasonableness or hardship the Ferguson Township Subdivision and Land Development Ordinance has placed on the property.

See attached.

*If necessary, please continue with your hardship specification on another page.

The undersigned hereby represents that, to the best of their knowledge and belief, all information listed above is true, correct, and complete.

Mark Pouetti (agent)
Signature

3/31/12
Date

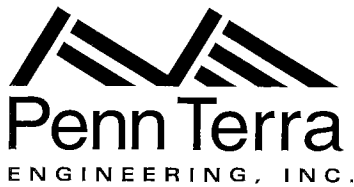
-For Office Use Only-

Date Received: _____ By: _____

Date Paid: _____ Check No.: _____ Amount: _____

Advertisement Dates: _____ Planning Commission Review Date: _____

Board of Supervisors Meeting Date: _____



MODIFICATION REQUEST ATTACHMENT

There are seven existing trees on the property: four Black Walnuts along Farmstead Lane northwest of the existing building, one Black Cherry adjacent to the building on the Farmstead Lane side, one American Persimmons tree near the southwest corner of the existing building requiring additional tree care and one Red Pine at the north end of the site. The Tree Commission recommended that the Red Pine be preserved.

The property is being subdivided into six residential lots and one HOA stormwater lot. For stormwater management purposes, the proposed grading of the lots is required at the start of the project. Based upon that proposed grading, six of the seven trees are severely impacted due to the grading or are located in the proposed driveway areas or in close proximity to the house building envelopes. It is feasible to save the southernmost black walnut with the installation of a 2' high retaining wall adjacent to the front sidewalk of Lot 5.

The tree canopy coverages from the Existing Tree Survey is 4,581 SF. The Black Walnut to remain has an existing tree canopy area of 793 SF or 17.3% of the total existing tree canopy area. (The required 20% of canopy area equals 916 SF).

To mitigate the 2.7% or 123 SF deficit of existing tree canopy preservation, the developer is proposing the installation of seven additional trees on the lots. Two tree species, (Thornless Honeylocust and Espresso Kentucky Coffee Tree) with similar leaf structures as the black walnut are proposed in the other house dwelling lots in similar locations. To mitigate the loss of the existing Red Pine, two new Red Pines are proposed in the vicinity of the existing tree but slightly further away from the house envelopes so as not to impact the future dwellings. The seven new trees when installed will initially provide approximately 450 SF of additional canopy cover. Together with the remaining Black Walnut, there would initially be a total of 1,243 SF or 27% of canopy coverage at the development. Once those seven proposed trees are mature, the estimated canopy cover provided by them will be 17,647 SF. Added to the existing black walnut canopy area of 793 SF, the estimated mature tree canopy cover is 18,440 SF or 400% greater than the existing canopy cover.

With only a small number of lots being proposed, cost additions have a greater impact as the cost is absorbed through less lots(six) than a larger subdivision. The developers are already incurring relative significant costs for this subdivision by having to replace a non-standard township inlet structure downstream with a new 8-foot x 8-foot inlet structure at an existing culvert pipe to safely connect to. The cost to rectify this condition for the township is approximately \$38,000 or \$6,333 additional cost per each lot.

The additional cost to preserve the existing Black Walnut, (retaining wall & additional trees) is approximately \$6,000 and will add an additional \$1,000 cost to each lot. The developers understand the Township's concern and intent to preserve existing trees and through this waiver request are attempting to meet and exceed the requirements through the proposed additional mitigation. Since the most feasible tree to preserve at the site is less than the required 20% canopy preservation requirement, mitigation for the remaining 2.7% of canopy coverage is proposed. The mitigation provides canopy coverage for the other 5 remaining lots so that all of the development benefits by this proposal.



TO: Planning Commission

FROM: Kristina Bassett, Community Planner

DATE: April 7, 2022

SUBJECT: Tussey Tracks - Centre Animal Veterinary Hospital Preliminary Land Development Plan

ELA, Inc. submitted, on behalf of their client, The Preliminary Land Development Plan for Centre Animal Hospital. This plan proposes an addition to the existing 5,551 square foot Centre Animal Veterinary Hospital. This client recently consolidated 1512 West College Avenue (T.P. 24-019-,072-,0000-) and 1518 West College Avenue (T.P. 24-019-,074-,0000-) into a new lot that is 0.937 acres.

The Land Development Plan proposes a 620 square foot expansion and improvements to their building and expansion to the parking area to address the needs of the customers. The parcel is located within the Terraced Streetscape (TS) Zoning District. A modification/waiver from §22.5A09 – Streetscape Design standards was approved by the Board of Supervisors on April 5, 2022.

Staff has reviewed the plan and is recommending approval pending outstanding review comments included in the agenda.

Staff Recommendation: That the Planning Commission recommend to the Board of Supervisors approval of the Application for Consideration of a Modification from §22-5A09.

PRELIMINARY LAND DEVELOPMENT PLAN FOR CENTRE ANIMAL HOSPITAL

FERGUSON TOWNSHIP - CENTRE COUNTY - PENNSYLVANIA

NOTES:

A. GENERAL NOTES

1. ALL APPROPRIATE PERMITS SHALL BE OBTAINED FROM THE TOWNSHIP, COUNTY, STATE, ETC., AS REQUIRED AND AS RELATES TO THE CONSTRUCTION ACTIVITY BEING UNDERTAKEN PRIOR TO COMMENCING CONSTRUCTION ON THE PROJECT SITE OR OFF SITE AREAS.
2. ANY REVISIONS TO THIS PLAN AFTER THE DATE OF PLAN PREPARATION OR LATEST REVISION SHALL NOT BE THE RESPONSIBILITY OF ELA GROUP, INC. SUBSTITUTIONS FOR ANY MATERIAL NOTED ON THESE PLANS AND ANY DEVIATION FROM THE PLANS REQUIRES PRIOR WRITTEN APPROVAL OF ELA GROUP, INC., FERGUSON TOWNSHIP AND CENTRE COUNTY, AS APPLICABLE.
3. IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 102 OF THE ADMINISTRATIVE CODE, TITLE 25 (PA DEP RULES AND REGULATIONS), A COPY OF THE EROSION AND SEDIMENTATION CONTROL PLAN AND ITS ACCOMPANYING NARRATIVE MUST BE AVAILABLE ON SITE DURING CONSTRUCTION UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION AND SEDIMENTATION CONTROL PLAN.
4. FERGUSON TOWNSHIP IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA NOT DEDICATED FOR PUBLIC USE.
5. REFER TO LOT CONSOLIDATION PLAN FOR CENTRE ANIMAL HOSPITAL DATED 9/17/21 LAST REVISED 11/9/21 AND RECORDED IN PLAT BOOK 47 / PAGE 48 CENTRE COUNTY, PENNSYLVANIA.
6. REFER TO THE "STORMWATER MANAGEMENT SITE PLAN", PREPARED BY ELA GROUP, INC., DATED SEPTEMBER 17, 2021, LAST REVISED MARCH 23, 2022.
7. REFER TO THE "EROSION AND SEDIMENT CONTROL PLAN", PREPARED BY ELA GROUP, INC., DATED JANUARY 11, 2022, NO REVISIONS.
8. ALL EASEMENTS SHOWN ON THIS PLAN SHALL BE PRESERVED AND USED FOR THE INTENDED USE AS PRESCRIBED BY THE EASEMENT. NOTHING SHALL BE PLACED, PLANTED, OR SET WITHIN ANY EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
9. IF ANY SINKHOLES OR SUBSURFACE CONDITIONS ARISE DURING CONSTRUCTION, A GEOTECHNICAL ENGINEER SHALL BE CONSULTED FOR RECOMMENDATIONS FOR REMEDIATION.
10. THE BOARD OF SUPERVISORS GRANTED THE USE OF THE PROPERTY AS A VETERINARIAN USE BY CONDITIONAL USE ON MAY 17, 2021.
11. REFER TO ZONING VARIANCES GRANTED BY THE ZONING HEARING BOARD FOR THE FOLLOWING:
- 1) MINIMUM LOT SIZE
 - 2) MAXIMUM AREA OF EXPANSION FOR A NONCONFORMING USE
 - 3) MINIMUM BUILDING HEIGHT
 - 4) REQUIREMENT THAT A BUILDING BE ON THE SIDEWALK LINE
 - 5) ON-SITE MAXIMUM PARKING REQUIREMENTS
12. A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PROJECT.
13. THIS PROJECT IS LOCATED WITHIN A SOURCE WATER PROTECTION AREA FOR THE PENNSYLVANIA STATE COLLEGE TOWNSHIP WAYANA STATE UNIVERSITY. BLASTING SHOULD BE USED AS A LAST RESORT METHOD OF ROCK EXCAVATION. IF BLASTING TECHNIQUES ARE TO BE EMPLOYED, THE CONTRACTOR SHALL PROVIDE THE TOWNSHIP AND THE WATER PROVIDER WITH INFORMATION SUPPORTING THE USE OF BLASTING TECHNIQUES ALONG WITH COPIES OF BLASTING PERMITS.
14. ALL RETAINING WALLS MUST BE DESIGNED, ENGINEERED AND PERMITTED WITH THE CENTRE COUNTY REGION CODE AGENCY. RETAINING WALL ENGINEERED DRAWINGS WILL BE PROVIDED TO THE TOWNSHIP AT THE TIME OF PERMIT ISSUANCE AT CENTRE REGION CODE ADMINISTRATION.
15. AN OCCUPANCY PERMIT WITH APPROPRIATE FEE AND RESTORATION DEPOSIT FOR ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY MUST BE OBTAINED FROM THE TOWNSHIP PRIOR TO THE TOWNSHIP WORK.
16. A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 420), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE ACCESS TO A STATE HIGHWAY IS PERMITTED.
17. A DRIVEWAY PERMIT IS REQUIRED FOR THE TOWNSHIP PRIOR TO THE ISSUANCE OF A ZONING PERMIT.
18. A STORMWATER PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO ANY EARTH DISTURBANCE.
- B. UTILITY NOTES
1. THE PROJECT SHALL BE SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER. WATER SERVICE SHALL BE SUPPLIED BY THE STATE COLLEGE BOROUGH WATER AUTHORITY (SCBWA). SANITARY SEWER SERVICE WILL BE PROVIDED BY THE UNIVERSITY AREA JOINT AUTHORITY (UAJA).
2. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGED OR ALTERED DURING CONSTRUCTION, INCLUDING LANDSCAPING, SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL STORM SEWER AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FERGUSON TOWNSHIP STORM WATER MANAGEMENT ORDINANCE OR AS OTHERWISE APPROVED BY THE TOWNSHIP ENGINEER.
4. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN AREA OF AN EASEMENT OR RIGHT-OF-WAY THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH ANY EASEMENT AGREEMENT.
5. AUTHORIZED REPRESENTATIVES FROM FERGUSON TOWNSHIP SHALL HAVE THE RIGHT TO ACCESS THE PROPERTY FOR UNIMPEDED INSPECTION AND/OR MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AS SHOWN ON THE PLAN.
- C. SURVEY, BASE MAPPING AND SITE LAYOUT NOTES
1. OVERALL PROPERTY BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY PREPARED BY LAND GRANT SURVEYORS, LLC DATED AUGUST 28, 2020.
2. THERE IS NO EVIDENCE OF WETLANDS ON SITE.
3. THERE IS NO FLOOD PLAIN IDENTIFIED ON THE PROPERTY PER FEMA FLOOD MAPPING #42021C0614F.
4. NO ONE SHALL SCALE FROM THESE PLANS. WRITTEN DIMENSIONS SHALL SUPERSEDE ALL SCALED DIMENSIONS.
5. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM FACE OF BUILDING OR FACE OF CURB AS APPLICABLE. ALL SIDEWALK WIDTHS TAKEN FROM BACK OF CURB, AND ALL SPOT GRADE ELEVATIONS ARE BOTTOM OF CURB UNLESS OTHERWISE NOTED.
6. HORIZONTAL DATUM IS BASED UPON THE NORTH ZONE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, NAD83.

OWNER

TUSSEY TRACKS, LLC
c/o DEBRA J. SMART, DVM, OWNER & RENEE A. CALVERT, DVM, OWNER
1518 WEST COLLEGE AVENUE
STATE COLLEGE, PA 16801
814-238-5100

SITE DATA

ADDRESS: 1518 WEST COLLEGE AVENUE
PARCEL NO: 24-19-074
RECORD BOOK/PAGE: 2288 / 0081
ZONING DISTRICT: TS - TERRACED STREETSCAPE
DATE OF APPLICATION OF ZONING PERMIT: SEPTEMBER 17, 2021
EXISTING USE: VETERINARIAN HOSPITAL & COMMERCIAL OFFICE
PROPOSED USE: VETERINARIAN HOSPITAL
ACREAGE: 0.437 ACRES.
BUILDING SETBACKS: FRONT: 15' SIDE: 10' REAR: 5'
BUFFER AT TS BOUNDARY ADJACENT TO RESIDENTIAL USE: 12'

DEVELOPMENT DATA

EXISTING BUILDING COVERAGE: 5,551 SF
TOTAL EXISTING BLD. COVERAGE: 5,551 S.F. (13.60%)
EXISTING HARDSCAPE COVERAGE: 17,553 S.F.
TOTAL EXISTING LOT COVERAGE: 23,104 S.F. (56.60%)
PROPOSED BUILDING COVERAGE: 6,171 S.F. (15.12%)
PROPOSED HARDSCAPE COVERAGE: 16,389 S.F.
TOTAL PROPOSED LOT COVERAGE: 22,560 S.F. (55.27%)
PARKING REQUIRED: 1 SPACE PER 500 S.F. FL. AREA 9,147.74 S.F. / 500 = 18.34 SPACES
32 STD. SPACES
1 ADA VAN ACCESSIBLE SPACE
1 ADA STANDARD SPACE
TOTAL PARKING PROVIDED: 34 SPACES

UTILITY LIST:

COMCAST CABLE COMMUNICATIONS
250 REESE RD
STATE COLLEGE, PA 16801
(814) 684-6036
VERIZON PENNSYLVANIA INC
15 E MONTGOMERY AVE
PITTSBURGH, PA 15212
(724) 773-5055
FERGUSON TOWNSHIP
3141 RESEARCH DR
STATE COLLEGE, PA 16801
(814) 238-4561
COLUMBIA GAS OF PA
251 N MAIDEN ST
WASHINGTON, PA 15301
(814) 278-5842
WEST PENN POWER
76 S MAIN ST
AKRON, OH 44308
(800) 255-3443
PENN STATE UNIVERSITY
WASTEWATER TREATMENT PLANT
UNIVERSITY PARK, PA 16802
(814) 865-7701
STATE COLLEGE BOROUGH WATER AUTHORITY
1201 WEST BRANCH ROAD
STATE COLLEGE, PA 16801
(814) 238-6766
UNIVERSITY AREA JOINT AUTHORITY
1576 SPRING VALLEY ROAD
STATE COLLEGE, PA 16801
(814) 238-5361
PENN STATE UN. COMMUNICATIONS
112 UNIVERSITY SUPPORT BLDG 2
UNIVERSITY PARK, PA 16802
(814) 863-4548

PENNSYLVANIA ACT 287 OF 1975 AS AMENDED



PENNSYLVANIA ACT 287 AS AMENDED REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

DATE: JUNE 10, 2021 BY: ELA GROUP, INC.

WR# 358420210610



LOCATION MAP
1" = 400'

SITE/CIVIL ENGINEERING AND
LANDSCAPE ARCHITECTURAL CONSULTANT



LIST OF DRAWINGS:

COVER SHEET 1 OF 11
EXISTING CONDITIONS PLAN 2 OF 11
SITE IMPROVEMENT PLAN 3 OF 11
GRADING & DRAINAGE PLAN 4 OF 11
UTILITY PLAN 5 OF 11
LANDSCAPING PLAN 6 OF 11
SITE DETAILS 7 OF 11
SITE DETAILS 8 OF 11
SITE DETAILS 9 OF 11
UTILITY DETAILS 10 OF 11
LIGHTING PLAN 11 OF 11

SUPPLEMENTAL PLANS:

- BUILDING FLOOR PLANS

WAIVER REQUEST

ORDINANCE SECTION	DATE SUBMITTED	BOARD ACTION	DATE OF ACTION
CHAPTER 22, PART 5, SECTION 22-5A09 STREETSCAPE DESIGN STANDARDS			

CERTIFICATES/APPROVALS

OWNER'S CERTIFICATION & ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____
ON THIS THE _____ DAY OF _____, 20____,
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THE PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____, 20____

CERTIFICATE OF ACCURACY (PLAN)

_____, 20____, HEREBY CERTIFY THAT THIS LAND DEVELOPMENT MEETS ALL LAND DEVELOPMENT ORDINANCE, ZONING ORDINANCE AND ALL OTHER APPLICABLE CHAPTERS OF THE FERGUSON TOWNSHIP CODE.

FERGUSON TOWNSHIP ENGINEER CERTIFICATION

I, _____, HAVE REVIEWED AND HEREBY CERTIFY THAT THE PLAN MEETS ALL ENGINEERING DESIGN STANDARDS AND CRITERIA OF THE FERGUSON TOWNSHIP CODE OF ORDINANCES.
_____, 20____

FIRE DIRECTOR CERTIFICATION

I HAVE REVIEWED AND HEREBY CERTIFY THAT THIS PLAN MEETS THE REQUIREMENTS OF THE ALPHA FIRE COMPANY OF STATE COLLEGE.

FIRE DIRECTOR _____ DATE _____

FERGUSON TOWNSHIP PLANNING COMMISSION

RECOMMENDED FOR APPROVAL/DISAPPROVAL BY THE PLANNING COMMISSION

CHAIR _____ DATE _____

SECRETARY _____ DATE _____

FERGUSON TOWNSHIP SUPERVISORS

APPROVED BY THE BOARD OF SUPERVISORS

CHAIR _____ DATE _____

SECRETARY _____ DATE _____

RECORD PLAN

THIS RECORD PLAN CONFORMS WITH THE PLAN RECEIVING FINAL APPROVAL BY THE FERGUSON TOWNSHIP BOARD OF SUPERVISORS ON _____. ALL IMPROVEMENTS ARE OR WILL BE INSTALLED IN ACCORDANCE WITH SUCH PLAN IN A MANNER AND TIME SO SPECIFIED THEREIN.

REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3. -	-	-
4. -	-	-
5. -	-	-



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PRELIMINARY LAND DEVELOPMENT
SUBJECT:
COVER SHEET
FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACKS, LLC
1512 & 1518 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
(814) 238-5100

MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: NO SCALE

DRAWING NO.
1 of 11

WEST COLLEGE AVENUE (S.R. 0026)

Legal Right of Way Line

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

Edge of Pavement

LEGEND

- Iron Pin, Rebar
- Concrete Monument
- Adjoiner Property Line
- Property Line
- Right-of-Way Line
- Centerline
- Index Contour
- Intermediate Contour
- Spot Elevation
- Curb Line
- Edge of Pavement (E.O.P.)
- Min. Bldg Setback Line
- Overhead Electric
- Underground Electric
- Underground Telephone
- Gas Line
- Sanitary Sewer Line
- Sanitary Force Main
- Water Line
- Storm Drainage Piping
- Fence
- Zoning Line
- Tree Line
- Sign
- Light Pole (LP)
- Roof Drain (RD)
- Mailbox
- Ballard
- Deciduous Trees
- Coniferous Tree
- Soil Type

SOILS LEGEND

HaB HAGERSTOWN SILT LOAM, 3-8% SLOPES

TREE PROTECTION NOTES

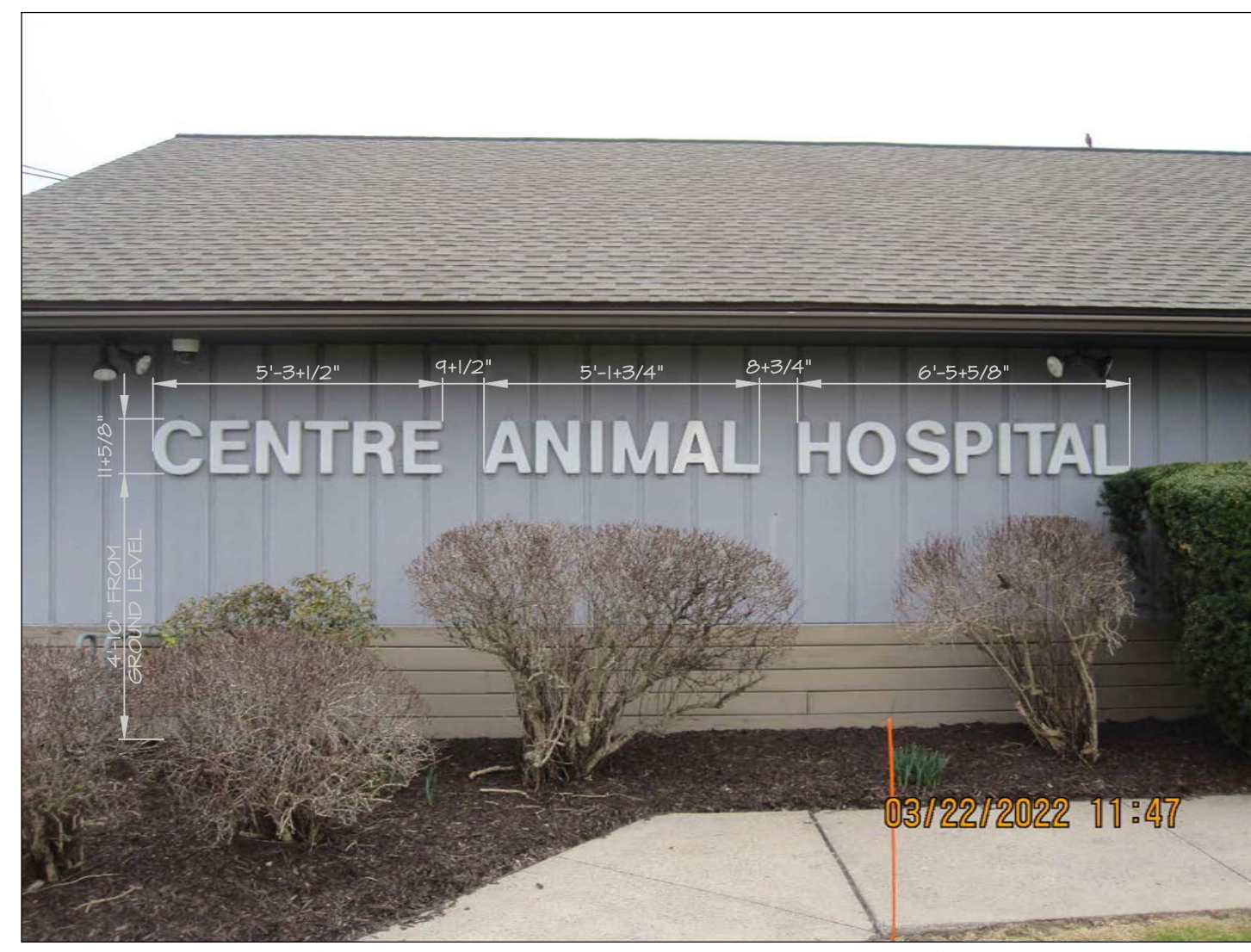
TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. UTILIZING ORANGE CONSTRUCTION FENCING SO AS TO PROTECT THE TREE TRUNK, BRANCHES, AND ELIMINATE SOIL COMPACTION OVER THE ROOT ZONE TO THE BEST ABILITY POSSIBLE WHILE MAINTAINING THE ABILITY TO COMPLETE THE CONSTRUCTION OF THE PROJECT.

