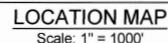
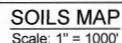


2005 MARKET STREET, SUITE 1120
PHILADELPHIA, PA 19103



5072 Ritter Road, Suite 102
Mechanicsburg, PA 17055
T 717.975.6481
F 717.975.6480

| SHEET INDEX | |
|--------------|--------------------|
| Sheet Number | Sheet Title |
| 1 | COVER SHEET |
| 2 | GENERAL NOTES |
| 3 | EXISTING SITE PLAN |
| 4 | SUBDIVISION PLAN |
| 5 | EASEMENT PLAN |
| 6 | LANDSCAPE PLAN |

OWNERS STATEMENT
STATE OF PENNSYLVANIA, COUNTY OF CUMBERLAND
ON THIS 10th DAY OF May, 2025, BEFORE ME, THE UNDERSIGNED
PERSONALLY APPEARED

PR CC LIMITED PARTNERSHIP
BY: PR CC LLC, ITS GENERAL PARTNER
BY: PR CC LLC, ITS MEMBER
BY: PREIT ASSOCIATES L.P., ITS SOLE MEMBER
BY: PREIT ASSOCIATES L.P., ITS GENERAL PARTNER

BY: Lisa M. Most
NAME **LISA M. MOST**
EXECUTIVE VICE PRESIDENT & PRESIDENT
TITLE **GENERAL COUNSEL**

AND

BY: PREIT ASSOCIATES L.P., ITS MEMBER
BY: PREIT ASSOCIATES L.P., ITS GENERAL PARTNER

BY: Lisa M. Most
NAME **LISA M. MOST**
EXECUTIVE VICE PRESIDENT & PRESIDENT
TITLE **GENERAL COUNSEL**

TITLE

WHO BEING DULY SWORN AND ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE
OWNERS OF RECORD OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY
KNOWLEDGE AND BELIEVE TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE
RECORDED AND DELIVERED TO THE COUNTY OF CUMBERLAND FOR RECORD.
WITNESS MY HAND AND SEAL THE DAY AND DATE WRITTEN

Colleen M. Joyce

MY COMMISSION EXPIRES: 12/14/2028

NOTARY PUBLIC

COMMISSION EXPIRATION: 12/14/2028
Colleen M. Joyce, Notary Public
Hampden County
My Commission Expires: 12/14/2028
Commission # 107684

LAND SURVEYOR'S CERTIFICATION
I, DAVID RUSSELL BOYER, SURVEYOR HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY
SHOWN AND DISCLOSED HEREIN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE COVERED
SURVEYING SUBDIVISION AND LAND-OWNERSHIP PROBING.

5/13/2025
DATE David Russell Boyer
NAME OF SURVEYOR

PD-201-141
REGISTRATION NUMBER

PENNSYLVANIA ASSOCIATES INC.
1027 RITTER ROAD, SUITE 102
MECHANICSBURG, PA 17055
T: 717-875-6461
F: 717-875-6460




CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR
BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S)

CAPITAL CITY MALL SUBDIVISION PLAN

3410 HARTZOG DRIVE
LOVINGHAM, TEXAS 75781-9711

COVER SHEET

PR CC LIMITED PARTNERSHIP
2005 MARKER STREET, STE 1200
HOUSTON, TEXAS 77056



PENNONI ASSOCIATES INC.
5072 Ritter Road, Suite 102
Machansport, PA 17055
(717) 261-1100

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INTENTFULLY TO REDUCE IN ERROR OF THE PROJECT. THEY ARE NOT INTENDED TO BE SUBSTITUTED FOR THE OFFICIAL RECORDS OF THE COUNTY OF TARRANT. THE EXTENSIVENESS OF THE PROJECT OR ANY OTHER PROJECT, THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE DESIGNER.

| REVISIONS PER TOWNSHIP COMMENTS | DATE | BY | CHK | APP | DATE | BY | CHK | APP |
|---------------------------------|------|----|-----|-----|------|----|-----|-----|
| 04/17/25 | 2 | | | | | | | |
| 05/11/25 | 1 | | | | | | | |

