No: 26-058

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Washington Township | Surveyor: Control Point Associates | Engineer: Bohler Engineering

Plat Title: Walmart – 200 Kocher Lane, Elizabethville, PA

Zoning District: Commercial | Proposed Land Use: Commercial

Plat Status:		Preliminary	**Plat Type**:		Subdivision
		Final			
	X	P/F		X	Land Development
		Minor			

Regulations:
- | | County
- X | Municipal
- X | Zoning
- X | S&LD

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
1	1	0		23.93

Date Received: 05/29/2026 | Staff Review: 06/01/2026 | Official County Review: 06/01/2026

Reviewed by: BS | Checked by: LG | Parcel ID: 66-012-163

Project Description: Proposed building expansion to the existing Walmart building for the Online Pick-Up Program (5,520sqft)

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

S&LDO Plan Comments:

1. The applicant has requested a waiver of Preliminary Plans. (S&LDO §22-304)
2. The designation of the plan as a final plat is required to be displayed. (S&LDO §22-307.1.A). The application to the DCPC indicates this as a Final Plat for Subdivision. This should be corrected to reflect a Final Plat for Land Development on the plan. For the purpose of this review, this was reviewed as a Final Plat for Land Development.
3. Locations and descriptions of survey monuments are required to be displayed. (S&LDO §22-307.1.H)
4. Monuments and markers are required to comply with S&LDO §22-502.

General Comments

1. The Owner/Developer for the land development needs to be shown on the plan.

2. Owner's Statement on cover page needs to be signed and notarized.

Plan No. 26-058

Plat Specifications		**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown		X		
2. Owner/developer name, address & telephone number shown			X	
3. Municipality name shown		X		
4. Tax parcel number/Deed reference shown/Instrument #		X		
5. North point shown		X		
6. Map scale shown (written/graphic)		X		
7. Date of plan preparation shown		X		
8. Certification of surveyor/engineer/landscape architect shown		X		
9. Location map shown		X		
10. Total property map (bearings, distances, area, primary control point) shown		X		
11. Names of adjacent landowners/subdivision shown		X		
12. Lot numbers shown		X		
13. Lot dimensions shown		X		
14. Lot areas shown		X		
15. Permanent monuments and markers shown			X	
16. Building setbacks shown		X		
17. Existing natural features shown -	Wetlands			X
	Floodplains			X
	Woodlands, streams, etc.		X	
18. Contours at required interval shown		X		
19. Easements shown and identified		X		
20. Existing man-made features shown -	Building (s)	X		
	Storm drainage facilities	X		
	Sewer mains		X	
	Water mains		X	
21. Proposed man-made features shown –	Building (s)	X		
	Storm drainage facilities			X
	Sewer disposal – public (x) on-lot ( )			X
	Water supply – public (x) well ( )			X
22. Existing streets shown -	Name	X		
	R/W width	X		
	Paving width	X		
	Dedicated R/W width	X		
23. Proposed streets shown -	Name			X
	R/W width			X
	Paving width			X
	Profiles			X
24. Curbs shown		X		
25. Sidewalks shown		X		
26. Existing and proposed coverage shown		X		
27. Parking schedule provided shown		X		
28. Traffic study completed				X
29. Recreation area shown/fee in-lieu-of provided				X
30. Erosion and sedimentation control plan shown		X		
31. Statement of ownership, signature and notarization shown			X	
32. Dedicatory statement shown		X		
33. Approval blocks shown		X		
34. PADOT Highway Occupancy Permit statement shown				X
35. Consistency with Future Land Use plans -	County plans	X		
	Municipal plans	X		

PROPOSED SITE PLAN DOCUMENTS

FOR

Walmart

03412.1006

PROPOSED

PICKUP AND SIGNAGE / STRIPING IMPROVEMENT AND BUILDING EXPANSION

200 KOCHER LANE
ELIZABETHVILLE, PA 17023
WASHINGTON TOWNSHIP, DAUPHIN COUNTY
APN 66-012-163

CERTIFICATIONS

WETLAND CERTIFICATION

"THIS SITE HAS BEEN INVESTIGATED FOR WETLAND AREAS AND TO THE BEST OF MY KNOWLEDGE, ALL WETLAND AREAS ARE SHOWN ON THIS PLAN."

PROFESSIONAL'S SIGNATURE DATE

ENGINEER CERTIFICATION

"THE STORM WATER MANAGEMENT SYSTEM AS SHOWN ON THIS PLAN IS ADEQUATE TO MEET THE REQUIREMENTS OF THE WASHINGTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE."

ENGINEER'S SIGNATURE DATE

SURVEYOR CERTIFICATION

"I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE WASHINGTON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET)."

SURVEYOR'S SIGNATURE DATE

APPROVAL/ REVIEW

REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

CHAIRMAN

SECRETARY

RECOMMENDED FOR APPROVAL BY THE WASHINGTON TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

CHAIRMAN

SECRETARY

APPROVED BY THE WASHINGTON TOWNSHIP BOARD OF SUPERVISORS THIS _____ DAY OF _____, 20___.

CHAIRMAN

SECRETARY

OWNER'S STATEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

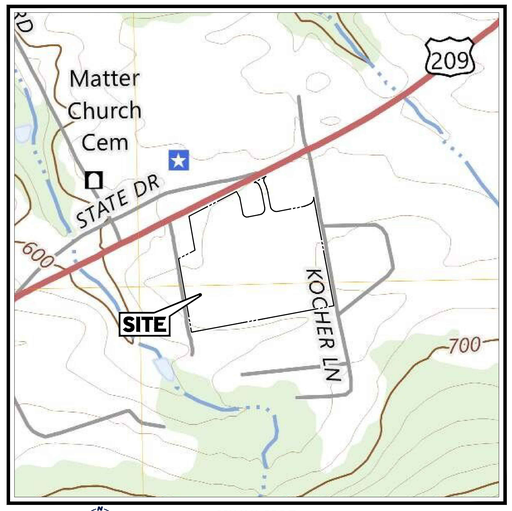
ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED WALMART INC. WHO BEING DULY SWORN ACCORDING TO LAW, DISPOSES AND SAYS THAT HE (SHE) HAS LEGAL OR EQUITABLE TITLE TO THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS (HER) DIRECTION, THAT HE (SHE) ACKNOWLEDGES THE SAME TO BE IS (HER) ACT AND PLAN, THAT HE (SHE) 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.

OWNER

NOTARY

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN DAUPHIN COUNTY THIS _____ DAY OF _____, 2026.

INSTRUMENT NO. _____



USGS MAP
SCALE: 1" = 500'
SOURCE: USGS



SITE MAP
SCALE: 1" = 500'
SOURCE: Bing Maps

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	COV-1
GENERAL NOTES SHEET	NS-1
OVERALL SITE PLAN - STOP SIGNS AND MARKINGS PLAN	SSM-1
DEMOLITION AND SITE CONSTRUCTION PLAN	SECP-1
WAYFINDING PLAN	WF-1
EROSION AND SEDIMENTATION CONTROL PLAN	ES-1
EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS	ES-2
DEMOLITION AND SITE LAYOUT PLAN	SP-1
GRADING, DRAINAGE, AND UTILTIY PLAN	GD-1
PHOTOMETRIC PLAN	PP-1
SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET	SECP/SSM DETAILS-1
SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET	SECP/SSM DETAILS-2
DETAIL SHEET	DTL-1
DETAIL SHEET	DTL-2
SPECIFICATIONS SHEET	CSS-1
SPECIFICATIONS SHEET 2	CSS-2
SURVEY (BY OTHERS)	2 SHEET(S)

REFERENCES AND CONTACTS

REFERENCES

1. BOUNDARY & TOPOGRAPHIC SURVEY:
CONTROL POINT ASSOCIATES, INC.
NEW BRITAIN CORPORATE CENTER
1600 MANOR DRIVE, SUITE 210
CHALFONT, PA 18914
DATED: 04/13/26 (REV. 1)
SURVEY FILE # 02-26001S-00
ELEVATIONS: NAVD 1988

2. ARCHITECTURAL PLAN:
BRR ARCHITECTURE
8131 METCALF AVENUE, SUITE 300
OVERLAND PARK, KS 66204
DATED: 03/11/2026

3. UTILITY PLAN (LUCERNEX):
HERBERT, ROWLAND & GRUBIC, INC.
"UTILITY PLAN"
369 EAST PARK DRIVE,
HARRISBURG, PA 17111
DATED: 10/11/2004

4. GEOTECHNICAL INVESTIGATION REPORT:
WHITESTONE ASSOCIATES, INC.
1150 GLENLIVET DRIVE, SUITE A-16
ALLENTOWN, PA 18106
DATED: 04/20/2026

5. PLUMBING PLAN:
PAUL C. PARKS ENGINEERING
"PLUMBING PLAN"
121 W. WALNUT,
ROGERS, AR 72759
DATED: 02/17/2006

GOVERNING AGENCIES

♦PLANNING COMMISSION
WASHINGTON TOWNSHIP
185 MANORS ROAD
ELIZABETHVILLE, PA 17023
PHONE: (717) 362-3191
FAX: (717) 362-4110

♦BUILDING DEPARTMENT
WASHINGTON TOWNSHIP
185 MANORS ROAD
ELIZABETHVILLE, PA 17023
PHONE: (717) 362-3191
FAX: (717) 362-4110

ROW JURISDICTION

♦TRAFFIC
WASHINGTON TOWNSHIP
185 MANORS ROAD
ELIZABETHVILLE, PA 17023
PHONE: (717) 362-3191
FAX: (717) 362-4110

UTILITIES

♦WATER & SEWER
ELIZABETHVILLE AREA AUTHORITY
4154 STATE ROUTE 225
ELIZABETHVILLE, PA 17023
(717) 362-3582

♦GAS
UGI UTILITIES
1 UGI DRIVE
DENVER, PA 17517
PHONE: (800) 276-2722

♦ELECTRIC
PENELEC
12785 FERGUSON VALLEY ROAD
LEWISTOWN, PA 17044
(800) 545-7741

♦STORMWATER
WASHINGTON TOWNSHIP
185 MANORS ROAD
ELIZABETHVILLE, PA 17023
PHONE: (717) 362-3191
FAX: (717) 362-4110

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

PREPARED BY

BOHLER

CONTACT: AMANDA ALBANO, P.E.

COVER SHEET

REVISIONS	BY

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN PLOTTED FROM AVAILABLE COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR LOCATION OF ANY UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2001, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
WWW.PAONECALL.COM

COMMONWEALTH OF PENNSYLVANIA
MATTHEW JOHN KEARSE
PROFESSIONAL
PROFESSIONAL ENGINEER

ISSUED FOR PERMIT

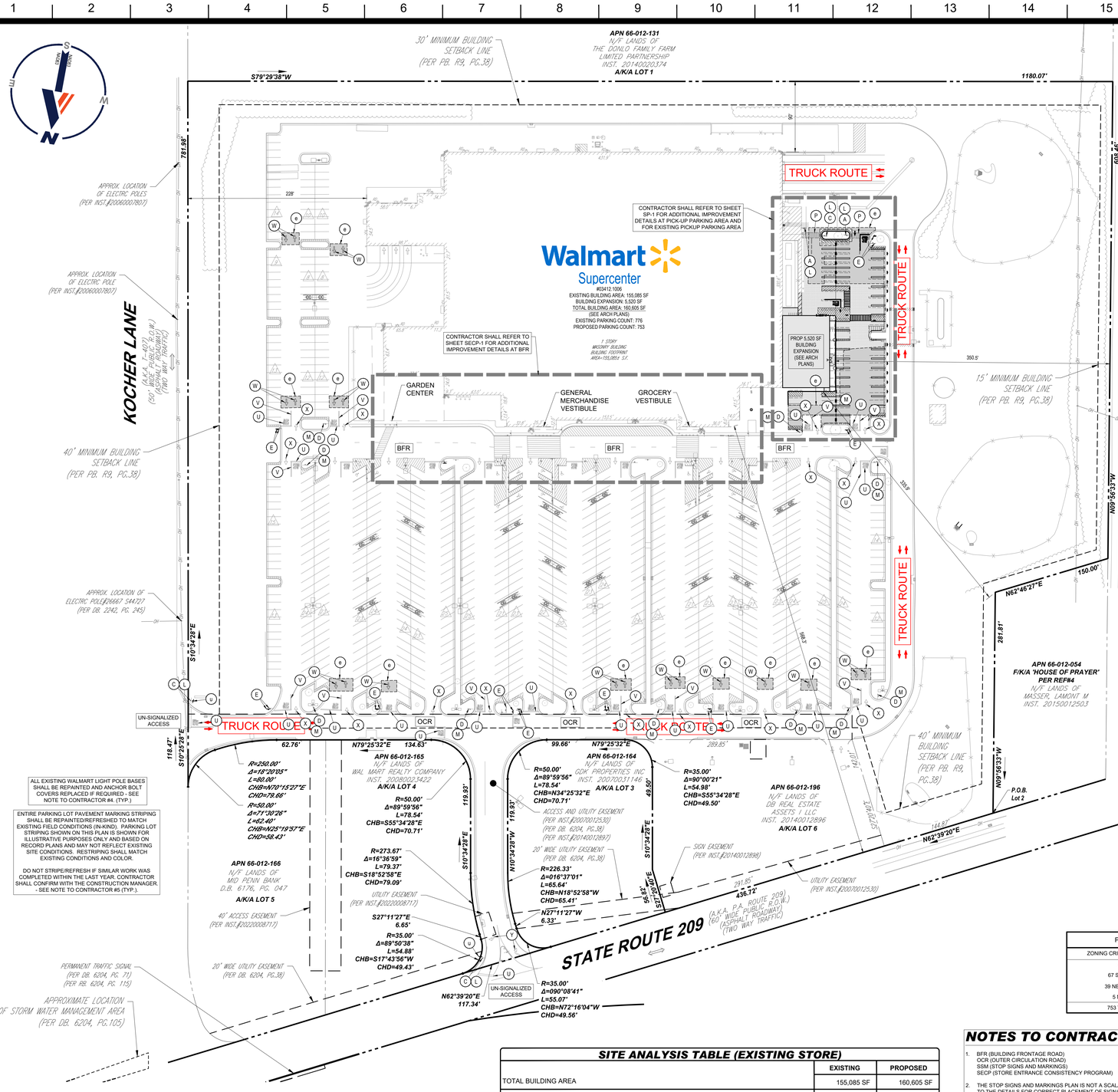
SUPERCENTER 03412.1006
200 KOCHER LN,
ELIZABETHVILLE, PA 17023

WALMART INC.
414 RESPECT DRIVE
BENTONVILLE, AR 72716

Walmart Supercenter

DRAWN	AS
CHECKED	JH
DATE	05/04/2026
SCALE	AS NOTED
JOB No.	PAC250217.00
SHEET	COV-1

P:\2025\PAC250217.00\CAD\DRAWINGS\PLAN SET\ESTORE ENTRANCE CONSISTENCY PROGRAM\P-SECP-CNDS-PAC250217.00.04.DWG PRINTED BY: ELEON 5.04.26 @ 1:14 PM LAST SAVED BY: ELEON



SITE AND DEMOLITION LEGEND

NOTE TO CONTRACTOR: FOR PROPOSED SIGNAGE AND STRIPING IDENTIFIED ON THIS PLAN, CONTRACTOR MUST REFERENCE STOP SIGNS AND MARKINGS DETAIL SHEET AND INSTALL ALL STRIPING AND SIGNAGE TO THE DIMENSIONS SHOWN ON THE DETAILS. NOTIFY ENGINEER IMMEDIATELY, IN WRITING, OF ANY CONFLICTS THAT MAY BE PRESENT, AS REQUIRED TO PROVIDE THE MINIMUM DIMENSIONS REQUIRED.

