

ARCHITECTURAL INCENTIVE PROGRAM NOTE:

THE APPLICANT/DEVELOPER IS PARTICIPATING IN THE ARCHITECTURAL INCENTIVE PROGRAM AS DESCRIBED IN SECTION 9.2.4 OF THE CARROLL TOWNSHIP ZONING ORDINANCE. THE RELAXED STANDARDS AND DATA ARE FURTHER NOTED ON THE PLANS WITH AN ASTERISK (*). THE APPLICANT FURTHER ACKNOWLEDGES DEMONSTRATION THAT THESE PLANS MEET ALL OF THE FOLLOWING REQUIREMENTS:

1. THE FINISH BUILDING MATERIAL FOR A FACADE MUST CONSIST OF BRICK, STONE OR STUCCO, CONCRETE BLOCK WITH AN ARCHITECTURAL FINISH SUCH AS SPLIT FACE, MAY CONSTITUTE UP TO 20% OF A FACADE.
2. THE COLOR OF THE BUILDING SHALL BE APPROVED BY THE BOARD OF SUPERVISORS.
3. GLASS SHALL COMPREHEND THIRTY (30%) PERCENT TO FIFTY (50%) PERCENT OF THE FACADE WHICH CONTAINS THE MAIN ENTRANCE.
4. ROOFS STEEPER THAN ONE (1") INCH IN TWELVE (12") INCH PITCH THAT ARE VISIBLE FROM A STREET SHALL BE MADE OF ARCHITECTURAL GRADE SHINGLE, SLATE OR RAISED SEAM METAL ROOFING.
5. A NOTE MUST BE ADDED TO THE LAND DEVELOPMENT PLANS STATING THAT THE APPLICANT IS PARTICIPATING IN THE INCENTIVE PROGRAM AND IS ENTITLED TO CERTAIN RELAXED STANDARDS. THESE RELAXED STANDARDS MUST BE SHOWN ON THE PLAN.

OWNERSHIP INFORMATION

ROY M. FUSS
 970 YORK ROAD
 DILLSBURG, PA 17019
 PARCEL ID: 20-000-OC-0122.A0-00000
 DBV 1328 PAGE 5543
 10.0 ACRES

ROY M. FUSS AND JEANNE E. FUSS
 970 YORK ROAD
 DILLSBURG, PA 17019
 PARCEL ID: 20-000-OC-0122.CO-00000
 DBV 1496 PAGE 7699
 15.04 ACRES

AND

PARCEL ID: 20-000-PC-0066.00-00000
 DBV 1496 PAGE 7695
 66.41 ACRES

DOUGLAS E. SPECK
 724 HARRISBURG PIKE
 DILLSBURG, PA 17019
 PARCEL ID: 20-000-OC-0124.00-00000
 DBV 1518 PAGE 973
 40.24 ACRES

APPLICANT INFORMATION (SUBDIVIDER/DEVELOPER)
 JZCM, L.P.
 4 BARLO CIRCLE
 P.O. BOX 432
 DILLSBURG, PA 17019
 717/432-3429

DEVELOPMENT DATA

TOTAL LAND DEVELOPMENT AREA = 131.69 ACRES

ZONING: (C-H) COMMERCIAL - HIGHWAY DISTRICT (85.28 +/- ACRES) ALL INTENDED DEVELOPMENT AREA WITH THIS 'SOUTH MOUNTAIN COMMONS' PROJECT
 (A-O) AGRICULTURAL - OVERLAY DISTRICT (46.41 +/- ACRES) STATE ROUTE AND AREA REMAINING FOR FUTURE DEVELOPMENT

PROPOSED LAND USE: RETAIL BUSINESSES AND BUSINESS SERVICES (SECTION 5.2.3.1 AND 5.2.3.2)

BUILDING HEIGHT: 50' MAXIMUM (SECTION 5.2.5.5)

PROPOSED

BUILDING HEIGHT:	BUILDING AREA:
RETAIL 'A' 30'+/-	RETAIL 'A' 94,000 sq. ft.
WAL-MART 30'+/-	WAL-MART 172,334 sq. ft.
GAS STATION 20'	GAS STATION 900 sq. ft.
	TOTAL = 267,234 sq. ft.

