

FERGUSON TOWNSHIP PLANNING COMMISSION
Regular Meeting Agenda
Monday, August 22, 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. July 11, 2022, Regular Meeting Minutes

IV. NEW BUSINESS

1. Election of Planning Commission Chair

At the August 16, 2022, Board of Supervisors meeting, Jeremie Thompson was appointed to serve as a Board of Supervisor for Ward II. The Director of Planning and Zoning will serve as temporary Chair in order to conduct the nomination for a new Chair.

2. IMBT Preliminary Subdivision Plan

Included in the agenda is the IMBT Preliminary Subdivision Plan, dated July 26, 2022, last revised August 2, 2022. The Imbt Subdivision is located along Blue Course Drive at the intersection with West College Avenue and Old Block Road. Tax Parcel 24-004-,017A,0000-, is located within the General Commercial (C) zoning district and Corridor Overlay District (COD).

The applicant is proposing to subdivide the parcel into two lots, one commercial lot and one stormwater management lot. The existing lot is 9.234 acres and includes an existing stormwater basin on the northern portion. Proposed Lot 1 will be 6.313 acres and Proposed Lot 2, the stormwater management lot, will be 2.921 acres. Sidewalks are to be added along Blue Course Drive and West College Avenue, connecting the existing sidewalks to the north.

Staff has reviewed the preliminary subdivision plan and is recommending approval subject to the outstanding staff comments as described in the Community Planner's memorandum dated August 17, 2022.



Recommended Motion: Move that the Planning Commission recommend **approval** of the IMBT Preliminary Subdivision Plan to the Board of Supervisors subject to the conditions described in the Community Planner's memorandum dated August 17, 2022.

Staff Recommendation: That the Planning Commission recommend conditional approval.

V. COMMUNICATIONS TO THE COMMISSION

VI. OFFICIAL REPORTS AND CORRESPONDENCE

1. Board of Supervisors Report
2. CRPC Report
3. Land Development Plans
 - a. Farmstead View Preliminary Subdivision – Awaiting Response to fifth review
 - b. Peace Center and Cemetery Preliminary Land Development Plan – Awaiting Response to first review
 - c. Centre Animal Hospital Final Land Development Plan – Awaiting Recording
 - d. Fusion Japanese Steakhouse Preliminary Land Development Plan – Awaiting Response to first review
 - e. IMBT Preliminary Subdivision – PC Review of Subdivision
 - f. West College Avenue Vertical Mixed-Use Preliminary Land Development Plan – Awaiting Response to first review.
 - g. MP Machinery Preliminary Land Development Plan– Awaiting Response to first review
 - h. Salvation Baptist Church Preliminary Land Development Plan– Staff Second Review
 - i. 165 Volos Ln (296 W. Pine Grove Road) Minor Land Development Plan– Awaiting Response to first review, sidewalk installation will be required
4. Staff Updates

VII. ADJOURNMENT

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, July 11, 2022
6:00 PM**

ATTENDANCE

The Planning Commission held its first meeting of the month on Monday, July 11, 2022, as a hybrid meeting. In attendance:

Commission:

Jeremie Thompson - Chair
Jerry Binney – Vice Chair
Rob Crassweller - Secretary
Shannon Holliday
Bill Keough
Lisa Rittenhouse
Dr. Ellen Taricani
Lewis Steinberg – Alternate
Ralph Wheland
Qian Zhang - Alternate

Staff:

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

Others in attendance: Rhonda R. Demchak, Recording Secretary; Albert Drobka, Architect,

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission’s regular meeting to order on Monday, July 11, at 6:00 p.m. and it has been advertised in accordance with the PA Sunshine Act as a hybrid meeting. Any Planning Commission members making motions are to please state your name so it can be accurately recorded on the minutes. 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.

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

II. CITIZEN INPUT

There were no comments.

III. APPROVAL OF MINUTES

Dr. Taricani moved that the Planning Commission **approve** the June 13, 2022, Regular Meeting Minutes. Mr. Binney seconded the motion. The motion passed unanimously.

IV. NEW BUSINESS

1. Drobka/Dimakopoulos Minor Land Development Plan – Sidewalk Construction

Ms. Bassett reported that on June 3, 2022, Albert Drobka submitted a Minor Land Development Plan on behalf of his client, the Dimakopoulos’. The parcel is located at 296 West Pine Grove Road (TP: 24-007-016-0000) and is zoned Rural Residential (RR).

The parcel is 19.96-acres and the applicant is proposing to construct a second residential home on the lot. Chapter 22, Section 512.1.D. requires the Board of Supervisors to determine if sidewalks are required to be installed on properties

within the RR zoning district.

Included in the agenda packet is the proposed Minor Land Development Plan, a sidewalk map of Pine Grove Mills, an aerial image of the property and neighboring properties and a Google Street View image of the property. Planning Commission is being asked to review the provided materials and make a recommendation to the Board of Supervisors on sidewalk installation along the property.

Ms. Wargo reported that there is an existing home on the lot. Mr. Ressler noted that since a second house will be added the lane will be named.

