

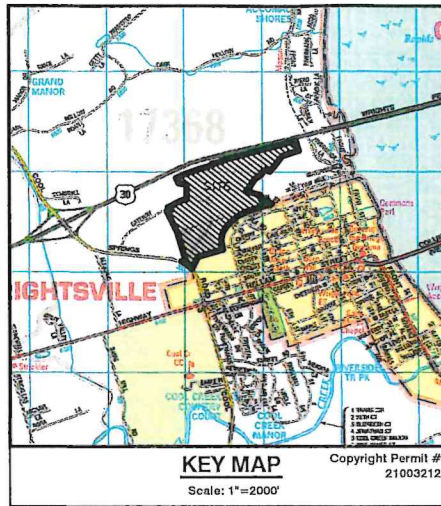
# FINAL LAND DEVELOPMENT PLAN SUSQUEHANNA DISCOVERY CENTER & HERITAGE PARK INITIAL PUBLIC ACCESS IMPROVEMENTS 202 COOL SPRINGS ROAD LOCATED IN HELLAM TOWNSHIP & WRIGHTSVILLE BOROUGH, YORK COUNTY, PA



INFORMATION CONCERNING UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE COMPLETE OR ACCURATE. THE CONTRACTOR IS RESPONSIBLE TO CONTACT ALL UTILITIES AND/OR HAND EXCAVATE TO DETERMINE THE LOCATION AND DEPTH OF THE UTILITIES PRIOR TO EXCAVATION. THE CONTRACTOR WILL CONTACT THE UNDERGROUND LOCATING SERVICE, TEL. NO. 1-800-242-1776 (PA ONE CALL) FOR THE ACTUAL LOCATION OF THEIR FACILITIES BEFORE ANY WORK IS BEGUN ON THIS PROJECT.

### RECORDER OF DEEDS OFFICE

Recorded in the York County Recorder of Deeds Office  
this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_  
Plan Book \_\_\_\_\_, Page \_\_\_\_\_



### PURPOSE OF THIS PLAN:

INITIAL PUBLIC ACCESS IMPROVEMENTS, FOLLOWED BY SEMI PUBLIC PARK TO INCLUDE ADAPTIVE USE OF HISTORIC MIFFLIN HOUSE AND BARN COMPLEX AS A NATIONAL HERITAGE VISITOR EDUCATION CENTER.

### NOTES:

1. THE PROPOSED USE HAS FRONTAGE ALONG AND ACCESS TO A PUBLIC ROAD.
2. NO OUTDOOR LIGHTING IS PROPOSED WITH THIS PLAN, AS NO NIGHTTIME ACTIVITIES ARE TO OCCUR ON THE PROPERTY AT THIS TIME.
3. A SPECIAL EXCEPTION FOR THE PROPERTY USE OF "SEMI-PUBLIC PARK" WAS GRANTED BY THE HELLAM TOWNSHIP ZONING HEARING BOARD ON APRIL 25, 2023.
4. ALL PUBLIC IMPROVEMENTS MUST COMPLY WITH THE HELLAM TOWNSHIP, WRIGHTSVILLE BOROUGH, AND/OR PENNDOT STANDARDS.
5. UPON COMPLETION OF CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS AND PRIOR TO FINAL INSPECTIONS OF IMPROVEMENTS, THE DEVELOPER SHALL SUBMIT AN AS-BUILT PLAN, SIGNED AND SEALED BY A REGISTERED SURVEYOR OR ENGINEER, SHOWING THE ACTUAL LOCATION, DIMENSION AND ELEVATION OF ALL EXISTING AND CONSTRUCTED IMPROVEMENTS.
6. THIS PROPOSED USE OF A SEMI-PUBLIC PARK WILL NOT UTILIZE OFF STREET LOADING OF MATERIALS OR DELIVERIES.
7. ALL SIGNAGE PROPOSED WITH THIS PLAN SHALL CONFORM WITH THE WRIGHTSVILLE BOROUGH MUNICIPAL CODE (PART 4, SECTION 27-408). THERE IS NO SIGNAGE BEING PROPOSED WITHIN HELLAM TOWNSHIP WITH THIS PLAN. ANY SIGNAGE PROPOSED IN THE FUTURE, WITHIN THE TOWNSHIP, IS REQUIRED TO MEET THE HELLAM TOWNSHIP SIGN ORDINANCE.
8. ANY WASTE THAT IS GENERATED DURING PARK VISITS WILL BE PROPERLY DISCARDED INTO INDIVIDUAL REFUSE CONTAINERS WHICH WILL BE PLACED FOR ROADSIDE COLLECTION, TRANSPORT, AND DISPOSAL. THERE WILL BE NO HAZARDOUS MATERIALS GENERATED FROM THIS USE.
9. AN EASEMENT IS HEREBY GRANTED TO HELLAM TOWNSHIP AND WRIGHTSVILLE BOROUGH TO ACCESS AND MODIFY THE STORMWATER MANAGEMENT BMPs AS NECESSARY, AT THE EXPENSE OF THE PROPERTY OWNER, SO AS TO FUNCTION WITHIN DESIGN PARAMETERS AND IMPLEMENT THE O&M PLAN. THE PROPOSED GEORGRID PARKING AREA, AND THE POROUS PAVING AREAS, ARE CONSIDERED STORMWATER MANAGEMENT BMPs.
10. THE REGULATED ACTIVITIES PROPOSED WITH THIS PLAN CREATE LESS THAN 1,000 SQUARE FEET OF IMPERVIOUS AREA, AND ARE EXEMPT FROM THE PEAK RATE CONTROL, PREPARATION REQUIREMENTS OF THE WRIGHTSVILLE BOROUGH AND HELLAM TOWNSHIP ORDINANCES.
11. THE OPERATION AND MAINTENANCE REQUIREMENTS FOR ALL SWM BMPs SHALL BE THE RESPONSIBILITY OF THE LANDOWNER. SWM BMPs SHALL BE ENUMERATED AS PERMANENT REAL ESTATE APPURTENANCES AND BE RECORDED IN YORK COUNTY RECORDER OF DEEDS OFFICE, AS DEED RESTRICTIVELY PROTECTS COVENANTS OR EASEMENTS THAT RUN WITH THE LAND. THE O&M AGREEMENT SHALL BE RECORDED AS A RESTRICTIVE DEED COVENANT THAT RUNS WITH THE LAND.
12. A WETLAND INVESTIGATION WAS CONDUCTED ON THE SITE BY VORTEX ENVIRONMENTAL, INC. 2819-I WILLOW STREET PIKE NORTH, WILLOW STREET, PA 17884, ON MAY 29, 2018. THE RESULTING WETLAND DELINEATION ON THE WRIGHTS CROSSING BUSINESS PARK PROJECT IS DATED OCTOBER 18, 2018.
13. THE FLOOD INSURANCE RATE MAPS FOR HELLAM TOWNSHIP, YORK COUNTY, PA, MAP NUMBERS 4213300241F AND 4213300243F, EFFECTIVE DATE DECEMBER 16, 2015, NO FLOODPLAINS EXIST ON THIS SITE.
14. PER HELLAM TOWNSHIP'S COMPREHENSIVE PLAN EXHIBIT D (NATURAL FEATURES), NO UNIQUE GEOLOGIC FEATURES HAVE BEEN IDENTIFIED ON THIS SITE.
15. THE PENNSYLVANIA NATURAL DIVERSITY INVENTORY (PNDI) RECORDS INDICATE THERE MAY BE POTENTIAL IMPACTS TO THREATENED AND SPECIAL CONCERN SPECIES AND RESOURCES WITH THE PROJECT AREA. ACCORDING TO THE PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES (DCNR), THE SITE MAY INCLUDE AN AREA OF NATURAL HABITAT FOR A FLOWER BY THE SCIENTIFIC NAME OF ROTALA RAMOSOR, AND COMMON NAME OF "TOOTH-CUP". THE TOOTH-CUP IS CONSIDERED A SPECIES OF SPECIAL CONCERN. ACCORDING TO THE PA FISH AND BOAT COMMISSION (PFBC), THE SITE MAY INCLUDE AN AREA OF NATURAL HABITAT FOR AN UNNAMED SENSITIVE SPECIES. THE UNIDENTIFIED SENSITIVE SPECIES IS CONSIDERED THREATENED.
16. PER HELLAM TOWNSHIP'S COMPREHENSIVE PLAN EXHIBIT F (CULTURAL FEATURES), NONE OF HELLAM TOWNSHIP'S PUBLIC HISTORIC SITES ARE LOCATED ON THIS PROPERTY.
17. PER HELLAM TOWNSHIP'S COMPREHENSIVE PLAN EXHIBIT F (CULTURAL FEATURES), THE ENTIRE SITE IS WITHIN AN AREA OF SUSPECTED ARCHAEOLOGICAL SIGNIFICANCE.
18. IRON PINS (I.P.) OR CONCRETE MONUMENTS (C.M.) ARE TO BE PLACED AT EXTERIOR LOT CORNERS NOT PREVIOUSLY SET OR MISSING. ALL PROPERTY CORNERS SHALL BE SET IN ACCORDANCE WITH SECTION 430-45 OF THE HELLAM TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE AND SECTION 601 OF THE WRIGHTSVILLE BOROUGH SUBDIVISION & LAND DEVELOPMENT ORDINANCE.
19. EXISTING UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE, EXISTING DRAWINGS AND INFORMATION RESULTING FROM CONTACTING THE PENNSYLVANIA ONE CALL SYSTEM AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. EXACT LOCATION OF ALL UTILITIES SHOULD BE FIELD VERIFIED BY UTILITY COMPANIES AND THE SITE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (811) TO HAVE ALL FACILITIES MARKED IN THE FIELD PRIOR TO CONSTRUCTION ACTIVITIES.
20. MUNICIPAL BOUNDARY SHOWN HEREON IS ESTABLISHED FROM "MAP OF WRIGHTSVILLE BOROUGH" PREPARED BY C.S. DAVIDSON, INC. DATED 1955 (REV. 03).
21. AT TIME OF FUTURE LAND DEVELOPMENT, THE OWNER MUST COMPLY TO LANDSCAPE BUFFER REQUIREMENTS IN ACCORDANCE WITH HELLAM TOWNSHIP ZONING ORDINANCE.
22. THE MINIMUM STANDARDS OF BOTH MUNICIPALITIES APPLY TO ANY LOT DIVIDED BY A MUNICIPAL BOUNDARY.
23. EXISTING WOODLAND AREAS SHOWN ON PARCEL 70E SHALL NOT BE REMOVED. SHOULD REMOVAL BE PROPOSED IN THE FUTURE, A WOOD LAND REPORT IN ACCORDANCE WITH SECTION 430-32 OF THE HELLAM TWP. SD & LD ORDINANCE WILL BE REQUIRED. A WAIVER HAS BEEN REQUESTED WITH THIS PLAN.
24. NO STREET LIGHTS ARE PROPOSED.
25. THE WATER QUALITY BMP'S AS SHOWN ON THE PLAN SHEETS, SHALL BE MAINTAINED IN FUNCTIONING ORDER BY THE LAND OWNER TO ENSURE A LEVEL OF WATER QUALITY AS DESIGNED BY THE POST CONSTRUCTION STORMWATER MANAGEMENT PLANS.
26. AS-BUILT PLANS ARE REQUIRED UPON COMPLETION OF PUBLIC IMPROVEMENTS AND PRIOR TO FINAL INSPECTIONS OF PUBLIC IMPROVEMENTS.
27. THE STORMWATER MANAGEMENT SITE PLAN AND PERMITS APPROVED BY THE TOWNSHIP SHALL BE ON SITE THROUGHOUT THE DURATION OF THE REGULATED ACTIVITY.
28. AN EASEMENT IS HEREBY GRANTED TO HELLAM TOWNSHIP/WRIGHTSVILLE BOROUGH TO ACCESS AND INSPECT STORMWATER MANAGEMENT FACILITIES TO ENSURE FACILITIES ARE FUNCTIONING WITHIN DESIGN PARAMETERS. NO STRUCTURE OR FILL SHALL BE PLACED OR MODIFICATIONS BE MADE TO THE STORMWATER MANAGEMENT FACILITIES WITHOUT PRIOR APPROVAL FROM THE TOWNSHIP/BOROUGH. IF THE TOWNSHIP DETERMINES THE STORMWATER MANAGEMENT FACILITIES ARE NOT PERFORMING AS DESIGNED, THE TOWNSHIP/BOROUGH MAY DIRECT THE OWNER TO REMEDIATE THE DEFICIENCIES.
29. NO PUBLIC RESTROOMS ARE TO BE PROVIDED WITH THE PROPOSED LAND DEVELOPMENT ACTIVITIES.
30. UPON COMPLETION OF CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS AND PRIOR TO FINAL INSPECTION OF IMPROVEMENTS, THE DEVELOPER SHALL SUBMIT AN AS-BUILT PLAN, SIGNED AND SEALED BY A REGISTERED SURVEYOR OR ENGINEER, SHOWING THE ACTUAL LOCATION, DIMENSION AND ELEVATION OF ALL EXISTING AND CONSTRUCTED IMPROVEMENTS.

