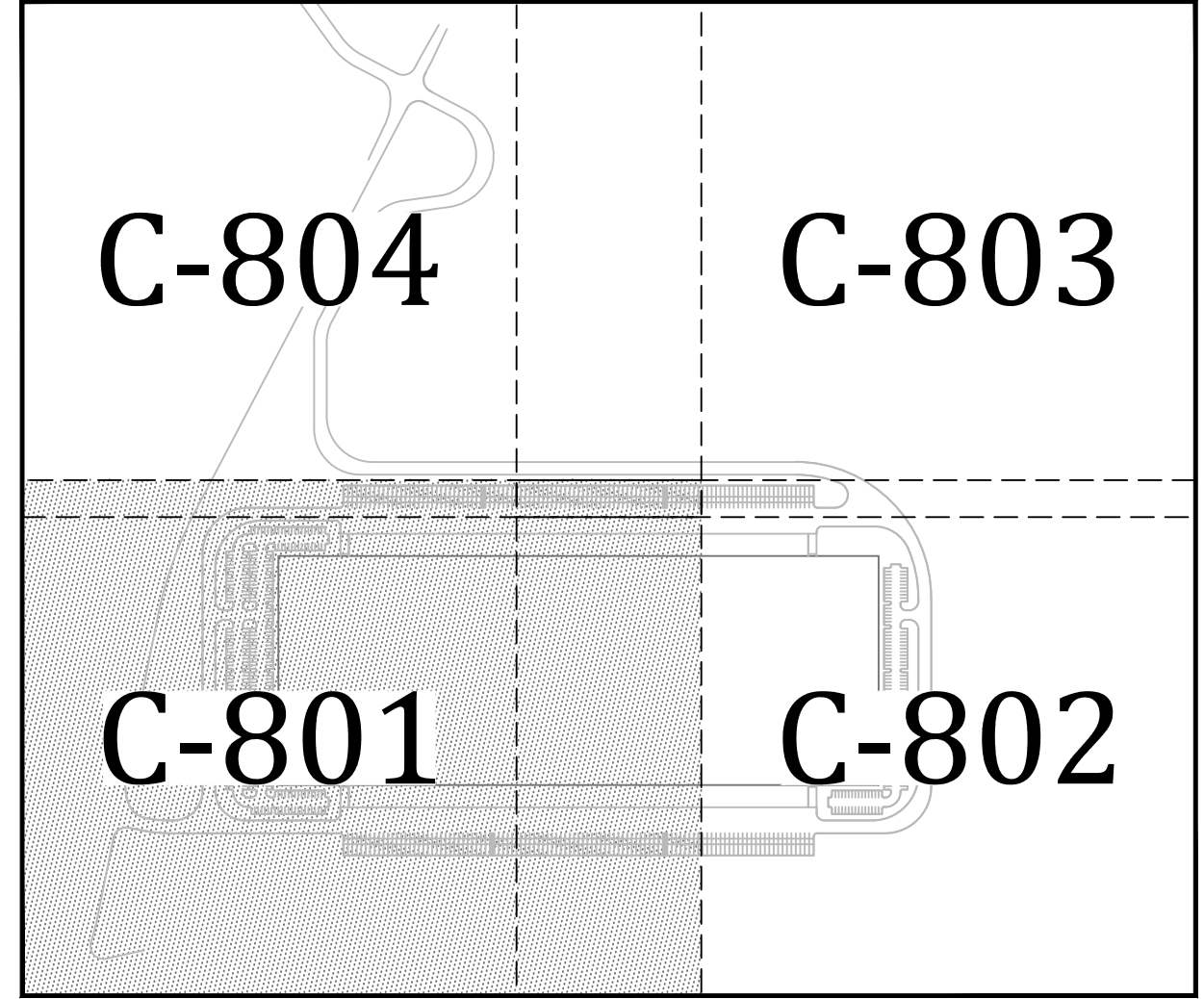
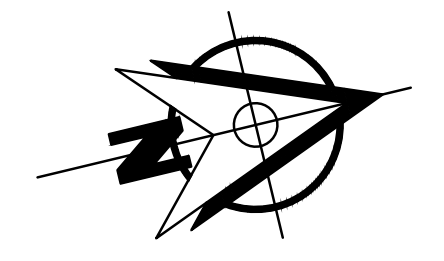


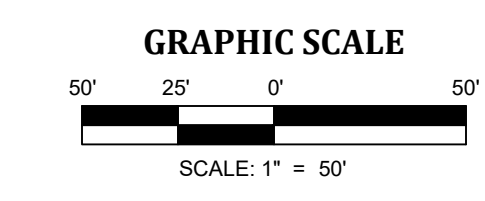
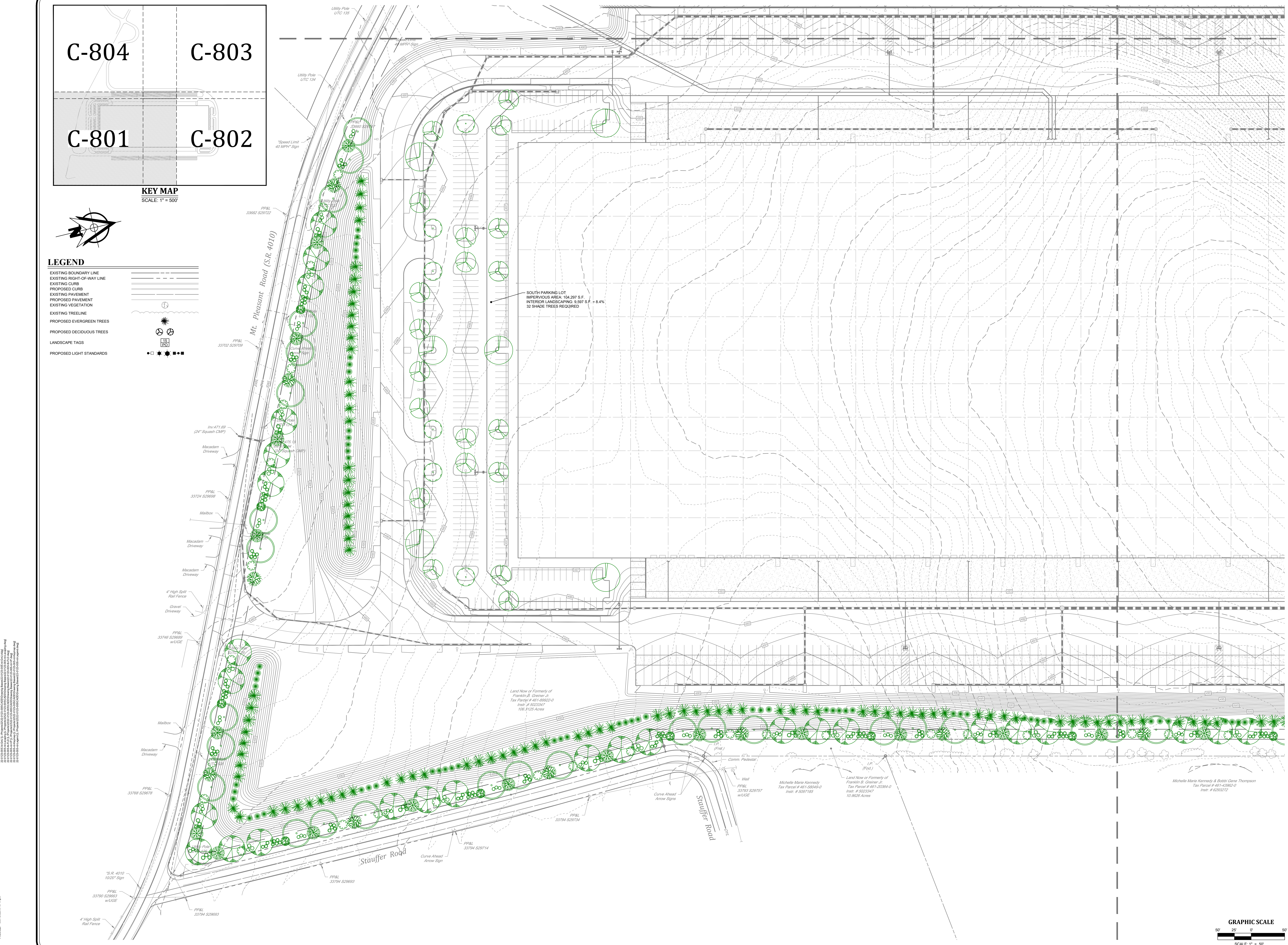
NO.	DATE	REVISION