LOT COVERAGE DATA:

MAXIMUM BUILDING COVERAGE	= 50%+15%* = 65%* TOTAL
PROPOSED BUILDING COVERAGE	= 15.5% (UNDER CONTRACT)
VEGETATIVE MATERIAL COVERAGE	= 10% MINIMUM
LAWN AND LANDSCAPING COVERAGE PROVIDED	= 33%
INTERIOR LANDSCAPING REQUIRED	= 10% TOTAL PAVING AREA

SETBACKS AND BUFFER YARDS

FRONT YARD	= 50'
SIDE YARD	= 10'
REAR YARD	= 30'
BUFFER YARD	= 15' ALONG STREAM
FRONT YARD BUFFER	= 20'+
PARKING / LOADING SETBACK	= 15'

PARKING REQUIREMENT

SIZE: 9' X 20' (SECTION 9.3.1.3) 9'x18' USING 10'x18'

RETAIL BUSINESS EXCEPT EATING AND DRINKING

ONE (1) SPACE PER 150 SQUARE FEET OF FLOOR AREA, UP TO 800 TOTAL PARKING SPACES, THEN ONE (1) SPACE PER 300 SQUARE FEET OF FLOOR AREA THEREAFTER PLUS ONE PER EMPLOYEE ON TWO (2) LARGEST SHIFTS. (25% REDUCTION*)

FIRST 120,000 sq. ft. FLOOR AREA	= 800 TOTAL SPACES
NEXT 147,234 sq. ft. : 1 SPACE/300 sq. ft.	= 491 SPACES
PLUS, 75 EMPLOYEES	= 75 SPACES
TOTAL REQUIRED	= 1366 SPACES
TOTAL REDUCED SPACES REQUIRED	= 1,025 SPACES
PARKING SPACES PROVIDED (TOTAL)	= 1,309 SPACES

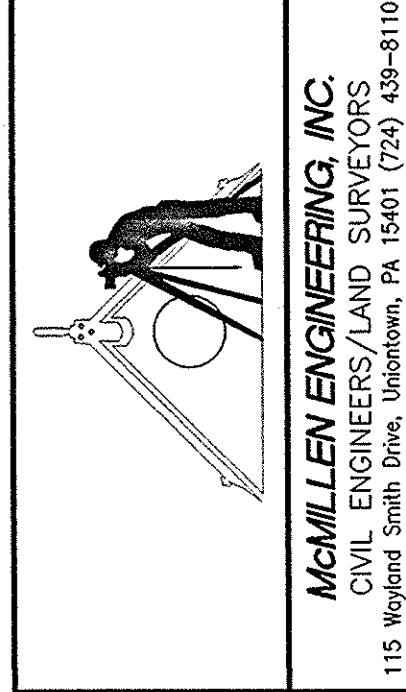
REVISIONS

DATE	DESCRIPTION
1/6/05	ISSUE DATE
	ISSUE DATE

PREPARED FOR:
JZCM, L.P.

4 BARLO CIRCLE
 P.O. BOX 432
 DILLSBURG, PA.
 17019

Wal-Mart Stores, Inc.
 2001 South East 10th Street
 Bentonville, Arkansas 72716-0550
Wal-Mart Supercenter (Store # xxxx-xx)



STATE ROUTE 74 EXTENSION DEDICATION

JZCM, L.P. intended owner of the real estate shown and described herein, do hereby dedicate that we have laid off, plotted, and subdivided, and hereby lay off, plot, and subdivide said State Route 74 Extension. State Route 74 Extension is hereby dedicated to the Commonwealth of Pennsylvania as shown and described herein.

Note of Flood Plains and Wetlands

"Some portions of the subdivision may contain wetlands. Compliance with State and Federal wetlands statutes and regulations is necessary before wetlands are filled or encroached upon by structures. The Pennsylvania Department of Environmental Protection should be contacted for guidance."

Disclaimer of Municipal Liability

The grant of a permit or approval of a plan for any proposed subdivision or land development to be located within any designated Flood Plain Area shall not constitute a representation, guarantee or warranty of any kind by the municipality or by any official or employee thereof of the practicability or safety of the proposed use, and shall create no liability upon the municipality, its officials or employees.