- (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
- (B) EXISTING PEDESTRIAN CROSSING SIGN TO REMAIN / BE REUSED.
- (C) EXISTING STOP SIGN TO BE REMOVED.
- (D) EXISTING STOP SIGN TO REMAIN / BE REUSED.
- (E) EXISTING STOP SIGN TO BE RAISED / RELOCATED TO MATCH CURRENT DETAILS / GUIDELINES.
- (F) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO REMAIN / BE REUSED.
- (G) EXISTING NO PARKING FIRE LANE SIGN TO REMAIN / BE REUSED.
- (H) EXISTING PICKUP WAY FINDING SIGN TO REMAIN / BE REUSED.
- (J) EXISTING PICKUP SIGN TO REMAIN / BE REUSED.
- (K) EXISTING "DO NOT ENTER" SIGN TO REMAIN / BE REUSED.
- (L) EXISTING SIGN POST AND BASE TO BE REMOVED.
- (M) EXISTING SIGN POST AND BASE TO REMAIN.
- (N) EXISTING SIGN POST BOLLARD TO BE REPAINTED.
- (P) EXISTING CROSSWALK STRIPING TO BE REMOVED.
- (Q) EXISTING CROSSWALK TO REMAIN / BE REFRESHED.
- (R) EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.
- (S) EXISTING CENTERLINE STRIPING TO REMAIN / BE REFRESHED.
- (T) EXISTING STOP BAR / STOP PAVEMENT MARKING TO BE REMOVED.
- (U) EXISTING STOP PAVEMENT MARKINGS, "STOP" PAVEMENT MARKING AND/OR "ONLY" PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (V) EXISTING 4" WIDE DOUBLE YELLOW AND/OR SINGLE WHITE STRIPE TO REMAIN / BE REFRESHED.
- (W) EXISTING ARROW PAVEMENT MARKING TO BE REMOVED.
- (X) EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (Y) EXISTING SOLID ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (Z) EXISTING FIRE LANE STRIPING AND/OR YELLOW STRIPING TO REMAIN / BE REFRESHED.
- (a) EXISTING PICKUP GRAPHIC AND ORANGE ARROW PAVEMENT MARKING TO BE REMOVED.
- (b) EXISTING STRIPING TO BE REMOVED.
- (d) EXISTING 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" OC TO REMAIN / BE REFRESHED.
- (e) LIMITS OF SEAL COAT. APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
- (f) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" OC. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED.
- (g) NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18' GAPS.
- (h) NEW "STOP" PAVEMENT MARKING AND STOP BAR AND/OR "ONLY" PAVEMENT MARKING.
- (i) NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE AND/OR SINGLE WHITE STRIPE.
- (j) NEW OPEN ARROW PAVEMENT MARKINGS.
- (m) NEW SOLID ARROW PAVEMENT MARKING.
- (n) NEW 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' OC.
- (q) NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" OC.
- (r) NEW "STOP HERE FOR PEDESTRIANS" SIGN. (4'X9' FROM EDGE OF DRIVE AISLE. SEE DETAILS)
- (t) NEW 30"X30" STOP SIGN. (4' FROM EDGE OF DRIVE AISLE. SEE DETAILS)
- (u) NEW 36"X36" STOP SIGN WITH DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES. (6' FROM EDGE OF DRIVE AISLE. SEE DETAILS)
- (w) NEW NO PARKING FIRE LANE SIGN SIGN.
- (x) NEW PICKUP SIGN. (3' FROM EDGE OF CURB. SEE DETAILS)
- (y) NEW 24" X 24" DO NOT ENTER SIGN.
- (z) NEW ALL WAY PLAQUE.
- (69) NEW TRAFFIC FROM RIGHT DOES NOT STOP PLAQUE.
- (70) NEW TRAFFIC FROM THE LEFT DOES NOT STOP PLAQUE.
- (72) NEW ONCOMING TRAFFIC DOES NOT STOP PLAQUE.
- (68) NEW CROSS TRAFFIC DOES NOT STOP PLAQUE.
- (69) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- (9) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
- (10) NEW PHARMACY PAVEMENT MARKING.
- (J) LANDSCAPING / VEGETATION SIGNAGE OBSTRUCTION. SEE NOTES TO CONTRACTOR, #10.

HATCH LEGEND

	PROPOSED SEAL COAT
	PROPOSED FULL DEPTH ASPHALT PAVEMENT REPAIR
	PROPOSED CONCRETE SIDEWALK

PARKING ANALYSIS
ZONING CRITERIA: COMMERCIAL DISTRICT (C)
776 EXISTING SPACES
67 SPACES (TO BE REMOVED)
39 NEW OPD SPACES PROVIDED
5 NEW SPACES PROVIDED
753 TOTAL SPACES PROVIDED

PICKUP POST SIGN NOTES
- SIGNS ARE PROVIDED BY THE OWNER.
- SIGNS NOTED WITH TWO DIRECTIONS (I.E. S/R) WILL USE THE SAME POLE.
- REFER TO PICKUP AND SIGNAGE EXHIBIT.

SEALCOAT NOTE:
CONTRACTOR SHALL INSTALL SEAL COAT ON EXISTING ASPHALT PAVING AT ANY STRIPED AREA THAT IS PART OF THE PICKUP SCOPE OF WORK AND ADDITIONAL ASSOCIATED PARKING SPACES REQUIRED TO BE STRIPED AS SHOWN ON THESE PLANS. FOR EXISTING CONCRETE SURFACES, GC IS TO PREPARE THE SURFACE FOR PAINT ONLY. IN LOCATIONS WHERE EXISTING PAVEMENT MARKINGS CONFLICT OR ARE CALLED OUT AS TO BE REMOVED, PAVEMENT MARKING REMOVAL SHALL OCCUR PER SHEET CSS-1, SECTION TITLED "PAVEMENT MARKINGS SPECIFICATION", PART 3, SECTIONS 3.2 & 3.3.

ALL PICKUP WAY FINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE PLACED THROUGH QUICKBASE USING THE "SIGN SHOP ORDERS" APPLICATION

DIRECTIONAL SIGN NOTE:
EXISTING PICKUP DIRECTIONAL SIGNAGE SHOWN IS APPROXIMATE AND TAKEN FROM AVAILABLE GOOGLE STREET VIEW IMAGES AND ARE NOT FIELD VERIFIED. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL REVIEW ALL SITE DRIVEWAYS TO INVENTORY PICKUP DIRECTIONAL SIGN QUANTITY, LOCATIONS AND ARROW INFORMATION. CONTRACTOR SHALL ADJUST THE SCOPE OF WORK AS NEEDED TO PROVIDE NEW DIRECTIONAL SIGN PANELS AT ALL EXISTING DIRECTIONAL SIGN LOCATIONS IN ACCORDANCE WITH THE SITE PLAN DOCUMENTS.

ZONING INFORMATION

ZONING DISTRICT:	COMMERCIAL DISTRICT (C)		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	N/A	23.93 AC	NO CHANGE
MINIMUM LOT WIDTH	NO LESS THAN 100 FT	1,175 FT	NO CHANGE
MAX. LOT COVERAGE	70%	14.9%	15.4%
MIN. FRONT SETBACK	40 FT	228 FT	NO CHANGE
MIN. SIDE SETBACK	15 FT	376.5 FT	335.9 FT
MIN. REAR SETBACK	30 FT	90 FT	NO CHANGE
MAX. BUILDING HEIGHT	40 FT	35 FT	NO CHANGE
PARKING SPACES	410	776	753
PARKING CRITERIA	RETAIL STORES: 20 SPACES PLUS 1 SPACE PER 400 SF IN EXCESS OF 5,000 SF OF GFA 20 + 155,605 SF / 400 SF = 410 SPACES REQUIRED UNDER CURRENT ZONING		
ACCESSIBLE PARKING SPACES	16	20	NO CHANGE
ACCESSIBLE PARKING CRITERIA	TOTAL PARKING 501 TO 1000 = 2 PERCENT OF TOTAL ACCESSIBLE SPACES VAN ACCESSIBLE SPACES= 1 / 6 SPACES		

N/A - NOT APPLICABLE

SITE ANALYSIS TABLE (EXISTING STORE)

	EXISTING	PROPOSED
TOTAL BUILDING AREA	155,085 SF	160,605 SF
REQUIRED PARKING (TOWNSHIP OF WASHINGTON)	396 SPACES	410 SPACES
REQUIRED PARKING RATIO (TOWNSHIP OF WASHINGTON)	2.6/1,000 SF	2.6/1,000 SF
CUSTOMER AND ASSOCIATE PARKING	728 SPACES	679 SPACES
ACCESSIBLE PARKING	22 SPACES	22 SPACES
EV PARKING	0 SPACES	0 SPACES
PICKUP PARKING	26 SPACES	39 SPACES
PARKING SPACES OCCUPIED BY CART CORRALS (NOT INCLUDED IN PARKING COUNTS BELOW)	34 SPACES	34 SPACES
PROPOSED TOTAL PARKING EXCLUDING PICKUP STALLS	750 SPACES	701 SPACES
PROPOSED PARKING RATIO EXCLUDING PICKUP STALLS	4.8/1,000 SF	4.4/1,000 SF
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS	776 SPACES	740 SPACES
PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	5.0/1,000 SF	4.6/1,000 SF

NOTES TO CONTRACTOR:

1. BFR (BUILDING FRONTAGE ROAD)
   OCR (OUTER CIRCULATION ROAD)
   SSM (STOP SIGNS AND MARKINGS)
   SECP (STORE ENTRANCE CONSISTENCY PROGRAM)
2. THE STOP SIGNS AND MARKINGS PLAN IS NOT A SCALABLE DRAWING FOR SIGNAGE AND PAVEMENT MARKING PLACEMENT. CONTRACTOR SHALL REFER TO THE DETAILS FOR CORRECT PLACEMENT OF SIGNAGE AND PAVEMENT MARKINGS.
3. REFERENCE SECP SITE PLAN FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE.
4. PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. INCLUDE DATES, TIMES, AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL MEASURES.
5. ALL EXISTING STRIPING AND PAVEMENT MARKINGS ALONG THE BFR SHALL BE REMOVED. REMOVE ANY DIRECTIONAL ARROWS OR STOP BARS/PAVEMENT MARKINGS THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR PAVEMENT MARKING HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETE). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SSM AND SECP SITE PLANS.
6. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.
7. GENERAL CONTRACTOR TO PREPARE AND REPAINT PARKING LOT LIGHT POLE BASES AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT. IF LIGHT POLE BASE IS WITHIN A RAISED CURB AND OFFSET FROM BACK OF CURB (OR CONCRETE BUFFER) BY 3 FEET OR LESS, THE BASE SHALL BE PAINTED/REPAINTED. IF THE LIGHT POLE BASE IS OFFSET FROM BACK OF CURB (OR CONCRETE BUFFER) BY MORE THAN 3 FEET, THE BASE SHALL NOT BE PAINTED UNLESS IT IS ALREADY PAINTED IN EXISTING CONDITIONS. EXPOSED CONCRETE LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW.
8. GENERAL CONTRACTOR TO EXECUTE COMPLETE PARKING LOT RESTRIPING. STRIPE/REFRESH ALL EXISTING PARKING FIELDS (MAIN, SIDES, OR REAR OF STORE, AND FUEL STATION). BASED ON SITE VISIT CEC SHALL COORDINATE WITH WALMART DESIGN MANAGER AND IT IS TO THE DISCRETION OF WALMART DESIGN MANAGER IF EXISTING STRIPING IS ACCEPTABLE. CEC TO DELETE THIS NOTE IF EXISTING STRIPING IS DEEMED ACCEPTABLE.
9. GENERAL CONTRACTOR TO PREPARE AND REPAINT EXISTING SIGN POST BOLLARDS AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT.
10. ANY LANDSCAPING OR VEGETATION THAT OBSTRUCTS THE VIEW OF SIGNAGE, MARKINGS, OR VEHICULAR/PEDESTRIAN TRAFFIC SHOULD BE SELECTIVELY TRIMMED. ALL SIGNAGE MUST HAVE A CLEAR LINE OF SIGHT.
    - TREE PRUNING SHALL BE PREFORMED BY A QUALIFIED TREE CARE PROFESSIONAL UNDER THE SUPERVISION OF CERTIFIED ARBORIST AND IN COORDINATION WITH THE LANDSCAPE ARCHITECT.
    - TREES SHALL NOT BE "TOPPED".
    - NO MORE THAN 20% OF LIVING TREE CANOPY SHALL BE REMOVED IN ONE GROWING SEASON.
    - PRUNING SHALL BE DONE DURING LATE WINTER WHEN THE TREES ARE IN DORMANT SEASON OR IN MID SUMMER ONCE LEAVES HAVE REACHED THEIR FULL SIZE. ONLY LIGHT PRUNING (LESS THAN 10% OF THE FOLIAGE) SHALL BE DONE OTHER TIMES OF THE YEAR.
    - TREES SHALL NOT BE PRUNED DURING TIMES OF EXTENDED DROUGHT OR IF THE TREE IS UNDER STRESS.
    - DEAD OR DAMAGED WOOD CAN BE REMOVED AT ANY TIME AS NEEDED.
    - LIMBS SHALL BE PRUNED TO A MIN OF 7' ABOVE WALKWAYS AND 8' ABOVE VEHICULAR AREAS.

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION (SHEET NS-1)

60 30 15 0 60
1"= 60'

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTE:
THIS SITE PLAN WAS DEVELOPED BASED ON PLANS ENTITLED "OPD STALL LOCATION SOLUTIONS" AND SUPPLEMENTED WITH GOOGLE AERIAL AND SITE VISIT ON 03/31/2026. DEPICTION OF EXTENTS OF EXISTING FEATURES ARE APPROXIMATE. ACTUAL FIELD CONDITIONS AT THE TIME OF CONSTRUCTION MAY VARY.

OVERALL SITE PLAN - STOP SIGNS AND MARKINGS PLAN

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MATTHEW JOHN HEARSE
PROFESSIONAL
PROFESSIONAL ENGINEER

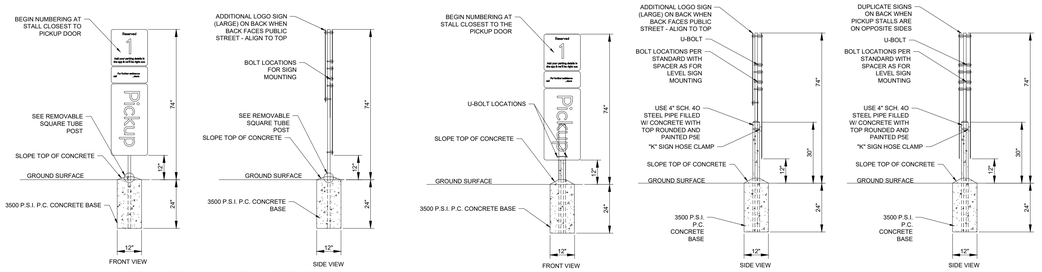
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814 RESPECT DRIVE
BENTONVILLE, AR 72716

Walmart Supercenter

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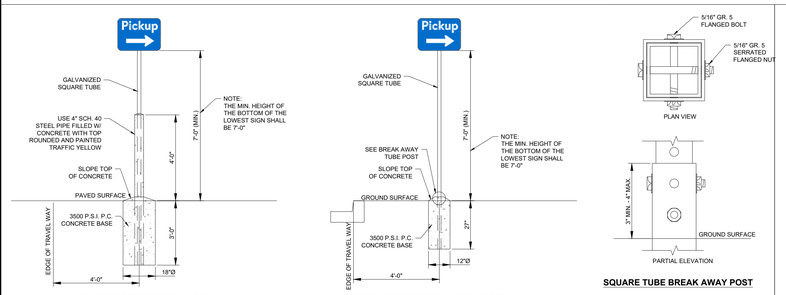


TYPICAL PARKING SIGNAGE IN CURBED ISLAND

TYPICAL PARKING SIGNAGE IN PAVEMENT

PICKUP PARKING SIGN MOUNTING AND BASE

N.T.S.



