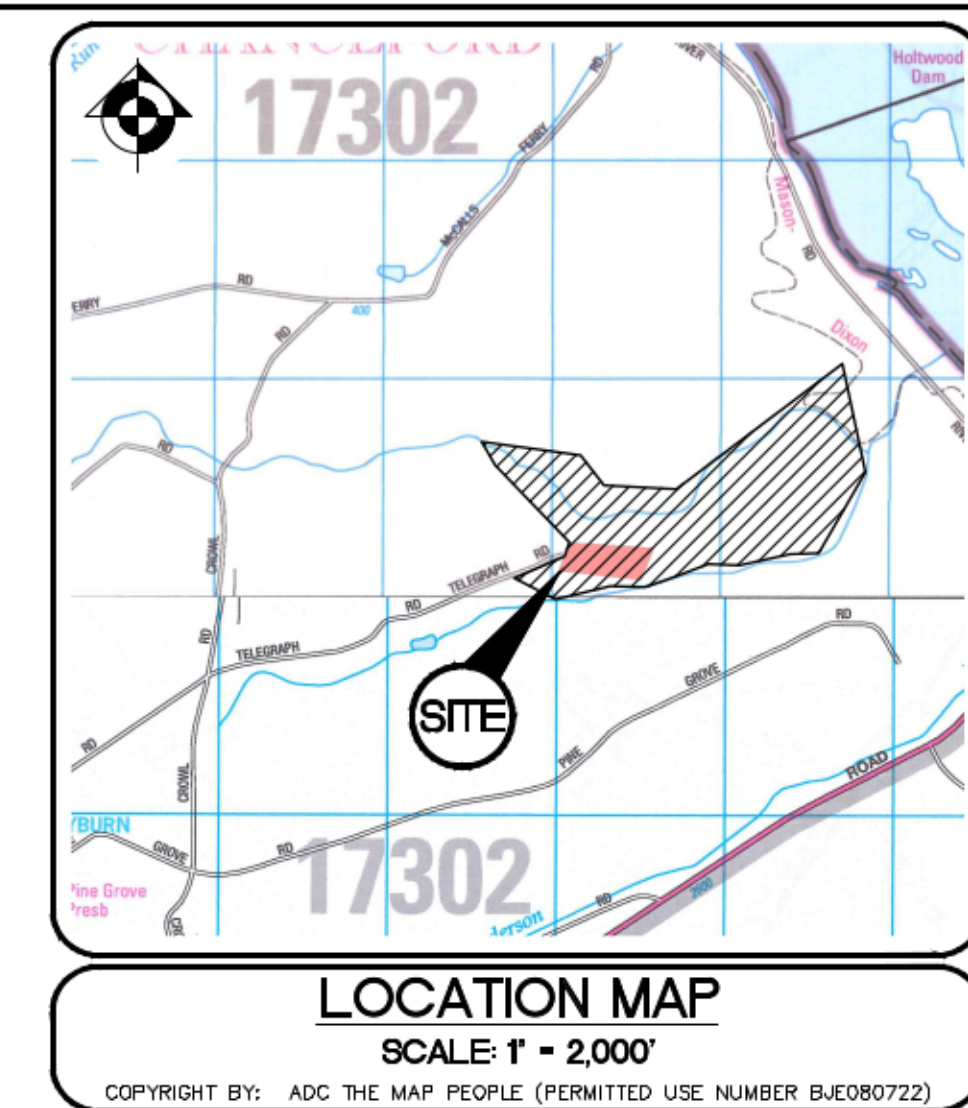
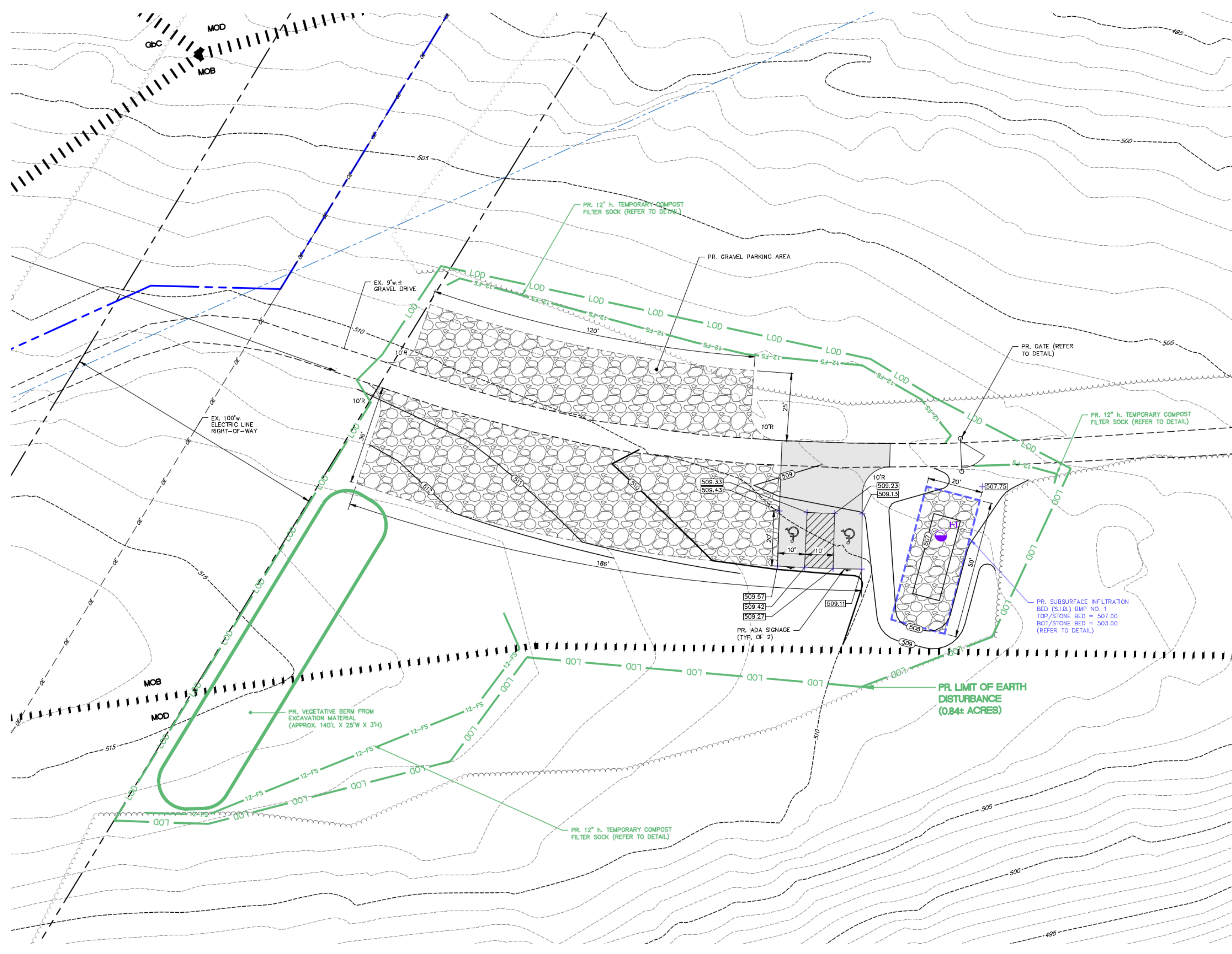




PLAN LEGEND

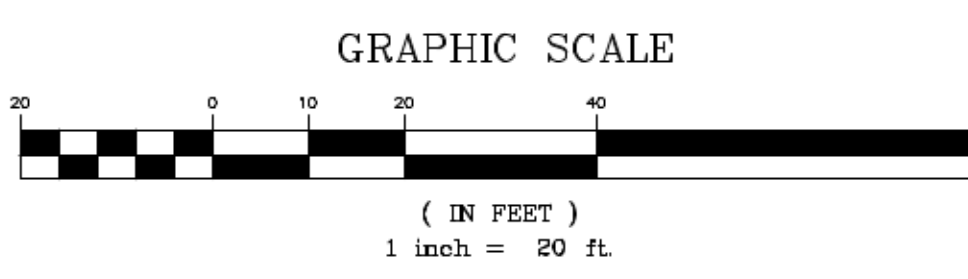
650	EXISTING CONTOUR LINE
OC/T/C	EXISTING OVERHEAD ELECTRIC, TELEPHONE, AND CABLE LINES
- - -	EXISTING FENCE LINE
- - -	EXISTING STREAM, DRAINAGEWAY OR WATER SURFACE BOUNDARY LINE
- - -	EXISTING PROPERTY LINE
- - -	ADJOINER PROPERTY LINE
- - -	EXISTING RIGHT-OF-WAY LINE
- - -	EASEMENT LINE
- - -	EXISTING CENTERLINE
- - -	BUILDING SETBACK LINE
- - -	EXISTING STORM SEWER DRAINAGE LINE
- - -	EXISTING TREE/BRUSH LINE
- - -	FLOODPLAIN BOUNDARY LINE
- - -	ZONING DISTRICT BOUNDARY LINE
- - -	SOIL BOUNDARY LINE
[Hatched]	CONCRETE AREA
[Stippled]	ROCK RIP-RAP AREA
[Dotted]	RESERVE SEPTIC SYSTEM TEST SITE
[Circle]	EXISTING SIGN
[Circle]	EXISTING PROPERTY CORNER (AS STATED)
[Circle]	PROPOSED PROPERTY CORNER (AS STATED)
[Circle]	PROPERTY CORNER (NOT MONUMENTED)
[Circle]	PROPERTY CORNER - CONCRETE MONUMENT
[Circle]	EXISTING UTILITY POLE
[Circle]	GUY ANCHOR
[Circle]	EXISTING WELL
[Circle]	EXISTING SANITARY SEWER MANHOLE
[Circle]	SURVEY/SITE BENCH MARK
CONC.	CONCRETE
DIA.	DIAMETER
ELEV.	ELEVATION
EXC	EXISTING
FT.	FEET OR FOOT
L.P.	LIQUID PROPANE
N/F	NOW OR FORMERLY
SPCS	STATE PLANE COORDINATE SYSTEM
TYP.	TYPICAL
UPI	UNIFORM PARCEL IDENTIFIER



