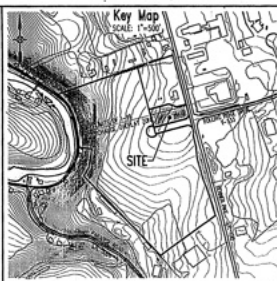
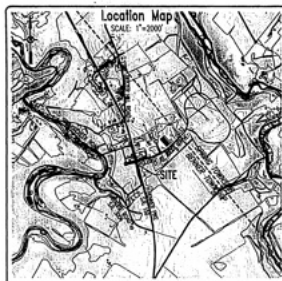


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LOT CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	67.47	43.00	42.93	60.76	S29°56'44"W	89°54'28"

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
EC1	28.27	54.00	14.47	27.95	S74°53'58"W	30°00'00"
EC2	28.27	54.00	14.47	27.95	S44°53'58"W	30°00'00"

LINE	BEARING	LENGTH
L1	S18°29'30"W	9.06
L2	S89°53'58"W	61.30
L3	S59°53'58"W	14.74
L4	S29°53'58"W	54.67
L5	S15°06'00"E	20.85
L6	S30°38'55"E	89.54
L7	N02°24'34"W	49.93
L8	N74°53'55"E	20.09
L9	S20°24'34"E	50.79
L10	N67°38'20"E	27.73
L11	N15°06'00"W	59.78
L12	N74°53'55"E	20.00
L13	S15°06'00"E	80.32

Owners Certification

Commonwealth of Pennsylvania
County of Centre

On this 11th day of January, 2009,
the undersigned owner(s) of the above property do hereby
certify that they were the owner(s) of the properties shown
on this plan and acknowledge the same to be their act and
plan and designs, the same to be recorded on such according
to the law.

[Signature]

COMMONWEALTH OF PENNSYLVANIA
Notary Public
John A. Corvino, Notary Public
My Comm. Expires 12/31/2012

Witness my hand and seal, this date.

[Signature] *[Signature]*

Notary Public **John A. Corvino**
My Comm. Expires

Storm Water Facilities Acknowledgment
I, Robert J. Bannister, the landowner, Heirs and Assigns
acknowledge the Stormwater Management System is to be maintained
in accordance with the approved Ownership and Maintenance Program
and shall remain a permanent feature which can be altered only after
approval of a revised plan from Township of Banner.

Municipal Storm Water Certification
I, *Sil*, 1-19-09
have reviewed the Stormwater Management Plan in accordance
with the design standards and criteria of the Denver Township
Stormwater Management Ordinance.
Denver County Planning Commission

Centre County Planning Commission
This Plan approved by the Centre County Planning Commission
on 13th day of February 20 09
President [Signature] 2/13/2009
Chairman [Signature] Date 2/13/2009
Secretary [Signature] Date

Engineer's Certification
I, John P. [Signature], Herby Certify that this Site Plan meets all design requirements of the Banner Township Zoning Ordinance.

Storm Water Certification

I, P.E. do hereby certify that the Stormwater Management Plan meets all the criteria of the Stormwater Management Controls of the Town of Franklin Township Stormwater Management Ordinance.

Township Planning Commission
 Beaver Township Planning Commission Approved
Nathan C. Campbell 1-22-09
 Chairman Date
Sharon J. Robine 1-22-09
 Secretary Date

Township Supervisors

Barnes Township Supervisor Approved 2/2/09

Salon L. Day Date 2/2/09

Professional Land Surveyor Certification

I, B. K. Bostress, a Professional Land Surveyor in the Commonwealth of Pennsylvania, do hereby certify that this plan correctly represents the tracts of lands on Sheet

B.K. Bostress P.L.S. Jan 16, 2009

Signature

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

STORMWATER FACILITIES MAINTENANCE PROGRAM

All stormwater management facilities on the site of Fallbrook Ranch are captured in a three-year maintenance schedule that must be completed by the end of the calendar year. (See Stormwater schedule on the next page for the timing of the maintenance.) The following are the stormwater facilities that the facilities that require maintenance are the inlet, stormwater pipes, culverts, manholes, and outlet structures. The following are the maintenance tasks that should be performed quarterly or after any rainfall producing runoff.

