

**Project Notes:**

- General Site Information:
  - Owner Information: John H. Imbt, C/O Thomas L. Daley, 3573 Pepperidge Circle, The Villages, FL 32163, 24-004-17A, Record Book 2245, Page 868, 9.234 AC (402,246 SF)
  - Tax Parcel Numbers: Blue Course Drive, State College, PA 16801, Ferguson Township
  - Deed Information: C - General Commercial with Corridor Overlay
  - Total Parcel Area: Meadow and Stormwater Basin, 9.234 AC (402,246 SF)
  - Property Address: Lot 1 - 2.921 AC (127,227 SF), Lot 2 - 6.313 AC (275,019 SF)
- Building Setbacks: Front: 40', Side: 15', Rear: 20'
- The purpose of these plans is to Subdivide existing Tax Parcel Number 24-004-17A into 1 Commercial lot and 1 Stormwater Management Lot. It will also extinguish existing reservations for Old Block Road as a right-of-way, and enable a new shared driveway agreement for access to Blue Course Drive and West College Avenue.
- Act 287 Utility Information: (Serial Number: 20212303729) 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.
  - Water: State College Borough Water Authority (SCBWA), 1201 West Branch Road, State College, PA 16801; Phone: (814) 238-6766
  - Sanitary Sewer: University Area Joint Authority (UAJA), 1576 Spring Valley Road, State College, PA 16801; Phone: (814) 238-5361
  - 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 Deebel 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:
  - Soil limits and descriptions have been taken from the Natural Resources Conservation Service Web Soil Surveys dated OCTOBER, 2021.
  - There are not wetlands on the site according to the National Wetland Inventory Mapping (U.S. Fish & Wildlife Service) for State College, PA last updated OCTOBER, 2021.
  - There are no portions of this site within Flood Plain according to the Federal Emergency Management Agency (FEMA) Map Number 42027C0619F, effective date MAY 4, 2009.
  - Contours shown are taken from survey data collected in the field by PennTerra Engineering, Inc.
  - Tree sizes are located on plan, per field survey.
  - There is a sinkhole in the existing stormwater basin.
  - Horizontal Datum is Pennsylvania North Zone State Plane Coordinates, North American Datum of 1983 (PA NAD83) U.S. Feet.
  - Elevation Datum is the North American Vertical Datum of 1988 (NAVD 88).
  - The Project Benchmark is an existing sanitary manhole on Old Block Road. Elevation = 1192.19'
- Easement Information:
  - Existing 20' sanitary sewer easement.
  - Existing variable width access and drainage easement, recorded in RB 2076, PG 926.
  - Existing variable width shared driveway easement, recorded in RB 2245, PG 868.
  - 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.
- All public sidewalk will be constructed to Township Standards per Ferguson Township Ordinance Chapter 21 "Streets and Sidewalks"
- An HDP will be required from PennDOT for proposed sidewalk installation and grading.

**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 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"

**PROPOSED FEATURES LEGEND**

- PROPOSED 5' CONCRETE SIDEWALK
- PROPOSED MINOR CONTOURS W/ ELEVATION (1's & 2's)
- PROPOSED MAJOR CONTOURS W/ ELEVATION (5's & 10's)
- PROPOSED SPOT ELEVATION
- PROPOSED PAINTED SITE CROSSWALK (ACCESSIBLE ROUTE)
- PROPOSED DEPRESSED CURB W/ CURB TRANSITION

