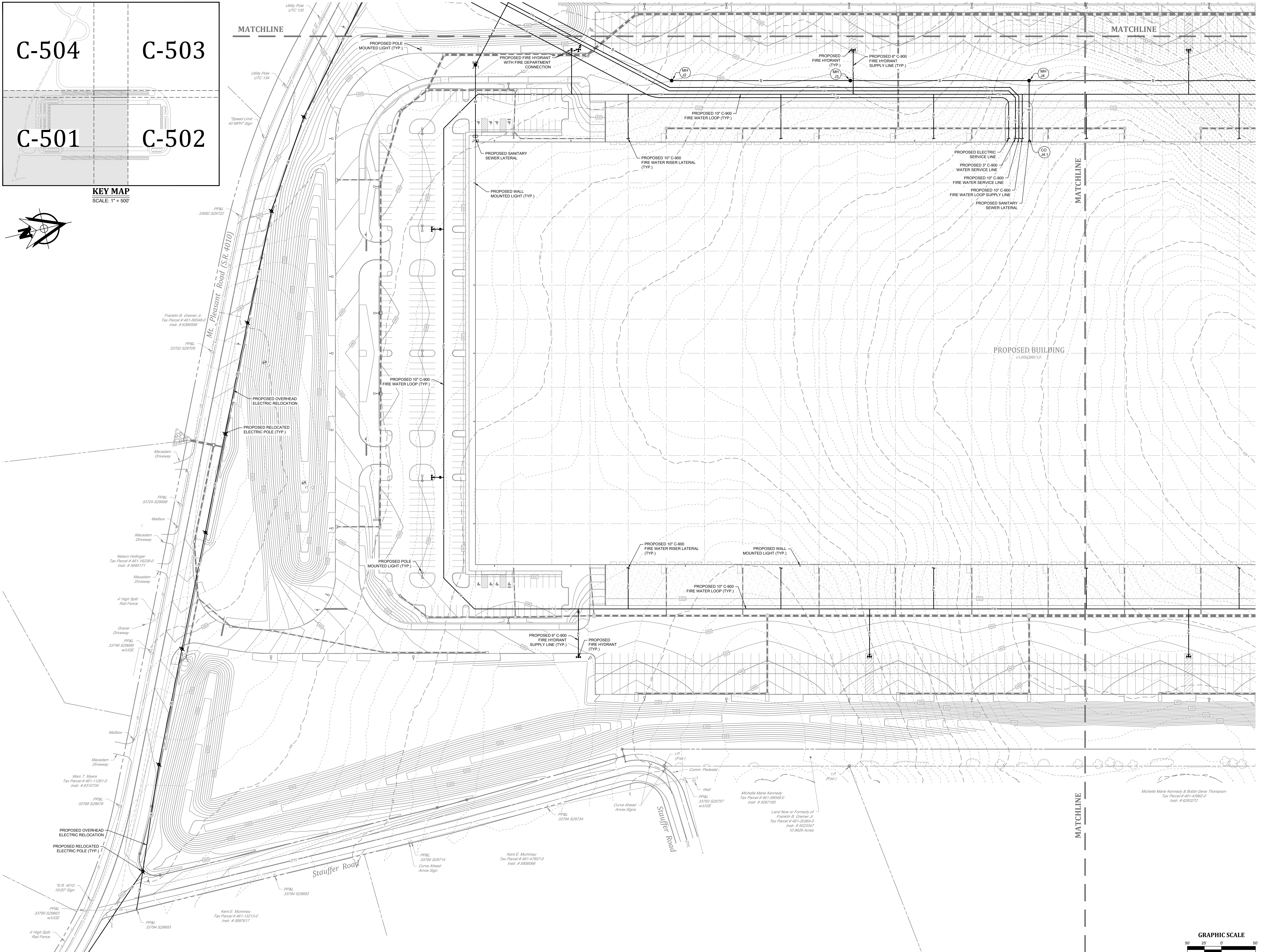
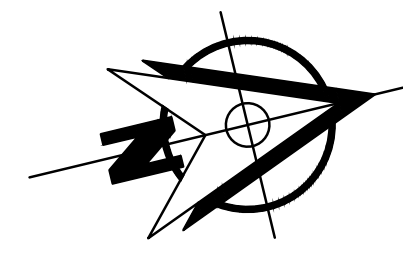


**KEY MAP**  
SCALE: 1" = 500'



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

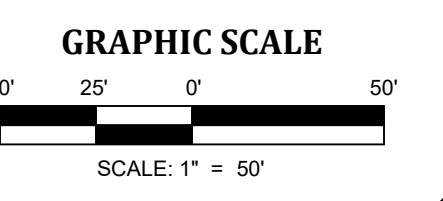
NO.	DATE	REVISION

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land development consultants  
1405 WINDSOR AVENUE  
#1727, SUITE 1105  
NEW PA, PA 17083  
www.landworksllc.com



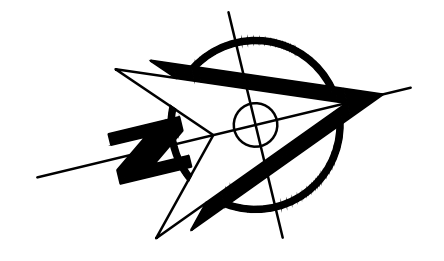
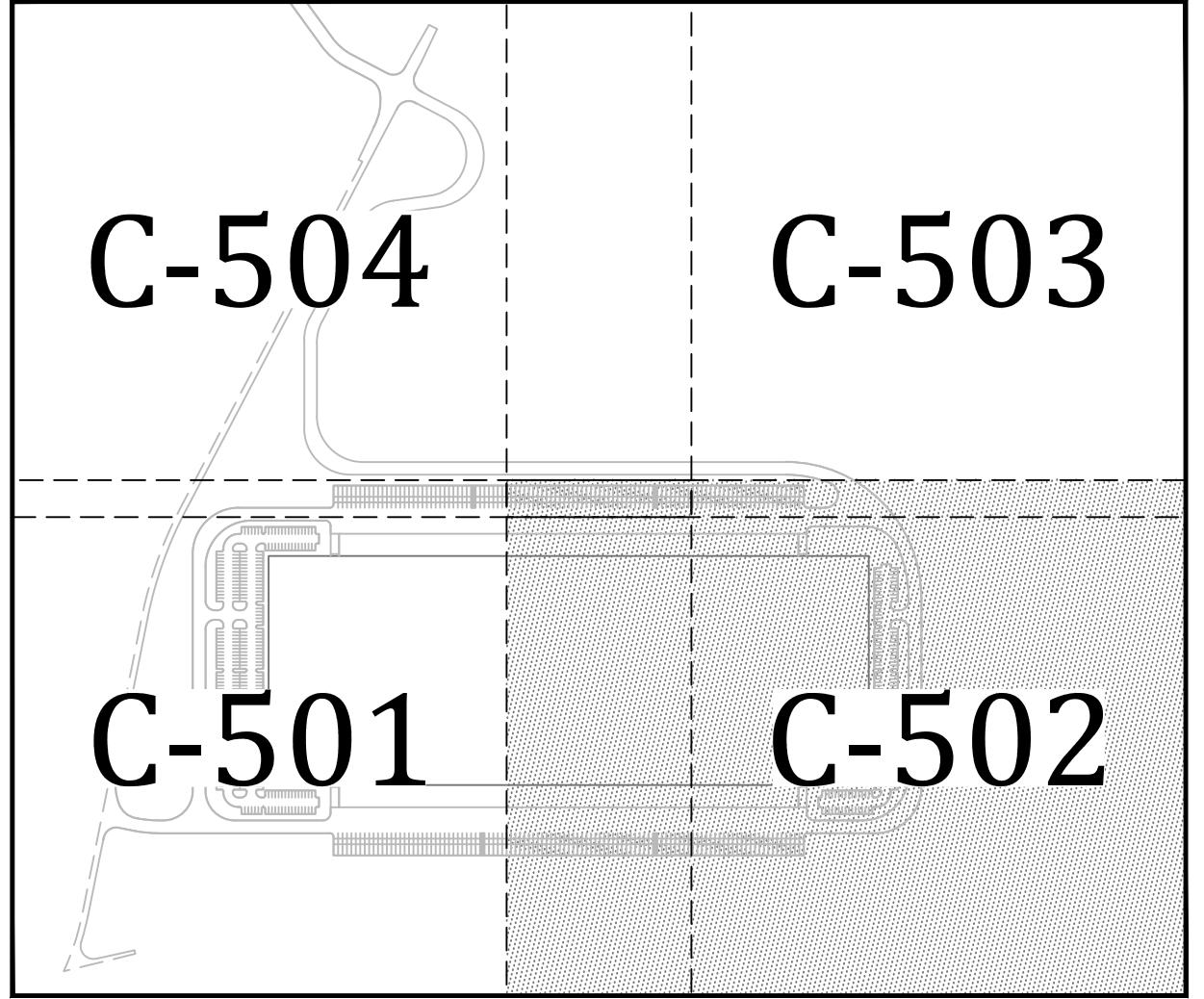
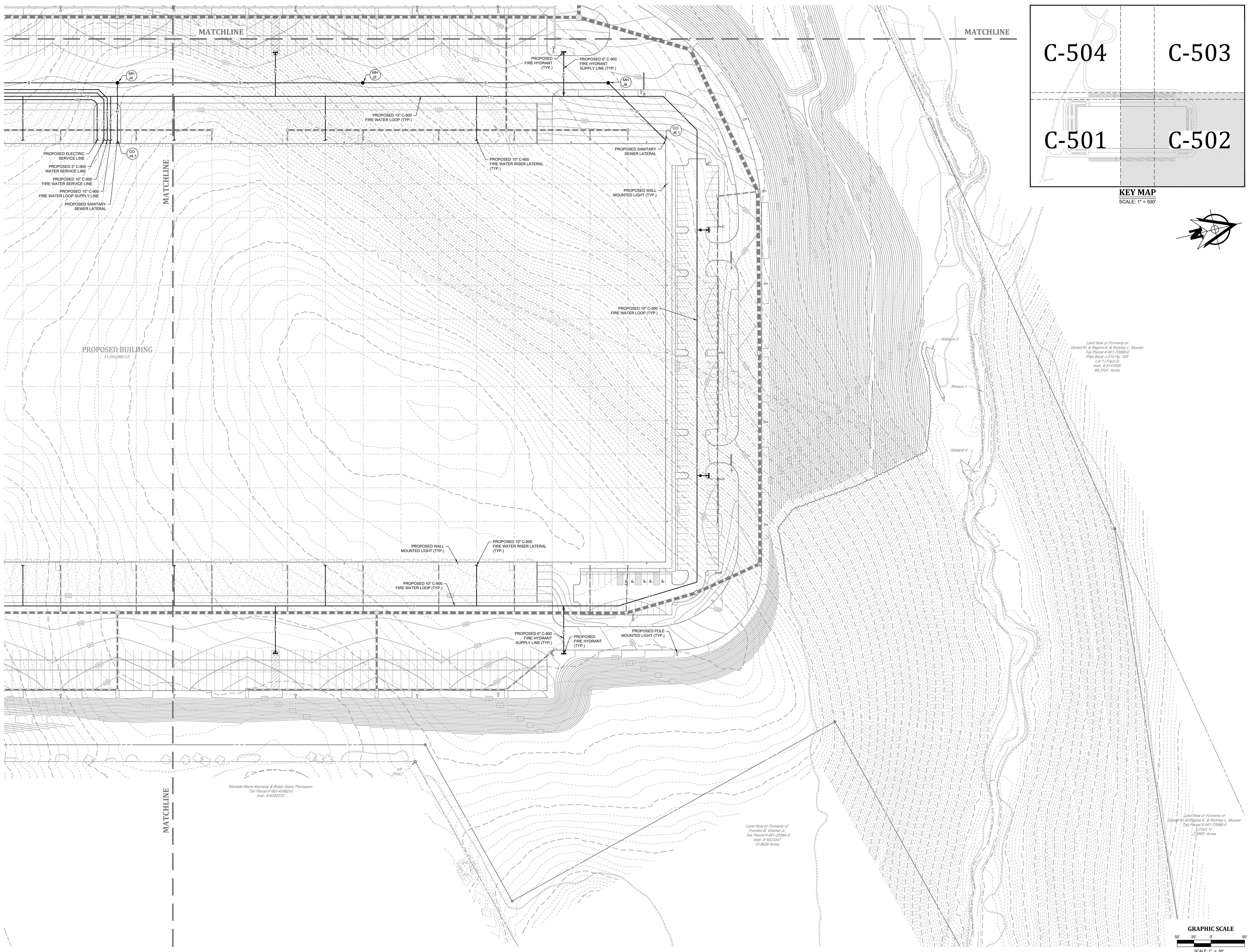
**UTILITY PLAN**  
FOR  
**283 COMMERCE CENTER - BUILDING #1**  
FOR  
**PDC NORTHEAST LP IV, LLC**  
MOUNT JOY TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA

