

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

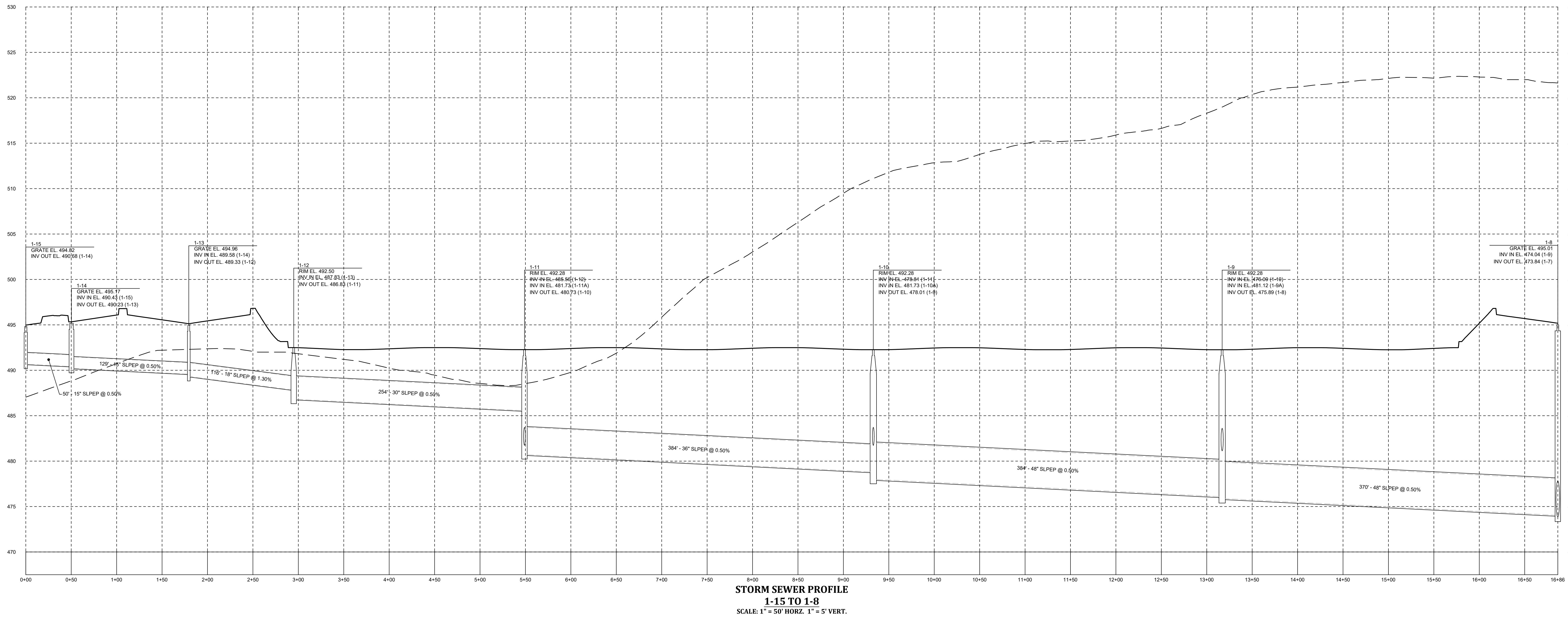
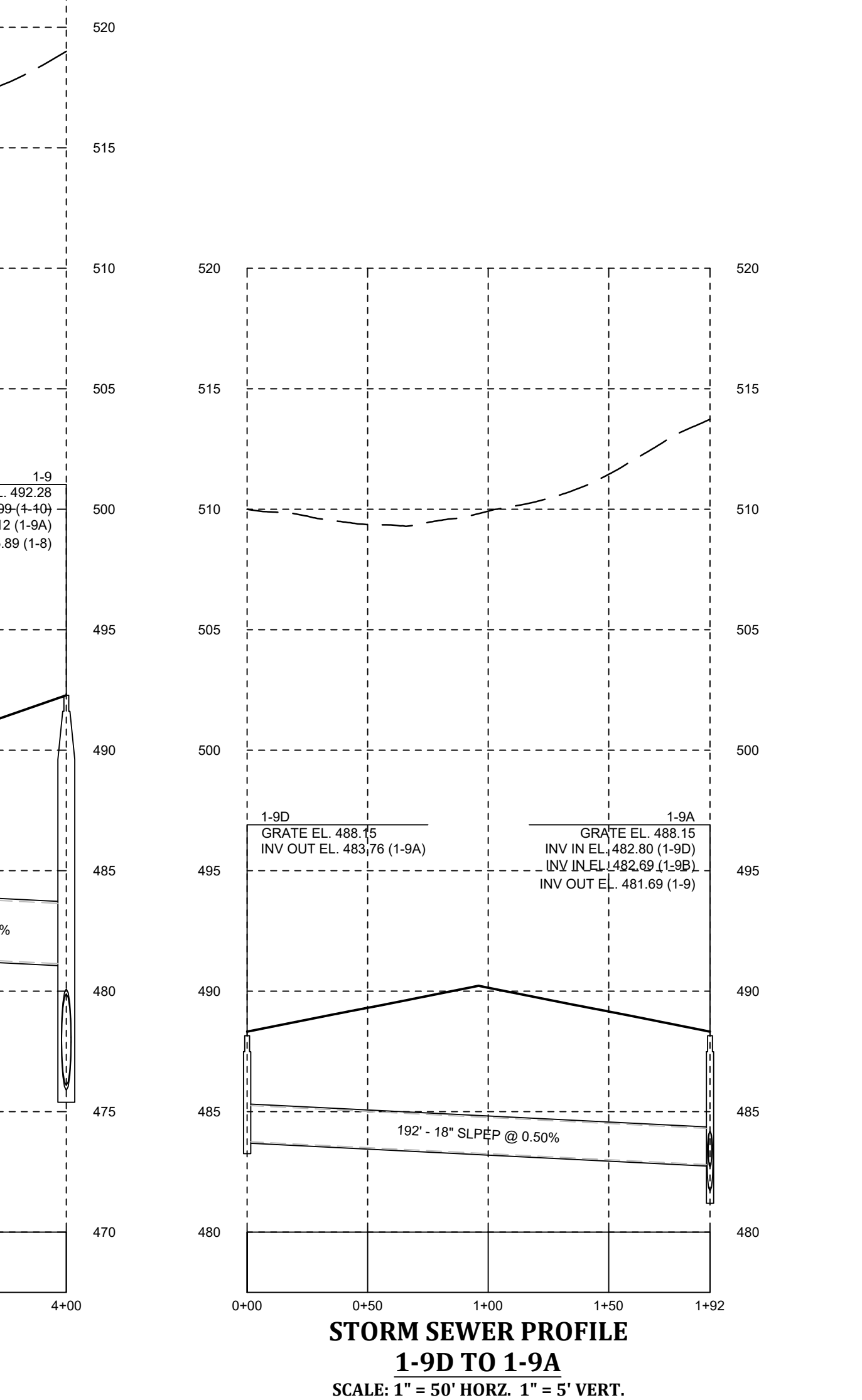
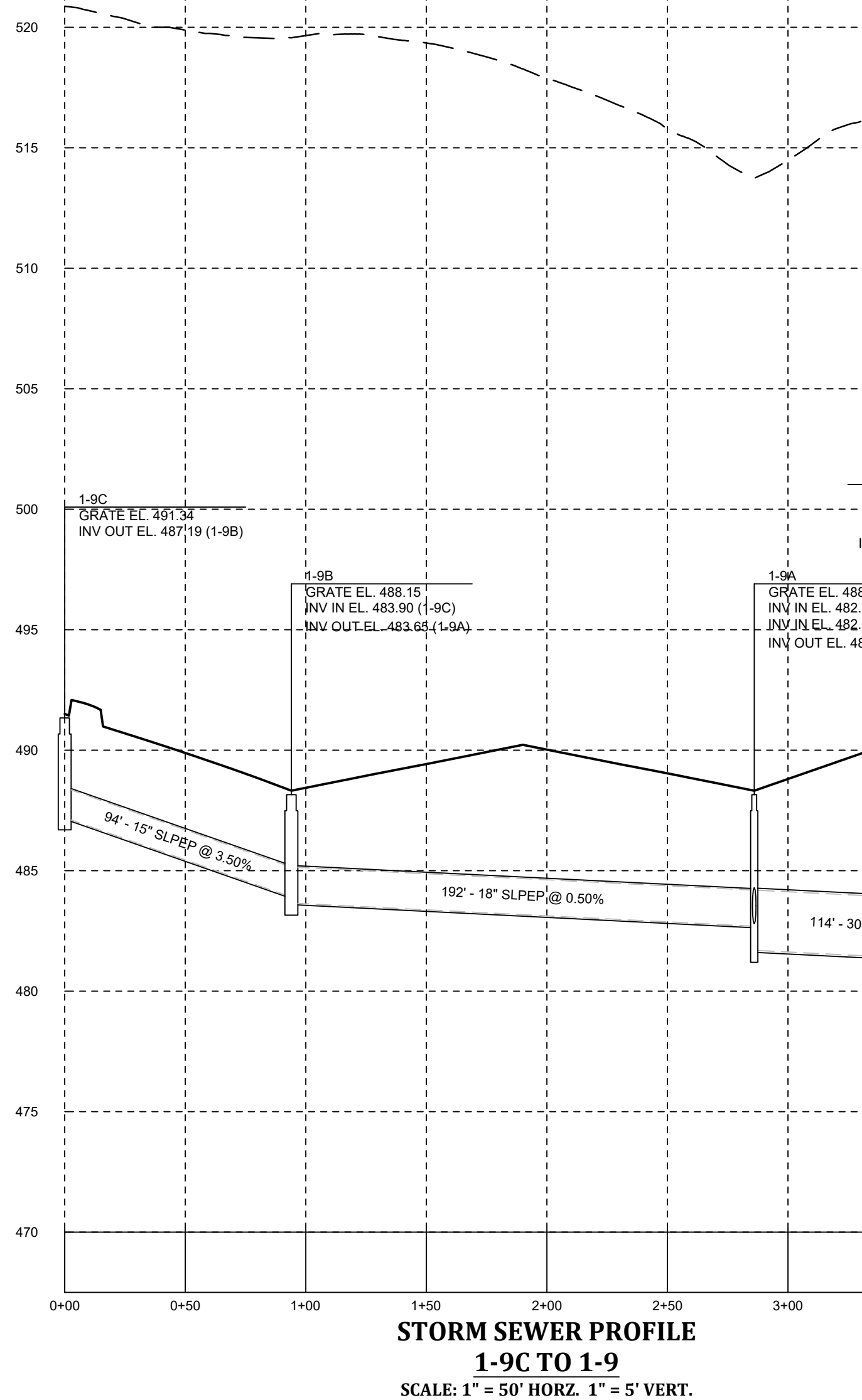
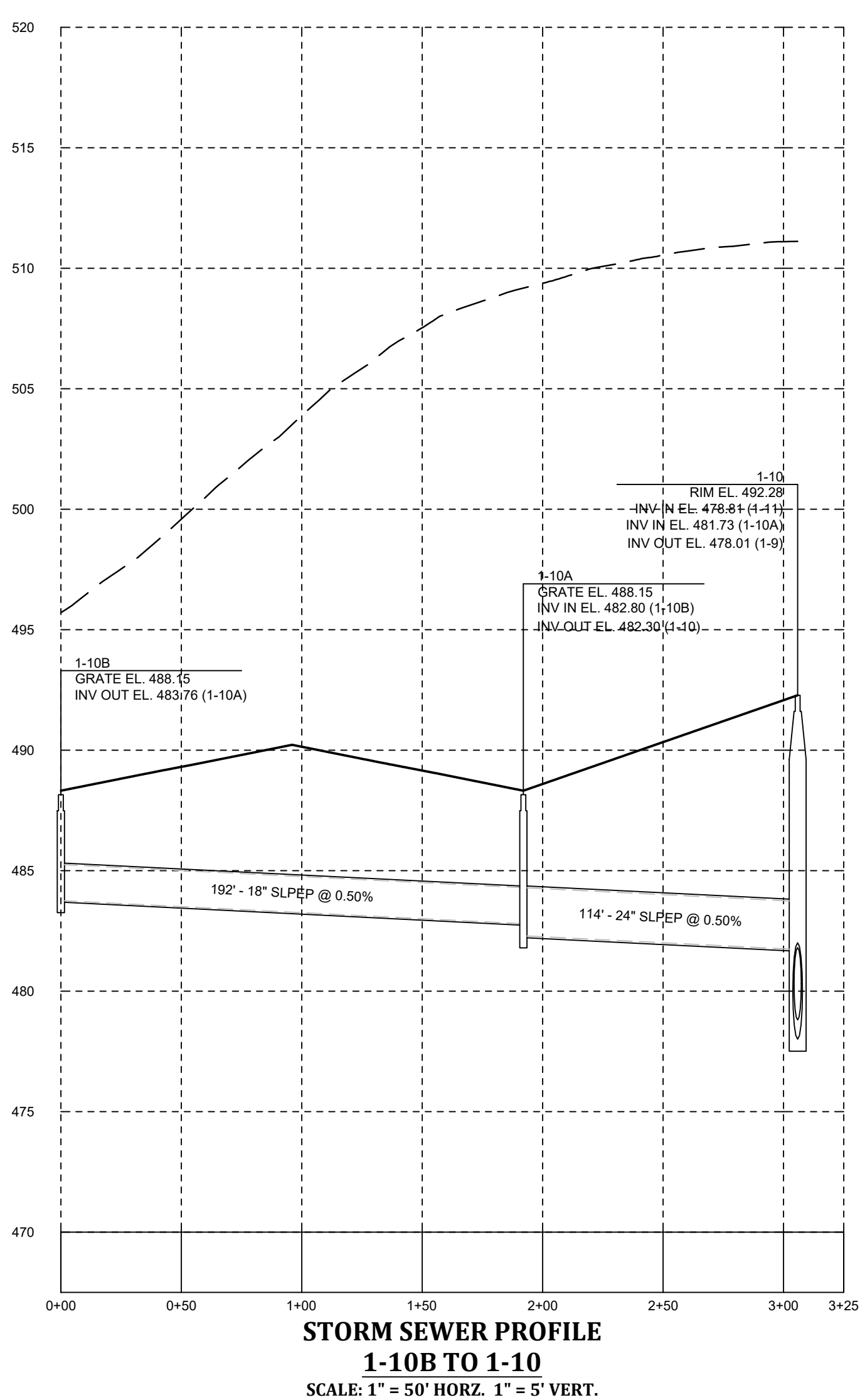
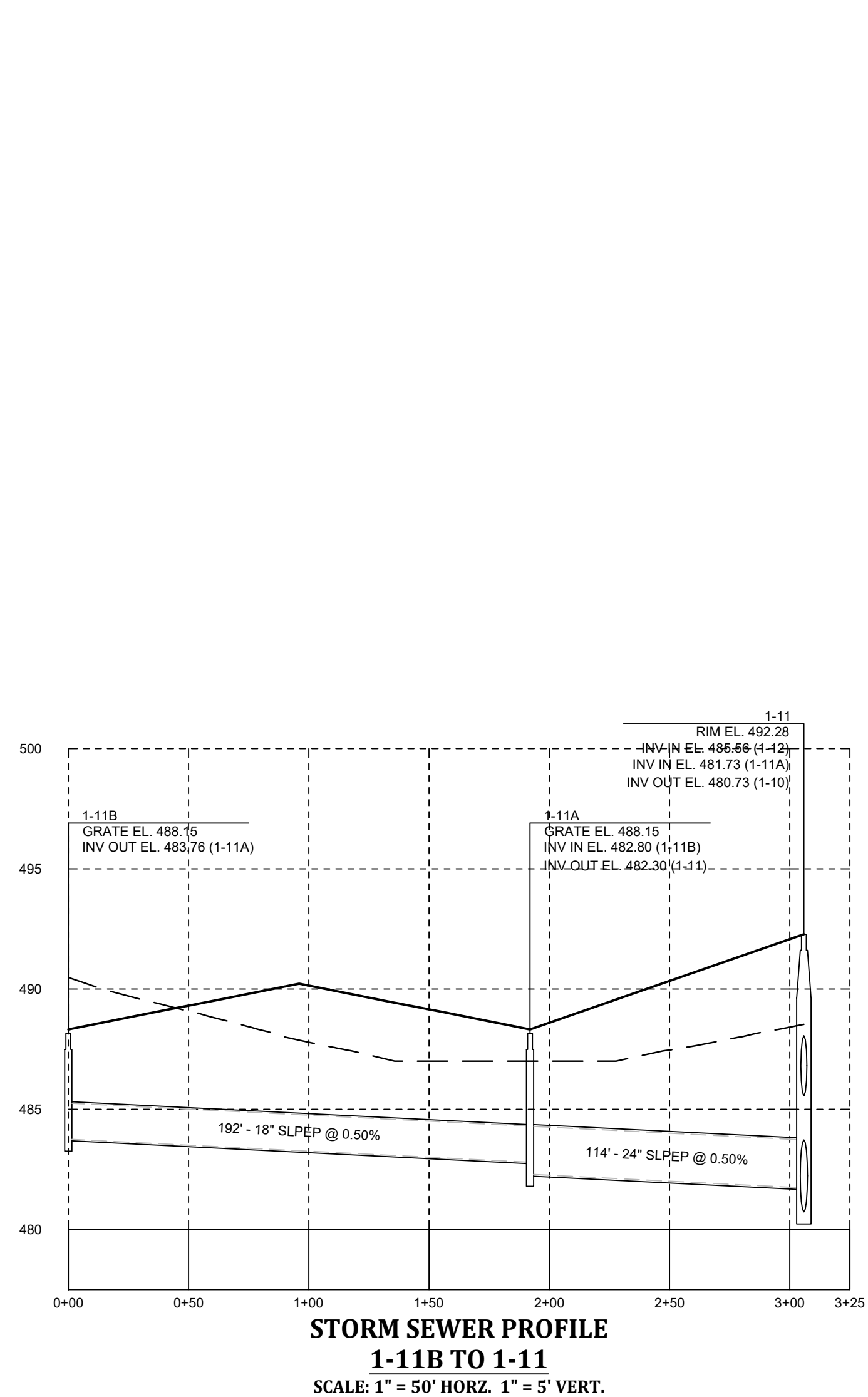
NO.	DATE	REVISION

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land development consultants
1145 HUNSMAN AVENUE
17373 BRU1105
www.landworksllc.com
NORFOLK, VA 23513