SINGLE POST WITH BOLLARD

(WHEN IN A PAINTED ENDCAP)

NOTES FOR SINGLE POST WITH BOLLARD:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

   POST TUBES - 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

SINGLE POST WITH BREAK AWAY POST

(WHEN IN A CURBED ISLAND)

NOTES FOR SINGLE POST WITH BREAK AWAY POST:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE

   POST TUBES - 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

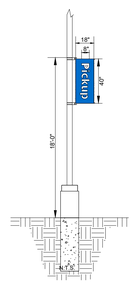
   ANCHOR TUBE - 2-1/4"x2-1/4 12ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
   STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.

SQUARE TUBE BREAK AWAY POST

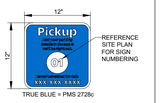
SIGN MOUNTING AND BASE

N.T.S.



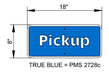
"LIGHT POLE BANNER MOUNT"

WHITE LEGEND ON BLUE BACKGROUND



"STALL DESIGNATION SIGN"

N.T.S.



"LOGO SIGN" (SMALL)

N.T.S.



"CALL IN SIGN"

N.T.S.



"INFORMATIONAL SIGN"

N.T.S.



"PICKUP BANNER"

N.T.S.



"PICKUP" SIGNAGE

N.T.S.



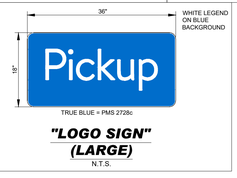
"IN HOME DELIVERY SIGN"

N.T.S.



"DIRECTIONAL SIGNS" (LEFT, STRAIGHT, RIGHT)

N.T.S.



"LOGO SIGN" (LARGE)

N.T.S.

PICKUP EXTERIOR SIGN SCHEDULE

DESCRIPTION	DIMENSIONS	QUANTITY
STALL DESIGNATION	12 X 12	39
PICKUP LEFT	12 X 18	1
PICKUP AHEAD	12 X 18	2
PICKUP RIGHT	12 X 18	1
HOURS OF OPERATION	36 X 18	0
RESERVED DELIVERY VAN	12 X 18	0
PICKUP BANNER AND MOUNTING HARDWARE	18 X 40	1
TEMPORARY PARKING (WITH PYRAMID BASE)	18 X 40	0

CALL IN # FOR "STALL DESIGNATION" AND "TEMPORARY SIGNS

DETAIL REFERENCE:
ALL DETAILS ON THIS SHEET HAVE BEEN PROVIDED/PREPARED BY OTHERS AND ARE FROM WALMART SHAREPOINT, DATE VARIES. REFER TO NOTES THIS SHEET.

NOTES REGARDING DETAILS BY OTHERS:
1. DETAILS PREPARED BY OTHERS ARE IDENTIFIED AS SUCH BY WAY OF A TITLE BLOCK, REFERENCE, LOGO, OR OTHER NOTATION.
2. WHERE AN ORIGINAL DETAIL BY OTHERS HAS BEEN MODIFIED, THE MODIFICATIONS ARE IDENTIFIED BY REVISION CLOUDS.
3. REFER TO OUTSIDE SOURCE NOTES ON THE GENERAL NOTES AND LEGEND SHEET.
4. WHEN THE SOURCE OF THE DETAIL IS A REVIEWING/REGULATORY AGENCY, FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. WHEN APPROPRIATE, SHOP DRAWINGS SHALL BE FORWARDED TO THE REVIEWING/REGULATORY AGENCY PRIOR TO FABRICATION.

DETAILS BY OTHERS DISCLAIMER

FINISH LEGEND	
P76	TRUE BLUE = PMS 2728C
P5E	SAFETY YELLOW

PATH OF TRAVEL FOR PICKUP CUSTOMER (FROM PARCEL BOUNDARY TO PICKUP ENTRANCE)

NOTE TO CONTRACTOR

REFERENCE SIGN SCHEDULE ON ARCHITECTURAL PLANS FOR QUANTITIES



SITE LOCATION MAP

SCALE: 1" = 300'
SOURCE: Bing Maps



60 30 15 0 60
1"= 60'

WAYFINDING PLAN

REVISIONS	BY

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1515 MARKET STREET, SUITE 920
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PA ONE CALL
8002821776

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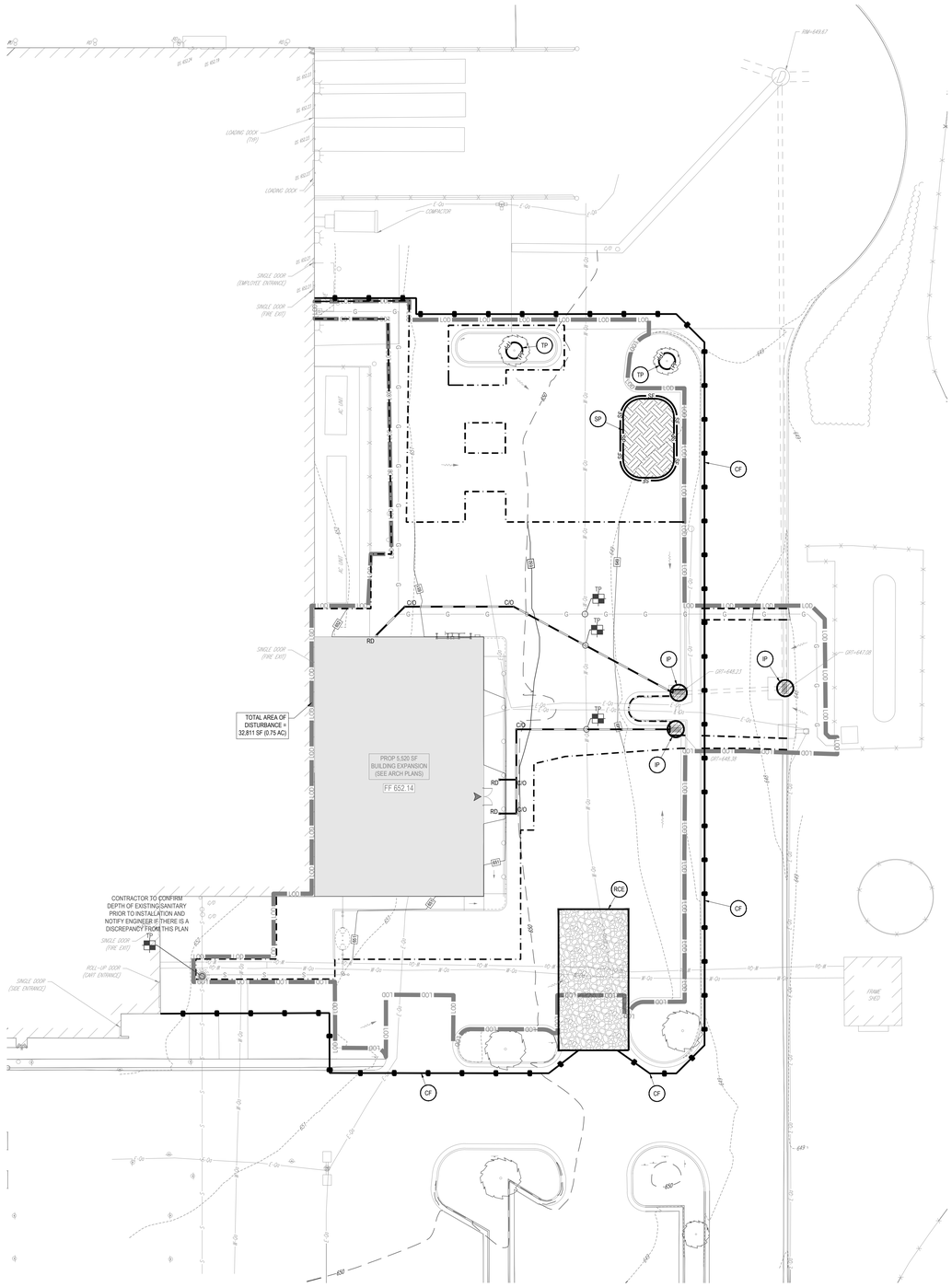
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LEGEND

SITE FEATURES

- BOUNDARY LINE
- LOD — PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SAWCUT LINE
- EXISTING CONTOUR ELEVATIONS
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN

EROSION DETAILS

- CF — TEMPORARY CONSTRUCTION FENCE
- IP — INLET PROTECTION
- RCE — ROCK CONSTRUCTION ENTRANCE
- SP — TEMPORARY SOIL STOCKPILE
- TPF — TREE PROTECTION FENCE
- TP — TEST PIT

EROSION CONTROL DATA

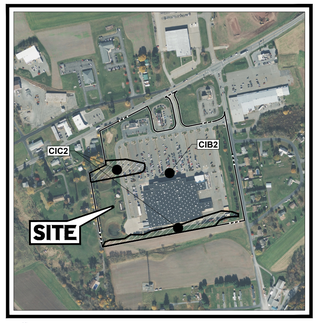
TOTAL PROPERTY AREA	23.93± AC
DISTURBED AREA	0.75± AC

SOIL SERIES

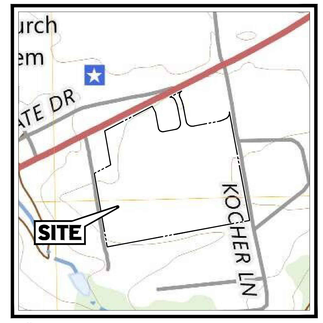
CIB2	CALVIN-LECK KILL SHALY SILT LOAMS, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
CIC2	CALVIN-LECK KILL SHALY SILT LOAMS, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED

RECEIVING WATERS

THE ULTIMATE OUTFALL FOR THIS SITE IS WICONISCO CREEK.



SITE LOCATION MAP
SCALE: 1" = 500'
SOURCE: Bing Maps



USGS QUADRANGLE MAP
SCALE: 1" = 500'
SOURCE: USGS

SOIL EROSION CONTROL MAINTENANCE TASKS AND SCHEDULE

DURING CONSTRUCTION
TO BE PERFORMED BY CONTRACTOR

TASKS	COMPONENTS	STORM DRAINAGE SYSTEM	CATCH BASIN SUMPS	CATCH BASIN INLET CASTINGS	SITE DISTURBANCE AREA	SCHEDULE
INSPECT FOR SEDIMENT ACCUMULATION						WEEKLY
REMOVAL OF SEDIMENT ACCUMULATION						AS NEEDED* AND PRIOR TO TURNOVER
INSPECT FOR FLOATABLES AND DEBRIS						QUARTERLY
CLEANING FOR FLOATABLES AND DEBRIS						QUARTERLY AND AT TURNOVER
INSPECTION FOR EROSION						WEEKLY
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES						AS NEEDED AND PRIOR TO TURNOVER
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY PROFESSIONAL ENGINEER REPORTING TO OWNER)						ANNUALLY AND AT TURNOVER
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED						AS NEEDED

* "AS NEEDED" MEANS SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE FOOT DEPTH

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR ESTIMATED PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS																								
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASIN(S)/TRAP(S)																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADING																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
FINISH GRADING																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

1) CONTRACTOR MUST COMPLETE TABLE WITH ESTIMATED DATES OF PROJECT ACTIVITIES PRIOR TO BMP CERTIFICATION.
2) TIME SCHEDULE MUST COINCIDE WITH THE SWPPP IMPLEMENTATION SEQUENCE.

LAST REVISED:	WAL-MART STANDARD DETAIL
APRIL 30, 2011	

NOTE TO GENERAL CONTRACTOR:

PRIOR TO CONSTRUCTION, GC MUST CLEARLY DELINEATE AND MARK OFF AREAS IDENTIFIED IN THE SWPPP OR IN THE FIELD, TO BE PROTECTED (SUCH AS, NATURAL BUFFERS, TREES, HABITATS OF ENDANGERED/ THREATENED SPECIES, HISTORIC PROPERTIES, ETC.).

DEVELOPER/OWNER:
WALMART INC.
814 RESPECT DRIVE
BENTONVILLE, AR 72716
479-204-1195

SITE OPERATOR/GENERAL CONTRACTOR:

SUPERINTENDENT:

20 10 5 0 20
1"= 20'

IMPORTANT: GC MUST SIGN ALL PLAN SHEETS AND ANY NEW PLAN SHEETS ISSUED BY THE CEC.

EROSION AND SEDIMENTATION CONTROL PLAN

REVISIONS	BY

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PROFESSIONAL ENGINEER
PENNSYLVANIA

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GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. EROSION CONTROL MEASURES MUST CONFORM TO THE STATE, LOCAL, AND FEDERAL GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED, OR UNLESS THE PROFESSIONAL OF RECORD CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 0.40 ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
   a) STABILIZED CONSTRUCTION ENTRANCE/ EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
   b) SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
   c) INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
5. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6 INCHES OR HALF THE EROSION CONTROL BARRIER'S HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
7. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
8. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF THE PROFESSIONAL OF RECORD SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
9. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
11. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
12. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
13. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLAN(S) FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
17. THE CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

- INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
- INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
- EARTHWORK AND EXCAVATION/FILLING AS NECESSARY
- CONSTRUCTION OF UTILITIES
- CONSTRUCTION OF BUILDINGS
- CONSTRUCTION OF ALL CURBING AS INDICATED ON THE PLANS
- FINAL GRADING OF ALL SLOPED AREAS
- PAVE PARKING LOT
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER

SWPPP UPDATES AND AMENDMENTS

THE GC MUST UPDATE THE SWPPP, INCLUDING THE JOBSITE BINDER AND SITE MAPS, TO REFLECT THE PROGRESS OF CONSTRUCTION ACTIVITIES AND GENERAL CHANGES TO THE PROJECT SITE. UPDATES SHALL BE MADE DAILY TO TRACK PROGRESS WHEN ANY OF THE FOLLOWING ACTIVITIES OCCUR: BMP INSTALLATION, MODIFICATION OR REMOVAL, CONSTRUCTION ACTIVITIES (E.G., PAVING, STORM SEWER INSTALLATION, FOOTING INSTALLATION, ETC.), CLEARING, GRUBBING OR GRADING, OR TEMPORARY OR PERMANENT STABILIZATION.

IMPORTANT:
THE GENERAL CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION (RFI) TO THE CEC AND OBTAIN WRITTEN CEC APPROVAL BEFORE DOING ANY OF THE FOLLOWING:

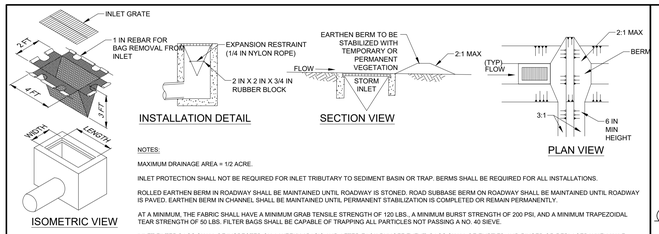
1. MODIFYING EROSION OR SEDIMENT CONTROL BMPS (SUBSTITUTIONS ARE TYPICALLY ONLY APPROVED IF SPECIFIED MATERIALS ARE NOT AVAILABLE OR THERE IS A VALID REASON THE SPECIFIED BMP WILL NOT WORK)
2. ADDING/DELETING EROSION OR SEDIMENT CONTROL BMPS;
3. MODIFYING THE SWPPP IMPLEMENTATION SEQUENCE; OR
4. PERFORMING ANY ACTIONS OR IN ANY MANNER THAT IS CONTRARY TO THE SWPPP.

