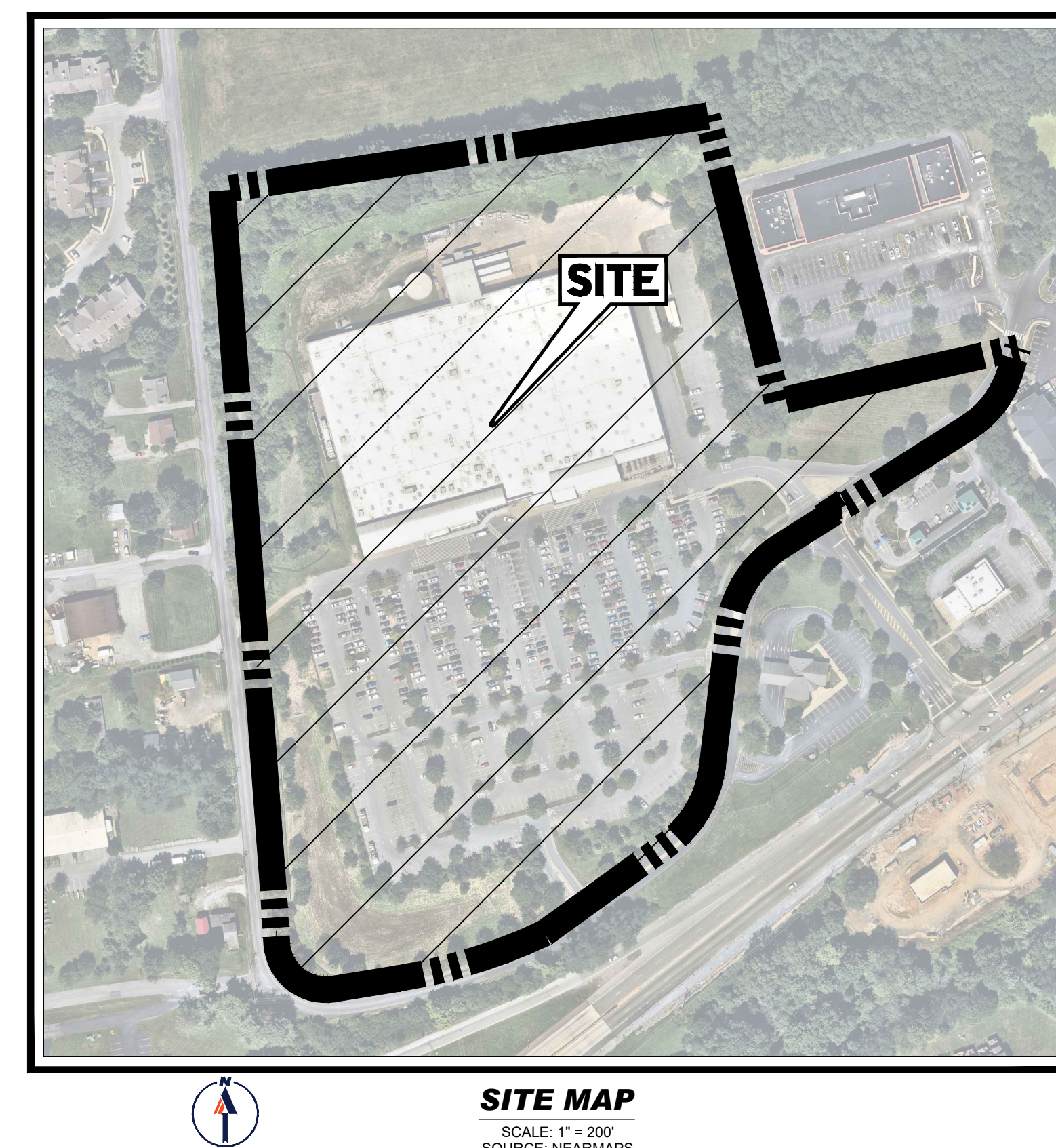


STORE #03541.226

PICKUP AND SIGNAGE / STRIPING IMPROVEMENT AND BUILDING EXPANSION

TM: 61-6-75

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.



SHEET INDEX	
SHEET TITLE	SHEET NUMBER
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SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET	SECP/SSM DETAILS
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SPECIFICATIONS SHEET 2	CS-2
SURVEY (BY OTHERS)	2 SHEET(S)

BOHLER

COVER SHEET

COV-1

- | | |
|------------------------------|-------|
| PROPERTY LINE | ===== |
| RIGHT-OF-WAY LINE | ===== |
| INTERIOR PROPERTY LINE | ===== |
| LEASE LINE | ===== |
| EASEMENT LINE | ===== |
| SETBACK LINE | ===== |
| LIMIT OF WORK | ===== |
| LIMIT OF DISTURBANCE | ===== |
| SAWCUT LINE | ===== |
| OVERHEAD WIRE | ===== |
| ELECTRIC LINE | ===== |
| TELEPHONE LINE | ===== |
| CABLE LINE | ===== |
| GAS LINE | ===== |
| STORM SEWER | ===== |
| SANITARY MAIN 12" OR GREATER | ===== |
| SANITARY MAIN | ===== |
| SANITARY LATERAL | ===== |
| SANITARY FORCE MAIN | ===== |
| WATER MAIN 12" OR GREATER | ===== |

(Rev. 1/2023)

- | | |
|-----------------|----|
| WATER LATERAL | WL |
| WATER FIRE LINE | F |
-
- | PROP SYMBOL LEGEND | |
|---------------------------|--|
| TYPICAL SIGN | |
| TYPICAL BOLLARD | |
| UTILITY POLE WITH LIGHT | |
| TYPICAL POLE | |
| TYPICAL LIGHT | |
| WATER HYDRANT | |
| CLEANOUT | |
| SANITARY MANHOLE | |
| STORM MANHOLE | |
| WATER METER | |
| WATER VALVE | |
| GAS VALVE | |
| TEST PIT | |
| BORING | |

(Rev. 3/2022)

- 1

RIATE PLAN(S)
ORK.

- REFUGEE
ZONING
USE I**
- GENER**



BOHLERTM
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
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SUPERCENTER #03541.226
516 SCHOOLHOUSE ROAD,
KENNETT SQUARE, PA 19348

WALMART INC.
814 RESPECT DRIVE
BENTONVILLE, AR 72716



SSM-1

- EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
- EXISTING PEDESTRIAN CROSSING SIGN TO BE REMAIN / BE REUSED.
- EXISTING STOP SIGN TO BE REMOVED.
- EXISTING STOP SIGN TO REMAIN / BE REUSED.
- EXISTING STOP SIGN TO BE RAISED / RELOCATED TO MATCH CURRENT DETAILS / GUIDELINES.
- EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO REMAIN / BE REUSED.
- EXISTING NO PARKING FIRE LANE SIGN TO REMAIN / BE REUSED.
- EXISTING PICKUP WAY FINDING SIGN TO BE REMAIN / BE REUSED.
- EXISTING PICKUP SIGN TO REMAIN / BE REUSED.
- EXISTING "DO NOT ENTER" SIGN TO REMAIN / BE REUSED.
- EXISTING SIGN POST AND BASE TO BE REMOVED.
- EXISTING SIGN POST AND BASE TO REMAIN.
- EXISTING SIGN POST BOLLARD TO BE REPAINTED.
- EXISTING CROSSWALK STRIPING TO BE REMOVED.
- EXISTING CROSSWALK TO REMAIN / BE REFRESHED.
- EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.
- EXISTING CENTERLINE STRIPING TO REMAIN / BE REFRESHED.
- EXISTING STOP BAR / STOP PAVEMENT MARKING TO BE REMOVED.
- EXISTING STOP PAVEMENT MARKINGS: "STOP" PAVEMENT MARKING AND/OR "ONLY" PAVEMENT MARKING TO BE REMOVED / REFRESHED TO MATCH CURRENT DETAILS.
- EXISTING 4" WIDE DOUBLE YELLOW AND/OR SINGLE WHITE STRIPE TO REMAIN / BE REPAINTED.
- EXISTING ARROW PAVEMENT MARKING TO BE REMOVED.
- EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- EXISTING SOLID ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- EXISTING FIRE LANE STRIPING AND/OR YELLOW STRIPING TO REMAIN / BE REPAINTED.
- EXISTING PICKUP PARKING AND/OR CHARGE ARROW PAVEMENT MARKING TO BE REMOVED.
- EXISTING STRIPING TO BE REMOVED.
- EXISTING 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" OC TO REMAIN / BE REPAINTED.
- 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.
- NEW CROSSWALK MARKINGS - 4" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" OC AND 1'-0" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPPED.
- NEW 4" WIDE PAINTED YELLOW STRIPES - 8' LONG WITH 18" GAPS.
- NEW "STOP" PAVEMENT MARKING AND STOP BAR AND/OR "ONLY" PAVEMENT MARKING.
- NEW 4" WIDE DOUBLE SOLID YELLOW STRIPE AND/OR SINGLE WHITE STRIPE.
- NEW OPEN ARROW PAVEMENT MARKINGS.
- NEW SOLID ARROW PAVEMENT MARKING.
- NEW 6" WIDE FIRE LANE STRIPING PAINTED PAVEMENT STRIPE RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 20° OC.
- NEW 4" WIDE PAINTED YELLOW STRIPES AT 45° @ 2'-0" OC.
- NEW "YIELD HERE TO PEDESTRIAN" SIGN (4'X9' FROM EDGE OF DRIVE AISLE. SEE DETAILS)
- NEW 3'X3' STOP SIGN (4' FROM EDGE OF DRIVE AISLE. SEE DETAILS)
- NEW 3'X3' STOP SIGN WITH DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES (IF FROM EDGE OF DRIVE AISLE. SEE DETAILS)
- NEW NO PARKING FIRE LANE SIGN.
- NEW PICKUP SIGN (3' FROM EDGE OF CURB. SEE DETAILS)
- NEW 24" x 24" DO NOT ENTER SIGN.
- NEW ALL WAY PLAQUE.
- NEW TRAFFIC FROM RIGHT DOES NOT STOP PLAQUE.
- NEW TRAFFIC FROM THE LEFT DOES NOT STOP PLAQUE.
- NEW ONCOMING TRAFFIC DOES NOT STOP PLAQUE.
- NEW CROSS TRAFFIC DOES NOT STOP PLAQUE.
- NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
- NEW PHARMACY PAVEMENT MARKING.
- LANDSCAPING / VEGETATION SIGNAGE OBSTRUCTION. SEE NOTES TO CONTRACTOR. #10.
- NEW ADA SIGN AND BASE WITH BOLLARD.
- NEW EV SIGN AND BASE WITH BOLLARD.

ZONING INFORMATION				
ZONING DISTRICT:	MULTIPLE USE (MU)			
ZONE CRITERIA	REQUIRED (PER MU DISTRICT)	REQUIRED (PER CONDITIONAL USE)	EXISTING	PROPOSED
MINIMUM LOT AREA	30,000 SF	30,000 SF	27,703 AC (GROSS) 22.01 AC (NET)	NO CHANGE
MAX. LOT COVERAGE	40%	50.5%	53.85%	53.04%
MAX. BUILDING COVERAGE	20%	20%	13.3%	13.9%
MIN. FRONT SETBACK	50 FT	N/A	142.1 FT	NO CHANGE
MIN. SIDE SETBACK	20 FT	N/A	158.6 FT	98.6 FT
MIN. REAR SETBACK	20 FT	N/A	173.2 FT	NO CHANGE
MAX. BUILDING HEIGHT	35 FT	40 FT**	40 FT(E)	NO CHANGE
PARKING SPACES	844	709***	683***	667
ACCESSIBLE PARKING SPACES	14		16	20
ACCESSIBLE PARKING CRITERIA	TOTAL PARKING 501 TO 1000 = 2 PERCENT OF TOTAL ACCESSIBLE SPACES VAN ACCESSIBLE SPACES= 1/6 SPACES			

(E) - EXISTING NON-CONFORMING
 NA - NOT APPLICABLE
 * PER CONDITIONS AND ORDER DATED SEPTEMBER 12TH, 1999.
 *** THIS DOES NOT APPLY TO ROOFS, ARCHITECTURAL FEATURES. PER BRR ARCHITECTS, THE HEIGHT OF THE ROOFTOP EQUIPMENT ON THE BUILDING EXPANSION IS 5' - 9' 3/8"
 *** NOTE: COURT ORDER NO. 97-01816 DATED SEPTEMBER 13TH, 2010 NOTES THAT 709 PARKING STALLS WERE PROVIDED, PER SITE VISIT, A AND SURVEY VERIFICATION, 683 STALLS EXIST TODAY.

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.

BFR (BUILDING FRONTAGE ROAD)
OR (OVER CIRCULATION ROAD)
SML (STOP SIGNS AND MARKINGS)
SECP (STORE ENTRANCE CONSISTENCY PROGRAM)

THE STOP SIGNS AND MARKINGS PLAN IS NOT A SCALABLE FRAMEWORK FOR SIGNAGE AND PAVEMENT MARKING PLACEMENT. CONTRACTOR SHALL REFER TO THE DETAILS FOR CORRECT PLACEMENT OF SIGNAGE AND PAVEMENT MARKINGS.

REFERENCE SECP SITE PLAN FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE.

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 STARTING MEASURES.

ALL EXISTING STRIPING AND PAVEMENT MARKINGS ALONG THE BFR SHALL BE REMOVED. REMOVE ANY DIRECTIONAL ARROWS OR STOP MARKINGS. BARRIERS SHALL BE PROPERLY 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.

ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.

GENERAL CONTRACTOR TO PREPARE AND PREPARE PARKING LOT LIGHT POLE BASES AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT. IF LIGHT POLE BASE IS WITHIN A MIXED CURB AND OFFSET FROM BACK OF CURB OR CONCRETE BUFFER BY 1 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 OR IN EXISTING CONDITIONS. EXISTING CONCRETE LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW.

GENERAL CONTRACTOR TO EXECUTE COMPLETE PARKING LOT RESTRIPING. STRIPING/REPAINT ALL EXISTING PARKING FIELDS, MAIN, SIDE, OR REAR OF BUILDING. STRIPING SHALL BE APPROVED BY A QUALIFIED TREE CARE PROFESSIONAL UNDER THE SUPERVISION OF CERTIFIED ARBORIST AND IN COORDINATION WITH THE LANDSCAPE ARCHITECT.

GENERAL CONTRACTOR TO PREPARE AND REPAINT EXISTING SIGN POST BOLLARDS AND REMOVE PREVIOUS OVERSPRAY ON PAVEMENT.

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.

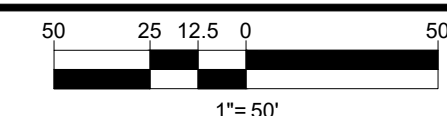
ALL TRIMMING SHALL BE PERFORMED BY A QUALIFIED TREE CARE PROFESSIONAL UNDER THE SUPERVISION OF CERTIFIED ARBORIST AND IN COORDINATION WITH THE LANDSCAPE ARCHITECT.

- TRIMMING SHALL NOT BE "TOPPED".
- NO MORE THAN 20% OF LIVING TREE CANOPY SHALL BE REMOVED IN ONE GROWING SEASON.
- PINES SHALL BE DONE DURING LATE WINTER WHEN THE TREES ARE IN DORMANT SEASON OR IN MID SUMMER ONCE LEAVES HAVE REACHED FULL GROWTH.
- TRIMMING SHALL NOT BE PRUNED DURING TIMES OF EXTENDED DROUGHT OR IF THE TREE IS UNDER STRESS.
- ALL BRANCHED OR TOP PRUNED TREES SHALL BE PRUNED AT AN ANGLE ABOVE THE WATERSHED AND IT IS TO BE DISPOSITION OF TRIMMED LIMBS SHALL BE PRUNED AT A MIN OF 4' ABOVE WALKWAYS AND 5' ABOVE VEHICULAR AREAS.

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 TITLE "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

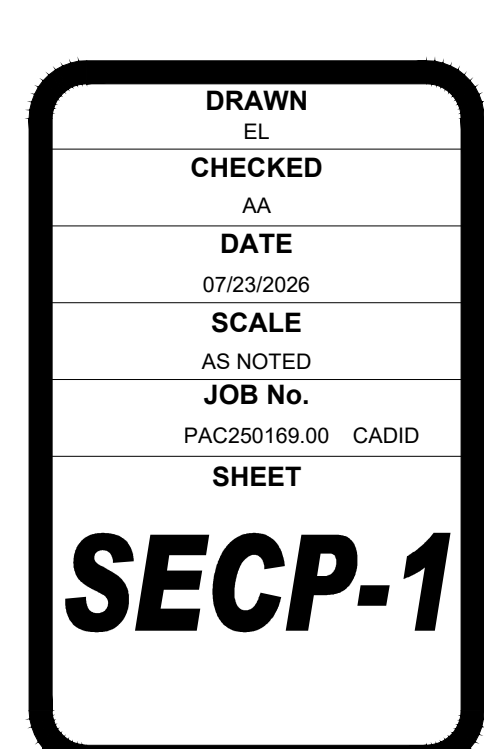
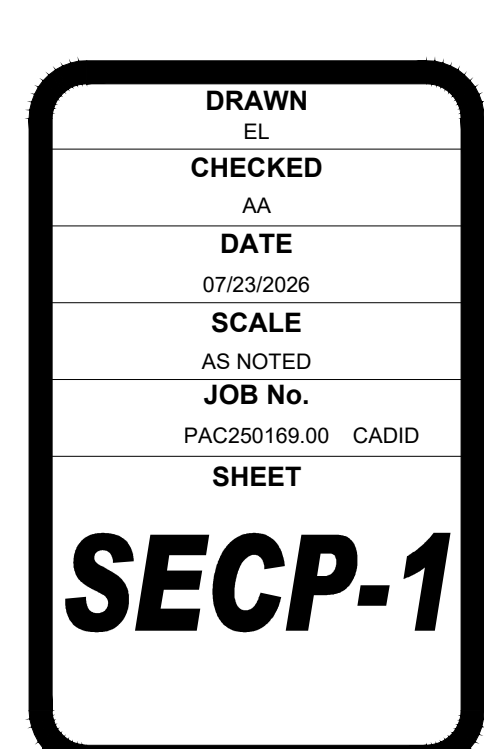
DIRECTIONAL SIGN NOTE:
EXISTING PICKUP DIRECTIONAL SIGNAGE SHOWN IS APPROXIMATE AND TAKEN FROM AVAILABLE GOOGLE STREET VIEW IMAGES AND ARE NOT FIELD VERIFIED. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL REVIEW ALL SITE DRIVEWAYS TO INVENTORY PICKUP DIRECTIONAL SIGN QUANTITY, LOCATIONS AND ARROW INFORMATION. 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.

