



PROJECT NOTES:

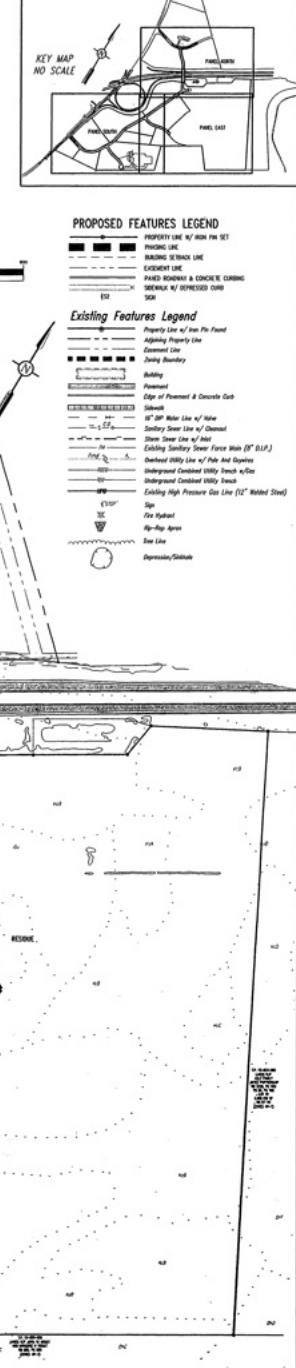
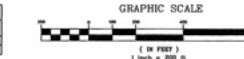
- 1. General Site Information: Centre County Industrial Development Corporation, 1000 Industrial Blvd., State College, PA 16801.
2. List of Deeds: Includes deed numbers and dates for various parcels.
3. Owners Certification: Signed by the Centre County Planning Commission.
4. Storm Water Facilities Acknowledgment: Signed by the Centre County Planning Commission.
5. Professional Land Surveyor Certification: Signed by a professional land surveyor.
6. Storm Water Certification: Signed by a professional engineer.
7. Township Supervisors: Signed by the township supervisors.
8. Township Planning Commission: Signed by the township planning commission.
9. Municipal Storm Water Signature Block: Signed by municipal representatives.
10. Centre County Planning Commission Approval Acknowledgment: Signed by the county planning commission.
11. Recorder of Deeds: Official recording information.
12. Offer of Dedication: Signed by the landowner for public use.



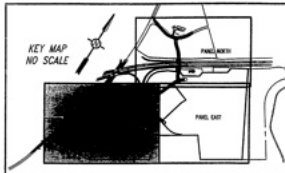
PHASING SCHEDULE

Table with 4 columns: PHASE, LOSS, CONSTRUCTION, COMPLETION. Lists construction phases from 1 to 4 with corresponding dates.

PLATBOOK 84 PAGE 2 1 OF 30



Professional seals and stamps for PennTerra Inc., Benner Township, Centre County, and various engineers and surveyors. Includes project information like 'FINAL SUBDIVISION PLAN PHASE 1' and 'LAYOUT PLAN'.



PennTerra
ENGINEERING INC.
3075 BATHURST DRIVE
STATE COLLEGE, PA 16801
PH: 814-231-1696
FAX: 814-231-2300
www.PennTerra.com



Designer:
Draftsman:
Proj. Manager:
Surveyor:
Particulars:
Book: Pg:
Acad:
View/Group:

BENNER
COMMERCIAL
PARK

BENNER TOWNSHIP
GENERAL ORDINANCE
PENNSYLVANIA
EDA # 01-01-08408

FINAL
SUBDIVISION
PLAN
PHASE 1

LAYOUT
PLAN

SOUTHERN
PANEL

Date
NOVEMBER 20, 2008

Scale
1"=80'

Project No.
05162-002

Sheet No.
4

Recorder of Deeds
Recorded in the Office of the Recorder of Deeds at Centre County, Pennsylvania, in Plat Book _____ Page _____ on the _____ day of _____ 20____.