Mr. Keough questioned the note about the septic system of the existing house on page 15 of the agenda packet. Mr. Albert Drobka, Architect, stated that they looked into placing another sand mound, but the UAJA stated they needed to connect to the public sewer. They also ran a separate lateral up to the edge of the property for future connection if the existing house septic fails. DEP concurred with UAJA.

Mr. Wheland moved that the Planning Commission **recommend** to the Board of Supervisors not to require the construction of sidewalks along the property. Mr. Keough seconded the motion. The motion passed unanimously.

2. Centre Animal Hospital Final Land Development Plan

Ms. Bassett noted that on June 15, 2022, ELA Group, Inc., submitted a Final Land Development Plan on behalf of their client, Tussey Tracks, LLC. This proposal is located at 1518 West College Ave (TP: 24-019-,074-,0000-) and is zoned Terraced Streetscape (TS).

This land development plan proposes a 620 SF addition to the existing 5,551 SF building. The owner recently acquired the parcel to the east and consolidated the two lots to create a 0.937-acre lot allowing for parking to be expanded and reconfigured for better flow. At the April 5, 2022 Board of Supervisors meeting, the Board granted a modification/waiver request from §22-5A09—Streetscape Design Standards. The preliminary land development plan was approved by the Board of Supervisors at the April 19, 2022 meeting pending outstanding staff comments.

Staff has reviewed the final land development plan and is recommending approval subject to the outstanding staff comments as described in the Community Planner's memorandum dated July 6, 2022.

Mr. Binney moved that the Planning Commission recommend conditional **approval**.

Dr. Taricani stated that she didn't see any major differences from the last time the Planning Commission reviewed. Ms. Wargo noted there were minimal differences.

Dr. Taricani seconded the motion. The motion passed unanimously.

3. Nittany Dental Minor Land Development Plan

Ms. Bassett stated that on May 18, 2022, Penn Terra Engineering, Inc., submitted a Minor Land Development Plan, on behalf of their client B&H West College Investments. This proposal is located at 2591 Park Center Boulevard (TP: 24-465-,001-,0000-) and is zoned Light Industry, Research & Development (IRD).

This minor land development plan proposes the enclosure of the three existing drive-thru lanes (1,243 SF) and enlarging that space by an additional 360 SF. The final SF for the addition would increase the building coverage from 5,124 SF to 6,727 SF. The applicant would need to provide 6 additional parking spaces for the addition and change in use equaling 27 total parking spaces required by ordinance. There are currently 44 parking spaces existing on site.

A Modification/Waiver was granted by the Board of Supervisors at the April 19, 2022 meeting, to allow this plan to be processed as a minor land development plan.

Staff has reviewed the minor land development plan and is recommending approval subject to the outstanding staff comments as described in the Community Planner's memorandum dated July 7, 2022.

Mr. Binney moved that the Planning Commission recommend conditional approval. Mr. Crassweller seconded the motion. The motion passed unanimously.

V. COMMUNICATIONS TO THE COMMISSION

There were no communications.

VI. OFFICIAL REPORTS AND CORRESPONDENCES

A. Board of Supervisors

Ms. Wargo reported that there was nothing on the agenda at the last meeting.

B. CRPC Meeting

Dr. Taricani reported that there is no meeting in July.

C. Land Development Plans

Ms. Wargo reviewed the following:

- a. Farmstead View Subdivision – Awaiting signatures
- b. CVIM – 2026 Sandy Dr – Conditional Approval, awaiting signatures
- c. Peace Center and Cemetery – Awaiting Response to first review
- d. Centre Animal Hospital – PC Review of Final Plan
- e. Fusion Japanese Steakhouse – Awaiting Response to first review
- f. IMBT Subdivision - Awaiting Response to first review
- g. West College Avenue Vertical Mixed-Use Development – Awaiting Response to first review.
- h. Nittany Dental – PC Review
- i. MP Machinery – First Review Comments sent on 6/6/2022
- j. Salvation Baptist Church – Awaiting Response to first review
- k. 296 W. Pine Grove Road Minor LDP– Awaiting Response to first review

Mr. Keough suggested including the expiration date for each plan. Ms. Wargo stated that she has a whiteboard in her office of land development plans and is considering creating an excel spreadsheet to be shared with the Planning Commission.

Mr. Binney inquired about Pine Hall. Ms. Wargo reported that it is currently closed because the master plan was approved and recorded. Met with potential investors because of the settlement going on too long and they are having financial issues.

Mr. Thompson noted that Patton Township approved Phase II of Patton Crossing and it is listed on their website.

D. Staff Updates

1. Multi-Factor Authentication (MFA)

Ms. Wargo noted that Planning Commissioners should have received an email regarding MFA Implementation. Please follow the steps to implement the Multi-Factor Authentication for your Township Office 365. Should you need assistance, please let staff know or email support@hintonassociates.com.

Ms. Angela Kalke included detailed instructions in the agenda packet.

Mr. Keough suggested that in January of each year, having a work session for any new ABC appointee regarding technology.

