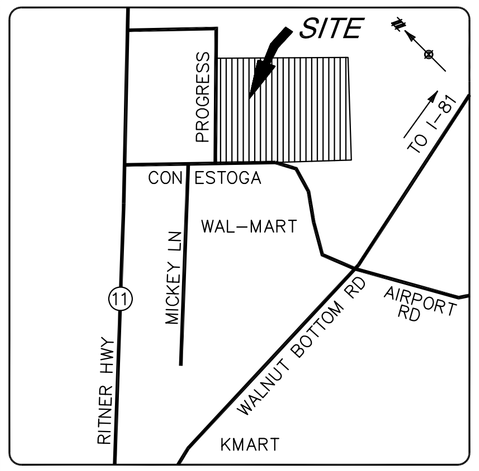
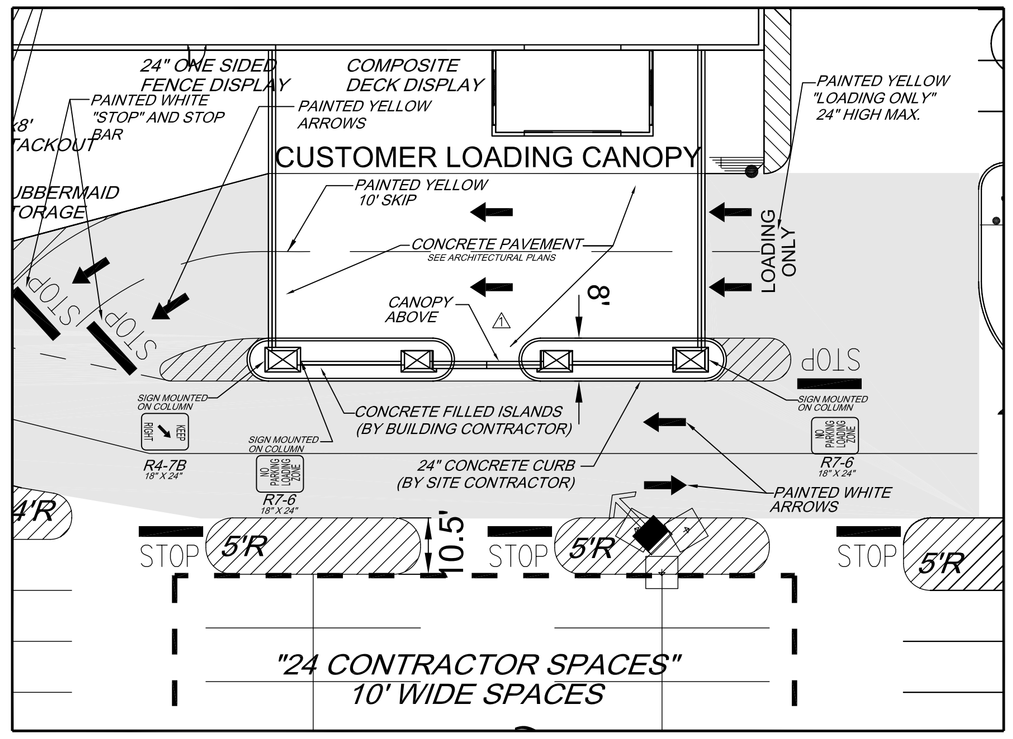


