

EXISTING CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	64.97'	475.00'	32.53'	N 51° 43' 52" E	64.92'	7° 50' 11"
C2	56.95'	325.00'	28.55'	N 50° 37' 46" E	56.87'	10° 02' 22"
C3	19.96'	14.00'	12.11'	N 86° 27' 36" E	18.31'	81° 42' 01"
C4	141.59'	225.00'	73.23'	S 34° 39' 43" E	139.27'	36° 03' 22"
C5	65.58'	800.00'	32.81'	S 37° 58' 21" E	65.56'	4° 41' 49"
C6	21.67'	14.00'	13.68'	S 8° 43' 14" W	19.57'	88° 41' 22"
C7	48.13'	525.00'	24.08'	S 50° 26' 21" W	48.11'	5° 15' 09"

SURVEY FEATURES LEGEND

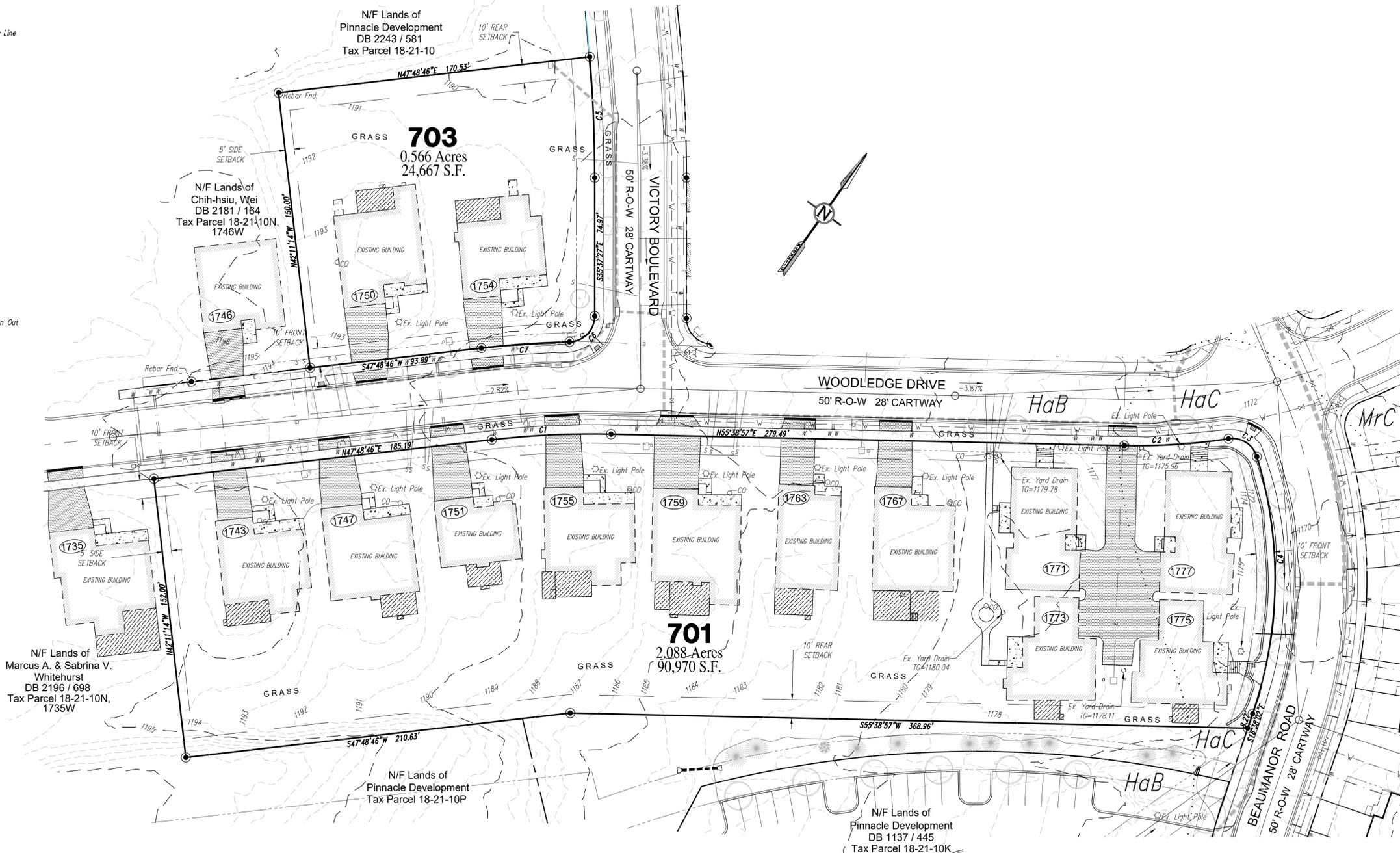
- Property Line, Lot Line or Right of Way Line
- - - - - Adjoining Property Line
- - - - - Building Setback Line
- - - - - Easement Line
- - - - - Roadway Center Line
- Property Corner Found
- ⊕ Project Benchmark

