

Commonwealth of Pennsylvania County of Centre

Owner Certification

Tax Parcels 20-005-047 And 20-005-047A

On this the _____ day of _____, 20____, Glenn H. Roth and Susan M. Roth 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 design, the same to be recorded as such, according to the law.

Glenn H. Roth _____ Owner
Susan M. Roth _____ 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 _____

Centre County Planning Commission Approval Acknowledgment

Approved by the Centre County Planning Office

on _____, 20____.

Executive Director (Centre County Planning Commission)

Potter Township Zoning

This plan meets or exceeds all Potter Township Zoning Requirements at the date of signing.

Zoning Officer _____ Date _____

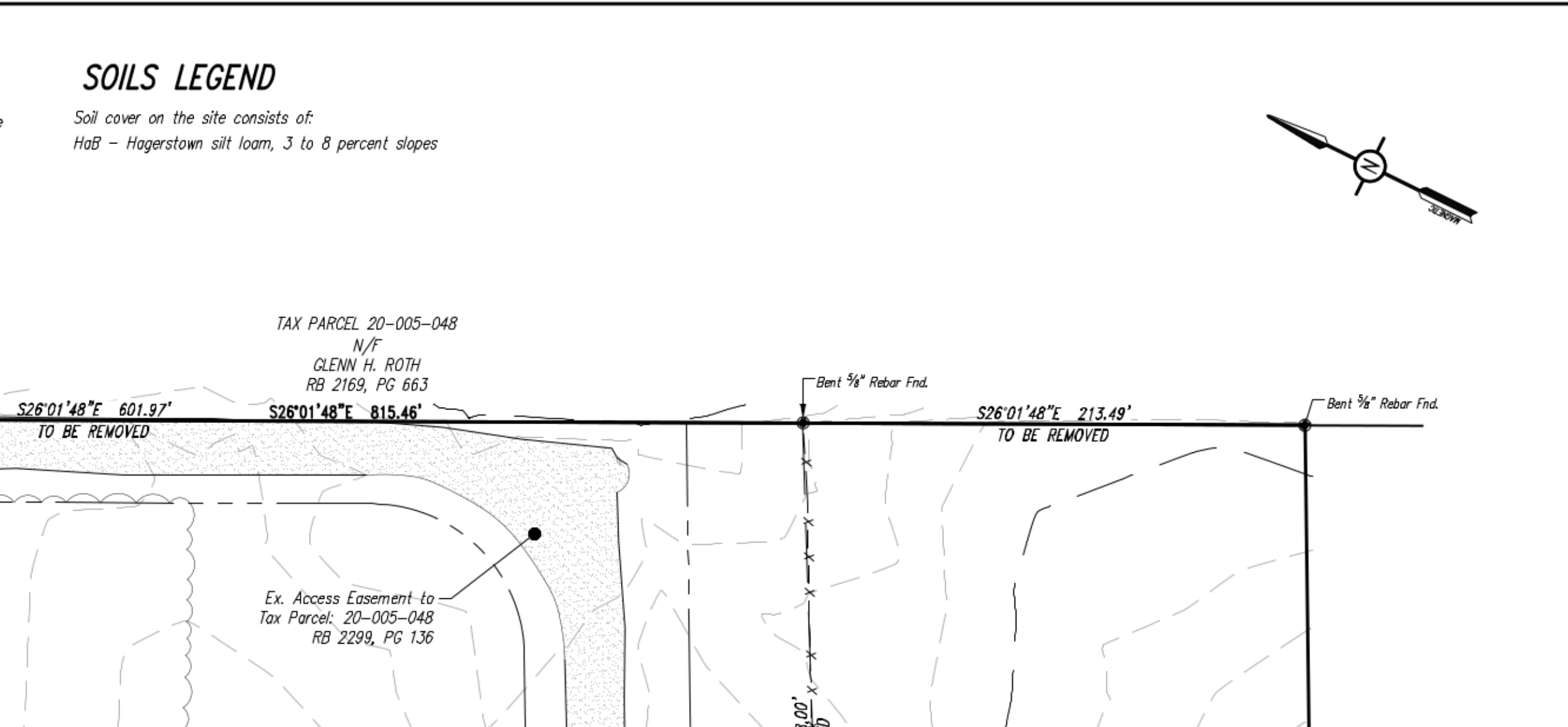
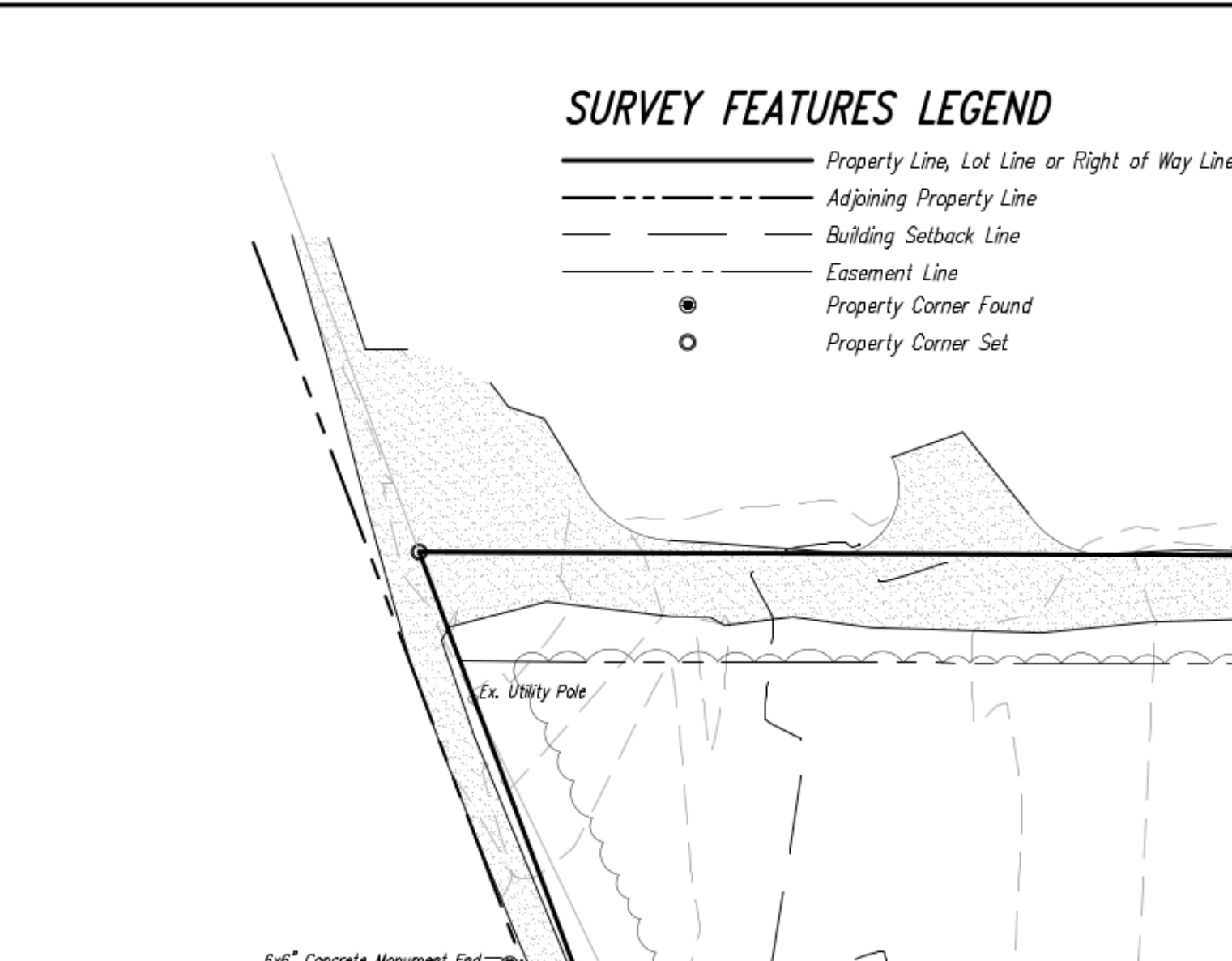
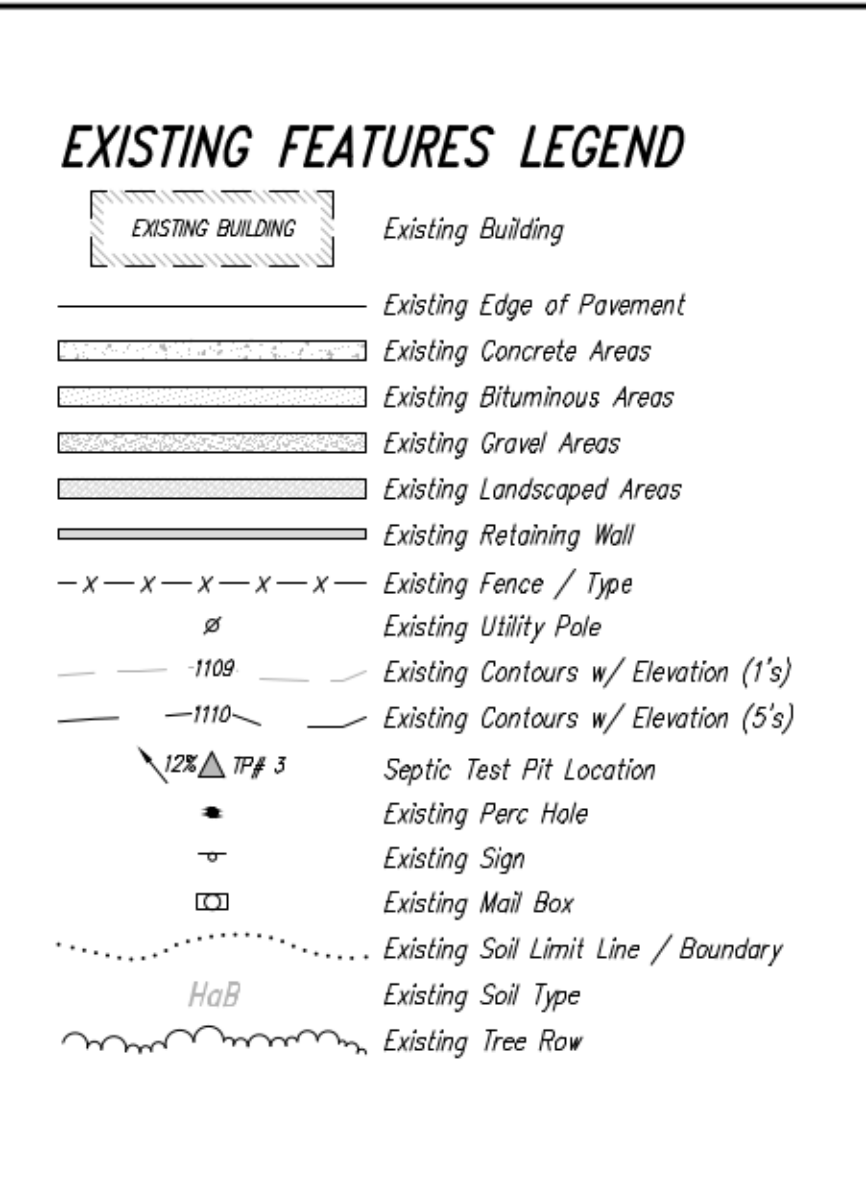
Sewage Disposal Review

