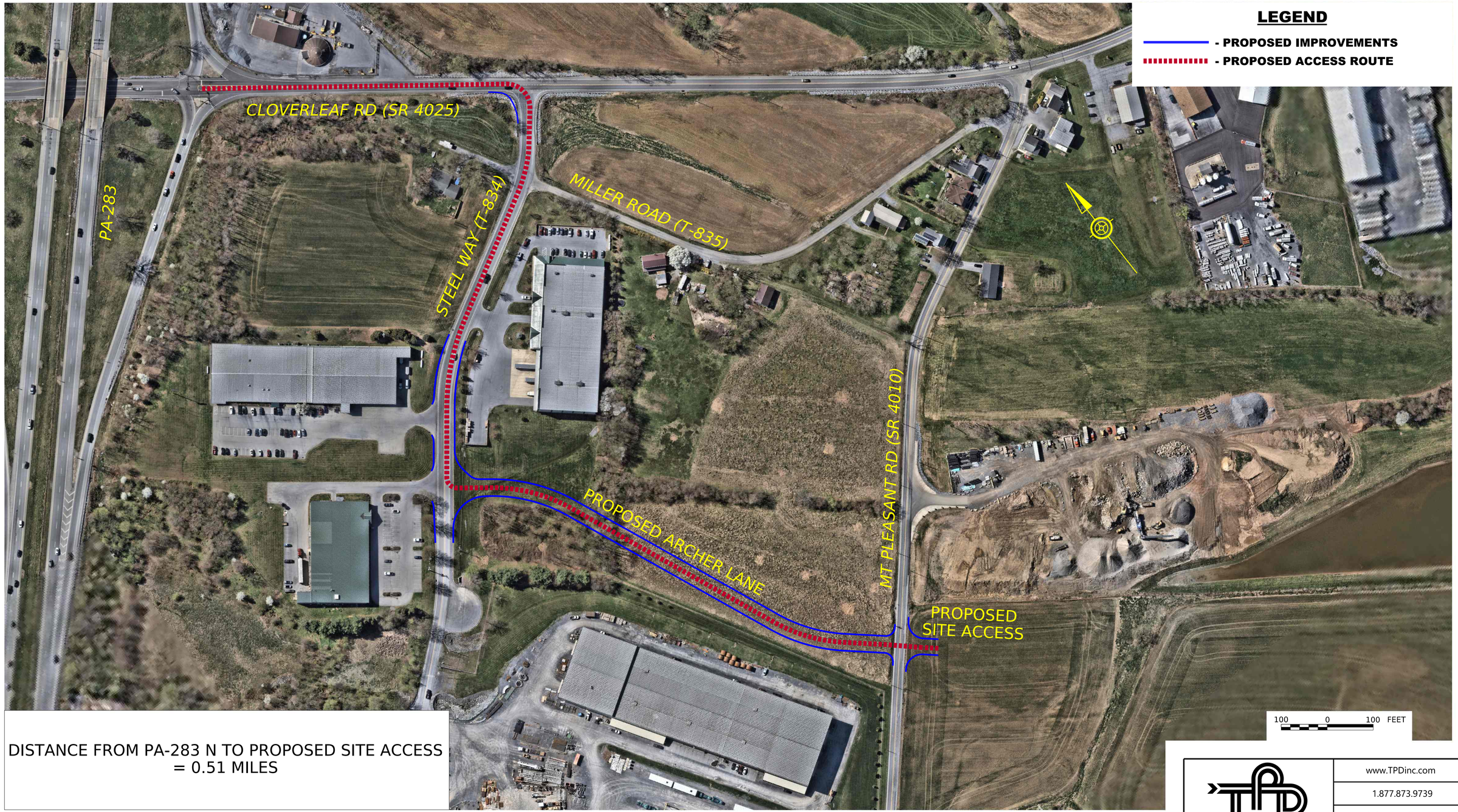


DISTANCE FROM PA-283 N TO PROPOSED SITE ACCESS
= 0.51 MILES

CONCEPT PLAN NOTES

- THESE NOTES ARE AN INTEGRAL PART OF THIS CONCEPT PLAN. THIS CONCEPT PLAN HAS BEEN PREPARED AT CLIENT'S REQUEST, IS CONCEPTUAL AND PRELIMINARY IN NATURE, AND SHALL NOT BE USED FOR PURPOSES OF CONSTRUCTION OR ANY OTHER USE. THIS PLAN IS SUBJECT TO CHANGE AND REFINEMENT AS THE DESIGN IS FURTHER DEVELOPED AND REVIEWED BY MUNICIPALITIES, AGENCIES, AND OTHERS.
- ENGINEER DOES NOT MAKE ANY REPRESENTATION REGARDING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND ACCEPTS NO LIABILITY FOR THE INFORMATION CONTAINED HEREIN.
- CLIENT MUST OBTAIN WRITTEN APPROVAL FROM PREPARER PRIOR TO RELEASE OF THIS PLAN TO ANY THIRD PARTY. ANY OTHER USE BY A THIRD PARTY IS STRICTLY PROHIBITED.
- THIS CONCEPT PLAN IS BASED ON UNVERIFIED SURVEY/MAPPING INFORMATION PROVIDED TO PREPARER BY OTHERS. FINAL PROJECT DESIGN SHALL BE BASED ON ACTUAL SURVEY PREPARED UNDER THE SUPERVISION AND CONTROL OF A PROFESSIONAL LICENSED SURVEYOR.
- ANY RIGHT-OF-WAY LINES OR PROPERTY LINES DEPICTED ON THIS PLAN ARE UNVERIFIED AND MUST BE CONFIRMED BY A PROFESSIONAL LICENSED SURVEYOR. EVEN IF NOT DEPICTED HEREIN, RIGHT-OF-WAY OR EASEMENT ACQUISITIONS MAY BE NECESSARY AS PART OF THIS PROJECT. FINAL RIGHT-OF-WAY OR EASEMENT ACQUISITIONS SHALL BE BASED ON ENGINEERED AND APPROVED PLANS.
- ANY UTILITY FACILITIES DEPICTED ON THIS PLAN ARE UNVERIFIED AND MUST BE CONFIRMED THROUGH SURVEY AND UTILITY RESEARCH. SUBSURFACE UTILITY ENGINEERING MAY BE NECESSARY TO ACCURATELY LOCATE UNDERGROUND UTILITY FACILITIES. EVEN IF NOT DEPICTED HEREIN, UTILITY RELOCATIONS MAY BE NECESSARY AS PART OF THIS PROJECT. UTILITY RELOCATIONS SHALL BE BASED ON ENGINEERED AND APPROVED PLANS.
- ANY ENVIRONMENTAL RESOURCES DEPICTED ON THIS PLAN ARE UNVERIFIED AND MUST BE CONFIRMED THROUGH RESEARCH, FIELD SURVEYS, AND STUDIES. EVEN IF NOT DEPICTED HEREIN, ENVIRONMENTAL RESOURCES MAY BE IMPACTED AS PART OF THIS PROJECT. THIS CONCEPT PLAN DOES NOT PURPORT TO CONSIDER ALL ENVIRONMENTAL RESOURCE IMPACTS THAT MAY BE REQUIRED DUE TO ANY PROPOSED IMPROVEMENTS.
