

FINAL LAND DEVELOPMENT PLAN

FOR

283 COMMERCE CENTER - BUILDING #1

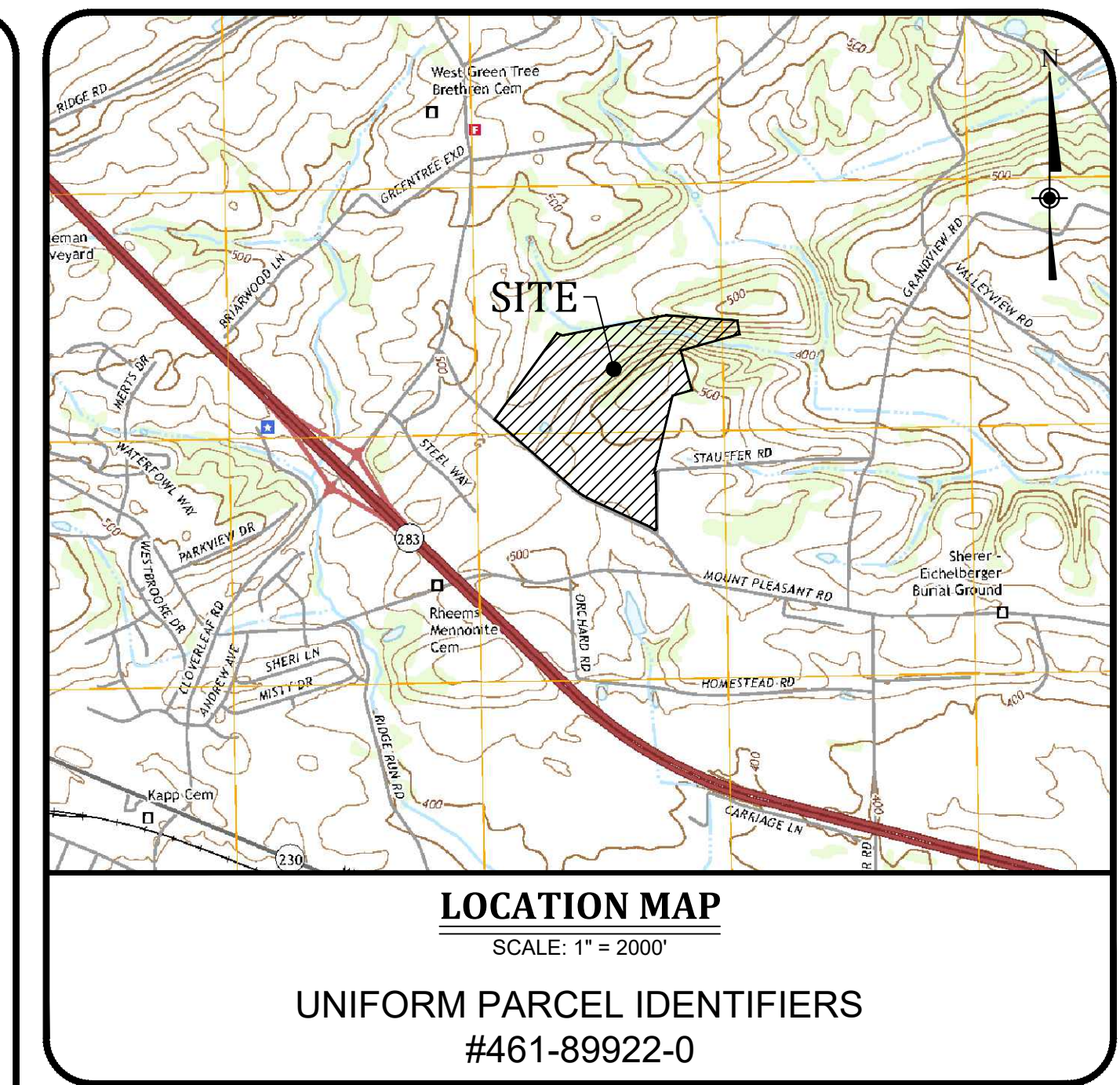
FOR

PDC NORTHEAST LP IV, LLC

MOUNT JOY TOWNSHIP

LANCASTER COUNTY, PENNSYLVANIA

JANUARY 03, 2023



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LANCASTER COUNTY PLANNING COMMISSION

THIS PLAN, BEARING LOPC FILE NO. _____, WAS REVIEWED BY STAFF OF THE LANCASTER COUNTY PLANNING DEPARTMENT ON _____, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, OF 1968, AS AMENDED. THIS CERTIFICATE DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

CHAIRMAN DESIGNEE _____ DATE _____

MOUNT JOY TOWNSHIP ENGINEER

REVIEWED BY THE MOUNT JOY TOWNSHIP ENGINEER.

TOWNSHIP ENGINEER _____ DATE _____

MOUNT JOY TOWNSHIP PLANNING COMMISSION

AT A MEETING ON _____, 20____, THE MOUNT JOY TOWNSHIP PLANNING COMMISSION APPROVED THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILED WITH THE COMMISSION IN MOUNT JOY TOWNSHIP PLANNING COMMISSION FILE NO. _____ BASED UPON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

CHAIRMAN _____

VICE CHAIRMAN _____

MOUNT JOY TOWNSHIP BOARD OF SUPERVISORS

AT A MEETING ON _____, 20____, THE MOUNT JOY TOWNSHIP BOARD OF SUPERVISORS GRANTED FINAL PLAN APPROVAL OF THIS PROJECT, INCLUDING THE COMPLETE SET OF PLANS MARKED SHEETS _____ THROUGH _____ WHICH FORM A PART OF THE APPLICATION DATED NO. _____ LAST REVISED _____ AND BEARING MOUNT JOY TOWNSHIP FILE NO. _____ BASED ON ITS CONFORMITY WITH THE STANDARDS OF CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

CHAIRMAN _____

VICE CHAIRMAN _____

STATEMENT OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OFFER OF DEDICATION

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, BEING _____ OF _____, THE _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

SIGNATURE _____

NAME _____

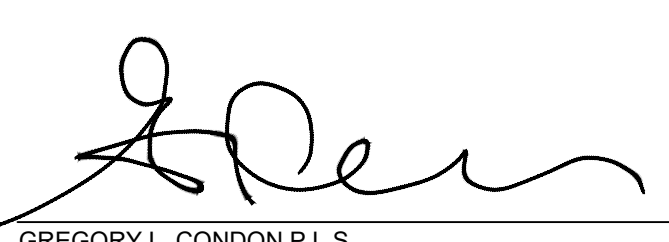
MY COMMISSION EXPIRES _____, 20____

STATE OF _____

COUNTY OF _____

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT.

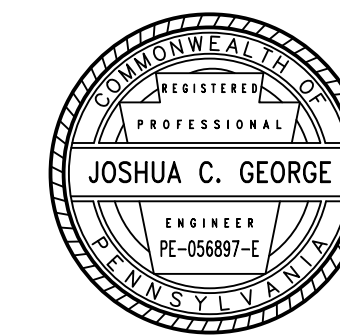
01/03/23 
GREGORY L. CONDON P.L.S.



STORM WATER MANAGEMENT PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH CHAPTER 119, SUBDIVISION AND LAND DEVELOPMENT, AND CHAPTER 113, STORMWATER MANAGEMENT.

01/03/23 
JOSHUA C. GEORGE, P.E. REG. NO. 056897-E



RECORDER OF DEEDS CERTIFICATION

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR LANCASTER COUNTY, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____, THIS _____ DAY OF _____, 20____.

AS INSTRUMENT NUMBER: _____

SUMMARY OF WAIVERS

AT A MEETING ON _____, 20____, THE MOUNT JOY TOWNSHIP BOARD OF SUPERVISORS APPROVED THE FOLLOWING WAIVERS:

- CHAPTER 113 - STORMWATER MANAGEMENT
- \$113-32.A.(2)(c) - MAXIMUM LOADING RATIOS
 - \$113-37.A.(1)(e)(3) - MAXIMUM EMERGENCY SPILLWAY WIDTH

- CHAPTER 119 - SALDO
- \$119-25 - PRELIMINARY REVIEW PROCESS
 - \$119-31.A.(3) - PLAN SHEET SIZE
 - \$119-82.I.(1)(c) - MINIMUM HORIZONTAL CURVE (STEEL WAY)
 - \$119-82.J.(3) - IMPROVEMENT OF EXISTING STREETS AND INTERSECTIONS (STAUFFER ROAD)
 - \$119-82.M.(3) - MINIMUM LENGTH OF CUL-DE-SAC (STEEL WAY)

SPECIAL EXCEPTION APPROVAL

AT A MEETING ON _____, 20____, THE ZONING HEARING BOARD GRANTED APPROVAL FOR THE PROPOSED USE (WAREHOUSING WITH BUILDING AREA EXCEEDING 50,000 SQUARE FEET).

APPLICANT

PDC NORTHEAST LP IV, LLC
6099 ALLENTOWN BLVD SUITE 127
HARRISBURG, PA 17112
(717) 649-9588
ATTN: JOE PETERS

OWNER

FRANKLIN B. GREINER JR.
700 CORNWALL MOUNTAIN ROAD
LITITZ, PA 17543

LIST OF UTILITIES

SERIAL NUMBER: [20221612420]-[000] & [20213161628]-[000]

COMPANY: COMCAST
ADDRESS: 339 BALTIMORE RD
SHIPPENSBURG, PA, 15257
CONTACT: WILLIAM MAYS
EMAIL: william_mays@comcast.com

COMPANY: FIRST ENERGY PENELEC
ADDRESS: 21 S MAIN ST
AKRON, OH 44308
CONTACT: CARA WARREN
EMAIL: CARAWARREN@FIRSTENERGYCORP.COM

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 400 INTERNATIONAL PARKWAY
RICHARDSON, TX, 75081
CONTACT: DEAN BOYERS
EMAIL: INVESTIGATIONS@verizon.com

COMPANY: MOUNT JOY TOWNSHIP LANCASTER COUNTY
ADDRESS: 8883 ELIZABETHTOWN RD
ELIZABETHTOWN, PA, 17022
CONTACT: KEN EBERSOLE
EMAIL: KEN@MOUNTJOYTPA.ORG

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 434 SUSQUEHANNA TRAIL
NORTHUMBERLAND, PA, 17857
CONTACT: DOUG HALPIT
EMAIL: dhalp@pplweb.com

COMPANY: LUMEN/CENTURYLINK
ADDRESS: 200 TECHNOLOGY DRIVE
PITTSBURGH, PA, 15219
CONTACT: DAN SHENTO
EMAIL: DAN.SHENTO@LUMEN.COM

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR
MIDDLETOWN, PA, 17057
CONTACT: STEPHEN BATEMAN
EMAIL: sbateman@ugi.com

COMPANY: ELIZABETHTOWN AREA WATER AUTHORITY
ADDRESS: 211 W HUMMELSTOWN STREET
ELIZABETHTOWN, PA, 17022
CONTACT: DEL BECKER

COMPANY: ELIZABETHTOWN REGIONAL SEWER AUTHORITY
ADDRESS: 235 ERSB DR
ELIZABETHTOWN, PA, 17022
CONTACT: STEVEN RETTEW
EMAIL: steve@ersapa.com

COMPANY: MET ED FIRSTENERGY
ADDRESS: 2800 POTTSVILLE PIKE
READING, PA, 19605
CONTACT: PETE HACHEM
EMAIL: PHACHEM@FIRSTENERGYCORP.COM

ACT 287

LANDWORKS CIVIL DESIGN, LLC HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT 287 OF 1974, OF THE PENNSYLVANIA LEGISLATURE, IT HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THESE DRAWINGS:

- PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC REQUESTED FROM EACH USER'S OFFICE DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN (10) NOR MORE THAN (90) WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
- PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE ONE CALL SYSTEM SERVING THE LOCATION WHERE EXCAVATION IS TO BE PERFORMED.
- PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, LANDWORKS CIVIL DESIGN, LLC HAS SHOWN UPON THESE DRAWINGS "THE POSITION AND TYPE OF EACH LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2), THE SERIAL NUMBER PROVIDED BY THE ONE CALL SYSTEM, THE TOLL-FREE ONE CALL SYSTEM PHONE NUMBER, AND THE NAME OF THE USER, THE USER'S DESIGNATED OFFICE ADDRESS AND PHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 4, CLAUSE (5) OF SAID ACT."