### PLANNING COMMISSION REVIEW STATEMENT

At a meeting on \_\_\_\_\_, 20\_\_\_\_, the Hellam Township Planning Commission reviewed this plan.

Hellam Township Planning Commission

Chair or Designee

### FINAL PLAN APPROVAL STATEMENT

At a meeting on \_\_\_\_\_, 20\_\_\_\_, the board of Supervisors of the Township of Hellam approved this project, based upon its conformity with the standards of the Hellam Township Subdivision and Land Development Ordinance, and all conditions of approval have been met. This approval includes the complete set of plans/reports which are filed with the township and available for public review.

HELLAM TOWNSHIP BOARD OF SUPERVISORS

Chairman of Designee

ATTEST:

HELLAM TOWNSHIP SECRETARY

### YORK COUNTY PLANNING COMMISSION

Reviewed by the York County Planning Commission

on this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

### SITE DATA:

1. NO. OF LOTS: 1
2. TOTAL AREA: 78.415 ACRES  
HELLAM TOWNSHIP - 59.806 ACRES (76.01%); WRIGHTSVILLE BOROUGH - 18.61 ACRES (23.99%)
3. ZONING: HELLAM TWP. - COMMERCIAL/INDUSTRIAL (CI)  
WRIGHTSVILLE BORO. - COMMERCIAL/INDUSTRIAL DISTRICT
4. EXISTING USE: HISTORIC SITE/AGRICULTURAL OPERATIONS  
PROPOSED USE: SEMI-PUBLIC PARK
5. REQUIRED BUILDING SETBACKS:  
HELLAM TWP: FRONT - 40' (50' ALONG MAJOR THOROUGHFARE), REAR - 30', SIDE - 15'  
WRIGHTSVILLE BORO: FRONT - 25', REAR - 20', SIDE - 15'
6. MIN/LOT AREA REQUIRED: 18,000 S.F.
7. EXISTING LOT AREA: 78.86 ACRES
8. MIN. LOT WIDTH REQUIRED: 100'
9. EXISTING LOT WIDTH ALONG COOL SPRINGS ROAD: 285.94' (AT R/W), 238.14' (AT BUILDING LINE)
10. MAX. LOT COVERAGE ALLOWED: 40%
11. EXISTING LOT COVERAGE: 1.2% (41,725 S.F.)
12. PROPOSED LOT COVERAGE (NEW): 27,507 S.F.  
PROPOSED LOT COVERAGE (TOTAL): 2.0% (89,232 S.F.)
13. PROPOSED PARKING SPACES: 30 SPACES  
THE PROPOSED 30 PARKING SPACES WERE INCORPORATED BY REFERENCE INTO THE SPECIAL EXCEPTION APPROVAL, DATED APRIL 25, 2023.
14. SOURCE OF TITLE: BOOK 2725, PAGE 0549  
MAP LL, PARCEL 70E  
UPI NO. 31000LL00070E000000
15. WATER: SITE IS CURRENTLY SERVED BY A WELL. PUBLIC WATER IS AVAILABLE TO THE SITE - NO NEW PUBLIC WATER SERVICE TO BE PROVIDED WITH THE PROPOSED LAND DEVELOPMENT ACTIVITIES.
16. SEWER: SITE IS CURRENTLY SERVED BY AN ON-SITE SEPTIC SYSTEM. PUBLIC SEWER SERVICE IS AVAILABLE - NO NEW PUBLIC SEWER TO BE PROVIDED WITH THE PROPOSED LAND DEVELOPMENT ACTIVITIES.
17. MAX. BUILDING HEIGHT: 35' (NO BUILDING PROPOSED)

### STATEMENT OF ACCURACY

General Plan/Report Data

I hereby certify that, to the best of my knowledge, the Susquehanna Discovery Center & Heritage Park Land Development Plan, shown and described herein is true and correct to the accuracy required by the Hellam Township Subdivision and Land Development Ordinance, and the Wrightsville Borough Code of Ordinances.

William J. Davis, P.L.S.  
Registration No. SU043936E  
(Agent for Gordon L. Brown & Associates, Inc.)



### TOWNSHIP ENGINEER'S REVIEW STATEMENT

The Hellam Township Engineer reviewed this plan on \_\_\_\_\_

Hellam Township Engineer

Owner(s) Address:  
The Conservation Fund  
1855 North Fort Meyer Dr., Suite 1300  
Arlington, VA 22209  
(717) 818-6451

Mark Platta, President (Susquehanna National Heritage Area)

COMMONWEALTH OF PENNSYLVANIA:  
COUNTY OF YORK:

On this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned officer, personally appeared Mark Platta, being President (Susquehanna National Heritage Area) of The Conservation Fund, who being duly sworn according to law, deposes and says that the corporation is the owner of the property shown on this plan, that they are authorized to execute said plan on behalf of the corporation, that the plan is the act and deed of the corporation, that the corporation desires the same to be recorded and on behalf of the corporation further acknowledges that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

Notary Public

My Commission Expires \_\_\_\_\_, 20\_\_\_\_

### WAIVER REQUESTS

A waiver of the following sections of the Hellam Township Subdivision and Land Development Ordinance have been requested:

1. Section 430-10.D & 430-12.A.1 - Preliminary Plan Process  
Granted \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_
2. Section 430-17.A.1 - Plan Scale (Sheets 3 & 4)  
Granted \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_
3. Section 430-17.C.(1)(a)(8) - Delineation of all lands containing living tree masses with a caliper of six inches or more at a height of four feet above grade.  
Granted \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_
4. Section 430-17.E.(1)(e)(1) - Woodland Report  
Granted \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_
5. Section 430-40.A.3 - Sidewalk along Mifflin Drive  
Granted \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_
6. Section 430-48.B - Street Trees - to not install street trees along the frontage of U.S. Route 30.  
Granted \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

### SHEET LEGEND

SHEET#	DESCRIPTION
SHT. 1	TITLE SHEET
SHT. 2	OVERALL CONCEPT PLAN - EXHIBIT
SHT. 3	EXISTING FEATURES PLAN
SHT. 4	OVERALL SITE PLAN
SHT. 5	SITE PLAN
SHT. 6	SITE PLAN
SHT. 7	LANDSCAPING PLAN
SHT. 8	DETAIL SHEET

\* SHEETS TO BE RECORDED

NO.	DATE	DESCRIPTION
1.	10/04/23	REV. PER TWP. ENG. COMMENTS DATED 08-07-23

Gordon L. Brown & Associates, Inc.  
Civil Engineers & Surveyors  
2238 South Queen Street  
York, PA 17402-4631  
(717) 741-4621



SUSQUEHANNA DISCOVERY CENTER & HERITAGE PARK  
INITIAL PUBLIC ACCESS IMPROVEMENTS  
TITLE SHEET  
HELLAM TOWNSHIP & WRIGHTSVILLE BOROUGH  
FINAL LAND DEVELOPMENT PLAN

DRAWN BY	M.E.W.
CHECKED BY	J.D.R.
SCALE	NONE
DATE	07/19/23
DWG. NO.	L-6115
FILE NO.	51.22.17511
SHEET	1 OF 8

**SUSQUEHANNA  
NATIONAL HERITAGE AREA**

**SUSQUEHANNA DISCOVERY CENTER & HERITAGE PARK  
CONCEPT PLAN**

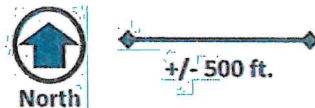
Susquehanna Discovery Center/Heritage Park 79 ac

Hospitality Business Development Site 8 ac

Total TCF/SNHA Acquisition: 87 ac

Greenway & River Park (SNHA/PPL/PADOT) 7 ac

Total Project: 94 ac



SNHA 5-22

NO.	DATE	DESCRIPTION
1.	10/04/23	REV. PER TWP. ENG. COMMENTS DATED 09-07-23

Gordon L. Brown & Associates, Inc.  
Civil Engineers & Surveyors  
2238 South Queen Street  
York, PA 17402-4631  
(717) 741-4621