LEGEND

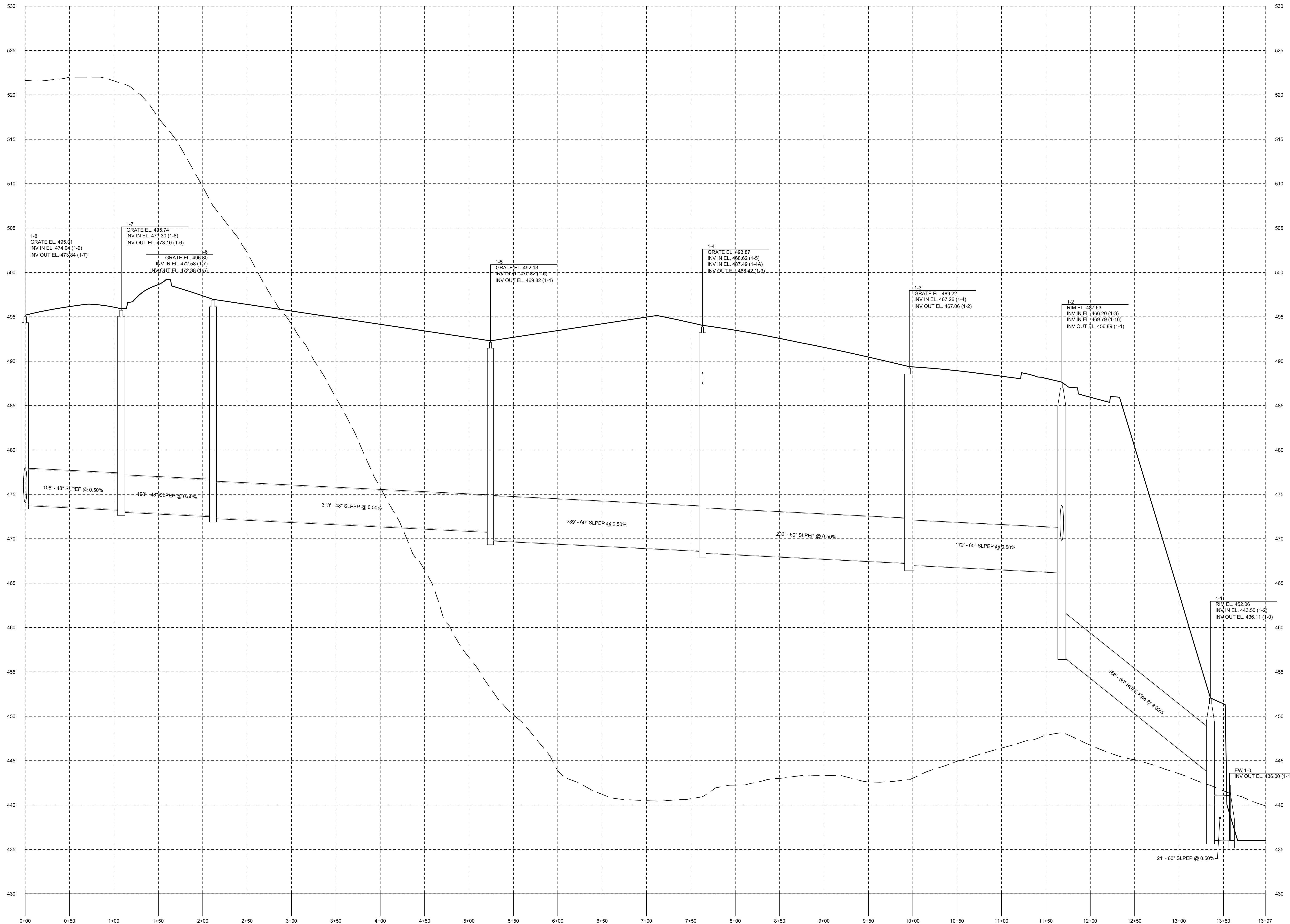
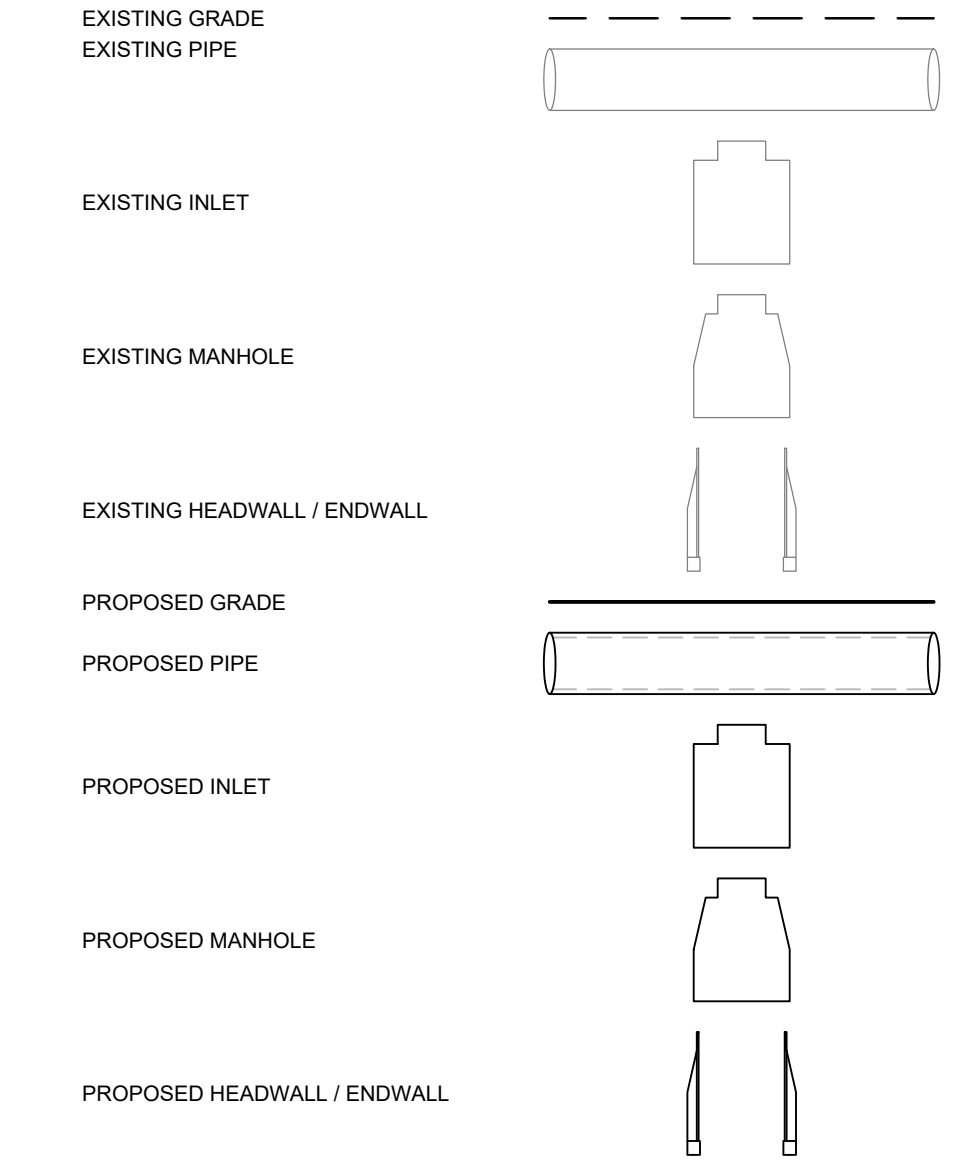
- EXISTING GRADE
- EXISTING PIPE
- EXISTING INLET
- EXISTING MANHOLE
- EXISTING HEADWALL / ENDWALL
- PROPOSED GRADE
- PROPOSED PIPE
- PROPOSED INLET
- PROPOSED MANHOLE
- PROPOSED HEADWALL / ENDWALL



STORM SEWER PROFILES
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: AS SHOWN
SHEET 30 OF 54
C-701

LEGEND



**STORM SEWER PROFILE
1-8 TO 1-0
SCALE: 1" = 50' HORIZ. 1" = 5' VERT.**

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

NO.	DATE	REVISION

LANDWORKS
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land development consultants

1405 HUNTING AVE. SUITE 100
LANCASTER, PA 17602
P: (717) 399-1185
WWW.LANDWORKS.COM

STORM SEWER PROFILES
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

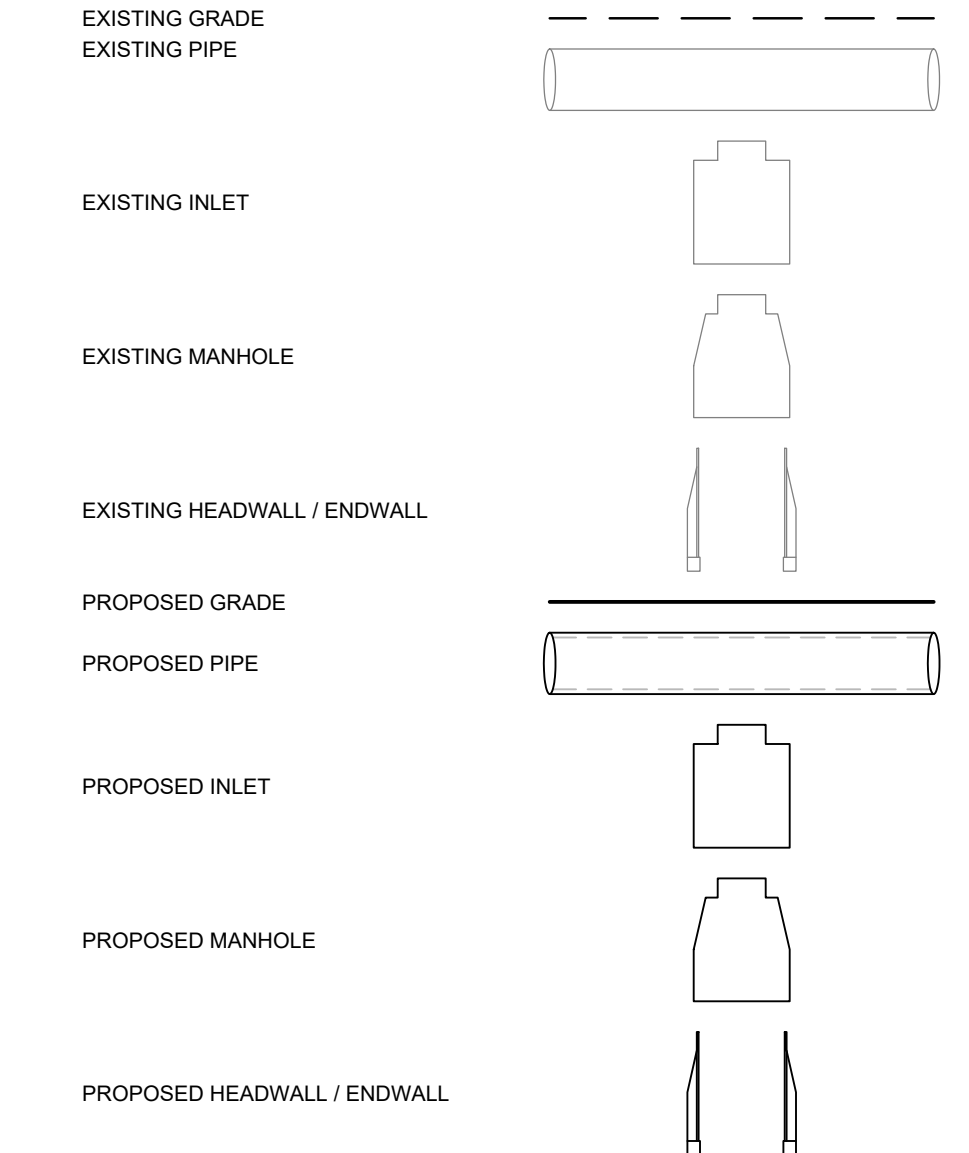
SCALE: AS SHOWN

SHEET 31 OF 54

C-702

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

LEGEND



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1405 HUNTERS AVENUE
 #1727 BURLINGAME, CA 94001
 WWW.LANDWORKS.COM

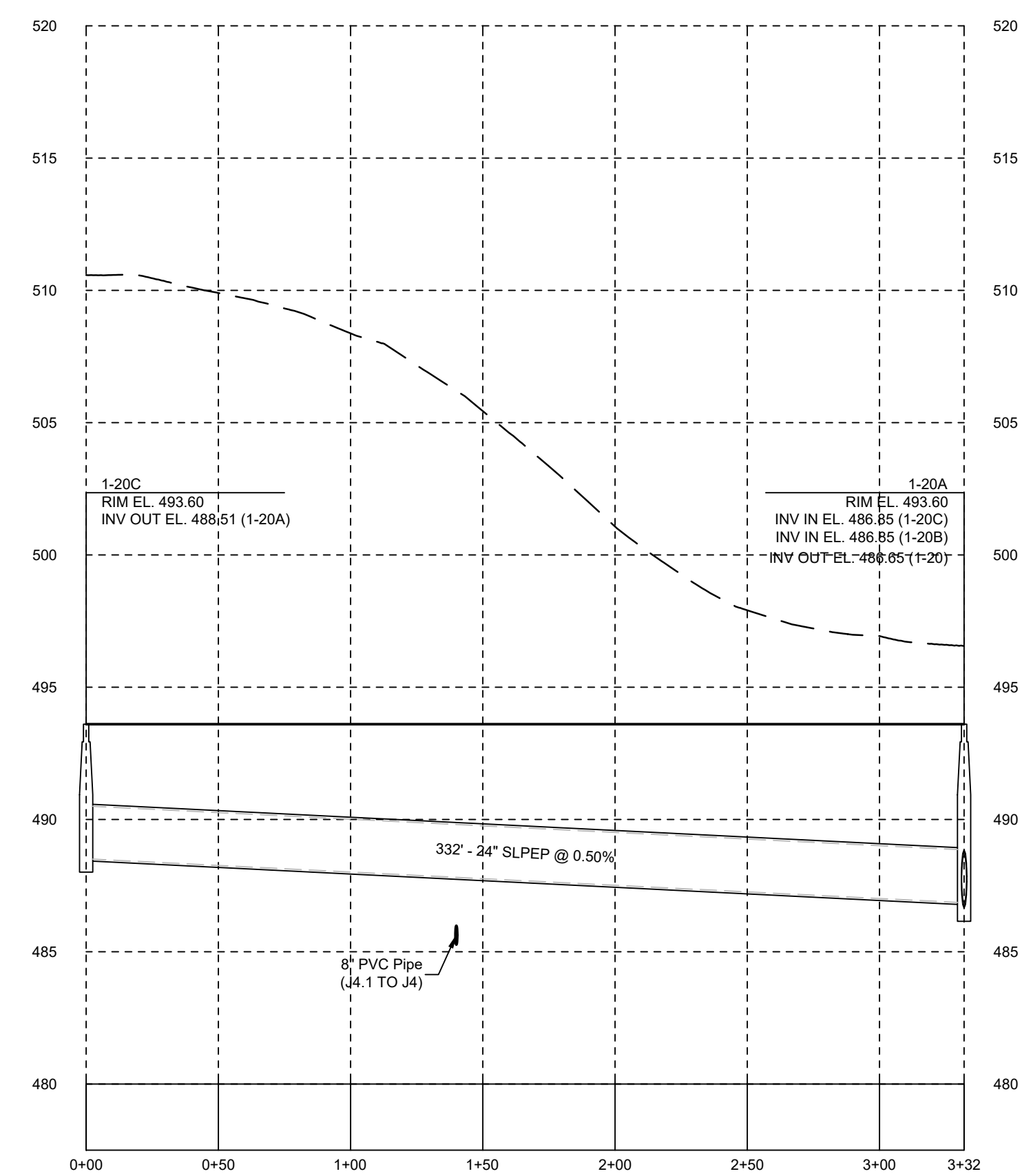


STORM SEWER PROFILES
 FOR
283 COMMERCE CENTER - BUILDING #1
 FOR
 PDC NORTHEAST LP IV, LLC

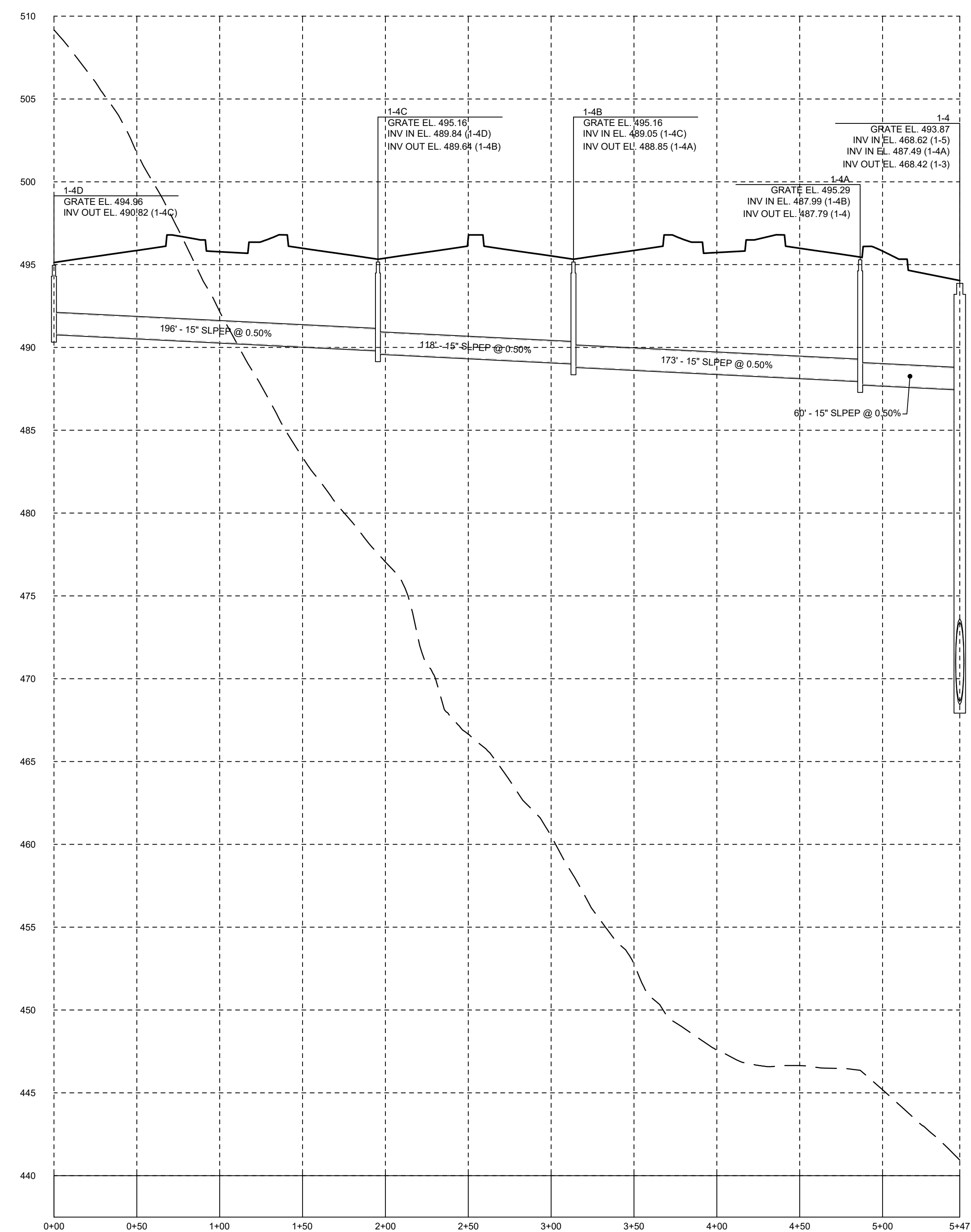
LANCASTER COUNTY, PENNSYLVANIA
 MOUNT JOY TOWNSHIP