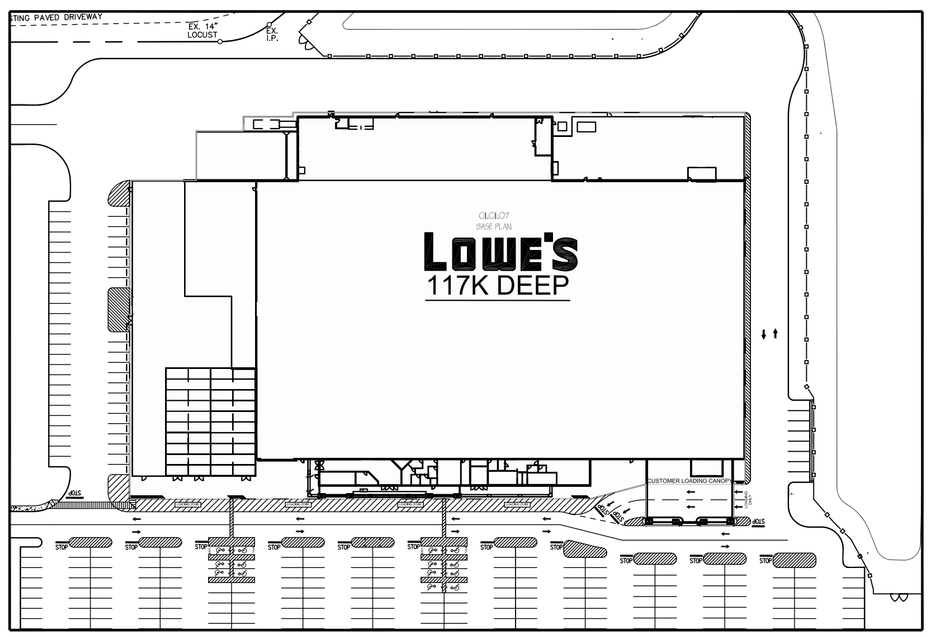
SITE VICINITY MAP - 1" = 1,000'

LEGEND

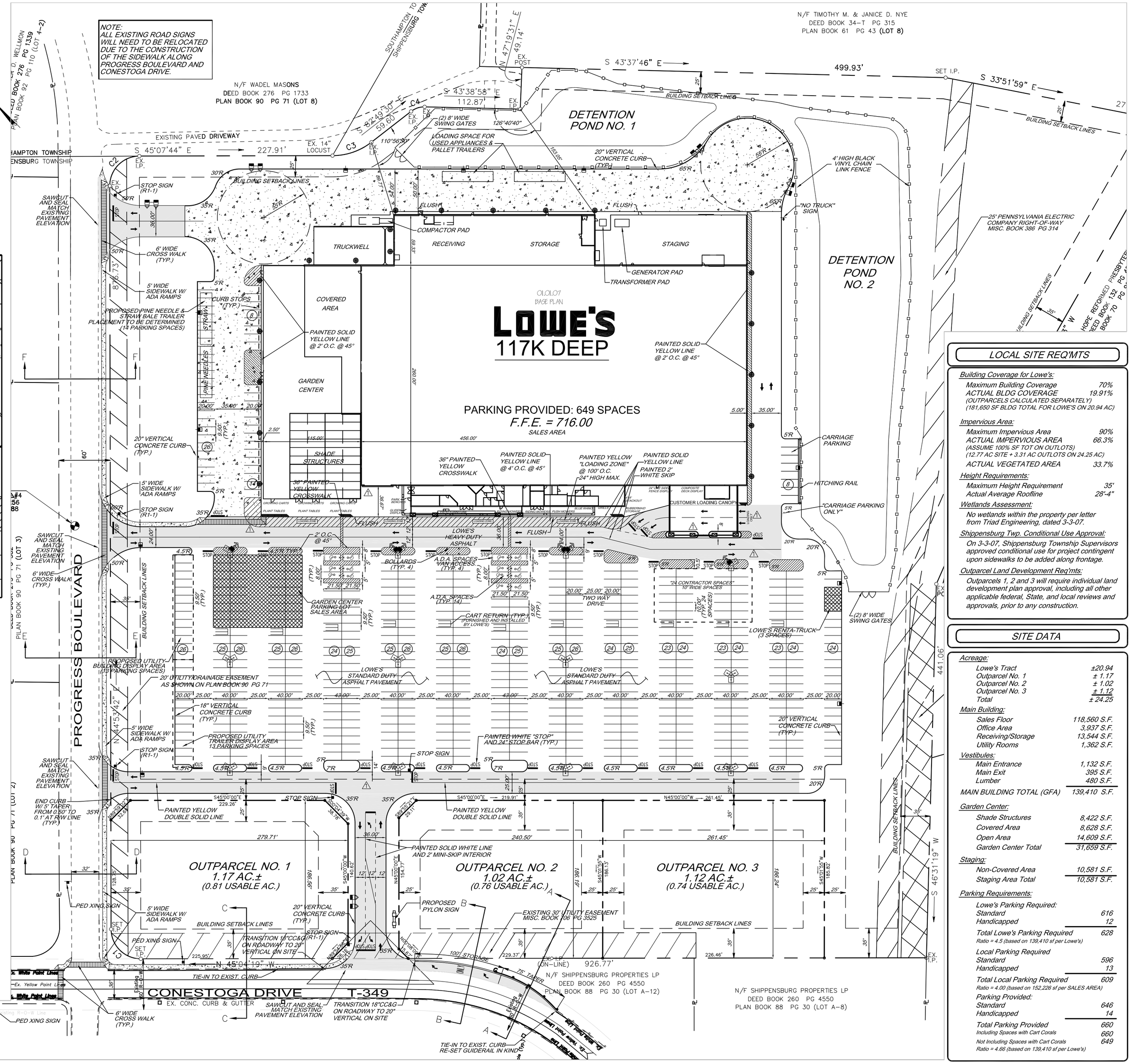
P.K. NAIL	PARKER KALON NAIL
	IRON PIN
RRS	RAILROAD SPIKE
C.M.	CONCRETE MONUMENT
	EXISTING
N/F	NOW OR FORMERLY
R/W	RIGHT-OF-WAY
W.V.	WATER VALVE
W.M.	WATER METER
M.H.	MANHOLE
	PROPERTY LINE
	CENTERLINE
	WATER VALVE
	MANHOLE
	UTILITY POLE
	GUIDE WIRE
	EXISTING WATER LINE
	EXISTING S.S.
	EXISTING GAS LINE
	CONTOUR LINE
	LIGHTPOLE
	ROCK OUTCROPPINGS
654.40	SPOT ELEVATION
t.g.	TOP OF GRATE ELEVATION
inv.	INVERT ELEVATION
R.C.P.	REINFORCED CONCRETE PIPE
C.M.P.	CORRUGATED METAL PIPE
SLHDPE	SMOOTH LINED HIGH DENSITY POLYETHYLENE PIPE



