

PROJECT NOTES:

- General Site Information:
 - Owner of Record: Tax Parcel 24-004-079H Craig W. & Kerri A. LeCrone 912 Blair Street Holidaysburg, PA 16648 Record Book 2285, Page 492
 - Record Book/Page: 3490 W. College Ave State College, PA 16801
 - Lot Address: General Commercial (C) Corridor Overlay
 - Building Setbacks: Front-40' Side-25' Rear-50' 45' Max
 - Building Height: Existing Lot Size: 130,074 S.F. / 2.986 Acres Addition To Lot: 80,644 S.F. / 1.851 Acres Proposed Lot Size: 210,718 S.F. / 4.837 Acres
 - Lot Coverage: Max. Coverage Allowed: 80% - 168,574 S.F. Max. Building Coverage Allowed: 45% - 94,823 S.F. Existing Building Coverage (After Replot): 0 S.F. Existing Pavement, Sidewalks, etc.: 19,112 S.F. Total Coverage: 19,112 S.F. (9%)
 - Existing Use: Vacant Proposed Use: Vacant
2. The purpose of this plan is to Replot Tax Parcels 24-004-079H and 24-004-079I.
- Act 287 Utility Information:
 - Serial No. 20220190695
 - Underground utility locations are approximate and were determined for visible location, PA One Call utility responses and/or best available plan information. 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.
- Electric: West Penn Power, 2800 E. College Ave., State College, PA 16801; Phone: (814) 237-5721
- Telephone: Verizon, Facility Management Center; 224 S. Allen Street, State College, PA 16801; Phone: (814) 231-6511
- TV Cable: Comcast; 60 Decibel Road, State College, PA 16801; Phone: (814) 238-5050
- Gas: Columbia Gas; 2550 Carolan Drive, State College, PA 16801; Phone: (814) 238-4651
- Sanitary Sewer: University Area Joint Authority (UAJA); 1576 Spring Valley Road, State College, PA 16801; Phone: (814) 238-9662
- Water: State College Borough Water Authority (SCBWA); 1201 West Branch Road, State College, PA 16801; Phone: (814) 238-6766
- Stormwater & Traffic Signals: Ferguson Township; 3147 Research Drive, State College, PA 16801; Phone: (814) 238-4651

EXISTING & PROPOSED FEATURES LEGEND

- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Bituminous Areas
- Existing Gravel Areas
- Existing Fence / Type
- Existing Contours w/ Elevation (1's & 2's)
- Existing Contours w/ Elevation (5's & 10's)
- Existing Fiber Optic Line
- Existing Sanitary Sewer w/ Manhole
- Existing Sanitary Sewer Force Main w/ Air Release Valve
- Existing Water Line w/ Valve
- Existing Overhead Utility Line w/ Pole
- Existing Manhole
- Existing Utility Pole
- Existing Utility Main Valve
- Existing Utility Lateral Valve
- Existing Utility Meter
- Existing Ballard
- Existing Clean-Out
- Existing Light Pole/Standard
- Existing Mail Box
- Existing Soil Limit Line / Boundary
- Existing Soil Type
- Existing Tree Row / Tree Mass
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub
- PROPOSED CONCRETE SIDEWALK

SOILS LEGEND

- Soil cover on the site consists of:
 - HaB - Hagerstown silt loam, 3%-8% Slopes
 - OhB - Openum-Hagerstown complex, 3%-8% Slopes
 - OhC - Openum-Hagerstown complex, 8%-15% Slopes