THE CONTRACTOR MAY MODIFY OR ADD ADDITIONAL BMPS, WITHOUT CEC APPROVAL, IN AN EMERGENCY SITUATION TO PREVENT SEDIMENT DISCHARGE OR PROTECT WATER QUALITY; HOWEVER, GC MUST NOTIFY THE CEC AS SOON AS PRACTICAL AS TO THEIR ACTIONS TO DISCUSS THE NEED FOR ADDITIONAL OR SUPPLEMENTAL MEASURES AND TO OBTAIN THE REQUIRED APPROVALS. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO ENSURE COMPLIANCE WITH THE PERMIT AND PROTECTION OF DOWNSTREAM WATER QUALITY.

AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD ADDENDA, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN COPY OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED ITEMS MUST BE SIGNED AND STAMPED BY THE CEC OF RECORD FOR THE PROJECT.

EROSION AND SEDIMENT CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCE, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
E. ALL DENUDED/BARE AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 14 DAYS.
F. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
G. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER REQUIREMENTS IN THESE E&S CONTROL NOTES.
H. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.
I. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.
J. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.
K. ALL PERMANENT CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

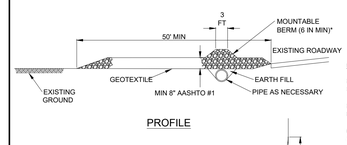
AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

STANDARD CONSTRUCTION DETAIL #4-16
FILTER BAG INLET PROTECTION - TYPE M INLET

NOT TO SCALE (PADEP - MARCH 2012)



* MOUNTABLE BERM USED TO PROVIDE PROPER COVER FOR PIPE

NOTES:

REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

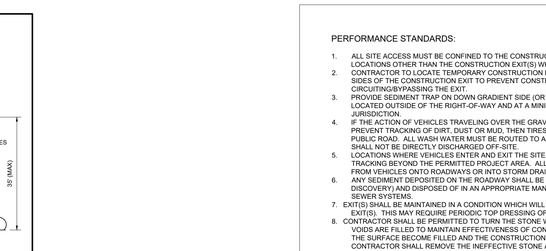
RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

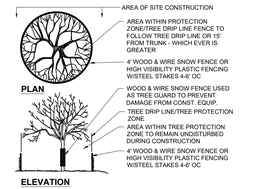
STANDARD CONSTRUCTION DETAIL #3-1 ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE (PADEP - MARCH 2012)



TEMPORARY SOIL STOCKPILE

NOT TO SCALE (PA-O060101 - 09/2023)



TREE PROTECTION DURING SITE CONSTRUCTION

NOT TO SCALE (PA-O030202 - 09/2023)

PERFORMANCE STANDARDS:

1. ALL SITE ACCESS MUST BE CONFINED TO THE CONSTRUCTION EXIT(S). BARRICADE TO PREVENT USE OF ANY LOCATIONS OTHER THAN THE CONSTRUCTION EXIT(S) WHERE VEHICLES OR EQUIPMENT MAY ACCESS THE SITE.
2. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.
3. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED. SEDIMENT TRAP SHALL BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY AND AT A MINIMUM SETBACK DISTANCE AS REQUIRED PER LOCAL JURISDICTION.
4. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION EXIT(S) IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. ALL WASH WATER MUST BE ROUTED TO A SEDIMENT TRAP OR OTHER TREATMENT AREA AND SHALL NOT BE DIRECTLY DISCHARGED OFF-SITE.
5. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT TRACKING BEYOND THE PERMITTED PROJECT AREA. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
6. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEPT AS NECESSARY (AND WITHIN THE SAME DAY AS DISCOVERY) AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS.
7. EXIT(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD BEYOND THE EXIT(S). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT(S) AS CONDITIONS DEMAND.
8. CONTRACTOR SHALL BE PERMITTED TO TURN THE STONE WHEN THE SURFACE BECOMES SMOOTH AND SURFACE VOIDS ARE FILLED TO MAINTAIN EFFECTIVENESS OF CONSTRUCTION EXIT UNTIL SUCH TIME THAT VOIDS BELOW THE SURFACE BECOME FILLED AND THE CONSTRUCTION EXIT IS NO LONGER EFFECTIVE. AT SUCH A TIME THE CONTRACTOR SHALL REMOVE THE INEFFECTIVE STONE AND REPLACE PER DETAIL.
9. IF EXIT BMP IS STILL INEFFECTIVE, GC MUST CONTACT THE ENGINEER AND SUBMIT AN RFI AS NECESSARY.

NOTE TO GC: THE GOAL OF A CONSTRUCTION EXIT AND ASSOCIATED WHEEL WASH AREAS IS TO ELIMINATE TRACK OUT. SIMPLY MANAGING TRACK OUT THROUGH DESIGNATED OR CONTINUAL STREET SWEEPING IS NOT AN ACCEPTABLE PRACTICE. WHILE STREET SWEEPING IS AN ACCEPTABLE PRACTICE FOR REMOVING DUST AND MINIMAL AMOUNTS OF FINE SEDIMENT, OBSERVABLE TRACK OUT FROM THE PROJECT SHOULD TRIGGER THE USE OF ADDITIONAL MEASURES (WHEEL WASH), CONSIDERATION OF ALTERNATE EXITS, OR DISCONTINUING VEHICLE TRAFFIC UNTIL CONDITIONS ON-SITE HAVE IMPROVED. TRACK OUT IS A SEDIMENT RELEASE. ALL SEDIMENT RELEASES MUST BE REPORTED TO THE SWCT VIA THE ONLINE CRITICAL INCIDENT REPORT.

CE CONSTRUCTION EXIT

SOURCE BOX	
LAST REVISED: JUNE 2013	WAL-MART STANDARD DETAIL

REVISIONS	BY

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
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ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN COMPILED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR LOCATION OF ANY AND ALL UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK. WWW.PAONECALL.COM
PENNSYLVANIA ONE CALL SYSTEM, INC.

COMMONWEALTH OF PENNSYLVANIA
MATTHEW JOHN JEARSE
PROFESSIONAL
MATTHEW JOHN JEARSE
PROFESSIONAL ENGINEER
PENNSYLVANIA

ISSUED FOR PERMIT

SUPERCENTER 03412.1006
200 KOCHER LN,
ELIZABETHVILLE, PA 17023

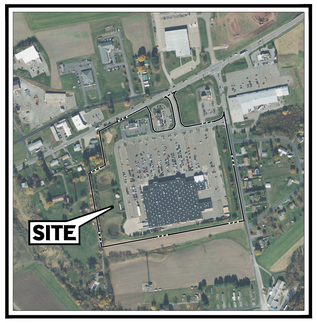
WALMART INC.
814 RESPECT DRIVE
BENTONVILLE, AR 72716

Walmart Supercenter

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EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

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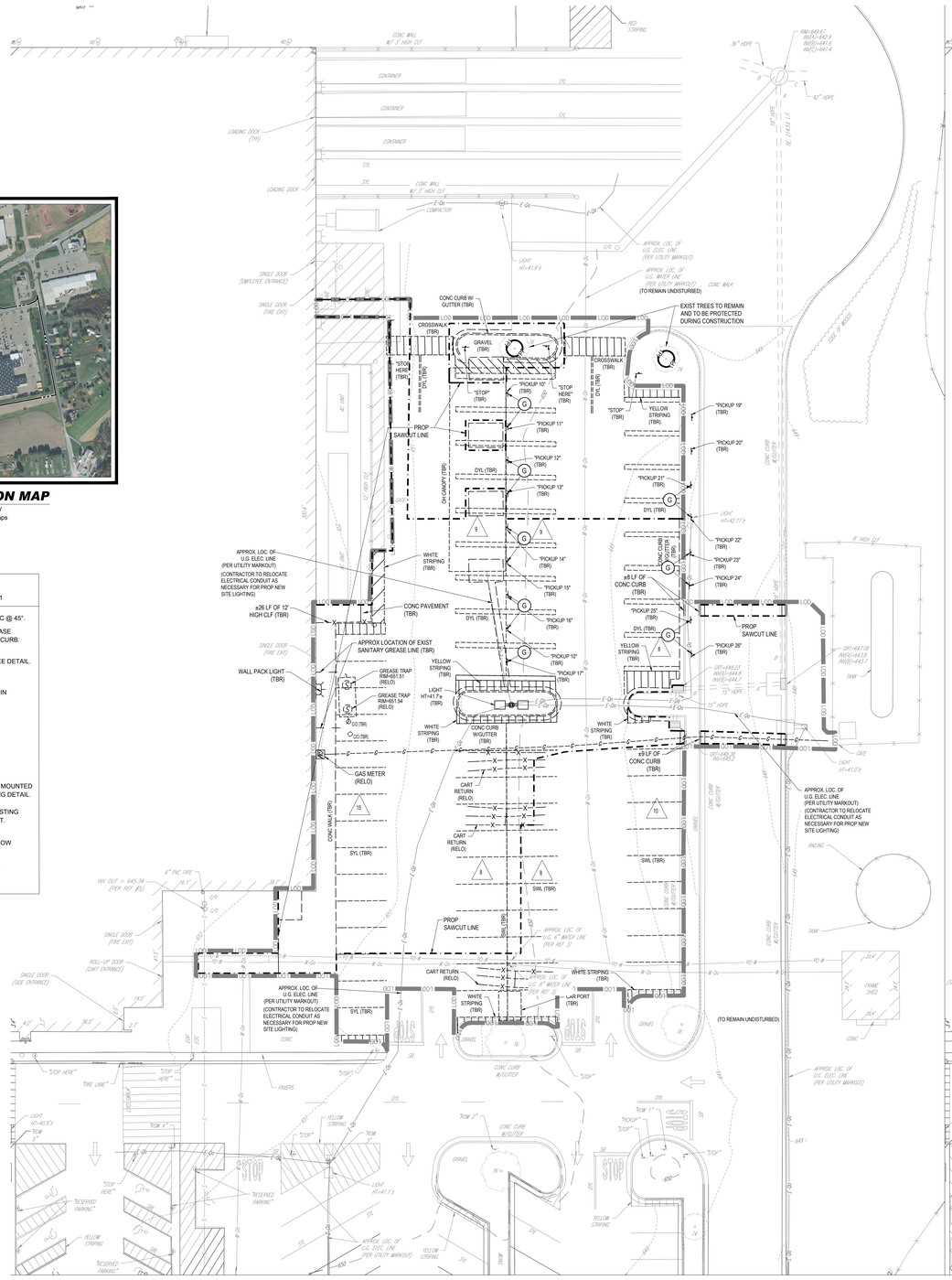
SITE LOCATION MAP

SCALE: 1" = 500'
SOURCE: Bing Maps

SITE LEGEND

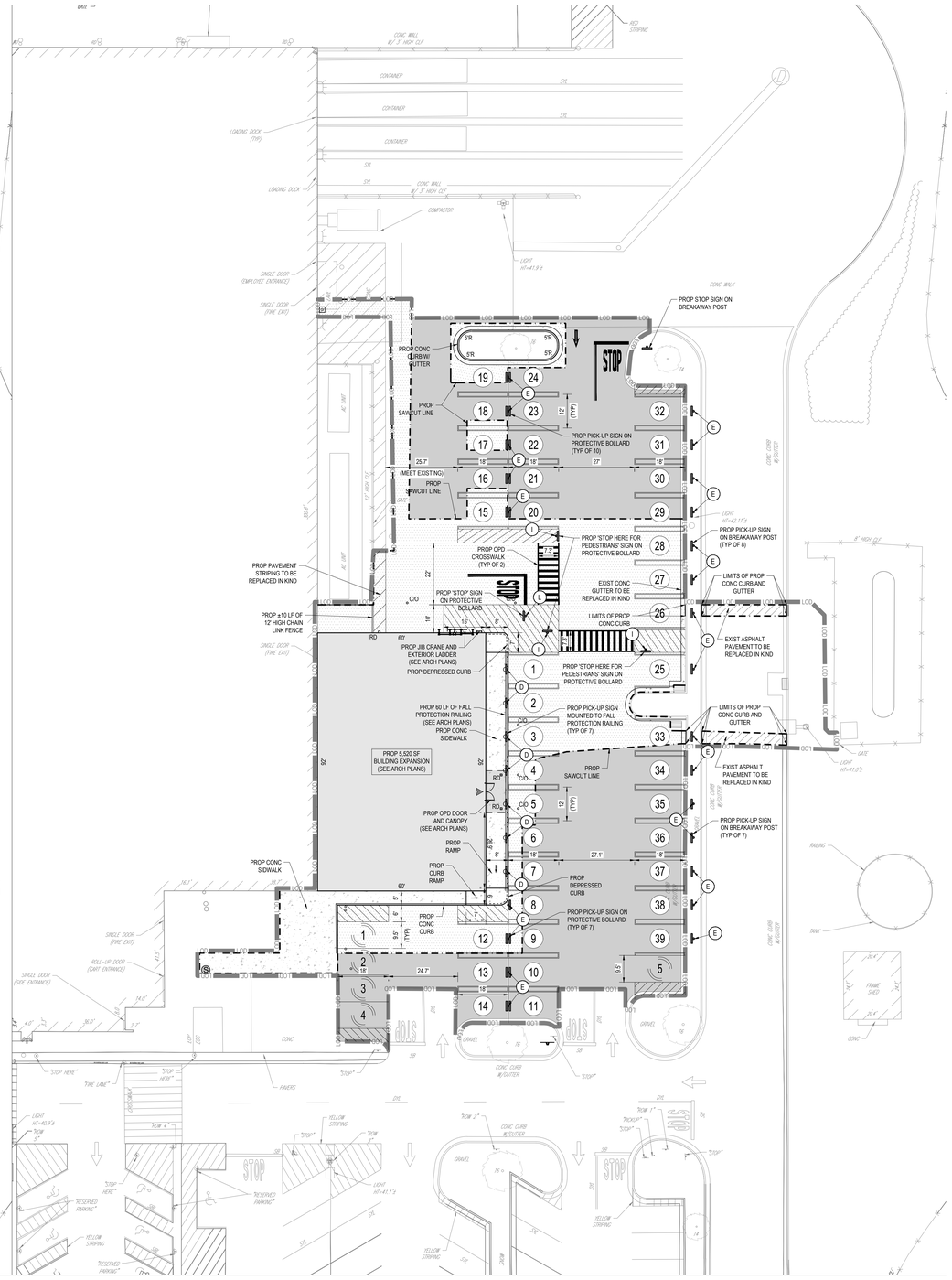
ALL DETAIL REFERENCES ON SHEET DTL-1

- (A) 4" WIDE YELLOW PAVEMENT MARKING @ 2' OC @ 45°.
- (B) PICKUP BREAKAWAY SIGN MOUNTING AND BASE (WITHIN CURBED ISLAND). (3' FROM FACE OF CURB. SEE DETAIL)
- (C) ASSOCIATE PATH CROSSWALK STRIPING. SEE DETAIL.
- (D) PICKUP PARKING SIGNAGE. SEE DETAIL.
- (E) PICKUP PARKING SIGN MOUNTING AND BASE IN PROTECTIVE BOLLARD. SEE DETAIL.
- (F) PICKUP PARKING STALL. SEE DETAIL.
- (G) PICKUP SIGN PANEL AND SIGN POST TO BE REMOVED.
- (H) PICKUP SIGN PANEL TO BE REMOVED.
- (I) PROP. "STOP HERE FOR PEDESTRIANS" SIGN MOUNTED IN PROP. BOLLARD. REFER TO SIGN MOUNTING DETAIL.
- (J) NEW PICKUP BANNER SIGN MOUNTED TO EXISTING LIGHT POLE. TOP OF SIGN SHALL BE SET 18 FT. ABOVE FINISHED GRADE. SEE DETAIL.
- (K) PROP. STANDARD PARKING STALL WITH YELLOW PAVEMENT MARKINGS.
- (L) PROP. 30"x30" STOP SIGN MOUNTED IN PROP. BOLLARD. SEE DETAIL.



