

OLD FORT ROAD DEVELOPMENT - PHASE 1

SHEETZ FINAL LAND DEVELOPMENT PLAN AND CONDOMINIUM DECLARATION PLAN

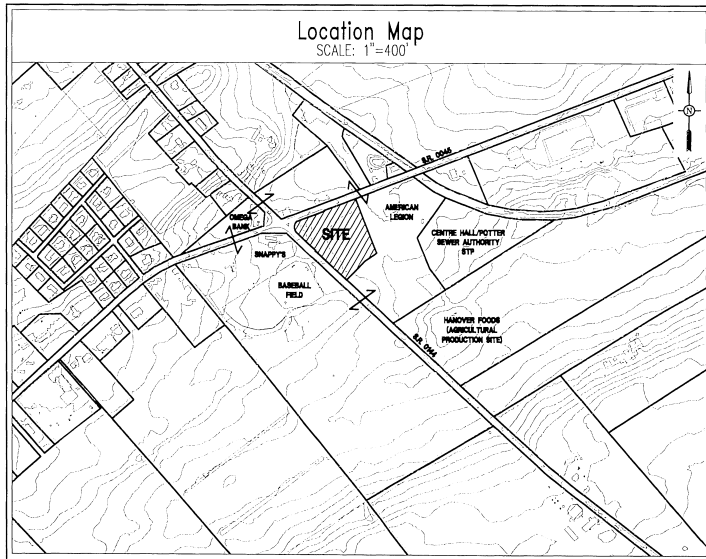
POTTER TOWNSHIP * CENTRE COUNTY * PENNSYLVANIA

JULY 8, 2013

LAST REVISED: DECEMBER 8, 2014



PLAT BOOK 89 PAGE 33 1 OF 8



PennTerra
ENGINEERING, INC.

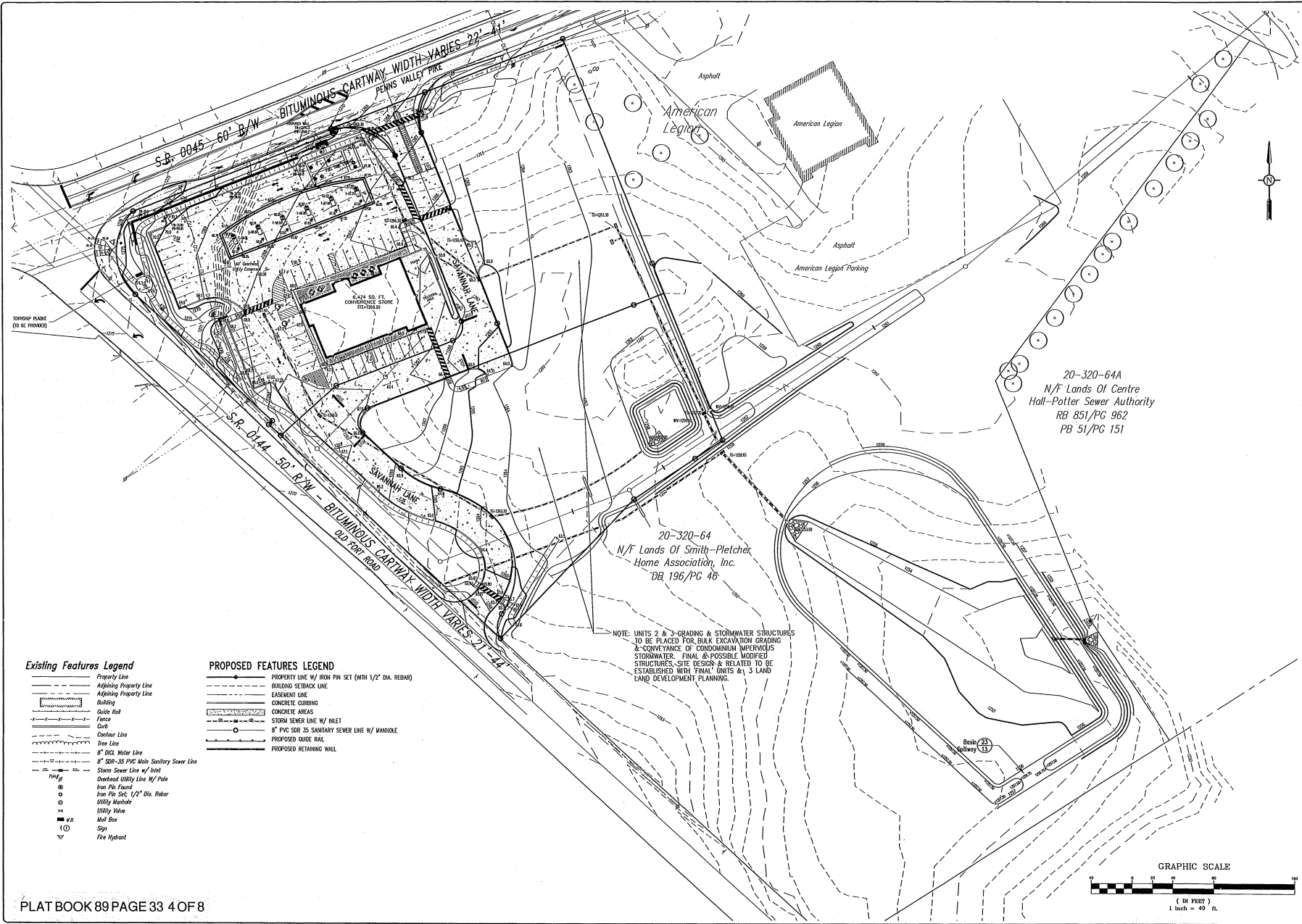
CORPORATE OFFICE:
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BRANCH OFFICE:
3904 B ABEL DRIVE
COLUMBIA, PA 17512
PHONE: 717-522-5031
WWW.PENNTERRA.COM

