NOTES:
1. REQUIRED OPEN SPACE PROVIDED ON PLAN
2. LIGHTING PLAN SHALL BE DESIGNED BY OTHERS. ADEQUATE LIGHTING WILL BE PROVIDED IF OFF-STREET PARKING SPACES ARE TO BE USED AT NIGHT. EQUIPMENT FOR LIGHTING PARKING FACILITIES WILL BE ARRANGED SO THAT LIGHT DOES NOT INTERFERE WITH TRAFFIC, IS SHIELDED OR DIRECTED AWAY FROM ADJOINING RESIDENCES, AND PRODUCES NO GLARE ACROSS RESIDENTIAL PROPERTY BOUNDARIES .
3. ALL SIGNAGE SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH SECTION 155.594 OF THE YORK COUNTY CODE.
4. ALL WATER & SEWER SERVICES AND IMPROVEMENTS SHALL BE DONE PER YORK COUNTY STANDARDS.
5. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE APPROVED PLAN.
6. THERE ARE NO KNOWN ABANDONED CEMETERIES LOCATED ON THIS SITE.
7. ALL SIDES OF THE BUILDING VISIBLE FROM SC HWY 160 SHALL INCLUDE MATERIALS AND DESIGN CHARACTERISTICS THAT MEET THE REQUIREMENTS IN SECTION 155.501 OF THE YORK COUNTY CODE.

NOTES:
NO IRRIGATION HEADS OR OTHER IRRIGATION SYSTEM ELEMENTS, FIRE LINE ELEMENTS, SIDEWALK OR OTHER SITE APPURTENANCES ARE ALLOWED WITHIN THE SCDOT RIGHT-OF-WAY.

SITE ANALYSIS

TAX PARCEL NUMBERS	6520000012
SITE AREA (COMBINED PARCELS)	1.062 ACRES
EXISTING ZONING (YORK COUNTY)	BD-III
EXISTING USE	VACANT LAND
PROPOSED USE	FAST-FOOD RESTAURANT WITH DRIVE-THRU WINDOW
PROPOSED TOTAL BUILDING	±2,300 SF
PROPOSED BUILDING HEIGHT	±19.5 FEET
PARKING REQUIRED @ 1 per 80 SF of floor area	29 SPACES
PARKING PROVIDED	38 SPACES
SITE IMPERVIOUS PERCENTAGE EXISTING	(2,041 SF=0.047 ACRES) 4.4%
SITE IMPERVIOUS PERCENTAGE PROPOSED	(30 SF=0.69 ACRES) 63.0%

RETAIL A
EXISTING DENTAL OFFICE
EXISTING RETAIL A PARKING
EXISTING EARTH FARE PARKING
SOUTH CAROLINA HIGHWAY 160
BRAYDEN PKWY.
LEN PATTERSON ROAD (S-914)
S22°43'00"E 5327.42'
S44°48'28"E 2452.15'
S47°19'51"E 154.94'
S45°43'40"W 225.36'
S00°44'12"E 146.51'
N42°51'36"E 270.08'
PROPOSED RESTAURANT
PROPOSED SIGN
EXISTING CURB & GUTTER (TYP.)
COORDINATE FINAL SERVICE CONNECTION WITH YORK COUNTY NATURAL GAS AUTHORITY.
PROPOSED 2.5" NATURAL GAS SERVICE
EXISTING SITE LIGHT POLE (TYP.)
PROPOSED SITE LIGHT POLE (TYP.)
HVAC UNITS SHALL BE INSTALLED ON THE ROOF
DRIVE-THRU WINDOW
6" CURB
PROPOSED SIDEWALK (TYP.)
SITE LIGHT POLE (TYP.)
PROPOSED MENU BOARD & ORDER CANOPY
PROPOSED FREEZER
EXISTING OVERALL DEVELOPMENT SIGN FOR "MILLS CROSSING" SHOPPING CENTER
SEE WATER SERVICE INSET DETAIL SHEET C.8 FOR MORE INFORMATION.
PROPOSED 1,500 GREASE INTERCEPTOR
3" VENT PIPE
PROPOSED ADA RAMP (TYP.)
PROPOSED 18" CURB & GUTTER (TYP.)
6" PVC GRAVITY WATER SEWER @ 1.04 % (MINIMUM)
PROPOSED 6" PVC GRAVITY SEWER SERVICE @ 1.04% (MINIMUM) WITH CLEAN-OUTS ATLEAST EVERY 75'
PROPOSED WHEEL STOP (TYP.)
SITE BOUNDARY
PROPOSED PAINTED CROSSWALK (TYP.)
PROPOSED 6" PVC GRAVITY SEWER SERVICE @ 1.04% (MINIMUM) WITH CLEAN-OUTS ATLEAST EVERY 75'
EXISTING SHARED DRIVEWAY
NOW OR FORMERLY EF 160 FORT MILL LLC DB 16735, PG 25 PB 160, PG 383 PARCEL No.: 6520000124
CLEAN OUT INV=654.18
PROPOSED 1" RPZ BACKFLOW ASSEMBLY. PER YC DETAIL 11.28.
PROPOSED 2" DOUBLE CHECK VALVE ASSEMBLY. PER YC DETAIL 11.29.
CONNECT TO EXISTING 6" SERVICE LATERAL.
APPROXIMATE EXISTING INV=±653.75
PROPOSED 1" IRRIGATION WATER METER. PER YC DETAIL 11.17.
EXISTING 8" GATE VALVE & PLUG. CONNECT 1" IRRIGATION TAP TO EXISTING PLUG.
PROPOSED 1.5" DOMESTIC WATER METER. PER YC DETAIL 11.18 & 11.19.
PROPOSED 1.5" TO 2" INCREASER
EXISTING FIRE HYDRANT
EXISTING 8" GATE VALVE & BLOW-OFF ASSEMBLY
PROPOSED DOMESTIC WATERLINE
PROPOSED PAVEMENT MARKINGS (TYP.).
CONFLICT DATA:
18" RCP INV=651.10
18" RCP BOTTOM=647.60
6" SEWER INV=654.10
6" SEWER TOP=654.68
PVMT=654.15
CONNECT TO EXISTING SIDEWALK
DUMPSTER ENCLOSURE. SEE DETAIL SHEET C.10 & ARCHITECTURAL PLANS.
PROPOSED NEW POLE WITH POLE MOUNTED ELECTRICAL TRANSFORMERS TO SERVE ARBY'S . COORDINATE WITH YORK ELECTRIC COOPERATIVE.
NOW OR FORMERLY SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION DB 1745, PG 103 PB 154, PG 143 PARCEL NO.: 6520000042
YARD INLET RIM=653.94 INV=650.94
24" HDPE @ 0.5% PER PREVIOUS DESIGN PLANS
8
9
7
6
20'R
30'R
146.51'
28.95'
0 10' 20' 40' 80'
SCALE: 1"= 20'