<b>PROJECT NO.</b>	22-0123-005
<b>DATE:</b>	01/03/23
<b>SCALE:</b>	1" = 50'
<b>SHEET</b>	20 OF 54
<b>C-501</b>	



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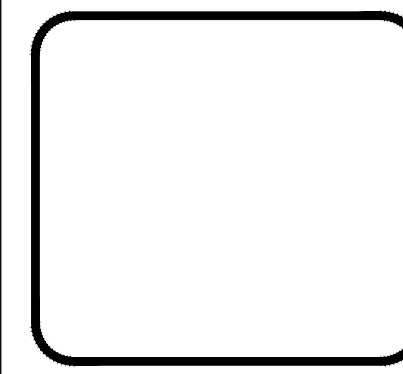
**KEY MAP**  
SCALE: 1" = 50'

PROJ. MGR. -	JUB
DESIGN -	TBF
CADD -	TBF
CHECKED -	JUB
NO. DATE	
REVISION	

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land development consultants

1405 HUNSMAN AVENUE  
F. (717) 989-1185

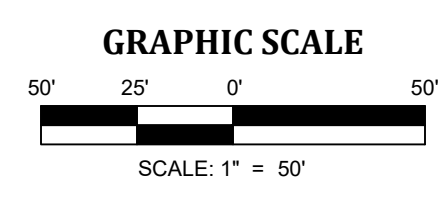
NEW PA 17403  
www.landworksllc.com



UTILITY 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" = 50'  
SHEET 21 OF 54  
**C-502**



Land Now or Formerly of  
Gerald M. & Regina K. & Rodney L. Musser  
Tax Parcel # 461-73888-0  
Plan Book J-214 Pg. 103  
Lot 1 Tract 2  
Insh. # 5131635  
99.3191 Acres

Land Now or Formerly of  
Franklin B. Greiner et al  
Tax Parcel # 461-30264-0  
Insh. # 5025347  
10.8026 Acres

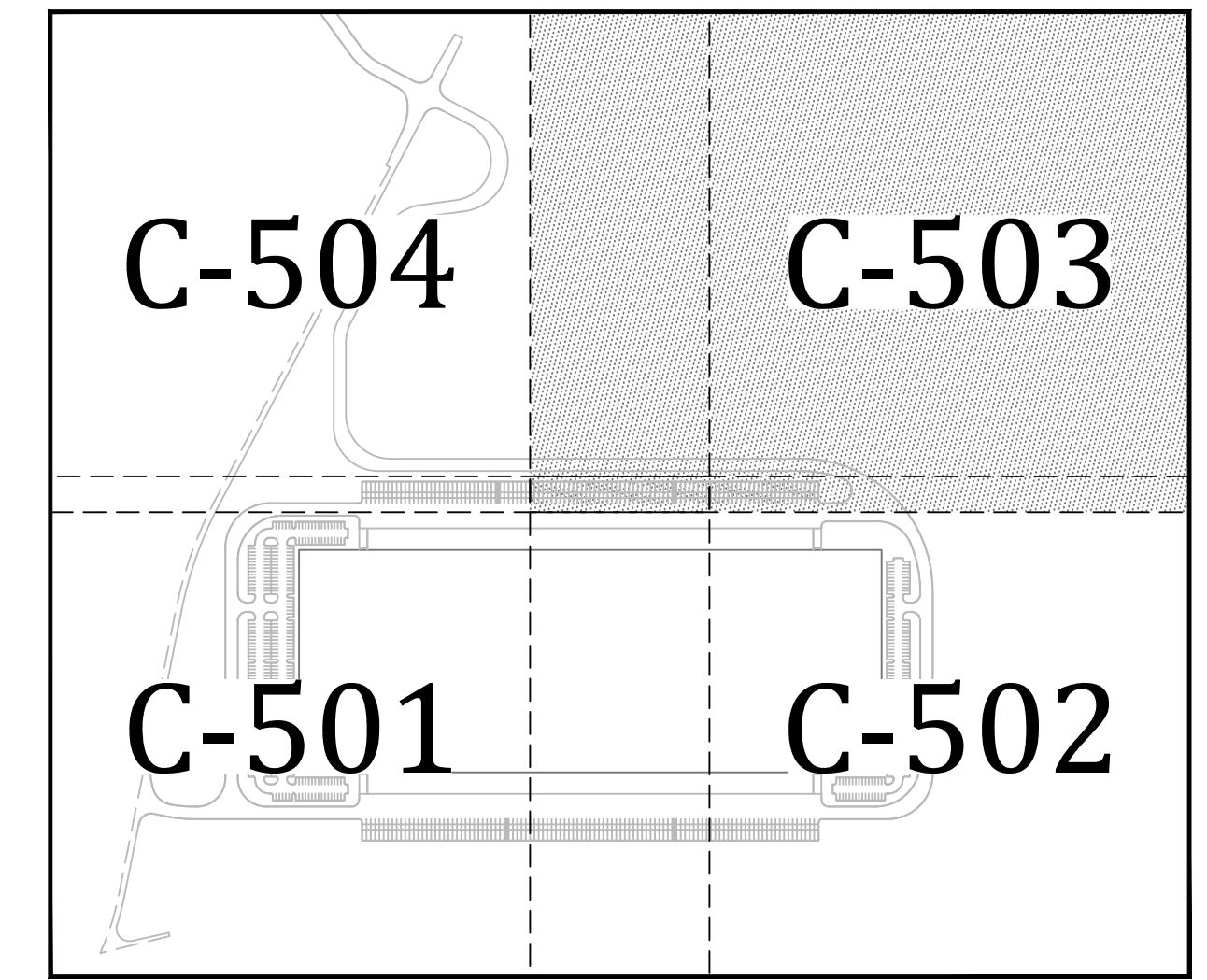
Michelle Marie Kennedy & Bobbi Gene Thompson  
Tax Parcel # 461-53962-0  
Insh. # 6292472

Land Now or Formerly of  
Gerald M. & Regina K. & Rodney L. Musser  
Tax Parcel # 461-73888-0  
Tract 1  
Insh. # 5131635  
2.9625 Acres

