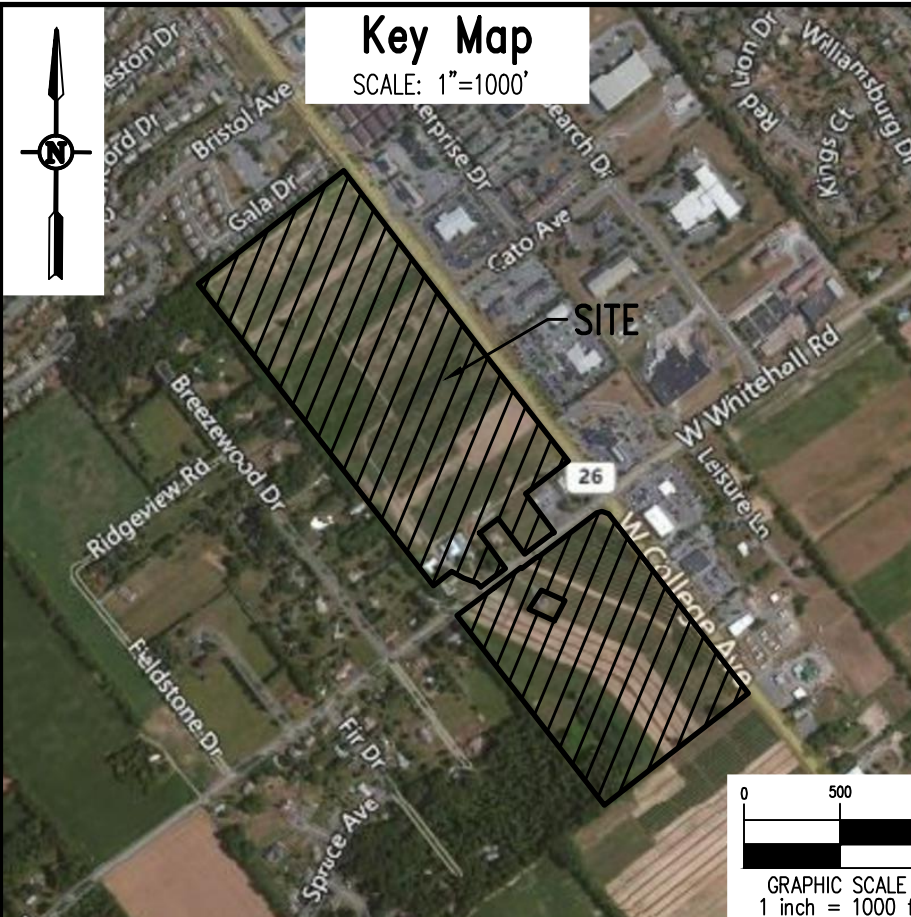
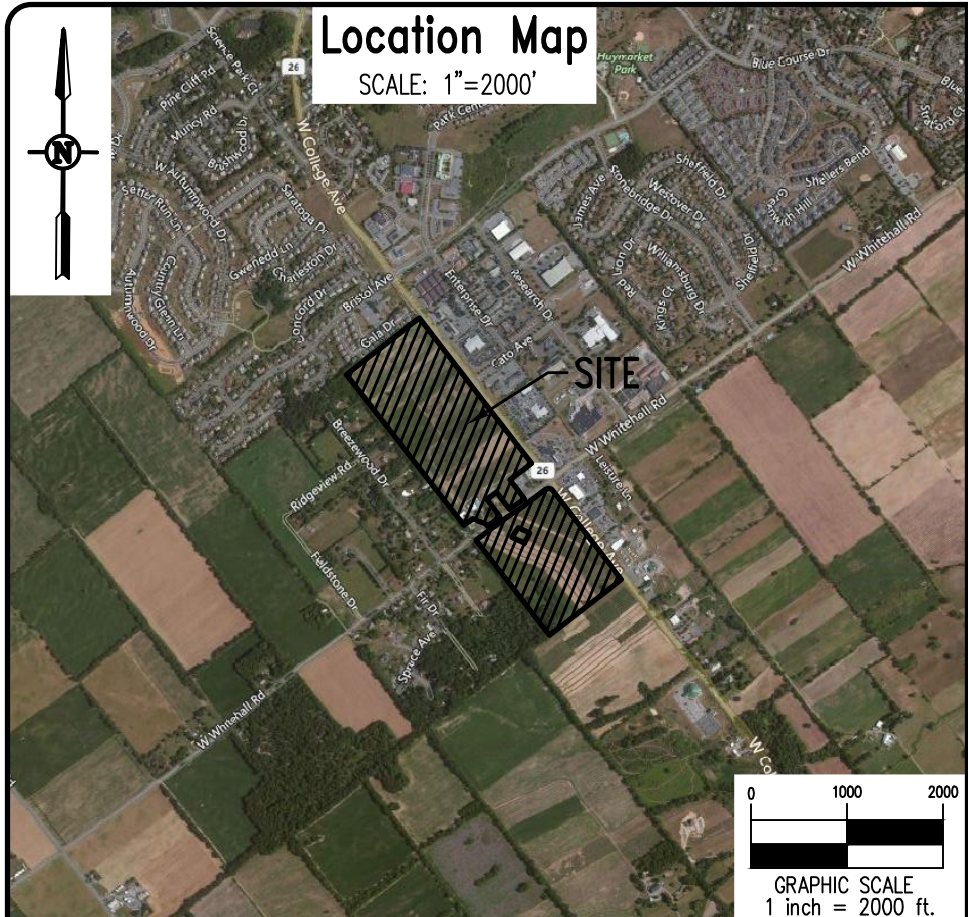