EXISTING FEATURES LEGEND

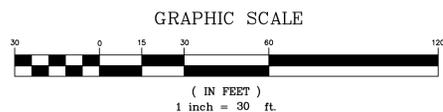
- ▭ Existing Building
- Existing Curbing
- ▬ Existing Concrete Sidewalk Areas
- ▬ Existing Concrete Porch Areas
- ▬ Existing Pavement Areas
- ▨ Existing Wooden Deck Area
- - - - - Existing Contours w/ Elevation (1's)
- - - - - Existing Contours w/ Elevation (5's)
- Existing Sanitary Sewer w/ Manhole
- - - - - Existing Sanitary Sewer Lateral w/ Clean Out
- - - - - Existing Water Line w/ Valve
- - - - - Existing Water Service Lateral
- - - - - Existing Storm Sewer Line w/ Inlet
- - - - - Existing Underground Electric
- Existing Fire Hydrant
- Existing Manhole
- Existing Clean-Out
- Existing Light Pole/Standard
- Existing Sign
- - - - - Existing Soil Limit Line / Boundary
- Existing Soil Type
- Existing Deciduous Tree
- Existing Street Address

SOILS LEGEND

- Soil cover on the site consists of:
- HaB - Hagerstown silt loam, 3%-8% Slopes
 - HaC - Hagerstown silt loam, 8%-15% Slopes
 - MrC - Morrison sandy loam, 8%-15% Slopes

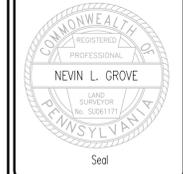
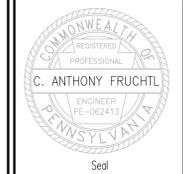


Recorder's Stamp Here



PennTerra ENGINEERING INC.
 3075 ENTERPRISE DRIVE
 STATE COLLEGE, PA 16801
 PH: 814-231-8285
 Fax: 814-237-2308
 WWW.PENNTERRA.COM

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Designer: JMT
 Draftsman: JMT
 Proj Manager: CAF
 Surveyor: BRK
 Perimeter Cl.:
 Book: 559 Pg: 8-11
 Date: _____
 Description: _____
 REVISIONS:

The Village at Penn State

PATTON TOWNSHIP CENTRE COUNTY PENNSYLVANIA

COLLEGIATE STATION

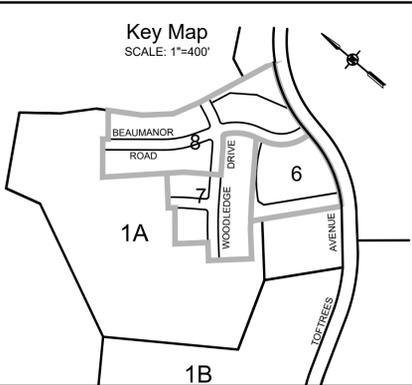
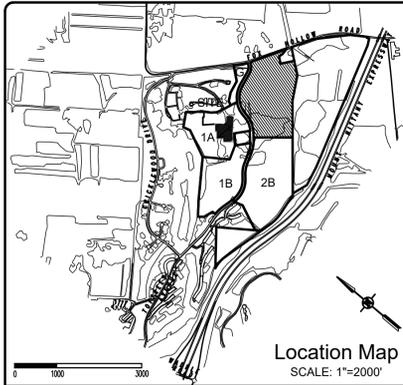
EXISTING CONDITIONS PLAN

TOFTREES PLANNED COMMUNITY

PROJECT NO. 20092.02

DATE: JUNE 6, 2025

SCALE: 1" = 30' SHEET NO. 2 of 4



Township Planning Commission
 Patton Township Planning Commission Approved

Chairman _____ Date _____
 Secretary _____ Date _____

Township Supervisors
 Patton Township Supervisors Approved

Chairman _____ 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.