**SUSQUEHANNA DISCOVERY CENTER & HERITAGE PARK**  
INITIAL PUBLIC ACCESS IMPROVEMENTS  
**OVERALL CONCEPT PLAN**  
"EXHIBIT"  
Hellam Township & Wrightsville Borough  
York County, Pennsylvania

DRAWN BY	M.E.W.
CHECKED BY	J.D.R.
SCALE	NONE
DATE	07/19/23
DWG. NO.	L-6115
FILE NO.	51.22.17511
SHEET	2 OF 8

FINAL LAND DEVELOPMENT PLAN

LINE #	BEARING	DISTANCE
L1	N32°07'16"E	38.77
L2	N81°07'52"W	187.24
L3	N23°39'03"W	134.33
L4	N75°15'08"E	9.74
L5	N14°44'52"W	30.00
L6	N14°44'52"W	20.00
L7	N14°44'52"W	10.00
L8	N14°44'52"W	10.00
L9	N75°21'50"W	123.32
L10	S34°17'07"W	148.47
L11	S06°01'12"W	182.06
L12	S32°09'16"W	210.30
L13	S41°43'07"W	127.34
L14	S08°06'47"E	282.77
L15	S15°57'43"E	50.00

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	285.91	813.94	N83°31'24"W	284.44
C2	73.34	50.00	N74°10'30"E	87.08
C3	12.43	127.41	N85°00'11"E	12.42
C4	238.43	82.00	N13°37'38"E	79.37
C5	166.13	465.00	N73°32'27"E	167.22

**TOWNSHIP ENGINEER'S REVIEW STATEMENT**

The Hellam Township Engineer reviewed this plan on \_\_\_\_\_

Hellam Township Engineer

**HAZARDOUS GEOLOGY LEGEND**

- Cks - Kinross Shale
- Cv - Vintage Formation
- OC - Conestoga Formation

**FINAL PLAN APPROVAL STATEMENT**

At a meeting on \_\_\_\_\_, 20\_\_\_\_, the board of Supervisors of the Township of Hellam approved this project, based upon its conformity with the standards of the Hellam Township Subdivision and Land Development Ordinance, and all conditions of approval have been met. This approval includes the complete set of plans/reports which are filed with the township and available for public review.

HELLAM TOWNSHIP BOARD OF SUPERVISORS

Chairman of Designee

ATTEST: HELLAM TOWNSHIP SECRETARY

**SOIL LEGEND**

- CnB - Conestoga silt loam, 3 to 8 percent slopes  
Capability classification - 2E  
Woodland ordination symbol - 5A
- DuB - Durfield silt loam, 3 to 8 percent slopes  
Capability classification - 2E  
Woodland ordination symbol - 5A
- DuC - Durfield silt loam, 8 to 15 percent slopes  
Capability classification - 3E  
Woodland ordination symbol - 5A
- GbB - Genesee cherty silt loam, 3 to 8 percent slopes  
Capability classification - 2E  
Woodland ordination symbol - 4A
- MOB - Mt. Airy and Manor soils, 3 to 8 percent slopes  
Capability classification (Mt. Airy) - 5E  
Woodland ordination symbol (Mt. Airy) - 5F  
Capability classification (Manor) - 2E  
Woodland ordination symbol (Manor) - 4A
- MOC - Mt. Airy and Manor soils, 8 to 15 percent slopes  
Capability classification (Mt. Airy) - 4E  
Woodland ordination symbol (Mt. Airy) - 3F  
Capability classification (Manor) - 3E  
Woodland ordination symbol (Manor) - 4A
- MOD - Mt. Airy and Manor soils, 15 to 25 percent slopes  
Capability classification (Mt. Airy) - 6E  
Woodland ordination symbol (Mt. Airy) - 3F  
Capability classification (Manor) - 4E  
Woodland ordination symbol (Manor) - 4R
- Pt - Pits, quarries  
Capability classification - N/A  
Woodland ordination symbol - N/A
- Uc - Urban land  
Capability classification - BS  
Woodland ordination symbol - N/A

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING CONTOUR
- EXISTING STREAM/POND
- SOIL DELINEATION LINE
- SOIL DESCRIPTION
- EXISTING OVERHEAD ELECTRIC
- EXISTING WATER LINE
- EXISTING ZONING LINE
- HAZARDOUS GEOLOGY BOUNDARY
- FUTURE GROWTH AREA BOUNDARY
- EXISTING TREE LINE
- EXISTING STORMWATER PIPE AND INLET
- EXISTING TREE LINE
- EXISTING WATER EASEMENT
- EXISTING GRAVEL ACCESS DRIVE
- STEEP SLOPES 15-25% PER HELLAM TOWNSHIP EXHIBIT E
- EXISTING TREE
- EXISTING PROPERTY CORNERS

**PROPERTY ADJOINER LIST**

PARCEL	OWNER	DEED	UPI NO.	ADDRESS
70I	3b York LP	1945-2087	31000LL0070I000000	310 Millfin Drive
70R	North American Stainless	1906-3020	31000LL0070R000000	289 Millfin Drive
70V	Robert N. & Agnes M. Blessing	N/A	31000LL0070V000000	Cool Springs Road
14	Crist Family Evandale	1985-7925	31000LL00140000000	201 Cool Springs Road
70P	Conservation Fund	2725-8549	91000LL0070P000000	Gateway Drive
416	Gordon S. & Amy C. Smith	1300-0230	91000020416000000	604 Cherry Street
414	Nathan A. & Michelle Richards	2301-2568	91000020414000000	301 N. Seventh Street
413	Michael & Brian T. Jackson	2767-3960	91000020413000000	303 Seventh Street
412	Allen W. Brodbeck	1715-3291	91000020412000000	305 N. Seventh Street
411	Carol A. Brown & Benjamin Mitchell	2646-3702	91000020411000000	307 N. Seventh Street
410	Patel Nimeshkumar	2564-4330	91000020410000000	309 Seventh Street
409	Alicia Becknauld	2749-0149	91000020409000000	311 N. Seventh Street
408	David T. & Jessica L. Bentley	1416-0946	91000020408000000	313 N. Seventh Street
407	Michael G. & Linda S. Gemmill	0297-1114	91000020407000000	315 N. Seventh Street
406	Darrell L. & Kimberly S. Oberdick	0972-1086	91000020406000000	317 Seventh Street
405	James E., Sr. & Rose Marie Barnhart	1709-6587	91000020405000000	319 N. Seventh Street
404	Marjorie S. Ashcroft	2500-8355	91000020404000000	321 N. Seventh Street
403	Barbara Mckley & Patricia Spoonier	2198-2654	91000020403000000	323 Seventh Street
401	Andrew D. Ross	2451-6608	91000020401000000	503 Hybla Street
263V	Michael W. & Dawn Blessing	2739-6866	91000020263V0000000	418 Vine Street
263M	Thomas M. & Kathy J. Graft	1613-3856	91000020263M0000000	416 Vine Street
263S	Martin C. & Diane E. Hammersley	2250-6526	91000020263S0000000	414 Vine Street
263T	Brian R. Surdick	2480-1497	91000020263T0000000	412 Vine Street
316	William R. & Joanne M. Winemiller	85E-1048	91000203160000000	410 Vine Street
263K	Ricky L. & Debra M. Shepler	1788-5306	91000020263K0000000	408 Vine Street
263A	Dennis R., Jr. & Catherine S. Leischner	2008-1720	91000020263A0000000	406 Vine Street
263G	Sandra M. & Steven M. Miller	1470-2271	91000020263G0000000	404 Vine Street
70D	Joey W. & Ethel E. Bachman	2038-1349	31000LL0070D0000000	505 N. Front Street Ext
70T	Wrightville Borough Municipal Authority	2047-8128	31000LL0070T0000000	Fourth Street Ext
715	Wrightville Borough Municipal Authority	1357-3502	31000LL007150000000	N. Fourth Street Ext
71A	Penna Power & Light	631-191	31000LL0071A0000000	N. Front Street Ext
70	Robert N. & Agnes M. Blessing	760-787	31000LL00700000000	Dark Hollow Road

**PLANNING COMMISSION REVIEW STATEMENT**

At a meeting on \_\_\_\_\_, 20\_\_\_\_, the Hellam Township Planning Commission reviewed this plan.

Hellam Township Planning Commission

Chair or Designee

\_\_\_\_\_

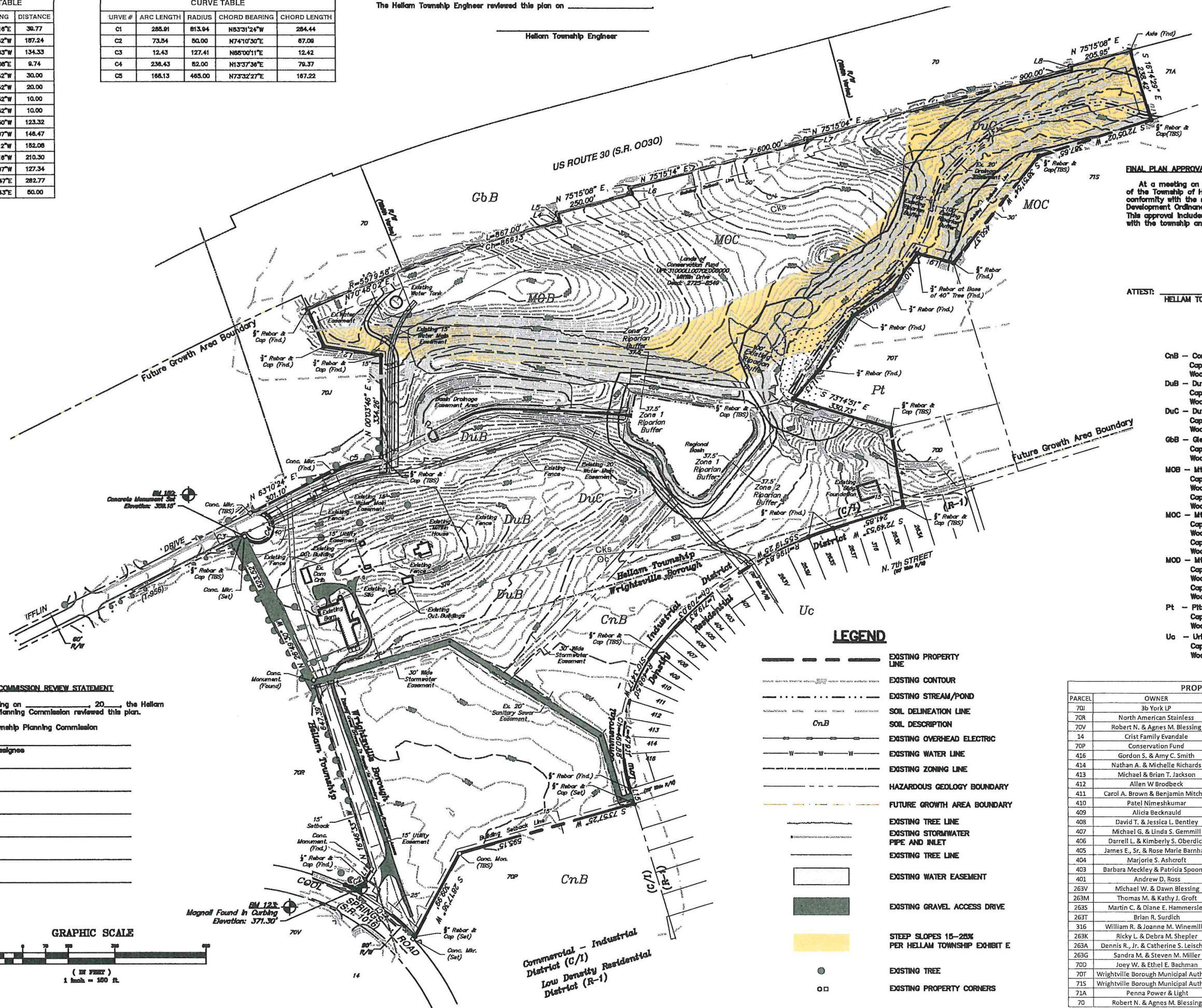
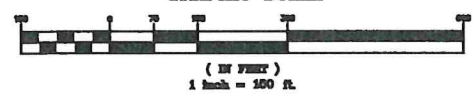
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**GRAPHIC SCALE**



