SKETCH PLANS

HAYCOCK CAMPING MINISTRIES CAMP EXPANSION

SPRINGFIELD TWP PARCEL ID NUMBERS: 42-021-149, 42-021-150, 42-021-162, 42-021-164, AND 42-023-001
HAYCOCK TWP PARCEL ID NUMBERS: 14-010-100, 14-010-101
SPRINGFIELD AND HAYCOCK TOWNSHIPS, BUCKS COUNTY, PENNSYLVANIA

PROJECT CONSULTANTS:

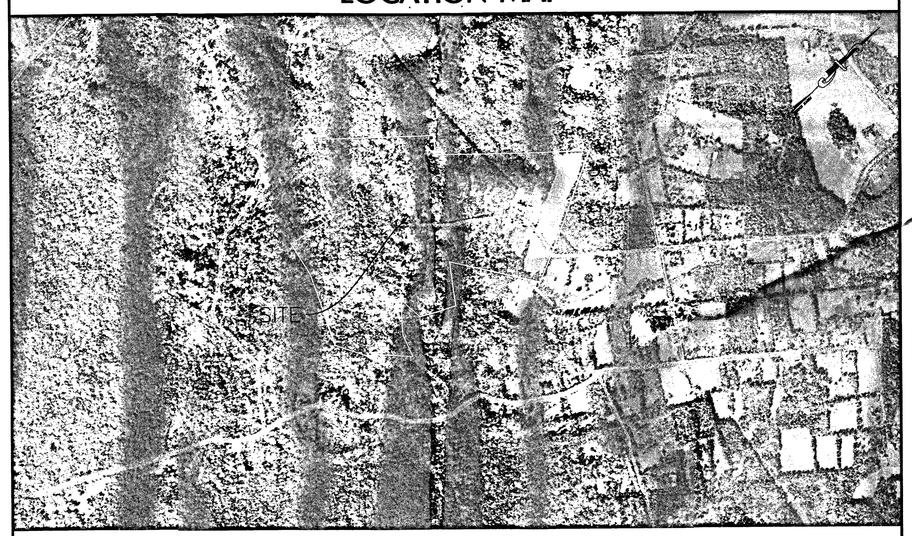
OWNER / APPLICANT
HAYCOCK CAMPING MINISTRIES
3100 SCHOOL ROAD
KINTERSVILLE, PA, 18930
610-346-7155

SITE ENGINEER:
ACT ENGINEERS INC. SBE
1 WASHINGTON BOULEVARD
SUITE 3
ROBBINSVILLE, NJ 08691

ARCHITECT:
JEFFERY HARRIS ARCHITECT
16 FERRY ROAD
DOYLESTOWN, PA 18901
215-603-4054

ATTORNEY:
JOHN A. VANLUVANEE
60 EAST COURT STREET
DOYLESTOWN, PA 18901
215-345-1342

LOCATION MAP



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HORIZONTAL SCALE IN FEET

SHEET INDEX

SHT.NO.	DRAWING TITLE	DATE:
1	COVER SHEET	6/8/21
2	EXISTING CONDITIONS PLAN	6/8/21
2A	REGULATORY EXHIBIT	9/15/22
3	MASTER DEVELOPMENT PLAN	6/8/21
4	STEEP SLOPES	6/8/21
5	NATURAL RESOURCES	6/8/21
6	WETLANDS PLAN	6/8/21
7	PHASE 1 EXHIBIT	6/8/21
8	PHASE 2 EXHIBIT	6/8/21
9	PHASE 3 EXHIBIT	6/8/21
10	PHASE 4 EXHIBIT	6/8/21
11	PHASE 5 EXHIBIT	6/8/21
12	PHASE 6 EXHIBIT	6/8/21
13	STORMWATER MANAGEMENT PLAN	6/8/21

COMMONWEALTH OF PENNSYLVANIA
SS.
COUNTY OF BUCKS

ON THE ____ DAY OF _____ 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN PERSONALLY APPEARED (NAME OF OFFICER OF CORPORATION), WHO ACKNOWLEDGED (HIMSELF/HERSELF) TO BE THE (PRESIDENT/SECRETARY) OF (NAME OF THE CORPORATION), A CORPORATION, AND THAT AS SUCH (PRESIDENT OR SECRETARY), BEING AUTHORIZED TO DO SO, (HE/SHE) EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVALS OF THE PLAN HAVE BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT (HE/SHE/THEY) DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

(SEAL)

RECOMMENDED FOR APPROVAL BY THE SPRINGFIELD TOWNSHIP PLANNING COMMISSION THIS _____DAY OF _____, 20____.

_____

_____

BCPC NO. _____

PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANACE WITH THE MUNICIPALITIES PLANNING CODE.

CERTIFIED THIS DATE _____

_____

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

APPROVED BY THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF SPRINGFIELD THIS _____DAY OF _____, 20____.

_____ _____ _____

_____ _____

811

Dial 8-1-1 or 1-800-242-1776 not less than 3 business days nor more than 10 business days prior to the start of excavation.

Pennsylvania One Call System Serial Number

_____

NO.	DATE	REVISION	DRAWN	CHK	REL
4	6/9/23	LOWER CAMP AND PHASING REVISIONS	NH	RK	
3	9/15/22	REVISED FOR NEW WETLANDS LINE	NH	RK	
2	9/21/21	REVISED PER SPRINGFIELD TWP ENGINEER REVIEW	KW	RK	
1	7/1/21	REVISED PER ATTORNEY AND CLIENT REVIEW	KW	RK	

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HORIZONTAL SCALE IN FEET

ROBERT E. KORKUCH
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ACT ENGINEERS, INC.
A SMALL BUSINESS ENTERPRISE
CIVIL ENGINEERING ◻ LAND SURVEYING ◻ ENVIRONMENTAL PERMITTING
NEW JERSEY CERTIFICATE of AUTHORIZATION No. 24GA27936900

COVER SHEET
FOR
HAYCOCK CAMPING MINISTRIES
3100 SCHOOL ROAD
SITUATED IN
SPRINGFIELD TOWNSHIP AND HAYCOCK TOWNSHIP BUCKS COUNTY PENNSYLVANIA

CADD FILE: F-MASTER PLAN	PROJECT NO.: 171109-04
DRAWN BY: NJH	CHECKED BY: IK
SCALE: 1"=1000'	DATE: 6/8/21
ACT ENGINEERS, INC.	
SHEET 1 OF 13	

Xrefs: R-BASE 2019.dwg; R-SURVEY.dwg; R-WETLANDS AND STREAM.dwg; R-SITE.dwg
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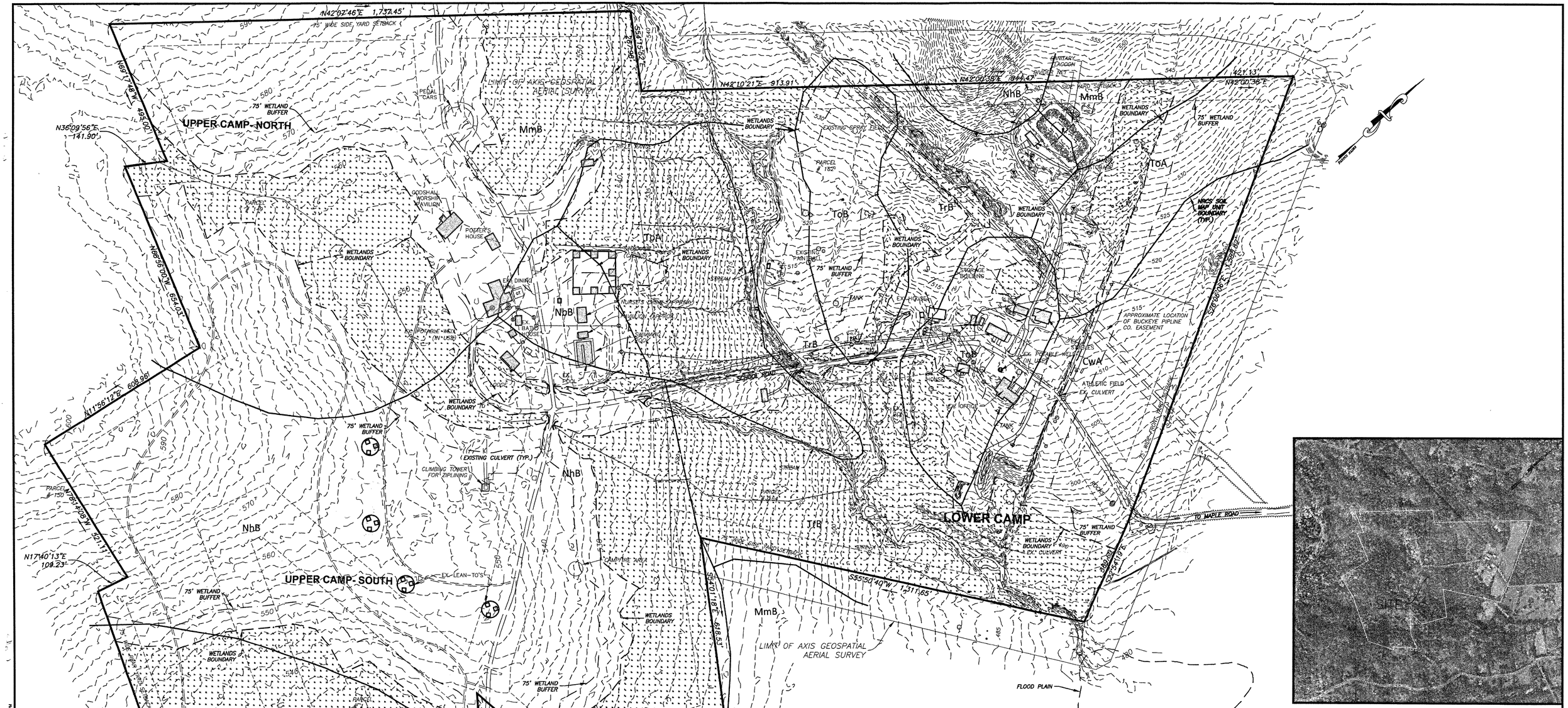
Layout Tab: Home-COVER; Imagery: Bing Maps*; Layer: R-LOT LINES; Plotted By: Nick Hidop; Plotted: 6/13/2023 4:15 PM; Plotted By: Nick Bylinskion, 6/13/2023 4:15 PM



HAYCOCK CAMPING MINISTRIES PARCEL ID NUMBERS:

SPRINGFIELD TWP:
42-021-149, 42-021-150, 42-021-162,
42-021-164, AND 42-023-001

HAYCOCK TWP:
14-010-100 AND 14-010-101

LOCATION MAP

1000 0 1000 2000
HORIZONTAL SCALE IN FEET

LEGEND

PROPERTY LINE	
TREE LINE	
EDGE OF DIRT ROAD	
FENCE LINE	—X—X—X—X—X—
STREAM	
SOILS BOUNDARY	
STORM SEWER LINE	
SANITARY SEWER LINE	—S—
CONTOUR LINE	—101—
UTILITY POLE	-O-
SANITARY MANHOLE	Ⓢ
POTABLE WELL	Ⓦ
MONITORING WELL	MW
CLEANOUT	oCO
WETLANDS	

GENERAL NOTE:

1. TOPOGRAPHY AND PHYSICAL FEATURES SHOWN WITHIN THE BOUNDARY LABELED "AXIS GEOSPATIAL AERIAL SURVEY LIMIT" WERE TAKEN FROM AN AERIAL SURVEY PREPARED BY AXIS GEOSPATIAL, FLOWN ON MARCH 20, 2019.
2. ALL OTHER TOPOGRAPHY AND PHYSICAL FEATURES SHOWN ON PLAN WERE TAKEN FROM A WEBSITE ENTITLED "PASDA PENNSYLVANIA IMAGERY NAVIGATOR."
3. EXISTING SANITARY SEWER LINES WERE TAKEN FROM A PLAN ENTITLED LAGOON – SPRAY IRRIGATION WASTEWATER SYSTEM FOR HAYCOCK CAMPING MINISTRIES AS BUILD BY SCHOOR DEPALMA ENGINEERS, DATED 2/6/01.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM REFERENCE PLAN NO. 1 AND TRANSFORMED TO BE IN THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM DATUM (PASPCS SOUTH NAD83).