PDC NORTHEAST LP, LLC - 1405 HUNSMAN AVENUE, F. (717) 989-1185  
 LANDWORKS CIVIL DESIGN, LLC - 1405 HUNSMAN AVENUE, F. (717) 989-1185  
 MICHELLE MARIE KENNEDY & BOBBI GENE THOMPSON - 1405 HUNSMAN AVENUE, F. (717) 989-1185  
 FRANKLIN B. GREINER ET AL - 1405 HUNSMAN AVENUE, F. (717) 989-1185  
 GERALD M. & REGINA K. & RODNEY L. MUSSER - 1405 HUNSMAN AVENUE, F. (717) 989-1185  
 DATE PLOTTED: 01/03/23 10:30:00 AM



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 CHECKED - JUB

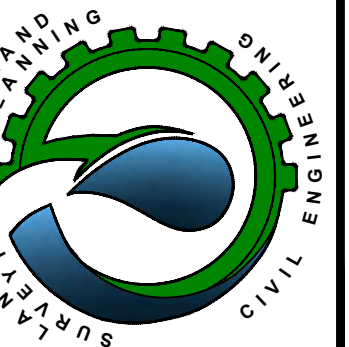


**KEY MAP**  
 SCALE: 1" = 500'

NO.	DATE	REVISION

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 land development consultants

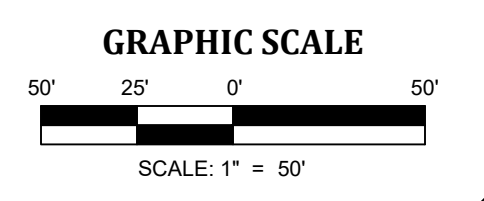
1405 HUNTING AVE. NW  
 # 1737 BURLINGAME, CA 94010  
 WWW.LANDWORKS.COM



UTILITY 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 22 OF 54**  
**C-503**

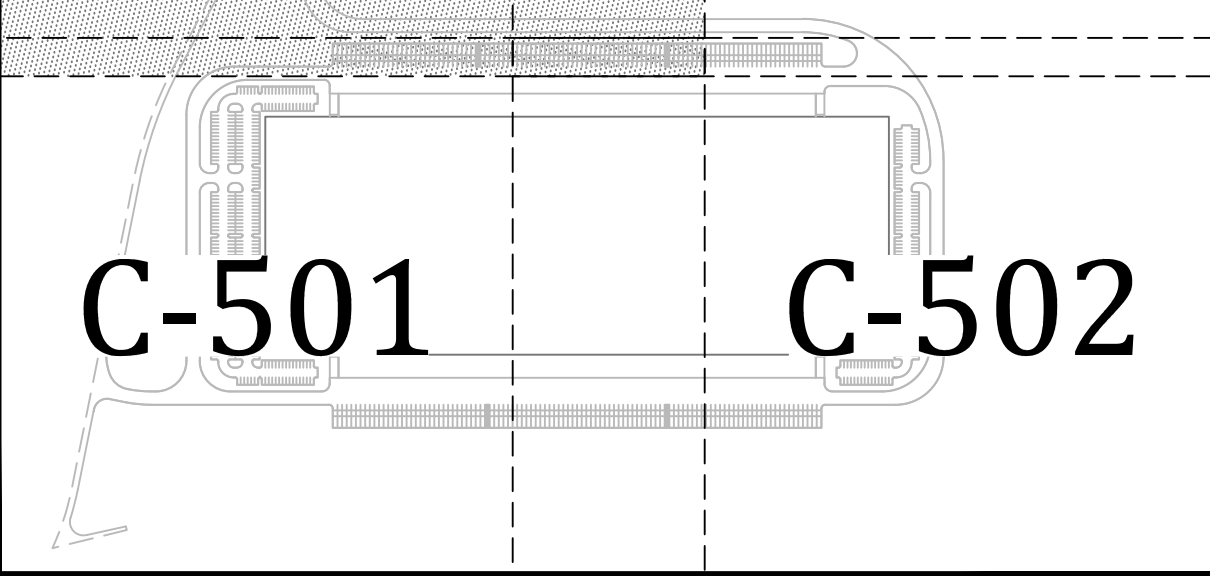


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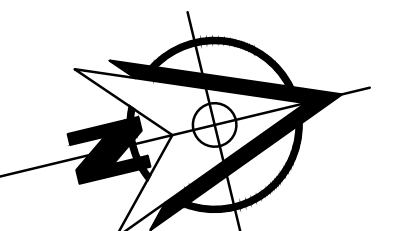


C-504 C-503

C-501 C-502

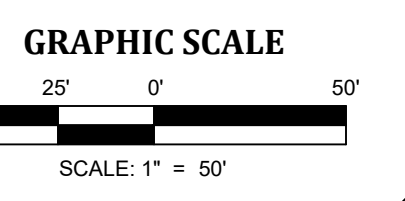
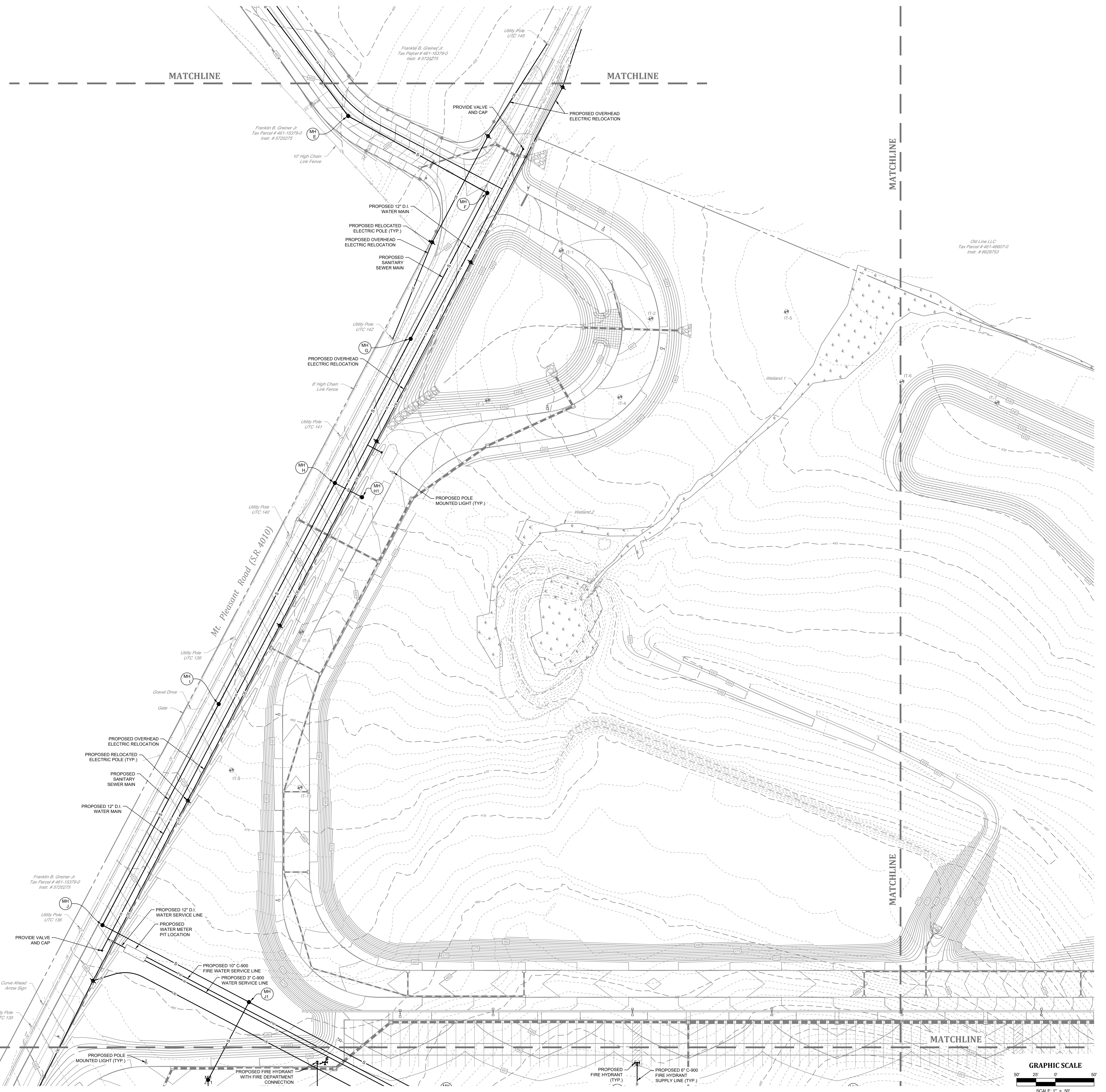


KEY MAP  
SCALE: 1" = 500'



LEGEND

- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- PROPOSED UNDERGROUND TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING GAS VALVE
- PROPOSED GAS LINE
- EXISTING WATER VALVE
- EXISTING WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEAN-OUT
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER FORCE MAIN
- PROPOSED SANITARY SEWER STRUCTURE LABEL
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING STORM INLET
- PROPOSED STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- PROPOSED STORM HEADWALL/ENDWALL
- EXISTING STORM PIPE
- PROPOSED STORM PIPE
- PROPOSED LIGHT STANDARDS