1. The proposed storm water pipe inlets and outlets shall be checked for debris, litter, and other deleterious material.
2. The inlet shall be checked for debris and vegetation and shall be cleared to a height of 18 inches.
3. The outlet shall be checked for debris and vegetation and shall be cleared to a height of 18 inches. In cases of outlet structures over a relatively large area of the road, the outlet shall be checked for debris and vegetation and shall be cleared to a height of 18 inches.
4. The outlet shall be checked for debris and vegetation and shall be cleared to a height of 18 inches.
5. The outlet shall be checked for debris and vegetation and shall be cleared to a height of 18 inches.
6. The outlet shall be checked for debris and vegetation and shall be cleared to a height of 18 inches.
7. The outlet shall be checked for debris and vegetation and shall be cleared to a height of 18 inches.
8. The outlet shall be checked for debris and vegetation and shall be cleared to a height of 18 inches.
9. The outlet shall be checked for debris and vegetation and shall be cleared to a height of 18 inches.
10. The outlet shall be checked for debris and vegetation and shall be cleared to a height of 18 inches.

Project Notes:		L12	6/24/53/57/61
1. General Site Information:		L13	5/15/66/67/
a. Sewer Number:	12-3-122F		
b. Parcel Number:	Parade's Paradise, LP		
	(Dr. Robert E. Potts, Jr.)		
c. Address:	2121 Old Colony Road		
	State College, PA 16803		
d. Book/Range:	R.R. 2100, Pgs 6 and P.B. 80, Pg 129		
e. Parcel Acreage:	1.188 Acres ± 0.00026 Sq. Ft.		
	C-2		
f. Minimum Lot Size:	Residential and Financial Services - 20,000 Sq. Ft.		
g. Proposed Use:	Residential and Financial Services		
h. Building Setback Lines:	Zone C-2/3 - 30' - 50' - 25' - 25' - 25'		
	15'-0" Dealing District: Front		
i. Planning Information:	Require (1) of space for the maximum number of persons regularly employed, housing		
	business, and/or resident upon the minimum of any given lot: = 15 Stalls		

AC 207 Utility Information: Serial No. 07039131

All utility lines should be verified prior to any construction, utility relocation and location should be confirmed appropriate for the proposed project.

• **Water:**
Baltimore Bayview, 126 West North Street, Baltimore, MD 21201 (BA-355-1000) and
Saver: Convergence - 3rd Street North, Joint Authority, 136 West North Street, Baltimore, MD 21201 (BA-355-3778)

• **Electric:**
Baltimore Bayview, 126 West North Street, Baltimore, MD 21201 (BA-355-1000) and
Chesapeake Power and Gas, 200 East College Avenue, Suite 300, Baltimore, MD 21201 (BA-211-3143)

• **Gas:**
Consolidated Gas, 200 East College Avenue, Suite 300, Baltimore, MD 21201 (BA-211-3143) and
Electricity, 2126 South East, State College, PA 16801 (BA-804-1331)

• **Other:**
Gas: Gasworks Inc., 2206 Greenway Drive, State College, PA 16801 (BA-126-6763)

• **Archaeology:**
No formal archaeological studies and taken from aerial photography supplemented with data collected in the field by Pennsylvania Engineering

• **Sat Lites and Descriptions** have been taken from the Sat Survey of Centre County. Dated: August 1983

AC 208.5 and 209.5 have been taken from the Sat Survey of Centre County. Dated: August 1983

On July 5, 2005 the Board Township Board of Supervisors approved an amendment to the Township Zoning Map that increased 24 acres of land within this development from C-2 to R-1. The amendment was approved by a 5-2 vote.