KEY MAP
SCALE: 1" = 500'



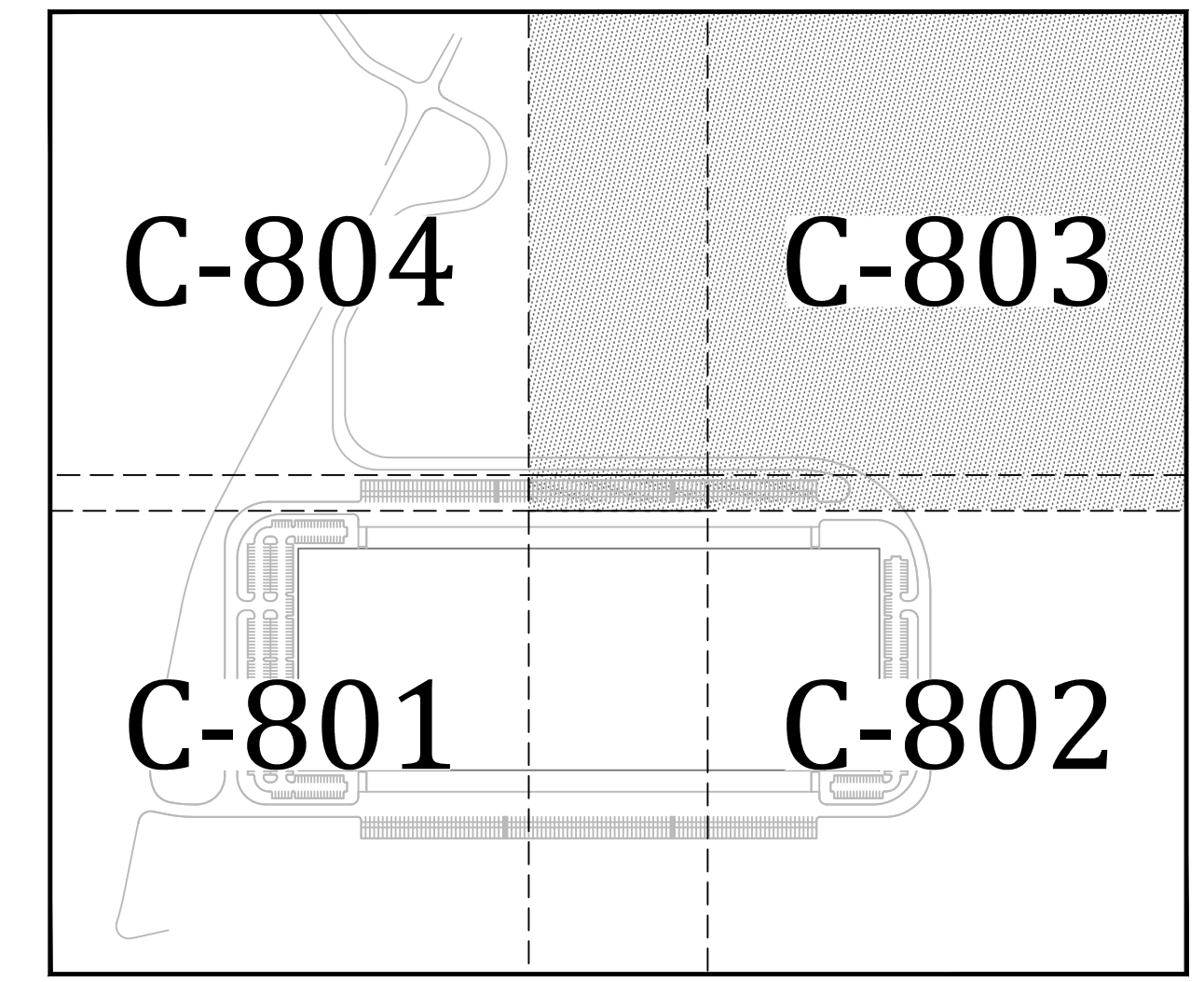
- LEGEND**
- EXISTING BOUNDARY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING CURB
 - PROPOSED CURB
 - EXISTING PAVEMENT
 - PROPOSED PAVEMENT
 - EXISTING VEGETATION
 - EXISTING TREELINE
 - PROPOSED EVERGREEN TREES
 - PROPOSED DECIDUOUS TREES
 - LANDSCAPE TAGS
 - PROPOSED LIGHT STANDARDS