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LEGEND
PROPERTY LINE
ADJACENT PROPERTY LINES
EASEMENT LINE
BUILDING RESTRICTION LINE — BSL
LANDSCAPE BUFFER LINE — LSB
EXISTING CONTOUR LINE — 100
GAS LINE — G
WATER LINE — W
OVERHEAD POWERLINE — OHP
UNDERGROUND POWER LINE — UGP
UNDERGROUND TELEPHONE LINE — UT
SANITARY SEWER LINE — SS
STORM SEWER LINE — SD
HOT RUBBER POUND
NAIL FOUND
CONCRETE MONUMENT FOUND
UTILITY POLE/POWER LINE
LIGHT POLE
TELEPHONE PEDESTAL
WATER VALVE
WATER METER
FIRE HYDRANT
ELECTRIC METER
GAS VALVE
STORM MANHOLE — SDMH
TRAFFIC BOLLT
SANITARY MANHOLE — SMH
CLEANOUT — CO
SIGN — S
SPOT ELEVATION — ×101.2
ASPHALT
CONCRETE

PAVING LEGEND
CONCRETE PAVEMENT
ITEM 710 6" PORTLAND CEMENT CONCRETE (4000 PSI) PAVEMENT #4 BARS @ 12" O.C. EACH WAY
ITEM 520 4" GRADED AGGREGATE BASE
LIGHT DUTY PAVEMENT
ITEM 610 2" TYPE C ASPHALTIC CONCRETE SURFACE COURSE
ITEM 520 6" GRADED AGGREGATE BASE COURSE (MACADAM)
HEAVY DUTY PAVEMENT
ITEM 610 2" TYPE C ASPHALTIC CONCRETE SURFACE COURSE
ITEM 610 1.5" TYPE C ASPHALTIC CONCRETE INTERMEDIATE/BINDER COURSE
ITEM 520 8" GRADED AGGREGATE BASE COURSE (MACADAM)

SITE
VICINITY MAP
SCALE: NTS

MDV Engineering
C/O Ayer Design Group
215 Johnston Street
Rock Hill, SC 29730
Phone: 704-400-1044 Email:michael@mdveng.com

SOUTH CAROLINA MDV ENGINEERING, LLC. No. C04273 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER SEAL No. 021590 8-2-19 MICHAEL D. NEWMAN

PROJECT
Arby's
RESTAURANT with DRIVE-THRU
2385 LEN PATTERSON RD
FORT MILL, SC 29708
(YORK COUNTY)

FOR
BRG Brumit Restaurant Group
BRUMIT RESTAURANT GROUP, LLC
P.O. BOX 15726
ASHEVILLE, NC 28813
PH: 828.274.5835

REVISIONS

DWG. NAME : 2019-111
DRAWN BY : MDN
DATE. : 8.2.19
SCALE: 1:20

SITE & UTILITY PLAN
C.1