TSD—TERRACED STREETSCAPE DISTRICT
ZONING BOUNDARY LINE
R1—SINGLE FAMILY RESIDENTIAL

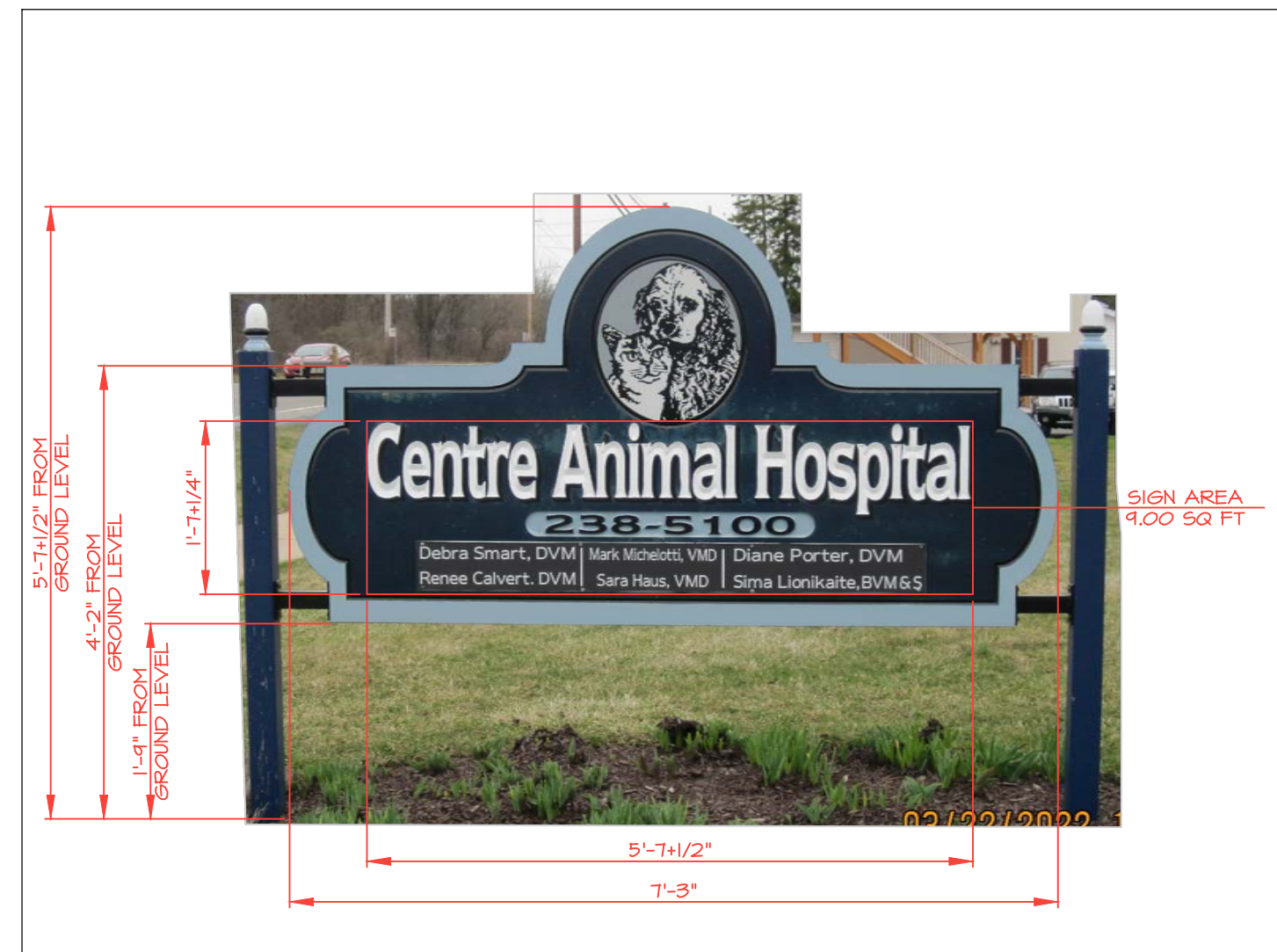
OWENS DRIVE
(T-962)

ASH AVENUE
(T-789)

DEAN R. BLYTHE
TAX ID 24-002A-,178,0000-
DEED 1386-0148



EXISTING WALL SIGN - TO BE REMOVED
NOT TO SCALE



EXISTING DOUBLE-SIDED FREESTANDING SIGN
TO REMAIN, NO CHANGES
NOT TO SCALE

REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3. -	-	-
4. -	-	-
5. -	-	-

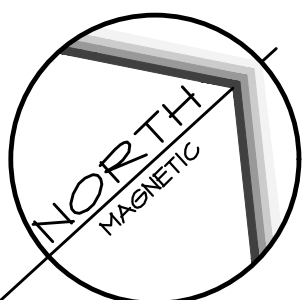


PRELIMINARY LAND DEVELOPMENT
SUBJECT:
EXISTING CONDITIONS PLAN
FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACTS, LLC
1512 & 1518 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
(814) 238-5100

MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: 1" = 20'

DRAWING NO.
2 OF 11

SCALE IN FEET:
1" = 20'



WEST COLLEGE AVENUE
(S.R. 0026)

LINE AND SYMBOL LEGEND

EXISTING

PROPERTY LINE
LEGAL RIGHT-OF-WAY LINE
EASEMENT LINE
EDGE OF PAVEMENT
ROAD CURB
BUILDING SETBACK
ZONING BOUNDARY

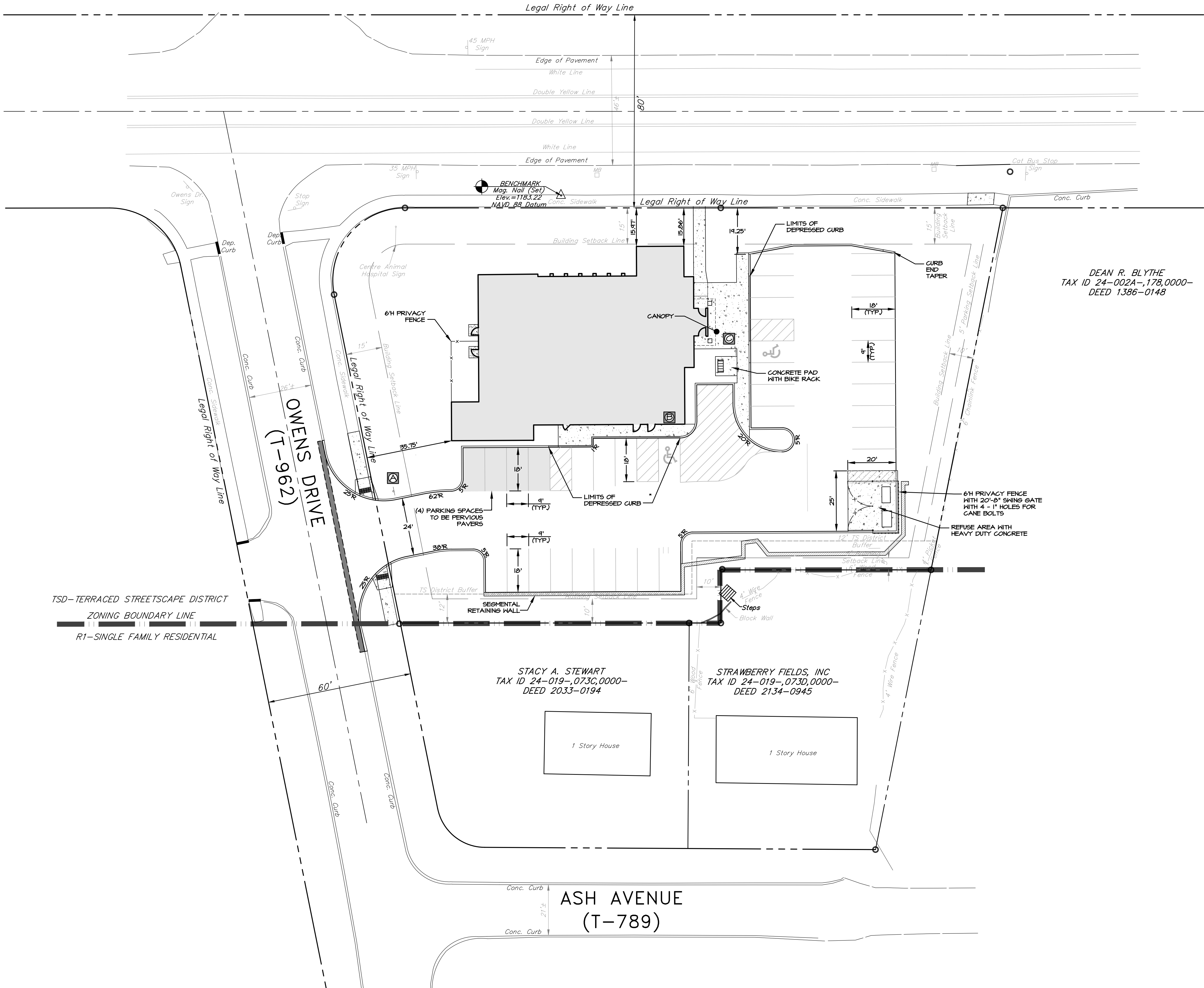
CONCRETE SIDEWALK
PROPERTY PIN SET
PROPERTY PIN FOUND
END OF LINE SEGMENT
SIGN
STRUCTURE

PROPOSED

EDGE OF ROAD
ROAD CURB
FENCE
ACCESSIBLE PARKING
CONCRETE PAVING

TRAFFIC SIGNAGE LEGEND

SYMBOL	DESCRIPTION	SIZE	PA DOT DESIGNATION	NOTES	QUANTITY
	STOP	24" X 24"	RI-1	W BREAK-AWAY POST	1
	HANDICAP PARKING MINIMUM FINE TOW AWAY ZONE	12" X 18" 6" X 12" 6" X 12"	RT-B RT-BF RT-201AP	SEE DETAIL	1
	HANDICAP PARKING VAN ACCESSIBLE MINIMUM FINE TOW AWAY ZONE	12" X 18" 6" X 12" 6" X 12"	RT-B RT-BP RT-BF RT-201AP	SEE DETAIL	1



DEAN R. BLYTHE
TAX ID 24-002A-178,0000-
DEED 1386-0148

STACY A. STEWART
TAX ID 24-019-073C,0000-
DEED 2033-0194

STRAWBERRY FIELDS, INC
TAX ID 24-019-073D,0000-
DEED 2134-0945

REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3. -	-	-
4. -	-	-
5. -	-	-

ELAG
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ENGINEERS • LANDSCAPE ARCHITECTS
2013 SANDY DRIVE, SUITE 103
STATE COLLEGE, PA 16803
(814) 861-6328
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PRELIMINARY LAND DEVELOPMENT

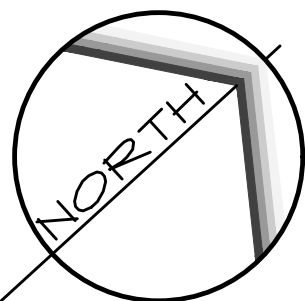
SUBJECT:
SITE LAYOUT PLAN
FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACTS, LLC
1512 & 1518 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
(814) 238-5100

MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: 1" = 20'

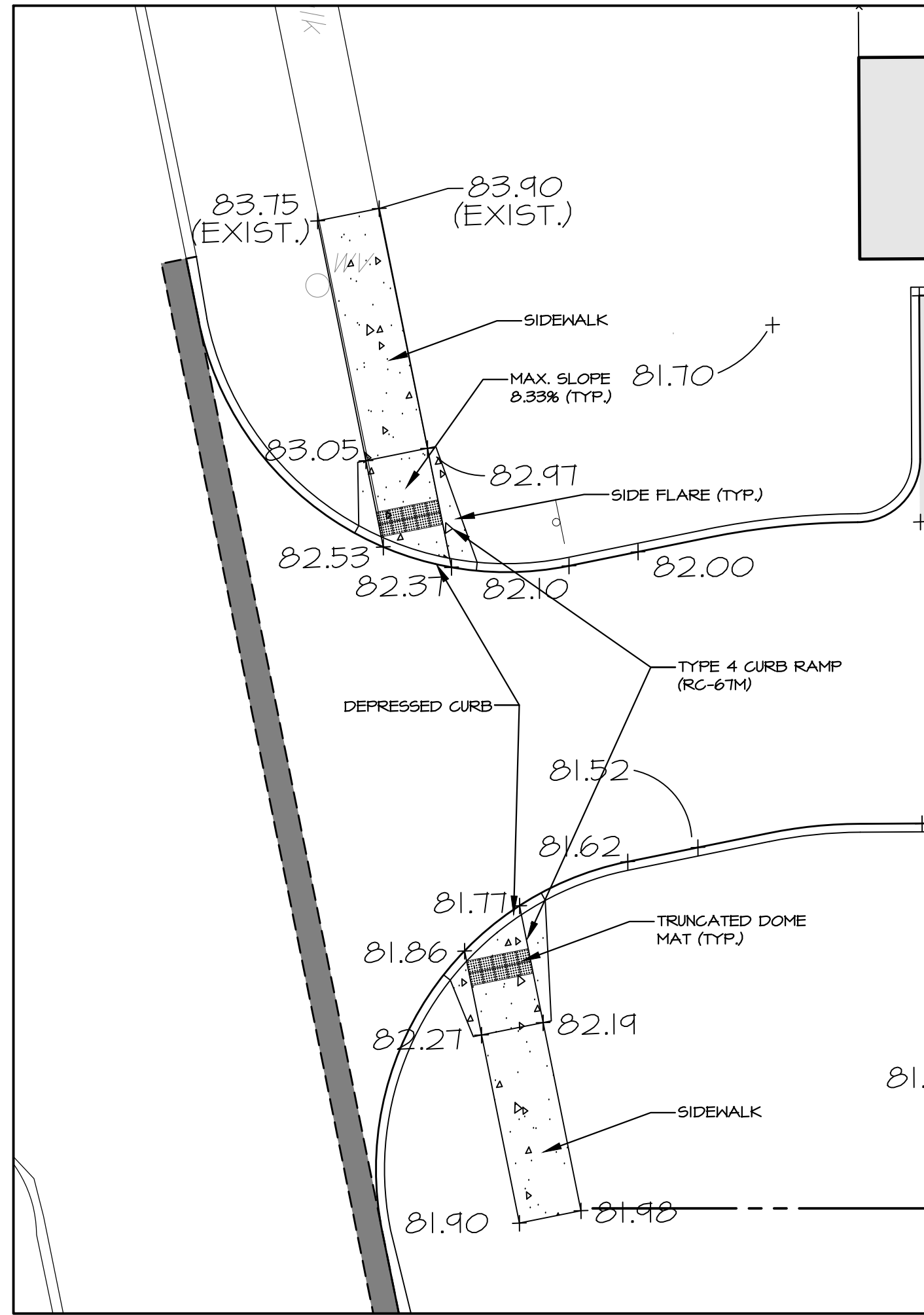
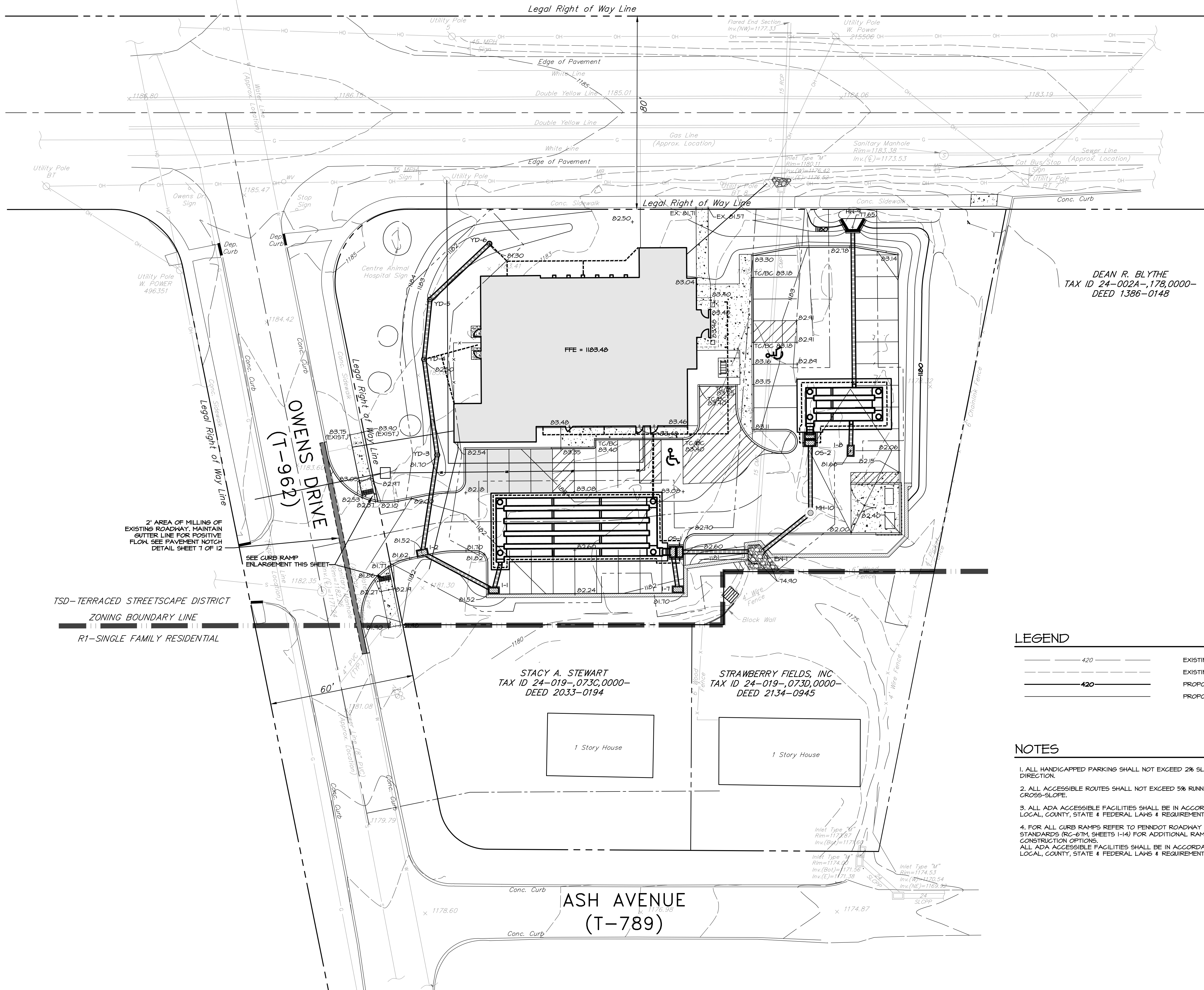
DRAWING NO.

3 OF 11

SCALE IN FEET:
1" = 20'



WEST COLLEGE AVENUE (S.R. 0026)



CURB RAMP ENLARGEMENT

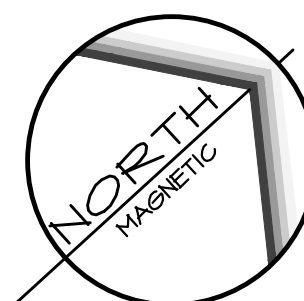
SCALE: 1" = 10'

LEGEND

---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR

NOTES

1. ALL HANDICAPPED PARKING SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
2. ALL ACCESSIBLE ROUTES SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS-SLOPE.
3. ALL ADA ACCESSIBLE FACILITIES SHALL BE IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE & FEDERAL LAWS & REQUIREMENTS AS APPLICABLE.
4. FOR ALL CURB RAMPS REFER TO PENNDOT ROADWAY CONSTRUCTION STANDARDS (RC-6TM, SHEETS I-14) FOR ADDITIONAL RAMP DETAILS AND CONSTRUCTION OPTIONS. ALL ADA ACCESSIBLE FACILITIES SHALL BE IN ACCORDANCE WITH ALL LOCAL, COUNTY, STATE & FEDERAL LAWS & REQUIREMENTS AS APPLICABLE.



SCALE IN FEET:
1" = 20'

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3. -	-	-
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5. -	-	-

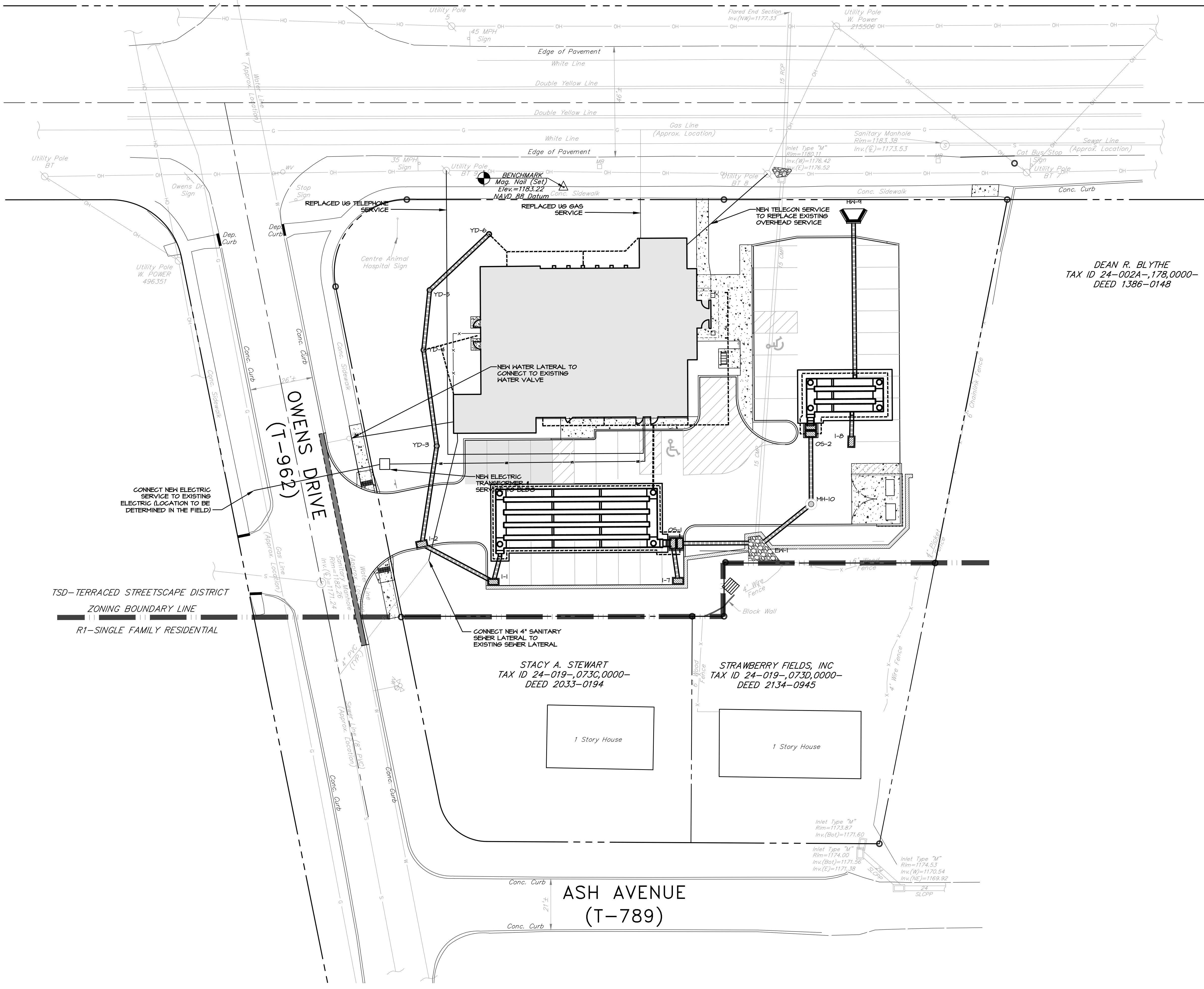


PRELIMINARY LAND DEVELOPMENT
SUBJECT:
GRADING AND DRAINAGE PLAN
FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACTS, LLC
1512 & 1518 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
(814) 238-5100

MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: 1" = 20'

DRAWING NO.
4 OF 11

WEST COLLEGE AVENUE
(S.R. 0026)