Signature _____ Date _____

Fire Chief Certification
 I have reviewed and hereby certify that the location of Fire Lines and Fire Hydrants shown on this plan are adequate.

Fire Chief _____ Date _____

POINT	LATITUDE	LONGITUDE
A	N40°49'36.720"	W77°52'59.720"
B	N39°58'46.105"	W84°43'58.424"
C	N40°49'33.533"	W77°52'57.535"
D	N40°49'36.977"	W77°52'51.532"

Recorder's Stamp Here

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	64.97'	475.00'	32.53'	N 51° 43' 52" E	64.92'	7° 50' 11"
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C7	48.13'	525.00'	24.08'	S 50° 26' 21" W	48.11'	5° 15' 09"

CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C8	16.37'	475.00'	8.19'	N 48° 48' 01" E	16.37'	1° 58' 29"
C9	48.59'	475.00'	24.32'	N 52° 43' 07" E	48.57'	5° 51' 42"
C10	10.00'	325.00'	5.00'	N 54° 46' 04" E	10.00'	1° 45' 48"
C11	46.95'	325.00'	23.51'	N 49° 44' 52" E	46.91'	8° 16' 35"
C12	77.97'	225.00'	39.38'	S 42° 45' 47" E	77.58'	19° 51' 13"
C13	63.63'	225.00'	32.03'	S 24° 44' 06" E	63.41'	16° 12' 09"

Project Notes:

- General Site Information:
 - a. Legal Owners: See Table on Sheet 3
 - b. Record Book / Page: See Table on Sheet 3
 - c. Tax Parcel No.: See Table on Sheet 3
 - d. Land is Zoned: Planned Community (PC)
 - e. Existing Land Use: Single Family Homes (Condominium)
 - f. Proposed Land Use: Single Family Homes (Fee Simple)
 - g. Total No. of Lots: 13 Single-Family
- Building Setback Lines:
 - h. Lots 701-1 to 701-7, 703-1, 703-2, 703-3, 703-4, 703-5, 703-6, 703-7, 703-8, 703-9, 703-10, 703-11, 703-12, 703-13, 703-14, 703-15, 703-16, 703-17, 703-18, 703-19, 703-20, 703-21, 703-22, 703-23, 703-24, 703-25, 703-26, 703-27, 703-28, 703-29, 703-30, 703-31, 703-32, 703-33, 703-34, 703-35, 703-36, 703-37, 703-38, 703-39, 703-40, 703-41, 703-42, 703-43, 703-44, 703-45, 703-46, 703-47, 703-48, 703-49, 703-50, 703-51, 703-52, 703-53, 703-54, 703-55, 703-56, 703-57, 703-58, 703-59, 703-60, 703-61, 703-62, 703-63, 703-64, 703-65, 703-66, 703-67, 703-68, 703-69, 703-70, 703-71, 703-72, 703-73, 703-74, 703-75, 703-76, 703-77, 703-78, 703-79, 703-80, 703-81, 703-82, 703-83, 703-84, 703-85, 703-86, 703-87, 703-88, 703-89, 703-90, 703-91, 703-92, 703-93, 703-94, 703-95, 703-96, 703-97, 703-98, 703-99, 703-100, 703-101, 703-102, 703-103, 703-104, 703-105, 703-106, 703-107, 703-108, 703-109, 703-110, 703-111, 703-112, 703-113, 703-114, 703-115, 703-116, 703-117, 703-118, 703-119, 703-120, 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Owners Certification (Tax Parcel 18-021-10L-1743W)
 Commonwealth of Pennsylvania
 County of Centre
 On this the _____ 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.
 _____ Managing Member
 witness my hand and seal, this date _____