WARRANTY OF ACCURACY

Any access to a State Highway is the lot shown on this plan will require the issuance of a PennDOT Highway Occupancy Permit (HOP). PennDOT regulations prohibit that a Highway Occupancy Permit be issued until the project is completed and the proposed site plan is in the case of the above on to State Highway. A Highway Occupancy Permit is also required prior to obtaining the existing plat map of the section showing the proposed site plan and the proposed site plan and the proposed site plan or highway facilities. Any access to this plan neither implies nor guarantees permit approval by PennDOT.

Access to lot 1 is to be from East Point only.

Stormwater easements are hereby provided as shown on this plan. Township Incentive is expressly authorized to convey the easement to the appropriate local government and in the case of the above on to the town of Falmouth's Paradise, UP to repair stormwater facilities with all costs borne by Falmouth's Paradise, UP.

A 30-foot depth of the stormwater basin will be provided by the developer prior to public dedication.

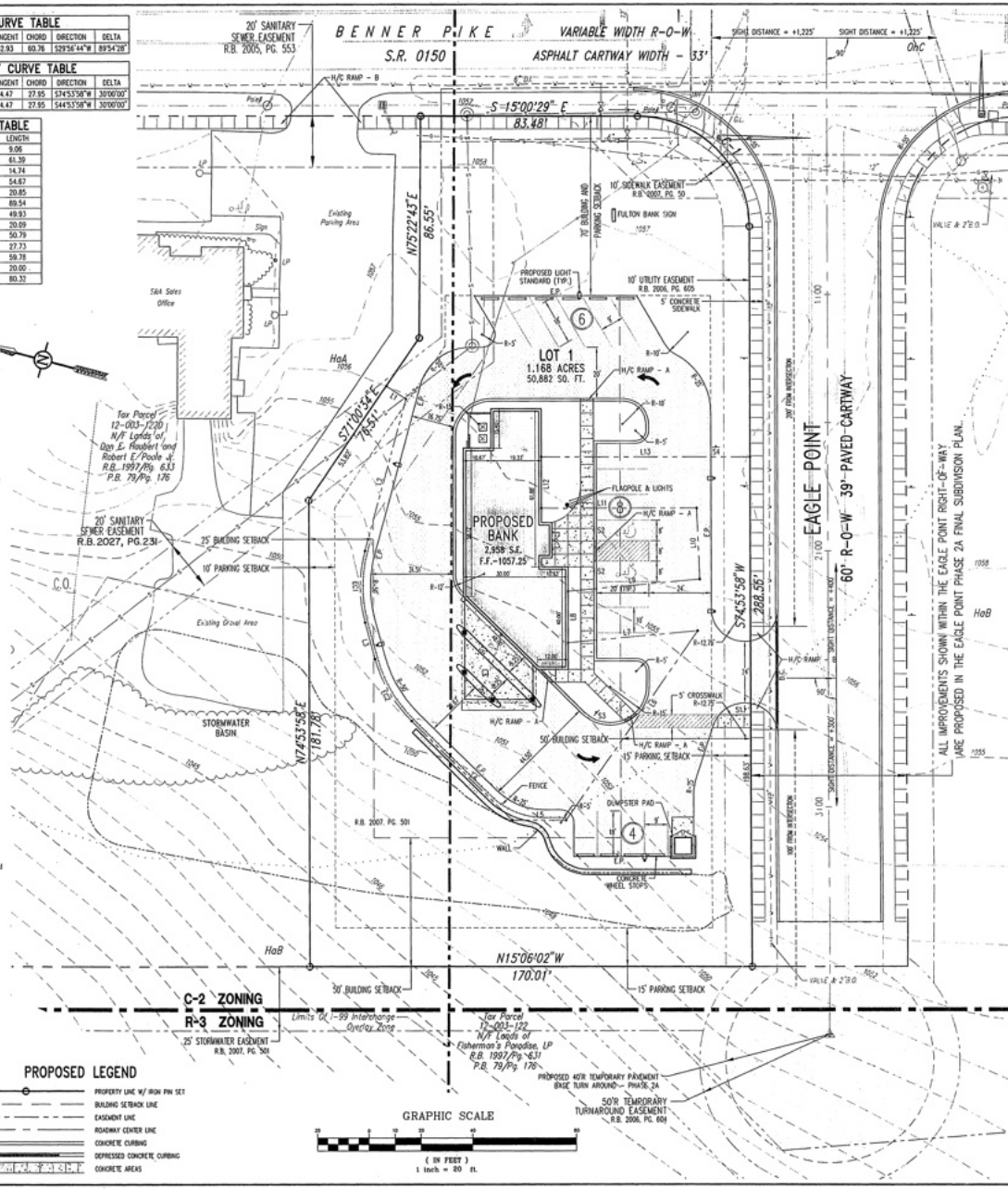
[illegible]