Recorder of Deeds _____

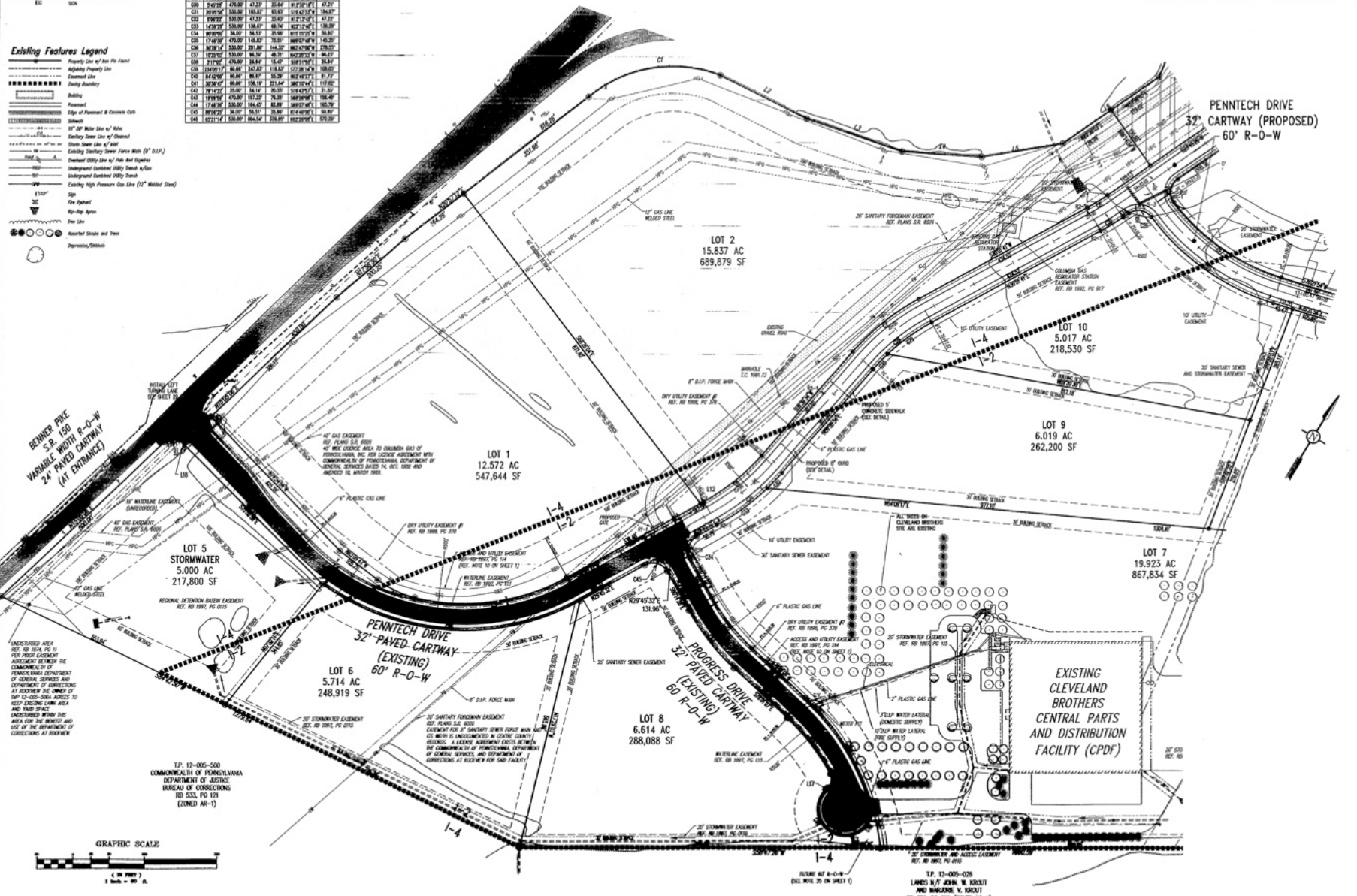
PROPOSED FEATURES LEGEND

- PROPERTY LINE, N/E OR SW/4 CORNER
- BOUNDARY SURVEY LINE
- EXISTING LOT
- PAVED ROADWAY & CONCRETE CURBING
- BOUNDARY BY EXISTING CURB
- BOX