- SUBDIVISION NOTES**
- THE PURPOSE OF THIS LOT DEVELOPMENT PLAN IS TO DEPICT THE PROPOSED PARKING AREA AND ASSOCIATED STORMWATER MANAGEMENT.
 - PARCEL INFORMATION:
UNIFORM PARCEL IDENTIFIER: 34-000-DP-0010-00-0000
DEED REFERENCE: DEED/RECORD BOOK 2753, PAGE 4583
 - ADJACENT LAND TRACTS ARE ZONED:
NORTH: CV, CONSERVATION
SOUTH: CV, CONSERVATION
EAST: CV, CONSERVATION
WEST: CV, CONSERVATION
 - EXISTING LAND TRACT USE:
FOREST AND WILDLIFE PRESERVE
PROPOSED LAND TRACT USES:
FOREST AND WILDLIFE PRESERVE
 - MINIMUM REQUIRED LOT AREA:
FOREST AND WILDLIFE PRESERVE: 10 ACRES
EXISTING LOT AREA: 4,258,087 S.F. (97.752 AC.) GROSS
4,426,969 S.F. (97.497 AC.) NET
 - MINIMUM REQUIRED LOT WIDTH:
FOREST AND WILDLIFE PRESERVE: 200 FT.
EXISTING LOT WIDTH:
EXISTING WIDTH: 200 FT. (ALONG PRIVATE RIGHT-OF-WAY)
 - MINIMUM REQUIRED SETBACKS:
PRINCIPAL BUILDINGS & STRUCTURES:
FRONT: 30 FT.
SIDE: 15 FT. (PRINCIPAL) 10 FT. (ACCESSORY BUILDING)
REAR: 30 FT. (PRINCIPAL) 10 FT. (NONAGRICULTURAL)
 - MAXIMUM ALLOWABLE BUILDING HEIGHT: 50 FT. (NON-AGRICULTURAL BUILDINGS).
(NO HEIGHT LIMIT ON AGRICULTURAL BUILDINGS)
 - MAXIMUM ALLOWABLE BUILDING COVERAGE: 15% (NO PUBLIC WATER OR SEWER)
EXISTING BUILDING COVERAGE: 0.1% (3,728 S.F./4,246,969 S.F.)
 - PROJECT SITE IS LOCATED WITHIN A MAPPED 100 YEAR FLOOD PLAN BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWNSHIP OF LOWER CHANCEFORD, COMMUNITY NUMBER 420930, PANEL 0526, SUFFIX F, MAP NUMBER 4213300208, EFFECTIVE DATE: DECEMBER 16, 2015.
 - SITE PROPERTY LINE IS BASED ON A FIELD SURVEY BY SITE DESIGN CONCEPTS, INC., COMPLETED IN SEPTEMBER, 2021.
 - EXISTING SITE FEATURES SHOWN ON THIS PLAN IN THE AREA OF THE PROPOSED PARKING AREA WERE LOCATED DURING AN ACTUAL FIELD SURVEY IN SEPTEMBER 2021. EXISTING SITE FEATURES SHOWN ON THE REMAINING AREAS HAVE BEEN TAKEN FROM PUBLICLY AVAILABLE AERIAL PHOTOGRAPHS.
 - CONTOURS SHOWN ON THIS PLAN HAVE BEEN GENERATED FROM LIDAR DATA OBTAINED FROM THE PENNSYLVANIA SPATIAL DATA ACCESS WEBSITE.
 - THE NATIONAL WETLAND INVENTORY MAP SHOWS THE EXISTING UNNAMED STREAMS AS RIVERINE HABITATS AND FRESHWATER FORESTED / SHRUB HABITAT. SITE DESIGN CONCEPTS, INC. HAS NOT PERFORMED ANY SITE RECONNAISSANCE FOR WETLANDS OR WETLAND DELINEATION.
 - SITE BENCH MARK:
STEEL PIN ON THE SOUTHERN PORTION OF SITE. ELEV. = 512.98. VERTICAL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM FROM 1988 (NAVD 88 DATUM) AND ESTABLISHED BY USING GPS TECHNOLOGY.
 - CLEAR SIGHT TRIANGLE REQUIREMENTS:
CLEAR SIGHT TRIANGLE DIMENSIONS FOR A RESIDENTIAL DRIVEWAY ARE NOT DESCRIBED IN THE CHANCEFORD TOWNSHIP CODE OF ORDINANCES. HOWEVER, A CLEAR SIGHT TRIANGLE MEASURING 10 FT. FROM THE EDGE OF CARTWAY ALONG THE DRIVEWAY CENTERLINE AND 75 FT. ALONG THE ROADWAY CENTERLINE IS DEEMED ACCEPTABLE BY CHANCEFORD TOWNSHIP.
 - THIS PLAN DOES NOT PROPOSE TO INCREASE THE SEVERITY OF ANY EXISTING NON-CONFORMITIES. IF ANY NONCONFORMITY IS DESTROYED IN PART OR IN WHOLE BY REASON OF WINDSTORM, FIRE, EXPLOSION, OR OTHER ACT OF GOD OR A PUBLIC ENEMY, THE NONCONFORMITY MAY BE REBUILT, RESTORED OR REPAIRED TO THE EXTENT OF THE NONCONFORMITY PRIOR TO DESTRUCTION.
 - THE TOWNSHIP SHALL BE PERMITTED ACCESS FOR SNOW REMOVAL AND TO TURN AROUND IN THE PRIVATE RIGHT-OF-WAY AREA.
 - LAND OWNER:
LANCASTER COUNTY CONSERVANCY 303 EAST TELEGRAPH ROAD
117 SOUTH WEST END AVENUE HAVILLE, PA 17302
LANCASTER, PA 17608-0716

LOT DEVELOPMENT PLAN SHEET INDEX

DRAWING SHEET NO.	DRAWING TITLE
LDP-1	LOT DEVELOPMENT PLAN
LDP-2	LOT DEVELOPMENT PLAN DETAILS
DR-1	DRAINAGE AREA MAP



SOIL EROSION AND SEDIMENTATION CONTROL PLAN LEGEND

12-FS	PROPOSED 12" HIGH COMPOST FILTER SOCK (TEMPORARY)
LOD	APPROXIMATE LIMIT OF EARTH DISTURBANCE

SOIL TEST LEGEND

[Symbol]	PROPOSED INFILTRATION TEST LOCATION
----------	-------------------------------------

HATCH LEGEND

[Hatched]	PR. GRAVEL PARKING AREA
[Stippled]	PR. BITUMINOUS PAVING AREA
[Symbol]	PR. SUBSURFACE INFILTRATION BED

SOILS LEGEND

G/C	GLENELG CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES
M/B	M. ARY AND MAJOR SOILS, 3 TO 8 PERCENT SLOPES
M/D	M. ARY AND MAJOR SOILS, 15 TO 25 PERCENT SLOPES

SOIL INFILTRATION TEST TABLE

TEST PIT NUMBER	DEPTH OF TEST (FT)	DEPTH OF PIT (FT)	INFILTRATION RATE (W/SAFETY FACTOR)
I-1	6.5	8.5	*4.86 IN/HR

site design concepts
LAND DEVELOPMENT CONSULTANTS
127 WEST MARKET STREET, SUITE 200 • YORK, PA 17401
t: 717.757.9414 • f: 717.840.8205 • WWW.SITDC.COM
Civil Engineering • Surveying • Landscape Architecture • Land Planning • Environmental Consulting

LOT DEVELOPMENT PLAN
PROJECT: MILL CREEK FALLS CAMPGROUND FOR LANCASTER CONSERVANCY
303 EAST TELEGRAPH ROAD
LOWER CHANCEFORD TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE: AS NOTED

DRAWN BY	JAS
CHECKED BY	TBE
CONTACT	TBE
DATE	05.04.23
FILE NAME	1202.3A-T-1
JOB NO.	1202.3A
SHEET NO.	LDP-1
REV.	