GENERAL NOTE:

1. THE CALCULATED LAND AREA BASED ON REFERENCE PLAN NO. 1 IS 182.75 AC.

REFERENCE NOTES:

1. WETLANDS LINES WERE DELINEATED BY EASTERN STATES ENVIRONMENTAL ASSOCIATES, INC, 315 MOUNTAIN VIEW DRIVE, KUNKLETOWN, PA 18058, APRIL 2019, MAY 27, 2021, AND APRIL 12, 2022 AND FIELD LOCATED BY ACT ENGINEERS, INC IN JULY, 2019 AND JUNE 3, 2021.
2. FLOODPLAINS LINES WERE TAKEN FROM A PLAN ENTITLED "FIRM FLOOD INSURANCE RATE MAP BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED MARCH 16, 2015. PANEL 63 OF 532.
3. SOILS INFORMATION WAS TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE. 1961. LAND CAPABILITY CLASSIFICATION. U.S. DEPARTMENT OF AGRICULTURE HANDBOOK 210.

REFERENCE PLAN:

1. "DECEMBER 2005, HAYCOCK CAMPING MINISTRIES, PROPOSED CONSERVATION EASEMENT, SPRINGFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA", PREPARED BY C. ROBERT WYNN ASSOCIATES, INC., CONSULTING ENGINEERING, QUAKERTOWN, PA., UNSIGNED, DATED 12/20/05, DRAWING NO. 1 OF 1, JOB NO. 23-051.

NO.	DATE	REVISION	DRAWN	CHK	REL
4	6/9/23	LOWER CAMP AND PHASING REVISIONS	NH	RK	
3	9/15/22	REVISED FOR NEW WETLANDS LINE	NH	RK	
2	9/21/21	REVISED PER SPRINGFIELD TWP ENGINEER REVIEW	KW	RK	
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150 0 150 300
HORIZONTAL SCALE IN FEET

WESLEY J. LANE
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR LIC. No. SU043335R

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A SMALL BUSINESS ENTERPRISE
CIVIL ENGINEERING ◻ LAND SURVEYING ◻ ENVIRONMENTAL PERMITTING
NEW JERSEY CERTIFICATE of AUTHORIZATION No. 24GA27936900

EXISTING CONDITIONS
FOR
HAYCOCK CAMPING MINISTRIES
3100 SCHOOL ROAD
SITUATED IN
SPRINGFIELD TOWNSHIP AND HAYCOCK TOWNSHIP BUCKS COUNTY PENNSYLVANIA

CADD FILE F-MASTER PLAN	PROJECT NO. 171109-04
DRAWN BY IK/KW	CHECKED BY IK
SCALE 1"=150'	DATE 6/8/21
ACT ENGINEERS, INC.	
SHEET 2 OF 13	

Xrefs: P-BASE 2019.dwg; P-SURVEY.dwg; P-WETLANDS AND STREAM.dwg; P-SITE.dwg
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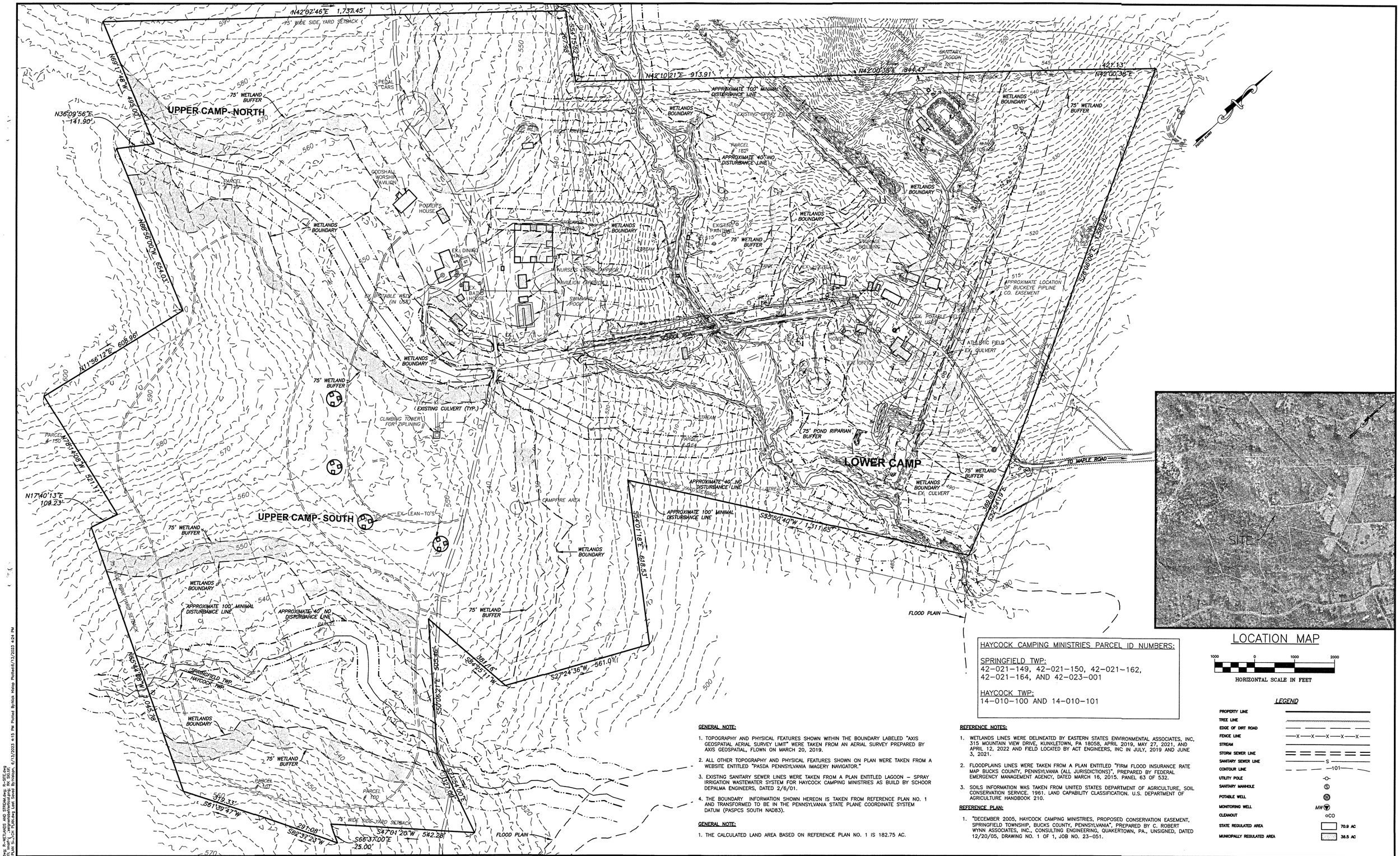

HAYCOCK CAMPING MINISTRIES PARCEL ID NUMBERS:

SPRINGFIELD TWP:
42-021-149, 42-021-150, 42-021-162,
42-021-164, AND 42-023-001

HAYCOCK TWP:
14-010-100 AND 14-010-101

LOCATION MAP

1000 0 1000 2000

HORIZONTAL SCALE IN FEET

LEGEND

PROPERTY LINE	
TREE LINE	
EDGE OF DIRT ROAD	
FENCE LINE	—X—X—X—X—X—
STREAM	
STORM SEWER LINE	
SANITARY SEWER LINE	—S—
CONTOUR LINE	—101—
UTILITY POLE	-O-
SANITARY MANHOLE	Ⓢ
POTABLE WELL	Ⓦ
MONITORING WELL	MW
CLEANOUT	oCO
STATE REGULATED AREA	70.9 AC
MUNICIPALLY REGULATED AREA	38.5 AC

GENERAL NOTE:

1. TOPOGRAPHY AND PHYSICAL FEATURES SHOWN WITHIN THE BOUNDARY LABELED "AXIS GEOSPATIAL AERIAL SURVEY LIMIT" WERE TAKEN FROM AN AERIAL SURVEY PREPARED BY AXIS GEOSPATIAL, FLOWN ON MARCH 20, 2019.
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GENERAL NOTE:

1. THE CALCULATED LAND AREA BASED ON REFERENCE PLAN NO. 1 IS 182.75 AC.

REFERENCE NOTES:

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NO.	DATE	REVISION	DRAWN	CHK	REL
1	6/9/23	LOWER CAMP AND PHASING REVISIONS	NH	RK	

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150 0 150 300

HORIZONTAL SCALE IN FEET

ROBERT E. KORKUCH
PENSYLVANIA PROFESSIONAL ENGINEER LIC. NO. PE052563E

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SUITE 3
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ACT ENGINEERS, INC.
A SMALL BUSINESS ENTERPRISE

CIVIL ENGINEERING ◻ LAND SURVEYING ◻ ENVIRONMENTAL PERMITTING
NEW JERSEY CERTIFICATE of AUTHORIZATION No. 24GA27936900

REGULATORY EXHIBIT
FOR
HAYCOCK CAMPING MINISTRIES
3100 SCHOOL ROAD

SITUATED IN

SPRINGFIELD TOWNSHIP AND HAYCOCK TOWNSHIP BUCKS COUNTY PENNSYLVANIA

CADD FILE F-MASTER PLAN	PROJECT NO. 171109-04
DRAWN BY NH	CHECKED BY IK
SCALE 1"=150'	DATE 9/15/22
ACT ENGINEERS, INC.	
SHEET 2A OF 13	