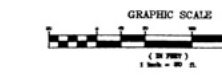
Existing Features Legend

- Property Line of Adj. Pk. Parcel
- Adjoining Property Line
- Existing Property Line
- Boundary
- Utility
- Edge of Paved or Concrete Curb
- Setback
- 10' Air Right Line of Right
- Sanitary Sewer Line of Channel
- Storm Sewer Line of Box
- Existing Sanitary Sewer Force Main (S.S.F.M.)
- Underground Utility Line of Pipe and Spigots
- Underground Utility Head or Valve
- Underground Utility Valve
- Existing High Pressure Gas Line (E.G. Welded Steel)
- Sign
- Fire Hydrant
- 60" Air Right
- Tree Line
- Existing Structure and Trees
- Drainage/Channel

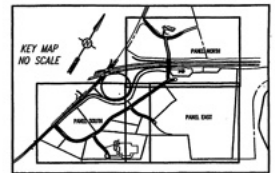
EXISTING PROPERTY CORNER TABLE				EXISTING PROPERTY LINE TABLE			
CURVE	BEGINN	END	BEARING	LENGTH	LINE	BEGINN	END
C1	872727.17	872727.17	113.13°	104.2472	L1	872727.17	872727.17
C2	872727.17	872727.17	113.13°	104.2472	L2	872727.17	872727.17
C3	872727.17	872727.17	113.13°	104.2472	L3	872727.17	872727.17
C4	872727.17	872727.17	113.13°	104.2472	L4	872727.17	872727.17
C5	872727.17	872727.17	113.13°	104.2472	L5	872727.17	872727.17
C6	872727.17	872727.17	113.13°	104.2472	L6	872727.17	872727.17
C7	872727.17	872727.17	113.13°	104.2472	L7	872727.17	872727.17
C8	872727.17	872727.17	113.13°	104.2472	L8	872727.17	872727.17
C9	872727.17	872727.17	113.13°	104.2472	L9	872727.17	872727.17
C10	872727.17	872727.17	113.13°	104.2472	L10	872727.17	872727.17



TP. 13-005-000
COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF JUSTICE
BUREAU OF CONDUCTIONS
RD 533, PG 179
(ZONED AN-1)

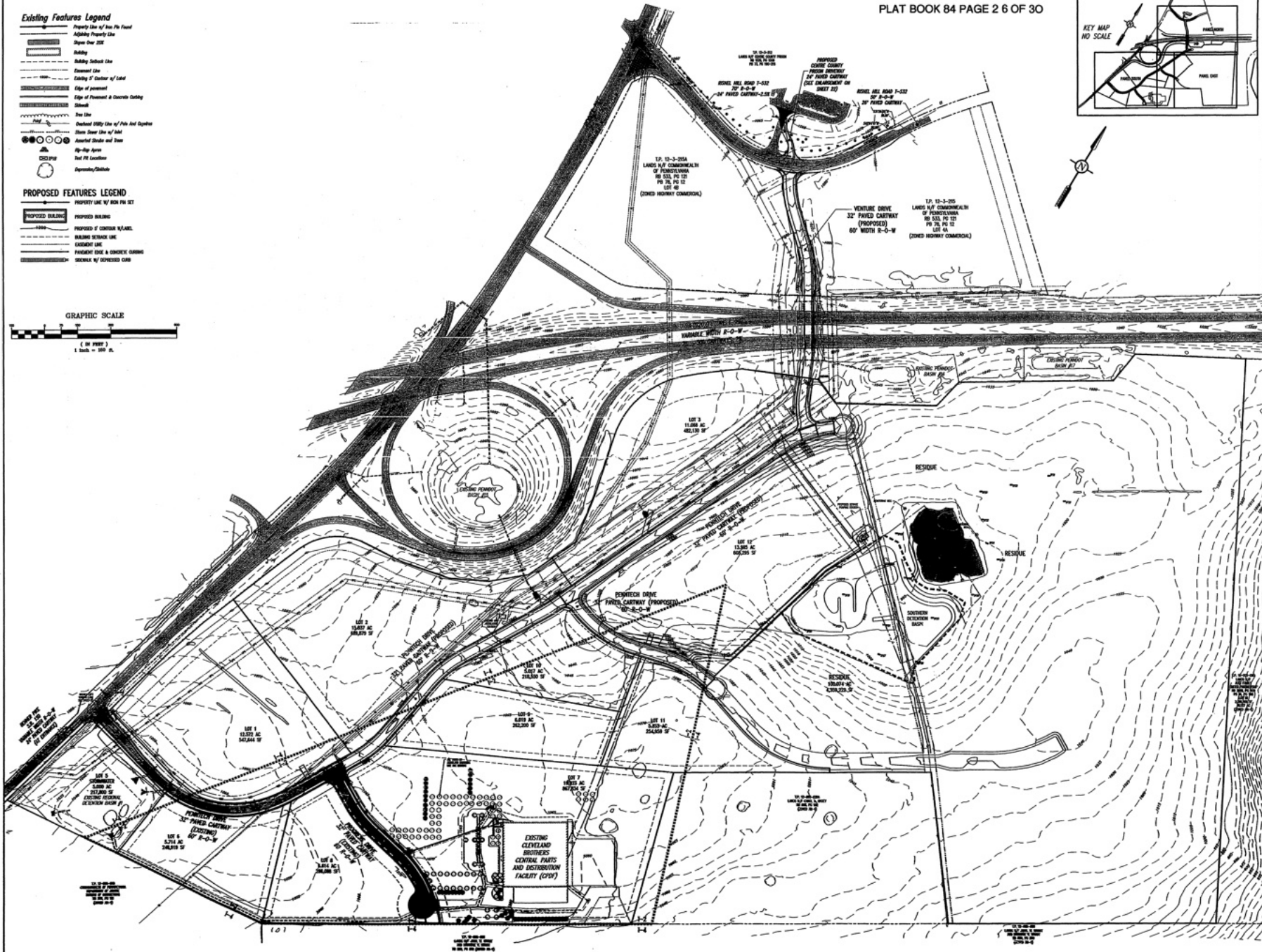
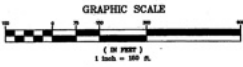