AND LANDWORKS CIVIL DESIGN, LLC DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT LANDWORKS CIVIL DESIGN, LLC IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT NO. 181 OF 2006.

ONE CALL SYSTEM SERIAL NO. NOTIFICATION:

DATE: 2022

ONE CALL SYSTEM SERIAL NUMBER: #20221612420 & #20213161628



CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
(8) WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND (10) WORKING
DAYS IN DESIGN STAGE - STOP CALL

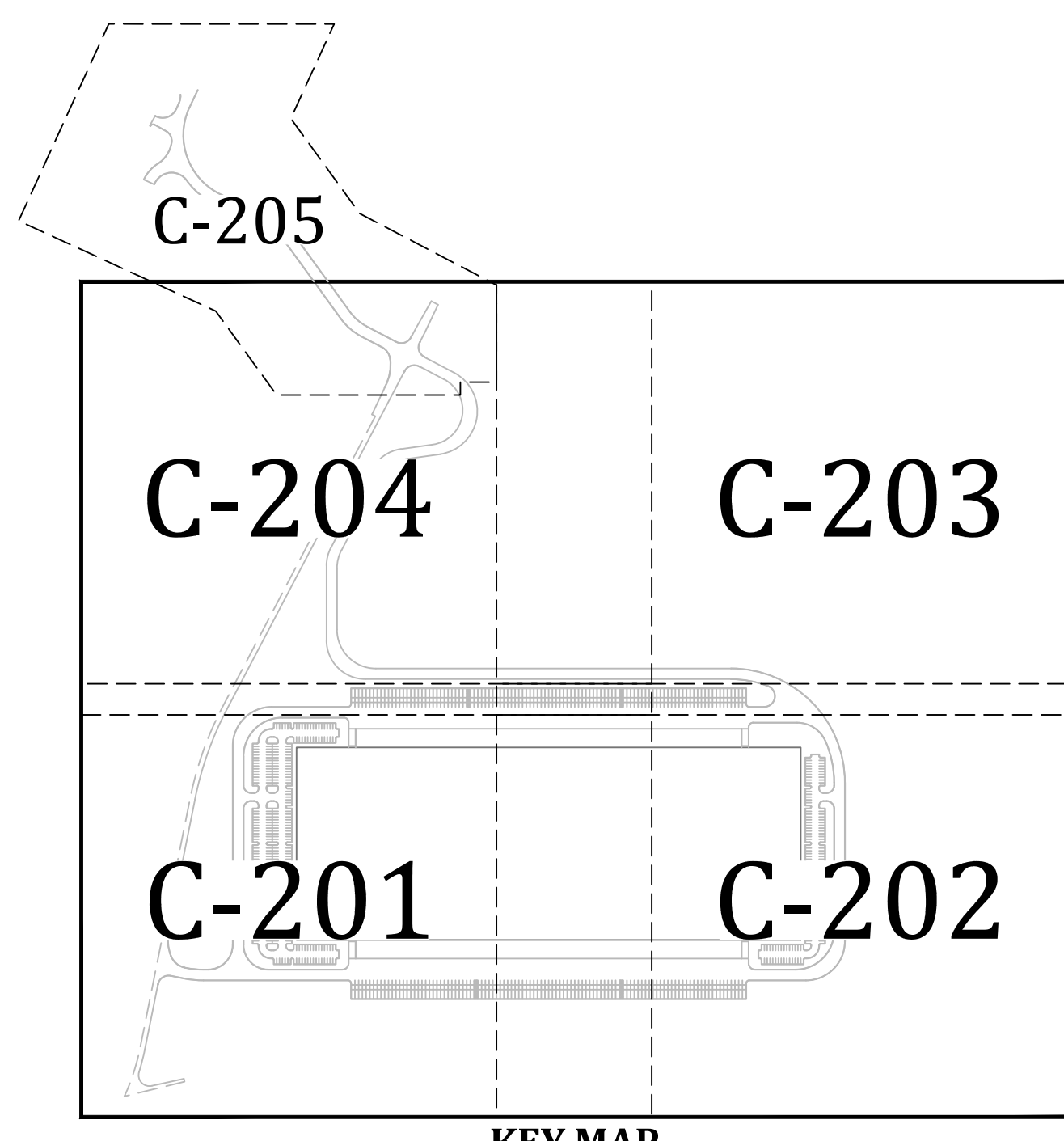
PROJECT NAME
283 COMMERCE CENTER - BUILDING #1

PROJECT NO. 22-0123-005 **SHEET 1 OF 54**
C-100

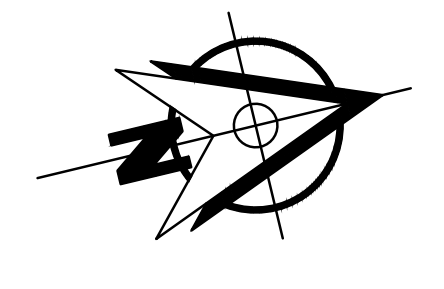


LANDWORKS
CIVIL DESIGN, LLC
land development consultants

1195 VIRGINIA AVENUE YORK, PA 17403
p (717) 891-1195 www.landworksacd.com

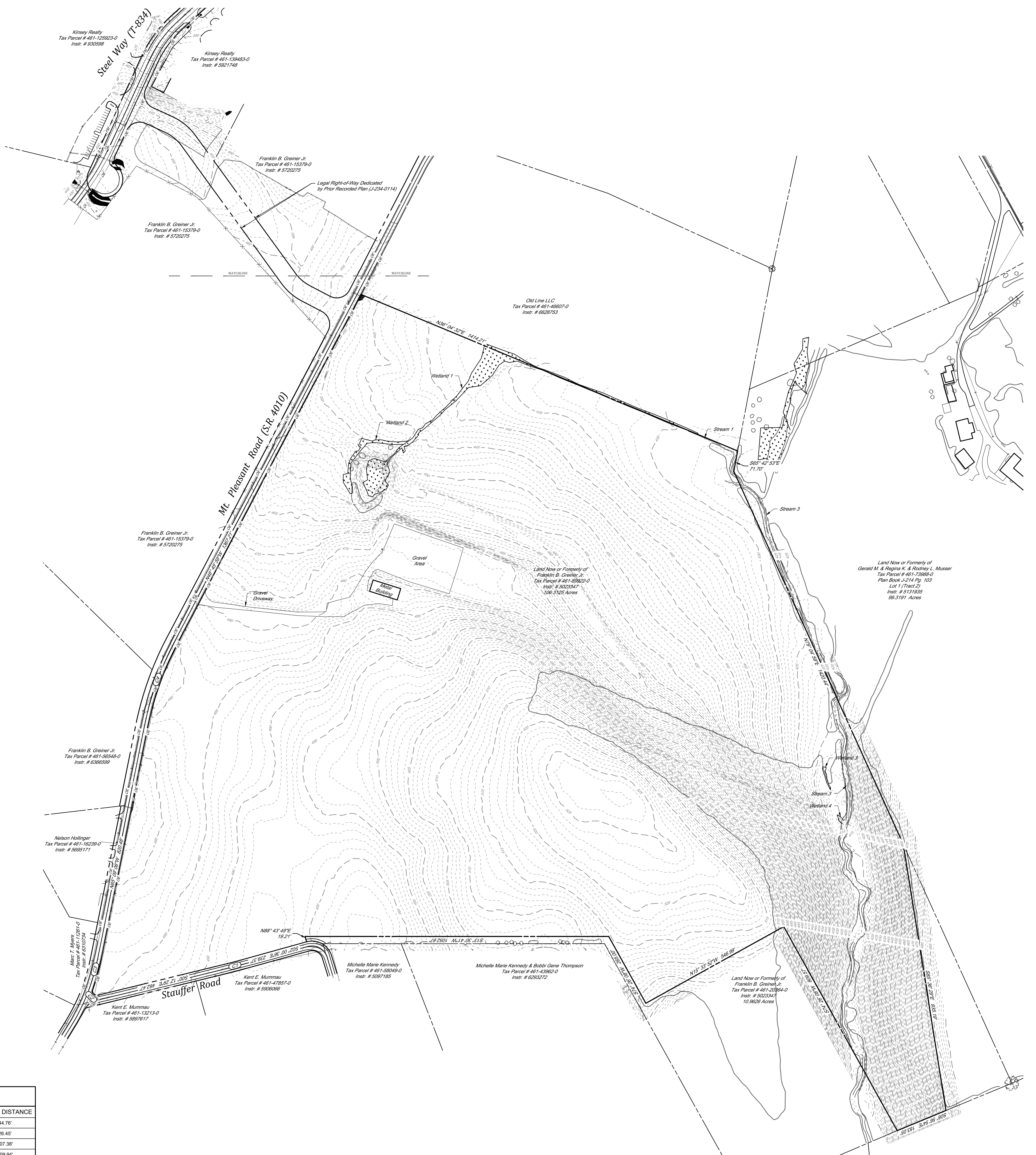


KEY MAP
SCALE: 1" = 500'

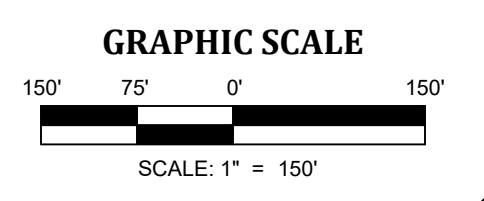


LEGEND

- EXISTING BOUNDARY LINE
- EXISTING ADJOINER BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING CONTOUR LINE
- EXISTING STREAM
- MUNICIPAL BOUNDARY LINE
- EXISTING GRAVEL DRIVE
- EXISTING VEGETATION
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUIDE RAIL
- EXISTING WETLANDS
- EXISTING UTILITY POLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM PIPE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC MANHOLE
- EXISTING COMMUNICATIONS MANHOLE
- EXISTING CABLE TV BOX
- EXISTING GAS METER
- EXISTING GAS MANHOLE
- EXISTING TELEPHONE BOX
- EXISTING WATER METER PIT
- EXISTING WATER MANHOLE
- EXISTING WELL
- EXISTING LIGHT STANDARD