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

NO.	DATE	REVISION

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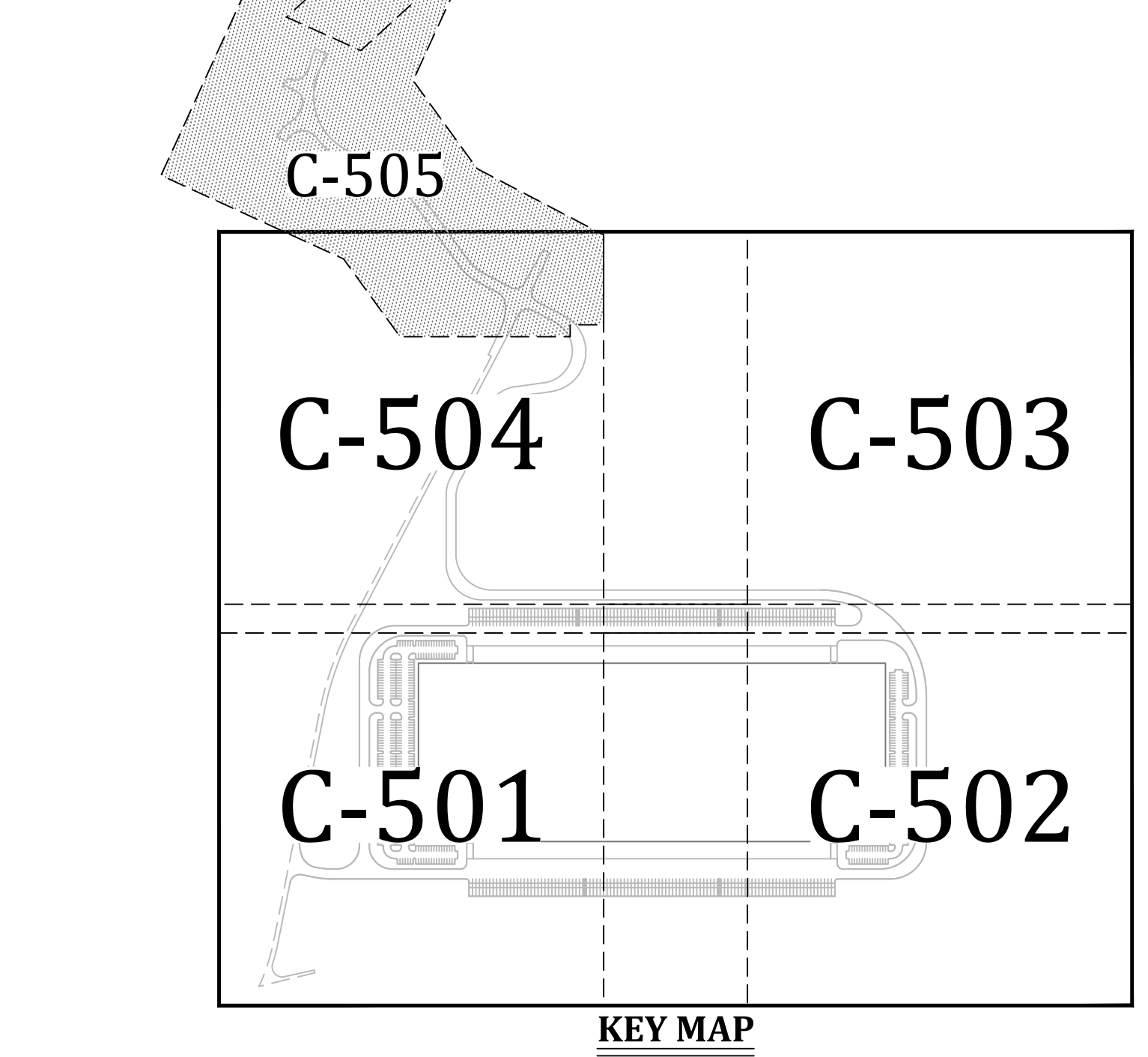
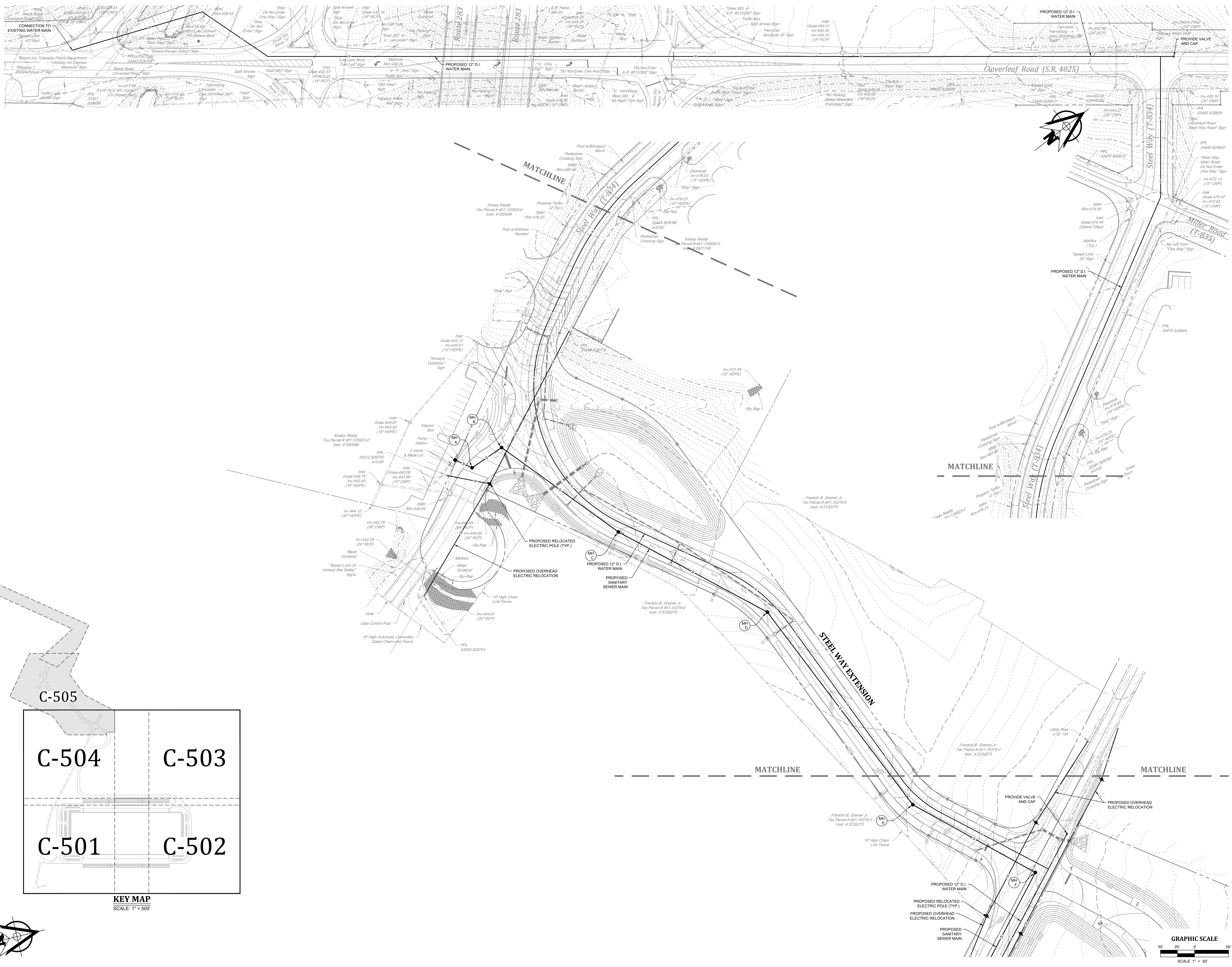
1405 HUNSBURG AVENUE  
 # 1737  
 SUITE 1105  
 MT. JOY, PA 17053  
 WWW.LANDWORKS.CS  
 WWW.LANDWORKS.COM

UTILITY 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 23 OF 54  
**C-504**

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DESIGN - TBF  
CADD - TBF  
CHECKED - JUB

NO.	DATE

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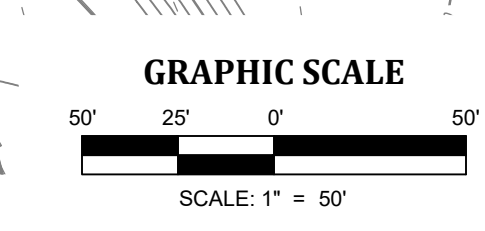


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P (717) 981-1185  
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UTILITY PLAN  
FOR  
**283 COMMERCE CENTER - BUILDING #1**  
FOR  
PDC NORTHEAST LP IV, LLC