1" = 80'



- Existing Features Legend**
- Property Line w/ Ass'n Pin Point
 - Adjoining Property Line
 - Signs Over 20'
 - Railway
 - Railway Subroad Line
 - Condemned Line
 - Citying of Center of Lot
 - Edge of pavement
 - Edge of Paved or Concrete Driveway
 - Stream
 - Tree Line
 - Outcrop (Only Use w/ Pin And Symbol)
 - Stone Stone Line w/ Ass'n
 - Asphalt Driveway and Stone
 - As-Top Stone
 - Top of Pavement
 - Dependent/Station

- PROPOSED FEATURES LEGEND**
- PROPERTY LINE w/ ASS'N PIN SET
 - PROPOSED BUILDING
 - PROPOSED 12' CONCRETE DRIVEWAY
 - BUILDING SETBACK LINE
 - EXISTING LINE
 - PROPOSED SIDE & SERVICE DRIVEWAY
 - DRIVEWAY w/ EXISTING CURB



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Fax: 814-237-2308
www.PennTerra.com



Designer: JCS
Draftsman: JCS
Proj/Manager: JCS
Surveyor: JCS
Particular Ch.:
Book: 202 Pg: 1
Acad.: PA
View/Shop: 10/18/2009

DATE/REV FOR CIVIL COMMENTS
DATE/REV FOR MECHANICAL COMMENTS
DATE/REV FOR ELECTRICAL COMMENTS
DATE/REV FOR MARINE RESOURCES
DATE/REV FOR OTHER COMMENTS