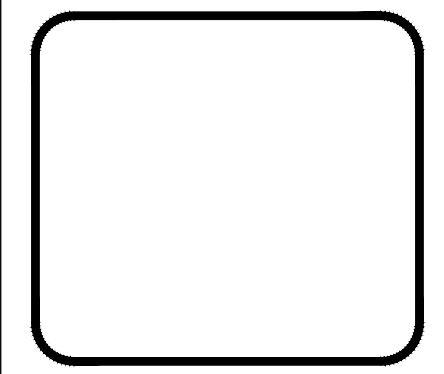
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	44.76'	1423.50'	S 01°08'32" E	44.76'
C2	32.38'	15.00'	S 61°38'31" W	28.45'
C3	107.49'	712.50'	S 60°49'48" E	107.38'
C4	311.00'	1087.50'	N 60°57'33" W	309.94'



PROJ. MGR. - JUB
DESIGN - TBF
CADD - TBF
CHECKED - JUB

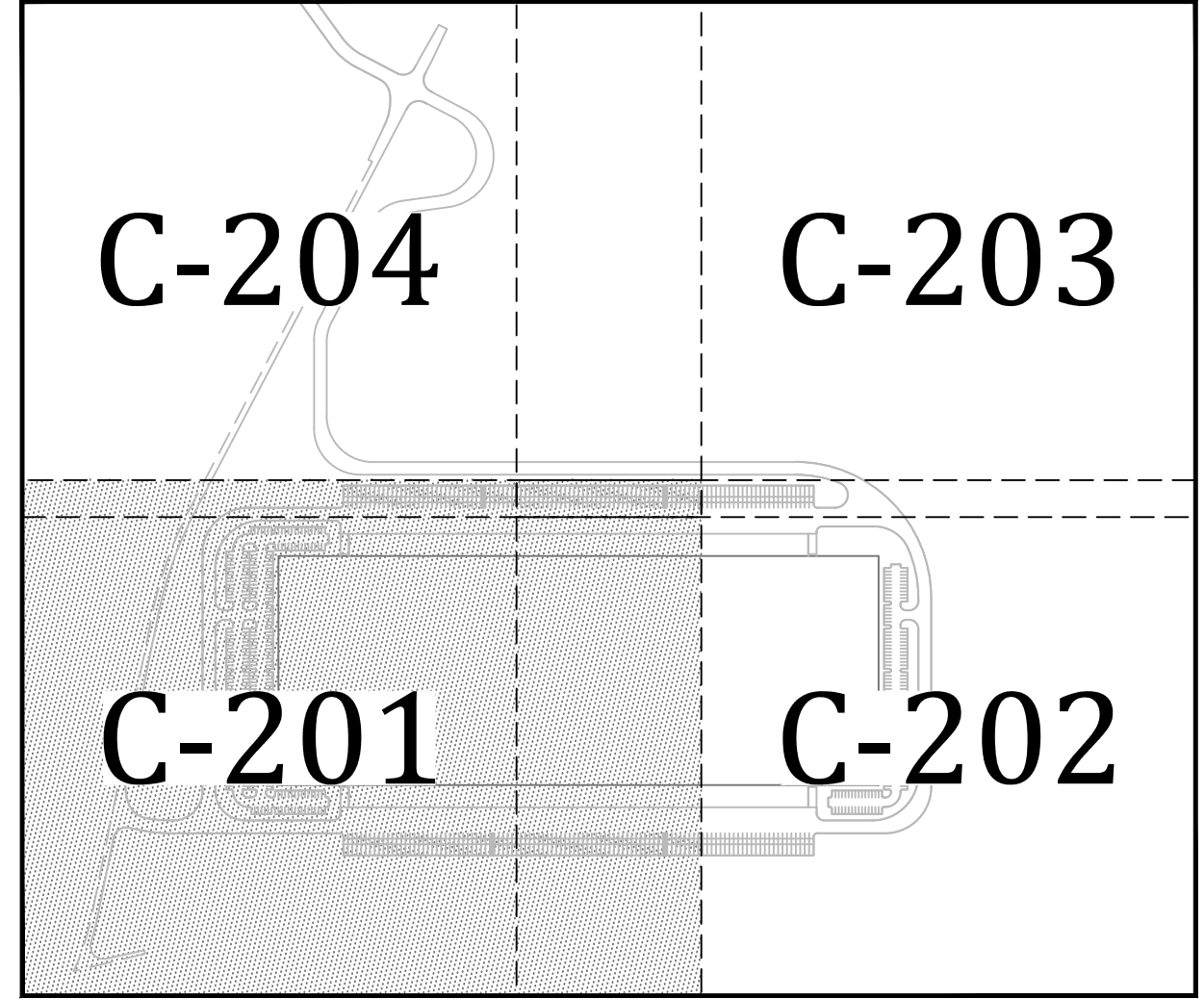
NO.	DATE	REVISION

LANDWORKS
CIVIL DESIGN, LLC
land development consultants
1405 HUNTERS AVENUE
17373 PHILADELPHIA, PA 19104
www.landworksllc.com

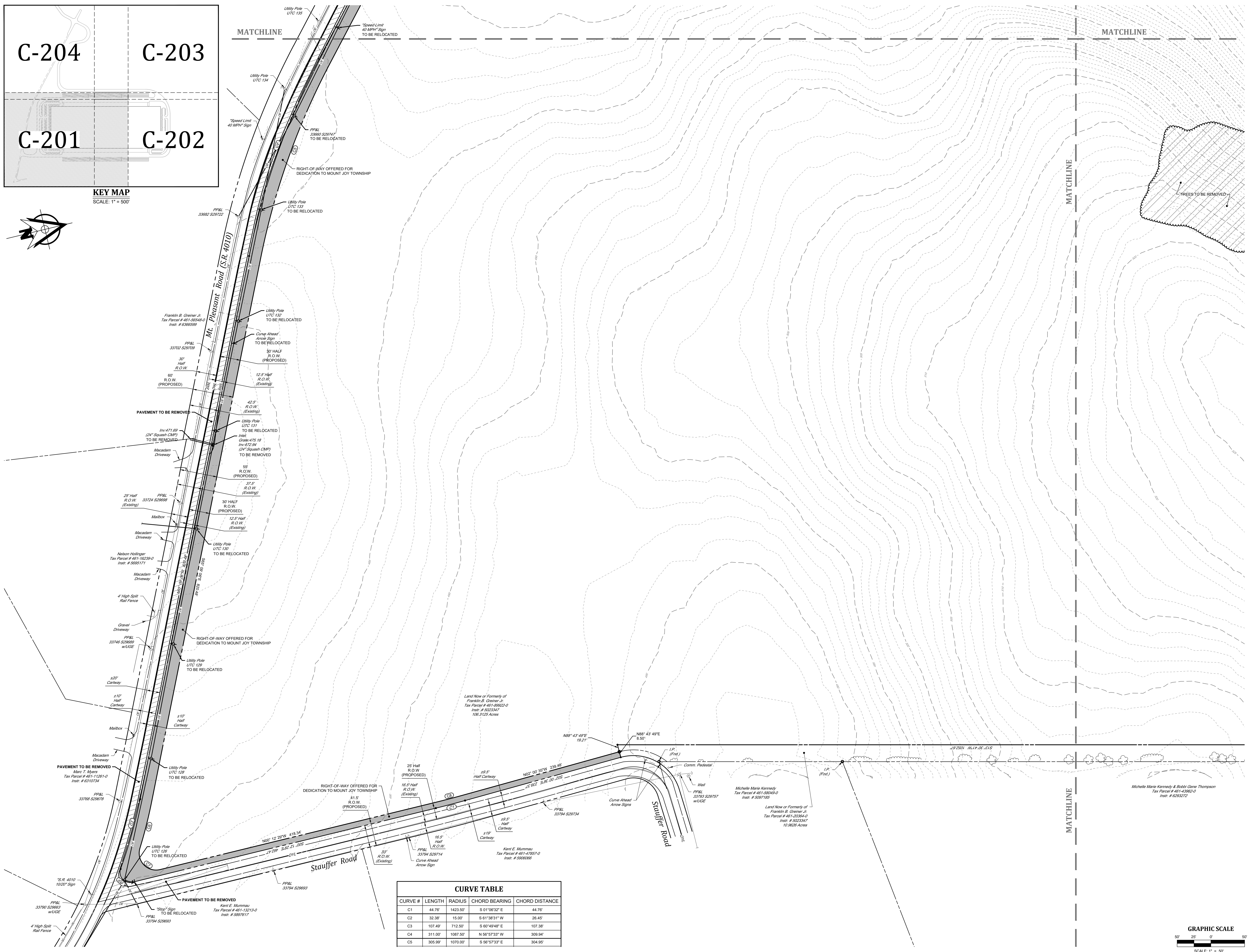
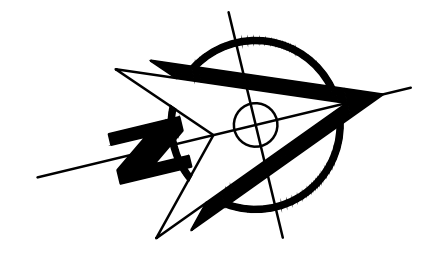


OVERALL EXISTING CONDITIONS PLAN
FOR
283 COMMERCE CENTER - BUILDING #1
FOR
PDC NORTHEAST LP, LLC
LANCASTER COUNTY, PENNSYLVANIA
MOUNT JOY TOWNSHIP

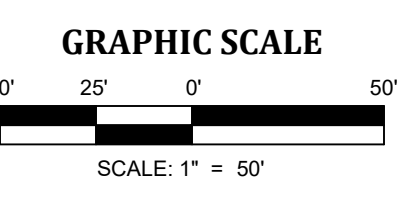
PROJECT NO.
22-0123-005
DATE: 01/03/23
SCALE: 1" = 150'
SHEET **3 OF 54**
C-200



KEY MAP
SCALE: 1" = 500'



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	44.76'	1423.50'	S 01°06'32" E	44.76'
C2	32.38'	15.00'	S 61°38'31" W	26.45'
C3	107.49'	712.50'	S 60°49'48" E	107.38'
C4	311.00'	1087.50'	N 56°57'33" W	309.94'
C5	306.99'	1070.00'	S 56°57'33" E	304.95'

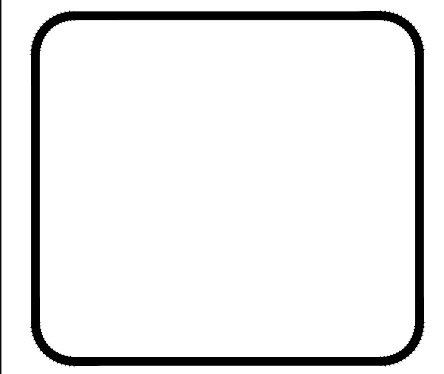


PROJ. MGR. -	JUB
DESIGN -	TBF
CADD -	TBF
CHECKED -	JUB

NO.	DATE	REVISION

LANDWORKS
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land development consultants