- ANY ROADWAY STRUCTURES (E.G. BRIDGES, CULVERTS, RETAINING WALLS) DEPICTED ON THIS PLAN ARE UNVERIFIED AND MUST BE CONFIRMED THROUGH RESEARCH, FIELD SURVEYS, AND STUDIES. EVEN IF NOT DEPICTED HEREIN, ROADWAY STRUCTURES MAY BE IMPACTED AS PART OF THIS PROJECT. THIS CONCEPT PLAN DOES NOT PURPORT TO CONSIDER ALL IMPACTS TO ROADWAY STRUCTURES THAT MAY BE REQUIRED DUE TO ANY PROPOSED IMPROVEMENTS.
- ALTHOUGH NOT NECESSARILY DEPICTED ON THIS CONCEPT PLAN, DRAINAGE AND STORMWATER MANAGEMENT IMPROVEMENTS MAY BE NECESSARY IN ORDER TO IMPLEMENT ANY PROPOSED IMPROVEMENTS.
- ALL DOCUMENTS, DESIGNS, DRAWINGS AND SPECIFICATIONS ("INSTRUMENTS OF SERVICE") PREPARED SPECIFICALLY FOR THIS PROJECT BY PREPARER ("ENGINEER") ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE BY CLIENT OR ANYONE ELSE ON FURTHER DEVELOPMENT OF THE PROJECT OR ON ANY OTHER PROJECT. IN ACCEPTING AND UTILIZING INSTRUMENTS OF SERVICE, OR ANY FORM OF ELECTRONIC MEDIA GENERATED AND PROVIDED BY ENGINEER WITH RESPECT TO THIS PROJECT, ANY REUSE OR MODIFICATION OF INSTRUMENTS OF SERVICE WITHOUT WRITTEN CONSENT BY ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ENGINEER. CLIENT AGREES TO WAIVE ALL CLAIMS AGAINST ENGINEER RESULTING IN ANY WAY FROM ANY UNAUTHORIZED CHANGES OR REUSE OF INSTRUMENTS OF SERVICE BY ANYONE OTHER THAN ENGINEER. IN ADDITION, CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY, DEFEND AND HOLD ENGINEER HARMLESS FROM ANY DAMAGE, LIABILITY, OR COST, INCLUDING REASONABLE ATTORNEYS' FEES AND COSTS OF DEFENSE, ARISING FROM ANY UNAUTHORIZED REUSE OR CHANGES TO INSTRUMENTS OF SERVICE.

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|---|---|---|---|---|
| 8-0 | LANCASTER | -- | -- | 1 OF 1 |
| MOUNT JOY TOWNSHIP | | | | |

# TRAVEL DISTANCE EXHIBIT

9/04/2026