 Notary Public Commission Expires

Owners Certification (Tax Parcel 18-021-10L-1747W)
 Commonwealth of Pennsylvania
 County of Centre
 On this the _____ 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.
 _____ Managing Member
 witness my hand and seal, this date _____

 Notary Public Commission Expires

Owners Certification (Tax Parcel 18-021-10L-1750W)
 Commonwealth of Pennsylvania
 County of Centre
 On this the _____ 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.
 _____ Managing Member
 witness my hand and seal, this date _____

 Notary Public Commission Expires

Owners Certification (Tax Parcel 18-021-10L-1751W)
 Commonwealth of Pennsylvania
 County of Centre
 On this the _____ 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.
 _____ Managing Member
 witness my hand and seal, this date _____

 Notary Public Commission Expires

Owners Certification (Tax Parcel 18-021-10L-1754W)
 Commonwealth of Pennsylvania
 County of Centre
 On this the _____ 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.
 _____ Managing Member
 witness my hand and seal, this date _____

 Notary Public Commission Expires

Owners Certification (Tax Parcel 18-021-10L-1755W)
 Commonwealth of Pennsylvania
 County of Centre
 On this the _____ 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.
 _____ Managing Member
 witness my hand and seal, this date _____

 Notary Public Commission Expires

Owners Certification (Tax Parcel 18-021-10L-1759W)
 Commonwealth of Pennsylvania
 County of Centre
 On this the _____ of _____, 20____,
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 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.
 _____ Managing Member
 witness my hand and seal, this date _____

 Notary Public Commission Expires

Owners Certification (Tax Parcel 18-021-10L-1763W)
 Commonwealth of Pennsylvania
 County of Centre
 On this the _____ 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.
 _____ Managing Member
 witness my hand and seal, this date _____

 Notary Public Commission Expires

Owners Certification (Tax Parcel 18-021-10L-1767W)
 Commonwealth of Pennsylvania
 County of Centre
 On this the _____ 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.
 _____ Managing Member
 witness my hand and seal, this date _____

 Notary Public Commission Expires

Owners Certification (Tax Parcel 18-021-10L-1771W)
 Commonwealth of Pennsylvania
 County of Centre
 On this the _____ 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.
 _____ Managing Member
 witness my hand and seal, this date _____

 Notary Public Commission Expires

Owners Certification (Tax Parcel 18-021-10L-1773W)
 Commonwealth of Pennsylvania
 County of Centre
 On this the _____ 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.
 _____ Managing Member
 witness my hand and seal, this date _____

 Notary Public Commission Expires

Owners Certification (Tax Parcel 18-021-10L-1775W)
 Commonwealth of Pennsylvania
 County of Centre
 On this the _____ 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.
 _____ Managing Member
 witness my hand and seal, this date _____

 Notary Public Commission Expires

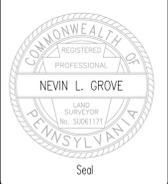
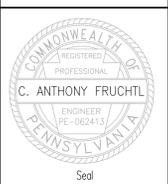
Owners Certification (Tax Parcel 18-021-10L-1777W)
 Commonwealth of Pennsylvania
 County of Centre
 On this the _____ of _____, 20____,
 _____, personally
 appeared before me and certified that they were the owners of the
 properties shown on this plan and acknowledge the same to be their act
 and plan and designs, the same to be recorded as such, according to the
 law.
 _____ Managing Member
 witness my hand and seal, this date _____