BEFORE YOU DO ANYWHERE IN
PENNSYLVANIA CALL 1-800-244-1778
NON-MEMBERS MUST BE CONTACTED DIRECTLY

TABLE OF CONTENTS			
SHEET	DESCRIPTION	SHEET	DESCRIPTION
1	COVER SHEET / TABLE OF CONTENTS	10	LIGHTING PLAN
2	RECORD PLAN	11	GENERAL CONSTRUCTION DETAILS
3	CONDOMINIUM PLAN	12	GENERAL CONSTRUCTION DETAILS
4	EXISTING CONDITIONS AND DEMOLITION PLAN	13	UTILITY DETAILS
5	SITE GEOMETRY PLAN	14	UTILITY DETAILS
6	SITE GRADING PLAN	15	EROSION & SEDIMENTATION CONTROL PLAN
7	SITE UTILITY PLAN - STORMWATER	16	EROSION & SEDIMENTATION CONTROL DETAILS
8	SITE UTILITY PLAN - WATER, SEWER & ELECTRIC/TELEPHONE/CABLE	17	EROSION & SEDIMENTATION CONTROL NARRATIVE
9	LANDSCAPING PLAN		

ACT 287 UTILITY INFORMATION (SERIAL NUMBER: 20121652089)	
SANITARY SEWER CENTRE HALL/POTTER SEWER AUTHORITY P.O. BOX 497 CENTRE HALL, PA 16828-0497 PHONE: (814) 364-2710	ELECTRIC WEST PENN POWER COMPANY 2800 EAST COLLEGE AVENUE STATE COLLEGE, PA 16801 PHONE: (814) 231-5336
PUBLIC WATER CENTRE HALL BOROUGH 134 NORTH HOFFER AVENUE, P.O. BOX 54 CENTRE HALL, PA 16828 PHONE: (814) 364-1772	TELEPHONE VERIZON 224 SOUTH ALLEN STREET STATE COLLEGE, PA 16801 PHONE: (814) 231-6511
	CABLE TELEVISION COMCAST COMMUNICATIONS 60 REISER ROAD STATE COLLEGE, PA 16801 PHONE: (814) 238-5050



Existing Features Legend

- Property Line
- Adjoining Property Line
- Building
- Guide Rail
- Fence
- Driveway
- Castor Line
- Iron Line
- 8" DI. Water Line
- 8" SDR-35 PVC Main Sanitary Sewer Line
- Storm Sewer Line w/ Inlet
- Dashed Utility Line w/ Pole
- Iron Pin Found
- Iron Pin Set, 1/2" Dia. Rebar
- Utility Manhole
- Utility Valve
- Man Box
- Sign
- Fire Hydrant

PROPOSED FEATURES LEGEND

- PROPERTY LINE W/ IRON PIN SET (WITH 1/2" DIA. REBAR)
- BUILDING SETBACK LINE
- EASEMENT LINE
- CONCRETE CURBING
- CONCRETE AREAS
- STORM SEWER LINE W/ INLET
- 8" PVC SDR 35 SANITARY SEWER LINE W/ MANHOLE
- PROPOSED GUIDE RAIL
- PROPOSED RETAINING WALL

NOTE: UNITS 2 & 3-GRADING & STORMWATER STRUCTURES TO BE PLACED FOR BULKY EXCAVATION GRADING & CONVEYANCE OF CONDOMINIUM IMPERVIOUS STORMWATER. FINAL & POSSIBLE MODIFIED STRUCTURES, SITE DESIGN & RELATED TO BE ESTABLISHED WITH FINAL UNITS & 3 LAND LAND DEVELOPMENT PLANNING.

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Designer: BHN
 Draftsman: BHN
 Proj Manager: OES
 Surveyor: BHN
 Plotter/Clk:
 Book: 412 Pg. 14
 Date:
 Acad: 0024/Unl/06/10/09/01-02-03-04

Date	Description
4/20/14	revised per client changes
1/20/14	revised per CDC comments
11/20/13	revised per Legian request
8/20/13	revised per CDC comments
8/20/13	revised stormwater det.
7/20/13	revised per comments
	DATE