BENNER
COMMERCE
PARK

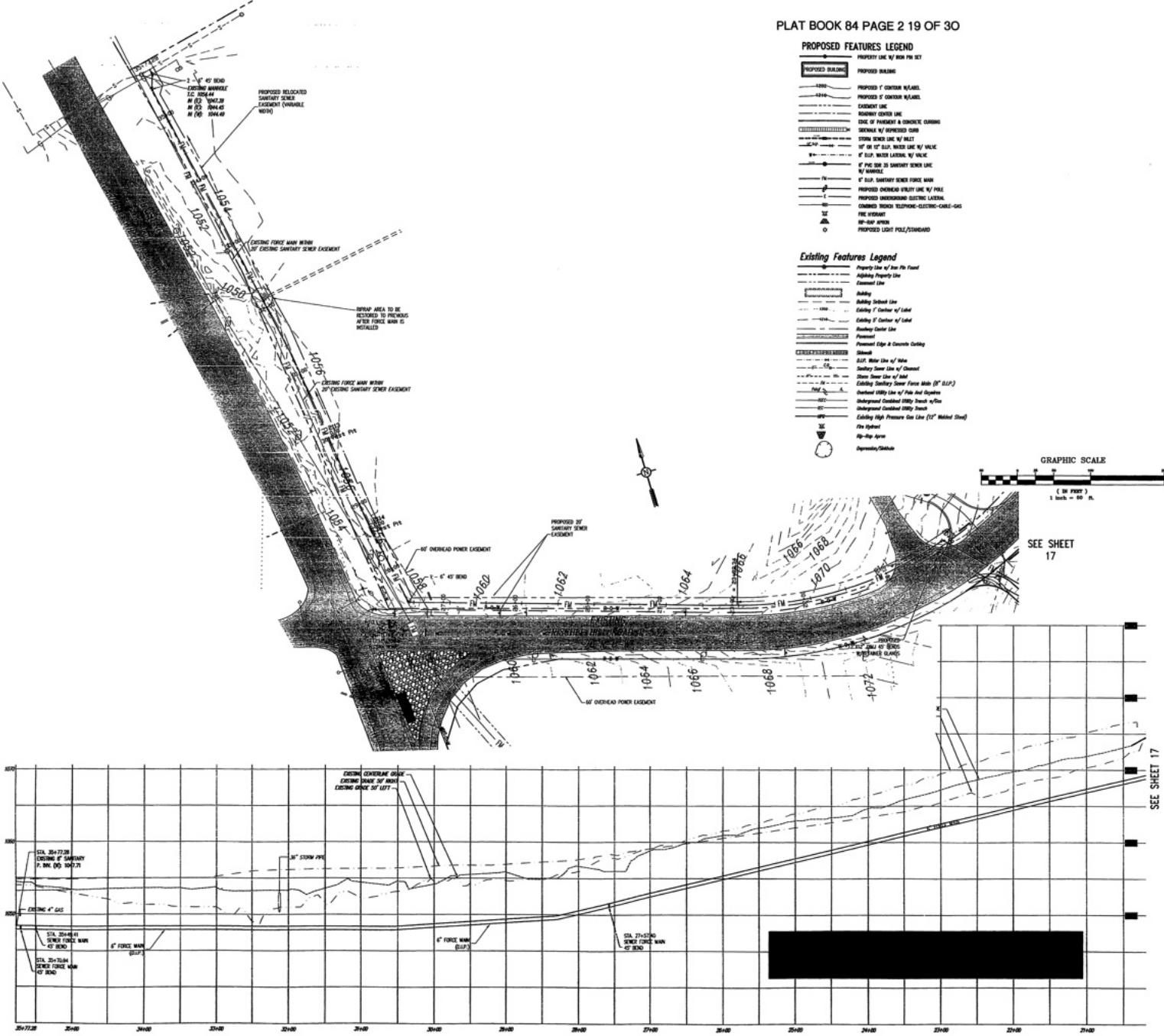
BENNER TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA
EDA # 01-01-00476

FINAL
SUBDIVISION
PLAN
PHASE 1

GRADING
AND
STORMWATER
MANAGEMENT
PLAN

Date: NOVEMBER 20th, 2009
Scale: 1"=150'
Project No.: 05182-902

Sheet No. 6

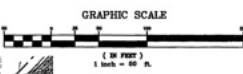


PROPOSED FEATURES LEGEND

- PROPERTY LINE BY NON PLS SET
- PROPOSED DRAINAGE
- PROPOSED 1" CONCRETE MAINLINE
- PROPOSED 2" CONCRETE MAINLINE
- EXISTING LINE
- PROPOSED COVERED LINE
- EDGE OF PAVEMENT & CONCRETE CURBING
- EXISTING 16" REINFORCED CONCRETE
- 12" DIA. WATER LINE W/ VALVE
- 10" OR 12" DIA. WATER LINE W/ VALVE
- 8" DIA. WATER LATERAL W/ VALVE
- IF PLS. LINE IS SANITARY SEWER LINE W/ MANHOLE
- 12" DIA. SANITARY SEWER FORCE MAIN
- PROPOSED OVERHEAD STREET LIGHT W/ POLE
- PROPOSED UNDERGROUND ELECTRIC LATERAL
- COMBINED TRUNK TELEPHONE-ELECTRO-CABLE-GAS
- FIRE HYDRANT
- 80-AMP SERVICE
- PROPOSED LIGHT POLE/STANDARD