Based on the results of soil log profiles performed on this property in compliance with the PA Sewage Facilities Act No. 537, as amended by Act 208, Chapter 73 - the areas around test pit numbers _____ are generally suitable for standard on-lot sewage disposal; and/or the areas around test pit numbers _____ are generally unsuitable for any type of on-lot sewage disposal. This is not a guarantee that a permit will or will not be issued for any lot or parcel. The Municipal Sewage Enforcement Officer (SEO) must be contacted to conduct further tests as necessary to determine permit issuance.

Sewage Enforcement Officer _____ Date _____

Recorder of Deeds

Recorder's Stamp Here



Project Notes:

- General Site Information:
 - Owner of Record: Glenn H. & Susan M. Roth, 380 Tusseyville Road, Centre Hall, PA, 16828
 - Lot Consolidation:

Tax Parcel: 20-005-047	20-005-047A
Site Address: 352 Tusseyville Road	Record Book 2264 Page 337
Title Source: Record Book 2241 Page 382	Prime Agricultural Vacant
Zoning: Prime Agricultural	
Existing Use: Agricultural	
Proposed Use: Agricultural	
Minimum Lot Area: 1 acre	
Proposed Lot Area: 10.056 acres	
Minimum Lot Width: 150 feet	
Front Setback: 65 feet from centerline	
Rear Setback: 50 feet	
Side Setback: 35 feet	
Max. Building Coverage: 25%	
Maximum Building Height: 60 feet (Principal Structure)	
40 feet (Nonagricultural Structures)	
40 feet (Agricultural Structures)	
90 feet (Stils)	

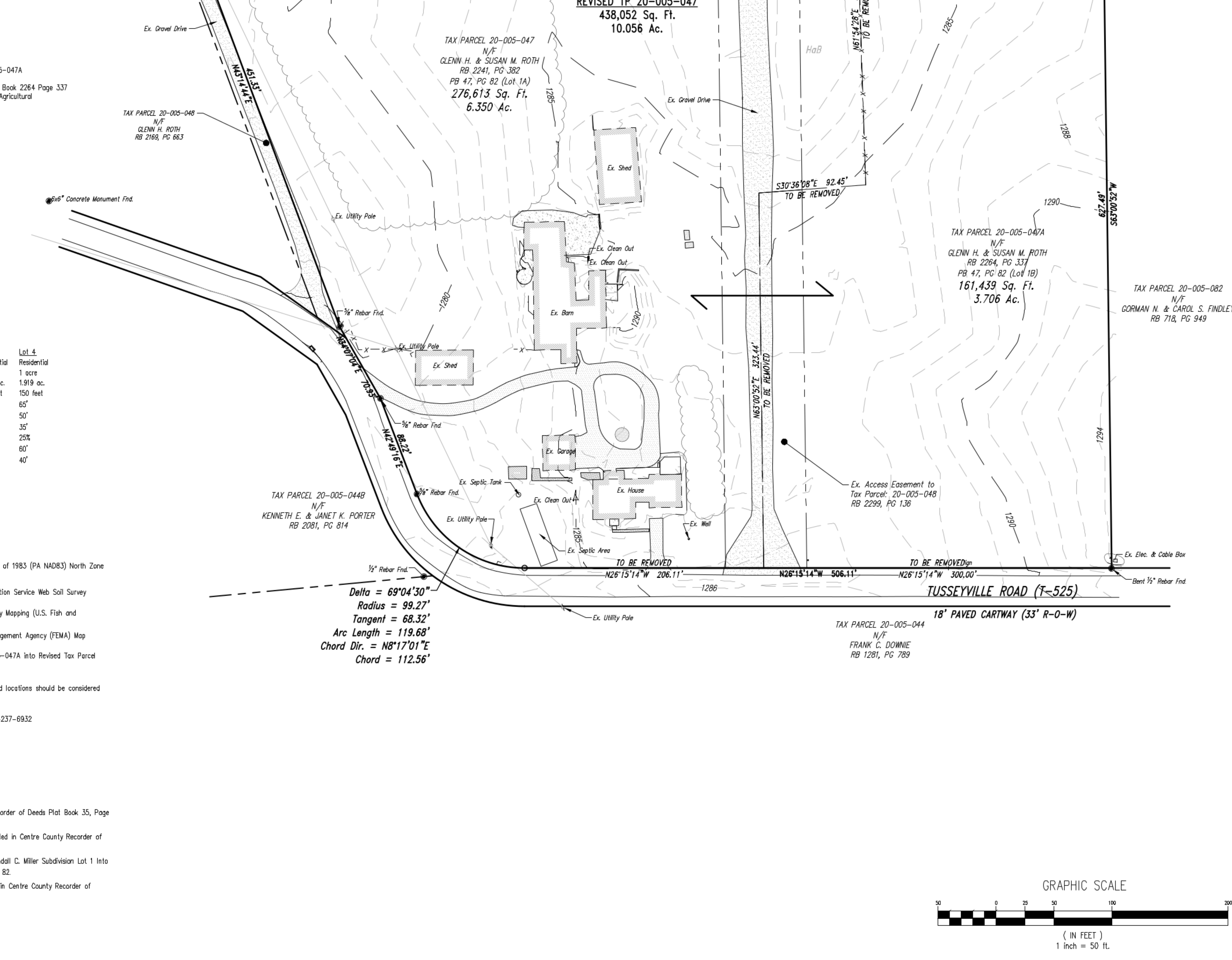
- Subdivision:

Lot 1	Lot 2	Lot 3	Lot 4
Proposed Use: Agricultural	Residential	Residential	Residential
Minimum Lot Area: 1 acre	1 acre	1 acre	1 acre
Proposed Lot Area: 2.325 ac.	3.943 ac.	1.870 ac.	1.919 ac.
Minimum Lot Width: 150 feet	150 feet	150 feet	150 feet
Front Setback: 65 feet from centerline	65'	65'	65'
Rear Setback: 50 feet	50'	50'	50'
Side Setback: 35 feet	35'	35'	35'
Max. Building Coverage: 25%	25%	25%	25%
Maximum Building Height: 60 feet (Principal Structure)	60'	60'	60'
40 feet (Nonagricultural Structures)	40'	40'	40'
40 feet (Agricultural Structures)			
90 feet (Stils)			

- Horizontal Datum is based on Pennsylvania State Plane Coordinates, North American Datum of 1983 (PA NAD83) North Zone US FT. Contours shown are based on field survey, PA North State Plane - NAVD88.
- Natural Site Features & Survey Information:
 - Soil limits and descriptions have been taken from the Natural Resources Conservation Service Web Soil Survey dated August, 2022.
 - There are no wetlands on the property according to the National Wetland Inventory Mapping (U.S. Fish and Wildlife Service) as of August, 2022.
 - There is no Flood Plain on the property according to the Federal Emergency Management Agency (FEMA) Map Number 42027C0665F for the Township of Potter, effective date May 4, 2009.
- The purpose of this plan is to consolidate Tax Parcel 20-005-047 and Tax Parcel 20-005-047A into Revised Tax Parcel 20-005-047.
- ACT 287 Utility Information: (Serial No.: 2021690534)

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 Company, 2800 E. College Ave., State College, PA 16801 - 814-237-6932
 - Telephone: Verizon, 224 S. Allen Street, State College, PA 16801 - Phone: 814-231-6511
 - Sanitary Sewer: On Site (Existing Lot 1, Proposed Lots 2-4)
 - Water: On Site (Existing Lot 1, Proposed Lots 2-4)
- Referenced Plans:
 - "Aaron F. & Eva Mae Heisey - Lot Addition Plan" Recorded in Centre County Recorder of Deeds Plat Book 35, Page 184.
 - "Final Plan of Subdivision of Lands of Frank C. Downie & Randall C. Miller" Recorded in Centre County Recorder of Deeds Plat Book 40, Page 245.
 - "Preliminary/Final Resubdivision of the Previously Approved Frank C. Downie & Randall C. Miller Subdivision Lot 1 into Lots 1A & 1B" Recorded in Centre County Recorder of Deeds Plat Book 47, Page 82.
 - "Final Plan - Subdivision of Lands of Howard W. & Jessica J. Dashem" Recorded in Centre County Recorder of Deeds Plat Book 82, Page 168.



PennTerra ENGINEERING INC.

