

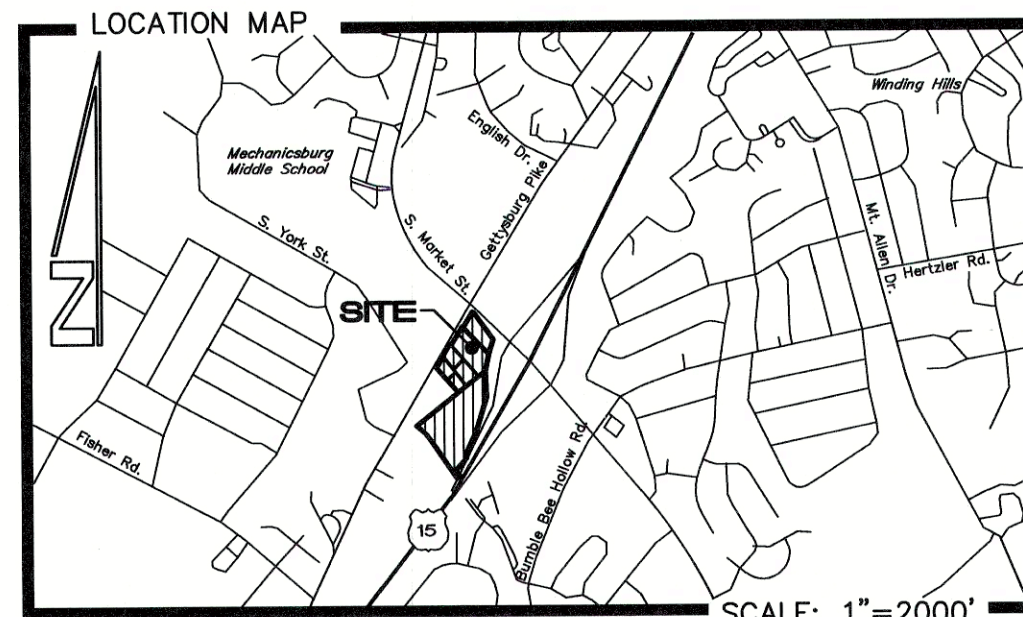
REVISED PRELIMINARY / FINAL LAND DEVELOPMENT PLAN



AT THE MILLS AT SHEPHERDSTOWN CROSSING UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

GENERAL NOTES :

- THE PURPOSE OF THIS PLAN IS TO REVISE INSTRUMENT # 202205222 FOR THE RECORDED PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN FOR THE MILLS AT SHEPHERDSTOWN CROSSING. THIS PLAN REVISES THE DEVELOPMENT IN THE AREA OF BUILDINGS 3 & 4 AND PROPOSES ONE BUILDING WITH DRIVE-THRU FACILITIES. ALL OTHER IMPROVEMENTS OUTSIDE OF THE REVISED AREA REMAIN THE SAME AS INDICATED ON THE APPROVED PLAN.
- VEHICULAR ACCESS TO THIS SITE IS RESTRICTED TO GETTYSBURG PIKE. THE SITE BOUNDARY ALONG ROUTE 114 AND ROUTE 15 IS DESIGNATED LIMITED ACCESS RIGHT-OF-WAY BY PENNDOT AND HAS PHYSICAL RIGHT-OF-WAY FENCING, SO IT IS CONSIDERED SIDE YARDS ALONG ROUTE 15 AND ROUTE 114.
- NO LANDS OR FACILITIES ARE PROPOSED FOR DEDICATION TO PUBLIC USE. STORMWATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER OF THE LOT.
- NO PARKING IS PERMITTED ALONG ACCESS DRIVES.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED BEFORE DRIVEWAY ACCESS TO A STATE ROAD IS PERMITTED, OR WORK IS PERMITTED WITHIN THE PENNDOT RIGHT-OF-WAY, PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1045 (P.L. 1242, NO. 428), KNOWN AS THE STATE HIGHWAY LAW.
- NO PROTECTIVE COVENANTS ARE PROPOSED OTHER THAN WHAT IS SHOWN ON THIS PLAN.
- THE BOUNDARY AND EXISTING FEATURES ARE DEPICTED PER FIELD SURVEY PERFORMED BY ALPHA CONSULTING ENGINEERS, INC. AUGUST 2020. BASIS OF HORIZONTAL DATUM IS NAD83 PA SOUTH GRID AND VERTICAL DATUM IS NAVD88.
- THERE ARE NO WETLANDS, STREAMS, ROCK OUTCROPS, SOIL SUBSIDENCES, FLOODPLAINS, CONTAMINATED SOILS OR NATURAL SLOPES IN EXCESS OF 25% KNOWN TO EXIST ON THIS SITE.
- ALL UTILITY LOCATIONS AND EXISTING CONDITIONS SHOWN ARE APPROXIMATE AT THE TIME OF FIELD SURVEY AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING EARTHWORK ACTIVITIES.
- ALL PROPERTY CORNERS ARE TO BE MARKED/MONUMENTED IN ACCORDANCE WITH SECTION 220-5.11 OF THE CODIFIED ORDINANCES OF UPPER ALLEN TOWNSHIP.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT OR PLANTING STRIP THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR PLANTING STRIP OR CONFLICT WITH AN EASEMENT AGREEMENT. NO STRUCTURES SHALL BE PLACED IN ANY EASEMENT OR PLANTING STRIP UNLESS OTHERWISE NOTED IN AN AGREEMENT.
- AS-BUILT PAPER PLANS, MYLAR PLANS, AND ELECTRONIC DATA FILES IN AUTOCAD FORMAT SHALL BE PROVIDED TO THE TOWNSHIP UPON COMPLETION OF THE PROJECT. AS-BUILTS SHALL SHOW WATER SYSTEM, SANITARY SEWER SYSTEM, STORM SEWER SYSTEM, ROADWAY NETWORK AND OTHER ASSOCIATED INFRASTRUCTURE FACILITIES AS CONSTRUCTED PER SECTION 220-4.2.C(3).
- AN NPDES PERMIT AND EROSION & SEDIMENTATION CONTROL PLAN DEEMED ADEQUATE BY THE CUMBERLAND COUNTY CONSERVATION DISTRICT ARE REQUIRED PRIOR TO COMMENCEMENT OF EARTHMOVING ACTIVITIES.
- THE SITE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION SITE MEETING WITH THE UPPER ALLEN TOWNSHIP ENGINEER AND THE CUMBERLAND COUNTY CONSERVATION DISTRICT AT LEAST 48 HOURS PRIOR TO STARTING SITE CONSTRUCTION ACTIVITIES.
- UPPER ALLEN TOWNSHIP IS HEREBY GRANTED USE OF THE ACCESS DRIVES TO ACCESS DRAINAGE EASEMENTS FOR OBSERVATION AND EMERGENCY MAINTENANCE.
- STORMWATER MANAGEMENT PLANS APPROVED BY THE TOWNSHIP SHALL BE ON SITE THROUGHOUT THE DURATION OF THE REGULATED CONSTRUCTION ACTIVITY. A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND ANY REQUIRED PERMITS SHALL BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR UPPER ALLEN TOWNSHIP, LATEST EDITION.
- ANY PROPOSED SIGNS MUST BE IN ACCORDANCE WITH THE UPPER ALLEN TOWNSHIP ZONING ORDINANCE SECTION 245 OF ARTICLE XVII. PROPOSED SIGNS WILL BE SUBMITTED WITH A SEPARATE APPLICATION.
- THE CONTRACTOR SHALL REFERENCE FINAL ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS, UTILITY CONNECTIONS AND ELEVATIONS.
- ALL ELEVATIONS ARE REFERENCED TO THE BENCHMARK SHOWN, AND SHALL BE VERIFIED BY THE SITE CONTRACTOR PRIOR TO GROUND BREAKING. ALL PROPOSED ELEVATIONS SHOWN HEREIN REFER TO THE FINISH GROUND SURFACE.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION, AND BY DOING SO, SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AT THE PROJECT SITE.
- ALL WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND WORK RELATED TO STORM DRAINAGE AND SANITARY SEWER FACILITIES REQUIRES INSPECTION BY THE TOWNSHIP. PROVIDE A MINIMUM 48 HOURS' NOTICE TO THE TOWNSHIP BEFORE STARTING WORK.
- APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH CHAPTER 26 OF THE CODIFIED ORDINANCES OF UPPER ALLEN TOWNSHIP PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE PROPERTY OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES AND WALKING TRAIL.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO THE PUBLIC TO THE WALKING TRAIL FOR RECREATIONAL USE. A 10' EASEMENT CENTERED ON THE WALKING TRAIL IS GRANTED TO THE PUBLIC.
- ALL PROPOSED SANITARY SEWER COLLECTION AND CONVEYANCE SYSTEM WITHIN THE PROPERTY WILL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER/DEVELOPER.
- ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF UPPER ALLEN TOWNSHIP. ANY CONSTRUCTION METHODS OR SPECIFICATIONS NOT SHOWN ON THIS PLAN AND NOT SPECIFIED BY UPPER ALLEN TOWNSHIP SHALL BE IN ACCORDANCE WITH PENNDOT SPECIFICATIONS - PUBLICATION 408, AND CONSTRUCTION STANDARDS - PUBLICATION 72, LATEST EDITION. ALL SANITARY SEWER CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR SANITARY SEWER SYSTEMS, UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA.



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DATE :

JULY 1, 2022

REVISED :

AUGUST 8, 2022

OCTOBER 6, 2022

FEBRUARY 28, 2023

MARCH 24, 2023

APRIL 3, 2023 (FIELD CHANGE; UG-5 PIPE)

ZONING REQUIREMENTS :

FOR C-1 (NEIGHBORHOOD COMMERCIAL) ZONING
MINIMUM LOT AREA: NONE
MINIMUM FRONT YARD: 30 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 15 FEET
MINIMUM STREET FRONTAGE: 75 FEET
MAXIMUM BUILDING COVERAGE: 50%
MAXIMUM IMPERVIOUS COVERAGE: 70%
MINIMUM LANDSCAPING/VEGETATIVE COVERAGE: 30%
MAXIMUM PRINCIPAL BUILDING HEIGHT:
NO PRINCIPAL BUILDING OR STRUCTURE SHALL EXCEED 35 FEET IN HEIGHT;
HOWEVER, THIS HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH § 245-16.6

FOR C-2 (HIGHWAY COMMERCIAL) ZONING
MINIMUM LOT AREA: NONE
MINIMUM FRONT YARD: 30 FEET
MINIMUM SIDE YARD: 15 FEET
MINIMUM REAR YARD: 15 FEET
MINIMUM STREET FRONTAGE: 150 FEET
MAXIMUM BUILDING COVERAGE: 50%
MAXIMUM IMPERVIOUS COVERAGE: 70%
MINIMUM LANDSCAPING/VEGETATIVE COVERAGE: 30%
MAXIMUM PRINCIPAL BUILDING HEIGHT:
NO PRINCIPAL BUILDING OR STRUCTURE SHALL EXCEED 35 FEET IN HEIGHT;
HOWEVER, THIS HEIGHT MAY BE EXCEEDED IN ACCORDANCE WITH § 245-16.6

OFF-STREET PARKING CALCULATIONS :

RETAIL BUSINESS: 1 SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA.

PROPOSED:
9,600 SQUARE FOOT RETAIL SPACE, DIVIDED BY 200 = 48 SPACES.
9,900 SQUARE FOOT RETAIL SPACE, DIVIDED BY 200 = 50 SPACES.
TOTAL OF 98 SPACES FOR THE RETAIL USE.

APARTMENT (MULTIPLE-FAMILY DWELLING): 2 SPACES PER DWELLING UNIT, PLUS 1 SPACE PER 4 UNITS FOR GUEST PARKING.

PROPOSED:
54 APARTMENTS, MULTIPLIED BY 2 = 108 SPACES.
54 APARTMENTS, DIVIDED BY 4 = 14 SPACES.
TOTAL OF 122 SPACES FOR THE RESIDENTIAL USE.

RESTAURANT: 1 SPACE FOR EVERY 4 SEATS OF DESIGN CAPACITY, PLUS ONE SPACE FOR EVERY TWO EMPLOYEES ON THE LARGE SHIFT.

PROPOSED:
40-SEAT RESTAURANT, DIVIDED BY 4 = 10 SPACES.
10 EMPLOYEES ON LARGEST SHIFT, DIVIDED BY 2 = 5 SPACES.
74-SEAT RESTAURANT + 16-OUTDOOR SEATS, DIVIDED BY 4 = 23 SPACES.
20 EMPLOYEES ON LARGEST SHIFT, DIVIDED BY 2 = 10 SPACES.
TOTAL OF 48 SPACES FOR THE RESTAURANT USE.

TOTAL NUMBER OF OFF-STREET PARKING SPACES PER INDIVIDUAL USE TABULATION: 268.

TOTAL NUMBER OF OFF-STREET PARKING SPACES PROPOSED: 269* (INCLUDES 8 ACCESSIBLE SPACES).

* PROJECT MEETS SECTION 245-17.4.C ALLOWING A REDUCTION IN PARKING TABULATED FOR EACH USE INDIVIDUALLY SINCE USES WILL UTILIZE PARKING AREAS AT DIFFERENT PERIODS OF THE DAY AND WILL REMAIN UNDER THE DIRECTION OF THE OWNER.

SITE DATA :

OWNER / APPLICANT:
LINLO PROPERTIES XVI, LLC
C/O LOWELL GATES, PRESIDENT
150 CORPORATE CENTER DRIVE, SUITE 100
CAMP HILL, PA 17011
PHONE: (717) 307-2002

THIS SITE IS IDENTIFIED BY THE CUMBERLAND COUNTY TAX ASSESSMENT OFFICE AS PARCEL 42-28-2419-057.

THIS PROPERTY IS PART OF A CONDOMINIUM (SHEPHERDSTOWN CROSSING CONDOMINIUM) WHICH INCLUDES COMMON ELEMENTS AND FIVE CONDOMINIUM UNITS PER INSTRUMENT #20220738 AS FOLLOWS:

UNIT 1 - 231 GETTYSBURG PIKE
UNIT 2 - 237 GETTYSBURG PIKE
UNIT 3 - 219 GETTYSBURG PIKE
UNIT 4 - 211 GETTYSBURG PIKE
UNIT 5 - 215 GETTYSBURG PIKE

NET LOT AREA : 293,594 SQ. FT. (6.74 ACRES)

SITE IS ZONED C-1 (NEIGHBORHOOD COMMERCIAL) & C-2 (HIGHWAY COMMERCIAL).

PROPOSED LOT COVERAGE:
BUILDING COVERAGE: ±35,205 SF (11.99%)
IMPERVIOUS COVERAGE: ±205,226 SF (69.90%)
LANDSCAPED AREA: ±88,368 SF (30.10%)

PROPOSED USES:
TWO (2) FAST-FOOD RESTAURANTS WITH DRIVE-IN FACILITIES
TWO (2) MIXED-USE BUILDINGS
- BUILDING 1: ±9,600 SF RETAIL & 13 REAR-LOADED GARAGES ON FIRST FLOOR, 27 APARTMENTS ON 2ND - 4TH FLOORS.
- BUILDING 2: 28 PARKING SPACES ON GROUND FLOOR, ±9,900 SF RETAIL ON FIRST FLOOR, 27 APARTMENTS ON 2ND - 4TH FLOORS.

PROPOSED WATER SUPPLY: PUBLIC (VEOLIA PENNSYLVANIA)

PROPOSED SEWAGE DISPOSAL: PUBLIC (UPPER ALLEN TOWNSHIP)

THE FOLLOWING WAIVERS/MODIFICATIONS/DEFERRALS WERE REQUESTED FROM THE UPPER ALLEN TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE GRANTED FOR THE PREVIOUSLY APPROVED & RECORDED MILLS AT SHEPHERDSTOWN CROSSING PLAN (INSTRUMENT #202205222) :

WAIVER SECTION	DESCRIPTION	DATE OF WAIVER/MODIFICATION/DEFERRAL APPROVAL
* 220-5.3.B	PERTAINING TO PUBLIC WALKS INSTEAD OF SIDEWALK WITHIN RIGHT-OF-WAY	APPROVED JULY 21, 2021
* 220-15.D(2)	REQUIREMENT THAT DEVELOPMENT CONTAIN OPEN SPACE	APPROVED JULY 21, 2021

* MODIFICATION ONLY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF YORK

ON THIS, THE 12TH DAY OF APRIL, 2023, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED LOWELL K. GATES, PRESIDENT, WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT ITS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

Lowell K. Gates
LINLO PROPERTIES XVI, LLC

Commonwealth of Pennsylvania - Notary Seal
Danielle M. Haines, Notary Public
York County
My commission expires September 23, 2024
Commission number 1301002

MY COMMISSION EXPIRES SEPTEMBER 23, 2024
SIGNATURE OF THE INDIVIDUAL
SIGNATURE AND SEAL OF THE NOTARY PUBLIC
OR OTHER OFFICER AUTHORIZED TO ACKNOWLEDGE DEEDS

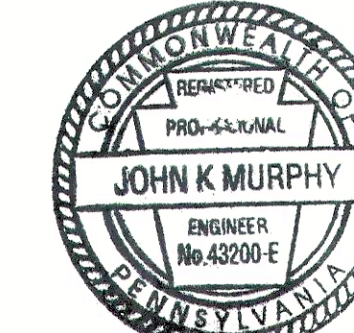
STORMWATER MANAGEMENT PLAN CERTIFICATE:
IT IS HEREBY CERTIFIED THAT THE STORMWATER MANAGEMENT FACILITIES AND BMP'S ARE PERMANENT FIXTURES AND CANNOT BE ALTERED OR REMOVED UNLESS A REVISED PLAN IS APPROVED BY UPPER ALLEN TOWNSHIP.

APPLICANT/OWNER Lowell K. Gates

I, JOHN K. MURPHY, P.E., P.L.S., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, OR REGISTERED ENGINEER IN COMPLIANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA; THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON AUGUST 2020; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.



I, JOHN K. MURPHY, P.E., P.L.S., ON APRIL 12, 2023 HAVE REVIEWED AND HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE UPPER ALLEN TOWNSHIP STORMWATER MANAGEMENT ORDINANCE, AND THAT ACCORDING TO GEOLOGIC MAPPING, THIS SITE IS NOT DIRECTLY UNDERLAIN BY LIMESTONE.
I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN, AND THAT ALL ELEMENTS OF THE PLAN ARE IN CONFORMITY WITH TOWNSHIP CODE AND ANY APPLICABLE STATE REGULATIONS.



CONDITIONALLY APPROVED BY THE BOARD OF COMMISSIONERS OF UPPER ALLEN TOWNSHIP THIS 7TH DAY OF DECEMBER, 2022.

CHAIRMAN Kevin M. M...
SECRETARY John E. S...

THE CONDITIONS OF APPROVAL WERE SATISFIED
THIS 1ST DAY OF MAY, 2023

REVIEWED BY THE PLANNING COMMISSION OF UPPER ALLEN TOWNSHIP
THIS 31ST DAY OF OCTOBER, 2022.

ATTEST:
CHAIRMAN _____
SECRETARY _____

REVIEWED BY THE TOWNSHIP ENGINEER OF UPPER ALLEN TOWNSHIP
THIS _____ DAY OF _____, 20____
ENGINEER _____

REVIEWED ON JULY 26, 2022 BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.
Kirk Stoner (SE)
DIRECTOR OF PLANNING

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR CUMBERLAND COUNTY

THIS 3RD DAY OF MAY, 2023

RECORDED IN INSTRUMENT # 202307825

UTILITY LISTING FOR UPPER ALLEN TOWNSHIP:

- CABLE
COMCAST CABLE COMMUNICATIONS INC.
4601 SMITH ST.
HARRISBURG, PA 17109
TELEPHONE: 717-651-1915
- ELECTRIC
PPL ELECTRIC UTILITIES
642 S 20TH ST.
HARRISBURG, PA 17055
TELEPHONE: 717-666-0756
- GAS
UGI UTILITIES INC.
1301 AIP DR.
MIDDLETOWN, PA 17057-5987
TELEPHONE: 717-930-0223
- SANITARY SEWER
TOWNSHIP OF UPPER ALLEN
100 GETTYSBURG PIKE
MECHANICSBURG, PA 17055
TELEPHONE: 717-766-0756
- TELEPHONE
VERIZON PENNSYLVANIA LLC
15 E MONTGOMERY AVE
PITTSBURGH, PA 15212
- WATER SERVICE
VEOLIA PENNSYLVANIA
6310 ALLENTOWN BLVD, SUITE 104
HARRISBURG, PA 17112
TEL: (717) 901-6320



PA ONE-CALL FOR THIS PROJECT:
SERIAL NUMBER: 20201670175

APPLICANT/DEVELOPER

LINLO PROPERTIES XVI, LLC
150 CORPORATE CENTER DR, SUITE 100
CAMP HILL, PA 17011
(717) 307-2002

ALPHA
ALPHA CONSULTING ENGINEERS, INC.
PLANNING • ENGINEERING • SURVEYING
115 LIMEKILN RD. P.O. BOX "G"
NEW CUMBERLAND, PA 17070
PHONE: (717) 770 - 2500
FAX: (717) 770 - 2400
WWW.ALPHACEI.COM

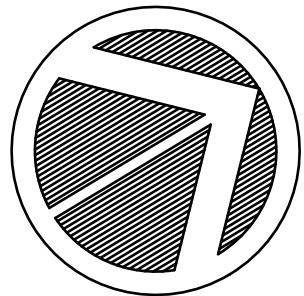
LEGEND

Existing Property Line
Existing Easement
Existing 10' Contour
Existing 2' Contour
Existing Edge Of Pav
Existing Edge Of Stone
Existing Storm Sewer
Inlet, Pipe Size and Manhole
Existing Spot Elevation
Existing Utility Pole & Guy Wire
Existing Overhead Utility Line
Existing Property Corners (As Labeled)
Existing Sanitary Sewer Line; Manhole
Existing Water Line, Valve, Fire Hydrant
Existing Sign
I.D. #/Soil Test Site Performed July 2020
Soil Boundary and Soil Type
Existing Fence
Zoning Boundary Line
Significant Individual Tree (As Labeled)
Existing Well
Existing Gas Line
Existing On-Site Slopes (15-25%)

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	147.02'	573.69'	N41°19'46"W	146.62'

SOIL SYMBOL	SOIL DESCRIPTION	SLOPE (%)	DEPTH TO HIGH WATER TABLE PER S.C.S. SOIL SURVEY	DEPTH TO BEDROCK PER S.C.S. SOIL SURVEY	HYDROLOGIC SOIL GROUP
BdB	Bedington shaly Silt Loam	3-8	5'+	40"+	B
BdC	Bedington shaly Silt Loam	8-15	5'+	40"+	B

SOIL SYMBOL	SOIL LIMITATIONS PER S.C.S. SOIL SURVEY	CONTRACTOR RESOLUTIONS OF SOIL LIMITATIONS
BdB	Cutbanks cave easily, droughty, easily erodible, poor percolation, poor for topsoil, frost action	Proposed grading shall be compacted with equipment, in layers, per standard construction practices to ensure that placed soil is tight and strong. Soil with significant clay content shall be proof rolled. Desirable seeding fertilizer and lime supplements for this site can be determined with a soil test. This would offset the possible low Ph. Slopes shall be re-graded, then stabilized with topsoil, seed and mulch, and matted if steep. Topsoil can be imported from other sources, as it is readily available in the area. In general, there are no unusual site characteristics here that are unlike those found elsewhere in the region where similar soils are present. No special construction methods or procedures seem necessary.
BdC		



NO.	DATE	DESCRIPTION	BY
	4/3/23	FIELD CHANGE; UG-5 PIPE	SRR
	3/24/23	FOR RECORDING/CFA APPROVAL	SRR
	2/28/23	REVISED PER CFA & CONDITIONS OF APPROVAL	SRR
	10/6/22	REVISED PER CFA & REVIEW COMMENTS	SRR
	8/8/22	REVISED PER CFA & REVIEW COMMENTS	SRR

DESIGN :	GLM/SRR
DRAWN :	SRR
CHECKED :	JKM
DATE :	7/1/2022

PLANNING ENGINEERING SURVEYING
115 LIMEKILN RD., P.O. BOX 131
NEW CUMBERLAND, PA 17070
PHONE: 717-770-2500
FAX: 717-770-2400
WWW.ALPHACONINC.COM

ALPHA
ALPHA CONSULTING ENGINEERS INC.