Xrefs: R-BASE 2019.dwg; R-SURVEY.dwg; R-WETLANDS AND STREAM.dwg; R-SITE.dwg
Layout: Top Name: REGULATORY EXHIBIT; Layout: 2A-SITE PLAN.dwg Last Saved By/Version: 6/13/2023 4:15 PM Plotted By/Nick Hoop Plotted/13/2023 4:24 PM
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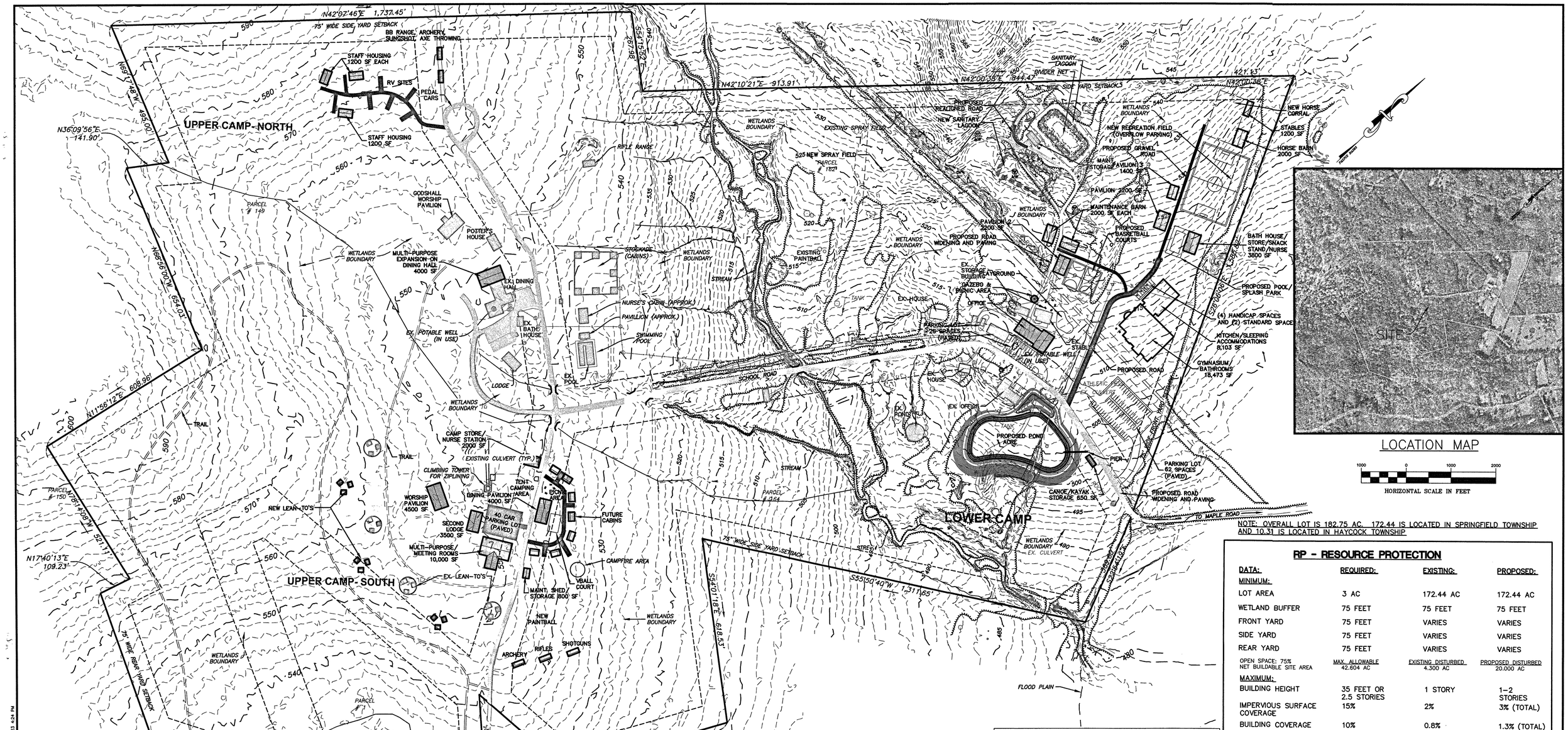

LOCATION MAP

1000 0 1000 2000

HORIZONTAL SCALE IN FEET

NOTE: OVERALL LOT IS 182.75 AC. 172.44 IS LOCATED IN SPRINGFIELD TOWNSHIP AND 10.31 IS LOCATED IN HAYCOCK TOWNSHIP

RP - RESOURCE PROTECTION

DATA:	REQUIRED:	EXISTING:	PROPOSED:
MINIMUM:			
LOT AREA	3 AC	172.44 AC	172.44 AC
WETLAND BUFFER	75 FEET	75 FEET	75 FEET
FRONT YARD	75 FEET	VARIES	VARIES
SIDE YARD	75 FEET	VARIES	VARIES
REAR YARD	75 FEET	VARIES	VARIES
OPEN SPACE: 75% NET BUILDABLE SITE AREA	MAX. ALLOWABLE 42.604 AC	EXISTING DISTURBED 4.300 AC	PROPOSED DISTURBED 20.000 AC
MAXIMUM:			
BUILDING HEIGHT	35 FEET OR 2.5 STORIES	1 STORY	1–2 STORIES
IMPERVIOUS SURFACE COVERAGE	15%	2%	3% (TOTAL)
BUILDING COVERAGE	10%	0.8%	1.3% (TOTAL)
MINIMUM:			
BUILDING SETBACK BETWEEN BUILDINGS	20 FEET	VARIES	≥ 20' FEET
USE: SPRINGFIELD TWP: B-8 PRIVATE CAMP OR COTTAGE DEVELOPMENT			
LOT AREA	25 AC	172.44 AC	172.44 AC
MAX. SLEEPING DENSITY	10 PERSONS PER ACRE	<2.5 PERSONS PER ACRE	2.5 PERSONS PER ACRE

HAYCOCK CAMPING MINISTRIES PARCEL ID NUMBERS:

SPRINGFIELD TWP:
42-021-149, 42-021-150, 42-021-162, 42-021-164, AND 42-023-001

HAYCOCK TWP:
14-010-100 AND 14-010-101

LEGEND

PROPERTY LINE
TREE LINE
EDGE OF DIRT ROAD
FENCE LINE
STREAM
STORM SEWER LINE
SANITARY SEWER LINE
CONTOUR LINE
UTILITY POLE
SANITARY MANHOLE
POTABLE WELL
MONITORING WELL
CLEANOUT
EXISTING GRAVEL DRIVE
PROPOSED/WIDENED ROAD
EXISTING BUILDING
PROPOSED BUILDING
PROPOSED PAVED PARKING

GENERAL NOTES:

1. TOPOGRAPHY AND PHYSICAL FEATURES SHOWN WITHIN THE BOUNDARY LABELED "AXIS GEOSPATIAL AERIAL SURVEY LIMIT" WERE TAKEN FROM AN AERIAL SURVEY PREPARED BY AXIS GEOSPATIAL, FLOWN ON MARCH 20, 2019.
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5. EXISTING VEGETATION IN BUFFER YARDS SHALL BE PROTECTED FOR TYPE 1 BUFFER YARD AREAS WHERE NON-RESIDENTIAL PROPERTIES ABUT RESIDENTIAL PROPERTIES I.A.W. SECTION 503 OF SPRINGFIELD TWP. ZONING ORDINANCE.
6. THE PROJECT SHALL BE IN COMPLIANCE WITH REPLACEMENT TREES/REFORESTATION REQUIREMENTS OF SECTION 516.7 OF THE SPRINGFIELD LAND DEVELOPMENT ORDINANCE.

REFERENCE NOTES:

1. WETLANDS LINES WERE DELINEATED BY EASTERN STATES ENVIRONMENTAL ASSOCIATES, INC, 315 MOUNTAIN VIEW DRIVE, KUNKLETOWN, PA 18058, APRIL 2019, MAY 27, 2021, AND APRIL 12, 2022 AND FIELD LOCATED BY ACT ENGINEERS, INC IN JULY, 2019 AND JUNE 3, 2021.
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1	7/1/21	REVISED PER ATTORNEY AND CLIENT REVIEW	KW	RK	

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HORIZONTAL SCALE IN FEET

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MASTER DEVELOPMENT PLAN
FOR
HAYCOCK CAMPING MINISTRIES
3100 SCHOOL ROAD
SITUATED IN
SPRINGFIELD TOWNSHIP AND HAYCOCK TOWNSHIP BUCKS COUNTY PENNSYLVANIA

CADD FILE F-MASTER PLAN	PROJECT NO. 171109-04
DRAWN BY IK/KW	CHECKED BY IK
SCALE 1"=150'	DATE 6/8/21
ACT ENGINEERS, INC.	
SHEET 3 OF 13	

Units: ft-INSE 2010.dwg; ft-GEOREFLect; ft-WETLANDS AND STREAM.dwg; ft-SITE.dwg
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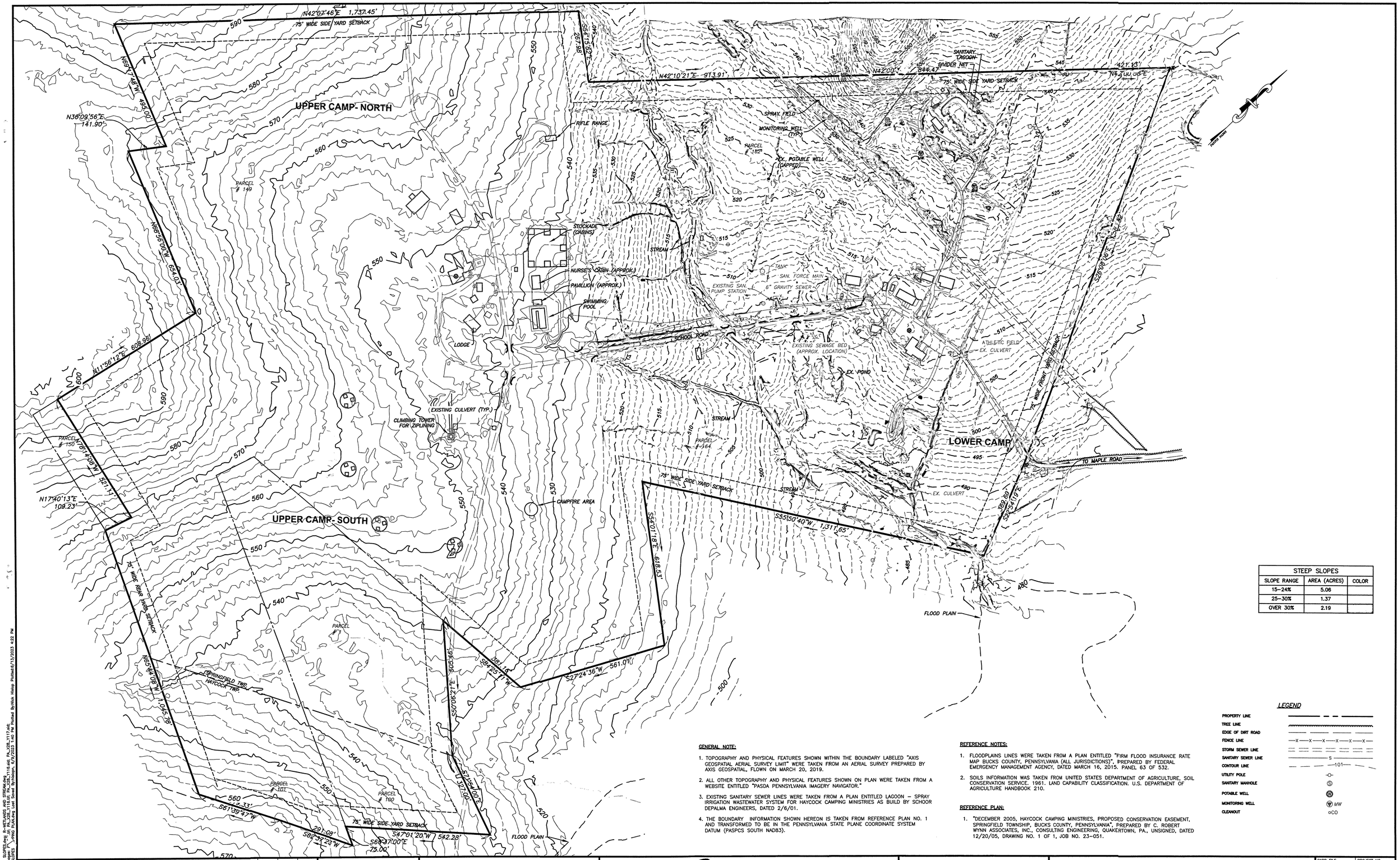