PROJECT NO.	22-0123-005
DATE:	01/03/23
SCALE:	AS SHOWN
SHEET	32 OF 54

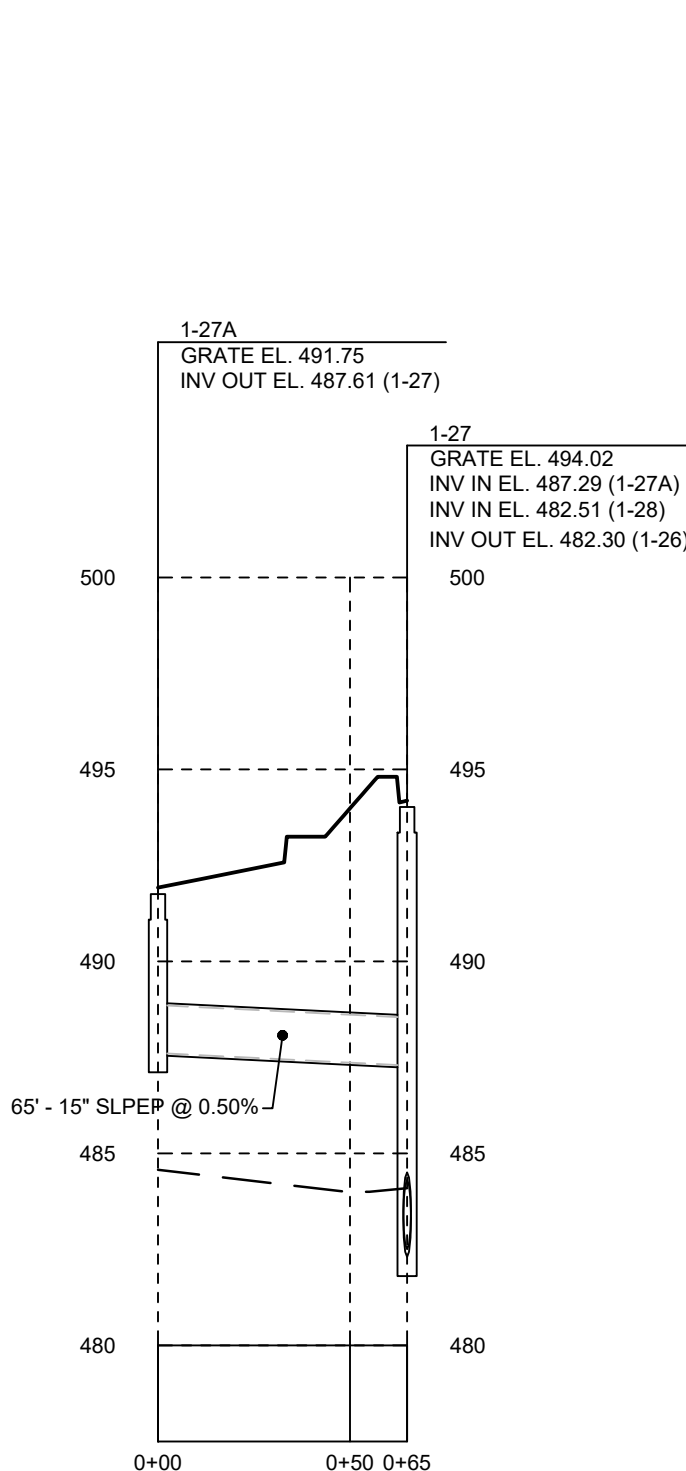
C-703



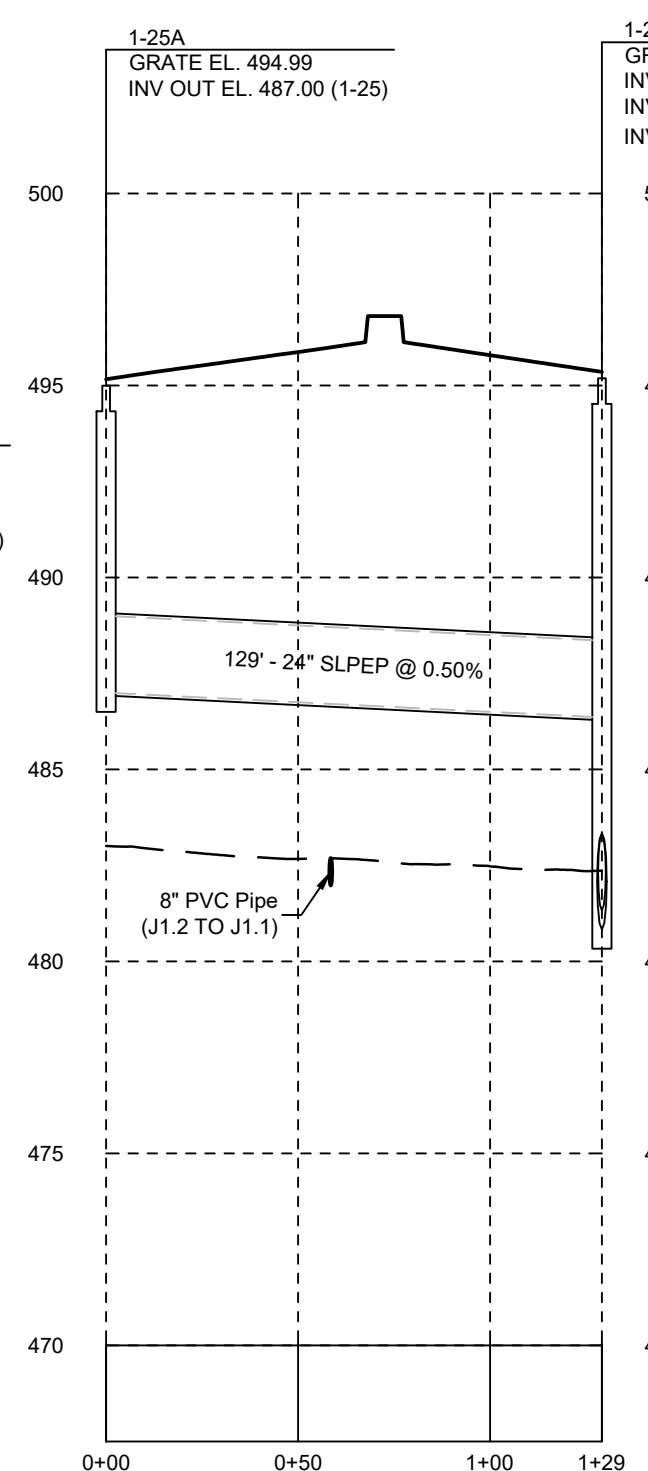
STORM SEWER PROFILE 1-20C TO 1-20A
 SCALE: 1" = 50' HORIZ. 1" = 5' VERT.



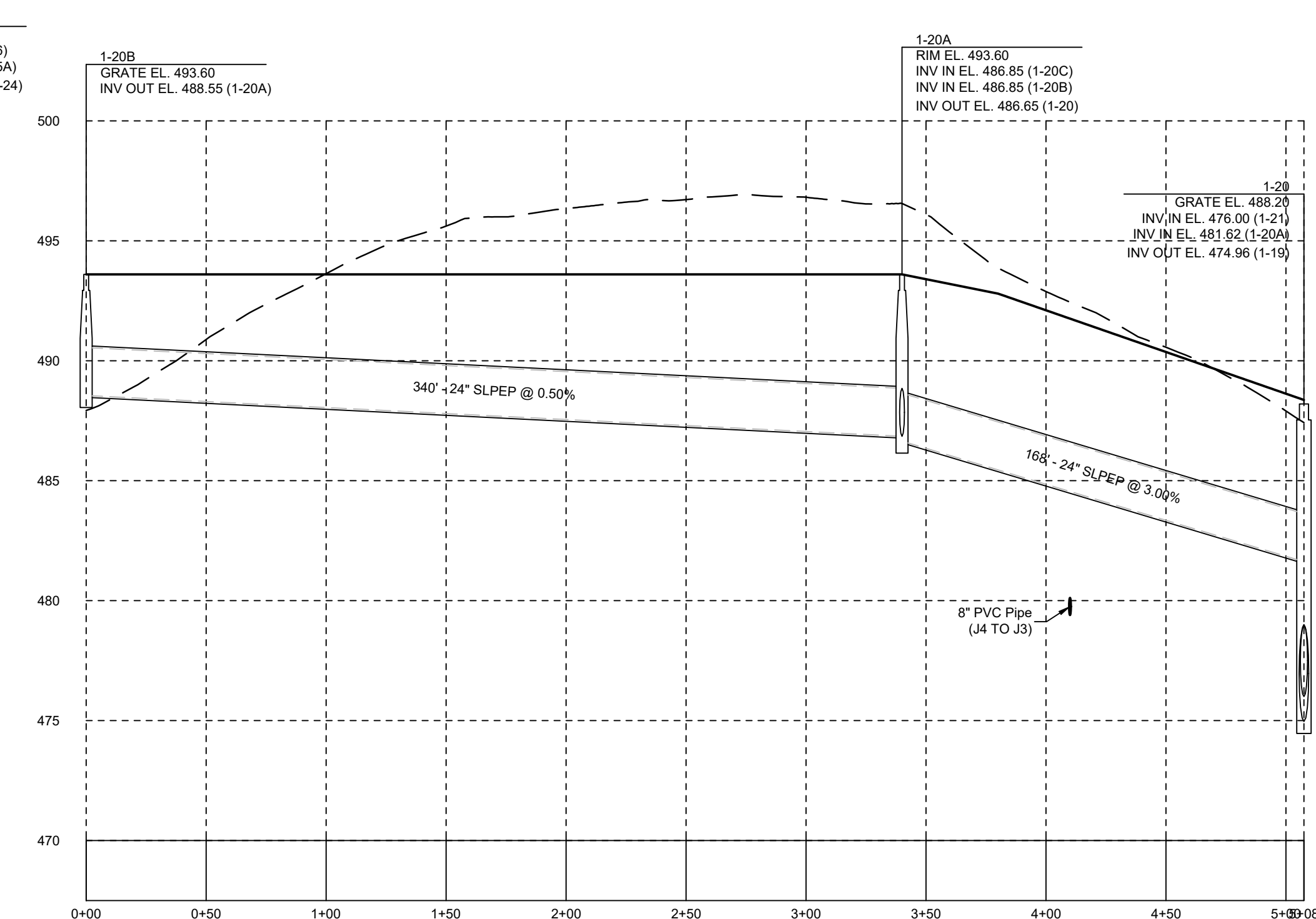
STORM SEWER PROFILE 1-4D TO 1-4
 SCALE: 1" = 50' HORIZ. 1" = 5' VERT.



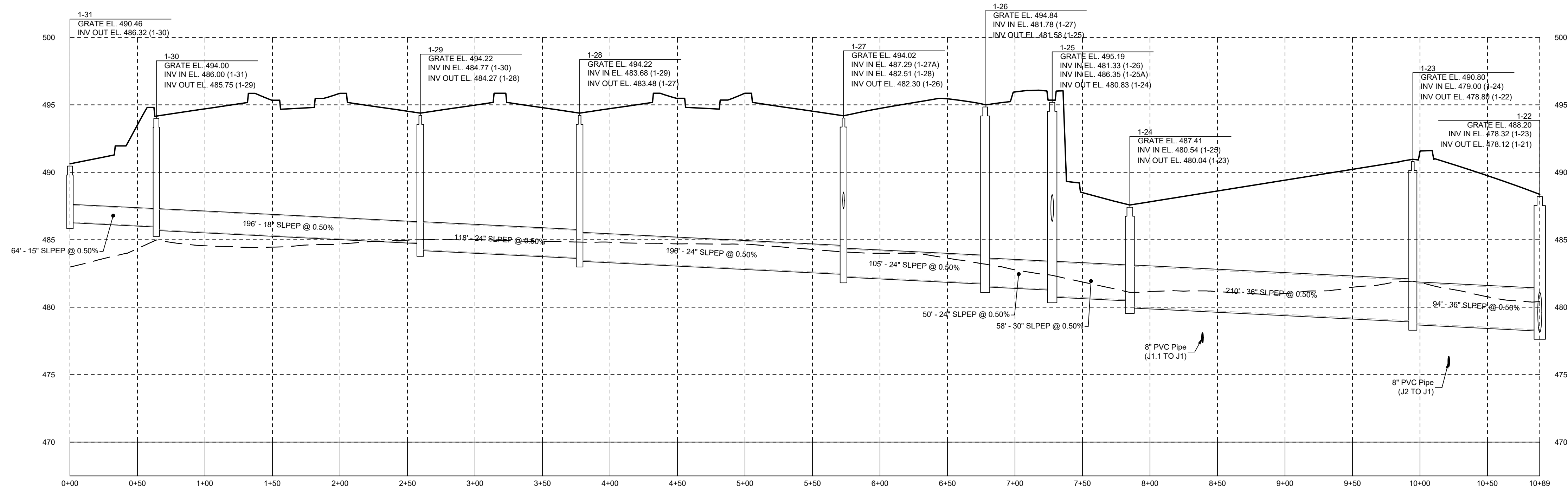
STORM SEWER PROFILE 1-27A TO 1-27
 SCALE: 1" = 50' HORIZ. 1" = 5' VERT.



STORM SEWER PROFILE 1-25A TO 1-25
 SCALE: 1" = 50' HORIZ. 1" = 5' VERT.

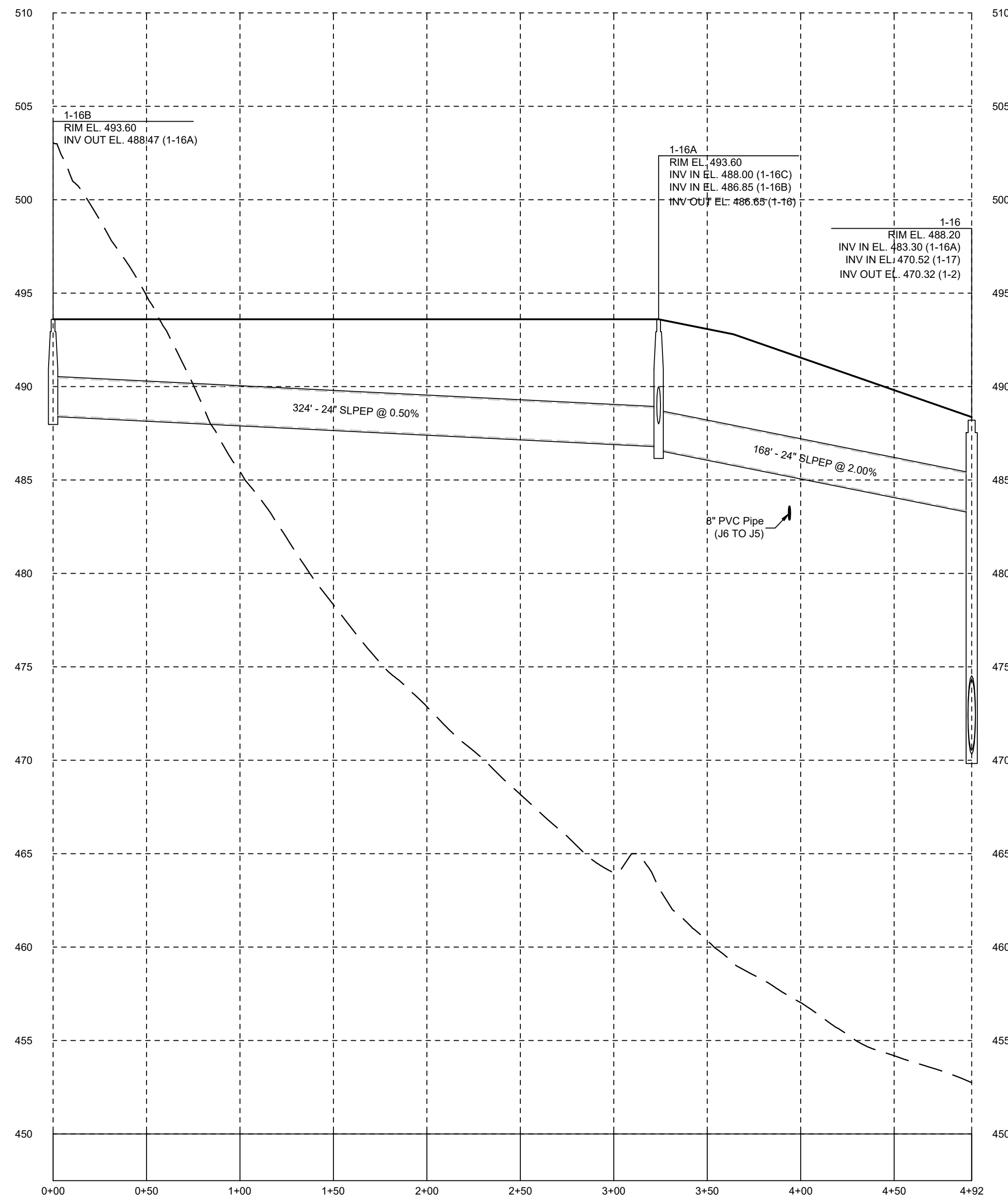
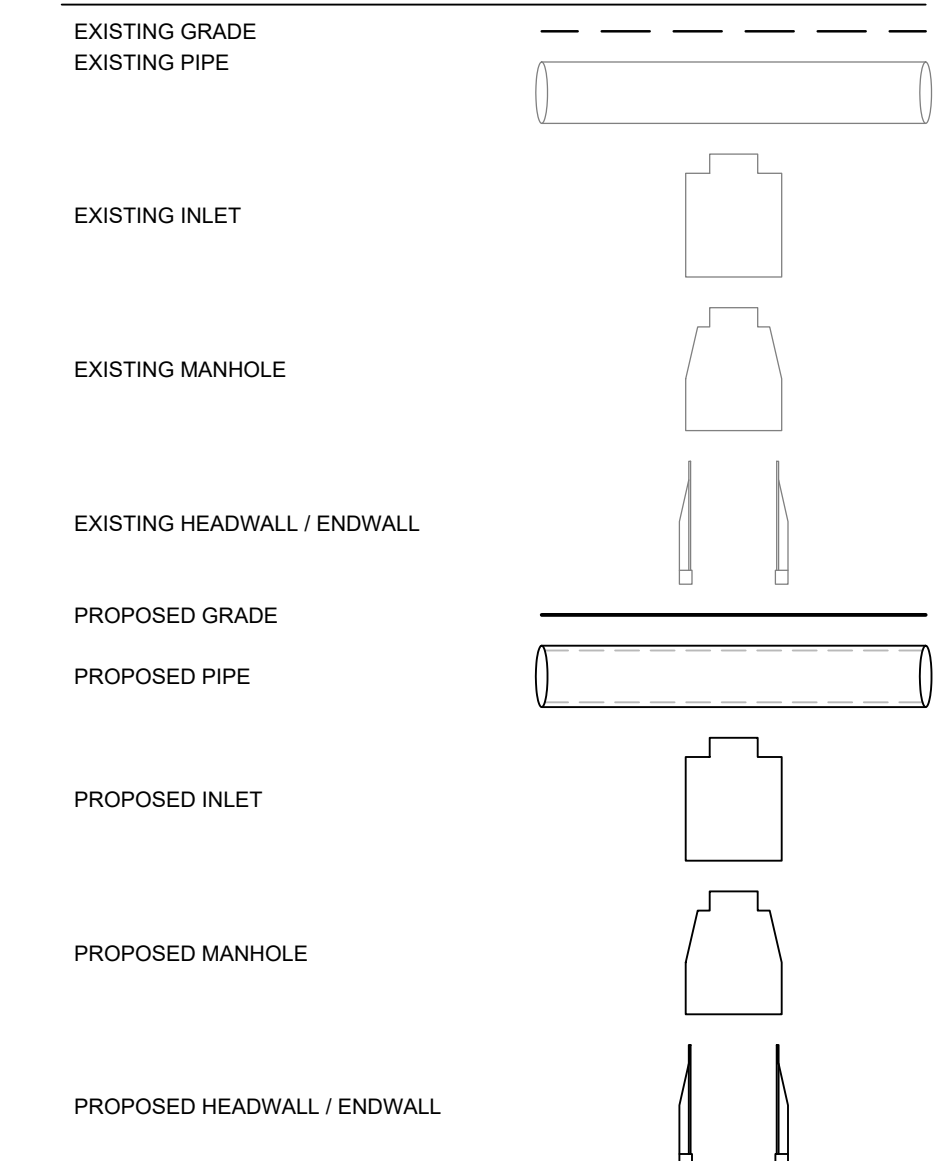


STORM SEWER PROFILE 1-20B TO 1-20
 SCALE: 1" = 50' HORIZ. 1" = 5' VERT.

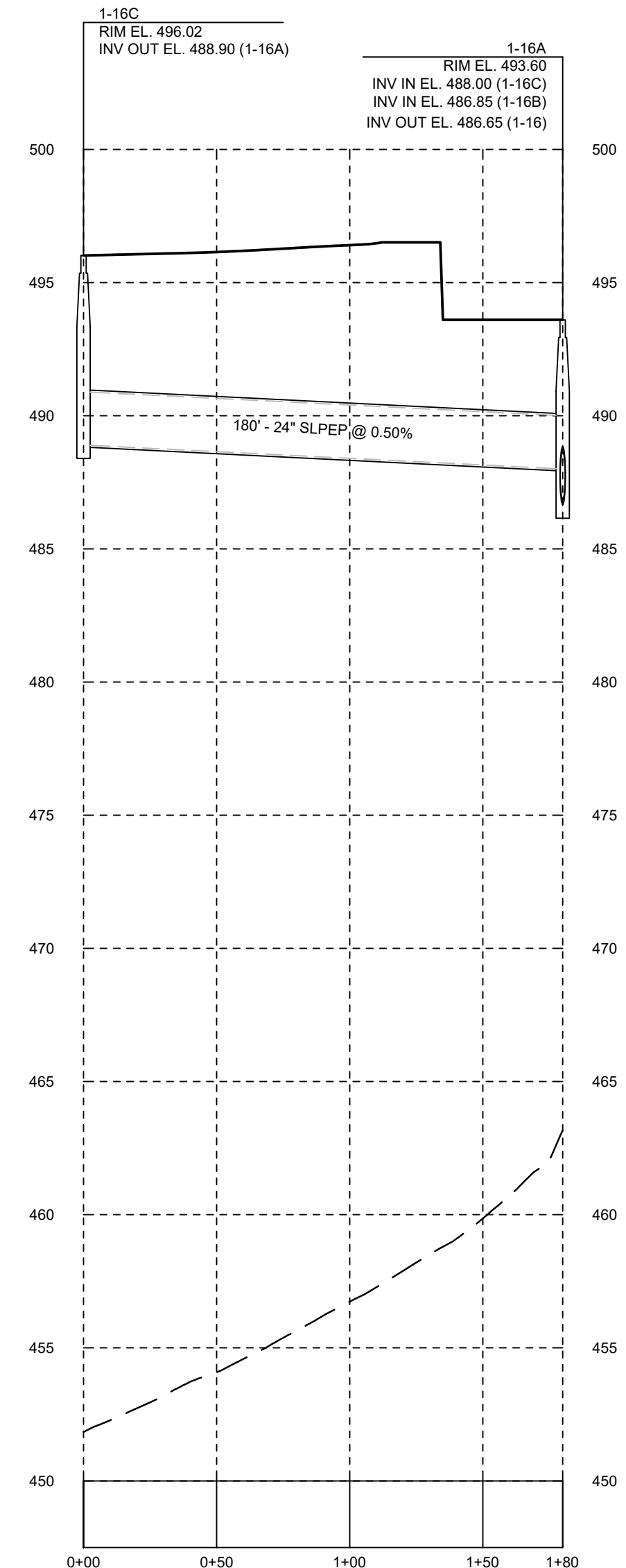


STORM SEWER PROFILE 1-31 TO 1-22
 SCALE: 1" = 50' HORIZ. 1" = 5' VERT.