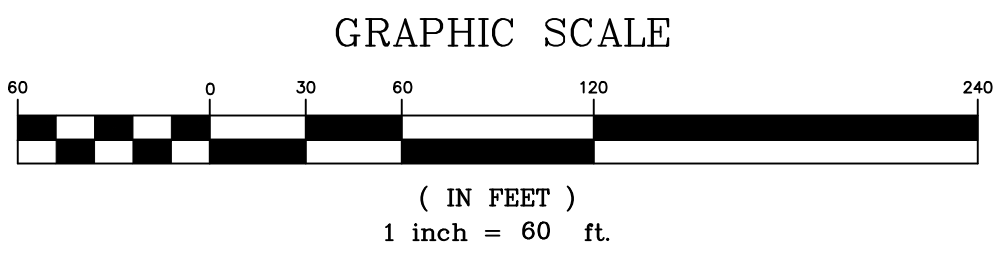
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SEAL

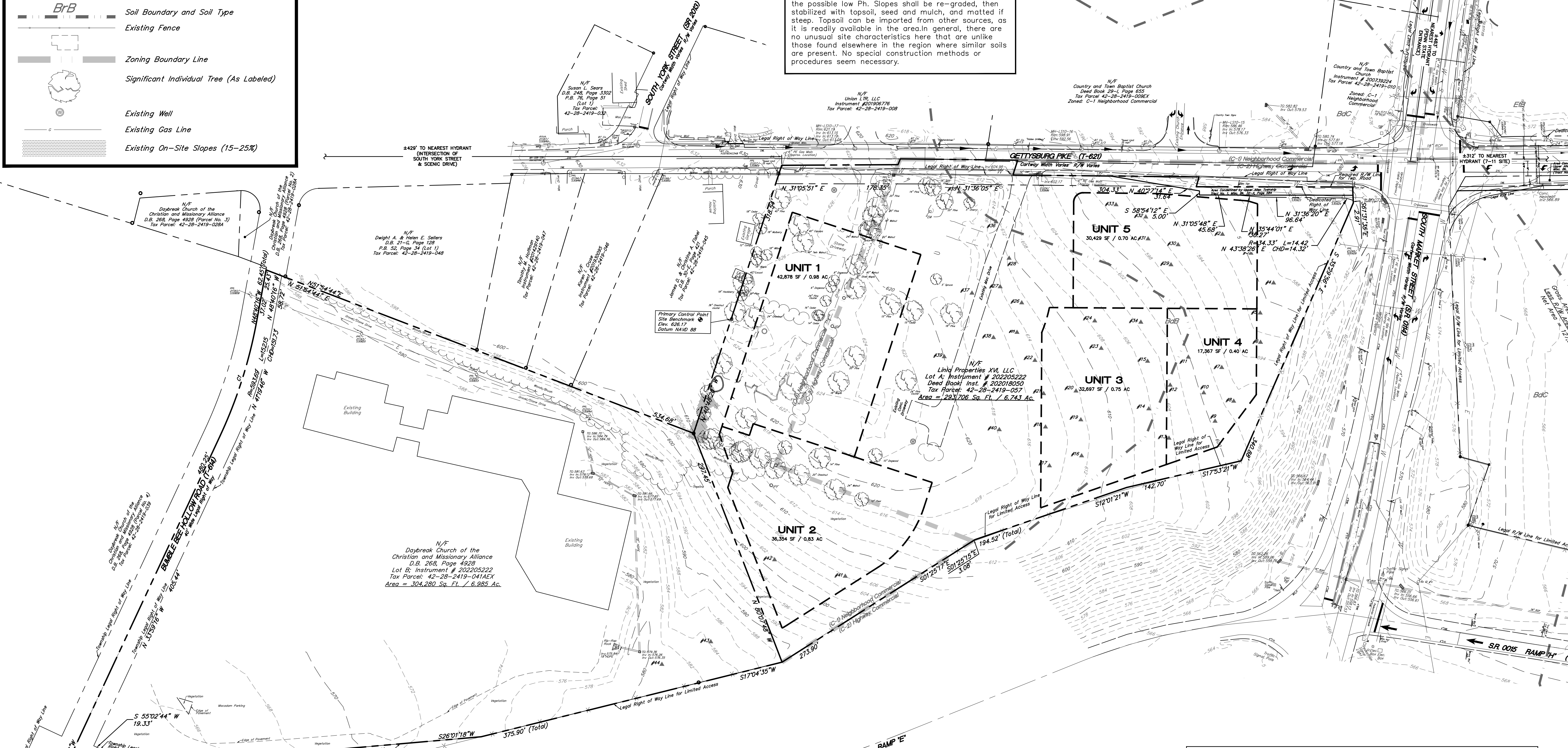
REVISED PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
EXISTING FEATURES PLAN









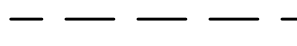
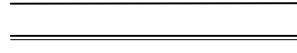
Chick-fil-e
AT THE MILLS AT SHEPHERDSTOWN CROSSING
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.	319566
SURVEY BOOK :	2/319566
SCALE :	1" = 60'
DWG :	2/319566.dwg
FILE :	2/319566.dwg
SHEET	2 of 17



NOTE: EXISTING CONDITIONS INDICATED ARE PRIOR TO CONSTRUCTION COMMENCING FOR THE MILLS AT SHEPHERDSTOWN CROSSING AS RECORDED IN INSTRUMENT #202205222.



LEGEND	
	Existing Property Line
	Existing Edge Of Pave
	Existing Curb
	PROPOSED RIGHT OF WAY LINE
	PROPOSED SETBACK LIN3
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED WALKING TRAIL
	REVISIONS TO RECORDED PLAN FOR UNITS 3 & 4
	REVISIONS REQUIRED FOR COMPLIANCE WITH IMPERVIOUS COVERAGE REQUIREMENTS


				DESIGN : GLM/SRR
				DRAWN : SRR
⚠	4/3/23	FIELD CHANGE; UG-5 PIPE	SRR	CHECKED : JKM
⚠	3/24/23	FOR RECORDING/CFA APPROVAL	SRR	DATE : 7/1/2022
⚠	2/28/23	REVISED PER CFA & APPROVAL	SRR	
	10/6/22	CONDITIONS OF APPROVAL	SRR	
		REVISED PER CFA & REVIEW	SRR	
	8/8/22	COMMENTS	SRR	
⚠		REVISED PER CFA & REVIEW	SRR	
		COMMENTS	SRR	
NO.	DATE	DESCRIPTION	BY	

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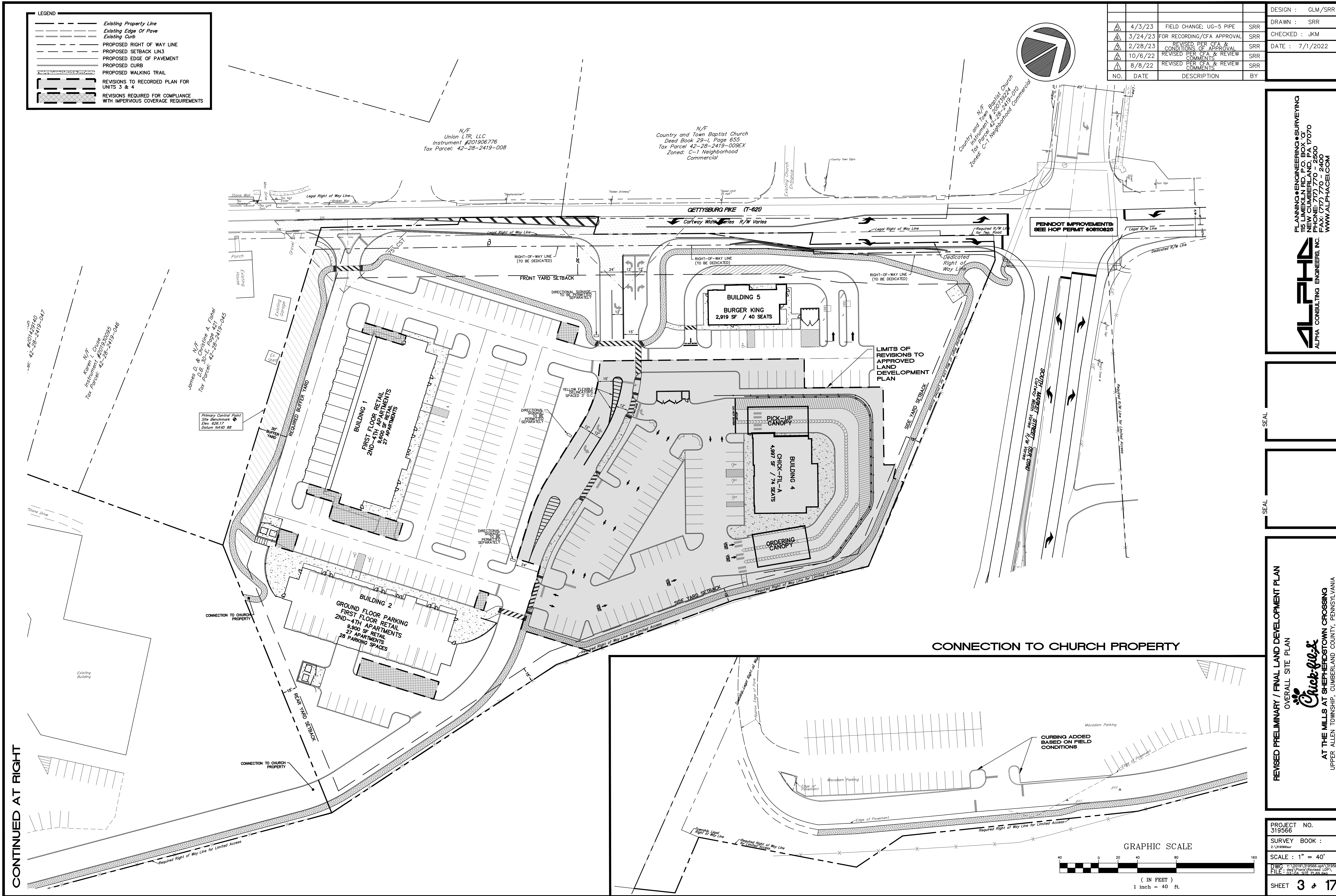
SEAL

SEAL

REVISED PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
OVERALL SITE PLAN

 AT THE MILLS AT SHEPHERDSTOWN CROSSING
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 319566
SURVEY BOOK : Z:\319566.sur
SCALE : 1" = 40'
DWG Y: \2019\319566.cph\319566.dwg FILE : 03-0A SITE PLAN.dwg
SHEET 3 of 17



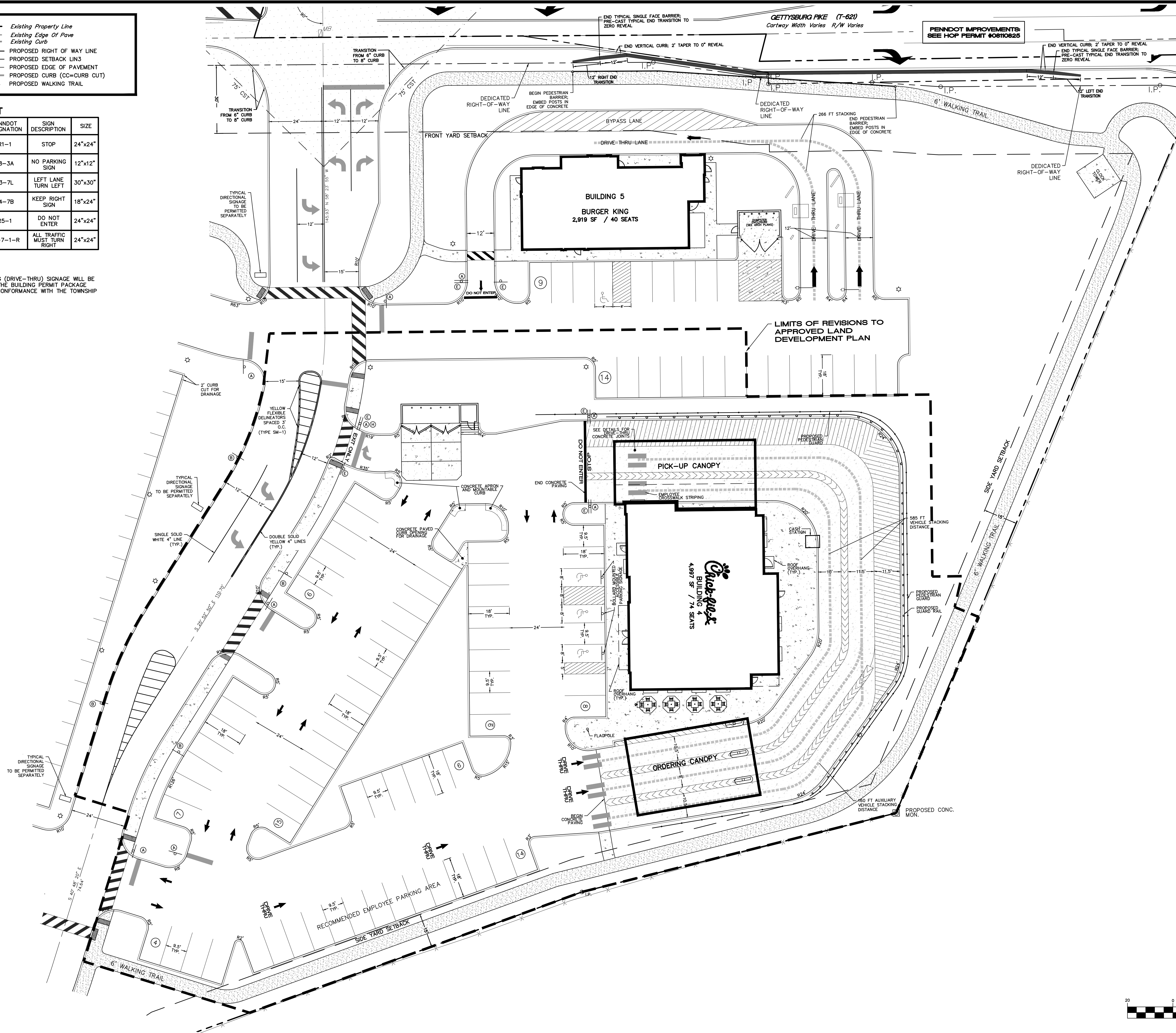
LEGEND

- Existing Property Line
- Existing Edge Of Pavement
- Existing Curb
- PROPOSED RIGHT OF WAY LINE
- PROPOSED SETBACK LINES
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB (CC=CURB CUT)
- PROPOSED WALKING TRAIL

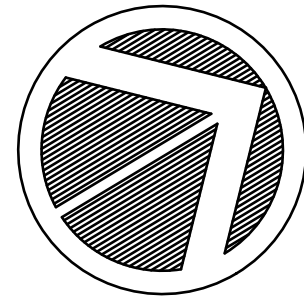
SIGN CHART

PLAN SYMBOL	PENNDOT DESIGNATION	SIGN DESCRIPTION	SIZE
(A)	R1-1	STOP	24"x24"
(B)	R8-3A	NO PARKING SIGN	12"x12"
(C)	R3-7L	LEFT LANE TURN LEFT	30"x30"
(D)	R4-7B	KEEP RIGHT SIGN	18"x24"
(E)	R5-1	DO NOT ENTER	24"x24"
(H)	R3-7-1-R	ALL TRAFFIC MUST TURN RIGHT	24"x24"

NOTE: WAYFINDING (DRIVE-THRU) SIGNAGE WILL BE SUBMITTED WITH THE BUILDING PERMIT PACKAGE AND WILL BE IN CONFORMANCE WITH THE TOWNSHIP ORDINANCES.



NO.	DATE	DESCRIPTION	BY
4/3/23		FIELD CHANGE: UG-5 PIPE	SRR
3/24/23		FOR RECORDING/CFA APPROVAL	SRR
2/28/23		REVISED PER CFA & CONDITIONS OF APPROVAL	SRR
10/6/22		REVISED PER CFA & REVIEW COMMENTS	SRR
8/8/22		REVISED PER CFA & REVIEW COMMENTS	SRR



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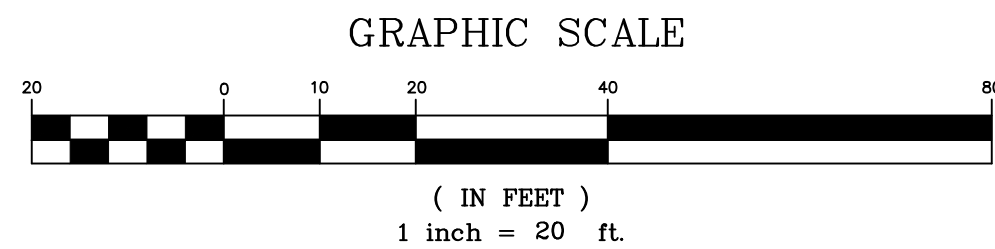
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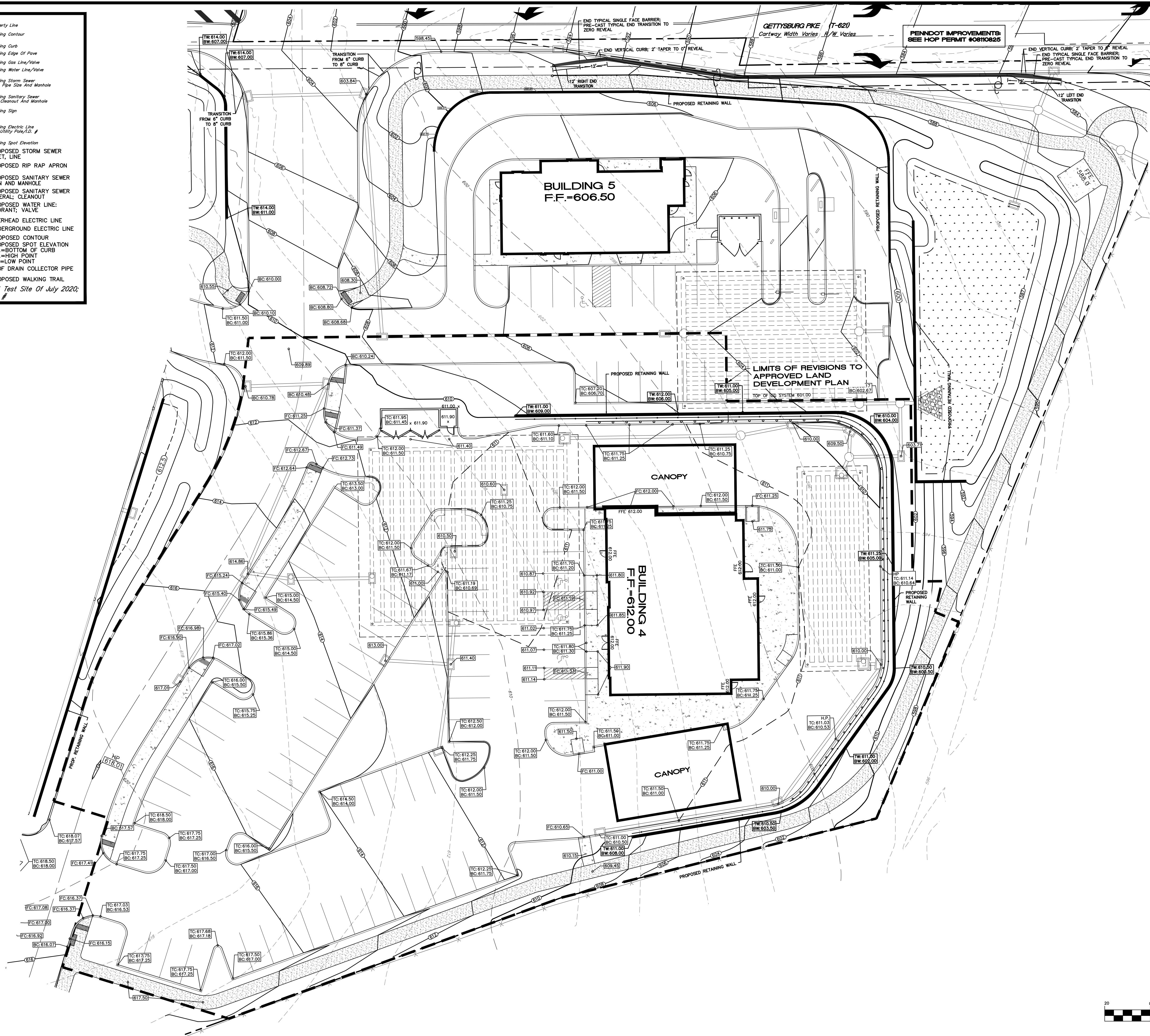
REVISED PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
SITE PLAN
Chick-fil-A
AT THE MILLS AT SHEPHERDSTOWN CROSSING
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
319556
SURVEY BOOK :
2/319556
SCALE : 1" = 20'
DWG : 3/2019/319556.dwg
FILE : 02-SITE PLAN.dwg
SHEET 4 of 17

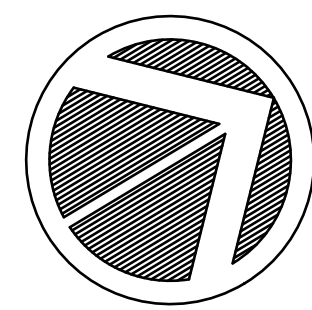


LEGEND

- Property Line
- Existing Contour
- Existing Edge Of Pavement
- Existing Gas Line/Valve
- Existing Water Line/Valve
- 18" CMP
- Existing Storm Sewer Inlet, Pipe Size And Manhole
- Existing Sanitary Sewer Line Cleanout And Manhole
- Existing Sign
- Existing Electric Line And Utility Pole/ID #
- PROPOSED STORM SEWER INLET, LINE
- PROPOSED RIP RAP APRON
- PROPOSED SANITARY SEWER MAIN AND MANHOLE
- PROPOSED SANITARY SEWER LATERAL, CLEANOUT
- PROPOSED WATER LINE: HYDRANT, VALVE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION B.G.=BOTTOM OF CURB H.P.=HIGH POINT L.P.=LOW POINT
- ROOF DRAIN COLLECTOR PIPE
- PROPOSED WALKING TRAIL
- Soil Test Site Of July 2020, I.D. #



NO.	DATE	DESCRIPTION	BY
4/3/23		FIELD CHANGE: UG-5 PIPE	SRR
3/24/23		FOR RECORDING/CFA APPROVAL	SRR
2/28/23		REVISED PER CFA & CONDITIONS OF APPROVAL	SRR
10/6/22		REVISED PER CFA & REVIEW COMMENTS	SRR
8/8/22		REVISED PER CFA & REVIEW COMMENTS	SRR



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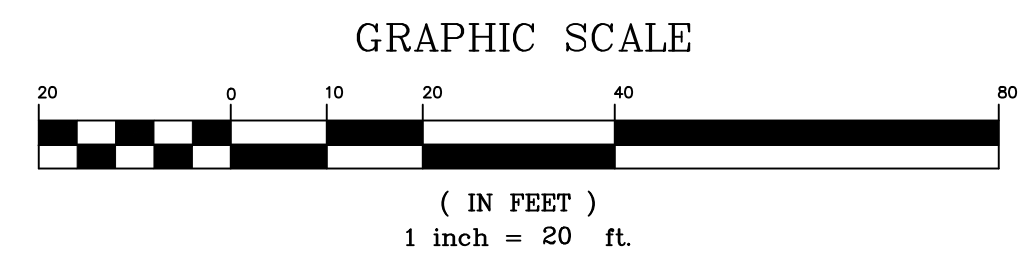
REVISED PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
GRADING PLAN

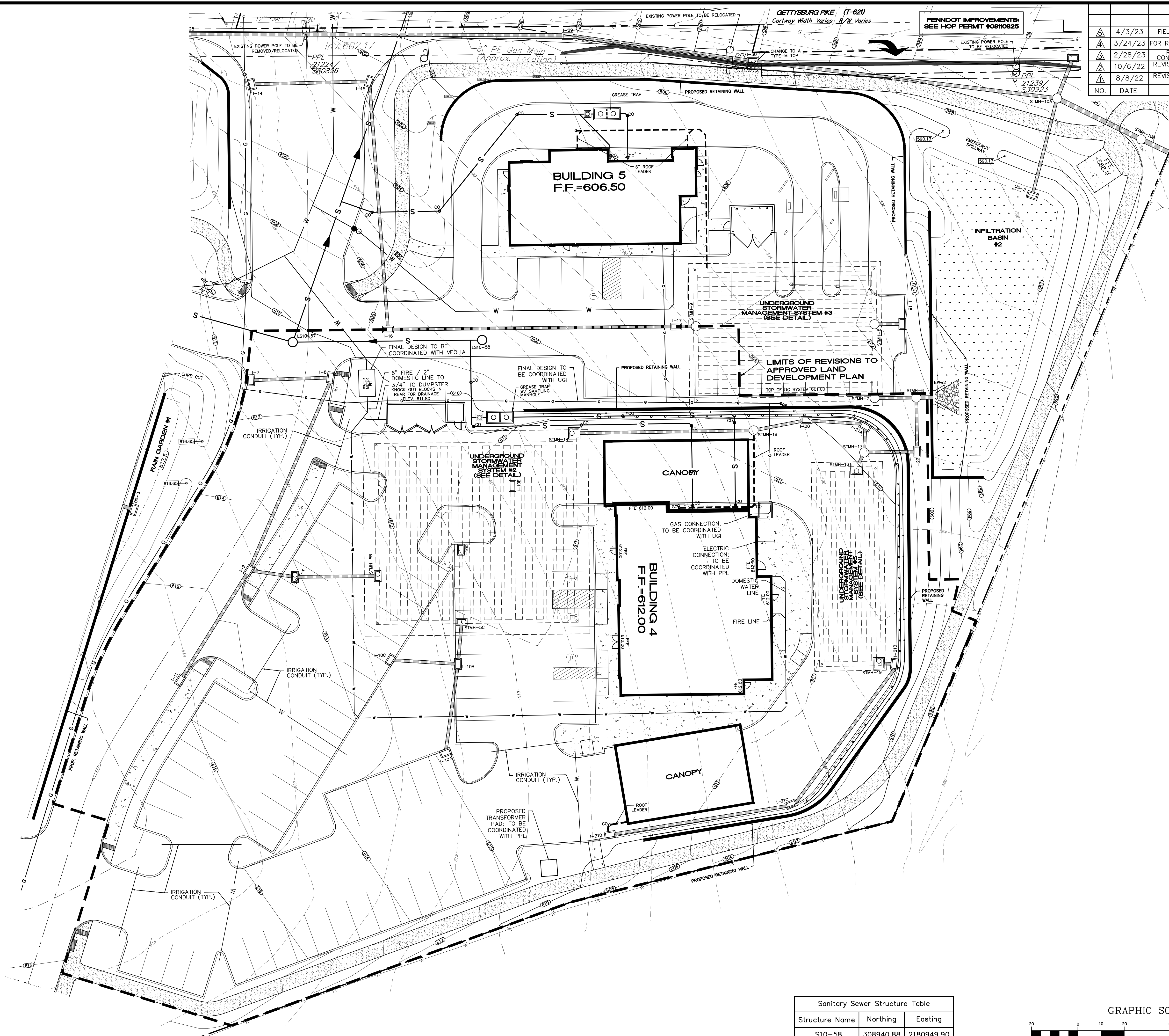


AT THE MILLS AT SHEPHERDSTOWN CROSSING
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

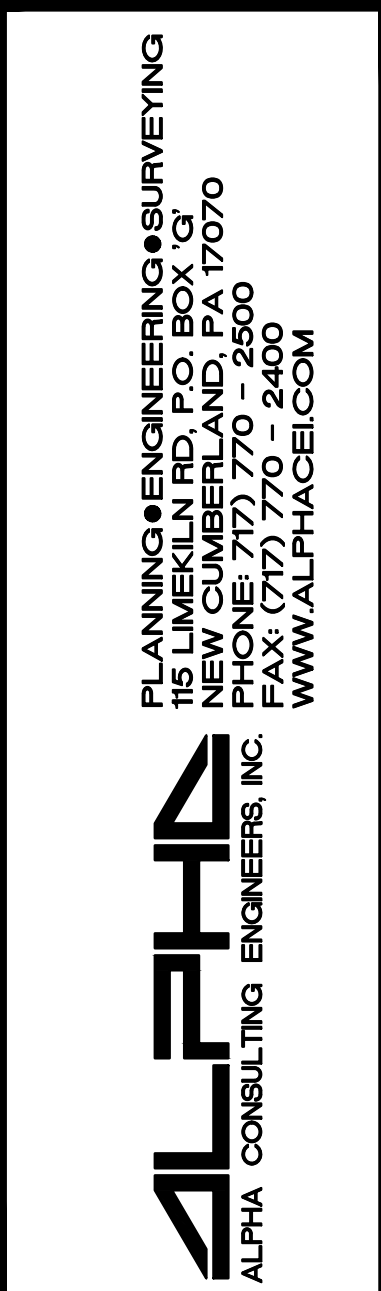
PROJECT NO.
319566
SURVEY BOOK :
2/319566
SCALE : 1" = 20'
DWG : 319566.dwg
FILE : 319566.dwg

SHEET 5 of 17





DESIGN :	GLM/SRR
DRAWN :	SRR
CHECKED :	JKM
DATE :	7/1/2022



PROJECT NO. 319566
SURVEY BOOK : Z:\319566sur
SCALE : 1" = 20'
DWG Y: \2019\319566.gph\319566\ FILE: dwg\Plans\Revised LDP\05-GRADING PLAN.dwg
SHEET 6 of 17

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND	
	Existing Property Line
	Existing Easement
	Existing 5' Contour
	Existing 1' Contour
	Existing Curb
	Existing Edge Of Pavement
	Existing Edge Of Stone
	Existing Edge Of Dirt Road
	Existing Utility Pole
	Existing Overhead Utility Line
	Existing Property Corners
	Existing Storm Sewer Line
	Existing Sanitary Sewer Line
	Existing Water Line
	Existing Gas Line
	Existing Underground Electric
	Existing Cable TV
	PROPOSED EDGE OF PAVEMENT
	PROPOSED CURB
	PROPOSED 5' CONTOUR
	PROPOSED 1' CONTOUR
	PROPOSED STORM SEWER
	PROPOSED SANITARY LATERAL
	TURFGRASS

NOTES:

- THIS PLAN REPRESENTS REQUIRED LANDSCAPING PER THE UPPER ALLEN TOWNSHIP CODIFIED ORDINANCES. THE OWNER/APPLICANT MAY INSTALL ADDITIONAL AND SUPPLEMENTAL LANDSCAPING AROUND THE BUILDINGS AND WITHIN THE LANDSCAPE AREAS.
- FOR ANY OF THE REQUIRED LANDSCAPING BELOW, THE DEVELOPER IS PERMITTED TO SUBSTITUTE SPECIES LISTED WITH OTHER OPTIONS, PROVIDED THEY ARE RECOMMENDED / ACCEPTABLE SPECIES LISTED IN THE TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, OR ARE OTHERWISE APPROVED BY THE TOWNSHIP.
- THIS PLAN REVISES THE PROPOSED LANDSCAPING WITHIN THE LIMITS OF LAND DEVELOPMENT PLAN REVISIONS. ALL OTHER LANDSCAPING OUTSIDE OF THIS AREA SHOULD BE INSTALLED PER THE APPROVED LAND DEVELOPMENT PLAN; INSTRUMENT # 202205222.