PERMANENT SEEDING AND MULCHING SPECIFICATIONS AND NOTES

PERMANENT GRASS OR LEGUME COVER

- ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED SHALL BE COVERED WITH GRASS OR A LEGUME IN ORDER TO MINIMIZE EROSION, UNLESS ANOTHER SUITABLE GROUND COVER IS DIRECTED BY THE OWNER.
- MULCHING SHALL BE USED TO PROTECT SEEDING AND TO REDUCE RUNOFF. STRAW MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 3 TONS/ACRE.
- THE BELOW PERMANENT SEEDING MIXTURES ARE FROM THE PENN STATE AGRONOMY GUIDE. THE SEED MIXTURES SHALL CONSIST OF:

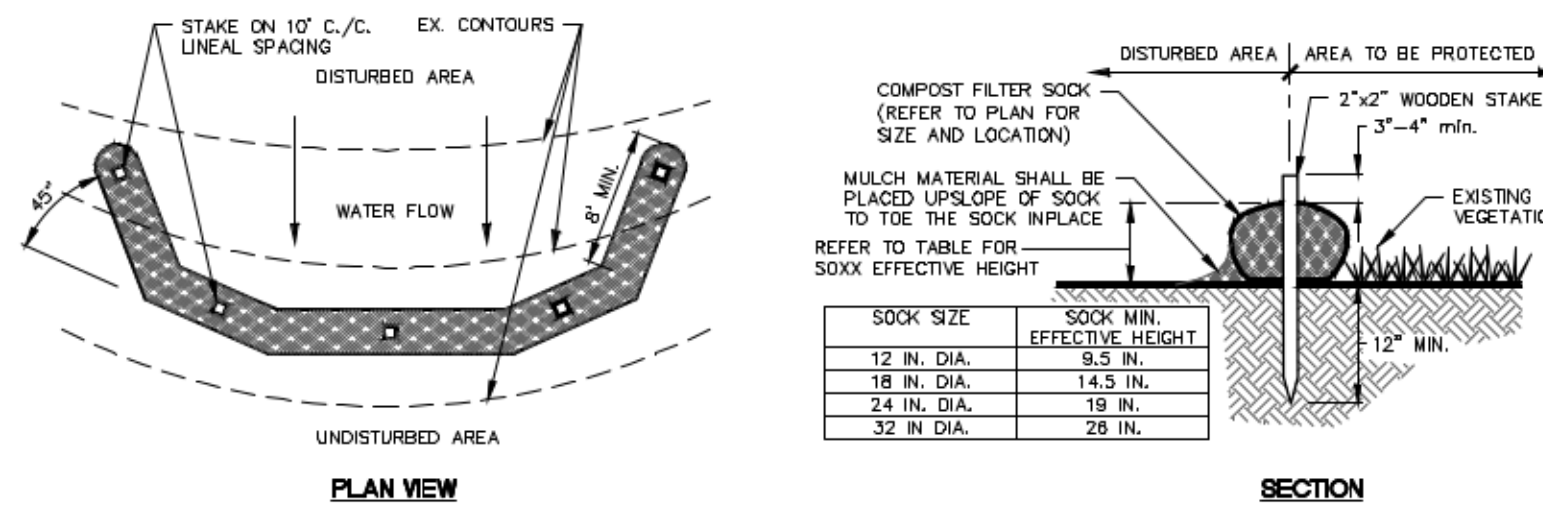
SEED TYPE	% BY WT.	SEEDING RATE	SEEDING DATES
LAWN MIX (USED THROUGHOUT SITE)			
KY. BLUEGRASS	50%	4 LBS./1,000 S.F.	MARCH 15 TO JUNE 1
CREEP RED FESCUE	55%		AUGUST 1 TO OCTOBER 15
PERENNIAL RYEGRASS	15%		
- IN THE ABSENCE OF SOIL TEST RESULTS, FERTILIZER OF 10-20-20 AT AN APPLICATION RATE OF 1,000 LB./ACRE SHALL BE APPLIED WITH THE PERMANENT SEEDING.
- IN THE ABSENCE OF SOIL TEST RESULTS, LIME AT AN APPLICATION RATE OF 6 TONS/ACRE OF AGRICULTURAL GRADE LIME SHALL BE APPLIED WITH THE PERMANENT SEEDING.
- STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKLED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.

TEMPORARY SEEDING AND MULCHING SPECIFICATIONS AND NOTES

TEMPORARY GRASS COVER

- IN ORDER TO ESTABLISH A QUICK GRASS COVER OVER DISTURBED AREAS, A TEMPORARY SEED MIXTURE SHALL BE USED.
- STABILIZATION EFFORTS DURING THE NON-GERMINATING PERIOD, OCT. 15 TO MARCH 15 SHOULD CONSIST OF MULCHING WITH CLEAN STRAW AT A RATE OF 3 TONS/ACRE (EQUIVALENT TO 0.75" TO 1" DEEP). CLEAN STRAW MULCH SHOULD NOT BE FINELY CHOPPED OR BROKEN DURING APPLICATION.
- THE BELOW MIXTURES ARE FROM THE PENN STATE AGRONOMY GUIDE. THE MIX TO BE USED SHALL BE DEPENDANT UPON THE DATE UTILIZED.

SEED TYPE	% BY WT.	SEEDING RATE	SEEDING DATES
ANNUAL RYEGRASS	100%	1 LB./1,000 S.F. 40 LB./AC.	MARCH 15 TO OCTOBER 15
WINTER RYE	100%	3.5 LBS./1,000 S.F.	MARCH 15 TO OCTOBER 15
- STRAW MULCH SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 3 TONS/AC. FERTILIZER MIX OF 10-10-10 AT AN APPLICATION RATE OF 500 LB./ACRE SHALL BE APPLIED WITH THE TEMPORARY SEEDING.
- LIME SHALL BE APPLIED AT A RATE OF 2,000 LB./ACRE OF AGRICULTURAL GRADE LIME APPLIED WITH THE TEMPORARY SEEDING.
- STRAW AND HAY MULCH SHOULD BE ANCHORED OR TACKLED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO "CRIMP" THE STRAW OR HAY INTO THE SOIL - ABOUT 3 INCHES. THIS METHOD SHOULD BE LIMITED TO SLOPES NO STEEPER THAN 3H:1V. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED.



- NOTES:
1. SOCK FABRIC SHALL MEET STANDARD:

MATERIAL TYPE	3 MIL HDPE	5 MIL HDPE	5 MIL HDPE	MULTI-FILAMENT POLYPROPYLENE (MFFPP)	HEAVY DUTY MULTIFILAMENT POLYPROPYLENE (HDMFFPP)
MATERIAL CHARACTERISTICS	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE	BIO-DEGRADABLE	PHOTO-DEGRADABLE	PHOTO-DEGRADABLE
SOCK DIAMETERS	12" & 18"	12", 18", 24" & 32"	12", 18", 24" & 32"	12", 18", 24" & 32"	12", 18", 24" & 32"
MESH OPENING	3/8"	3/8"	3/8"	3/8"	1/8"
TENSILE STRENGTH	26 PSI	26 PSI	26 PSI	44 PSI	202 PSI
ULTRAVIOLET STABILITY & ORIGINAL STRENGTH (ASTM G-155)	23% AT 1,000 HR.	23% AT 1,000 HR.	100% AT 1,000 HR.	100% AT 1,000 HR.	100% AT 1,000 HR.
MINIMUM FUNCTIONAL LONGEVITY	6 MONTHS	9 MONTHS	6 MONTHS	1 YEAR	2 YEARS
TWO-PLY SYSTEMS					
	HDPE BIAXIAL NET		CONTINUOUSLY WOUND		
	INNER CONTAINMENT NETTING		FUSION-WELDED JUNCTURES		
			3/4" X 3/4" MAX. APERTURE SIZE		
	OUTER FILTRATION MESH		COMPOSITE POLYPROPYLENE FABRIC (WOVEN LAYER AND NON-WOVEN FLEECE MECHANICALLY FUSED VIA NEEDLE PUNCH)		
			3/16" MAX. APERTURE SIZE		
	SOCK FABRICS COMPOSED OF BURLAP MAY BE USED ON PROJECTS LASTING 6 MONTHS OR LESS.				

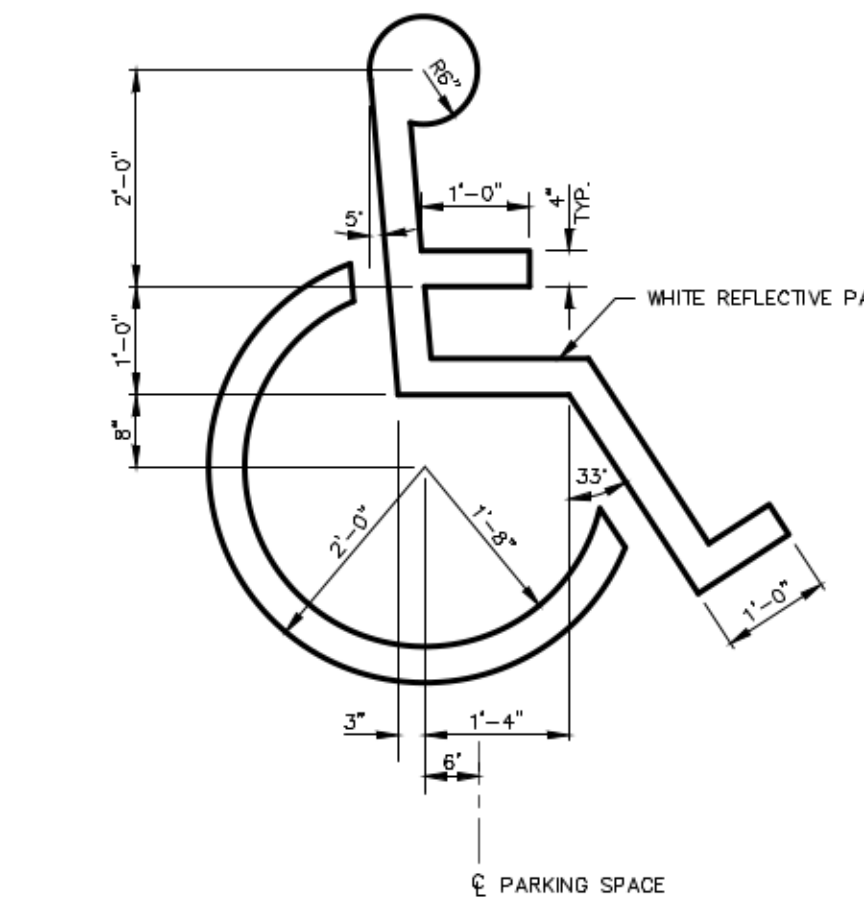
2. COMPOST SHALL MEET STANDARD:

ORGANIC MATTER CONTENT	25%-100% (DRY WEIGHT BASIS)
ORGANIC PORTION	FIBROUS AND ELONGATED
PH	5.5-8.5
MOISTURE CONTENT	30% - 60%
PARTICLE SIZE	30%-50% PASS THROUGH 3/8" SIEVE
SOLUBLE SALT CONCENTRATION	5.0 DS/M (MM+DS/CM) MAXIMUM

- COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE SOCK SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN SOCK ALIGNMENT.
- MAXIMUM SLOPE LENGTH ABOVE ANY SOCK SHALL NOT EXCEED THAT SHOWN ON FIGURE 4.2 OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION EROSION AND SEDIMENT POLLUTION CONTROL PROGRAM MANUAL - TECHNICAL GUIDANCE NUMBER 363-2134-00B.
- STAKES MAY BE INSTALLED IMMEDIATELY DOWNSLOPE OF THE SOCK IF SO SPECIFIED BY THE MANUFACTURER.
- TRAFFIC SHALL NOT BE PERMITTED TO CROSS FILTER SOCKS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE ABOVE GROUND HEIGHT OF THE SOCK AND DISPOSED IN THE MANNER DESCRIBED ELSEWHERE IN THE PLAN.
- SOCKS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT. DAMAGED SOCKS SHALL BE REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS OR REPLACED WITHIN 24 HOURS OF INSPECTION.
- BIODEGRADABLE FILTER SOCKS SHALL BE REPLACED AFTER 6 MONTHS; PHOTODEGRADABLE SOCKS AFTER 1 YEAR. POLYPROPYLENE SOCKS SHALL BE REPLACED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- UPON STABILIZATION OF THE AREA TRIBUTARY TO THE SOCK, STAKES SHALL BE REMOVED. THE SOCK MAY BE LEFT IN PLACE AND VEGETATED OR REMOVED. IN THE LATTER CASE, THE MESH SHALL BE CUT OPEN AND THE MULCH SPREAD AS A SOIL SUPPLEMENT.
- ABACT CREDITED BMP.

TYPICAL COMPOST FILTER SOCK DETAIL

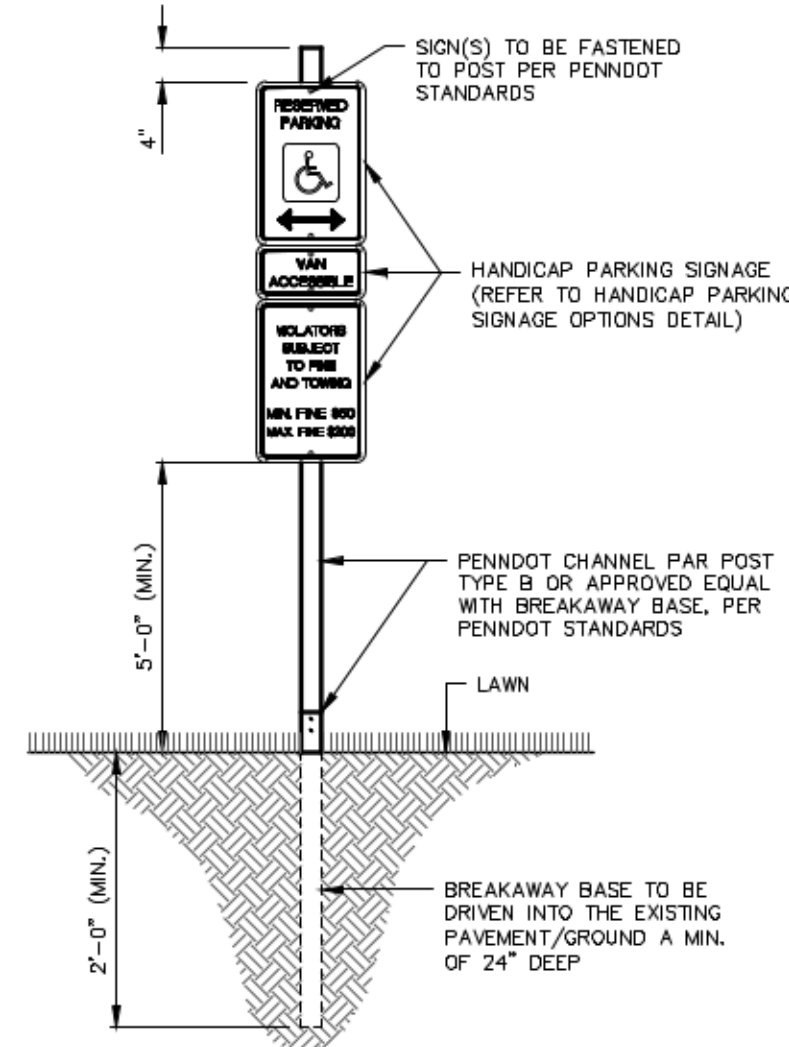
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- NOTES:
1. REFER TO SITE PLAN FOR SYMBOL LOCATIONS.
2. PRIOR TO INSTALLATION, CONTRACTOR SHALL CONFIRM THE INTERPRETATION OF THE MUNICIPAL BUILDING INSPECTOR REGARDING A.D.A. ACCESSIBLE PARKING SPACE STRIPING AND SIGNAGE INSTALLATION REQUIREMENTS.

INTERNATIONAL HANDICAP PAINTED PARKING SPACE SYMBOL

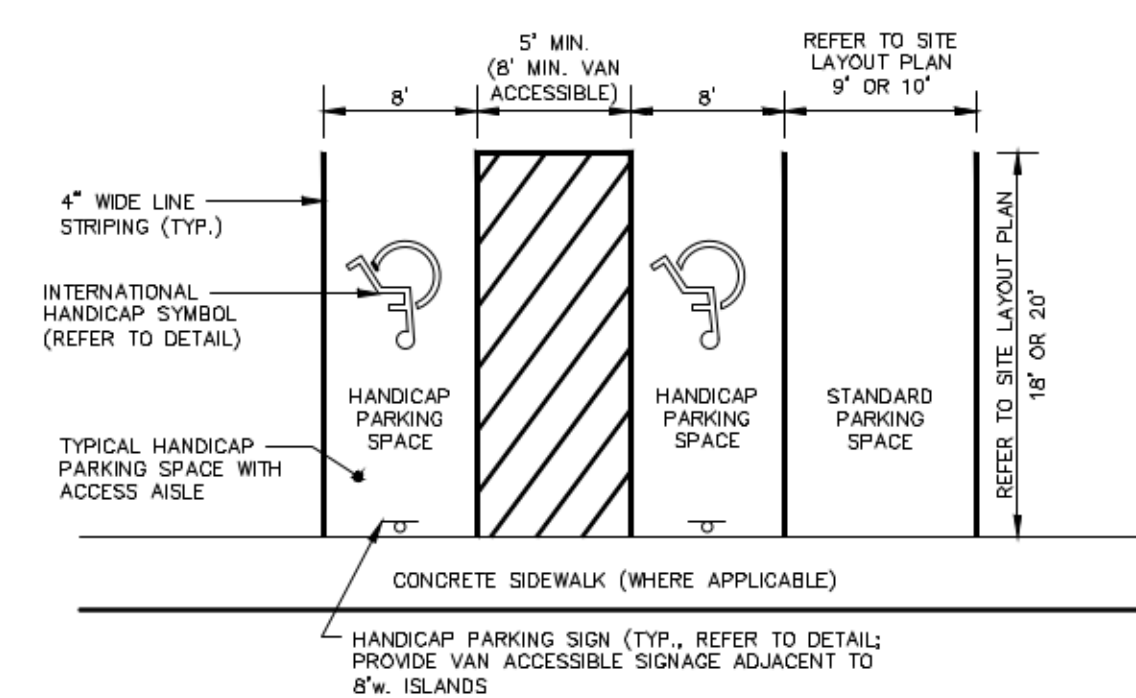
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- NOTES:
1. WHERE HANDICAP PARKING IS FACING A BUILDING WALL AND/OR CONCRETE WALK, SIGN MAY BE MOUNTED ON THE BUILDING WALL AT THE PROPER HEIGHT. UPON OWNER APPROVAL.
2. ANY FREESTANDING SIGN IN PARKING LOT SHALL BE MOUNTED AS SHOWN.
3. PROVIDE SIGNAGE ON BOTH SIDES OF POST WHEN REQUIRED.
4. USE EXTREME CARE WHEN INSTALLING SIGNS NEAR/OVER EXISTING UTILITY LINES.
5. PRIOR TO INSTALLATION, CONTRACTOR SHALL CONFIRM THE INTERPRETATION OF THE MUNICIPAL BUILDING INSPECTOR REGARDING A.D.A. ACCESSIBLE PARKING SPACE STRIPING AND SIGNAGE INSTALLATION REQUIREMENTS.

