

PROJECT NOTES:

- General Site Information:
 - Owner Information: Virginia Carol Smith and Richard B. Smith, 906 Fir Drive, State College, PA 16801, 24-17-017
 - Tax Parcel Numbers: 24-17-017
 - Deed Information: Record Book 2146, Page 355
 - Existing Parcel Area: 6.383 AC (278,029 SF)
 - Parcel Subtraction: 4.948 AC (215,508 SF)
 - Proposed Parcel Area: 1.435 AC (62,521 SF)
 - Property Address: 917 Fir Drive, State College, PA 16801
 - Municipality: Ferguson Township
 - Zoning: Single Family Residential (R1)
 - Existing Site User: Single Family Residence
 - Proposed Site User: Single Family Residence
 - Minimum Lot Size: 1,000 AC (43,560 SF)
 - Maximum Proposed Building Coverage: 30% (18,756 SF)
 - Maximum Building Height: 40'
 - Existing Impervious: 0.135 AC (5,867 SF)
- General Site Information:
 - Owner Information: Virginia Carol Smith, 906 Fir Drive, State College, PA 16801, 24-17-018
 - Tax Parcel Numbers: 24-17-018
 - Deed Information: Record Book 2287, Page 968
 - Existing Parcel Area: 2.122 AC (92,434 SF)
 - Parcel Addition: 4.948 AC (215,508 SF)
 - Proposed Parcel Area: 7.070 AC (307,942 SF)
 - Property Address: Breezewood Drive, State College, PA 16801
 - Municipality: Ferguson Township
 - Zoning: Single Family Residential (R1)
 - Existing Site User: Vacant
 - Proposed Site User: Single Family Residential
 - Minimum Lot Size: 1,000 AC (43,560 SF)
 - Maximum Proposed Building Coverage: 30% (92,383 SF)
 - Maximum Building Height: 40'
 - Existing Impervious: 0.095 AC (92,383 SF)
- Building Setbacks:
 - Zoning (R1): Front: 20', Side: 10', Rear: 30'
- Act 287 Utility Information: (Serial Number: 20230603430) 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, 1201 WEST BRANCH ROAD, STATE COLLEGE, PA 16801, 814-238-6766 EXT. 119
- Telephone: VERIZON PENNSYLVANIA LLC, 1026 HAY STREET, PITTSBURGH, PA 15221, 412-344-3901
- Electric: WEST PENN POWER, 21 SOUTH MAIN STREET, AKRON, OH 44308, 330-384-3824
- Cable Television: COMCAST, 250 REESE ROAD, STATE COLLEGE, PA 16801, 814-954-5207
- Sanitary Sewer: UNIVERSITY AREA JOINT AUTHORITY, 1576 SPRING VALLEY ROAD, STATE COLLEGE, PA 16801, 814-238-5361
- Natural Site Features & Survey Information:
 - Soil limits and descriptions have been taken from the Natural Resources Conservation Service Web Soil Survey dated April 2023.
 - There are no wetlands on the site according to the National Wetland Inventory Mapping (U.S. Fish & Wildlife Service) for Ferguson Township, PA last updated April 2023.
 - 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 based upon USGS Datum (Julian SE Quadrangle) from Pennsylvania Imagery Navigator (PASDA) April 2023.
 - 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).

- For additional information, refer to:
 - "Replot of Lands of Clark Dewey Et Ux", prepared by Karl M. Fuls & Associates, dated January 25, 1989, last revised May 23, 1989, and approved by the Ferguson Township Supervisors on January 18, 1999 and recorded at Centre County Recorder of Deeds in Plot Book 40, Page 228 on January 19, 1999.
 - "CORL ACRES SUBDIVISION SOUTHWEST SECTION", prepared by E. R. MILLER, dated August 23, 1965, and approved by the Ferguson Township Supervisors on September 14, 1965 and recorded at Centre County Recorder of Deeds in Plot Book 14, Page 58 on September 29, 1965.
- 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 a Plan in a manner and time to be specified therein.

PROPOSED TAX PARCEL 24-17-017		
Existing Tax Parcel 24-17-017	6.383 AC (278,029 SF)	
- To Tax Parcel 24-17-018	4.948 AC (215,508 SF)	
Proposed Tax Parcel 24-17-017	1.435 AC (62,521 SF)	

PROPOSED TAX PARCEL 24-17-018		
Existing Tax Parcel 24-17-018	2.122 AC (92,434 SF)	
+ From Tax Parcel 24-17-017	4.948 AC (215,508 SF)	
Proposed Tax Parcel 24-17-018	7.070 AC (307,942 SF)	

EXISTING FEATURES LEGEND

- Existing Building
- Existing Edge of Pavement
- Existing Concrete Areas
- Existing Bituminous Areas
- Existing Gravel Areas
- Existing Contours w/ Elevation (1's)
- Existing Contours w/ Elevation (5's)
- Existing Water Line w/ Valve
- Existing Underground Electric
- Existing Underground Communication
- Existing Sanitary Sewer w/ Manhole
- Existing Fire Hydrant
- Existing Manhole
- Existing Utility Valve
- Existing Utility Meter
- Existing Blow-Off Valve
- Existing Mail Box
- Existing Soil Limit Line / Boundary
- Existing Soil Type
- Existing Perc Hole

SURVEY FEATURES LEGEND

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

SOILS LEGEND

Soil cover on the site consists of:
 Hab - Hagerstown silt loam, 3%-8% Slopes
 OhB - Opequon-Hagerstown complex, 3%-8% Slopes