REV. PER TWP. ENG. COMMENTS DATED 08-07-23  
1. 10/04/23  
INC. DATE

DESCRIPTION

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Gordon L. Brown & Associates, Inc.  
Civil Engineers & Surveyors  
2288 South Queen Street  
York, PA 17402-4631  
(717) 741-4621

**GLB&A**

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**SUSQUEHANNA DISCOVERY CENTER & HERITAGE PARK**  
INITIAL PUBLIC ACCESS IMPROVEMENTS

**EXISTING FEATURES PLAN**

Hellam Township & Wrightville Borough  
York County, Pennsylvania

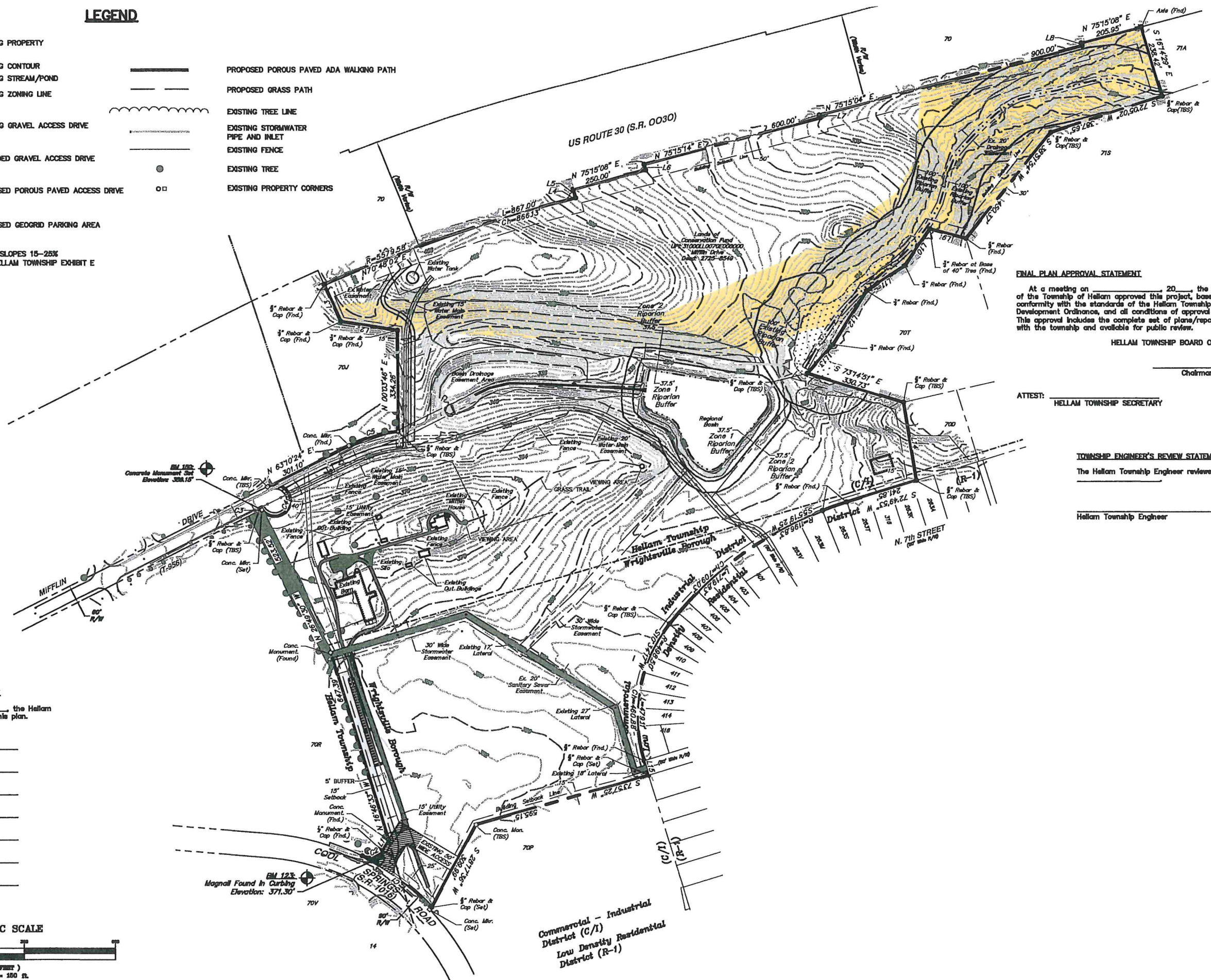
**FINAL LAND DEVELOPMENT PLAN**

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DRAWN BY M.E.W.  
CHECKED BY J.D.R.  
SCALE 1"=150'  
DATE 07/19/23  
DWG. NO. L-6115  
FILE NO. 51.22.1751  
SHEET 3 OF 8

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING CONTOUR
- EXISTING STREAM/POND
- EXISTING ZONING LINE
- PROPOSED POROUS PAVED ADA WALKING PATH
- PROPOSED GRASS PATH
- EXISTING TREE LINE
- EXISTING STORMWATER PIPE AND INLET
- EXISTING FENCE
- EXISTING TREE
- EXISTING PROPERTY CORNERS
- █ EXISTING GRAVEL ACCESS DRIVE
- █ EXPANDED GRAVEL ACCESS DRIVE
- █ PROPOSED POROUS PAVED ACCESS DRIVE
- █ PROPOSED GEGRID PARKING AREA
- █ STEEP SLOPES 15-25% PER HELLAM TOWNSHIP EXHIBIT E



**FINAL PLAN APPROVAL STATEMENT**

At a meeting on \_\_\_\_\_, 20\_\_\_\_, the board of Supervisors of the Township of Hellam approved this project, based upon its conformity with the standards of the Hellam Township Subdivision and Land Development Ordinance, and all conditions of approval have been met. This approval includes the complete set of plans/reports which are filed with the township and available for public review.

HELLAM TOWNSHIP BOARD OF SUPERVISORS  
 Chairman of Designee \_\_\_\_\_

ATTEST: HELLAM TOWNSHIP SECRETARY

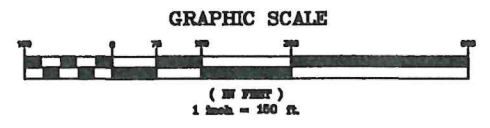
**TOWNSHIP ENGINEER'S REVIEW STATEMENT**

The Hellam Township Engineer reviewed this plan on \_\_\_\_\_  
 Hellam Township Engineer \_\_\_\_\_

**PLANNING COMMISSION REVIEW STATEMENT**

At a meeting on \_\_\_\_\_, 20\_\_\_\_, the Hellam Township Planning Commission reviewed this plan.

Hellam Township Planning Commission  
 Chair or Designee \_\_\_\_\_



NO.	DATE	DESCRIPTION
1.	10/04/23	REV. PER TWP. ENG. COMMENTS DATED 09-07-23

<p>Gordon L. Brown &amp; Associates, Inc.          Civil Engineers &amp; Surveyors          2238 South Queen Street          York, PA 17402-4631          (717) 741-4621</p>	<p><b>GLB&amp;A</b></p>
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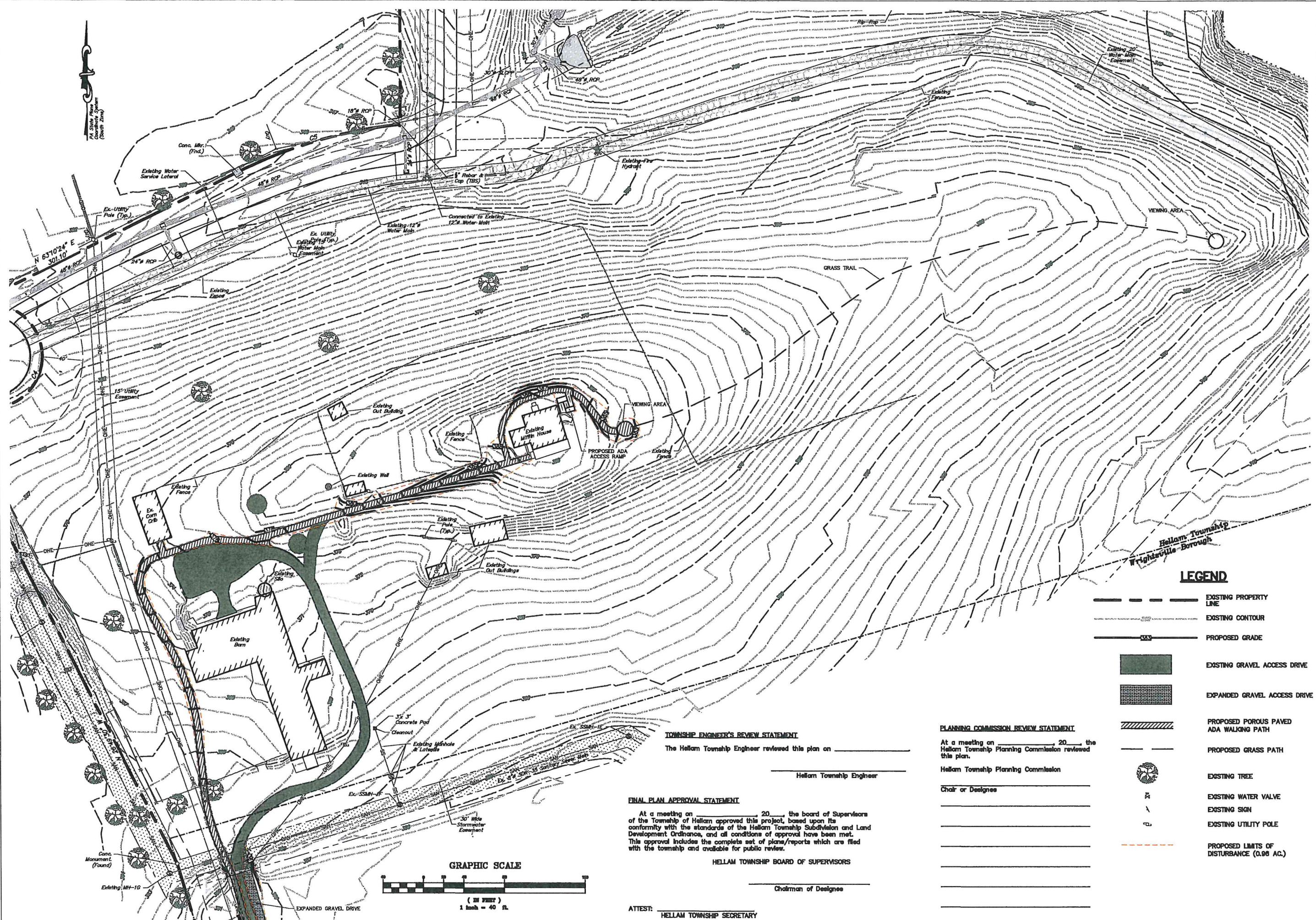
  