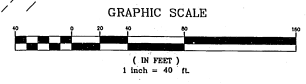
OLD FORT ROAD DEVELOPMENT - PHASE 1

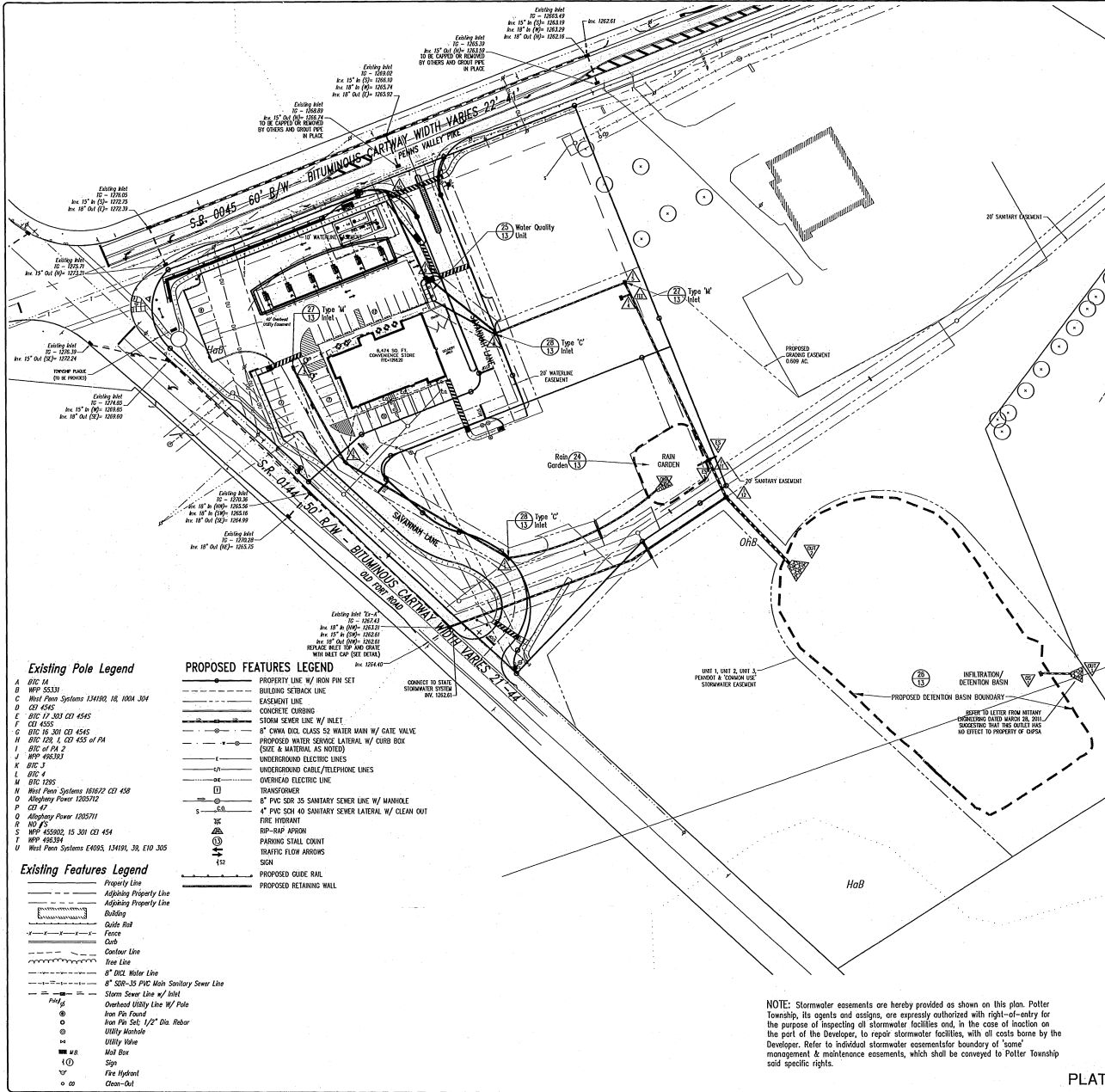
POTTER TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

SHEETZ FINAL LAND DEVELOPMENT PLAN AND CONDOMINIUM DECLARATION PLAN

SITE GRADING PLAN

PROJECT NO.
09241.02
 DATE
JULY 8, 2013
 SCALE
1"=40'
 SHEET NO.
6 OF 17

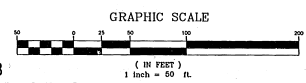




PROPOSED STORM DRAINAGE STRUCTURE DATA										
ID	STRUCTURE Type	TO ELEV	INVERT IN	INVERT OUT	PIPE RUN PIPE TYPE	LENGTH (FT)	SIZE (IN)	SLOPE (%)	SLOPE (IN/100)	
										OS1
OUT 1	HDPEP End Section									
OS1	2 X 4 Precast Type M Modified Inlet w/ Plastic Trash Rack (SEE DETAIL)	1255.50		1252.25						
OUT 3	HDPEP End Section									
OS3					GB	1258.00	GB TO OUT 3	HDPEP	74.58 15 1.91	
GRADE BREAK										
I1	2 X 4 Precast Type C Modified Inlet w/ Bicycle Safe Gate	1263.70	1260.00	I2	1259.90	I2 TO I1	HDPEP	193.41 15 1.34		
I2	2 X 4 Precast Type M Modified Inlet w/ Bicycle Safe Gate	1266.00	1262.70	I3	1262.60	I3 TO I2	HDPEP	109.92 15 1.27		
I3	2 X 4 Precast Type M Modified Inlet w/ Bicycle Safe Gate	1267.40	1264.20	I6	1264.20	I6 TO I3	HDPEP	112 TO OUT 2	HDPEP	94 30 0.5
OUT 2	HDPEP End Section									
I12	2 X 4 Precast Type M Modified Inlet w/ Bicycle Safe Gate	1258.65	1254.37	I11	1254.37	I11 TO I12	HDPEP	41 24 0.83		
I11	2 X 4 Precast Type M Modified Inlet w/ Bicycle Safe Gate	1262.00	1258.00	E51	1258.00	E51 TO I11	HDPEP	11 15 13.6		
TEE WITHIN I5 TO I11	Tee Connection		1259.75	E52	1259.75	E52 TO I11	HDPEP	7 15 2.14		
I5	2 X 4 Precast Type C Modified Inlet w/ Bicycle Safe Gate	1263.30	1260.00	I8	1259.29	I8 TO I5	HDPEP	8.84 15 0.68		
I4	2 X 4 Precast Type M Modified Inlet w/ Bicycle Safe Gate	1264.00	1259.25	I5	1259.25	I5 TO I4	HDPEP	11.7 18 0.94		
I6	2 X 4 Precast Type C Modified Inlet w/ Bicycle Safe Gate	1264.25	1261.00	I7	1260.90	I7 TO I6	HDPEP	84.3 15 0.85		
I7	2 X 4 Precast Type C Modified Inlet w/ Bicycle Safe Gate	1264.80	1261.55	I8	1261.24	I8 TO I7	HDPEP	90.6 15 1.47		
I8	2 X 4 Precast Type C Modified Inlet w/ Bicycle Safe Gate	1265.20	1261.94	ADS	1261.94	ADS TO I8	HDPEP	71.5 15 0.5		
I9	2 X 4 Precast Type C Modified Inlet w/ Bicycle Safe Gate	1266.30	1263.00	E10	1262.95 (18)	E10 TO I9	HDPEP	96.71 15 2.07		
I10	2 X 4 Precast Type C Modified Inlet w/ Bicycle Safe Gate	1268.30	1263.00	E11	1263.00	E11 TO I10	HDPEP	96.71 15 2.07		
ADS UNIT	ADS Unit (See Detail)		1261.70	I9	1261.70					
E51	Pipe Mitered to Slope				1259.50					
E52	HDPEP End Section				1258.00					
E5A	2 X 4 Precast Type C Modified Inlet w/ Bicycle Safe Gate	1267.43	1263.21	E5	1262.30					