1145 HUNSBURG AVENUE
#1727, SUITE 1105
NEW PATENT
www.landworksllc.com



DEMOLITION PLAN
FOR
283 COMMERCE CENTER - BUILDING #1
FOR
PDC NORTHEAST LP IV, LLC

MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO.
22-0123-005

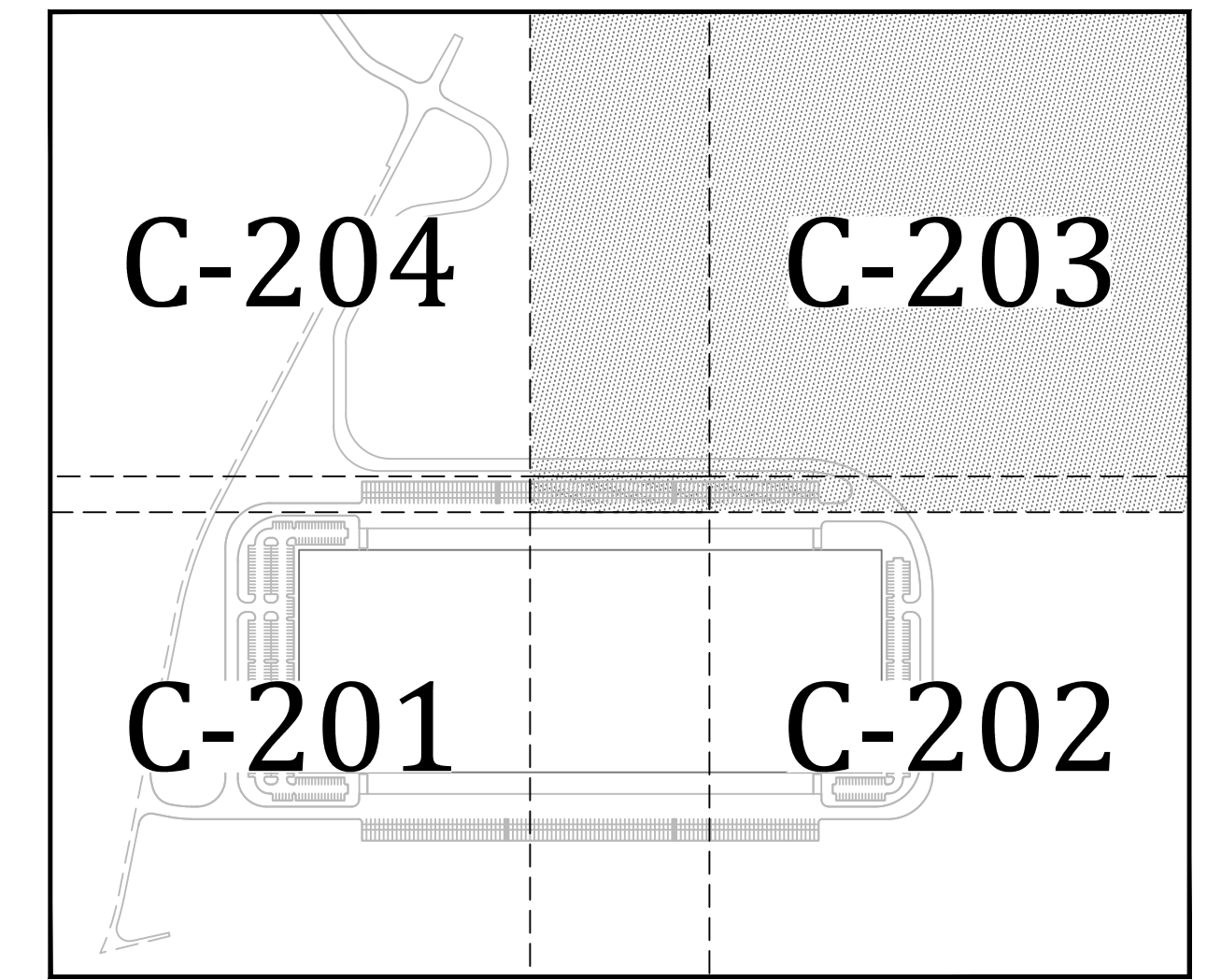
DATE: 01/03/23

SCALE: 1" = 50'

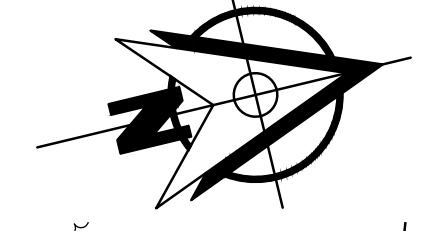
SHEET 4 OF 54

C-201

PROJ. MGR. -	JUB
DESIGN -	TBF
CADD -	TBF
CHECKED -	JUB



KEY MAP
SCALE: 1" = 50'



NO.	DATE	REVISION

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CIVIL DESIGN, LLC
land development consultants

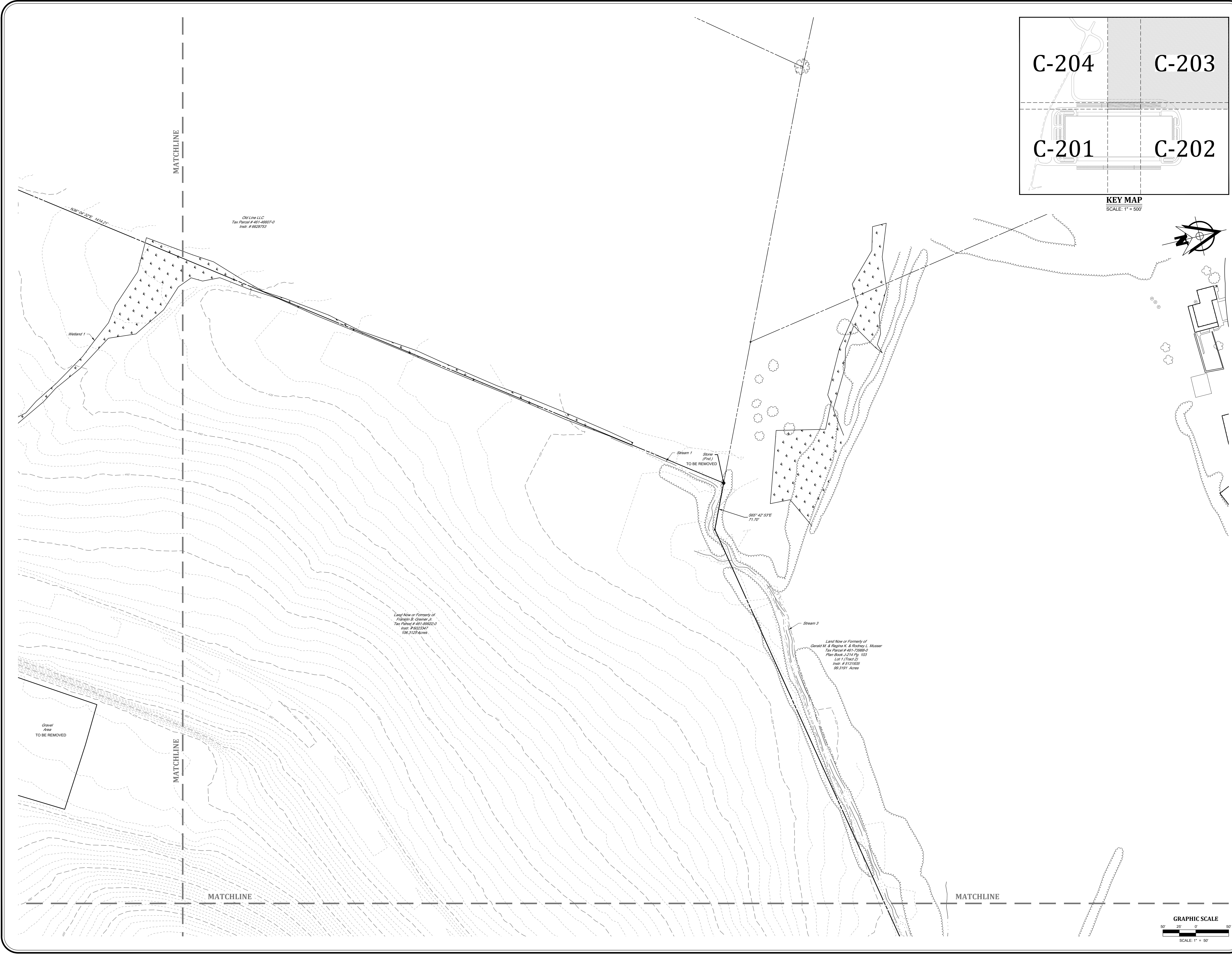
1405 HUNTING AVE. #103
P. (717) 891-1195
WWW.LANDWORKS.COM



DEMOLITION PLAN
FOR
283 COMMERCE CENTER - BUILDING #1
FOR
PDC NORTHEAST LP IV, LLC

MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO.
22-0123-005
DATE: 01/03/23
SCALE: 1" = 50'
SHEET **6 OF 54**
C-203



MATCHLINE

MATCHLINE

MATCHLINE

MATCHLINE

Old Line LLC
Tax Parcel # 461-48807-0
Instr. # 8628753

Land Now or Formerly of
Franklin B. Greiner, Jr.
Tax Parcel # 461-89522-0
Instr. # 8025347
100.3154 Acres

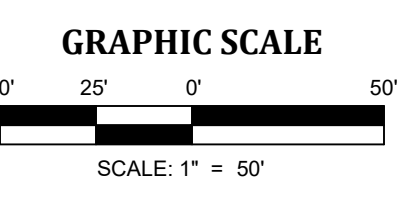
Land Now or Formerly of
Gerald M. & Regina K. & Rochoy L. Musser
Tax Parcel # 461-73888-0
Plan Book - 27473; 101
Lot 1 (Tract 2)
Instr. # 5131626
88.3151 Acres