DEMOLITION PLAN

1"= 20'



SITE LAYOUT PLAN

1"= 20'

HATCH LEGEND

	PROPOSED SEAL COAT
	PROPOSED FULL DEPTH ASPHALT PAVEMENT REPAIR
	PROPOSED CONCRETE SIDEWALK
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT REPAIR

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION (SHEET NS-1)

SEALCOAT NOTE:
CONTRACTOR SHALL INSTALL SEAL COAT ON EXISTING ASPHALT PAVING AT ANY STRIPED AREA THAT IS PART OF THE PICKUP SCOPE OF WORK AND ADDITIONAL ASSOCIATED PARKING SPACES REQUIRED TO BE STRIPED AS SHOWN ON THESE PLANS. FOR EXISTING CONCRETE SURFACES, GC IS TO PREPARE THE SURFACE FOR PAINT ONLY. IN LOCATIONS WHERE EXISTING PAVEMENT MARKINGS CONFLICT OR ARE CALLED OUT AS TO BE REMOVED, PAVEMENT MARKING REMOVAL SHALL OCCUR PER SHEET CSS-1, SECTION TITLED "PAVEMENT MARKINGS SPECIFICATION", PART 3, SECTIONS 3.2 & 3.3.

ALL PICKUP WAY FINDING AND STALL SIGNS ARE WALMART SUPPLIED AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER AT LEAST 3 WEEKS IN ADVANCE. ORDER SHALL BE PLACED THROUGH QUICKBASE USING THE "SIGN SHOP ORDERS" APPLICATION

DEMOLITION AND SITE LAYOUT PLAN

REVISIONS	BY

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COMMONWEALTH OF PENNSYLVANIA
MATTHEW JOHN JEARSE
PROFESSIONAL ENGINEER

ISSUED FOR PERMIT

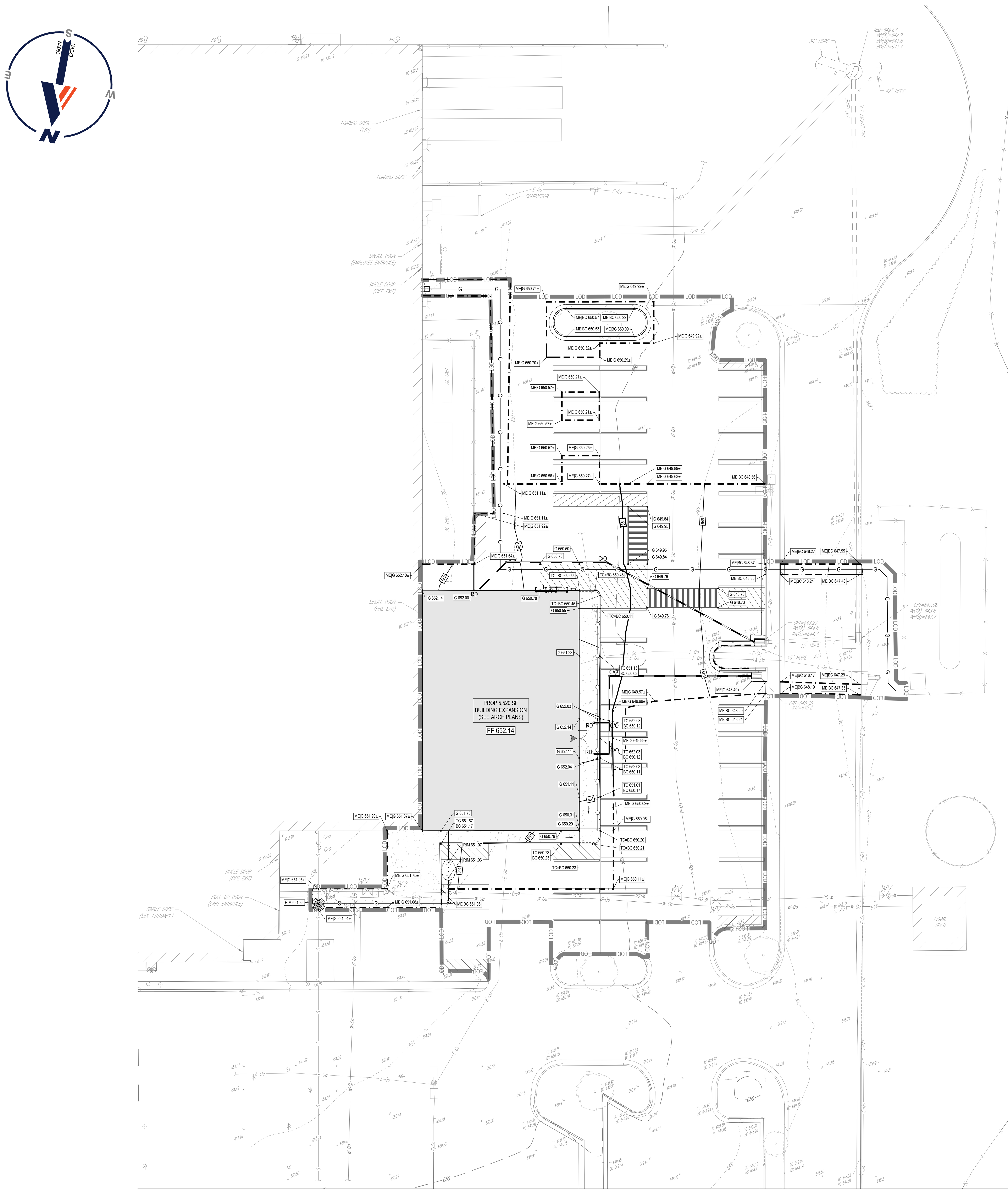
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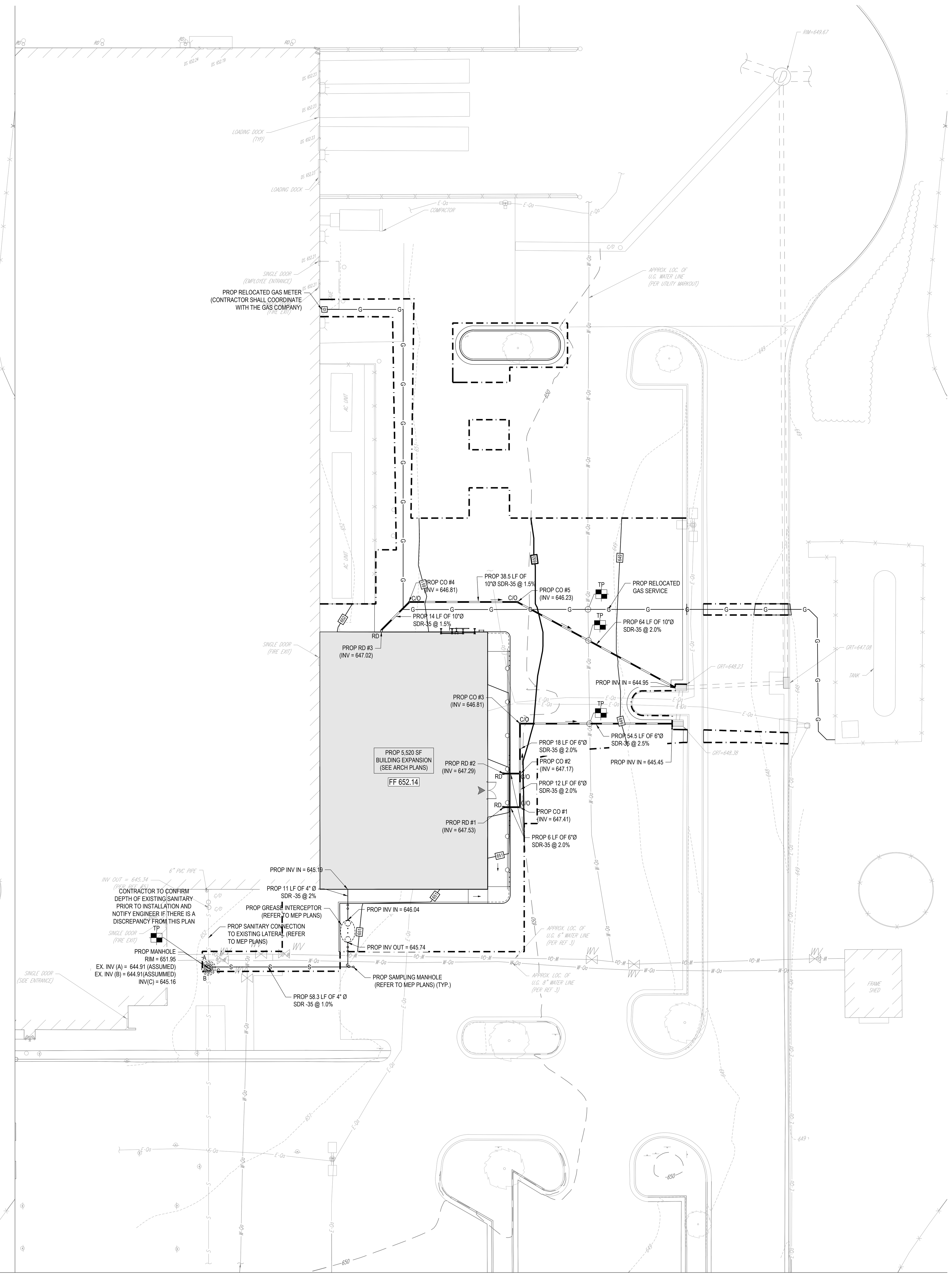
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GRADING PLAN

1"= 20'



DRAINAGE AND UTILITY PLAN

1"= 20'

REFER TO GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION (SHEET NS-1)

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTE:
THIS SITE PLAN WAS DEVELOPED BASED ON PLANS ENTITLED "OPD STALL LOCATION SOLUTIONS" AND SUPPLEMENTED WITH GOOGLE AERIAL AND SITE VISIT ON 03/31/2026. DEPICTION OF EXTENTS OF EXISTING FEATURES ARE APPROXIMATE. ACTUAL FIELD CONDITIONS AT THE TIME OF CONSTRUCTION MAY VARY.

GRADING, DRAINAGE, AND UTILITY PLAN

REVISIONS	BY

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WWW.PA1CALL.ORG
#20260670039

M. KEARSE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE0[illegible]988

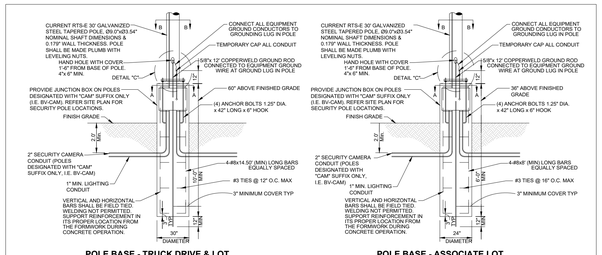
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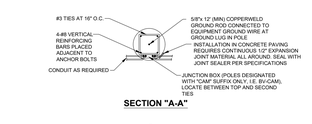


POLE BASE - TRUCK DRIVE & LOT
N.T.S.

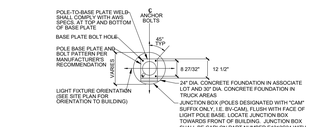
POLE BASE - ASSOCIATE LOT
N.T.S.



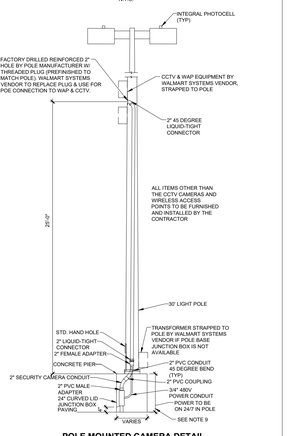
ELEVATION
POLE BASE FINISHING DETAIL
N.T.S.



SECTION "A-A"

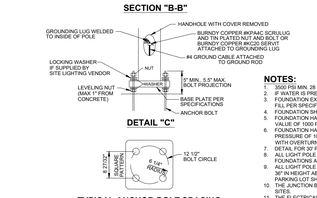


SECTION "B-B"



POLE MOUNTED CAMERA DETAIL

NOTE:
ONLY FOR POLE LOCATIONS DESIGNATED WITH "CAM" SUFFIX ONLY, I.E. BV-CAM. CAMERAS AND CAMERA WIRING BY WALMART VENDOR. ALL CONDUIT AND PULL BOXES BY GENERAL CONTRACTOR.



DETAIL "C"

TYPICAL ANCHOR BOLT SPACING

NOTES:
1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE
3. FOUNDATION EXCAVATION SHALL BE BY 24" OR 30" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 100D PSF. UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".
7. DETAIL FOR 30' POLE WITH MAX. FIXTURE EPA 4.6 SQ.FT.
8. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST-IN-PLACE. PRE-CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE.
9. ALL LIGHT POLE BASE FOUNDATIONS LOCATED IN THE ASSOCIATE PARKING LOT AND ASSOCIATE DRIVE SHALL BE 30" DIAMETER. ALL LIGHT POLE BASE FOUNDATIONS LOCATED IN THE TRUCK DRIVE OR TRUCK PARKING LOT SHALL BE 40" IN HEIGHT ABOVE GRADE. REFER TO UTILITY SHEET FOR ADDITIONAL INFORMATION.
10. THE JUNCTION BOX CAST INTO THE POLE BASE IS REQUIRED FOR ALL CAMERA LOCATIONS ON NEW CONSTRUCTION SITES.
11. THE ELECTRICAL LIGHT CIRCUITS TO ALL POLES TO BE ENERGIZED 24/7 TO PROVIDE POWER FOR PROPOSED AND FUTURE CAMERA/WIRELESS ACCESS POINTS.
12. ALL LIGHT POLES SHALL BE WALMART CUSTOM RTS POLE (23H-2033) PURCHASED THROUGH CURRENT. WALMART_OUTDOOR@CURRENTLIGHTING.COM
701 MILLENIUM BOULEVARD
GREENVILLE, SC 29607
(866) 871–3952

TYPICAL LIGHTING POLE BASE DETAIL
N.T.S.
01/2026

LUMINAIRE SCHEDULES

LABEL	QTY	ARRANGEMENT	DESCRIPTION	LLF	LUM. LUMENS	LUM. WATTS	TOTAL WATTS
T1H5_42	1	3 @ 90°	3-EALS045H5SM750NDD1BLCKF 39FT POLE ON 3FT BASE	0.864	20599	123	369
D1K5_42	1	BACK-BACK	2-EALS045K5SM750NDD1BLCKF 39FT POLE ON 3FT BASE	0.864	30899	191	382
D2H4_42	2	TWIN	1-EALS045H4AF750NDD1BLCKFS1 & 1-EALS045H4AF750NDD1BLCKFS2 39FT POLE ON 3FT BASE	0.864	20601	123	492
SH4_42	2	SINGLE	1-EALS045H4AF750NDD1BLCKF 39FT POLE ON 3FT BASE	0.864	20601	123	246
EX	---	---	EX. LUMINAIRE TO REMAIN (MODELED FOR ILLUSTRATIVE PURPOSES ONLY)	---	---	---	---

CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OPD AREA	ILLUMINANCE	FC	5.47	8.1	2.5	2.19	3.24
OPD PARKING	ILLUMINANCE	FC	5.65	7.3	3.0	1.88	2.43
OPD WALKWAY	ILLUMINANCE	FC	6.16	8.5	3.6	1.71	2.36

GENERAL LIGHTING NOTES:

1. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
2. THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY DIFFER FROM THE VALUES DEPICTED ON THIS PLAN DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES, EXISTING AMBIENT LIGHT SOURCE ON AND OFF SITE, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
3. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOTCANDLES (FC).
4. THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, ELECTRICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.
5. THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION, PRIOR TO THE START OF CONSTRUCTION.
6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED PER THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.
7. UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
8. THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-21 TESTING (OR MOST RECENT EDITION). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
9. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
10. LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS, UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.