TYPICAL HANDICAP PARKING SIGN WITH STEEL POST DETAIL

NO SCALE



- NOTES:
1. A.D.A. ACCESSIBLE VEHICLE STANDING (PARKING) SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.
2. LINE WIDTH SHALL BE 4" UNLESS INDICATED OTHERWISE. COLOR SHALL BE WHITE. SURFACES SHALL BE DRY, CLEAN AND FREE OF TRAFFIC. ALL LINES SHALL BE STRAIGHT, TRUE AND NEAT. PAINT SHALL BE APPLIED IN TWO COATS HAVING A FINAL DRY THICKNESS OF 12 MILS MINIMUM.
3. LINE PAINTING, AS INDICATED ON DRAWINGS, SHALL BE HIGHWAY APPROVED TYPE, IN ACCORDANCE WITH PENNDOT SPECIFICATIONS.
4. STANDARD HANDICAP SYMBOL SHALL BE PAINTED WHITE ON BLUE PAINTED CIRCLE AS REQUIRED BY UNIFORM ACCESSIBILITY STANDARDS AND DETAIL PROVIDED BY THE ENGINEER.
5. A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, LISTED IN APPENDIX A OF THE TITLE III REGULATIONS, SECTION 4.1.2(5)(E) STATES ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NO LESS THAN ONE SHALL BE SERVED BY AN ACCESS AISLE 96" MIN. WIDE AND SHALL BE DESIGNATED "VAN ACCESSIBLE" AS REQUIRED BY 4.8.4. IN THIS CASE A "VAN ACCESSIBLE" SIGN MUST BE PROVIDED IN ADDITION TO A "RESERVED PARKING" SIGN.
6. PRIOR TO INSTALLATION, CONTRACTOR SHALL CONFIRM THE INTERPRETATION OF THE MUNICIPAL BUILDING INSPECTOR REGARDING A.D.A. ACCESSIBLE PARKING SPACE STRIPING AND SIGNAGE INSTALLATION REQUIREMENTS.

TYPICAL HANDICAP PARKING SPACE STRIPING

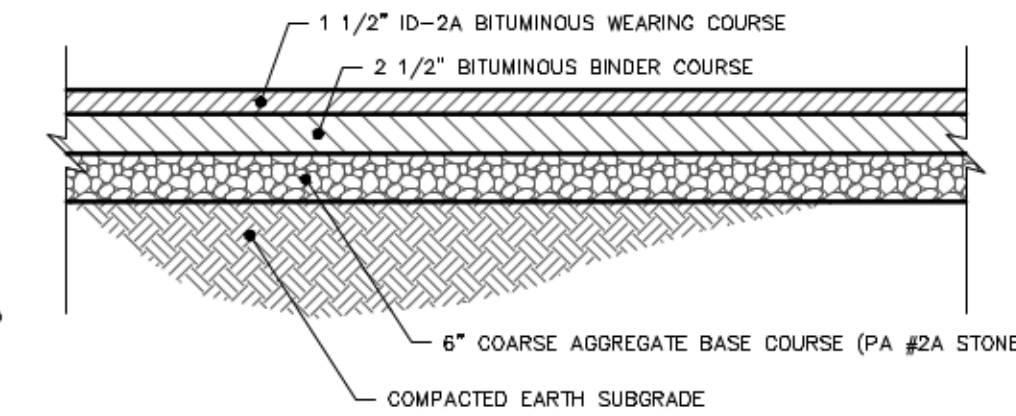
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SOIL EROSION AND SEDIMENTATION CONTROL STABILIZATION SPECIFICATIONS

- UPON TEMPORARY CESSATION OF AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY WHERE A CESSATION OF EARTH DISTURBANCE ACTIVITIES WILL EXCEED 4 DAYS, THE SITE SHALL BE IMMEDIATELY SEEDED, MULCHED, OR OTHERWISE PROTECTED FROM ACCELERATED EROSION AND SEDIMENTATION PENDING FUTURE EARTH DISTURBANCE ACTIVITIES.
- PERMANENT STABILIZATION IS DEFINED AS A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED AT THE LOCATION(S) SHOWN ON THE PLAN DRAWINGS IN THE AMOUNT NECESSARY TO COMPLETE THE FINISH GRADING IN THE MANNER SHOWN ON THE PLAN DRAWINGS. TOPSOIL STOCKPILE HEIGHTS SHALL NOT EXCEED 35 FEET. STOCKPILE SIDE SLOPES MUST BE 2:1 OR FLATTER.
- AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 TO 5 INCHES - 6 TO 12 INCHES ON COMPACTED SOILS - PRIOR TO PLACEMENT OF TOPSOIL. AREAS TO BE VEGETATED SHALL HAVE A MINIMUM 6 INCHES OF TOPSOIL IN PLACE PRIOR TO SEEDING AND MULCHING.
- TOPSOIL SHOULD NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION. COMPACTED SOILS SHOULD BE SCARIFIED 6 TO 12 INCHES ALONG CONTOUR WHENEVER POSSIBLE PRIOR TO SEEDING.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITIES CEASE, THE OPERATOR SHALL STABILIZE THE DISTURBED AREAS. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS. DISTURBED AREAS WHICH ARE AT FINAL GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH THE PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- AN EROSION CONTROL BLANKET MUST BE INSTALLED ON ALL DISTURBED SLOPES 3:1 OR GREATER, ALL AREAS OF CONCENTRATED FLOWS, AND DISTURBED AREAS WITHIN 50 FT. OF A SURFACE WATER.
- STRAW AND HAY MULCH SHOULD BE ANCHORED IMMEDIATELY AFTER APPLICATION TO PREVENT BEING WINDBLOWN. A TRACTOR-DRAWN IMPLEMENT MAY BE USED TO CRIMP THE STRAW OR HAY INTO THE SOIL. THIS METHOD IS LIMITED TO SLOPES NO STEEPER THAN 3:1. THE MACHINERY SHOULD BE OPERATED ON THE CONTOUR. (NOTE: CRIMPING OF HAY OR STRAW BY RUNNING OVER IT WITH TRACKED MACHINERY IS NOT RECOMMENDED). A WOOD CELLULOSE FIBER MAY BE SPREAD OVER THE STRAW MULCH AT A RATE OF 1,500 LB./ACRE.
- TRACKING SLOPES IS DONE BY RUNNING TRACKED MACHINERY ACROSS AND ALONG THE SLOPE, LEAVING TREAD MARKS PARALLEL TO THE CONTOUR (NOTE: IF A BULLDOZER IS USED, THE BLADE SHALL BE UP). CARE SHOULD BE EXERCISED ON SOILS HAVING A HIGH CLAY CONTENT TO AVOID OVER-COMPACTION.
- REPLACE TOPSOIL AND SPREAD OVER THE PREPARED SUBGRADE TO A MINIMUM TOPSOIL DEPTH OF SIX (6) INCHES ON ALL DISTURBED LAND AREAS. DO NOT PLACE TOPSOIL WHEN SUBGRADE IS FROZEN, EXCESSIVELY WET, OR EXTREMELY DRY. DO NOT HANDLE TOPSOIL WHEN FROZEN OR MUDDY. ALL ROCKS OVER 1" IN DIA. AND OTHER DEBRIS SHALL BE REMOVED FROM TOPSOIL.

SOIL EROSION AND SEDIMENTATION CONTROL MAINTENANCE PROGRAM NOTES

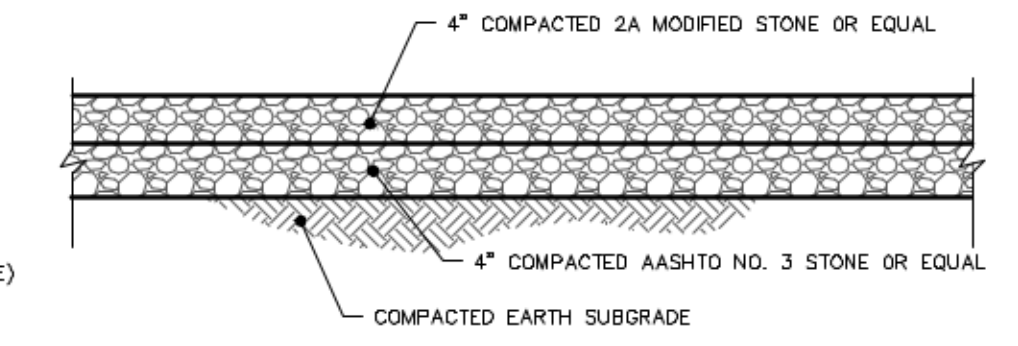
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROL BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs OR MODIFICATIONS OF THOSE INSTALLED WILL BE REQUIRED.
- ANY SEDIMENTATION REMOVED FROM BMPs DURING CONSTRUCTION MUST BE RETURNED TO UPLAND AREAS ON-SITE AND INCORPORATED INTO THE SITE GRADING.
- A LOG SHOWING THE DATES THAT EAS BMPs WERE INSPECTED AS WELL AS ANY DEFICIENCIES FOUND AND THE DATE THAT THEY WERE CORRECTED SHALL BE MAINTAINED ON THE SITE AND BE MADE AVAILABLE TO THE COUNTY CONSERVATION DISTRICT OR OTHER REGULATORY AGENCY OFFICIALS AT THE TIME OF INSPECTION.
- THE PERMITTEE AND CO-PERMITTEE MUST ENSURE THAT VISUAL SITE INSPECTIONS ARE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN SOIL EROSION AND SEDIMENTATION CONTROL, TO ASCERTAIN THAT THE SOIL EROSION AND SEDIMENTATION CONTROL (EAS) BMPs ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION TO THE WATERS OF THE COMMONWEALTH. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
 - A SUMMARY OF THE SITE CONDITIONS, EAS BMPs, AND COMPLIANCE; AND
 - THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION.
- ALL WASTES AND MATERIAL DEPOSITED IN AND REMOVED FROM POST-CONSTRUCTION STORMWATER MANAGEMENT (PCSM) BMP FACILITIES AND FROM IMPERVIOUS AREAS (EX. SWEEPING OF STREETS & PARKING LOTS) DURING OPERATION AND MAINTENANCE SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF IN ACCORDANCE WITH THE DEPARTMENT'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA. CODE 260.1 ET. SEQ., 271.1, AND 287.1 ET. SEQ. NO WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.