Gravel Area
TO BE REMOVED

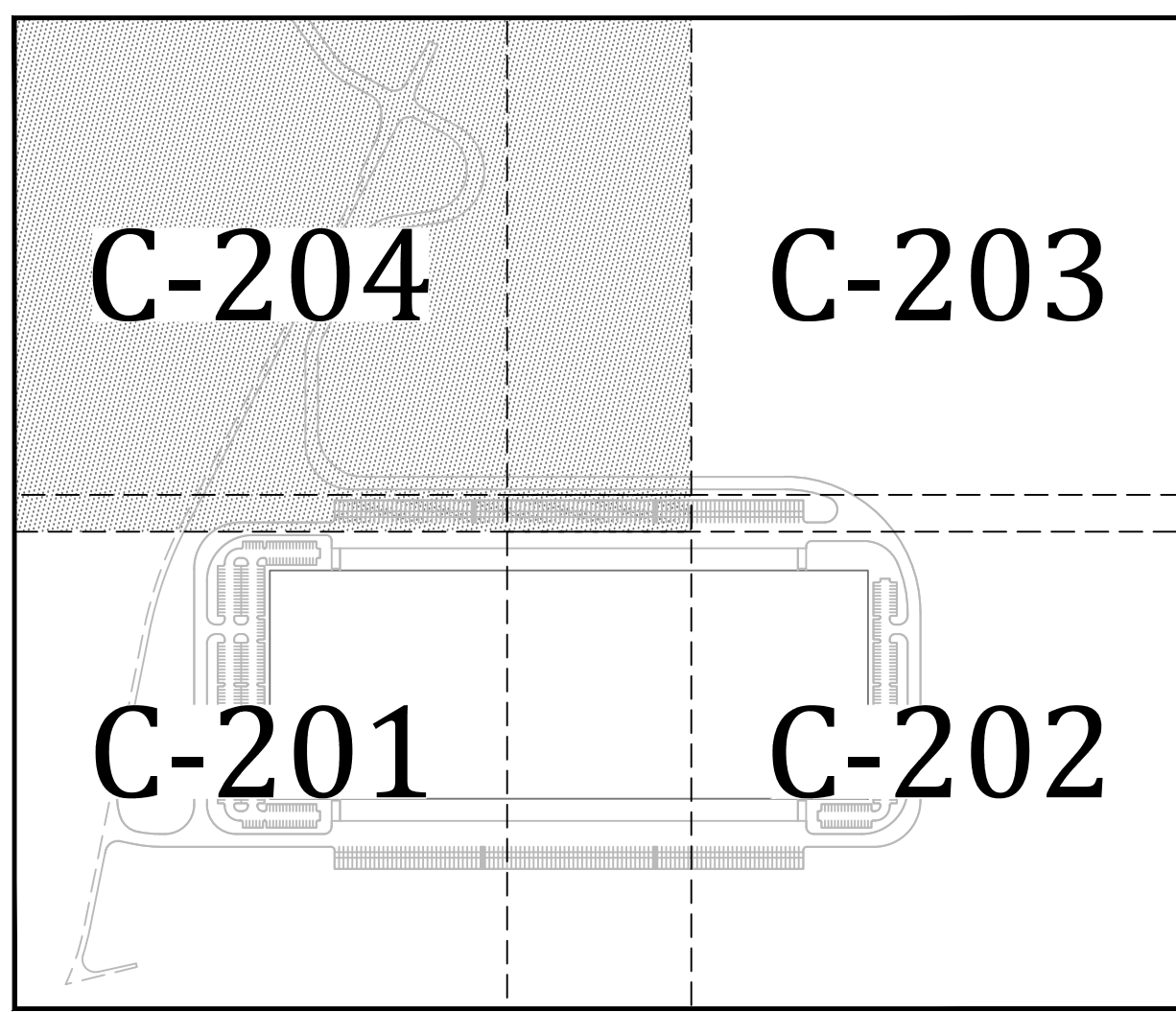
Stream 1 Stone (Prod.)
TO BE REMOVED

S85° 42' 53" E
71.70'

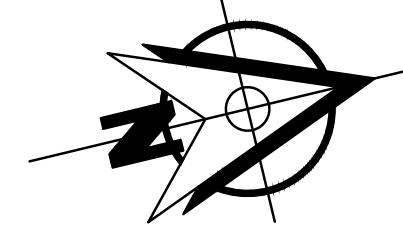
Stream 3



22-0123-005-06.dwg
 PDC Northeast LP IV, LLC
 283 Commerce Center - Building #1
 Demolition Plan
 1/3/23
 TBF

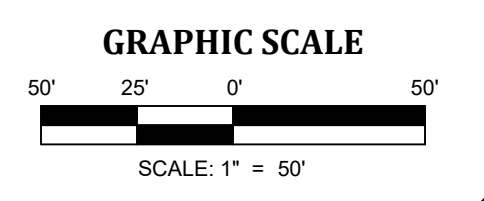
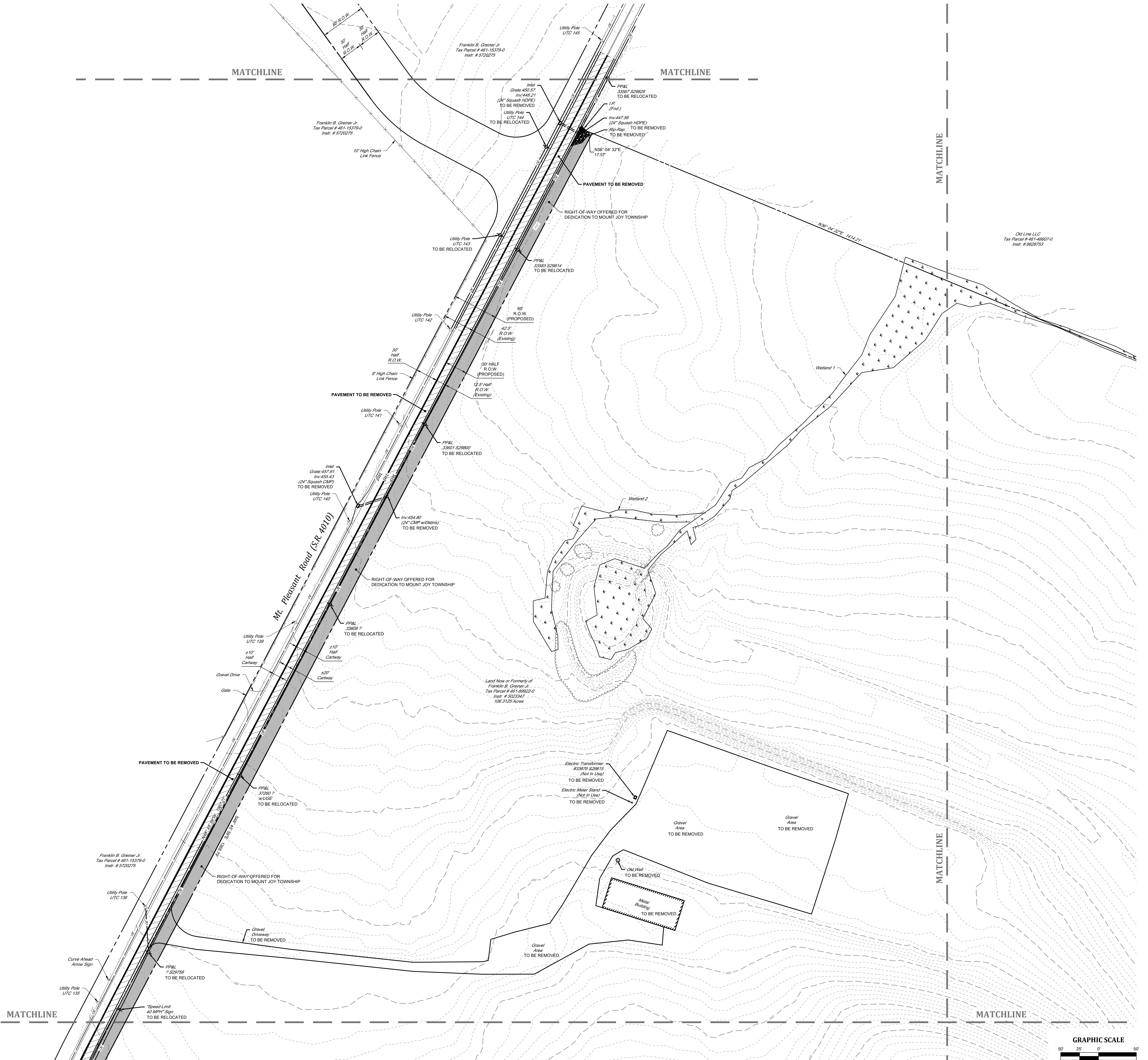


KEY MAP
SCALE: 1" = 500'



LEGEND

- EXISTING BOUNDARY LINE
- EXISTING ADJOINER BOUNDARY LINE
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- EXISTING LIGHT STANDARD