PHOTOMETRIC PLAN

REVISIONS	BY

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN PLOTTED FROM AVAILABLE COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF THIS INFORMATION CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.
PENNSYLVANIA ONE CALL SYSTEM, INC.
8005550505



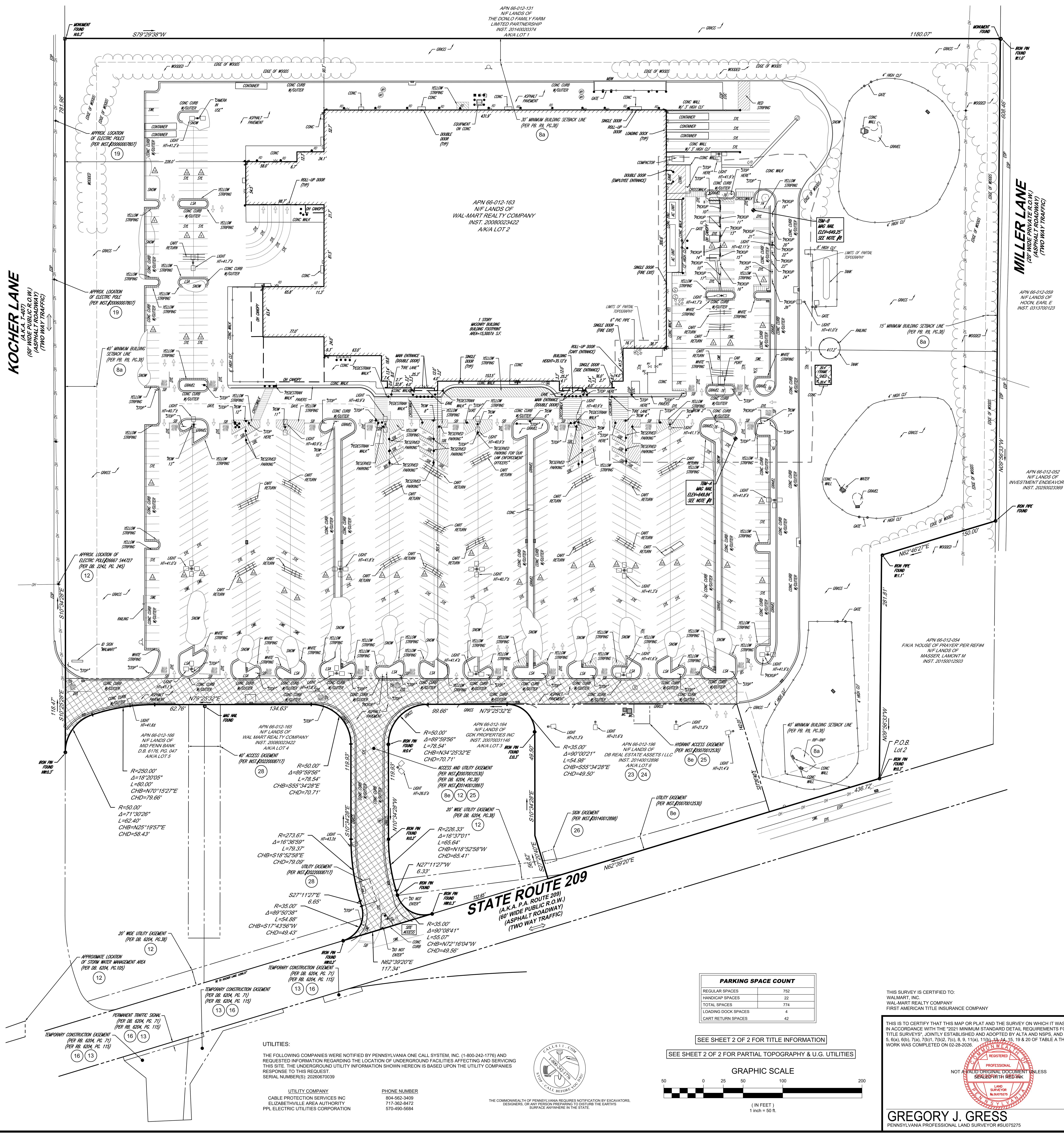
ISSUED FOR PERMIT

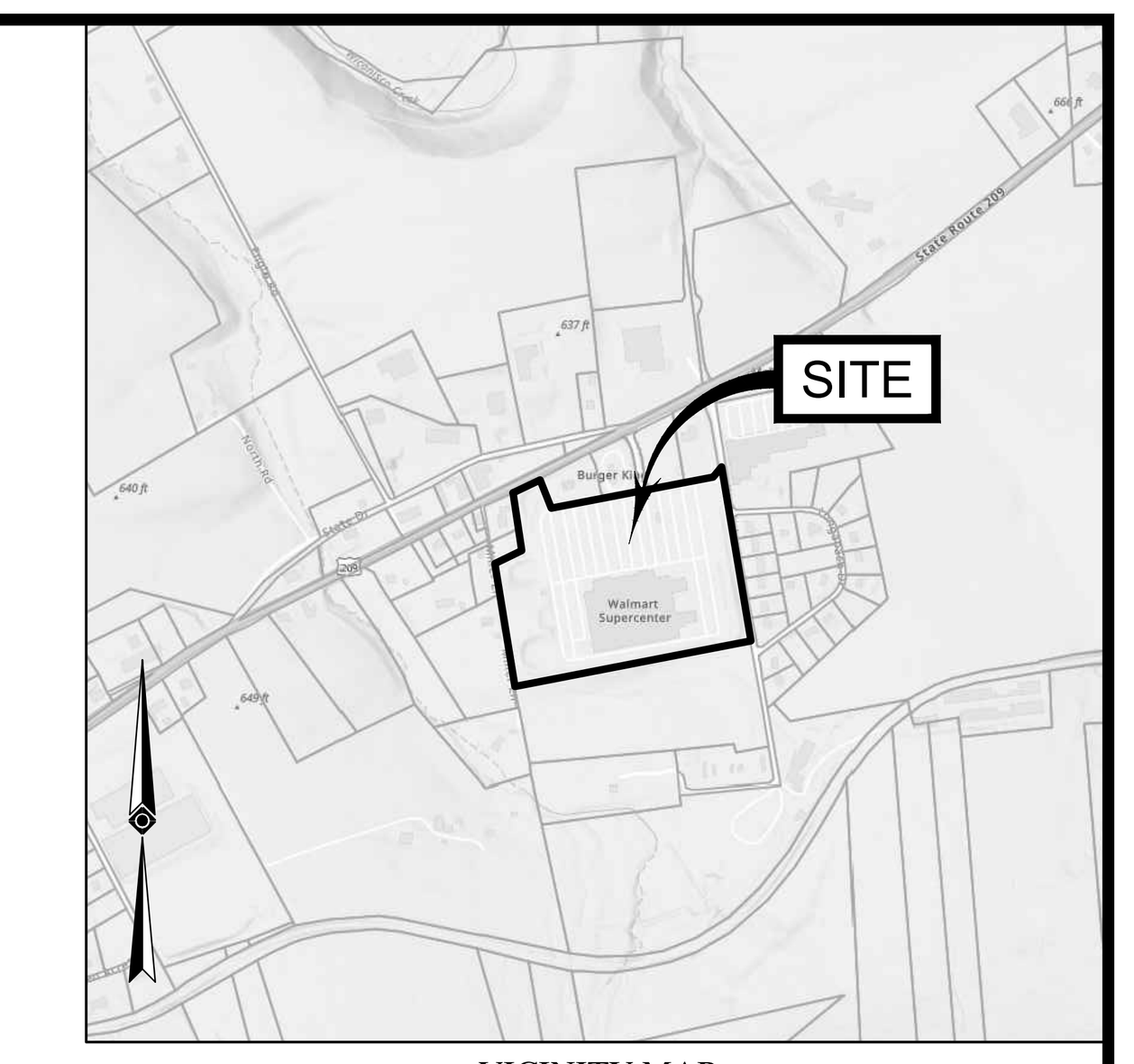
SUPERCENTER 03412.1006
200 KOCHER LN,
ELIZABETHVILLE, PA 17023

WALMART INC.
814 RESPECT DRIVE
BENTONVILLE, AR 72716

Walmart Supercenter

DRAWN	AS
CHECKED	JH
DATE	05/04/2026
SCALE	AS NOTED
JOB No.	PAC250217.00 CADID
SHEET	PP-1





VICINITY MAP
© 2022 ESRI WORLD LIGHT GRAY CANVAS
(NOT TO SCALE)

NOTES:

1. PROPERTY KNOWN AS APN 66-012-163 AS IDENTIFIED ON THE TAX MAP OF WASHINGTON TOWNSHIP, DAUPHIN COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. AREA = 1,042,543 SQUARE FEET OR 23.9333 ACRES.
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ANY OR ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

   A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS DEPICTED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:

   QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

   QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

   QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

   QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

   ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
4. THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR), INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
5. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 3020-1295830, WITH A COMMITMENT DATE OF FEBRUARY 13, 2026. SEE EXCEPTIONS LIST FOR SURVEY RELATED EXCEPTIONS THAT APPEAR IN SCHEDULE B, PART II.

   THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND EXCEPT AS REFERENCED IN THE TITLE COMMITMENT POSSIBLE RIGHTS OF ADJOINING PROPERTIES.

   THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
6. EXISTING FIRM: BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) PER MAP REF #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR LAND SUITABILITY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID 18, BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).
   TEMPORARY BENCHMARKS SET:
   TBM-A: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 649.84'
   TBM-B: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 649.25'

   SEVEN (7) DAYS PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.
   ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR CONTRACTOR'S FAILURE TO COMPLY.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
11. THIS SURVEY WAS PREPARED FOR THE CLIENT, WALMART, INC. AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.
12. UNDERGROUND STORM SEWER AND SANITARY SEWER PIPES ARE DRAWN GRAPHICALLY ON THIS SURVEY AND SHOULD BE CONSIDERED APPROXIMATE. UNDERGROUND STORM AND SANITARY PIPES SHOULD BE VERIFIED INDEPENDENTLY AS TO THEIR LOCATION, SIZE AND TYPE BY THE CONTRACTOR OR DESIGN CONSULTANT PRIOR TO DESIGN OR CONSTRUCTION.
13. THERE ARE A TOTAL OF (774) DESIGNATED PARKING SPACES, INCLUDING (22) HANDICAP SPACES. NOT INCLUDING (4) LOADING DOCK SPACES OR (42) CART RETURN SPACES,
14. BUILDING DIMENSIONS SHOWN HEREON ARE MEASURED AT GROUND LEVEL OF BUILDING EXTERIOR.
15. THE CURRENT ZONING CLASSIFICATION ITEM 6(A), 6(B) WAS NOT PROVIDED BY THE CLIENT AS REQUIRED BY THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS.
16. PLANIMETRIC AND TOPOGRAPHIC FEATURES WERE COMPILED BY SURVAIR FROM UAS DATA COLLECTED ON 02/28/2026. THE DATASET WAS TESTED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA, EDITION 3 (2024) FOR A 5 CM RMSE/H HORIZONTAL, 5 CM RMSE/V NON-VEGETATED VERTICAL, AND 15 CM RMSE/V VEGETATED VERTICAL ACCURACY CLASSES. ACTUAL ACCURACY WAS FOUND TO BE RMSE/H = 5(CM), RMSE/V NON-VEG = 5(CM), AND RMSE/V VEG = 10(CM), BASED ON 6 CHECKPOINTS. SUPPLEMENTAL GROUND SURVEY CONDUCTED ON 02/28/2026.
17. CONTOURS, GRADES, FEATURES AND ANY INFORMATION ON THE SURVEY ARE APPROXIMATE IN OBSCURED AREAS, INCLUDING BUT NOT LIMITED TO WOODED AREAS, SNOW COVERED AREAS, AND AREAS OBSCURED BY BRUSH OR OTHER DEBRIS, SURVEY MUST BE VERIFIED AFTER CLEARING THE OBSTRUCTION(S) AND PRIOR TO DESIGN AND/OR SOIL REMOVAL. SURVAIR IS NOT RESPONSIBLE FOR ERRORS IN SURVEY INFORMATION. REMOVAL OF THIS NOTE WILL REQUIRE A LATER SITE VISIT AFTER REMOVAL OF THE OBSTRUCTION(S).
18. THIS SURVEY WAS PERFORMED DURING A PERIOD WHEN THE GROUND WAS SNOW COVERED. UTILITY STRUCTURES AND SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED WHICH WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. REMOVAL OF THIS NOTE FROM THE SURVEY WILL REQUIRE A LATER SITE VISIT AFTER THE SNOW HAS MELTED.

    FEATURES SHOWN HEREON WITH HALF-TONED ARE APPROXIMATE PER AERIAL PHOTO RETRIEVED FROM GOOGLE ONLINE MAPS.

REFERENCES:

1. THE GIS MAP OF WASHINGTON TOWNSHIP, DAUPHIN COUNTY, COMMONWEALTH OF PENNSYLVANIA. HTTPS://GIS.DAUPHINCOUNTY.ORG/DAUPHINCOUNTYPARCELVIEWER/.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, DAUPHIN COUNTY, PENNSYLVANIA, (ALL JURISDICTIONS), PANEL 120 OF 501", MAP NUMBER 42043C0120D, EFFECTIVE DATE: AUGUST 2, 2012.
3. MAP ENTITLED "DRAWINGS DEPICTING RIGHT-OF-WAY TO BE DEEDED TO THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION UNDER HOP APPLICATION NO. 089538 BY WAL-MART REAL ESTATE BUSINESS TRUST FOR STATE ROUTE 0209 SECTION 010 R/W IN DAUPHIN COUNTY", DATED 12-06-2005, AS PROVIDED BY THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.
4. MAP ENTITLED "SUBDIVISION PLAN FOR WAL-MART REAL ESTATE BUSINESS TRUST", PREPARED BY HERBER, ROWLAND & GRUBIC, INC ENGINEERING & RELATED SERVICES AND CORE STATES ENGINEERING, DATED 10-23-2006, DRAWING NO. SB-1.

LEGEND

- OH — OVERHEAD WIRES
- DEPRESSED CURB
- HYDRANT
- GM — GAS METER
- D — DRAINAGE/STORM MANHOLE
- G — GAS MANHOLE
- MH — UNKNOWN MANHOLE
- S — SANITARY/SEWER MANHOLE
- CATCH BASINS
- WV — WATER VALVE
- C/O — CLEAN OUT
- RD — ROOF DRAIN
- UP # — UTILITY POLE
- PAINTED HANDICAPPED
- PAINTED ARROWS
- METAL COVERS
- SIGN
- BOLLARD
- BOLLARD/SIGN
- METAL GUIDE RAIL
- GATE POST
- FLAG POLE
- AREA LIGHT
- T# — DECIDUOUS TREE & TRUNK SIZE
- 10 — PARKING SPACE COUNT
- CLF — CHAIN LINK FENCE
- DAYL — DASHED YELLOW LINE
- DYL — DOUBLE YELLOW LINE
- EOC — EDGE OF CONC.
- EOP — EDGE OF PAVEMENT
- LSA — LANDSCAPED AREA
- MBW — MASONRY BLOCK WALL
- MC — METAL COVER
- SB — STOP BAR
- SWL — SOLID WHITE LINE
- SYL — SOLID YELLOW LINE
- TYP — TYPICAL
- EVIDENCE FOUND

THIS SURVEY WAS PRODUCED WITH THE COLLABORATION AND SUPPORT OF THE FOLLOWING COMPANY:
SUPPLEMENTAL AERIAL DATA PROVIDED BY:
SURVAIR
REDEFINING BOUNDARIES

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UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1776) AND REQUESTED INFORMATION REGARDING THE LOCATION OF UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): 20260670039

UTILITY COMPANY	PHONE NUMBER
CABLE PROTECTION SERVICES INC	804-562-3409
ELIZABETHVILLE AREA AUTHORITY	717-362-8472
PPL ELECTRIC UTILITIES CORPORATION	570-490-5684

CALL811.COM
1-800-242-1776
STOP - CALL BEFORE YOU DIG!