Existing Soils Legend
Soil Boundary Line
Not - Represents all loam, 0 to 3 percent slopes

High - Represents all lines, 2 to 8 percent slopes

Existing Legend

	Adjoining Property Line
	Easement Line
	Zoning Line
	Building
	Center Line
	Fire Line
	Water Line N/ South Box
	Sanitary Sewer Line N/ Manhole
	Gas Line
	Storm Sewer Line N/ Inlet
	Overhead Utility Line N/ Pole



PennTerra
ENGINEERING INC.

3075 ENTERPRISE DRIVE
STATE COLLEGE, PA
16801

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Fax: 814-231-2208

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1st



Designer _____ *WSE*
 Draftsman _____ *WSE & JLN*
 Proj Manager _____ *WSE*
 Schedulers _____ *RJD*
 Painter(s) of: *WSE JLN*
 Book _____ *375* Pg _____ *1*
 Draw. F. No. _____ *Unpt*
 Acad. _____ *1-2-78*

12-31-78 _____ *JLN*
 01-12-79 _____ *WSE*
 03-12-79 _____ *WSE*
 04-12-79 _____ *WSE*
 12-31-87 _____ *WSE*
 11-12-87 _____ *WSE*

Date _____
 Division _____
 DEVISIONS

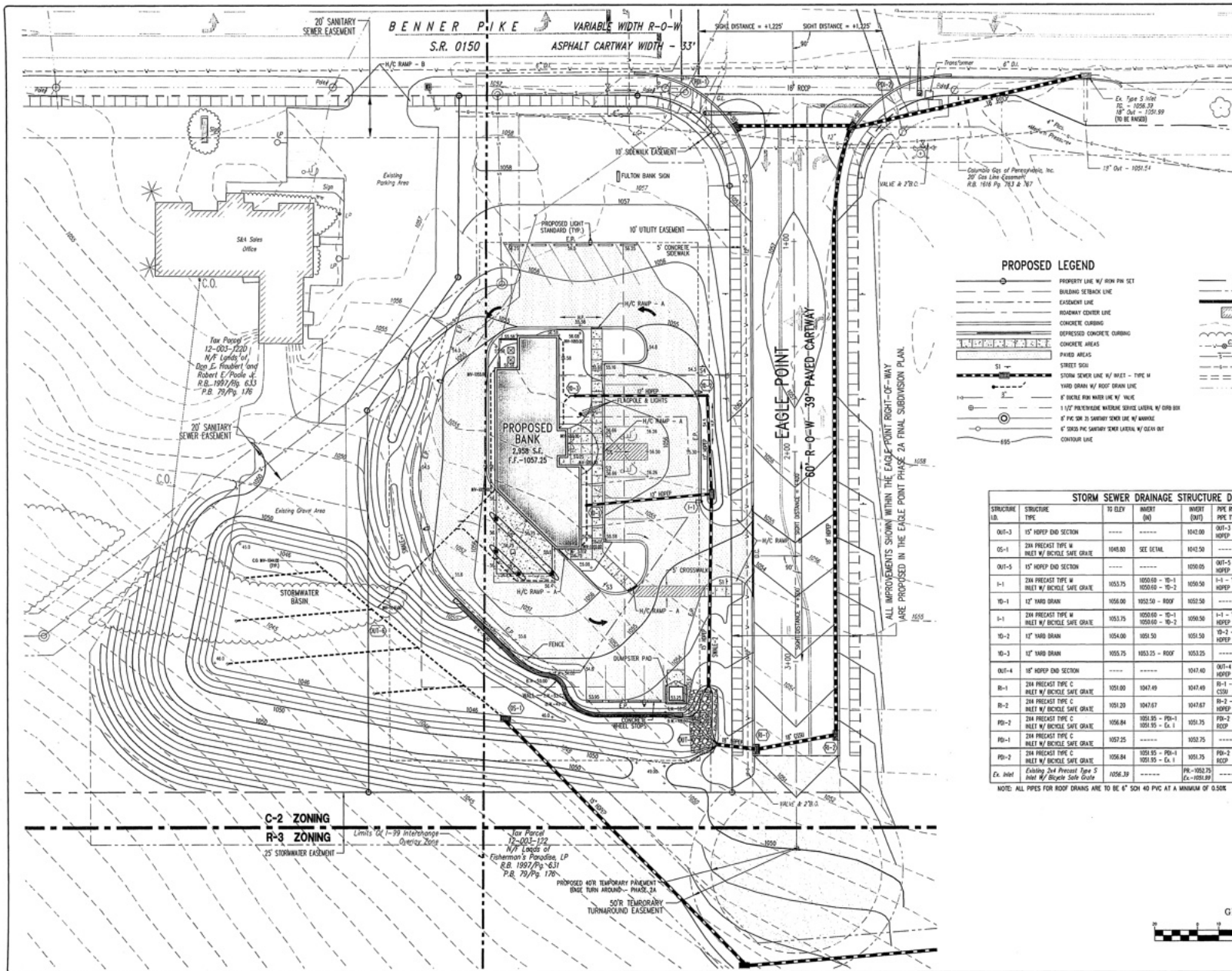
**FULTON BANK
AT
EAGLE POINT**

BENNER TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

**FINAL LAND
DEVELOPMENT PLAN**

RECORD
AND
GEOMETRY
PLAN

PROJECT NO. 04172-104	
DATE OCTOBER 4, 2007	
SCALE 1" = 20'	SHEET NO. 2 of 10



