

PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN
FOR
J&C MARKET
1869 NORTH ATHERTON STREET
PATTON TOWNSHIP
CENTRE COUNTY, PENNSYLVANIA

1) CURRENT OWNERS: JING MEI JIANG, YU MEI CHEN, XIN XING JIANG, AND YAN JIN JIANG
1869 NORTH ATHERTON STREET
STATE COLLEGE, PA 16803

DEVELOPER: TOMMY JIANG
287 NORTHLAND CENTER
STATE COLLEGE, PA 16803
917-977-0967

2) UPI # 18-012-005-0000

3) SITE ZONED: C-1 GENERAL COMMERCIAL DISTRICT

4) SETBACK DISTANCES: FRONT - 70 FEET
SIDE - 15 FEET
REAR - 30 FEET

5) EXISTING LOT AREA: 29,990 SQUARE FEET

6) MAX. PERMITTED BUILDING COVERAGE: 30%
EXISTING BUILDING COVERAGE: 12.54% - 3,759 sq. ft.
PROPOSED TOTAL BUILDING COVERAGE: 20.95% - 6,282 sq. ft.

7) MAX. PERMITTED IMPERVIOUS AREA: 75% OR 22,492 sq. ft.
EXISTING IMPERVIOUS AREA: 72.8% - 21,818 sq. ft.
PROPOSED TOTAL IMPERVIOUS AREA: 72.3% - 21,695 sq. ft.

8) MINIMUM LOT WIDTH: 150'

9) MAXIMUM BUILDING HEIGHT: 50'

10) PROPOSED USE: RETAIL ESTABLISHMENT (MARKET)

11) REQUIRED PARKING: RETAIL SALES - 1 SPACE PER EACH 250 S.F. GROSS FLOOR AREA (PROPOSED
G.F.A. = 6,282 S.F. / 250 = 26)

12) PROPOSED PARKING: 26 SPACES INCLUDES 2 H.C. ACCESSIBLE SPACES.

13) 1 LOADING BERTH IS REQUIRED FOR NEW CONSTRUCTION, ENLARGEMENT OR CHANGE OF USE
(SECTION 175-47). ONE LOADING SPACE HAS BEEN PROVIDED FOR DELIVERIES.

14) THE PROPERTY BOUNDARY AND TOPOGRAPHY SHOWN ON THIS PLAN WAS TAKEN FROM A 2002 SURVEY
OF LOHR'S GARAGE AS RECORDED IN PLAN BOOK VOLUME 67, PAGES 70-72. THE PROPERTY BOUNDARY IS
BASED ON SAID PREVIOUS SURVEY, CURRENT DEEDS OF RECORD, AERIAL MAPPING, AND PLANS OF
RECORD. ELEVATIONS LISTED ON THE PLAN ARE APPROXIMATE AND FOR LAND DEVELOPMENT PURPOSES
ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES AND ARE ASSUMED TO BE REFERENCED TO
THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

15) FIRM PANEL 42027C0617F INDICATES THIS PARCEL IS NOT IN A FLOOD HAZARD ZONE.

16) NATIONAL WETLANDS INVENTORY MAPPING INDICATES NO WETLANDS ARE LOCATED ON THIS PARCEL.
A WETLANDS INVESTIGATION WAS NOT PERFORMED.

17) THIS PARCEL IS SERVICED BY PUBLIC WATER AND SEWER.

18) SIDE AND REAR SCREENING CONSISTING OF 2 CANOPY TREES, 4 UNDER STORY TREES AND 6 SHRUBS
EXIST PER (SECTION 175-16-G). EXISTING LANDSCAPING AND STRIPS WILL BE MAINTAINED.

19) STORMWATER MANAGEMENT: THE EXISTING BIO-RETENTION FACILITY WAS DESIGNED ASSUMING FULL
PAVED IMPERVIOUS CONDITIONS (GRAVEL WAS ACCOUNTED FOR AS PAVEMENT). THE EXISTING
STORMWATER FACILITIES SHALL BE MAINTAINED FOR THIS PROJECT. THE EXISTING INLET WILL BE
RE-LOCATED AS SHOWN.

20) EROSION CONTROL: THIS PROJECT WILL RESULT IN LESS THAN 5,000SF OF EARTH DISTURBANCE AND
THEREFORE AN APPROVED PLAN AND REPORT ARE NOT REQUIRED BY THE CCCD OR DEP. ALL SITES ARE
REQUIRED TO HAVE AN EROSION CONTROL PLAN. AN EROSION CONTROL PLAN HAS BEEN PROVIDED FOR
CONSTRUCTION.