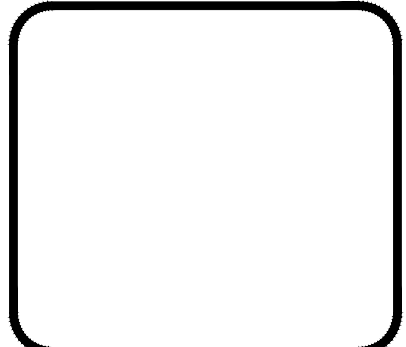


PROJ. MGR.	JUB
DESIGN	TBF
CADD	TBF
CHECKED	JUB

NO.	DATE	REVISION

LANDWORKS
CIVIL DESIGN, LLC
land development consultants

1145 HUNSMAN AVENUE
17373 SUITE 1105
NEW PA, PA 17303
www.landworksllc.com

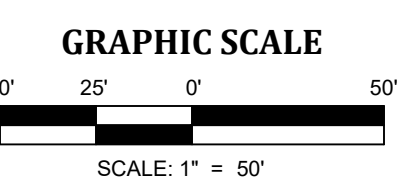
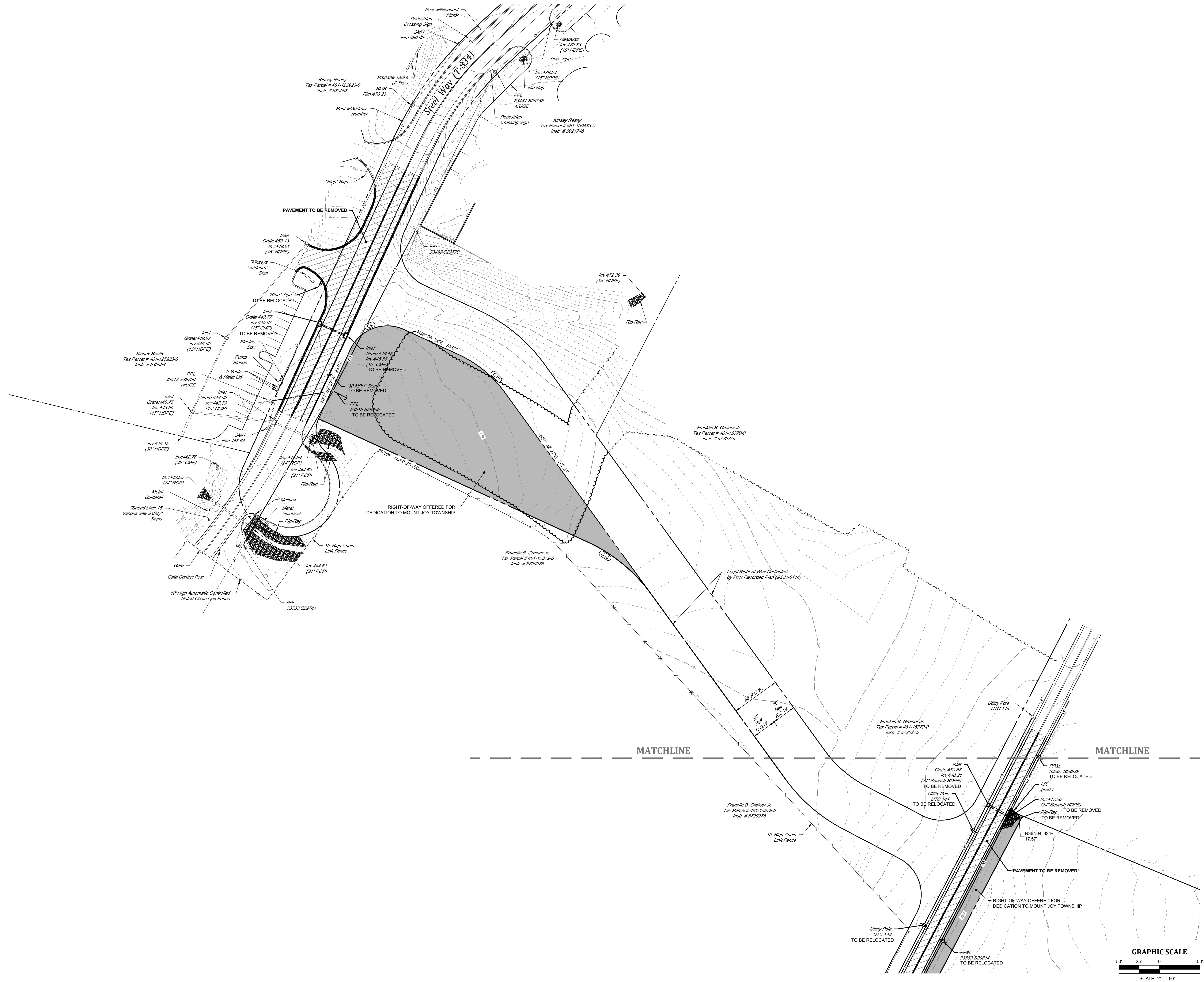
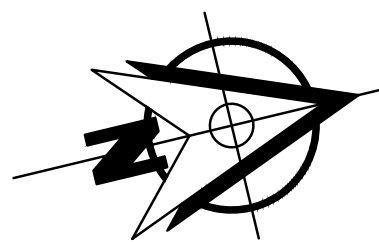
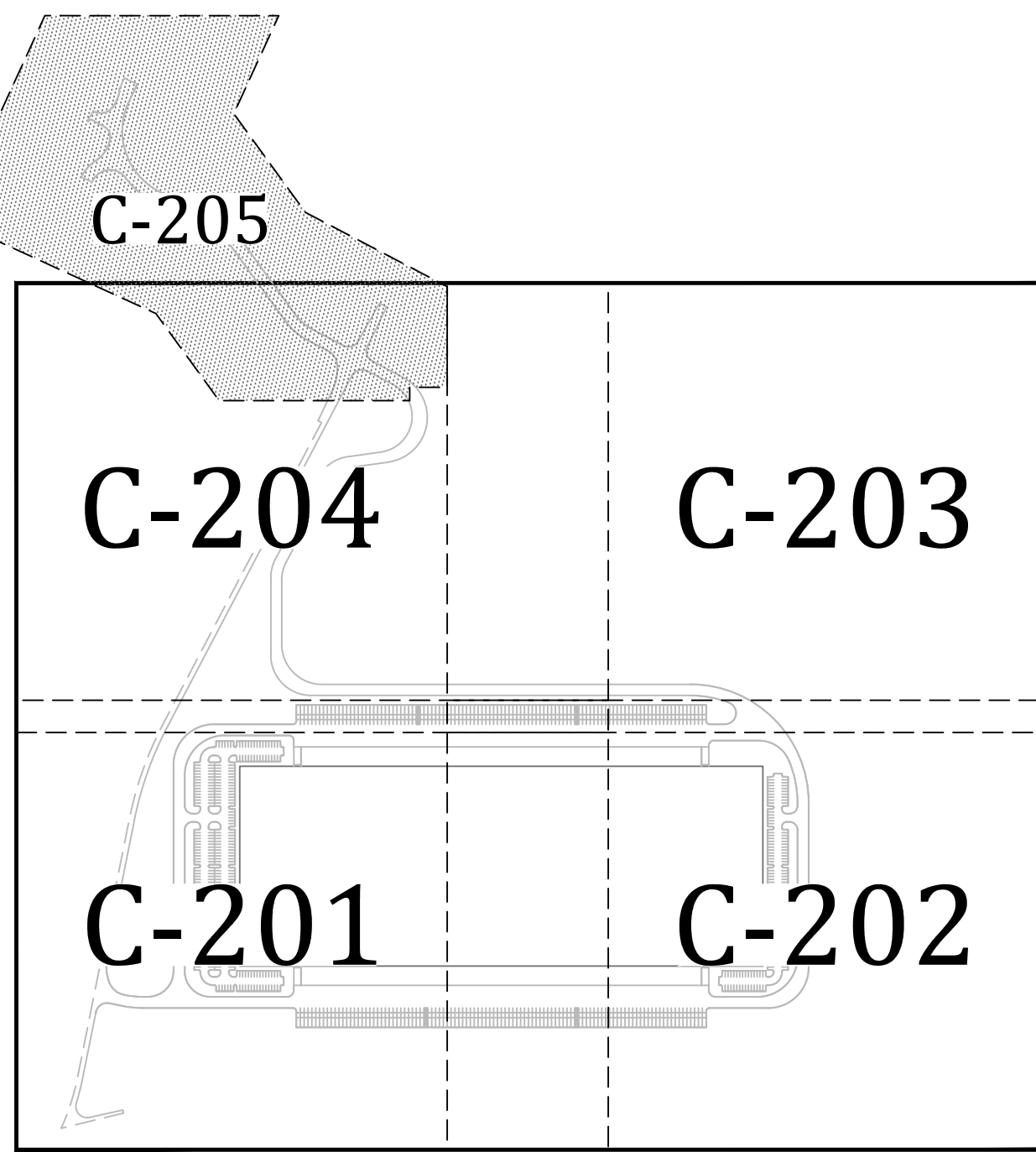


DEMOLITION PLAN
FOR
283 COMMERCE CENTER - BUILDING #1
FOR
PDC NORTHEAST LP, LLC

MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO.
22-0123-005
DATE: 01/03/23
SCALE: 1" = 50'
SHEET 7 OF 54
C-204

22-0123-005-001 (SHEET) - 283 COMMERCE CENTER - BUILDING #1 - DEMOLITION PLAN
 DATE: 01/03/23 11:00 AM
 22-0123-005-001 (SHEET) - 283 COMMERCE CENTER - BUILDING #1 - DEMOLITION PLAN
 DATE: 01/03/23 11:00 AM
 22-0123-005-001 (SHEET) - 283 COMMERCE CENTER - BUILDING #1 - DEMOLITION PLAN
 DATE: 01/03/23 11:00 AM
 22-0123-005-001 (SHEET) - 283 COMMERCE CENTER - BUILDING #1 - DEMOLITION PLAN
 DATE: 01/03/23 11:00 AM



LANDWORKS
 CIVIL DESIGN, LLC
 land development consultants

1105 HUNSMAN AVENUE
 # 1727, SUITE 1105
 MOUNT JOY, PA 17053
 www.landworksllc.com

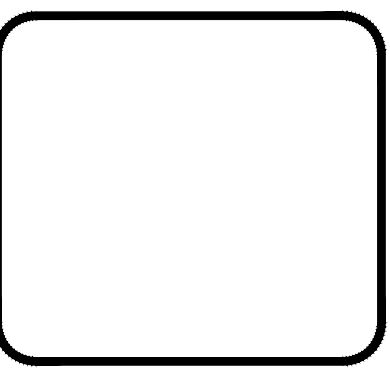
DEMOLITION PLAN
 FOR
283 COMMERCE CENTER - BUILDING #1
 FOR
 PDC NORTHEAST LP, LLC
 MOUNT JOY TOWNSHIP
 LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO.
 22-0123-005
 DATE: 01/03/23
 SCALE: 1" = 50'
 SHEET **8 OF 54**
C-205

NO.	DATE	REVISION

LANDWORKS
CIVIL DESIGN, LLC
land development consultants

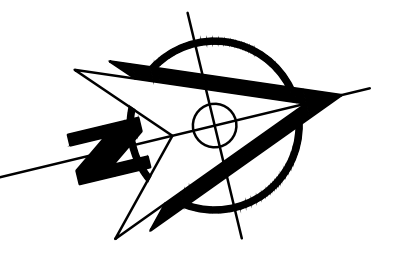
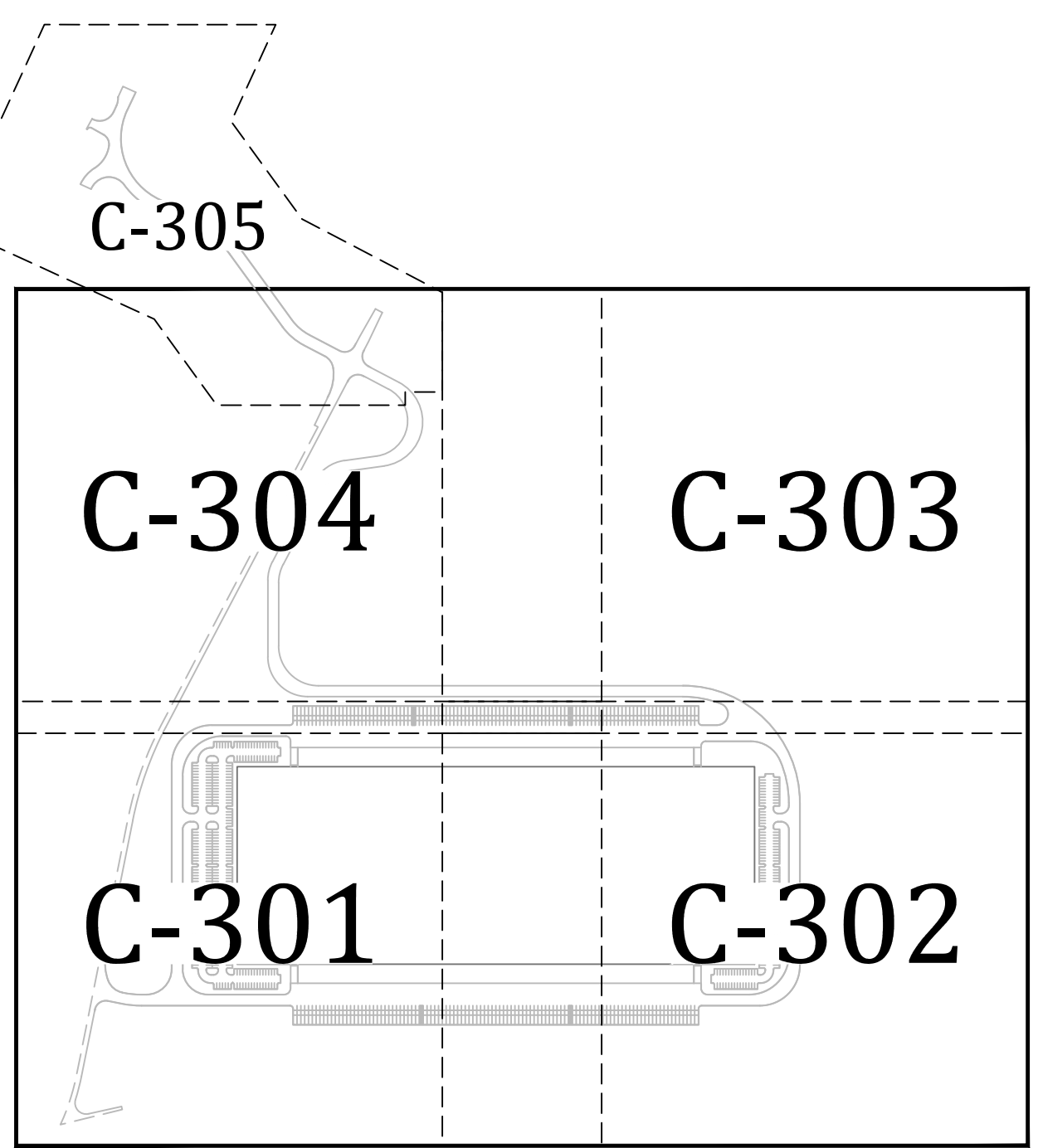
1145 HUNTINGDALE AVENUE
17273
SRU 17105
WWW.LANDWORKS.COM