STEEP SLOPES		
SLOPE RANGE	AREA (ACRES)	COLOR
15–24%	5.06	
25–30%	1.37	
OVER 30%	2.19	

LEGEND

PROPERTY LINE
TREE LINE
EDGE OF DIRT ROAD
FENCE LINE
STORM SEWER LINE
SANITARY SEWER LINE
CONTOUR LINE
UTILITY POLE
SANITARY MANHOLE
POTABLE WELL
MONITORING WELL
CLEANOUT

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2. ALL OTHER TOPOGRAPHY AND PHYSICAL FEATURES SHOWN ON PLAN WERE TAKEN FROM A WEBSITE ENTITLED "PASDA PENNSYLVANIA IMAGERY NAVIGATOR."
3. EXISTING SANITARY SEWER LINES WERE TAKEN FROM A PLAN ENTITLED LAGOON – SPRAY IRRIGATION WASTEWATER SYSTEM FOR HAYCOCK CAMPING MINISTRIES AS BUILD BY SCHOOR DEPALMA ENGINEERS, DATED 2/6/01.
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NO.	DATE	REVISION	DRAWN	CHK	REL
4	6/9/23	LOWER CAMP AND PHASING REVISIONS	NH	RK	
3	9/15/22	REVISED FOR NEW WETLANDS LINE	NH	RK	
2	9/21/21	REVISED PER SPRINGFIELD TWP ENGINEER REVIEW	KW	RK	
1	7/1/21	REVISED PER ATTORNEY AND CLIENT REVIEW	KW	RK	

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HORIZONTAL SCALE IN FEET

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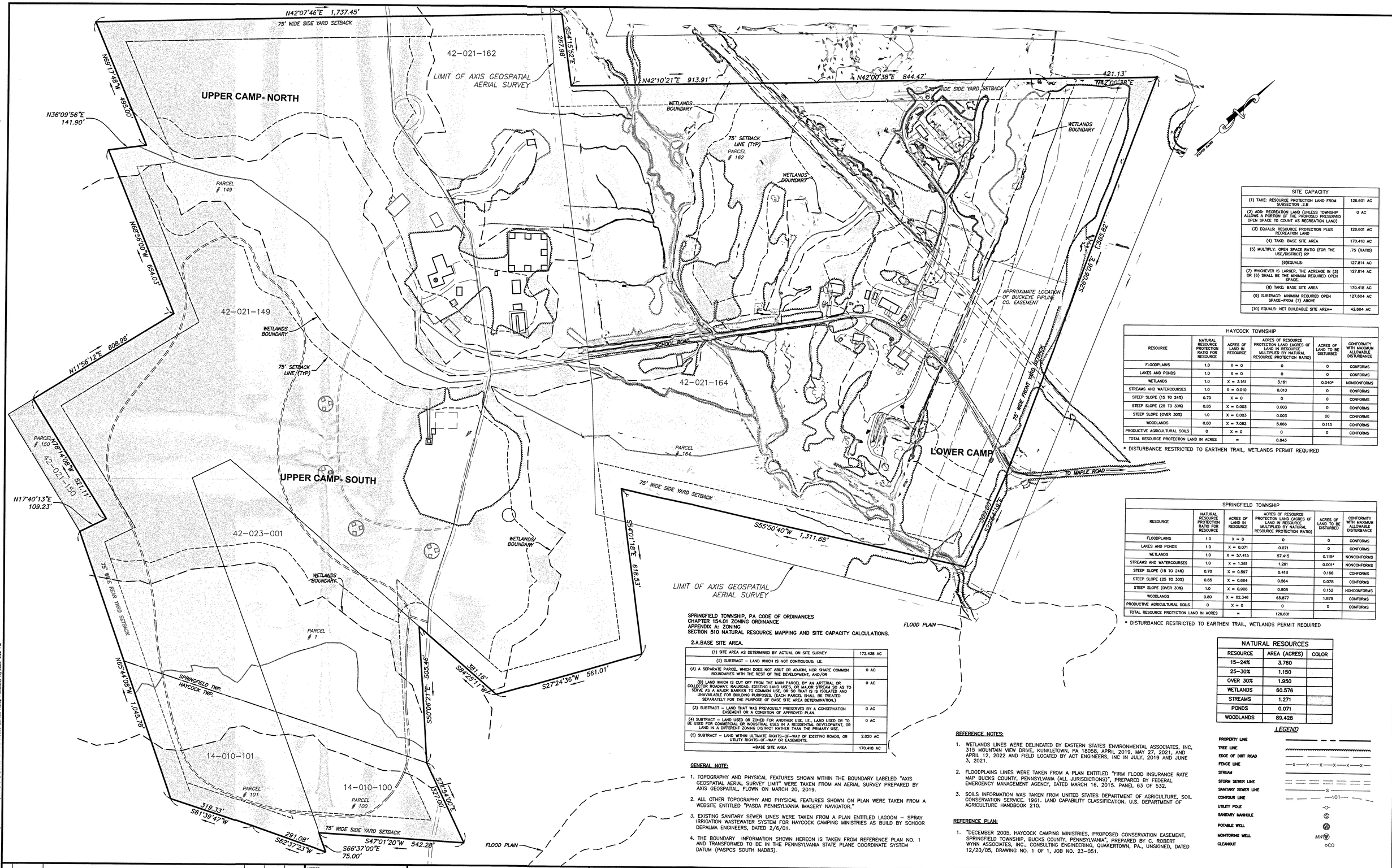
STEEP SLOPES PLAN
FOR
HAYCOCK CAMPING MINISTRIES
3100 SCHOOL ROAD
SITUATED IN
SPRINGFIELD TOWNSHIP AND HAYCOCK TOWNSHIP BUCKS COUNTY PENNSYLVANIA

CADD FILE F-STEEP SLOPES	PROJECT NO. 171109-04
DRAWN BY IK/KW	CHECKED BY JR
SCALE 1"=150'	DATE 6/8/21
ACT ENGINEERS, INC.	
SHEET 4 OF 13	

Xrefs: E-S-SURVEY.dwg; E-S-BASE STEEP SLOPES.dwg; E-WETLANDS AND STREAM.dwg
Image: 23-051_PLAN_1-1.tif; 171109-04_PLAN_1-1.tif; 171109-04_PLAN_1-1118.tif; PA_3728_7117.sid
S:\2017\171109-04\W\F-STEEP SLOPES\PHSP PLAN.dwg Last Saved By/Hoppe, 6/9/2023 1:40 PM Plotted By/Rick Hisop Plotted/5/15/2023 4:22 PM



SITE CAPACITY	
(1) TAKE: RESOURCE PROTECTION LAND FROM SUBSECTION 2.B	126.601 AC
(2) ADD: RECREATION LAND (UNLESS TOWNSHIP ALLOWS A PORTION OF THE PROPOSED PRESERVED OPEN SPACE TO COUNT AS RECREATION LAND)	0 AC
(3) EQUALS: RESOURCE PROTECTION PLUS RECREATION LAND	126.601 AC
(4) TAKE: BASE SITE AREA	170.418 AC
(5) MULTIPLY: OPEN SPACE RATIO (FOR THE USE/DISTRICT) BP	.75 (RATIO)
(6)EQUALS:	127.814 AC
(7) WHICHEVER IS LARGER, THE ACREAGE IN (3) OR (6) SHALL BE THE MINIMUM REQUIRED OPEN SPACE.	127.814 AC
(8) TAKE: BASE SITE AREA	170.418 AC
(9) SUBTRACT: MINIMUM REQUIRED OPEN SPACE–FROM (7) ABOVE	127.604 AC
(10) EQUALS: NET BUILDABLE SITE AREA=	42.604 AC

HAYCOCK TOWNSHIP					
RESOURCE	NATURAL RESOURCE PROTECTION RATIO FOR RESOURCE	ACRES OF LAND IN RESOURCE	ACRES OF RESOURCE PROTECTION LAND (ACRES OF LAND IN RESOURCE MULTIPLIED BY NATURAL RESOURCE PROTECTION RATIO)	ACRES OF LAND TO BE DISTURBED	CONFORMITY WITH MAXIMUM ALLOWABLE DISTURBANCE
FLOODPLAINS	1.0	X = 0	0	0	CONFORMS
LAKES AND PONDS	1.0	X = 0	0	0	CONFORMS
WETLANDS	1.0	X = 3.161	3.161	0.040*	NONCONFORMS
STREAMS AND WATERCOURSES	1.0	X = 0.010	0.010	0	CONFORMS
STEEP SLOPE (15 TO 24%)	0.70	X = 0	0	0	CONFORMS
STEEP SLOPE (25 TO 30%)	0.85	X = 0.003	0.003	0	CONFORMS
STEEP SLOPE (OVER 30%)	1.0	X = 0.003	0.003	00	CONFORMS
WOODLANDS	0.80	X = 7.082	5.666	0.113	CONFORMS
PRODUCTIVE AGRICULTURAL SOILS	0	X = 0	0	0	CONFORMS
TOTAL RESOURCE PROTECTION LAND IN ACRES		=	8.843		

* DISTURBANCE RESTRICTED TO EARTHEN TRAIL, WETLANDS PERMIT REQUIRED

SPRINGFIELD TOWNSHIP					
RESOURCE	NATURAL RESOURCE PROTECTION RATIO FOR RESOURCE	ACRES OF LAND IN RESOURCE	ACRES OF RESOURCE PROTECTION LAND (ACRES OF LAND IN RESOURCE MULTIPLIED BY NATURAL RESOURCE PROTECTION RATIO)	ACRES OF LAND TO BE DISTURBED	CONFORMITY WITH MAXIMUM ALLOWABLE DISTURBANCE
FLOODPLAINS	1.0	X = 0	0	0	CONFORMS
LAKES AND PONDS	1.0	X = 0.071	0.071	0	CONFORMS
WETLANDS	1.0	X = 57.415	57.415	0.115*	NONCONFORMS
STREAMS AND WATERCOURSES	1.0	X = 1.261	1.261	0.001*	NONCONFORMS
STEEP SLOPE (15 TO 24%)	0.70	X = 0.597	0.418	0.166	CONFORMS
STEEP SLOPE (25 TO 30%)	0.85	X = 0.664	0.564	0.078	CONFORMS
STEEP SLOPE (OVER 30%)	1.0	X = 0.908	0.908	0.152	NONCONFORMS
WOODLANDS	0.80	X = 82.346	65.877	1.879	CONFORMS
PRODUCTIVE AGRICULTURAL SOILS	0	X = 0	0	0	CONFORMS
TOTAL RESOURCE PROTECTION LAND IN ACRES		=	126.601		

* DISTURBANCE RESTRICTED TO EARTHEN TRAIL, WETLANDS PERMIT REQUIRED

NATURAL RESOURCES		
RESOURCE	AREA (ACRES)	COLOR
15–24%	3.760	
25–30%	1.150	
OVER 30%	1.950	
WETLANDS	60.576	
STREAMS	1.271	
PONDS	0.071	
WOODLANDS	89.428	

SPRINGFIELD TOWNSHIP, PA CODE OF ORDINANCES
CHAPTER 154.01 ZONING ORDINANCE
APPENDIX A: ZONING
SECTION 510 NATURAL RESOURCE MAPPING AND SITE CAPACITY CALCULATIONS.