LANCASTER COUNTY, PENNSYLVANIA  
MOUNT JOY TOWNSHIP

PROJECT NO.  
22-0123-005  
DATE: 01/03/23  
SCALE: 1" = 50'  
SHEET 24 OF 54  
**C-505**

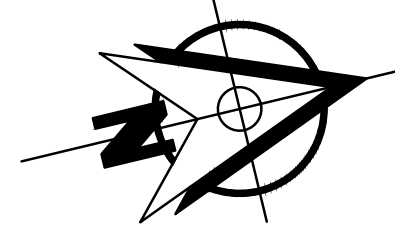




C-604      C-603

C-601      C-602

**KEY MAP**  
SCALE: 1" = 500'



**LEGEND**

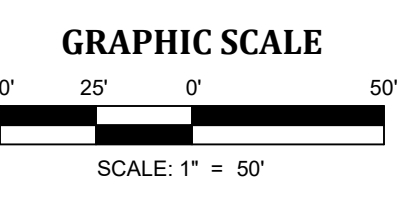
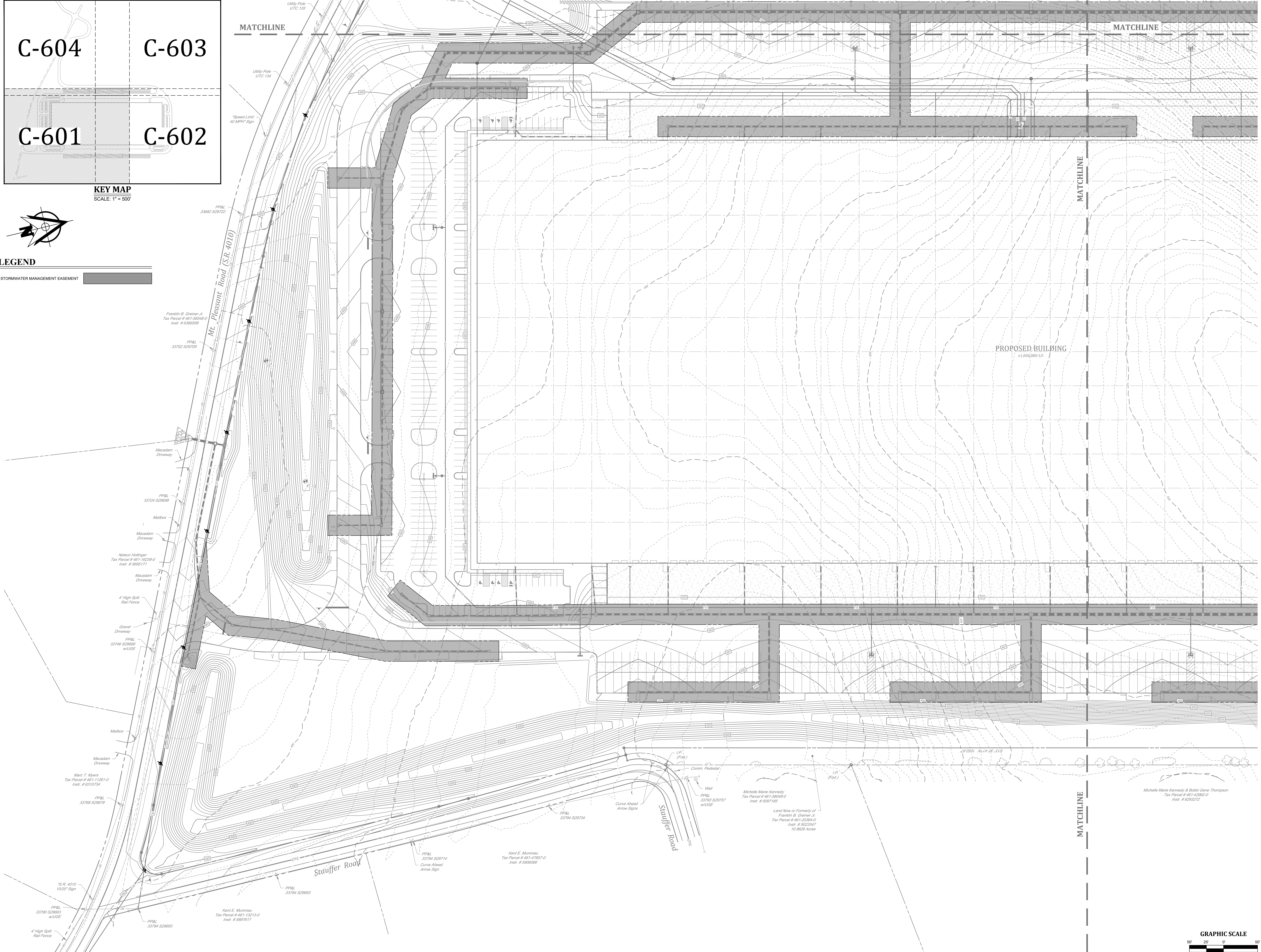
STORMWATER MANAGEMENT EASEMENT

MATCHLINE

MATCHLINE

MATCHLINE

MATCHLINE



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

NO.	DATE	REVISION

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LANCASTER COUNTY, PENNSYLVANIA

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

MOUNT JOY TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA

**PROJECT NO.**  
22-0123-005

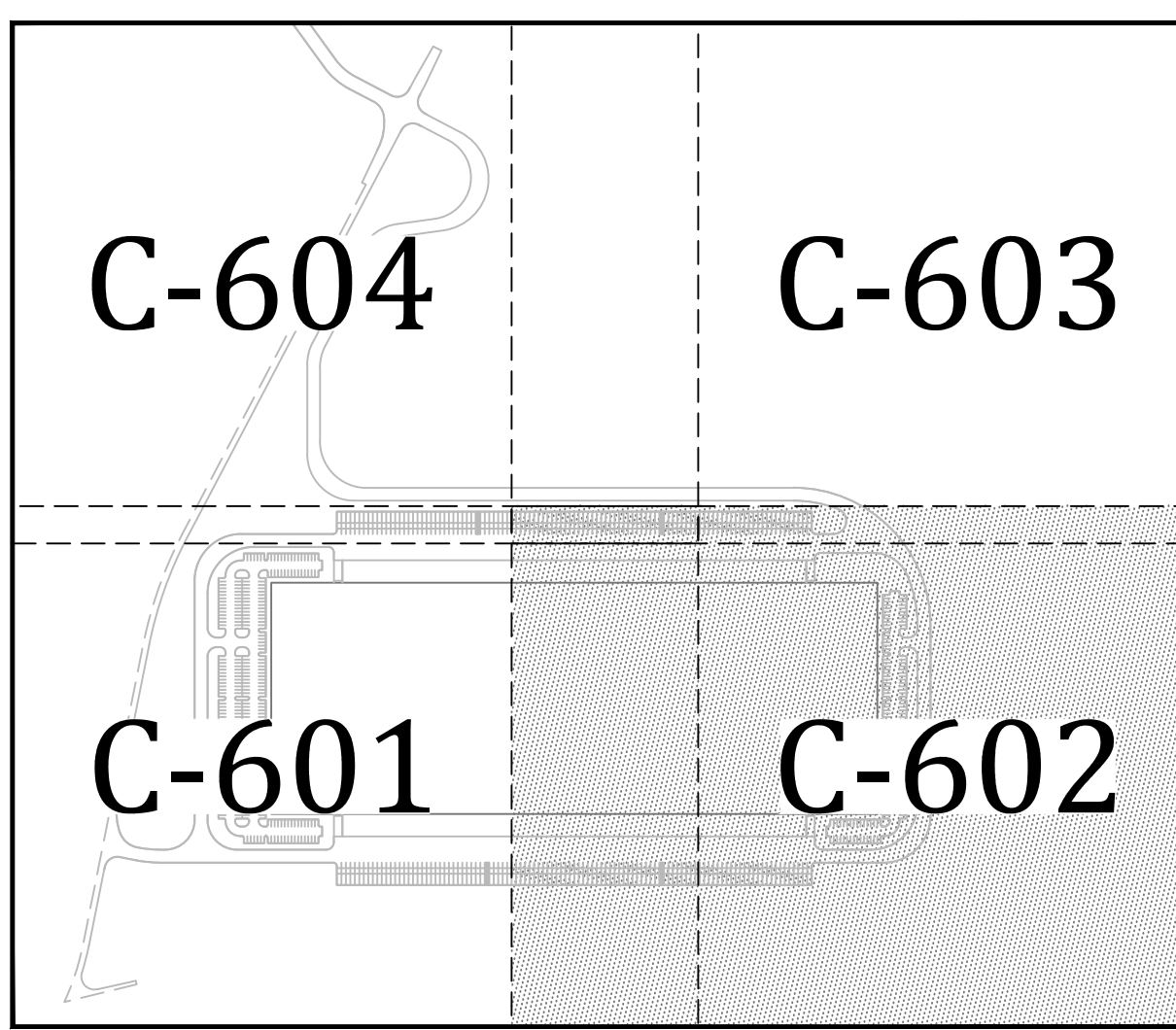
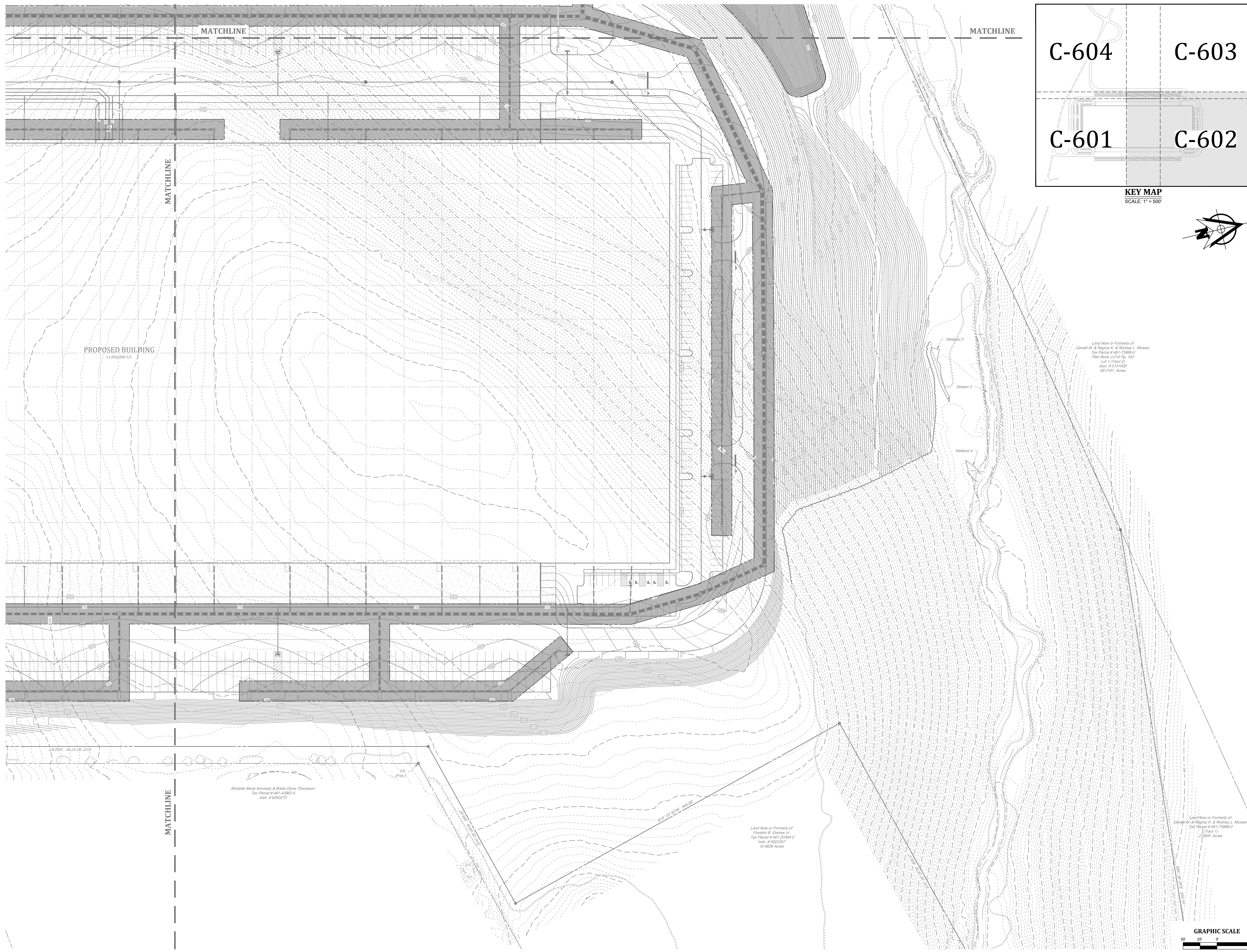
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**SCALE:** 1" = 50'

