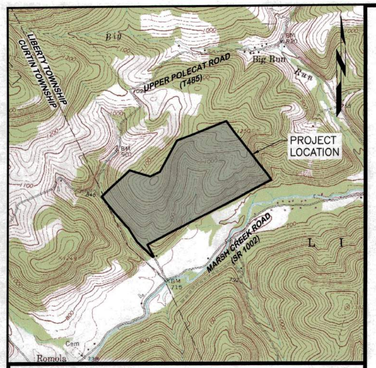
FINAL SUBDIVISION PLAN OF LAND OF BCM HOLDINGS, LLC

LIBERTY TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA



LOCATION MAP 1" = 2000'

PROJECT NOTES:

OWNER: BCM HOLDINGS, LLC
ADDRESS: PO BOX 527
CENTRE HALL, PA 16828

TAX PARCEL NO.: 04-003-005

SOURCE OF TITLE: R.B. 2259, PG. 285

PROPERTY SIZE: 183.444 ACRES

ZONING: R-1 RESIDENTIAL – RURAL DENSITY

LAND USE: EXISTING: FOREST
PROPOSED: LOTS 1, 2, & 3 – FOREST/RESIDENTIAL

MINIMUM SETBACK REQUIREMENTS:

FRONT – 35 FT.
SIDE – 15 FT.
REAR – 35 FT. (PRINCIPAL) 12' (ACCESSORY)

MINIMUM LOT SIZE: 20,000 SQ. FT.

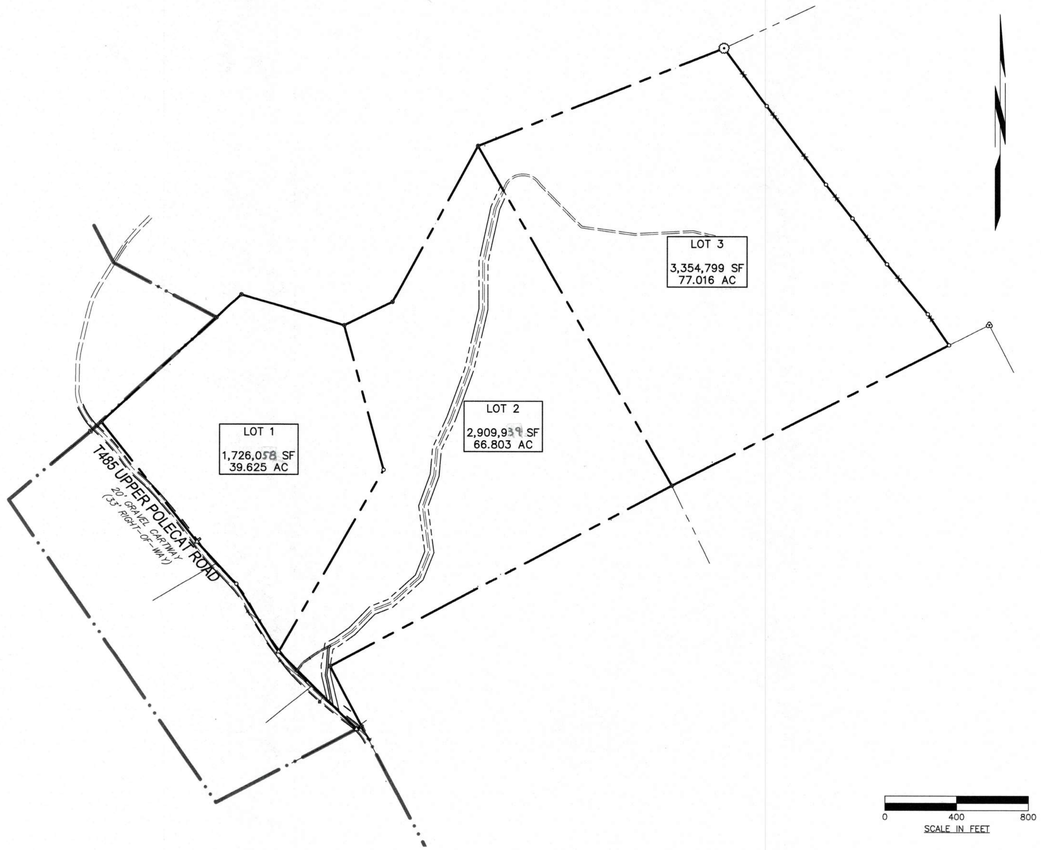
SEWAGE DISPOSAL: PROPOSED ON-LOT

WATER: PROPOSED ON-LOT WELL

TOTAL NUMBER OF LOTS: 3 LOTS

NOTES:

1. BOUNDARY INFORMATION IS BASED ON A SURVEY PERFORMED BY HAWBAKER ENGINEERING, LLC IN 2021 & 2023.
2. TOPOGRAPHIC INFORMATION IS BASED OFF LIDAR 1' CONTOUR DATA OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) WEBSITE.
3. BASED ON THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY ONLINE MAPPING, THERE ARE NO MAPPED WETLANDS LOCATED ON THIS PARCEL OTHER THAN THE STREAM CHANNEL.
4. BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP FOR CENTRE COUNTY, PENNSYLVANIA, PANEL 185 OF 885, MAP NUMBER 42027C0185F WITH AN EFFECTIVE DATE OF MAY 4, 2009 THERE ARE NO MAPPED FLOODWAY OR FLOODPLAIN AREAS EXISTING WITHIN THE PARCEL BOUNDARIES.
5. APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES ARE BASED ON VISIBLE ABOVE GROUND APPURTENANCES AND AVAILABLE MAPPING PROVIDED TO THIS OFFICE. CONTRACTOR SHALL NOTIFY THE PA ONE CALL SYSTEM (1-800-242-1776) NOT LESS THAN THREE (3) DAYS PRIOR TO CONSTRUCTION. THE ONE CALL SYSTEM WILL NOTIFY THE PUBLIC UTILITIES IN THE AREA. PUBLIC UTILITIES WILL THEN COORDINATE DIRECTLY WITH THE CONTRACTOR.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW THE PLAN DRAWINGS AND NOTIFY HAWBAKER ENGINEERING, LLC OF ANY ERRORS, OMISSIONS AND/OR DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
7. A BUILDING PERMIT IS REQUIRED FROM LIBERTY TOWNSHIP PRIOR TO ANY BUILDING CONSTRUCTION.
8. NO PRIVATE WATER SUPPLY WELLS WERE IDENTIFIED WITHIN 100' OF ANY AREA TESTED FOR ON-LOT SEWAGE DISPOSAL AT THE TIME OF TESTING AND SURVEYING.
9. THE AREAS LOCATED AROUND TEST PITS #2-23, 3-23 AND 4-23 ARE THE PRIMARY ABSORPTION AREA FOR PROPOSED LOTS IN THE SUBDIVISION. THIS AREA MUST NOT BE DISTURBED. NO ACTIVITY OR DISTURBANCE THAT WOULD RENDER THE PRIMARY AREA USELESS OR UNSUITABLE FOR SEWAGE PURPOSES MAY OCCUR. THIS INCLUDES, BUT NOT LIMITED TO THE PLACEMENT OF BUILDINGS, DRIVEWAYS, SWIMMING POOLS, GARAGES, PARKING AREAS, PAVING FOR ANY PURPOSE OR ANYTHING THAT MAY ALTER THE NATURAL SOIL SURFACE. NO WELL OR WATER SUPPLY MAY BE PLACED WITHIN 100 FEET OF THE PRIMARY AREA FOR ANY LOT WITHIN THIS PROPOSAL.
10. HIGHWAY OCCUPANCY PERMIT #92523 WAS OBTAINED FROM LIBERTY TOWNSHIP FOR THE PRIVATE DRIVEWAY SERVING LOT 1 OF THIS THIS PROPOSAL ON SEPTEMBER 25, 2023.
11. HIGHWAY OCCUPANCY PERMIT #1-024 WAS OBTAINED FROM LIBERTY TOWNSHIP FOR THE SHARED ACCESS DRIVEWAY SERVING LOTS 2 & 3 OF THIS PROPOSAL ON JANUARY 10, 2024.