Existing Features Legend

- Property Line w/ Non PLS Found
- Adjoining Property Line
- Channel Line
- Ability
- Ability Subject Line
- Existing 1" Color of Line
- Existing 1" Color of Label
- Boundary Center Line
- Proposed
- Proposed Edge & Concrete Curbing
- Street
- 12" Dia. Line w/ Valve
- Sanitary Sewer Line w/ Manhole
- Storm Sewer Line w/ Manhole
- Existing Sanitary Sewer Force Main (S.S.F.)
- 12" DIA. A
- Overhead 110KV Line w/ Pole And Support
- Underground Overhead 110KV Trunk w/ Pole
- Existing High Pressure Gas Line (12" Welded Steel)
- Fire Hydrant
- 80-amp Service
- Dependent/Station



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APPROVED FOR THE RECORD
BY PENNSYLVANIA COMMONWEALTH
AS TO THE CORRECTNESS OF THE
RECORD COPY AS SHOWN HEREON
IN ACCORDANCE WITH THE
PROVISIONS OF THE
ACT OF MARCH 31, 1902
P.L. 177, AS AMENDED

PROFESSIONAL SEAL
JOHN C. SEITZ
P.E.
PROFESSIONAL SEAL
DANNY K. BUCKLETT
P.E.

Designer: JCM
Draftsman: JMB
Project Manager: JSC
Surveyor: JRE
Partner: CK
Book: 302 Pg: 1
Acad: J
View/Print: J:\WORK\2008\20081120

4/15/09 REV FOR PLS COMMENTS
3/15/09 REV FOR CDP COMMENTS
2/15/09 REV FOR CDP COMMENTS
1/15/09 REV FOR CDP COMMENTS
12/15/08 REV FOR NATURE RESERVE
DATE: 11/20/08