OVERALL SITE PLAN
FOR
283 COMMERCE CENTER - BUILDING #1
FOR
PDC NORTHEAST LP IV, LLC

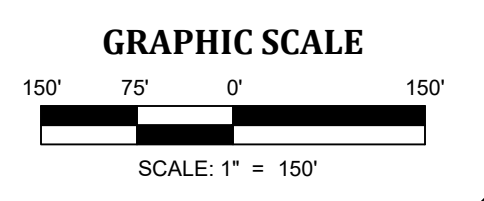
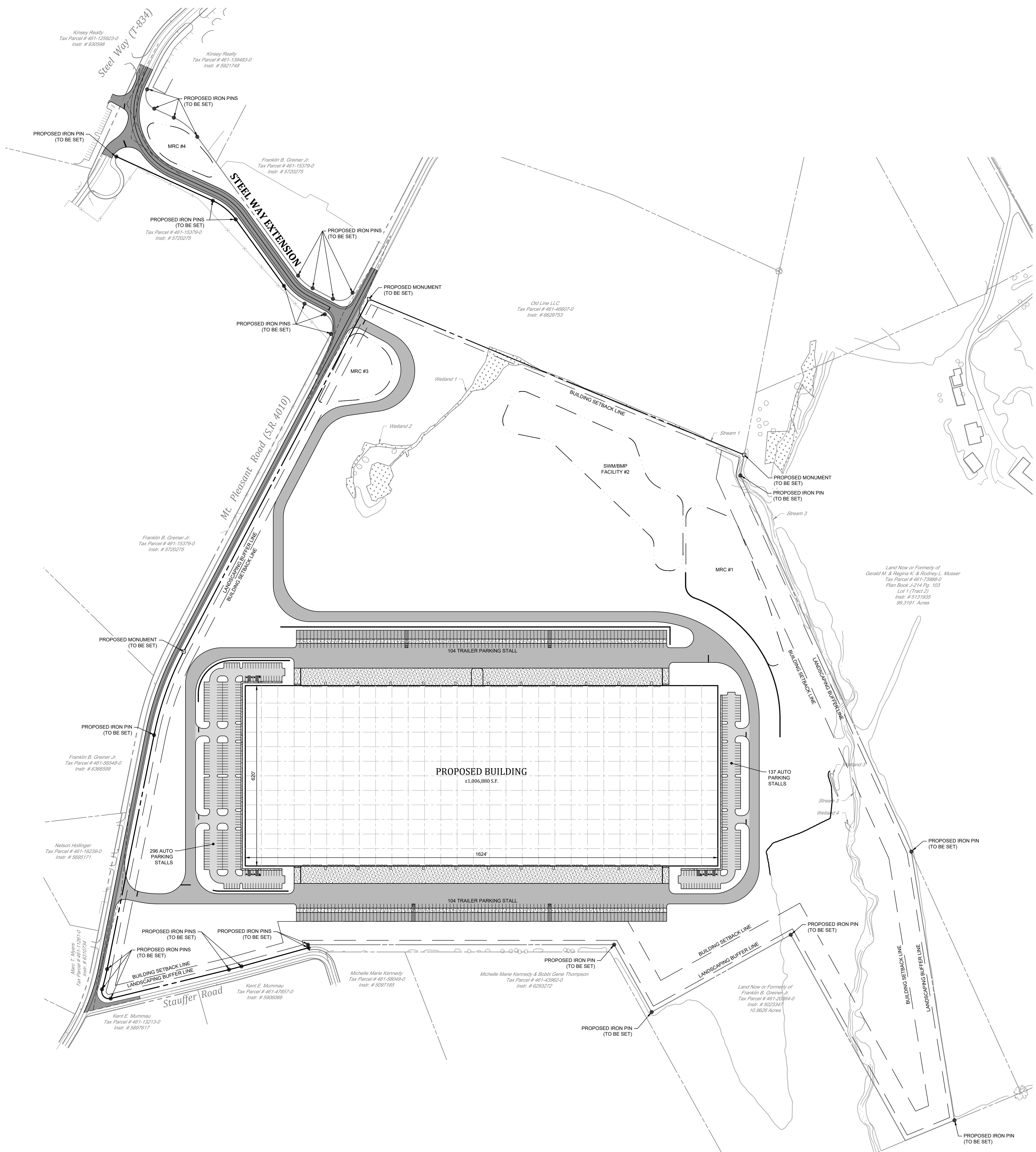
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO.
22-0123-005
DATE: 01/03/23
SCALE: 1" = 150'
SHEET 9 OF 54
C-300



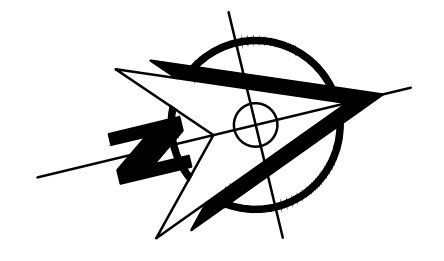
LEGEND

EXISTING BOUNDARY LINE	---
EXISTING RIGHT-OF-WAY LINE	- - -
EXISTING SETBACK LINE	----
EXISTING PAVEMENT	=====
PROPOSED DRIVEWAY	=====
EXISTING TREE LINE	-----
PROPOSED BUILDING	██████████
PROPOSED FENCE	-----
EXISTING EASEMENT	-----
PROPOSED CONCRETE	-----
COLLECTOR PAVING	=====
PROPOSED HEAVY DUTY PAVING	=====
PROPOSED LIGHT DUTY PAVING	=====





KEY MAP
 SCALE: 1" = 500'



- LEGEND**
- EXISTING BOUNDARY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING SETBACK LINE
 - EXISTING PAVEMENT
 - PROPOSED DRIVEWAY
 - EXISTING TREELINE
 - PROPOSED BUILDING
 - PROPOSED FENCE
 - EXISTING EASEMENT
 - PROPOSED CONCRETE
 - COLLECTOR PAVING
 - PROPOSED HEAVY DUTY PAVING
 - PROPOSED LIGHT DUTY PAVING

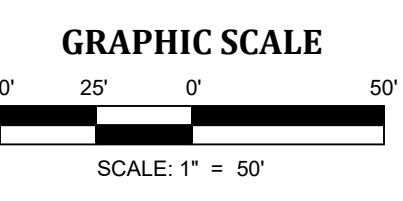
Franklin B. Givner, Jr.
 Tax Parcel # 461-55548-0
 Instr. # 6386990

Nelson Hallinger
 Tax Parcel # 461-56239-0
 Instr. # 5695171

Marc T. Myers
 Tax Parcel # 461-11261-0
 Instr. # 6210224

Kent E. Mummau
 Tax Parcel # 461-13213-0
 Instr. # 5897617

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD BEARING
C1	44.50'	1415.00'	N 01°06'32" E
C2	52.66'	25.00'	N 60°07'41" E
C3	71.55'	730.00'	N 62°20'37" W
C4	305.99'	1070.00'	S 56°5'33" E



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1145 HUNTING AVE
 #1727
 PHILADELPHIA, PA 19104
 WWW.LANDWORKS.COM



SITE PLAN FOR 283 COMMERCE CENTER - BUILDING #1

FOR PDC NORTHEAST LP IV, LLC

LANCASTER COUNTY, PENNSYLVANIA
 MOUNT JOY TOWNSHIP

PROJECT NO.
 22-0123-005

DATE: 01/03/23

SCALE: 1" = 50'