2.A.BASE SITE AREA.

(1) SITE AREA AS DETERMINED BY ACTUAL ON SITE SURVEY	172.438 AC
(2) SUBTRACT – LAND WHICH IS NOT CONTIGUOUS: I.E.	
(A) A SEPARATE PARCEL WHICH DOES NOT ABUT OR ADJOIN, NOR SHARE COMMON BOUNDARIES WITH THE REST OF THE DEVELOPMENT, AND/OR	0 AC
(B) LAND WHICH IS CUT OFF FROM THE MAIN PARCEL BY AN ARTERIAL OR COLLECTOR ROADWAY, RAILROAD, EXISTING LAND USES, OR MAJOR STREAM SO AS TO SERVE AS A MAJOR BARRIER TO COMMON USE, OR SO THAT IS IS ISOLATED AND UNAVAILABLE FOR BUILDING PURPOSES. (EACH PARCEL SHALL BE TREATED SEPARATELY FOR THE PURPOSE OF BASE SITE AREA DETERMINATION.)	0 AC
(3) SUBTRACT – LAND THAT WAS PREVIOUSLY PRESERVED BY A CONSERVATION EASEMENT OR A CONDITION OF APPROVED PLAN.	0 AC
(4) SUBTRACT – LAND USED OR ZONED FOR ANOTHER USE, I.E., LAND USED OR TO BE USED FOR COMMERCIAL OR INDUSTRIAL USES IN A RESIDENTIAL DEVELOPMENT, OR LAND IN A DIFFERENT ZONING DISTRICT RATHER THAN THE PRIMARY USE.	0 AC
(5) SUBTRACT – LAND WITHIN ULTIMATE RIGHTS–OF–WAY OF EXISTING ROADS, OR UTILITY RIGHTS–OF–WAY OR EASEMENTS.	2.020 AC
=BASE SITE AREA	170.418 AC

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REFERENCE NOTES:

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LEGEND

PROPERTY LINE
TREE LINE
EDGE OF DIRT ROAD
FENCE LINE —X—X—X—X—X—X—
STREAM
STORM SEWER LINE
SANITARY SEWER LINE —S—
CONTOUR LINE —101—
UTILITY POLE
SANITARY MANHOLE
POTABLE WELL
MONITORING WELL MW
CLEANOUT

NO.	DATE	REVISION	DRAWN	CHK	REL
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NATURAL RESOURCES
FOR
HAYCOCK CAMPING MINISTRIES
3100 SCHOOL ROAD
SITUATED IN
SPRINGFIELD TOWNSHIP AND HAYCOCK TOWNSHIP BUCKS COUNTY PENNSYLVANIA

CADD FILE F-RESOURCE	PROJECT NO. 171109-04
DRAWN BY IK/KW	CHECKED BY JR
SCALE 1"=150'	DATE 6/8/21
ACT ENGINEERS, INC.	
SHEET 5 OF 13	

Xrefs: R-SURVEY.dwg; Master Plan- Overall-Lancaster House- Existing-rvt-1-Master Plan- Overall.dwg; R-BASE STEEP SLOPES.dwg; F-MASTER PLAN SECTION PLAN.dwg; R-WETLANDS AND STREAM.dwg
Image: R-Aerial Image.jpg; Layout: 5 NATURAL RESOURCES; Plotted by: IKORKUCH; Plot Date/Time: 6/8/2023 4:42 PM
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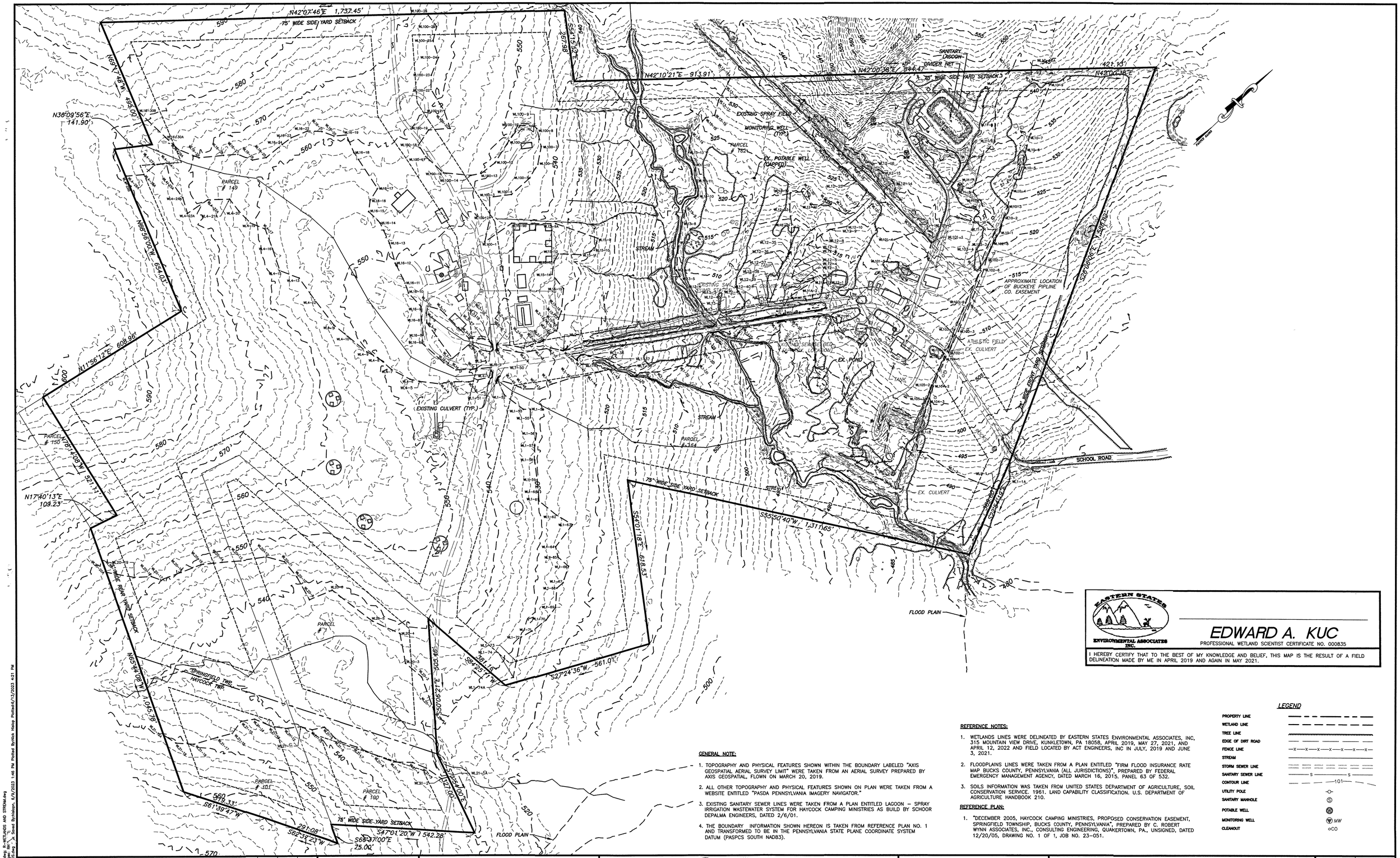

EASTERN STATES ENVIRONMENTAL ASSOCIATES INC.

EDWARD A. KUC
PROFESSIONAL WETLAND SCIENTIST CERTIFICATE NO. 000835

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS THE RESULT OF A FIELD DELINEATION MADE BY ME IN APRIL 2019 AND AGAIN IN MAY 2021.

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LEGEND

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WETLAND LINE	
TREE LINE	
EDGE OF DIRT ROAD	
FENCE LINE	—X—X—X—X—X—X—
STREAM	
STORM SEWER LINE	
SANITARY SEWER LINE	—S— —S—
CONTOUR LINE	—101—
UTILITY POLE	-O-
SANITARY MANHOLE	Ⓢ
POTABLE WELL	Ⓦ
MONITORING WELL	MW
CLEANOUT	oCO

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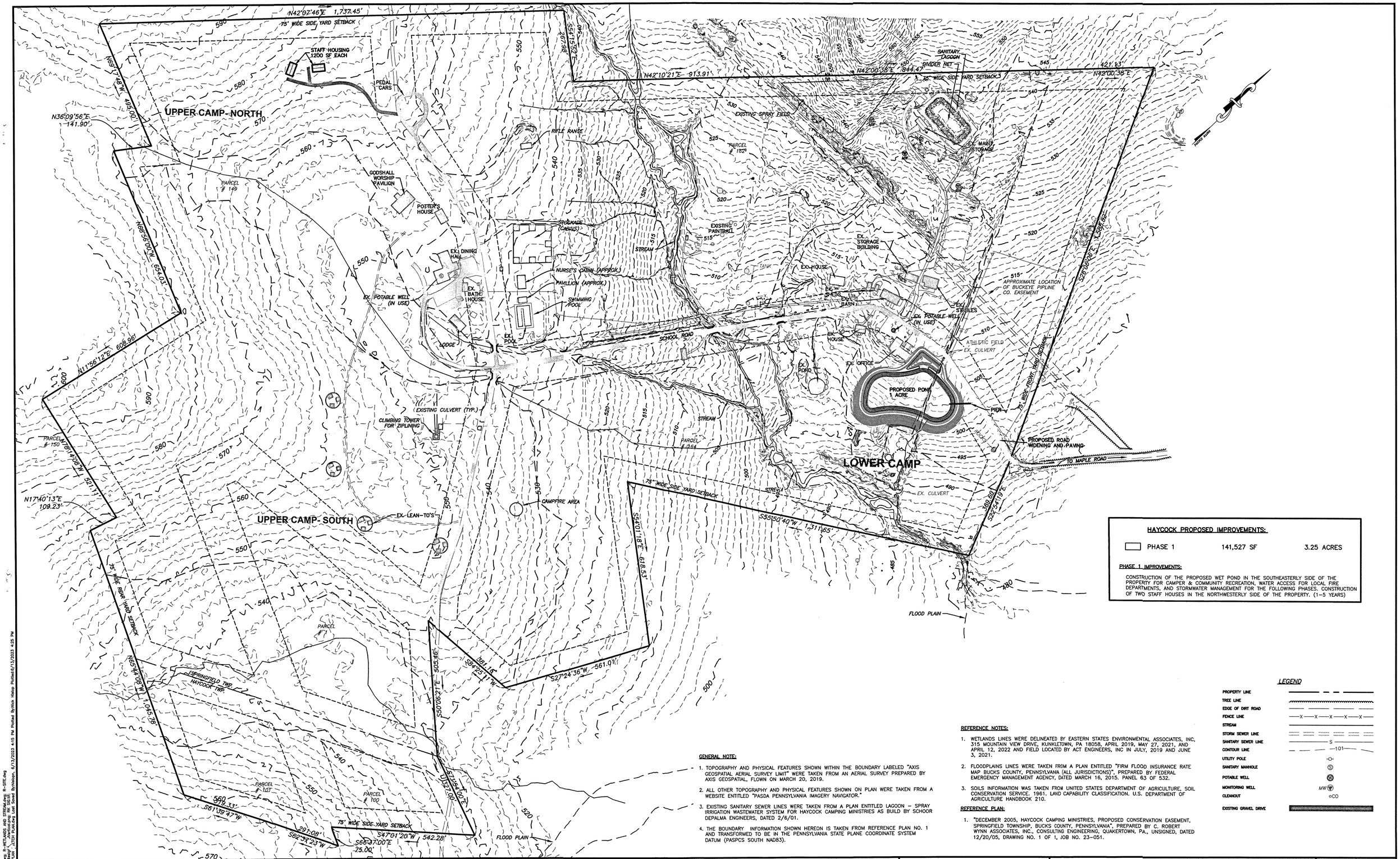
WETLANDS LOCATION PLAN
FOR
HAYCOCK CAMPING MINISTRIES
3100 SCHOOL ROAD