**DEMOLITION FEATURES LEGEND**

- EXISTING CURB TO BE REMOVED

**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 \_\_\_\_\_

Notary Public \_\_\_\_\_ Commission Expires \_\_\_\_\_

**Township Planning Commission**  
 FERGUSON TOWNSHIP Planning Commission Approved

Chair \_\_\_\_\_ Date \_\_\_\_\_

Secretary \_\_\_\_\_ Date \_\_\_\_\_

**Recorder of Deeds**

**Recorder's Stamp Here**

**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.

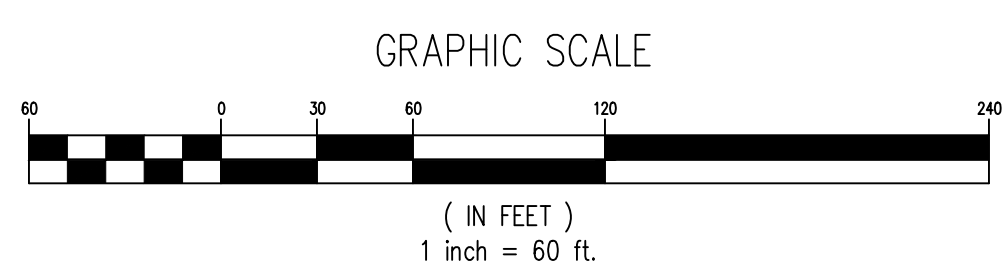
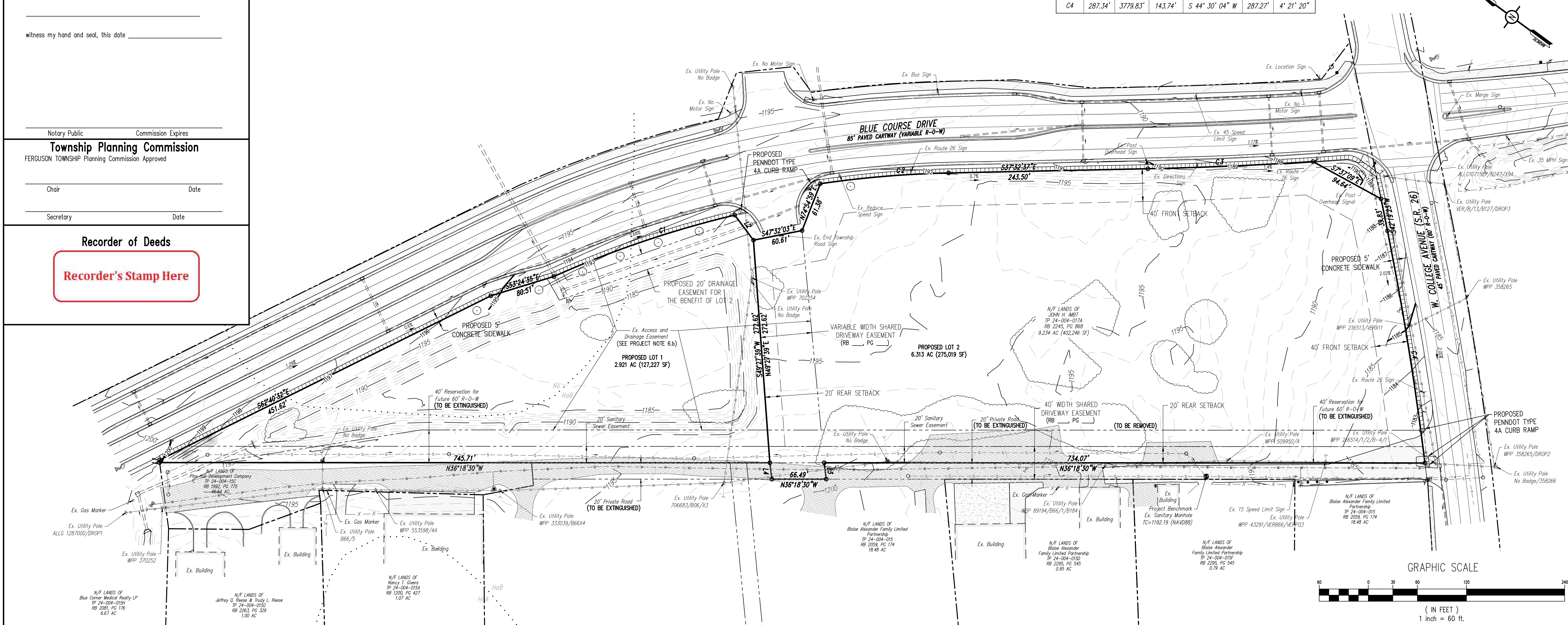
Chair \_\_\_\_\_ Date \_\_\_\_\_

Secretary \_\_\_\_\_ Date \_\_\_\_\_

**Township Supervisors**  
 FERGUSON TOWNSHIP Supervisors Approved

Chair \_\_\_\_\_ Date \_\_\_\_\_

Secretary \_\_\_\_\_ Date \_\_\_\_\_



**PennTerra ENGINEERING INC.**

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

**LANCASTER REGION OFFICE:**  
 3904 B ABEL DRIVE  
 COLUMBIA, PA 17512  
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**WWW.PENNTERRA.COM**

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Seal of Nevin L. Grove, Professional Land Surveyor, No. 50091171, State of Pennsylvania.