REQUIRED LANDSCAPING:

DUMPSTER SCREENING (BUILDING 3) :
DEVELOPER MAY CHOOSE ANY TREES FROM THE APPROVED LIST IN SECTION 220-5.13.B(3) OF THE UPPER ALLEN TWP SLD.O.

REQUIREMENT: ONE SHADE TREE PER 40 FEET OF VISIBILITY, ONE EVERGREEN TREE PER 5 FEET OF VISIBILITY & MINIMUM 6-FOOT HIGH SOLID ENCLOSURE.

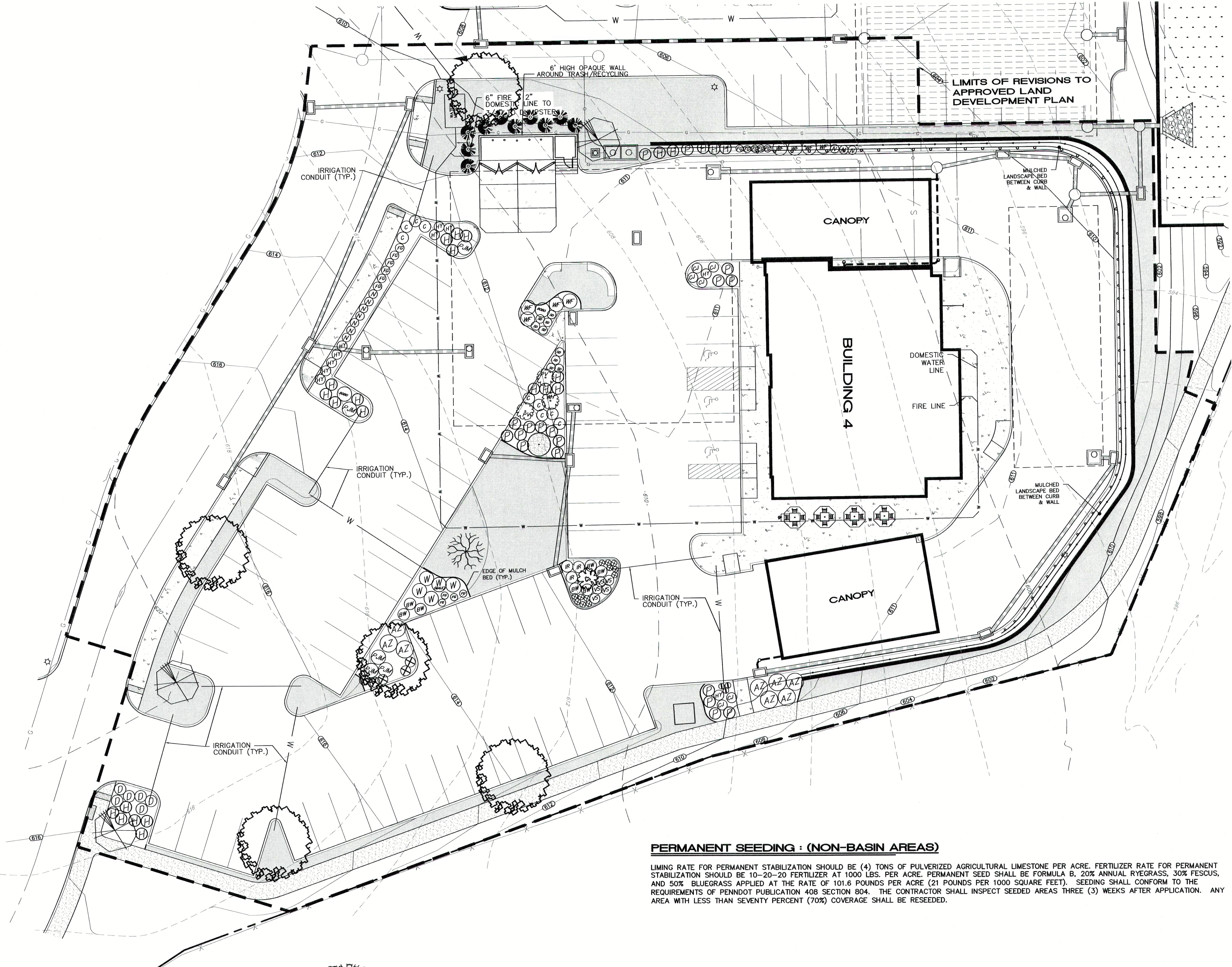
CALCULATION: 50 LF OF VISIBILITY; 1 SHADE TREE & 10 EVERGREEN TREES ARE REQUIRED; SEE LANDSCAPE SCHEDULE.

COMPLIANCE: 2 SHADE TREE (1- BLACK GUM, 1-REDBUD) & 10 EVERGREEN TREES & A 6' HIGH ENCLOSURE WALL/FENCE WITH GATE ARE PROVIDED; SEE LANDSCAPE SCHEDULE.

LANDSCAPE LEGEND:

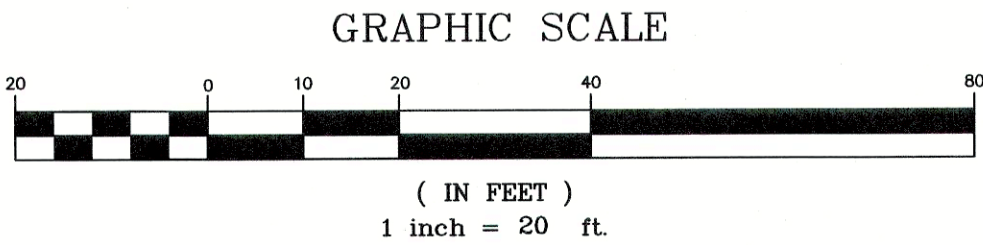
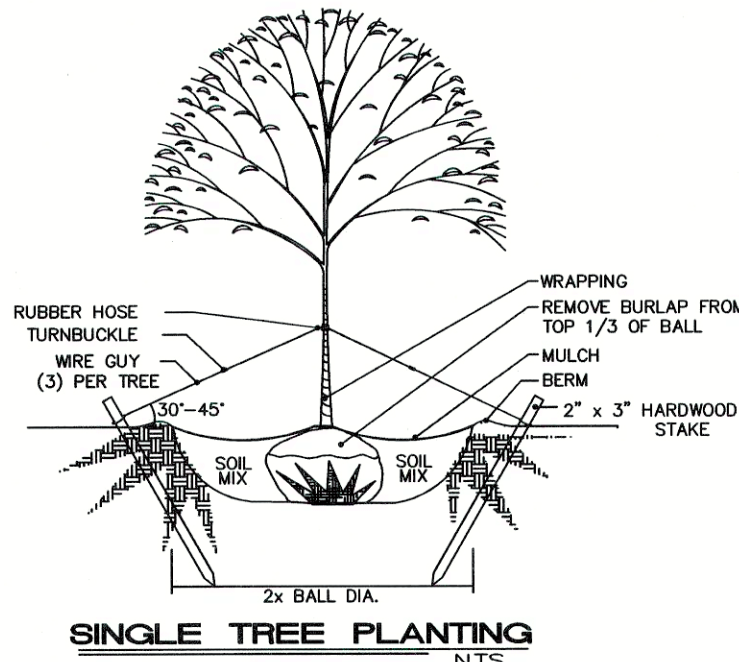
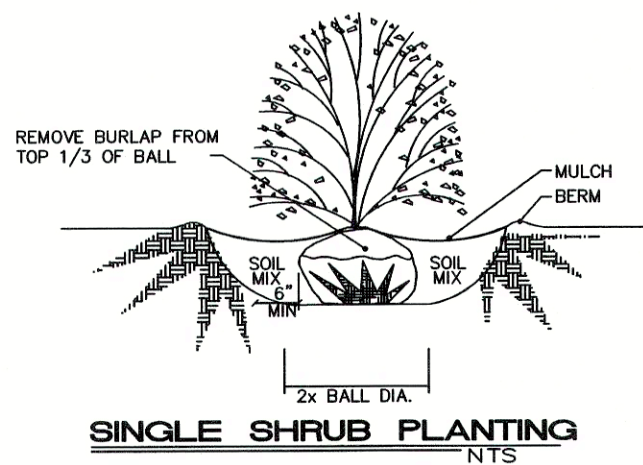
SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	NATIVE (IF X)	MIN. SIZE (AT PLANTING TIME)	SPACING	COMMENTS
TREES :							
	1	Paperbark Maple	Acer glabrum		1" Caliper	See Plan	Specimen Quality parking lot landscape island tree per Section 220-5.13.B(2).
	1	Star Magnolia	Magnolia stellata		4' - 5' High	See Plan	
	5	Black Gum	Nyssa sylvatica	x	1" Caliper	See Plan	Parking lot landscape island tree per SLD.O Section 220-5.13.B(2) & Dumpster shade tree per SLD.O section 220-5.13.B(1)(e).
	3	Forest Pansy Redbud	Cercis canadensis 'Forest Pansy'	x	1" Caliper	See Plan	Parking lot landscape island tree per SLD.O Section 220-5.13.B(2) & Dumpster shade tree per SLD.O section 220-5.13.B(1)(e).
	1	Young's Weeping Birch	Betula pendula 'Young's'	x	4' - 5' High	See Plan	Specimen Quality parking lot landscape island tree per Section 220-5.13.B(2).
	10	Dwarf Alberta Spruce	Picea glauca 'Conica'	x	30" High	6' O.C.	Dumpster evergreen tree/shrub per SLD.O section 220-5.13.B(1)(e).
SHRUBS :							
	18	Potentilla (cultivars acceptable)	Potentilla fruticosa 'Abbotswood' cultivars such as: 'Goldfinger' and/or 'Pink Beauty'		1 GAL. CONT.	4' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	24	Inkberry Holly (cultivars acceptable)	Ilex glabra 'Shamrock'	X	2 GAL. CONT.	4' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	2	Bobo Paricle Hydrangea	Hydrangea paniculata 'Bobo'	X	NO. 3 CONT.	SEE PLAN	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	6	Slender Deutzia	Deutzia gracilis 'Nikko'		NO. 2 CONT.	4' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	7	Green Velvet Boxwood	Buxus x 'Green Velvet'		NO. 3 CONT.	4' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	9	Bluebeard	Caryopteris x clandonensis 'First Choice'		NO. 2 CONT.	4' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	3	Incredibile Ruby Hydrangea	Hydrangea arborescens 'Invincible Ruby'		NO. 3 CONT.	3'-4' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	2	Prague Viburnum	Viburnum x pragensis		NO. 3 CONT.	8' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	4	Red Sprite Winterberry Holly	Ilex verticillata nana 'Red Sprite'	x	NO. 3 CONT.	4' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	1	Jim Dandy Winterberry Holly	Ilex verticillata 'Jim Dandy'	x	NO. 3 CONT.	4' O.C.	Male Pollinator; Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	5	Vigna Sweetpire	Itea virginica 'Little Henry'	x	NO. 3 CONT.	4' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	8	Compact Korean Azalea	Rhododendron yedoense var. poukhanense		NO. 3 CONT.	4'-5' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	5	P.J.M. Rhododendron	Rhododendron x P.J.M.		18"-24" HIGH / NO. 5 CONT.	5' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	6	Green Mound Juniper	Juniperus procumbens 'Nana'		NO. 2 CONT.	4' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	8	Spilled Wine Weigela	Weigela florida 'Spilled Wine' or 'Midnight Wine'		NO. 3 CONT.	4' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	10	St. John's Wort	Hypericum patulum 'Hidcote'		NO. 2 CONT.	4' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	1	Arnold Promise Witch Hazel	Hamamelis x intermedia 'Arnold Promise'	x	NO. 5 CONT.	See Plan	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
PERENNIALS + GROUNDCOVER :							
	10	Walker's Low Catmint	Nepeta x faassenii 'Walker's Low'		1 QT. CONT.	3' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	9	Stella de Oro Daylily	Hemerocallis x 'Stella de Oro'		1 QT. CONT.	3' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	18	Variegated Lily Turf	Liriope muscari 'Variegata'		1 QT. CONT.	2' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	14	Hameln Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'		1 QT. CONT.	4' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).
	3	Plumbago	Ceratostigma plumbaginoides		1 QT. CONT.	2' O.C.	Parking lot landscape islands per SLD.O Section 220-5.13.B(2).

- SHORT TERM MAINTENANCE :**
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING PLANTS DURING AND AFTER INSTALLATION UNTIL ACCEPTANCE OF PLANTINGS BY THE TOWNSHIP AND THE OWNER.
 - NEWLY INSTALLED PLANTINGS SHALL BE SELECTIVELY PRUNED IF NECESSARY TO PROVIDE A NEAT AND UNIFORM APPEARANCE. ANY DEAD OR BROKEN BRANCHES SHALL BE REMOVED. ALL NOTICEABLY DISEASED OR DAMAGED PLANTS SHALL BE REPLACED PRIOR TO FINAL ACCEPTANCE.
 - NEW GRASS AREAS SHALL ALSO BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE.
 - ALL GUYING AND STAKING TO BE MAINTAINED REGULARLY FOR A MINIMUM OF ONE YEAR FROM PLANTING.
 - GRASS AREAS SHALL BE WATERED ONCE A WEEK DURING DRY PERIODS OF THE FIRST GROWING SEASON TO ESTABLISH A HEALTHY TURF. WATER DURING THE EARLY PART OF THE DAY TO AN EVEN SATURATION OF ONE INCH.
 - NEWLY PLANTED TREES AND SHRUBS SHALL BE WATERED REGULARLY DURING DRY PERIODS TO COMPLETELY SATURATE THE ROOT BALL DURING THE FIRST GROWING SEASON.
 - DISEASE, INSECT AND WEED CONTROL AND PREVENTION TO BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR NEWLY PLANTED LANDSCAPES DURING THE FIRST SEASON.
 - ANY TREE OR SHRUB WHICH DIES WITHIN 18 MONTHS OF PLANTING SHALL BE REPLACED. ANY TREE OR SHRUB WHICH, WITHIN 18 MONTHS OF PLANTING OR REPLANTING, IS DEEMED, IN THE OPINION OF THE TOWNSHIP, NOT TO HAVE SURVIVED OR TO HAVE GROWN IN A MANNER UNCHARACTERISTIC OF ITS TYPE SHALL BE REPLACED. SUBSTITUTIONS FOR CERTAIN SPECIES OF PLANTS MAY BE MADE ONLY WHEN APPROVED BY THE TOWNSHIP.
- LONG TERM MAINTENANCE :**
- ANNUAL LANDSCAPE MAINTENANCE SHALL BE PERFORMED BY QUALIFIED INDIVIDUALS KNOWLEDGEABLE IN PRUNING TECHNIQUES, FERTILIZER APPLICATION, PEST CONTROL AND LAWN CARE.
 - THE OWNER SHALL BE RESPONSIBLE FOR REGULAR MOWING OF ALL GRASS AREAS.
 - ANY PLANTINGS SHOWN ON THE APPROVED PLAN WHICH DOES NOT SURVIVE OR IS DAMAGED SHALL BE REPLACED IN KIND BY THE OWNER WITHIN A SIX MONTH PERIOD.



PERMANENT SEEDING : (NON-BASIN AREAS)

LIMING RATE FOR PERMANENT STABILIZATION SHOULD BE (4) TONS OF PULVERIZED AGRICULTURAL LIMESTONE PER ACRE. FERTILIZER RATE FOR PERMANENT STABILIZATION SHOULD BE 10-20-20 FERTILIZER AT 1000 LBS. PER ACRE. PERMANENT SEED SHALL BE FORMULA B, 20% ANNUAL RYEGRASS, 30% FESCUE, AND 50% BLUEGRASS APPLIED AT THE RATE OF 101.8 POUNDS PER ACRE (21 POUNDS PER 1000 SQUARE FEET). SEEDING SHALL CONFORM TO THE REQUIREMENTS OF PENNDOT PUBLICATION 408 SECTION 804. THE CONTRACTOR SHALL INSPECT SEEDED AREAS THREE (3) WEEKS AFTER APPLICATION. ANY AREA WITH LESS THAN SEVENTY PERCENT (70%) COVERAGE SHALL BE RESEDED.

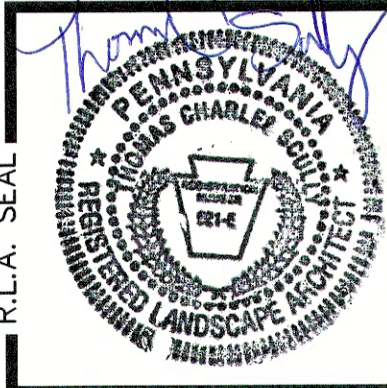


				DESIGN : GLM/SRR
	4/3/23	FIELD CHANGE; UG-5 PIPE	SRR	DRAWN : SRR
	3/24/23	FOR RECORDING/CFA APPROVAL	SRR	CHECKED : JKM
	2/28/23	REVISED PER CFA & CONDITIONS OF APPROVAL	SRR	DATE : 7/1/2022
	10/6/22	REVISED PER CFA & REVIEW COMMENTS	SRR	
	8/8/22	REVISED PER CFA & REVIEW COMMENTS	SRR	
NO.	DATE	DESCRIPTION	BY	

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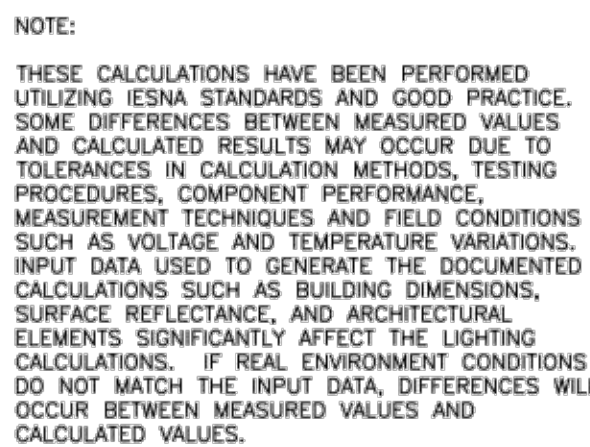
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REVISED PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
LANDSCAPE PLAN

Chick-lee
AT THE MILLS AT SHEPHERDSTOWN CROSSING
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
319566
SURVEY BOOK :
2\319566sur
SCALE : 1" = 40'
DWG : 1\2019\319566.dwg\319566.dwg
FILE : 07-LANDSCAPE.dwg
SHEET **7** of **17**



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DATE:	03.31.22
DRAWN BY:	GUM
CHECKED BY:	SPL
PROJECT #:	21003

DATE:				1/11/22	
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CHECKED : BARRY ISETT
DATE : 3/24/2023

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LOSSING PENNSYLVANIA

FINAL LAND DEVELOPMENT
SCHEDULING PLAN

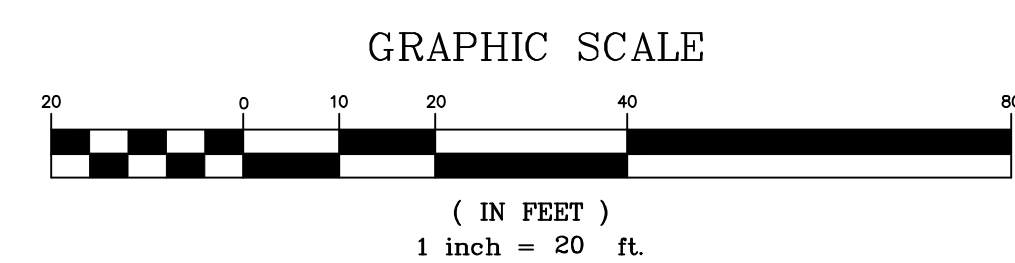
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UPPER ALLEN TOWNSHIP

PROJECT NO.
319566

SURVEY BOOK :
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SHEET 0 8 17



DESIGN :	GLM/SRR
DRAWN :	SRR
CHECKED :	JKM
DATE :	7/1/2022

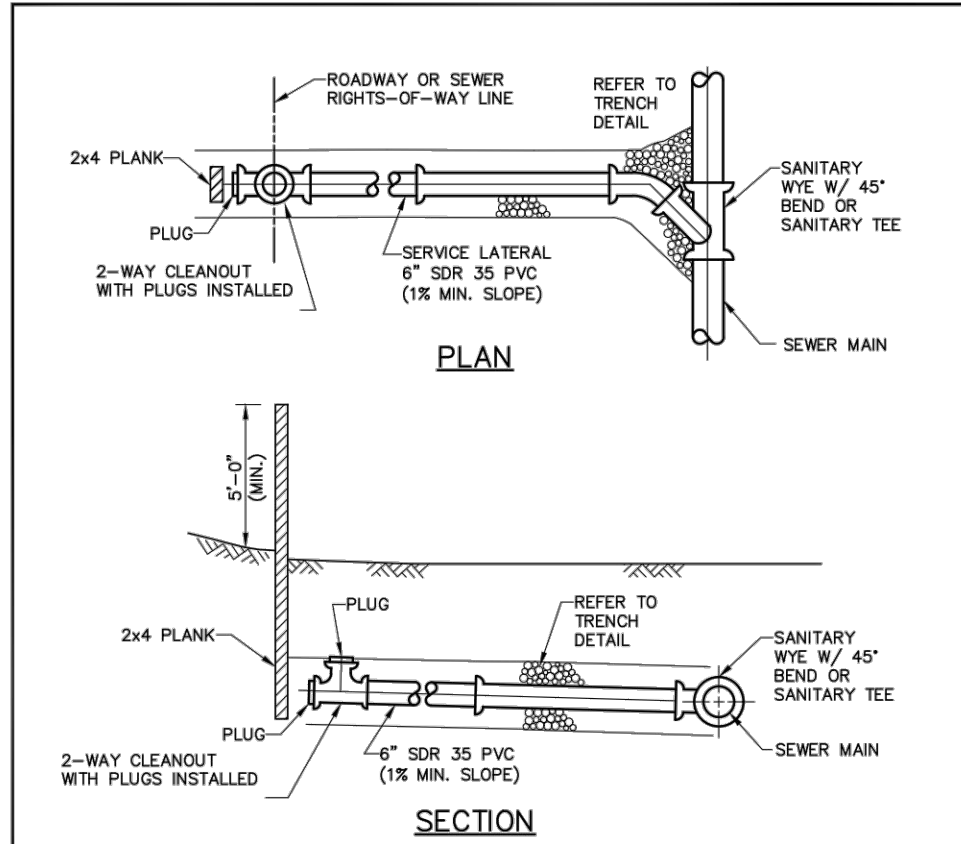


PIPE LENGTH SHOWN ON THE PROFILE REPRESENTS DISTANCE FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. PIPE SLOPE SHOWN ON THE PROFILE IS CALCULATED BASED ON THE DISTANCE FROM INSIDE FACE OF MANHOLE TO INSIDE FACE OF MANHOLE.