SITUATED IN
SPRINGFIELD TOWNSHIP AND HAYCOCK TOWNSHIP BUCKS COUNTY PENNSYLVANIA

CADD FILE: F-WETLANDS	PROJECT NO.: 171109-04
DRAWN BY: IK/KW	CHECKED BY: IK
SCALE: 1"=150'	DATE: 6/8/21
ACT ENGINEERS, INC.	
SHEET 6 OF 13	

Xrefs: B-BASE 2019.dwg B-SURVEY.dwg B-WETLANDS AND STREAM.dwg
Layout Tab Name: F-WETLANDS, Images: 2
Log: 2021 (V) 171109-04 Keyf-WETLANDS.dwg ACT Steve Bjorklund, 6/9/2023 1:46 PM Plotted Bjorklund Hidden Plotted:6/13/2023 4:21 PM



HAYCOCK PROPOSED IMPROVEMENTS:

PHASE 1	141,527 SF	3.25 ACRES

PHASE 1 IMPROVEMENTS:

CONSTRUCTION OF THE PROPOSED WET POND IN THE SOUTHEASTERLY SIDE OF THE PROPERTY FOR CAMPER & COMMUNITY RECREATION, WATER ACCESS FOR LOCAL FIRE DEPARTMENTS, AND STORMWATER MANAGEMENT FOR THE FOLLOWING PHASES. CONSTRUCTION OF TWO STAFF HOUSES IN THE NORTHWESTERLY SIDE OF THE PROPERTY. (1-5 YEARS)

LEGEND

PROPERTY LINE
TREE LINE
EDGE OF DIRT ROAD
FENCE LINE
STREAM
STORM SEWER LINE
SANITARY SEWER LINE
CONTOUR LINE
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POTABLE WELL
MONITORING WELL
CLEANOUT
EXISTING GRAVEL DRIVE

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MASTER PLAN PHASE 1
FOR
HAYCOCK CAMPING MINISTRIES
3100 SCHOOL ROAD
SITUATED IN
SPRINGFIELD TOWNSHIP AND HAYCOCK TOWNSHIP BUCKS COUNTY PENNSYLVANIA

CADD FILE F-MASTER PLAN	PROJECT NO. 171109-04
DRAWN BY IK/KW	CHECKED BY IK
SCALE 1"=150'	DATE 6/8/21
ACT ENGINEERS, INC.	
SHEET 7 OF 13	

Xrefs: F-BASE 2019.dwg; F-SURVEY.dwg; F-WETLANDS AND STREAM.dwg; F-SITE.dwg
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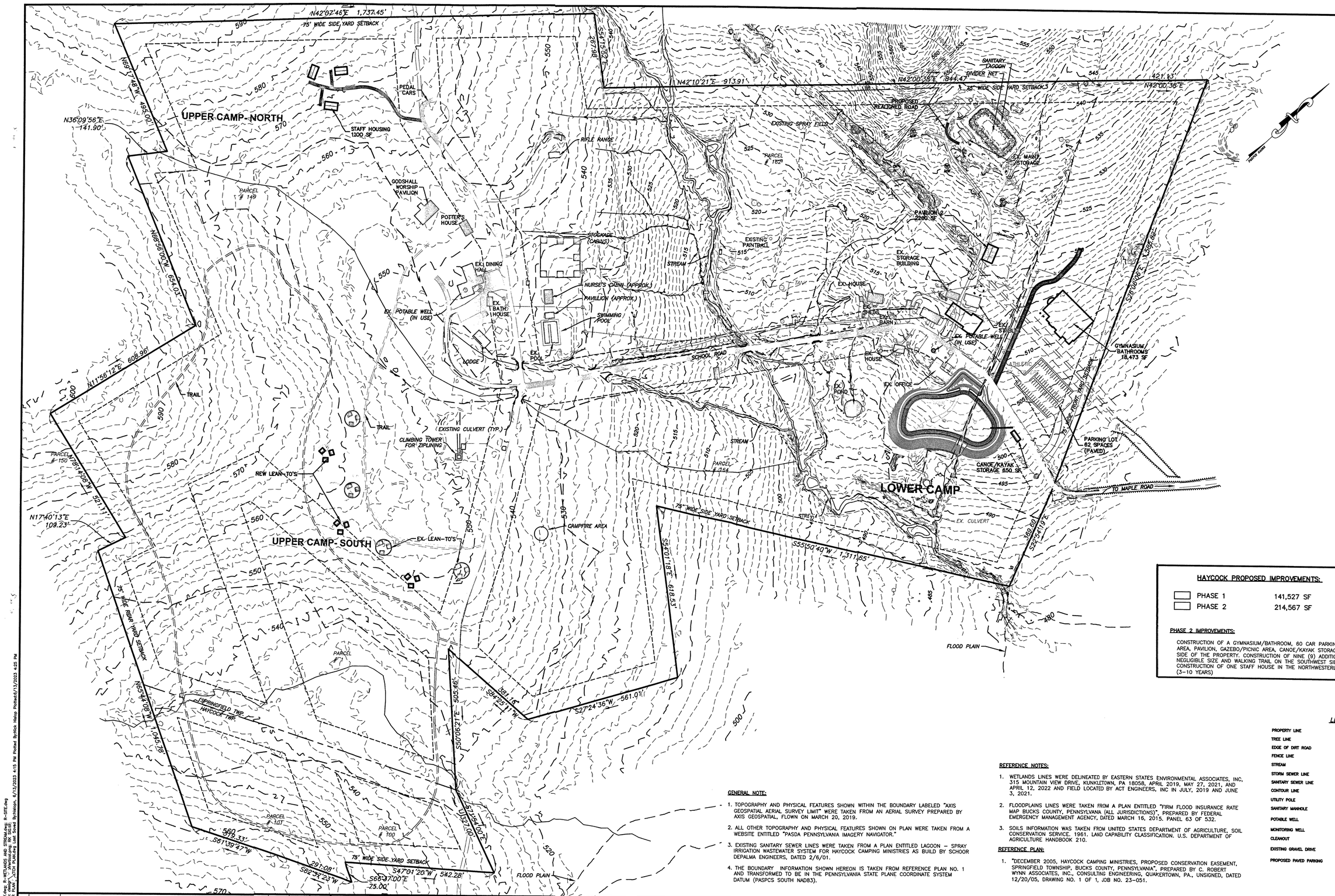

HAYCOCK PROPOSED IMPROVEMENTS:

	PHASE 1	141,527 SF	3.25 ACRES
	PHASE 2	214,567 SF	4.93 ACRES

PHASE 2 IMPROVEMENTS:

CONSTRUCTION OF A GYMNASIUM/BATHROOM, 60 CAR PARKING LOT AND DROP OFF AREA, PAVILION, GAZEBO/PICNIC AREA, CANOE/KAYAK STORAGE ON THE NORTHEASTERN SIDE OF THE PROPERTY. CONSTRUCTION OF NINE (9) ADDITIONAL LEAN-TO'S OF NEGLIGIBLE SIZE AND WALKING TRAIL ON THE SOUTHWEST SIDE OF THE PROPERTY. CONSTRUCTION OF ONE STAFF HOUSE IN THE NORTHWESTERLY SIDE OF THE PROPERTY. (3-10 YEARS)

LEGEND

- PROPERTY LINE
- TREE LINE
- EDGE OF DIRT ROAD
- FENCE LINE
- STREAM
- STORM SEWER LINE
- SANITARY SEWER LINE
- CONTOUR LINE
- UTILITY POLE
- SANITARY MANHOLE
- POTABLE WELL
- MONITORING WELL
- CLEANOUT
- EXISTING GRAVEL DRIVE
- PROPOSED PAVED PARKING

GENERAL NOTE:

1. TOPOGRAPHY AND PHYSICAL FEATURES SHOWN WITHIN THE BOUNDARY LABELED "AXIS GEOSPATIAL AERIAL SURVEY LIMIT" WERE TAKEN FROM AN AERIAL SURVEY PREPARED BY AXIS GEOSPATIAL, FLOWN ON MARCH 20, 2019.
2. ALL OTHER TOPOGRAPHY AND PHYSICAL FEATURES SHOWN ON PLAN WERE TAKEN FROM A WEBSITE ENTITLED "PASDA PENNSYLVANIA IMAGERY NAVIGATOR."
3. EXISTING SANITARY SEWER LINES WERE TAKEN FROM A PLAN ENTITLED LAGOON – SPRAY IRRIGATION WASTEWATER SYSTEM FOR HAYCOCK CAMPING MINISTRIES AS BUILD BY SCHOOR DEPALMA ENGINEERS, DATED 2/6/01.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM REFERENCE PLAN NO. 1 AND TRANSFORMED TO BE IN THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM DATUM (PASPCS SOUTH NAD83).

REFERENCE NOTES:

1. WETLANDS LINES WERE DELINEATED BY EASTERN STATES ENVIRONMENTAL ASSOCIATES, INC, 315 MOUNTAIN VIEW DRIVE, KUNKLETOWN, PA 18058, APRIL 2019, MAY 27, 2021, AND APRIL 12, 2022 AND FIELD LOCATED BY ACT ENGINEERS, INC IN JULY, 2019 AND JUNE 3, 2021.
2. FLOODPLAINS LINES WERE TAKEN FROM A PLAN ENTITLED "FIRM FLOOD INSURANCE RATE MAP BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED MARCH 16, 2015. PANEL 63 OF 532.
3. SOILS INFORMATION WAS TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE. 1961. LAND CAPABILITY CLASSIFICATION. U.S. DEPARTMENT OF AGRICULTURE HANDBOOK 210.

REFERENCE PLAN:

1. "DECEMBER 2005, HAYCOCK CAMPING MINISTRIES, PROPOSED CONSERVATION EASEMENT, SPRINGFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA", PREPARED BY C. ROBERT WYNN ASSOCIATES, INC., CONSULTING ENGINEERING, QUAKERTOWN, PA., UNSIGNED, DATED 12/20/05, DRAWING NO. 1 OF 1, JOB NO. 23-051.