21) UTILITY LOCATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE
CONTRACTOR, PER PA ACT 187 TO CONTACT THE UTILITY COMPANIES FOR MORE ACCURATE LOCATION
PRIOR TO ANY EXCAVATION.

22) ALL DISTURBED AREAS NOT BE USED AS PAVEMENT OR BUILDING AREAS WILL BE SEEDED IMMEDIATELY
AFTER THE CONSTRUCTION IS COMPLETED. TEMPORARY SOIL STOCKPILE SHALL BE SEEDED AND
STABILIZED UNTIL SOIL IS REQUIRED FOR FINAL GRADING. EXISTING SOIL TYPE: HUB HUBLERSBURG SILT
LOAM 3% - 8% SLOPES.

23) THE BUILDING IS NOT REQUIRED TO HAVE A FIRE SPRINKLER SYSTEM. A FIRE HYDRANT EXISTS AT THE
SOUTH EAST CORNER OF THE PROPERTY.

TO OBTAIN ADDITIONAL INFORMATION OR TO ARRANGE FOR FIELD LOCATION
OF EXISTING UTILITIES BEFORE EXCAVATION, CALL THE PENNSYLVANIA ONE
CALL SYSTEM AT 1-800-242-1776. THE LIST OF UTILITY COMPANIES SHOWN
MAY OR MAY NOT HAVE UTILITY LINES IN THE AREA

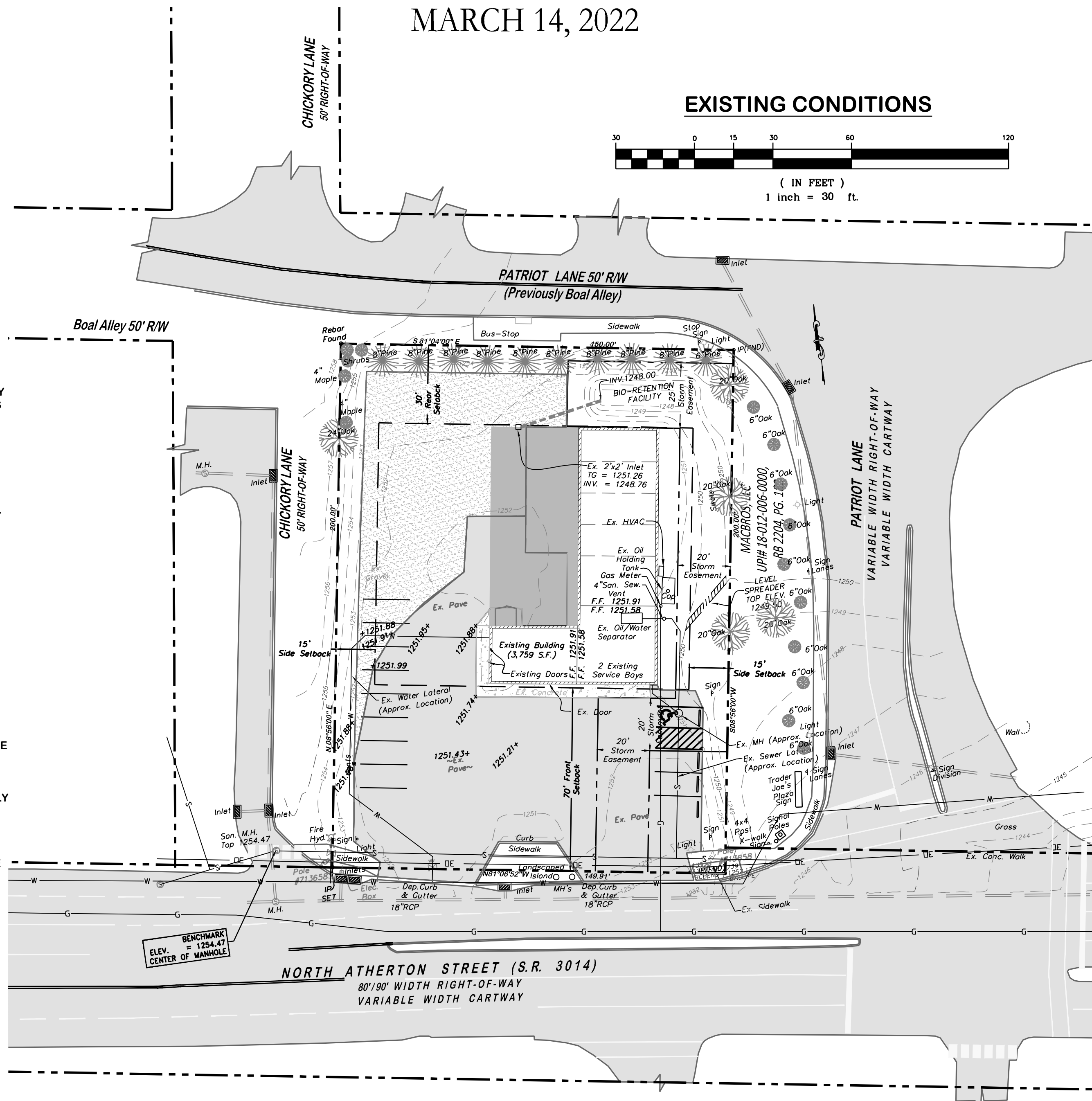
CALL BEFORE YOU DIG!
PENNSYLVANIA ACT 187 REQUIRES
3 WORKING DAYS NOTICE
PRIOR TO BEGINNING CONSTRUCTION
OR DEMOLITION