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3015 ENTERPRISE DRIVE
STATE COLLEGE, PA 16801
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FAX: 814-237-2308
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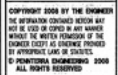
DESIGNER MTC
DRAWN MTC & JLB
CHECKED MTC
PROJECT MTC
DATE 10/4/07
SCALE 1" = 20'

FULTON BANK AT EAGLE POINT
BENNER TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

FINAL LAND DEVELOPMENT PLAN

GRADING AND STORMWATER PLAN

PROJECT NO. 04172-104
DATE OCTOBER 4, 2007
SHEET NO. 4 OF 10



Designer _____ WSC

Draftsman _____ WSC & JH

Proj/Manager _____ WSC

Surveyor _____ PLD

Perimeter D. _____

Book _____ 375 Pg _____

Date _____ P. 06 Legend _____

Acad _____ 1/2"=1'-0" (1/4"=1'-0" 3/8"=1'-0")

05-22-08 WSC

03-13-08 WSC

09-30-08 WSC

12-23-07 WSC

11-14-07 WSC

Date _____ Description _____

W/Network

**FULTON BANK
AT
EAGLE POINT**

BENNER TOWNSHIP
CENTRE COUNTY
PENNSYLVANIAFINAL LAND
DEVELOPMENT PLAN

UTILITY AND LANDSCAPING PLAN

PROJECT NO. 04172-104	
DATE OCTOBER 4, 2007	
SCALE 1" = 20'	SHEET NO. 5 of 1

PROPERTY LINE W/ 100' PA SET
BUILDING SETBACK LINE
EASEMENT LINE
ROADWAY CENTER LINE
CONCRETE CURBING
DEPRESSED CONCRETE CURBING
CONCRETE AREAS
PAVED AREAS