CERTIFICATION OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CENTRE

ON THIS DATE THE 10th DAY OF January, 2024 BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED: MARK BYLER, MANAGING MEMBER OF BCM HOLDINGS, LLC WHO IS THE CURRENT OWNER WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THE PLAN, AND THAT THEY ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH, ACCORDING TO LAW.

MARK BYLER, MANAGING MEMBER
BCM HOLDINGS, LLC

Miriam R Yoder
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
Miriam R. Yoder, Notary Public
Centre County
My commission expires August 4, 2025
Commission number 1318571
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES: August 8, 2025

SEWAGE DISPOSAL REVIEW

BASED ON THE RESULTS OF SOIL LOG PROFILES PERFORMED ON THIS PROPERTY IN COMPLIANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT, NO. 537, AS AMENDED BY ACT 208, CHAPTER 73 -- THE AREAS AROUND TEST PIT NUMBERS: 1-23, 2-23, 3-23 & 4-23 ARE GENERALLY SUITABLE FOR ON-LOT SUBSURFACE DISPOSAL; AND/OR THE AREAS AROUND TEST PIT NUMBERS: N/A ARE GENERALLY UNSUITABLE FOR ANY TYPE OF ON-LOT SUBSURFACE 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 (S.E.O.) MUST BE CONTACTED TO CONDUCT FURTHER TESTS, AS NECESSARY, TO DETERMINE PERMIT ISSUANCE.

LIBERTY TOWNSHIP S.E.O. — 1/8/24 DATE

PROFESSIONAL LAND SURVEYOR CERTFICATION

I, BARRY K. BASTRESS, A PROFESSIONAL LAND SURVEYOR IN THE COMMONWEALTH OF PENNSYLVANIA DO HEREBY CERTIFY THAT THE PLAN CORRECTLY REPRESENTS THE TRACTS OF LANDS AS SHOWN

B.K. Bastress P.L.S — Jan 8, 2024 DATE

BARRY K. BASTRESS, P.L.S.
HAWBAKER ENGINEERING, LLC

LIBERTY TOWNSHIP ZONING APPROVAL

I HEREBY CERTIFY THAT THIS PLAN MEETS OR EXCEEDS ALL LIBERTY TOWNSHIP ZONING REQUIREMENTS AT THE DATE OF SIGNING.

Jessica Schaeffer-Aeman — 01-10-2024 DATE
LIBERTY TOWNSHIP ZONING OFFICER

LIBERTY TOWNSHIP PLANNING COMMISSION

APPROVED BY THE LIBERTY TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____, 2023.

CHAIRMAN

SECRETARY

CURRENTLY INACTIVE

LIBERTY TOWNSHIP SUPERVISORS

APPROVED BY THE LIBERTY TOWNSHIP SUPERVISORS ON Jan. 10th 2024.

CHAIRMAN

Jessica Schaeffer-Aeman 01-10-2024
SECRETARY

P 00099-0018 Jan 17, 2024
BCM HOLDINGS LLC
LIBERTY TOWNSHIP
01-17-2024 11:52:02
PLAN 2 pgs
RECORDER OF DEEDS

REV. BY	REVISION	DATE
REM	HE PLAN REVISIONS	11/29/23
REM	REVISED TO ADDRESS CCPC COMMENTS	12/4/23

BARRY K. BASTRESS — REGISTERED PROFESSIONAL LAND SURVEYOR — COMMONWEALTH OF PENNSYLVANIA — 036394-E

LOCATION: LIBERTY TOWNSHIP CENTRE COUNTY, PA
OWNER: BCM HOLDINGS, LLC
SCALE: 1" = 400'
DESIGN: REM
DRAWN: REM

COVER

FINAL SUBDIVISION PLAN FOR LAND OF BCM HOLDINGS, LLC

LIBERTY TOWNSHIP, CENTRE COUNTY, PA

HAWBAKER ENGINEERING
1952 Waddle Road, Suite 201 State College, Pa 16803
1-800-284-8590 hawbakerengineering.com