<p><b>SUSQUEHANNA DISCOVERY CENTER &amp; HERITAGE PARK</b>          INITIAL PUBLIC ACCESS IMPROVEMENTS</p>	<p><b>OVERALL SITE PLAN</b></p>
<p>York County, Pennsylvania</p>	
<p><b>FINAL LAND DEVELOPMENT PLAN</b></p>	

DRAWN BY	M.E.W.
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SCALE	1"=150'
DATE	07/19/23
DWG. NO.	L-6115
FILE NO.	51.22.17511
SHEET	4 OF 8

Commercial - Industrial District (C/I)  
 Low Density Residential District (R-1)



**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED GRADE
- EXISTING GRAVEL ACCESS DRIVE
- EXPANDED GRAVEL ACCESS DRIVE
- PROPOSED POROUS PAVED ADA WALKING PATH
- PROPOSED GRASS PATH
- EXISTING TREE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING UTILITY POLE
- PROPOSED LIMITS OF DISTURBANCE (0.98 AC.)

**TOWNSHIP ENGINEER'S REVIEW STATEMENT**

The Hellam Township Engineer reviewed this plan on \_\_\_\_\_  
 \_\_\_\_\_  
 Hellam Township Engineer

**FINAL PLAN APPROVAL STATEMENT**

At a meeting on \_\_\_\_\_, 20\_\_\_\_, the board of Supervisors of the Township of Hellam approved this project, based upon its conformity with the standards of the Hellam Township Subdivision and Land Development Ordinance, and all conditions of approval have been met. This approval includes the complete set of plans/reports which are filed with the township and available for public review.

HELLAM TOWNSHIP BOARD OF SUPERVISORS

\_\_\_\_\_  
 Chairman of Designee

ATTEST: \_\_\_\_\_  
 HELLAM TOWNSHIP SECRETARY

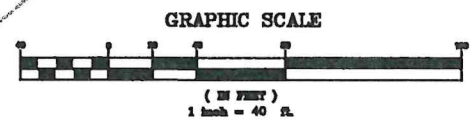
**PLANNING COMMISSION REVIEW STATEMENT**

At a meeting on \_\_\_\_\_, 20\_\_\_\_, the Hellam Township Planning Commission reviewed this plan.

Hellam Township Planning Commission

Chair or Designee

\_\_\_\_\_  
 \_\_\_\_\_  
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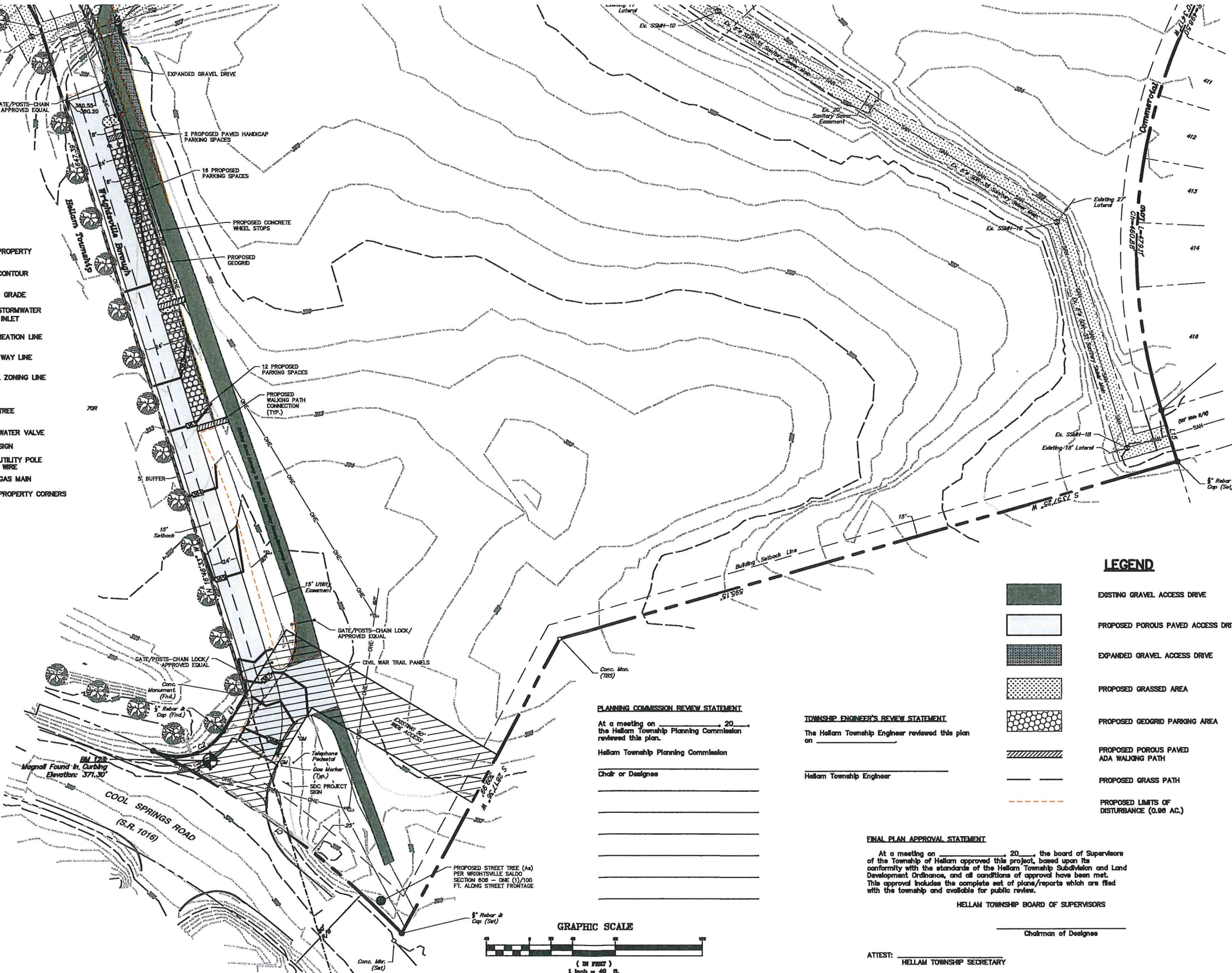


<p><b>SUSQUEHANNA DISCOVERY CENTER &amp; HERITAGE PARK</b>          INITIAL PUBLIC ACCESS IMPROVEMENTS  <b>SITE PLAN</b>          Hellam Township &amp; Wrightsville Borough          York County, Pennsylvania</p>	<p><b>FINAL LAND DEVELOPMENT PLAN</b></p>						
<p>Gordon L. Brown &amp; Associates, Inc.          Civil Engineers &amp; Surveyors          2238 South Queen Street          York, PA 17402-4631          (717) 741-4621</p>							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>10/04/23</td> <td>REV. PER TWP. ENG. COMMENTS DATED 09-07-23</td> </tr> </tbody> </table>		NO.	DATE	DESCRIPTION	1.	10/04/23	REV. PER TWP. ENG. COMMENTS DATED 09-07-23
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<p>DRAWN BY M.E.W.</p> <p>CHECKED BY J.D.R.</p> <p>SCALE 1"=40'</p> <p>DATE 07/20/23</p> <p>DWG. NO. L-8115</p> <p>FILE NO. 51.22.17511</p> <p>SHEET 5 OF 8</p>							



**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED GRADE
- EXISTING STORMWATER PIPE AND INLET
- SOIL DELINEATION LINE
- RIGHT OF WAY LINE
- MUNICIPAL ZONING LINE
- EXISTING TREE
- EXISTING WATER VALVE
- EXISTING SIGN
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING GAS MAIN
- EXISTING PROPERTY CORNERS



**LEGEND**

- EXISTING GRAVEL ACCESS DRIVE
- PROPOSED POROUS PAVED ACCESS DRIVE
- EXPANDED GRAVEL ACCESS DRIVE
- PROPOSED GRASSED AREA
- PROPOSED GEOGRID PARKING AREA
- PROPOSED POROUS PAVED ADA WALKING PATH
- PROPOSED GRASS PATH
- PROPOSED LIMITS OF DISTURBANCE (0.98 AC.)

**PLANNING COMMISSION REVIEW STATEMENT**

At a meeting on \_\_\_\_\_ 20\_\_\_\_ the Hellam Township Planning Commission reviewed this plan.