Designer: DJL

Draftsman: XXX

Proj/Manager: CAF

Surveyor: \_\_\_\_\_

Perimeter Ok: \_\_\_\_\_

Book: Pg

File: 2024-FINAL-SUBDIVISION-PLAN

Layout: SUBDIVISION PLAN

Date	Description

**IMBT BLUE COURSE DRIVE**

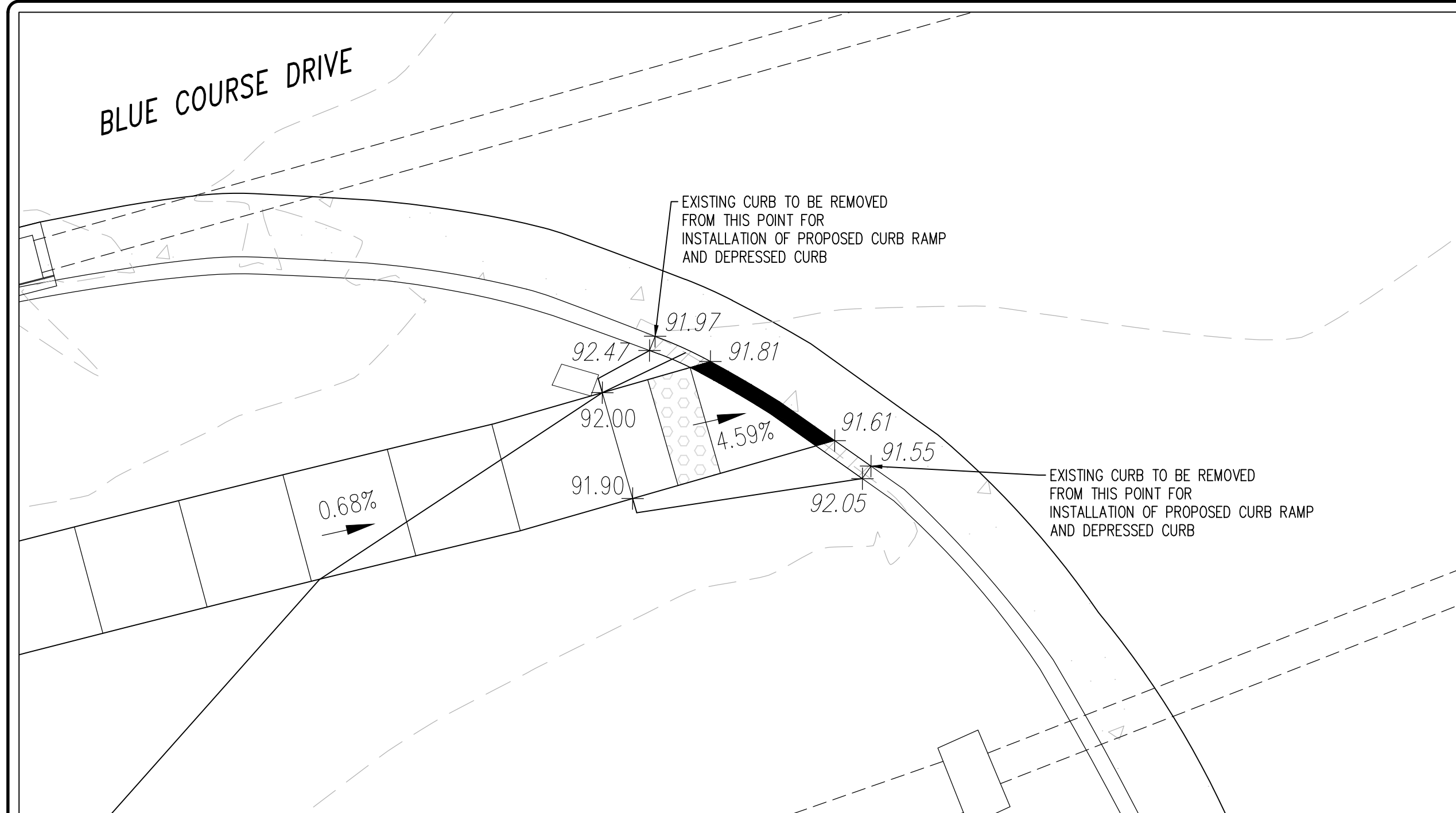
FERGUSON TOWNSHIP  
 CENTRE COUNTY  
 PENNSYLVANIA