Owners Certification: TP# 24-004-067

Commonwealth of Pennsylvania
County of Centre

On this the _____ day of _____, 20____

undersigned owner, 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.

Owner _____

witness my hand and seal, this date _____

Notary Public _____ Commission Expires _____

Owners Certification: TP# 24-004-067C

Commonwealth of Pennsylvania
County of Centre

On this the _____ day of _____, 20____

undersigned owner, 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.

Owner _____

witness my hand and seal, this date _____

Notary Public _____ Commission Expires _____

Offer of Dedication

I, the owner of the Real Estate shown and described herein, certify that all proposed streets, rights of ways, and easements not heretofore dedicated, are hereby offered for public use. I acknowledge responsibility for maintenance of lands and/or facilities until they are completed and accepted for dedication by the Municipality.

_____ Owner

witness my hand and seal, this date _____

Notary Public _____ Commission Expires _____

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 Planning Commission

Ferguson Township Planning Commission Approved

Chairman _____ Date _____

Secretary _____ Date _____

Township Supervisors

Ferguson Township Supervisors Approved

Chairman _____ Date _____

Secretary _____ Date _____

Recorder of Deeds

Recorded in the Office of the Recorder of Deeds at Centre County, Pennsylvania, in Plot Book _____ Page _____ on this the _____ day of _____, 20____

Recorder of Deeds _____

PROJECT NOTES:

1. General Site Information:

- a. Tax Parcel No.: 24-004-067
- b. Owner: Aspen Whitehall Partners LLC
116 Union Avenue
Altoona, PA 16802
2177 West Whitehall Road
State College, PA 16801
Ferguson Township
General Commercial District (C), Single Family Residential District (R-1), Corridor Overlay District
- c. Property Address: Vacant Lot Open Space (farming related structures located on site)
Vacant Lot Open Space (farming related structures located on site)
Record Book 2225, Page 0081
3,089,828 S.F. (70.933 Acres)
- d. Municipality: Ferguson Township
- e. Zoning: General Commercial District (C), Single Family Residential District (R-1), Corridor Overlay District
- f. Existing Site Use: Vacant Lot Open Space (farming related structures located on site)
- g. Proposed Site Use: Vacant Lot Open Space (farming related structures located on site)
- h. Deed Information: Record Book 2225, Page 0081
- i. Existing Site Size: 24,148 S.F. (0.554 Acres)
- ii. Lot Addition to TP#24-4-67C: 8,908 S.F. (0.225 Acres)
- iii. Proposed Lot 1: 248,289 S.F. (5.670 Acres)
- iv. Proposed Lot 2: 160,883 S.F. (3.689 Acres)
- v. Proposed Lot 3: 721,716 S.F. (16.568 Acres)
- vi. Revised Site Size: 1,925,184 S.F. (44.196 Acres)
- j. Building Coverage: 0.69% 21,312 S.F. (0.489 Acres)
- k. Proposed: 1.11% 21,312 S.F. (0.489 Acres)
- l. Impervious Coverage: 0.70% 21,575 S.F. (0.495 Acres)
- i. Existing: 1.12% 21,575 S.F. (0.495 Acres)
- ii. Proposed: 1.12% 21,575 S.F. (0.495 Acres)