Hellam Township Planning Commission

Chair or Designee

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**TOWNSHIP ENGINEER'S REVIEW STATEMENT**

The Hellam Township Engineer reviewed this plan on \_\_\_\_\_

Hellam Township Engineer

\_\_\_\_\_  
 \_\_\_\_\_  
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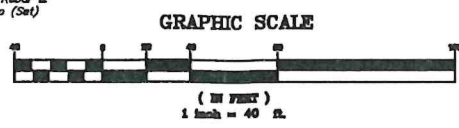
**FINAL PLAN APPROVAL STATEMENT**

At a meeting on \_\_\_\_\_ 20\_\_\_\_ the board of Supervisors of the Township of Hellam approved this project, based upon its conformity with the standards of the Hellam Township Subdivision and Land Development Ordinances, and all conditions of approval have been met. This approval includes the complete set of plans/reports which are filed with the township and available for public review.

HELLAM TOWNSHIP BOARD OF SUPERVISORS

Chairman of Designee

ATTEST: HELLAM TOWNSHIP SECRETARY

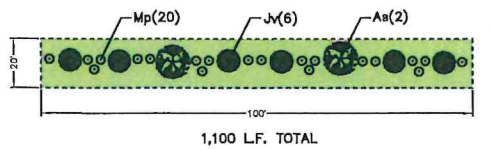


NO.	DATE	DESCRIPTION
1.	10/04/23	REV. PER TWP. ENG. COMMENTS DATED 08-07-23

Gordon L. Brown & Associates, Inc.  
 Civil Engineers & Surveyors  
 2288 South Queen Street  
 York, PA 17402-4631  
 (717) 741-4621

**SUSQUEHANNA DISCOVERY CENTER & HERITAGE PARK**  
 INITIAL PUBLIC ACCESS IMPROVEMENTS  
**SITE PLAN**  
 York County, Pennsylvania  
 Hellam Township & Wrightsville Borough  
**FINAL LAND DEVELOPMENT PLAN**

DRAWN BY	M.E.W.
CHECKED BY	J.D.R.
SCALE	1"=40'
DATE	07/19/23
DWG. NO.	L-6115
FILE NO.	51.22.17511
SHEET	6 OF 8

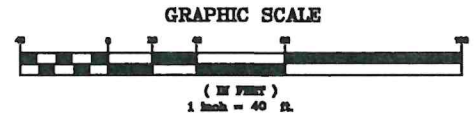
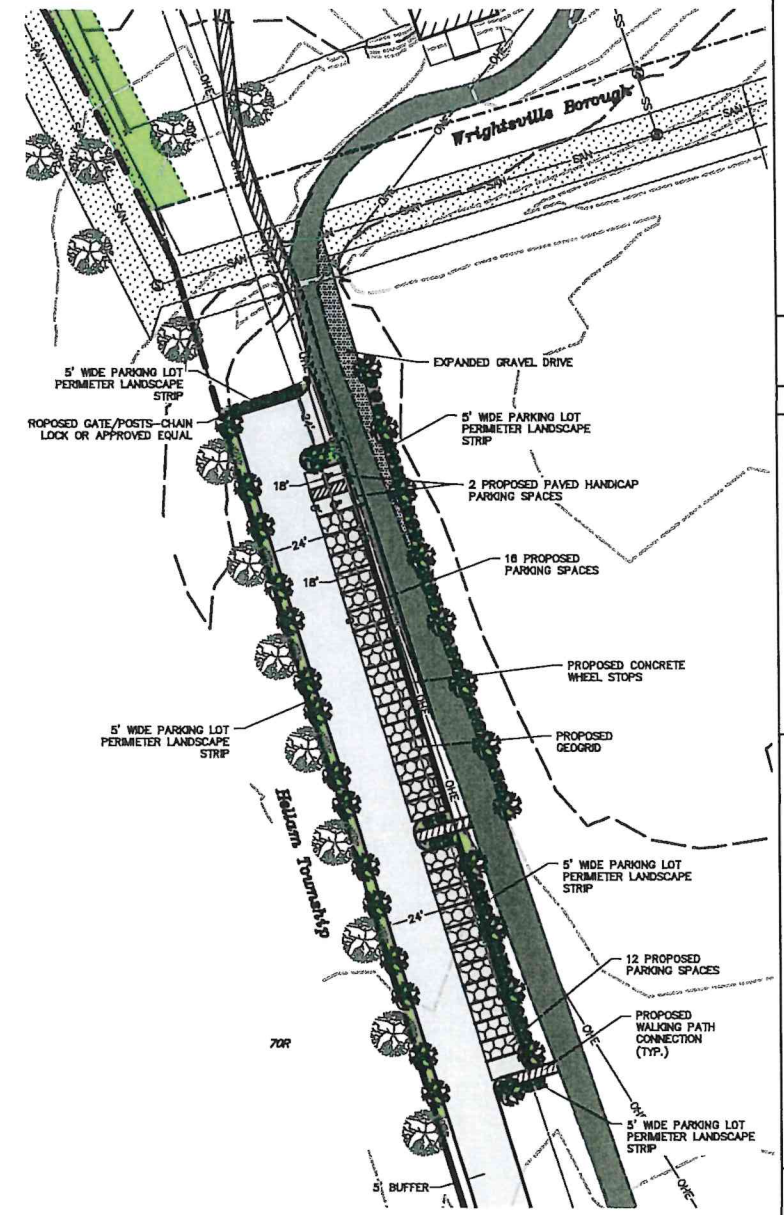
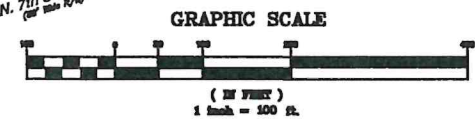


1,100 L.F. TOTAL

- PROPOSED STREET/SHADE TREE (Aa)
- PROPOSED EVERGREEN TREE (Jv)
- LARGE SHRUB (Mp)

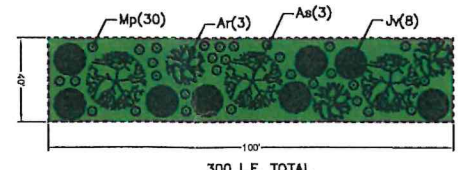
- LANDSCAPE STRIP "A" PLANTING REQUIREMENTS. THE PROPOSED PLANTINGS MAY BE SWAPPED WITH ANOTHER EQUIVALENT PLANT TYPE IN ACCORDANCE WITH HELLAM TOWNSHIP ZONING ORDINANCE.
- THE TOWNSHIP ZONING OFFICER SHALL VERIFY THAT THE PLANTINGS PROPOSED BY THIS PLAN MEET THE REQUIREMENTS OF THE NATIVE PLANTING LIST DEVELOPED BY THE HELLAM TOWNSHIP ENVIRONMENTAL ADVISORY COUNCIL.
- AT THE TIME OF FUTURE LAND DEVELOPMENT, THE OWNER MUST COMPLY WITH LANDSCAPE BUFFER REQUIREMENTS IN ACCORDANCE WITH HELLAM TOWNSHIP ZONING ORDINANCE.

**20' WIDE BUFFER PLANTING STRIP "A"**  
N.T.S.



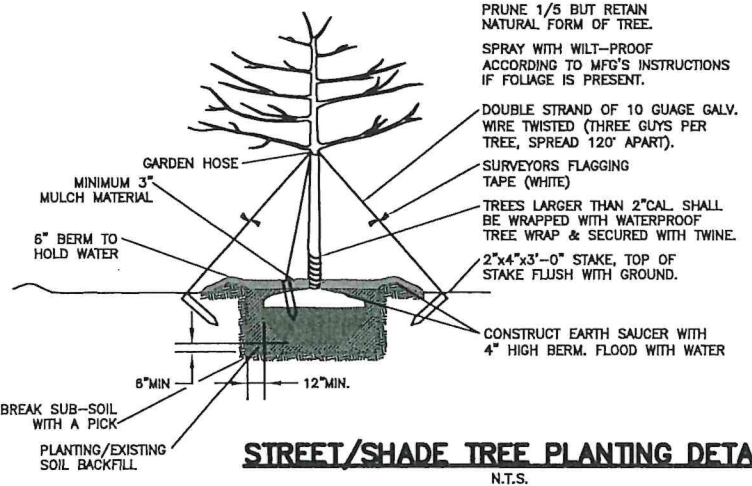
STREET/SHADE TREE				
Aa	34	Acer saccharinum	SILVER MAPLE	2-1/2" CAL. B&B
SMALL TREE				
Ar	38	Acer rubrum	RED MAPLE	2-1/2" CAL. B&B
EVERGREEN TREE				
Jv	90	Juniperus virginiana	EASTERN RED CEDAR	6' HT. B&B
SHRUB				
Mp	310	Morella pensylvanica	NORTHERN BAYBERRY	3 GAL. CONT.
Ha	43	Hydrangea aborescens	WILD HYDRANGEA	3 GAL. CONT.

- SHADE TREE (Aa)
- SMALL STREET TREE (Ar)
- PROPOSED EVERGREEN TREE (Jv)
- LARGE SHRUB (Mp)
- SHRUB (Ha)
- EXISTING TREE

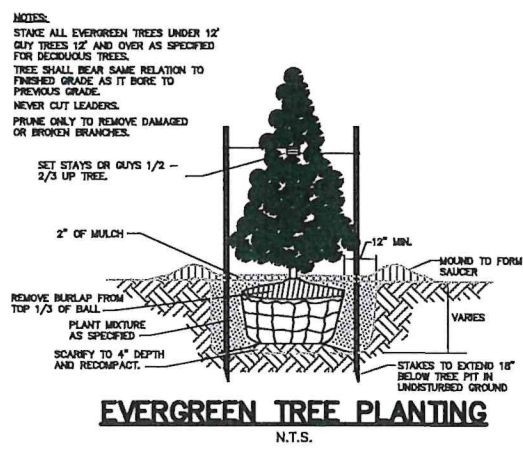


**40' WIDE BUFFER PLANTING STRIP "C"**  
N.T.S.

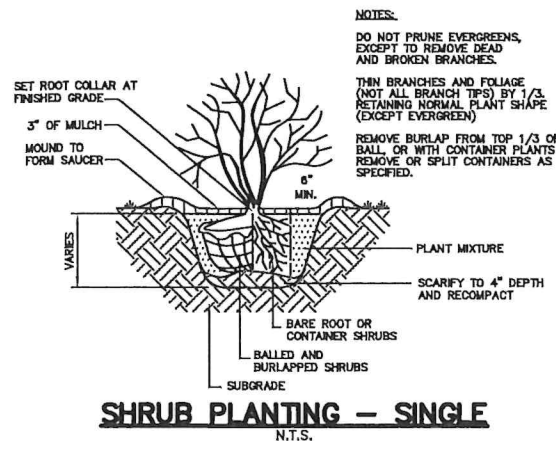
- AT THE TIME OF FUTURE LAND DEVELOPMENT, THE OWNER MUST COMPLY WITH LANDSCAPE BUFFER REQUIREMENTS IN ACCORDANCE WITH HELLAM TOWNSHIP ZONING ORDINANCE.