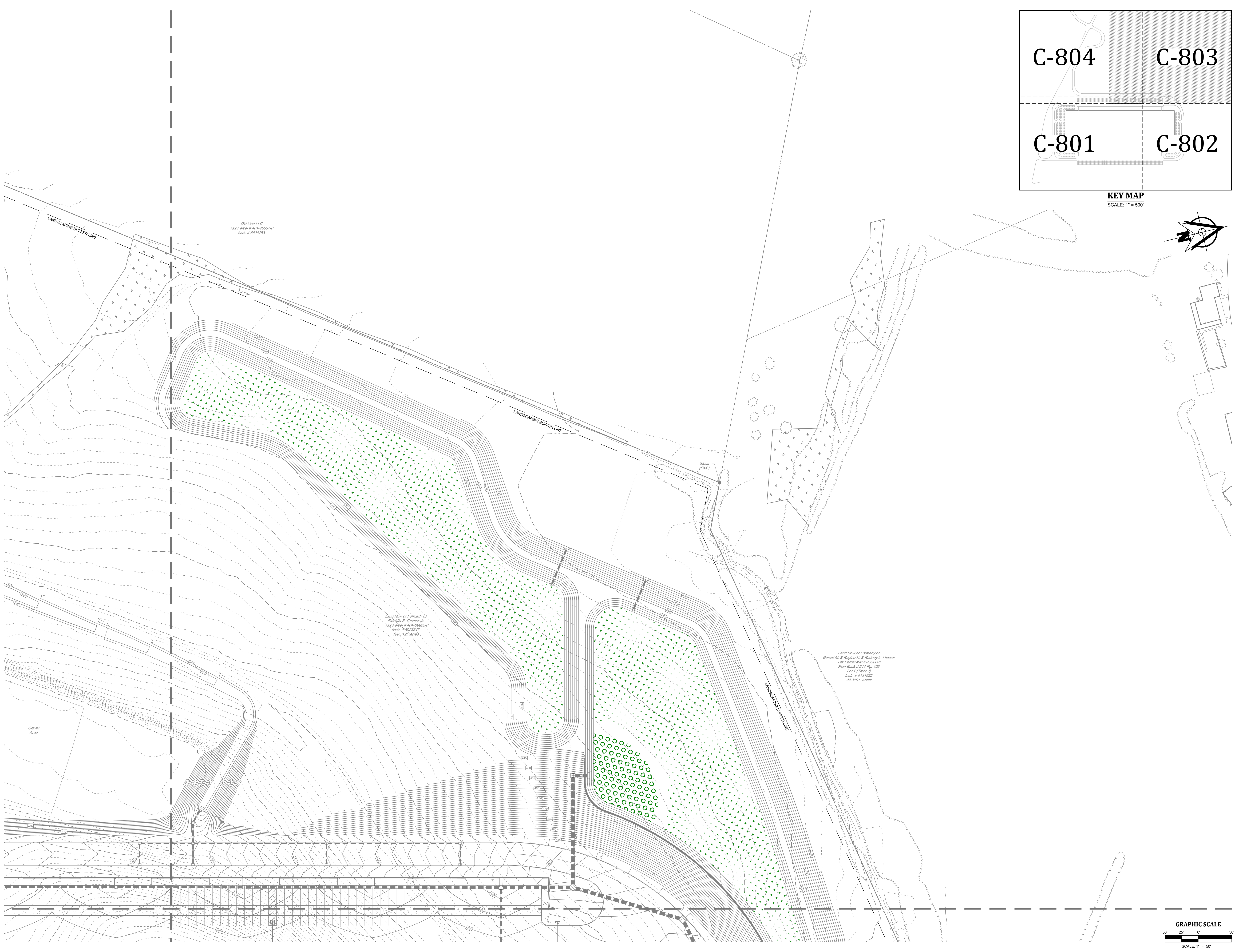
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CADD -	TBF
CHECKED -	JUB

NO.	DATE	REVISION	BY



KEY MAP
SCALE: 1" = 500'



Old Line, LLC
Tax Parcel # 461-46857-0
Inst. # 6628153

Land Now or Formerly of
Patriot B. Overman, Jr.
Tax Parcel # 461-85822-0
Inst. # 6622347
106.1128 Acres

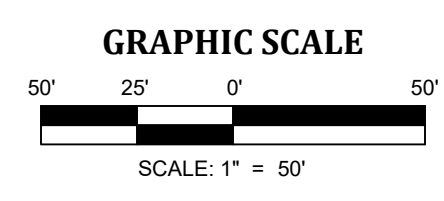
Land Now or Formerly of
Gerard M. & Regina M. & Roxeay L. Musser
Tax Parcel # 461-73888-0
Plan Book - 214 Pg. 102
Lot 1 (Tract 2)
Inst. # 5131835
96.3181 Acres

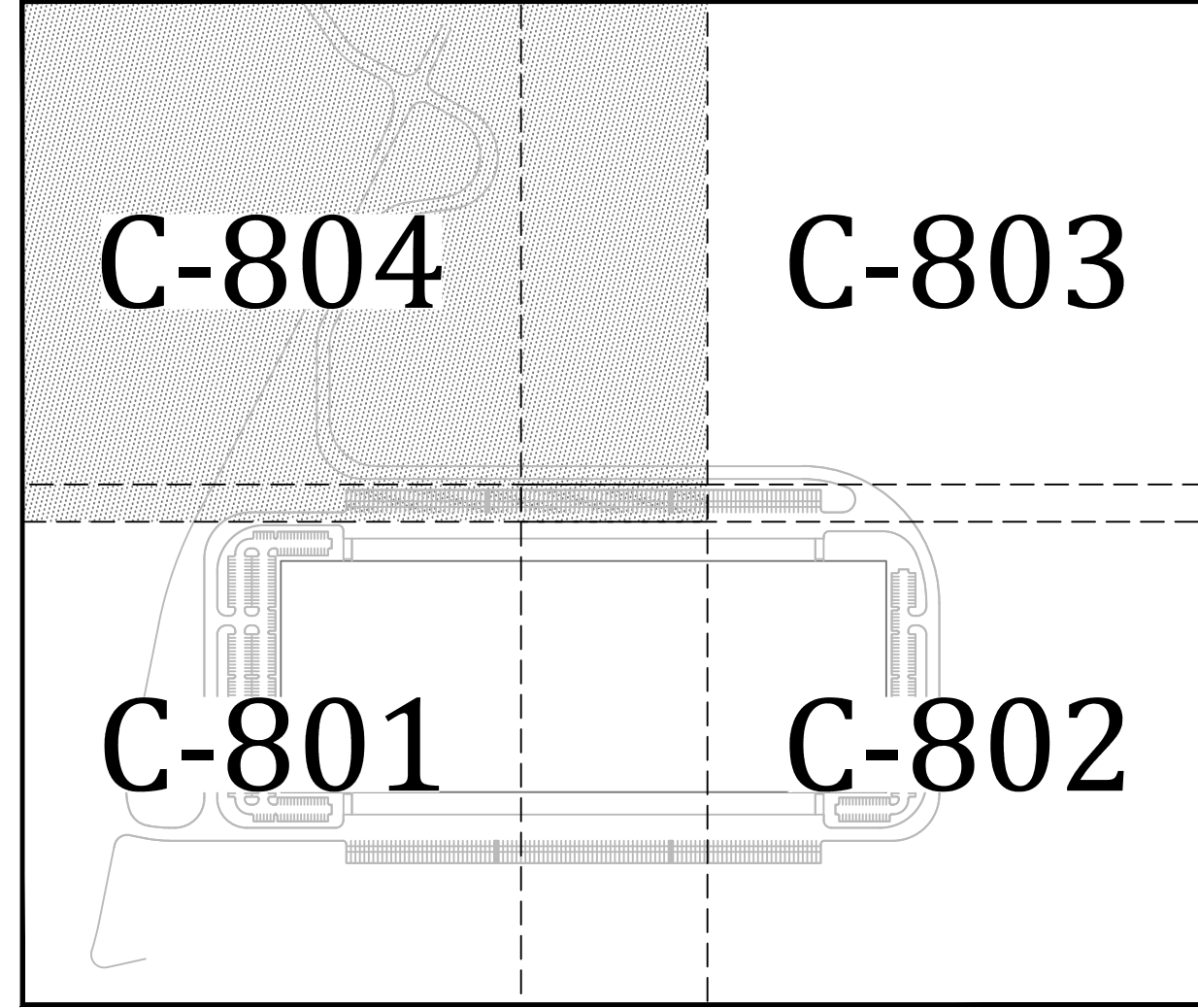
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17373 BURLINGAME, CA 94010
WWW.LANDWORKS.COM
PH 773.380.1185



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

PROJECT NO.	22-0123-005
DATE:	01/03/23
SCALE:	1" = 50'
SHEET	C-803





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 'NEBARK'	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		PHYSCARPUS OPULEFOLIOS	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.

