

**PROJECT NOTES:**

- General Site Information:
  - Owner of Record: HFL Corporation, 1155 Benner Pike Suite 100, State College, PA 16801. Tax Parcel 24-015-038, R.B. 1403/PG. 1074. (C) General Commercial. 1217 North Atterton Street. Residential-Single Family Dwellings (Existing), Hotels, Restaurant, Service Station, Daycare. Site Size (Existing): 12.398 Acres / 540,044 S.F. Site Size (Proposed): 13.264 Acres / 577,808 S.F. Building Setbacks: 50' (Front) 15' (Side) 50' (Rear). Building Height: 45' Max. (Allowable). Consolidated Lot: 45' Max. (Allowable).
  - Impervious Areas: 57,491 S.F. (9.95%) (Building), 217,854 S.F. (37.70%) (Parking/Driveways/Walks), 275,345 S.F. (47.65%) (Total).
  - ACT 287 Utility Information: (Serial No. 20170591943). 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.
    - Sanitary Sewer: University Area Joint Authority, 1576 Spring Valley Road, State College, PA 16801 - Phone: 814-238-5361
    - Public Water: State College Borough Water Authority, 1201 West Branch Road, State College, PA 16801 - Phone: 814-238-6766
    - Natural Gas: Columbia Gas of Pennsylvania, 2550 Carolean Industrial Drive, State College, PA 16801 - Phone: 814-238-6775
    - Electric: West Penn Power Company, 2600 E. College Ave., State College, PA 16801 - Phone: 814-237-5721
    - Telephone: Verizon, 224 South Allen Street, State College, PA 16801 - Phone: 814-231-6511
    - Cable Television: Comcast, 60 Decibel Road, State College, PA 16801 - Phone: 800-992-3515
    - Stormwater: Ferguson Township, 3147 Research Drive, State College, PA 16801 - Phone: 814-238-4651, PA DOT, 70 PennDot Drive, Clearfield, PA 16830 - Phone: 814-765-0400
  - Project Benchmark: The project benchmark is the top of casting (TC=1117.96) of the existing sanitary manhole, located at the intersection of West Cherry Lane and North Allen Street.
  - Plan Purpose: The purpose of this plan is to consolidate Tax Parcel 24-015-057, Tax Parcel 24-015-058, Tax Parcel 24-015-038, Tax Parcel 24-015-047, and 24-015-038A into one parcel.

**Owners Certification Tax Parcels 24-015-038, 24-015-038A, 24-015-047, 24-015-057 and 24-015-58**

Commonwealth of Pennsylvania  
County of Centre

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 \_\_\_\_\_

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

**Zoning Officer**

Ferguson Township Zoning Officer Approved

Zoning Officer \_\_\_\_\_ Date \_\_\_\_\_

**EXISTING FEATURES LEGEND**

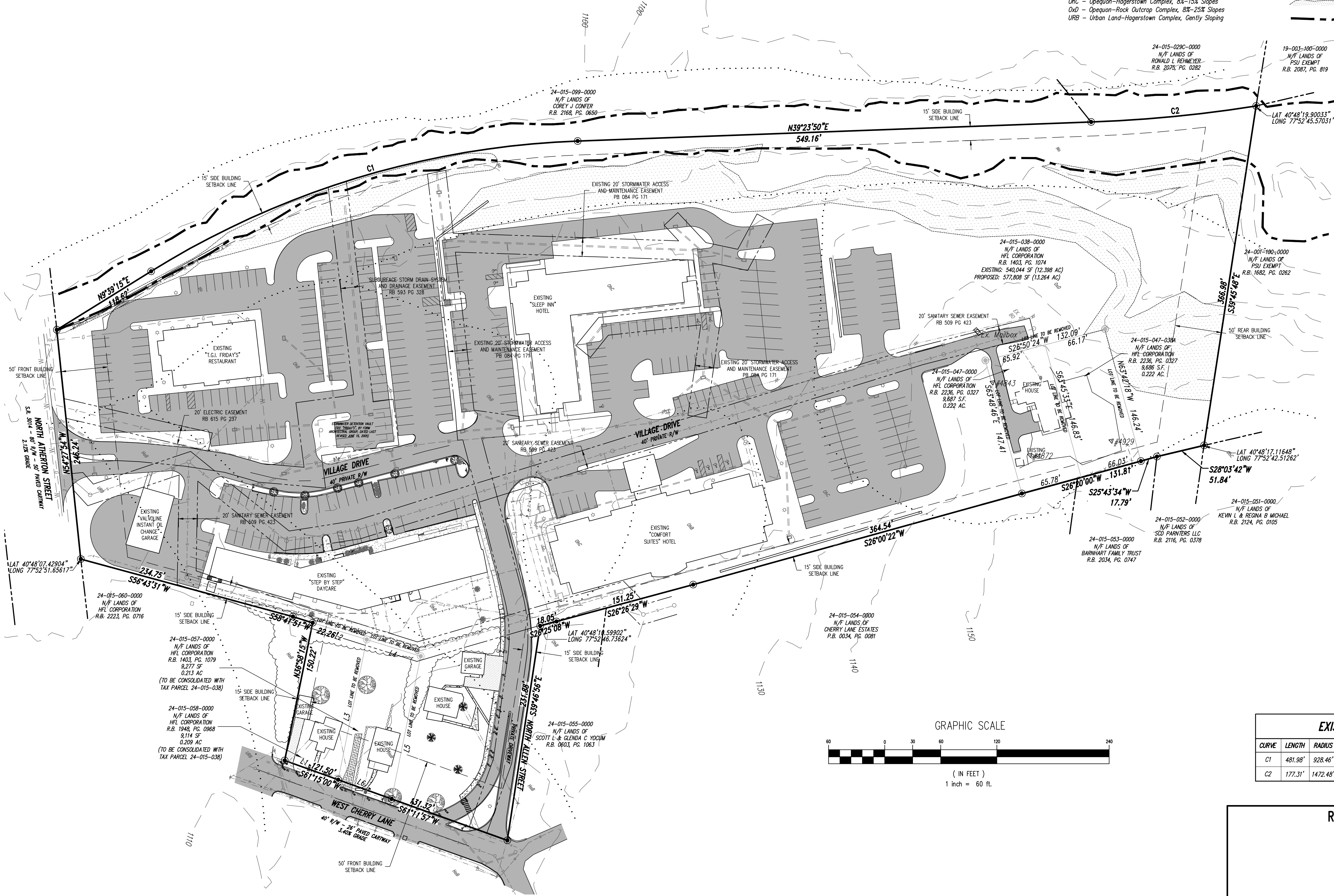
- Existing Building
- Existing Curbing
- Existing Contours (10's)
- Existing Soil Limit Line / Boundary
- Existing Tree Line
- Existing Overhead Utility Line w/ Pole
- Existing 6" & 8" PVC Sanitary Sewer w/ Manhole
- Existing 4", 6" & 8" D.I.P. Water Line w/ Valve
- Existing 2" & 4" Plastic & D.I.P. Gas Line
- Existing Underground Electric
- Existing 6" PVC & 12" P.V.C., 12", 15", 18" CMP Storm Sewer w/ Inlet
- Existing Concrete Areas
- Existing Gravel Areas
- Existing Retaining Wall
- Existing Vinyl/Wooden Fence
- Existing Fire Hydrant
- Existing Manhole
- Existing Utility Pole
- Existing Light Pole/Standard
- Existing Light Pole (Single Fixture)
- Existing Sign
- Existing Mail Box
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub
- 25% Slopes Or Greater
- Flood Plain