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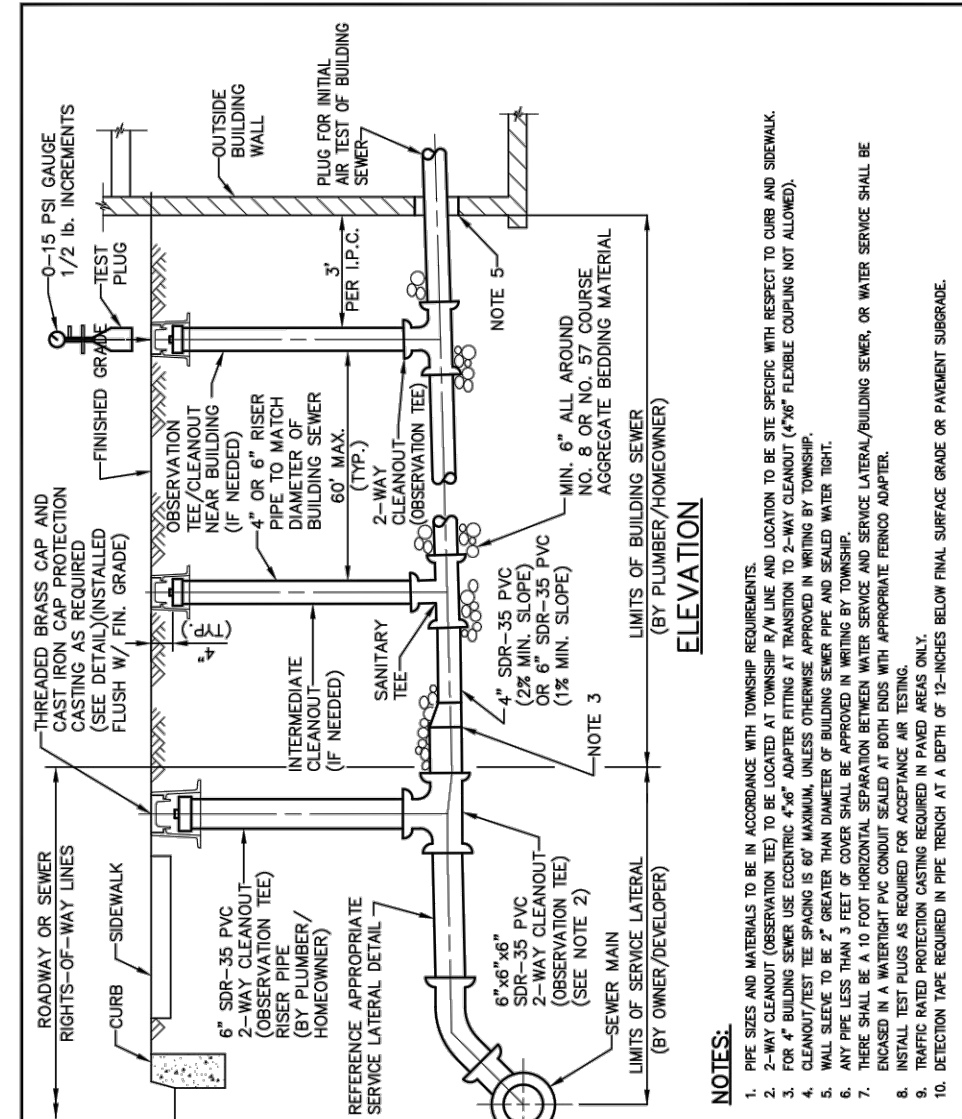
Chick-fil-E

SHEET 10 of 17

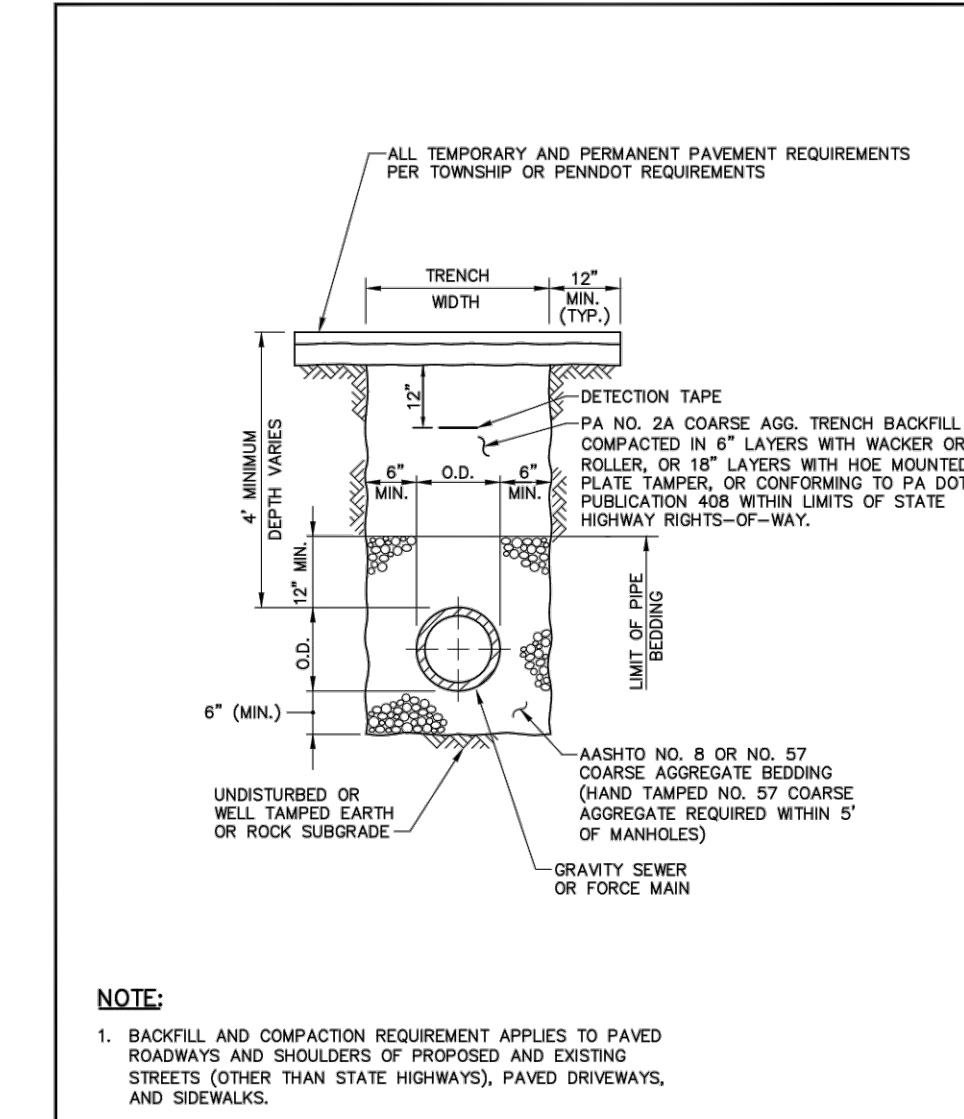


- NOTES:**
- 2-WAY CLEANOUT NOT TO BE LOCATED IN SIDEWALK OR BENEATH OTHER CURB LINE UTILITIES.
 - THERE SHALL BE A 10 FOOT HORIZONTAL SEPARATION BETWEEN THE WATER SERVICE AND THE SERVICE LATERAL/BUILDING SEWER.
 - 2-WAY CLEANOUT TO BE LOCATED ON TOWNSHIP R/W LINE AND LOCATION TO BE SITE SPECIFIC WITH RESPECT TO CURB AND SIDEWALK.
 - WHERE 2-WAY CLEANOUT IS NOT REQUIRED, SERVICE CONNECTION SHALL BE EXTENDED TO THE RIGHTS-OF-WAY LINE AND PLUGGED.
 - DETECTION TAPE REQUIRED IN PIPE TRENCH AT A DEPTH OF NO MORE THAN 12-INCHES BELOW FINAL SURFACE GRADE OR PAVEMENT SUBGRADE.
 - 2-WAY CLEANOUTS MAY ALSO BE USED FOR TESTING AND OBSERVATION.

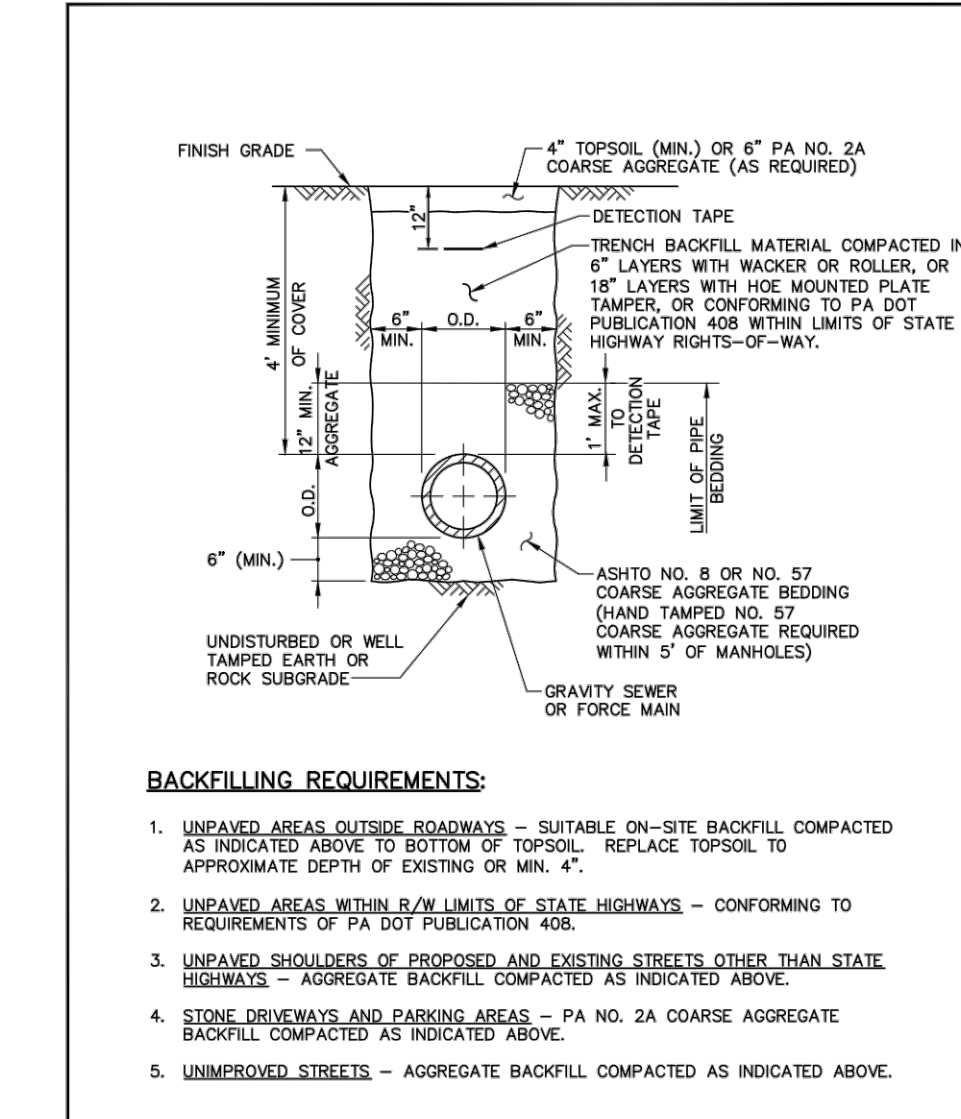
STANDARD DETAILS	DATE	REVISIONS
SERVICE LATERAL - SHALLOW SEWER	3/09	DWG. CREATED
	12/13	DWG. UPDATED
	1/17	DWG. NOTE REVISIONS
UPPER ALLEN TOWNSHIP	DWG. NO. LAT-1	SCALE NO SCALE



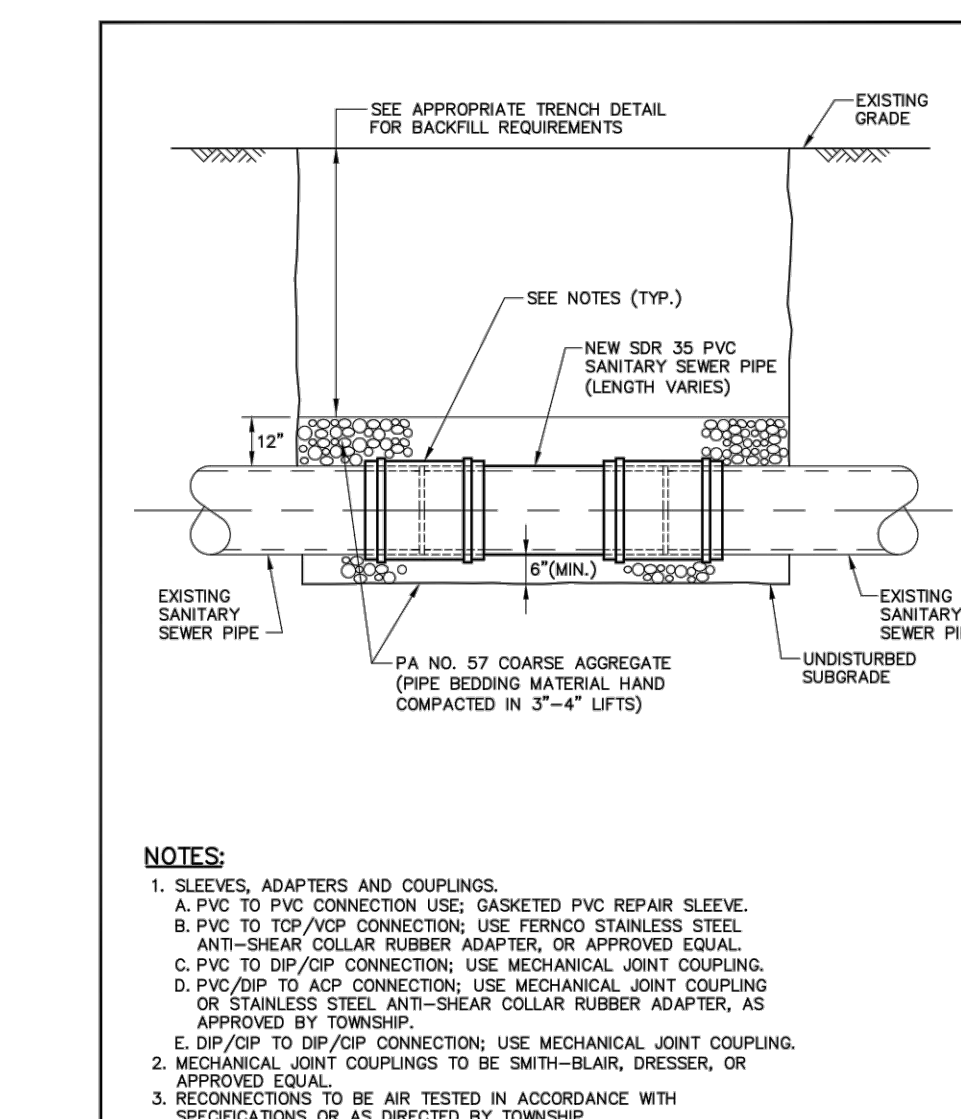
STANDARD DETAILS	DATE	REVISIONS
BUILDING SEWER DETAIL	3/09	DWG. CREATED
	12/13	DWG. UPDATED
	1/17	DWG. NOTE REVISIONS
UPPER ALLEN TOWNSHIP	DWG. NO. LAT-2	SCALE NO SCALE



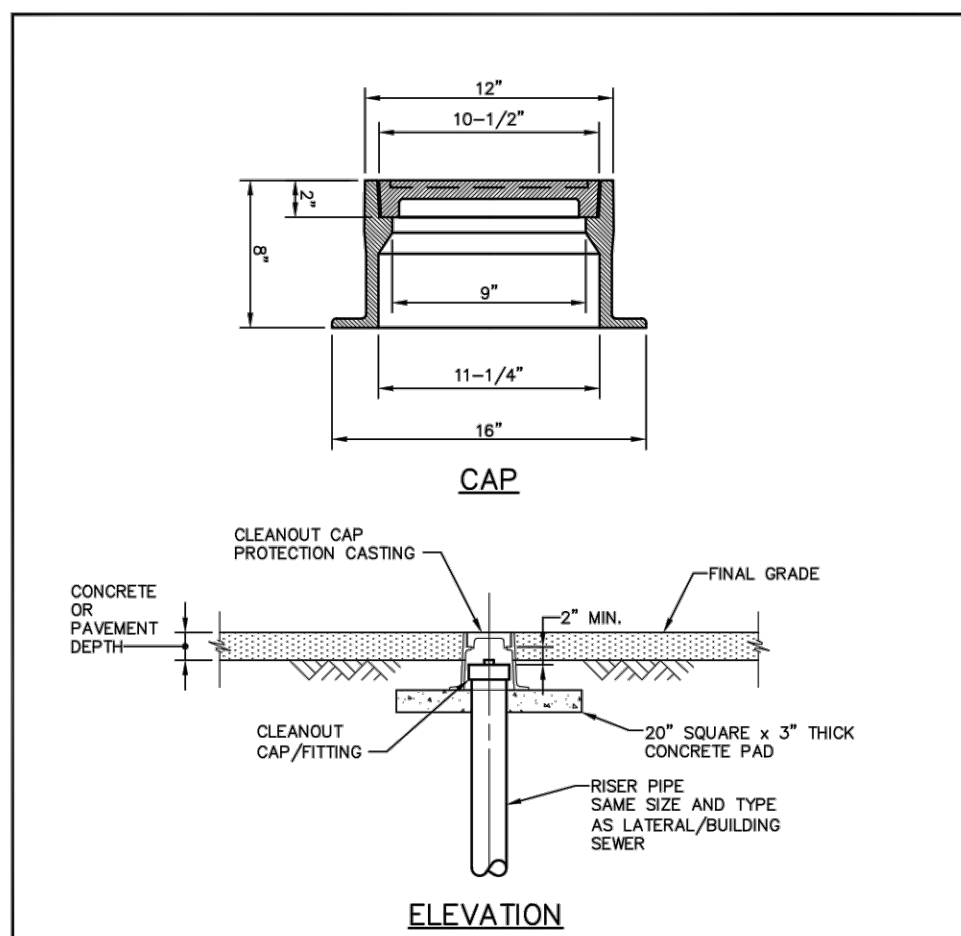
STANDARD DETAILS	DATE	REVISIONS
TRENCH BACKFILL DETAIL IN PAVED AREAS	3/09	DWG. CREATED
	12/13	DWG. UPDATED
	1/17	DWG. NOTE REVISIONS
UPPER ALLEN TOWNSHIP	DWG. NO. TR-1	SCALE NO SCALE



STANDARD DETAILS	DATE	REVISIONS
TRENCH BACKFILL DETAIL IN UNPAVED AREAS	3/09	DWG. CREATED
	12/13	DWG. UPDATED
	1/17	DWG. NOTE REVISIONS
UPPER ALLEN TOWNSHIP	DWG. NO. TR-2	SCALE NO SCALE

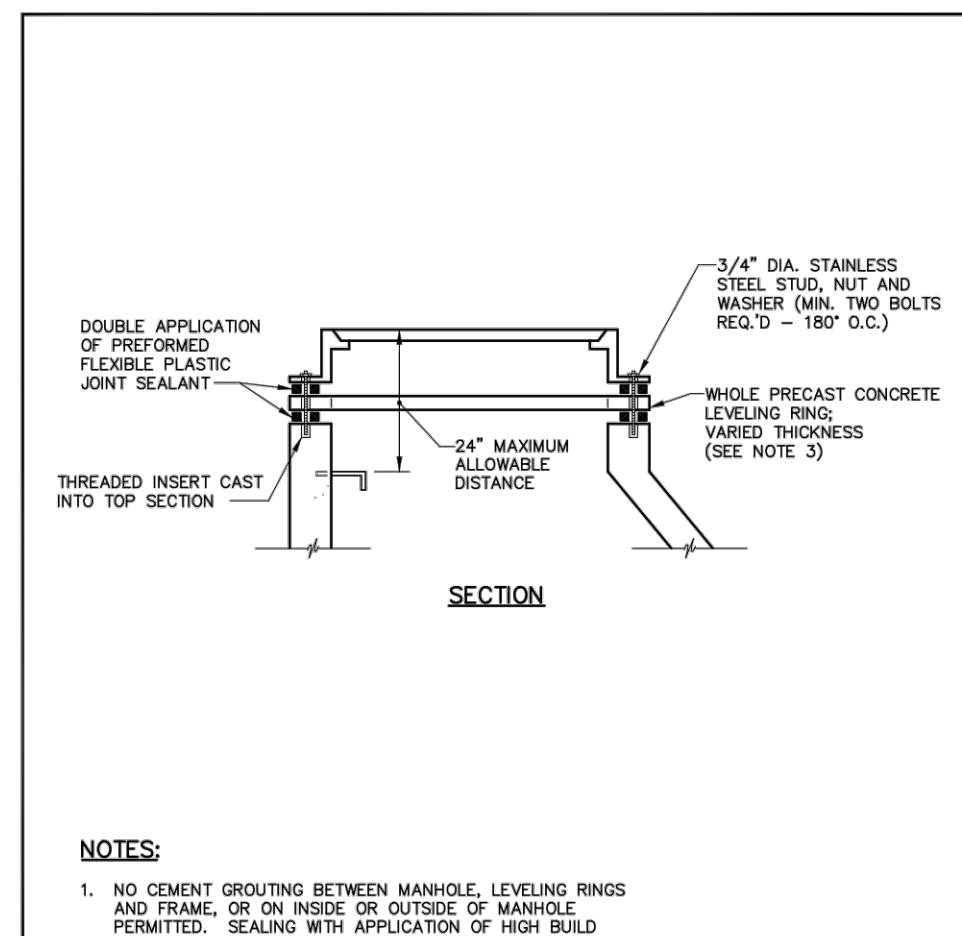


STANDARD DETAILS	DATE	REVISIONS
PIPE REPAIR/RECONNECTION DETAIL	3/09	DWG. CREATED
	12/13	DWG. UPDATED
	1/17	DWG. NOTE REVISIONS
UPPER ALLEN TOWNSHIP	DWG. NO. SEW-2	SCALE NO SCALE



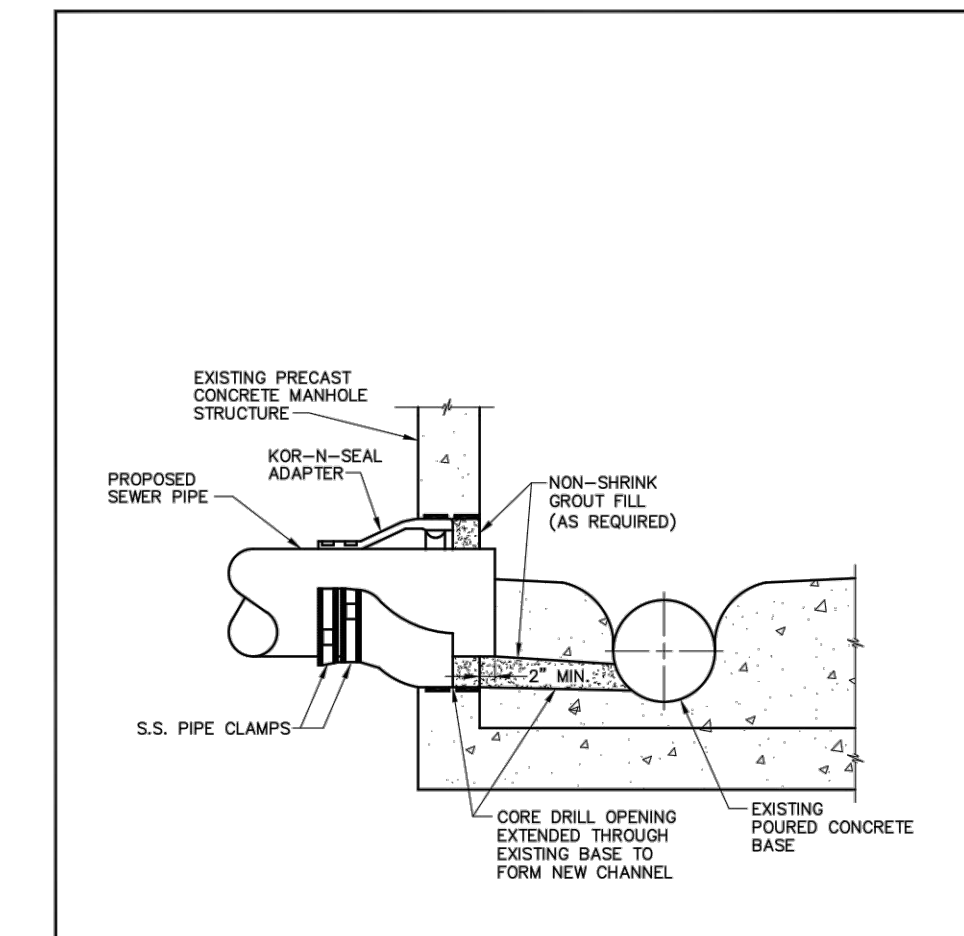
- NOTES:**
- CASTING FRAME AND COVER SHALL BE HEAVY DUTY WITH "5" MARKING ON COVER. (EAST JORDAN IRON WORKS CATALOG NO. 1565, OR APPROVED EQUAL.)

STANDARD DETAILS	DATE	REVISIONS
CAP PROTECTION CASTING FOR CLEANOUT COVER IN VEHICULAR TRAFFIC AREAS	3/09	DWG. CREATED
	1/17	INTS/NOTE REVISIONS
UPPER ALLEN TOWNSHIP	DWG. NO. LAT-8	SCALE NO SCALE



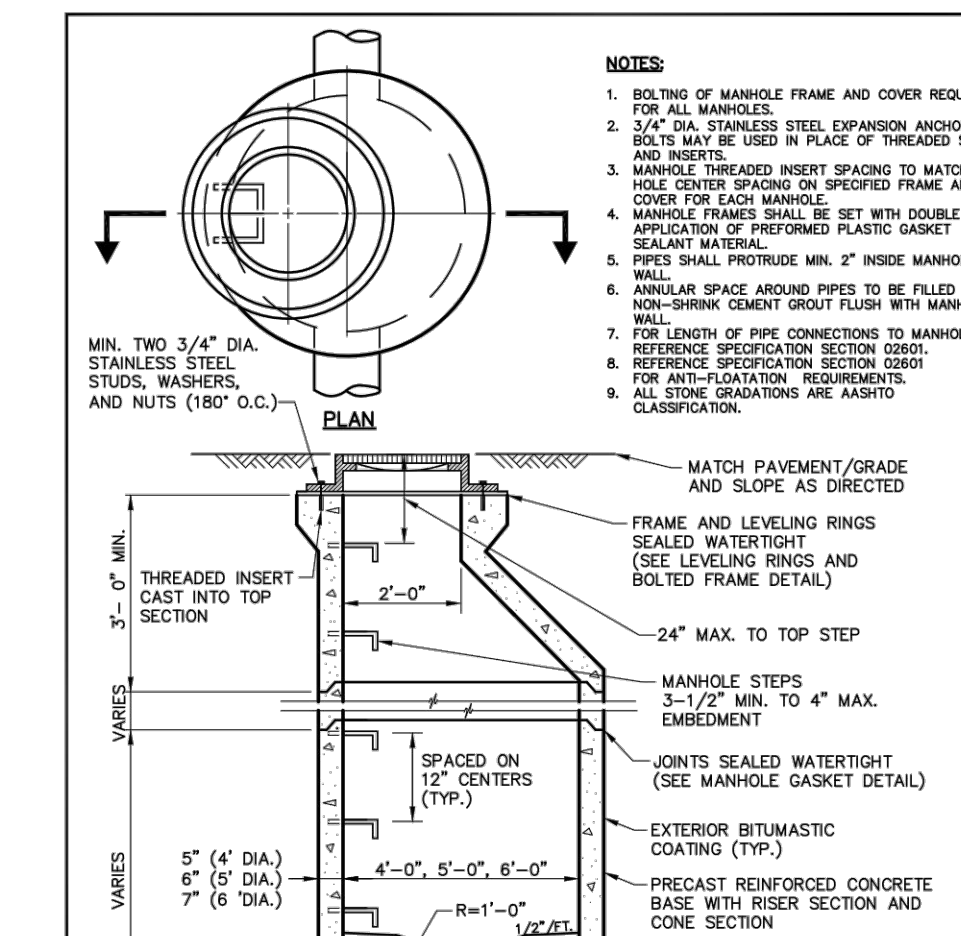
- NOTES:**
- NO CEMENT GROUTING BETWEEN MANHOLE, LEVELING RINGS AND FRAME, OR ON INSIDE OR OUTSIDE OF MANHOLE. PERMITTED: SEALING WITH APPLICATION OF HIGH BUILD EPOXY COATING PERMITTED (SIKA GUARD 62 OR APPROVED EQUAL).
 - RUBBER ADJUSTMENT RISERS PERMITTED FOR PAVED AREAS AND MAY BE PARTIALLY FOR STREET GRADE ADJUSTMENT.
 - 3/4" DIA. STAINLESS STEEL EXPANSION ANCHOR BOLTS MAY BE USED IN PLACE OF THREADED STUDS AND INSERTS.

