

**PROJECT NOTES:**

1. **General Site Information**
  - a. Owner of Record: Aaron Drive, LLC  
2121 Old Gatesburg Road, Suite 200  
State College, PA 16803
  - b. Deed Information: Record Book 2271, Page 314
  - c. Tax Parcel No.: 24-11-3
  - d. Site Location: 169 West Aaron Drive  
State College, PA 16801
  - e. Zoning District: General Commercial (C)
  - f. Size: 2,466 Ac. (107,439 S.F.)
2. **Criteria and Standards for General Commercial:**
  - a. Front Yard Depth: - 50 feet
  - b. Side yard width: - 15 feet
  - c. Rear yard depth: - 50 feet
  - d. Maximum Impervious Coverage: 80%
  - e. Building Height: Maximum Allowed - 45'
3. **Act 287 Utility Information (Verification No. 20230330497):**
  - a. Sewer Treatment: University Area Joint Authority (UAJA)  
1576 Spring Valley Road, State College, PA 16801; Phone: (814) 238-5361
  - b. Water: State College Borough Water Authority (SCBWA)  
1201 West Branch Road, State College, PA 16801; Phone: (814) 238-6766
  - c. Telephone: Verizon Facilities Management Center  
224 South Allen Street, State College, PA 16801; (814) 231-6511
  - d. Electric: Allegheny Power Company  
2800 East College Avenue, State College, PA 16801; (814) 238-5721
  - e. Cable Television: Comcast  
60 Decible Road, State College, PA 16801; (800) 992-3515
  - f. Gas: Columbia Gas  
2550 Corleam Drive, State College, PA 16801; (814) 238-6775
  - g. Township Roads: Ferguson Township Supervisors  
3147 Research Drive, State College, Pa. 16801 (814) 238-4651
4. The property is located within Zone 'X' 100-year floodplain to the Federal Emergency Management Agency (FEMA) Map Number 42027C0617F for College Township, effective May 4, 2009.
5. There is no observed evidence of current earth moving work, building construction, or building additions.
6. There are no proposed changes in street right-of-way lines, and no observed evidence of recent street or sidewalk construction or repairs.
7. There were no indications of wetlands observed in the process of conducting the fieldwork.
8. There is no observed evidence of the site being used as a solid waste dump, sump, or sanitary landfill.

**SURVEY FEATURES LEGEND**

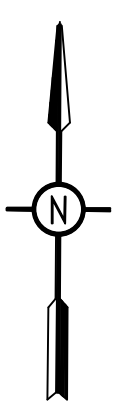
- Property Line, Lot Line or Right of Way Line
- Adjoining Property Line

**EXISTING FEATURES LEGEND**

- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Gravel Areas
- Existing Sign
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub

**PROPOSED FEATURES LEGEND**

- PROPOSED BUILDING
- PROPOSED CURBING & EDGE OF PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE AREAS
- PROPOSED BITUMINOUS PAVEMENT AREAS
- PROPOSED RETAINING WALL
- PROPOSED PAINTED HANDICAPPED PARKING SYMBOLS
- PROPOSED PARKING STALL COUNT
- PROPOSED DEPRESSED CURB W/ CURB TRANSITION
- PROPOSED HANDICAPPED RAMP



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

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Designer(s)	EAH
Environmental	RLE/RS
Proj. Manager	CAF
Surveyor	MAK/DE
Perimeter Ck.	
Book	566 Pg. 13
File	20087-FERGUSON PLANNING COMMISSION EXHIBIT
Layout	GEOMETRY EXHIBIT

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Date	Description
	REVISIONS

**WAWA AT AARON DRIVE**  
 FERGUSON TOWNSHIP  
 CENTRE COUNTY  
 PENNSYLVANIA

**SITE LAYOUT PLAN**

PROJECT NO.	20087
DATE	AUGUST 2, 2024
SCALE	1" = 20'
SHEET NO.	1