Ms. Wargo reported that they met with the Mackin Engineering Consultants regarding the Terraced Streetscape District rewrite. The first public input meeting will take place on August 31st from 5:00 p.m. – 7:00 p.m. The design charrette will be held on October 10th from 6:00 p.m. – 8:00 p.m.

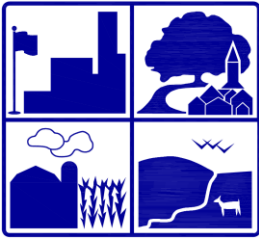
Ms. Wargo reported that they are hiring a new fulltime ordinance officer. The administrative assistant is monitoring the ordinance email complaints.

VII. Adjournment

Mr. Crassweller made a motion to **adjourn** the July 11, 2022, Planning Commission meeting at 6:53 p.m. Mr. Binney seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Rob Crassweller, Secretary
For the Planning Commission



TOWNSHIP OF FERGUSON

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

TO: Planning Commission

FROM: Kristina Bassett, Community Planner

DATE: August 17, 2022

SUBJECT: IMBT Preliminary Subdivision Plan

Included in the agenda is the IMBT Preliminary Subdivision Plan, submitted on January 31, 2022, by Penn Terra Engineering Inc. on behalf of their client, M & G Realty. The proposed subdivision (Tax Parcel 24-4-17A) is located at the intersection of Blue Course Drive and West College Avenue, extending to Old Block Road. The parcel is located within the General Commercial (C) zoning district and Corridor Overlay District.

The purpose of this plan is to subdivide the parcel into two lots, one Commercial lot and one Stormwater Management lot. The current lot is 9.234 acres and has an existing stormwater basin on the northern portion. The proposed Lot 1 will be 6.313 acres and Proposed Lot 2, the stormwater management lot, will be 2.921 acres. Sidewalks are to be added along Blue Course Drive and West College Avenue, connecting the existing sidewalks to the north.