LINE AND SYMBOL LEGEND

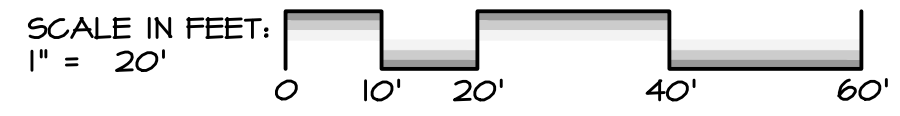
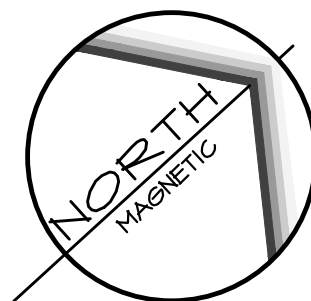
EXISTING	
	PROPERTY LINE
	LEGAL RIGHT-OF-WAY LINE
	EASEMENT LINE
	EDGE OF PAVEMENT
	ROAD CURB
	WATER LINE
	SANITARY SEWER
	STORM SEWER
	GAS LINE
	TELEPHONE LINE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	ZONING BOUNDARY
	FENCE
	CONCRETE SIDEWALK
	WATER VALVE
	GAS VALVE
	WATER METER BOX
	HEADWALL/ENDWALL
	STORM WATER INLET
	STRUCTURE
	MANHOLE
	LIGHT POLE
	FIRE HYDRANT
	PROPERTY PIN SET
	PROPERTY PIN FOUND
	END OF LINE SEGMENT
	SIGN
	UTILITY POLE
PROPOSED	
	EASEMENT LINE
	EDGE OF PAVEMENT
	ROAD CURB
	WATER LINE
	SANITARY SEWER
	STORM SEWER
	GAS LINE
	UNDERGROUND ELECTRIC
	FENCE
	STORM WATER INLET
	HEADWALL/ENDWALL
	MANHOLE
	ACCESSIBLE PARKING
	CONCRETE PAVING

DEAN R. BLYTHE
TAX ID 24-002A-178,000-
DEED 1386-0148

STACY A. STEWART
TAX ID 24-019-073C,000-
DEED 2033-0194

STRAWBERRY FIELDS, INC
TAX ID 24-019-073D,000-
DEED 2134-0945

TSD-TERRACED STREETSCAPE DISTRICT
ZONING BOUNDARY LINE
R1-SINGLE FAMILY RESIDENTIAL



REVISIONS PER:	DATE:	BY:
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5. -	-	-

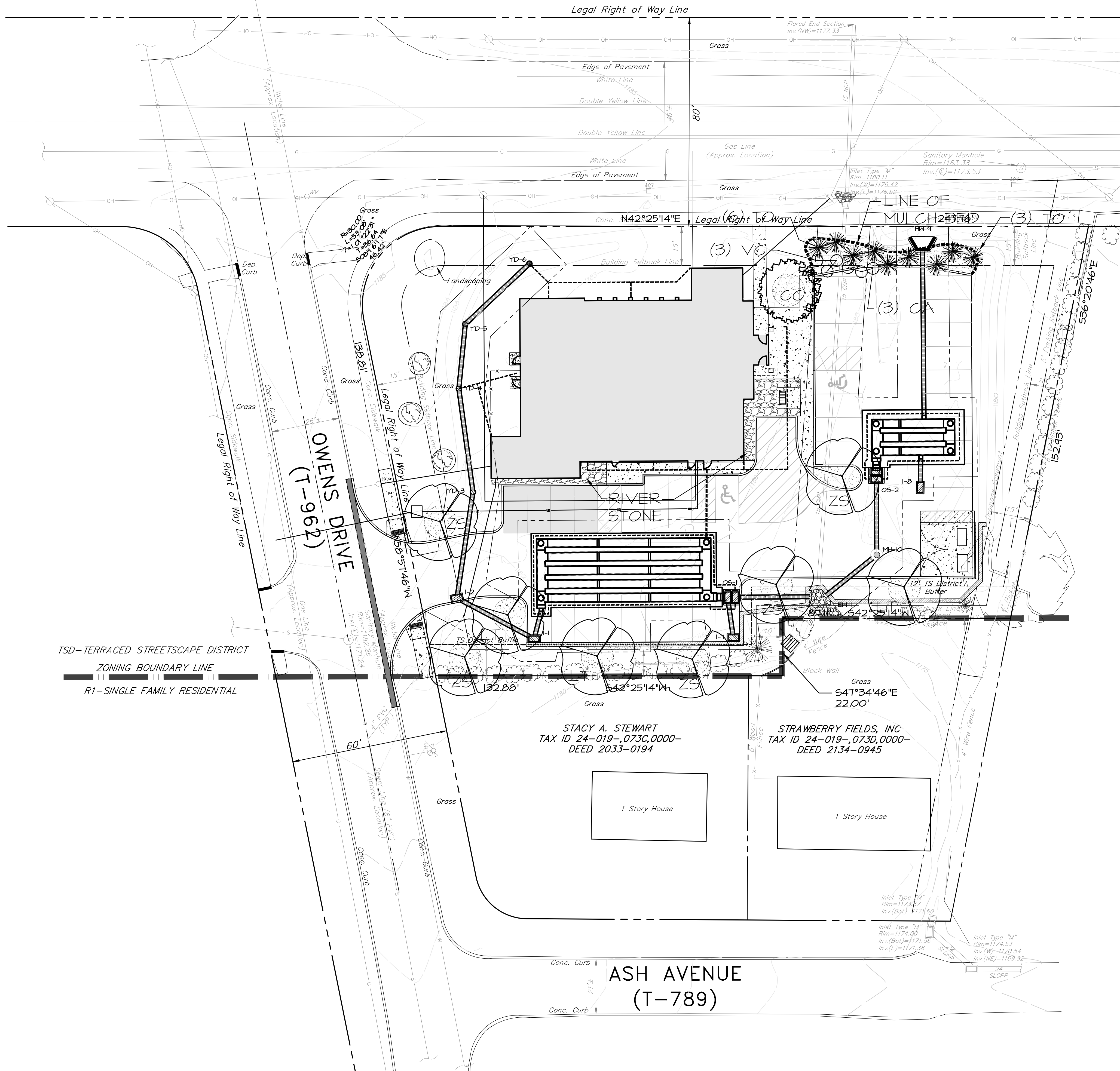
ELA
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ENGINEERS • LANDSCAPE ARCHITECTS
2013 SANDY DRIVE, SUITE 103
STATE COLLEGE, PA 16803
(814) 861-6328
elagroup.com

PRELIMINARY LAND DEVELOPMENT
SUBJECT:
UTILITY PLAN
FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACTS, LLC
1512 & 1518 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
(814) 238-5100

MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: 1" = 20'

DRAWING NO.
5 OF 11

WEST COLLEGE AVENUE (S.R. 0026)



PLANT SCHEDULE

TREES

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONTAINER	COMMENTS	HEIGHT (FT) AT MATURITY
LT	Liriodendron tulipifera	Tulip Tree	2-1/2" - 3"	B#B		80
ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2-1/2" - 3"	B#B		70
QP	Quercus palustris	Pin Oak	2-1/2" - 3"	B#B		70
CC	Cercis canadensis	Redbud	8 - 10'	B#B	Single Stem	35

SHRUBS

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	CONTAINER	COMMENTS
VC	Viburnum carlesii	Korean Spice Viburnum	30 - 36"	B#B	
CA	Clethra alnifolia	Summersweet	18 - 24"	B#B	
TO	Thuja occidentalis	Northern White Cedar	48-54"	B#B	

TURF & SPECIALTY GRASS MIXES

KEY	USE/AREA	SEED/MIX NAME	SEEDING RATE
-	Temporary Soil Stabilization	Annual Ryegrass	2 Pounds per 1,000 Square Feet
-	General Lawn and Restoration	20% Perennial Ryegrass 50% Kentucky Bluegrass (3 varieties) 30% Hard Fescue	4 - 5 Pounds per 1,000 Square Feet

LEGEND

	QUANTITY
LT	3
ZS	5
CC	1
VC	3
CA	3
TO	4
	AREA OF HARDWOOD MULCH

NOTES:

1. ALL TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH THE "GUIDE TO PLANTING IN FERGUSON TOWNSHIP".
2. TREES REGULATED BY THE TREE PRESERVATION AND PROTECTION ORDINANCE SHALL BE REPLACED IF DEATH OCCURS. REPLACEMENT SHALL BE IN ACCORDANCE WITH THE ORDINANCE AND SHALL OCCUR DURING THE FALL PLANTING SEASON PER THE AMERICAN ARBORISTS SOCIETY.

REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3. -	-	-
4. -	-	-
5. -	-	-



PRELIMINARY LAND DEVELOPMENT

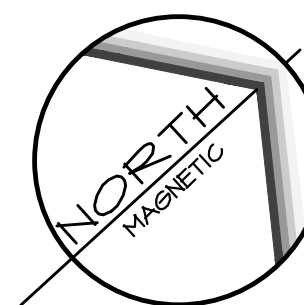
SUBJECT:
LANDSCAPING PLAN
FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACTS, LLC
1512 & 1518 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
(814) 238-5100

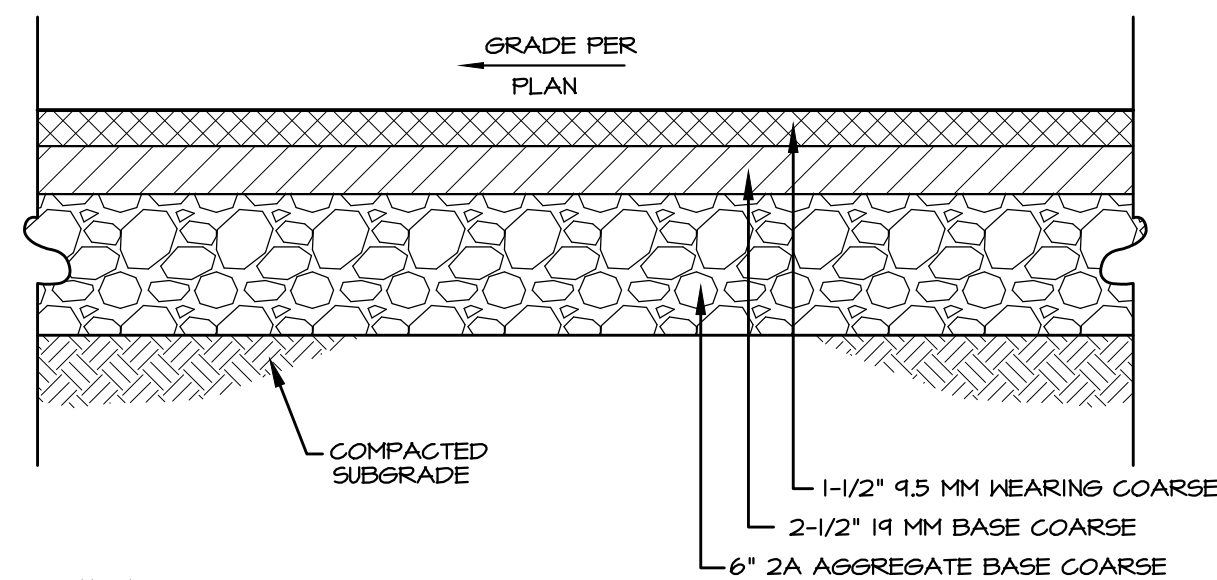
MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: 1" = 20'

DRAWING NO.

6 OF 11

SCALE IN FEET:
1" = 20'

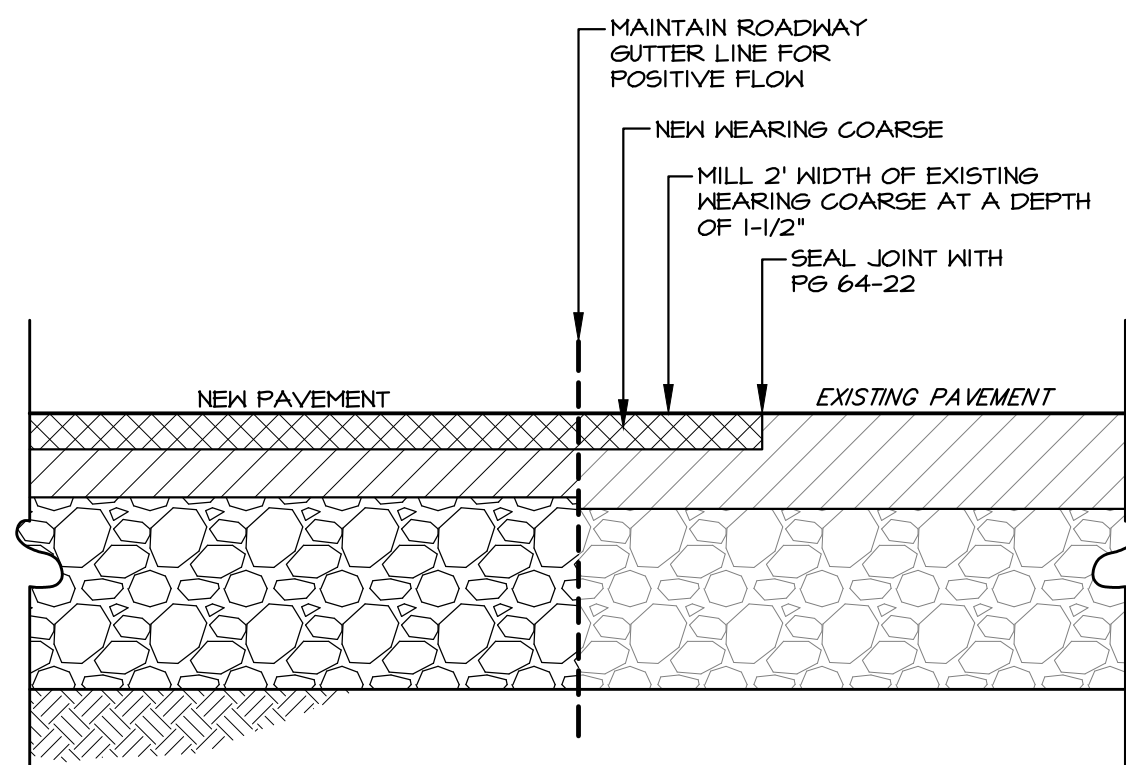




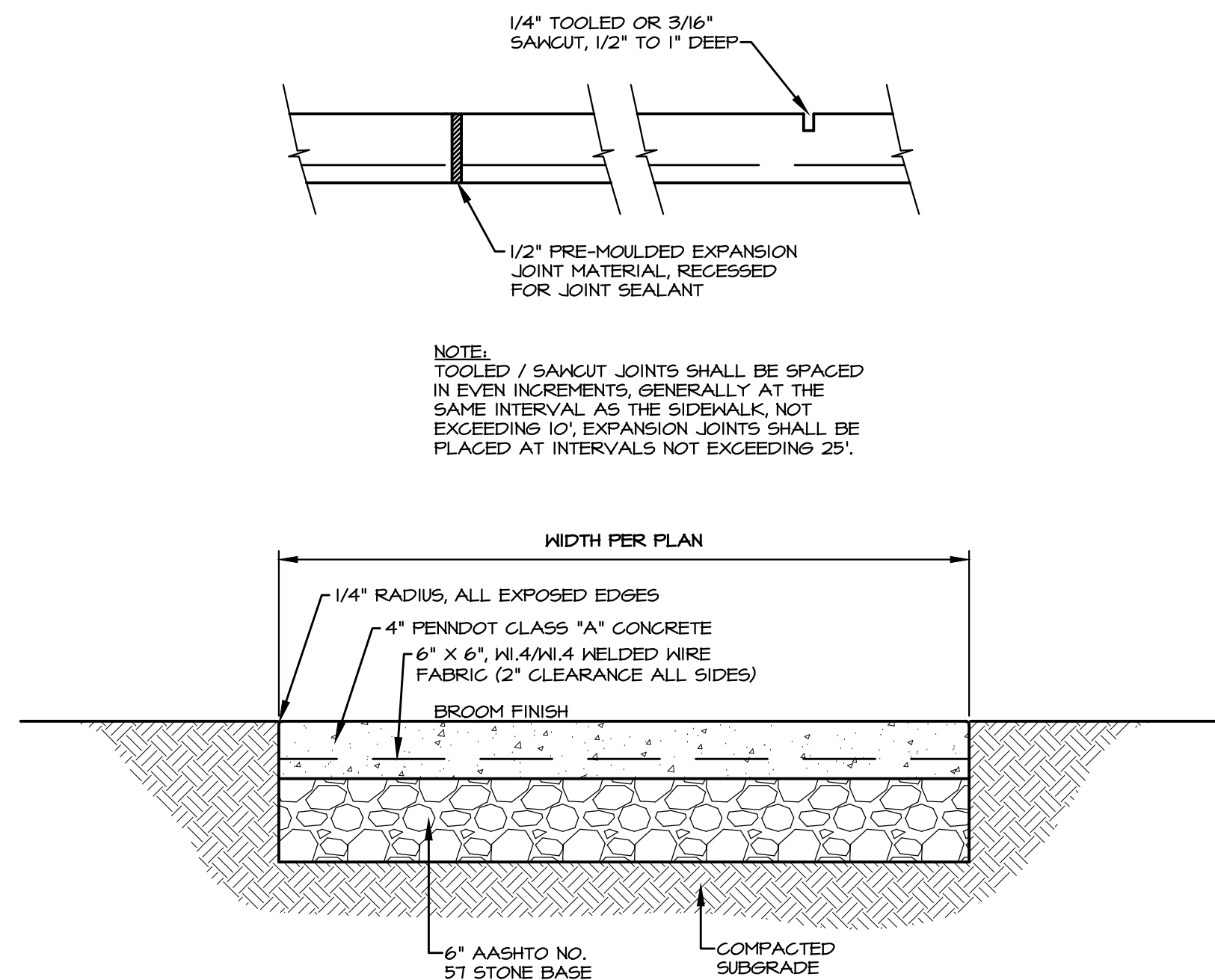
NOTES:

1. "SUPERPAVE" ASPHALT DESIGN, LESS THAN 0.3 MILLION ESALS, 50 GYRATIONS, ASPHALT TO BE PG 64-22.
2. ALL BITUMINOUS PAVING SUBGRADE AND AGGREGATE BASE COURSE COMPACTED TO 98% STANDARD PROCTOR (ASTM D690).

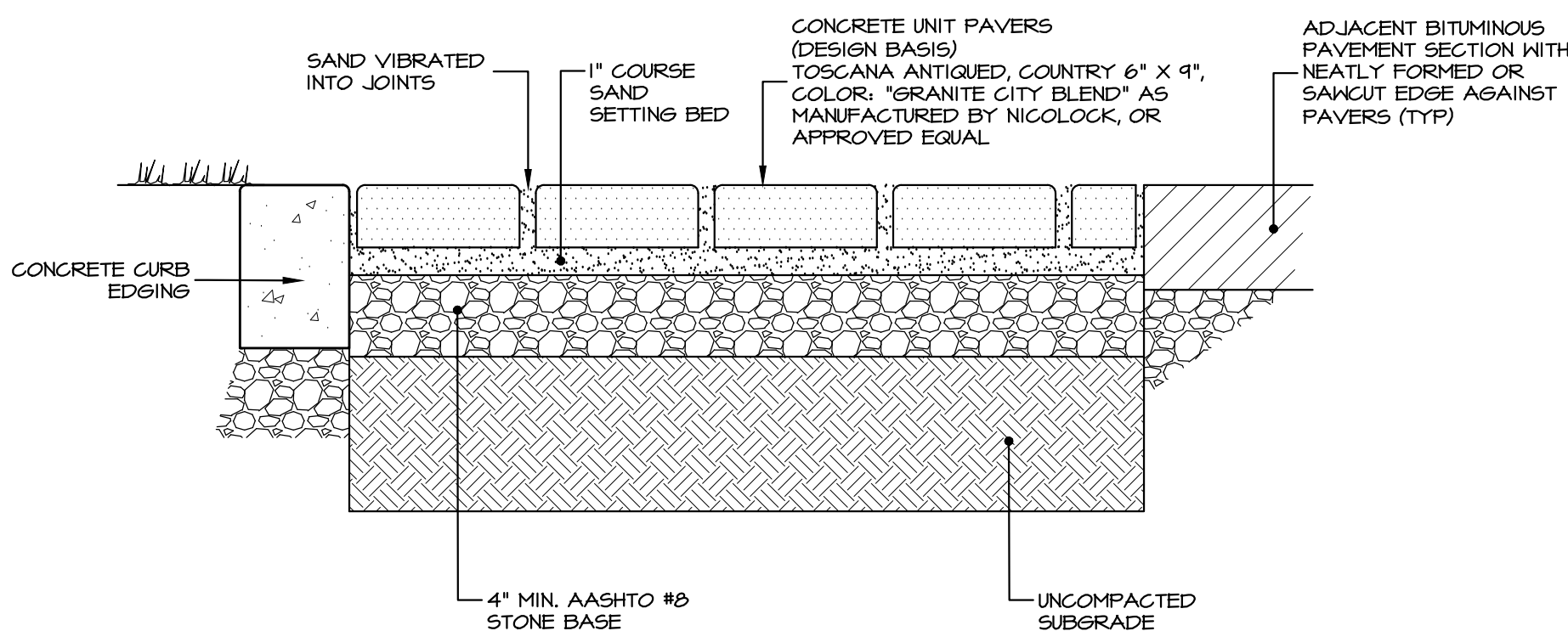
BITUMINOUS PAVING SECTION (STANDARD DUTY)
NO SCALE



PAVEMENT NOTCH DETAIL
NO SCALE

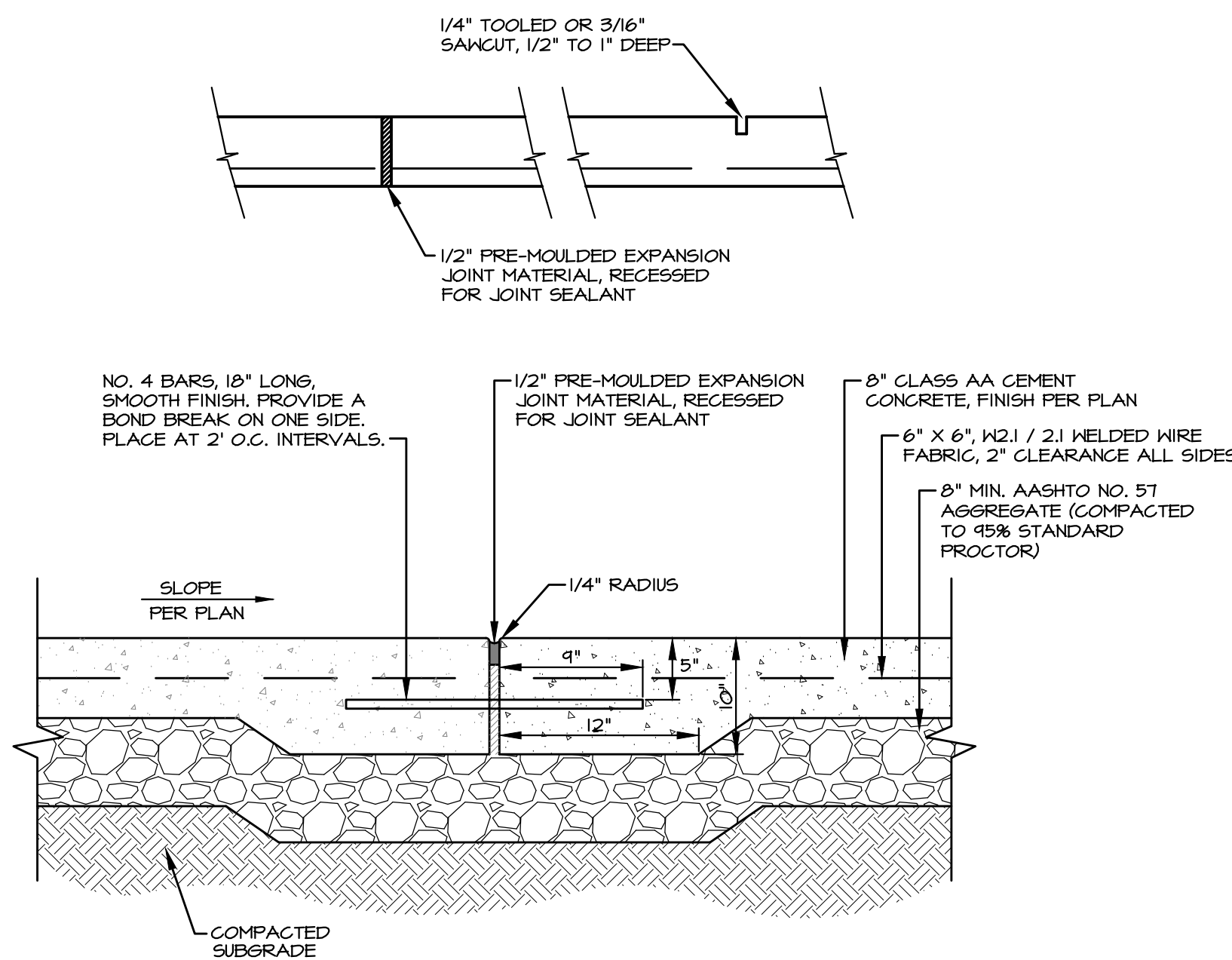


CONCRETE PAVING (SIDEWALKS)
NO SCALE

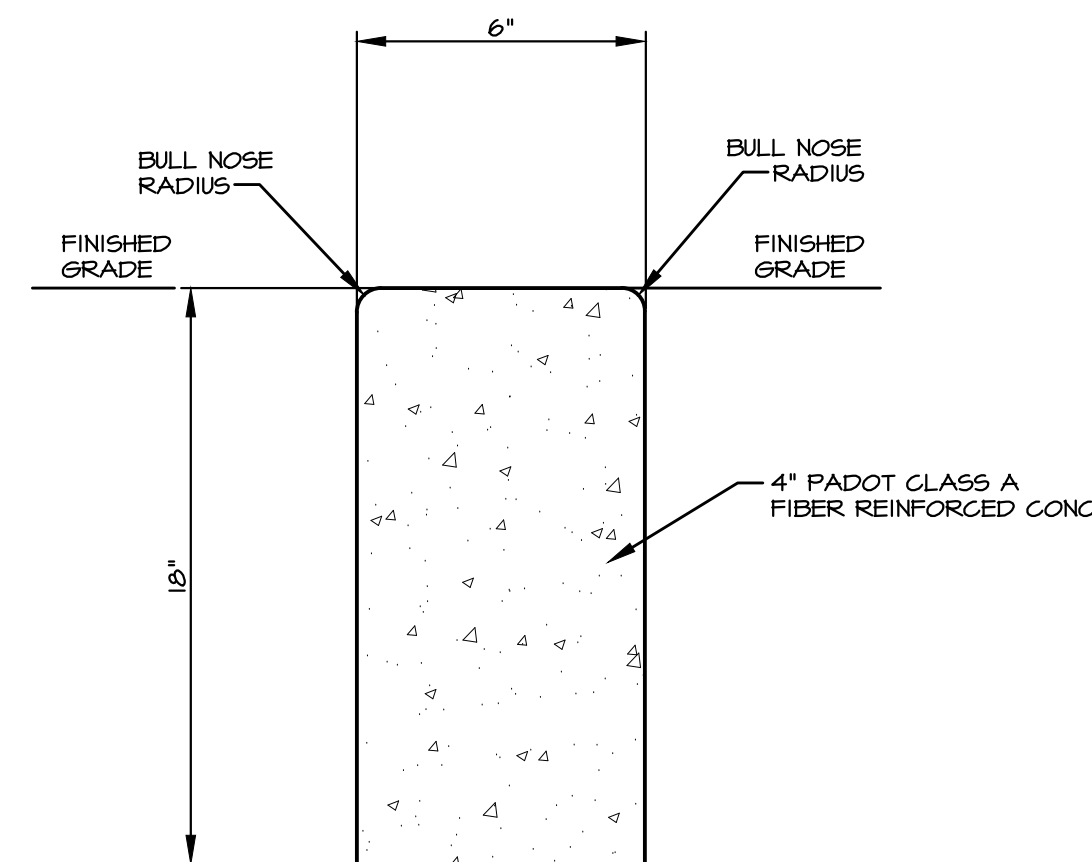


NOTE: INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND THE INTERLOCKING CONCRETE PAVER INSTITUTES (ICPI) PRACTICES.