Outside Permits Notes:

- This notice is to inform you that JZCM, L.P. is applying for the following permits from the Pennsylvania Department of Environmental Protection (DEP):
1. General NPDES permit for Stormwater Discharges associated with construction activities.
 2. Sewage Facilities Planning Module (Act 537) approval.
 3. Application for Chapter 105 Joint Permit/USACE Federal Permit Section 404, for water obstruction permitting.
- Acts 67, 68 and 127 of 2000 amended the Municipalities Planning Code (MPC) and directs state agencies to consider comprehensive plans and zoning ordinances under certain conditions as described in Sections 619.2 and 1105 of the MPC.

GENERAL NOTES

- (a) Occupancy permits will not be issued unless the streets shown on the approved Final Plan have been constructed to a mud-free or otherwise permanently passable condition, unless otherwise approved by the Township Zoning Officer and any walkways, curbs, gutters, street lights, fire hydrants, shade trees, water mains, sanitary sewers, storm sewers and other improvements as deemed necessary by the Supervisors for reasonable human habitation, have been installed in accordance with this ordinance.
- (b) Underground pipes, structures, subgrades or base courses will not be covered until inspected and approved by the duly authorized official of the Township. Failure in compliance with this regulation shall provide cause for uncovering of such work, at the applicant's expense, to permit the required inspection.
- (c) Notice shall be given to the Township at least forty-eight (48) hours in advance of commencement of any construction operation to provide for required inspection.
- (d) Whenever any work or materials are found to be not in compliance with the Final Plan and/or applicable Township requirements, a duly authorized Township official, may stop work on the job until such non-compliance is made to comply. It shall be unlawful to do or perform any work in violation of such stop order, except as may be necessary to prevent injury or damage to person or property. Such stop order may be revoked by the Board of Supervisors.
- (e) After Final Plan approval and upon the completion of all required improvements, the applicant shall submit an As-Built Plan prepared by a Professional Engineer or Surveyor in accordance with Section 1203 of this Ordinance.
- (f) For streets proposing bituminous paving mixtures, new street paving and repairs will be limited to the period April 1st to October 31st unless permission is granted by the Roadmaster.

CONSTRUCTION NOTE: "No construction requiring township building permits, shall begin until approval of the final plan and until any other required governmental authorizations are obtained."

DRIVEWAY PERMIT

"A highway occupancy permit is required pursuant to the State Highway Law before access to a State or Township highway is permitted, and access shall only be as authorized by the Permit."

NF John C. & Joan L. Creavey
 DBV 1386 PG 6756
 PARCEL ID
 20-000-OC-0122.B0-00000
 10.00 Acres
 Lot 3 Plan Book OO Pg 322

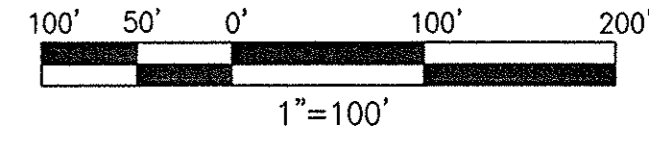
NF John C. & Joan L. Creavey
 DBV 42D PG 339
 PARCEL ID
 20-000-OC-0122.00-00000
 2.85 Acres

NF William H. & Virginia M. Wessels
 DBV 1523 PG 7987
 PARCEL ID
 20-000-PC-0066.D0-00000
 21.25 Acres

NF Douglas E. Speck
 DBV 1518 PG 973
 PARCEL ID
 20-000-OC-0124.00-00000
 40.24 Acres
 Lot 4 Plan Book FF Pg 136

NF William H. & Virginia M. Wessels
 DBV 1456 PG 5657
 PARCEL ID
 20-000-OC-0130.00-00000

NF William H. & Virginia M. Wessels
 DBV 1456 PG 5657
 PARCEL ID
 20-000-OC-0130.A0-00000



Flood Hazard Note

The subject property is located on Community Plan Number 422216 0010 A and is located in Zone C. The wetlands and flood plains depicted hereon were compiled from data provided by GTS Technologies dated April 2004.

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PRELIMINARY PLAN

**SOUTH MOUNTAIN COMMONS
 PRELIMINARY IMPROVEMENT PLAN
 PROJECT LOCATION
 Dillsburg,
 Carroll Township, York County
 Pennsylvania**

PROJECT NO: 2004-112 | DRAWN BY: VS | CHECKED BY: CS

ORIGINAL (Preliminary Plan)
 ISSUE DATE: December 11, 2004

PERMIT SET
 ISSUE DATE:

CONSTRUCTION SET
 ISSUE DATE:

DRAWING NUMBER:
SHT-1