 Notary Public Commission Expires

Owner	Tax Parcel	RB / PG	Site Location	Mailing Address	Building Height	Impervious Coverage by Lot			
						Lot Number	Lot Area	Building Area	Impervious Coverage
Brian S. & Marci J. Harmon	18-021-10L-1743W	2134 / 496	1743 Woodledge Drive	3310 Fanny Bay Lane, Naples, FL 34114	29'-3"	701-1	0.291 Acres (12,677 S.F.)	2,032 S.F.	3,028 S.F. (23.89%)
Happy Valley Holdings LLC	18-021-10L-1747W	2305 / 745	1747 Woodledge Drive	5030 Majestic Drive, Coopersburg, PA 18036	30'-9"	701-2	0.209 Acres (9,100 S.F.)	2,225 S.F.	3,203 S.F. (35.20%)
Alfred Frank III & Andrea Lee Pandolfi	18-021-10L-1750W	2142 / 312	1750 Woodledge Drive	1750 Woodledge Drive, State College, PA 16803	30'-9"	703-1	0.270 Acres (11,756 S.F.)	2,260 S.F.	3,379 S.F. (28.74%)
Judith & Kayla Gursahaney	18-021-10L-1751W	2140 / 397	1751 Woodledge Drive	285 West Alexander Palm Road, Boca Raton, FL 33432	29'-3"	701-3	0.194 Acres (8,461 S.F.)	1,497 S.F.	2,402 S.F. (28.39%)
Jonelle Dickson-Prokopchak	18-021-10L-1754W	2321 / 642	1754 Woodledge Drive	1754 Woodledge Drive, State College, PA 16803	29'-3"	703-2	0.296 Acres (12,911 S.F.)	1,878 S.F.	2,961 S.F. (22.93%)
Katherine A. Marusa	18-021-10L-1755W	2149 / 199	1755 Woodledge Drive	1755 Woodledge Drive, State College, PA 16803	29'-3"	701-4	0.209 Acres (9,105 S.F.)	2,090 S.F.	3,260 S.F. (35.80%)
David J. & Patricia A. Chew	18-021-10L-1759W	2213 / 370	1759 Woodledge Drive	1759 Woodledge Drive, State College, PA 16803	30'-9"	701-5	0.216 Acres (9,427 S.F.)	2,440 S.F.	3,832 S.F. (40.65%)
David J. & Deborah M. Minkoff	18-021-10L-1763W	2220 / 448	1763 Woodledge Drive	196 Linden Drive, Elkins Park, PA 19027	27'-9"	701-6	0.185 Acres (8,056 S.F.)	1,852 S.F.	2,725 S.F. (33.83%)
Walter R. II & Megan E. Bashaw	18-021-10L-1767W	2245 / 357	1767 Woodledge Drive	273 Vee Lyn Drive, Pittsburgh, PA 15228	24'-6"	701-7	0.215 Acres (9,360 S.F.)	2,255 S.F.	3,406 S.F. (36.39%)
Ted E. & Louise D. Amick	18-021-10L-1771W	2061 / 722	1771 Woodledge Drive	1771 Woodledge Drive, State College, PA 16803	31'-9"	701-8	0.134 Acres (5,840 S.F.)	2,417 S.F.	3,332 S.F. (57.05%)
William S. III & Dorothy L. Hartman	18-021-10L-1773W	2326 / 402	1773 Woodledge Drive	515 West Orange Street, Lancaster, PA 17603	27'-9"	701-11	0.151 Acres (6,577 S.F.)	2,036 S.F.	3,923 S.F. (59.65%)
Paul W. & Lou Ann Kloss	18-021-10L-1775W	2240 / 432	1775 Woodledge Drive	1775 Woodledge Drive, State College, PA 16803	27'-9"	701-10	0.146 Acres (6,463 S.F.)	2,124 S.F.	3,989 S.F. (61.72%)
T. Richard & Mindy S. Novosel	18-021-10L-1777W	2184 / 984	1777 Woodledge Drive	1777 Woodledge Drive, State College, PA 16803	31'-9"	701-9	0.136 Acres (5,905 S.F.)	2,411 S.F.	3,144 S.F. (53.24%)

PennTerra ENGINEERING INC.
 3075 ENTERPRISE DRIVE
 STATE COLLEGE, PA
 16801
 PH: 814-231-8285
 Fax: 814-237-2308
 WWW.PENNTERRA.COM

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Designer _____ JMT
 Draftsman _____ JMT
 Proj Manager _____ CAF
 Surveyor _____ BRK
 Perimeter Gk. _____
 Book 559 Pg 8-11
 Drive _____

Date	Description

The Village at Penn State
 PATTON TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

COLLEGIATE STATION

SIGNATURES

TOFTREES PLANNED COMMUNITY

PROJECT NO.
20092.02
 DATE
JUNE 6, 2025
 SCALE SHEET NO.
 1" = 30' **4** of 4