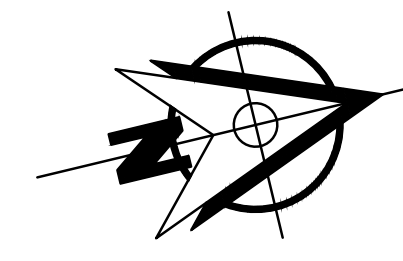
**SHEET** 25 OF 54

**C-601**





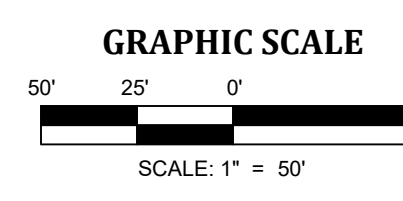
**KEY MAP**  
SCALE: 1" = 50'



Land Now or Formerly of  
Gerald M. & Regina K. & Rodney L. Musser  
Tax Parcel # 461-73888-0  
Plan Book J-214 Pg. 103  
Lot 1 Tract 2  
Instr. # 5131635  
96.3191 Acres

Land Now or Formerly of  
Franklin B. Greiner et al  
Tax Parcel # 461-30264-0  
Instr. # 3025347  
10.8026 Acres

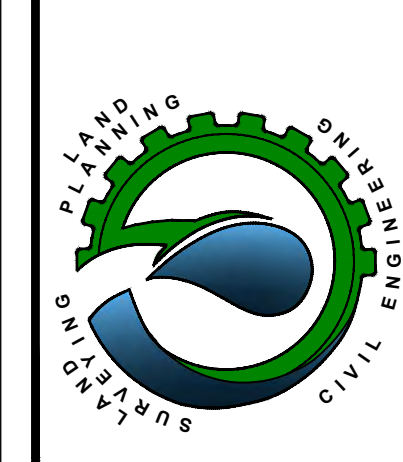
Land Now or Formerly of  
Gerald M. & Regina K. & Rodney L. Musser  
Tax Parcel # 461-73888-0  
Tract 1  
2.9626 Acres



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

NO.	DATE	REVISION

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land development consultants  
1145 HUNTING AVE  
P.O. BOX 1185  
LANCASTER, PA 17603  
www.landworksllc.com



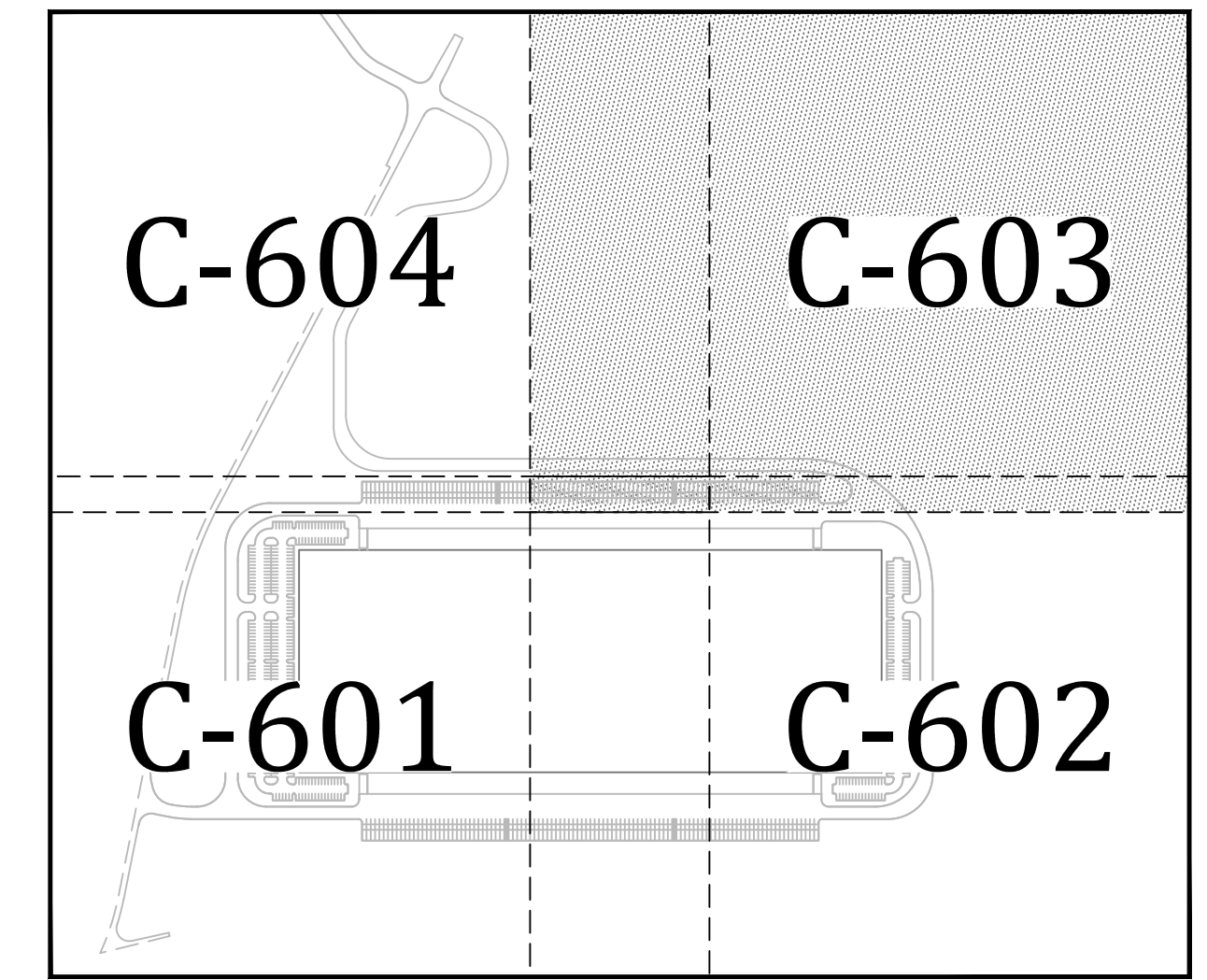
EASEMENT PLAN  
FOR  
**283 COMMERCE CENTER - BUILDING #1**  
FOR  
PDC NORTHEAST LP, LLC  
MOUNT JOY TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO.  
22-0123-005  
DATE: 01/03/23  
SCALE: 1" = 50'  
SHEET 26 OF 54  
**C-602**