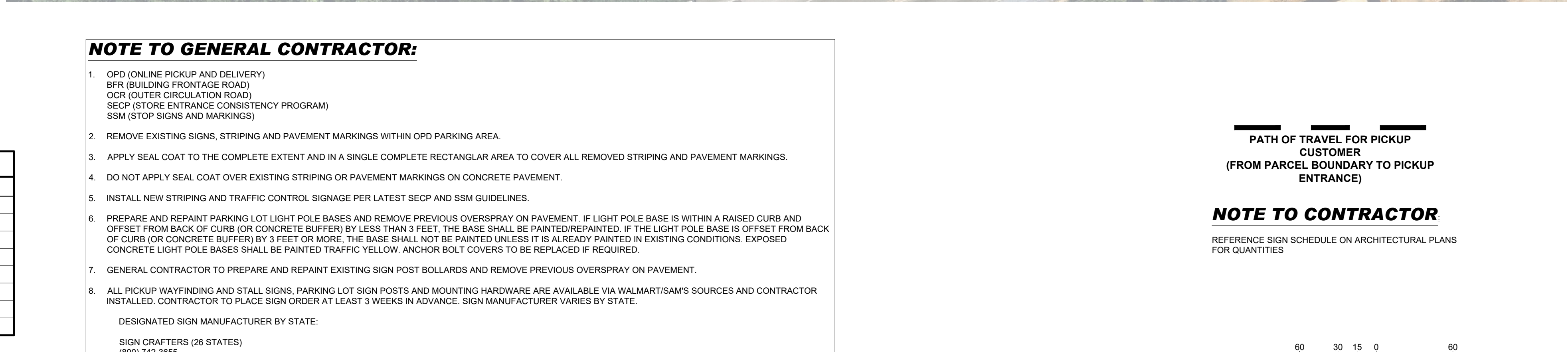
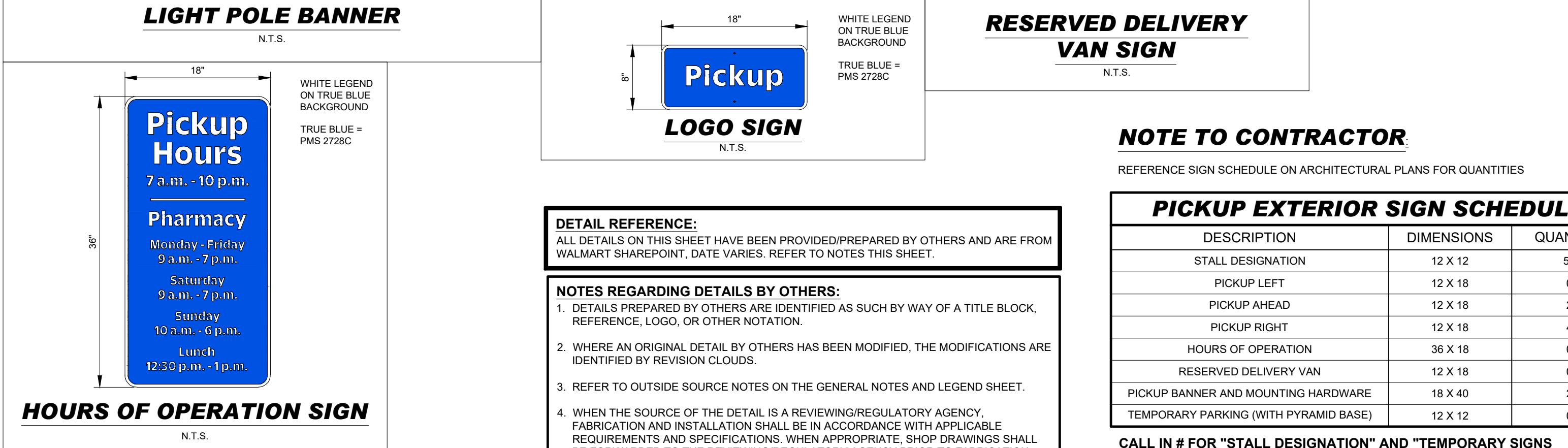


THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR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

NOTE: THIS SITE PLAN WAS DEVELOPED BASED ON PLANS ENTITLED "SITE PLAN" PREPARED BY BOHLER, DATED 12/17/2008 AND SUPPLEMENTED WITH GOOGLE AERIAL AND SITE VISIT COMPLETED ON 10/10/2025. 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



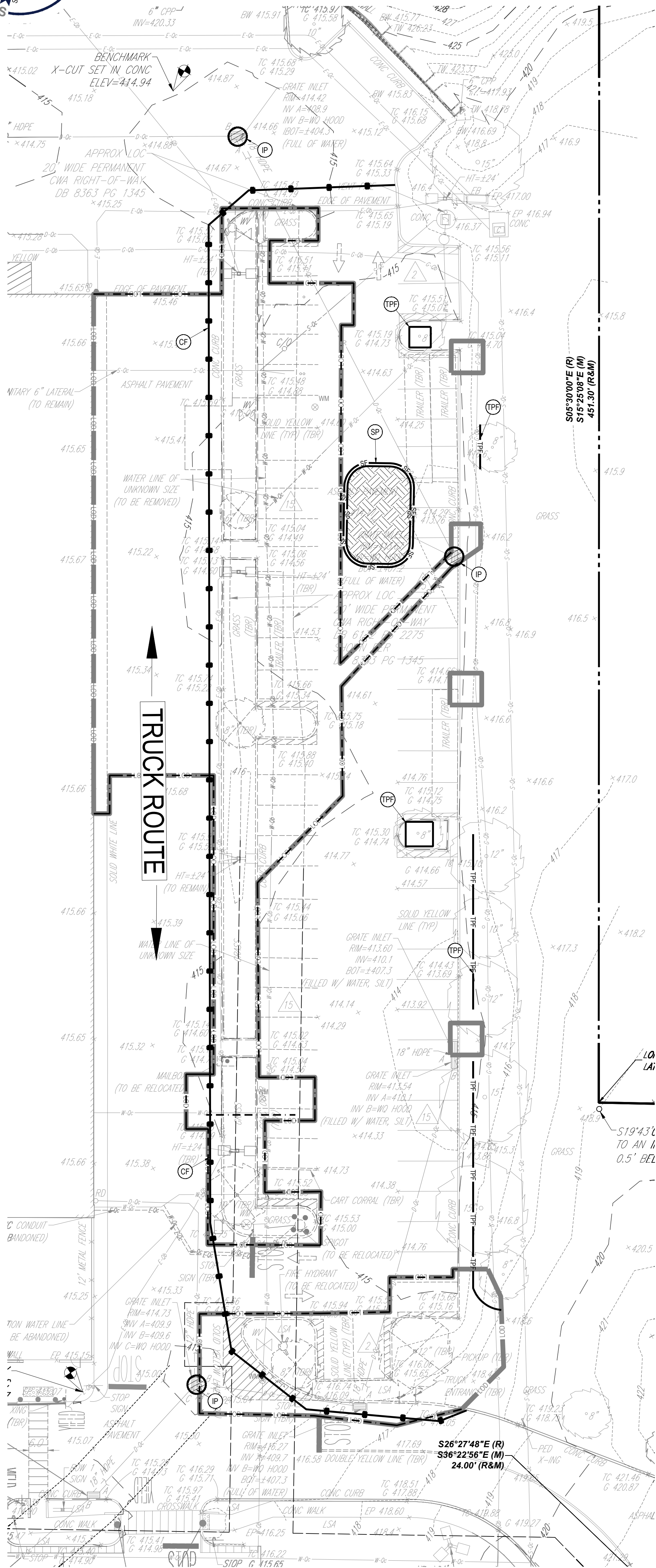


WF-1

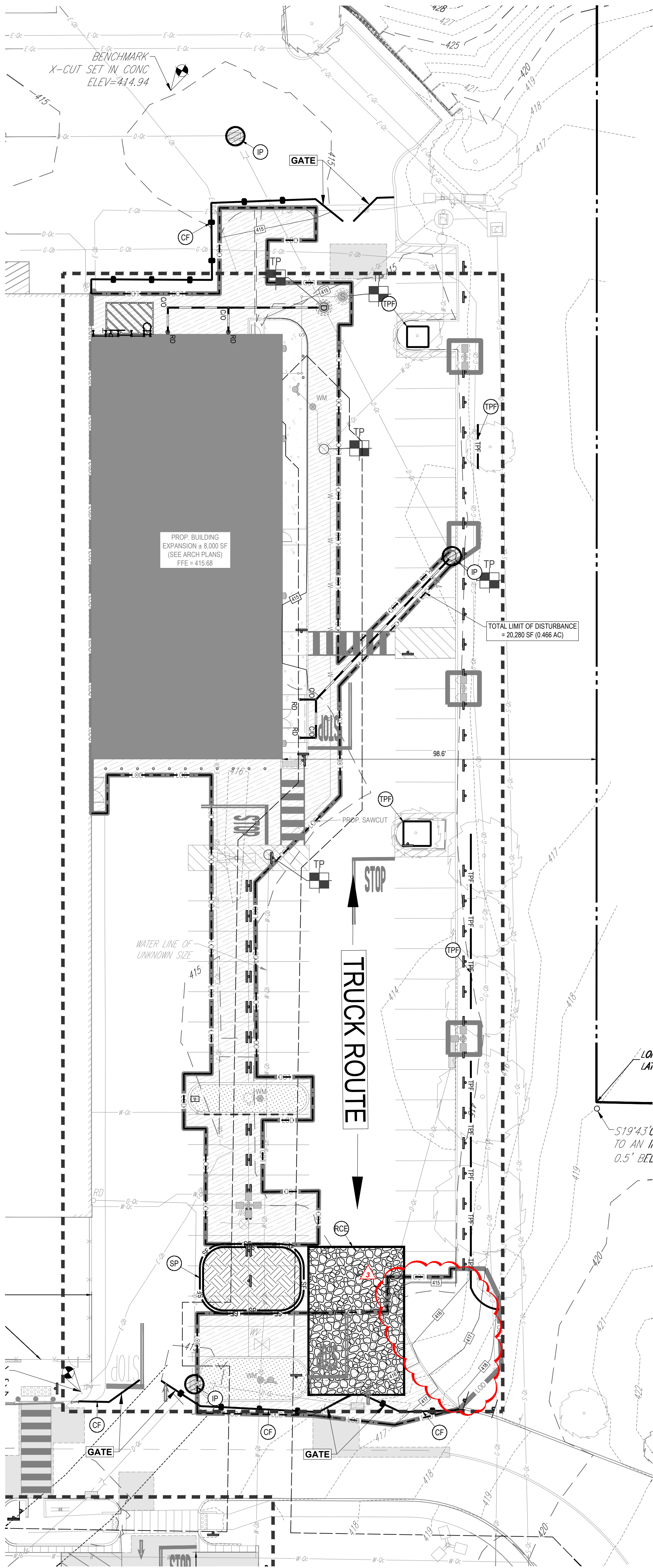
WAYFINDING PLAN



A
B
C
D
E
F



PHASE 1 PLAN



PHASE 2 PLAN

LEGEND

SITE FEATURES

- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED GRADING/DRAINAGE EASEMENT
- EXISTING CONTOUR ELEVATIONS
- STORM DRAIN
- PROPOSED SAWCUT
- TREE TO BE REMOVED

EROSION DETAILS

- CF TEMPORARY CONSTRUCTION FENCE
- FS FILTER SOCK
- TPF TREE PROTECTION FENCE
- IP INLET PROTECTION
- SP STOCKPILE
- RCE ROCK CONSTRUCTION ENTRANCE
- TP TEST PIT

EROSION CONTROL DATA

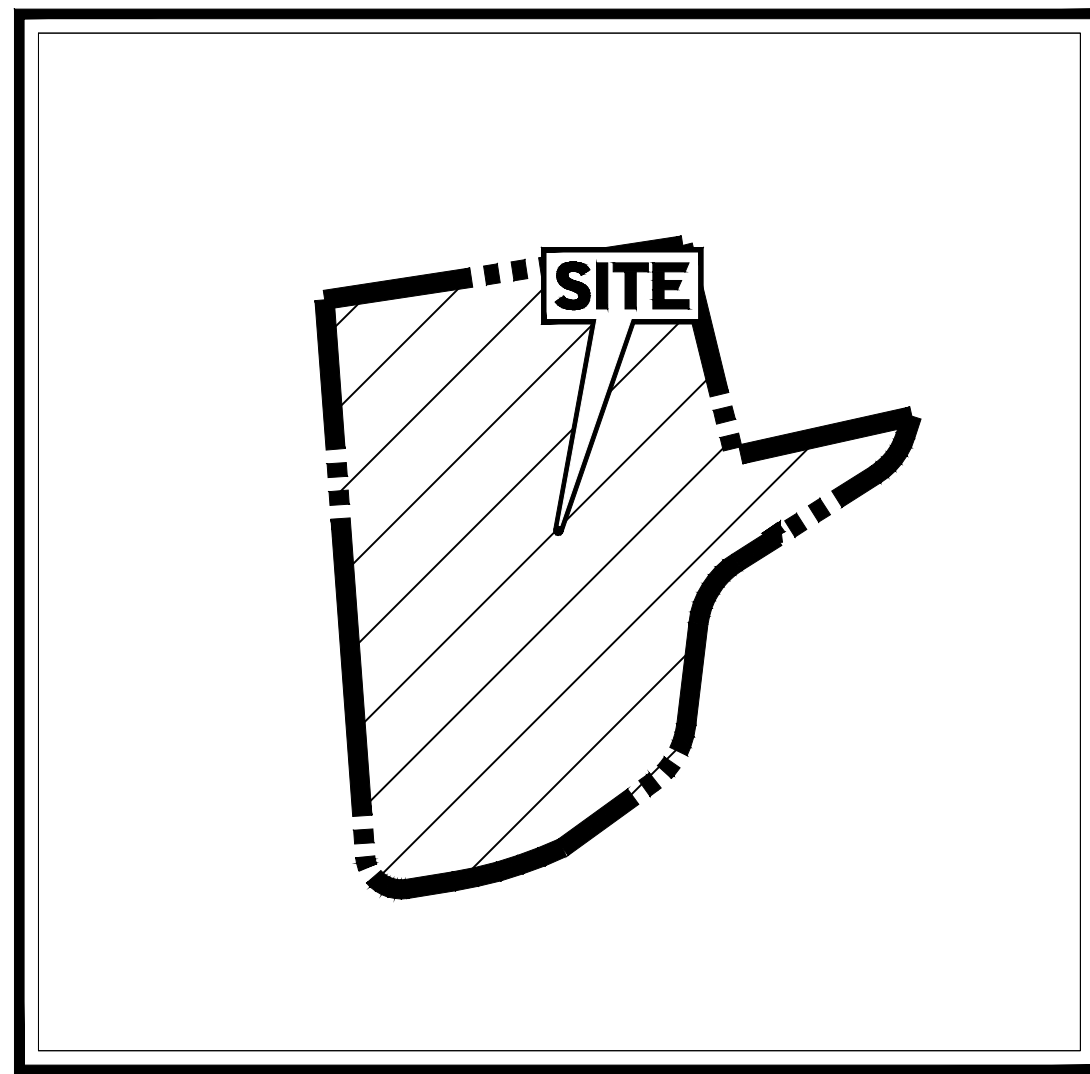
TOTAL PROPERTY AREA 27.703± AC
DISTURBED AREA 0.45± AC

SOIL SERIES

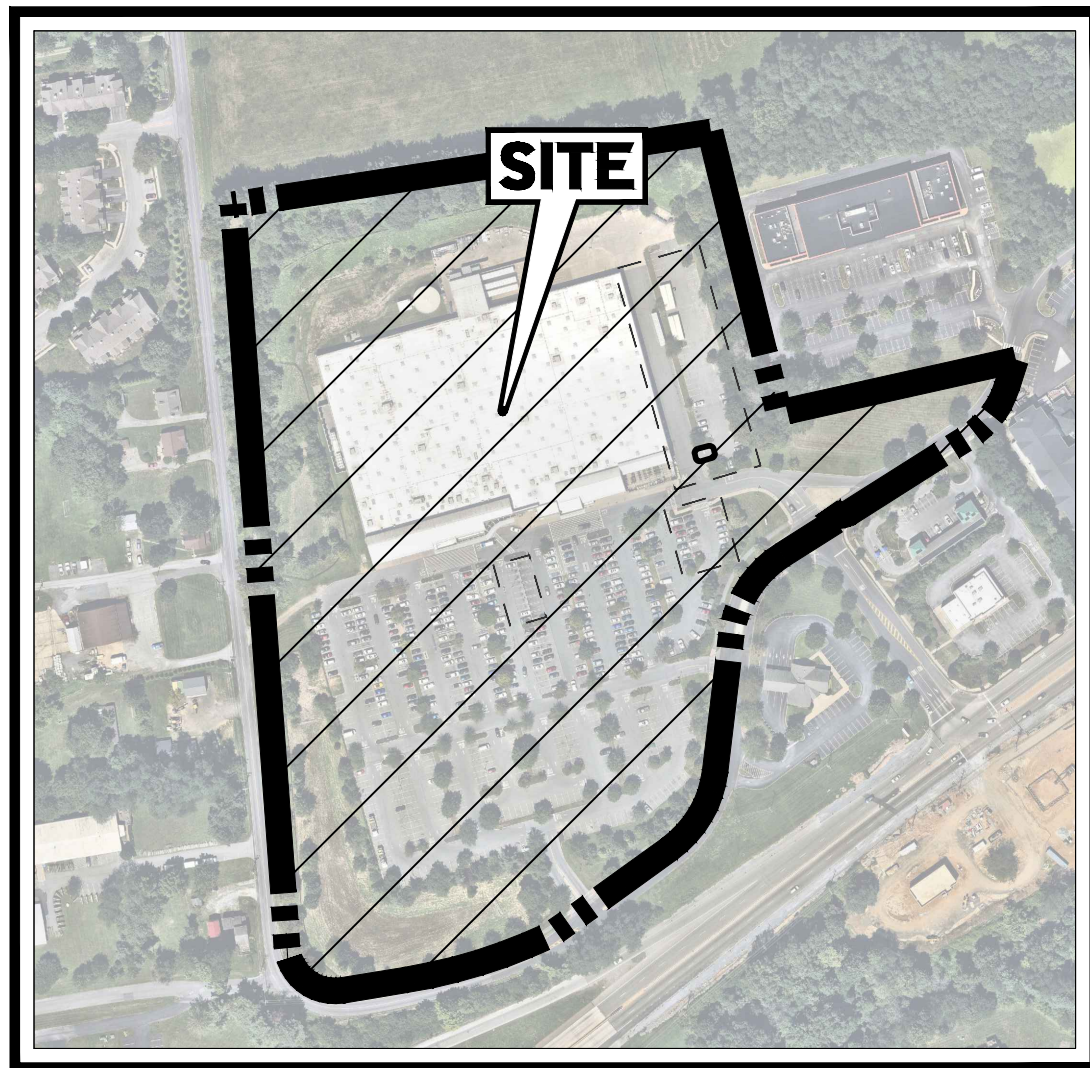
UFUB URBAN LAND, 0 TO 8 PERCENT SLOPES

RECEIVING WATERS

THE ULTIMATE OUTFALL FOR THIS SITE IS AN UNNAMED TRIBUTARY TO DELAWARE RIVER.



USGS MAP
SCALE: 1" = 400'
SOURCE: USGS



SITE MAP
SCALE: 1" = 300'
SOURCE: NEARMAPS

PROP. CONSTRUCTION ENTRANCE: CONTRACTOR TO UTILIZE EXISTING PAVED DRIVEWAY FOR ACCESS. A ROCK CONSTRUCTION ENTRANCE IS TO BE PROVIDED IF DETERMINED BY CONTRACTOR OR AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION. (DETAIL ON SHEET ES-2)

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:
APRIL 30, 2011

WAL-MART
STANDARD
DETAIL

SOIL EROSION CONTROL MAINTENANCE TASKS AND SCHEDULE

DURING CONSTRUCTION
TO BE PERFORMED BY CONTRACTOR

TASKS	COMPONENTS	SCHEDULE
INSPECT FOR SEDIMENT ACCUMULATION	STORM DRAINAGE SYSTEM	WEEKLY
REMOVAL OF SEDIMENT ACCUMULATION	CATCH BASIN SUMPS	AS NEEDED* AND PRIOR TO TURNOVER
INSPECT FOR FLOATABLES AND DEBRIS	CATCH BASIN INLET CASTINGS	QUARTERLY
CLEANING FOR FLOATABLES AND DEBRIS	SITE DISTURBANCE AREA	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

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:

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

REVISIONS	BY
PER AHJ COMMENTS - 07/23/2026	EL
PER PRELIMINAL LD SUBMISSION - 08/06/2026	EL
PER AHJ COMMENTS - 08/18/2026	EL

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www.bohlerengineering.com



ISSUED FOR PERMIT

SUPERCENTER #03541.226
516 SCHOOLHOUSE ROAD,
KENNETT SQUARE, PA 19348
WALMART INC
814 RESPECT DRIVE
BENTONVILLE, AR 72716



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07/23/2026
SCALE
AS NOTED
JOB No.
PAC259169.00 CADID
SHEET

ES-1

CHESTER COUNTY SOIL CONSERVATION DISTRICT
E&S NOTES

1. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL STRUCTURES. ADDITIONAL FACILITIES OF MEASURES SHALL BE INSTALLED WHERE NECESSARY OR WHERE DIRECTED BY EITHER THE TOWNSHIP OR THE CHESTER COUNTY CONSERVATION AS CONSTRUCTION PROGRESSES.
2. THE EQUITABLE OWNER/CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS AND SITE STABILIZATION. THE EQUITABLE OWNER/CONTRACTOR MANAGER SHALL ASSIGN ONE INDIVIDUAL TO BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL FACILITIES AND MEASURES.
3. THE PERMITTEE AND/OR THE CONTRACTOR SHALL NOTIFY THE CHESTER COUNTY CONSERVATION DISTRICT THREE (3) DAYS PRIOR TO THE START OF EARTHMOVING ACTIVITIES AND WHEN EARTHMOVING ACTIVITIES CEASE.
4. AFTER EACH RAIN STORM EVENT, ALL TEMPORARY SEDIMENTATION CONTROL FACILITIES SHALL BE INSPECTED, CLEANED AND REPAIRED AS NECESSARY.
5. SHOULD UNFORESEEN DROVISE CONDITIONS DEVELOP DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ACTION TO REMEDY SUCH CONDITIONS AND TO PREVENT DAMAGE TO ADJACENT PROPERTIES AS A RESULT OF INCREASED RUNOFF AND/OR SEDIMENT DISPLACEMENT. STOCKPILES OF WOOD CHIPS, HAY BALES, CRUSHED STONE AND OTHER MULCHES SHALL BE HELD IN READINESS TO SEAL IMMEDIATELY WITH EMERGENCY PROBLEMS OF EROSION.
6. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF APPENDIX 64, EROSION AND SEDIMENTATION CONTROL, RULES AND REGULATIONS, TITLE 26, PART 1, DEPARTMENT OF ENVIRONMENTAL RESOURCES, SUB-PART C, PROTECTION OF NATURAL RESOURCES, ARTICLE II, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
7. PROTECTION TO THE EXISTING TREES AND SHRUBS SHALL BE TAKEN BY THE CONTRACTOR TO ELIMINATE UNNECESSARY DAMAGE.
8. THE CONTRACTOR SHALL DELINEATE, IN THE FIELD, AREAS OF DISTURBANCE AS SHOWN ON THE PLANS.
9. DUMP SITES WHERE EXCESS EXCAVATED MATERIAL IS TO BE HAULED MUST BE COVERED UNDER COOD APPROVED SEDIMENT AND EROSION CONTROL PLANS (FOR THAT SPECIFIC ACTIVITY) PRIOR TO ANY DUMPING/EARTH DISTURBANCE ON SAID SITE.

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 (BMPs) 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 DISTURBANCE SHALL BE PERMITTED.
- E. ALL DENUDEABLE 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, OR FIBER, TACKLERS, 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 SEED, SOODED, 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 SPECIFIC TEMPORARY STABILIZATION REQUIREMENTS ONLY IF THERE ARE MORE STRINGENT.
- 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 (OM) 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.

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.