**FINAL SUBDIVISION PLAN**

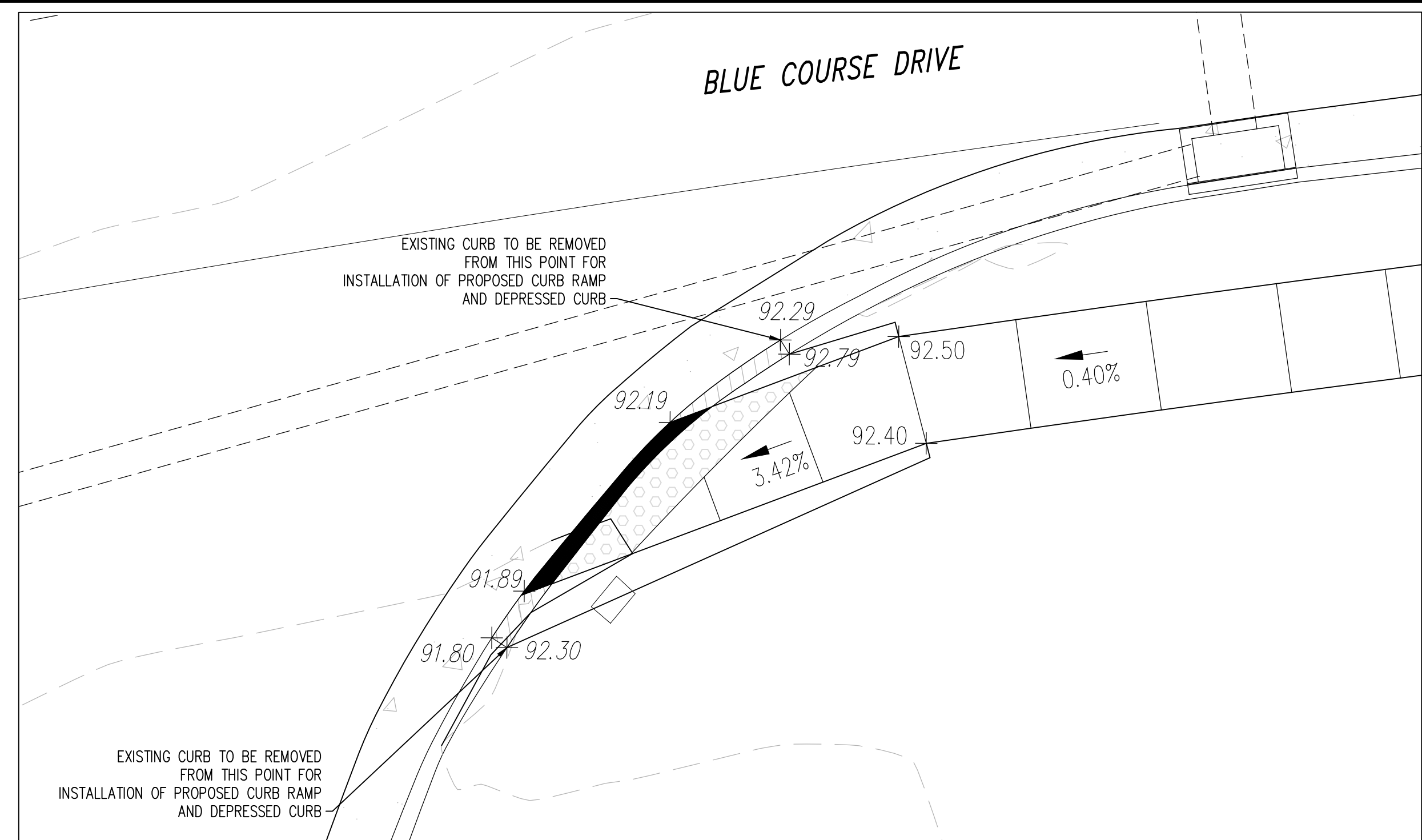
**SUBDIVISION PLAN:**  
**SUBDIVISION OF**  
**TP 24-004-17A**