**STREET/SHADE TREE PLANTING DETAIL**  
N.T.S.



**EVERGREEN TREE PLANTING**  
N.T.S.



**SHRUB PLANTING - SINGLE**  
N.T.S.

**LANDSCAPE NOTES**

- ALL NURSERY STOCK SHALL CONFORM TO "AMERICAN STANDARD FOR NURSERY STOCK" AS SPECIFIED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL REQUIRED TREES SHALL BE A MINIMUM OF EIGHT FEET IN HEIGHT AND SHALL HAVE A MINIMUM CALIPER OF TWO INCHES IMMEDIATELY UPON PLANTING. THE CALIPER IS TO BE MEASURED "DIAMETER AT BREST HEIGHT (DBH)". TREE SPECIES SHALL BE NATIVE AND HAVE A MINIMUM HEIGHT WHEN MATURE OF 25 FEET.
- ALL NURSERY STOCK SHALL BE SUBJECT TO INSPECTION BY THE APPLICANT FOR QUALITY, SIZE AND TRUENESS TO SPECIES. ANY PLANT THAT IS NOT HEALTHY AND VIGOROUS OR HAS INDICATION OF DECAY, DISEASE, INSECT PEST INFESTATION, AND/OR PHYSICAL INJURIES WILL NOT BE ACCEPTED. REJECTED PLANTS SHALL BE REMOVED FROM THE SITE AND REPLACED WITH SPECIFIED PLANTS.
- BACKFILL SOIL MIX SHALL CONSIST OF 100 LBS. OF DEHYDRATED COW MANURE TO 1 CU. YD. OF TOPSOIL OR 2 CU.YDS. OF PEAT HUMUS TO 8 CU.YDS. OF TOPSOIL. THIS SPECIFIED BACKFILL SOIL MIX SHALL BE USED ON ALL INDIVIDUAL PLANTS.
- EXISTING SOIL WITHIN ALL PLANTING PITS SHALL BE WORKED LOOSE TO A DEPTH OF 4-8 INCHES.
- MULCH ALL PLANTS WITH THREE INCHES (3") OF FINELY SHREDDED BARK. THOROUGHLY SOAK PLANTED AREA THE SAME DAY AS PLANTING.
- EACH LANDSCAPING STRIP SHALL BE PLANTED WITH GRASS GROUND COVER, AND INCLUDE THE PLANTINGS OF EITHER TREES OR SHRUBS, OR BOTH, AS SHOWN ON THE LANDSCAPING PLAN.
- THE APPLICANT SHALL, WITHIN ANY LANDSCAPE AREA, REPLACE ANY TREE OR GROUND COVER WHICH DIES WITH ANOTHER TREE OR GROUND COVER OF THE SAME OR SIMILAR SPECIES, WITHIN ONE YEAR OF DEATH OF THE ORIGINAL TREE OR GROUND COVER.
- WHILE THE HELLAM TOWNSHIP LANDSCAPE BUFFER PLANTING STRIP "A" AND "C" ARE IDENTIFIED ON THIS LANDSCAPING PLAN, THE APPLICANT REQUESTS THAT THE ACTUAL PLANTINGS BE DEFERRED UNTIL A FUTURE OVERALL LAND DEVELOPMENT PLAN FOR THE SITE IS SUBMITTED.

REV. PER TWP. ENG. COMMENTS DATED 06-07-23  
10/04/23  
1. N.C. DATE

DESCRIPTION

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Gordon L. Brown & Associates, Inc.  
Civil Engineers & Surveyors  
2238 South Queen Street  
York, PA 17402-4631  
(717) 741-4621

**GLB&A**

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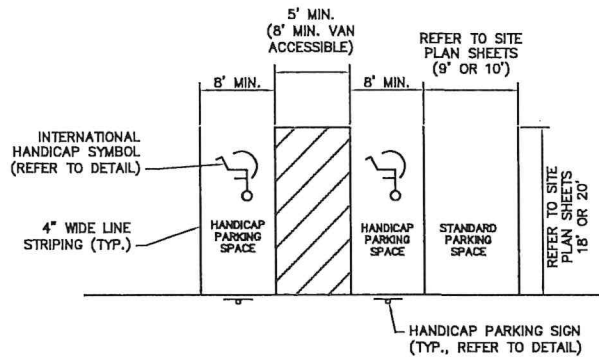
**SUSQUEHANNA DISCOVERY CENTER & HERITAGE PARK**  
INITIAL PUBLIC ACCESS IMPROVEMENTS  
**LANDSCAPING PLAN**  
York County, Pennsylvania

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**FINAL LAND DEVELOPMENT PLAN**

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DRAWN BY M.E.W.  
CHECKED BY J.D.R.  
SCALE AS NOTED  
DATE 07/19/23  
DWG. NO. L-8115  
FILE NO. 51.22.17511  
SHEET 7 OF 8



**NOTES**

- 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.
- 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 TRUE AND NEAT. PAINT SHALL BE APPLIED IN TWO COATS HAVING A FINAL DRY THICKNESS OF 12 MILS. MINIMUM.
- LINE PAINTING, AS INDICATED ON DRAWINGS, SHALL BE HIGHWAY APPROVED TYPE, IN ACCORDANCE WITH PENNDOT SPECIFICATIONS.
- STANDARD HANDICAP SYMBOL SHALL BE PAINTED WHITE ON BLUE PAINTED CIRCLE AS REQUIRED BY UNIFORM ACCESSIBILITY STANDARDS AND DETAIL PROVIDED BY THE ENGINEER.
- A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, LISTED IN APPENDIX A OF THE TITLE III REGULATIONS SECTION 4.1.2(5)(B) 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 4.6.4. IN THIS CASE A "VAN ACCESSIBLE" SIGN MUST BE PROVIDED IN ADDITION TO A "RESERVED PARKING" SIGN. 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**

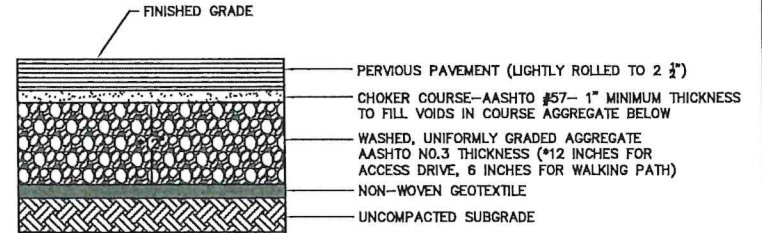
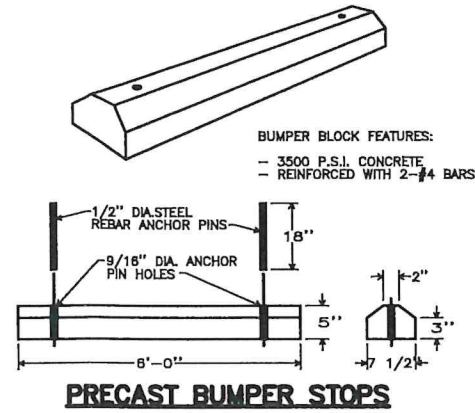
N.T.S.

**INTERNATIONAL HANDICAP PAINTED PARKING SPACE SYMBOL**

N.T.S.

**NOTES**

- REFER TO SITE PLAN FOR SYMBOL LOCATIONS.
- 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.



**POROUS PAVING DETAIL FOR PROPOSED ACCESS DRIVE AND WALKING PATH**

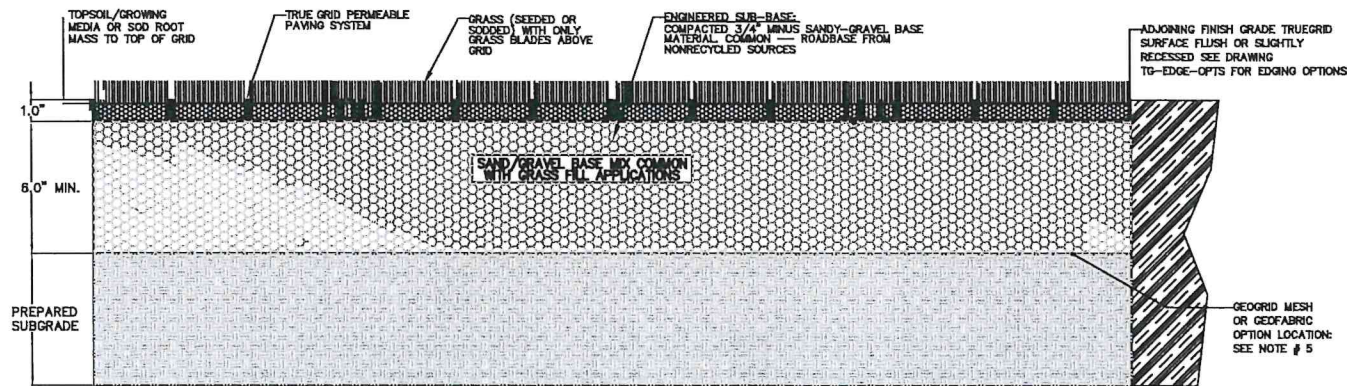
N.T.S.

**CONSTRUCTION NOTES:**

- HEAVY CONSTRUCTION VEHICULAR TRAFFIC SHALL BE LIMITED TO THE AREAS OF THE PROPOSED INFILTRATION STRUCTURES TO PREVENT EXCESS COMPACTION.
- FILTER FABRIC SHOULD OVERLAP A MINIMUM OF 24 INCHES.

**MAINTENANCE NOTES:**

- THE POROUS PAVEMENT SHALL BE VACUUMED BIANNUALLY WITH A COMMERCIAL CLEANING UNIT.
- ALL INLET STRUCTURES DRAINING TO THE INFILTRATION BED SHALL BE CLEANED OUT ON A BIENNIAL BASIS.
- ALL PLANTED AREAS ADJACENT TO POROUS PAVEMENT SHALL BE MAINTAINED TO PREVENT WASHING OF SEDIMENT ON PAVEMENT.
- ANY DAMAGED AREAS LESS THAN 50 SQUARE FEET CAN BE PATCHED WITH STANDARD OR POROUS PAVEMENT. ABRASIVES SUCH AS SAND OR CINDERS SHOULD NOT BE APPLIED TO AREAS OF POROUS PAVEMENT.
- SNOW PLOWING CAN BE DONE BUT SET BLADE AN INCH HIGHER THAN USUAL.