ENLARGED CUSTOMER LOADING CANOPY
SCALE - 1"=20'



BUILDING LIMITS
SCALE - 1"=100'



CURVE DATA

Curve	Delta Angle	Chord Bearing	Tangent	Radius	Arc Length	Chord Length
C-1	90°00'00"	N 00°04'08" W	35.00'	35.00'	54.98'	49.50'
C-2	90°01'29"	N 89°55'27" E	35.02'	35.00'	54.99'	49.51'
C-3	37°30'48"	S 63°55'19" E	25.46'	75.00'	49.10'	48.23'
C-4	39°19'48"	N 63°35'55" W	8.93'	25.00'	17.16'	16.83'

SITE NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII SHALL BE 4' UNLESS OTHERWISE NOTED.
3. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.

SITE LAYOUT PLAN

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE		DESCRIPTION
01/22/07	A	ISSUED TO LOWE'S FOR REVIEW AND APPROVAL
02/02/07	B	ISSUED TO TOWNSHIP FOR CONDITIONAL USE REVIEW
02/16/07	C	ISSUED TO TOWNSHIP FOR PC AND SUPERVISORS MTGS.
02/19/07	D	ISSUED TO LOWE'S FOR 40% REVIEW AND COMMENT
02/27/07	E	REVISED PLANS ISSUED TO TOWNSHIP FOR REVIEW
03/12/07	F	REVISED PLANS ISSUED TO TOWNSHIP FOR REVIEW
04/04/07	G	REVISED PLANS ISSUED TO TOWNSHIP AND LOWE'S 80%
04/25/07	1	REVISED PLANS ISSUED FOR ADDENDUM No. 2