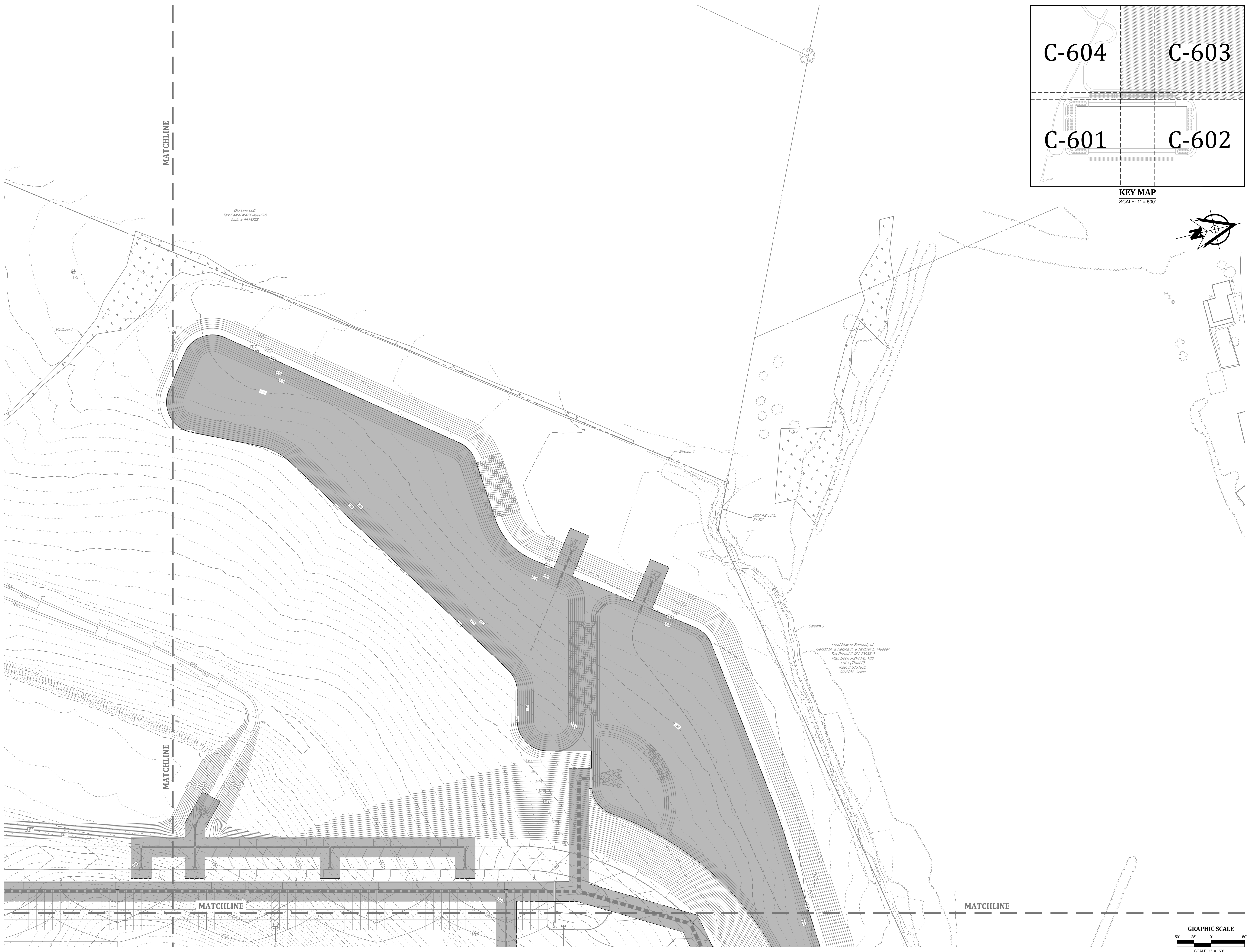
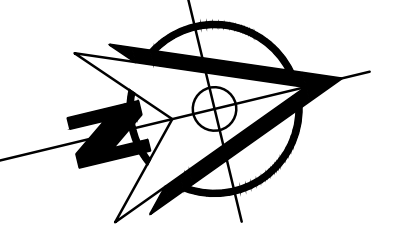
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SHEET: 26 OF 54  
PROJECT: 22-0123-005  
DRAWING: 22-0123-005-C-602.dwg  
PLotted by: TBF



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



KEY MAP  
SCALE: 1" = 500'



MATCHLINE

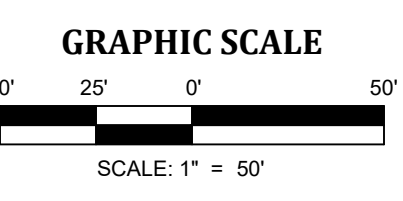
MATCHLINE

MATCHLINE

MATCHLINE

Old Line LLC  
Tax Parcel # 481-48017-0  
Instr. # 6530753

Land Now or Formerly of  
Gerald M. & Regina K. & Rodney L. Musser  
Tax Parcel # 481-73588-0  
Plan Book - 4214 Pg. 101  
Lot 1 (Tract 2)  
Instr. # 5131926  
99.3191 Acres



**LANDWORKS**  
CIVIL DESIGN, LLC  
land development consultants  
1105 HUNSMAN AVENUE  
P.O. BOX 1105  
MOUNT JOY TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA  
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EASEMENT PLAN  
FOR  
**283 COMMERCE CENTER - BUILDING #1**  
FOR  
PDC NORTHEAST LP, LLC  
MOUNT JOY TOWNSHIP  
LANCASTER COUNTY, PENNSYLVANIA

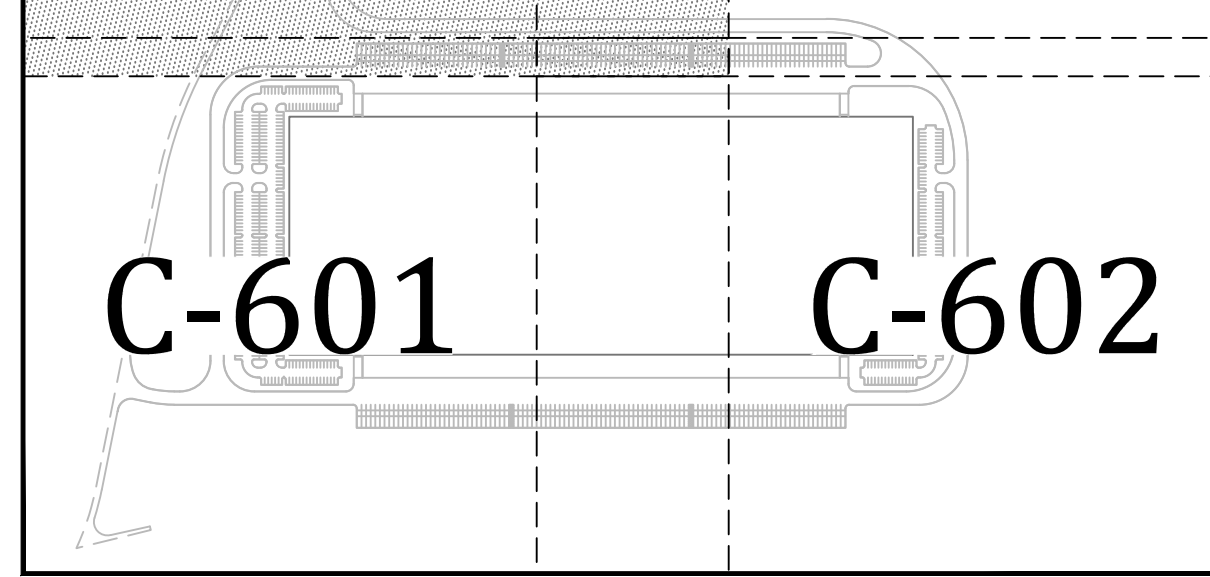
PROJECT NO.  
22-0123-005  
DATE: 01/03/23  
SCALE: 1" = 50'  
SHEET 27 OF 54  
**C-603**

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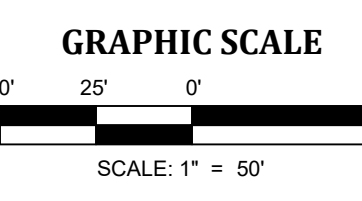
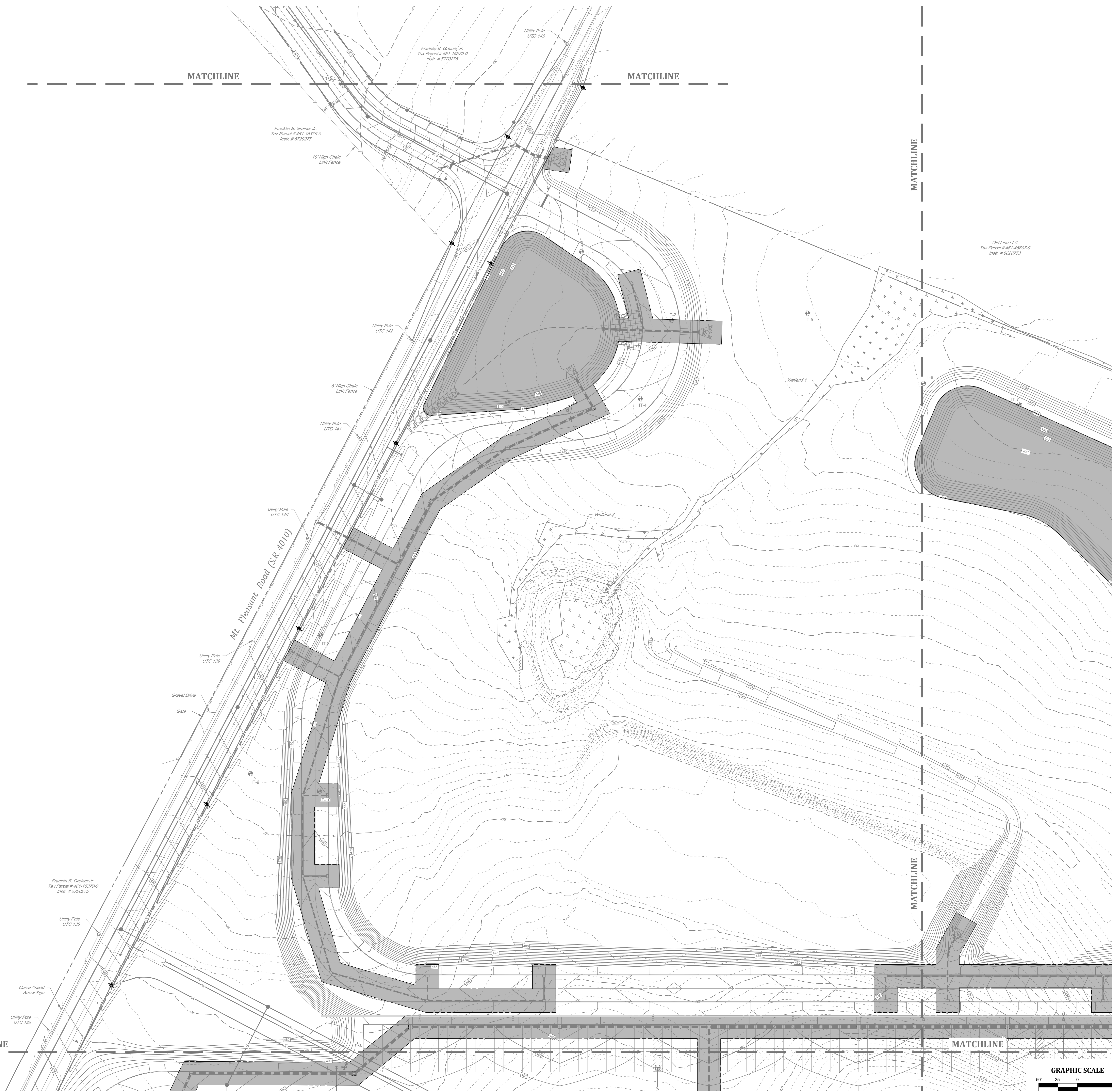
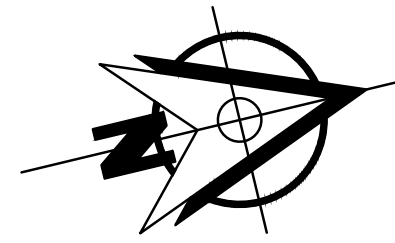