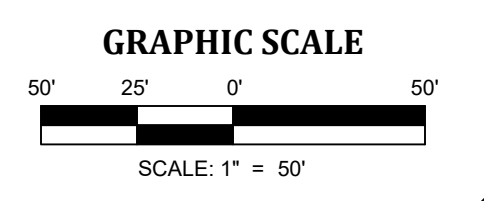
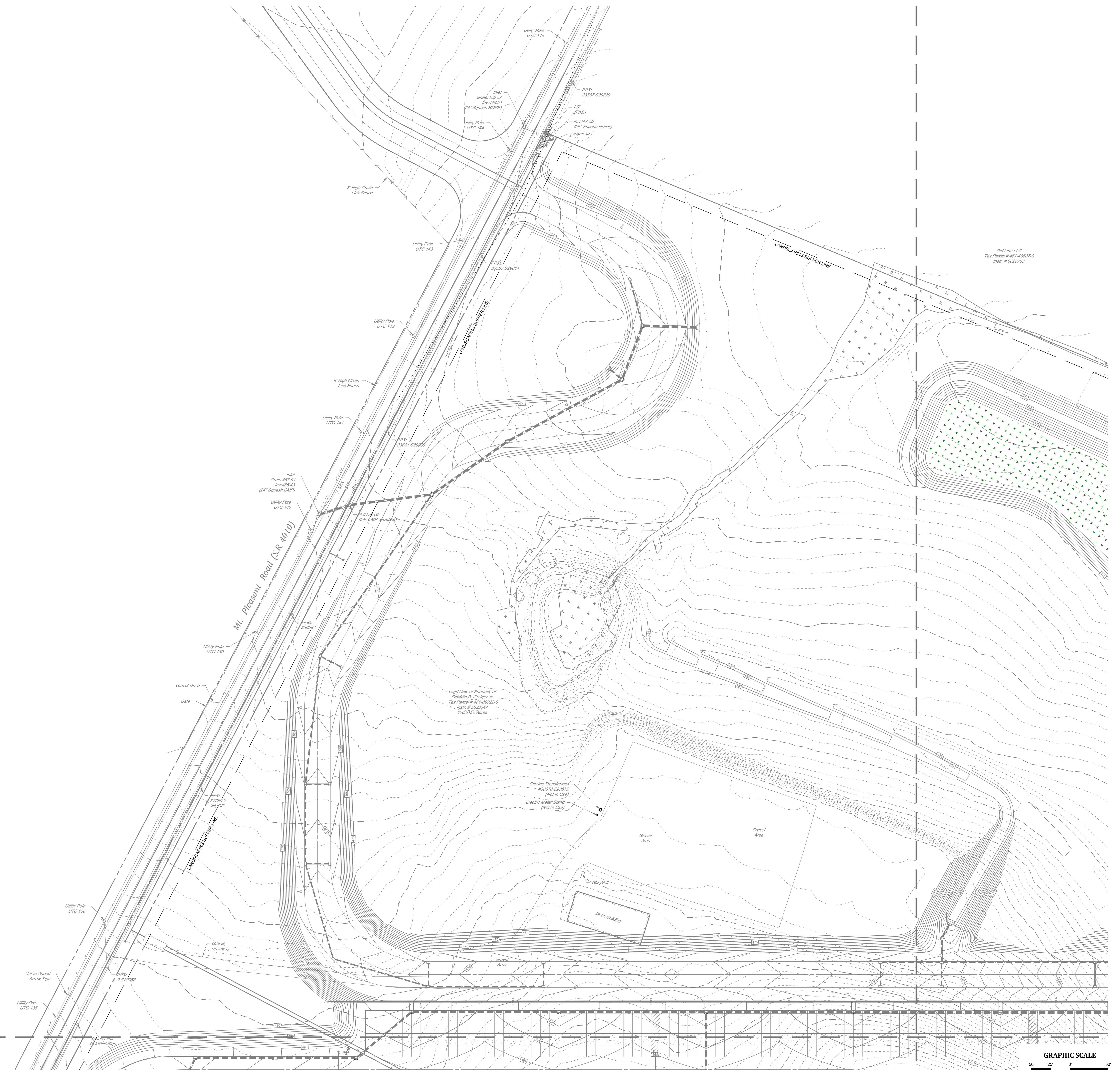
SEEDING SCHEDULE

- LANDSCAPE RESTORATION MEADOW - AREA TO BE SEEDED WITH ERNST CONSERVATION SEEDS MISC TO DRY NATIVE POLLINATOR MIX (ERNM-105) AT A RATE OF 40 LBS/ACRE WITH 30 LBS/ACRE WINTER RYE.
- FOREBAY SEED MIX - AREA TO BE SEEDED WITH ERNST CONSERVATION SEEDS F&W MEADOW MIX (ERNM-122) AT A RATE OF 20 LBS/ACRE WITH 30 LBS/ACRE WINTER RYE.
- SWMBMP FACILITY SEED MIX - AREA TO BE SEEDED WITH ERNST CONSERVATION SEEDS NATIVE DETENTION AREA MIX (ERNM-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), 3% 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 ADJUTTING 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