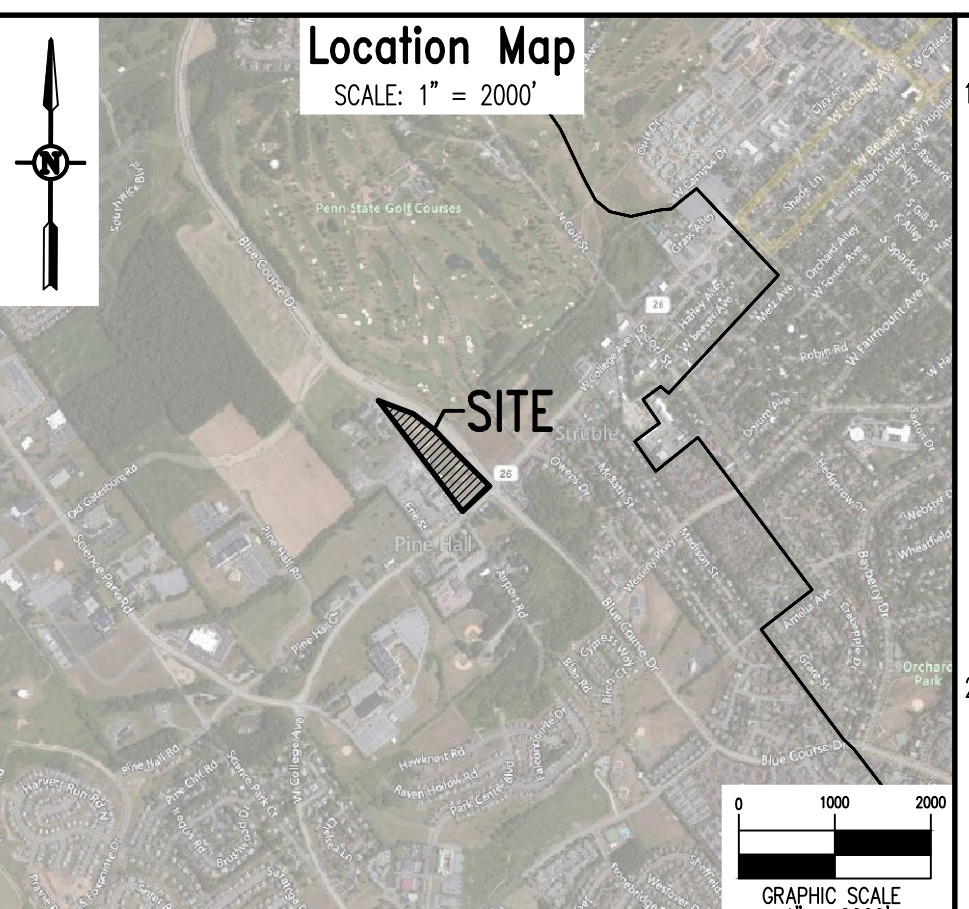
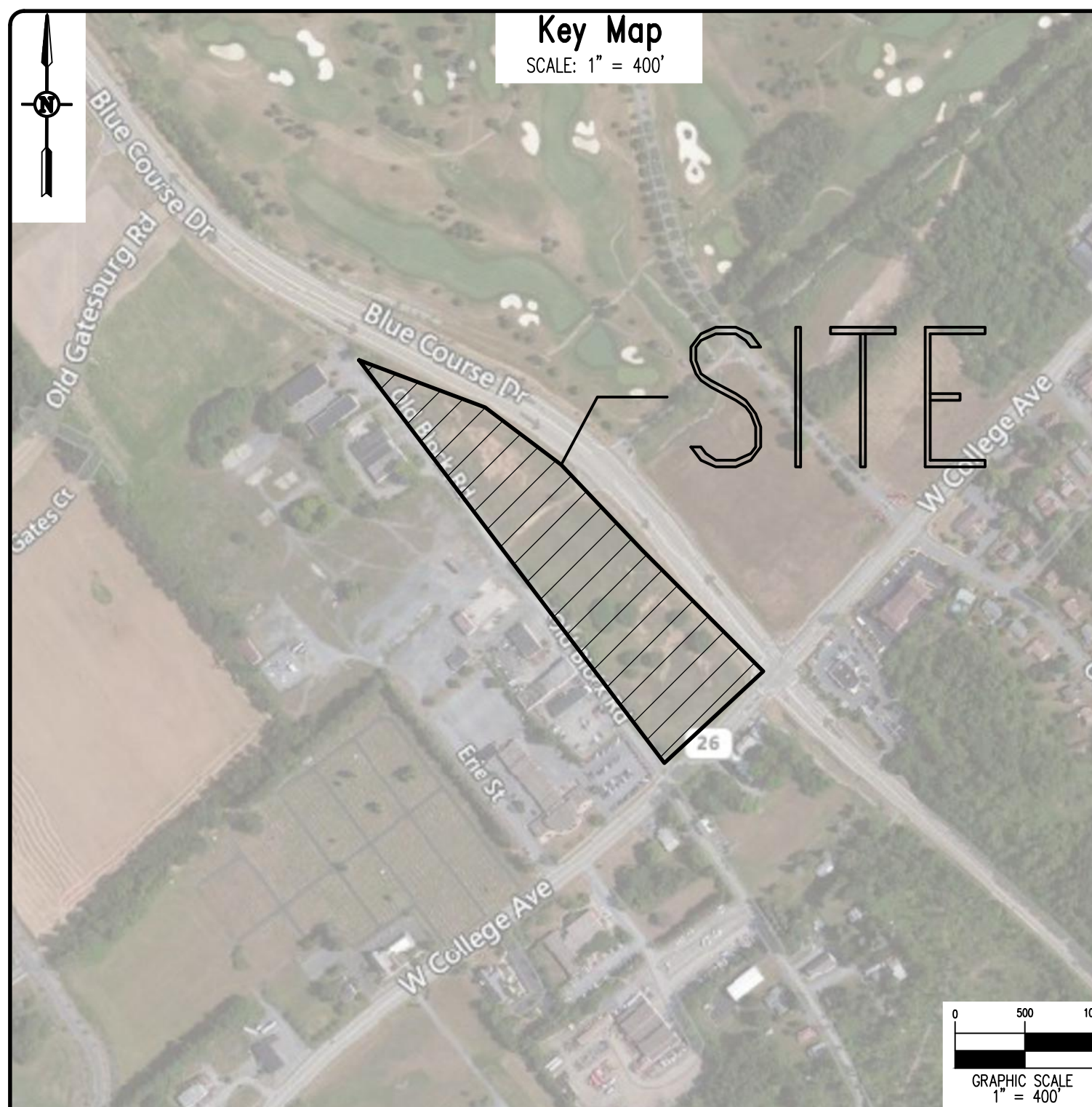
Staff has reviewed the plan and is recommending approval pending outstanding review comments detailed at the bottom of this memorandum.

Outstanding Staff Comments, Community Planner, Zoning Administrator and Township Engineer:

1. Please update the names of abutting property owners to the west. T.P. 24-4-15D and 24-4-15F have been acquired by Blaise Alexander (Chapter 22, Section 401.1.A.(1).c)
2. A time extension must be submitted with any revised plan. (Chapter 22, Section 303)
3. A GIS-compatible digital copy of the plan in accordance with Township requirements must be provided to the Township prior to final plan signature. (Chapter 22, Section 304.6)
4. Surety must be posted for all public improvements. (Chapter 22, Section 304.4)
5. The plan must be signed, all fees paid to the Township, and the plan recorded within the plan deadline.
6. Sheet 1- Plan does not capture possible Right-of-Way tree located on the NE corner of proposed lot 2.
7. Sheet-1 Plan does not accurately indicate all existing tree rows. One significant cluster on SW quadrant of proposed Lot 2 is not represented.
8. *Building setback lines for Lot 2 do not respect the potential future right of way along Old Block Road. The right of way is reserved for a potential future street, so the setback lines should be measured from the edge of the potential future street right-of-way so structures conform to the street. Also, the setback lines need adjusted so no building would be within the existing stormwater easement. (Ch 22-403.1.J)* **Partially addressed.** The setback line for Lot 2 along Old Block Road has been revised, but the setback lines

adjacent to Lot 1 still encroach into the stormwater easement. Also, there probably shouldn't be any setback lines on Lot 1 since it isn't buildable. Note 2 on the plan indicates that the setback distance may change depending upon public or private status. This should be confirmed with the Zoning Administrator. The width of the right of way will likely need to remain 60 feet to meet the Subdivision Ordinance, whether public or private (22-504.2).