NOTE: Stormwater easements are hereby provided as shown on this plan. Potlter Township, its agents and assigns, are expressly authorized with right-of-entry for the purpose of inspecting all stormwater facilities and, in the case of inaction on the part of the Developer, to repair stormwater facilities, with all costs borne by the Developer. Refer to individual stormwater easement for boundary of 'some' management & maintenance easements, which shall be conveyed to Potlter Township said specific rights.

NOTE: All roof drains are to be 6" PVC @ 1.00% unless otherwise noted. Contractor is to verify downspout locations with Sheetz.



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Designer	BIN
Drawn	BIN
Project Manager	ODS
Survey	BIB
Checker	DL
Book	412 Pg 14
Date	P. Updated
Appr	02/14/24 (02/14/24) (02/14/24)
1/17/24	Added Utility Info
1/16/24	Revised per CDC comments
1/15/24	Revised per Logan request
8/6/23	Revised per CDC comments
8/6/23	Revised stormwater
7/6/23	Revised per comments
Date	Description
REVISIONS	

OLD FORT ROAD DEVELOPMENT - PHASE 1

POTLTER TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

SHEETZ FINAL LAND DEVELOPMENT PLAN AND CONDOMINIUM DECLARATION PLAN

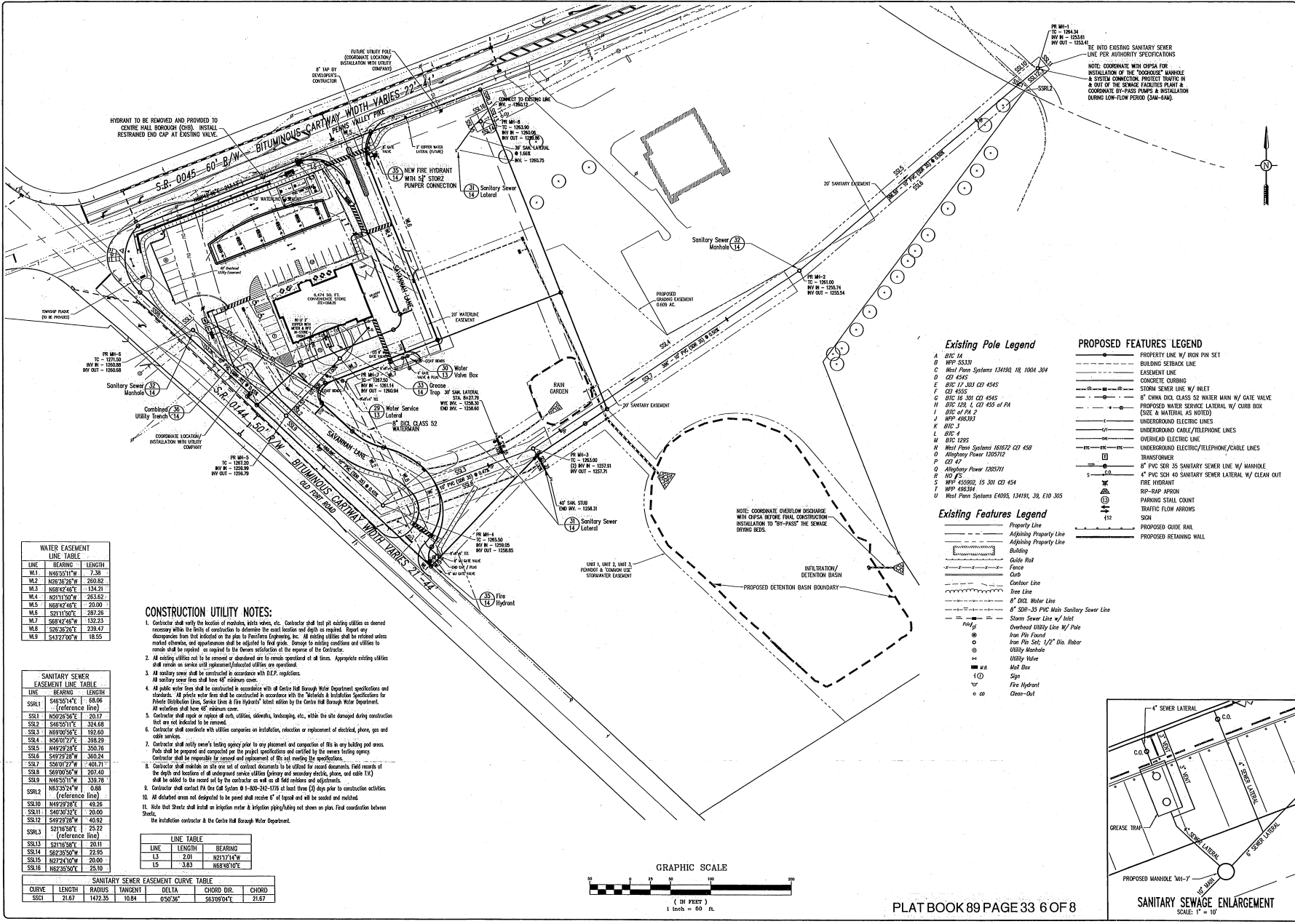
SITE UTILITY PLAN - STORMWATER

PROJECT NO.
09241.02

DATE
JULY 8, 2013

SCALE
1"=50'

SHEET NO.
7 OF 17



WATER EASEMENT LINE TABLE

LINE	BEARING	LENGTH
W1	N46°51'17"W	7.38
W2	N28°28'20"W	260.82
W3	N58°42'46"E	134.21
W4	N21°15'07"W	263.52
W5	N58°42'46"E	20.00
W6	S71°15'01"E	282.26
W7	S58°42'46"W	132.23
W8	S25°36'27"E	228.42
W9	S43°2'00"W	15.55

SANITARY SEWER EASEMENT LINE TABLE

LINE	BEARING	LENGTH
SSR1	S45°51'17"E	60.06
SSR2	(Reference Line)	
SSR3	N50°28'20"E	20.17
SSR4	S46°51'17"E	324.68
SSR5	N49°28'20"E	122.69
SSR6	N58°42'46"E	328.29
SSR7	N49°28'20"E	350.76
SSR8	S45°51'17"E	360.24
SSR9	S56°41'27"W	401.71
SSR10	S89°05'06"W	202.40
SSR11	N46°51'17"E	338.78
SSR12	N63°35'24"W	0.88
SSR13	N49°28'20"E	42.26
SSR14	S45°51'17"E	20.00
SSR15	S49°28'20"W	40.92
SSR16	S43°2'00"W	25.10

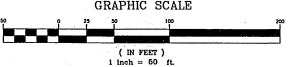
- CONSTRUCTION UTILITY NOTES:**
- Contractor shall verify the location of manholes, utility valves, etc. Contractor shall test all existing utilities as deemed necessary within the limits of construction to determine the exact location and depth as required. Report any discrepancies from that indicated on the plan to PennTerra Engineering, Inc. All existing utilities shall be relocated unless marked otherwise, and relocations shall be designed to final grade. Damage to existing conditions and utilities to remain shall be repaired as required to the lowest satisfaction of the owner of the Contractor.