Pennsylvania One Call System, Inc.

Phone #: 811

MARCH 14, 2022

EXISTING CONDITIONS



LIST OF UTILITIES

ALLEGHENY POWER CO.
2800 E. COLLEGE AVE.
STATE COLLEGE, PA 16801

VERIZON
PO BOX 1915
BELTSVILLE, MD 20704

COMCAST
1155 BENNER PIKE
STATE COLLEGE, PA 16801

UNIVERSITY-AREA JOINT AUTHORITY
1576 SPRING VALLEY ROAD
STATE COLLEGE, PA 16801
(814) 238-8370

COLUMBIA GAS
2550 CAROLEAN INDUSTRIAL DRIVE
STATE COLLEGE, PA 16801
(814) 238-6775

STATE COLLEGE BORO WATER AUTHORITY
1201 WEST BRANCH ROAD
STATE COLLEGE, PA 16801

PATTON TOWNSHIP
100 PATTON PLAZA
STATE COLLEGE, PA 16803
814-234-0271

FIRE CHIEF CERTIFICATION:

I HAVE REVIEWED AND HEREBY CERTIFY THAT THE LOCATION OF
FIRE LINES AND HYDRANTS SHOWN ON THIS PLAN ARE ADEQUATE.

SIGNATURE _____ DATE _____

ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS
PLAN IS TRUE AND CORRECT, AND PREPARED TO THE ACCURACY REQUIRED
BY THE PATTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
AND THE PATTON TOWNSHIP ZONING ORDINANCE.