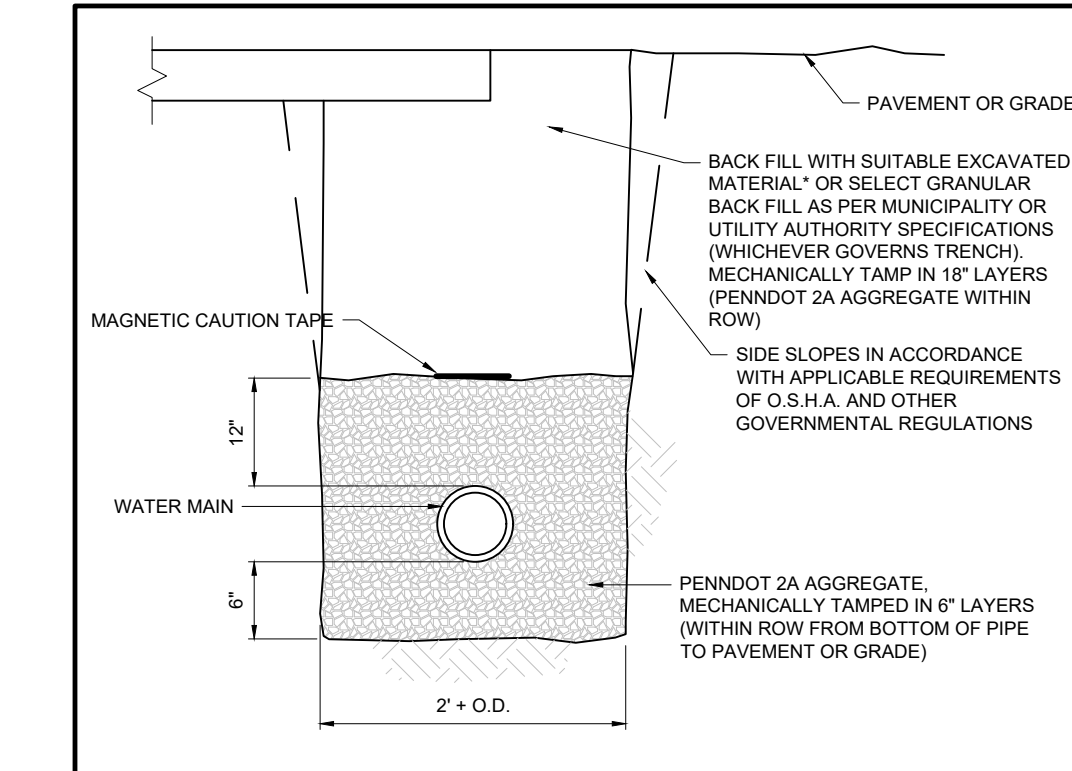
AMENDING THE SWPPP DOES NOT MEAN THAT IT HAS TO BE REPRINTED. IT IS ACCEPTABLE TO ADD APPENDIX, SKETCHES, NEW SECTIONS, DETAILS, AND/OR REVISED DRAWINGS THAT HAVE THE CEC NAME IN PRINT, ARE STAMPED, SIGNED, DATED, AND ARE ACCOMPANIED BY WRITTEN CORD OF THE ASSOCIATED RFI AND ITS RESPONSE FROM CEC. ENGINEERED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

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, CLEANING, 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 3.00 ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
- 4.1. 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.
- 4.2. SEDIMENT FENCE: INSTALL SILT FENCES AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
- 4.3. 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.
- 4.4. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
- 4.5. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 8 INCHES OR HALF THE EROSION CONTROL BARRIERS HEIGHT COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
- 4.6. 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.
- 4.7. 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 EXISTING THE SITE.
- 4.8. 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.
- 4.9. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
- 4.10. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR AFTER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
- 4.11. 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 AND/OR COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXISTING THE SITE.
- 4.12. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLANS FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.
- 4.13. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
- 4.14. 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.
- 4.15. 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.
- 4.16. 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 (AS APPLICABLE):

- INSTALLATION OF INLET PROTECTION IN STREET (AS SHOWN)
- DEMOLITION OF EXISTING SITE STRUCTURES (SEE DEMOLITION PLAN)
- DEMOLITION OF EXISTING SITE PAVEMENT AND AMENITIES (SEE DEMOLITION PLAN)
- EARTHWORK AND EXCAVATION (SEE GRADING PLAN)
- CONSTRUCTION OF UTILITIES
- INSTALLATION OF INLET PROTECTION OF ON-SITE UTILITIES (AS SHOWN)
- CONSTRUCTION OF BUILDINGS
- CONSTRUCTION OF ALL CURBING AS INDICATED ON THE PLANS
- FINAL GRADING OF ALL SLOPED AREAS
- PLACE 6" TOPSOIL ON SLOPES AFTER FINAL GRADING COMPLETED. FERTILIZE, SEED, AND MULCH SEED MIXTURE TO BE INSTALLED AS REQUIRED.
- PAVE PARKING LOT
- REMOVE EROSION CONTROLS AS DISTURBED AREAS BECOME STABILIZED TO 70% STABILIZATION OR GREATER



EXCAVATIONS IN EXISTING PAVED ROADWAYS SHALL BE COORDINATED WITH THE LOCAL PERMITTING AGENCY, AND ALL EXCAVATION SHALL BE PAVED WITH TEMPORARY BITUMINOUS PAVEMENT FROM THE DATE OF ORIGINAL EXCAVATION UNTIL PERMANENT PAVEMENT IS INSTALLED. (MINIMUM = 90 DAYS, MAXIMUM = 120 DAYS)

THIS DETAIL IS NOT FOR USE WITHIN A STATE RIGHT-OF-WAY. REFER TO THE LATEST APPROVED DOT SPECIFICATIONS FOR TRENCH BEDDING WITHIN A STATE RIGHT-OF-WAY.

TRENCH BEDDING CLASSIFICATION (WATER MAIN)

NOT TO SCALE

(PA-U050201 - 08/2023)

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REFER TO SSM-1 FOR LOCATION



ALL DETAIL REFERENCES ON SHEET DTL-1

- (A) 4" WIDE YELLOW PAVEMENT MARKING @ 2" C @ 45°.
- (B) PICKUP BREAKAWAY SIGN MOUNTING AND BASE (WITH CURBED ISLAND). (2' FROM FACE OF CURB SEE DETAIL)
- (C) ASSOCIATE CURB 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 LANT. SEE DETAIL.
- (G) PICKUP SIGN PANEL AND SIGN POST TO BE REMOVED.
- (H) PICKUP SIGN PANEL TO BE REMOVED.
- (I) PROP "YIELD HERE TO PEDESTRIAN" SIGN MOUNTED IN BOLLARD. REFER TO SIGN MOUNTING DETAIL.
- (J) NEW PICKUP BANNER SIGN MOUNTING 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.

BOHLER 

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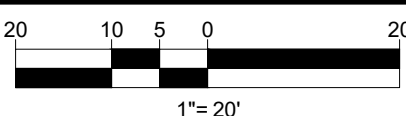
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PAC250169.00 CAD/D
SHEET

DM-1

LEGEND	
PROPOSED	
LIMIT OF DISTURBANCE	 LOD
SAWCUT	 . 
TREE TO BE REMOVED	

LEGEND EXISTING	
PROPERTY LINE	—— ————
EASEMENT LINE	—— ————
SETBACK LINE	- - - - -
CURB	=====
UTILITY POLE	○
TYPICAL SIGN	W
CONTOUR	—— — 170 ———
SPOT ELEVATIONS	TC 516.4 OR 516.4
SANITARY LATERAL	——— S ———
WATER LINE	——— W ———
ELECTRIC LINE	——— E ———
GAS LINE	——— G ———
OVERHEAD WIRE	——— OH ———
STORM SEWER	——— SS ———
HYDRANT	⦿
SANITARY MANHOLE	⊙
STORM MANHOLE	⊕
WATER VALVE	WV
WATER METER	⊗ WM
GAS VALVE	□
GRATE INLET	⊞
CURB INLET	⊞

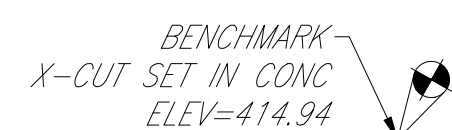
**REFER TO GENERAL NOTES SHEET
FOR ADDITIONAL INFORMATION
(SHEET NS-1)**



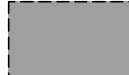
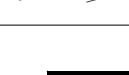
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR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

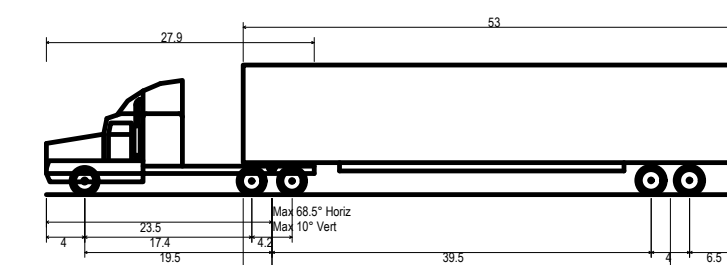
NOTE: THIS SITE PLAN WAS DEVELOPED BASED ON PLANS ENTITLED "SITE PLAN" PREPARED BY BOHLER, DATED 12/17/2008 AND SUPPLEMENTED WITH GOOGLE AERIAL AND SITE VISIT COMPLETED ON 10/10/2025. DEPICTION OF EXTENTS OF EXISTING FEATURES ARE APPROXIMATE. ACTUAL FIELD CONDITIONS AT THE TIME OF CONSTRUCTION MAY VARY

DEMOLITION PLAN



REFER TO SSM-1 FOR LOCATION

HATCH LEGEND	
	PROPOSED SEAL COAT
	PROPOSED FULL DEPTH STANDARD DUTY ASPHALT PAVEMENT REPAIR REFER TO DETAIL FOR REQUIRED STANDARD DUTY PAVEMENT SECTION DEPTH.
	PROPOSED WALMART ADDITION
	EXISTING WALMART BUILDING TO REMAIN
	PROPOSED LANDSCAPE
	PROPOSED CONCRETE



WB-67 - (PA LEGAL)	
Overall Length	73.50ft
Overall Width	8.50ft
Overall Body Height	13.50ft
Min Body Ground Clearance	1.33ft
Max Track Width	8.50ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

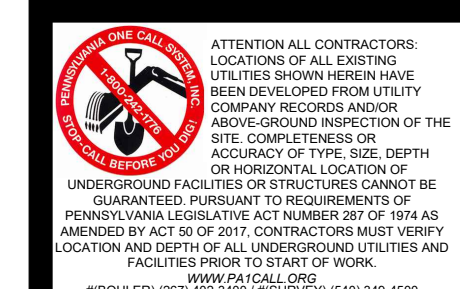
SITE LEGEND

ALL DETAIL REFERENCES ON SHEET DT-1

(A)	4" WIDE YELLOW PAVEMENT MARKING @ 7' O.C. @ 45°.
(B)	PICKUP PARKING 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. "YIELD HERE TO PEDESTRIAN" SIGN MOUNTED IN 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. 36"X36" STOP SIGN MOUNTED IN PROP. BOLLARD. SEE DETAIL.

[illegible]

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



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LEGEND	
PROPOSED	
HANDRAIL	
CANOPY	
PAVEMENT MARKING	
SIGN	
PARKING COUNT	

LEGEND	
EXISTING	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
CURB	
UTILITY POLE	
TYPICAL SIGN	
CONTOUR	

SPOT ELEVATIONS	<i>TC 516.4 GR 516.4</i>
SANITARY LATERAL	<i>SL</i>
WATER LINE	<i>W</i>
ELECTRIC LINE	<i>E</i>
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HYDRANT	
SANITARY MANHOLE	
STORM MANHOLE	
WATER VALVE	
WATER METER	
GAS VALVE	
GRATE INLET	
CURB INLET	

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

SEAL COAT NOTE:
CONTRACTOR SHALL INSTALL SEAL COAT ON EXISTING ASPHALT PAVING AT ANY STRIPED AREA THAT IS PART OF THE PICKUP/SO STOP OF WORK AND ADDITIONAL ASSOCIATED PARKING SPACES REQUIRE TO BE STRIPED AS SHOWN ON THESE PLANS. FOR EXISTING CONCRETE SURFACES, GC IS TO PREPARE THE SURFACE FOR PAINT ONLY. ALL EXISTING MARKINGS ARE EXISTING PAVEMENT MARKINGS. NO CONFLICT OR ARE CALLED OUT TO BE REMOVED, PAVEMENT MARKING REMOVAL SHALL OCCUR PER SHEET CSS-1, SECTION TITLE "[PAVEMENT MARKINGS SPECIFICATION]", PART 3, SECTIONS 3.2 & 3.3.

ALL PICKUP WAY FINDING AND STALL SIGNS ARE WALMART SUPPLY AND CONTRACTOR INSTALLED. CONTRACTOR TO PLACE SIGN ORDER WITH WALMART SUPPLY. CONTRACTOR TO PLACE ORDER WITH WALMART SUPPLY THROUGH WALMART SUPPLY. THE SIGN SHOP ORDERS APPLICATION.

SITE PLAN

SUPERCENTER #03541.226
516 SCHOOLHOUSE ROAD,
KENNETT SQUARE, PA 19348

WALMART INC.
814 RESPECT DRIVE
BENTONVILLE, AR 72716



DRAWN
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07/23/2026
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PAC250169.00 CADID
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(Rev. 1/202

Rev. 1/2020)

Rev. 1/2020

- PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO FIELD VERIFY THE EXISTING FINISHED FLOOR ELEVATION OF THE BUILDING AND NOTIFY ENGINEER OF RECORD IMMEDIATELY IF ANY DISCREPANCIES ARISE, PRIOR TO PROCEEDING WITH ANY SITE WORK.**

March 12, 2020

THIS FOUNDATION SUBSURFACE PREPARATION DOES NOT CONSTITUTE A COMPLETE SITE WORK SPECIFICATION. IN CASE OF CONFLICT, INFORMATION COVERED IN THIS PREPARATION SHALL TAKE PRECEDENCE OVER THE WAL-MART SPECIFICATIONS. REFER TO THE SPECIFICATIONS FOR SPECIFIC INFORMATION NOT COVERED IN THIS PREPARATION. THIS INFORMATION WAS TAKEN FROM AN INITIAL REPORT OF GEOTECHNICAL INVESTIGATION PREPARED BY WHITESTONE ASSOCIATES, INC., DATED MARCH 12, 2026 (GEOTECHNICAL REPORT IS FOR INFORMATION ONLY AND IS NOT A CONSTRUCTION SPECIFICATION).

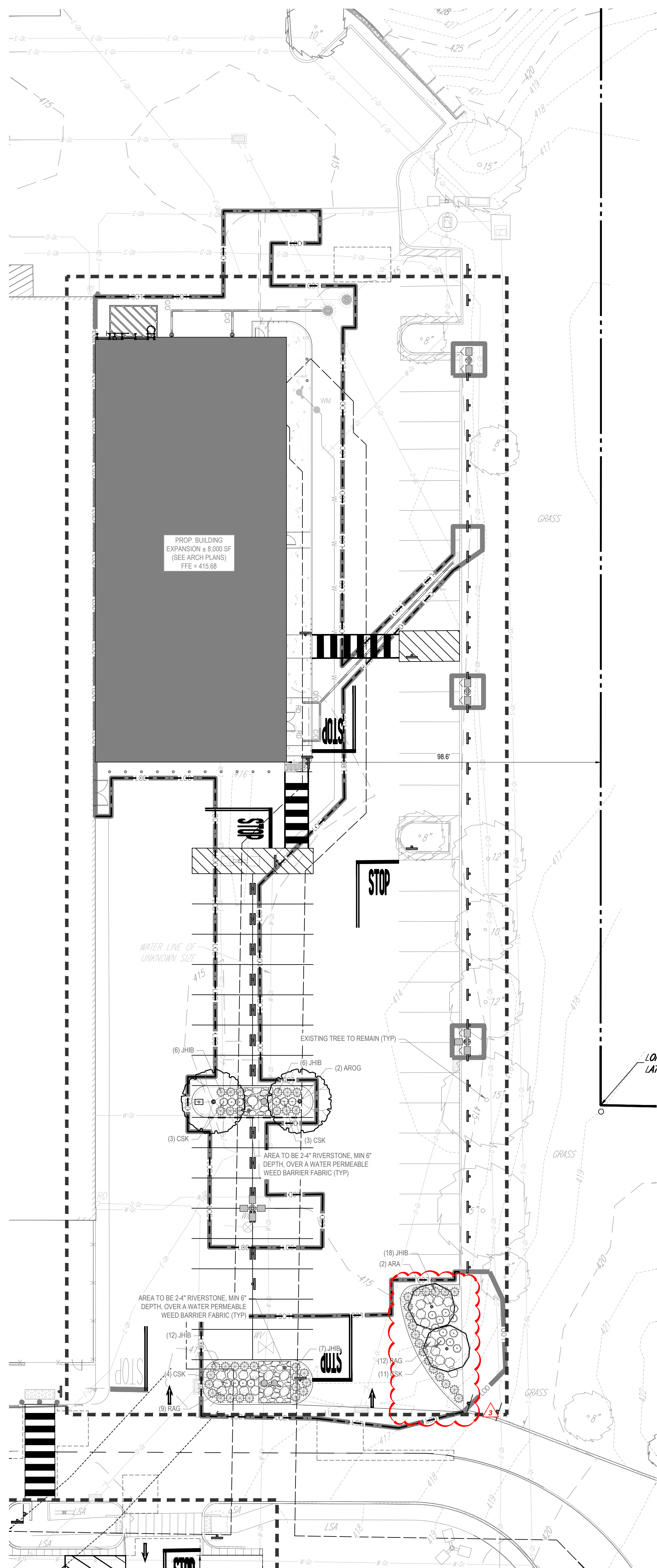
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GRADING AND DRAINAGE PLAN



LANDSCAPE COMPLIANCE CHART			
SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
ZONING: 450-1812 DESIGN STANDARDS	C (2) AN AREA NOT LESS THAN 10% OF THE PAVED AREA WITHIN THE PROPOSED PARKING LOT, SHALL BE LANDSCAPED AND CONTINUALLY MAINTAINED. THE AREA WITHIN THE PROPOSED PARKING LOT SHALL BE DEFINED TO INCLUDE ACCESS AISLES, LANDSCAPE ISLANDS, AND STORAGE AREAS SUITABLE FOR PARKING, DRIVEWAYS WHERE NO PARKING IS PROPOSED, SHALL NOT BE CONSIDERED PART OF THE PARKING LOT. PLANTING ALONG THE PERIMETER OF A PARKING AREA, WHETHER FOR REQUIRED SCREENING OR GENERAL BEAUTIFICATION, WILL NOT BE CONSIDERED AS PART OF THE REQUIRED PARKING AREA LANDSCAPING.	TOTAL IMPROVED PARKING LOT AREA: 8,959 SF REQUIRED (10%): 895.8 SF LANDSCAPE AREA PROVIDED: 955 SF LANDSCAPE AREA (10.7%)	COMPLIES
	C (2)(d) THE AREA OF ALL PARKING ISLANDS REQUIRED HEREIN AND OTHER UNPAVED AREAS WITHIN PARKING LOTS SHALL BE GREEN AREAS, AND THUS LANDSCAPED WITH TREES AND A MIXTURE OF SHRUBS AND GROUND COVER IN ACCORDANCE WITH § 450-1812.D(2)(a)(iii)(B) PRESERVATION OR RELOCATION OF EXISTING TREES WITHIN THE PARKING AREA OF GREATER THAN SIX INCHES IN DBH IS ENCOURAGED TO MEET THIS REQUIREMENT. AT LEAST TWO SHADE TREES OF A MINIMUM SIZE OF 2.5 INCHES TO THREE INCHES IN DBH SHALL BE PROVIDED WITHIN THE INTERIOR OF EACH PARKING LOT FOR EVERY 15 PARKING SPACES. SHRUBS SHALL BE 24 INCHES TO 36 INCHES IN HEIGHT. SUCH LANDSCAPING SHALL BE LOCATED ON THE REQUIRED ISLANDS AND OTHER GREEN AREAS WITHIN THE LOT.	TOTAL PROPOSED NEW PARKING SPACES: 30 REQUIRED: (30 / 15) x 2 = 4 TREES, PLUS SHRUBS AND GROUND COVER PROVIDED: 2 ARA, 2 AROG (4 TREES); 21 CSK, 49 JHIB, 21 RAG (81 SHRUBS AND GROUND COVER)	COMPLIES
	D (2)(a)(iii)(B) THE SPECIES SELECTED SHALL CONSIDER THE EXISTING SITE CONDITIONS, THE FUNCTIONAL OBJECTIVES OF THE PLANTINGS WHICH MAY INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, VISUAL SCREENING, NOISE ABATEMENT, WILDLIFE HABITATS AND AESTHETIC VALUES, AND HARDINESS, RESISTANCE TO INSECTS AND DISEASE, LONGEVITY AND AVAILABILITY. AT LEAST 75% OF THE PLANT MATERIAL SHALL BE NATIVE SPECIES.	TOTAL PROPOSED TREES: 4 REQUIRED (76%): 3 NATIVE PLANTINGS PROVIDED: 4 NATIVE PLANTINGS (100%) TOTAL PROPOSED SHRUBS AND GROUND COVER: 91 REQUIRED (76%): 68.25 OR 68 NATIVE PLANTINGS PROVIDED: 91 NATIVE PLANTINGS (100%)	COMPLIES COMPLIES

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
ARA	2	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2.5" CAL	B&B
AROG	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5" CAL	B&B
SHRUBS					
CSK	21	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	15-18"	CONTAINER
JHIB	49	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE JUNIPER	15-18" SPRD	CONTAINER
RAG	21	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18"	CONTAINER

GENERAL LANDSCAPE NOTES:

- THESE LANDSCAPE PLANS ARE TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATIONS, AND ASSOCIATED DETAILS FOUND ON THE LANDSCAPE DETAILS SHEET. THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, ARE CONSIDERED PART OF LANDSCAPE PLANS. THE CONTRACTOR MUST REFER TO, AND FULLY COMPLY WITH, ALL NOTES, SPECIFICATIONS AND DETAILS DESCRIBED HEREIN, ON THE LANDSCAPE PLANS AND IN THE LANDSCAPE DETAILS SHEET.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH "MATERIALS" SECTION OF THE LANDSCAPE SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- PLANT MATERIAL, SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER AND THE MUNICIPALITY'S ENGINEERING AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY STORMWATER FACILITY, INCLUDING RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCTS MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL PROJECT MAINTENANCE IS TURNED OVER TO THE PROPERTY OWNER OR OTHER RESPONSIBLE PARTY. SUCH RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, THE CARE, WATERING, AND MAINTENANCE OF ALL PLANT MATERIAL, LAWN MOWING, AND SEASONAL MAINTENANCE.