9. *Sidewalks are required to be installed along the full property frontage of West College Avenue near Old Block Road. The design associated with a future land development plan can alter the design from this plan. (Ch 22-512.1.A, 2) **Partially resolved.*** A sidewalk detail should be added to the plan, or a note added to the plan indicating the sidewalk will be built to Township standards per Chapter 21.
10. *Provide detailed ramp designs in lieu of the RC Standard ramp reference. **Partially Resolved.*** Details are provided for the access along Blue Course Drive, but nothing is provided for the Old Block Road connection or the median on Old Block Road.
11. *The grades of the proposed sidewalk need to be depicted on the plan. The area of most concern is along West College Avenue where it appears that street runoff would cross and run over the sidewalk. Future coordination with the Township's capital project to upgrade the curb ramps will need to occur as the Township capital project proceeds through design. (Ch 22-401 1.A.(3)(l)) **Partially resolved.*** The plan depicts the elevation of the ground and sidewalk being lowered in some areas along Blue Course Drive, especially near the access point. Wherever possible, the existing topography should be maintained. The result will be that the sidewalk is at curb grade with ramps down to the gutter grade. Provide revised details that reflect this and depict the amount of curb/gutter to be replaced. Provide appropriate flares on the ramps. The grading along West College Avenue is acceptable provided it is permitted by PennDOT. Please add a note to the plan that indicates that a PennDOT HOP is required for the proposed sidewalk installation and grading. The design of the ramps at the intersection of Blue Course Drive and West College Avenue are currently ongoing by the Township. Please provide the CAD file for this plan to the Township for design coordination.
12. *Please provide evidence of the status of the Old Block Road right-of-way and 40' reservation for future right-of-way. **Pending.*** The information provided should be reviewed by the Township solicitor.



Project Notes:

- General Site Information:
 - a. Owner Information: John H. Imbt, C/O Thomas L. Daley, 3573 Pepperidge Circle, The Village, FL 32163, 24-004-17A, Record Book 2245, Page 868, 9.234 AC (402,246 SF), Blue Course Drive, Ferguson Township, State College, PA 16801
 - b. Tax Parcel Numbers: Ferguson Township, C - General Commercial with Corridor Overlay
 - c. Deed Information: Meadow and Stormwater Basin, 9.234 AC (402,246 SF)
 - d. Total Parcel Area: Lot 1 - 2.921 AC (127,227 SF), Lot 2 - 6.313 AC (275,019 SF)
 - e. Property Address: Blue Course Drive, Ferguson Township, State College, PA 16801
 - f. Municipality: Ferguson Township
 - g. Zoning: C - General Commercial with Corridor Overlay
 - h. Existing Site Use: Meadow and Stormwater Basin
 - i. Proposed Site Use: Meadow and Stormwater Basin
 - j. Existing Lot Size: 9.234 AC (402,246 SF)
 - k. Proposed Lot Size: Lot 1 - 2.921 AC (127,227 SF), Lot 2 - 6.313 AC (275,019 SF)
- Building Setbacks:
 - Front: 40'
 - Side: 15'
 - Rear: 20'
 - Note: 40' Front Setback from Old Block Road R-0-W only applies if Old Block Road is offered for dedication.
- The purpose of these plans is to Subdivide existing Tax Parcel Number 24-004-17A into 1 Commercial lot and 1 Stormwater Management Lot.
- Act 287 Utility Information: (Serial Number: 2021203729)
 - a. All utility locations should be verified prior to any construction, utility information and locations should be considered approximate. Contractor shall notify PA One Call prior to any excavation.
 - b. Water: State College Borough Water Authority (SCBWA), 1201 West Branch Road, State College, PA 16801; Phone: (814) 238-6766
 - c. Sanitary Sewer: University Area Joint Authority (UAJA), 1576 Spring Valley Road, State College, PA 16801; Phone: (814) 238-5361
 - d. Telephone: Verizon, Facility Management Center, 224 S. Allen Street, State College, PA 16801; (814) 231-6511
- Electric: West Penn Power, 2800 E. College Ave., State College, PA 16801; Phone: (814) 231-5355
- Cable television: Comcast, 60 Decibel Road, State College, PA 16801; Phone: (814) 238-5050
- Gas: Columbia Gas, 2550 Carolen Drive, State College, PA 16801; Phone: (888) 460-4332
- Storm Sewer: Ferguson Township, 3147 Research Drive, State College, PA 16801; Phone: (814) 238-4651
- Natural Site Features & Survey Information:
 - a. Soil limits and descriptions have been taken from the Natural Resources Conservation Service Web Soil Survey dated OCTOBER, 2021.
 - b. There are no wetlands on the site according to the National Wetland Inventory Mapping (U.S. Fish & Wildlife Service) for State College, PA last updated OCTOBER, 2021.
 - c. There are no portions of this site within Flood Plain according to the Federal Emergency Management Agency (FEMA) Map Number 4202700619F, effective date MAY 4, 2009.
 - d. Contours shown are taken from survey data collected in the field by PennTerra Engineering, Inc.
 - e. Tree sizes are located on plan, per field survey.
 - f. There is a sinkhole in the existing stormwater basin.
 - g. Horizontal Datum is Pennsylvania North Zone State Plane Coordinates, North American Datum of 1983 (PA NAD83) U.S. Feet.
 - h. Elevation Datum is the North American Vertical Datum of 1988 (NAVD 88).
 - i. The Project Benchmark is AN EXISTING SANITARY MANHOLE ON OLD BLOCK ROAD. Elevation = 1192.19'.
- Easement Information:
 - a. Existing 20' sanitary sewer easement.
 - b. Existing variable width access and drainage easement, recorded in RB 2076, PG 926.
 - c. All lots may be subject to future easements in favor of utility companies. Any future easements will be reflected in the deed for said lot.
- 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 herein.
- The address for Lot 2 is 948 Blue Course Drive.