PROJECT: PREIT23001

DATE: 2024-06-20

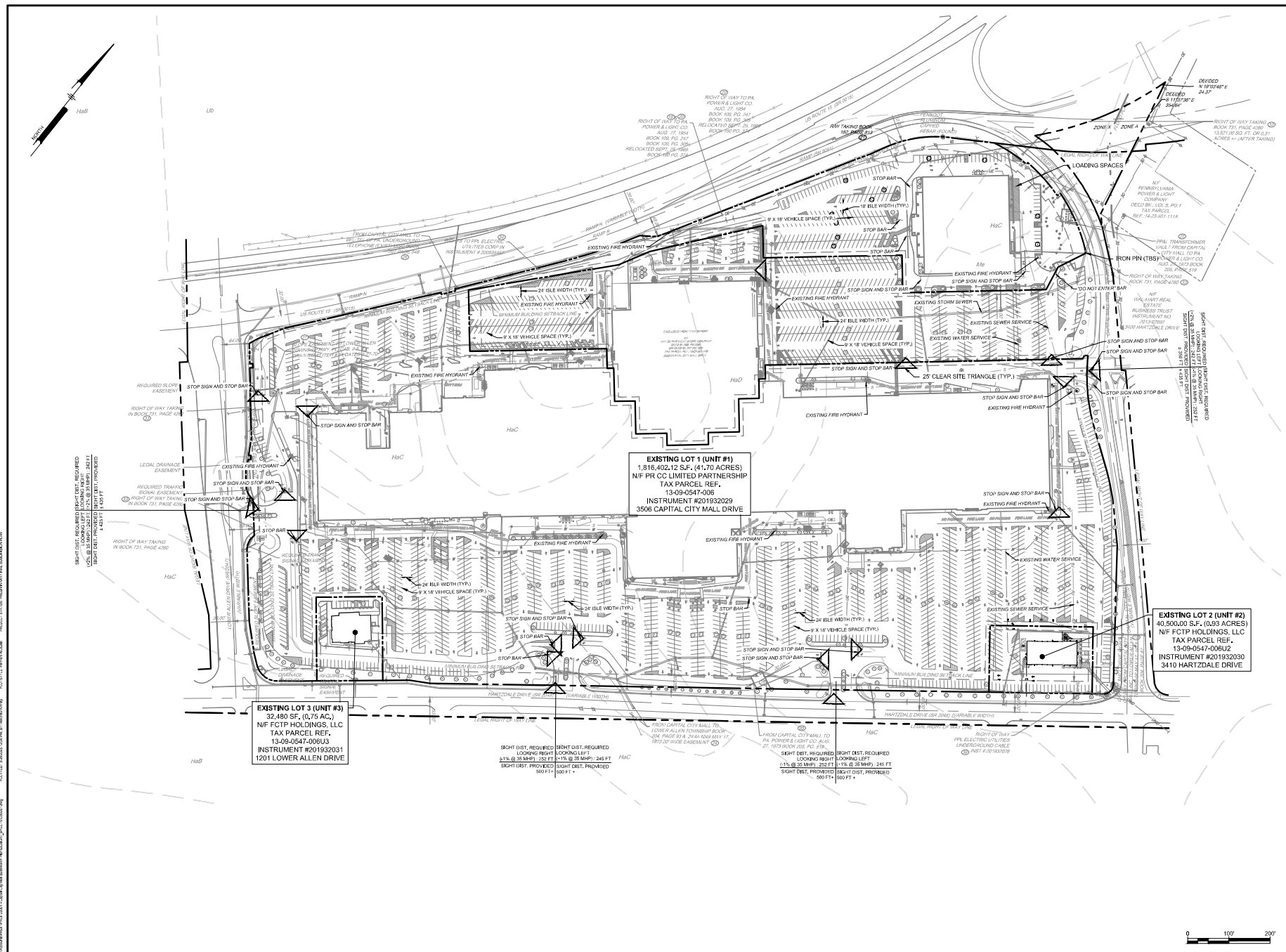
DRAWING SCALE: AS NOTED

DRAWN BY: 1005