PROJECT NO. 21042  
 DATE JULY 11, 2023  
 SCALE 1" = 60' SHEET NO. 1

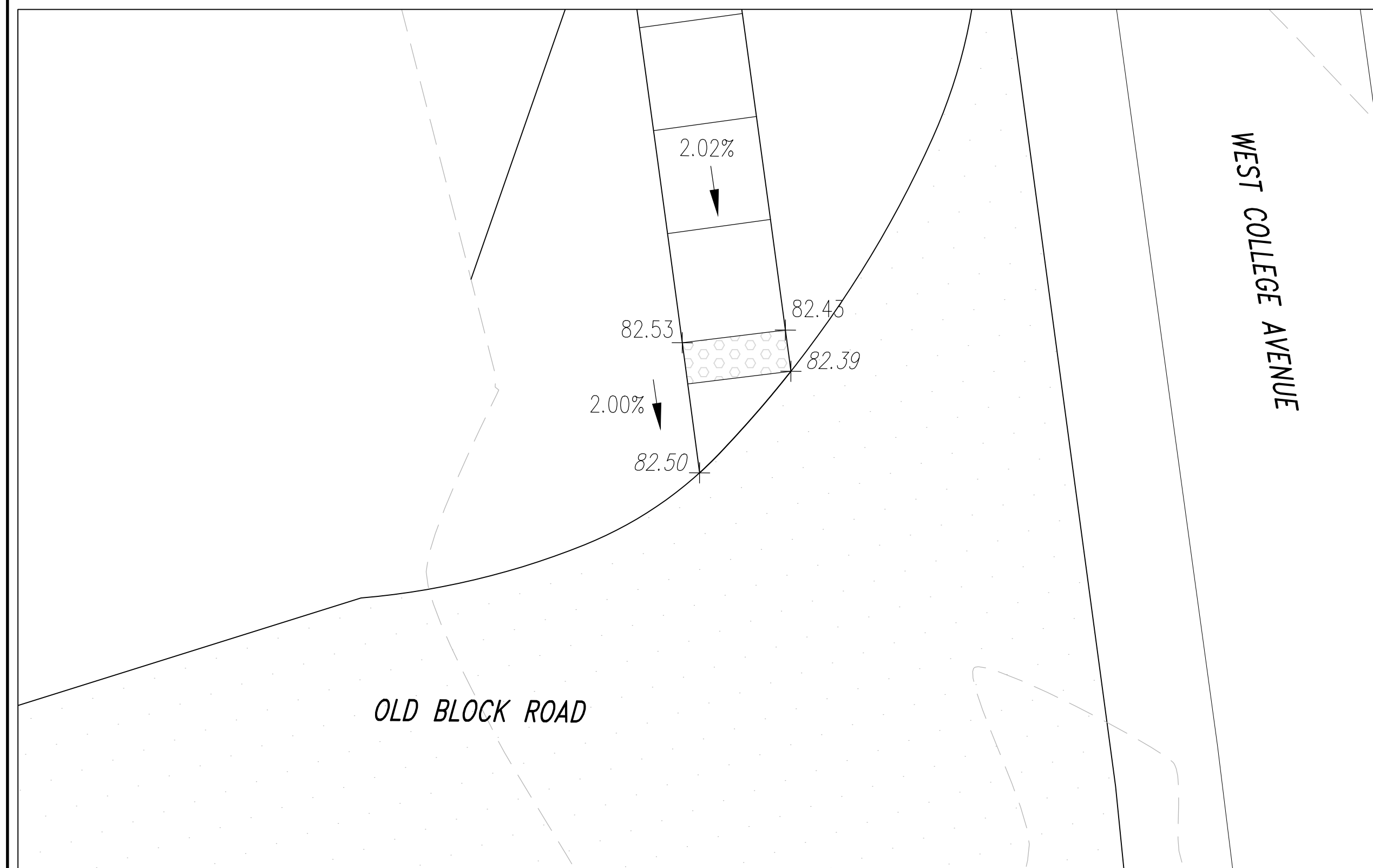