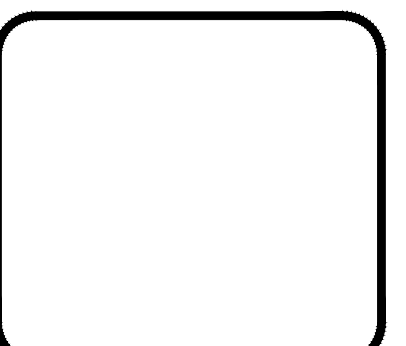


PROJ. MGR. -	JUB
DESIGN -	TBF
CADD -	TBF
CHECKED -	JUB

NO.	DATE	REVISION

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 www.landworksllc.com



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

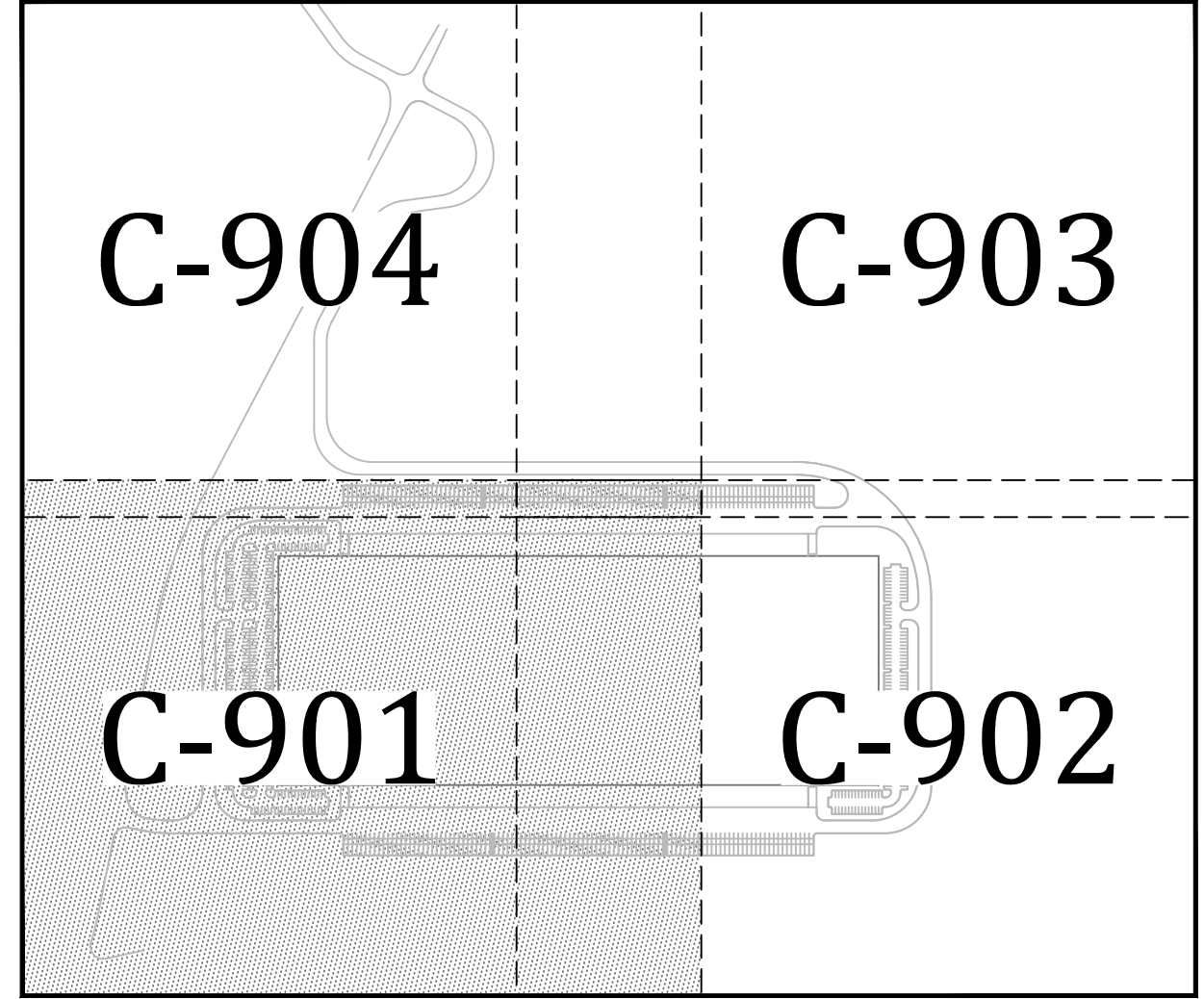
MOUNT JOY TOWNSHIP
 LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO.
22-0123-005

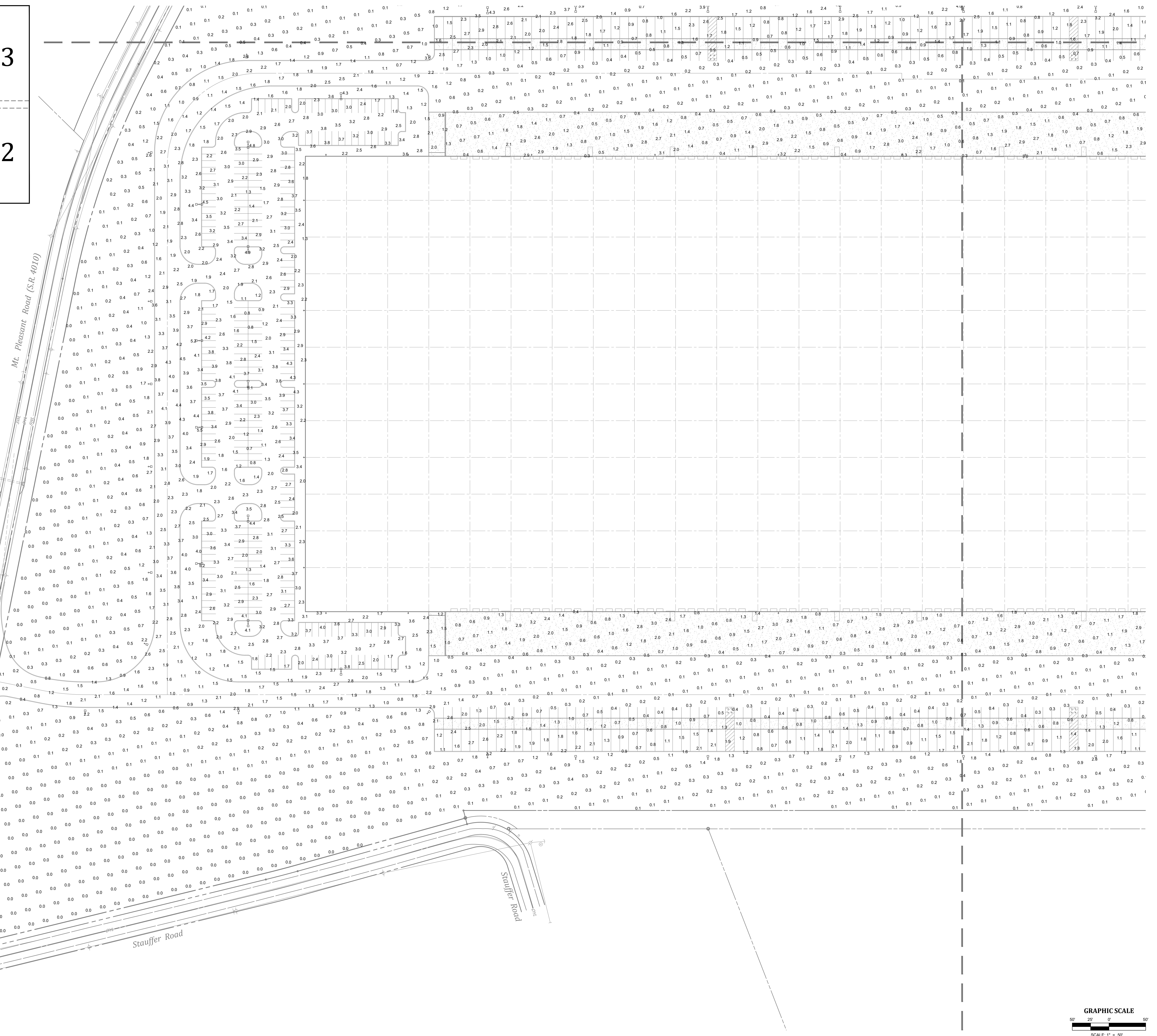
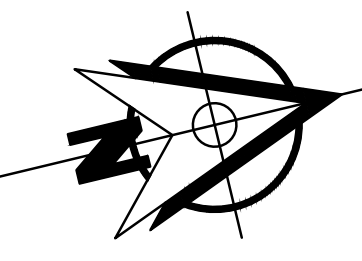
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SHEET
C-804