REVISIONS	BY
PER AHJ COMMENTS - 07/23/2026	EL
PER PRELIMINAL LD SUBMISSION - 08/06/2026	EL
PER AHJ COMMENTS - 08/18/2026	EL

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
(267) 402-3400
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www.bohlerengineering.com

ATTENTION ALL CONTRACTORS:
ALL SMOKING MUST BE DONE IN DESIGNATED AREAS. NO SMOKING IS ALLOWED IN ANY OTHER AREAS. VIOLATION OF THIS POLICY WILL RESULT IN IMMEDIATE REMOVAL FROM THE SITE AND FURTHER ACTION BY THE CITY OF PHILADELPHIA.

J.M. LEIGASH
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE #PA0000666

ISSUED FOR PERMIT

SUPERCENTER #03541.226
516 SCHOOLHOUSE ROAD,
KENNETT SQUARE, PA 19348
WALMART INC
81A RESPECT DRIVE
BENTONVILLE, AR 72716



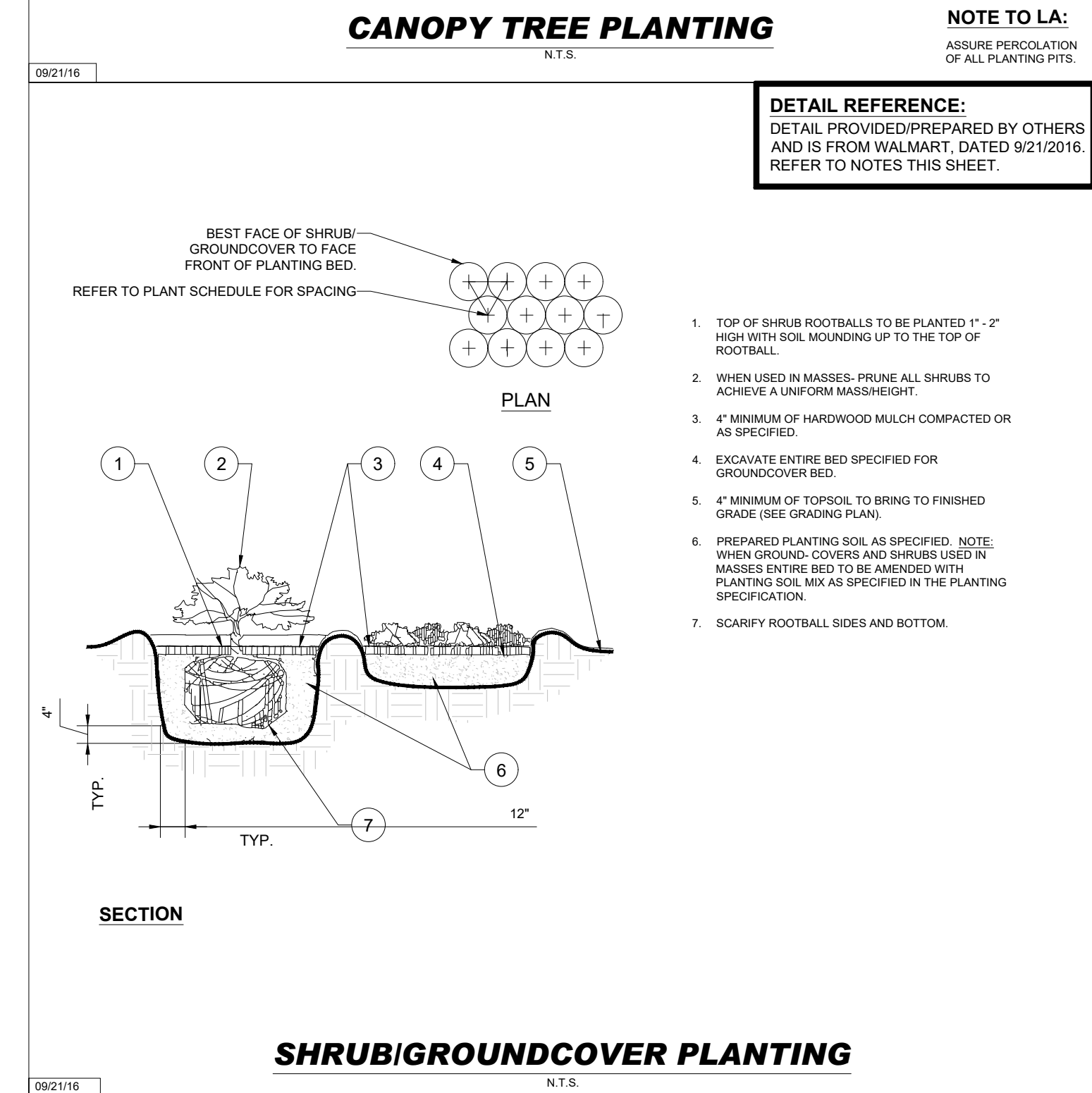
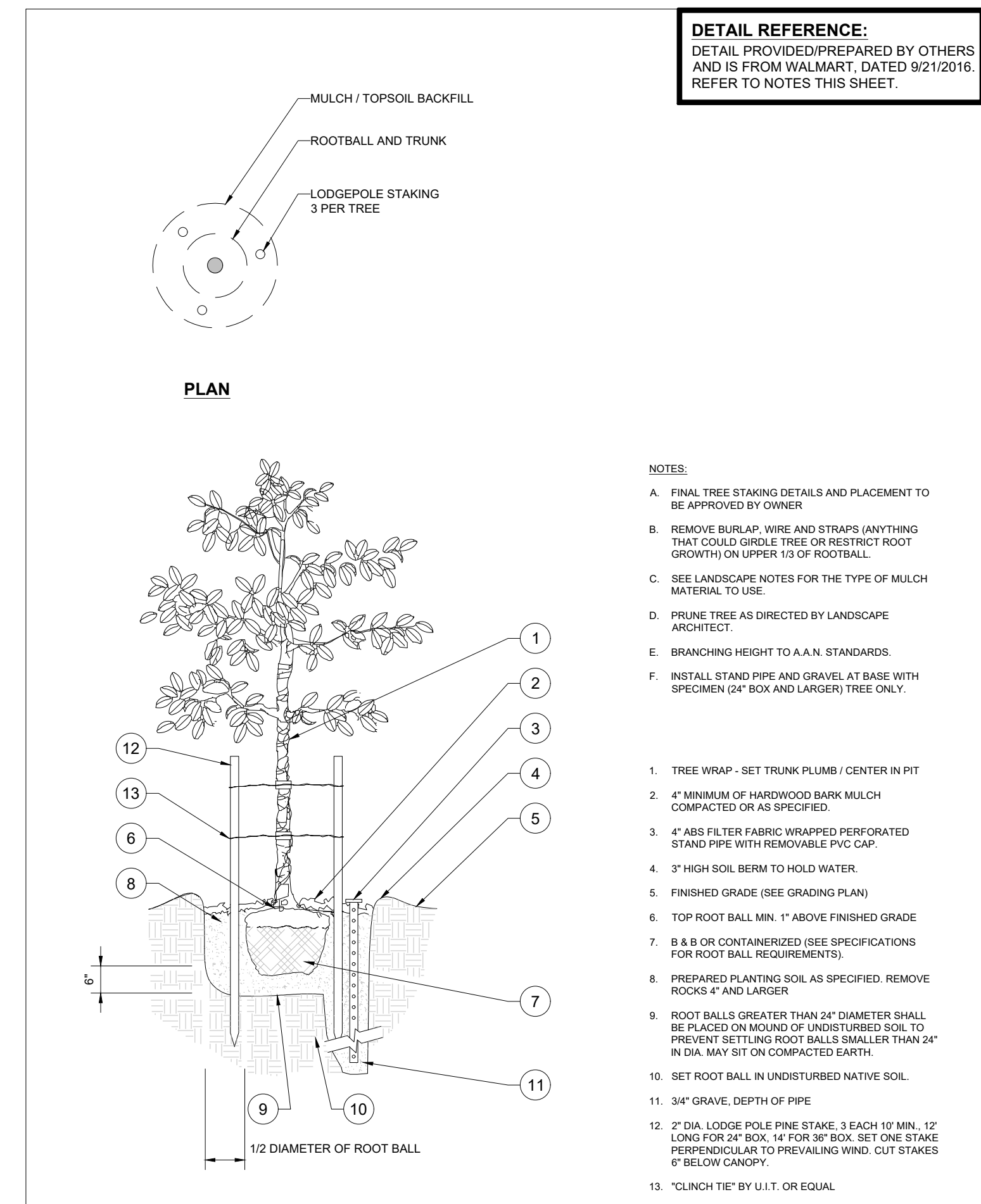
REFER TO GENERAL NOTES SHEET
FOR ADDITIONAL INFORMATION
(SHEET NS-1)

THIS PLAN TO BE UTILIZED
FOR LANDSCAPE
PURPOSES ONLY

LANDSCAPE PLAN

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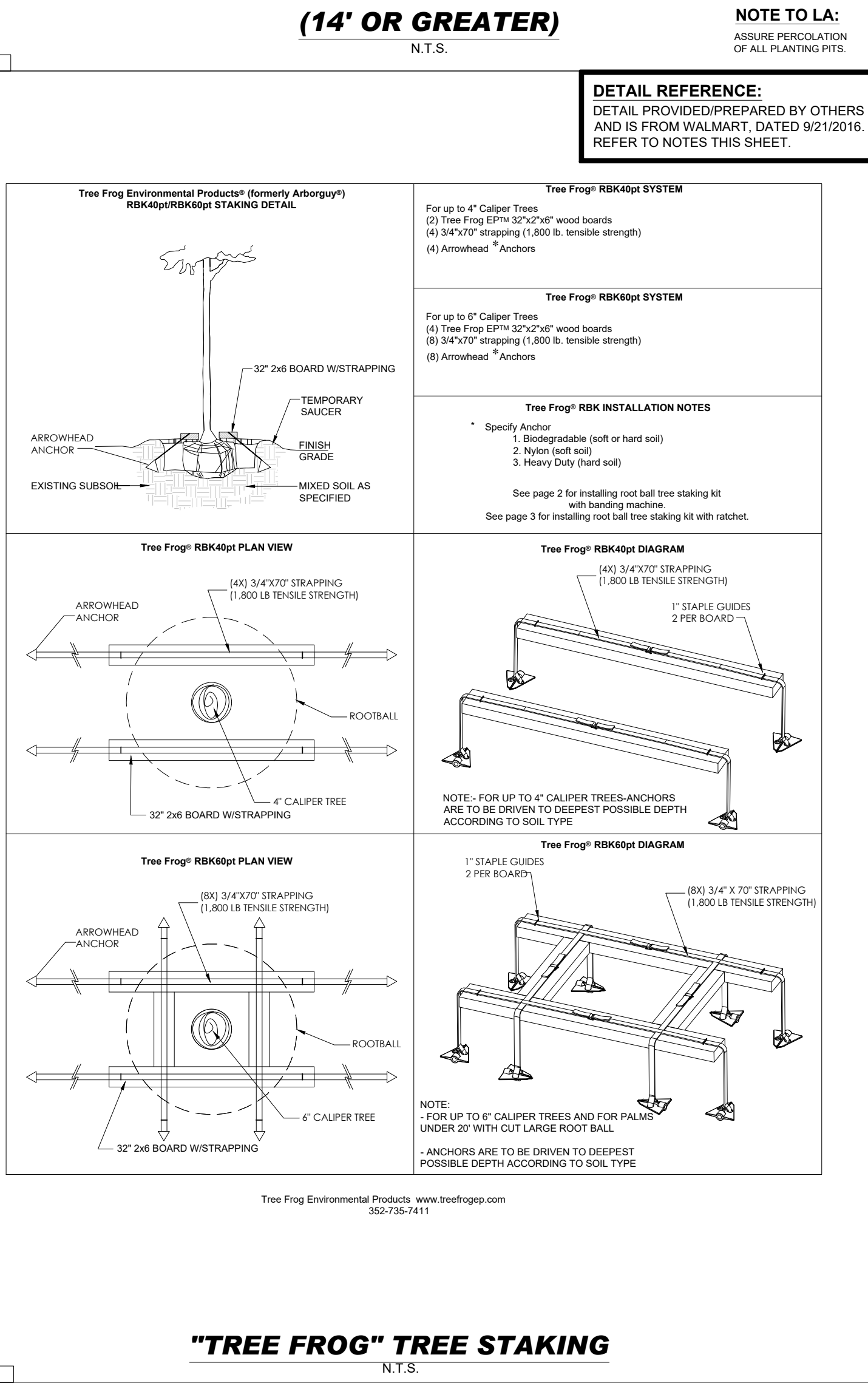
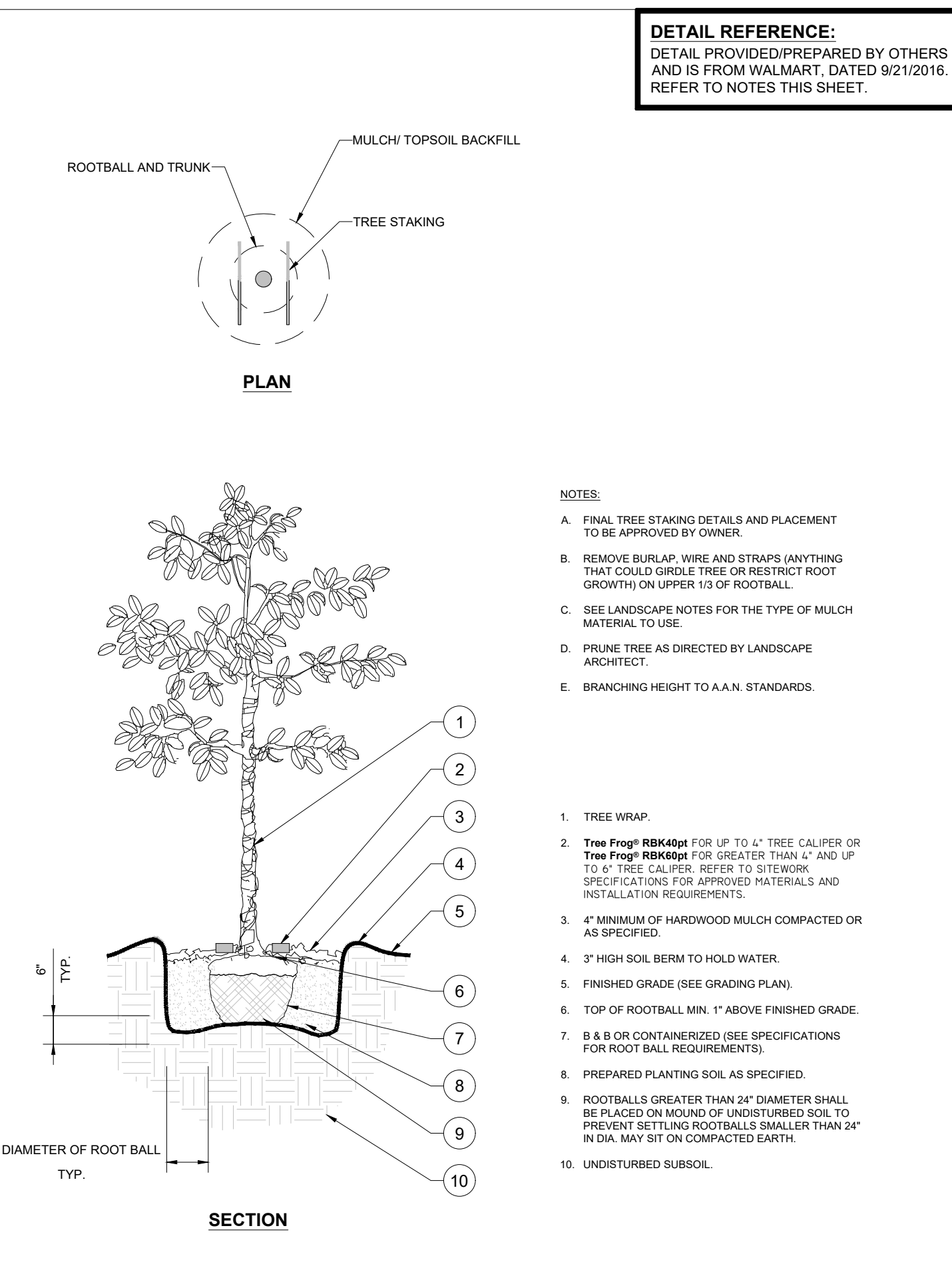
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NOTES REGARDING DETAILS BY OTHERS:

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

DETAILS BY OTHERS DISCLAIMER



LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

- GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
- TOPSOIL - NATURAL, FRAGILE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A P H RANGE BETWEEN 5.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
- LAWN - LAWN AREAS SHALL BE SEED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. FOR SOIL BED PREPARATIONS, REFER TO ITEM 8 BELOW.
- LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
- SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/FEST FREE WITH A UNIFORM THICKNESS. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
- MULCH - ALL PLANTING BEDS SHALL BE MULCHED WITH A 3" THICK LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
- FERTILIZER - FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
- FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.
- PLANT MATERIAL:
ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.2), LATEST EDITION, AS PUBLISHED BY AMERICAN HORT (FORMERLY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION).
- IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
- PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
- TREES WITH ABRASSION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/4" WHICH HAVE NOT BEEN COMPLETELY CALLEDUS, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
- CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
- SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

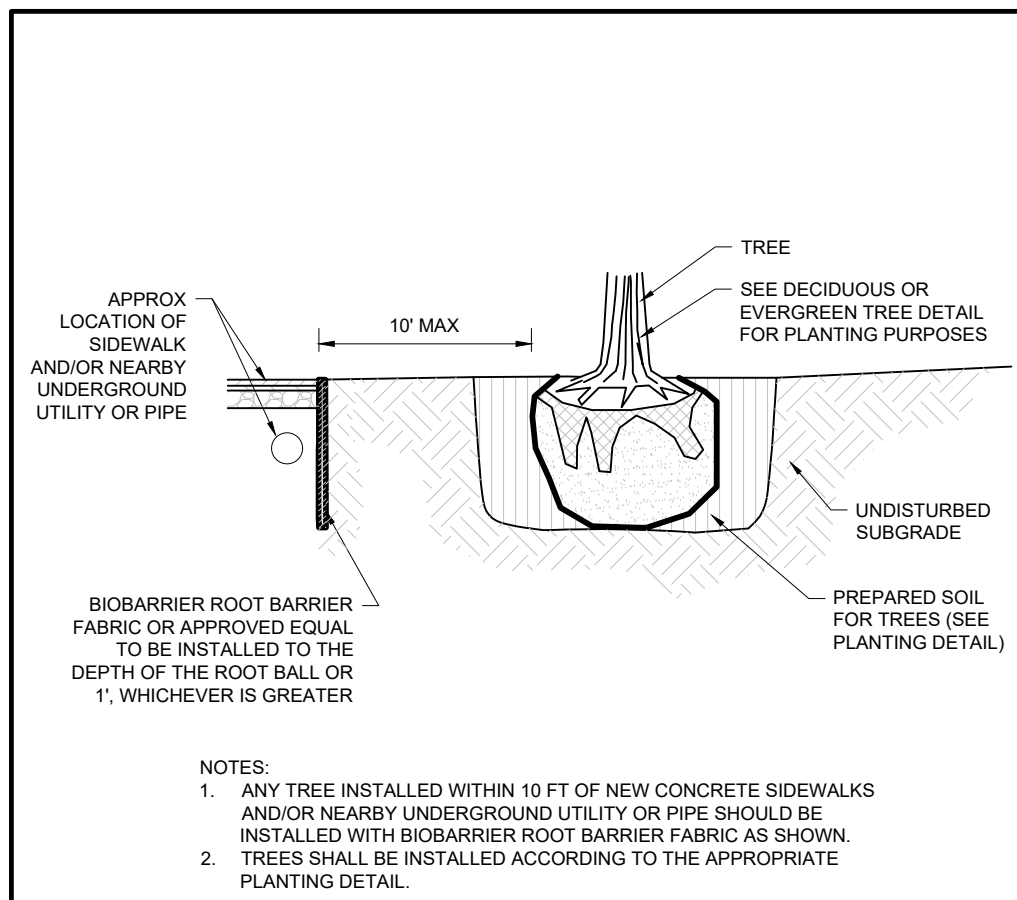
- GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
- WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

- SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.
- ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE BRANCH COLLAR. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND CUTS SHALL BE MADE AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.
- CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
- TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRY LINE SIX FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
- A. FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY "VISI-FENCE", OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
- WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

- SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE CONTRACTOR DEPENDING ON SITE CONDITIONS.
- THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR GUIDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
- TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER UNTIL THE TOP 6-12" LAYER COMPOSED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS, ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
- TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR CLOVER. COARSE SAND IS USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
- MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

- FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL, AND THE ESTABLISHMENT OF FINISHED GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.
- CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE RECOMMENDED TOPSOIL THICKNESS (1").
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

- TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AND LAWN AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPOSTED THICKNESS.
- ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF



BIOBARRIER ROOT BARRIER

NOT TO SCALE (PA-1048903 - 1/2/2023)

NOTES:

- ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS AND/OR NEARBY UNDERGROUND UTILITY OR PIPE SHOULD BE INSTALLED WITH BIOBARRIER ROOT BARRIER FABRIC AS SHOWN.
- TREES SHALL BE INSTALLED ACCORDING TO THE APPROPRIATE PLANTING DETAIL.

- IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPOUND AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
- ALL LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL NOTES ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA - FOR BID PURPOSES ONLY (SEE SPECIFICATION N.A.1)).
 - 20 POUNDS GRP POWER OR APPROVED EQUAL SOIL CONDITIONER/FERTILIZER.
 - 20 POUNDS NITRO-FORM (COURSE) 38-6-0 BLUE CHP OR APPROVED NITROGEN FERTILIZER.
- THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.
- PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
- ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
- ALL PLANTING CONTAINERS, BASKETS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.
- POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
 - PLANTS MARCH 15TH TO DECEMBER 15TH
 - LAWN AND MEADOW SEED MIXES: MARCH 1ST TO MAY 15TH OR BETWEEN AUGUST 15TH AND OCTOBER 15TH
- PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
- FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DIRECTLY UNTIL PLANTING SEASON.
 - ACER RUBRUM
 - BETULA VARIETIES
 - CARPINUS VARIETIES
 - CRATAEGUS VARIETIES
 - COELESTERIA
 - LIQUIDAMBAR STYRACIFLUA
 - LIRIODENDRON VARIETIES
 - PLATANUS X ACERIFOLIA
 - PORULUS VARIETIES
 - PRUNUS VARIETIES
 - QUERCUS VARIETIES
 - TILIA TOMENTOSA
 - ULMUS VARIETIES
- PLANTING PITS SHALL BE DUG WITH LEVEL OR CONVEX BOTTOMS, WITH THE WIDTH THREE TIMES THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY.
 - 1 PART PEAT MOSS
 - 1 PART COMPOSTED COM MANURE BY VOLUME
 - 3 PARTS TOPSOIL BY VOLUME
 - 21 GRAMS AGRIFORM PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
 - 2 TABLETS PER 1 GALLON PLANT
 - 3 TABLETS PER 5 GALLON PLANT
 - 4 TABLETS PER 15 GALLON PLANT
 - LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
- FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.
- ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND NO THE CENTER OF THE PIT. NO DIRT OR SOIL IS TO BE PLACED ON TOP OF THE ROOT BALL.
- ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE, NO PRUNING SHALL BE CONDUCTED WITHIN THE FIRST YEAR OF PLANTING.
- GROUND COVER AREAS SHALL BE LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL, AS PER MANUFACTURER'S RECOMMENDATION.
- NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
- ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
- ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING GUIDELINES AS LISTED HEREIN.

- TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. (SEE SPECIFICATION 2.F. ABOVE).
- IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
- PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10TH AND JUNE 30TH.
- UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
- IF TRANSPLANTS ARE TO BE PLANTED AT THE END OF THE GUARANTEE PERIOD SPECIFIED HEREIN:
 - IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN LATE TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

- WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
- SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
- IF AN IRRIGATION SYSTEM HAS NOT BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT EXEMPT THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.
- GUARANTEE
A. THE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. THE CONTRACTOR WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
- ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE. WITHOUT EXCEPTION, A PLANT SHALL BE CONSIDERED "DEAD OR DYING" IF MORE THAN 30% OF ITS BRANCHES ARE DEAD.
- TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NEEDED TO PREVENT DISEASE AND INSECT DAMAGE.
- LAWNS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND UNTIL TURNOVER TO THE OWNER/OPERATOR THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGRADE AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF EXPOSED OR BARE AREAS.
- CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS SHALL BE CLEANED.
- THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

LANDSCAPE NOTES:

- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL, SEE 2000 SPECIFICATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA (2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE 02000 SPEC.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02000 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF FOUR INCHES.
- REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
- WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
- ALL PLANT MATERIAL, QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
- THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.

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

LANDSCAPE DETAILS

REVISIONS		BY
PER AHJ	COMMENTS - 07/23/2026	EL
PER PRELIMINAL FD	SUBMISSION - 08/06/2026	EL
PER AHJ	COMMENTS - 08/16/2026	EL

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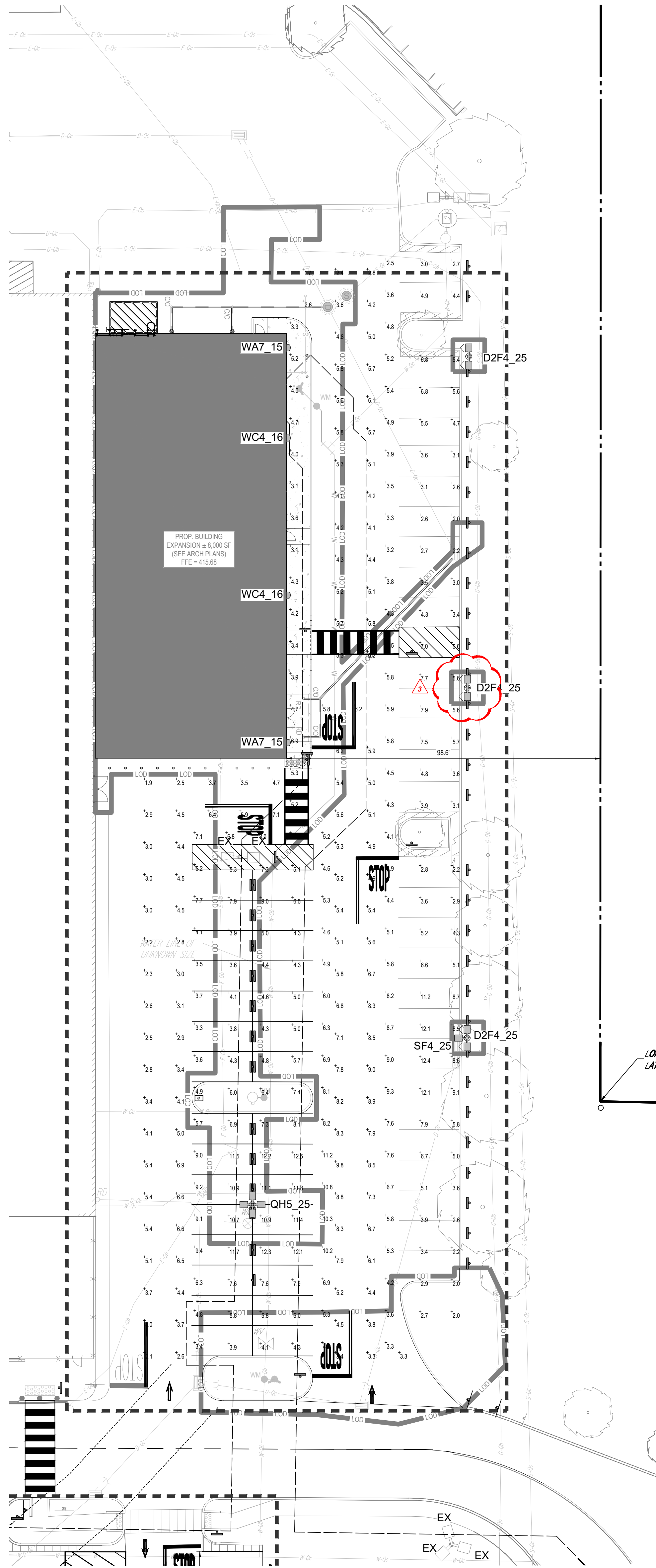
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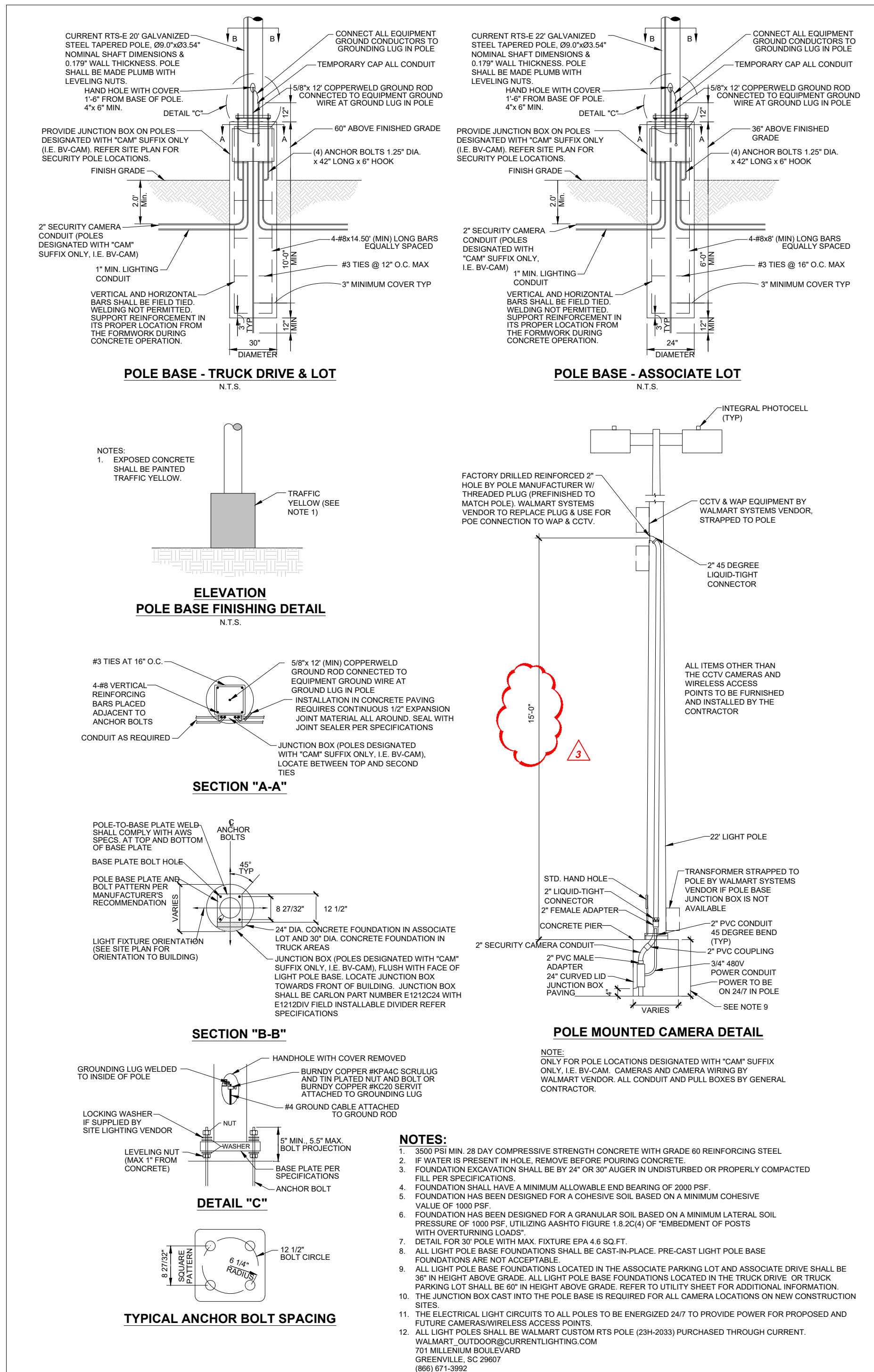


LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	DESCRIPTION	ARR. WATTS	ARR. LUM. LUMENS	BUG RATING	
---	EX	---	---	---	EXISTING LUMINAIRE MODELED FOR ILLUSTRATIVE PURPOSES ONLY	---	---	---	
	3	D2F4_25	ROTATED OPTICS	0.873	1-EAL504SF44F750ND01BLCKF51 & 1-EAL504SF44F750ND01BLCKF52 22FT POLE ON 3FT BASE	192	3090	B3-U0-G3	
	1	QH5_25	4 @ 90°	0.873	4-EAL504SH45M750ND01BLCKF 22FT POLE ON 3FT BASE	492	82396	B4-U0-G2	
	1	SF4_25	SINGLE	0.873	1-EAL504SF44F750ND01BLCKF 22FT POLE ON 3FT BASE	96	15450	B3-U0-G3	
	2	WA7_15*	SINGLE	0.801	1-EWS30A07401BLCK MOUNTED AT 15FT	25	2900	B1-U0-G1	
	2	WC4_16	SINGLE	0.837	1-EWS3010C44F7401FMBLCK MOUNTED AT 16FT	56	7500	B1-U0-G2	

* EXISTING LUMINAIRE TO BE RELOCATED

CALCULATION SUMMARY ILLUMINANCE FOOT-CANDLES

LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OPD AREA	5.02	9.8	1.7	2.96	5.76
OPD PARKING	5.96	12.5	2.3	2.58	5.25
OPD WALKWAY	5.61	11.2	2.5	2.24	4.48



TYPICAL LIGHTING POLE BASE DETAIL

N.T.S.

DETAIL REFERENCE:
DETAIL PROVIDED/PREPARED BY OTHERS
AND IS FROM WALMART, DATED 01/20/2025.
REFER TO NOTES THIS SHEET.

GENERAL LIGHTING NOTES:

- 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.
- 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 NOTES 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.
- 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 FOOT-CANDLES (FC).
- 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 ENGINEERS 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 TUNING 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

WALMART NOTES

- EXISTING PARKING LOT LIGHTS HAVE BEEN MODELED AS PART OF THESE CALCULATIONS.

LED STATISTICS SHOWN ARE AT 50000 HOURS L93 RATING (~12 YEARS @ 12 HRS/DAY)

L91 = OPERATING HOURS AT WHICH AN AVERAGE 9% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 91% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

L96 = OPERATING HOURS AT WHICH AN AVERAGE 4% OF INITIAL LUMENS HAVE BEEN LOST IN A TESTED POPULATION OF LED PLATFORMS. THE POPULATION STILL EMITS 96% OF INITIAL LUMENS. THE LUMINAIRE HAS NOT FAILED. IT IS STILL OPERATING WITH A REDUCED LIGHT OUTPUT.

IN COMPARISON, NON-LED LUMINAIRES ARE RATED WITH MEAN LUMENS MEASURED AT 40-50% OF RATED LIFE, DEPENDING ON TECHNOLOGY, AND RATED LIFE OF 850, WHERE 850 = OPERATING HOURS AT WHICH 50% OF A TESTED POPULATION OF LAMPS HAVE FAILED.

NOTES REGARDING DETAILS BY OTHERS:

- DETAILS PREPARED BY OTHERS ARE IDENTIFIED AS SUCH BY WAY OF A TITLE BLOCK, REFERENCE, LOGO, OR OTHER NOTATION.
- WHERE AN ORIGINAL DETAIL, BY OTHERS HAS BEEN MODIFIED, THE MODIFICATIONS ARE IDENTIFIED BY REVISION CLOUDS.
- REFER TO OUTSIDE SOURCE NOTES ON THE GENERAL NOTES AND LEGEND SHEET.
- 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

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

THIS PLAN TO BE UTILIZED
FOR LIGHTING PURPOSES
ONLY

LIGHTING PLAN

REVISIONS	BY
PER AHJ COMMENTS - 07/23/2026	EL
PER PRELIMINAL LD SUBMISSION - 08/06/2026	EL
PER AHJ COMMENTS - 08/18/2026	EL

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
(267) 402-3400
Fax: (267) 406-5400
www.BohlerEngineering.com