SHEET 10 OF 54

C-301

NO.	DATE	REVISION

LANDWORKS
CIVIL DESIGN, LLC
land development consultants

1105 HUNTING AVENUE
#1727 BURLINGTON, NJ 08910
TEL: 908.239.5105
WWW.LANDWORKS.CIVIL
WWW.LANDWORKS.COM



SITE PLAN
FOR
2833 COMMERCE CENTER - BUILDING #1
FOR
PDC NORTHEAST LP IV, LLC

LANCASTER COUNTY, PENNSYLVANIA
MOUNT JOY TOWNSHIP

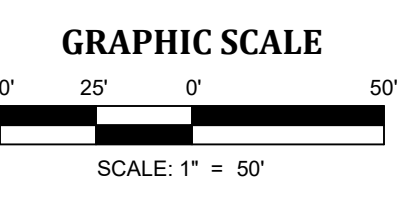
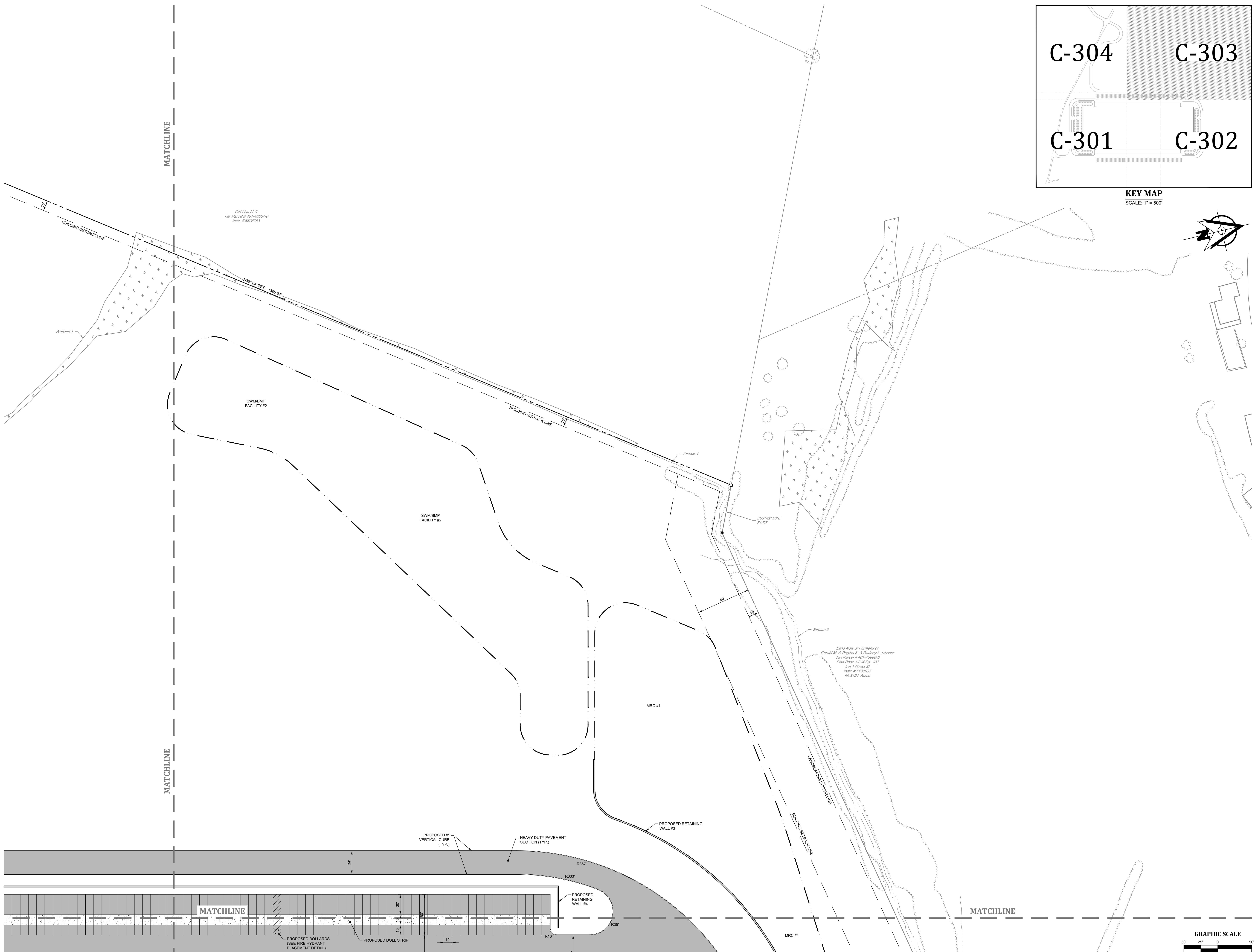
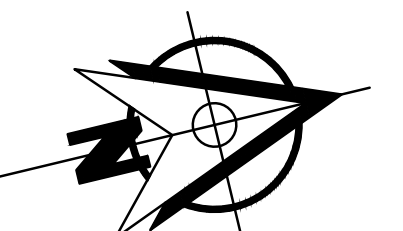
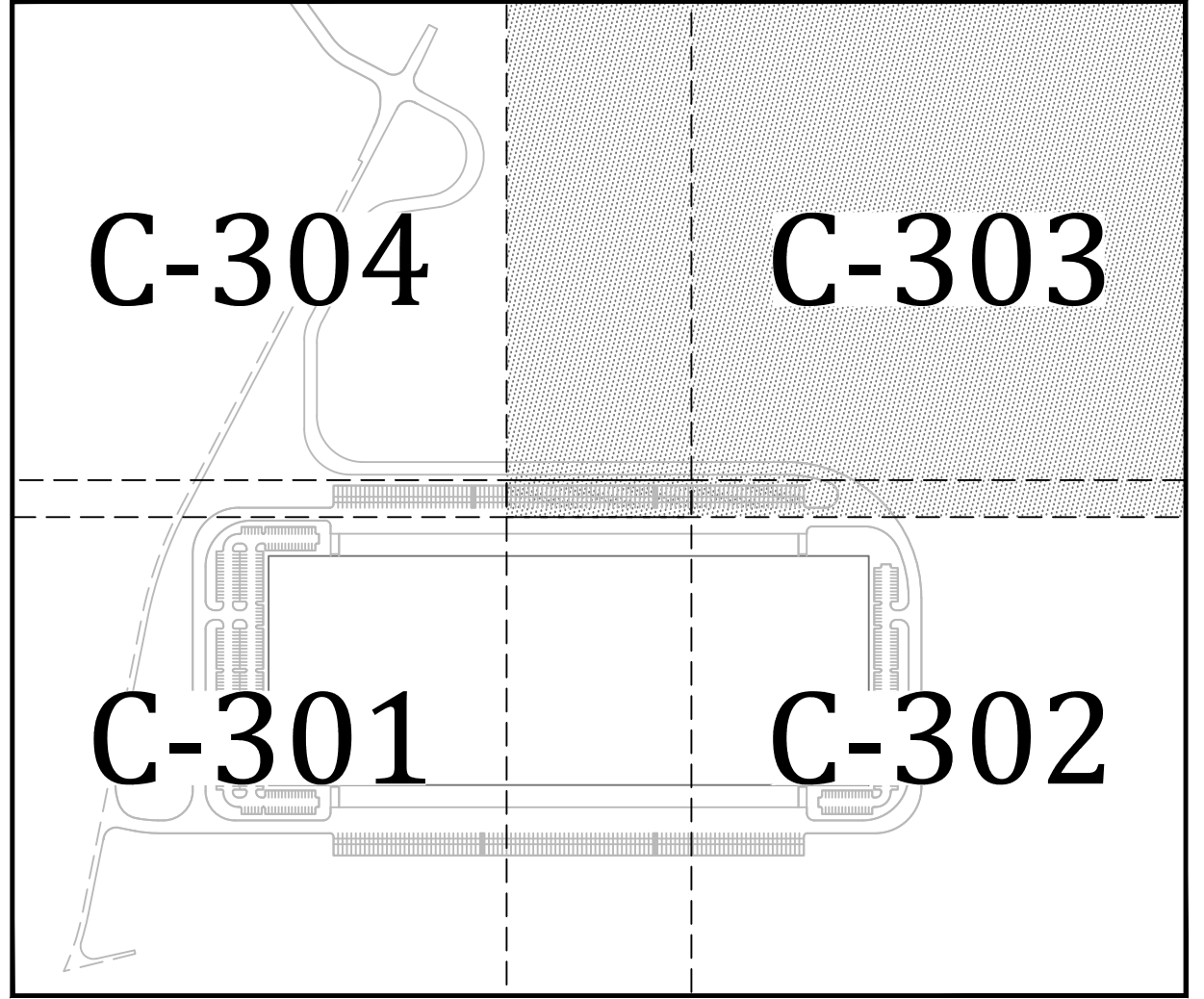
PROJECT NO.
22-0123-005

DATE: 01/03/23

SCALE: 1" = 50'

SHEET **12 OF 54**

C-303



DESIGNED BY: TBF
DRAWN BY: TBF
CHECKED BY: JUB
DATE: 01/03/23
SCALE: 1" = 50'

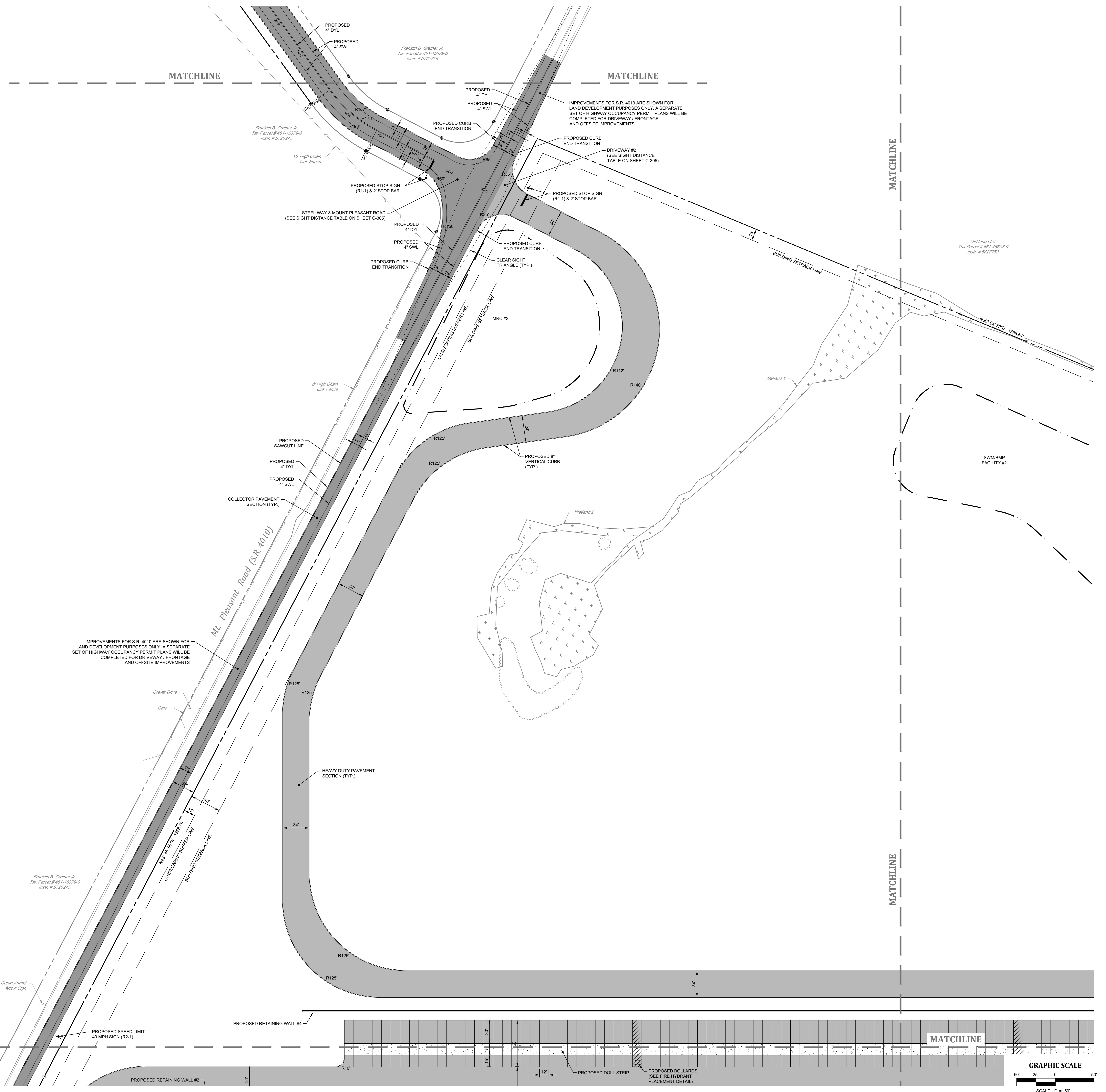
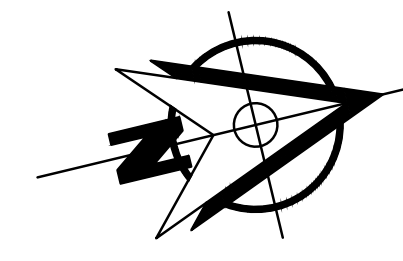
PROJECT NO.: 22-0123-005
DATE: 01/03/23
SCALE: 1" = 50'

PROJ. MGR. -	JUB
DESIGN -	TBF
CADD -	TBF
CHECKED -	JUB

C-304 C-303

C-301 C-302

KEY MAP
SCALE: 1" = 500'



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1405 HUNTING AVE
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NEW PA 17103
www.landworkscad.com

SITE PLAN FOR
283 COMMERCE CENTER - BUILDING #1
FOR PDC NORTHEAST LP IV, LLC
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO. 22-0123-005
DATE: 01/03/23
SCALE: 1" = 50'
SHEET 13 OF 54
C-304

DRAWN BY: JUB
 CHECKED BY: TBF
 DATE: 01/03/23
 PROJECT: 22-0123-005
 SHEET: C-304
 SCALE: 1" = 50'
 PROJECT: 283 COMMERCE CENTER - BUILDING #1
 CLIENT: PDC NORTHEAST LP IV, LLC
 LOCATION: MOUNT JOY TOWNSHIP, LANCASTER COUNTY, PA
 PROJECT NO.: 22-0123-005
 SHEET NO.: 13 OF 54