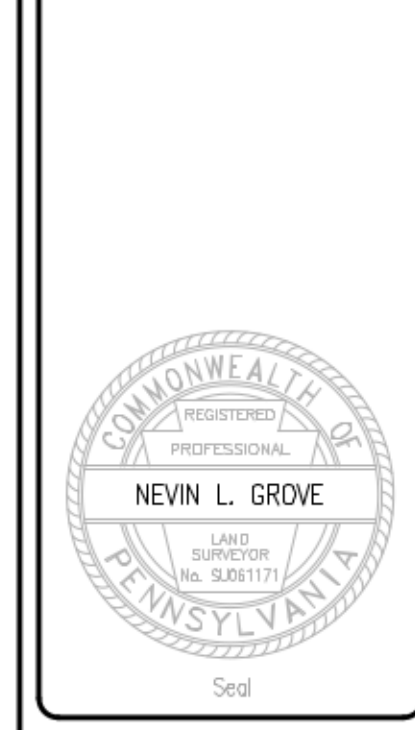
CENTRAL PENNSYLVANIA REGION OFFICE:
3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
Fax: 814-237-2308

LANCASTER REGION OFFICE:
3904 B ABEL DRIVE
COLUMBIA, PA 17512
PH: 717-522-5031
Fax: 717-522-5046

WWW.PENNTERRA.COM

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Designer: JWP
Draftsman: JWP
Proj/Manager: JCS
Surveyor: BRX
Perimeter Cl.
Book: 569 Pg. ---
File: 21169-MD-SUB
Layout: CONSOLIDATION

Date	Description	REVISIONS

GLENN H. & SUSAN M. ROTH

POTTER TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

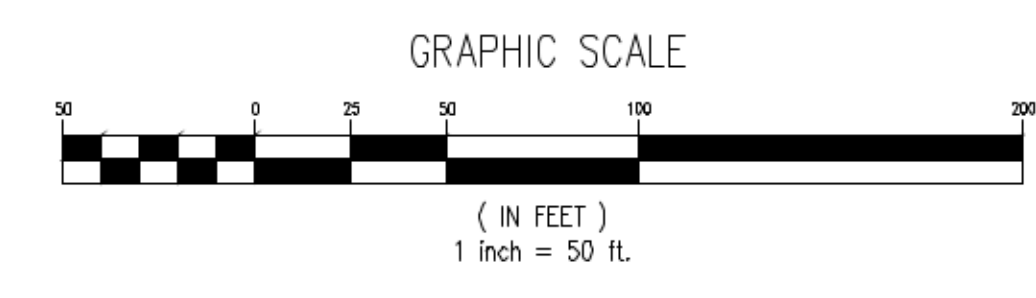
TAX PARCEL:
20-005-047 &
20-005-047A (LOTS
1A & 1B OF PB 47,
PG 82)