PERMEABLE PAVER
NO SCALE



HEAVY DUTY CONCRETE PAVING SECTION AND JOINT (SERVICE AREA)
NO SCALE



FLUSHMOUNT CURB
NOT TO SCALE

REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
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5. -	-	-



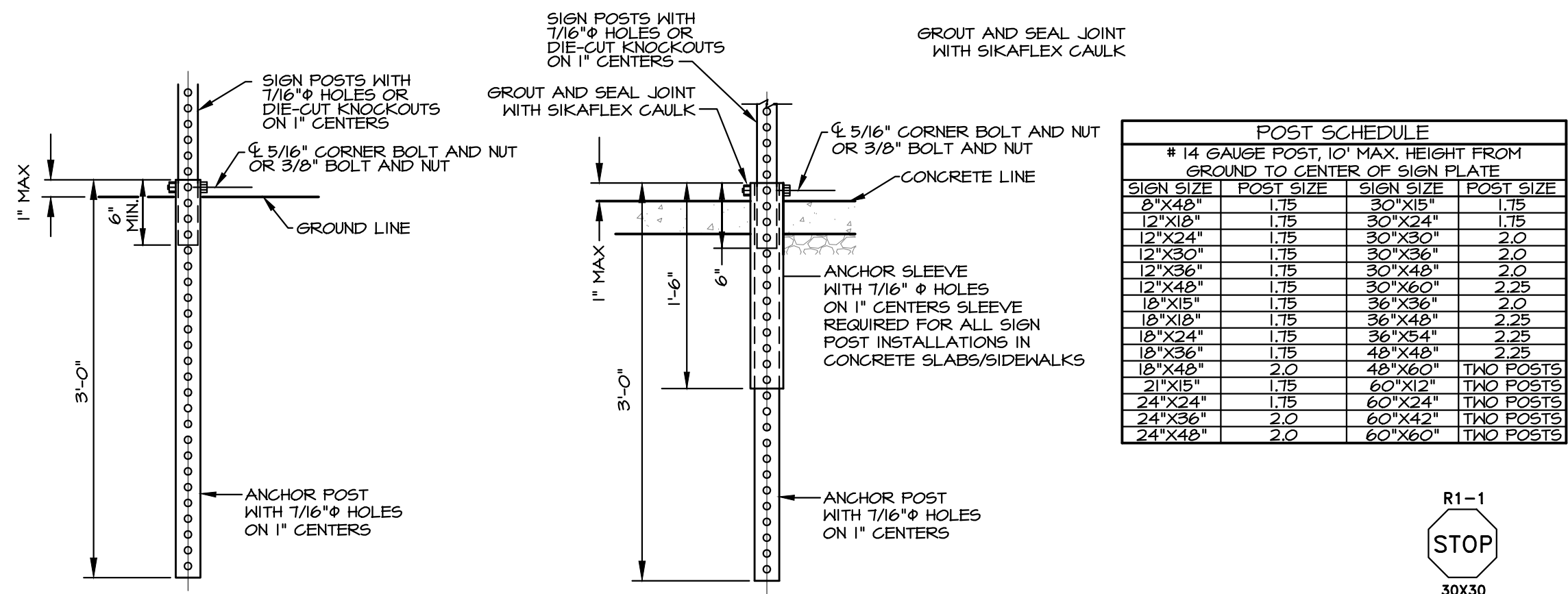
PRELIMINARY LAND DEVELOPMENT

SUBJECT:
SITE DETAILS
FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACTS, LLC
1512 & 1518 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
(814) 238-5100

MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: AS NOTED

DRAWING NO.

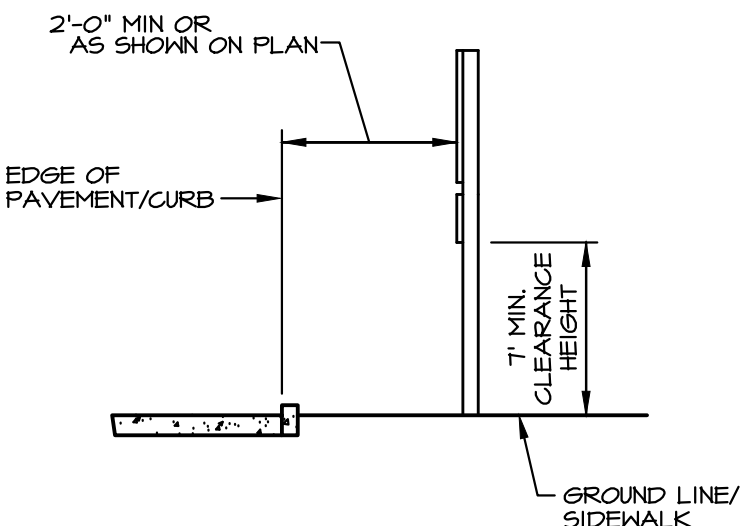
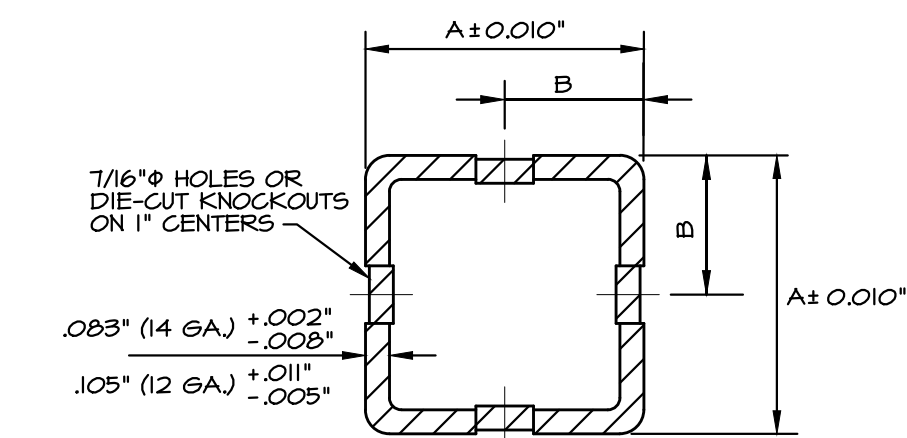
7 OF 11



POST SCHEDULE			
# 14 GAUGE POST, 10' MAX. HEIGHT FROM GROUND TO CENTER OF SIGN PLATE			
SIGN SIZE	POST SIZE	SIGN SIZE	POST SIZE
8"x48"	1.75	30"x15"	1.75
12"x18"	1.75	30"x24"	1.75
12"x24"	1.75	30"x36"	1.75
12"x30"	1.75	30"x48"	1.75
12"x36"	1.75	30"x60"	1.75
12"x48"	1.75	30"x72"	1.75
18"x15"	1.75	36"x36"	2.00
18"x18"	1.75	36"x48"	2.00
18"x24"	1.75	36"x60"	2.00
18"x36"	1.75	48"x48"	2.00
18"x48"	2.00	48"x60"	2.00
24"x15"	1.75	60"x12"	1.75
24"x24"	1.75	60"x24"	1.75
24"x36"	2.00	60"x48"	1.75
24"x48"	2.00	60"x60"	1.75

INSTALLATION DETAIL
(STANDARD)

INSTALLATION DETAIL
(CONCRETE)



INSTALLATION NOTES

1. ALL SIGN MATERIALS SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408/2016, SECTIONS 1029.04 AND 1029.05 AND INSTALLED PER PENNDOT STANDARD DRAWING TC-8102B.
2. SIGN POSTS AND SPLICE SLEEVES SHALL HAVE 7/16" DIAMETER HOLES OR DIE-CUT KNOCKOUTS ON 1" CENTERS ON ALL FOUR SIDES. ANCHOR POSTS AND ANCHOR SLEEVES SHALL HAVE 7/16" DIAMETER HOLES ON 1" CENTERS ON ALL FOUR SIDES.
3. BOLTS AND NUTS SHALL BE ASTM-307, GRADE 2.
4. DRIVE RIVETS MAY BE USED TO FASTEN SIGN BLANKS TO THE SIGN POST.

SIGN POST		ANCHOR POST		ANCHOR SLEEVE*		SPLICE SLEEVE	
SIZE	DIMENSION	SIZE	DIMENSION	SIZE	DIMENSION	SIZE	DIMENSION
12"	A B	12"	A B	12"	A B	12"	A B
12"	1 3/4" 7/8"	12"	2 1/2"	12"	2 1/2"	12"	1 1/2" 5/4"
12"	2 1/4" 1 1/8"	12"	2 3/4"	12"	2 3/4"	12"	1 3/4" 1 1/8"
12"	2 3/4" 1 1/8"	12"	2 3/4"	12"	2 3/4"	12"	2 1/4" 1 1/8"

* ONLY REQUIRED FOR INSTALLATIONS IN CONCRETE.