STANDARD DETAILS	DATE	REVISIONS
LEVELING RINGS AND BOLTED FRAME DETAILS	3/09	DWG. CREATED
	12/13	DWG. UPDATED
	1/17	DWG. NOTE REVISIONS
UPPER ALLEN TOWNSHIP	DWG. NO. MH-9	SCALE NO SCALE



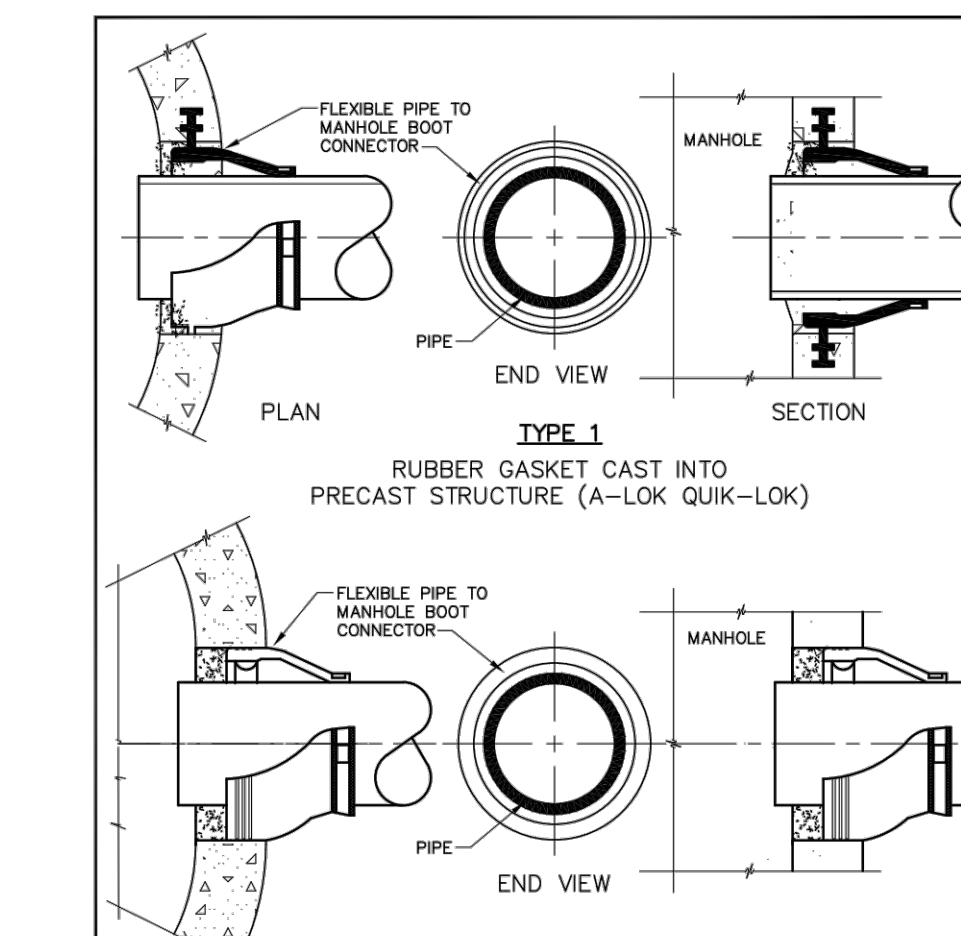
- NOTE:**
- NEW PIPE CHANNEL RECONSTRUCTION IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
 - NON-SHRINK CEMENT GROUT MUST CONTAIN TYPE II PORTLAND CEMENT FOR SULFATE RESISTANCE.

STANDARD DETAILS	DATE	REVISIONS
CONNECTION TO EXISTING MANHOLE	3/09	DWG. CREATED
	12/13	DWG. UPDATED
	1/17	DWG. NOTE REVISIONS
UPPER ALLEN TOWNSHIP	DWG. NO. MH-12	SCALE NO SCALE



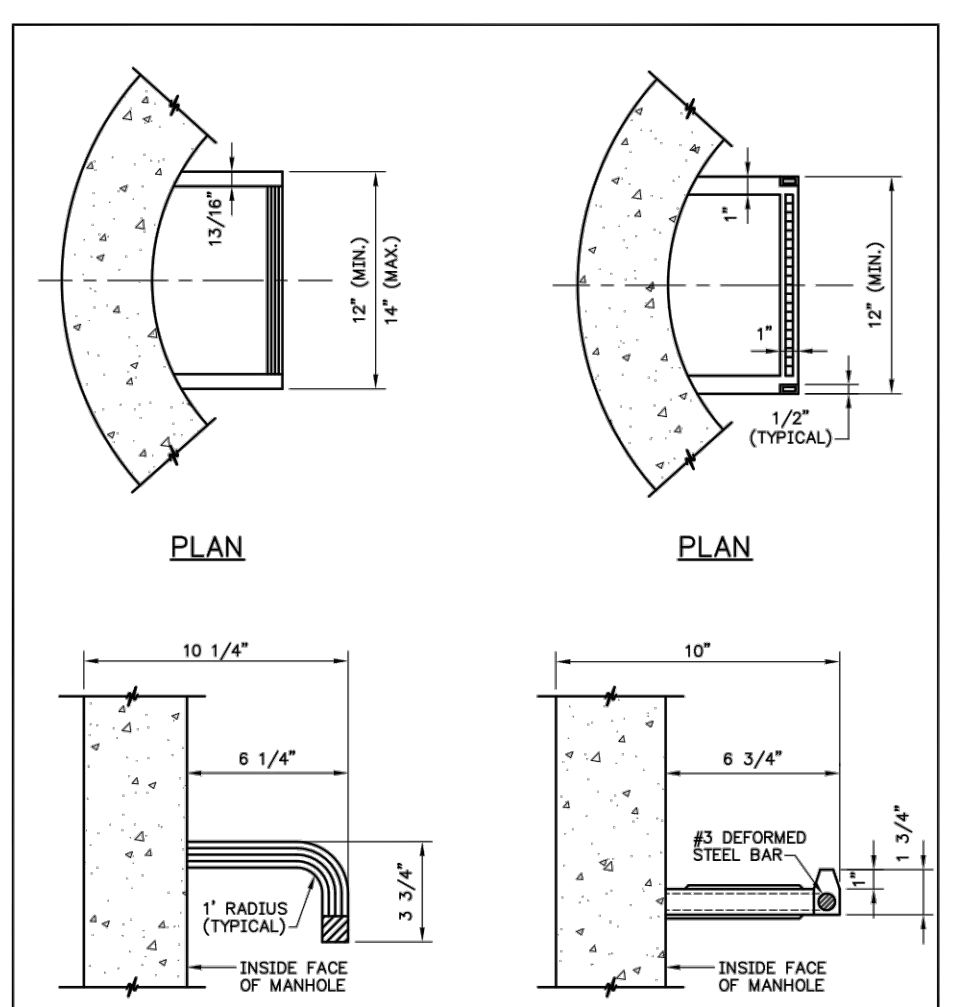
- NOTES:**
- ROUTING OF MANHOLE FRAME AND COVER REQUIRED FOR ALL MANHOLES.
 - 3/4" DIA. STAINLESS STEEL EXPANSION ANCHOR BOLTS MAY BE USED IN PLACE OF THREADED STUDS AND INSERTS.
 - NON-SHRINK CEMENT GROUT MUST CONTAIN TYPE II PORTLAND CEMENT FOR SULFATE RESISTANCE.
 - MANHOLE FRAMES SHALL BE SET WITH DOUBLE APPLICATION OF PREFORMED PLASTIC GASKET SEALANT MATERIAL.
 - PIPS SHALL PROTRUDE MIN. 2" INSIDE MANHOLE.
 - ANNUAL SPACE AROUND PIPES TO BE FILLED WITH NON-SHRINK CEMENT GROUT WITH MANHOLE.
 - FOR LENGTH OF PIPE CONNECTIONS TO MANHOLES, REFER TO SPECIFICATION SECTION 05050.
 - REFERENCE SPECIFICATION SECTION 05050 FOR ANTI-FLOATION REQUIREMENTS.
 - ALL STONE GRADATIONS ARE AASHTO CLASSIFICATION.

STANDARD DETAILS	DATE	REVISIONS
STANDARD PRECAST CONCRETE MANHOLE WITH PRECAST CONCRETE BASE	3/09	DWG. CREATED
	12/13	DWG. UPDATED
	1/17	DWG. NOTE REVISIONS
UPPER ALLEN TOWNSHIP	DWG. NO. MH-4	SCALE NO SCALE



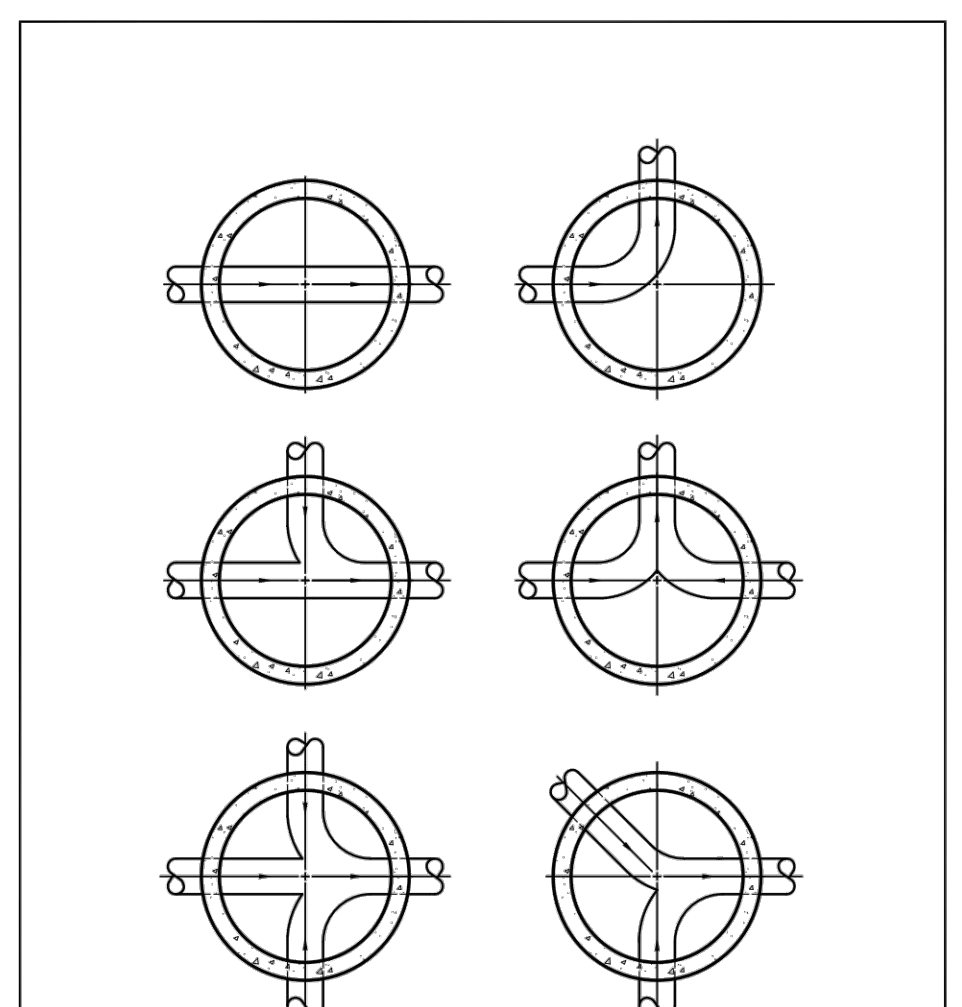
- NOTE:**
- AFTER PIPE-TO-MANHOLE INSTALLATION, SEAL ANNUAL SPACE AROUND PIPE ON INSIDE OF MANHOLE WITH TYPE B NON-SHRINK CEMENT GROUT. (TYP. OF ALL CONNECTIONS).

STANDARD DETAILS	DATE	REVISIONS
MANHOLE PIPE GASKETS	3/09	DWG. CREATED
	12/13	DWG. UPDATED
	1/17	DWG. NOTE REVISIONS
UPPER ALLEN TOWNSHIP	DWG. NO. MH-13	SCALE NO SCALE



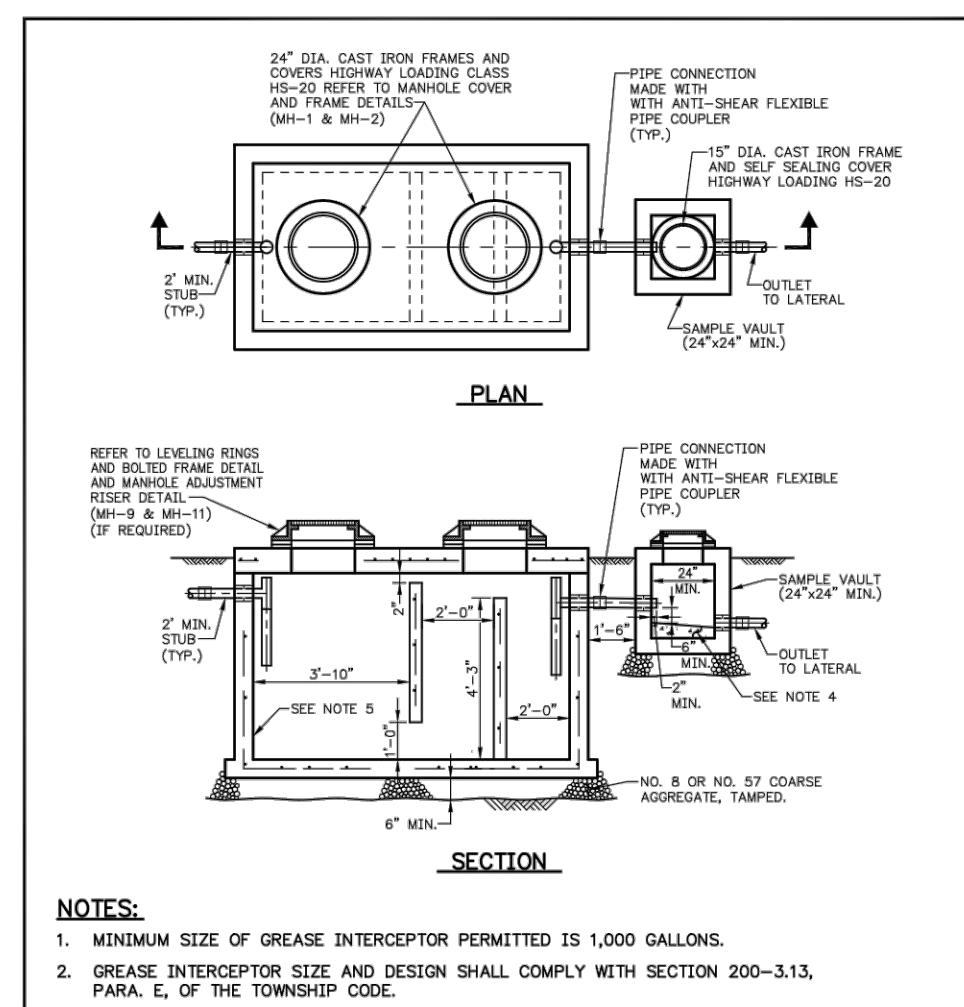
- SECTIONAL ELEVATION ALUMINUM**
- SECTIONAL ELEVATION REINFORCED PLASTIC**

STANDARD DETAILS	DATE	REVISIONS
MANHOLE STEPS	3/09	DWG. CREATED
	12/13	DWG. UPDATED
	1/17	DWG. NOTE REVISIONS
UPPER ALLEN TOWNSHIP	DWG. NO. MH-10	SCALE NO SCALE



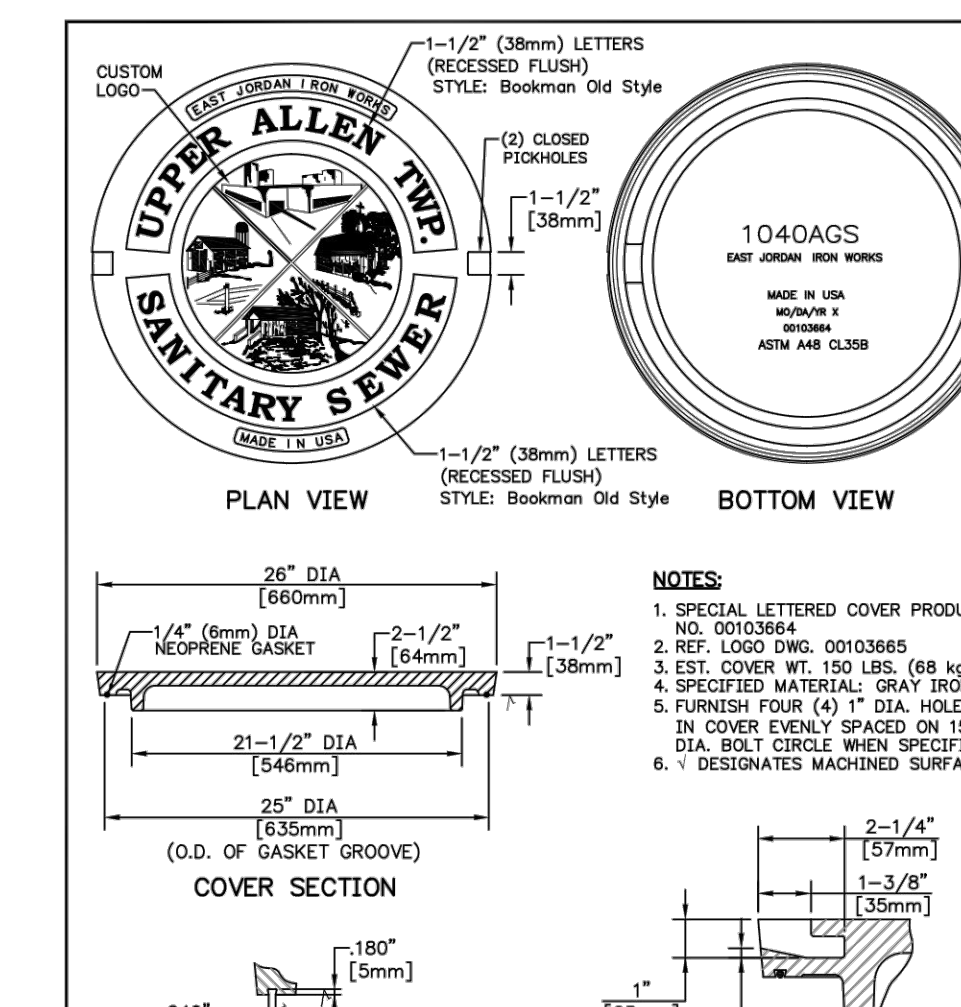
- SECTIONAL ELEVATION ALUMINUM**
- SECTIONAL ELEVATION REINFORCED PLASTIC**

STANDARD DETAILS	DATE	REVISIONS
TYPICAL PLAN OF MANHOLE CHANNELS	3/09	DWG. CREATED
	12/13	DWG. UPDATED
	1/17	DWG. NOTE REVISIONS
UPPER ALLEN TOWNSHIP	DWG. NO. MH-15	SCALE NO SCALE



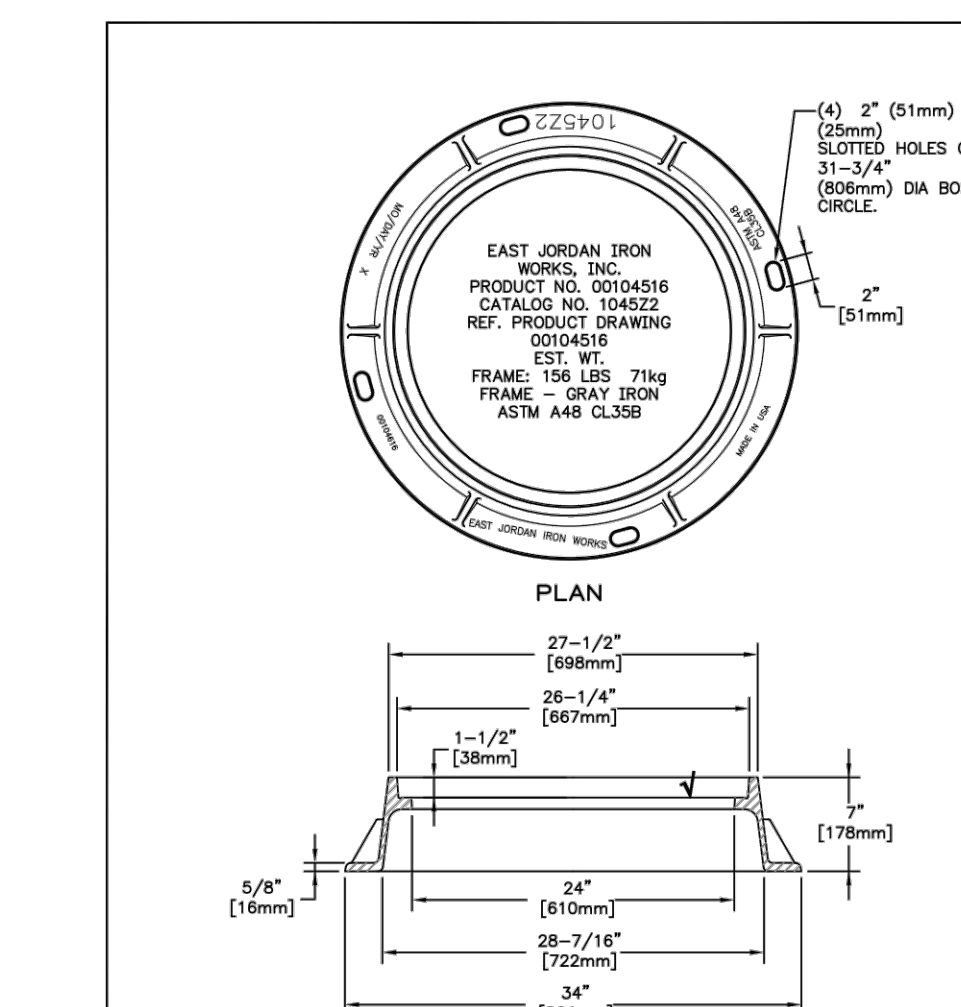
- NOTES:**
- MINIMUM SIZE OF GREASE INTERCEPTOR PERMITTED IS 1,000 GALLONS.
 - GREASE INTERCEPTOR SIZE AND DESIGN SHALL COMPLY WITH SECTION 200-3.13, PARA. E, OF THE TOWNSHIP CODE.
 - ACCEPTABLE MANUFACTURERS: MONARCH PRODUCTS OR APPROVED EQUAL.
 - CONCRETE FOR SLOPE TO BE 3500 psi MIX DESIGN MEETING SECTION 2601 PART 3 PARAGRAPH E OF THE STANDARD SPECIFICATIONS.
 - COAT ALL INTERIOR CONCRETE SURFACES WITH 100% SOLIDS EPOXY RESIN SYSTEM.

STANDARD DETAILS	DATE	REVISIONS
TYPICAL GREASE INTERCEPTOR AND SAMPLING VAULT	3/09	DWG. CREATED
	12/13	DWG. UPDATED
	1/17	DWG. NOTE REVISIONS
UPPER ALLEN TOWNSHIP	DWG. NO. GR-1	SCALE NO SCALE



- NOTES:**
- SPECIAL LETTERED COVER PRODUCT NO. 00103645.
 - REF. LOGO DWG. 00103645.
 - EST. COVER WT. 150 LBS (68 kg).
 - SPECIFIED MATERIAL: GRAY IRON.
 - FURNISH FOUR (4) 1" DIA. HOLES IN COVER EVENLY SPACED ON 12" DIA. BOLT CIRCLE WHEN SPECIFIED.
 - * DESIGNATES MACHINED SURFACE.

STANDARD DETAILS	DATE	REVISIONS
HEAVY DUTY MANHOLE SELF-SEALING COVER	3/09	DWG. CREATED
	12/13	DWG. UPDATED
	1/17	DWG. NOTE REVISIONS
UPPER ALLEN TOWNSHIP	DWG. NO. MH-1	SCALE NO SCALE



- NOTES:**
- SPECIAL LETTERED COVER PRODUCT NO. 00103645.
 - REF. LOGO DWG. 00103645.
 - EST. COVER WT. 150 LBS (68 kg).
 - SPECIFIED MATERIAL: GRAY IRON.
 - FURNISH FOUR (4) 1" DIA. HOLES IN COVER EVENLY SPACED ON 12" DIA. BOLT CIRCLE WHEN SPECIFIED.
 - * DESIGNATES MACHINED SURFACE.

STANDARD DETAILS	DATE	REVISIONS
HEAVY DUTY MANHOLE FRAME (H-25)	3/09	DWG. CREATED
	12/13	DWG. UPDATED
	1/17	DWG. NOTE REVISIONS
UPPER ALLEN TOWNSHIP	DWG. NO. MH-2	SCALE NO SCALE

NO.	DATE	DESCRIPTION	BY
4/3/23	FIELD CHANGE: UG-5 PIPE	SRR	DESIGN : GLM/SRR
3/24/23	FOR RECORDING/CFA APPROVAL	SRR	DRAWN : SRR
2/28/23	REVISED PER CFA & CONDITIONS OF APPROVAL	SRR	CHECKED : JKM
10/6/22	REVISED PER CFA & REVIEW COMMENTS	SRR	DATE : 7/1/2022
8/8/22	REVISED PER CFA & REVIEW COMMENTS	SRR	

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NEW CUMBERLAND, PA 17070
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FAX: 717.770.2600
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ALPHA
ALPHA CONSULTING ENGINEERS INC.