- NOTE:
1. IF SATURATED SUBGRADE CONDITIONS ARE ENCOUNTERED, CONTRACTOR SHOULD NOTIFY ENGINEER IMMEDIATELY.

TYPICAL NORMAL DUTY BITUMINOUS PAVING SECTION

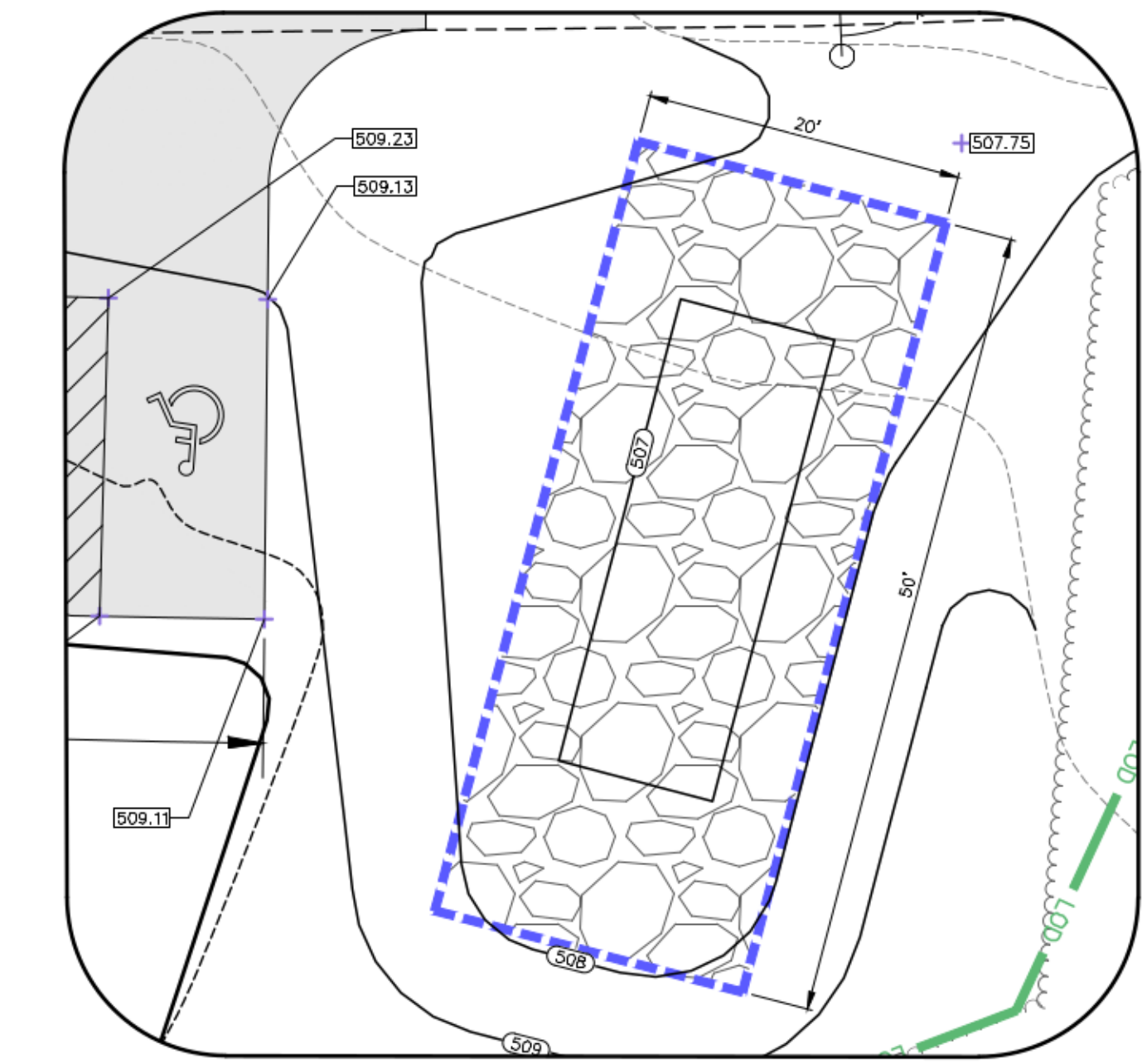
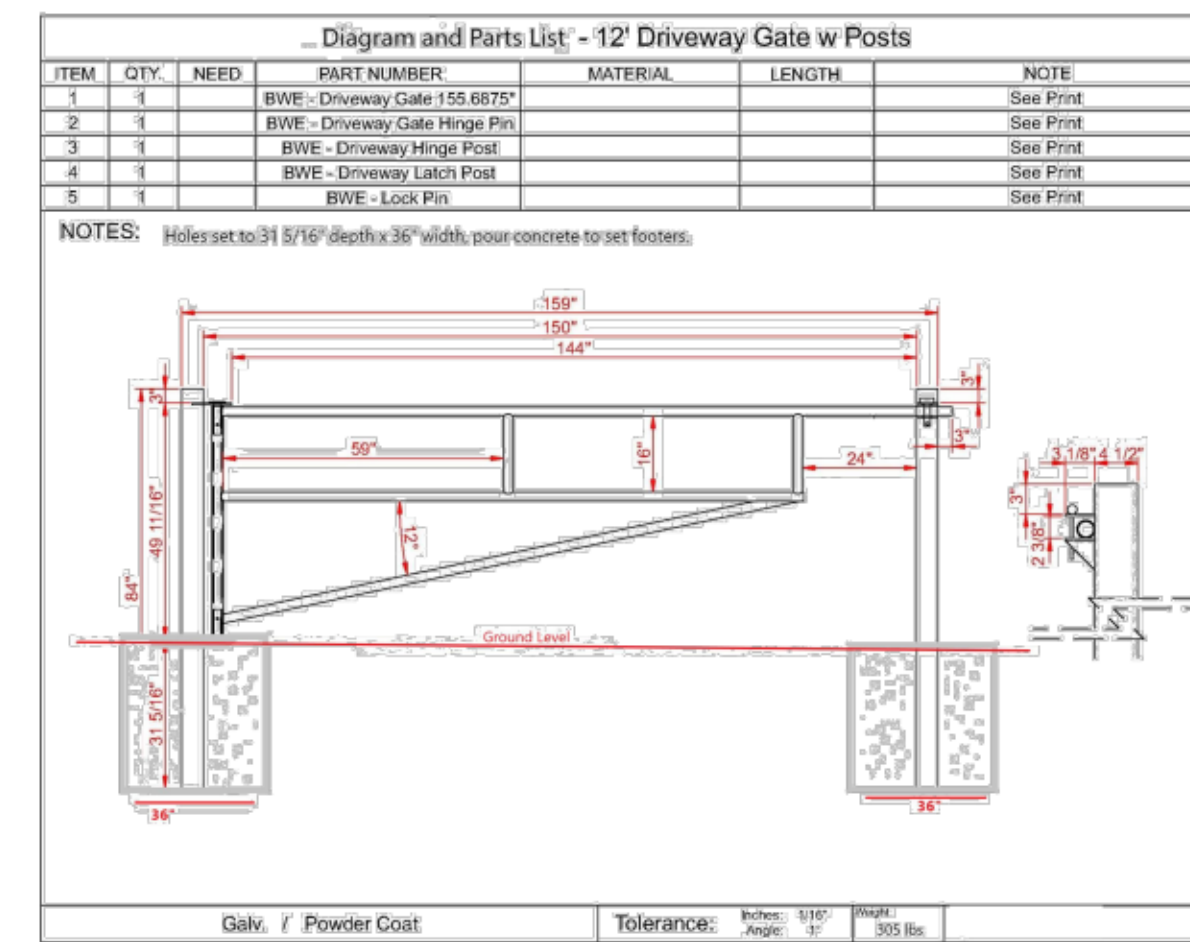
NO SCALE



- NOTE:
1. IF SATURATED SUBGRADE CONDITIONS ARE ENCOUNTERED, CONTRACTOR SHOULD NOTIFY ENGINEER IMMEDIATELY.
2. NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED BETWEEN STONE AND COMPACTED SOIL LAYER.