LOCAL SITE REQ'MTS

Building Coverage for Lowe's:
- Maximum Building Coverage 70%
- ACTUAL BLDG COVERAGE 19.91%
- (OUTPARCELS CALCULATED SEPARATELY)
- (191,650 SF BLDG TOTAL FOR LOWE'S ON 20.94 AC)

Impervious Area:
- Maximum Impervious Area 90%
- ACTUAL IMPERVIOUS AREA 86.3%
- (ASSUME 100% SF TOT ON OUTLOTS)
- (12.77 AC SITE + 3.31 AC OUTLOTS ON 24.25 AC)
- ACTUAL VEGETATED AREA 33.7%

Height Requirements:
- Maximum Height Requirement 35'
- Actual Average Roofline 28'-4"

Wetlands Assessment:
No wetlands within the property per letter from Triad Engineering, dated 3-3-07.

Shippensburg Twp. Conditional Use Approval:
On 3-3-07, Shippensburg Township Supervisors approved conditional use for project contingent upon sidewalks to be added along frontage.

Outparcel Land Development Req'mts:
Outparcels 1, 2 and 3 will require individual land development plan approval, including all other applicable federal, State, and local reviews and approvals, prior to any construction.

SITE DATA

Acreage:

Lowe's Tract	±20.94
Outparcel No. 1	± 1.17
Outparcel No. 2	± 1.02
Outparcel No. 3	± 1.12
Total	± 24.25

Main Building:

Sales Floor	118,560 S.F.
Office Area	3,937 S.F.
Receiving/Storage	13,544 S.F.
Utility Rooms	1,362 S.F.

Vestibules:

Main Entrance	1,132 S.F.
Main Exit	395 S.F.
Lumber	480 S.F.
MAIN BUILDING TOTAL (GFA)	139,410 S.F.

Garden Center:

Shade Structures	8,422 S.F.
Covered Area	8,628 S.F.
Open Area	14,609 S.F.
Garden Center Total	31,659 S.F.

Staging:

Non-Covered Area	10,581 S.F.
Staging Area Total	10,581 S.F.

Parking Requirements:

Lowe's Parking Required:	
Standard	616
Handicapped	12
Total Lowe's Parking Required	628
Ratio = 4.5 (based on 139,410 sf per Lowe's)	
Local Parking Required	
Standard	596
Handicapped	13
Total Local Parking Required	609
Ratio = 4.00 (based on 152,226 sf per SALES AREA)	
Parking Provided:	
Standard	646
Handicapped	14
Total Parking Provided	660
Including Spaces with Cart Corals	660
Not Including Spaces with Cart Corals	649
Ratio = 4.66 (based on 139,410 sf per Lowe's)	

GRAY ENGINEERING CONSULTANTS, INC.
engineering · siteworx · land planning
632 PUGH RD. · GREENVILLE, SC 29607
PH. (864) 297-3027 · FAX (864) 297-5497
GRAY ● CONTENTSRECEIVED.COM

LOWE'S HOME CENTERS, INC.
1605 CURTIS BRIDGE ROAD
REEC DOCK
WILKESBORO, NC 28697
336.658.4000 (V) 336.658.3257 (F)

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PRELIMINARY LAND DEVELOPMENT/ RE-SUBDIVISION PLAN

LOWE'S OF:
SHIPPENSBURG
SHIPPENSBURG TOWNSHIP
CUMBERLAND COUNTY, PA

PROJECT No: 280224 D | DRAWN BY: DJG | CHECKED BY: DJG

ORIGINAL ISSUE DATE: 02/02/07
PERMIT SET ISSUE DATE:
CONSTRUCTION SET ISSUE DATE:
DRAWING NUMBER:
CV-1