SQUARE STEEL POSTS
12 AND 14 GAGE - 60 KSI

PADOT TRAFFIC CONTROL SIGN POSTS/INSTALLATION ON SITE

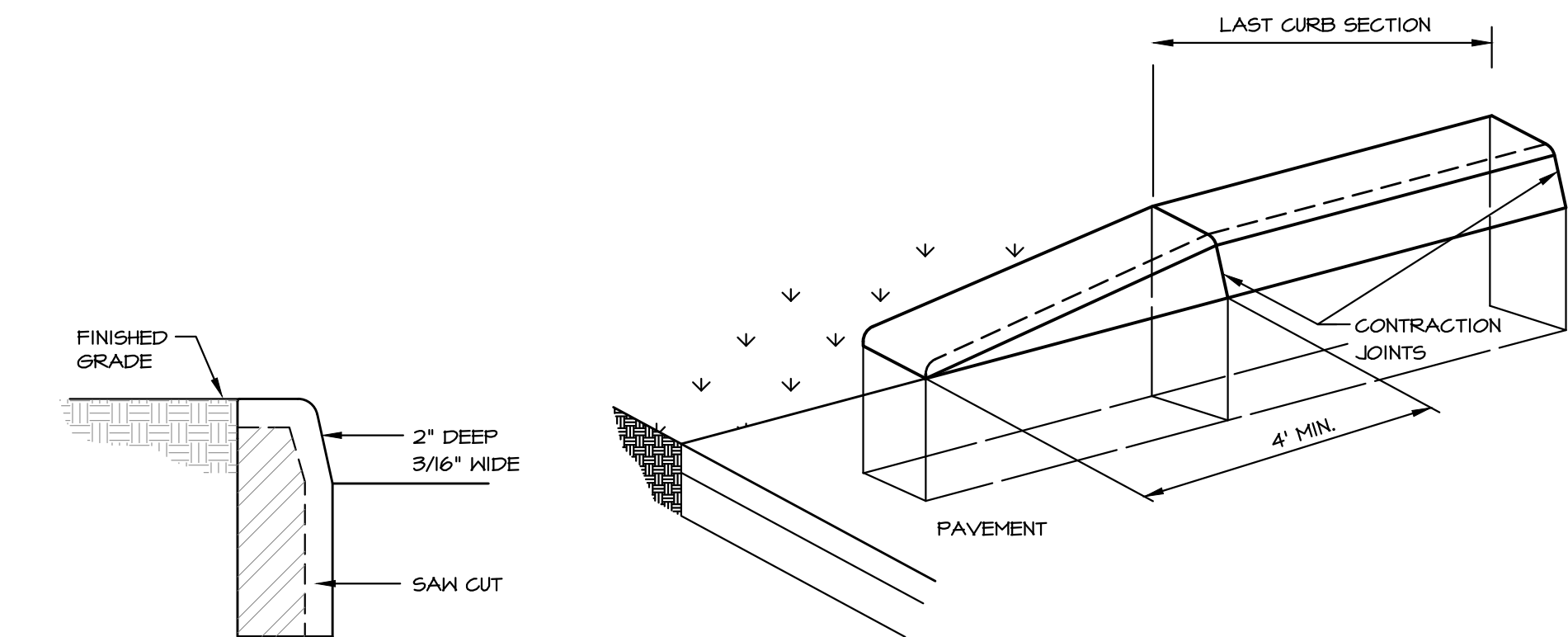
NO SCALE

DUMPSTER GATE ELEVATION

NOT TO SCALE

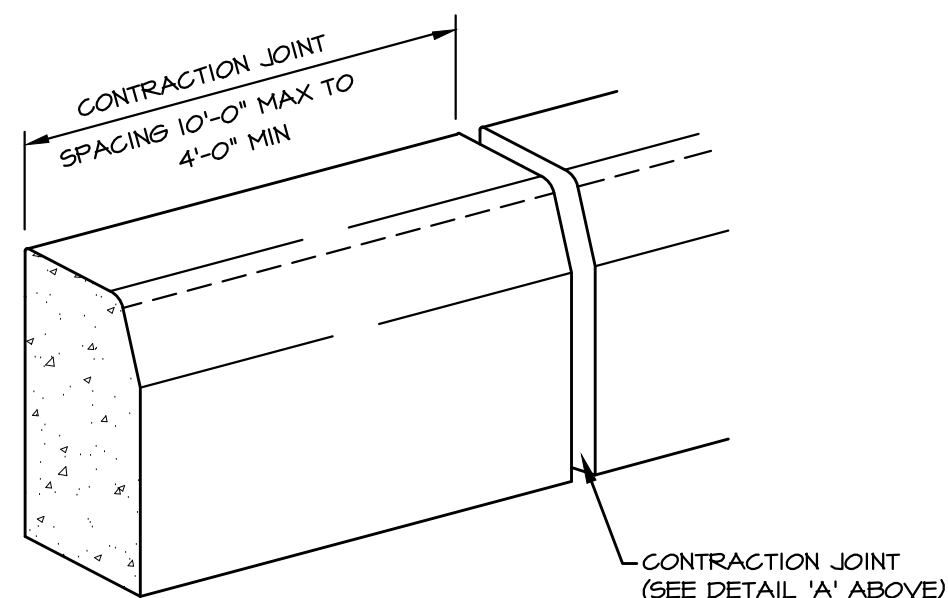
DUMPSTER GATE HINGE DETAIL

NOT TO SCALE



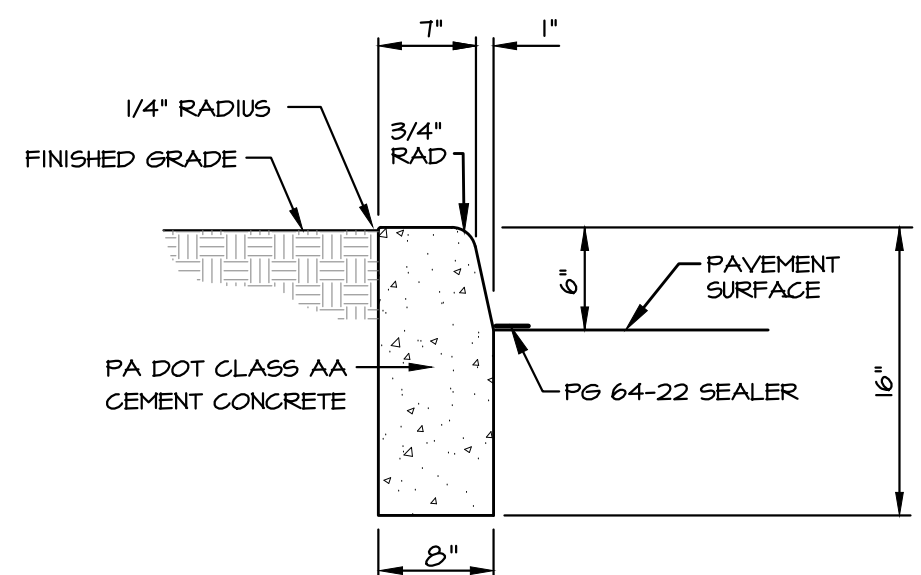
DETAIL 'A' CONTRACTION JOINT

TYPICAL CURB END TAPER DETAIL

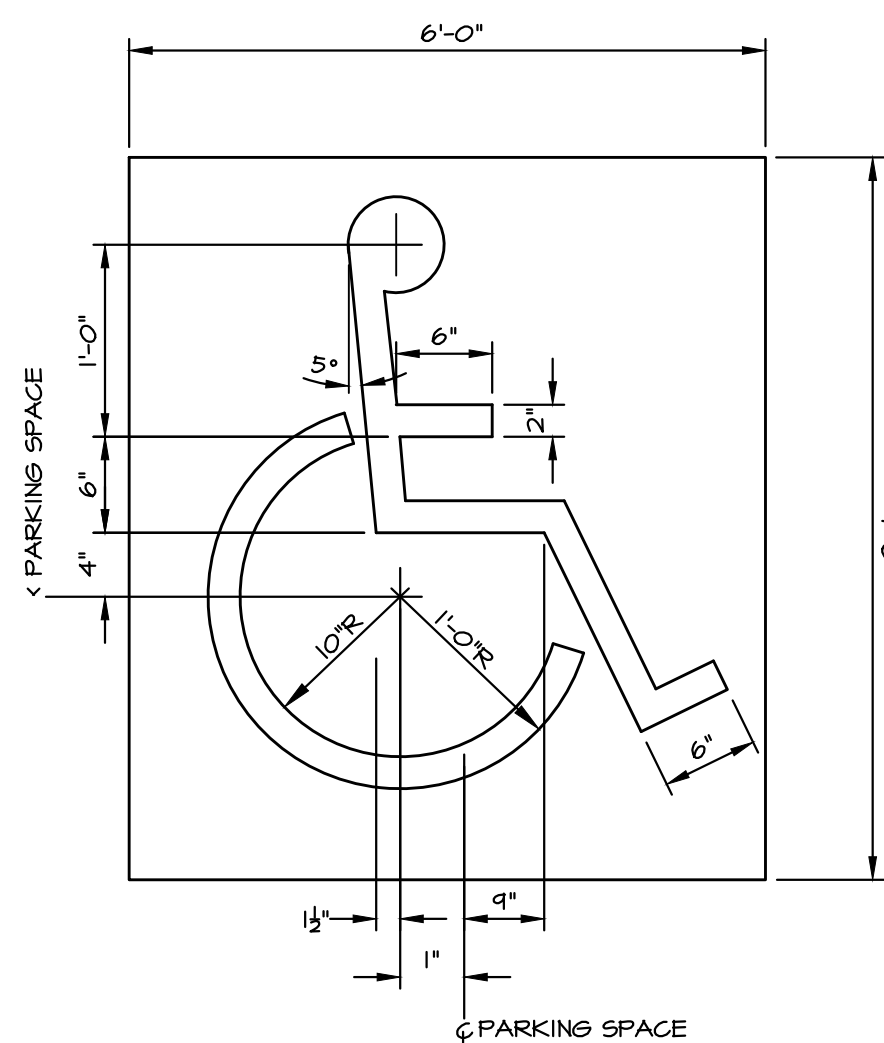


TYPICAL VERTICAL CURB DETAILS

NO SCALE

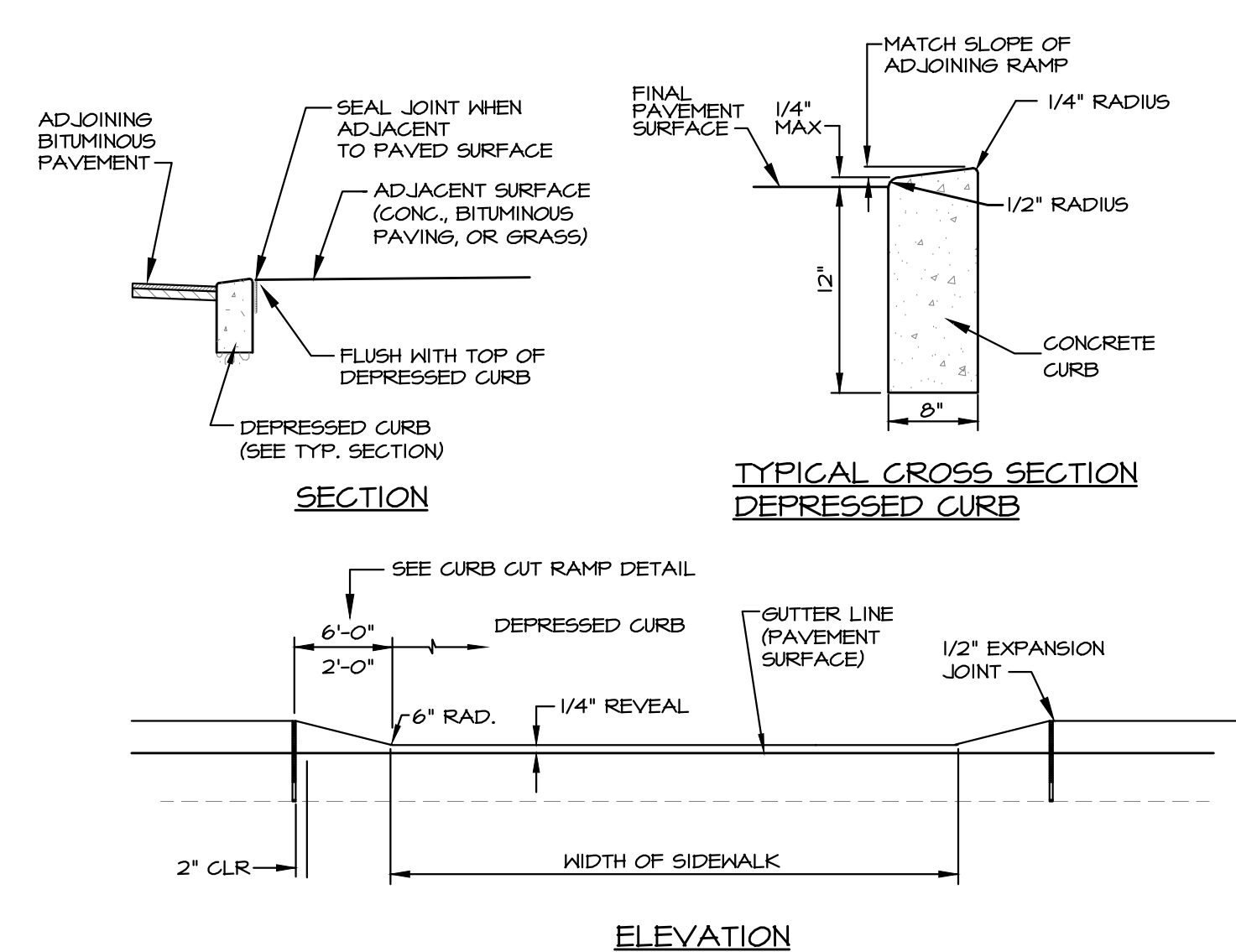


TYPICAL CROSS-SECTION



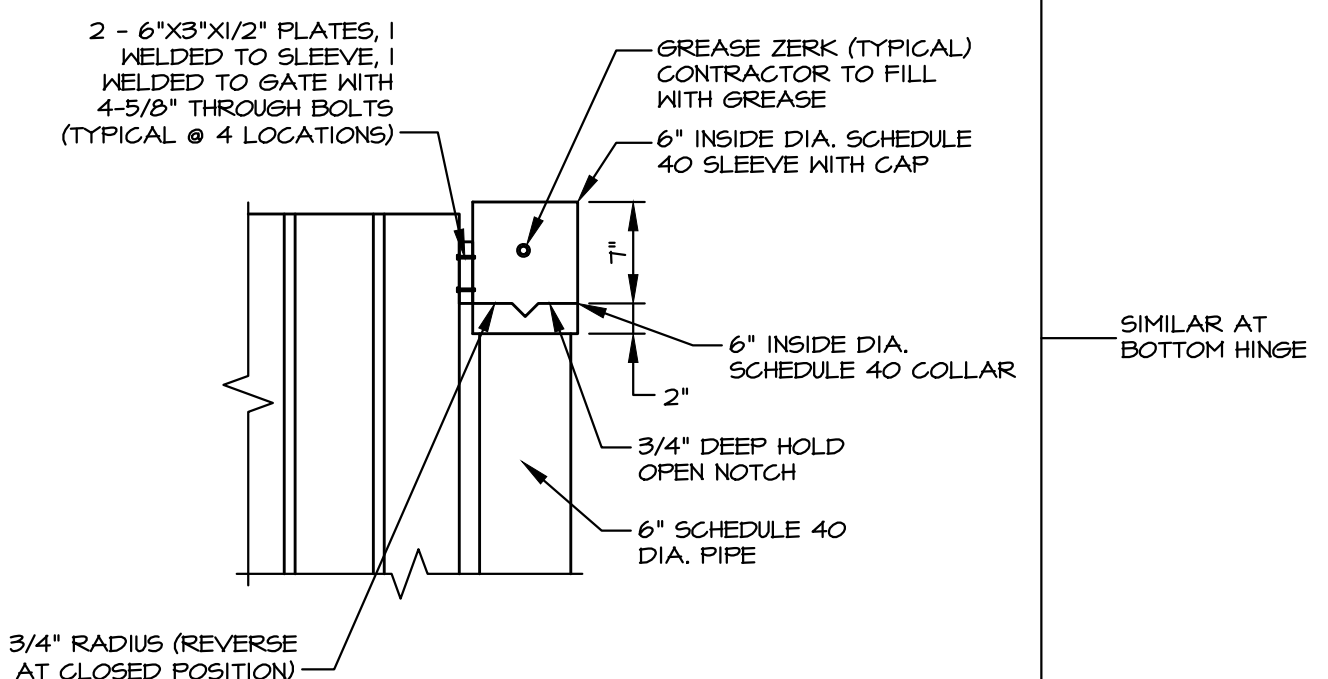
HANDICAP SYMBOL

NO SCALE



DEPRESSED CURB

NO SCALE



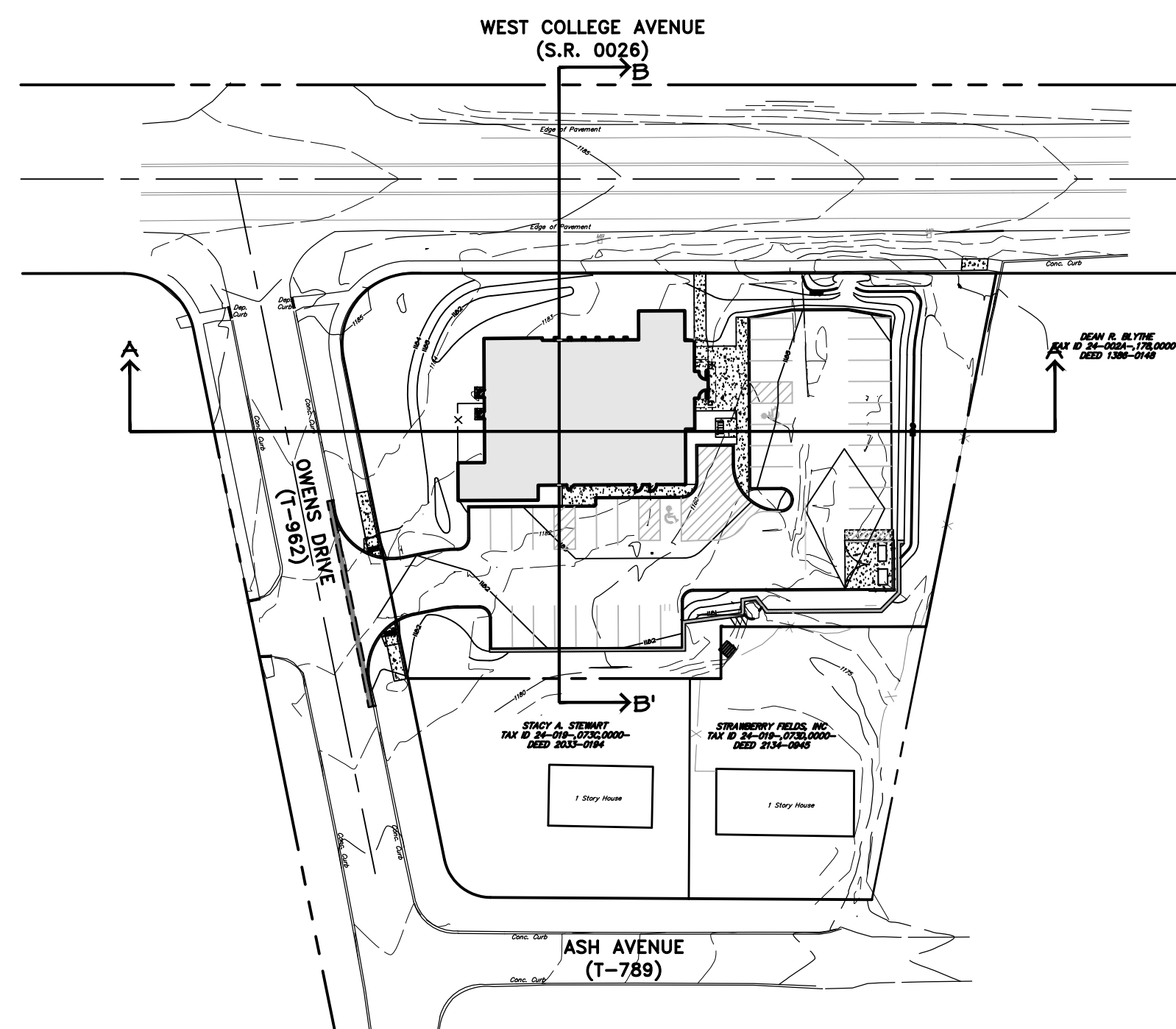
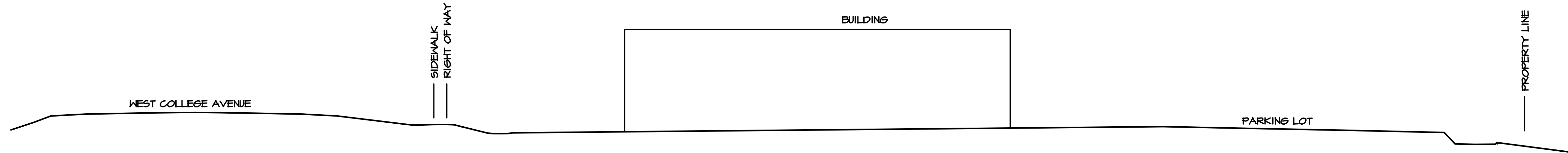
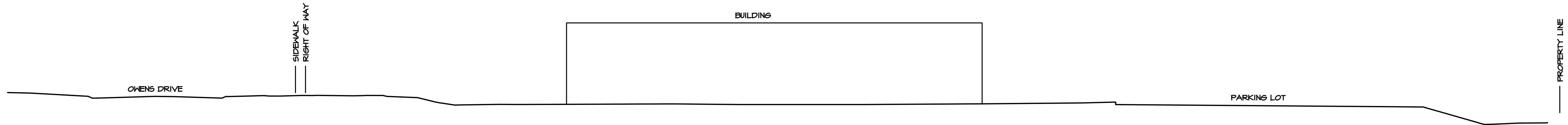
REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3. -	-	-
4. -	-	-
5. -	-	-



PRELIMINARY LAND DEVELOPMENT
SUBJECT:
SITE DETAILS
FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACTS, LLC
1512 & 1518 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
(814) 238-5100

MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: AS NOTED

DRAWING NO.
8 OF 11



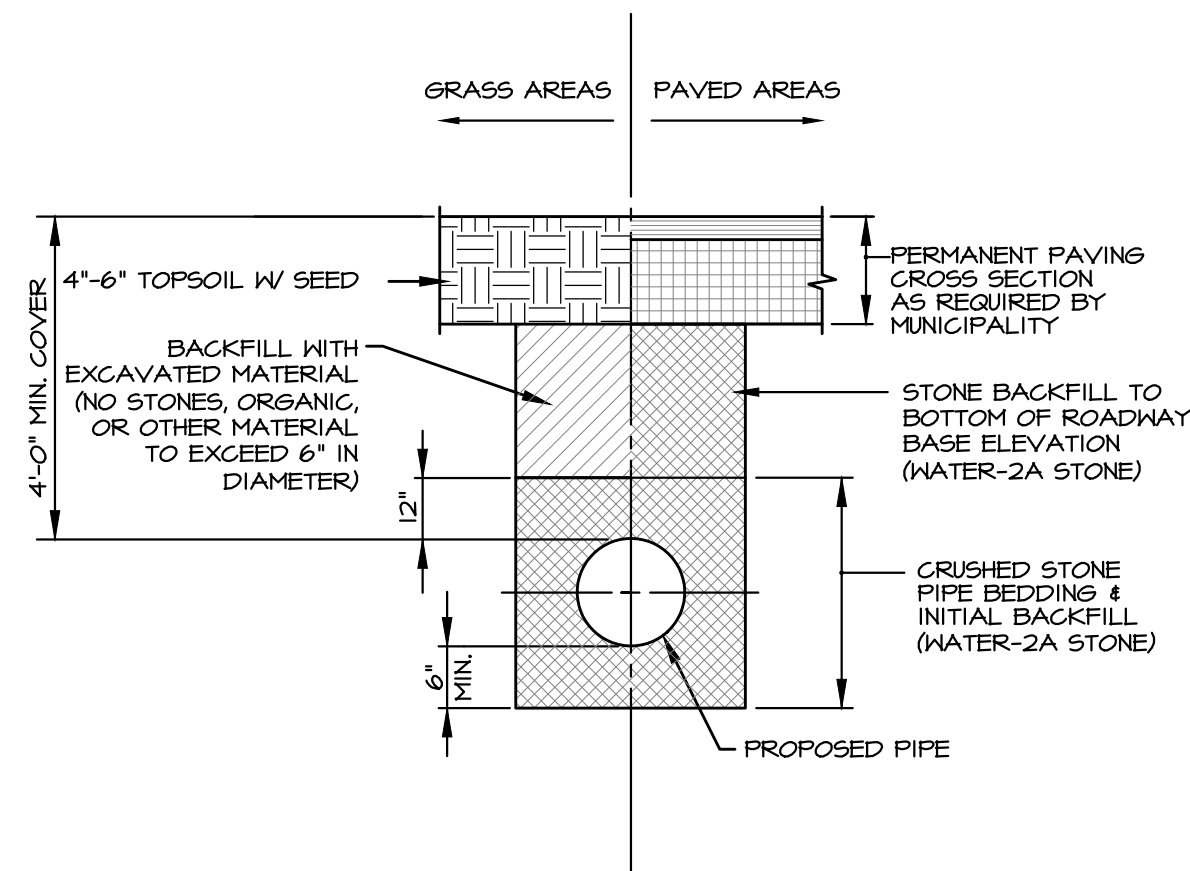
REVISIONS PER:		DATE:	BY:
1.	TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2.	TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3.	-	-	-
4.	-	-	-
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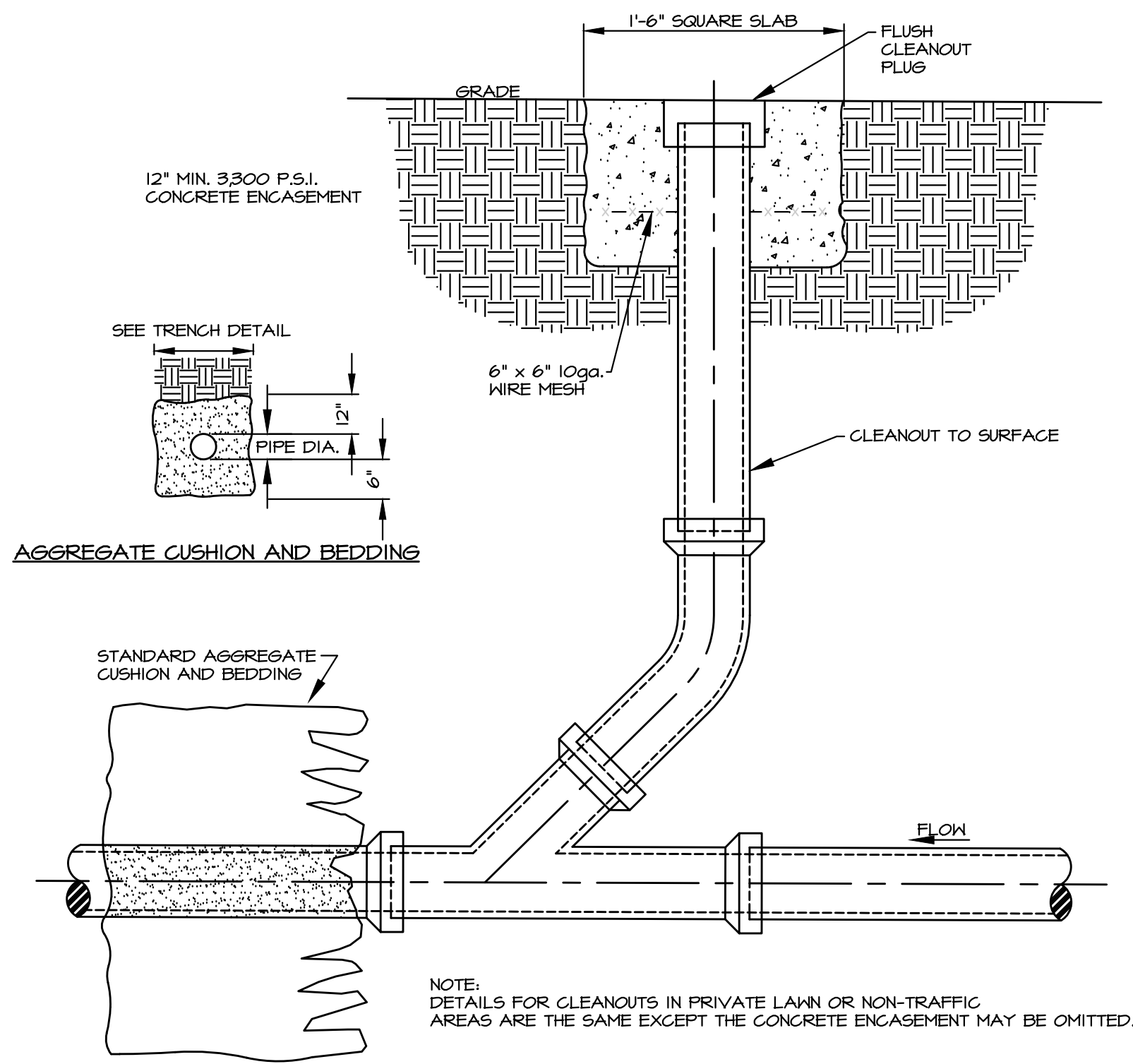
PRELIMINARY LAND DEVELOPMENT
SUBJECT:
SITE DETAILS
FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACTS, LLC
1512 & 1518 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
(814) 238-5100

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DRAWN BY:	BLM	SCALE: AS NOTED