KEY MAP
SCALE: 1" = 500'



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CADD - TBF
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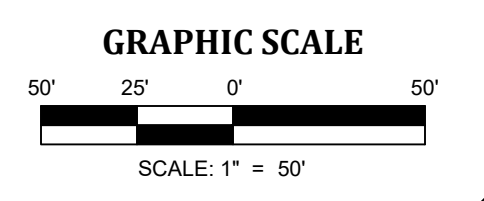
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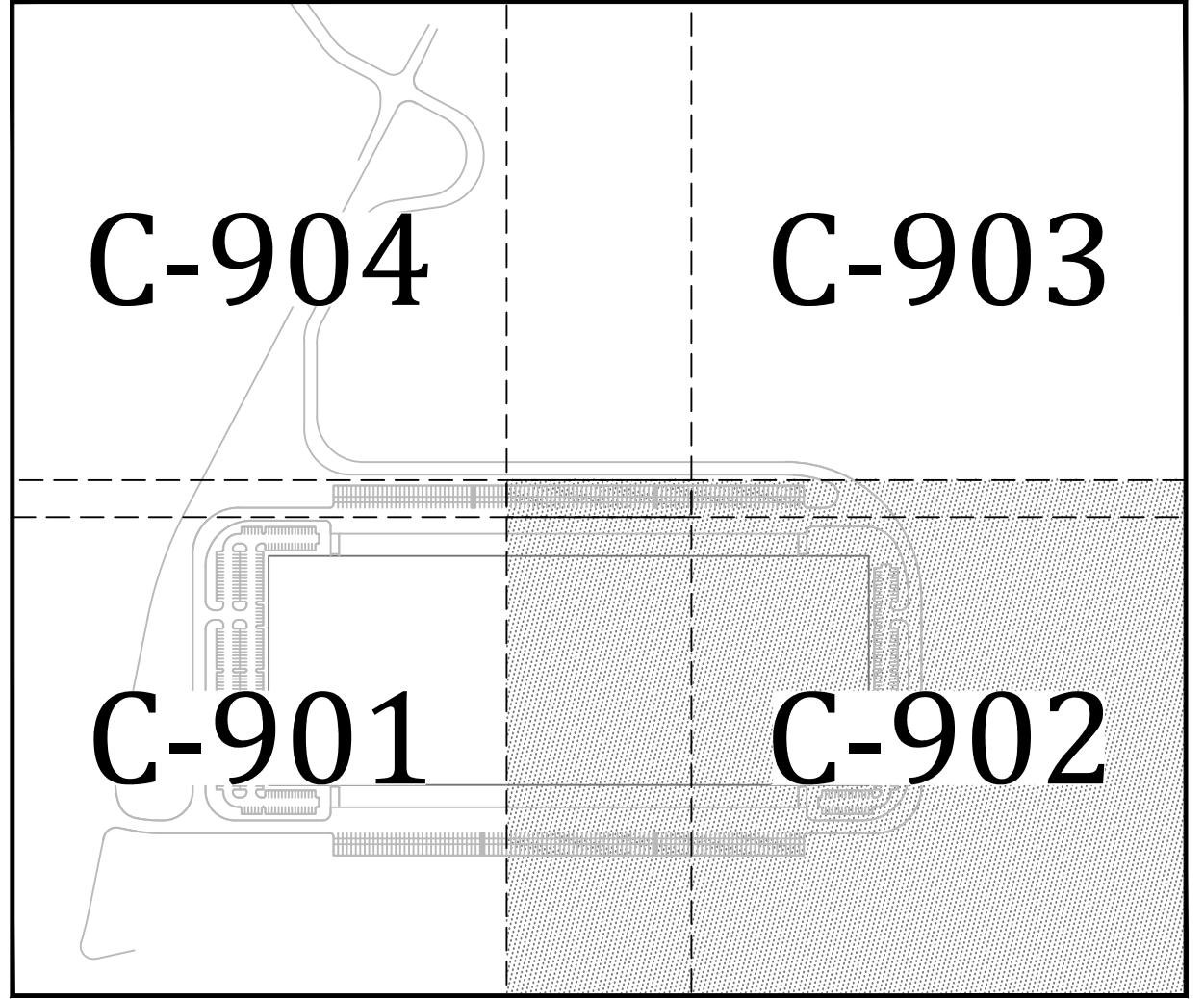
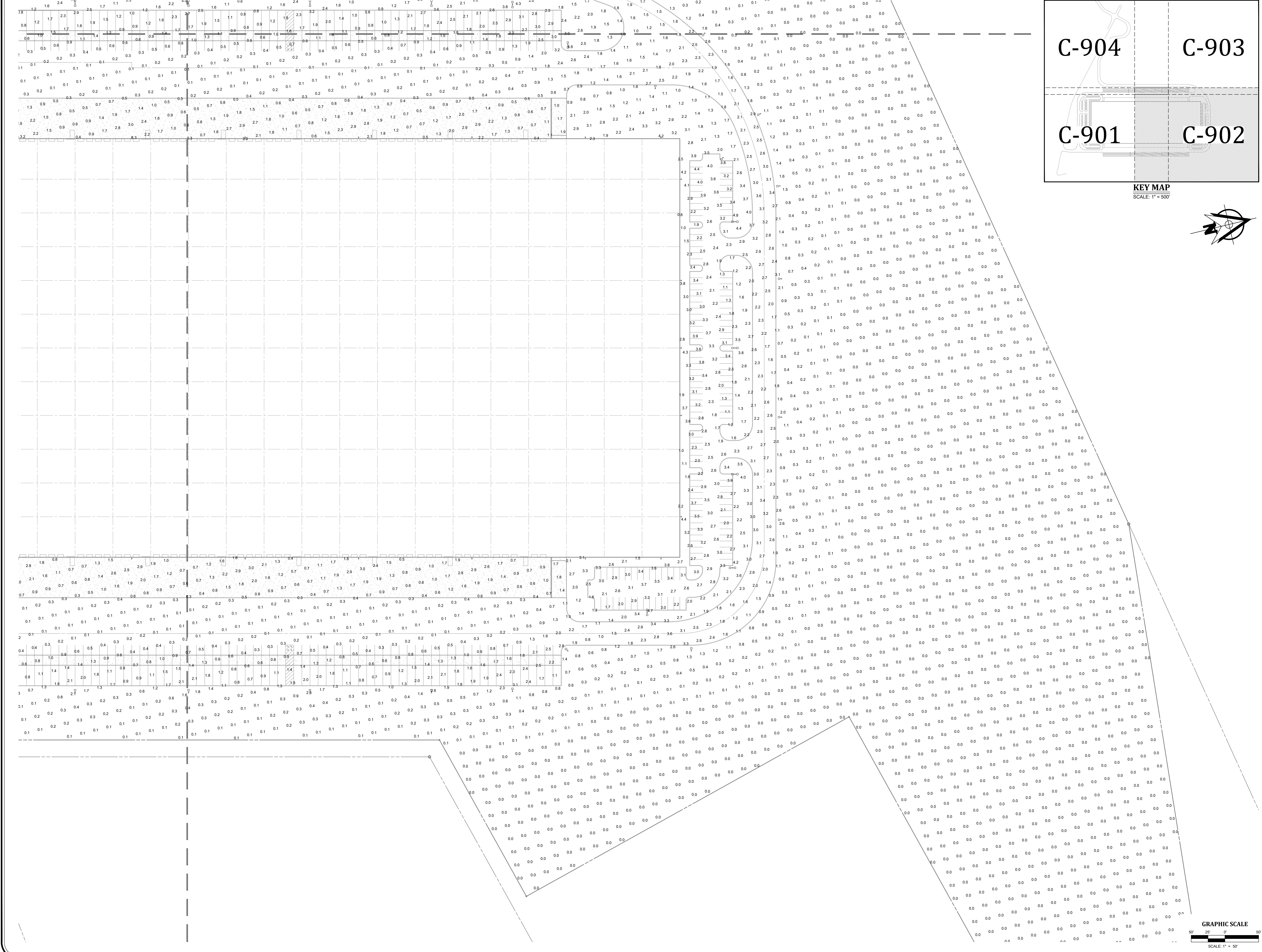