 - All existing utilities not to be removed or abandoned are to remain operational at all times. Appropriate existing utilities shall remain as service until replacement/abandonment is completed.
 - All sanitary sewer shall be constructed in accordance with DEP regulations.
 - All sanitary sewer lines shall have 48" minimum cover.
 - All public water lines shall be constructed in accordance with Centre Hill Borough Water Department specifications and standards. All private water lines shall be constructed in accordance with the "Methods & Specifications for Private Distribution Lines, Service Lines & Fire Hydrants" latest edition with the Centre Hill Borough Water Department. All relations shall have 48" minimum cover.
 - Contractor shall report or replace all curbs, sidewalks, landscaping, etc. within the site damaged during construction that are not indicated to be removed.
 - Contractor shall coordinate with utilities companies on installation, relocation or replacement of electrical, phone, gas and cable services.
 - Contractor shall notify owner's existing agency prior to any placement and completion of fill in any building pad areas. Fills shall be prepared and compacted per the project specifications and certified by the owner's existing agency. Contractor shall be responsible for removal and replacement of fill not meeting the specifications.
 - Contractor shall maintain on site one set of certified documents to be utilized for record documents. Field records of the depth and location of all underground service utilities (sanitary and secondary electric, phone, and cable lines) shall be added to the record set by the contractor as well as on all field releases and adjustments.
 - Contractor shall contact PA One Call System @ 1-800-242-1176 at least three (3) days prior to construction activities.
 - All disturbed areas not designated to be paved shall receive 6" of topsoil and will be seeded and mulched.
 - Note that Sheet 2 shall install an infiltration meter & infiltration piping/ditch not shown on plan. Field coordination between Sheet 1 and this sheet shall be required.