2. General Site Information:

- a. Tax Parcel No.: 24-004-067C
- b. Owner: Harner, Thompson P
2200 West Whitehall Road
State College, PA 16801
2200 West Whitehall Road
State College, PA 16801
Ferguson Township
Rural Agriculture District (RA)
- c. Property Address: Single Family Dwelling
Single Family Dwelling
Record Book 2169, Page 0187
- d. Municipality: Ferguson Township
- e. Zoning: Rural Agriculture District (RA)
- f. Existing Site Use: Single Family Dwelling
- g. Proposed Site Use: Single Family Dwelling
- h. Deed Information: Record Book 2169, Page 0187
- i. Existing Site Size: 16,469 S.F. (0.378 Acres)
- ii. Lot Addition: 9,808 S.F. (0.225 Acres)
- iii. Revised Site Size: 26,277 S.F. (0.603 Acres)
- j. Building Coverage: 12.13% 1,998 S.F. (0.046 Acres)
- k. Proposed: 7.50% 1,998 S.F. (0.046 Acres)
- l. Impervious Coverage: 18.37% 3,026 S.F. (0.069 Acres)
- i. Existing: 11.52% 3,026 S.F. (0.069 Acres)
- ii. Proposed: 11.52% 3,026 S.F. (0.069 Acres)

3. General Site Information (Proposed Lot 1):

- a. Tax Parcel No.: Aspen Whitehall Partners LLC
116 Union Avenue
Altoona, PA 16802
- b. Owner: Aspen Whitehall Partners LLC
116 Union Avenue
Altoona, PA 16802
- c. Property Address: State College, PA 16801
Ferguson Township
General Commercial District (C), Corridor Overlay District
- d. Municipality: Ferguson Township
- e. Zoning: General Commercial District (C), Corridor Overlay District
- f. Existing Site Use: Vacant Lot Open Space (No structures located on site)
- g. Proposed Site Use: Vacant Lot Open Space (No structures located on site)
- h. Deed Information: Record Book _____ Page _____
- i. Site Size: 248,289 S.F. (5.670 Acres)
- j. Proposed Building Coverage: 0.00% 0 S.F. (0 Acres)
- k. Proposed Impervious Coverage: 0.00% 0 S.F. (0 Acres)

4. General Site Information (Proposed Lot 2):

- a. Tax Parcel No.: Aspen Whitehall Partners LLC
116 Union Avenue
Altoona, PA 16802
- b. Owner: Aspen Whitehall Partners LLC
116 Union Avenue
Altoona, PA 16802
- c. Property Address: State College, PA 16801
Ferguson Township
General Commercial District (C), Corridor Overlay District
- d. Municipality: Ferguson Township
- e. Zoning: General Commercial District (C), Corridor Overlay District
- f. Existing Site Use: Vacant Lot Open Space (No structures located on site)
- g. Proposed Site Use: Vacant Lot Open Space (No structures located on site)
- h. Deed Information: Record Book _____ Page _____
- i. Site Size: 160,883 S.F. (3.689 Acres)
- j. Proposed Building Coverage: 0.00% 0 S.F. (0 Acres)
- k. Proposed Impervious Coverage: 0.00% 0 S.F. (0 Acres)

