



Project Notes:

1. General Site Information:
a. Owner of Record:

PFG Office LP
c/o Keystone Real Estate
431 Science Park Road, State College, PA 16803
RB 2019 PG 212

b. Tax Parcel No.: 19-10-122
c. Zoning: R-O (Residential Office)
d. Site Area: 5.083 Ac. 219,470 SF
e. Building Setbacks: (R-O)
Front-50'
Sides-15'
Rear-50'
Allowable-35'
270 Walker Drive

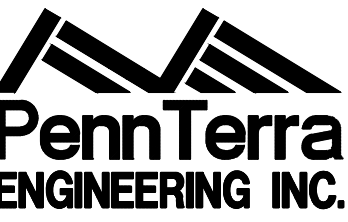
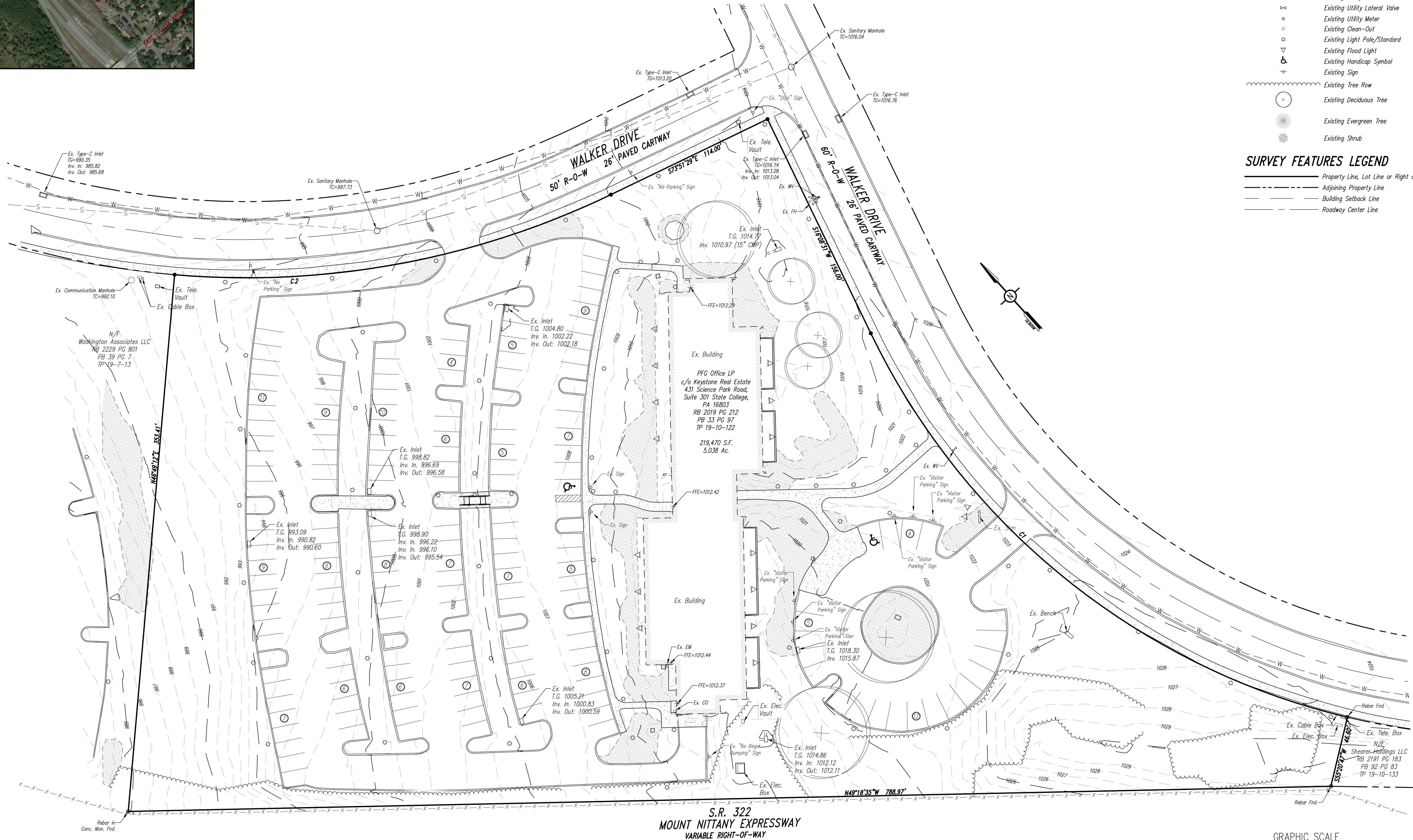
EXISTING CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD DIRECTION	CHORD	DELTA
C1	414.91'	468.00'	222.20'	S 9° 15' 22" E	401.45'	50° 47' 46"
C2	294.48'	550.00'	150.86'	S 58° 31' 10" E	290.98'	30° 40' 38"

EXISTING FEATURES LEGEND

- Existing Building
- Existing Curbing & Edge of Pavement
- Existing Concrete Areas
- Existing Landscaped Areas
- Existing Retaining Wall
- Existing Fence / Type
- Existing Water Line w/ Valve
- Existing Fire Hydrant
- Existing Storm Sewer Inlet Type-M
- Existing Storm Sewer Inlet Type-C
- Existing Utility Main Valve
- Existing Utility Lateral Valve
- Existing Utility Meter
- Existing Clean-Out
- Existing Light Pole/Standard
- Existing Flood Light
- Existing Handicap Symbol
- Existing Sign
- Existing Tree Row
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Shrub

SURVEY FEATURES LEGEND

- Property Line, Lot Line or Right of Way
- Adjoining Property Line
- Building Setback Line
- Roadway Center Line



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
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Designer: XXX
Draftsman: XXX
Proj Manager: XXX
Surveyor: XXX
Perimeter Ok: XXX
Book: XXX, Pg: XXX
File: 21178 - MD
Layout: PLAN OF SURVEY

Date: Description: REVISIONS

270 WALKER DRIVE

COLLEGE TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

TP 19-10-122 PLAN OF SURVEY

PROJECT NO.
21178
DATE
AUGUST 27, 2021
SCALE
1" = 30'
SHEET NO.
1