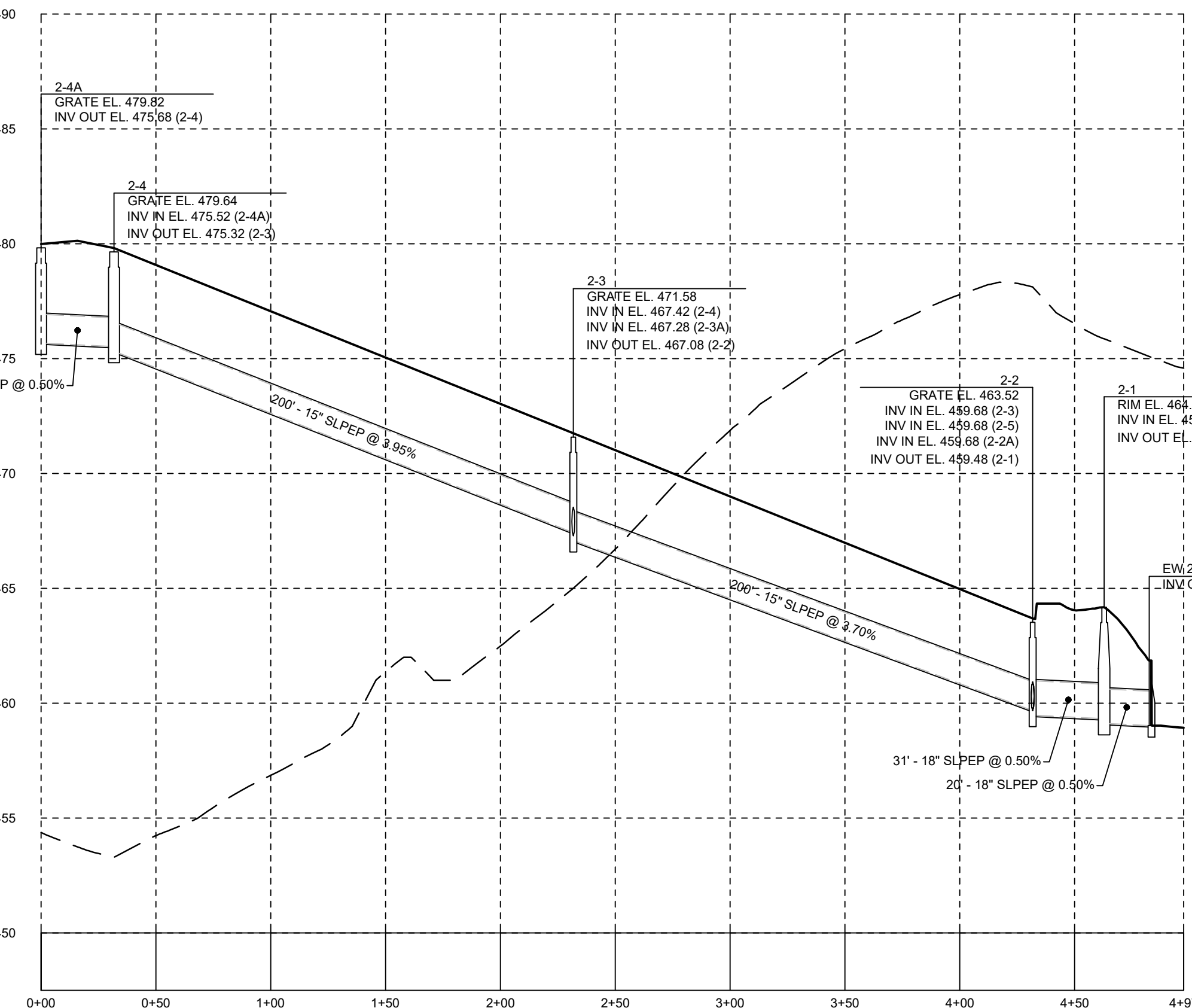
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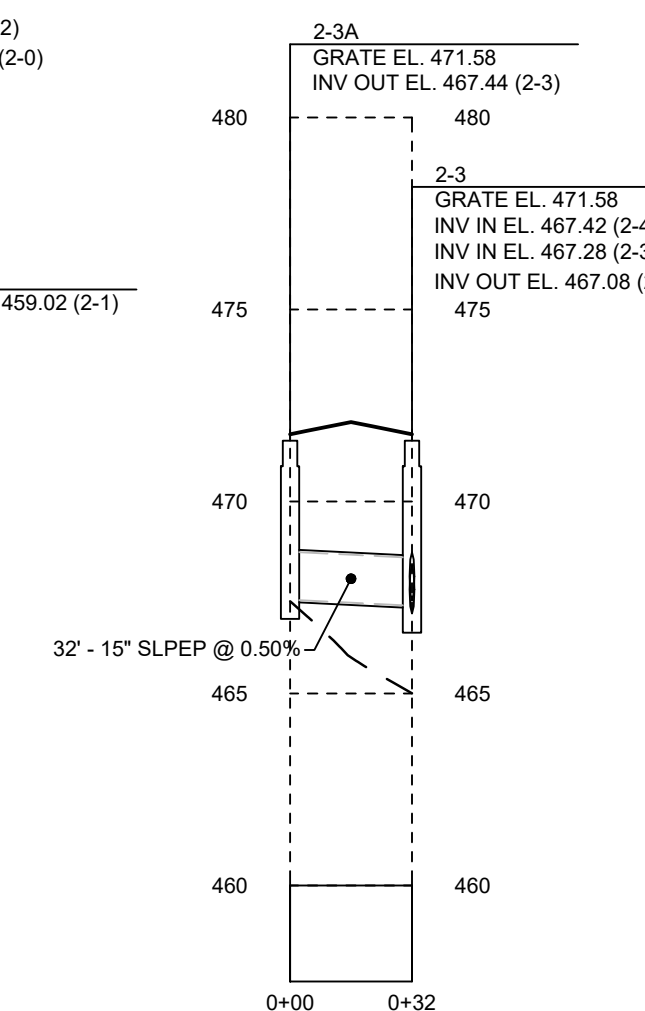
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 1-16B TO 1-16**
 SCALE: 1" = 50' HORIZ. 1" = 5' VERT.



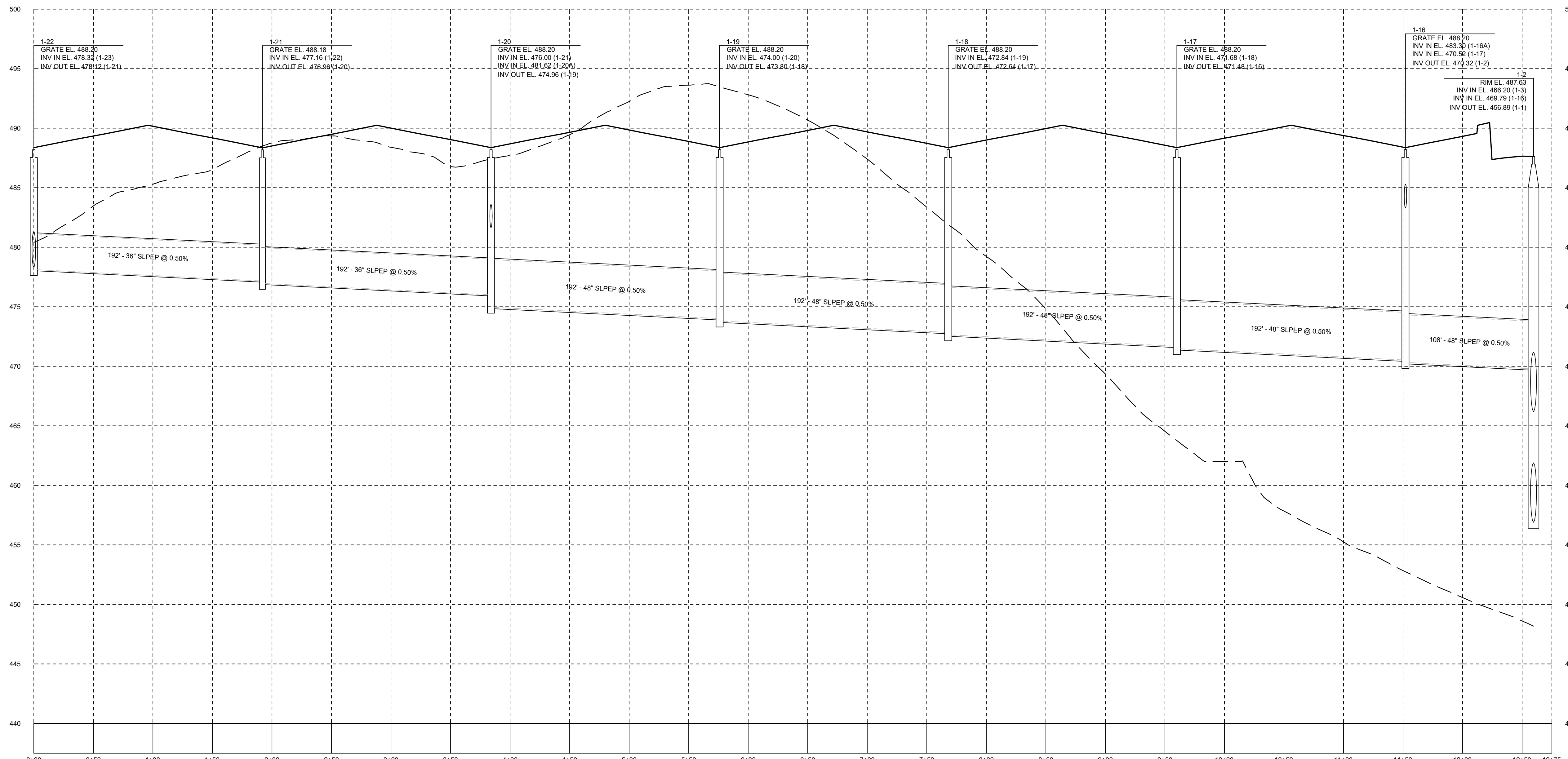
**STORM SEWER PROFILE
 1-16C TO 1-16A**
 SCALE: 1" = 50' HORIZ. 1" = 5' VERT.



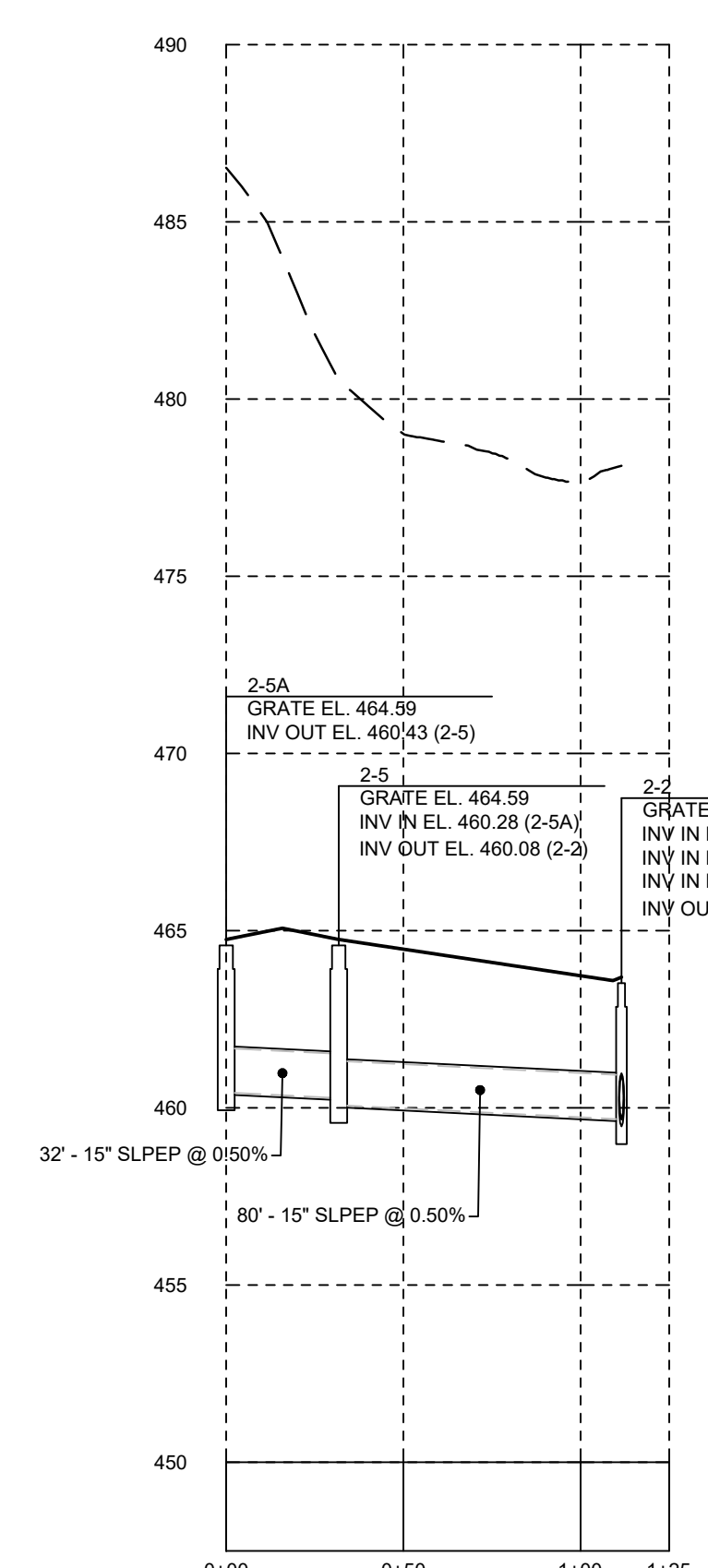
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 SCALE: 1" = 50' HORIZ. 1" = 5' VERT.



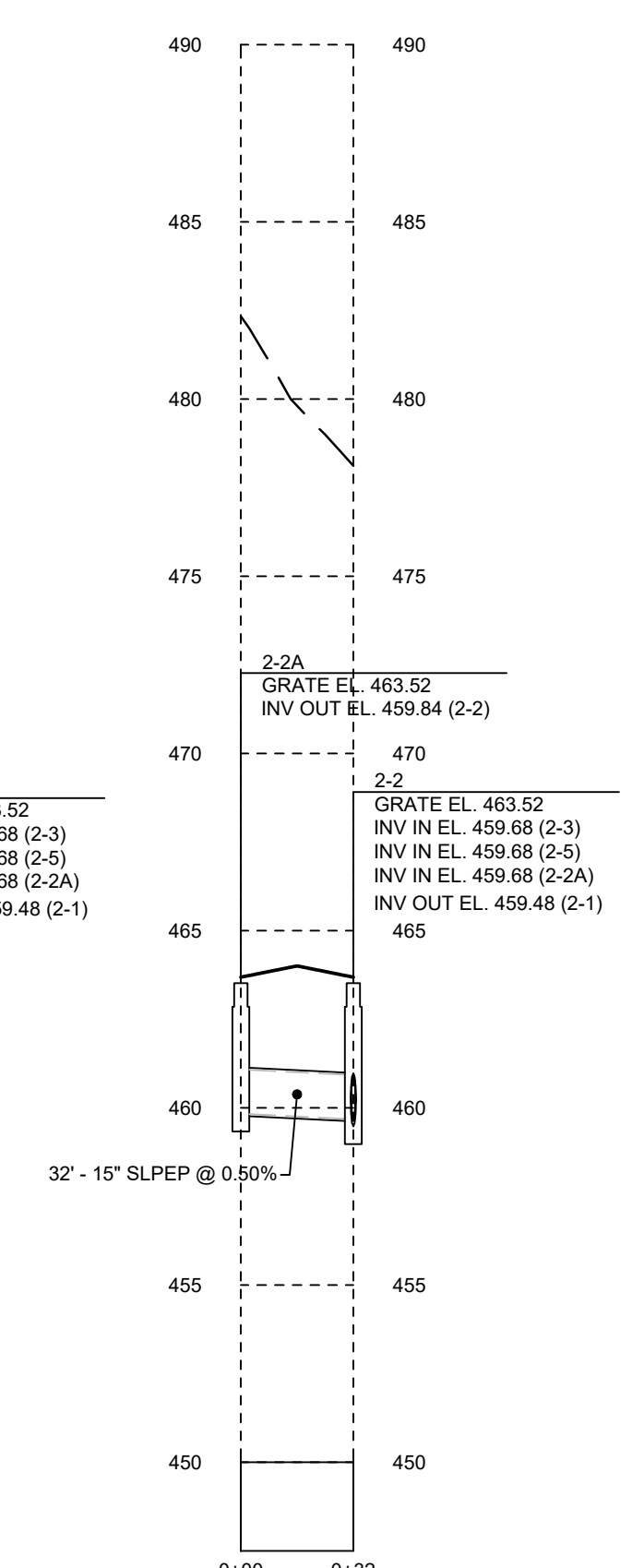
**STORM SEWER PROFILE
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 SCALE: 1" = 50' HORIZ. 1" = 5' VERT.