LOT CONSOLIDATION PLAN

PROJECT NO.
21169

DATE
SEPTEMBER 29, 2022

SCALE SHEET NO.
1" = 50' 1 OF 2



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EXISTING FEATURES LEGEND

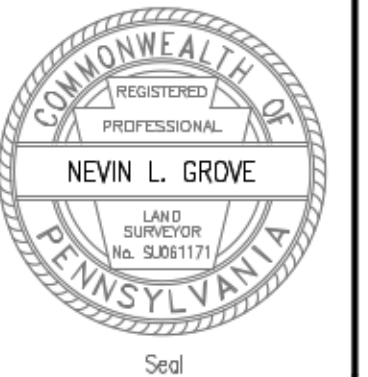
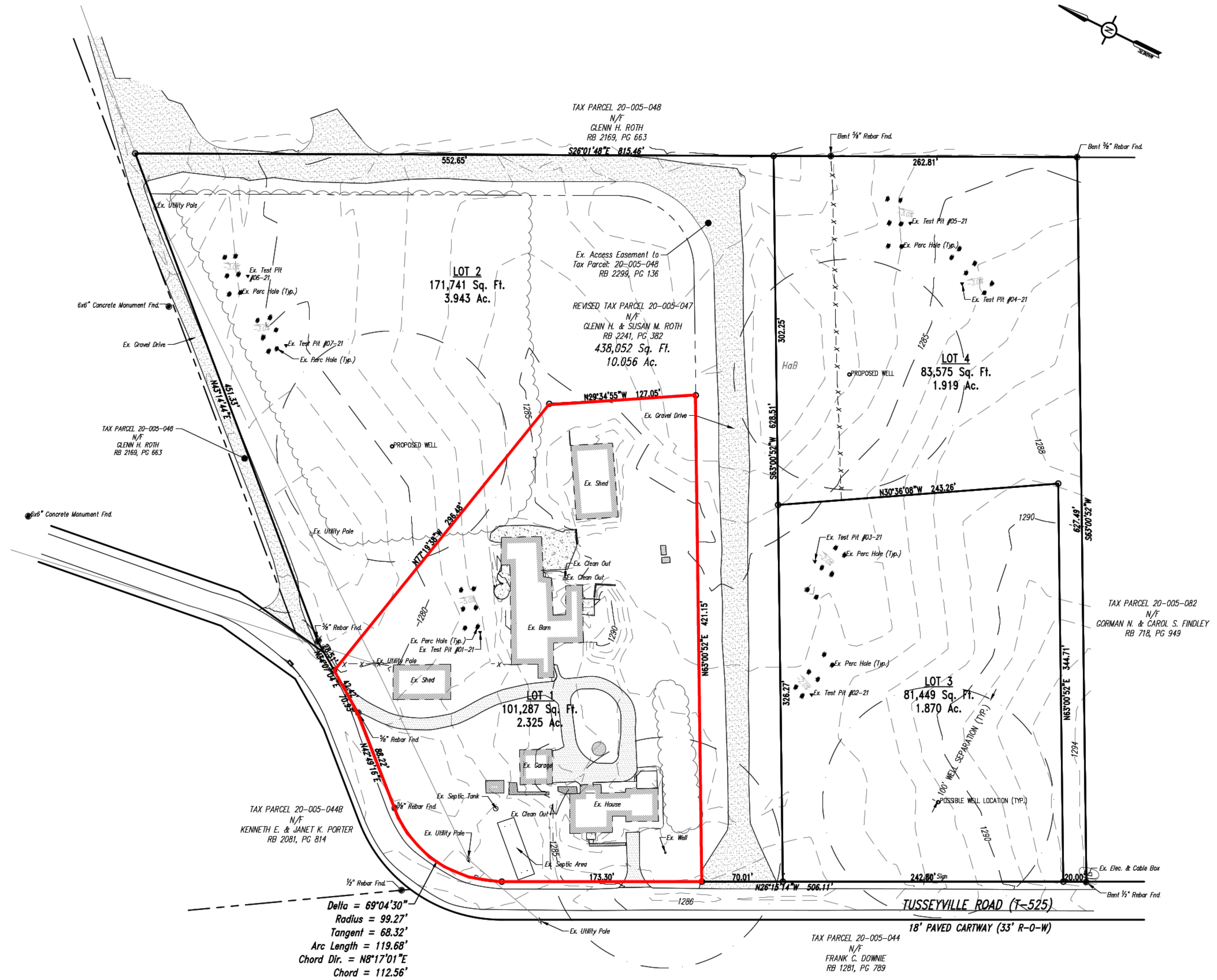
- Existing Building
- Existing Edge of Pavement
- Existing Concrete Areas
- Existing Bituminous Areas
- Existing Gravel Areas
- Existing Landscaped Areas
- Existing Retaining Wall
- Existing Fence / Type
- Existing Utility Pole
- Existing Contours w/ Elevation (1's)
- Existing Contours w/ Elevation (5's)
- Septic Test Pit Location
- Existing Perc Hole
- Existing Sign
- Existing Mail Box
- Existing Soil Limit Line / Boundary
- Existing Soil Type
- Existing Tree Row

SURVEY FEATURES LEGEND

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

SOILS LEGEND

Soil cover on the site consists of:
 HaB - Hagerstown silt loam, 3 to 8 percent slopes



Designer	JMP
Draftsman	JMP
Proj Manager	JCS
Surveyor	BRX
Perimeter Ck.	
Book	569 Pg
File	21169-MD-SUB
Layout	SUBDIVISION

Date	Description

GLENN H. & SUSAN M. ROTH

POTTER TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

TAX PARCEL:
 20-005-047 &
 20-005-047A (LOTS
 1A & 1B OF PB 47,
 PG 82)

**MINOR
 SUBDIVISION
 PLAN**

PROJECT NO.	21169
DATE	SEPTEMBER 29, 2022
SCALE	1" = 50'
SHEET NO.	2 OF 2