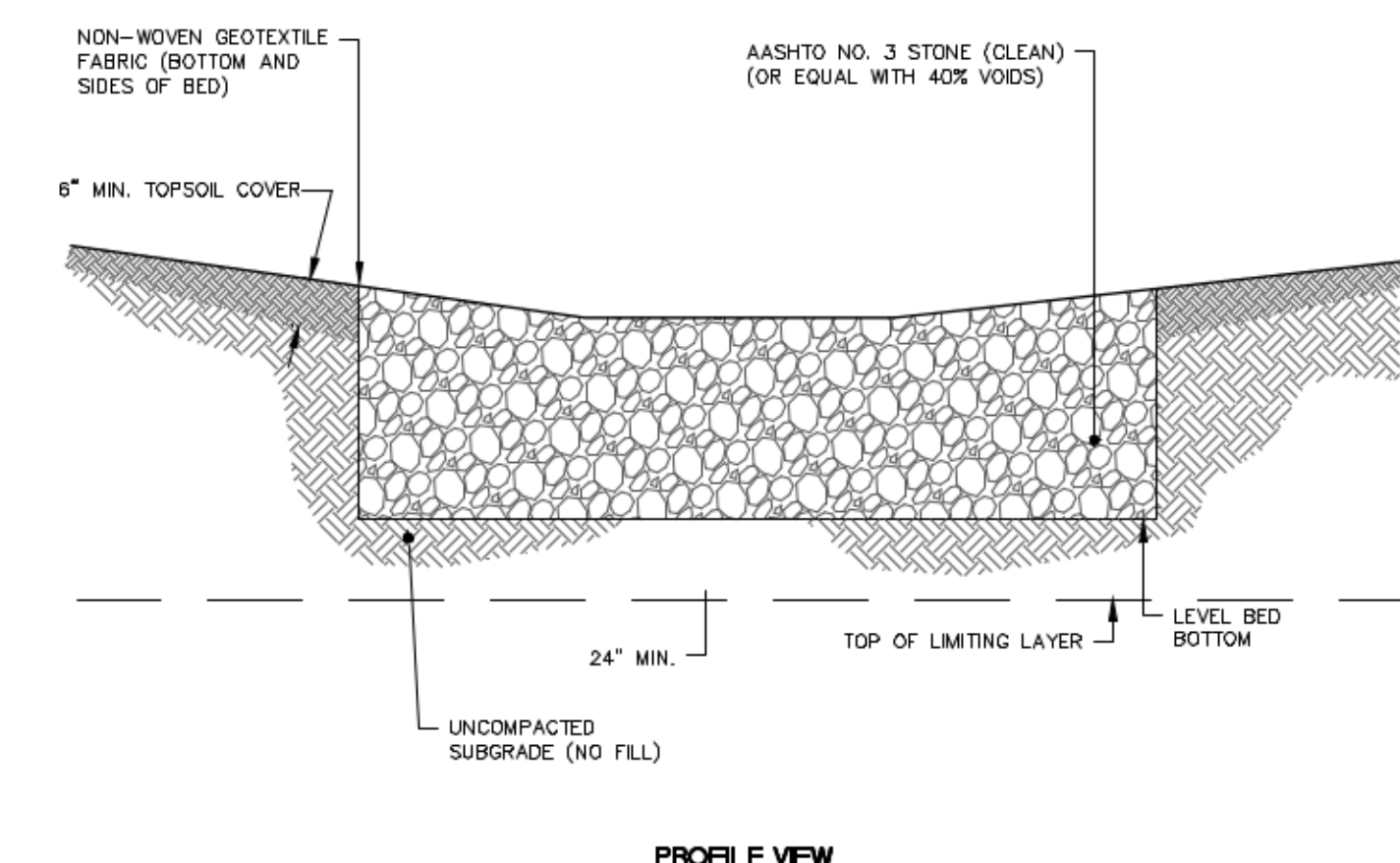
TYPICAL NORMAL DUTY STONE PARKING AREA PAD SECTION

NO SCALE



SIB #1 PLAN VIEW

SCALE: 1" = 10'

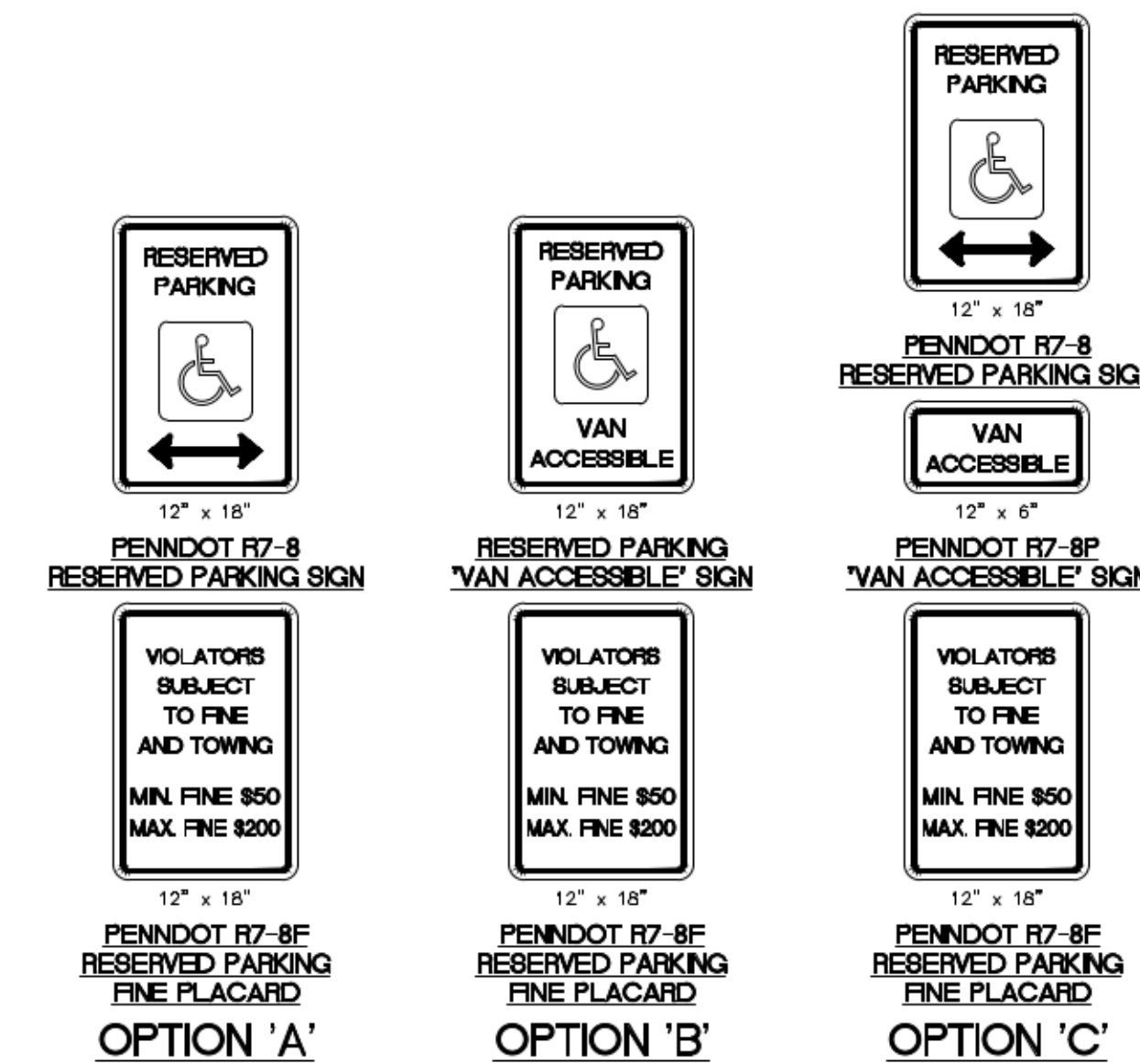


PROFILE VIEW

FACILITY NO.	C * (IN.)	D * (IN.)	L * (FT.)	W * (FT.)	MINIMUM AREA OF BED (S.F.)	STONE TOP ELEV.	STONE BOTTOM ELEV.
SIB 1	12 MIN.	36	50	20	1,000	507.00	503.00

SUBSURFACE STONE INFILTRATION BEDS (S.I.B.)

NO SCALE



- NOTES:
1. HANDICAP SIGNAGE SHALL BE PROVIDED AND INSTALLED PER PENNDOT (TITLE 67, CH. 212. OFFICIAL TRAFFIC-CONTROL DEVICES) AND/OR MUNICIPAL REQUIREMENTS, AS APPLICABLE.
2. A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, LISTED IN APPENDIX A OF THE TITLE III REGULATIONS, SECTION 4.1.2(5)(E) STATES ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NO LESS THAN ONE SHALL BE SERVED BY AN ACCESS AISLE 96" MIN. WIDE AND SHALL BE DESIGNATED "VAN ACCESSIBLE" AS REQUIRED BY 4.8.4. IN THIS CASE A "VAN ACCESSIBLE" SIGN MUST BE PROVIDED IN ADDITION TO A "RESERVED PARKING" SIGN.
3. WHERE HANDICAP PARKING IS FACING A BUILDING WALL AND/OR CONCRETE WALK, SIGN MAY BE MOUNTED ON BLDG. WALL AT PROPER HEIGHT, UPON APPROVAL FROM OWNER.
4. PRIOR TO INSTALLATION, CONTRACTOR SHALL CONFIRM THE INTERPRETATION OF THE MUNICIPAL BUILDING INSPECTOR REGARDING A.D.A. ACCESSIBLE PARKING SPACE STRIPING AND SIGNAGE INSTALLATION REQUIREMENTS.
5. WHERE NON-"VAN ACCESSIBLE" HANDICAP PARKING SPACES ARE REQUIRED, USE SIGN OPTION 'A'. WHERE HANDICAP PARKING SPACES ARE RESERVED FOR "VAN ACCESSIBLE" USE, OPTION 'B' OR 'C'. IN PROJECTS UNDER PENNDOT JURISDICTION, USE OPTION 'C' FOR SIGNING "VAN ACCESSIBLE" HANDICAP PARKING SPACES.