KENNETH R. ESTEP, P.E. _____ DATE _____

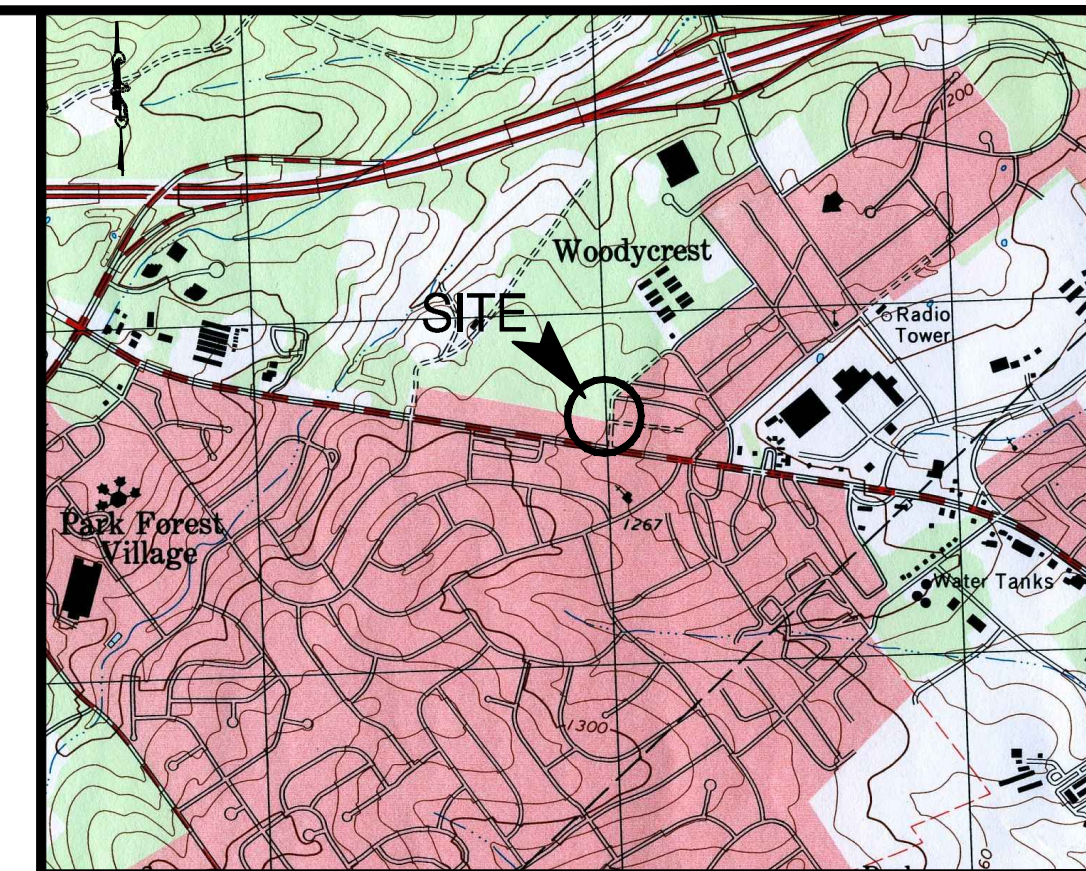
KENNETH R. ESTEP, P.E.
MID-PENN ENGINEERING CORPORATION
2049 WEST MARKET STREET
LEWISBURG, PA 17837
PHONE: (570) 524-2214
FAX: (570) 524-0109

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE
BOUNDARY AND TOPOGRAPHICAL SURVEY DESCRIBED HEREON IS TRUE AND
CORRECT, AND PREPARED TO THE ACCURACY REQUIRED BY THE PATTON
TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE PATTON
TOWNSHIP ZONING ORDINANCE.

JAMES R. WALSHAW, P.L.S. _____ DATE _____

JAMES R. WALSHAW, P.L.S.
MID-PENN ENGINEERING CORPORATION
2049 WEST MARKET STREET
LEWISBURG, PA 17837
PHONE: (570) 524-2214
FAX: (570) 524-0109



LOCATION MAP

SCALE 1" = 2000'

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF _____

ON THIS THE _____ DAY OF _____, 2022 BEFORE ME THE
UNDERSIGNED, JING MEI JIANG, YU MEI CHEN, XIN XING JIANG, AND YAN
JIN JIANG PERSONALLY APPEARED.

(SIGNATURE) (SIGNATURE)

(SIGNATURE) (SIGNATURE)

ACCORDING TO LAW, DEPOSES AND SAID THAT THEY ARE THE OWNER(S)
OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE
THE SAME TO BE THEIR ACT AND PLAN AND DESIRE, THE SAME SHALL BE
RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND SEAL THE DATE ABOVE WRITTEN.