LINE TABLE

LINE	LENGTH	BEARING
L1	2.01	N21°17'14"W
L2	3.83	N68°48'10"E

SANITARY SEWER EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIR.	CHORD
SSC1	21.67	1472.35	10.84	0.9036°	S63°09'04"E	21.67



Existing Pole Legend

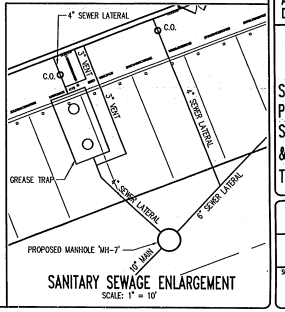
- A B/C 1A
- B W/P 5533
- C West Penn Systems 12M10, 18, 100A 304
- D C/T 4545
- E W/P 17 303 C/T 4545
- F C/T 4555
- G B/C 15 301 C/T 4545
- H B/C 128, 1, C/T 455 of PA
- I W/P 40033
- K B/C 3
- L B/C 4
- M B/C 1255
- N West Penn Systems 16172 C/T 458
- O Allegheny Power 125712
- P C/T 47
- Q Allegheny Power 1250711
- R 100 45
- S W/P 45502, 15 301 C/T 454
- T W/P 495594
- U West Penn Systems E095, 12M10, 33, E10 305

Existing Features Legend

- Property Line
- Adjoining Property Line
- Building
- Guide Rail
- Fence
- Orb
- Center Line
- Tree Line
- 8" DI. Water Line
- Storm Sewer Line w/ Inlet
- Overhead Utility Line w/ Pole
- Pole
- Iron Pin Found
- Iron Pin Set, 1/2" Dia. Rod
- Utility Manhole
- Utility Valve
- Man Box
- Sign
- Fire Hydrant
- Open-Out

PROPOSED FEATURES LEGEND

- PROPERTY LINE W/ IRON PIN SET
- BUILDING SETBACK LINE
- EASEMENT LINE
- CONCRETE CURBING
- STORM SEWER LINE W/ INLET
- 8" CHINA DIA. CLASS 52 WATER MAIN W/ GATE VALVE
- PROPOSED WATER SERVICE LATERAL W/ CURB BOX (SIZE & MATERIAL AS NOTED)
- UNDERGROUND ELECTRIC LINES
- UNDERGROUND CABLE/TELEPHONE LINES
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC/TELEPHONE/CABLE LINES
- TRANSFORMER
- 4" PVC SDR 35 SANITARY SEWER LINE W/ MANHOLE
- 4" PVC SDR 40 SANITARY SEWER LATERAL W/ CLEAN OUT
- FIRE HYDRANT
- 800-800 APPROX
- PARKING STALL COUNT
- TRAFFIC FLOW ARROWS
- SON
- PROPOSED GUIDE RAIL
- PROPOSED RETAINING WALL



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1/3/24 revised wire & duct loc.
 7/1/24 added utility info
 7/1/24 added per comments
 5/1/24 revised per comments
 2/27/24 revised per comments
 Date Description
 REVISIONS

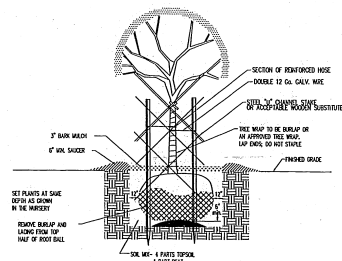
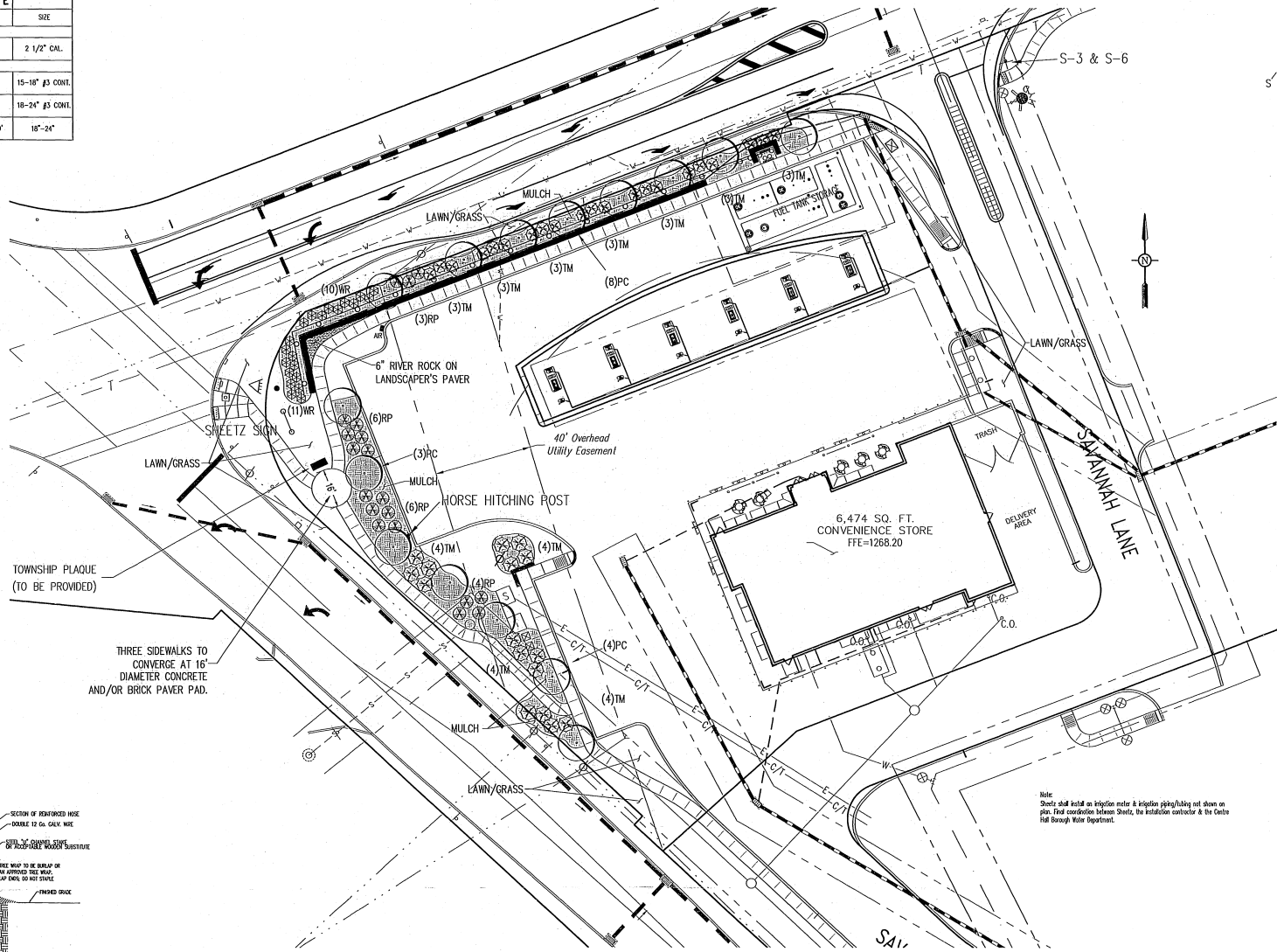
OLD FORT ROAD DEVELOPMENT - PHASE 1
 POTTER TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