DATE: OCTOBER 13, 2023
JOB NUMBER: 21906
SHEET NUMBER: 1 OF 2

PLOTTED: Monday, 08, 2024 - 8:52:22am) PLOTNAME: P:\Projects\21906 BCM Holdings – Barrows\Dwg\21906 BCM Holdings – Barrows Subdivision.dwg LAYOUT: 1 - Cover

PROPOSED EASEMENT LINE DATA		
LINE	BEARING	LENGTH
L1	N52°21'29"W	13.68
L2	N50°20'32"W	68.90
L3	N13°24'23"W	140.77
L4	N3°43'56"W	58.20
L5	N9°43'10"E	125.68
L6	N61°47'51"E	60.26
L7	N54°57'52"E	101.24
L8	N44°23'28"E	165.99
L9	N68°52'11"E	106.73
L10	N47°50'52"E	206.09
L11	N21°47'30"E	140.30
L12	N7°43'29"W	257.39
L13	N20°05'43"E	186.89
L14	N4°57'26"E	148.96
L15	N25°20'19"E	190.72
L16	N20°19'53"E	284.69
L17	N13°13'12"E	344.21
L18	N0°02'41"E	261.83
L19	N12°10'28"E	311.91
L20	N24°32'37"E	128.92

PROPOSED EASEMENT LINE DATA		
LINE	BEARING	LENGTH
L21	S29°51'47"E	61.49
L22	S24°32'37"W	87.71
L23	S12°10'28"W	301.18
L24	S0°02'41"W	262.29
L25	S13°13'12"W	353.09
L26	S20°19'53"W	289.98
L27	S25°20'19"W	183.92
L28	S4°57'26"W	146.62
L29	S20°05'43"W	181.15
L30	S7°43'29"E	258.18
L31	S21°47'30"W	165.04
L32	S47°50'52"W	226.93
L33	S68°52'11"W	105.16
L34	S44°23'28"W	159.77
L35	S54°57'52"W	108.85
L36	S61°47'51"W	38.82
L37	S9°43'10"W	95.36
L38	S3°43'56"E	48.07
L39	S13°24'23"E	202.25

LOT 1
1,726,058 SF
39.625 AC

LOT 2
2,909,939 SF
66.803 AC

LOT 3
3,354,799 SF
77.016 AC

04-003-004A
N/F LANDS OF
REUBEN A. STOLTZFOOS
& SYLVIA A. STOLTZFOOS
RB 2197, PG 957
PB 91, PG 78
PB 92, PG 84

04-003-005
N/F LANDS OF
BCM HOLDINGS, LLC
RB 2259, PG 285
7,990,817 SF
183.444 AC

04-003-003
N/F LANDS OF
CARL H. WOLGEMUTH
& LOIS M. WOLGEMUTH
RB 2204, PG 966
PB 15A, PG 62

03-008-019A
N/F LANDS OF
DAVID W. YOUNG, TRUSTEE UNDER
THE REVOCABLE LIVING TRUST
OF DAVID W. YOUNG
RB 2077, PG 653
TRACT NO. 2