J.M. DELGASH
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE NO. 000066

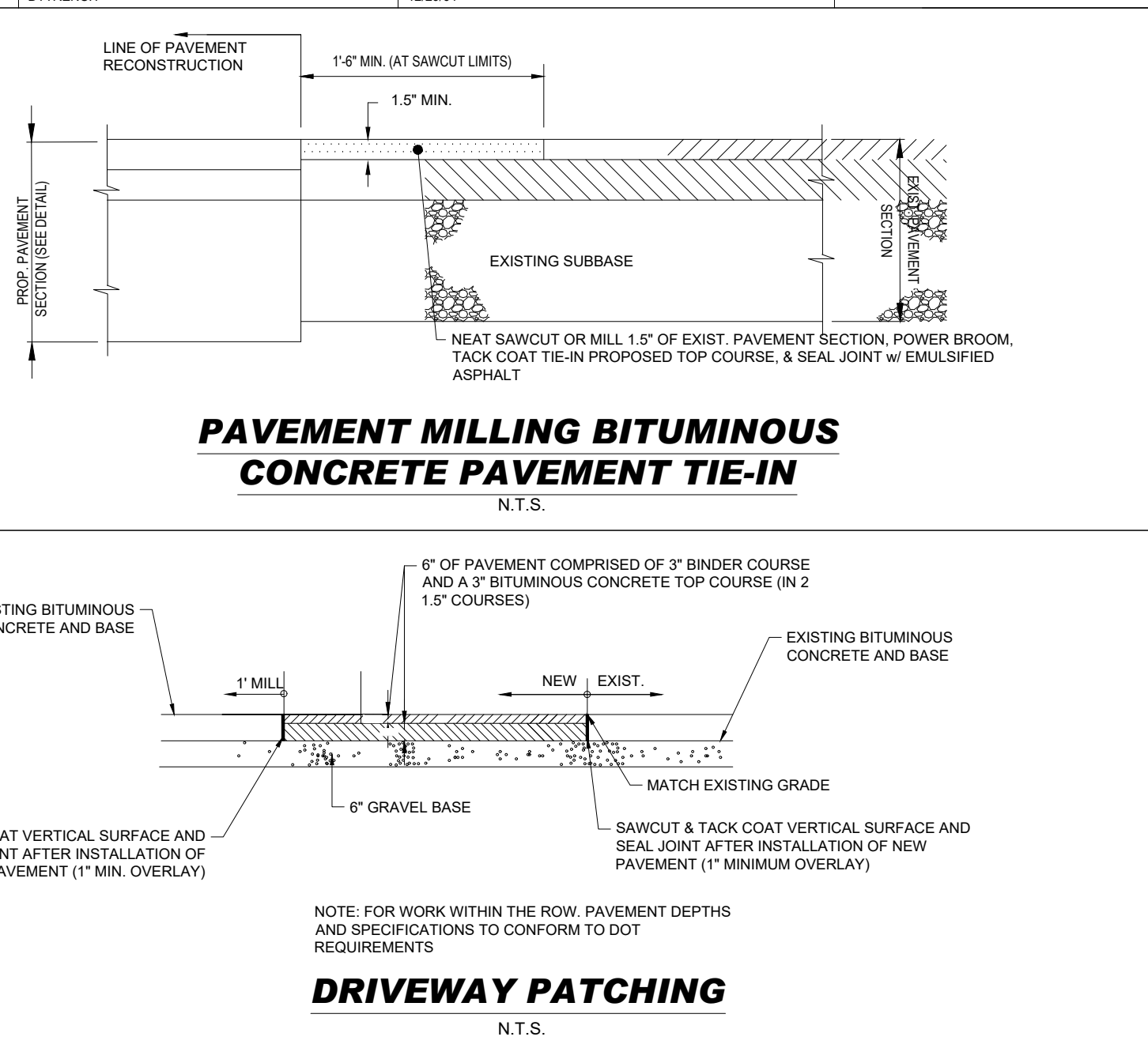
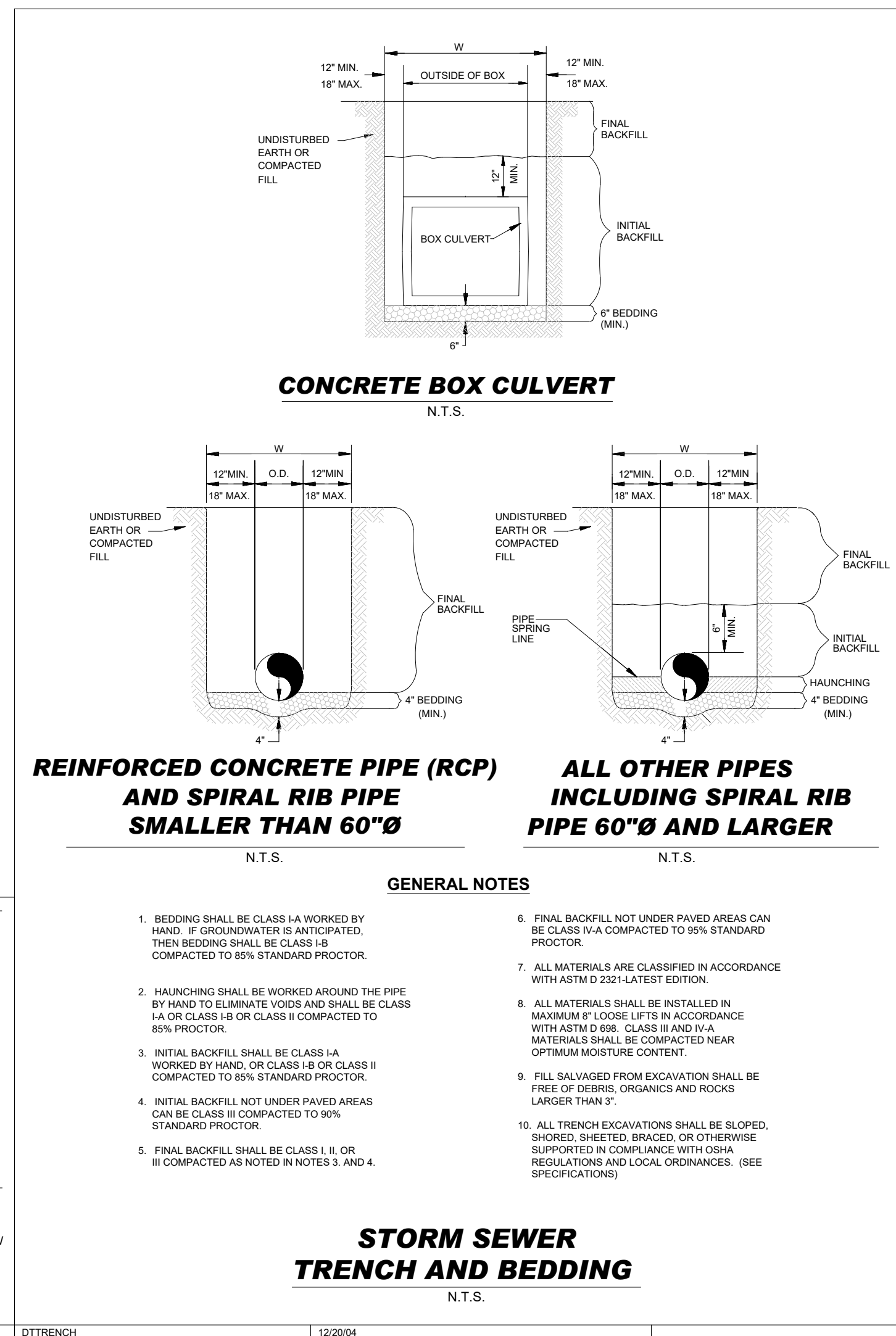
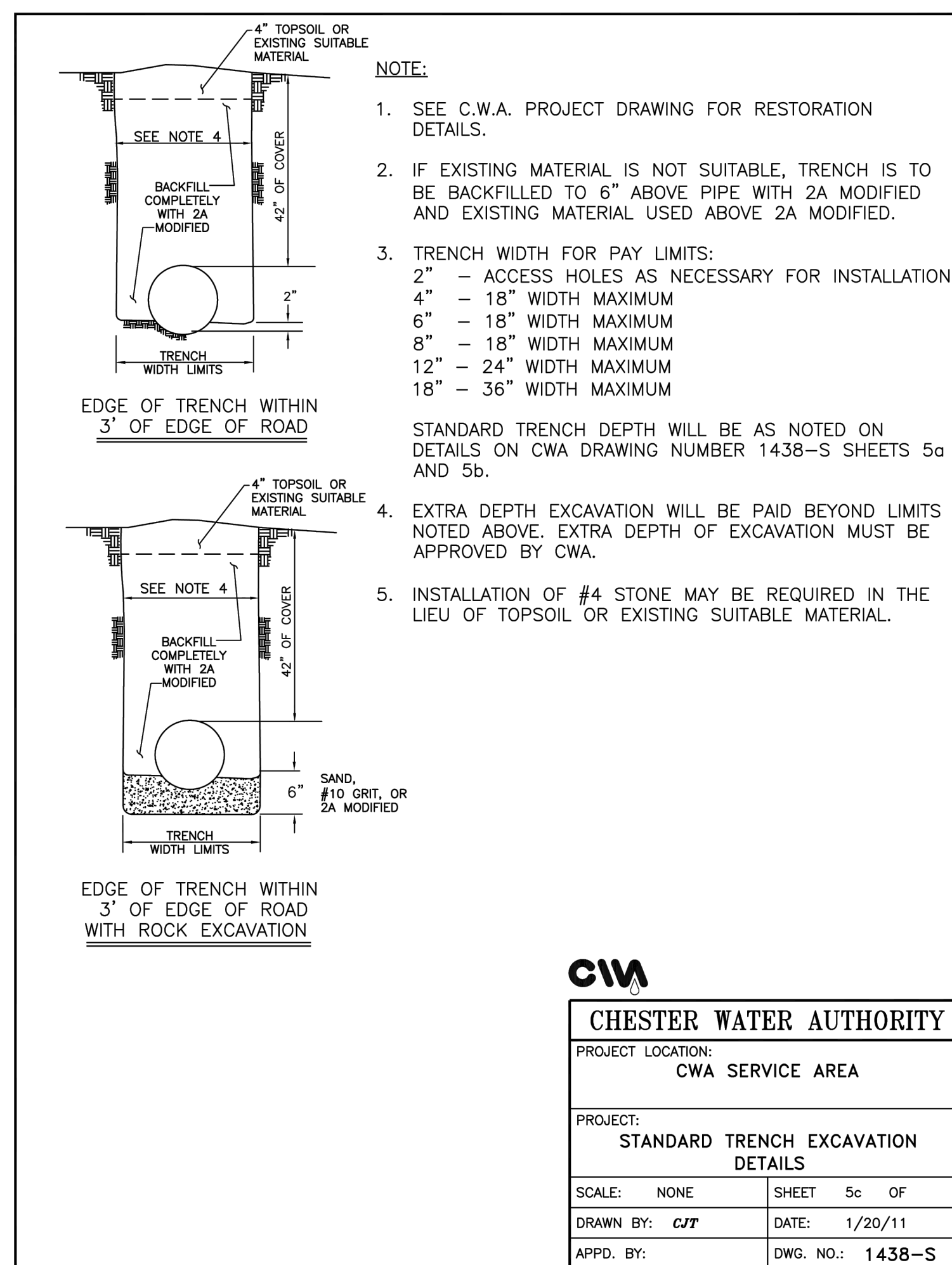
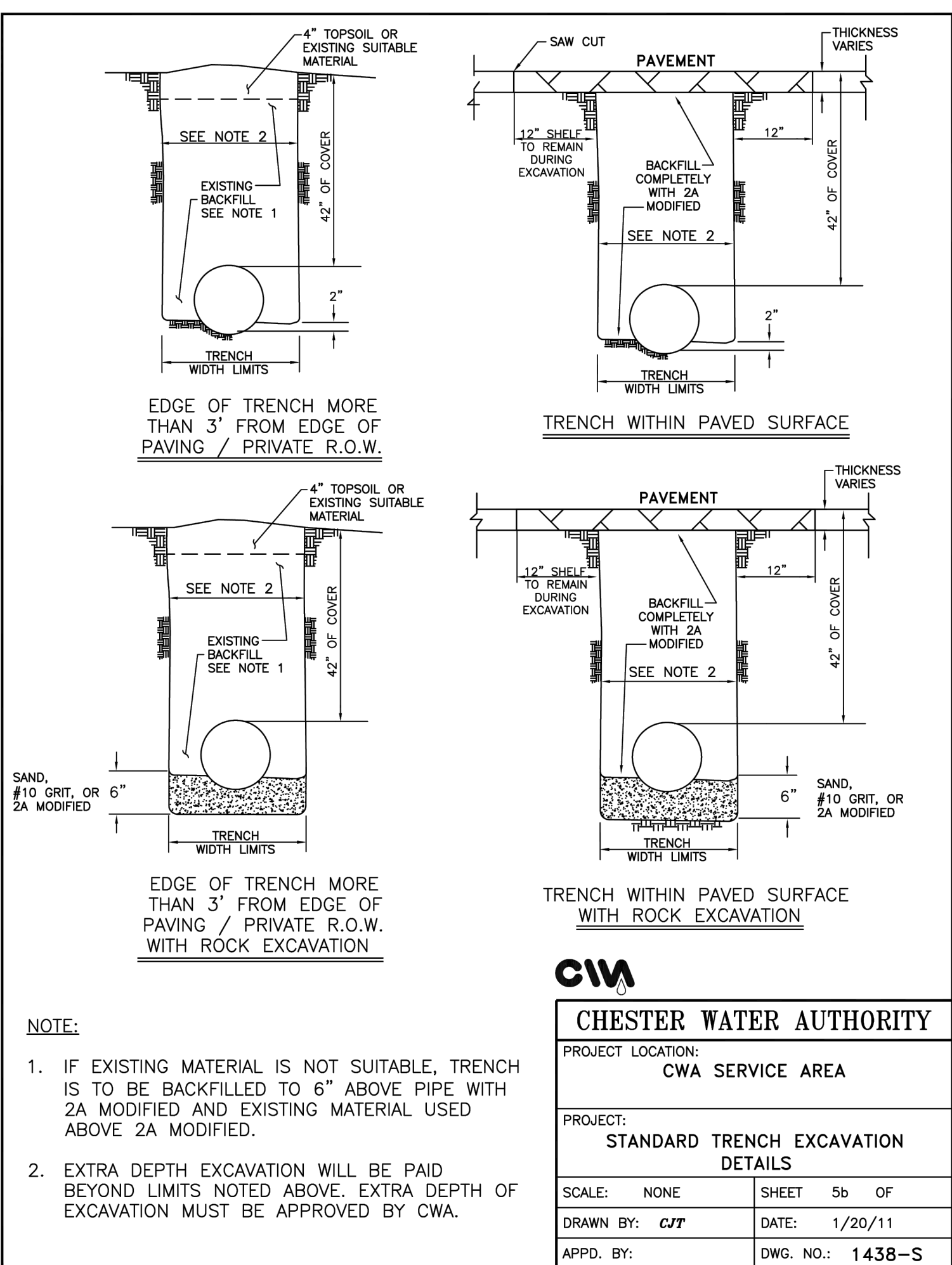
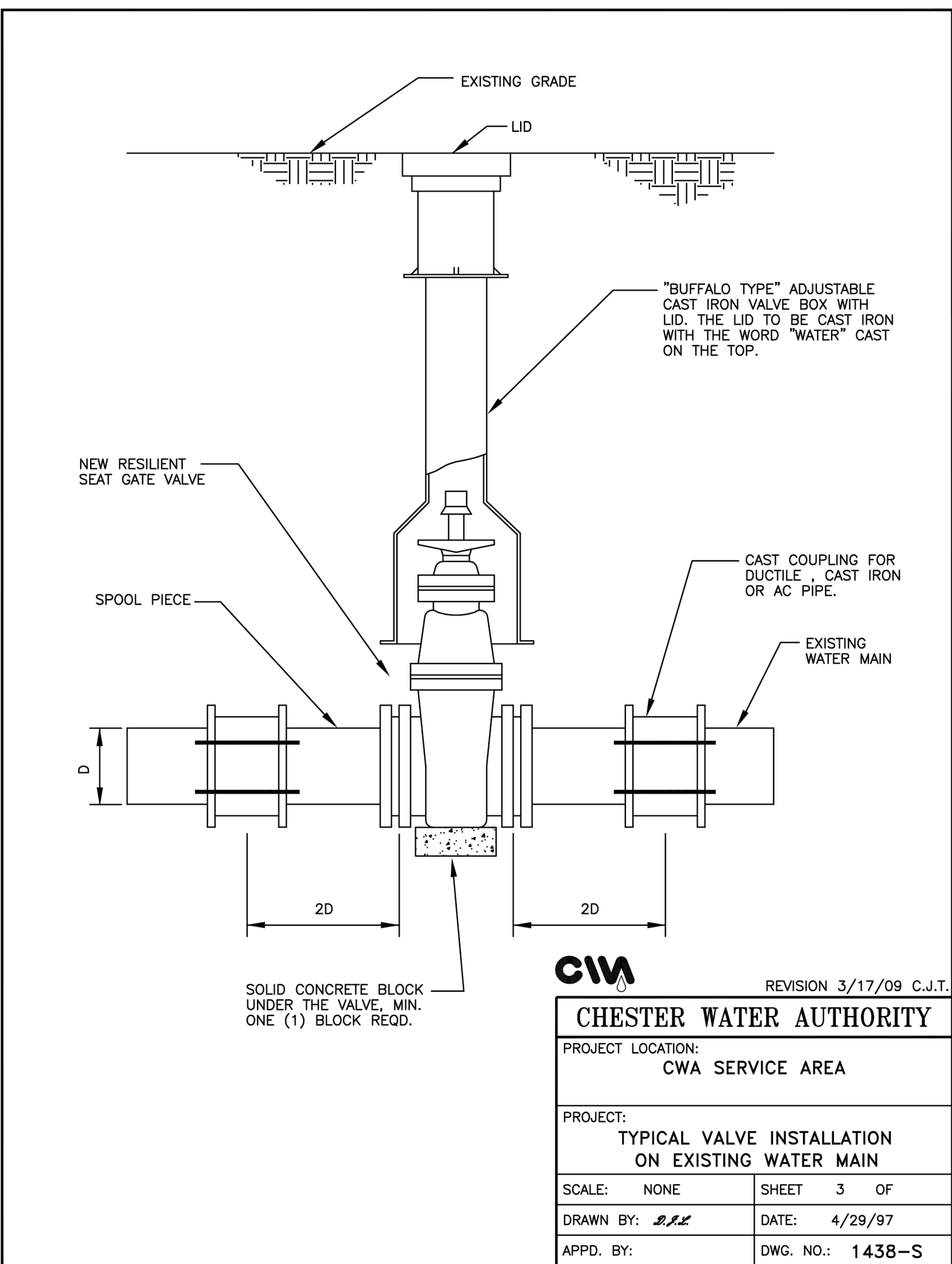
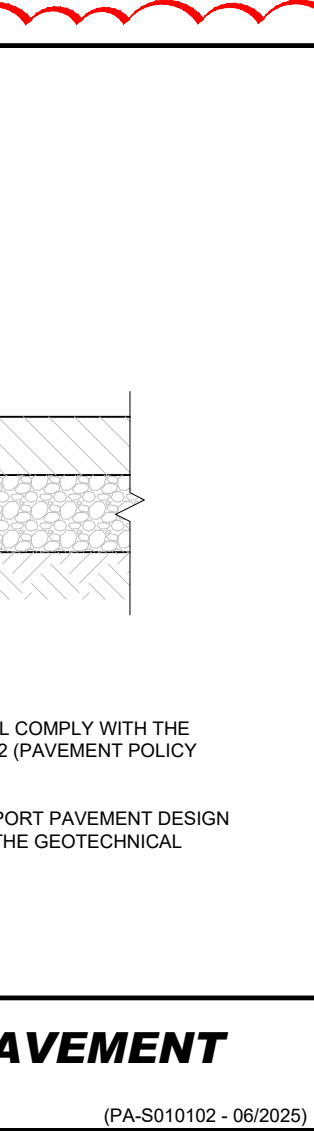
ISSUED FOR PERMIT

SUPERCENTER #03541.226
516 SCHOOLHOUSE ROAD,
KENNETT SQUARE, PA 19348
WALMART INC
81A RESPECT DRIVE
BENTONVILLE, AR 72716

Walmart
Supercenter

DRAWN	EL
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DATE	07/23/2026
SCALE	AS NOTED
JOB No.	PAC250169-00 CADID
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LGT-1

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SUPERCENTER #03541.226
516 SCHOOLHOUSE ROAD,
KENNETT SQUARE, PA 19348

WALMART INC.
814 RESPECT DRIVE
BENTONVILLE, AR 72716



DRAWN
EL
CHECKED
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DATE
07/23/2026
SCALE
AS NOTED
JOB No.
PAC250169.00
SHEET

DTL-1

DETAIL SHEET

3

ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING UTILITIES CAN NOW OR HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OF THE ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE REGULATION 125 PA 44 AG AMENDED BY ACT 50 OF 2017, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

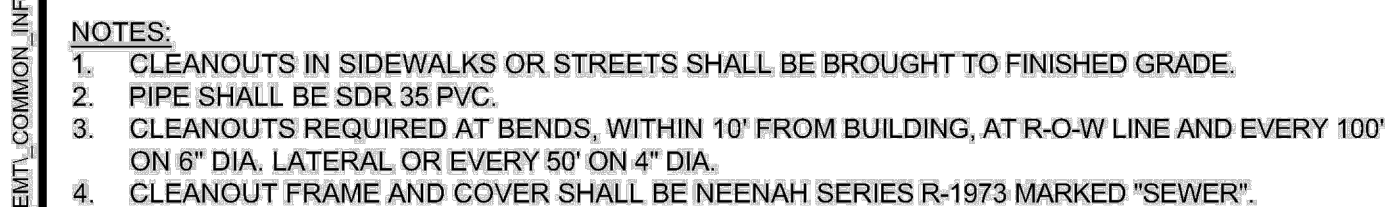
WWW.PA.CALL.CDS
800PHONEL (877) 402-3400 / 800PHONEL (760) 340-4000

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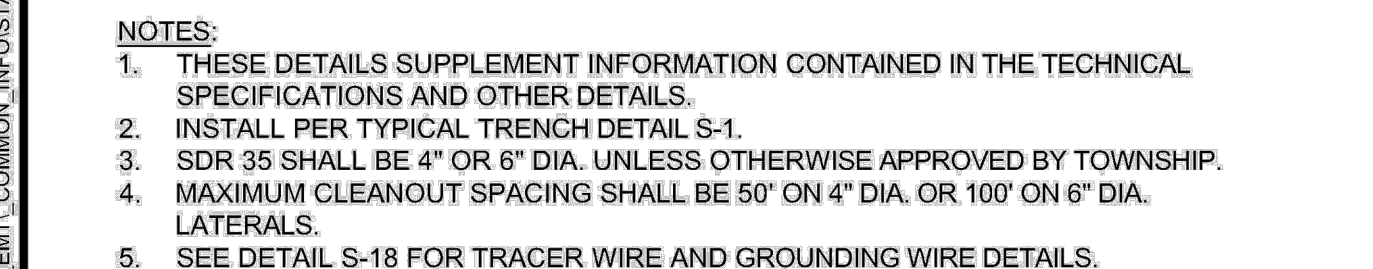


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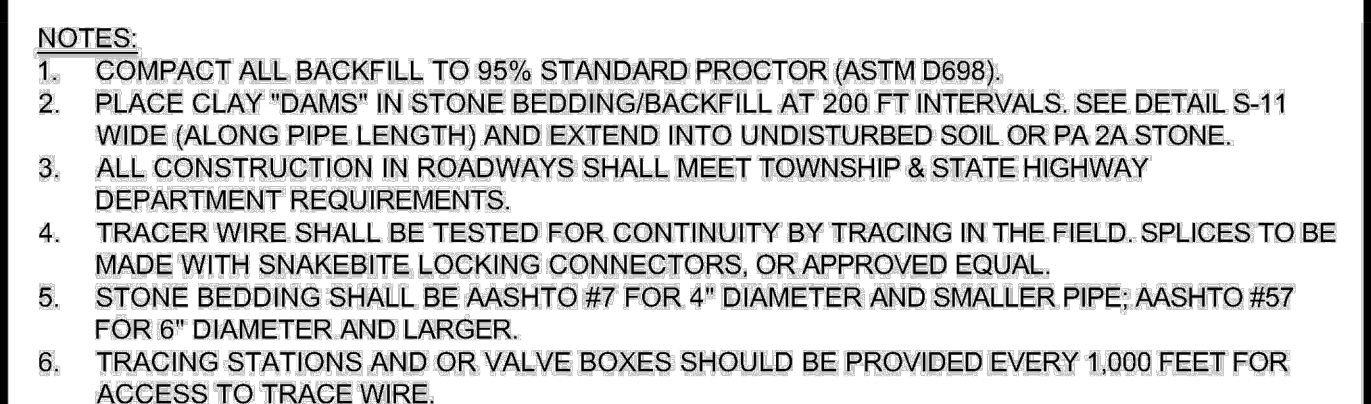
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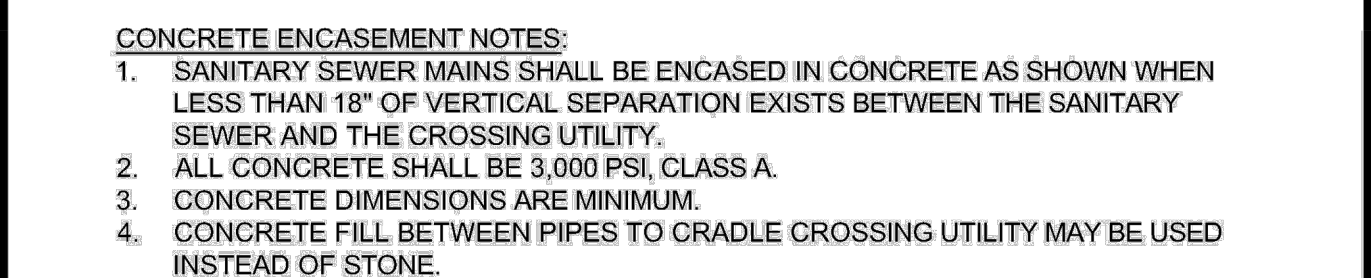
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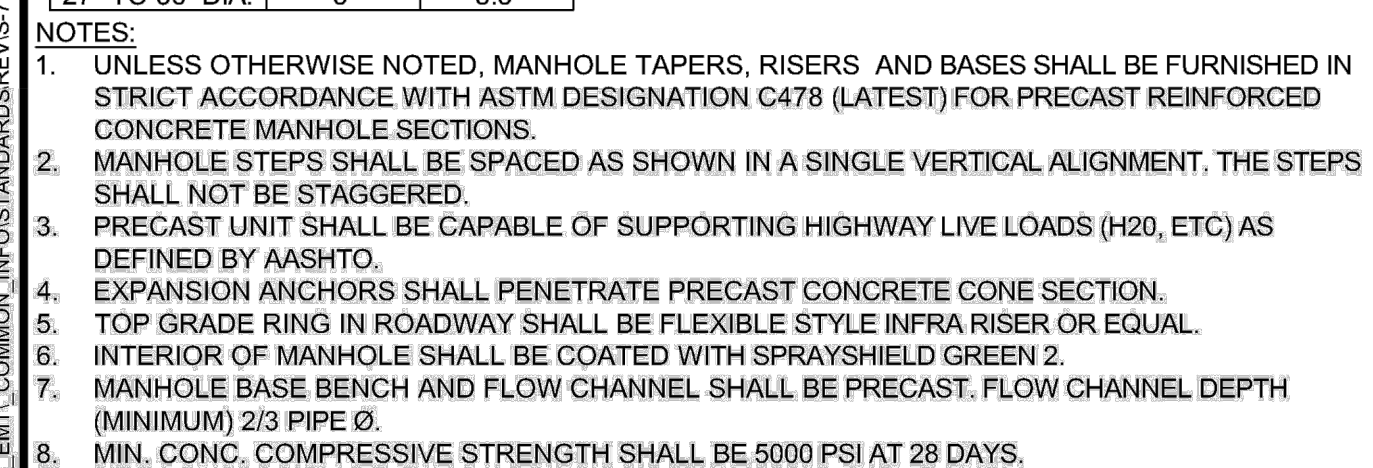


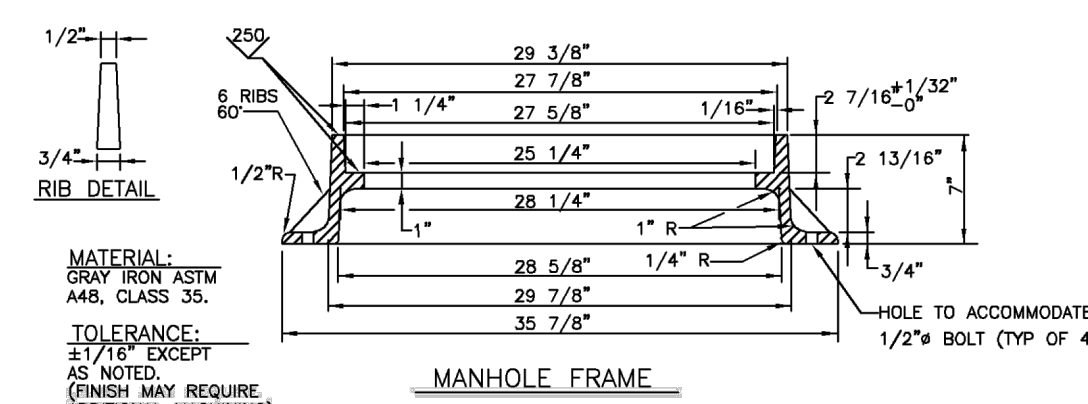
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NOTES REGARDING DETAILS BY OTHERS:

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 OF THE AGENCY APPROPRIATE TO THE DRAWING. THE DETAIL SHALL BE FORWARDED TO THE REVIEWING/REGULATORY AGENCY PRIOR TO FABRICATION.