LIGHTING PLAN
FOR
283 COMMERCE CENTER - BUILDING #1
FOR
PDC NORTHEAST LP, LLC
LANCASTER COUNTY, PENNSYLVANIA

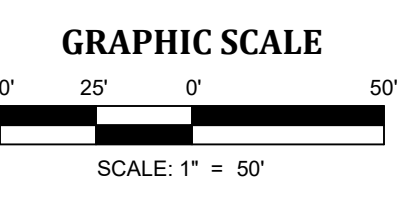
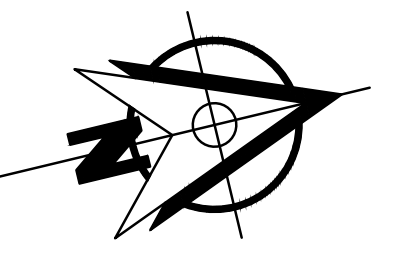
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22-0123-005
DATE: 01/03/23
SCALE: 1" = 50'
SHEET
C-901



DATE: 01/03/23
DRAWN BY: TBF
CHECKED BY: JUB
PROJECT: 22-0123-005
SHEET: C-901
283 COMMERCE CENTER - BUILDING #1
PDC NORTHEAST LP, LLC
LANCASTER COUNTY, PENNSYLVANIA



KEY MAP
SCALE: 1" = 500'