APPROVED BY: DMR

CS0001

SHEET 1 OF 6



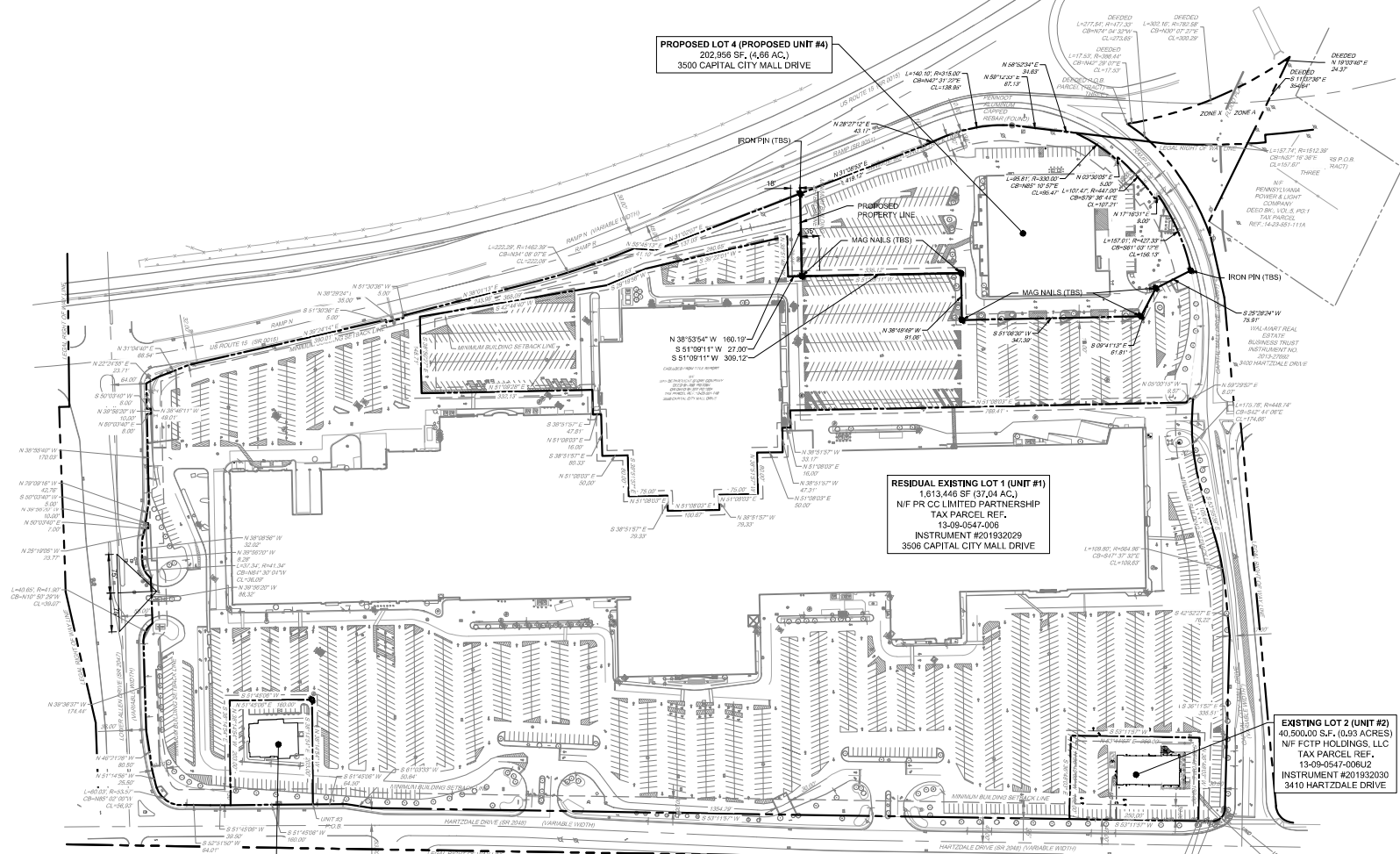
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR

PR CC LIMITED PARTNERSHIP

| DATE | NO. | REVISIONS | BY |
|------|-----|---------------------------------|-----|
| | 2 | REVISIONS PER TOWNSHIP COMMENTS | MTK |
| | 1 | REVISIONS PER TOWNSHIP COMMENTS | MTK |
| | | | |
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| | |
|---------------|------------|
| PROJECT | PREIT23001 |
| DATE | 2024-03-28 |
| DRAWING SCALE | AS NOTED |
| DRAWN BY | 1005 |
| APPROVED BY | DRB |

SHEET 3 OF 6



EXISTING LOT 2 (UNIT #2)
40,500.00 S.F. (0.93 ACRES)
N/F FCTP HOLDINGS, LLC
TAX PARCEL REF.
13-09-0547-006U2
INSTRUMENT #201932030
3410 HARTZDALE DRIVE

EXISTING LOT 3 (UNIT #3)
32,480 SF. (0.75 AC.)
N/F FCTP HOLDINGS, LLC
TAX PARCEL REF.
13-09-0547-006U3
INSTRUMENT #201932031
1201 LOWER ALLEN DRIVE

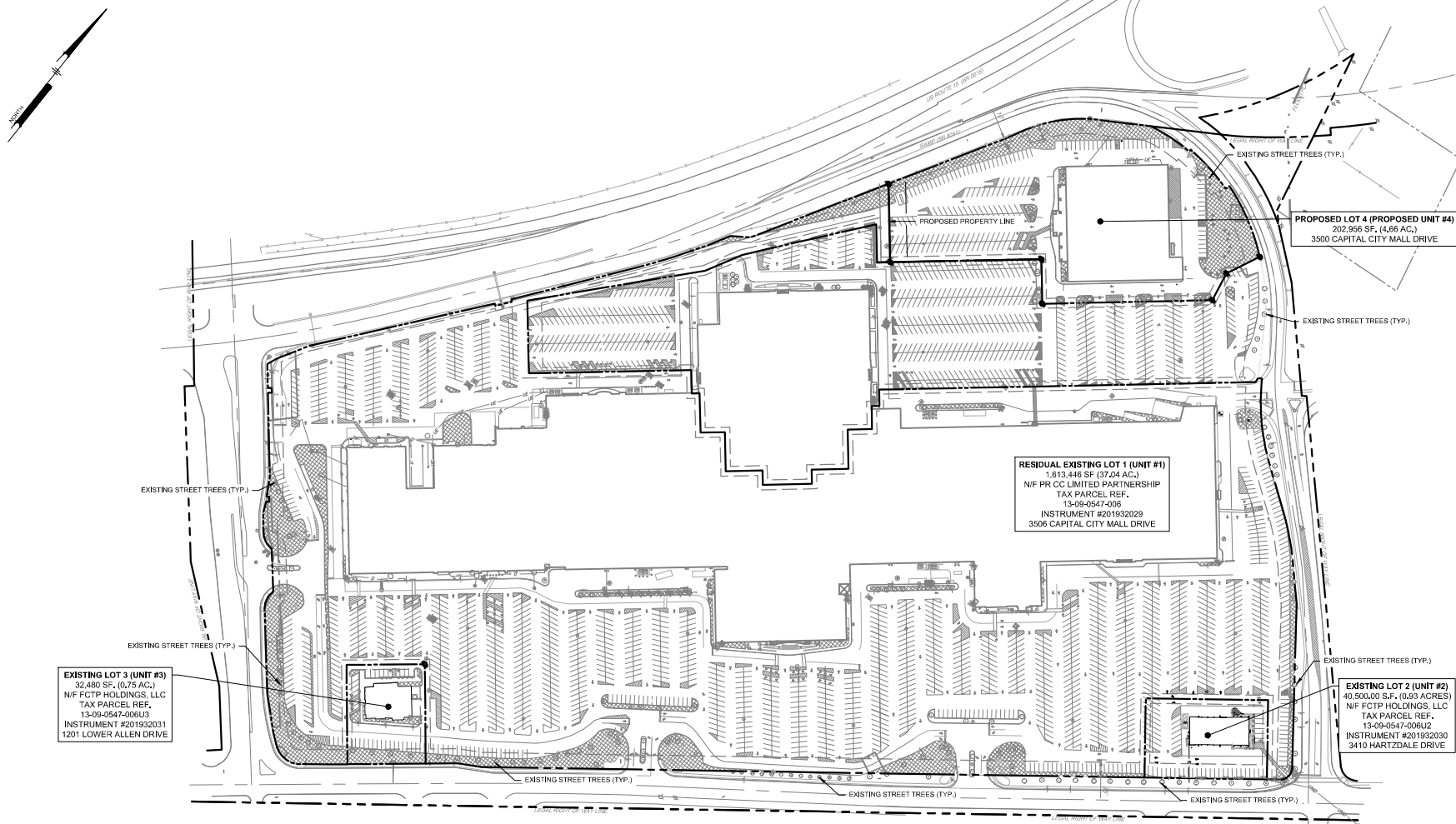
ALL DOCUMENTS PREPARED BY PRINCIPAL ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE OR OTHER USES OTHER THAN THE EXISTING USE OF THE PROJECT OR OTHER PROJECT. ANY REUSE WITHOUT WRITTEN PERMISSION OF PRINCIPAL ASSOCIATES IS PROHIBITED. IN ANY EVENT, SPECIFIC PERMISSION IS EXTENDED TO ALL OTHERS TO REUSE AND REPRINT ANY PART OF THE DESIGN, SPECIFICATIONS, DRAWINGS, OR ANY OTHER INFORMATION CONTAINED HEREIN FOR THE PURPOSE OF PROMOTING ASSOCIATED AND CHANGING BUILDING TECHNOLOGY AND QUALITY BUILDING PRACTICES AND EXPERIENCE AMONG OUTSIDE OF OUR MEMBERS WHO "REMEMBER."