**STORM SEWER PROFILE
 1-22 TO 1-2**
 SCALE: 1" = 50' HORIZ. 1" = 5' VERT.



**STORM SEWER PROFILE
 2-5A TO 2-2**
 SCALE: 1" = 50' HORIZ. 1" = 5' VERT.



**STORM SEWER PROFILE
 2-2A TO 2-2**
 SCALE: 1" = 50' HORIZ. 1" = 5' VERT.

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STORM SEWER PROFILES
 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: AS SHOWN

SHEET 33 OF 54

C-704

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

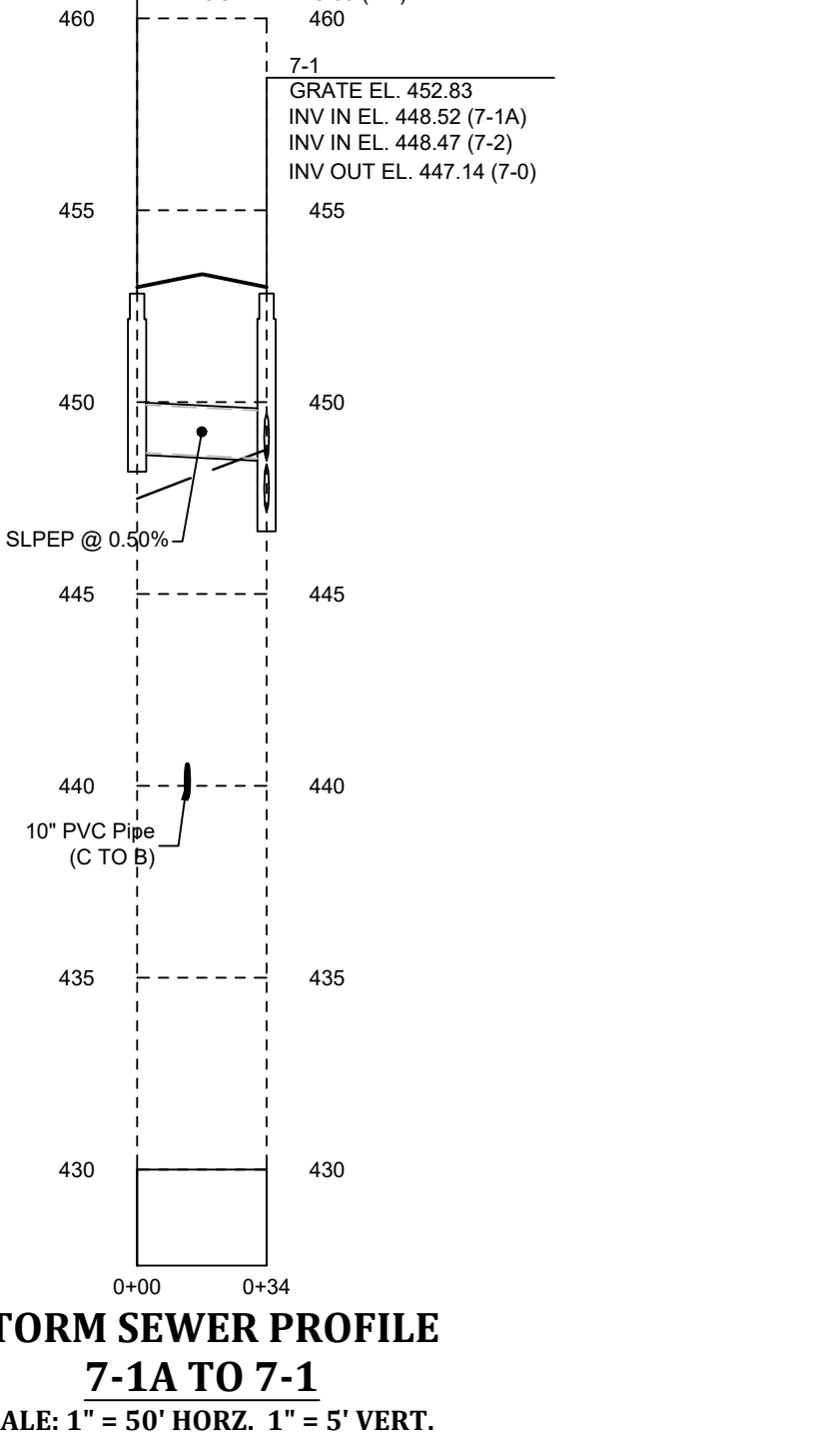
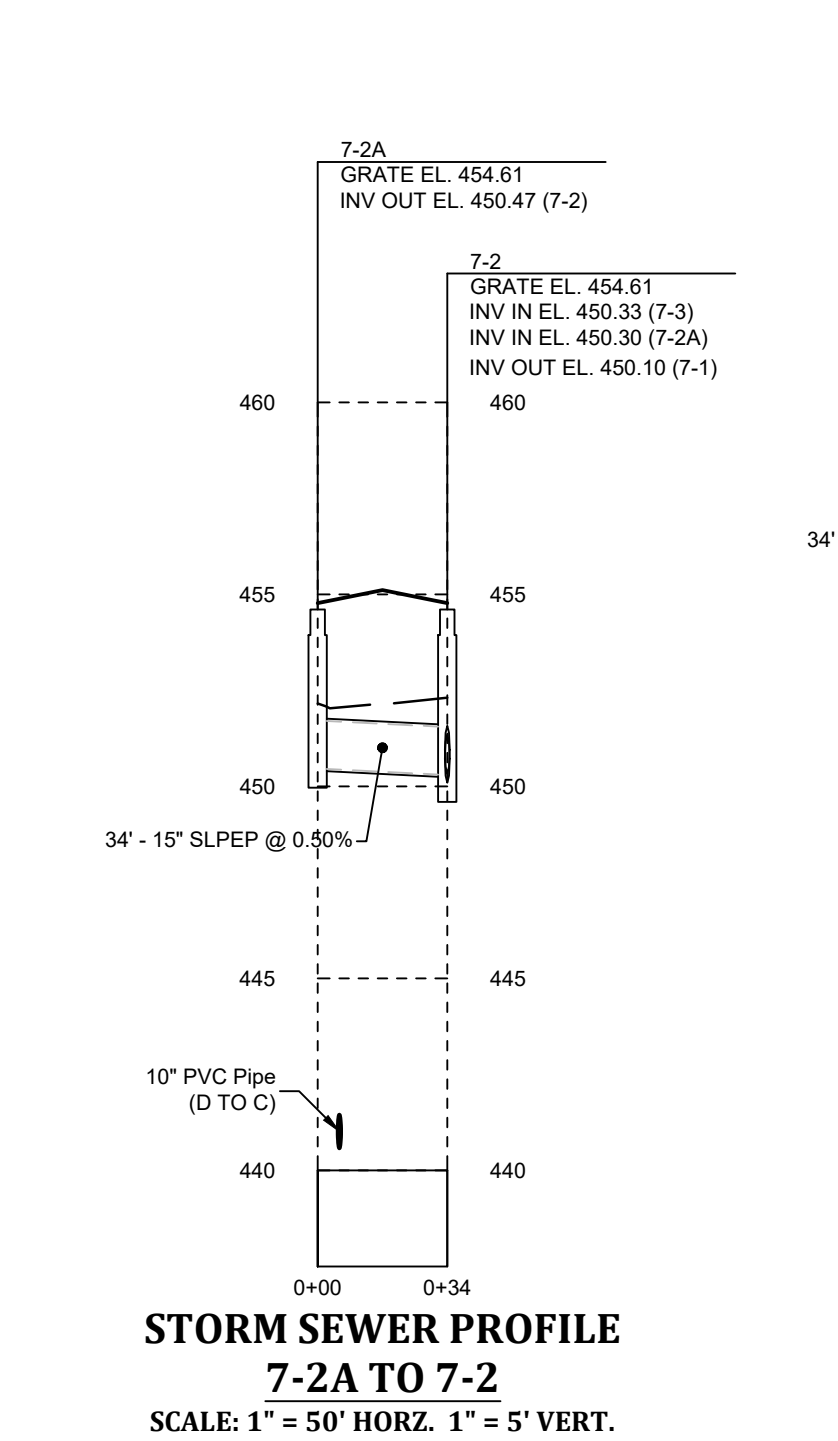
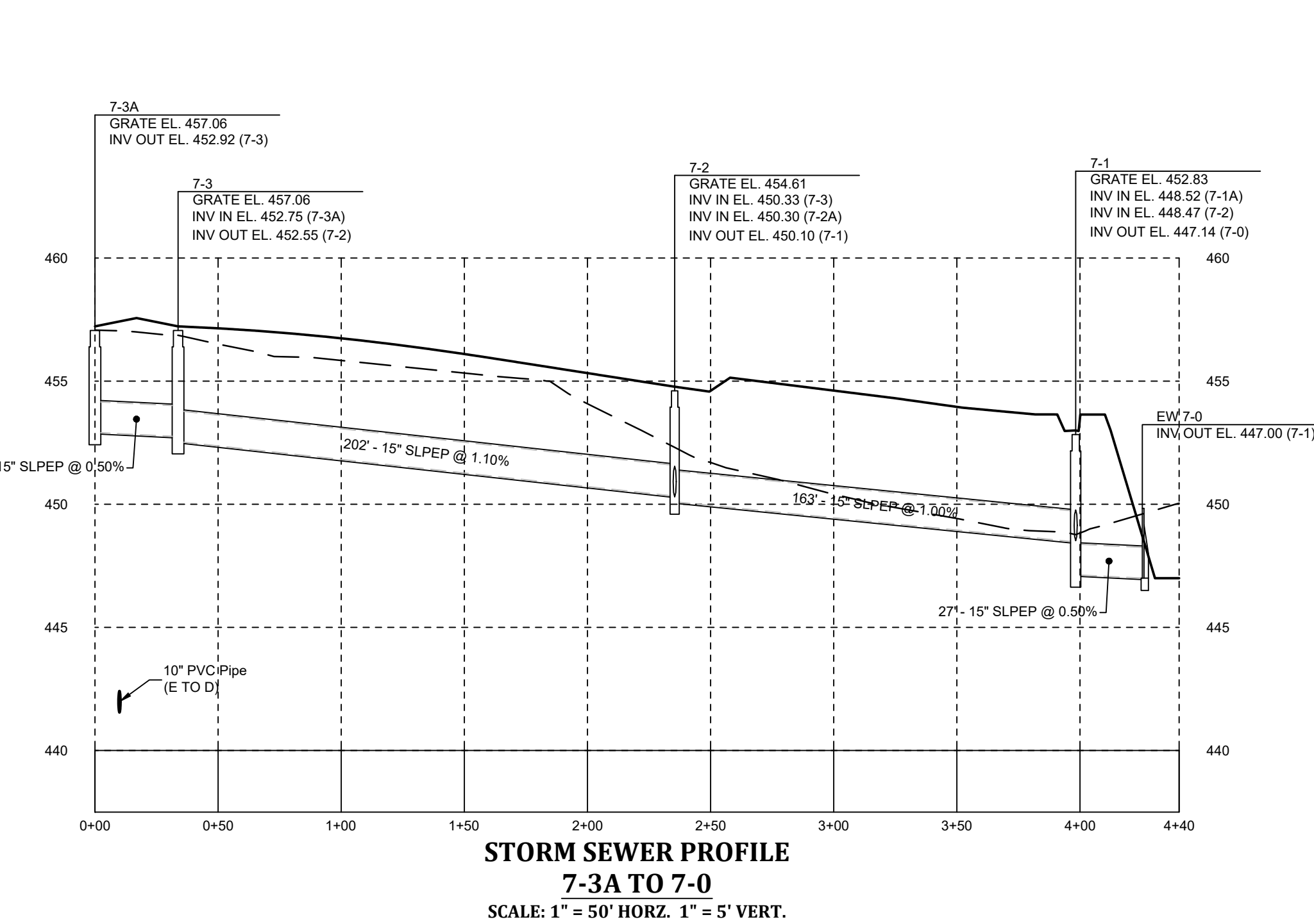
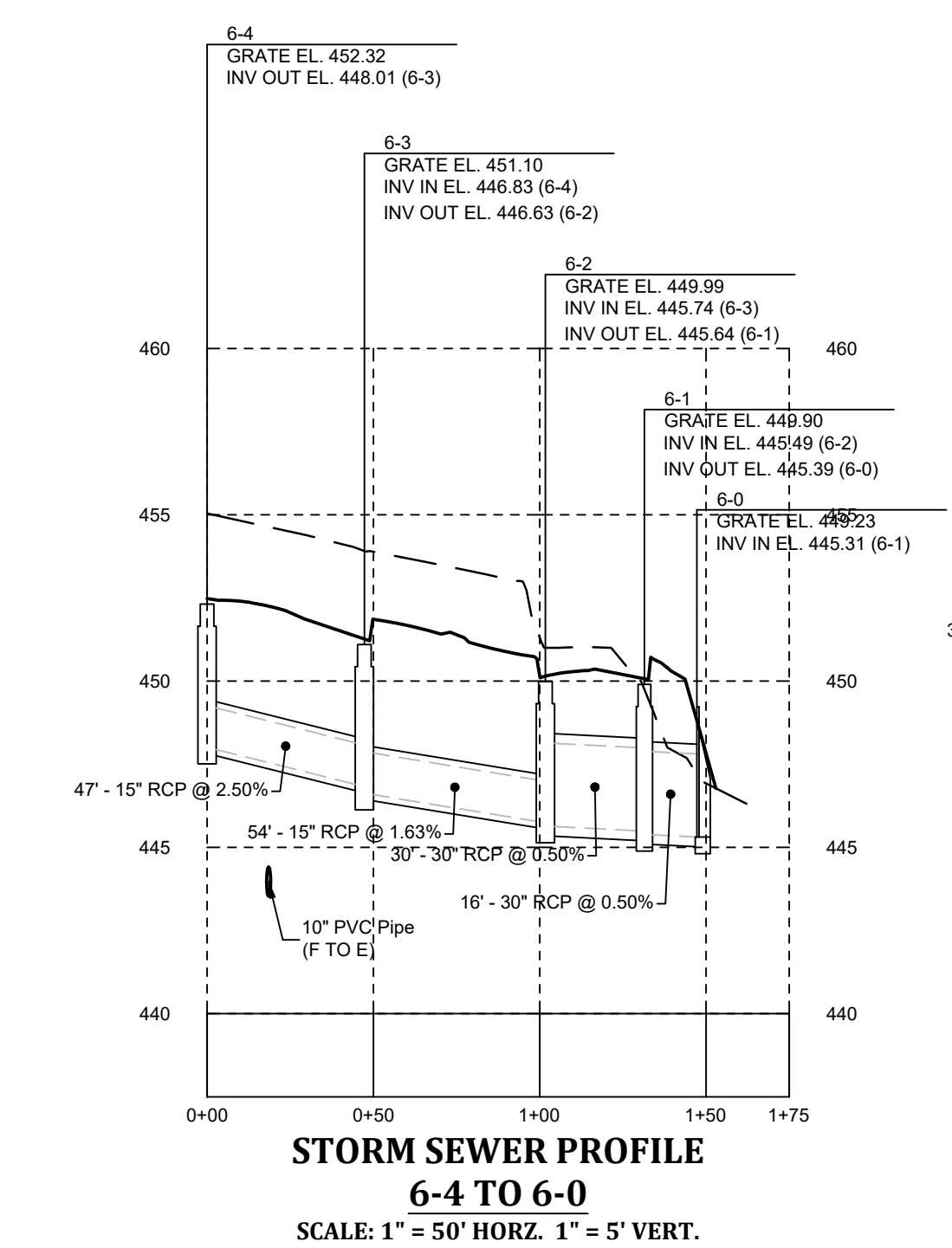
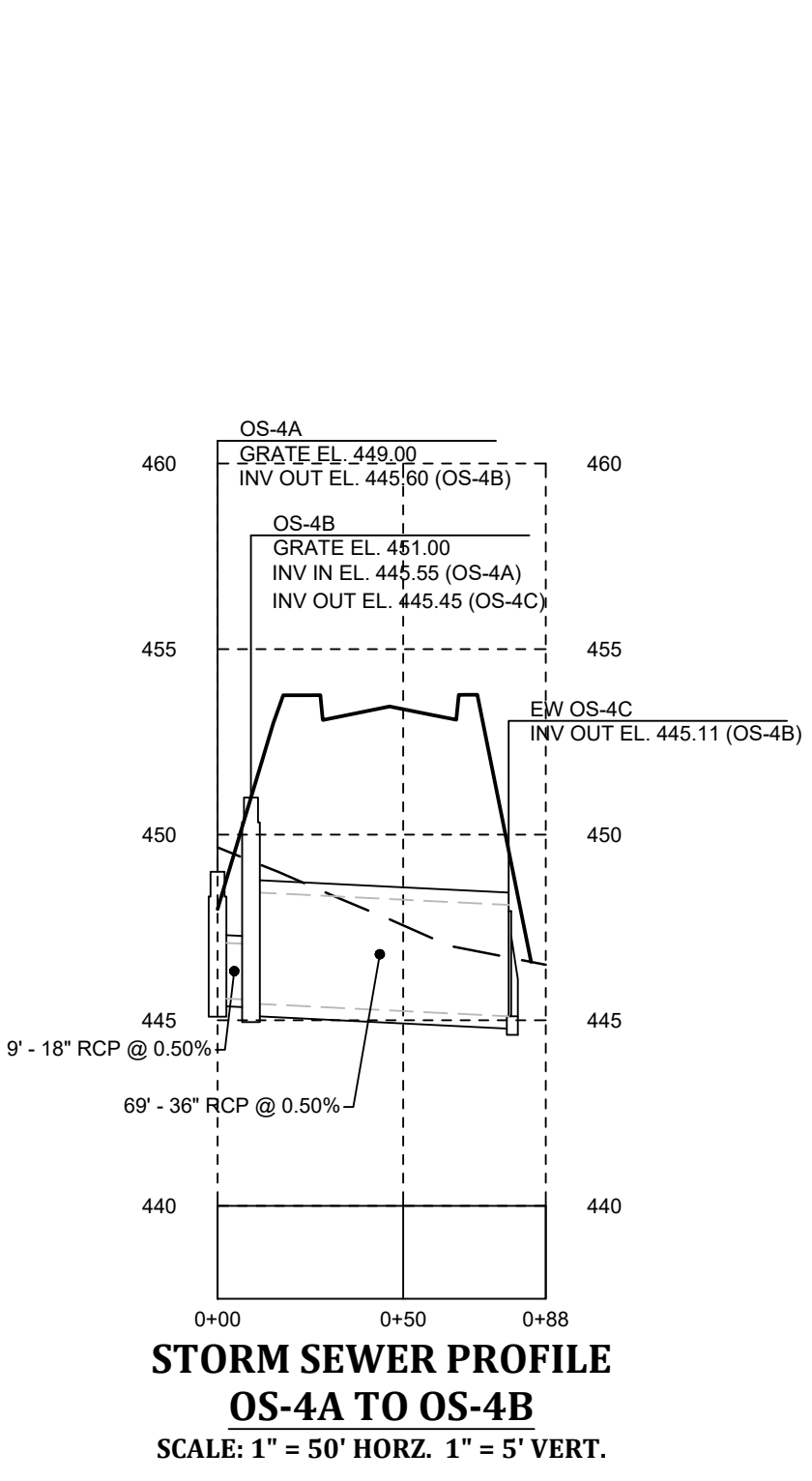
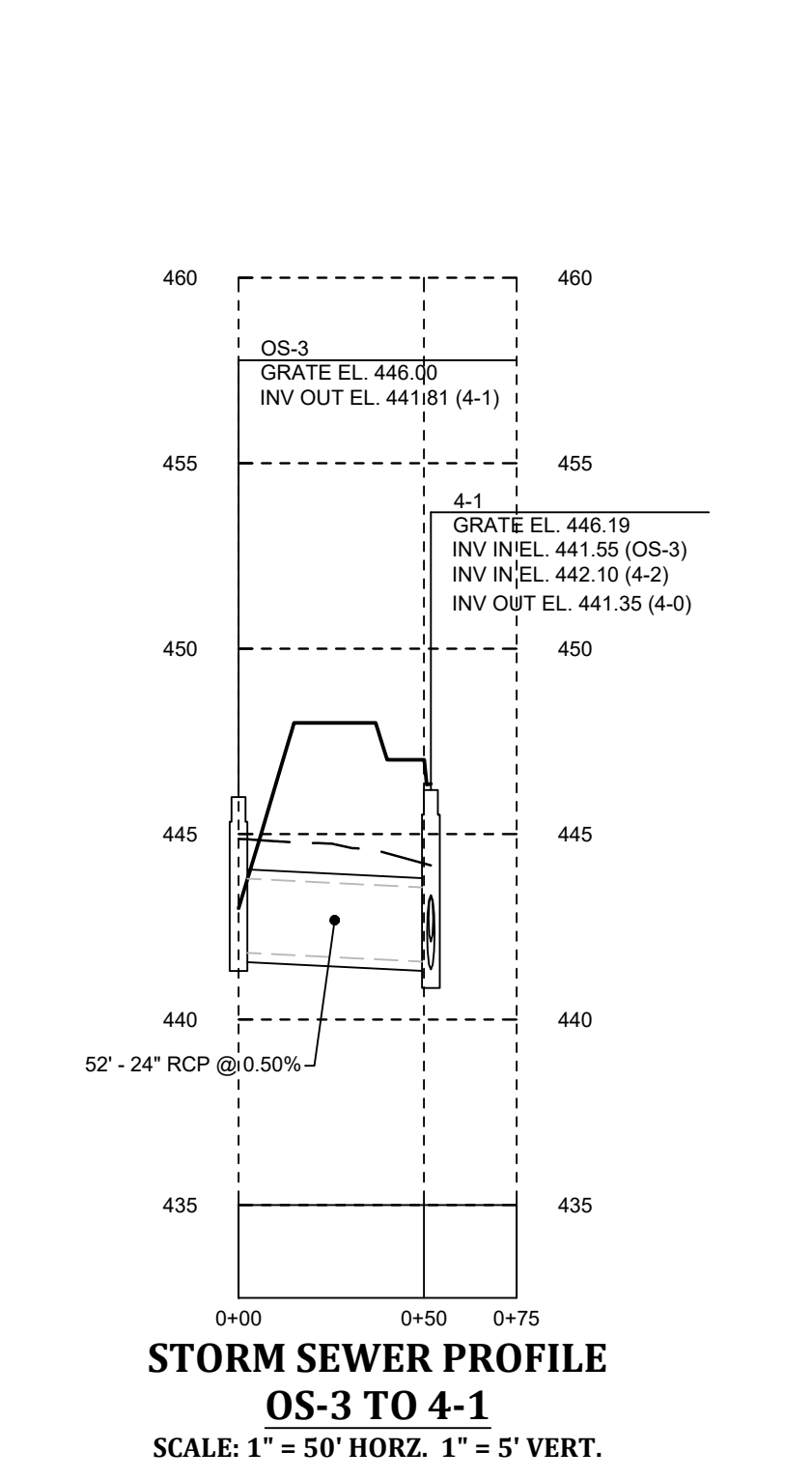
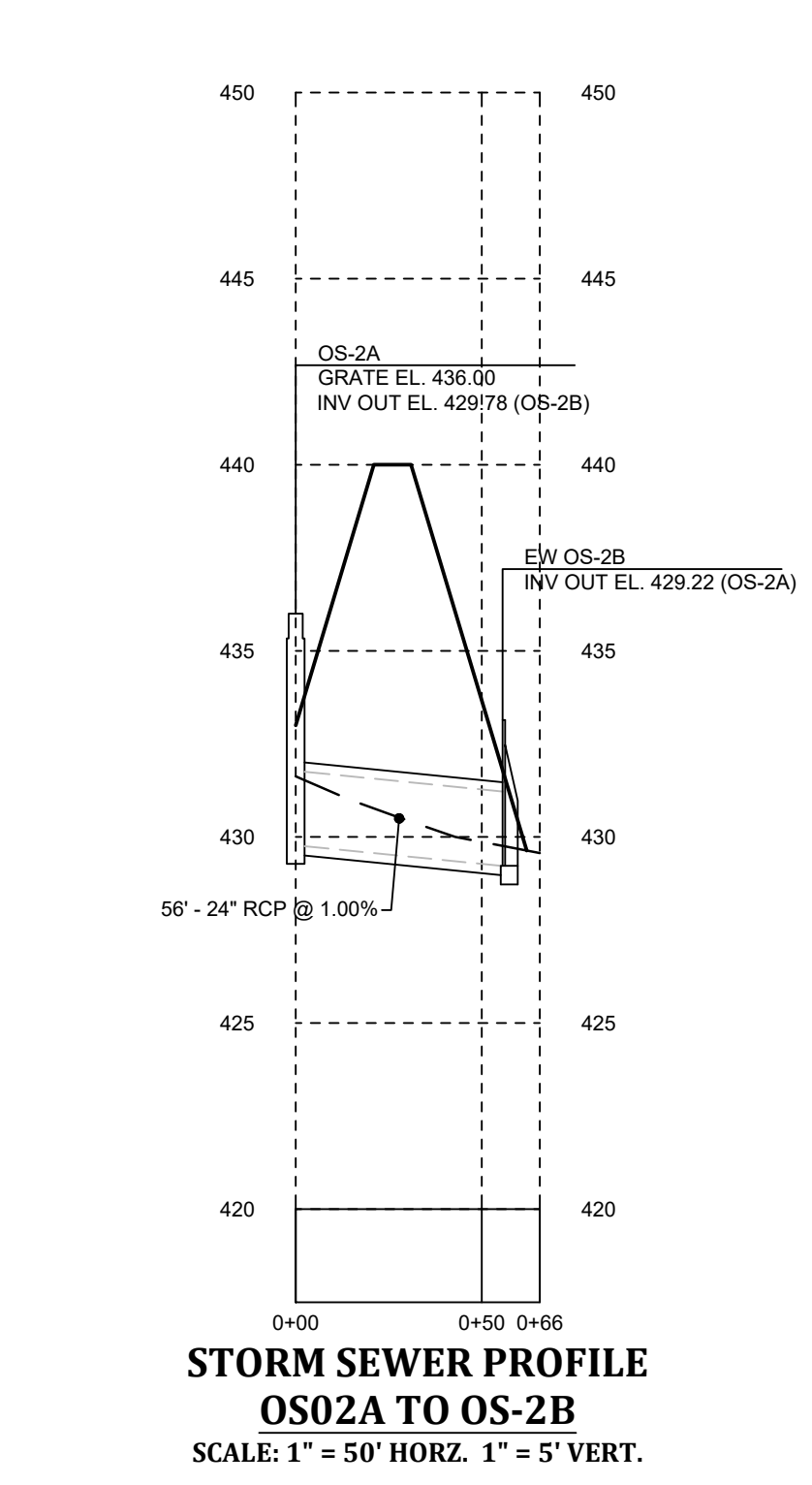
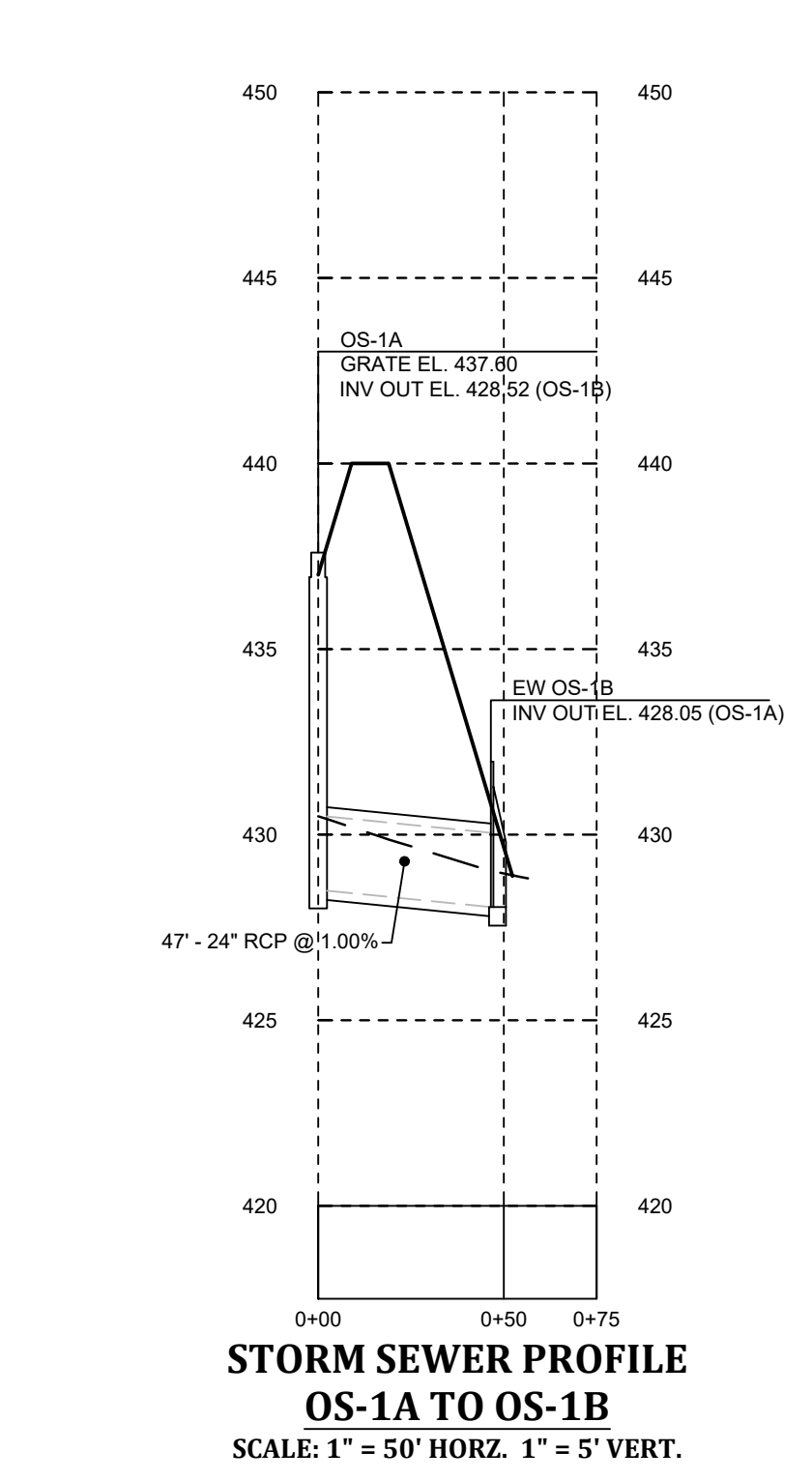
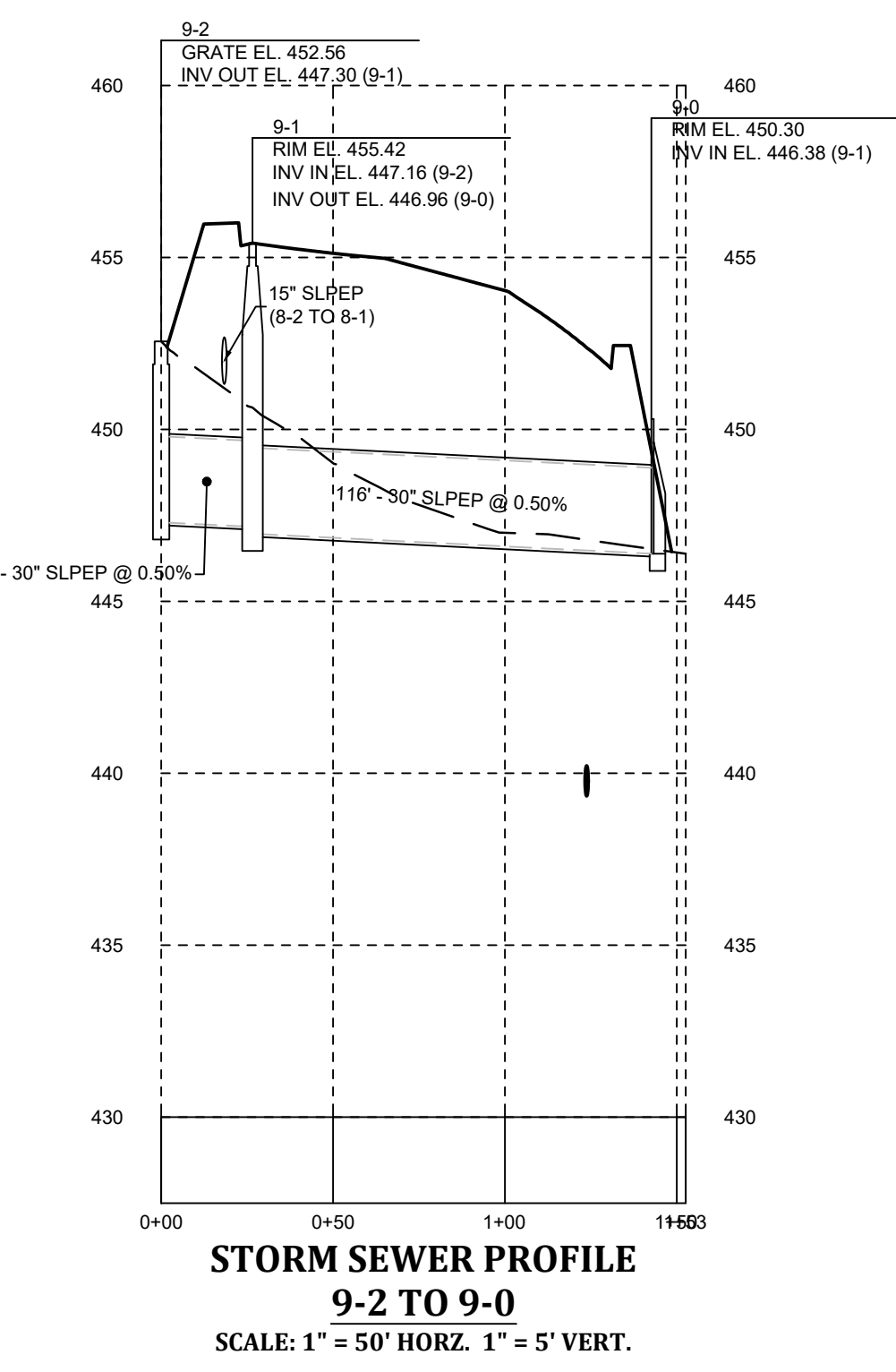
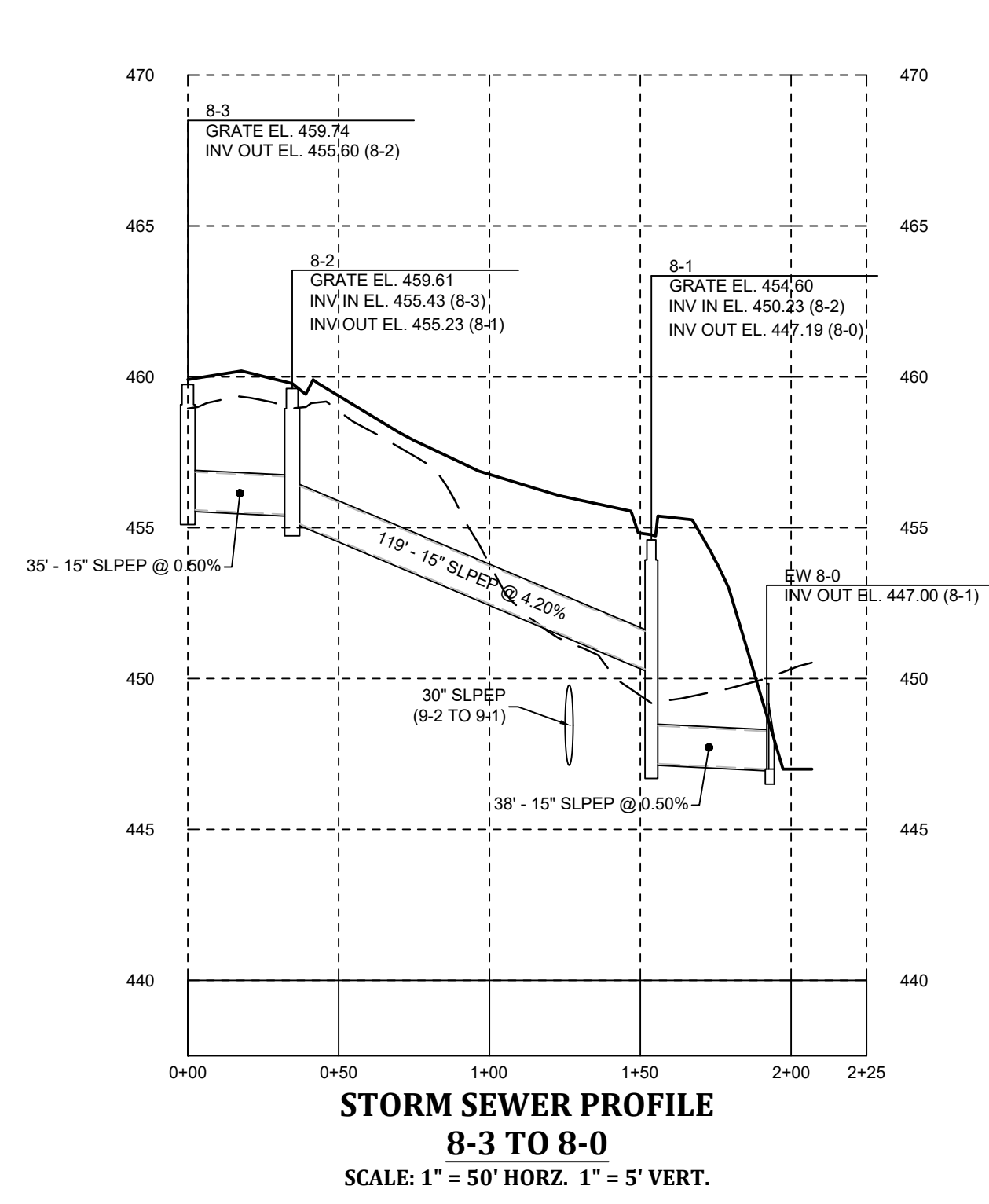
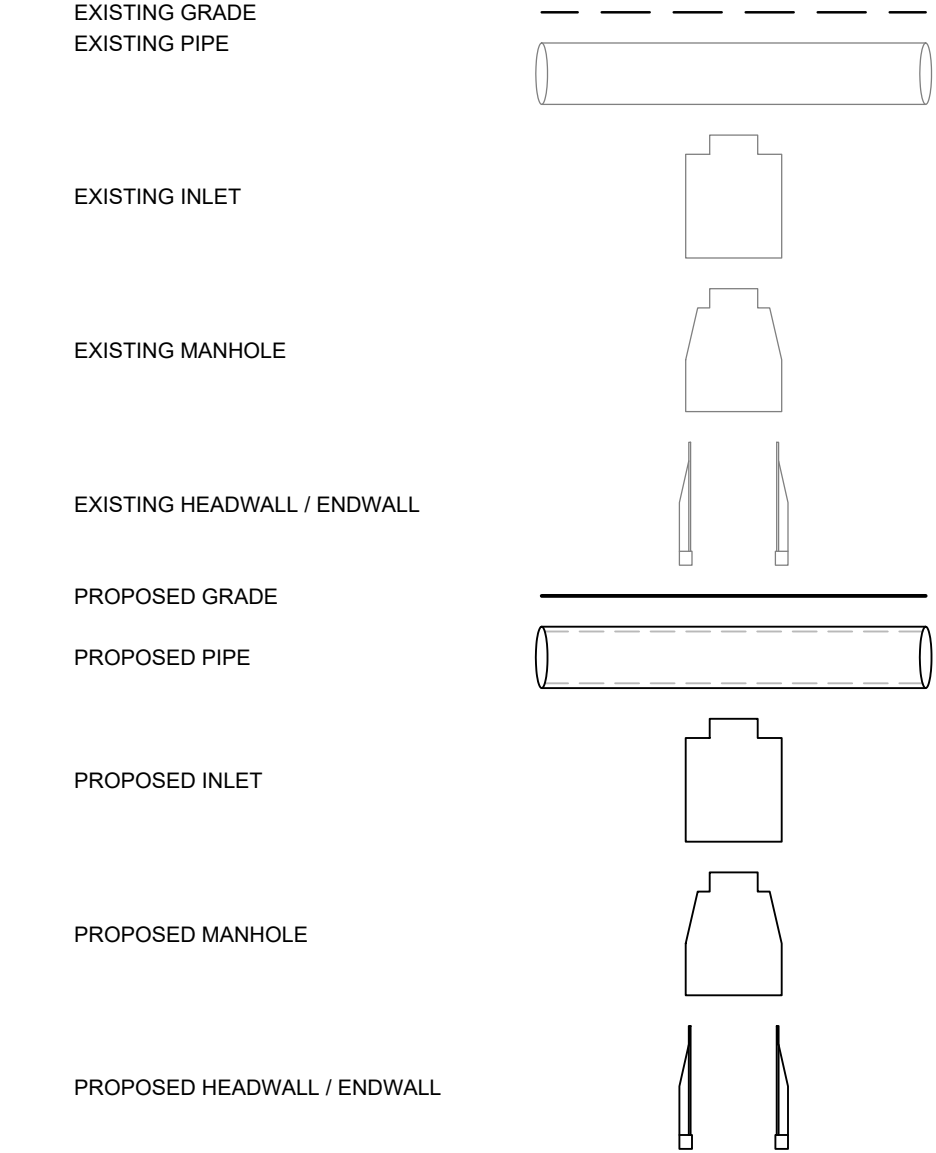
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STORM SEWER PROFILES
 FOR
283 COMMERCE CENTER - BUILDING #1
 FOR
 PDC NORTHEAST LP IV, LLC
 LANCASTER COUNTY, PENNSYLVANIA
 MOUNT JOY TOWNSHIP