SURVEY FEATURES LEGEND

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

Owners Certification: TP# 24-004-079H & TP# 24-004-079I

Commonwealth of Pennsylvania County of _____

On this _____ 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 _____

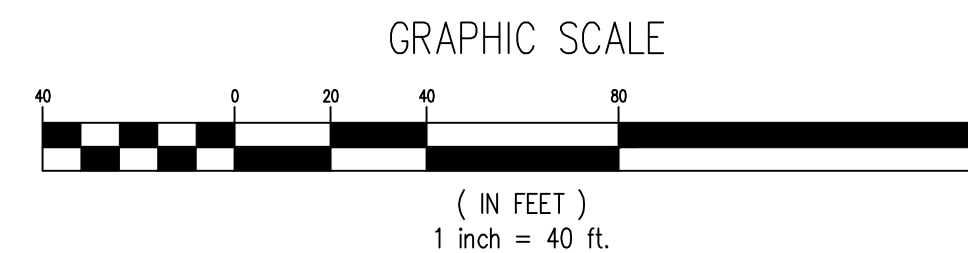
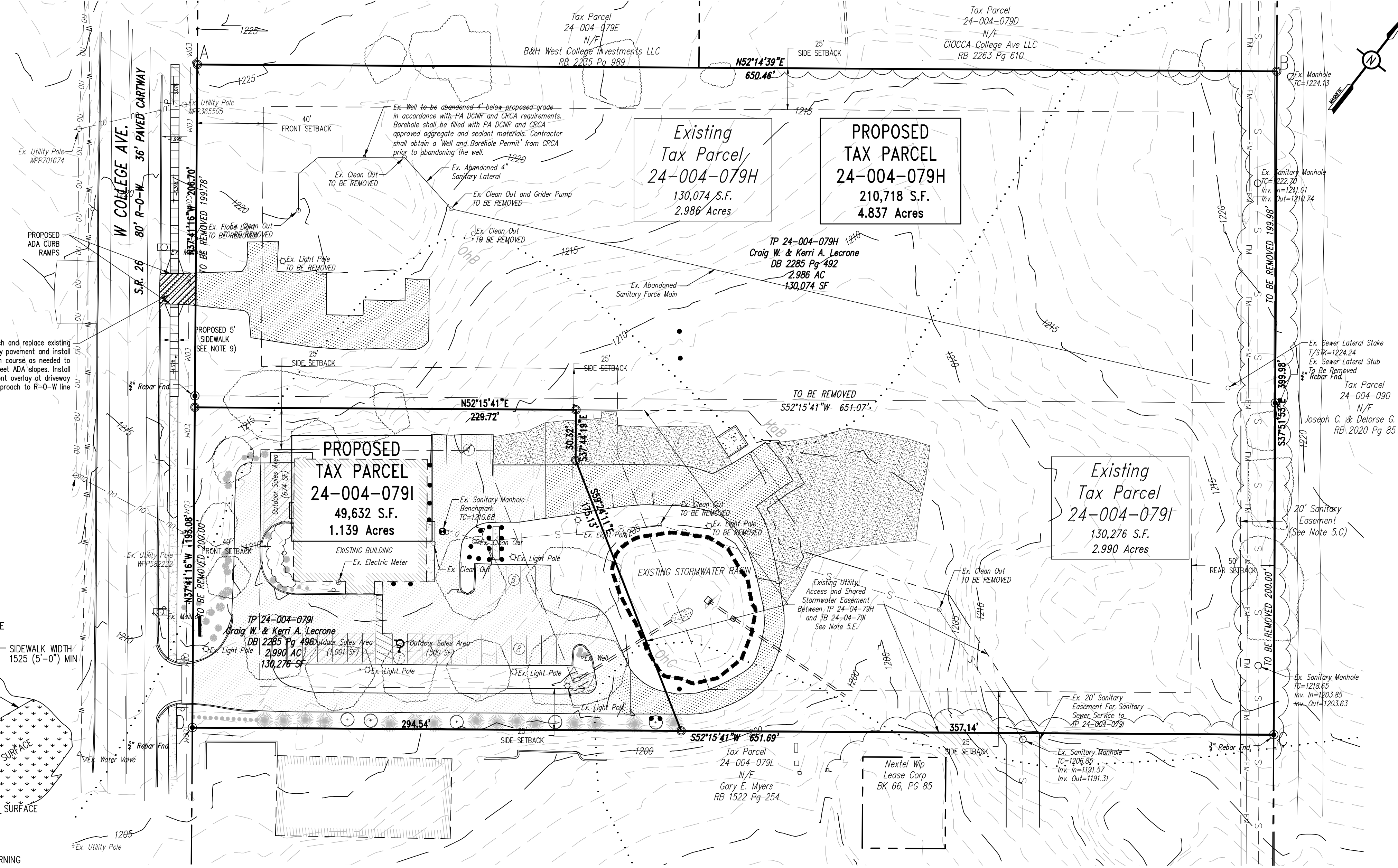
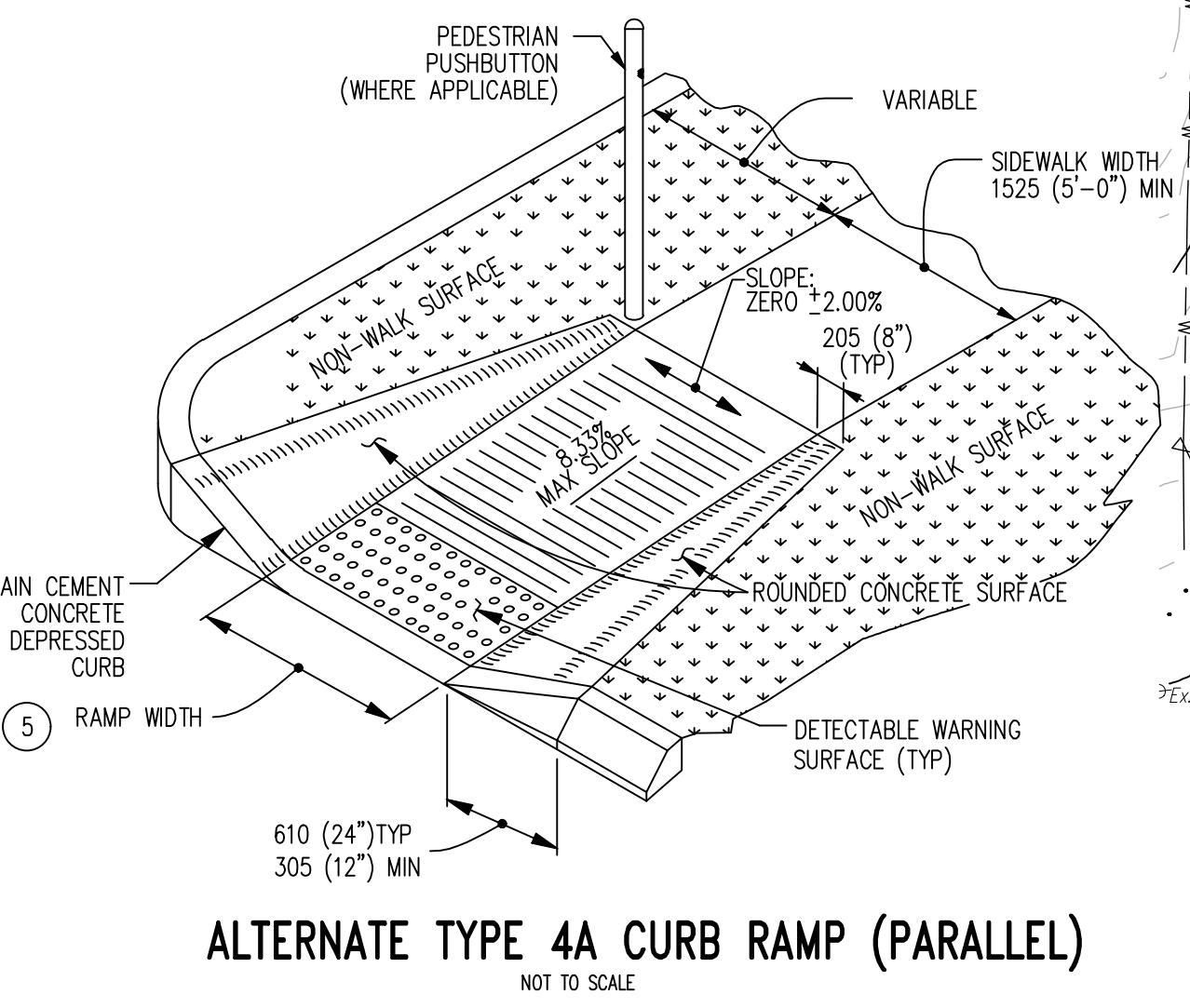
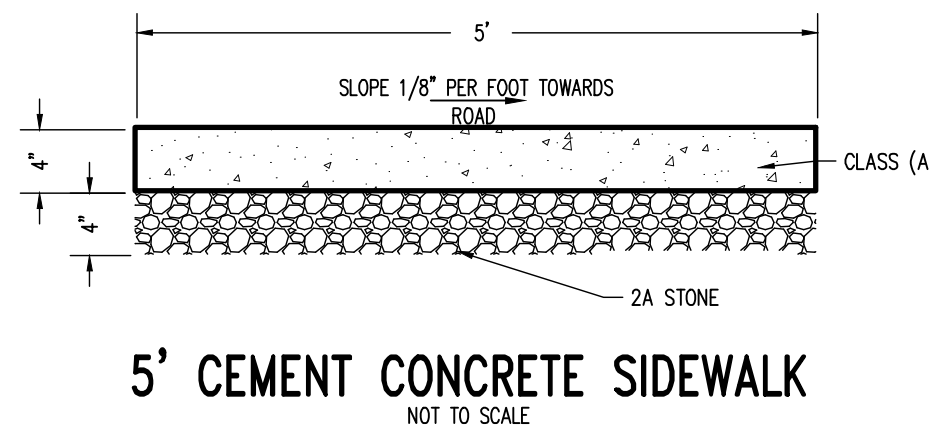
Professional Land Surveyor Certification