**SURVEY FEATURES LEGEND**

- Property Line, Lot Line or Right of Way Line
- Adjoining Property Line
- Building Setback Line
- Easement Line
- Roadway Center Line
- I.P. Found

**SOILS LEGEND**

- Soil cover on the site consists of:
- Hub - Hagerstown Silt Loam, 3%-8% Slopes
  - No - Nolin Silt Loam, Local Alluvium, 0%-5% Slopes
  - OnB - Opequon-Hagerstown Complex, 3%-8% Slopes
  - OnC - Opequon-Hagerstown Complex, 8%-15% Slopes
  - OnD - Opequon-Rock Outcrop Complex, 8%-25% Slopes
  - URB - Urban Land-Hagerstown Complex, Gently Sloping

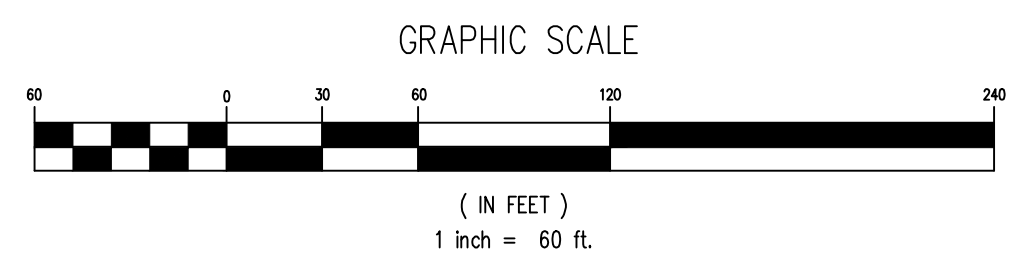


**LINES TO BE REMOVED**

LINE	DIRECTION	LENGTH
L1	S 61° 15' 00" W	60.75
L2	N 58° 41' 51" E	60.42
L3	N 36° 58' 15" W	152.94
L4	N 58° 41' 51" E	60.42
L5	S 36° 58' 15" E	155.65
L6	S 61° 15' 00" W	60.75

**EXISTING CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	CHORD	DELTA
C1	481.98'	928.46'	248.55'	N 24° 31' 33" E	478.58'	29° 44' 36"	
C2	177.31'	1472.48'	88.76'	N 35° 56' 51" E	177.21'	06° 53' 58"	



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

LANCASTER REGION OFFICE:  
3904 B ABEL DRIVE  
COLUMBIA, PA 17512  
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NEVIN L. GROVE  
LAND SURVEYOR  
No. S0061171

Designer: KNA  
Draftsman: KNA  
Proj/Manager: JCS  
Surveyor: BRK & MJK  
Perimeter Ok.  
Book: 497, Pg: 37-45  
Drive: Layout  
Acad: LOT CONS. PLAN - 24"x36"

REVISIONS

NO.	DATE	REVISION

**LANDS OF HFL CORPORATION**  
FERGUSON TOWNSHIP  
CENTRE COUNTY  
PENNSYLVANIA

**LOT CONSOLIDATION PLAN**

**LOT CONSOLIDATION OF TAX PARCELS 24-015-038, 24-015-038A, 24-015-047, 24-015-057 & 24-015-58**

PROJECT NO. 16094.01  
DATE: SEPTEMBER 12, 2019  
SCALE: 1"=60'  
SHEET NO. 1 OF 1

Recorder of Deeds

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