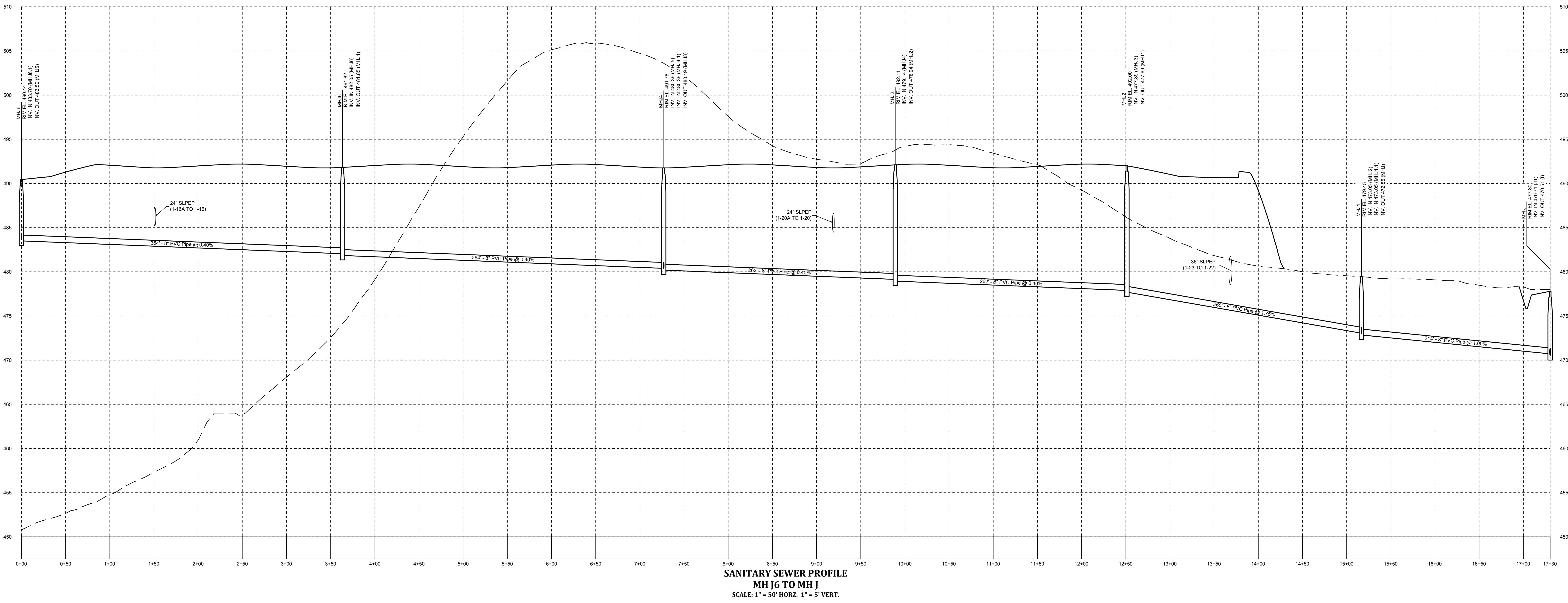
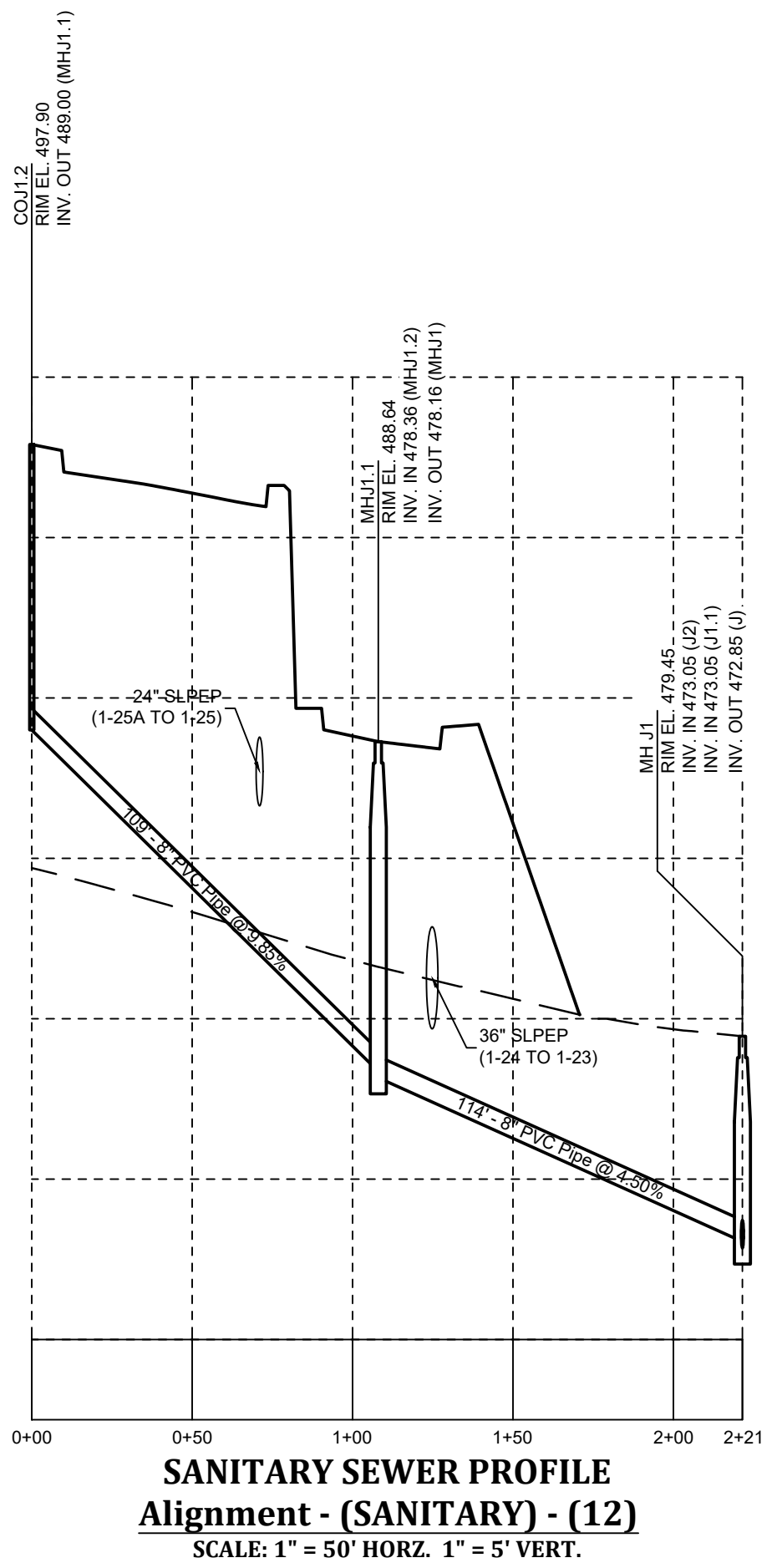
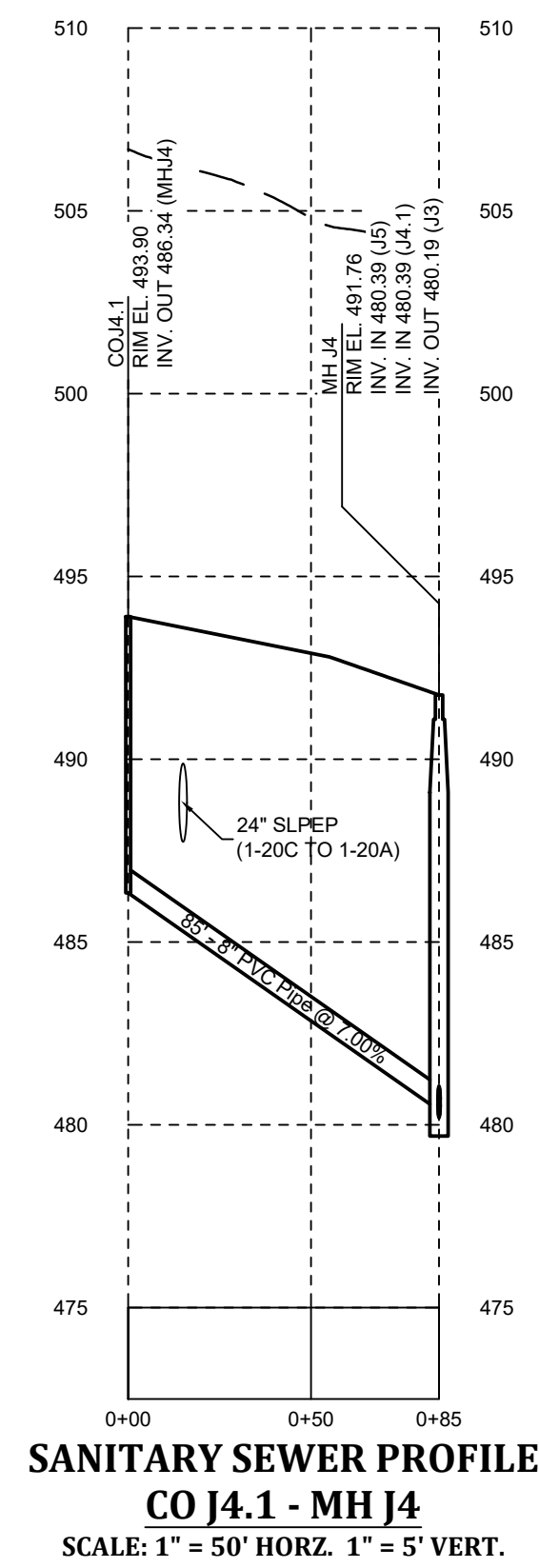
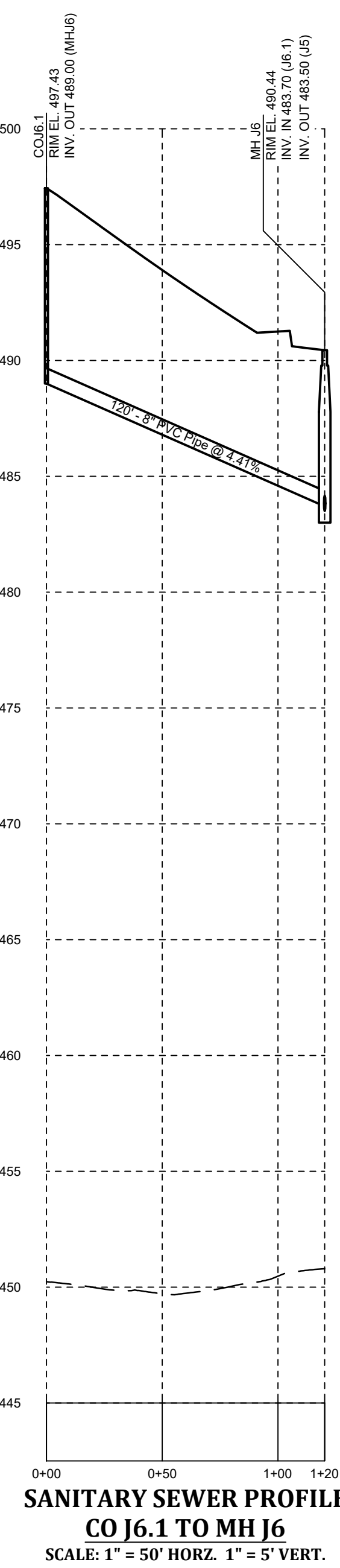
PROJECT NO.
 22-0123-005
 DATE: 01/03/23
 SCALE: AS SHOWN
 SHEET 35 OF 54
C-706