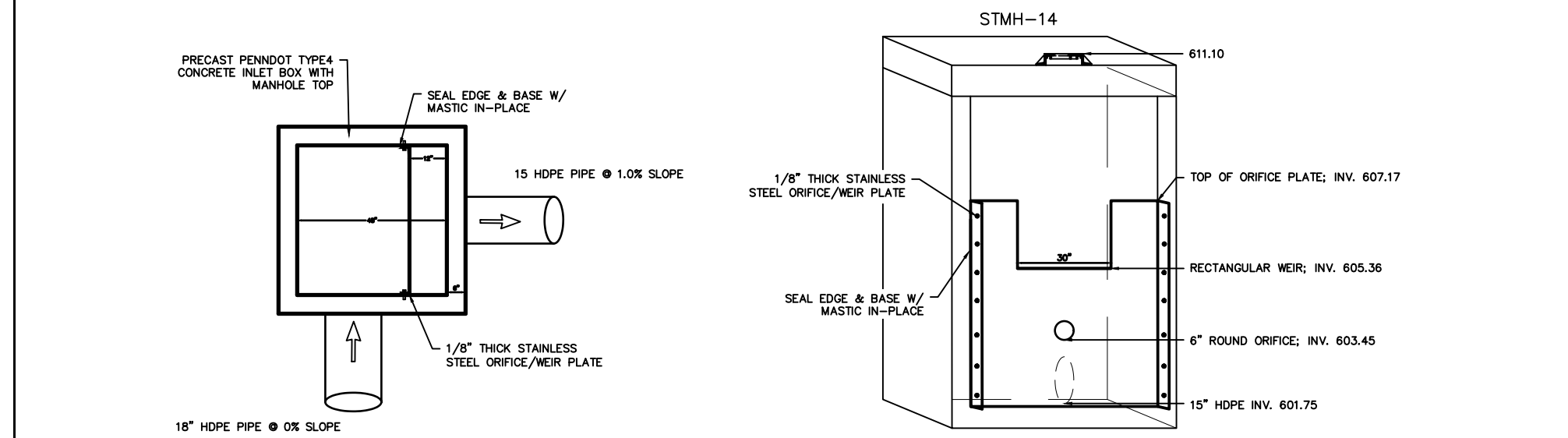
SEAL

SEAL

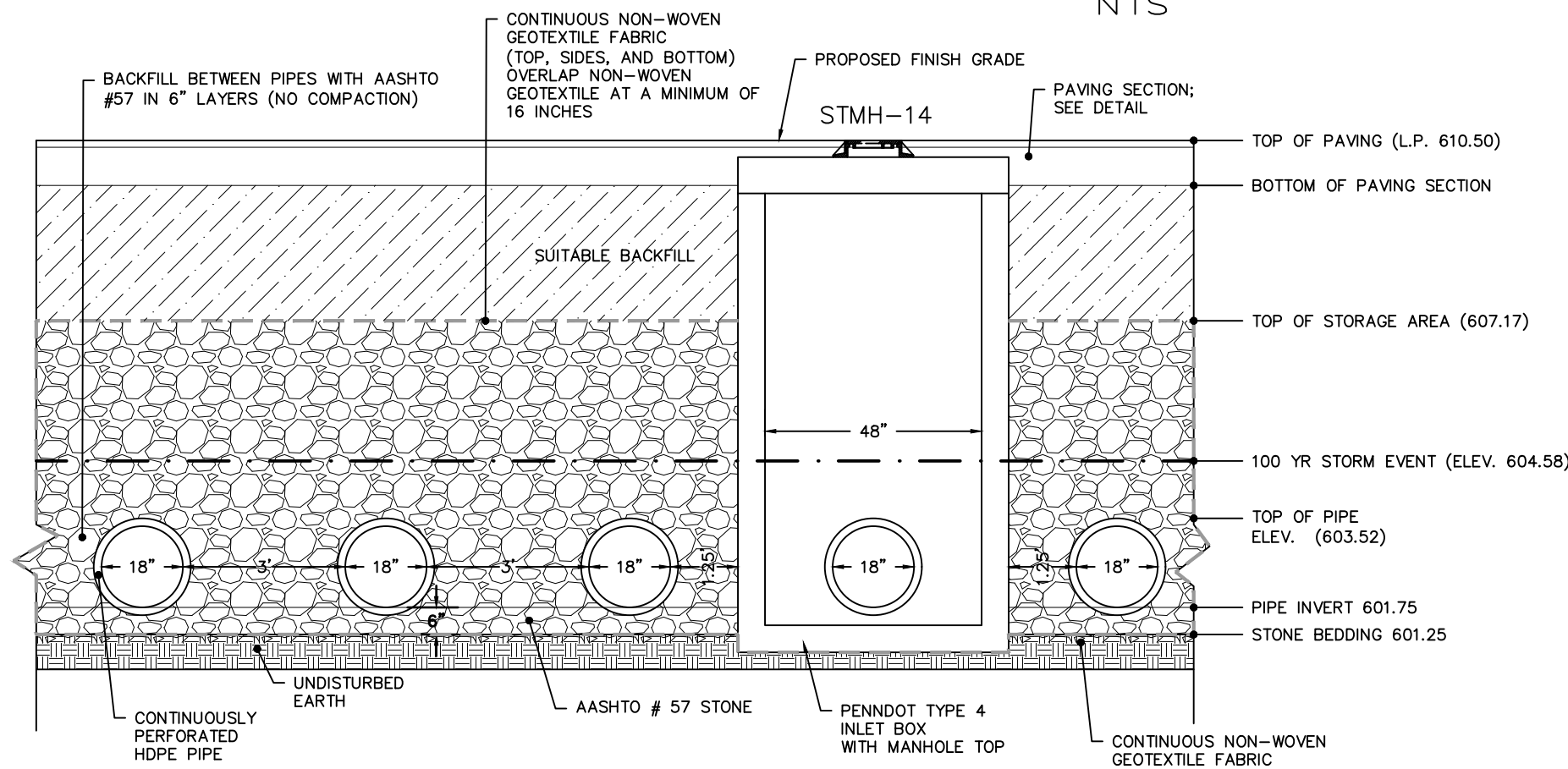
REVISED PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
SANITARY SEWER DETAILS

Crack-Res.
AT THE MILLS AT SHEPHERDSTOWN CROSSING
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO. 319566	DWG. NO. 319566-01
SURVEY BOOK :	FILE : 319566-01
SCALE : AS NOTED	
SHEET 11 of 17	

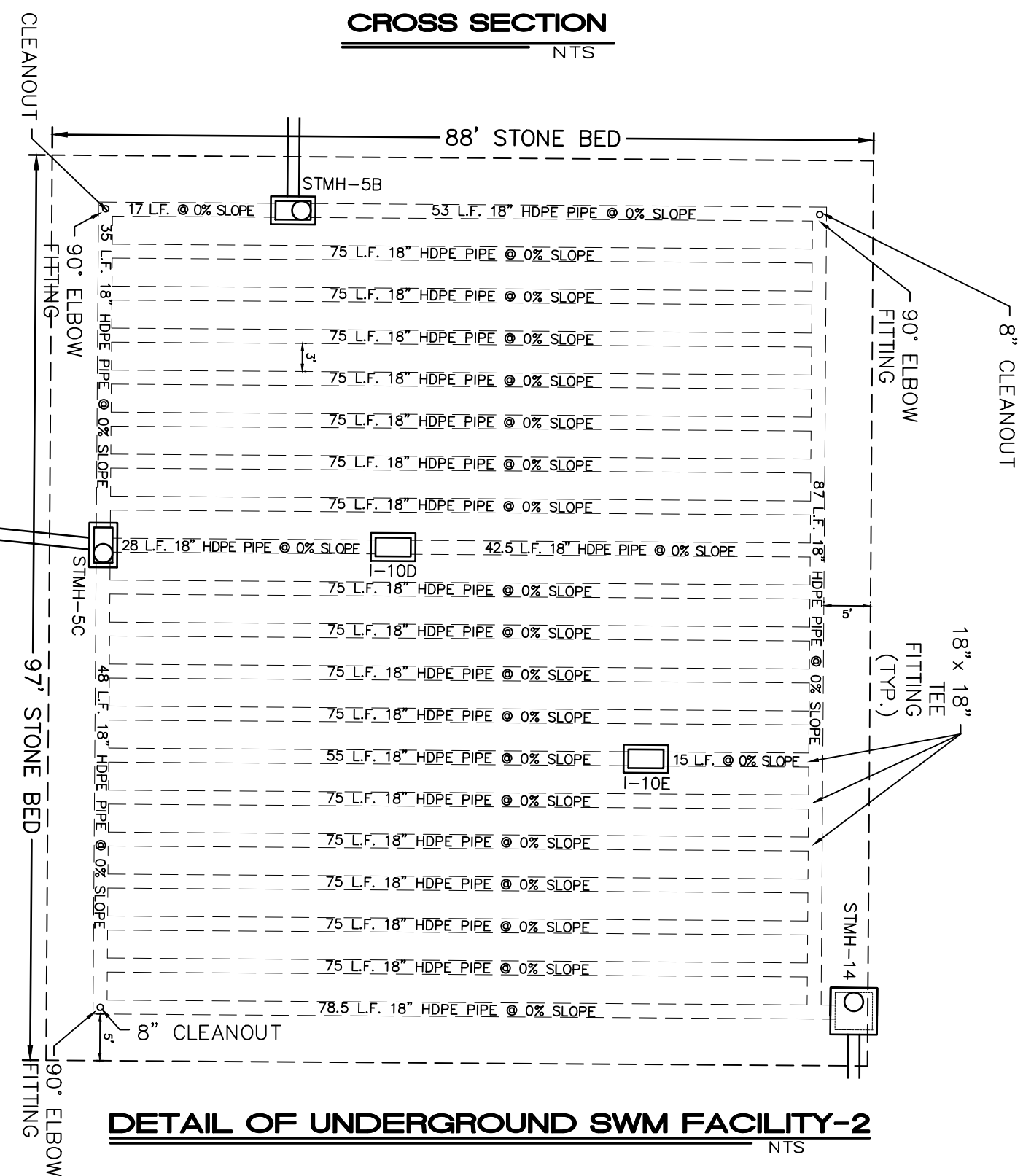


**UNDERGROUND STORMWATER FACILITY-2
OUTLET STRUCTURE: STMH-14**

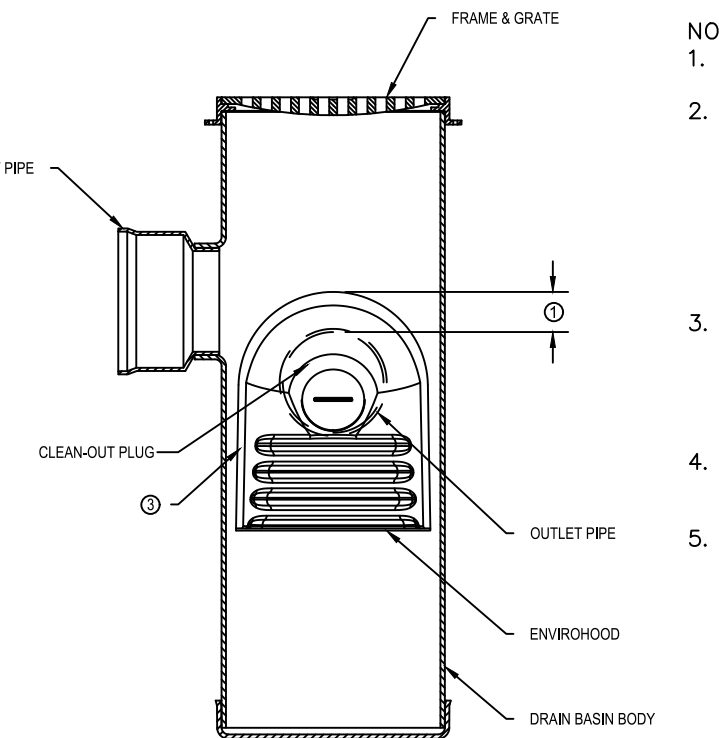


*SEE DETAIL OF UNDERGROUND SWM FACILITY-2 FOR LAYOUT/FOOTPRINT OF UNDERGROUND FACILITY

CROSS SECTION



DETAIL OF UNDERGROUND SWM FACILITY-2



- NOTES:
1. MEASURE 3.5" INCHES UP FROM THE INVERT OF THE OUTLET PIPE & MAKE A HORIZONTAL MARK.
 2. INSERT THE ENVIROHOOD & PLACE THE TOP EDGE OF THE FLANGE ON THE HORIZONTAL MARK. POSITION THE ENVIROHOOD DIRECTLY OVER THE OUTLET PIPE SO THAT THE ENTIRE OUTLET IS COVERED & THE FLANGES OF THE ENVIROHOOD DO NOT BLOCK THE INLET PIPES (SEE DRAWING NO. 7004-110-111 FOR MINIMUM ANGLE BETWEEN ADAPTERS).
 3. MARK & PRE-DRILL (TO MATCH THE HOLES IN THE ENVIROHOOD) 3/8" PILOT HOLES, FOR THE #14 X 1 1/2" SS SELF TAPPING HEX DRIVE SCREWS, THAT ARE PROVIDED IN THE INSTALL KIT. INSTALL 1/2" NEOPRENE BACKED WASHERS ON EACH SCREW.
 4. ATTACH THE ENVIROHOOD TO THE DRAIN BASIN WITH THE #14 SS SCREWS, & TIGHTEN TO APPROXIMATELY 10-15 LBS.
 5. THE FOLLOWING INLETS SHALL BE INSTALLED WITH THE NYLOPLAST ENVIROHOOD WATER QUALITY SNOOT INLETS 10B, 10D, 12, 21B & STMH-4. SEE GRADING UTILITY PLAN FOR LOCATIONS.

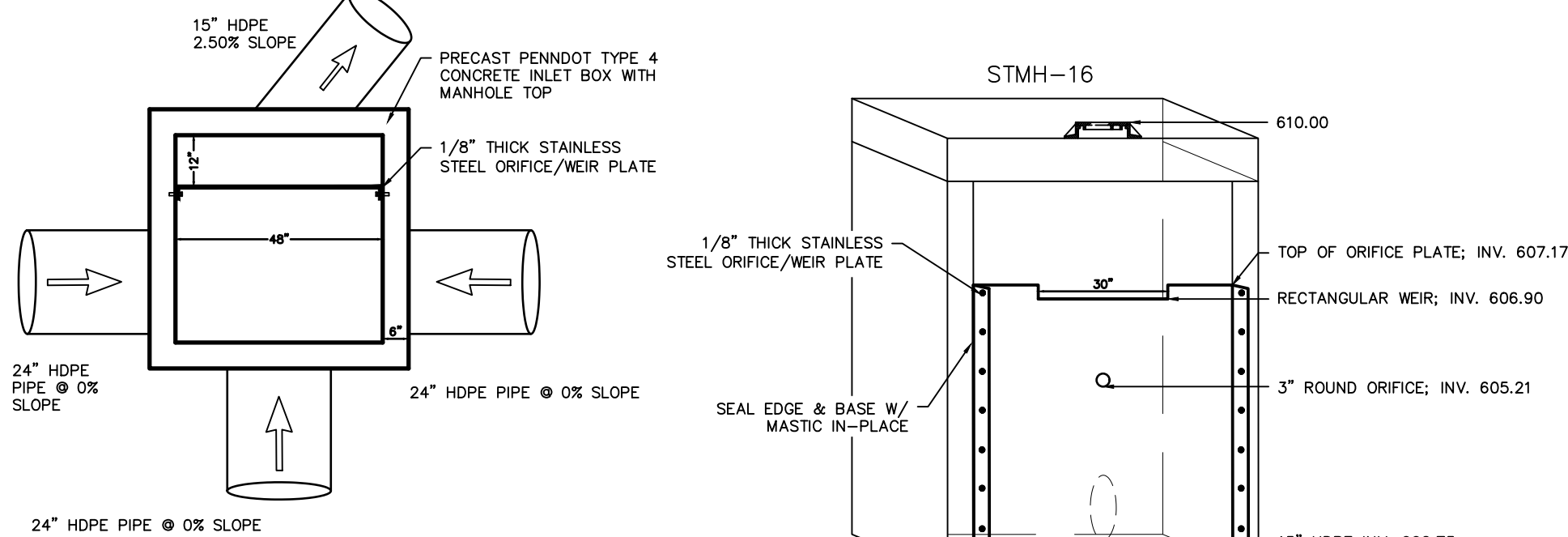
NYLOPLAST ENVIROHOOD

NTS

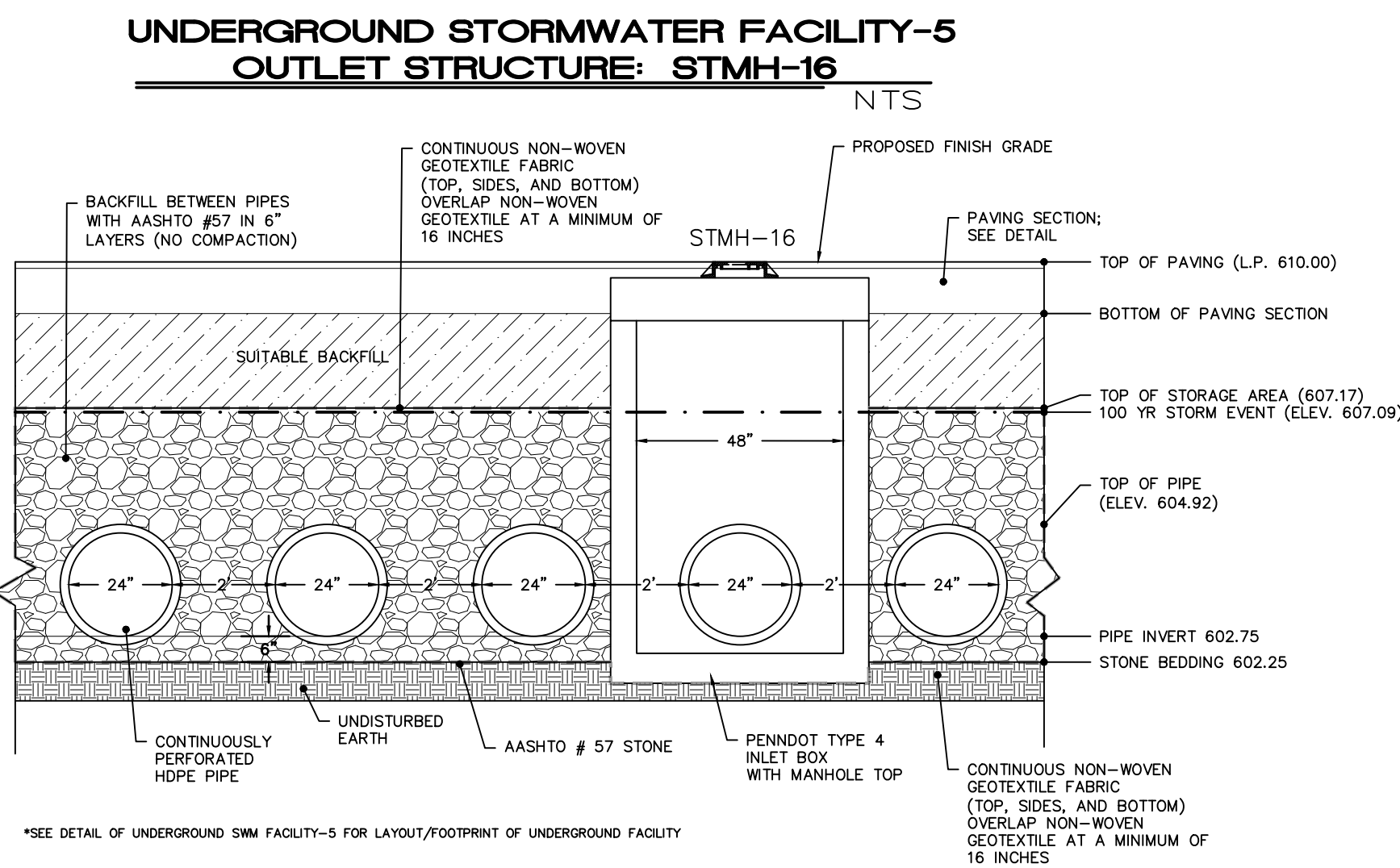
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DRAWN BY: JAC
DATE: 6/26/13
APPROVED BY: JAC
DATE: 6/26/13
PROJECT NO: 319556
SCALE: 1/8" = 1'-0"

Nyloplast
ENVIROHOOD FIELD INSTALLATION
319 VERONA AVE
BETHLEHEM, PA 18016
PH: (717) 823-3443
WWW.NYLOPLAST.COM

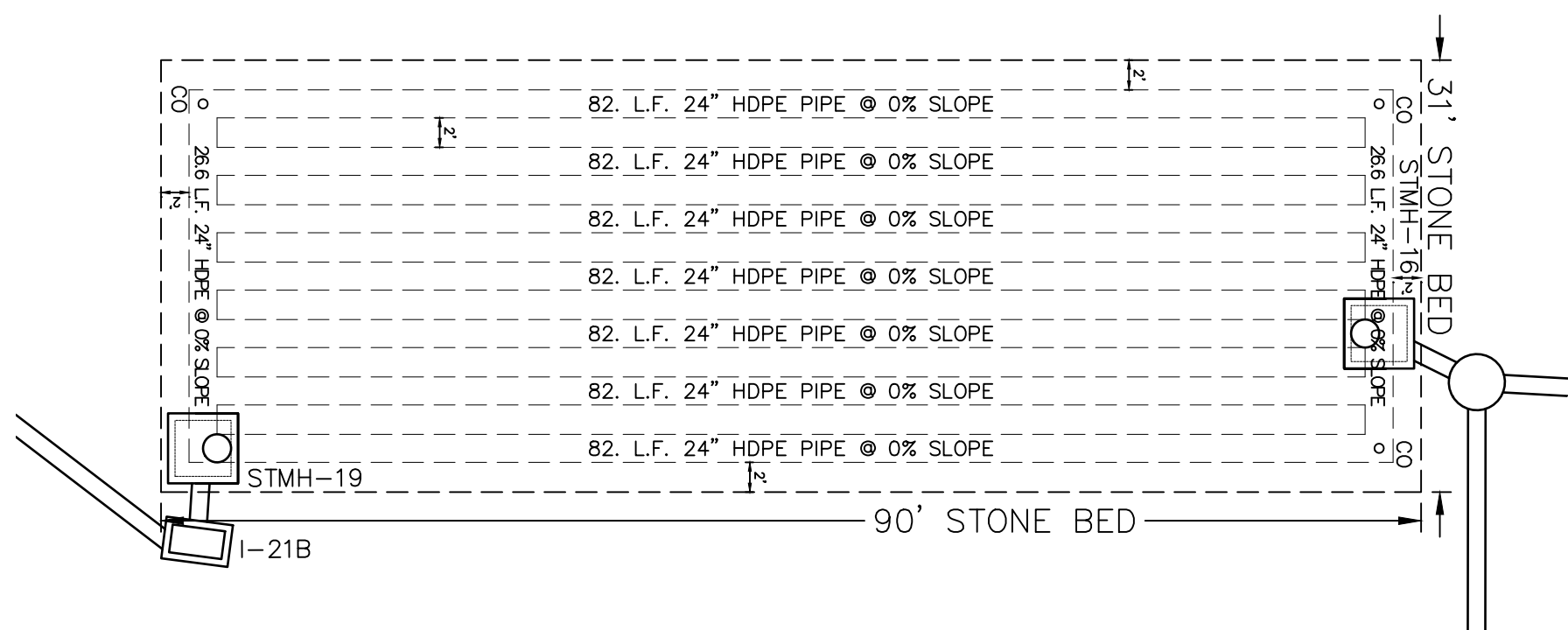


**UNDERGROUND STORMWATER FACILITY-5
OUTLET STRUCTURE: STMH-16**

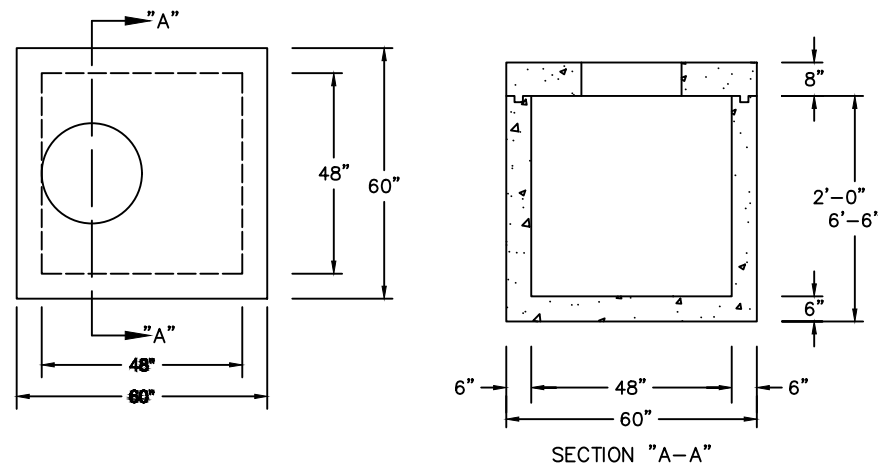
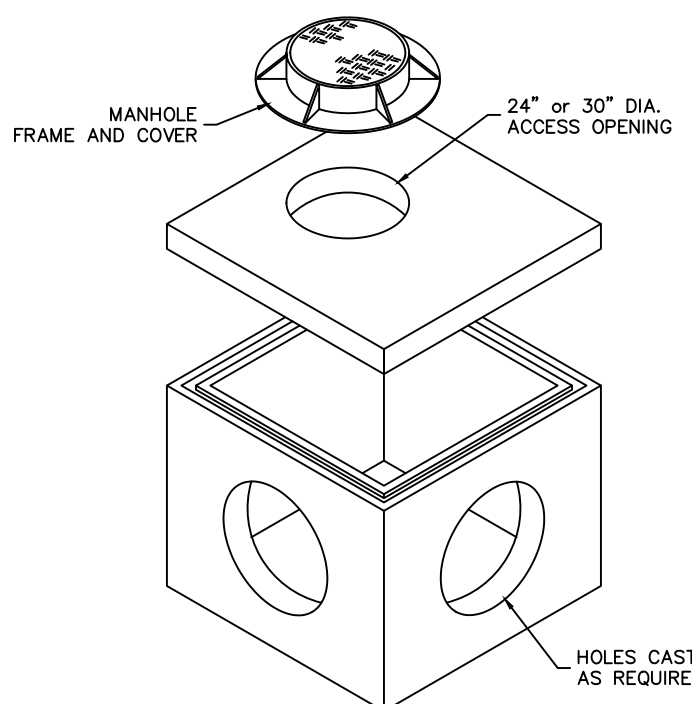