SHEET 7 FINAL LAND DEVELOPMENT PLAN AND CONDOMINIUM DECLARATION PLAN

SITE UTILITY PLAN - WATER, SANITARY SEWER & ELECTRIC/TELEPHONE/CABLE
 PROJECT NO.
 09241.02
 DATE
 JULY 8, 2013
 SCALE
 1"=50'
 SHEET NO.
 8 of 17

PLANTING SCHEDULE					
SYMBOL	KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE
DECORATIVE TREES					
PC	15		PURPLE POINT DINAF FLOWERING PLUM TREE	PRUNUS CERASIFERA	2 1/2" CAL.
SHRUBS					
RP	19		P.J.M. RHODODENDRON	RHODODENDRON 'P.J.M.'	15-18" #3 CONT.
TM	37		DENSE YEW	TAXUS X MEDIA 'DENSIFORMIS'	18-24" #3 CONT.
NR	21		WINTER RED WINTERBERRY HOLLY	ILEX VERTICILLATA 'WINTER RED'	18"-24"

- NOTES:
- ALL TREES & SHRUBS PLANTED SHALL BE WARRANTED FOR A THREE (3) YEAR PERIOD.
 - ALL "STREET TREES" SHALL BE INSTALLED WITH A ROOT BARRIER PLANTER SUCH AS HES, INC. MODEL 05-45 TO PROTECT UTILITIES, SIDE



TYPICAL TREE PLANTING DETAIL
NOT TO SCALE

PLAT BOOK 89 PAGE 33 7 OF 8
GRAPHIC SCALE
1" = 20'
1 inch = 20 ft.

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Designer	JBS
Draftsman	JBS
Proj/Manager	CS
Surveyor	JBS
Printer/Plt.	
Book	432 Pg 14
Date	7/8/13
Author	9921/1/1/1/0921-01-09-LS-09

3/28/14	Initial per CDPC comments
10/21/13	Initial per utility & sewer
10/25/13	Initial per utility request
8/26/13	Initial per CDPC comments
8/26/13	Initial stormwater
7/22/13	Initial per comments
Date	Description
REVISIONS	

OLD FORT ROAD DEVELOPMENT - PHASE 1
POTTER TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA
SHEETZ FINAL LAND DEVELOPMENT PLAN AND CONDOMINIUM DECLARATION PLAN