**BENNER
COMMERCE
PARK**

BENNER TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA
EDA # 01-01-0808

**FINAL
SUBDIVISION
PLAN
PHASE 1**

**PLAN AND
PROFILE -
SANITARY
SEWER
FORCE MAIN
- STA
20+50.00
TO STA
36+75.29**

Date
NOVEMBER 20, 2008
Scale
1"=50'
Project No.
05182-002

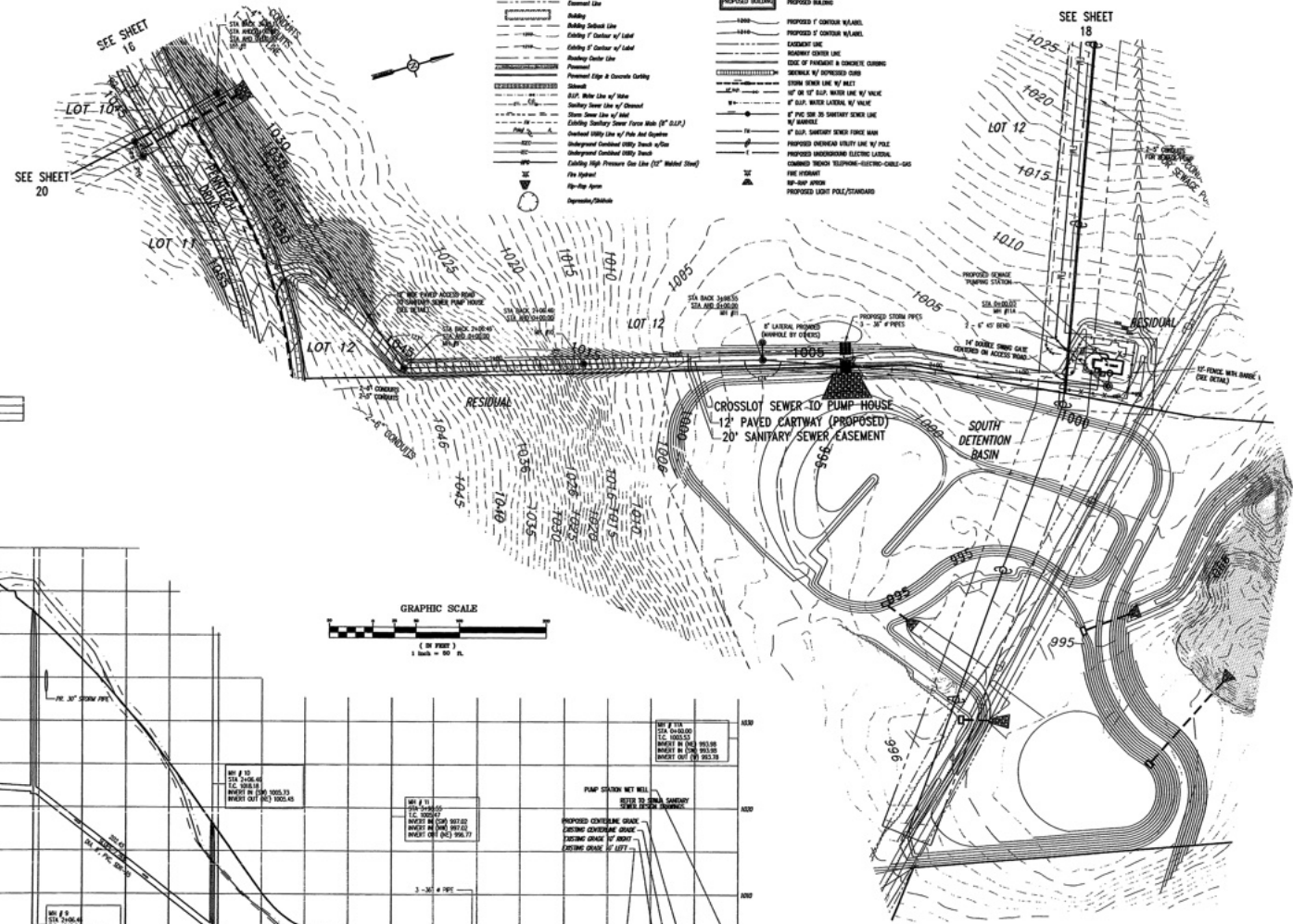
Sheet No. **19**

Existing Features Legend

- Property Line of Two Parcels
- Adjoining Property Line
- Contour Line
- Utility
- Utility Subdiv. Line
- Easement of Contour of Land
- Easement of Contour of Land
- Contour Line
- Proposed
- Proposed Edge & Concrete Curbing
- Street
- S&T Water Line of Main
- Sanitary Sewer Line of Street
- Storm Sewer Line of Main
- Existing Sanitary Sewer Force Main (8" S&T)
- Existing 1800 Line of Park and Rec Dept.
- Underground Combined Sewer Line
- Existing High Pressure Gas Line (12" Mated Steel)
- Fire Hydrant
- Fire Alarm
- Dependent/Obstacle

PROPOSED FEATURES LEGEND

- PROPOSED BUILDING
- PROPOSED WALKING
- PROPOSED 1" CONTOUR W/ 1/2" INTERVAL
- CONTOUR LINE
- WALKING CONTOUR LINE
- EDGE OF FINISHED & CONCRETE CURBING
- SIDEWALK W/ PROPOSED CURBING
- STORM SEWER LINE W/ 1/2" INTERVAL
- 12" OR 15" DIA. WATER LINE W/ 1/2" INTERVAL
- 12" DIA. WATER LATERAL W/ 1/2" INTERVAL
- 8" P.C. DIA. IN SANITARY SEWER LINE W/ 1/2" INTERVAL
- 12" DIA. SANITARY SEWER FORCE MAIN
- PROPOSED UNDERGROUND UTILITY LINE W/ 1/2" INTERVAL
- PROPOSED UNDERGROUND ELECTRIC LATERAL
- EXISTING TRUNK TELEPHONE-ELECTRIC-CABLE-GAS LINE
- FIRE HYDRANT
- 8" DIA. OPEN
- PROPOSED LIGHT POLE/STANDARD



DATE	BY	DESCRIPTION
11/20/08	JCB	FINAL PLAN
11/10/08	JCB	REVISED PLAN
11/05/08	JCB	REVISED PLAN
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