THE COMMONWEALTH OF PENNSYLVANIA REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

PARKING SPACE COUNT	
REGULAR SPACES	752
HANDICAP SPACES	22
TOTAL SPACES	774
LOADING DOCK SPACES	4
CART RETURN SPACES	42

SEE SHEET 2 OF 2 FOR TITLE INFORMATION

SEE SHEET 2 OF 2 FOR PARTIAL TOPOGRAPHY & U.G. UTILITIES

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

THIS SURVEY IS CERTIFIED TO:
WALMART, INC.
WAL-MART REALTY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
1	PER CLIENT COMMENTS	--	MT	GJG	04/13/2026

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 5, 6(a), 6(b), 7(a), 7(b)1, 7(b)2, 7(c), 8, 9, 11(a), 11(b), 13, 14, 15, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02-28-2026.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
GREGORY J. GRESS
LAND SURVEYOR
No.SU075275

NOT A VALID ORIGINAL DOCUMENT UNLESS SEALED WITH RED INK

04/13/2026
DATE

GREGORY J. GRESS
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #SU075275

FIELD DATE: 02-28-2026
FIELD BOOK NO.: 26-91
FIELD BOOK PG.: 41, 42
FIELD CREW: R.S.G.
DRAWN: P.V.

Walmart — ALTA/NSPS LAND TITLE SURVEY

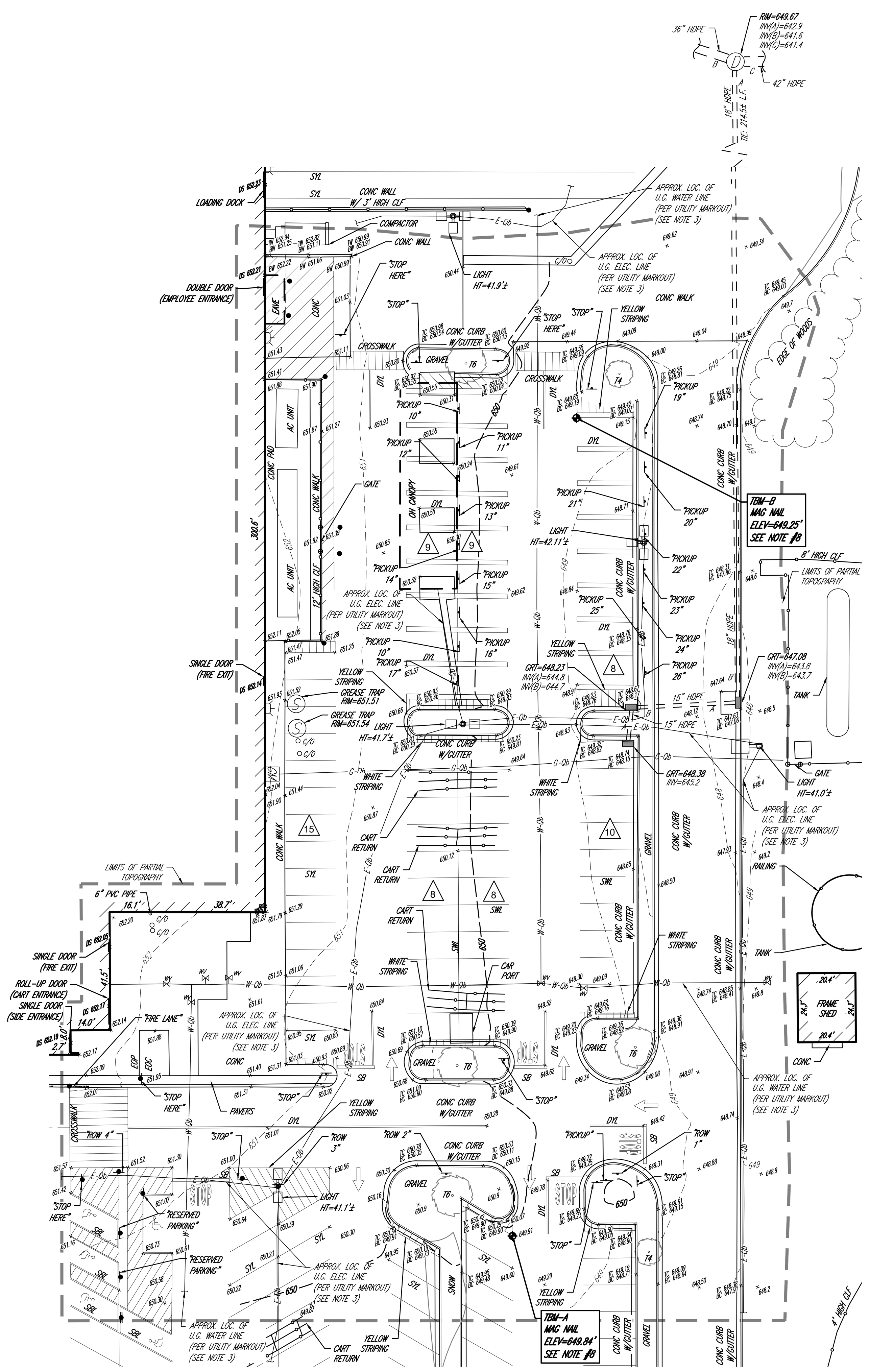
200 KOCHER LANE
APN 66-012-163
WASHINGTON TOWNSHIP, DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA
STORE #3412

CONTROL POINT ASSOCIATES, INC.
NEW BRITAIN CORPORATE CENTER
1600 MANOR DRIVE, SUITE 210
CHALFONT, PA 18914
215.712.9800
WWW.CPASURVEY.COM

WARREN, NJ 908.668.0099
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0411
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.5010
ROCHESTER, NY 585.250.1764
PHILADELPHIA, PA 215.712.9800
HUDSON VALLEY, NY 845.691.7339
FT. LAUDERDALE, FL 954.763.7611

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	SHEET
A.M.	G.J.G.	03-31-2026	1" = 50'	02-260015-00	1 OF 2

PER DEED OF RECORD



LEGEND

124 / 125	EXISTING CONTOUR
123.45	EXISTING SPOT ELEVATION
TC 123.45	EXIST. TOP OF CURB ELEVATION
BC 122.95	EXIST. BOTTOM OF CURB ELEVATION
TW 123.45	EXIST. TOP OF WALL ELEVATION
BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
FF 123.45	EXIST. FINISHED FLOOR ELEVATION
DS 123.45	EXIST. DOOR SILL ELEVATION
E	APPROX. LOC. UNDERGROUND ELECTRIC LINE
G	APPROX. LOC. UNDERGROUND NATURAL GAS LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
	APPROX. LOC. UNDERGROUND SANITARY LINE
	APPROX. LOC. UNDERGROUND DRAINAGE LINE
-Qb	SUBSURFACE UTILITY QUALITY LEVEL B
	HYDRANT
GM	GAS METER
D	DRAINAGE/STORM MANHOLE
G	GAS MANHOLE
MH	UNKNOWN MANHOLE
S	SANITARY/SEWER MANHOLE
	CATCH BASINS
WV	WATER VALVE
C/O	CLEAN OUT
RD	ROOF DRAIN
UP	UTILITY POLE
	PAINTED HANDICAPPED
	PAINTED ARROWS
	METAL COVERS
	SIGN
	BOLLARD
	BOLLARD/SIGN
	METAL GUIDE RAIL
	GATE POST
	FLAG POLE
	AREA LIGHT
T#	DECIDUOUS TREE & TRUNK SIZE
10	PARKING SPACE COUNT
CLF	CHAIN LINK FENCE
DAYL	DASHED YELLOW LINE
DYL	DOUBLE YELLOW LINE
EOC	EDGE OF CONC.
EOP	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
MBW	MASONRY BLOCK WALL
MC	METAL COVER
SB	STOP BAR
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
TYP	TYPICAL
	EVIDENCE FOUND
	UNKNOWN TERMINUS

THIS SURVEY WAS PRODUCED WITH THE COLLABORATION AND SUPPORT OF THE FOLLOWING COMPANY:
SUPPLEMENTAL AERIAL DATA PROVIDED BY:
SURVAIR
REDEFINING BOUNDARIES

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EXHIBIT 'A':

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWNSHIP OF WASHINGTON, DAUPHIN COUNTY, PENNSYLVANIA, LOCATED ALONG THE SOUTHERN DEDICATED RIGHT-OF-WAY LINE OF PENNSYLVANIA ROUTE 209 AND THE WESTERN DEDICATED RIGHT-OF-WAY LINE OF KOCHER ROAD, TOWNSHIP ROUTE 407, AND SHOWN AS LOT NO. 6 ON THE PROPOSED WAL-MART SUPERSTORE NO. 3412-UV PLAN, PREPARED BY HERBERT, ROWLAND & GRUBIC, INC., DATED OCTOBER 11, 2004, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE SOUTHERN DEDICATED RIGHT-OF-WAY LINE FOR PENNSYLVANIA ROUTE 209 AND THE DIVIDING LINE OF LANDS NOW OR FORMERLY OF LYKENS VALLEY HOUSE OF PRAYER; THENCE BY LINE SOUTHERN DEDICATED RIGHT-OF-WAY FOR PENNSYLVANIA ROUTE 209, NORTH SIXTY-TWO (62) DEGREES THIRTY-NINE (39) MINUTES TWENTY (20) SECONDS EAST, FOUR HUNDRED THIRTY-SIX AND SEVENTY-TWO HUNDREDTHS (436.72) FEET TO THE DIVIDING LINE OF LOT NO. 3 OF THE AFOREMENTIONED PLAN; THENCE BY THE SAME THE FOLLOWING NINE (9) COURSES AND DISTANCES: (1) SOUTH TWENTY-SEVEN (27) DEGREES TWENTY (20) MINUTES FORTY (40) SECONDS EAST, FIFTY-SIX AND EIGHTY-TWO HUNDREDTHS (56.82) FEET; (2) SOUTH TEN (10) DEGREES THIRTY-FOUR (34) MINUTES TWENTY-EIGHT (28) SECONDS EAST, ONE HUNDRED THIRTY AND SEVENTY-SEVEN HUNDREDTHS (130.77) FEET; (3) BY A CURVE TO THE LEFT HAVING A RADIUS OF THIRTY-FIVE (35) FEET AND AN ARC LENGTH OF FIFTY-FOUR AND NINETY-EIGHT HUNDREDTHS (54.98) FEET AND A CHORD OF SOUTH FIFTY-FIVE (55) DEGREES THIRTY-FOUR (34) MINUTES TWENTY-EIGHT (28) SECONDS EAST, FORTY- NINE AND FIFTY HUNDREDTHS (49.50) FEET; (4) NORTH SEVENTY-NINE (79) DEGREES TWENTY-FIVE (25) MINUTES THIRTY-TWO (32) SECONDS EAST, NINETY-NINE AND SIXTY-SIX HUNDREDTHS (99.66) FEET; (5) BY A CURVE TO THE LEFT HAVING A RADIUS OF FIFTY (50) FEET AND AN ARC LENGTH OF SEVENTY-EIGHT AND FIFTY-FOUR HUNDREDTHS (78.54) FEET AND A CHORD OF NORTH THIRTY-FOUR (34) DEGREES TWENTY-FIVE (25) MINUTES THIRTY-TWO (32) SECONDS EAST, SEVENTY AND SEVENTY-ONE HUNDREDTHS (70.71) FEET; (6) NORTH TEN (10) DEGREES THIRTY-FOUR (34) MINUTES TWENTY-EIGHT (28) SECONDS WEST, ONE HUNDRED NINETEEN AND NINETY-THREE HUNDREDTHS (119.93) FEET; (7) BY A CURVE TO THE LEFT HAVING A RADIUS OF TWO HUNDRED TWENTY-SIX AND THIRTY-THREE HUNDREDTHS (226.33) FEET AND AN ARC LENGTH OF SIXTY-FIVE AND SIXTY-FOUR HUNDREDTHS (65.64) FEET AND A CHORD OF NORTH EIGHTEEN (18) DEGREES FIFTY-TWO (52) MINUTES FIFTY-EIGHT (58) SECONDS WEST, SIXTY-FIVE AND FORTY-ONE HUNDREDTHS (65.41) FEET; (8) NORTH TWENTY-SEVEN (27) DEGREES ELEVEN (11) MINUTES TWENTY-SEVEN (27) SECONDS WEST, SIX AND THIRTY-THREE HUNDREDTHS (6.33) FEET; (9) BY A CURVE TO THE LEFT HAVING A RADIUS OF THIRTY-FIVE AND ZERO HUNDREDTHS (35.00) FEET AND AN ARC LENGTH OF FIFTY-FIVE AND SEVEN HUNDREDTHS (55.07) FEET AND A CHORD OF NORTH SEVENTY-TWO (72) DEGREES SIXTEEN (16) MINUTES FOUR (04) SECONDS WEST, FORTY-NINE AND FIFTY-SIX HUNDREDTHS (49.56) FEET TO THE SOUTHERN DEDICATED RIGHT-OF-WAY LINE FOR PENNSYLVANIA ROUTE 209; THENCE BY THE SAME NORTH SIXTY-TWO (62) DEGREES THIRTY-NINE (39) MINUTES TWENTY (20) SECONDS EAST, ONE HUNDRED SEVENTEEN AND THIRTY-FOUR HUNDREDTHS (117.34) FEET TO THE DIVIDING LINE OF LOT NO. 4; THENCE BY THE SAME THE FOLLOWING SIX (6) COURSES AND DISTANCES: (1) BY A CURVE TO THE LEFT HAVING A RADIUS OF THIRTY- FIVE (35.00) FEET AND AN ARC LENGTH OF FIFTY-FOUR AND EIGHTY-EIGHT HUNDREDTHS (54.88) FEET AND A CHORD OF SOUTH SEVENTEEN (17) DEGREES FORTY-THREE (43) MINUTES FIFTY-SIX (56) SECONDS WEST, FORTY-NINE AND FORTY- THREE HUNDREDTHS (49.43) FEET; (2) SOUTH TWENTY-SEVEN (27) DEGREES ELEVEN (11) MINUTES TWENTY-SEVEN (27) SECONDS EAST, SIX AND SIXTY-FIVE HUNDREDTHS (6.65) FEET; (3) BY A CURVE TO THE LEFT HAVING A RADIUS OF TWO HUNDRED SEVENTY-THREE AND SIXTY-SEVEN HUNDREDTHS (273.67) FEET AND AN ARC LENGTH OF SEVENTY-NINE AND THIRTY-SEVEN HUNDREDTHS (79.37) FEET AND A CHORD OF SOUTH EIGHTEEN (18) DEGREES FIFTY-TWO (52) MINUTES FIFTY-EIGHT (58) SECONDS EAST, SEVENTY-NINE AND NINE HUNDREDTHS (79.09) FEET; (4) SOUTH TEN (10) DEGREES THIRTY-FOUR (34) MINUTES TWENTY-EIGHT (28) SECONDS EAST, ONE HUNDRED NINETEEN AND NINETY-THREE HUNDREDTHS (119.93) FEET; (5) BY A CURVE TO THE LEFT HAVING A RADIUS OF FIFTY (50) FEET, AN ARC LENGTH OF SEVENTY-EIGHT AND FIFTY-FOUR HUNDREDTHS (78.54) FEET AND A CHORD OF SOUTH FIFTY-FIVE (55) DEGREES THIRTY- FOUR (34) MINUTES TWENTY-EIGHT (28) SECONDS EAST, SEVENTY AND SEVENTY-ONE HUNDREDTHS (70.71) FEET; (6) NORTH SEVENTY-NINE (79) DEGREES TWENTY-FIVE (25) MINUTES THIRTY-TWO (32) SECONDS EAST, ONE HUNDRED THIRTY-FOUR AND SIXTY-THREE HUNDREDTHS (134.63) FEET TO THE DIVIDING LINE OF LOT NO. 4 AND LOT NO. 5 OF THE AFOREMENTIONED SUBDIVISION PLAN; THENCE BY THE DIVIDING LINE OF LOT NO. 5 THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH SEVENTY-NINE (79) DEGREES TWENTY-FIVE (25) MINUTES THIRTY-TWO (32) SECONDS EAST, SIXTY-TWO AND SEVENTY-SIX HUNDREDTHS (62.76) FEET; (2) BY A CURVE TO THE LEFT HAVING A RADIUS OF TWO HUNDRED FIFTY (250) FEET AND AN ARC LENGTH OF EIGHTY AND ONE HUNDREDTHS (80.01) FEET AND A CHORD OF NORTH SEVENTY (70) DEGREES FIFTEEN (15) MINUTES TWENTY-SEVEN (27) SECONDS EAST, SEVENTY-NINE AND SIXTY- SIX HUNDREDTHS (79.66) FEET; (3) BY A CURVE TO THE LEFT HAVING A RADIUS OF FIFTY (50) FEET AND AN ARC LENGTH OF SIXTY-TWO AND FORTY-ONE HUNDREDTHS (62.41) FEET AND A CHORD OF NORTH TWENTY-FIVE (25) DEGREES NINETEEN (19) MINUTES FIFTY-SEVEN (57) SECONDS EAST, FIFTY-EIGHT AND FORTY-THREE HUNDREDTHS (58.43) FEET TO THE WESTERN DEDICATED RIGHT-OF-WAY LINE OF KOCHER ROAD, TOWNSHIP ROUTE 407 OF THE AFOREMENTIONED PLAN; THENCE CONTINUING ALONG THE WESTERN DEDICATED RIGHT-OF-WAY LINE OF KOCHER ROAD, TOWNSHIP ROUTE 407, SOUTH TEN (10) DEGREES TWENTY-FIVE (25) MINUTES TWENTY-EIGHT (28) SECONDS EAST, ONE HUNDRED EIGHTEEN AND FORTY-SEVEN HUNDREDTHS (118.47) FEET; SOUTH TEN (10) DEGREES THIRTY-FOUR (34) MINUTES TWENTY-EIGHT (28) SECONDS EAST, SEVEN HUNDRED EIGHTY-ONE AND NINETY-EIGHT HUNDREDTHS (781.98) FEET TO THE DIVIDING LINE OF LOT NO. 1 OF THE AFOREMENTIONED PLAN; THENCE CONTINUING ALONG THE SAME, SOUTH SEVENTY-NINE (79) DEGREES TWENTY-NINE (29) MINUTES THIRTY-EIGHT (38) SECONDS WEST, ONE THOUSAND ONE HUNDRED EIGHTY AND SEVEN HUNDREDTHS (1180.07) FEET TO LAND NOW OR FORMERLY OF EARL E. HOON AND PATRICIA L. HOON; THENCE BY THE SAME AND LANDS NOW OR FORMERLY OF RICHARD D. MATTERN AND CAROL M. MATTERN THROUGH A REBAR (FOUND), NORTH NINE (09) DEGREES FIFTY-SIX (56) MINUTES THIRTY-THREE (33) SECONDS WEST, SIX HUNDRED EIGHTY AND FORTY-SIX HUNDREDTHS (608.46) FEET TO AN IRON PIPE (FOUND) AT LANDS NOW OR FORMERLY OF LYKENS VALLEY HOUSE OF PRAYER; THENCE BY THE SAME THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) NORTH SIXTY-TWO (62) DEGREES FORTY-SIX (46) MINUTES TWENTY-SEVEN (27) SECONDS EAST, ONE HUNDRED FIFTY (150) FEET TO AN IRON PIPE (FOUND); (2) NORTH NINE (09) DEGREES FIFTY-SIX (56) MINUTES THIRTY- THREE (33) SECONDS WEST, TWO HUNDRED EIGHTY-ONE AND EIGHTY-ONE HUNDREDTHS (281.81) FEET TO THE PLACE OF BEGINNING.