LANDSCAPING PLAN
PROJECT NO. 09241.02
DATE JULY 8, 2013
SCALE 1" = 20'
SHEET NO. 9 of 17

P:\PROJECTS\09241\09241-01-09-LS-09.dwg, 11/15/13 10:44:44 AM, 11/15/13 10:44:44 AM, 11/15/13 10:44:44 AM



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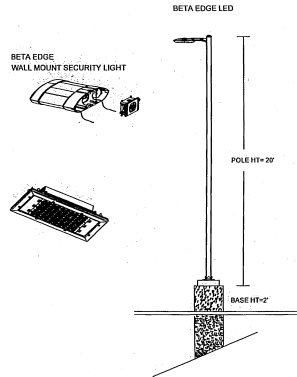
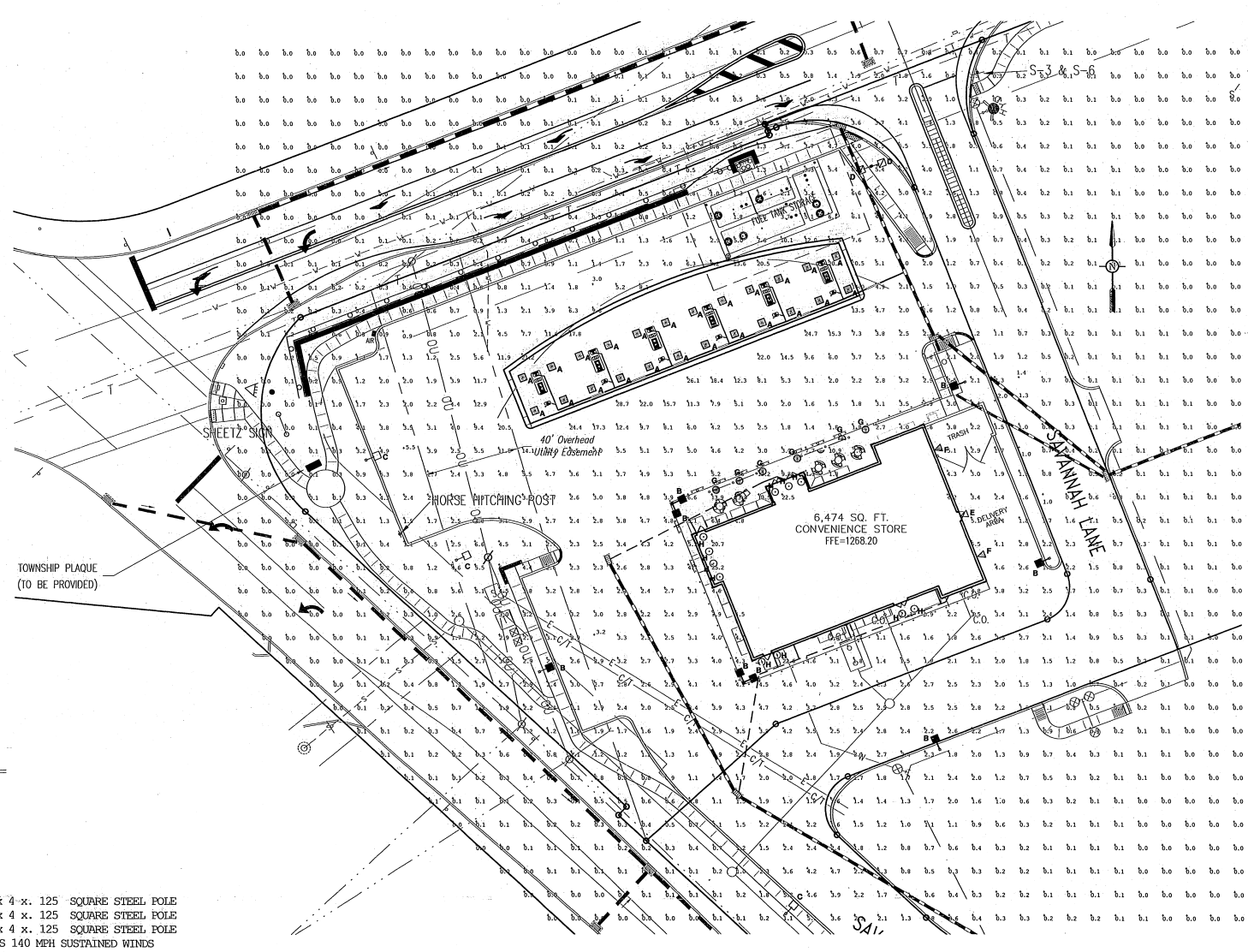
DESIGNER: JMS
 DRAWN: JMS
 PROJECT: 015
 SHEET: 818
 PROJECT NO.:
 SHEET NO.: 412 OF 14
 DATE: 07/08/13
 SCALE: 1/8" = 1'-0"

OLD FORT ROAD DEVELOPMENT - PHASE 1
 POTTER TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

SHEET FINAL LAND DEVELOPMENT PLAN AND CONDOMINIUM DECLARATION PLAN

LIGHTING PLAN

PROJECT NO.: 02421.02
 DATE: JULY 8, 2013
 SCALE: 1" = 20'
 SHEET NO.: 10 OF 17



ADDITIONAL EQUIPMENT
 (9) PS4S20C1BZ 20 x 4 x .125 SQUARE STEEL POLE
 (1) PS4S20C2BZ 20 x 4 x .125 SQUARE STEEL POLE
 (2) PS4S20C3BZ 20 x 4 x .125 SQUARE STEEL POLE
 POLE AND FIXTURE MEETS 140 MPH SUSTAINED WINDS

Symbol	Qty	Label	Arrangement	Lumens	LF	Description	Watts	MOUNTING HEIGHT
A	24	A-24-29	SINGLE	11300	0.960	CANOPY 36-60-09-CUL-40-50-50-50	154	18' AFG
B	8	B-13M-1	SINGLE	13100	0.960	ARE EDD-3M-CA-15-C-DL-BZ	180	22' AFG
C	6	B-13M-1	SINGLE	11500	0.960	ARE EDD-3M-CA-15-C-DL-BZ	180	22' AFG
D	2	B-14M-1	SINGLE	13355	0.960	ARE EDD-4M-CA-15-C-DL-BZ	180	22' AFG
E	1	C-13M-02	SINGLE	1649	0.960	SEC EDD-3M-WA-02-C-DL-BZ	25	1' AFG
F	2	C-13M-04	SINGLE	3358	0.960	SEC EDD-3M-WA-04-C-DL-BZ	49	12' AFG
G	6	D-15-14	SINGLE	1069	0.960	BLD-PW-15-P3-01-LED-B-DL-BZ	21.9	3' AFG
H	11	SOFCAN	SINGLE	800	1.000	WAVE SOW CAN LIGHT	30	18' AFG

Label	Footcandles calculated using predicted lumen values after 25K hours of operation			
	Avg	Max	Min	Avg/Min
CANOPY	34.45	46	13	2.65
GRADE	1.28	28.7	0.0	N.A.

PLAT BOOK 89 PAGE 33 8 OF 8
 GRAPHIC SCALE
 (IN FEET)
 1" = 20' ft.

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