C-604 C-603

C-601 C-602



KEY MAP  
SCALE: 1" = 500'



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

NO.	DATE	REVISION

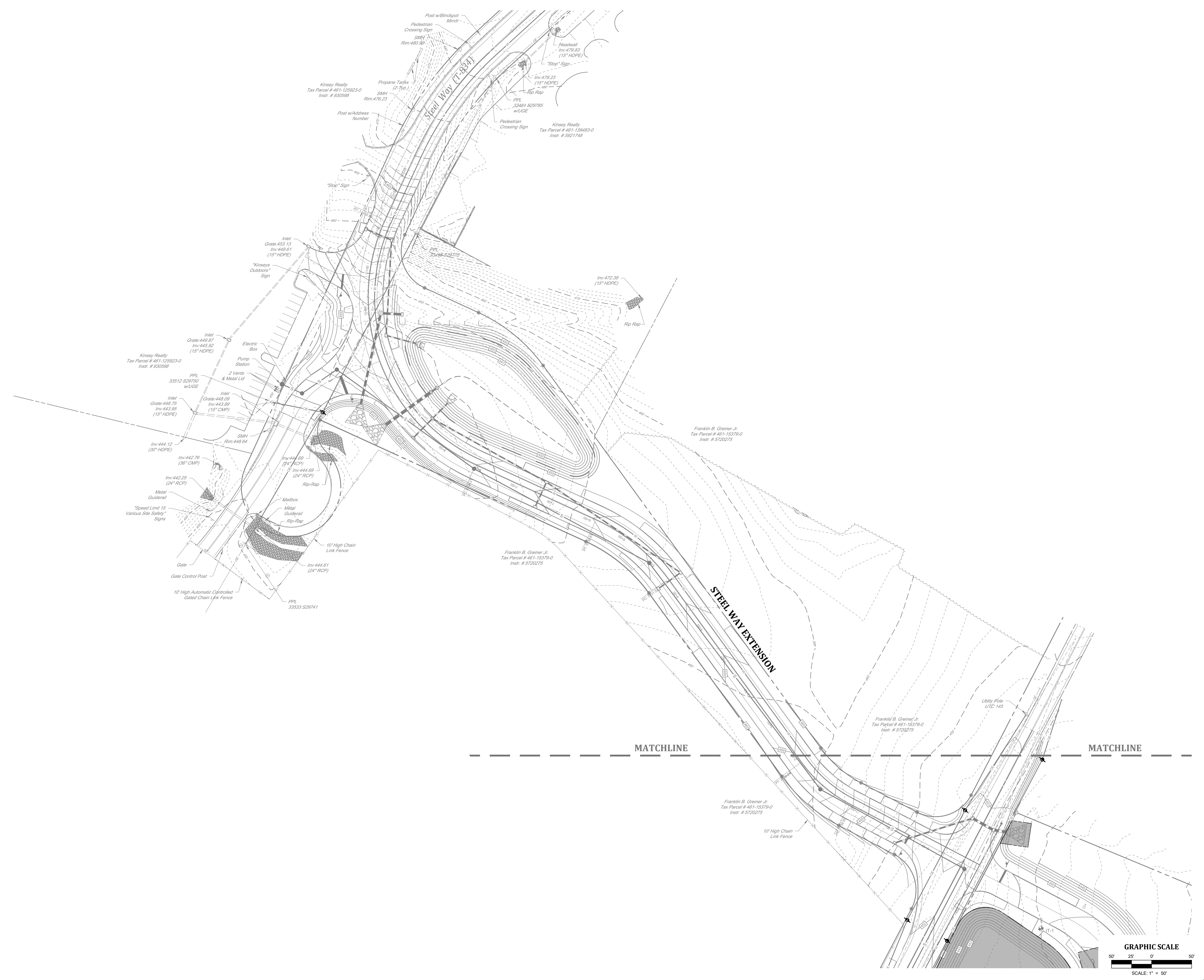
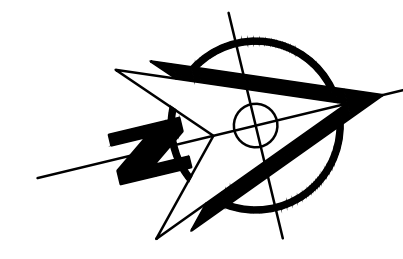
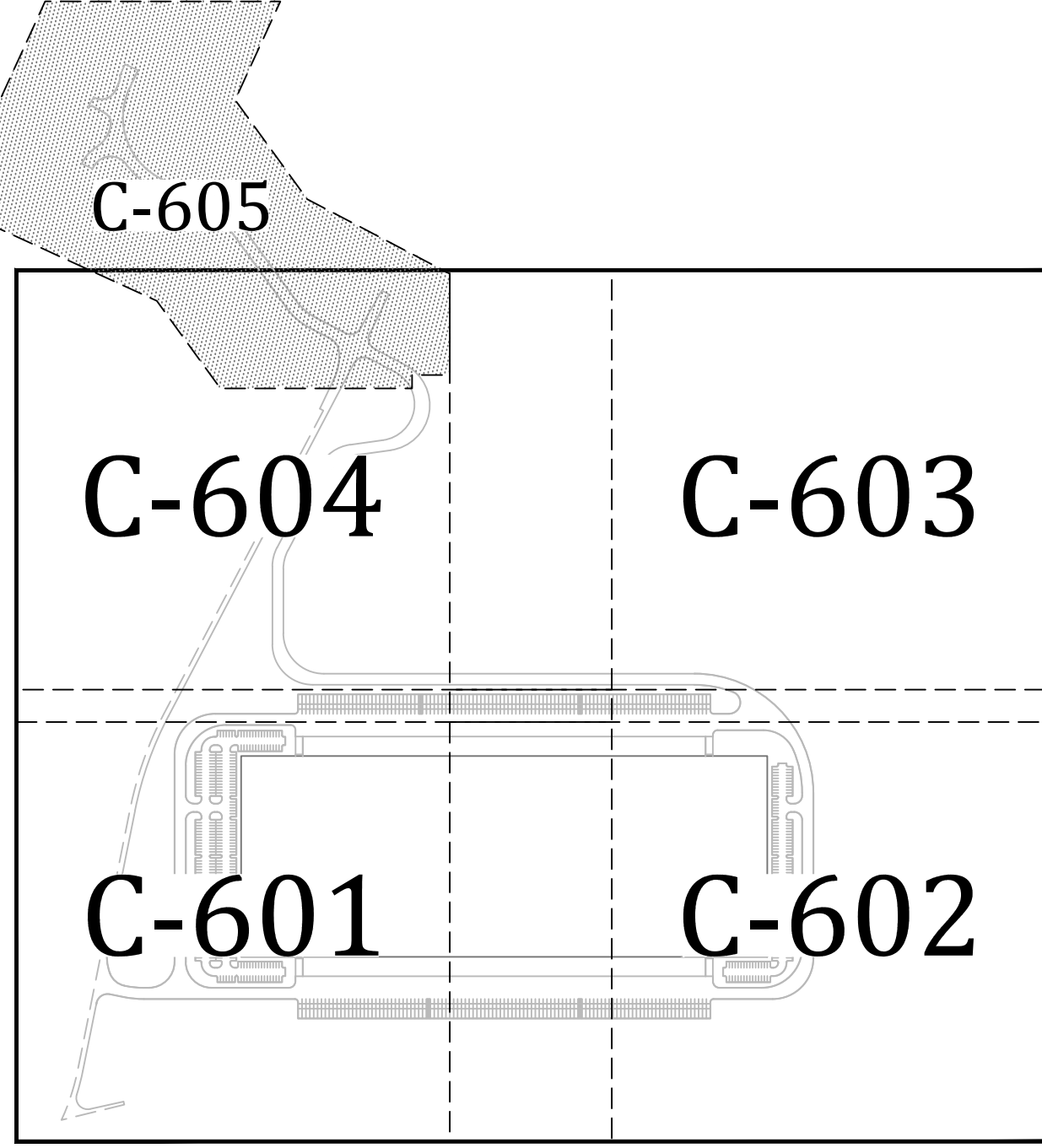
**LANDWORKS**  
CIVIL DESIGN, LLC  
land development consultants  
1145 HUNTING AVENUE  
# 1727, SUITE 1185  
WILKES BARRE, PA 18208  
www.landworksllc.com



EASEMENT 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 28 OF 54  
**C-604**





PROJ. MGR.	JUB
DESIGN	TBF
CADD	TBF
CHECKED	JUB

NO.	DATE	REVISION

**LANDWORKS**  
CIVIL DESIGN, LLC  
land development consultants

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# 1737 BERKS COUNTY, PA 17683  
www.landworksllc.com

EASEMENT 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 29 OF 54  
**C-605**