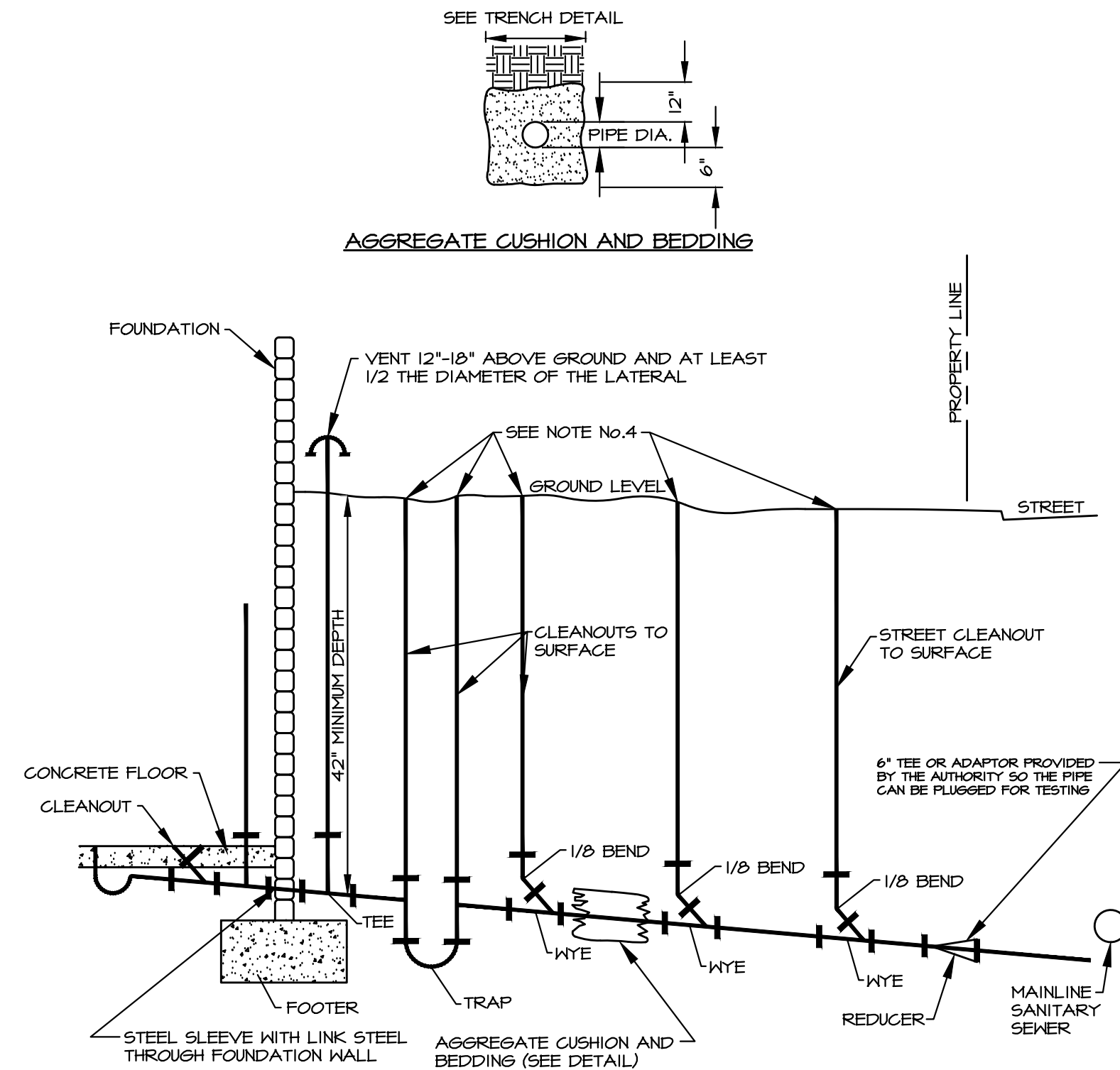
DRAWING NO.
9 OF 11



TRENCH RESTORATION FOR WATER
NO SCALE

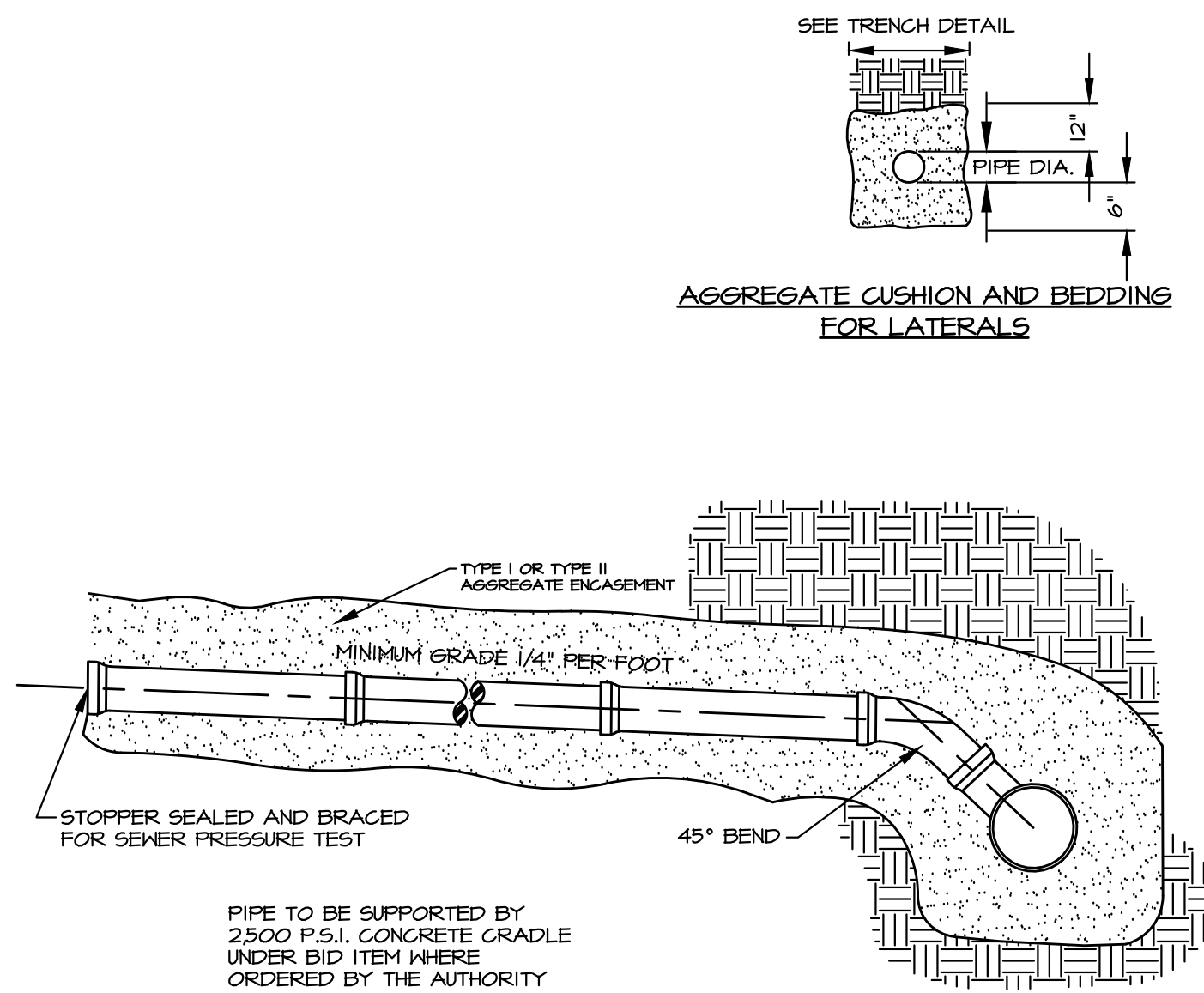


CLEANOUT CONSTRUCTION DETAIL FOR
PRIVATE COLLECTION SYSTEM IN COMMERCIAL AREAS
NO SCALE

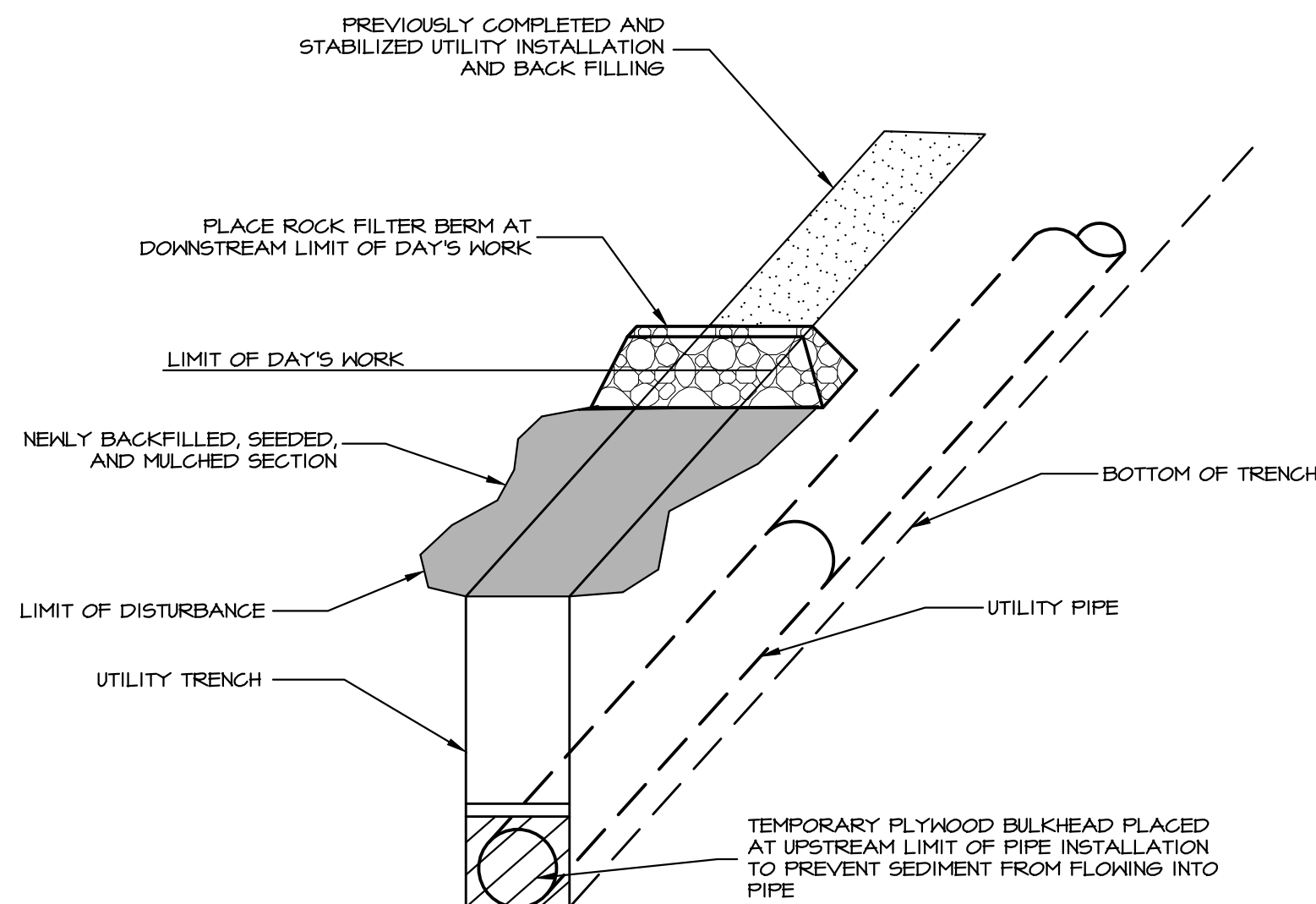


- LATERAL SPECIFICATIONS
1. SLOPE SHALL BE 1/4" PER FOOT UNLESS APPROVED OTHERWISE BY THE AUTHORITY.
 2. CLEANOUTS MUST BE INSTALLED EVERY 50' ON 4" PIPE AND EVERY 100' ON 6" PIPE.
 3. LATERALS SHALL BE LAID IN AGGREGATE CUSHION AND BEDDING.
 4. CLEANOUT TERMINAL(S) SHALL HAVE TREATMENT AS RESPECTIVE LOCATION. REFER TO CLEANOUT DETAIL(S).
 5. ALL PIPING MATERIALS INCLUDING TRAPS SHALL BE SCHEDULE 40 PVC.
 6. WORK MUST BE INSPECTED AND TESTED BEFORE BACKFILLING.

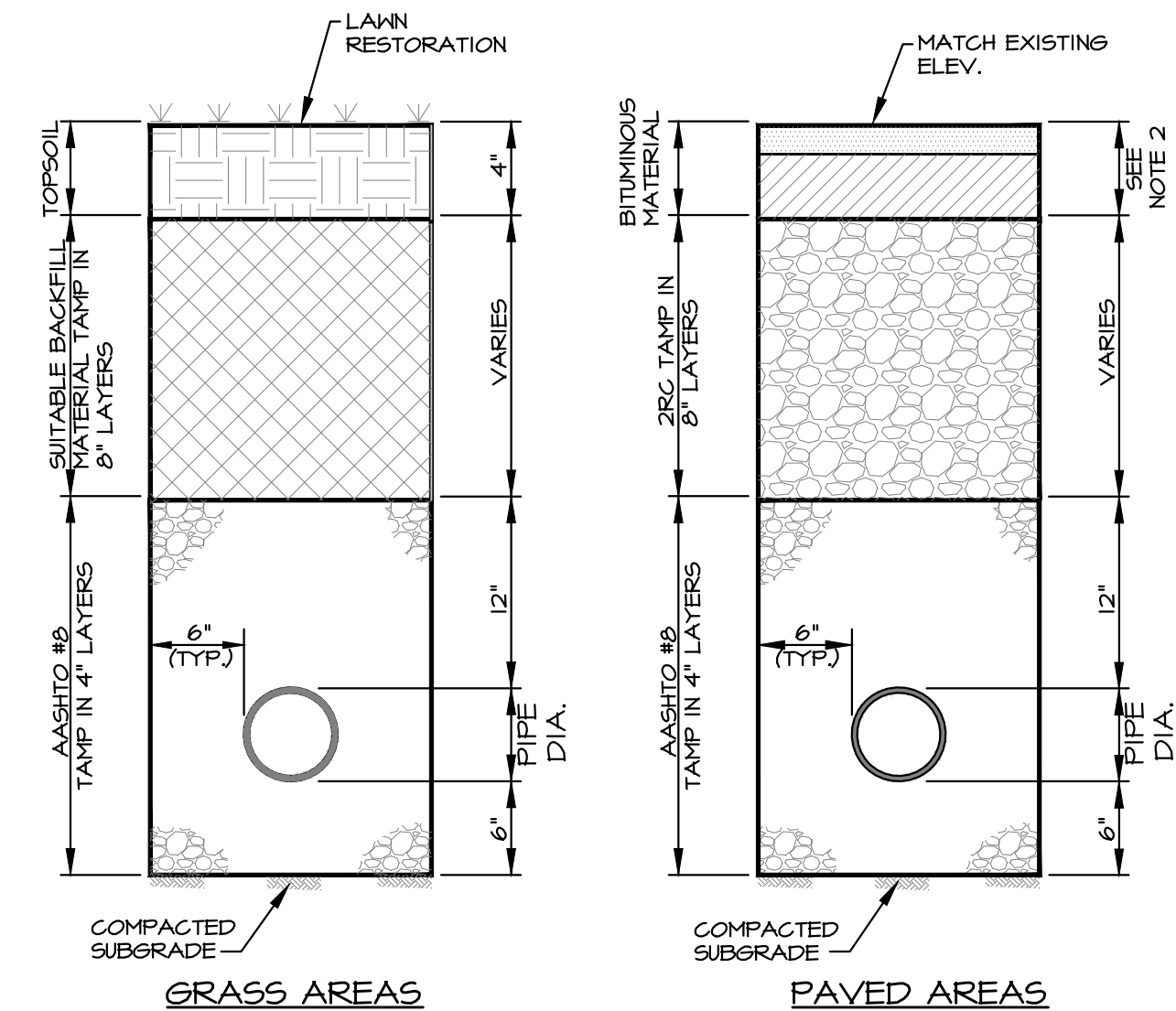
TYPICAL SANITARY
SEWER LATERAL
NO SCALE



LATERAL DETAIL
NO SCALE



UTILITY TRENCH EXCAVATION/RESTORATION
NO SCALE



- NOTES:
1. MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO PENNDOT, PUBLICATION 408, LATEST EDITION UNLESS OTHERWISE STATED IN TOWNSHIP SPECIFICATIONS.
 2. SEE BITUMINOUS PAVING CROSS SECTIONS FOR PAVEMENT STRUCTURE.

SANITARY SEWER TRENCH DETAIL
NO SCALE

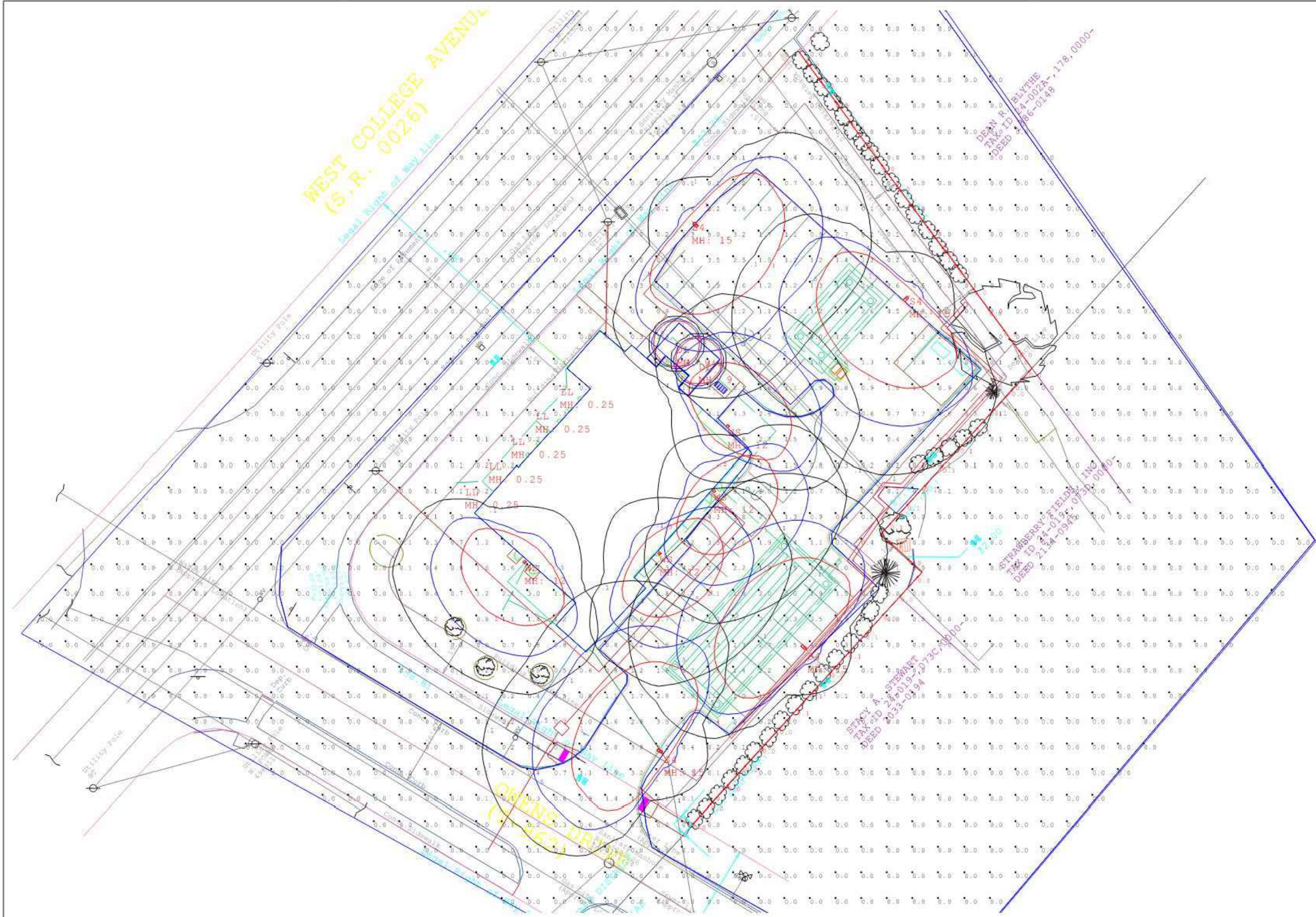
REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3. -	-	-
4. -	-	-
5. -	-	-



PRELIMINARY LAND DEVELOPMENT
SUBJECT:
UTILITY DETAILS
FOR
CENTRE ANIMAL HOSPITAL
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
CLIENT:
TUSSEY TRACTS, LLC
1512 & 1518 EAST COLLEGE AVENUE
STATE COLLEGE, PA 16801
(814) 238-5100

MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: AS NOTED

DRAWING NO.
10 OF 11



Penn Lighting
ASSOCIATES

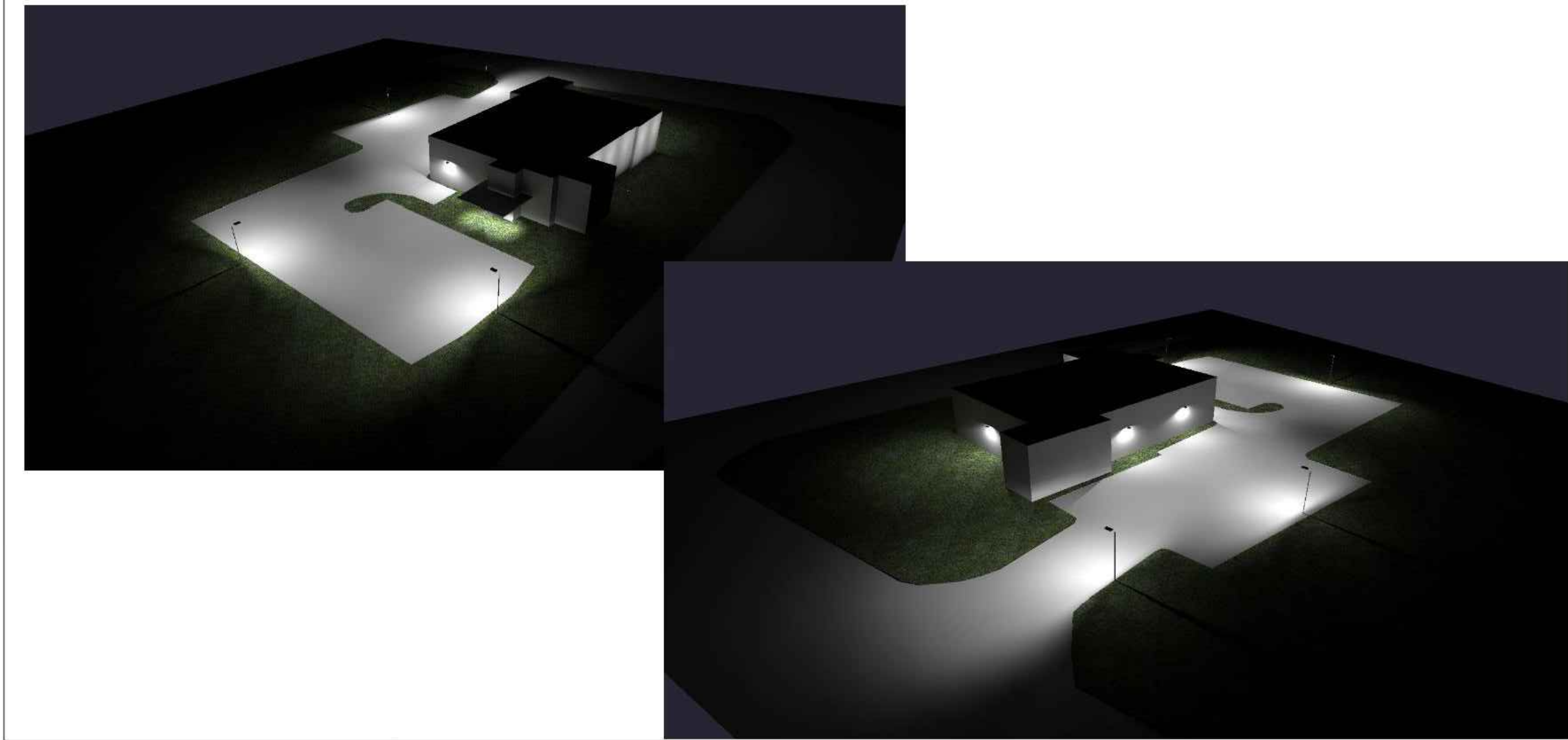
#	Date	Comments

Drawn By: IS	Checked By:
Date: 3/14/2022	Date: 3/14/2022
Scale:	Scale:

Centre Animal Hospital

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Lum. Lumens	BUG Rating		
	4	S4	SINGLE	0.900	Gardco P15-P-A04-740-T4S-AR1-UNV-X-X-HIS-FINISH	60.1	7158	B1-U0-G2		
	4	WS	SINGLE	0.900	Gardco PWS-64L-600-AM-G2-4	94.4	4381	B1-U0-G1		
	2	DL	SINGLE	0.900	Lightolier C6RN+C6L20835WZ10U+C6RDLCL	17	1833	B2-U0-G0		
	5	LL	SINGLE	0.900	Hadco b9_10w_nw_med	9.7	1097	B1-U1-G0		

Calculation Summary										
Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min	Grid Z	PtSpclr	PtSpctb
Calc Grid	Illuminance	Fc	0.35	14.0	0.0	N.A.	N.A.	0.25	10	10
Property Line	Illuminance	Fc	0.04	0.1	0.0	N.A.	N.A.	N.A.	10	N.A.

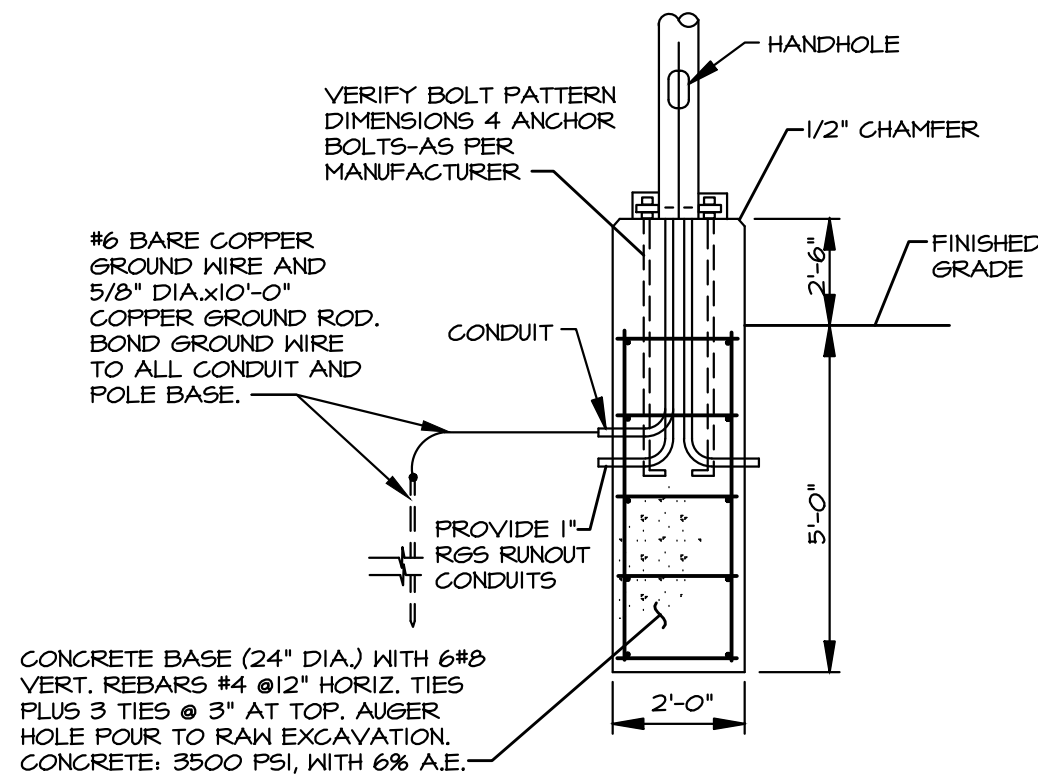


Penn Lighting
ASSOCIATES

#	Date	Comments

Drawn By: IS	Checked By:
Date: 3/14/2022	Date: 3/14/2022
Scale:	Scale:

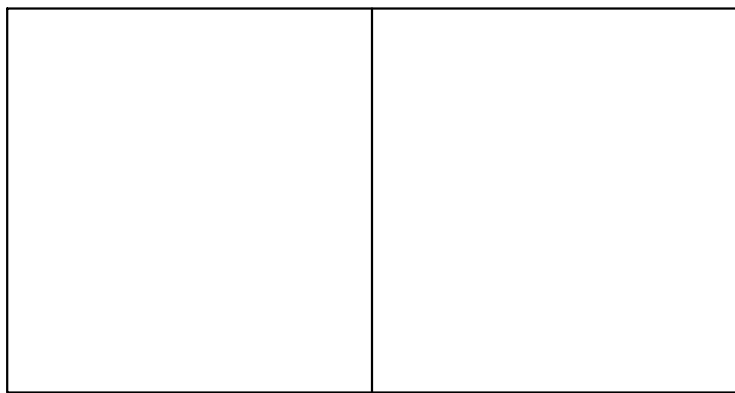
Centre Animal Hospital



- LIGHTING NOTES:**
- COORDINATE ALL FIXTURE TYPES AND APPURTENANCES WITH OWNER PRIOR TO ORDERING.
 - COORDINATE ALL FIXTURE COLORS AND FINISHES WITH OWNER PRIOR TO ORDERING.
 - ALL APPURTENANCES (POLE AND MOUNTS) TO BE COORDINATED WITH MANUFACTURER'S RECOMMENDED POLE MOUNTING PATTERN PRIOR TO INSTALLING CONCRETE BASE. ADVISE ENGINEER OF ANY DISCREPANCIES PRIOR TO INSTALLATION OF ANY COMPONENTS.
 - LIGHT FIXTURE MOUNTING HEIGHT IS 10 FEET.