LEGEND



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

NO.	DATE	REVISION



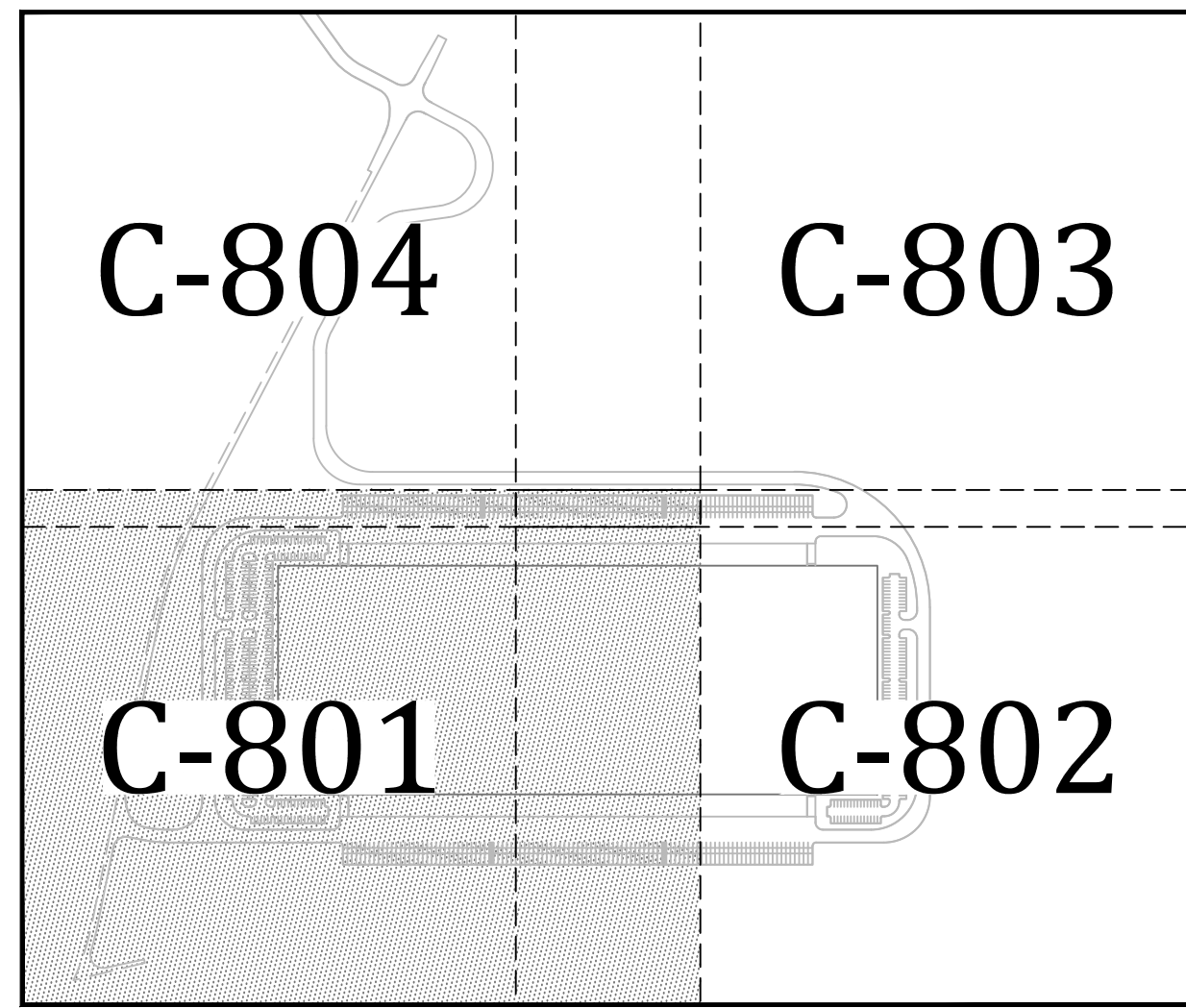
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 1145 HUNTERDALE AVENUE
 # 1727 801-1185
 NEW PA 17403
 www.landworksllc.com



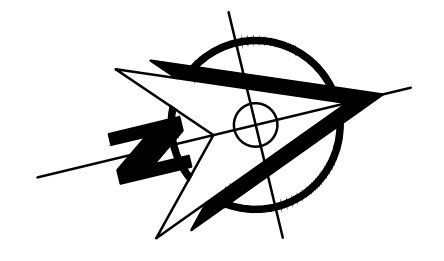
SANITARY SEWER PROFILES
 FOR
283 COMMERCE CENTER - BUILDING #1
 FOR
 PDC NORTHEAST LP JV, LLC
 MOUNT JOY TOWNSHIP
 LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO.
22-0123-005
 DATE: 01/03/23
 SCALE: AS SHOWN
 SHEET 36 OF 54
C-707

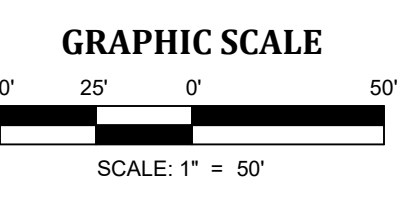
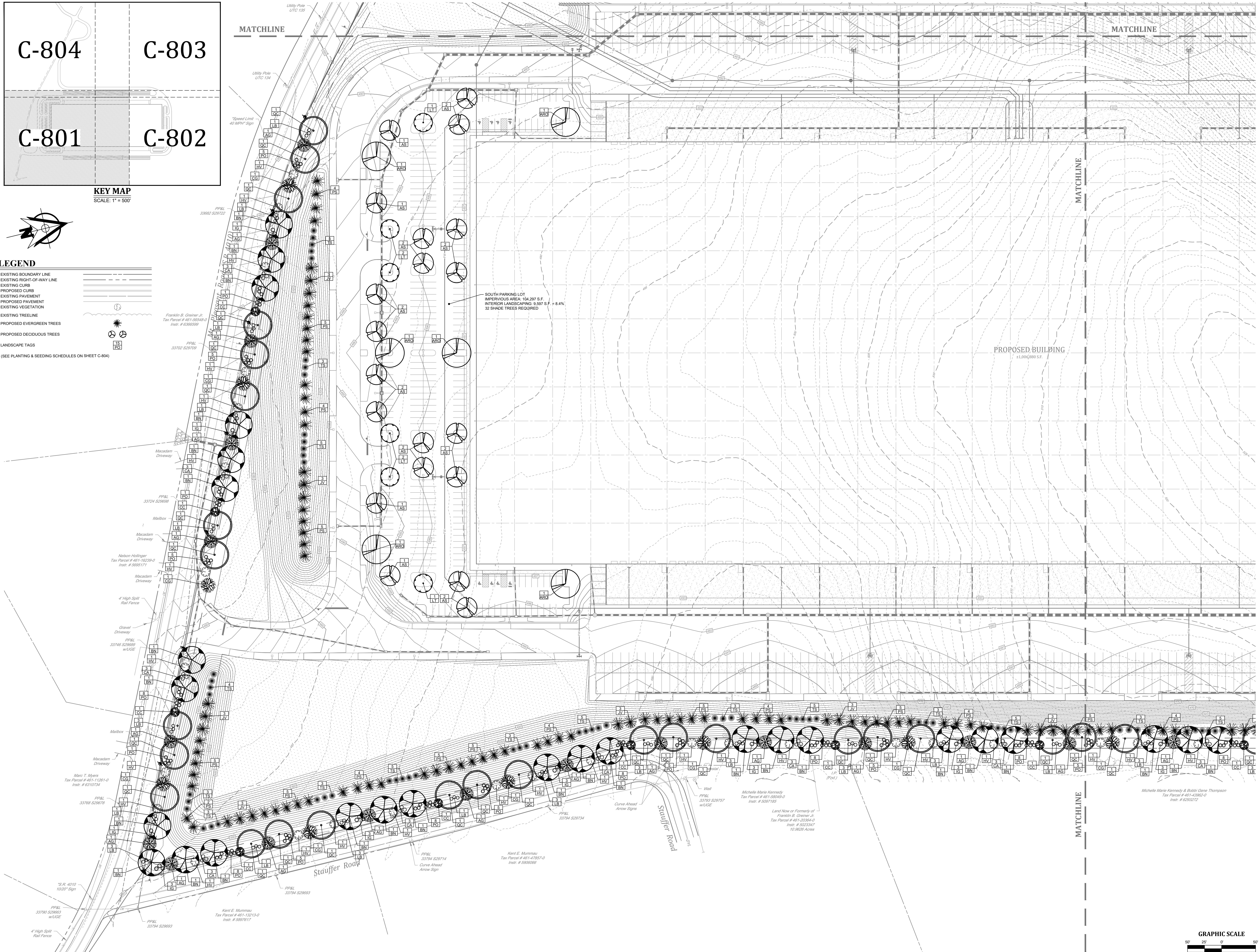
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 PLOT NO: 22-0123-005-SHEET 36 OF 54
 PROJECT: 22-0123-005-283 COMMERCE CENTER - BUILDING #1
 CADD: TBF
 DESIGN: TBF
 PROJ. MGR.: JUB



KEY MAP
 SCALE: 1" = 500'



- LEGEND**
- EXISTING BOUNDARY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING CURB
 - PROPOSED CURB
 - EXISTING PAVEMENT
 - PROPOSED PAVEMENT
 - EXISTING VEGETATION
 - EXISTING TREELINE
 - PROPOSED EVERGREEN TREES
 - PROPOSED DECIDUOUS TREES
 - LANDSCAPE TAGS
- (SEE PLANTING & SEEDING SCHEDULES ON SHEET C-804)