TYPICAL HANDICAP PARKING SIGNAGE OPTIONS

NO SCALE

REVISIONS		
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LAND DEVELOPMENT CONSULTANTS

sdc

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LOT DEVELOPMENT PLAN DETAILS

MILL CREEK FALLS CAMPGROUND PROJECT

LANCASTER CONSERVANCY
303 EAST TELEGRAPH ROAD
LOWER CHANCEFORD TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE	AS NOTED
DRAWN BY	JAS
CHECKED BY	TBE
CONTACT	TBE
DATE	05.04.23
FILE NAME	1202.3A-T-1
JOB NO.	1202.3A
SHEET NO.	LDP-2



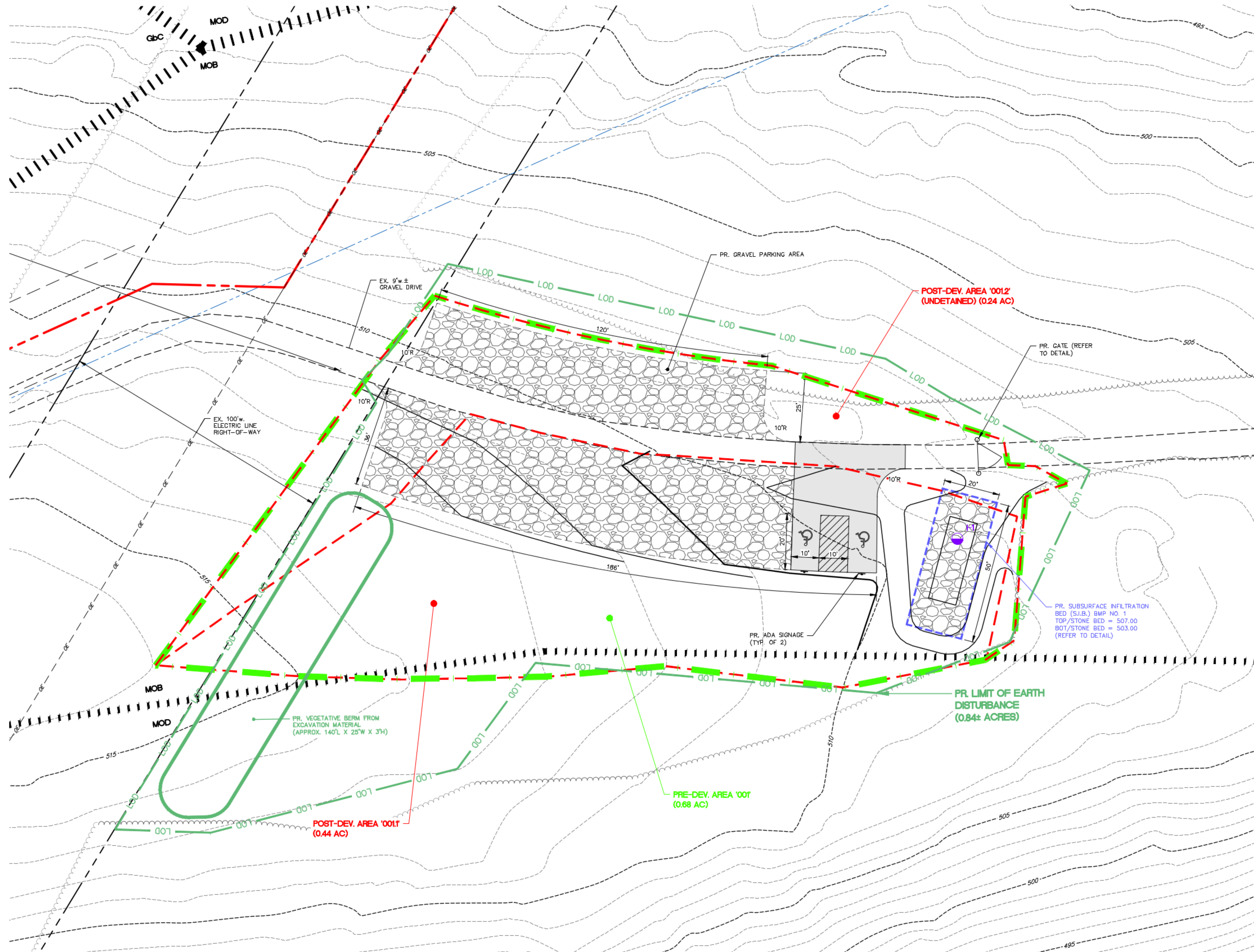
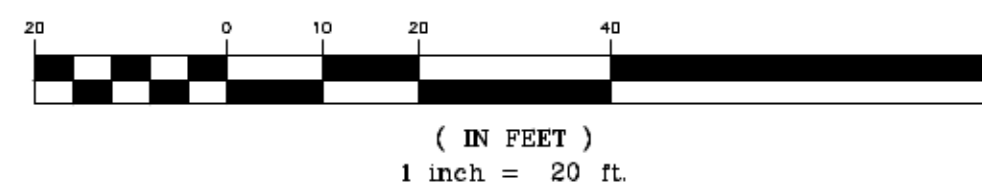
PLAN LEGEND

- 650 --- EXISTING CONTOUR LINE
- 06/11/C --- EXISTING OVERHEAD ELECTRIC, TELEPHONE, AND CABLE LINES
- EXISTING FENCE LINE
- EXISTING STREAM, DRAINAGEWAY OR WATER SURFACE BOUNDARY LINE
- EXISTING PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EASEMENT LINE
- EXISTING CENTERLINE
- BUILDING SETBACK LINE
- EXISTING STORM SEWER DRAINAGE LINE
- EXISTING TREE/BRUSH LINE
- FLOODPLAIN BOUNDARY LINE
- ZONING DISTRICT BOUNDARY LINE
- SOIL BOUNDARY LINE
- CONCRETE AREA
- ROCK RIP-RAP AREA
- RESERVE SEPTIC SYSTEM TEST SITE
- EXISTING SIGN
- EXISTING PROPERTY CORNER (AS STATED)
- PROPOSED PROPERTY CORNER (AS STATED)
- PROPERTY CORNER (NOT MONUMENTED)
- PROPERTY CORNER - CONCRETE MONUMENT
- EXISTING UTILITY POLE
- GUY ANCHOR
- EXISTING WELL
- EXISTING SANITARY SEWER MANHOLE
- SURVEY/SITE BENCH MARK
- CONC. DIA.
- ELEV.
- EX
- FT.
- L.P.
- N/F
- SPCS
- TYP.
- UPI
- CONCRETE DIAMETER
- ELEVATION
- EXISTING FEET OR FOOT
- LIQUID PROPANE
- NOW OR FORMERLY
- STATE PLANE COORDINATE SYSTEM
- TYPICAL
- UNIFORM PARCEL IDENTIFIER

DRAINAGE LINE LEGEND

- PRE-DEVELOPMENT DRAINAGE BOUNDARY LINE
- POST-DEVELOPMENT DRAINAGE BOUNDARY LINE

GRAPHIC SCALE



SOIL TEST LEGEND

I-1 PROPOSED INFILTRATION TEST LOCATION

HATCH LEGEND

PR. GRAVEL PARKING AREA

PR. SUBSURFACE INFILTRATION BED

SOILS LEGEND

GC GLACIAL CHANNERY SILT LOAM, 8 TO 15 PERCENT SLOPES
 GBC MT. AIRY AND MANOR SOILS, 3 TO 8 PERCENT SLOPES
 MOD MT. AIRY AND MANOR SOILS, 15 TO 25 PERCENT SLOPES

SOIL INFILTRATION TEST TABLE			
TEST PIT NUMBER	DEPTH OF TEST (FT)	DEPTH OF PIT (FT)	INFILTRATION RATE (W/SAFETY FACTOR)
I-1	6.5	8.5	*4.86 IN/HR

REVISIONS

NO.	DESCRIPTION

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DRAINAGE AREA MAP

PROJECT
 MILL CREEK FALLS CAMPGROUND
 FOR
 LANCASTER CONSERVANCY
 303 EAST TELEGRAPH ROAD
 LOWER CHANCEFORD TOWNSHIP, YORK COUNTY, PENNSYLVANIA

SCALE AS NOTED

DRAWN BY JAS

CHECKED BY TBE

CONTACT TBE

DATE 05.04.23

FILE NAME 1202.3A-T-1

JOB NO. 1202.3A

SHEET NO. DR-1

REV.