| | |
|---------------|------------|
| PROJECT | PREIT23001 |
| DATE | 2024-03-28 |
| DRAWING SCALE | AS NOTED |
| DRAWN BY | MTK |
| APPROVED BY | DRB |

CS0801

| | | | |
|-------|---|----|---|
| SHEET | 4 | OF | 6 |
|-------|---|----|---|

[illegible]



LANDSCAPING DATA

Front yard landscape: In the front yard of any new residential or multifamily development at least 25% of the front yard shall be landscaped. These landscaped areas will enhance the specific zoning district. At a minimum, these landscaped areas shall contain evergreen and/or deciduous trees to be at least 6' high and 4" trunk diameter at breast height (DBH) and shrubs to be at least 6' high and 2" trunk diameter at breast height.

| PARCEL | LANDSCAPING AREA (S.F.) | FRONT YARD LANDSCAPED AREA (S.F.) | % REQUIRED | % PROVIDED |
|--------|-------------------------|-----------------------------------|------------|------------|
| LOT 1 | 1,613,440 | 262,627.50 | 5.00% | 3.20% |
| LOT 2 | 42,480 | 444 | 5.00% | 1.00% |
| LOT 3 | 322,480 | 5,000 | 4.00% | 1.56% |
| LOT 4 | 242,959 | 29,837.10 | 5.00% | 13.64% |

Evergreen and Deciduous trees w/10" the front yard setback can be seen in plan view.

Backyard landscape: At least 5% of the interior parking area shall be landscaped with trees, including one tree per five 10' parking spaces. Parking spaces without the parking lot are not included in the landscaping calculation. The landscaping shall be installed by the project owner. The landscaping shall be installed by the Lower Allen Township Zoning Hearing Board on February 21, 2024.

| PARCEL | PARKING AREA (S.F.) | PARKING AREA LANDSCAPED AREA (S.F.) | % REQUIRED | % PROVIDED |
|--------|---------------------|-------------------------------------|------------|------------|
| LOT 1 | = 540,039 | 38,442 | 5.00% | 7.03% |
| LOT 2 | = 11,460 | 578 | 5.00% | 5.00% |
| LOT 3 | = 8,655 | 2,200 | 5.00% | 25.18% |
| LOT 4 | = 59,034 | 3,901 | 5.00% | 12.00% |

LANDSCAPING DATA