STREET SIGN
SIDEWALK CENTER LINE W/ 10' SET - TYPE W
10' SIDE DRAIN W/ 10' DRAIN LINE
10' WATER MAIN W/ 10' MAIN
10' UTILITY MAIN W/ 10' UTILITY
10' SIDEWALK LINE W/ 10' SIDEWALK
10' SIDEWALK LINE W/ 10' SIDEWALK

	Aligning Properly Line
	Element Line
	Turning Line
	Bubbling
	Center Line
	Free Line
	Water Line N/ Curb Box
	Sewer Sewer Line N/ Manhole
	Gas Line
	Storm Sewer Line N/ Inlet
	Overhead Utility Line N/ Pole

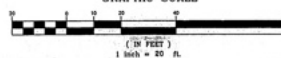
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	A	4	K24 250W R4	DECATI TYPE ELECT. COATED HORIZONTAL POSITION	ONE 250-WATT CLEAR ELECT. COATED HORIZONTAL POSITION	9102002.0ES	19500	1.00	297
	B	4	K44 250W R4 HG	DE-CAT COATED HORIZONTAL POSITION HORIZONTAL POSITION	ONE 250-WATT CLEAR ELECT. COATED HORIZONTAL POSITION	92061002.2ES	19500	1.00	297
	C	2	WFL1 100W R8	ARCHITECTURAL HORIZONTAL POSITION HORIZONTAL POSITION	ONE 100-WATT CLEAR ELECT. COATED HORIZONTAL POSITION	11.0.802Jm	8500	1.00	140
	D	5	FLC 100W 100W	100-WATT CLEAR ELECT. COATED HORIZONTAL POSITION	ONE 100-WATT COATED ELECT. COATED HORIZONTAL POSITION	99052014.ES	7700	1.00	125

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall	+	1.0 lc	52.9 lc	0.0 lc	N / A	N / A
Fixed Area	+	3.5 lc	42.9 lc	0.4 lc	107.3:1	8.8:1

POLE MOUNTED LIGHT DETAIL

C-2 ZONING
R-3 ZONING

GRAPHIC SCALE



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Designer _____ MSK
Draftsman _____ MSK & JJA
Proj/Manager _____ MGS
Surveyor _____ RLD
Perimeter (ft) _____
Block _____ 375 Sq _____
Drive: P: GH Layout _____
Road V-OTR(ENR-ESP)(MTS-BAY-BLK-DE)

05-22-08	WSK
03-03-08	WSK
01-32-08	WSK
12-21-07	WSK
11-14-07	WSK
Date	Description

**FULTON BANK
AT
EAGLE POINT**

BENNER TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

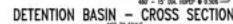
FINAL LAND
DEVELOPMENT PLAN

LIGHTING
PLAN

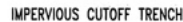
PROJECT NO.
04172-104

OCTOBER 4, 2007

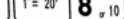
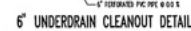
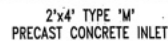
SCALE	SHEET NO.
1" = 20'	6 - 10



- OUTLET STRUCTURE DETAIL DETENTION BASIN

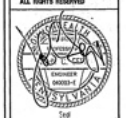


UNDERDRAIN RESTRICTOR BLOW-UP



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Designer: WPK
Checker: WPK & JSA
Project Manager: WPK
Surveyor: WPK
Professional Seal: WPK
Scale: 1" = 60'
Date: 10/11/07
Sheet: 9 of 10

12-31-08: WPK
03-22-08: WPK
03-23-08: WPK
01-30-08: WPK
12-21-07: WPK
10-11-07: WPK
Date: 10/11/07
Sheet: 9 of 10

**FULTON BANK
AT
EAGLE POINT**
BANNER TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

FINAL LAND
DEVELOPMENT PLAN

EROSION
AND
SEDIMENTATION
CONTROL
PLAN

PROJECT NO.
04172-104
DATE
OCTOBER 4, 2007
SCALE
1" = 60'
SHEET NO.
9 of 10

