No: 26-068

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: 07/15/2026 | Staff Review: 07/20/2026 | Official County Review: 07/20/2026

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)

Plan No. 26-068

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 (NOT SIGNED)		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		