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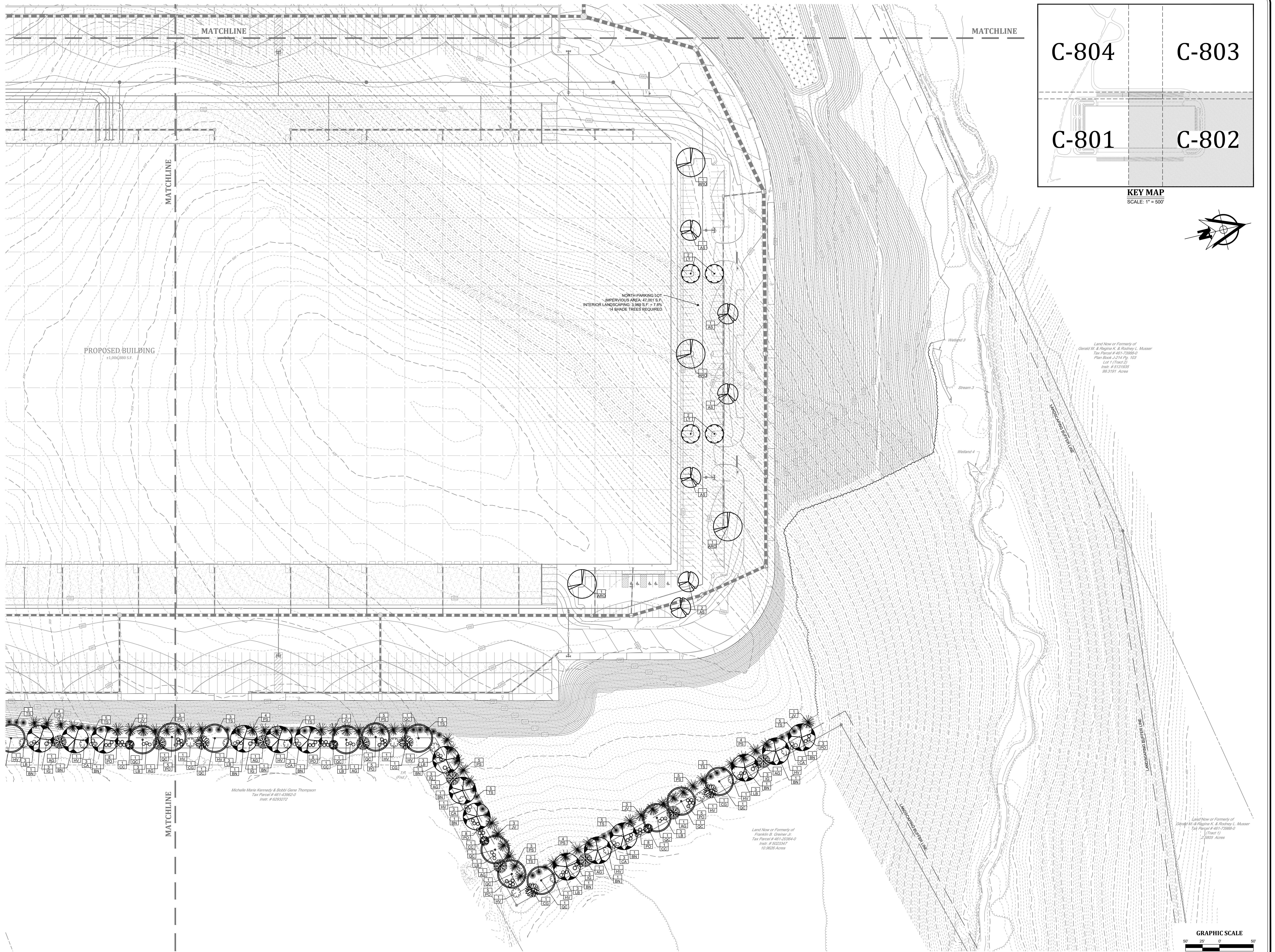
1145 HUNTER AVENUE
 #1727 BURLINGAME, CA 94010
 WWW.LANDWORKS.COM



LANDSCAPING PLAN
 FOR
283 COMMERCE CENTER - BUILDING #1
 FOR
 PDC NORTHEAST LPV, LLC

MOUNT JOY TOWNSHIP
 LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO.
 22-0123-005
 DATE: 01/03/23
 SCALE: 1" = 50'
 SHEET 39 OF 54
C-801



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

NO.	DATE	REVISION

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CIVIL DESIGN, LLC
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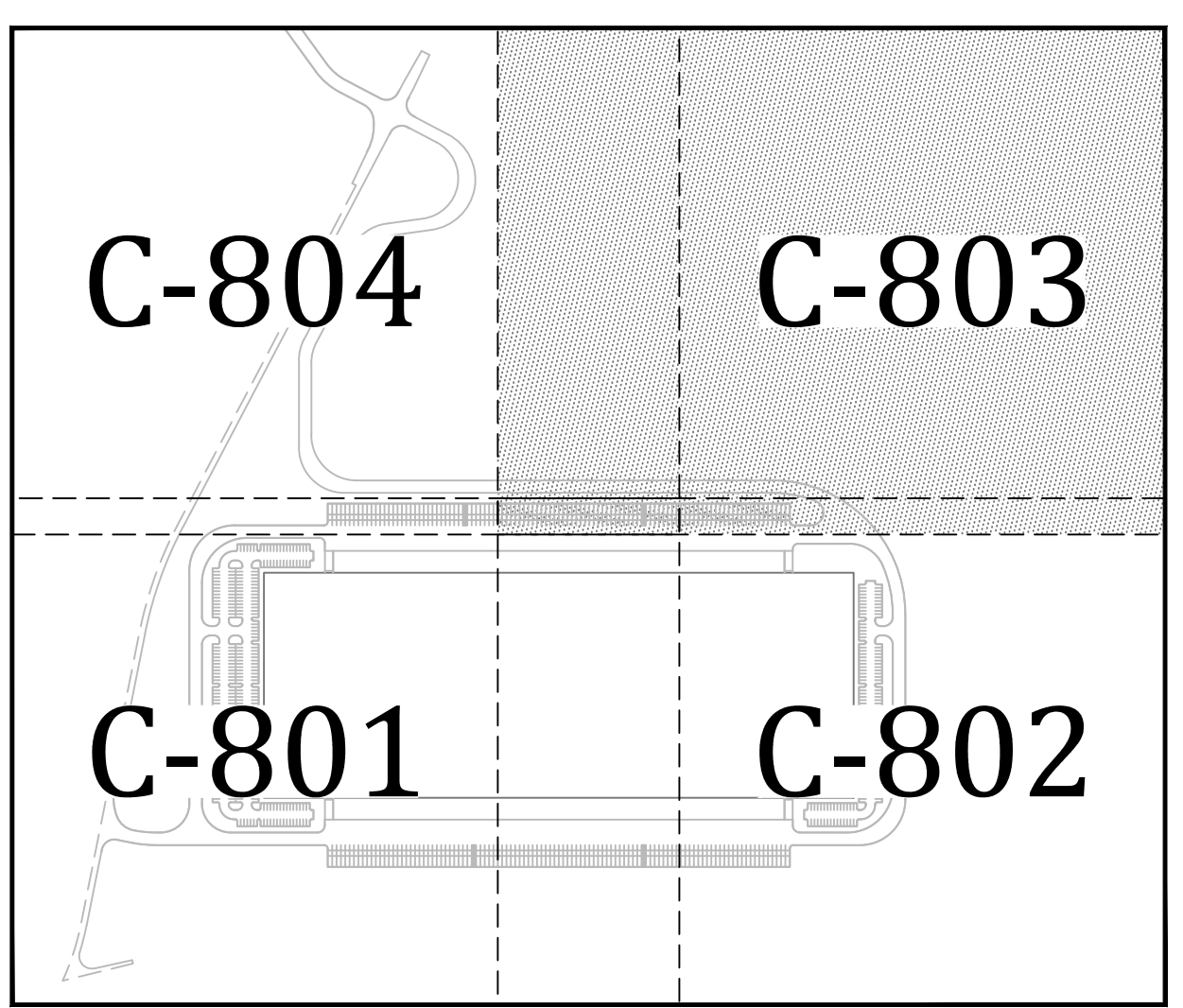


LANDSCAPING PLAN
FOR
283 COMMERCE CENTER - BUILDING #1
FOR
PDC NORTHEAST LP IV, LLC

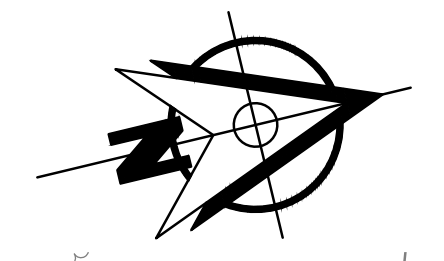
LANCASTER COUNTY, PENNSYLVANIA
MOUNT JOY TOWNSHIP

PROJECT NO.
22-0123-005
DATE: 01/03/23
SCALE: 1" = 50'
SHEET 40 OF 54

C-802

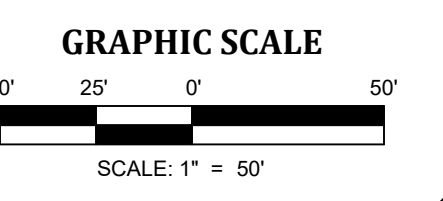


KEY MAP
SCALE: 1" = 500'



Old Line LLC
Tax Parcel # 461-46807-0
Instr. # 6530753

Land Now or Formerly of
Gerold M. & Regina K. & Rodney L. Musser
Tax Parcel # 461-73288-0
Plan Book - 474 Pp. 101
Lot 1 (Tract 2)
Instr. # 5131926
59.3191 Acres



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

NO.	DATE	REVISION

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1405 HUNTING AVE. # 100
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LANDSCAPING 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 **41 OF 54**
C-803

DATE PLOTTED: 01/03/23 11:15 AM
SCALE: 1" = 50'
SHEET: 41 OF 54
PROJECT: 283 COMMERCE CENTER - BUILDING #1
CLIENT: PDC NORTHEAST LP, LLC
DRAWN BY: JUB
CHECKED BY: JUB
DATE: 01/03/23 11:15 AM

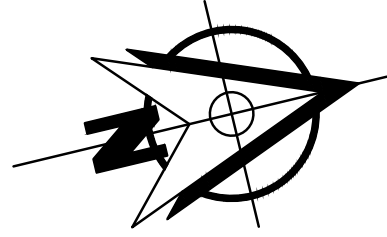
C-804

C-803

C-801

C-802

KEY MAP
SCALE: 1" = 500'



PLANTING SCHEDULE

SYMBOL	KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & ROOT	SPACING
ARO	10		ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2" CAL. B&B	AS SHOWN
AS	26		ACER SACCHARINUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" CAL. B&B	AS SHOWN
BN	36		BETULA NIGRA	RIVER BIRCH	2 1/2" CAL. B&B	AS SHOWN
CA	38		CLETHRA ALNIFOLIA	SUMMERSWEET	3" HT. 5 GAL. CONT.	6' O.C.
CC	11		CERCIS CANADENSIS	EASTERN REDBUD	1 1/2" CAL. B&B	AS SHOWN
CG	12		CRATAEGUS CRUS-GALLI 'NEBARD'	THORNLESS COCKSPUR HAWTHORN	1 1/2" CAL. B&B	AS SHOWN
HV	35		HAMMELIS VIRGINIANA	COMMON WITCH HAZEL	3" HT. 5 GAL. CONT.	8' O.C.
IG	38		ILEX GLABRA	INKBERRY	2" HT. 5 GAL. CONT.	7' O.C.
JV	34		JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6-7" HT. B&B	20' O.C.
LB	72		LINDERA BENZOIN	SPICEBUSH	3" HT. 5 GAL. CONT.	6' O.C.
LT	10		LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2" CAL. B&B	AS SHOWN
PO	161		PHYSOCARPUS OPULIFOLIUS	NINEBARK	3" HT. 5 GAL. CONT.	6.5' O.C.
PS	98		PINUS STROBUS	EASTERN WHITE PINE	6-7" HT. B&B	15' O.C.
QC	35		QUERCUS COCCINEA	SCARLET OAK	2 1/2" CAL. B&B	AS SHOWN
TS	89		TSUGA CANADENSIS	EASTERN HEMLOCK	6-7" HT. B&B	10' O.C.

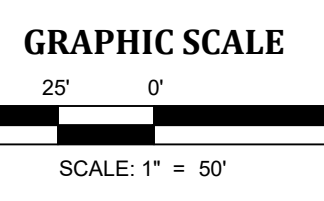
- NOTES:**
- SOME TREES REQUIRE SPRING PLANTING DUE TO FALL DIG HAZARD. CONTRACTOR SHALL PLAN ACCORDINGLY. SUBSTITUTIONS OF SAID TREES TO ALLOW FALL PLANTING WILL NOT BE PERMITTED.
 - MAINTAIN SPACING AS INDICATED IN PLANT SCHEDULE.
 - DECIDUOUS TREES SHALL HAVE A CLEAR TRUNK AT LEAST 5' ABOVE FINISHED GRADE.

SEEDING SCHEDULE

- LANDSCAPE RESTORATION MEADOW - AREA TO BE SEED WITH ERNST CONSERVATION SEEDS MESIC TO DRY NATIVE POLLINATOR MIX (ERNMX-105) AT A RATE OF 40 LBS/ACRE WITH 30 LBS/ACRE WINTER RYE.
- FOREBAY SEED MIX - AREA TO BE SEED WITH ERNST CONSERVATION SEEDS FACW MEADOW MIX (ERNMX-122) AT A RATE OF 20 LBS/ACRE WITH 30 LBS/ACRE WINTER RYE.
- SWMBMP FACILITY SEED MIX - AREA TO BE SEED WITH ERNST CONSERVATION SEEDS NATIVE DETENTION AREA MIX (ERNMX-153) AT A RATE OF 20 LBS/ACRE WITH 30 LBS/ACRE WINTER RYE.

LANDSCAPING REQUIREMENTS

- PARKING LOT:**
- REQUIRED: (135-299 D.(2)(A)) IN ANY PARKING AREA CONTAINING 15 OR MORE PARKING SPACES (EXCEPT A PARKING GARAGE), 5% OF THE TOTAL AREA OF THE PARKING LOT SHALL BE DEVOTED TO INTERIOR LANDSCAPING. SUCH INTERIOR LANDSCAPING MAY BE USED, FOR EXAMPLE, AT THE END OF PARKING SPACE ROWS AND TO BREAK UP ROWS OF PARKING SPACES AT LEAST EVERY 15 PARKING SPACES, AND TO HELP VISUALLY DEFINE TRAVEL LANES THROUGH OR NEXT TO THE PARKING LOT. LANDSCAPED AREAS SITUATED OUTSIDE THE PARKING LOT, SUCH AS PERIPHERAL AREAS AND AREAS SURROUNDING BUILDINGS, SHALL NOT CONSTITUTE INTERIOR LANDSCAPING. FOR THE PURPOSE OF COMPUTING THE TOTAL AREA OF ANY PARKING LOT, ALL AREAS WITHIN THE PERIMETER OF THE PARKING LOT SHALL BE COUNTED, INCLUDING ALL PARKING SPACES AND ACCESS DRIVES, AISLES, ISLANDS AND CURBED AREAS. GROUND COVER ALONE IS NOT SUFFICIENT TO MEET THIS REQUIREMENT. TREES, SHRUBS OR OTHER APPROVED MATERIAL SHALL BE PROVIDED. AT LEAST ONE SHADE TREE SHALL BE PROVIDED FOR EACH 300 SQUARE FEET (OR FRACTION) OF REQUIRED INTERIOR LANDSCAPING AREA. THESE TREES SHALL HAVE A CLEAR TRUNK AT LEAST FIVE FEET ABOVE FINISHED-GRADE LEVEL.
- SOUTH PARKING LOT: 32 TREES
NORTH PARKING LOT: 14 TREES
- PROPOSED:** SOUTH PARKING LOT: 32 TREES
NORTH PARKING LOT: 14 TREES
- BUFFER YARD / SCREENING:**
- REQUIRED: (§135-166 A) RESIDENTIAL BUFFER STRIPS, WHEN AN INDUSTRIAL USE IS LOCATED ADJOINING A RESIDENTIAL DISTRICT OR A LOT THAT IS AVAILABLE FOR RESIDENTIAL USE, THE REQUIRED YARDS THAT SHARE SAID BOUNDARY SHALL CONTAIN A RESIDENTIAL BUFFER STRIP CONSISTING OF A MIX OF EVERGREENS AND DECIDUOUS TREES TO SCREEN BUILDINGS, OFF-STREET PARKING AND LOADING AREAS FROM VIEW. THE LANDSCAPING SHALL BE PLANTED IN A MINIMUM OF TWO STAGGERED ROWS FOR A MORE EFFECTIVE SCREENING EFFECT. THE SPACING OF THE TREES SHALL BE NOT MORE THAN ONE HALF THE MATURE HEIGHTS OF THE TREES. NO FEWER THAN 60% OF THE TREES PLANTED SHALL BE EVERGREEN PLANTINGS. THE MINIMUM HEIGHT OF THE TREES AT THE TIME OF PLANTING SHALL BE FIVE FEET AND THE MINIMUM CALIPER OF TREES AT THE TIME OF PLANTING SHALL BE TWO AND A HALF INCHES.
- (§135-299 B.2) ANY REQUIRED LANDSCAPING (LANDSCAPE STRIPS AND INTERIOR LANDSCAPING) SHALL INCLUDE A COMBINATION OF THE FOLLOWING ELEMENTS: DECIDUOUS TREES, GROUND COVERS, EVERGREENS, SHRUBS, VINES, FLOWERS, ROCKS, GRAVEL, EARTH MOUNDS, BERMS, WALLS, FENCES, SCREENS, SCULPTURES, FOUNTAINS, SIDEWALK FURNITURE, OR OTHER APPROVED MATERIALS, ARTIFICIAL PLANTS, TREES, AND SHRUBS MAY NOT BE USED TO SATISFY ANY REQUIREMENT FOR LANDSCAPING OR SCREENING. NO LESS THAN 80% OF THE REQUIRED LANDSCAPE AREA SHALL BE VEGETATIVE IN COMPOSITION, AND NO OUTDOOR STORAGE SHALL BE PERMITTED WITHIN REQUIRED LANDSCAPE AREAS.
- (§135-299 B.3) FOR EVERY 750 SQUARE FEET OF REQUIRED LANDSCAPE STRIP, ONE SHADE/ORNAMENTAL TREE SHALL BE PROVIDED IN THE REQUIRED LANDSCAPE STRIPS. IF DECIDUOUS, THESE TREES SHALL HAVE A CLEAR TRUNK AT LEAST FIVE FEET ABOVE FINISHED GRADE. IF EVERGREEN, THESE TREES SHALL HAVE A MINIMUM HEIGHT OF SIX FEET. ALL REQUIRED LANDSCAPE STRIPS SHALL HAVE LANDSCAPING MATERIALS DISTRIBUTED ALONG THE ENTIRE LENGTH OF THE LOT LINE ADJUTING THE YARD, BUT SHALL NOT NECESSARILY BE REQUIRED TO HAVE A UNIFORM SEPARATION DISTANCE ALONG THE ENTIRE LENGTH OF THE LANDSCAPE STRIP.
- PROPOSED:** EASTERN BUFFER: PROPOSED PLANTINGS ON SHEETS C-801 & C-802
NORTHERN BUFFER: EXISTING WOODLANDS

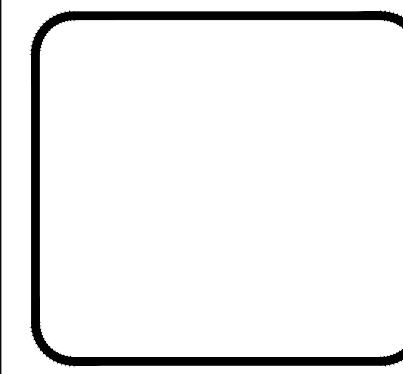
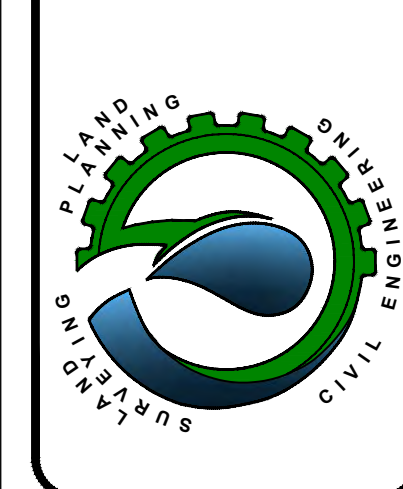


PROJ. MGR. -	JUB
DESIGN -	TBF
CADD -	TBF
CHECKED -	JUB

NO.	DATE	REVISION

LANDWORKS
CIVIL DESIGN, LLC
land development consultants

1145 WINDANA AVENUE
P. (717) 983-1195
WWW.LANDWORKS.COM



LANDSCAPING PLAN
FOR
283 COMMERCE CENTER - BUILDING #1
FOR
PDC NORTHEAST LPV, LLC

LANCASTER COUNTY, PENNSYLVANIA
MOUNT JOY TOWNSHIP

PROJECT NO.	22-0123-005
DATE:	01/03/23
SCALE:	1" = 50'
SHEET	42 OF 54
C-804	