Professional Land Surveyor Certification

I, Nevin L. Grove, a Professional Land Surveyor in the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the tracts of lands as shown.

Signature _____ Date _____

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.

Township Supervisors

FERGUSON TOWNSHIP Supervisors Approved

Chair _____ Date _____

Secretary _____ Date _____

Owner's Certification TP# 24-004-17A

State of _____
County of _____

On this the _____ day of _____, 20____

personally appeared before me and certified that they were the owners of the properties shown on this plan and acknowledge the same to be their act and plan and designs, the same to be recorded as such, according to the law.

witness my hand and seal, this date _____

Township Planning Commission

FERGUSON TOWNSHIP Planning Commission Approved

Chair _____ Date _____

Secretary _____ Date _____

SURVEY FEATURES LEGEND

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

SOILS LEGEND

Soil cover on the site consists of:
 HaA - Hagerstown silt loam, 0%-3% Slopes
 HaB - Hagerstown silt loam, 3%-8% Slopes
 No - Nolin silt loam, local alluvium, 0%-5% Slopes

EXISTING FEATURES LEGEND

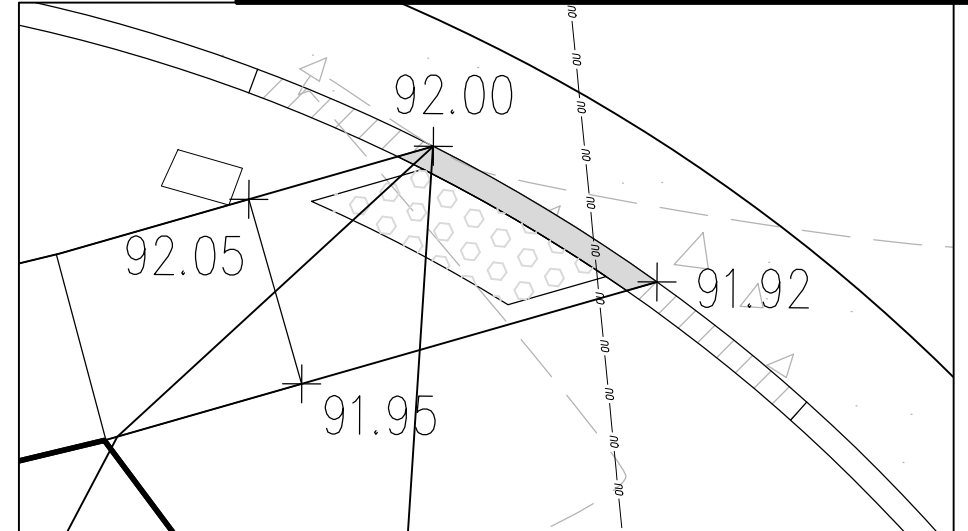
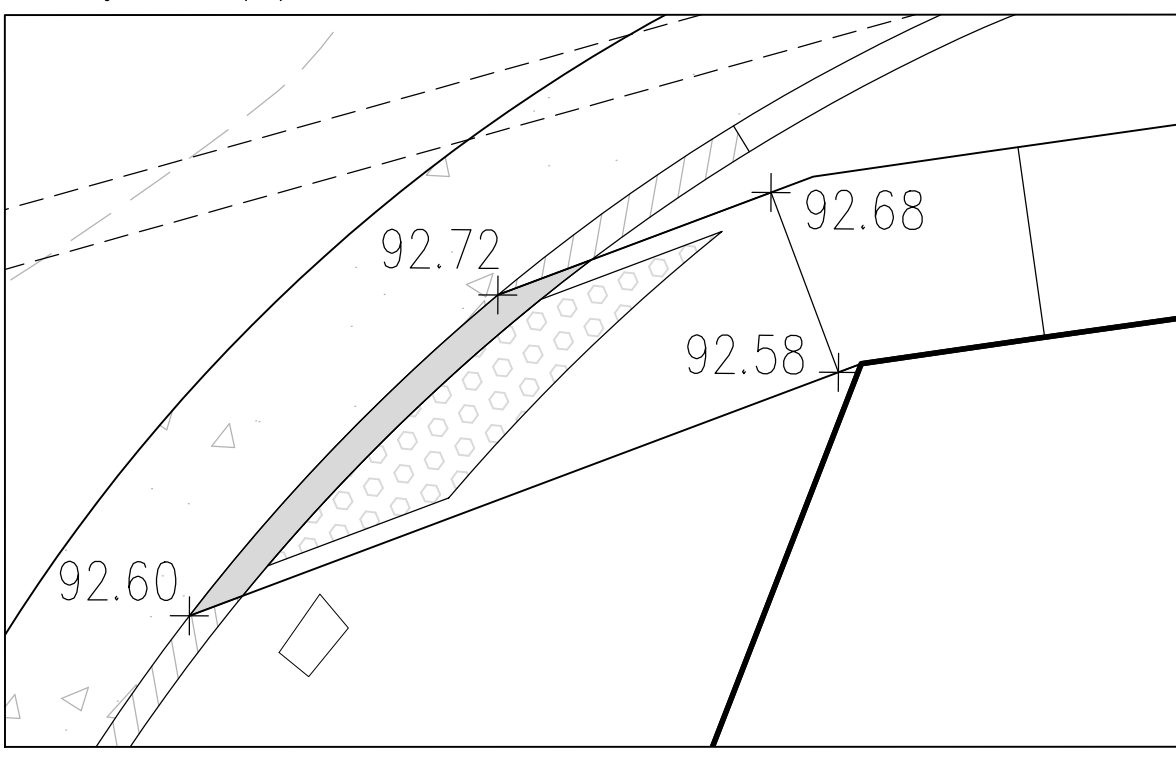
- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Bituminous Areas
- Existing Gravel Areas
- Existing Retaining Wall
- Existing Fence / Type
- Existing Contours w/ Elevation (1's & 2's)
- Existing Contours w/ Elevation (5's & 10's)
- Existing Sanitary Sewer w/ Manhole
- Existing Water Line w/ Valve
- Existing Storm Sewer Line w/ Inlet
- Existing Gas Line
- Existing Underground Electric
- Existing Overhead Utility Line w/ Pole
- Existing Guy Wire
- Existing Bollard
- Existing Sign
- Existing Mail Box
- Existing Soil Limit Line / Boundary
- Existing Tree Row
- Existing Deciduous Tree
- Existing Evergreen Tree

EXISTING LINE TABLE

LINE	DIRECTION	LENGTH
L1	N 53° 56' 56" E	3.22'
L2	S 16° 57' 45" W	38.23'
L3	S 46° 45' 30" W	20.15'
L4	N 46° 45' 30" E	20.15'

EXISTING CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	233.88'	1247.33'	117.28'	S 55° 03' 16" E	233.53'	10° 44' 35"
C2	157.37'	1265.33'	78.79'	S 41° 06' 24" E	157.27'	7° 07' 33"
C3	202.29'	4640.17'	101.16'	S 38° 47' 33" E	202.27'	2° 29' 52"
C4	287.34'	3779.83'	143.74'	S 44° 30' 04" W	287.27'	4° 21' 20"