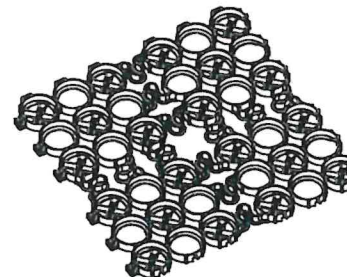


**GRASS FILLED GEOGRID PARKING AREA DETAIL**

N.T.S.

**NOTES**

- SUB-BASE DEPTH AND PREPARATION IS DEPENDENT ON SITE CONDITIONS PLUS LOADING REQUIREMENTS.
- SEEDING METHOD: FILL SOIL/GROWING MEDIA TO TOP OF GRID. APPLY SEEDING OR HYDROSEEDING PER MANUFACTURERS' (BY OTHERS) REQUIRED APPLICATION RATES.
- SOD INSTALLATION METHOD: UNROLL AND PRESS SOD INTO EMPTY GRID SO TOP OF GRID IS AT SOIL/ROOT LEVEL AND ONLY THE GRASS BLADES EXTEND ABOVE THE GRID.
- FOR HIGHER TRAFFIC INSTALLATIONS, RECESS SOIL LEVEL WITHIN TRUEGRID AND SEED OR PRESS IN SOD SO THAT TOP OF GRID IS AT SOIL LEVEL.
- GEOGRID MESH OR GEOFABRIC MAY BE REQUIRED BETWEEN SUBGRADE & SUBBASE FOR CERTAIN SOILS AND SITE SPECIFIC REQUIREMENTS.
- TRUEGRID PRO LITE PRODUCTS ARE SUFFICIENTLY RATED FOR LOW TRAFFIC H-20/HS-20 LOADING.
- NO STAKING TYPICALLY NECESSARY WITH TRUEGRID PRO LITE WHEN SLOPE IS BELOW 20 DEGREES, ASSESS PROJECT AS NEEDED.
- TRUEGRID PRO LITE IS ADA COMPLIANT WITH PROPER FILL MATERIAL.
- ALTERNATIVE ENGINEERED SUB-BASE MIXES CAN BE USED PROVIDED THEY PROMOTE GRASS GROWTH, HAVE ADEQUATE VOID SPACE FOR DRAINAGE, AND PROVIDE REQUIRED STRUCTURAL SUPPORT.
- THIS CROSS SECTION IS FOR INFORMATION ONLY.



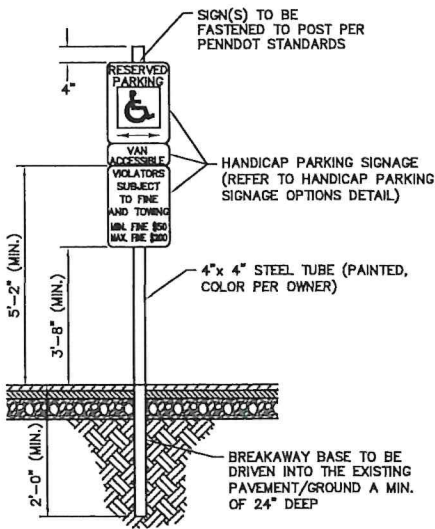
**GRASS FILLED GEOGRID SYSTEM NOTES:**

**CONSTRUCTION:**

- MAINTAIN ENVIRONMENTAL CONDITIONS RECOMMENDED BY MANUFACTURER FOR DESIRED RESULTS. DO NOT INSTALL PRODUCTS UNDER CONDITIONS OUTSIDE MANUFACTURER'S ABSOLUTE LIMITS.
- INSTALL TURF WHEN AMBIENT AIR TEMPERATURE IS AT LEAST 55 DEGREES F.
- IN WET WEATHER, DO NOT BUILD ON WET, SATURATED OR MUDDY SUBGRADE.
- IN COLD WEATHER, DO NOT USE FROZEN MATERIALS OR MATERIALS COATED WITH ICE OR FROST, AND DO NOT BUILD ON FROZEN BASE OR WET, SATURATED OR MUDDY SUBGRADE.
- PROTECT GRASS FILL / SODDED PAVING AREAS FROM TRAFFIC UNTIL GRASS ROOT SYSTEM HAS MATURED FOR AT LEAST 3 TO 4 WEEKS. USE BARRICADES TO ONLY PERMIT ACCESS BY EMERGENCY AND FIRE EQUIPMENT.
- INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- INSTALL TRUEGRID PRO LITE PERMEABLE PAVEMENT UNITS BY PLACING CELLS FACE UP. SHEETS ARE PREASSEMBLED IN 4-FOOT BY 4-FOOT SHEETS ARE CONNECTED WITH FRICTION FIT INTERLOCKING CONNECTORS. NO TOOLING IS REQUIRED TO CONNECT OR DISCONNECT UNITS. SHEETS MAY BE SEPARATED INTO 4 INDIVIDUAL 24 INCH BY 24-INCH PIECES AND RECONFIGURED AS NEEDED. CUT UNITS AROUND CURVES AND ORGANIC SHAPES WITH AN ELECTRICAL HANDSAW. PLACE UNITS TO MAINTAIN A 1-INCH CLEARANCE TO ANY PRE-INSTALLED OBJECT OR SURFACE STRUCTURE. TOP OF CELLS SHALL BE BETWEEN 0.25 INCH TO 0.5 INCH BELOW THE SURFACE OF ADJACENT HARD-SURFACE PAVEMENTS. UTILIZE TRUEGRID'S S-FLEXURAL JOINTS FOR UNDULATIONS OR GRADE REVERSALS WHEN REQUIRED BY DESIGN OR IN FREEZE-THAW CLIMATES FOR EXPANSION AND CONTRACTION.
- INSTALL SOIL INTO TRUEGRID CAVITIES BY BACK DUMPING DIRECTLY FROM DUMP TRUCK OR FROM BUCKETS MOUNTED TO TRACTORS. HAND SHOVELING SOIL MIX INTO THE CELLS IS ALSO ACCEPTABLE FOR SMALLER JOBS.
  - FILL LEVEL TO THE TOP OF THE TRUEGRID WALL - 1" - FOR SEEDING APPLICATION AND THIN-CUT SOD (1/2" SOIL THICKNESS).
  - FILL SOIL MIX TO THE TOP OF THE TRUEGRID WALL MINUS THE DEPTH OF SOIL ON THE THIN-CUT SOD (GREATER THAN 1/2" SOIL THICKNESS)
- HYDROSEEDING/HYDRO-MULCH SURFACING: PROVIDE AND PLACE AS SPECIFIED IN 32 92 00 - TURF AND GRASSES. HOMOGENEOUSLY MIX A COMBINATION OF WATER, SEED, AND FERTILIZER IN A TRUCK MOUNTED TANK. SPRAY THE SEED MIXTURE ONTO THE SITE AT SPECIFICATION RATES. COVERAGE SHOULD BE UNIFORM AND COMPLETE. FOLLOWING GERMINATION OF THE SEED, AREAS LACKING GERMINATION LARGER THAN 8-INCHES BY 8-INCHES MUST BE RESEEDED IMMEDIATELY. SEEDING AREAS MUST BE FERTILIZED AND KEPT MOIST DURING DEVELOPMENT OF THE TURF.
  - SOD: PROVIDE AND PLACE AS SPECIFIED IN 32 92 00 - TURF AND GRASSES.
  - PREFERRED: USE 1/2" (SOIL THICKNESS) ROLLED SOD FROM A REPUTABLE GROWER. SPECIES SHOULD BE WEAR RESISTANT, FREE FROM DISEASE, AND IN EXCELLENT CONDITION.
  - 1.2 SPRAY THE SOD ROLLS UNTIL SATURATED.
  - 1.3 USE A HEAVY SOD ROLLER OVER ENTIRE SODDED AREA TO ENSURE ROOT CONTACT WITH THE FILL SOIL AND TRUEGRID INTERFACE.

**OPERATION AND MAINTENANCE:**

- PROTECT INSTALLED PRODUCTS UNTIL COMPLETION OF PROJECT.
- GRASS FILL / SEEDING: PROTECT SEEDING AREAS FROM ANY TRAFFIC, OTHER THAN EMERGENCY VEHICLES, FOR A PERIOD OF 4 TO 6 WEEKS, OR UNTIL THE GRASS IS MATURE TO HANDLE TRAFFIC. AVOID SHARP TURNS OR "JACK KNIFES" IN TRAILERED VEHICLES WHEN CELLS ARE EMPTY. DAMAGE DUE TO BUCKLING CAN OCCUR.
- AFTER STORM EVENTS EXCEEDING 1 INCH OF RAINFALL, INSPECT GEOGRID SYSTEM, AND GRASS AREAS TO DETERMINE IF IT DRAINS WITHIN 24 HOURS.
- MAINTAIN GRASS AREAS IN GOOD CONDITION, GRASS STABILIZATION, IMMEDIATELY STABILIZE BARE SPOTS OR ERODED AREAS. RESTRICT MOWING FOR AT LEAST 72 HOURS AFTER STORM/RAINFALL EVENTS.
- PROMPT STORAGE OF HAZARDOUS MATERIALS ON GEOGRID SYSTEM AND GRASS AREAS.
- WHEN SNOW REMOVAL IS REQUIRED, KEEP A METAL EDGED PLOW BLADE FROM COMING IN CONTACT WITH THE SURFACE DURING PLOWING OPERATIONS TO AVOID CAUSING DAMAGE TO THE UNITS. USE A PLOW BLADE A MINIMUM OF 1 INCH ABOVE THE SURFACE AND WITH A FLEXIBLE RUBBER EDGE OR WITH SKIDS ON THE LOWER OUTSIDE CORNERS SO THE PLOW BLADE DOES NOT COME IN CONTACT WITH THE UNITS



**NOTES**

- 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.
- ANY FREESTANDING SIGN IN PARKING LOT SHALL BE MOUNTED AS SHOWN. PROVIDE SIGNAGE ON BOTH SIDES OF POST WHEN APPLICABLE.
- USE EXTREME CARE WHEN INSTALLING SIGNS NEAR/OVER EXISTING UTILITY LINES.
- 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**

N.T.S.

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SUSQUEHANNA DISCOVERY CENTER & HERITAGE PARK		PHASE 1 - INITIAL PUBLIC ACCESS IMPROVEMENTS	
DETAIL SHEET		FINAL LAND DEVELOPMENT PLAN	
DRAWN BY		M.E.W.	
CHECKED BY		J.D.R.	
SCALE		NONE	
DATE		06/01/23	
DWG. NO.		L-6115	
FILE NO.		51.22.17511	
SHEET		8 OF 8	

REV. PER TWP. ENG. COMMENTS DATED 06-07-23  
1. 10/04/23 DATE NO.