

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIR.	CHORD
C1	138.42	672.58	63.98	127.00°	S81°15.49'E	139.15
C2	144.33	617.58	72.44	127.74°	S51°14.38"E	144.06
C3	263.46	245.10	146.07	61°35.15"	N75°7.52"E	250.96
C4	209.71	195.10	116.27	61°35.15"	N75°7.52"E	199.76
C5	262.09	475.00	134.48	31°36.52"	N89°47.56"W	258.78
C6	289.68	525.00	148.63	31°36.52"	N89°47.56"W	268.02
C7	46.36	50.00	25.00	53°07.48"	S77°49.43"W	44.72
C8	574.71	75.00	56.25	288°15.57"	S15°36.22"E	90.00
C9	59.52	75.00	31.43	45°28.04"	N43°59.51"E	57.97
C10	179.69	75.00	191.73	137°16.16"	S44°37.98"E	138.69
C11	107.19	75.00	63.59	82°20.42"	S65°10.50"W	98.75
C12	21.72	75.00	14.02	21°0.35"	N63°03.51"W	21.36
C13	46.36	50.00	23.00	53°07.48"	S79°02.28"E	44.72
C14	39.27	50.00	20.00	50°00.00"	N29°23.28"E	35.28
C16	185.30	325.00	95.20	32°40.52"	N31°28.51"W	182.88
C17	213.91	375.00	109.95	22°43.78"	N10°27.38"W	211.02
C18	45.00	375.00	22.53	65°46.78"	N19°27.00"W	44.97
C19	168.91	375.00	66.91	25°48.79"	N32°32.07"W	167.48
C20	469.79	299.00	289.12	90°01.23"	S31°38.38"E	422.53
C21	181.60	299.00	93.70	34°47.54"	S32°05.21"E	178.82
C22	284.91	299.00	156.40	55°15.29"	S14°07.19"W	277.17
C23	391.23	249.00	249.00	90°01.23"	S9°16.38"E	352.21
C24	160.25	225.00	83.69	40°48.27"	S8°28.59"W	156.89
C25	53.31	375.00	26.70	8°08.43"	N40°08.47"E	53.27



**Notes :**

- General Site Information:
  - a. Owner / Developer: Fishlips, LLC % Brent M. Fish, President Ph. (570)419-3474  
1868 E. Third Street, Williamsport, PA 17701
  - b. Tax Parcel ID: 40-373-161
  - c. Lands are Zoned: Keystone Opportunity Zone (KOZ)
- Munoy Creek township: (1-2) Heavy Industrial  
Munoy Township: (1) Industrial
- General Utility and Act 287 Information: PA One Call (800)242-1776
  - a. Sanitary Sewer: Public - Lycoming County Water and Sewer Authority (570)546-8005
  - b. Water: Public - Lycoming County Water and Sewer Authority (570)546-8005
  - c. Electric: PPL&L Electric Utilities (800)342-5775
  - d. Gas: UGI-Penn Natural Gas (800)432-8017
  - e. Phone: Verizon (800)857-4966
  - f. CATV: Comcast (800)266-2278

**Lot Requirements:**  
The entire industrial park shall remain in single ownership by Fishlips, LLC. Lease areas will be created conforming to the lot requirements and standards as set forth by the municipality in which they are situated.

a. Building Setback Lines	Munoy Creek Township	Munoy Township
Front:	75' (100' CI)	50' (75' CI)
Sides:	20'	20'
Rear:	30'	180'
b. Minimum Lot Size:	300 Ac.	180
c. Minimum Lot Frontage:	130'	20'
d. Maximum Building Height:	30'	50'
e. Maximum Building Coverage:	50%	50%
f. Maximum Impervious Coverage:	75%	75%

- Contours shown are taken from PASDA GIS mapping, and are verified by survey data collected in the field.
- Soil boundaries and types are based on USDA Soil Survey and are taken from Lycoming County GIS Data.
- Floodway and Floodplain boundaries are based upon National Flood Insurance Program NFP/TRM mapping as prepared for Lycoming County.
- An NPDES permit (Permit No. PAG-2 004108001) has been issued for the site A minor modification to this permit is required.
- A Soil Erosion and Sediment Control Plan is required by the Lycoming County Conservation District. No Land Disturbance is permitted prior to approval by the LCOD.
- A PddOT Highway Occupancy Permit (Permit 03025495) has been issued for the emergency access route connecting to John Brody Drive (SR 2014) - A revised permit application has been submitted for conversion to a low volume driveway and will require PddOT approval.
- It shall be the responsibility of the owner (Fishlips, LLC) to maintain the post construction stormwater BMP's. The site shall be regularly inspected on an annual basis and after every significant storm event. The following are typical maintenance items:
  - Repair, reseed and mulch any areas that erode inspected and cleaned as required
  - All catch basins and outlet structures should be -Sediment basin should be monitored for accumulation of sediment
- For additional information, refer to a plan entitled Subdivision / Lot Addition on Lands of Industrial Properties Corporation dated Nov. 11, 2009 os prepared by Larson Design Group.
- Land Development plans shall be required and submitted for review by the appropriate municipality for individual lot development.

**HAWBAKER ENGINEERING**

Eastern Region  
2801 Carlfield Lane  
Middletown, PA 17754  
Ph: (570) 368-2836  
Fax: (570) 368-1722

Project: **PRELIMINARY LAND DEVELOPMENT PLAN**

Client: **MARCELLUS ENERGY PARK**  
300 INDUSTRIAL PARK ROAD  
Munoy Creek Township - Munoy Township  
Lycoming County - Pennsylvania

Scale: **1"=200'**

Date: **09/10/2010**

Sheet: **X of X**

The representation of this plan was prepared by the project team and approved the professional seal of the project engineer. This plan is not to be used for any other purpose other than the specific project. The project engineer is not responsible for any errors or omissions on this plan. The project engineer is not responsible for any errors or omissions on this plan. The project engineer is not responsible for any errors or omissions on this plan.