NO.	DATE	REVISION	DRAWN	CHK	REL
4	6/9/23	LOWER CAMP AND PHASING REVISIONS	NH	RK	
3	9/15/22	REVISED FOR NEW WETLANDS LINE	NH	RK	
2	9/21/21	REVISED PER SPRINGFIELD TWP ENGINEER REVIEW	KW	RK	
1	7/1/21	REVISED PER ATTORNEY AND CLIENT REVIEW	KW	RK	

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NEW JERSEY CERTIFICATE of AUTHORIZATION No. 24GA27936900

MASTER PLAN PHASE 2
FOR
HAYCOCK CAMPING MINISTRIES
3100 SCHOOL ROAD

SITUATED IN
SPRINGFIELD TOWNSHIP AND HAYCOCK TOWNSHIP BUCKS COUNTY PENNSYLVANIA

CADD FILE F-MASTER PLAN	PROJECT NO. 171109-04
DRAWN BY IK/KW	CHECKED BY IK
SCALE 1"=150'	DATE 6/8/21
ACT ENGINEERS, INC.	
SHEET 8 OF 13	

Xrefs: fb-BASE 2019 Base; fb-SURVEY.dwg; fb-WETLANDS AND STREAM.dwg; fb-CONTOURS 2019.dwg; fb-PROPERTY LINE.dwg; fb-ZONING.dwg; fb-ROAD.dwg; fb-SITE.dwg
Layouts: 8-F-MASTER PLAN
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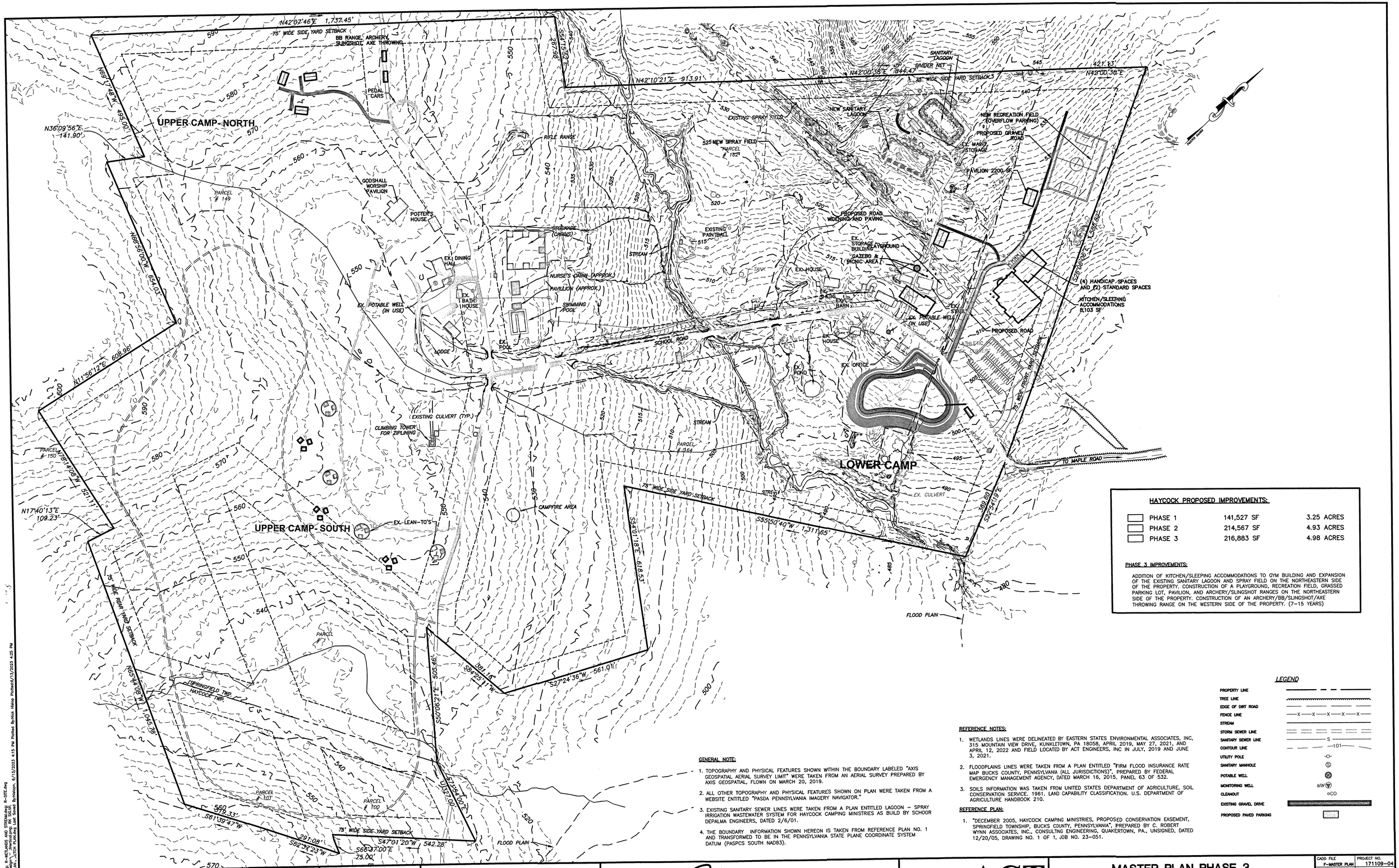

HAYCOCK PROPOSED IMPROVEMENTS:

PHASE 1	141,527 SF	3.25 ACRES
PHASE 2	214,567 SF	4.93 ACRES
PHASE 3	216,883 SF	4.98 ACRES

PHASE 3 IMPROVEMENTS:

ADDITION OF KITCHEN/SLEEPING ACCOMMODATIONS TO GYM BUILDING AND EXPANSION OF THE EXISTING SANITARY LAGOON AND SPRAY FIELD ON THE NORTHEASTERN SIDE OF THE PROPERTY. CONSTRUCTION OF A PLAYGROUND, RECREATION FIELD, GRASSED PARKING LOT, PAVILION, AND ARCHERY/SLINGSHOT RANGES ON THE NORTHEASTERN SIDE OF THE PROPERTY. CONSTRUCTION OF AN ARCHERY/BB/SLINGSHOT/AXE THROWING RANGE ON THE WESTERN SIDE OF THE PROPERTY. (7-15 YEARS)

GENERAL NOTE:

1. TOPOGRAPHY AND PHYSICAL FEATURES SHOWN WITHIN THE BOUNDARY LABELED "AXIS GEOSPATIAL AERIAL SURVEY LIMIT" WERE TAKEN FROM AN AERIAL SURVEY PREPARED BY AXIS GEOSPATIAL, FLOWN ON MARCH 20, 2019.
2. ALL OTHER TOPOGRAPHY AND PHYSICAL FEATURES SHOWN ON PLAN WERE TAKEN FROM A WEBSITE ENTITLED "PASDA PENNSYLVANIA IMAGERY NAVIGATOR."
3. EXISTING SANITARY SEWER LINES WERE TAKEN FROM A PLAN ENTITLED LAGOON – SPRAY IRRIGATION WASTEWATER SYSTEM FOR HAYCOCK CAMPING MINISTRIES AS BUILD BY SCHOOR DEPALMA ENGINEERS, DATED 2/6/01.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM REFERENCE PLAN NO. 1 AND TRANSFORMED TO BE IN THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM DATUM (PASPCS SOUTH NAD83).

REFERENCE NOTES:

1. WETLANDS LINES WERE DELINEATED BY EASTERN STATES ENVIRONMENTAL ASSOCIATES, INC, 315 MOUNTAIN VIEW DRIVE, KUNKLETOWN, PA 18058, APRIL 2019, MAY 27, 2021, AND APRIL 12, 2022 AND FIELD LOCATED BY ACT ENGINEERS, INC IN JULY, 2019 AND JUNE 3, 2021.
2. FLOODPLAINS LINES WERE TAKEN FROM A PLAN ENTITLED "FIRM FLOOD INSURANCE RATE MAP BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED MARCH 16, 2015, PANEL 63 OF 532.
3. SOILS INFORMATION WAS TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE. 1961. LAND CAPABILITY CLASSIFICATION. U.S. DEPARTMENT OF AGRICULTURE HANDBOOK 210.

REFERENCE PLAN:

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LEGEND

PROPERTY LINE
TREE LINE
EDGE OF DIRT ROAD
FENCE LINE
STREAM
STORM SEWER LINE
SANITARY SEWER LINE
CONTOUR LINE
UTILITY POLE
SANITARY MANHOLE
POTABLE WELL
MONITORING WELL
CLEANOUT
EXISTING GRAVEL DRIVE
PROPOSED PAVED PARKING

NO.	DATE	REVISION	DRAWN	CHK	REL
4	6/9/23	LOWER CAMP AND PHASING REVISIONS	NH	RK	
3	9/15/22	REVISED FOR NEW WETLANDS LINE	NH	RK	
2	9/21/21	REVISED PER SPRINGFIELD TWP ENGINEER REVIEW	KW	RK	
1	7/1/21	REVISED PER ATTORNEY AND CLIENT REVIEW	KW	RK	

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MASTER PLAN PHASE 3
FOR
HAYCOCK CAMPING MINISTRIES
3100 SCHOOL ROAD
SITUATED IN
SPRINGFIELD TOWNSHIP AND HAYCOCK TOWNSHIP BUCKS COUNTY PENNSYLVANIA

CADD FILE F-MASTER PLAN	PROJECT NO. 171109-04
DRAWN BY KW	CHECKED BY RK
SCALE 1"=150'	DATE 6/8/21
ACT ENGINEERS, INC.	
SHEET 9 OF 13	

Xref: R-BASE 2019.dwg; R-SURVEY.dwg; R-WETLANDS AND STREAM.dwg; R-SITE.dwg
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Layout: Tab Name: PAGE 3; Image: Design_Wetlands.jpg; RK 5SUB
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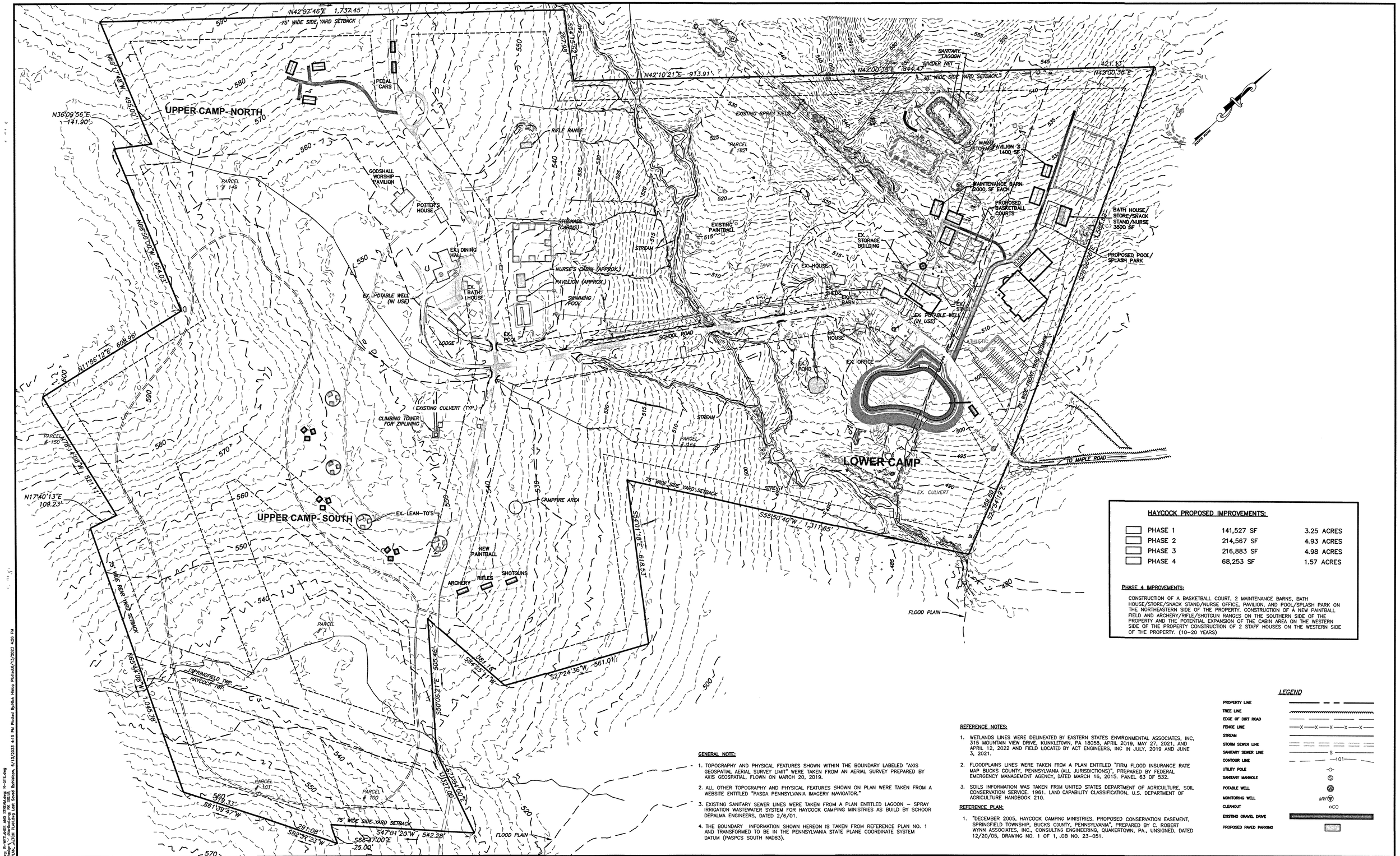