Owner's Certification
TAX PARCEL: 24-17-017

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 _____

Owner's Certification
TAX PARCEL: 24-17-018

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 _____

FERGUSON TOWNSHIP Planning Commission
FERGUSON TOWNSHIP Planning Commission Approved

Chair _____ Date _____

Secretary _____ Date _____

FERGUSON TOWNSHIP Supervisors
FERGUSON TOWNSHIP Supervisors Approved

Chair _____ Date _____

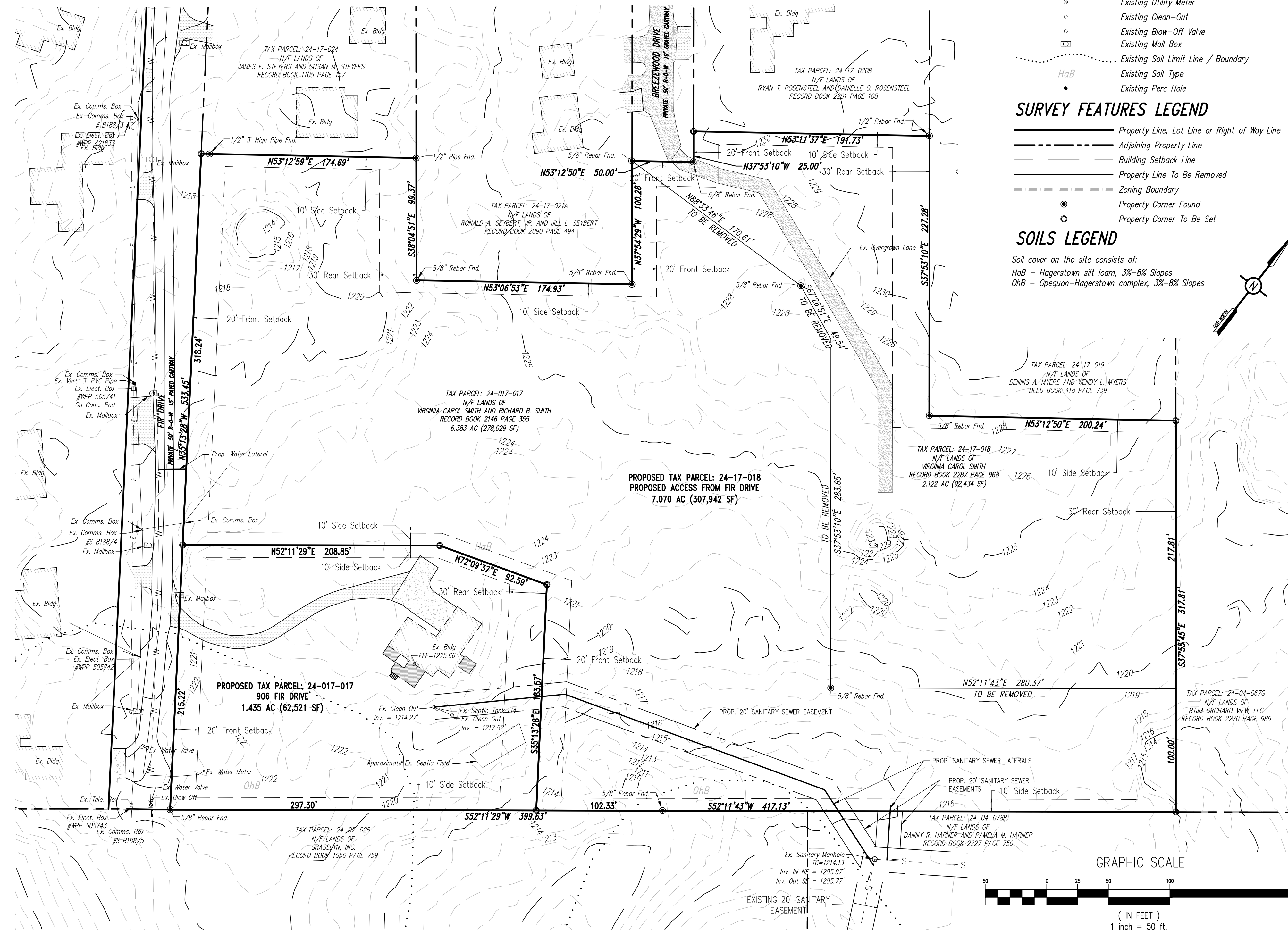
Secretary _____ Date _____

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.

_____ Date _____

Recorder's Stamp Here



PennTerra ENGINEERING INC.
 3075 ENTERPRISE DRIVE
 SUITE 100
 STATE COLLEGE, PA 16801
 PH: 814-231-8285
 WWW.PENNTERRA.COM

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REGISTERED PROFESSIONAL ENGINEER
 JOHN C. SEPP
 ENGINEER 04003-E

REGISTERED PROFESSIONAL ENGINEER
 NEVIN L. GROVE
 LAND SURVEYOR 30003-S

Designer(s) _____ AMT
 Environmental _____
 Proj. Manager _____ NLC
 Surveyor _____ BRK
 Perimeter Ck. _____
 Book _____ 600 Pg. _____ 23
 File _____ PH-21-04-RECORD
 Layout _____ RECORD

Date _____ Description _____
 REVISIONS

RELOT OF TAX PARCELS 24-17-017 AND 24-17-018

FERGUSON TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

MINOR PLAN

RELOT PLAN

PROJECT NO. 22300
 DATE AUGUST 1, 2023
 SCALE 1" = 50'
 SHEET NO. 1

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