*SEE DETAIL OF UNDERGROUND SWM FACILITY-5 FOR LAYOUT/FOOTPRINT OF UNDERGROUND FACILITY

CROSS SECTION

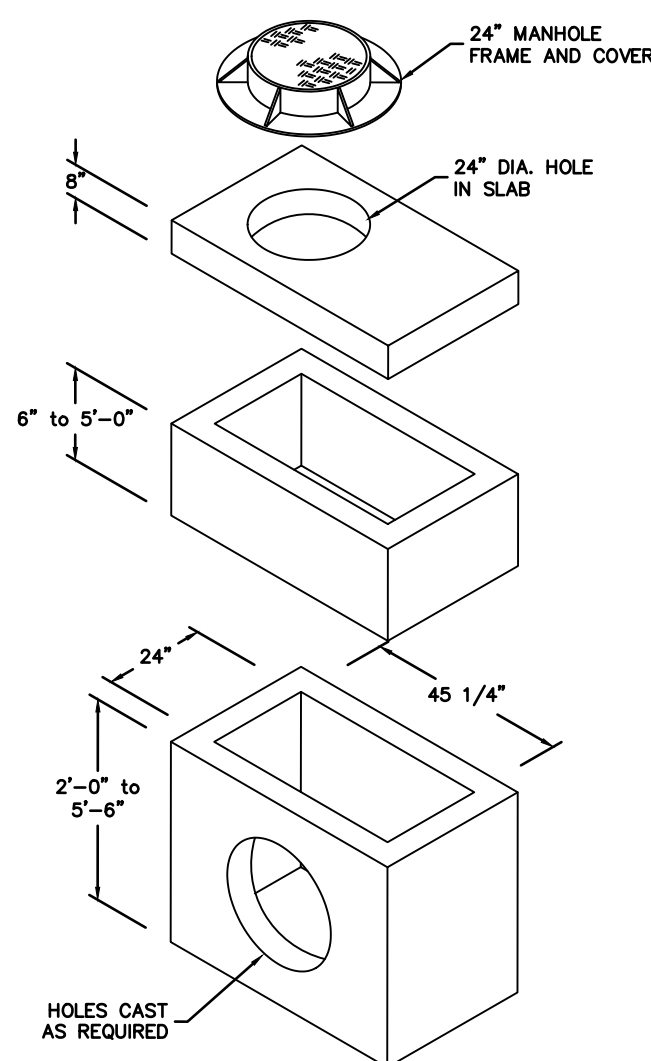


DETAIL OF UNDERGROUND SWM FACILITY-5



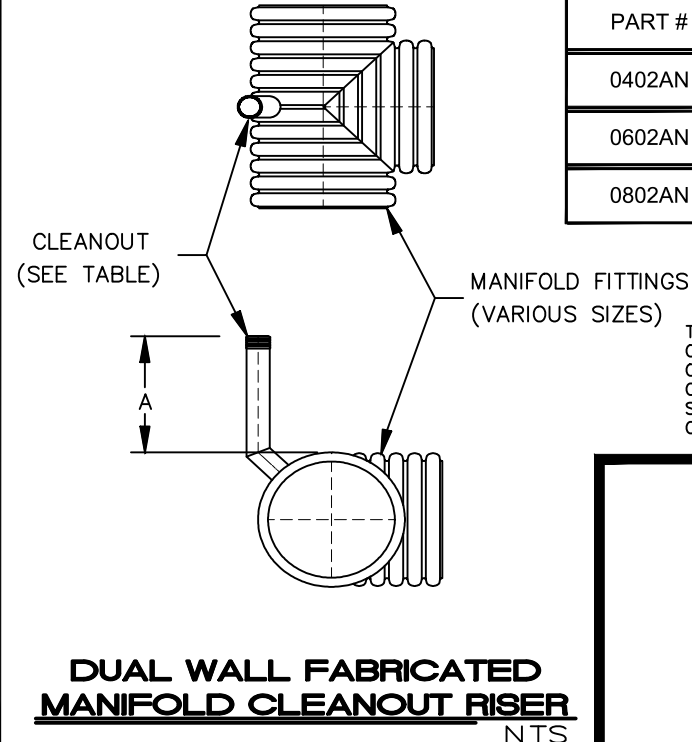
48\"/>

NTS



24\"/>

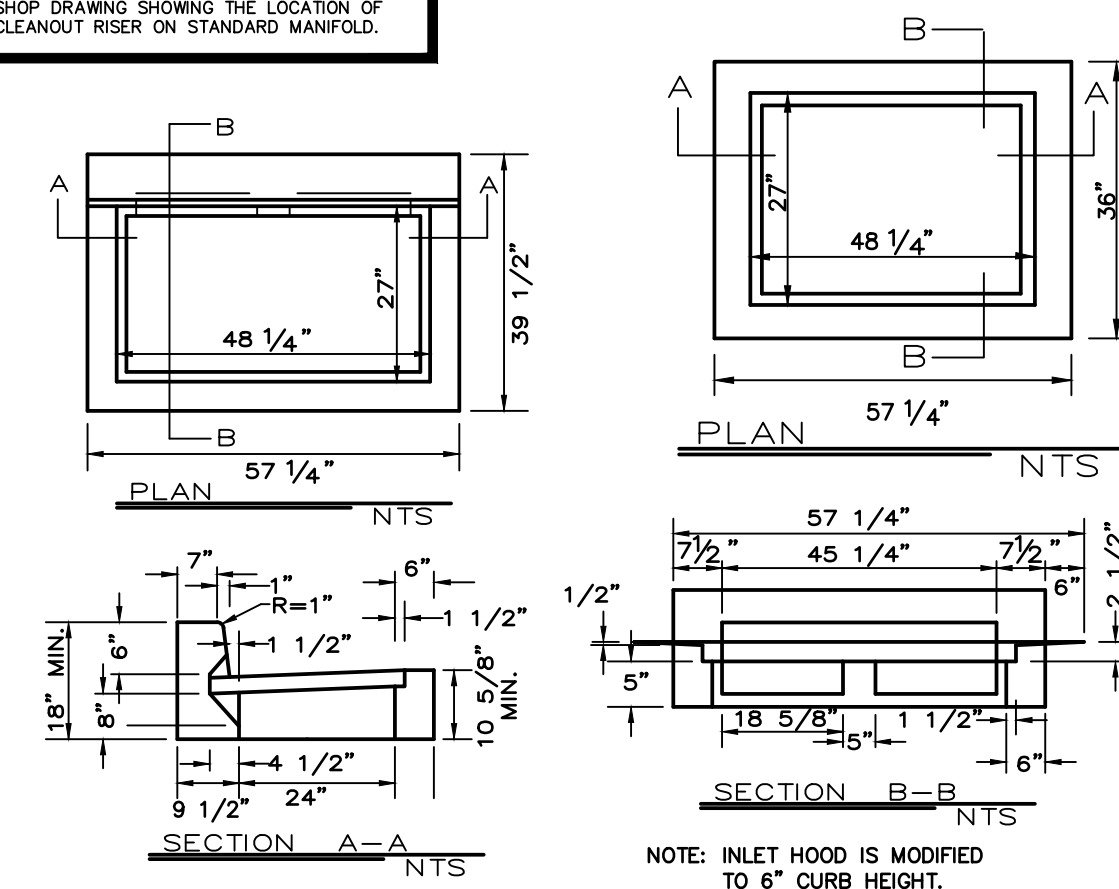
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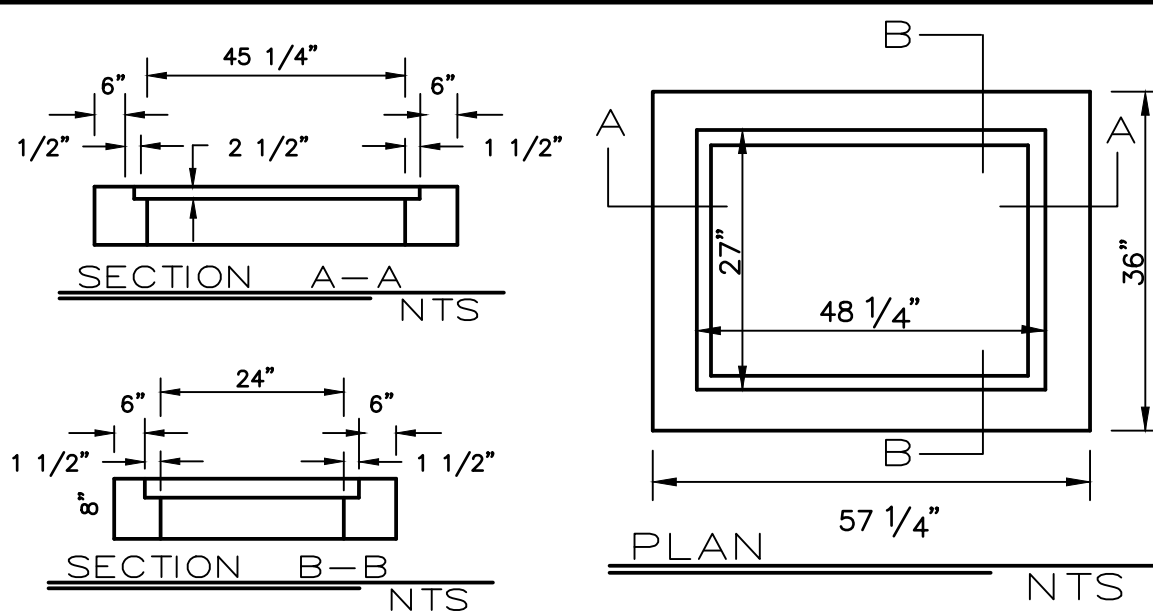
PART #	PIPE SIZE	A
0402AN	4 in (100 mm)	36.0 in (914 mm)
0602AN	6 in (150 mm)	36.0 in (914 mm)
0802AN	8 in (200 mm)	36.0 in (914 mm)

THIS COMPONENT ITEM CAN ONLY BE ORDERED WITH STANDARD MANHOLE FITTINGS OR STANDARD PIPE. WHEN ORDERING THIS COMPONENT ITEM, BE SURE TO INCLUDE SHOP DRAWING SHOWING THE LOCATION OF CLEANOUT RISER ON STANDARD MANHOLE.

NO.	DATE	DESCRIPTION	BY
4/3/23		FIELD CHANGE: UG-5 PIPE	SRR
3/24/23		FOR RECORDING/CFA APPROVAL	SRR
2/28/23		REVISED PER CFA & CONDITIONS OF APPROVAL	SRR
10/6/22		REVISED PER CFA & REVIEW COMMENTS	SRR
8/8/22		REVISED PER CFA & REVIEW COMMENTS	SRR

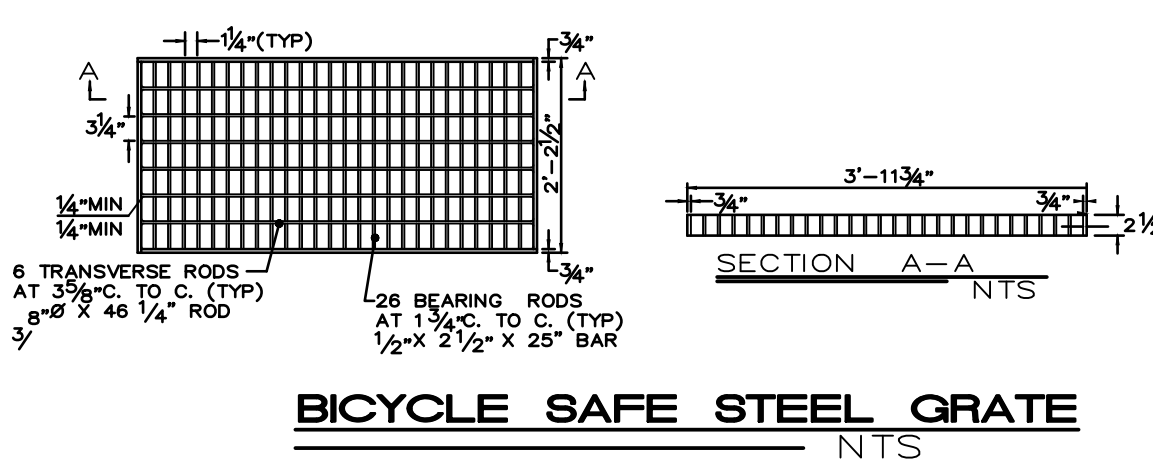


TYPE 'C' INLET

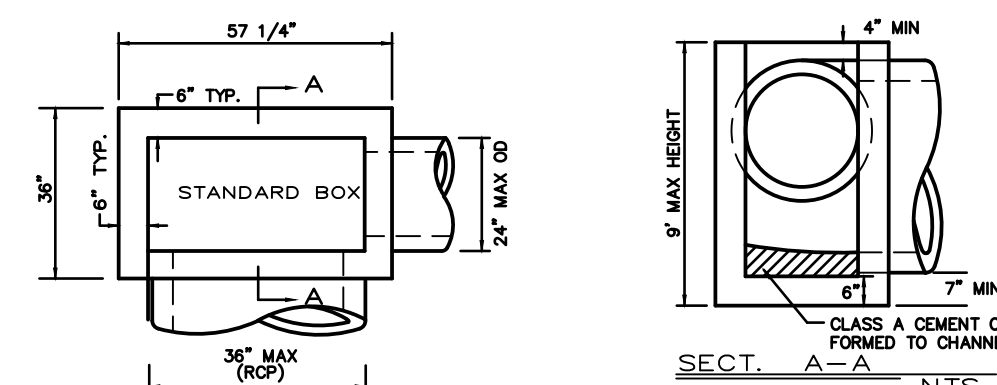


TYPE 'M' INLET

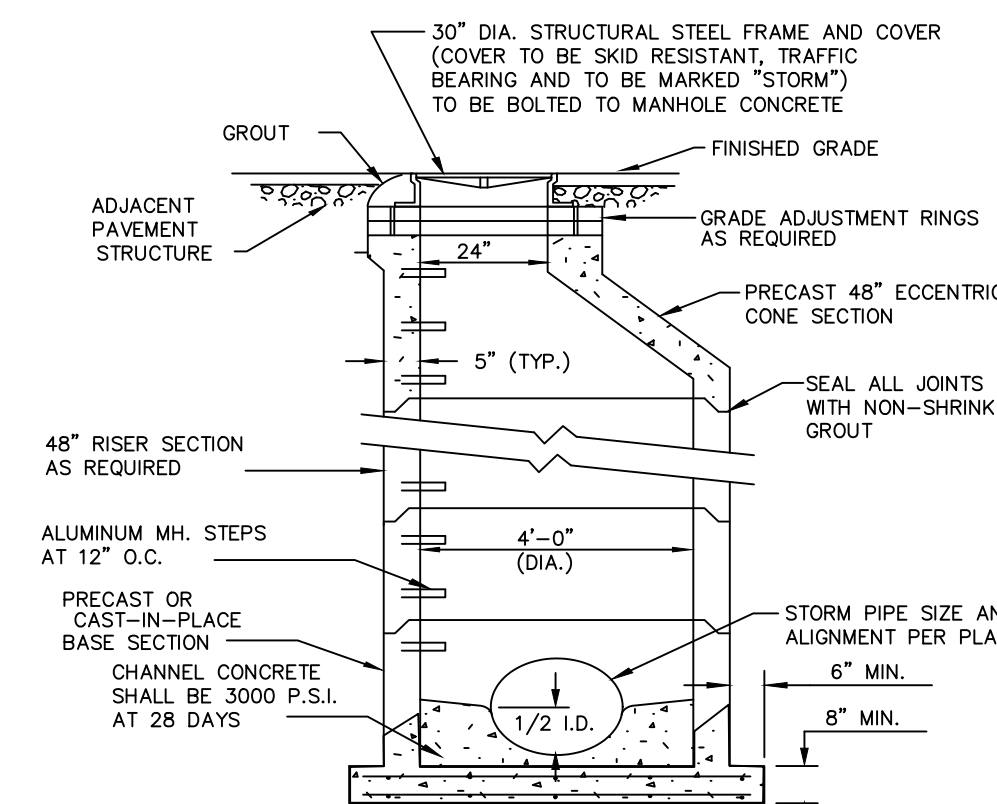
SEE PENNDOT SPECIFICATIONS, PUBLICATION 72M, RC-46M CURRENT EDITION FOR INLET TOP AND BOX SPECIFICATIONS.



BICYCLE SAFE STEEL GRATE



INLET BOX DETAILS



- NOTES:
1. CONSTRUCT MANHOLE IN ACCORDANCE WITH PENN DOT PUBLICATION 72, RC-39 FOR PRECAST CONCRETE MANHOLES.
 2. ALL MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF PENN DOT PUBLICATION 406, LATEST EDITION.
 3. SEE THE STORM SEWER PROFILES, WHICH MAY INDICATE A LARGER DIAMETER MANHOLE.

TYPICAL STORM SEWER MANHOLE

NTS

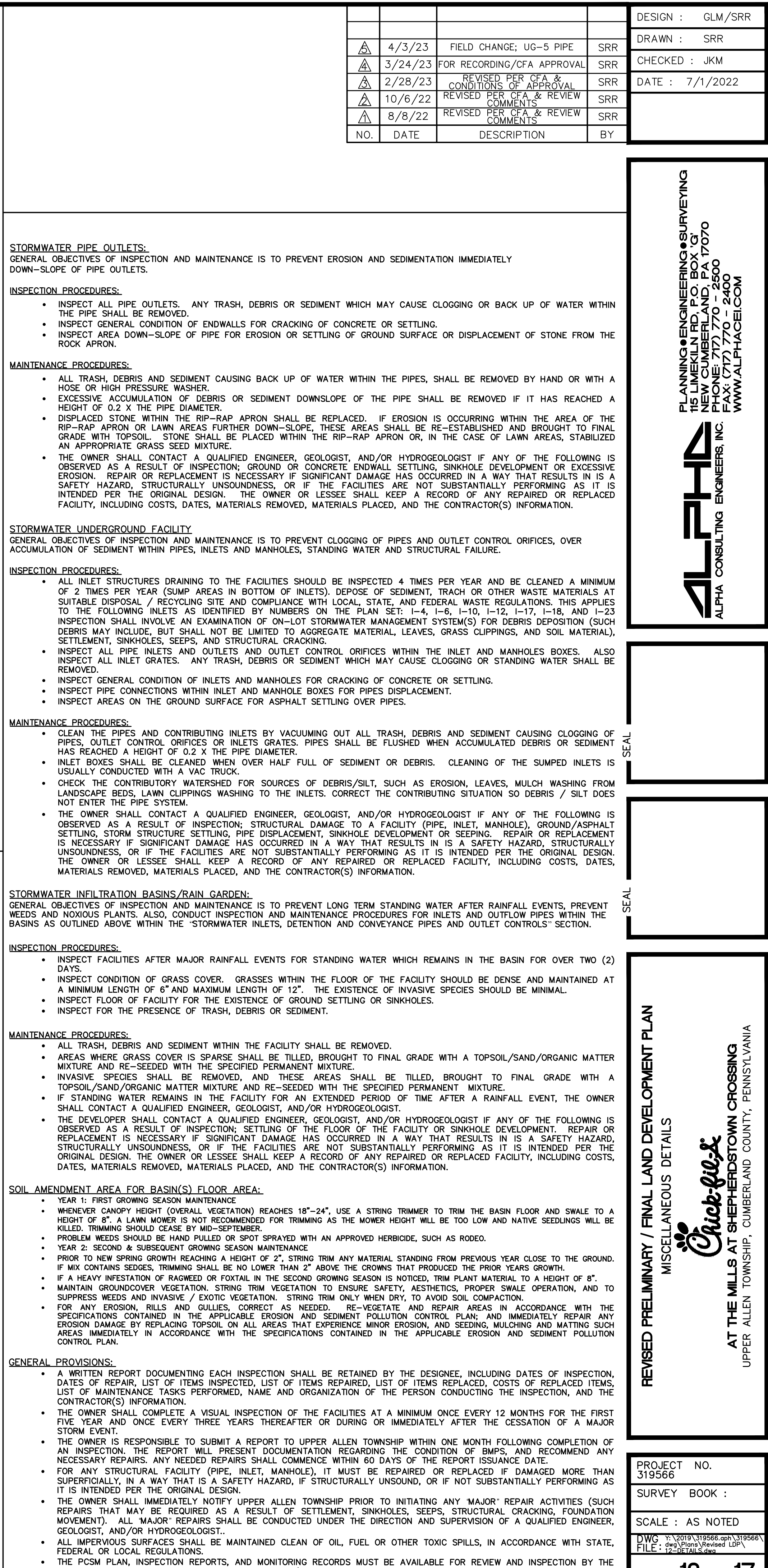
PLANNING ENGINEERING SURVEYING
115 LIMEKILN RD., P.O. BOX 193
NEW CUMBERLAND, PA 17070
PHONE: (717) 770-2500
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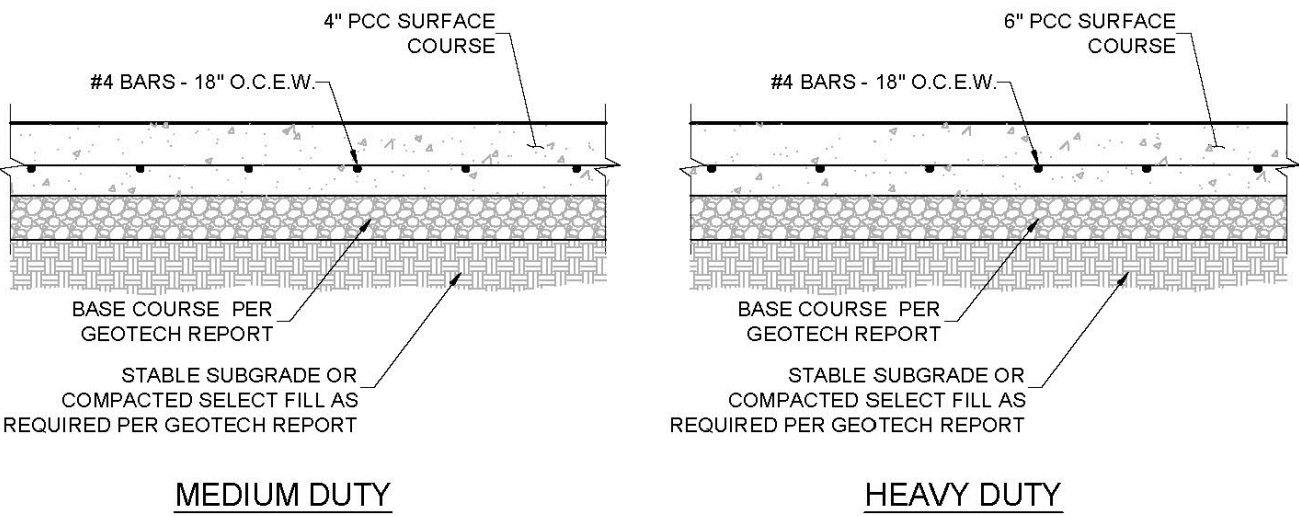
REVISED PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
STORMWATER MANAGEMENT DETAILS

Crack-free
AT THE MILLS AT SHEPHERDSTOWN CROSSING
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

PROJECT NO.
319556
SURVEY BOOK :
SCALE : AS NOTED
DWG: 1-2019-319556-01-319556-01
FILE: 1-2019-319556-01-319556-01
SHEET 12 of 17

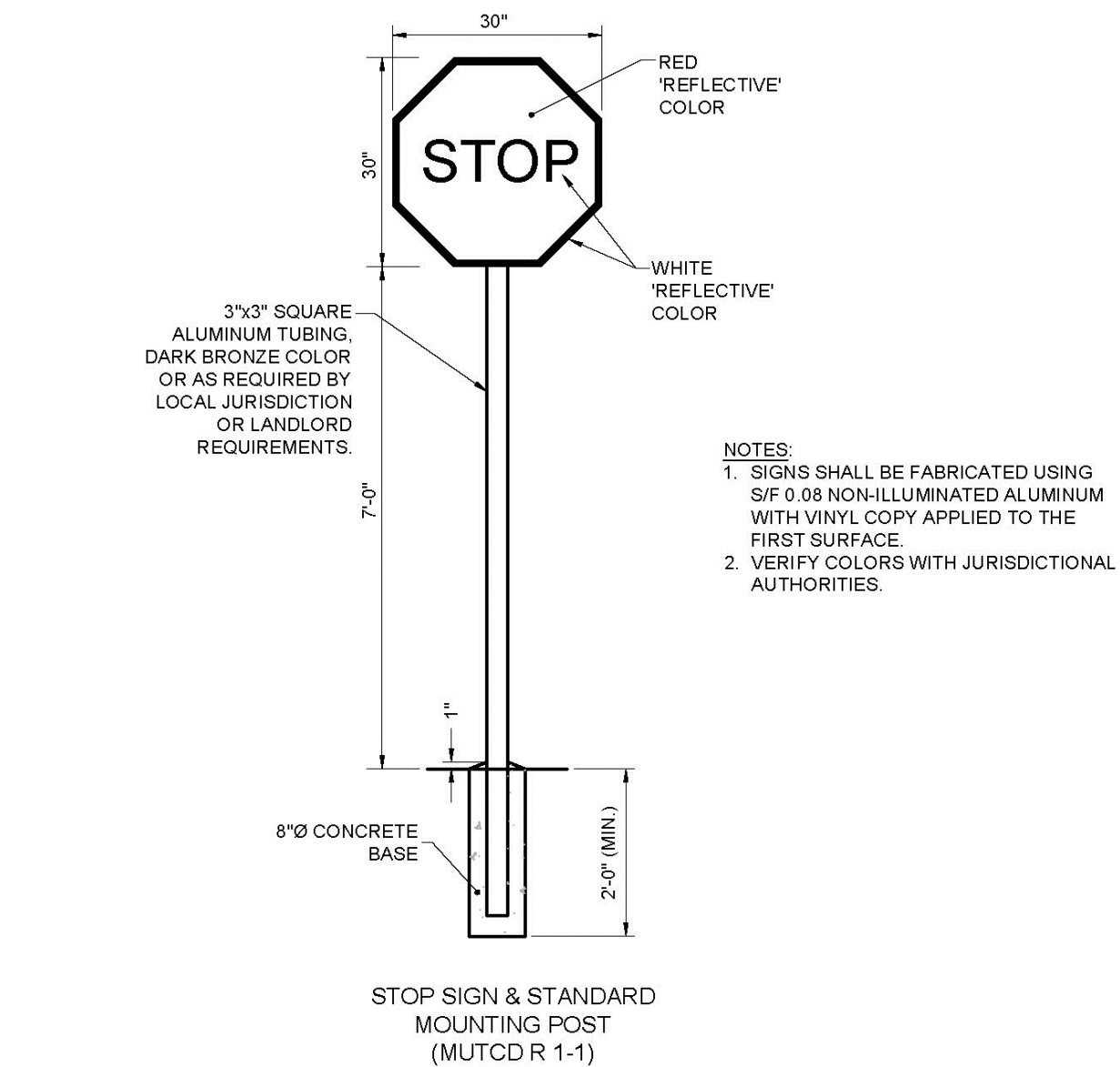


- NOTES:
- DESIGN PER GEOTECH REPORT BY _____ DATED _____.
 - PAVEMENTS & SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE GOVERNING DEPARTMENT OF TRANSPORTATION.
 - JOINTING & SPACING SHALL BE PER CONCRETE JOINT DETAILS.
 - CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI @ 28 DAYS.