**CURB RAMP DETAIL**  
SCALE: 1"=5'



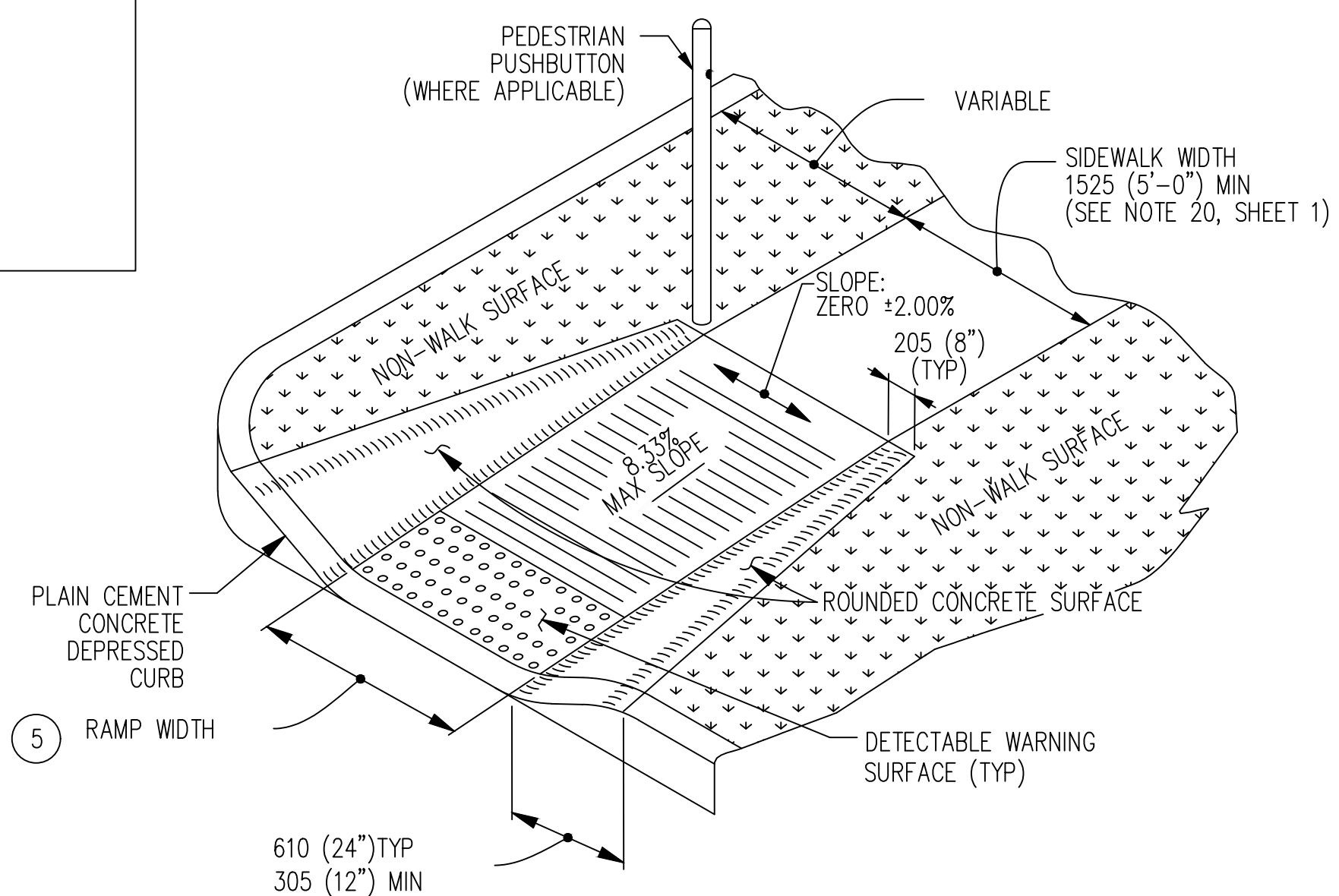
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SCALE: 1"=5'