DETAILS OF OTHERS DISCUSSION

NOTES:

1. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. NO AS-BUILT OF PRIVATE UTILITIES SUCH AS, BUT NOT LIMITED TO, UNDERGROUND IRRIGATION SYSTEMS WAS CONDUCTED.

APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT, LLC ON FEBRUARY 9, 2026 AND FIELD LOCATION WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.

THE UNDERGROUND UTILITY INFORMATION SHOWN HEREIN IS IDENTIFIED ON A QUALITY LEVEL SYSTEM. DIFFERENT QUALITY LEVELS INDICATE THE ACCURACY OF SAID UNDERGROUND UTILITY INFORMATION. THE DEFINITION OF EACH QUALITY LEVEL IS OUTLINED BELOW (ALL QUALITY LEVELS MAY NOT BE SHOWN HEREIN):

QUALITY LEVEL D - UTILITY LINES SHOWN PER REFERENCE. NOT FIELD VERIFIED.

QUALITY LEVEL C - UTILITY FEATURES (MANHOLES, COVERS, ETC.) LOCATED AT THE SURFACE. SUPPLEMENTED WITH QUALITY LEVEL D.

QUALITY LEVEL B - UTILITY LINES MARKED BY OTHERS VIA ELECTROMAGNETIC LOCATING/GROUND PENETRATING TECHNOLOGY AND FIELD LOCATION.

QUALITY LEVEL A - UTILITY LINES THAT HAVE BEEN EXPOSED THROUGH NONDESTRUCTIVE EXCAVATION METHODS TO OBTAIN VISUAL EVIDENCE AS WELL AS BOTH HORIZONTAL AND VERTICAL LOCATION.

2. THIS SURVEY WAS PERFORMED IN THE FIELD ON MARCH 2, 2026 AND REVISITED ON APRIL 3, 2026, UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREIN AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.

3. ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED TO THE PENNSYLVANIA SURVEY CONTROL NO. F271 WITH A PUBLISHED ELEVATION OF 405.56 FEET.

4. THE SURVEYED AREA IS LOCATED IN OTHER AREAS ZONE X (AREA OF MINIMAL FLOOD HAZARD) PER MAP ENTITLED "FEMA NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, CHESTER COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 295 OF 380", MAP NUMBER 42029C02950, WITH A MAP REVISED DATE OF SEPTEMBER 29, 2017.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

5. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS, TANKS OR EASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.

6. THERE WAS NO OBSERVED EVIDENCE OF BURIAL GROUNDS, CEMETERIES, GRAVES, OR GRAVEYARDS IN THE PROCESS OF CONDUCTING THE FIELD WORK.

7. TREES 6" INCHES DBH AND LARGER HAVE BEEN LOCATED WITHIN THE SUBJECT AREA.

8. PORTIONS OF THE PARKING LOTS WITHIN THE SURVEYED AREA WERE OBTAINED BY PARKED VEHICLES, AND AS A RESULT, ONLY VISIBLE UTILITY STRUCTURES AND ON SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED AS DEPICTED ON THIS SURVEY.

10. THIS SURVEY WAS PERFORMED DURING A PERIOD WHEN THE GROUND WAS SNOW COVERED. ONLY VISIBLE UTILITY STRUCTURES AND ON SITE FEATURES HAVE BEEN LOCATED AND IDENTIFIED AS DEPICTED ON THIS SURVEY.

11. THERE WERE NO EV CHARGING STATIONS WITHIN THE WORK AREA OBSERVED AT THE TIME OF THE FIELD VISIT.

12. BOHLER, LLC IS NOT AWARE OF ANY EASEMENT OR ENCUMBRANCES NOT REFLECTED IN THE TITLE COMMITMENT PROVIDED. NO TITLE SEARCH HAS BEEN CONDUCTED BY BOHLER, LLC.

13. ZONING: MULTIPLE USE (MU) ZONE

FRONT 60 FEET
SIDE 20 FOOT AGGREGATE, 20 FOOT MIN
REAR 50 FEET

BUILDING REQUIREMENTS
BUILDING HEIGHT (MAX.) 35 FEET

PARKING REQUIREMENTS
3,321,000 SQUARE FOOT RATIO

MAXIMUM LOT COVERAGE IS 15% OF ADJUSTED LOT AREA

ALL ZONING INFORMATION IS PROVIDED IN AN ENGINEERING MEMORANDUM PREPARED BY BOHLER, DATED MARCH 26, 2026 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION. SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERRING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. P1722674, WITH A COMMITMENT DATE OF JANUARY 15, 2026. CLIENT UNDERSTANDS AND AGREES THAT THE FIRM SHALL NOT BE LIABLE FOR ANY ERRORS OR OMISSIONS IN OR RESULTING FROM THE USE OF THE TITLE DOCUMENTS OR FROM ANY DEFICIENCIES OR ANY INACCURACIES CONTAINED IN SAID TITLE DOCUMENTS. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, PART II:

1. UNRECORDED EASEMENTS, DISCREPANCIES OR CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA AND ENCROACHMENTS WHICH AN ANNOTATE AND COMPLETE SURVEY WOULD DISCLOSE; **MAY AFFECT THE SURVEYED AREA, NO DOCUMENT PROVIDED.**

2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS; **MAY AFFECT THE SURVEYED AREA, NO DOCUMENT PROVIDED.**

3. REAL ESTATE TAXES FOR THE CURRENT AND PRIOR TAX YEARS WHICH MAY BE HEREAFTER ASSESSED, NOT YET DUE AND PAYABLE; **NOT A SURVEY MATTER.**

4. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS; **MAY AFFECT THE SURVEYED AREA, NO DOCUMENT PROVIDED.**

5. POLICY DOES NOT INSURE AGAINST ANY CLAIMS RELATED TO THE ACCURACY OF THE LEGAL DESCRIPTION; **NOT A SURVEY MATTER.**

6. PUBLIC AND PRIVATE RIGHTS IN AND TO THAT PORTION OF PREMISES LYING IN THE BED OF ANY PUBLIC OR PRIVATE ROAD, AVENUE, LANE, ALLEY, STREET OR HIGHWAY; **MAY AFFECT THE SURVEYED AREA, NO DOCUMENT PROVIDED.**

7. RIGHTS GRANTED IN AGREEMENT BY AND BETWEEN GIOVANNI LU, ET UX., THOMAS R. JACKSON, ET UX., AND PHILADELPHIA ELECTRIC COMPANY, DATED AUGUST 23, 1968 AND RECORDED IN MISC. DEED BOOK 115, PAGE 301; **MAY AFFECT THE SURVEYED AREA, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT TO DETERMINE EASEMENT LOCATION, THERE WERE NO UTILITY POLES OR OVERHEAD LINES OBSERVED WITHIN THE SURVEYED AREA AT THE TIME OF FIELD VISIT.**

8. RIGHT OF WAY BY PETER H. ALONZO, ET UX., TO PHILADELPHIA ELECTRIC COMPANY, DATED MAY 11, 1964 AND RECORDED IN MISC. DEED BOOK 193, PAGE 666; **AFFECTS THE SURVEYED AREA, NOT PLOTTABLE, BLANKET IN NATURE, GRANTS INGRESS AND EGRESS TO THE PHILADELPHIA ELECTRIC COMPANY FOR THE INSTALLATION AND MAINTENANCE OF VARIOUS UTILITIES.**

9. RIGHT OF WAY BY GIOVANNI LU, ET UX., TO PHILADELPHIA ELECTRIC COMPANY, JANUARY 4, 1964 AND RECORDED IN MISC. DEED BOOK 183, PAGE 192; **MAY AFFECT THE SURVEYED AREA, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT TO DETERMINE EASEMENT LOCATION, THERE WERE NO UTILITY POLES OR OVERHEAD LINES OBSERVED WITHIN THE SURVEYED AREA AT THE TIME OF FIELD VISIT.**

10. RIGHTS, PRIVILEGES AND CONDITIONS SET FORTH IN DEED FROM MOBIL OIL CORPORATION TO RAYMOND DEPAUL, ET UX., DATED APRIL 24, 1970 AND RECORDED IN DEED BOOK 130, PAGE 162; **DO NOT AFFECT THE SURVEYED AREA, DOCUMENT IS A DEED OF SALE AND DOES NOT ESTABLISH RIGHTS, PRIVILEGES, OR CONDITIONS OVER THE SURVEYED AREA.**

11. RIGHT OF WAY FROM PETER ALONZO, JR., TO THE BELL TELEPHONE COMPANY OF PENNSYLVANIA, DATED JUNE 28, 1972 AND RECORDED IN MISC. DEED BOOK 198, PAGE 598; **MAY AFFECT THE SURVEYED AREA, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT TO DETERMINE EASEMENT LOCATION.**

12. ALL MATTERS SHOWN ON THE FINAL LAND DEVELOPMENT PLANS FOR MARLBOROUGH COMMONS, DATED MAY 8, 2001 AND RECORDED AS PLAN NO. 16425, PAGE 1; **AFFECT THE SURVEYED AREA, APPROXIMATE LOCATION OF PLOTTABLE ITEMS ARE SHOWN.**

13. SHORT FORM LEASE (WITH RIGHT OF FIRST REFUSAL) BY MARLBOROUGH ASSOCIATES, LP AND WAL-MART REAL ESTATE BUSINESS TRUST, DATED OCTOBER 7, 2002 AND RECORDED IN RECORD BOOK 5471, PAGE 1368; AND AS AFFECTED BY FIRST AMENDMENT, DATED JANUARY 17, 2012 AND RECORDED IN RECORD BOOK 8348, PAGE 416; **AFFECTS THE SURVEYED AREA, NOT PLOTTABLE, BLANKET IN NATURE.**

14. DEED OF DEDICATION FOR PORTION OF SCHOOLHOUSE ROAD BY MARLBOROUGH ASSOCIATES, LP, AND THE TOWNSHIP OF EAST MARLBOROUGH, DATED NOVEMBER 8, 2002 AND RECORDED IN RECORD BOOK 5471, PAGE 1342; **DOES NOT AFFECT THE SURVEYED AREA, DEDICATES LAND TO THE TOWNSHIP OF EAST MARLBOROUGH FOR SCHOOLHOUSE ROAD.**

15. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND BY WAL-MART REAL ESTATE BUSINESS TRUST AND ASSOCIATES, LP, DATED OCTOBER 7, 2002 AND RECORDED IN RECORD BOOK 5471, PAGE 1349; **AFFECT THE SURVEYED AREA, CONTAINS MAINTENANCE REQUIREMENTS, NOT PLOTTABLE, GENERAL IN NATURE. ALSO GRANTS INGRESS AND EGRESS OVER THE WALMART PARCEL IF MAINTENANCE REQUIREMENTS ARE NOT MET, NOT PLOTTABLE, BLANKET IN NATURE.**

16. RIGHT OF WAY BY MARLBOROUGH ASSOCIATES, LP TO PECO ENERGY COMPANY, DATED MARCH 20, 2003 AND RECORDED IN RECORD BOOK 5833, PAGE 1158; **AFFECTS THE SURVEYED AREA, GRANTS INGRESS AND EGRESS TO PECO OVER THE ENTIRE WALMART PARCEL TO INSTALL AND MAINTAIN ELECTRIC, GAS, AND COMMUNICATION SERVICES, NOT PLOTTABLE, BLANKET IN NATURE.**

17. RIGHT OF WAY BY MARLBOROUGH ASSOCIATES, LP TO CHESTER WATER AUTHORITY, DATED APRIL 26, 2004 AND RECORDED IN RECORD BOOK 5912, PAGE 2275; **AFFECT THE SUBJECT PROPERTY, APPROXIMATE LOCATION OF UTILITY STRUCTURES ARE SHOWN PER EXEMPTION 22. REFERENCED CWA DWG WAS NOT PROVIDED AS PART OF THIS EXEMPTION.**

18. ALL MATTERS SHOWN ON THE AMENDED FINAL LAND DEVELOPMENT PLANS FOR PROPOSED COMMERCIAL EXPANSION OF MARLBOROUGH COMMONS, DATED DECEMBER 17, 2008 AND RECORDED AS PLAN NO. 19148, PAGE 1; **AFFECT THE SURVEYED AREA, CONTAINS REQUIREMENTS AND RESTRICTIONS, NOT PLOTTABLE, GENERAL IN NATURE.**

19. DECLARATION OF STORMWATER BEST MANAGEMENT PRACTICES, OPERATIONS AND MAINTENANCE BY MARLBOROUGH ASSOCIATES, LP AND EAST MARLBOROUGH TOWNSHIP, DATED JULY 21, 2011 AND RECORDED IN RECORD BOOK 8348, PAGE 424; **AFFECTS THE SURVEYED AREA, CONTAINS MAINTENANCE REQUIREMENTS, NOT PLOTTABLE, GENERAL IN NATURE. GRANTS MUNICIPAL ACCESS OVER THE SURVEYED AREA FOR PURPOSES OF STORMWATER MANAGEMENT INSPECTIONS. NOT PLOTTABLE, BLANKET IN NATURE.**

20. FINANCIAL SECURITY AGREEMENT BY EAST MARLBOROUGH TOWNSHIP AND WAL-MART REAL ESTATE BUSINESS TRUST, JANUARY 30, 2012 AND RECORDED IN RECORD BOOK 8348, PAGE 433; **DOES NOT AFFECT THE SURVEYED AREA, DOCUMENT IS A FINANCIAL AGREEMENT BETWEEN TWO ENTITIES AND DOES NOT BIND UPON THE LAND.**

21. LAND DEVELOPMENT AGREEMENT BY EAST MARLBOROUGH TOWNSHIP, WAL-MART REAL ESTATE BUSINESS TRUST AND MARLBOROUGH ASSOCIATES, LP, DATED JANUARY 30, 2012 AND RECORDED IN RECORD BOOK 8348, PAGE 456; **AFFECTS THE SURVEYED AREA, TOWNSHIP HAS ENFORCEMENT RIGHTS OVER THE DEVELOPMENT OVER THE WALMART PARCEL, NOT PLOTTABLE, GENERAL IN NATURE.**

22. RIGHT OF WAY BY MARLBOROUGH ASSOCIATES, LP TO THE CHESTER WATER AUTHORITY, DATED JANUARY 24, 2012 AND RECORDED IN RECORD BOOK 8363, PAGE 1345; **AFFECTS THE SURVEYED AREA, APPROXIMATE LOCATION OF PLOTTABLE ITEMS ARE SHOWN.**

TITLE DESCRIPTION:

ALL THAT CERTAIN LOT OR PIECE OF GROUND WITH THE BUILDINGS AND IMPROVEMENTS THEREON, ERECTED ACCORDING TO AN ALTA-ASCN LAND TITLE TOPOGRAPHICAL SURVEY DATED 3-30-2001 AND LAST REVISED 6-6-2001 PREPARED FOR CONTROL POINT ASSOCIATES, INC. FOR WOLFSON-VERRICCHIA GROUP, INC., SITUATE IN EAST MARLBOROUGH TOWNSHIP AND KENNETT TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, BOUNDED AS DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON OR NEAR THE CENTERLINE OF BALTIMORE PIKE (AKA PENNSYLVANIA STATE HIGHWAY US ROUTE 1, AKA SR 001, AKA LR 131 VARIABLE WIDTH RIGHT-OF-WAY) AND FROM SAID POINT OF BEGINNING RUNNING: THENCE (1) ALONG OR NEAR THE CENTERLINE OF SAID BALTIMORE PIKE, SOUTH 62 DEGREES 06 MINUTES 11 SECONDS WEST, A DISTANCE OF 808.61 FEET TO A POINT; THENCE (2) CROSSING THE NORTHERLY LEGAL RIGHT OF WAY LINE OF SAID BALTIMORE PIKE, NORTH 00 DEGREES 06 MINUTES 00 SECONDS EAST, A DISTANCE OF 211.80 FEET TO A POINT IN THE BED OF SCHOOLHOUSE ROAD (AKA TOWNSHIP ROAD 420, AKA T-420 VARIABLE WIDTH RIGHT OF WAY); THENCE (3) ALONG A LINE THROUGH THE BED OF SAID SCHOOLHOUSE ROAD, NORTH 89 DEGREES 53 MINUTES 49 SECONDS WEST A DISTANCE OF 284.00 FEET TO A POINT ON THE WESTERLY R.O.W. LINE OF SAID SCHOOLHOUSE ROAD, THENCE (4) PARTIALLY ALONG THE WESTERLY R.O.W. LINE AND CROSSING THE WESTERLY HALF SAID SCHOOLHOUSE ROAD, NORTH 04 DEGREES 28 MINUTES 44 SECONDS EAST A DISTANCE OF 114.19 FEET TO A POINT ON OR NEAR THE CENTERLINE OF SAID SCHOOLHOUSE ROAD, THENCE (5) ALONG OR NEAR THE CENTERLINE OF SAID SCHOOLHOUSE ROAD, NORTH 04 DEGREES 04 MINUTES 39 SECONDS EAST A DISTANCE OF 1,159.41 FEET TO A POINT; THENCE (6) ALONG THE DIVIDING LINE BETWEEN PARCEL 61-6-80-2, LANDS NOW OR FORMERLY MCKINSTRY AND PARCEL 61-6-75, LANDS NOW OR FORMERLY CENTRAL AND WESTERN CHESTER COUNTY DEVELOPMENT AUTHORITY AND CROSSING THE EASTERLY HALF OF SCHOOLHOUSE ROAD, NORTH 89 DEGREES 36 MINUTES 11 SECONDS EAST A DISTANCE OF 779.49 FEET TO A POINT; THENCE (7) ALONG THE DIVIDING LINE BETWEEN PARCEL 61-6-78, LANDS NOW OR FORMERLY LONGWOOD LAND DEVELOPMENT LLC AND PARCEL 61-6-75, SOUTH 05 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 451.30 FEET TO A POINT; THENCE (8) ALONG THE DIVIDING LINE BETWEEN PARCEL 61-6-77-1, LANDS NOW OR FORMERLY CHESTER COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY AND SAID PARCEL 61-6-78, NORTH 85 DEGREES 39 MINUTES 00 SECONDS EAST A DISTANCE OF 378.70 FEET TO A POINT; THENCE (9) ALONG THE DIVIDING LINE BETWEEN PARCEL 61-6-77-1, SOUTH 25 DEGREES 53 MINUTES 00 SECONDS WEST A DISTANCE OF 42.51 FEET TO A POINT OF CURVATURE; THENCE (10) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 104.72 FEET, A CHORD BEARING SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST AND A CHORD DISTANCE OF 102.61 FEET TO A POINT OF TANGENCY; THENCE (11) SOUTH 65 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 219.43 FEET TO A POINT OF CURVATURE; THENCE (12) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 39 MINUTES 12 SECONDS AN ARC LENGTH OF 38.25 FEET, A CHORD BEARING NORTH 70 DEGREES 17 MINUTES 24 SECONDS WEST AND A CHORD DISTANCE OF 34.62 FEET TO A POINT OF TANGENCY; THENCE (13) SOUTH 26 DEGREES 27 MINUTES 48 SECONDS EAST, A DISTANCE OF 24.00 FEET TO A POINT OF CURVATURE; THENCE (14) SOUTH 65 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 48.15 FEET TO A POINT; THENCE (15) ALONG THE DIVIDING LINE BETWEEN SAID LANDS NOW OR FORMERLY EAST MARLBOROUGH TOWNSHIP AND SAID PARCEL 61-6-75, SOUTH 05 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 65.23 FEET TO A POINT ON A CURVE, THENCE, THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN LANDS NOW OR FORMERLY EAST MARLBOROUGH TOWNSHIP AND SAID PARCEL 61-6-75: (16) ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 65 DEGREES 10 MINUTES 36 SECONDS AN ARC LENGTH OF 48.15 FEET, A CHORD BEARING SOUTH 54 DEGREES 03 MINUTES 06 SECONDS EAST AND A CHORD DISTANCE OF 46.31 FEET TO A POINT OF TANGENCY; THENCE (17) SOUTH 26 DEGREES 27 MINUTES 48 SECONDS EAST A DISTANCE OF 82.97 FEET TO A POINT; THENCE (18) SOUTH 19 DEGREES 37 SECONDS EAST, A DISTANCE OF 68.71 FEET TO A POINT ON A CURVE ON THE NORTHERLY LEGAL RIGHT OF WAY LINE OF SAID SCHOOLHOUSE ROAD, THENCE, THE FOLLOWING TWO COURSES AND DISTANCES ALONG THE NORTHERLY LEGAL RIGHT OF WAY LINE OF SAID SCHOOLHOUSE ROAD, (19) ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 56 MINUTES 32 SECONDS AN ARC LENGTH OF 33.06 FEET, A CHORD BEARING SOUTH 68 DEGREES 20 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 32.90 FEET TO A POINT OF TANGENCY; THENCE (20) SOUTH 65 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 111.03 FEET TO A POINT OF TANGENCY; THENCE (21) CROSSING THE BED OF SAID SCHOOLHOUSE ROAD AND THE NORTHERLY HALF OF SAID BALTIMORE PIKE, SOUTH 05 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 195.07 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,206,750 SQUARE FEET OR 27.703 ACRES.