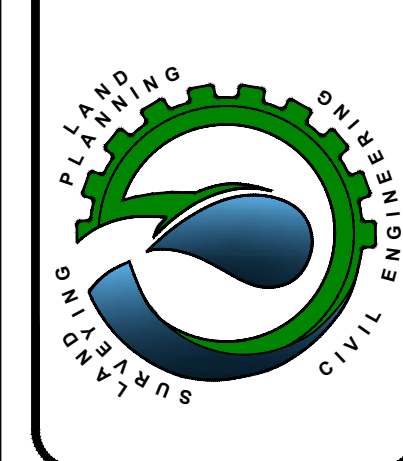


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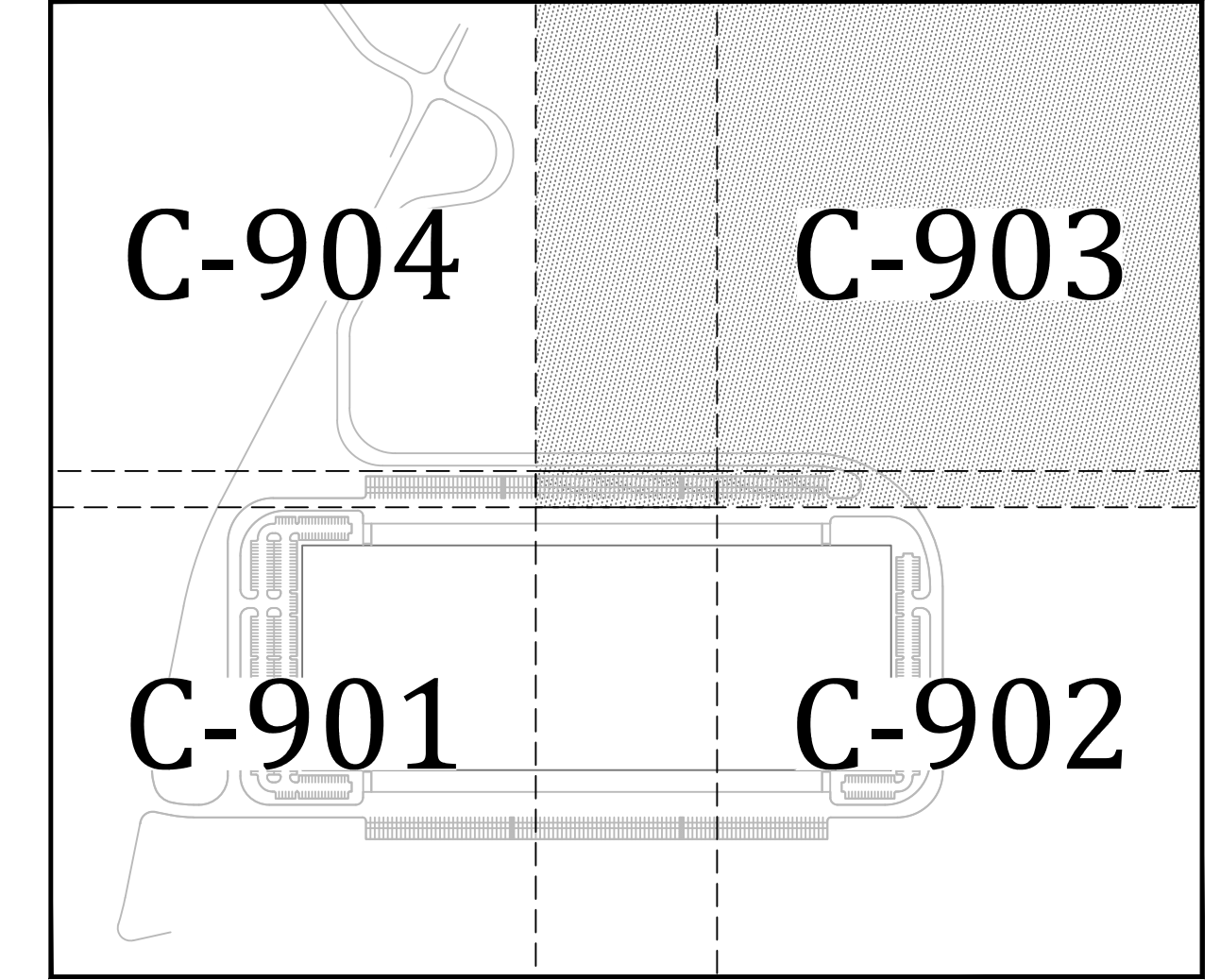
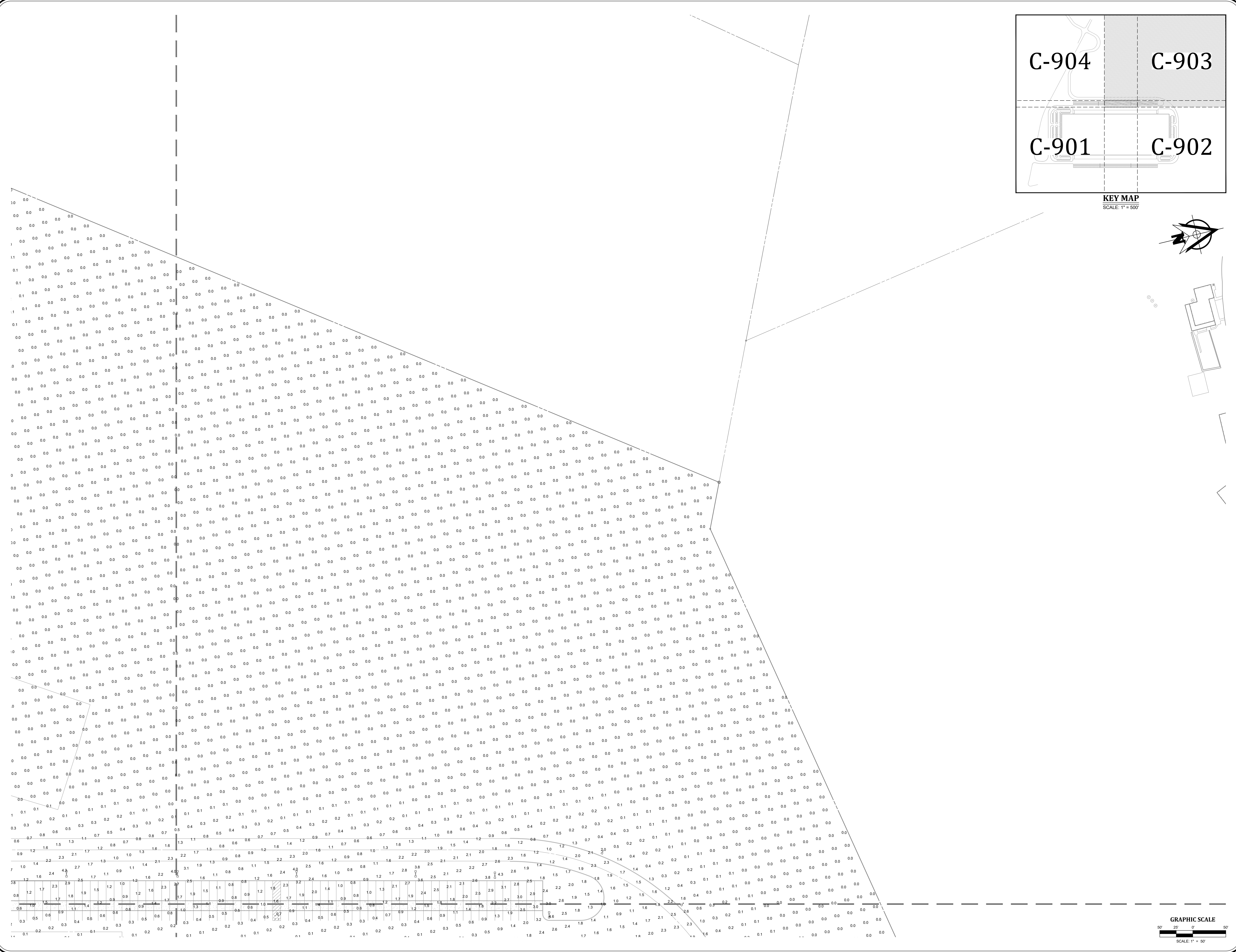
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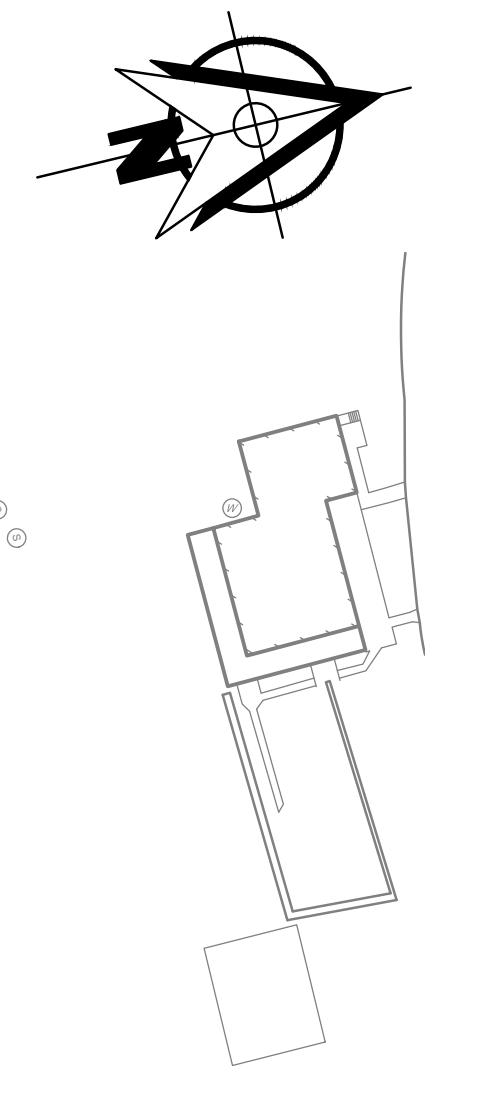
LIGHTING PLAN
FOR
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FOR
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MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

PROJECT NO.	22-0123-005
DATE:	01/03/23
SCALE:	1" = 50'
SHEET	C-902



KEY MAP
SCALE: 1" = 50'



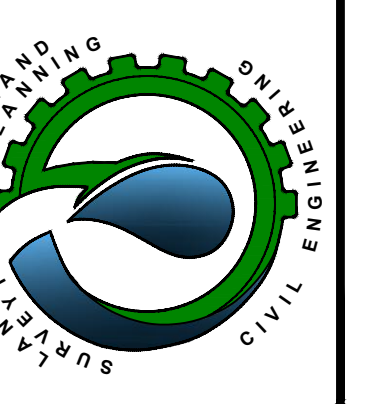
PLANNING & DESIGN SERVICES, INC. 1217 W. MARKET ST., SUITE 202, LANCASTER, PA 17602
 TEL: 717-397-3333 FAX: 717-397-3334
 WWW.LANDWORKS-CIVIL.COM
 2025-2026 DESIGNER'S PROFESSIONAL SEAL AND EXPIRES ON 03/31/2027
 2024-2025 DESIGNER'S PROFESSIONAL SEAL AND EXPIRES ON 03/31/2026
 2023-2024 DESIGNER'S PROFESSIONAL SEAL AND EXPIRES ON 03/31/2025
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 2021-2022 DESIGNER'S PROFESSIONAL SEAL AND EXPIRES ON 03/31/2023

GRAPHIC SCALE
0 25 50
SCALE: 1" = 50'

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P. (717) 981-1195



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

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SHEET
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