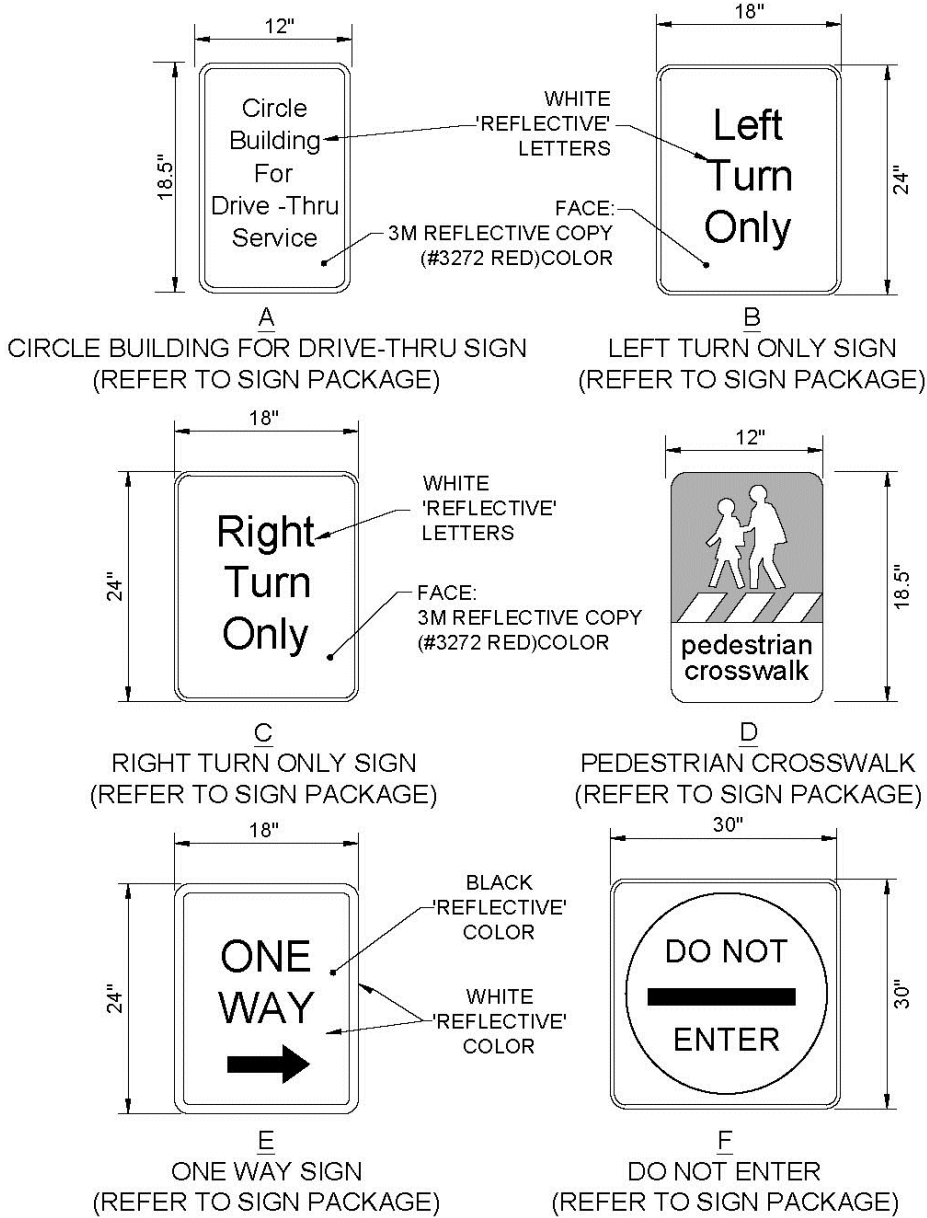
12 CONCRETE PAVEMENTS

C9.0 NOT TO SCALE



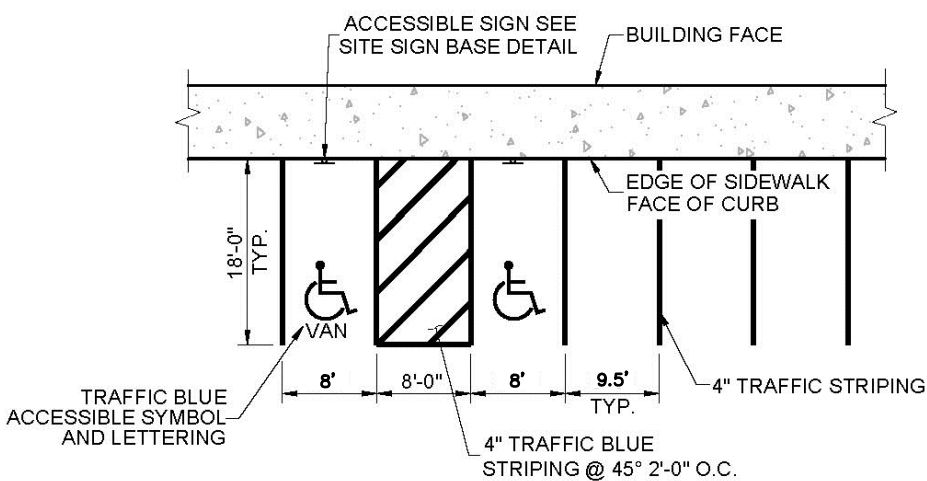
8 STOP SIGN

C9.0 NOT TO SCALE



7 DIRECTIONAL SIGNAGE

C9.0 NOT TO SCALE

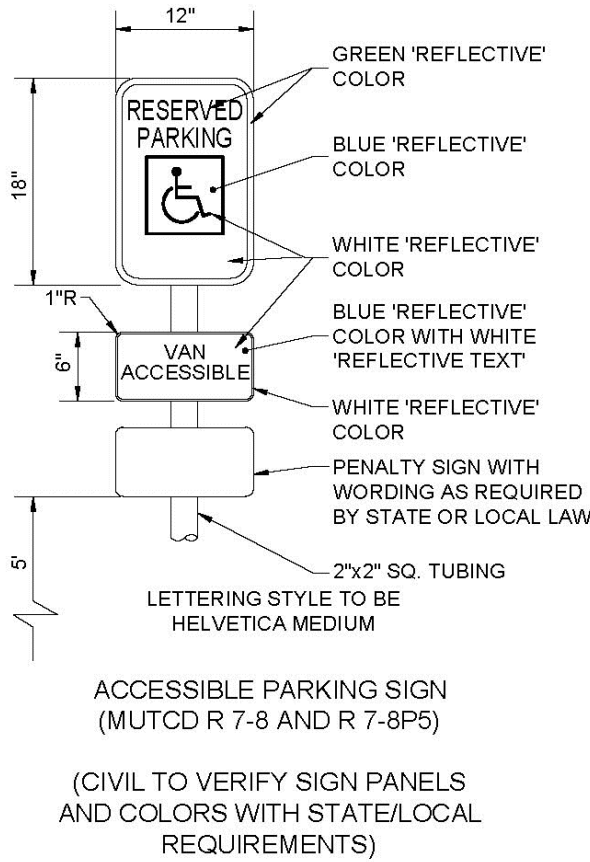


NOTES

- ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 2% IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESSIBLE IS INSTALLED, IT IS TO BE A VAN SIZE.
- PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITIES & ADA STANDARDS. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
- GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS.
- CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
- CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
- NO WHEEL STOPS TO BE INSTALLED WHEN PARKING IS ADJACENT TO SIDEWALK.
- ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.
- ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS NOTED OTHERWISE.
- STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

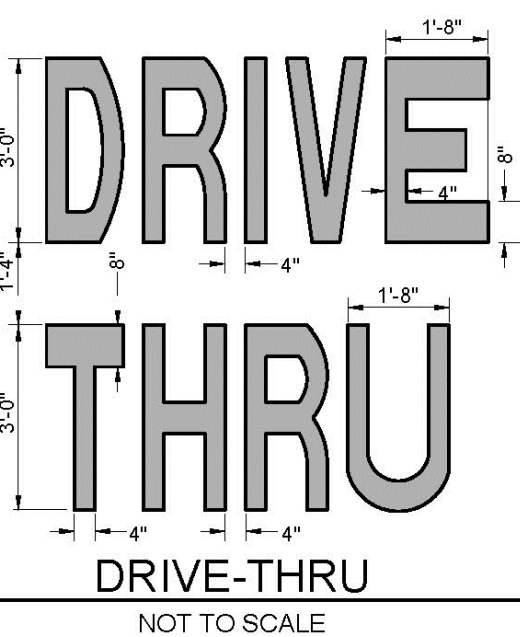
3 90° PARKING STRIPING

C9.0 NOT TO SCALE



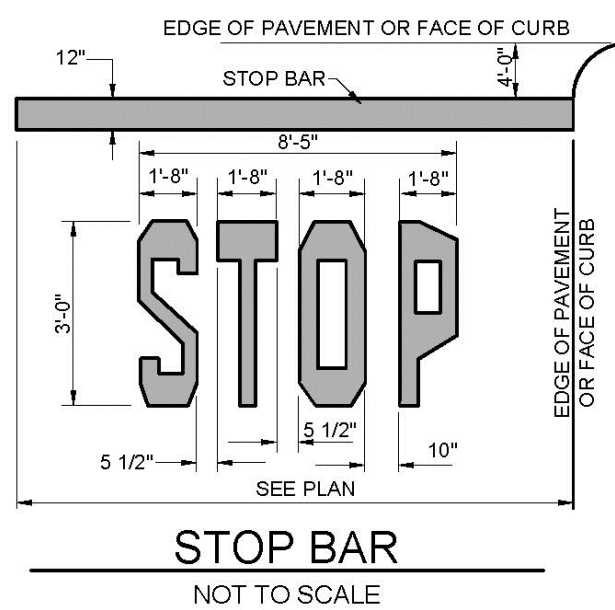
6 ACCESSIBLE PARKING SIGN

C9.0 NOT TO SCALE



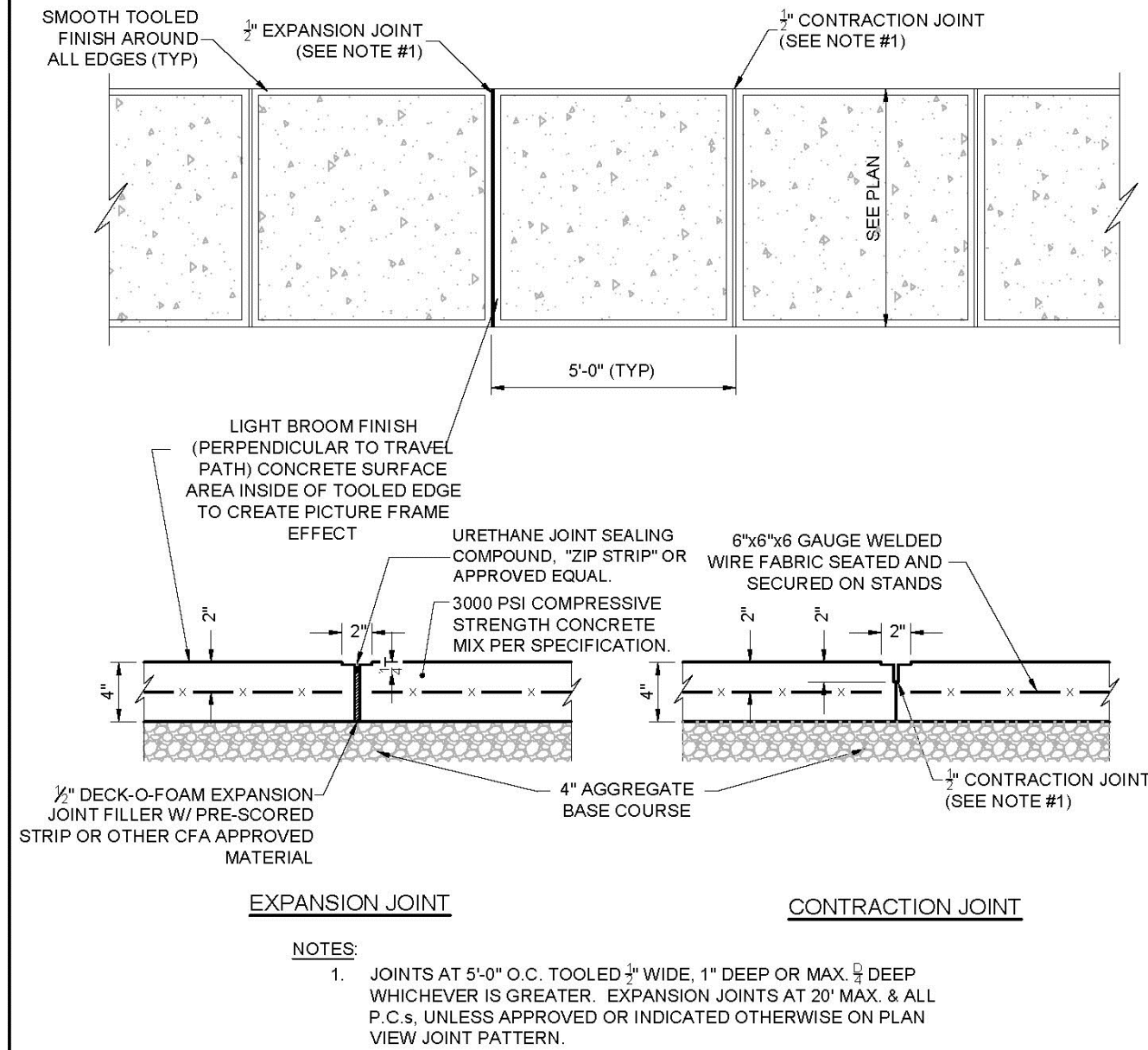
NOTES

- GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS. SEE DETAIL.
- PAVEMENT MARKINGS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.
- IF STOP SIGNS ARE PROPOSED, "STOP" LETTERING ON STOP BAR DETAIL IS NOT REQUIRED.



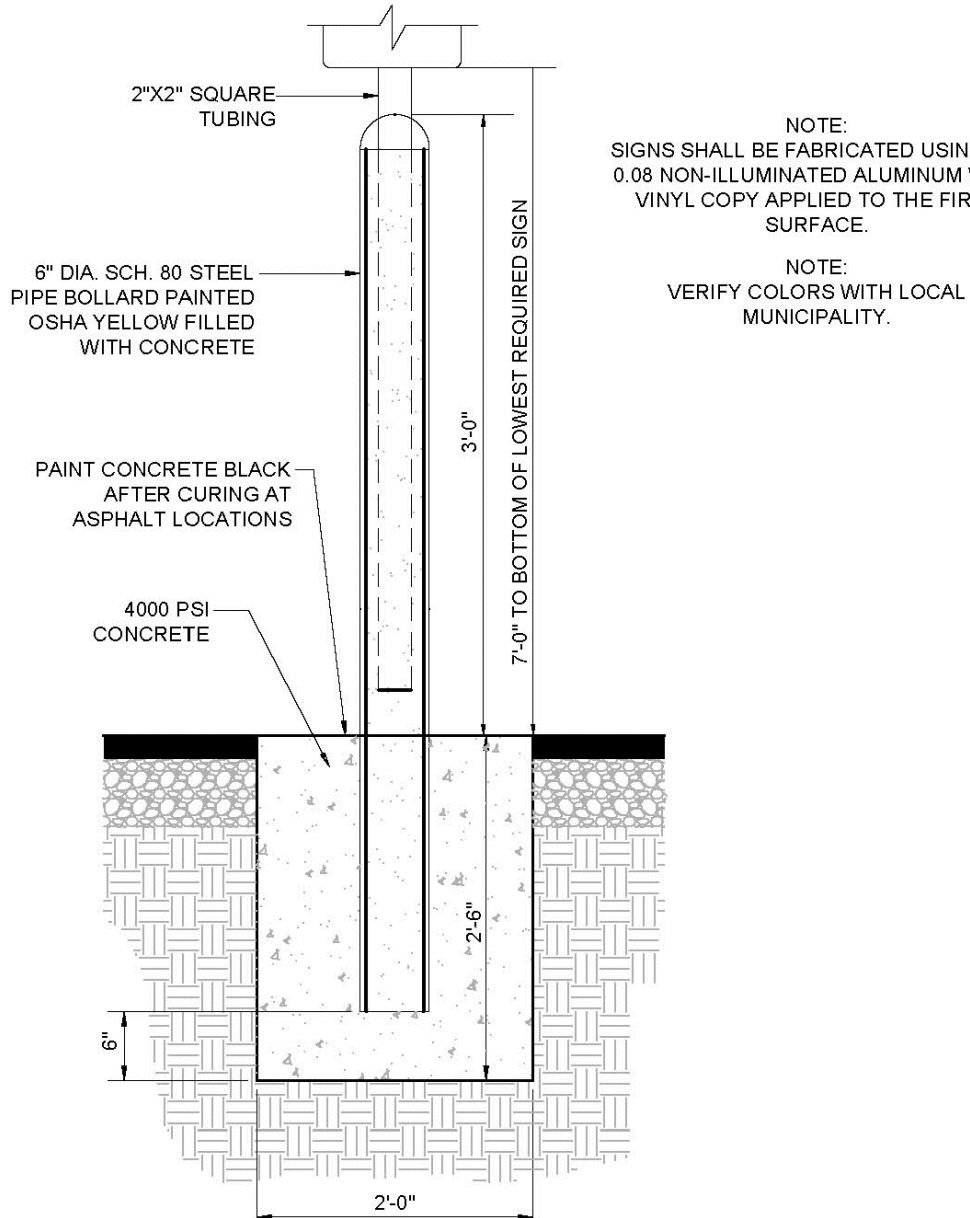
2 PAVEMENT MARKINGS - 2

C9.0 NOT TO SCALE



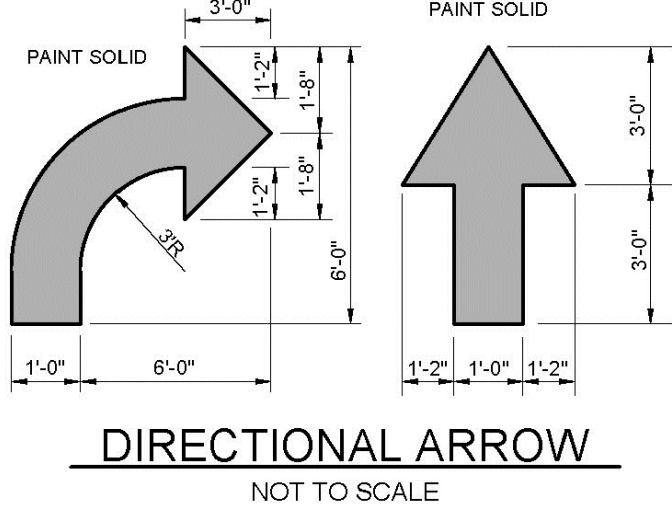
9 CONCRETE SIDEWALK

C9.0 NOT TO SCALE



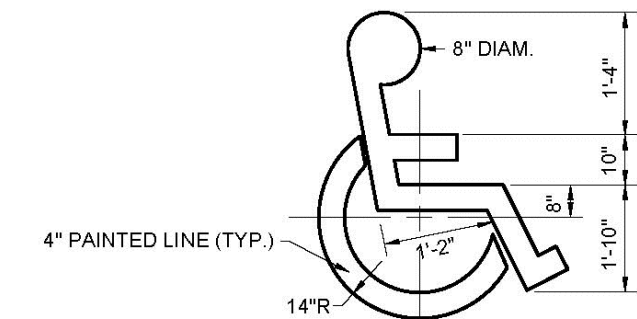
5 BOLLARD MOUNTED SIGN

C9.0 NOT TO SCALE



DIRECTIONAL ARROW

NOT TO SCALE



ACCESSIBILITY SYMBOL

NOT TO SCALE

NOTES

- GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS. SEE DETAIL.
- PAVEMENT MARKINGS SHALL BE APPLIED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

1 PAVEMENT MARKINGS - 1

C9.0 NOT TO SCALE

DESIGN :	GLM/SRR
DRAWN :	SRR
CHECKED :	JKM
DATE :	7/1/2022

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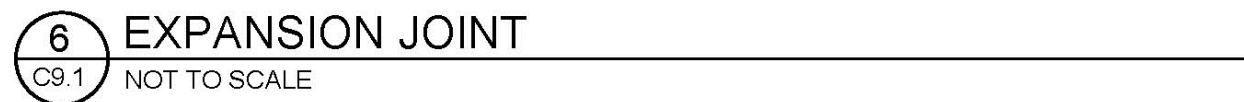
ALPHA
CONSULTING ENGINEERS, INC.

REVISED PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
STANDARD CHICK-FIL-A DETAILS

Chick-fil-
AT THE MILLS AT SHEPHERDSTOWN CROSSING
UPPER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA

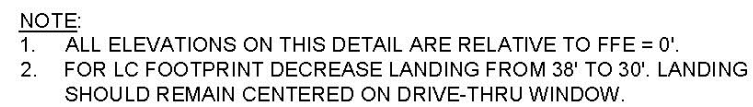
PROJECT NO.	319566
SURVEY BOOK :	
SCALE :	AS NOTED
DWG. :	319566.dwg (3/15/2022)
FILE :	319566.dwg

SHEET 14 of 17

SHEET 15 of 17



C9.3 NOT TO SCALE



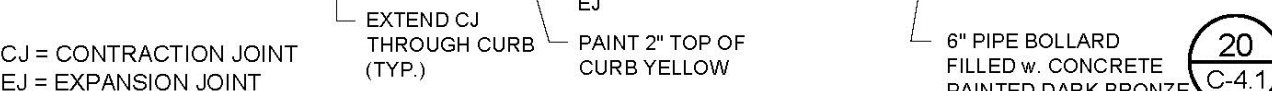
C9.3 NOT TO SCALE



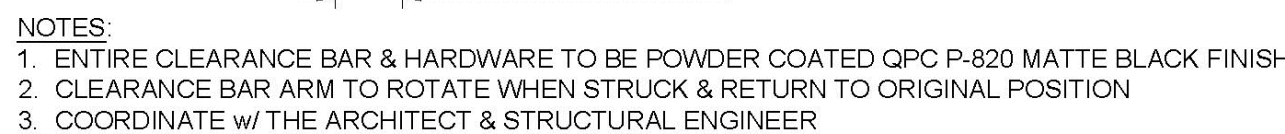
- NOTES**
1. PRE-CUT EXPANSION JOINT MATERIAL SHALL BE USED IN ALL EXPANSION JOINTS.
 2. DUMMY JOINTS SHALL BE INSTALLED AT 10 ft. INTERVALS, MAXIMUM.
 3. INSTALL EXPANSION JOINTS EVERY 40 ft., MAXIMUM, AT ENDS OF RADIUS, AND A MINIMUM OF 5 ft. FROM INLET STRUCTURES
 4. BREAK AS NEEDED TO ENSURE POSITIVE DRAINAGE
 5. CONCRETE TO BE 5 000 P.S.I. 6. MOUNTABLE CURB TO BE PAINTED YELLOW.

- NOTES:**
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
 2. EXPANSION JOINT FILLER SHALL BE FLEXIBLE, LIGHTWEIGHT, NON-STAINING, POLYETHYLENE, CLOSED-CELL EXPANSION JOINT

C9.3 NOT TO SCALE



C9.3 NOT TO SCALE



C9.3 NOT TO SCALE



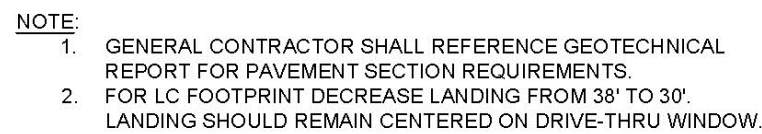
- ① PREFAB (FOLDED) LOOP (1.5' x 5')
- ② 1/2" PVC COUPLING
- ③ 1/2" PVC SLEEVE COUPLING
- ④ 1/2" PVC TUBING (3' LENGTH)
- ⑤ 1/2" PVC CORNER FITTING
- ⑥ 1/2" PVC 90° ELBOW
- ⑦ 1/2" PVC TUBING (2' LENGTH)

- NOTES:
1. LOOP DETECTOR IS MODEL NO. VDL100 VEHICLE DETECTION LOOP MANUFACTURED BY MH ELECTRONICS, INC.
 2. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION.

C9.3 NOT TO SCALE

- REFUSE ENCLOSURE PLAN NOTES:

1. SEE SITE PLAN FOR LAYOUT OF CONC. LOADING PAD.
2. SEE GRADING PLAN FOR ELEVATIONS ON DUMPSTER PAD & DRAINAGE OF INTERIOR TRASH ENCLOSURE.
3. PROVIDE POSITIVE DRAINAGE ON APPROACH PAD AWAY FROM DUMPSTER.
4. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS ON ENCLOSURE. COORDINATE & VERIFY SIZE WITH ARCHITECT & STRUCTURAL ENGINEER.
5. GENERAL CONTRACTOR SHALL DRILL HOLES FOR GATE PINS IN BOTH THE OPEN & CLOSED POSITION.
6. RE: ARCH FOR SLAB SLOPING AND DRAINAGE INFORMATION



C9.3 NOT TO SCALE



C9.3 NOT TO SCALE



1. CONTRACTOR HAS THE OPTION TO DRILL, SET AND EPOXY GROUT DOWEL, IF NOT INSTALLED WHEN THE BUILDING SLAB WAS POURED.
2. REFER TO ARCHITECTURAL DRAWINGS FOR DOOR LOCATIONS
DOOR STOOP SHALL EXTEND 12" PAST EACH SIDE OF DOOR MIN.
3. USE A 10'X5' SLAB MINIMUM AT A DOUBLE DOOR ENTRY.
4. USE A 5'X5' SLAB MINIMUM AT A SINGLE DOOR ENTRY.

C9.3 NOT TO SCALE

DESIGN : GLM/SRR

DRAWN : CBB

DRAWN : SRR

CHECKED : JKM

DATE : 7/1/202

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REVISED PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
STANDARD CHICK-FIL-A DETAILS

Chick-fil-A
AT THE MILLS AT SHEPHERDSTOWN CROSSING

PROJECT NO.
319566

SURVEY BOOK :

1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808

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