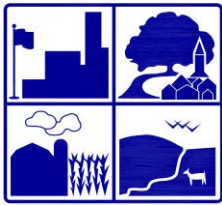
SITE LIGHTING POLE BASE DETAIL
NO SCALE

REVISIONS PER:	DATE:	BY:
1. TOWNSHIP & NTM REVIEW #1	2/14/22	BLM
2. TOWNSHIP & NTM REVIEW #2	3/23/22	BLM
3. -	-	-
4. -	-	-
5. -	-	-



PRELIMINARY LAND DEVELOPMENT	
SUBJECT:	
LIGHTING PLAN	
FOR	
CENTRE ANIMAL HOSPITAL	
FERGUSON TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA	
CLIENT:	
TUSSEY TRACTS, LLC	
1512 & 1518 EAST COLLEGE AVENUE	
STATE COLLEGE, PA 16801	
(814) 238-5100	

MANAGER:	THS	SEPTEMBER 17, 2021
DESIGNER:	THS	PROJECT NO. SC 455-001
DRAWN BY:	BLM	SCALE: AS NOTED



ELA Group, Inc.
Attn: Todd Smith
2013 Sandy Drive Suite 103
State College, PA 16803

April 8, 2022

RE: Preliminary Land Development Plan for Centre Animal Hospital

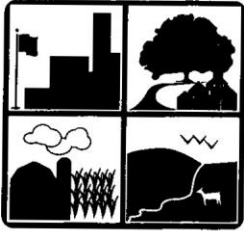
Dear Mr. Smith,

Thank you for submitting, *The Preliminary Land Development Plan for Centre Animal Hospital*, dated September 17, 2021, revised March 23, 2022 for our review. The plan submission has been reviewed by staff, consulting engineers, and agencies as required.

Please review and respond to the following comments and resubmit the Plans as necessary. Feel free to contact staff with any questions.

Community Planner Comments:

1. Update the plan note to indicate date of the approval of the waiver/modification from Section 22.5A09.
2. A time extension must be submitted with any revised plan. (Chapter 22, Section 303)
3. A digital copy (GIS-compatible) of the plan in accordance with Township requirements must be provided to the Township prior to final plan signature. (Chapter 22, Section 307.7)
4. Surety must be posted for all public improvements. (Chapter 22, Section 304)
5. The plan must be signed, all fees paid to the Township, and the plan recorded within the plan deadline.



TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801
Telephone: 814-238-4651 • Fax: 814-238-3454
www.twp.ferguson.pa.us

TO: Kristina Bassett, Community Planner

FROM: Jeffrey Ressler, Zoning Administrator

DATE: March 28, 2022

SUBJECT: Center Animal Hospital Preliminary Land Development Plan 3rd Review

2. The location of signs as regulated by the Signs Regulations must be included on the plan. [Chapter 19, Part 1] (Chapter 22, Section 401.1.A.) **Comment Addressed.**
3. The face area of signs as regulated by the Signs Regulations must be included on the plan. [Chapter 19, Part 1] (Chapter 22, Section 401.1.A.(1).m) **Comment Addressed.**
4. The height of signs as regulated by the Signs Regulations must be included on the plan. [Chapter 19, Part 1] (Chapter 22, Section 401.1.A.(1).m) **Comment Addressed**
8. A time extension must be submitted with any revised plan. (Chapter 22, Section 303) **Comment Remains.**
10. The date of application for a zoning permit must be included on the plan. (Chapter 22, Section 401.C, 1-a) **Comment Addressed.**
12. Handicapped parking signs also need to list that vehicles will be towed.
22. The landscaping plan must identify the specific size and species of materials, both vegetative and fencing, which will be used for screening of trash collection and storage areas. (Chapter 27, Section 707.5.D) **Comment Addressed.**
23. A twelve foot landscaped buffer along the property boundary with a single family dwelling is required. The buffer must be composed of 1 canopy tree or evergreen tree and 15 shrubs per linear feet of the lot line. (Chapter 27-304.3.D. (3) a.) **Comment Addressed.**
24. All trash collection and storage areas shall be screened from all adjoining properties and streets with vegetative materials and/or fences of at least six (6) feet in height at the time of installation. (Chapter 27, Section 707.12) All sides of the facility must be enclosed. **Comment Addressed.**
25. A statement of the existing, proposed and maximum building coverages (as allowed by
26. The property is located in the Source Water Protection Overlay District Zone II. Table 27405, section 7B list the following regulations for a Veterinary Office/ Clinic and must comply with the following: **Comment Addressed. Provide the details for compliance with the items listed. A note should be added to the plan.**
 - a. Proof of manure management plan and manure storage areas shall be designed in a manner to contain any accidental releases and provide optimal protection of groundwater resources.
 - b. Provide a detailed description of the storage, handling, use of regulated substances and description of the containment structures for hazardous material storage.
 - c. A detailed description of disposal procedures for regulated substances and wastes and name, address and telephone number of any waste haulers used.
 - d. Site map location of where hazardous materials are stored, handled and used.

33. A variance was granted by the Zoning Hearing Board from the on-site parking maximum requirement to allow 4 pervious pavement spaces. Please construction details for the proposed pervious pavement to be reviewed and approved by the Township Engineer.
Comment Remains. Need approval from Township Engineer.



NTM Engineering, Inc.
341 Science Park Road.
Suite 203
State College, PA 16801

March 5, 2022

Township of Ferguson
3147 Research Drive
State College, Pennsylvania 16801

Attn: Ms. Kristina Bassett, Community Planner

**RE: Centre Animal Hospital
Lighting Review**

Dear Kristina,

We have completed our second lighting plan review of the Centre Animal Hospital. The applicant's design Professional, ELA Group, Inc., submitted the following information that serves as the basis of our review:

1. Preliminary Land Development Lighting Plan for Centre Animal Hospital, dated September 17, 2021 with revisions through March 23, 2022.

NTM has reviewed these plans for compliance with Township lighting ordinance (Chapter 4 of the Township Code). Our original comments are provided below followed by our current response in bold face text.

1. The proposed lighting fixtures meet the requirements outlined in §4-126 of the Township Code relative to the use of cutoff luminaires.

April 5, 2022 Response: The pole mounted lighting fixtures have been revised to include glare shields. These fixtures meet the requirements outlined in §4-126 of the Township Code relative to the use of cutoff luminaires.

2. The lighting exceeds the allowable maximum maintained luminance levels along the rear property line as outlined in §4-127.C. of the Township ordinance requirements. Update the plans and resubmit.

April 5, 2022 Response: Comment addressed.

If you have any questions or require additional information, please feel free to contact me at 814-862-9191.

Sincerely,
NTM Engineering, Inc.

James T. Nguyen, PE
Engineer

cc: Mr. Ronald Seybert, Township Engineer, Ferguson Township
Mr. Jeffrey Ressler, Zoning Administrator

2022 04 05 Centre Animal Hospital – Lighting r2



TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801
Telephone: 814-238-4651 • Fax: 814-238-3454
www.twp.ferguson.pa.us

TO: Kristina Bassett, Community Planner
FROM: Ron Seybert, Township Engineer
DATE: April 4, 2022
SUBJECT: Centre Animal Hospital Preliminary Land Development Plan and Stormwater Management Site Plan
Third Review (ES – 1117)

I have completed my third review of the 'Centre Animal Hospital Preliminary Land Development Plan' now consisting of 11 sheets and 'Centre Animal Hospital Stormwater Management Site Plan' consisting of 8 sheets both prepared by ELA Group, Inc., dated September 17, 2021, and last revised March 23, 2022. The following are comments from my review along with their status. Prior resolved comments have been removed from this memo.

Land Development Plan Set:

1. On Sheet 1:

- a. *Update the record book/page information after the lot consolidation plan and new deed are recorded. The lot consolidation plan is recorded. Update the note with RB 2288 PG 0081. **Resolved.***
- d. *Complete general note 6 once the stormwater management site plan is approved. Include the last revision date as well. **Pending.***
- f. *The cover sheets indicates that a waiver from all Terraced Streetscape design standards has been requested and is pending Board of Supervisor consideration. As such, no review of this section has been performed. If the Board of Supervisors do not approve the waiver request, the plan will need revised to address that section and additional comments will be prepared. **Pending.***
- g. *The stormwater facilities acknowledgement block and stormwater certification block have been added to this sheet. These certifications are on the stormwater management site plan set and should not be on this sheet. The SALDO was revised to remove the blocks from the LD plan. **Resolved.***

2. On Sheet 3:

- a. *The plan depicts four pervious parking spaces, perhaps to meet maximum impervious coverage. The detail on Sheet 7 for Concrete Unit Paver does not provide a pervious design and is therefore not considered pervious. To get credit for being pervious, the underlying area needs to be designed as pervious to allow for infiltration and should be documented in the stormwater management site plan and report. **Pending review of SWMSP.***

Centre Animal Hospital Preliminary LD and SWMSP
Third Review (ES – 1117)
April 4, 2022
Page 2 of 2

4. *On Sheet 7:*

- a. *Revise the Pavement Notch Detail to identify the grade break point along the gutter line with notes to match existing cross slope to grade break point. **Resolved.***
- b. *The Concrete Unit Paver detail may need revised based upon comment 3a. **Pending review of SWMSP.***

5. *On Sheet 9:*

- b. *Update the sign detail per comment 2c. The details were moved to Sheet 8, but sign R7-8F detail is missing. **Resolved.***
6. *The land development plan set does not depict any exterior lighting, however there are currently exterior lights on the existing building. If lighting is planned, the lighting design needs to be part of the plan set and provided for review in accordance with Chapter 4. Not resolved. Please include the lighting plan as a sheet within the land development plan set along with all details to meet the requirements of the ordinance. **Pending lighting review.***

Stormwater Management Site Plan Set:

- 10. *Once all the plan comments from NTM are addressed, I will prepare the stormwater agreement for applicant signature. **Pending review by Stormwater Engineer.***

Revised land development and stormwater plans need to be provided addressing the above comments. If you or the applicant have any questions on these comments, please contact me.

Copy: Scott Brown/Aaron Jolin, NTM
Jenna Wargo, Planning Director



NTM Engineering, Inc.
341 Science Park Road, Suite 203
State College, PA 16803
814-862-9191

April 6, 2022

Via Email

Township of Ferguson
3147 Research Drive
State College, Pennsylvania 16801

Attn: Mr. Ronald Seybert, Township Engineer

**RE: Centre Animal Hospital
Stormwater Management Site Plan Review**

Dear Ron,

We have completed our initial stormwater management review for the Centre Animal Hospital. The applicant's Design Professional, ELA Group, Inc., submitted the following information that serves as the basis of our review:

1. Preliminary Land Development Plans dated September 17th, 2021 and revised 3/23/2022.
2. Stormwater Management Site Plan dated September 17th, 2021 and revised 3/23/2022.
3. Response Letter dated 3/23/2022.

NTM has reviewed these plans for compliance with Township stormwater management ordinance (Chapter 26 of the Township Code). Our comments follow.

Chapter 26 – Stormwater Management

2. **26-304** Update the stormwater management calculations and plans in accordance with the requirements of this section of the ordinance (and as required for documentation in Section 26-402):
 - b. **26-304.3.C.(13).(b)** A minimum of 30" of soils shall be maintained between the bottom of a subsurface exfiltration BMP and top of bedrock. Based on the geotechnical report, this ordinance requirement cannot be met for BMP-1; The facility should be lined. Provide additional notes on BMP-2 that if backfilled soils are required per the over excavation detail, additional testing of the backfilled area will be required to ensure infiltration and soil bearing capacity are adequate and/or alternatively, infiltrating filter material (ex. clean AASHTO-M-6 Sand .02-.04") may be considered.

Mr. Ronald Seybert

Page 2

April 6, 2022

2022 03 08 Comment: Comment partially addressed. Include a note that any over-excavation shall be overseen/certified by a registered professional geotechnical engineer.

2022 04 04 Comment: Comment partially addressed. Per ordinance requirements, this note applies to both BMP-1 (for liners) and BMP-2 (for infiltration. Provide the note to both BMPs.

- c. **26-304.3.E.(1).(h)** Update the design and narrative to meet this section of the ordinance. (This may include pretreatment of flows to recharge BMPs and/or providing filtering devices within the BMP).

2022 03 08 Comment: Comment not fully addressed. Inlet filters are now provided for surface inlets. Provide treatment for drainage entering by HW-9.

2022 04 04 Comment: Comment not addressed. We understand this comment will be addressed in the next round of comments, by removing the drainage area from the BMP. Update the report, drainage area maps and routings as necessary.

3. **26-305.1.** Provide an Erosion and Sediment Control Plan. Include the LOD size in the stormwater design report narrative.

2022 03 08 Comment: Comment not addressed. The comment response indicates that an E&S plan will be provided in the future.

2022 04 04 Comment: Comment addressed

4. **26-307.1.B.(9).** Considering the proximity and depth of BMP-1 relative to the surrounding elevations and location of the existing home, and topography, this facility shall be lined.

2022 03 08 Comment: Comment partially addressed. Provide additional clarity in the drawing so the extents of the facility lining, geogrid and geotextile are clear. Also provide a detail identifying how the overlap between the pervious pavers and BMP-1 is to be constructed. Also see Comment 11.

2022 04 04 Comment: Comment partially addressed. BMP-1 has been clarified; however, the yellow PVC liner now shows up on BMP-2 as well. Revise for clarity.

5. **26-308** Update the Stormwater Management Submission in accordance with the requirements from this section where applicable:

Mr. Ronald Seybert

Page 3

April 6, 2022

- b. 26-308.1.A.** Provide drainage easements for the existing 15" CMP coming through the property. Discuss the nature of the existing access easement located on the existing property. The plan notes indicate that all easements will be preserved, however the easement does not show up in the proposed conditions and significant development is completed within the easement.

2022 03 08 Comment: Comment partially addressed. An easement has been provided for the 15" RCP/CMP carrying off-site runoff across the property

With regard to the 15' drainage easement running along the northeastern property line: The proposed retaining wall encroaches into this easement creating a pinch point impacting the conveyance capacity in the easement. Re-align the wall to eliminate this impact.

2022 04 04 Comment: Comment addressed.

- 6. 26-402** Update the stormwater site plan and narratives per the following:

- b.** Address the following general comments:

- Include a discussion in the narrative of any known downstream problems associated with the downstream adjacent residential properties (or lack thereof).
- Update plan reference dates on the plan sheet cover.
- Detail the requirements for the underdrain shown outside of the stone bed and connecting to the inlet.
- Provide specification on the plan, for the soil separation geofabric around the BMP, called out as "geogrid".

2022 03 08 Comment: Comments Addressed. Plan reference dates will need updated with each subsequent revision.

2022 04 04 Comment: Comment addressed.

- 7. 26-402.3.** Update the plans in accordance with this section:

- c. 26-402.3.D.(3).** Make note on the stormwater management site plan, of the offsite tributary drainage area and 100-Year expected flow (through the CMP) Provide additional information on ownership.

2022 03 08 Comment: Comment partially addressed. Reflect the ownership on the plans as noted in the response.

2022 4 04 Comment: Comment addressed.

Mr. Ronald Seybert

Page 4

April 6, 2022

- d. **26-402.3.D.(4).** Provide the following notes on the plan to clarify the requirements of this section:

“An as-built narrative describing and illustrating critical stages of construction in accordance with 26-402.3.D.(4).(d) will be provided with the as-built drawings.”

2022 03 08 Comment: Comment partially addressed. Insert “will be provided” to appropriately reflect the requested note.

2022 04 04 Comment: Comment addressed.

New Comments 2022 03 08.

9. Regarding the existing 15” CMP/RCP conveying water from offsite: Provide a detail or other guidance/notes defining proposed modifications to the junction box joining the 15” RCP to the 15’ CMP.

2022 04 04 Comment: Comment not addressed. The consultant has stated that there is not junction box, however there is a junction box shown on the existing conditions plan and both RCP and CMP are depicted. Removal of the existing junction box will require a transition between the two materials as noted above. Clarify/provide details per the original comment.

10. Within each BMP sequence identify the critical stages that must be overseen by a qualified professional or his/her designee.

2022 04 04 Comment: Comment addressed.

11. Regarding the proposed pervious pavers:

- a. Provide a note which properly denotes the area of permeable pavers (note is missing or misplaced).

2022 04 04 Comment: The pervious area has been relocated and a detail provided. However, the label identifying the location of the pervious pavers is still pointing to the wrong location. Also see additional pervious paver comments e, f, g, and h below.

- b. Provide additional detail illustrating how the overlap between the pavers and BMP-1 is to be constructed.

2022 04 04 Comment: Comment addressed.

- c. To meet the conditions of the variance, the runoff entering the pavers must be infiltrated into natural uncompacted soil/subsoil. Provide details or notes as

Mr. Ronald Seybert

Page 5

April 6, 2022

appropriate to ensure subsoils are not compacted. This should be identified as a critical stage of construction.

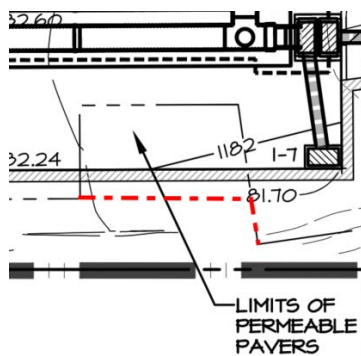
2022 04 04 Comment: Comment addressed. See additional pervious paver comments e, f, g, and h below.

- d. Identify the pervious pavers as a BMP and provide a sequence of construction identifying critical stages of construction to be overseen by the qualified professional or designee.

2022 04 04 Comment: Comment addressed.

New 2022 04 04 Comments:

- e. The pavers have been moved to within 10' of the proposed building. It is unclear if the building has a basement. If it does, the pavers shall be relocated to a minimum of 10' away from the building.
 - f. The paver system specified as the basis of design is not listed for permeable applications on the manufacture's website. Update the bases of design to provide a design basis that meets the permeable requirements, including the materials utilized between the paver units.
 - g. The pavers now extend across the wall/foundation location for the existing house. Update the permeable paver detail to address how the paver section will be handled in this area to ensure infiltration into "natural subsoils."
 - h. Identify the limits of modified concrete curb edging around the pervious pavers.
12. Remove the notch in the drainage easement located just south of BMP-1 (refer to graphic below).



Mr. Ronald Seybert

Page 6

April 6, 2022

13. Provide an updated electronic copy of the stormwater management report.

To facilitate responses to our comments we would be happy to schedule a meeting with the applicants engineer to go over any question they may have. In the meantime, if you have any questions or require additional information, please feel free to contact me at 814-862-9191 ext. 135.

Sincerely,
NTM Engineering, Inc.

A handwritten signature in blue ink, appearing to read 'SAB', followed by a horizontal line.

Scott A. Brown, PE, D.WRE
Senior Project Manager

cc: Kristina Bassett, Ferguson Township Community Planner
Mr. James Coslo, Centre County Conservation District

2022 04 06 Centre Animal Hospital r3

PLANNING AND ZONING

Interoffice Memorandum

TO: Ferguson Township Planning Commission

FROM: Kristina Bassett
Community Planner

DATE: April 6, 2022

SUBJECT: **Request for Modification/Waiver—Nittany Dental Office Minor Alteration Plan §22-306.1**

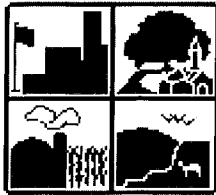
Penn Terra Engineering, Inc., on behalf of their client, has requested a modification/waiver for their proposed plan for Nittany Dental to be considered as a Minor Alteration Plan as requirements listed in §22-306.2.B. This section of the ordinance outlines requirements for an application to a land development plan to be considered minor.

1. The building coverage will be increased or decreased by no more than 10%
2. The impervious coverage will be increased by not more than 10%
3. The change in use will not increase the parking requirements
4. The stormwater management controls will not be changed
5. Any motor vehicle access to the property will not be added, deleted, or relocated by more than 50% of its width.
6. The location for the construction of proposed structures from an approved plan will not be changed by more than 10% of the ground floor area.

The proposed redevelopment of the former First National Bank site at the intersection of West College Avenue and Bristol Avenue (Tax Parcel 24-465-1) is to include the relocation of the Nittany Dental Office. The plan proposed to convert the existing drive-thru canopy (1,243 square feet) into a fully enclosed space. An additional 360 sq foot addition to this enclosed space is also proposed for a total square footage.

Staff is recommending that the Planning Commission oppose the Request for Modification/Waiver from §22.301 – General and recommend the plan be processed under §22.306.3 Minor Subdivision.

MAR 18 2022



APPLICATION FOR CONSIDERATION OF A MODIFICATION

Ferguson Township, Centre County

Submittal Date: _____

A fee of \$50.00 is required at the time of submitting this application.

The undersigned hereby applies for approval of a modification/waiver, submitted herewith and described below:

Applicant Information

Nittany Dental Associates

Name

2601 Gateway Dr #250 State College, PA 16801

Street Address

City

Zip

(814) 238-0088

Phone Number

Property/Plan Information

Nittany Dental Office Minor Alteration Plan

Plan Name

19129

03-18-2022

Plan Number

Plan Date

2591 Park Center Blvd, State College, PA 16801

24-465-,001-,0000-

Project Location

Parcel Number

B&H West College Investments LLC

Name of Property Owner(s)

325 Glengarry Ln State College, PA 16801

Street Address

City

Zip

Application Type:

☐ Subdivision

☐ Terraced Streetscape District (TSD)

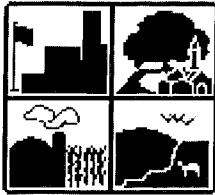
☒ Land Development

☐ Traditional Town Development (TSD) District

Modification/Waiver Request Information

Specific Section(s) of the Subdivision and Land Development Ordinance or Design Standards for which a Modification/Waiver is requested:

Attached, please find a detailed letter explaining that we seek to have our modification reviewed as a minor alteration plan, as defined by § 22-306.2.B of the Ferguson Township Code of Ordinances. The letter outlines the eight criteria of § 22-306.2.B below along with a discussion of how our proposal interacts with each.



APPLICATION FOR CONSIDERATION OF A MODIFICATION

Ferguson Township, Centre County

State any proposed alternative(s) to the requirement:

____ Please see attached letter _____

Please state in full, the grounds and facts of the unreasonableness or hardship the Ferguson Township Subdivision and Land Development Ordinance has placed on the property.

____ Please see attached letter. _____

*If necessary, please continue with your hardship specification on another page.

The undersigned hereby represents that, to the best of their knowledge and belief, all information listed above is true, correct, and complete.

Signature *Lee Glusser* _____

Date 03-18-2022

-For Office Use Only-

Date Received: _____ By: _____

Date Paid: _____ Check No.: _____ Amount: _____

Advertisement Dates: _____ Planning Commission Review Date: _____

Board of Supervisors Meeting Date: _____



3075 Enterprise Drive
State College, PA 16801
814-231-8285 | PennTerra.com

March 18, 2022

Ferguson Township
Attn: Jenna Wargo, AICP, Director of Planning and Zoning
3147 Research Drive
State College, PA 16801

Re: Modification Request for Nittany Dental Associates

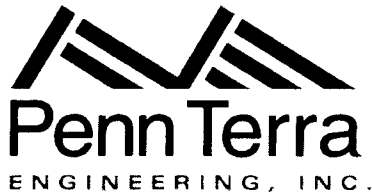
Dear Ms. Wargo,

Nittany Dental Associates has recently acquired the vacant branch office of First National Bank, located at 2591 Park Center Blvd, State College, PA 16801 (tax parcel 24-465-,001-,0000-). Although the property changed hands, the permitted usages, as outlined in the Light Industry, Research & Development (IRD) Zoning, remain the same: financial offices to dental offices. Additionally, the parking requirements remain the same for each of these permitted uses: one (1) space per 250 sq. ft. of net floor area.

To ready this property for its new occupants, we propose to convert the three existing covered drive-through lanes, which measure 1,243 square feet, into a fully enclosed space; this area would also be slightly enlarged by a newly constructed 360 square feet, making the overall office a more highly-functioning area for the dental team and patients.

Overall, the vacant property facing a main thoroughfare in Ferguson Township would gain economic-generating occupants again, the idle drive-through lanes would be repurposed, and the only new construction would be the minor 360 square foot addition.

To accomplish this, we seek to have this reviewed as a **minor alteration plan**, as defined by § 22-306.2.B of the *Ferguson Township Code of Ordinances*. We have listed the eight criteria of § 22-306.2.B below along with a discussion of how our proposal interacts with each.