04-003-010
N/F LANDS OF
BETHANN RENEE AURAND &
RONALD MATTHEW NEWBERRY
RB 2267, PG 558
PB 86, PG 167

04-003-010A
N/F LANDS OF
COREY M. PAGE
RB 2212, PG 841
PB 86, PG 167

03-008-056C
N/F LANDS OF
HOOVER FAMILY REVOCABLE TRUST
RICHARD E. & ELAINE L. HOOVER
CO-TP
RB 2272, PG 755
PB 95, PG. 4

04-008-034
N/F LANDS OF
EDMOND L. SEGUIN
& HELEN R. SEGUIN
RB 850, PG 355
TRACT #1, PARCEL #1

04-008-001A
N/F LANDS OF
STEVEN Z. FISHER &
AMANDA E. FISHER
RB 2221, PG 750
PB 29, PG. 44

N68° 18' 33"E 1475.88'
S36° 29' 57"E 401.76'
S37° 18' 47"E 548.86'
S36° 21' 04"E 217.25'
S37° 05' 48"E 320.41'
S39° 30' 44"E 308.30'
S34° 41' 15"E 215.51'
N63° 02' 38"E 251.32'
S63° 02' 38"W 1732.89'
S29° 51' 47"E 2178.23'
S36° 07' 32"W 2156.66'
S62° 40' 04"W 33.08'
N68° 06' 01"E 299.03'
N28° 48' 28"E 989.86'
S73° 09' 11"E 599.77'
S45° 45' 58"E 193.59'
N47° 47' 37"E 866.90'
S15° 23' 16"E 844.58'
S30° 00' 32"W 1189.98'
N35° 46' 57"W 954.70'
N33° 01' 37"W 321.75'
N32° 01' 37"W 445.80'
S22° 52' 29"E 380.44'
N45° 16' 57"W 612.75'

100' WELL ISOLATION FROM SEPTIC AREAS OR EXISTING SOIL TESTING (TYP.)

SOIL LOG 4-23
SOIL LOG 1-23
SOIL LOG 2-23
4.5ft
12ft
11ft

TOWNSHIP MONUMENT

25 MPH SPEED LIMIT

T485 UPPER POLECAT ROAD
20' GRAVEL CARTWAY
(33' RIGHT-OF-WAY)

CURTIN TOWNSHIP
LIBERTY TOWNSHIP

LIBERTY TOWNSHIP
CURTIN TOWNSHIP

APPROXIMATE TOWNSHIP LINE

PROPOSED DRIVEWAY SERVICE TO LOT 1
(10' GRAVEL (MUD FREE) CARTWAY)

REMOVE EXISTING DRIVEWAY & CULVERT

PROPOSED DRIVEWAY SERVING LOTS 2 & 3
(10' GRAVEL (MUD FREE) CARTWAY)

DECLARATION OF 50' PRIVATE ACCESS EASEMENT SERVING LOT 2 & LOT 3 – (OAKMERE LANE)
RB. 2315 PG. 136

SOILS

Ba	BASHER LOAM
BkC	BERKS SHALY SILT LOAM – 8 TO 15% SLOPES
BkD	BERKS SHALY SILT LOAM – 15 TO 25% SLOPES
BMF	BERKS AND WEIKERT SOILS – STEEP
LkC	LECK KILL CHANNERY SILT LOAM – 8 TO 15% SLOPES
LkD	LECK KILL CHANNERY SILT LOAM – 15 TO 25% SLOPES
LiD	LECK KILL VERY STONY SILT LOAM – 8 TO 25% SLOPES
LMF	LECK KILL AND CALVIN SOILS – STEEP
Pk	PHILO AND ATKINS VERY STONY SOILS

LEGEND

EXISTING LINETYPES:
- PROPERTY BOUNDARY
- ADJOINER PROPERTY
- EXISTING OLD FENCE
- CALCULATED POINT
- FOUND IRON PIN
- FOUND PLANTED STONE
- FOUND STONE PILE
- FOUND 22" ROCK OAK
- SET IRON PIN
- SET RAILROAD SPIKE
- EXISTING UTILITY POLE
- EXISTING TELECOM PEDESTAL
- EXISTING ELECTRIC METER
- EXISTING SIGN
- EXISTING PERCOLATION TESTING
- EXISTING SOIL LOG

0 200 400
SCALE IN FEET

REV.	BY	DATE	REVISION
	REM	11/29/23	HE PLAN REVISIONS
	REM	12/4/23	REVISED TO ADDRESS CCPC COMMENTS

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OWNER: BCM HOLDINGS, LLC
SCALE: 1" = 200'
DESIGN: REM
DRAWN: REM

SUBDIVISION PLAN

FINAL SUBDIVISION PLAN
FOR LAND OF
BCM HOLDINGS, LLC

LIBERTY TOWNSHIP, CENTRE COUNTY, PA

HAWBAKER ENGINEERING
1952 Waddle Road, Suite 201 State College, Pa 16803
1-800-284-8590
hawbakerengineering.com

DATE: OCTOBER 13, 2023
JOB NUMBER: 21906
SHEET NUMBER: 2 OF 2