5. General Site Information (Proposed Lot 3):

- a. Tax Parcel No.: Aspen Whitehall Partners LLC
116 Union Avenue
Altoona, PA 16802
- b. Owner: Aspen Whitehall Partners LLC
116 Union Avenue
Altoona, PA 16802
- c. Property Address: State College, PA 16801
Ferguson Township
General Commercial District (C), Single Family Residential District (R-1), Corridor Overlay District
- d. Municipality: Ferguson Township
- e. Zoning: General Commercial District (C), Single Family Residential District (R-1), Corridor Overlay District
- f. Existing Site Use: Vacant Lot Open Space (No structures located on site)
- g. Proposed Site Use: Vacant Lot Open Space (No structures located on site)
- h. Deed Information: Record Book _____ Page _____
- i. Site Size: 721,716 S.F. (16.568 Acres)
- j. Proposed Building Coverage: 0.00% 0 S.F. (0 Acres)
- k. Proposed Impervious Coverage: 0.00% 0 S.F. (0 Acres)

6. Zoning Information:

- a. General Commercial District (C):
 - i. Building Setbacks: Front: 50'
Side: 15'
Rear: 50'
 - ii. Maximum Building Coverage: 30%
 - iii. Maximum Impervious Coverage: 80%
- b. Single Family Residential District (R-1):
 - i. Building Setbacks: Front: 50' (On Arterial Streets)
Side: 10'
Rear: 50'
 - ii. Maximum Building Coverage: 30%
 - iii. Maximum Impervious Coverage: 30%
- c. Corridor Overlay District:
 - i. Building Setbacks: Front: 50' when abutting a corridor street
• If a property is located within the General Commercial Zoning District, the setback may be reduced to 40' when abutting a corridor street. See §27-210.1.C.(2)(b)
Side: Same as underlying Zoning District
Rear: Rear yard setbacks as designated in the underlying zoning may be reduced up to 10 feet when the designated rear yard does not abut a corridor street. See §27-210.1.C.(2)(d)
- d. Rural Agriculture District (RA):
 - i. Maximum Building Coverage: 30%
 - ii. Maximum Impervious Coverage: 30%
- e. A 50' Buffer Yard shall be provided when adjoining land in the Rural Agriculture District (RA). See §27-206.1.C.

7. The purpose of this plan is to subdivide Tax Parcel 24-004-067 into four lots, replot Tax Parcel 24-004-067C and dedicate land from Tax Parcel 24-004-067 to Ferguson Township Public Right of Way.
8. Act 287 Utility Information: Serial No. 2018362948
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.

9. Deleted Line Table

- a. Deleted:
 - i. West Penn Power
2800 E. College Ave., State College, PA 16801
Phone: (814) 231-5355
 - ii. Telephone
Verizon, Facility Management Center
224 S. Allen Street, State College, PA 16801
Phone: (814) 231-6511
 - iii. TV Cable
Comcast
60 Decatur Road, State College, PA 16801
Phone: (814) 238-5050
 - iv. Gas
Columbia Gas
2550 Caroline Drive, State College, PA 16801
Phone: (888) 460-4332
 - v. Sanitary Sewer
University Area Joint Authority (UAJA)
1576 Spring Valley Road, State College, PA 16801
Phone: (814) 238-5361
 - vi. Water
State College Borough Water Authority (SCBWA)
1201 West Branch Road, State College, PA 16801
Phone: (814) 238-6766

9. This Record Plan conforms with 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.

10. Natural Site Features & Survey Information:

- a. Soil limits and descriptions have been taken from the Natural Resources Conservation Service Web Soil Survey dated March 2019.
- b. There are no wetlands on the property according to the National Wetland Inventory Mapping (U.S. Fish & Wildlife Service) for State College, PA last updated March 2019.
- c. There are no portions of this property within a Flood Plain according to the Federal Emergency Management Agency (FEMA) Map Number 420270819F, effective date May 4, 2009.
- d. Contours shown are in 2' intervals.
- e. Horizontal Datum is Pennsylvania North Zone State Plane Coordinates, North American Datum of 1983 (PA NAD83) U.S. Feet.
- f. Elevation Datum is the North American Vertical Datum of 1988 (NAVD. 88).
- g. The project Benchmark is a "X" cut bolt over the large opening on a fire hydrant. Elevation = 1240.56'

11. No land development is proposed with this plan. Sidewalks shall be provided at the time of individual lot development.