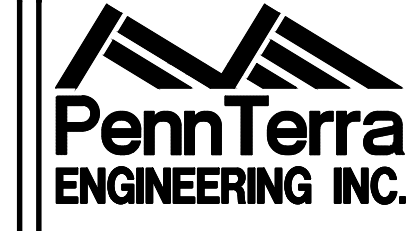
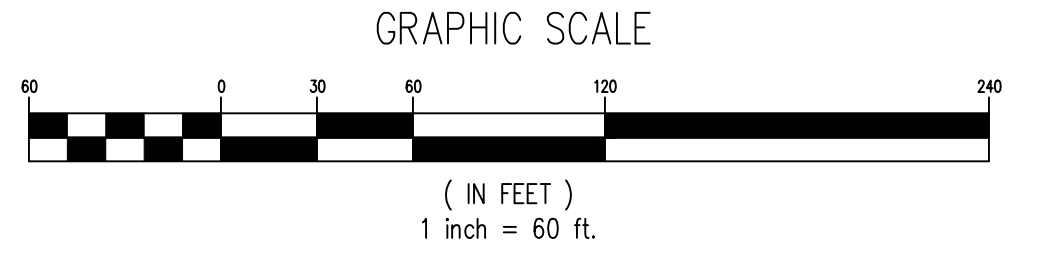
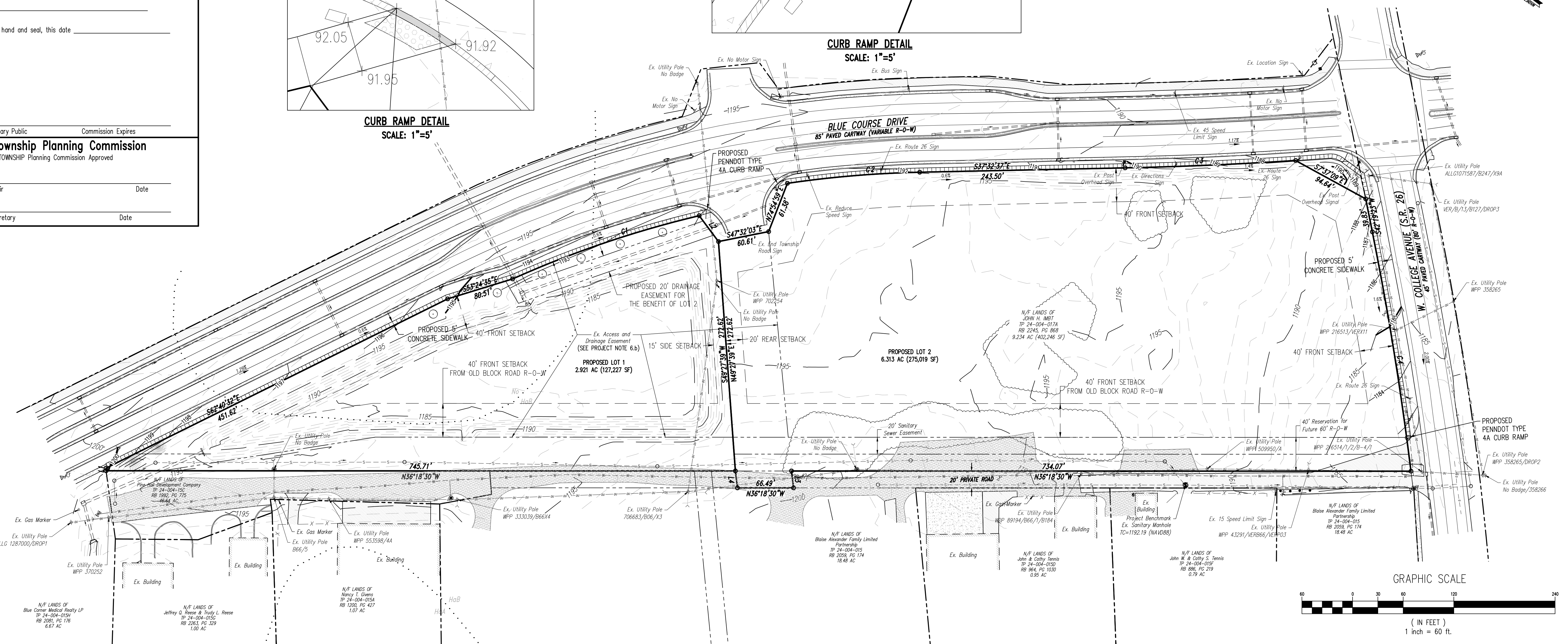


CURB RAMP DETAIL

SCALE: 1"=5'

CURB RAMP DETAIL

SCALE: 1"=5'



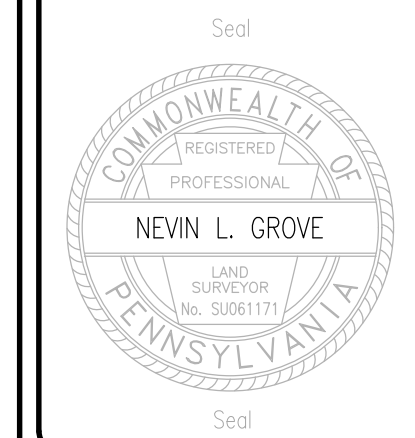
CENTRAL PENNSYLVANIA REGION OFFICE:
 3075 ENTERPRISE DRIVE
 SUITE 100
 STATE COLLEGE, PA 16801
 PH: 814-231-8285
 FAX: 814-231-2308

LANCASTER REGION OFFICE:
 3904 B ABEL DRIVE
 COLUMBIA, PA 17512
 PH: 717-522-5031
 FAX: 717-522-5046

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Designer	DJL
Draftsman	DJL
Proj/Manager	CAF
Surveyor	
Perimeter Ok.	
Book	Pg
File	21042-SUBDIVISION-PLAN
Layout	SUBDIVISION PLAN

Date	Description	REVISIONS
7-22-22	REVISED FOR TOWNSHIP COMMENTS	DA
6-17-22	REVISED FOR TOWNSHIP COMMENTS	DA

IMBT BLUE COURSE DRIVE
 FERGUSON TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

PRELIMINARY SUBDIVISION PLAN

RECORD PLAN: SUBDIVISION OF TP 24-004-17A

PROJECT NO.	21042
DATE	JANUARY 31, 2022
SCALE	1" = 60'
SHEET NO.	1