Notary Public _____

My commission expires: _____

PATTON TOWNSHIP APPROVALS

PLANNING COMMISSION

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

TOWNSHIP SUPERVISORS

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

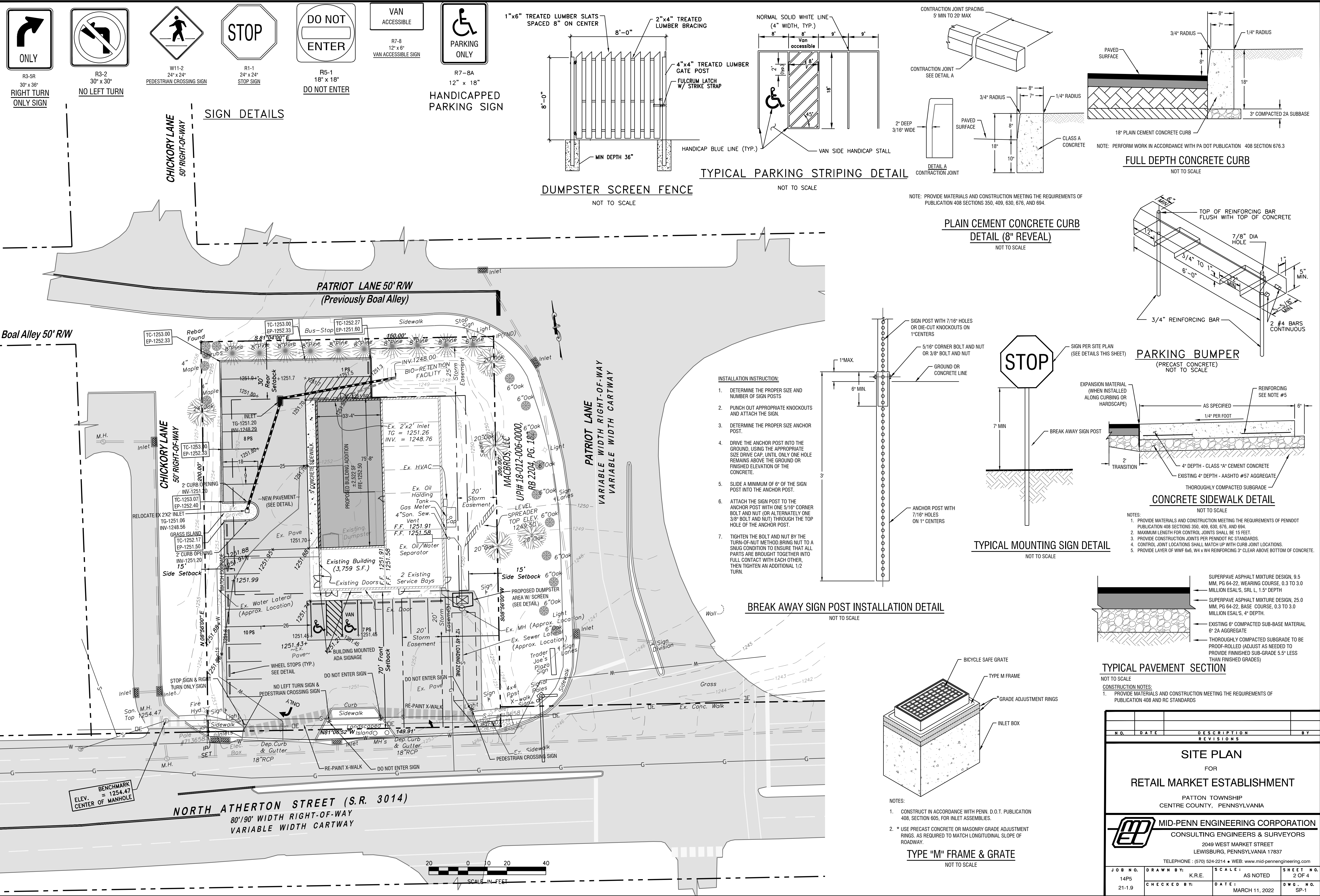
CENTRE COUNTY RECORDERS BLOCK

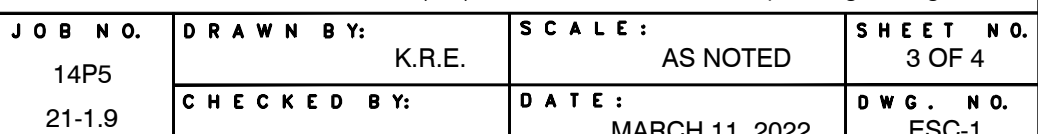
SHT. NO.	DESCRIPTION	DWG. NO.
1	TITLE SHEET	T-1
2	SITE PLAN	SP-1
3	EROSION CONTROL PLAN	ESC-1
4	EROSION CONTROL PLAN	ESC-2

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

MID-PENN ENGINEERING CORPORATION
CONSULTING ENGINEERS & SURVEYORS
2049 WEST MARKET STREET
LEWISBURG, PENNSYLVANIA 17837
TELEPHONE : (570) 524-2214 • FAX : (570) 524-0109 • EMAIL : staff@mid-pennengineering.com

JOB NO. 14P80 09-1-10	DRAWN BY: K.R.E.	CHECKED BY: K.R.E.	SCALE: AS NOTED	SHEET NO. 1 OF 4 DWG. NO. T-1
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- SPECIAL CONSTRUCTION NOTES

- PERMANENT SEEDING:

- ### SEQUENCE OF CONSTRUCTION & CRITICAL STAGES OF BMP INSTALLATION:

- ### TEMPORARY CONTROL MEASURES

- SOIL STOCKPILE:

- CONCRETE WASHOUT RING:

- SPOILS MATERIALS:

- TEMPORARY SEEDING:

- PERMANENT SEEDING:

- ## RECYCLING AND DISPOSAL OF MATERIAL