3075 Enterprise Drive
State College, PA 16801
814-231-8285 | PennTerra.com

(1) The building coverage will be increased or decreased by no more than 10%.

If "building coverage" is to mean the percentage of the lot covered by the building:

The existing building is 5,124 square feet, or 5.17% of the 99,025 sq. ft. lot on which it sits. With the proposed conversion of the covered drive-through lanes (1,243 sq. ft) and the proposed addition to the drive-through lanes (360 sq. ft), the new building would be 6,727 square feet, or 6.79% of the lot on which it sits. This is an increase of only 1.62%, far less than the 10% outlined in the ordinance.

It is also interesting to note that in 2004, a recorded plan approved a two-story expansion for the bank building, which would have increased the ground-level building footprint by 7,125 square feet (bringing the new footprint to a total of 12,249 sq. ft). While that expansion was ultimately constructed, it would have brought the building coverage on the lot from 5.17% to 12.36% - a 7.19% increase, far more than our 2022 proposed alteration is of a modest 1.62% modification.

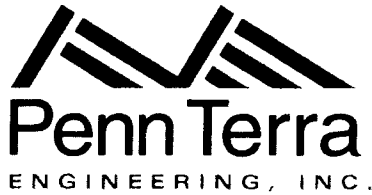
If "building coverage" is to mean the overall increase of the footprint of the building:

The existing building is 5,124 square feet. With the proposed conversion of the covered drive-through lanes (1,243 sq. ft) and the proposed addition to the drive-through lanes (360 sq. ft), the new building would be 6,727 square feet. While this would represent a 31.28% increase it is important to note that the existing drive-through lanes are already under roof. Therefore, if only the 360 sq. ft. addition is considered as a true increase of expansion (to the 5,124 existing building and 1,243 existing, roofed drive-through lanes), then the increase would only be 5.65%, far less than the 10% outlined in the ordinance.

It is also interesting to note that in 2004, a recorded plan approved a two-story expansion for the bank building, which would have increased the ground-level building footprint by 7,125 square feet (bringing the new footprint to a total of 12,249 sq. ft). Although that expansion was approved but never constructed, the building's footprint would have increased 58.16% - a far greater, yet ultimately approved, increase from our 2022 modest 5.65% or 31.28% proposed alteration increase.

(2) The impervious coverage will be increased by not more than 10%.

Our project does not propose to change the impervious coverage of the lot.



3075 Enterprise Drive
State College, PA 16801
814-231-8285 | PennTerra.com

(3) The change in use will not increase the parking requirements.

Because § 22-5C01.1.B.2 of the Ferguson Township Code of Ordinances requires that both dental offices and banks provide one off-street parking space for every 250 square feet of enclosed area, the requirement itself will not change. The proposed enlarged building would require 25 off-street parking spaces, whereas the current building only needs 21 off-street parking spaces. The site currently has 44 off-street parking spaces (19 more than required) and this number is not proposed to change.

(4) The stormwater management controls will not be changed.

Our project does not propose to change any existing stormwater management controls.

(5) Any motor vehicle access to the property will not be added, deleted or relocated by more than 50% of its width.

Our project does not propose to change any motor vehicle accesses.

(6) The location for the construction of proposed structures from an approved plan will not be changed by more than 10% of the ground floor area.

Our project does not propose to change the location of any building. Rather, it will merely increase the enclosed area of an existing building by a total of 1,603 square feet.

The 1,243 square feet of proposed enclosed space is already under roof, as the existing three drive-through lanes are covered. Additionally, it is important to note that bank drive-through lanes are a far greater traffic generator than 1,243 square feet of dental office space.

(7) The landscaping plan will not be changed in more than 10% of the total pervious coverage area.

Our project does not propose to change any existing landscaping.

(8) The changes to the proposed/existing sign(s), include changes in size, shape, height, location, orientation, lighting, or number of signs. A change in sign copy does not require minor alteration approval.

Our project does not propose to change the size, shape, height, location, orientation, lighting, or number of any signs



3075 Enterprise Drive
State College, PA 16801
814-231-8285 | PennTerra.com

In regards to impacts to traffic, it is good to get our bearings first. Nittany Dental Associates is already in operation at 2601 Gateway Drive, Suite 250, in State College. Their current location is a mere 600 feet away from their new location at 2591 Park Center Boulevard in State College. This trip would take one minute by car, cars that already must travel along Park Centre Boulevard and Bristol Avenue to reach the Gateway Drive location. It is also good to remember that this minor proposal is to take a vacant bank building and revive it into a dental office, both permitted activities in the same commercial vein for Light Industry, Research & Development (IRD) Zoning.

To look more deeply into any proposed impact to traffic flow, Douglas Hill, P.E., Senior Staff Engineer at Davis E. Wooster and Associates, Inc., prepared a Trip Generation Analysis. That analysis is enclosed. From Hill's analysis, the property would see a *substantial decrease* in trips when going from a bank location to a dental location. The dental office will generate less than half of the trips that the bank generated.

With this analysis, we maintain that our minor proposal creates a minor (or more accurately, decrease) in impact to local traffic.

In sum, our firm believes this project will be a boost to the local community and re-energize a prominent corner of Ferguson Township. We look forward to working with your office to see this project through to completion.

Sincerely,

A handwritten signature in black ink that reads "Lee Slusser". The signature is fluid and cursive, with the first name "Lee" and last name "Slusser" clearly distinguishable.

Lee C. Slusser, AICP
Project Manager

Enclosed: Trip Generation Analysis, Wooster & Assoc.



341 Science Park Road, Suite 205
State College, PA 16803
Ph 814-231-2113
Fax 814-231-2115

David E. Wooster and Associates, Inc.
Straightforward & Unwavering

March 18, 2022

Mr. John Sepp, P.E.
President
PennTerra Engineering, Inc.
3075 Enterprise Drive, Suite 100
State College, PA 16801

***Reference: Trip Generation Analysis – Nittany Dental at Intersection of
West College Avenue and Bristol Avenue – Ferguson Township, Centre
County, Pennsylvania***

Dear Mr. Sepp:

As requested, David E. Wooster and Associates, Inc. has performed a trip generation analysis for the redevelopment of the former First National Bank site at the intersection of West College Avenue and Bristol Avenue. The redevelopment will include the relocation of the Nittany Dental Office located in the Bristol II building located along Gateway Drive.

1.0 PROPOSED Use – Nittany Dental

Based on the information you provided, following redevelopment the site will include a 6,727 ft² office occupied by Nittany Dental. The trip generation for the proposed use was determined using the Institute of Transportation Engineers' (ITE) publication entitled *Trip Generation*, 11th Edition. Land Use Code (720) – *Medical/Dental Office Building* was used. The trip generation of the Nittany Dental office is as follows:

- Weekday 24-Hour: 91 In/91 Out/182 Total
- AM Peak Hour: 17 In/4 Out/21 Total
- PM Peak Hour: 7 In/17 Out/24 Total
- Saturday Peak Hour: 11 In/9 Out/20 Total

Mr. John Sepp, P.E.
March 18, 2022
Page 2 of 3

2.0 FORMER Use on Site – First National Bank

Again using the information you provided, the former use on the site included a 5,124 ft² bank. The trip generation for the former use was determined using Land Use Code (912) – *Drive-In Bank* from ITE's *Trip Generation*, 11th Edition. The trip generation of the First National Bank use is as follows:

- Weekday 24-Hour: 257 In/257 Out/514 Total
- AM Peak Hour: 30 In/21 Out/51 Total
- PM Peak Hour: 54 In/54 Out/108 Total
- Saturday Peak Hour: 69 In/66 Out/135 Total

3.0 Net Change in Trips

The change in trips projected for the redevelopment was determined by subtracting the trips in Section 2.0 for the First National Bank FROM the trips in Section 1.0 for Nittany Dental. The calculated change in trips is as follows:

- Weekday 24-Hour: -166 In/-166 Out/-332 Total
- AM Peak Hour: -13 In/-17 Out/-30 Total
- PM Peak Hour: -47 In/-37 Out/-84 Total
- Saturday Peak Hour: -58 In/-57 Out/-115 Total

Based on Section 22-502.5.M(1) of the Township's Code of Ordinances, a Traffic Impact Study is to be performed for a proposed redevelopment/change in use if the change in use will generate 75 or more additional trips during the adjacent roadways' peak hours. Based on the trip generation analysis summarized above, the change in use will result in a *decrease* in trips. Therefore, a Traffic Impact Study would not be required for the proposed Nittany Dental development. Detailed trip generation summary tables are included with this correspondence. The summary tables include pass-by trips for the bank use in addition to the total trips summarized above.

Mr. John Sepp, P.E.
March 18, 2022
Page 3 of 3

We trust this information is submitted in proper form. If you have any questions or require additional information, please contact this office.

Yours truly,

A handwritten signature in black ink, appearing to read "Douglas A. Hill". The signature is stylized with a large initial "D" and "H".

Douglas A. Hill, P.E.
Senior Staff Engineer

DAH/dh

Enclosure: Trip Generation Summary Tables

4139031822_trip gen summary ltr

Trip Generation Summary Tables
Nittany Dental Site proposed on Former First National Bank Site –
Intersection of West College Avenue and Bristol Avenue
Ferguson Township, Centre County, PA

1.0 Proposed Use

Table 1
Trip Generation – Proposed Nittany Dental

TIME PERIOD	FORECASTED TRIP GENERATION		
	IN	OUT	TOTAL
<i>6,727 ft² Nittany Dental – Land Use Code¹ (720) – Medical-Dental Office Building</i>			
Weekday 24 Hour	91	91	182
AM Peak Hour	17	4	21
PM Peak Hour	7	17	24
SAT Peak Hour	11	9	20

2.0 Existing/Former Use

Table 2
Trip Generation – Former Use

TIME PERIOD	FORECASTED TRIP GENERATION		
	IN	OUT	TOTAL
<i>5,124 ft² Bank – Land Use Code (912) – Drive-In Bank</i>			
Weekday 24 Hour	257	257	514
AM Peak Hour			
Primary	21	15	36
Pass-by (29% ²)	<u>9</u>	<u>6</u>	<u>15</u>
Total	30	21	51
PM Peak Hour			
Primary	40	40	80
Pass-by (26%)	<u>14</u>	<u>14</u>	<u>28</u>
Total	54	54	108

¹ Land Use Codes obtained from Institute of Transportation Engineers' (ITE) *Trip Generation*, 11th Edition

² Pass-by rates obtained from ITE *Trip Generation*, 11th Edition Appendices

Table 2 (continued)
Trip Generation – Former Use

TIME PERIOD	FORECASTED TRIP GENERATION		
	IN	OUT	TOTAL
SAT Peak Hour			
Primary	43	41	84
<u>Pass-by (38%)</u>	<u>26</u>	<u>25</u>	<u>51</u>
Total	69	66	135

3.0 Change in Site Trips

Table 3
Trip Generation Change Following Redevelopment
(Table 1) – (Table 2)

TIME PERIOD	FORECASTED TRIP GENERATION		
	IN	OUT	TOTAL
<i>Trip Generation Increase</i>			
Weekday 24 Hour	-166	-166	-332
AM Peak Hour			
Primary	-4	-11	-15
<u>Pass-by</u>	<u>-9</u>	<u>-6</u>	<u>-15</u>
Total	-13	-17	-30
PM Peak Hour			
Primary	-33	-23	-56
<u>Pass-by</u>	<u>-14</u>	<u>-14</u>	<u>-28</u>
Total	-47	-37	-84
PM Peak Hour			
Primary	-32	-32	-64
<u>Pass-by</u>	<u>-26</u>	<u>-25</u>	<u>-51</u>
Total	-58	-57	-115



Notes:

- General Site Information:
 - Equitable Owner: Omega Financial Corporation, 366 Walker Drive, State College, PA 16801
 - Owner of Record: Penn Central National Bank (Effective October, 2001 Penn Central National Bank was dissolved and is now under and part of Omega Financial Corporation)
 - Lot Parcel Number: 24-465-1
 - Land is currently zoned: Light Industry, Research and Development (I2)
 - Existing Use: Vacant Lot
 - Proposed Use: Bank and Professional Offices
 - Site Size: 2.273 Ac, 99,025 S.F.
 - Street Address: 2201 Park Center Boulevard
 - This lot is located in the Corridor Overlay District.
- Parking Requirements:

	Proposed	Future Total
Total gross square ft.	5,124	19,374
Required Parking # 1 space per 250 S.F.	21	78
Provided Parking	44	78
Required Loading Zone Spaces	1	2
Provided Loading Zone Spaces	2	2
Required Handicap Spaces	2	4
Provided Handicap Spaces	2	4
- General Utility and Act 287 Information: PA One Call Serial No. 0405374
 - Sewer: University Area Joint Authority, 1270 Spring Valley Road, State College, PA 16801 (Ph. 814-238-5361)
 - Water: State College Borough Water Authority, 1201 West Branch Road, State College, PA 16801 (Ph. 814-238-6706)
 - Electric: Allegheny Power Co., 2800 East College Avenue, State College, PA 16801 (Ph. 814-278-5640)
 - Telephone: Verizon, 224 South Allen Street, State College, PA 16801 (Ph. 814-233-6311)
 - Cable TV: Adelphi Cable, 1105 Sumner Pike, State College, PA 16801 (Ph. 814-238-5502)
 - Township Roads: Ferguson Township Supervisors, 3147 Research Drive, State College, PA 16801 (Ph. 814-238-4055)
- Contours shown are taken from survey data collected in the field.
- Boundary: Top Corridor of Mainline US-99, at intersection of Park Center Boulevard and Gateway Drive E-121.45
- This site is comprised of the following lot types: No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 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1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 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2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059,

parcels of more than 10 acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.

- a. Subdivision, Major—Any subdivision which does not qualify or classify as a minor subdivision.
 - b. Subdivision, Minor—A subdivision of a parcel of land into not more than three lots, including the existing lot of record, where in each lot has direct access to and fronts upon any public street or road and does not require any expenditures for the extension of any street or the extension or creation of any public improvements. This includes:
 - i. Adjustment of lot line between lots where no new lots are created.
 - ii. Consolidation of lot lines; and
 - iii. Survey correction of property lines for townhomes and other attached dwellings after construction when in conformance with the previously recorded plan.
3. Parking, On-Lot—The number of parking spaces required by Chapter 27 22, Zoning Subdivision and Land Development, to be provided off street for each dwelling unit. These spaces are intended to serve the normal daily parking needs of the dwelling unit occupants.

Amendment to Section 22-301, "General."

Section 22-301 of the Ferguson Township Subdivision and Land Development Ordinance is hereby amended by removing the stricken text and adding the underlined text as follows:

Proposed subdivision and land development plans shall be reviewed by the Township Planning Commission and the Centre County Planning Commission, or its designated agent, and shall be approved or not approved by the Board of Supervisors in accordance with the procedures specified in this chapter. Following the recommended preapplication conference for sketch plan review, plans may be presented in two stages, preliminary and final, or simultaneously as a preliminary/final plan. If a plan is presented in one stage as a preliminary/final plan, then the plan must meet both the preliminary plan requirements and final plan requirements as if the plan were presented in two stages.

1. Fees for Review. The Board of Supervisors shall establish, by resolution, a schedule of fees for application for development, for the Township's review of the materials in connection therewith which are to be provided to the Township under the provisions of this chapter including, but not limited to, the payment of fees charged by the Township's professional consultants for their review. Such fee schedule shall be reproduced and made available upon request at the Township Building. The resolution providing for the various fees shall be periodically reviewed and amended, when necessary, by resolution of the Supervisors. Any approval for the issuance of any permits under this chapter shall be contingent upon payment of the proper fees as established by the Township's Fee Schedule.
 - A. Disputed Review Fees. In the event the applicant disputes the amount of any such review fees, the applicant shall, within 10 days of the billing date, notify the Township that such fees are disputed, in which case the Township shall not delay or disapprove a subdivision or land development application due to the applicant's request over disputed fees.
 - B. Review Fee Dispute Resolution. In the event that the Township and the applicant cannot agree on the amount of review fees which are reasonable and necessary,

then the applicant and the Township shall follow the procedure for dispute resolution set forth in the Municipalities Planning Code (MPC) §510(g), 53 P.s. §10510(g).

Amendment to Section 22-303, "Review of Preliminary Plan."

Section 22-303 of the Ferguson Township Subdivision and Land Development Ordinance is hereby amended by removing the stricken text and adding the underlined text as follows:

2. A plan shall be deemed to have been submitted for preliminary review when the applicant has furnished to the Township Department of Planning and Zoning the following documents:
 - A. A. One copy of a completed application for subdivision or land development, plus payment of all application and escrow fees.
 - B. ~~Ten~~ Seven black (or blue) on white full-size prints, 44 one eleven-inch-by-seventeen-inch copies and one digital copy of the plan which shall fully comply with the provisions of this chapter.
 - C. One digital copy of all submitted documents.
 - D. A copy of the completed planning module for land development as required by the PA Department of Environmental Protection; if an on-site sewage facility is planned, soil log and percolation test data shall be included for each lot; and one fully completed copy of the subdivision sewage disposal report.
 - E. Two prints of the required street cross-section drawings and street profiles.
 - F. Two copies of all other information and plans required by this chapter but not included on the documents listed above.
6. Review by the Board of Supervisors.

~~C. The decision of the Board of Supervisors shall be in writing and shall be communicated to the applicant personally or mailed to him at his last known address not later than 15 days following the decision. Authority. The Board of Supervisors shall act on all preliminary applications.~~

~~(1) If the plan receives preliminary approval by the Board of Supervisors and all fees are paid, the action of the Board of Supervisors shall be noted, together with the date of action and signature of the Chairman and Secretary, on two copies of the plan. One copy of the plan shall be given to the applicant, while the other copy shall be retained in the Township files. After the signatures are obtained, the applicant may immediately begin to lay out all lots, parcels, blocks, easements, and rights of way, and construct all streets, sanitary sewage disposal systems, water supply systems, storm drainage facilities, and monuments in accordance with the approved plan, but no parcel or lot may be conveyed or recorded until after final approval of the plan. Any privately owned, off-site easements that shall be approved by others shall be secured by the applicant prior to the filing for final plan approval. Decision Deadline. Not later than 90 days after the official filing date, the Board of Supervisors shall render a decision on the preliminary application. All decisions shall be made at a public meeting.~~

- (2) ~~If the plan is not approved, the decision shall specify the defects found in the plan and describe the requirements which have not been met and shall, in each case, cite the provisions of this chapter from which such defects or requirements originate. Extension of Deadline. The applicant may agree in writing to an extension of time or change in the prescribed manner of presentation of communication of the decision.~~
- (3) Actions. The Board of Supervisors shall take one of the following actions:
 - a. Approve the preliminary applicant.
 - b. Approve the preliminary application with conditions.
 - c. Disapprove the preliminary application on the basis that it does not comply with specific standards and regulations set forth in this Code.
- (4) General Standards for Review of Preliminary Applications. The Board of Supervisors shall approve the preliminary application if the preliminary application complies with the standards and regulations set forth in this chapter.
- (5) Notification of Decision. The decisions of the Board of Supervisors shall be in writing and shall be communicated to the applicant personally or mailed to the last known address not later than 15 days following the decision. If the decision is disapproval, the written notification shall specify all defects in the application and shall cite with section numbers the provisions of this chapter of the Code that have not been satisfied.
- (6) Effect of Approval. If the plan receive preliminary approval by the Board of Supervisors, the action of the Board of Supervisors shall be noted, together with the date of action and signature of the Char, Secretary, and Township Engineer, on two copies of the plan. One copy of the plan shall be given to the applicant, while the other copy shall be retained in the Township files. The preliminary plan shall be entitled to the protections afforded by §508(4) of the MPC, 53 P.S. §10508(4).

Amendment to Section 22-304, "Review of Final Plan."

Section 22-304 of the Ferguson Township Subdivision and Land Development Ordinance is hereby amended by removing the stricken text and adding the underlined text as follows:

1. A plan shall be officially submitted to the Township Department of Planning and Zoning for final Township review after all improvements, as defined by this chapter, indicated on the plan receiving preliminary approval have been installed or, in lieu of the completion of the improvements, after deposit with the Township of a corporate bond or other security acceptable to the Board of Supervisors in accordance with this chapter. All plans which have received preliminary approval shall be entitled to final approval in accordance with the terms of the approved preliminary application for a period of five years from the date of the preliminary approval.
 - A. A plan shall be deemed to have been submitted for final review when the applicant has furnished to the Township Department of Planning and Zoning, the following documents:

1. Seven black (or blue) on white full-size prints, one eleven-inch by seventeen-inch copies and one digital copy of the plan which shall fully comply with the provisions of this chapter.
2. Payment of all application and escrow fees.

Amendment to Section 22-306, "Minor Subdivision, and Minor Alteration Plan, and Minor Land Development Plan."

Section 22-306 of the Ferguson Township Subdivision and Land Development Ordinance is hereby amended by removing the stricken text and adding the underlined text as follows:

1. Minor Subdivision. Applicants are required to apply for and receive a minor subdivision approval from the Township in accordance with the following criteria:

A. Recommendations and Approvals.

- (1) A minor subdivision plan shall meet both the preliminary plan requirements and final plan requirements as if the plan were presented in two stages.
- (2) Application requirements as shown on the Subdivision and/or Land Development Requirements Table shall be submitted for all minor subdivisions.
- (3) The Township staff shall review and forward an application to the Planning Commission regarding minor subdivision. Township staff comment resulting from said review shall accompany the application forwarded.
- (4) The Planning Commission shall recommend application approval, approval subject to conditions, or denial to the Township Board of Supervisors regarding minor subdivision.
- (5) The Township Board of Supervisors shall be responsible for approving or denying minor land developments.

2. Minor Alteration Plan.

- B. An alteration to a zoning permit and land development plan, if applicable, shall be considered minor if:

- (1) The building coverage will be increased or decreased by no more than 10%.
- (2) The impervious coverage will be increased by not more than 10%.
- (3) The change in use will not increase the parking requirements.
- (4) The stormwater management controls will not be changed.
- (5) Any motor vehicle access to the property will not be added, deleted or relocated by more than 50% of its width.
- (6) The location for the construction of proposed structures from an approved plan will not be changed by more than 10% of the ground floor area.
- (7) ~~The landscaping plan will not be changed in more than 10% of the total pervious coverage area.~~ All landscaping alterations are permitted if in compliance with §22-516. Landscaping.

- ~~(8) The changes to the proposed/existing sign(s), include changes in size, shape, height, location, orientation, lighting, or number of signs. A change in sign copy does not require minor alteration approval.~~

~~D. No An applicant/landowner shall be permitted to file more than one minor alteration plan to a previously issued zoning permit or land development plan based on any of the following subsections of Subsection 2B of § 22-306.2.B.(3) and (7). More than one minor alteration plan may be filed for a site, but only one for each of the subsections listed.~~

3. Minor Land Development Plan.

A. A Minor Land Development Plan may be permitted where it can be demonstrated that the initial or cumulative impact of the activity or improvement will not result in the need for plan approvals typically associated with a land development plan approval process. Applicants undertaking a Minor Land Development Plan as defined in §22-202. Definitions, may submit a preliminary/final plan in one stage following a pre-application conference with Township staff, as per §22-302 and in accordance with the following requirements.

(1) A minor land development plan shall meet both the preliminary plan requirements and final plan requirements as if the plan were presented in two stages.

(2) Application requirements as shown on the Subdivision and/or Land Development Requirements Table shall be submitted for all minor land developments.

(3) Township staff shall review and forward an application to the Planning Commission regarding minor land developments. Township staff comment resulting from said review shall accompany the application forwarded.

(4) Proposed single-family residential structures that require a minor land development plan shall be reviewed by Township staff and included on the consent agenda of the Board of Supervisors to approve or deny the plan.

a. The following sections are not applicable to minor land development plans for single-family residential structures:

i. §22-401.1.C.1.g., and

ii. §22-401.1.C.1.h.

(5) Planning Commission shall recommend application approval, approval subject to conditions, or denial to the Township Board of Supervisors regarding the minor land development.

(6) The Township Board of Supervisors shall be responsible for approving or denying minor land developments.

(7) Applicants are required to provide an escrow fee for plan review and legal opinion of the Township Solicitor.

Amendment to Section 22-401, "Preliminary Plan Contents and Review."