Property Adjoiners			
A	24-004-067C-0000	1608-0184	LORENZ CONSTRUCTION INC
B	24-004-067C-0001	2408-0001	WATSON, TERRY E
C	24-004-067C-0002	1076-0099	BALDWIN, ROBERT L & DIANE L
D	24-017-021-0000	0463-0180	SCALISE, DENNIS J & JANE E
E	24-017-021-0001	2308-0080	LA TIT, PAUL RICHARD, ROWE PRO TR
F	24-017-021-0002	0318-0088	PETERS, ROBERT W & JUAN K H
G	24-017-021-0003	2308-0080	SCALISE, DENNIS J & JANE E
H	24-017-021-0004	1892-0084	ALBA, FRANKLIN E & KAREN S
I	24-017-021-0005	0274-0184	MALCOLM, JIM L & JOANNE
J	24-017-021-0006	0318-0088	CAMPBELL, HARRY D & MARTA J
K	24-017-021-0007	0318-0088	CAMPBELL, HARRY D & MARTA J
L	24-017-021-0008	1086-0029	BESSELLEN, JOHN W & SUSAN S
M	24-017-021-0009	0404-0406	HARNER, JANNY P & PAMELA M
N	24-017-021-0010	0418-0710	WATSON, DENNIS A & MENDY L
O	24-017-021-0011	2171-0138	HARNER, CORNELIUS P S
P	24-004-069-0000	0815-0189	HARNER, JANNY P & PAMELA M
Q	24-004-069-0001	0815-0189	HARNER, JANNY P & PAMELA M
R	24-017-021-0012	0815-0189	HARNER, JANNY P & PAMELA M
S	24-017-021-0013	1086-0029	BESSELLEN, JOHN W & SUSAN S
T	24-017-021-0014	2146-0355	SMITH, WILSON CAROL & RICHARD B
U	24-017-021-0015	0206-0182	DE KUTER, JOSEPH H & SANDRA

PROPOSED LINE TABLE

LINE	DIRECTION	LENGTH
L1	S 71° 54' 34" E	33.67
L2	N 3° 23' 03" W	27.28
L3	S 57° 43' 44" E	46.97
L4	S 32° 16' 16" W	41.91

DELETED LINE TABLE

LINE	DIRECTION	LENGTH
DL1	S 53° 04' 57" W	4.36
DL2	N 36° 55' 03" W	4.00
DL3	S 53° 04' 57" W	186.03
DL4	S 53° 04' 57" W	106.80
DL5	N 53° 25' 28" E	244.04
DL6	N 53° 04' 57" E	172.96
DL7	S 36° 55' 03" E	5.00
DL8	N 53° 04' 57" E	100.00
DL9	S 36° 55' 03" E	5.00
DL10	N 53° 04' 57" E	386.47
DL11	N 73° 38' 19" E	28.48
DL12	S 71° 54' 34" E	3.05

GEODETIC GPS POINTS

POINT	LATITUDE	LONGITUDE
A	.	.
B	.	.
C	.	.
D	.	.

Fire Flow Information:

- Fire Hydrant # 500121
Location: Across from 1340 W College Ave
Flow Information:
Test Date: 08/17/2017
Nucle: 4.5"
Pressure: Static: 74 psi
Residual: 58 psi
Flow: 1,750 gpm
- Fire Hydrant # 500121
Location: Across from 2177 W Whitehall Rd
Flow Information:
Test Date: 08/28/2017
Nucle: 4.5"
Pressure: Static: 76 psi
Residual: 60 psi
Flow: 1,800 gpm