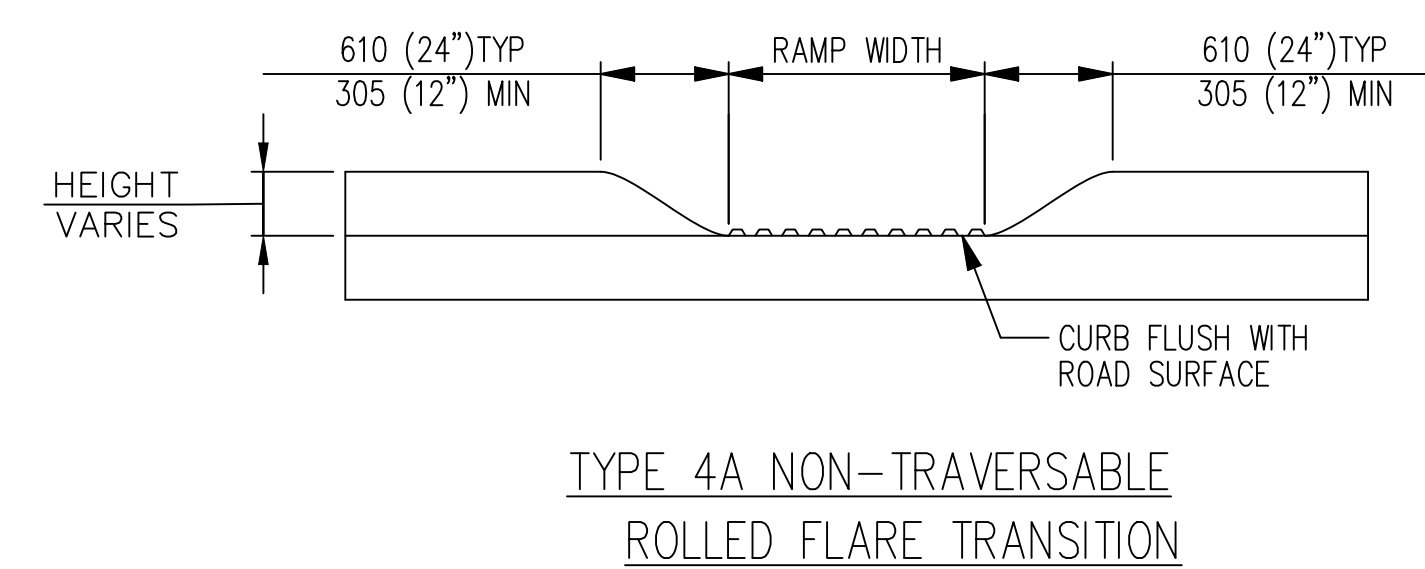
**CURB RAMP DETAIL**  
SCALE: 1"=5'



**CURB RAMP DETAIL**  
SCALE: 1"=5'



**ALTERNATE  
TYPE 4A  
CURB RAMP  
(PARALLEL)**

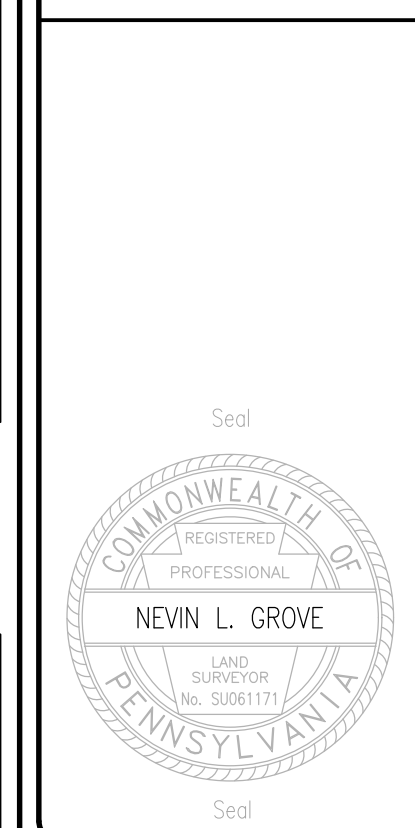


**TYPE 4A NON-TRAVERSABLE  
ROLLED FLARE TRANSITION**

**PROPOSED FEATURES LEGEND**

- PROPOSED 5' CONCRETE SIDEWALK
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Designer	DJL
Draftsman	XXX
Proj Manager	CAF
Surveyor	
Perimeter Ok	
Book	Pg
File	21042-FINAL-SUBDIVISION-PLAN-DETAILS
Layout	SUBDIVISION PLAN

Date	Description	REVISIONS

**IMBT BLUE COURSE DRIVE**  
FERGUSON TOWNSHIP  
CENTRE COUNTY  
PENNSYLVANIA

**FINAL SUBDIVISION PLAN**

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

PROJECT NO.	21042
DATE	JULY 11, 2023
SCALE	AS NOTED
SHEET NO.	2

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