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 _____

GEODETIC GPS POINTS

POINT	LATITUDE	LONGITUDE
A	40° 45' 23.107"	77° 52' 27.057"
B	40° 45' 27.050"	77° 52' 20.382"
C	40° 45' 23.933"	77° 52' 17.186"
D	40° 45' 19.985"	77° 52' 23.875"



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 ADEL DRIVE COLUMBIA, PA 17512
PH: 717-522-5031
Fax: 717-522-5046

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JOHN C. SEPP
REGISTERED PROFESSIONAL ENGINEER
PA 04003-E

NEVIN L. GROVE
REGISTERED PROFESSIONAL LAND SURVEYOR
PA 00017-E

Designer: C.J.W.
Draftsman: C.J.W.
Proj Manager: M.A.T.
Surveyor: XXXX
Perimeter Ok: _____
Book: XXXX Pg. XXXX
File: 21137-LOT REPLOT
Layout: TEST LAYOUT

Date	Description	REVISIONS
4/19/2022	REV PROPERTY LINE	
12/21/2022	REV PER TOWNSHIP COMMENTS	
12/21/2022	REV PER TOWNSHIP COMMENTS	

LECRONE-WEST COLLEGE AVENUE REPLOT

FERGUSON TOWNSHIP CENTRE COUNTY PENNSYLVANIA

RECORD PLAN: REPLOT OF TAX PARCELS 24-004-079H & 24-004-079I

PROJECT NO. 21137
DATE: OCTOBER 21, 2022
SCALE: 1" = 40'
SHEET NO. 1