CONTAINING 1,042,535 SQUARE FEET OR 23.9333 ACRES. BEING PARCEL NO. 66-012-163
BEING THE SAME PREMISES WHICH WALMART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, BY DEED DATED AUGUST 20, 2007 AND RECORDED JUNE 20, 2008 IN DAUPHIN COUNTY AT INSTRUMENT NO. 20080023422, GRANTED AND CONVEYED UNTO WAL-MART REALTY COMPANY, AN ARKANSAS CORPORATION, IN FEE.

EXCEPTIONS:

(1) ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I--REQUIREMENTS ARE MET.

(2) RIGHTS OR CLAIMS BY PARTIES IN POSSESSION OR UNDER THE TERMS OF ANY UNRECORDED LEASE OR AGREEMENT(S) OF SALE.

(3) UNRECORDED EASEMENTS, DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA CONTENT AND ENCROACHMENTS, WHICH AN ACCURATE AND SATISFACTORY LAND TITLE SURVEY WOULD DISCLOSE. [THIS EXCEPTION CANNOT BE DELETED FROM THE POLICY BUT MAY BE REMOVED BY ADDING ENDORSEMENTS PA 300 OR PA 301]

(4) POSSIBLE INTERIM REAL ESTATE TAXES BY REASON OF INCREASED ASSESSMENTS DUE TO NEW CONSTRUCTION AND/OR MAJOR IMPROVEMENTS.

(5) ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN.

(6) COAL AND MINING RIGHTS AND ALL RIGHTS RELATED THERETO.

(7) OIL, GAS OR OTHER MINERAL INTERESTS AND ALL RIGHTS INCIDENT THERETO NOW OR PREVIOUSLY CONVEYED, TRANSFERRED, LEASED, EXCEPTED OR RESERVED.

(8) SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF DAUPHIN COUNTY, PENNSYLVANIA
A. IN PLAN BOOK K VOLUME 9 PAGE 1 - SETBACKS AND SURVEY RELATED MATTERS SHOWN.
B. PLAN BOOK R VOLUME 9 PAGE 38 - SURVEY RELATED MATTERS SHOWN.
C. PLAN BOOK Y VOLUME 2 PAGE 50 - NOT RELATED TO SURVEYED PROPERTY.
D. INSTRUMENT NO. 20060018891 - SETBACKS AND SURVEY RELATED MATTERS SHOWN.
E. INSTRUMENT NO. 20070013530 - ACCESS/ UTILITY EASEMENT, HYDRANT ACCESS EASEMENT, STORMWATER EASEMENT SHOWN.
F. INSTRUMENT NO. 20140010478. - - SURVEY RELATED MATTERS SHOWN.

(9) SPRING AND PIPE LINE EASEMENT AS SET FORTH IN MISC. BOOK P VOLUME 16 PAGE 435.
- NOT RELATED TO SURVEYED PROPERTY.

(10) MEMORANDUM OF AGREEMENT BY AND BETWEEN MILLER BROS. DAIRY, INC., KOCHER ENTERPRISES, INC. AND MARVIN L. SLOMOWITZ AS SET FORTH IN RECORD BOOK 165 PAGE 28. - RELATED TO PARENT PARCEL BEFORE SUBDIVISION; BLANKET IN NATURE.

(11) RIGHTS GRANTED TO PENNSYLVANIA POWER & LIGHT COMPANY AS SET FORTH IN RECORD BOOK 2242 PAGE 245. - APPROXIMATE LOCATION OF ELECTRIC POLE#26667 S44727 SHOWN

(12) EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") AS SET FORTH IN RECORD BOOK 6204 PAGE 38. - 32' WIDE UTILITY AND ACCESS EASEMENT AND 20' UTILITY EASEMENT SHOWN.

(13) EASEMENT AGREEMENT BY AND BETWEEN YETTANDA L. LANDIS, DAWN L. LISI, TYANN L. MOONEY, WAL-MART REAL ESTATE BUSINESS TRUST AND WAL-MART STORES EAST, L.P. AS SET FORTH IN RECORD BOOK 6204 PAGE 71. - APPROXIMATE LOCATION OF TEMPORARY CONSTRUCTION EASEMENTS AND PERMANENT TRAFFIC SIGNAL EASEMENT SHOWN.

(14) EASEMENT AGREEMENT BY AND BETWEEN DONLO FAMILY FARM LIMITED PARTNERSHIP, YETTANDA L. ANDIS, TYANN L. MOONEY, KOCHER ENTERPRISES, INC., WAL-MART REAL ESTATE BUSINESS TRUST AND WAL-MART STORES EAST, L.P. AS SET FORTH IN RECORD BOOK 6204 PAGE 87. - SANITARY SEWER PERMANENT PUMP STATION EASEMENT NOT SHOWN; NOT LOCATED ON SURVEYED PROPERTY.

(15) EASEMENT AGREEMENT BY AND BETWEEN ARCHLAND PROPERTY II, L.P. AND WAL-MART REAL ESTATE BUSINESS TRUST AS SET FORTH IN RECORD BOOK 6204 PAGE 105. - APPROXIMATE LOCATION OF STORM WATER MANAGEMENT AREA SHOWN.

(16) EASEMENT AGREEMENT BY AND BETWEEN PPL ELECTRIC UTILITIES CORPORATION FKA PENNSYLVANIA POWER AND LIGHT COMPANY AND WAL-MART REAL ESTATE BUSINESS TRUST AS SET FORTH IN RECORD BOOK 6204 PAGE 115. - APPROXIMATE LOCATION OF TEMPORARY CONSTRUCTION EASEMENTS AND PERMANENT TRAFFIC SIGNAL EASEMENT SHOWN.

(17) EASEMENT AGREEMENT BY AND BETWEEN YETTANDA L. LANDIS, DAWN L. LISI, TYANN L. MOONEY, AND WAL-MART REAL ESTATE BUSINESS TRUST AS SET FORTH IN RECORD BOOK 6204 PAGE 127. - NOT LOCATED ON SURVEYED PROPERTY.

(18) EASEMENT AGREEMENT BY AND BETWEEN MICHAEL BOYER AND WAL-MART REAL ESTATE BUSINESS TRUST AS SET FORTH IN RECORD BOOK 6204 PAGE 143. - NOT LOCATED ON SURVEYED PROPERTY.

(19) RIGHTS GRANTED TO PPL ELECTRIC UTILITIES CORPORATION AS SET FORTH:
A. IN RECORD BOOK 5547 PAGE 330. - NOT LOCATED ON SURVEYED PROPERTY.
B. INSTRUMENT NO. 20060007807. - APPROXIMATE LOCATION OF ELECTRIC POLES SHOWN.

(20) HIGHWAY OCCUPANCY PERMIT CONDITIONS STATEMENT AS SET FORTH IN INSTRUMENT NO. 20060036046.
- NOT SURVEY RELATED.

(21) DECLARATION OF RESTRICTIVE COVENANT AS SET FORTH IN INSTRUMENT NO. 20060039987.
- BLANKET IN NATURE.

(22) HIGHWAY OCCUPANCY PERMIT AND HIGHWAY OCCUPANCY PERMIT CONDITION STATEMENT AS SET FORTH IN INSTRUMENT NO. 20070009396 AND INSTRUMENT NO. 20070042674. - NOT SURVEY RELATED.

(23) DECLARATION OF MAINTENANCE COVENANTS AS SET FORTH IN INSTRUMENT NO. 20140012895.
- LOT NO. 6 SHOWN.

(24) OIL, GAS, COAL, AND MINERAL RIGHTS; AND CONDITIONS AND RESTRICTIONS AS SET FORTH IN INSTRUMENT NO. 20140012896. - LOT NO. 6 SHOWN.

(25) ACCESS EASEMENT AS SET FORTH IN INSTRUMENT NO. 20140012897. - SHOWN.

(26) SIGN EASEMENT AS SET FORTH IN INSTRUMENT NO. 20140012898. - SHOWN.

(27) UNDERGROUND SEWER LINE EASEMENT AGREEMENT BY AND BETWEEN WAL-MART REALTY COMPANY #3412, LAMONT M. MASSER, VALISSA C. MASSER, NOLAN L. MASSER AND MELINDA D. MASSER AS SET FORTH IN INSTRUMENT NO. 20190005856. - CANNOT DETERMINE LOCATION BASED ON PROVIDED DOCUMENT.

(28) EASEMENT AGREEMENT BY AND BETWEEN BOYS & GIRLS CLUB OF DUMPLIN VALLEY AND WAL-MART REALTY COMPANY AS SET FORTH IN INSTRUMENT NO. 20220008717. - 40' ACCESS EASEMENT AND UTILITY EASEMENT SHOWN.

(29) RIPARIAN RIGHTS OF OTHERS IN AND TO UNNAMED POND CROSSING OR ABUTTING PREMISES.

(30) NO TITLE IS INSURED TO ANY LAND LYING IN THE BED OF UNNAMED POND AS THE SAME NOW EXISTS OR FORMERLY EXISTED.

THE COMMONWEALTH OF PENNSYLVANIA REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

SEE SHEET 1 OF 2 FOR NOTES AND REFERENCES

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

THIS SURVEY IS CERTIFIED TO:
WALMART, INC.
WAL-MART REALTY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 5, 6(a), 6(b), 7(a), 7(b)1, 7(b)2, 7(c), 8, 9, 11(a), 11(b), 13, 14, 15, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02-28-2026.

NOT A VALID ORIGINAL DOCUMENT UNLESS SEALED WITH RED INK

04/13/2026
DATE

GREGORY J. GRESS
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #SU075275

NO.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
1	PER CLIENT COMMENTS	--	MT	GJG	04/13/2026

FIELD DATE: 02-28-2026
FIELD BOOK NO.: 26-91
FIELD BOOK PG.: 41, 42
FIELD CREW: R.S.G.
DRAWN: P.V.

Walmart — ALTA/NSPS LAND TITLE SURVEY

200 KOCHER LANE
APN 66-012-163
WASHINGTON TOWNSHIP, DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA
STORE #3412

CONTROL POINT ASSOCIATES, INC.
NEW BRITAIN CORPORATE CENTER
1600 MANOR DRIVE, SUITE 210
CHALFONT, PA 18914
215.712.9800
WWW.CPASURVEY.COM
WARREN, NJ 908.668.0099
MT. LAUREL, NJ 609.857.2099
MANHATTAN, NY 646.780.0411
LONG ISLAND, NY 631.580.2645
SOUTHBOROUGH, MA 508.948.3000
ALBANY, NY 518.217.5010
ROCHESTER, NY 585.250.1764
PHILADELPHIA, PA 215.712.9800
HUDSON VALLEY, NY 845.691.7339
FT. LAUDERDALE, FL 954.763.7611

REVIEWED:	APPROVED:	DATE	SCALE	FILE NO.	SHEET
A.M.	G.J.G.	03-31-2026	1" = 30'	02-260015-00	2 OF 2