LESS AND EXCEPTING THEREFROM AND THEREOUT ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST MARLBOROUGH, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, CONVEYED BY MARLBOROUGH ASSOCIATES, LP, TO FULTON BANK, DATED JULY 10, 2003 AND RECORDED ON NOVEMBER 10, 2003 IN RECORD BOOK 5972, PAGE 1527, DESCRIBED WITH REFERENCE TO A MAP ENTITLED "SUBDIVISION PLAN, WOLFSON-VERRICCHIA GROUP, EAST MARLBOROUGH CROSSING, SCHOOLHOUSE ROAD AND BALTIMORE PIKE, EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, PREPARED BY BOHLER ENGINEERING, INC., DATED 5/8/01, SHEET 1 THROUGH 19 OF 19, PROJECT NO. P91771 THIS DESCRIPTION IS WRITTEN WITH REFERENCE TO A MAP ENTITLED "ALTA/ASCN LAND TITLE AND TOPOGRAPHIC SURVEY, WOLFSON-VERRICCHIA GROUP, INC., TAX PARCEL 61-6-75 AND EXCESS PROPERTY TRACT OF 61-6-77-1, EAST MARLBOROUGH AND KENNETT TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, ON THE NORTHWESTERLY LEGAL RIGHT-OF-WAY OF BALTIMORE PIKE (A.K.A. PENNSYLVANIA STATE HIGHWAY U.S. ROUTE 1, S.R. 001, L.R. 131, VARIABLE WIDTH RIGHT-OF-WAY) SAID POINT BEING LOCATED ON THE SOUTHWESTERLY PROPOSED RIGHT-OF-WAY LINE OF SCHOOLHOUSE ROAD (A.K.A. TOWNSHIP ROAD 420, VARIABLE WIDTH RIGHT-OF-WAY) AND FROM SAID POINT OF BEGINNING RUNNING: THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID NORTHWESTERLY LEGAL RIGHT-OF-WAY LINE OF BALTIMORE PIKE: 1. ALONG THE ARC OF A NON-TANGENT CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 5,779.65 FEET, A CENTRAL ANGLE OF 00 DEGREES 14 MINUTES 01 SECONDS, AN ARC LENGTH OF 23.66 FEET, A CHORD BEARING SOUTH 62 DEGREES 56 MINUTES 28 SECONDS WEST AND A CHORD DISTANCE OF 23.66 FEET TO A POINT; THENCE 2. NORTH 27 DEGREES 10 MINUTES 33 SECONDS WEST, A DISTANCE OF 52.00 FEET TO A POINT ON A CURVE ON THE SAID LIMITED ACCESS LEGAL RIGHT-OF-WAY LINE OF LR 131, WESTBOUND RAMP; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE LIMITED ACCESS LEGAL RIGHT-OF-WAY LINE OF L.R. 131 WESTBOUND RAMP (VARIABLE WIDTH RIGHT-OF-WAY): 3. ALONG THE ARC OF A NON-TANGENT CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 5,831.65 FEET, A CENTRAL ANGLE OF 00 DEGREES 29 MINUTES 28 SECONDS, AN ARC LENGTH OF 49.97 FEET, A CHORD BEARINGS 62 DEGREES 34 MINUTES 44 SECONDS WEST AND A CHORD DISTANCE OF 49.97 FEET TO A POINT OF TANGENCY; THENCE 4. SOUTH 60 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 368.11 FEET TO A POINT OF CURVE. THE FOLLOWING NINE (9) COURSES AND DISTANCES ALONG THE SAID SOUTHEASTERLY PROPOSED RIGHT-OF-WAY LINE OF SCHOOLHOUSE ROAD: 5. ALONG THE ARC OF A NON-TANGENT CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 226.00 FEET, A CENTRAL ANGLE OF 47 DEGREES 17 MINUTES 31 SECONDS, AN ARC LENGTH OF 185.72 FEET, A CHORD BEARING NORTH 38 DEGREES 41 MINUTES 14 SECONDS EAST AND A CHORD DISTANCE OF 180.49 FEET TO A POINT OF TANGENCY; THENCE 6. NORTH 16 DEGREES 02 MINUTES 29 SECONDS EAST, A DISTANCE OF 218.54 FEET TO A POINT OF CURVATURE; THENCE 7. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 30 DEGREES 53 MINUTES 00 SECONDS AN ARC LENGTH OF 110.82 FEET, A CHORD BEARING NORTH 40 DEGREES 27 MINUTES 44 SECONDS EAST AND A CHORD DISTANCE OF 107.32 FEET TO A POINT OF TANGENCY; THENCE 8. NORTH 65 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 5.52 FEET TO A POINT OF CURVATURE; THENCE 9. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS 50.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 39 MINUTES 12 SECONDS, AN ARC LENGTH OF 76.49 FEET, A CHORD BEARING SOUTH 70 DEGREES 17 MINUTES 24 SECONDS EAST AND A CHORD DISTANCE OF 69.26 FEET TO A POINT OF TANGENCY; THENCE 10. SOUTH 26 DEGREES 27 MINUTES 48 SECONDS EAST, A DISTANCE OF 82.92 FEET TO A POINT; THENCE 11. SOUTH 19 DEGREES 37 MINUTES 14 SECONDS EAST, A DISTANCE OF 100.72 FEET TO A POINT; THENCE 12. SOUTH 26 DEGREES 27 MINUTES 48 SECONDS EAST, A DISTANCE OF 68.21 FEET TO A POINT OF CURVATURE; THENCE 13. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 31 DEGREES 24 MINUTES 28 SECONDS, AN ARC LENGTH OF 24.67 FEET, A CHORD BEARING SOUTH 10 DEGREES 45 MINUTES 34 SECONDS EAST, AND A CHORD DISTANCE OF 24.36 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 66,114 SQUARE FEET OR 1.516 ACRES.

FOLLOWING IS THE LEGAL DESCRIPTION TAKEN FROM WAL-MART REAL ESTATE BUSINESS TRUST SHORT FORM LEASE, DATED OCTOBER 7, 2002 AND RECORDED IN RECORD BOOK 5471, PAGE 1368.

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF EAST MARLBOROUGH, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, PREPARED WITH REFERENCE TO A MAP ENTITLED "SUBDIVISION, WOLFSON-VERRICCHIA GROUP, MARLBOROUGH COMMONS, SCHOOLHOUSE ROAD & BALTIMORE PIKE, EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PA, PREPARED BY BOHLER ENGINEERING, INC., DATED 5/8/01, LAST REVISED 6/19/02, PROJECT NO. P91771, SHEET NO. 3 OF 23, THIS DESCRIPTION WAS ALSO WRITTEN WITH REFERENCE TO A MAP ENTITLED "ALTA/ASCN LAND TITLE SURVEY, WAL-MART STORES, INC. TAX MAP PARCEL 61-6-75 AND EXCESS PROPERTY TRACT OF PARCEL 61-6-77-1, EAST MARLBOROUGH TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA, PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED 3/30/2001, LAST REVISED 9/23/02, REVISION NO. 7.

BEGINNING AT A POINT, SAID POINT BEING ON THE PROPOSED RIGHT-OF-WAY LINE OF SCHOOLHOUSE ROAD (A.K.A. TOWNSHIP ROAD #420, A.K.A. T-420, VARIABLE WIDTH RIGHT-OF-WAY, 50 FEET WIDE AT THIS POINT), SAID POINT ALSO BEING ON THE DIVIDING LINE BETWEEN PARCEL 'A' & PARCEL 61-6-80-2, LANDS NOW OR FORMERLY OF MCKINSTRY, AND FROM SAID POINT OF BEGINNING RUNNING THENCE:

1. ALONG THE DIVIDING LINE BETWEEN PARCEL 'A' & PARCEL 61-6-80-2, NORTH 89 DEGREES 36 MINUTES 11 SECONDS EAST, A DISTANCE OF 754.41 FEET TO A POINT ON THE DIVIDING LINE BETWEEN PARCEL 61-6-78, LANDS NOW OR FORMERLY LONGWOOD LAND DEVELOPMENT, LLC, THENCE;

THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG THE DIVIDING LINE BETWEEN PARCEL 61-6-78 & PARCEL 'A':

2. SOUTH 05 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 451.30 FEET TO A POINT, THENCE;

3. NORTH 85 DEGREES 39 MINUTES 00 SECONDS EAST, A DISTANCE OF 378.70 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ROAD PARCEL 'A' (VARIABLE WIDTH RIGHT-OF-WAY, 50 FEET WIDE AT THIS POINT), THENCE;

THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG SAID ROAD PARCEL 'A':

4. SOUTH 25 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 42.51 FEET TO A POINT OF CURVATURE, THENCE;

5. ALONG THE ARC CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 40 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 104.72 FEET, A CHORD BEARING SOUTH 45 DEGREES 53 MINUTES 00 SECONDS WEST AND A CHORD DISTANCE OF 102.61 FEET TO A POINT OF TANGENCY, THENCE;

6. SOUTH 65 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 219.43 FEET TO A POINT OF CURVATURE, THENCE;

7. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87 DEGREES 39 MINUTES 12 SECONDS, AN ARC LENGTH OF 38.25 FEET, A CHORD BEARING NORTH 70 DEGREES 17 MINUTES 24 SECONDS WEST AND A CHORD DISTANCE OF 34.62 FEET TO A NON-TANGENT POINT, THENCE;

8. SOUTH 26 DEGREES 27 MINUTES 48 SECONDS EAST, A DISTANCE OF 24.00 FEET TO A POINT ON THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF SCHOOLHOUSE ROAD (VARIABLE WIDTH RIGHT-OF-WAY), THENCE;

THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF SCHOOLHOUSE ROAD:

9. SOUTH 65 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 98.04 FEET TO A POINT OF CURVATURE, THENCE;

10. ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 50 DEGREES 50 MINUTES 31 SECONDS, AN ARC LENGTH OF 155.29 FEET, A CHORD BEARING SOUTH 40 DEGREES 27 MINUTES 44 SECONDS WEST AND A CHORD DISTANCE OF 150.24 FEET TO A POINT OF TANGENCY, THENCE;

11. SOUTH 15 DEGREES 02 MINUTES 29 SECONDS WEST, A DISTANCE OF 212.87 FEET TO A POINT OF CURVATURE, THENCE;

12. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 47 DEGREES 17 MINUTES 37 SECONDS, AN ARC LENGTH OF 144.45 FEET, A CHORD BEARING SOUTH 38 DEGREES 41 MINUTES 14 SECONDS WEST AND A CHORD DISTANCE OF 140.38 FEET TO A POINT OF TANGENCY, THENCE;

13. SOUTH 62 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 230.61 FEET TO A POINT ON A CURVE ON THE NORTHWESTERLY LEGAL RIGHT-OF-WAY LINE OF SCHOOL HOUSE ROAD (VARIABLE WIDTH RIGHT-OF-WAY), THENCE;

THE FOLLOWING FIVE (5) COURSES AND DISTANCES ALONG THE LEGAL RIGHT-OF-WAY LINE OF SCHOOL HOUSE ROAD:

14. ALONG THE ARC OF A NON-TANGENT CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 89.95 FEET, A CENTRAL ANGLE OF 15 DEGREES 49 MINUTES 47 SECONDS, AN ARC LENGTH OF 236.76 FEET, A CHORD BEARING SOUTH 81 DEGREES 03 MINUTES 50 SECONDS WEST AND A CHORD DISTANCE OF 236.01 FEET TO A POINT OF TANGENCY, THENCE;

15. SOUTH 88 DEGREES 58 MINUTES 14 SECONDS WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE, THENCE;

16. ALONG THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 95 DEGREES 30 MINUTES 00 SECONDS, AN ARC LENGTH OF 125.01 FEET, A CHORD BEARING NORTH 40 DEGREES 16 MINUTES 16 SECONDS WEST AND A CHORD DISTANCE OF 111.03 FEET TO A POINT OF TANGENCY, THENCE;

17. NORTH 04 DEGREES 28 MINUTES 44 SECONDS EAST, A DISTANCE OF 83.32 FEET TO A POINT, THENCE;

NORTH 04 DEGREES 02 MINUTES 47 SECONDS EAST, A DISTANCE OF 1,078.23 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 958,832 SQUARE FEET OR 22.012 ACRES.

BEING ALSO DESIGNATED AS TAX PARCEL NO. 61-06-0075 AND AS UPI NO. 61-6-75.

BEING PART OF THE SAME PROPERTY CONVEYED TO MARLBOROUGH ASSOCIATES, LP, BY DEED DATED JUNE 21, 2001 FROM PETER H. ALONZO, JR., AND RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS ON JULY 18, 2001 IN RECORD BOOK 5014, PAGE 480.



SITE LOCATION MAP

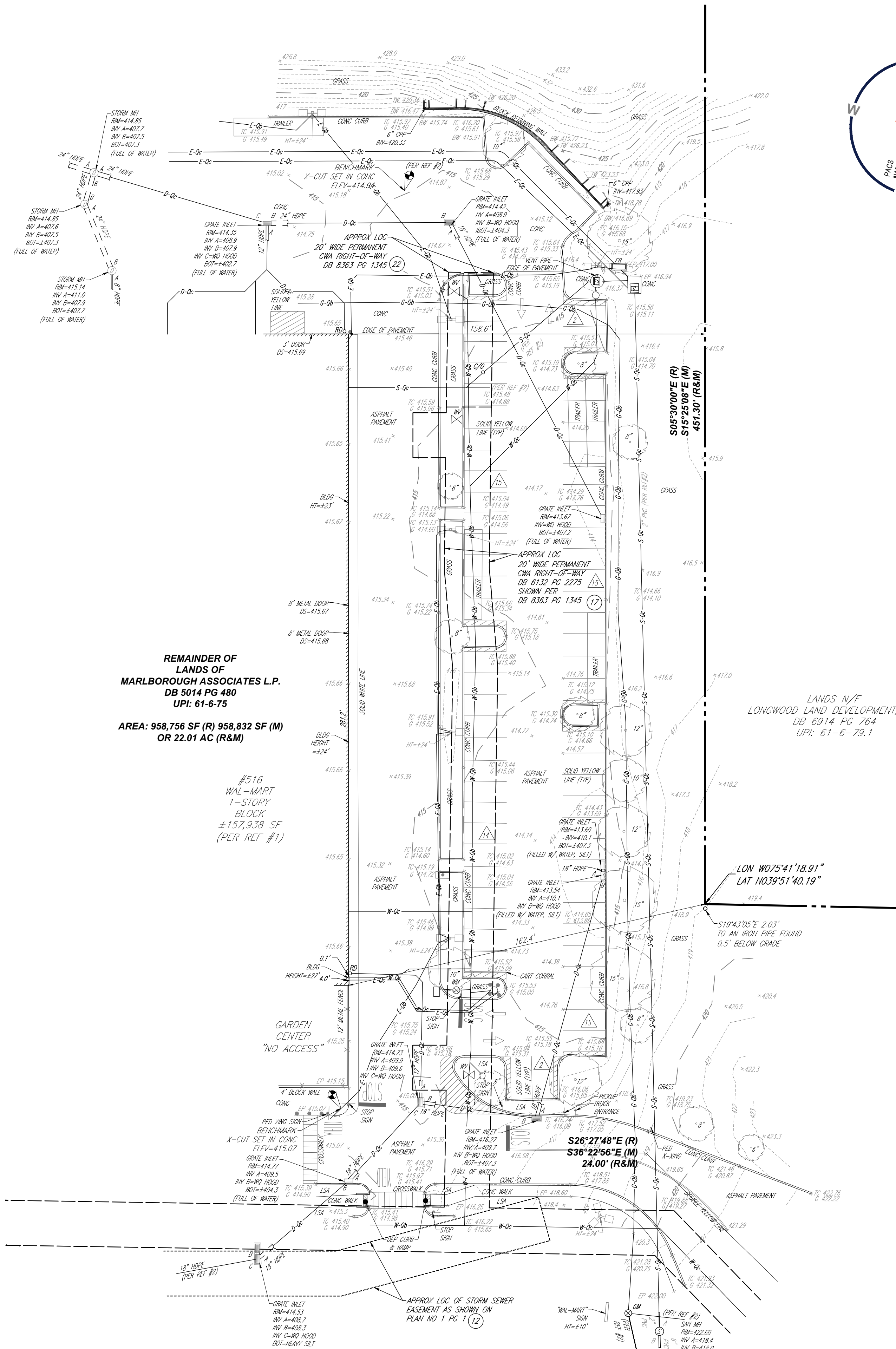
SCALE: 1" = 2,000'

PARKING:

63 REGULAR PARKING SPACES

C:\BOHLER\CAD_UBERDATA\TEMP\AC\PUBLISH_334826-SURV-ALTA\AC250169.00-2A.....-LAYOUT: 2

JM



LEGEND

---	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X EP 123.45	EXIST EDGE OF PAVEMENT ELEVATION
X TC 123.45	EXIST TOP OF CURB ELEVATION
X G 122.85	EXIST GUTTER ELEVATION
X TW 123.45	EXIST TOP OF WALL ELEVATION
X BW 122.85	EXIST BOTTOM OF WALL ELEVATION
OH	OVERHEAD WIRES
E-0x	APPROX LOC UNDERGROUND ELEC LINE PER MARKOUT
E-0x	APPROX LOC UNDERGROUND ELEC LINE PER REF #2
G-0x	APPROX LOC UNDERGROUND GAS LINE PER MARKOUT
G-0x	APPROX LOC UNDERGROUND GAS LINE PER REF #2
D-0x	APPROX LOC UNDERGROUND GAS LINE PER REF #2
S-0x	APPROX LOC UNDERGROUND SANITARY LINE PER REF #2
W-0x	APPROX LOC UNDERGROUND WATER LINE PER REF #2
○	SPIGOT
EM	ELECTRIC METER
EB	ELECTRIC BOX
CO	COVER
SC	SANITARY CLEANOUT
GI	GRATE INLET
RD	ROOF DRAIN
WM	WATER METER
HY	HYDRANT
AL	AREA LIGHT
SI	SIGN
BS	BOLLARD SIGN
MB	MAIL BOX
BL	BOLLARD
PA	PAINTED ARROWS
SB	STOP BAR
YPM	YIELD PAINT MARKING
TN	TREE (SIZE AS NOTED)
PCF	PROPERTY CORNER FOUND
BM	BENCHMARK
TR	TITLE REPORT EXCEPTION
LSA	LANDSCAPED AREA
MC	DENOTES PARKING SPACE COUNT
M	MEASURED
R	RECORD
DM	TRUNCATED DOME MAT
EL	ELLIPTICAL
WH	WATER QUALITY HOOD

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	04/06/2026	UPDATED UTILITIES	MC
2	04/24/2026	TITLE AND NOTES REVISIONS	JM

PROJECT No.: PAC250169.00-2A
DRAWN BY: MC
CHECKED BY: SB
DATE: 03/25/26
CAD ID: S-SURV-ALTA
FIELD DATE: 03/02/2026 & 04/03/2026
CREW CHIEF: GS/JW
APPROVED: MJM

ATTENTION ALL CONTRACTORS:
LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREIN HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 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.PATCALL.ORG
#BOHLER (267) 402-3400 / #SURVEY (540) 349-4500

PROJECT:
ALTAINSPS LAND TITLE SURVEY

FOR
Walmart Supercenter
#3541-226
KENNETT SQUARE

ON A PORTION OF
516 SCHOOLHOUSE ROAD
EAST MARLBOROUGH TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

BOHLER

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

30 15 7.5 0 30
SCALE: 1" = 30'

SHEET NUMBER:

2
OF 2

REVISION 2 - 04/24/2026

M. JUSTIN MAROHNIC

PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR NO. SU075817

DATE