HAYCOCK PROPOSED IMPROVEMENTS:

☐	PHASE 1	141,527 SF	3.25 ACRES
☐	PHASE 2	214,567 SF	4.93 ACRES
☐	PHASE 3	216,883 SF	4.98 ACRES
☐	PHASE 4	68,253 SF	1.57 ACRES

PHASE 4 IMPROVEMENTS:

CONSTRUCTION OF A BASKETBALL COURT, 2 MAINTENANCE BARNS, BATH HOUSE/STORE/SNACK STAND/NURSE OFFICE, PAVILION, AND POOL/SPLASH PARK ON THE NORTHEASTERN SIDE OF THE PROPERTY. CONSTRUCTION OF A NEW PAINTBALL FIELD AND ARCHERY/RIFLE/SHOTGUN RANGES ON THE SOUTHERN SIDE OF THE PROPERTY AND THE POTENTIAL EXPANSION OF THE CABIN AREA ON THE WESTERN SIDE OF THE PROPERTY CONSTRUCTION OF 2 STAFF HOUSES ON THE WESTERN SIDE OF THE PROPERTY. (10-20 YEARS)

GENERAL NOTE:

1. TOPOGRAPHY AND PHYSICAL FEATURES SHOWN WITHIN THE BOUNDARY LABELED "AXIS GEOSPATIAL AERIAL SURVEY LIMIT" WERE TAKEN FROM AN AERIAL SURVEY PREPARED BY AXIS GEOSPATIAL, FLOWN ON MARCH 20, 2019.
2. ALL OTHER TOPOGRAPHY AND PHYSICAL FEATURES SHOWN ON PLAN WERE TAKEN FROM A WEBSITE ENTITLED "PASDA PENNSYLVANIA IMAGERY NAVIGATOR."
3. EXISTING SANITARY SEWER LINES WERE TAKEN FROM A PLAN ENTITLED LAGOON – SPRAY IRRIGATION WASTEWATER SYSTEM FOR HAYCOCK CAMPING MINISTRIES AS BUILD BY SCHOOR DEPALMA ENGINEERS, DATED 2/6/01.
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2. FLOODPLAINS LINES WERE TAKEN FROM A PLAN ENTITLED "FIRM FLOOD INSURANCE RATE MAP BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED MARCH 16, 2015. PANEL 63 OF 532.
3. SOILS INFORMATION WAS TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE. 1961. LAND CAPABILITY CLASSIFICATION. U.S. DEPARTMENT OF AGRICULTURE HANDBOOK 210.

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1. "DECEMBER 2005, HAYCOCK CAMPING MINISTRIES, PROPOSED CONSERVATION EASEMENT, SPRINGFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA", PREPARED BY C. ROBERT WYNN ASSOCIATES, INC., CONSULTNG ENGINEERING, QUAKERTOWN, PA., UNSIGNED, DATED 12/20/05, DRAWING NO. 1 OF 1, JOB NO. 23-051.

LEGEND

PROPERTY LINE	
TREE LINE	
EDGE OF DIRT ROAD	
FENCE LINE	—X—X—X—X—
STREAM	
STORM SEWER LINE	
SANITARY SEWER LINE	—S—
CONTOUR LINE	—101—
UTILITY POLE	-O-
SANITARY MANHOLE	Ⓢ
POTABLE WELL	Ⓦ
MONITORING WELL	MW
CLEANOUT	oCO
EXISTING GRAVEL DRIVE	
PROPOSED PAVED PARKING	

NO.	DATE	REVISION	DRAWN	CHK	REL
4	6/9/23	LOWER CAMP AND PHASING REVISIONS	NH	RK	
3	9/15/22	REVISED FOR NEW WETLANDS LINE	NH	RK	
2	9/21/21	REVISED PER SPRINGFIELD TWP ENGINEER REVIEW	KW	RK	
1	7/1/21	REVISED PER ATTORNEY AND CLIENT REVIEW	KW	RK	

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MASTER PLAN PHASE 4
FOR
HAYCOCK CAMPING MINISTRIES
3100 SCHOOL ROAD
SITUATED IN
SPRINGFIELD TOWNSHIP AND HAYCOCK TOWNSHIP BUCKS COUNTY PENNSYLVANIA

CADD FILE F-MASTER PLAN	PROJECT NO. 171109-04
DRAWN BY IK/KW	CHECKED BY IK
SCALE 1"=150'	DATE 6/8/21
ACT ENGINEERS, INC.	
SHEET 10 OF 13	

Xrefs: R-BASE 2019.dwg; R-SURVEY.dwg; R-WETLANDS AND STREAM.dwg; R-SITE.dwg
Image: R-AERIAL 2019 Image: R-AERIAL 2019 Layout: 10 - MASTER PLAN Save date: 6/13/2023 4:15 PM
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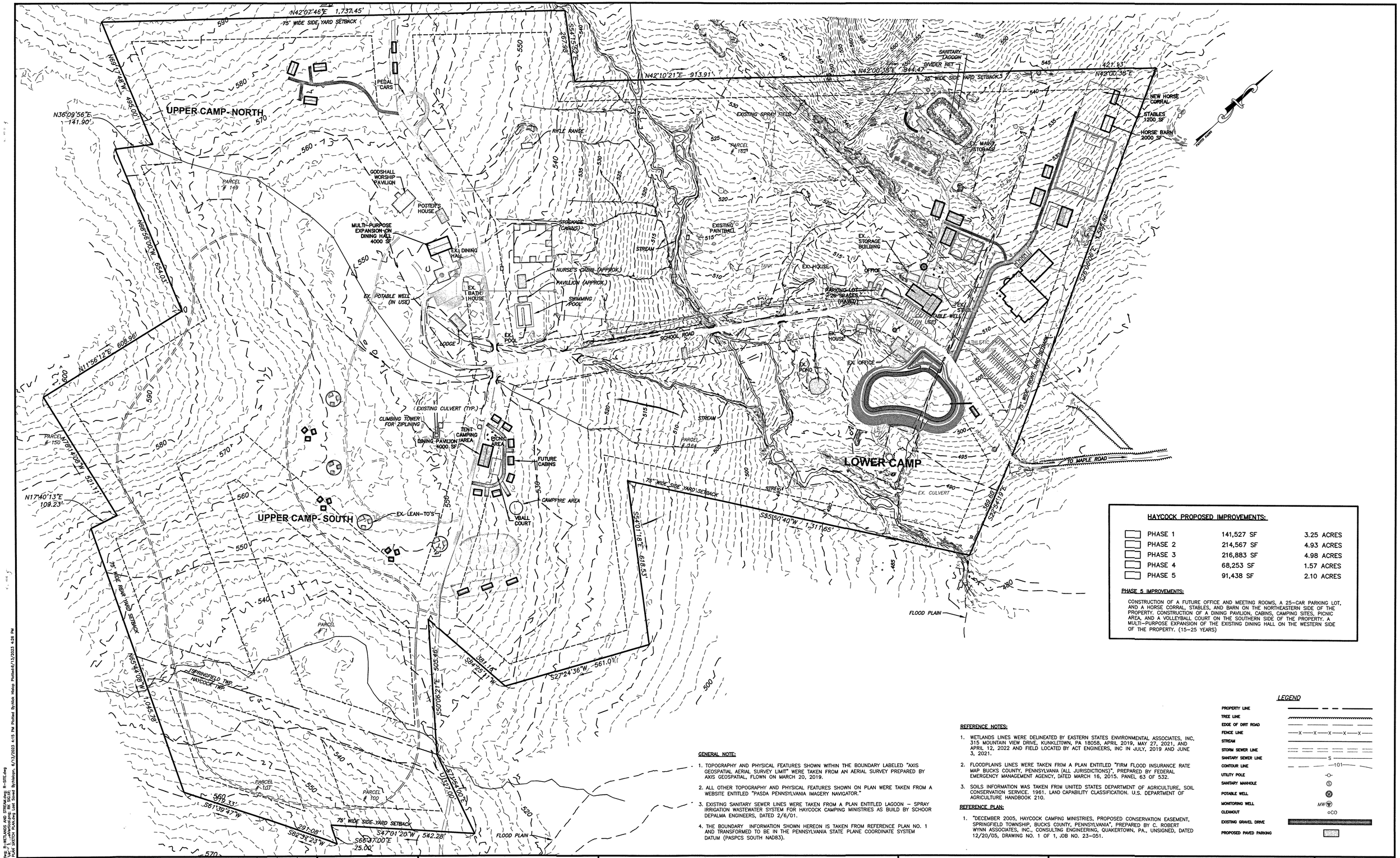

HAYCOCK PROPOSED IMPROVEMENTS:

PHASE 1	141,527 SF	3.25 ACRES
PHASE 2	214,567 SF	4.93 ACRES
PHASE 3	216,883 SF	4.98 ACRES
PHASE 4	68,253 SF	1.57 ACRES
PHASE 5	91,438 SF	2.10 ACRES

PHASE 5 IMPROVEMENTS:

CONSTRUCTION OF A FUTURE OFFICE AND MEETING ROOMS, A 25-CAR PARKING LOT, AND A HORSE CORRAL, STABLES, AND BARN ON THE NORTHEASTERN SIDE OF THE PROPERTY. CONSTRUCTION OF A DINING PAVILION, CABINS, CAMPING SITES, PICNIC AREA, AND A VOLLEYBALL COURT ON THE SOUTHERN SIDE OF THE PROPERTY. A MULTI-PURPOSE EXPANSION OF THE EXISTING DINING HALL ON THE WESTERN SIDE OF THE PROPERTY. (15-25 YEARS)

GENERAL NOTE:

1. TOPOGRAPHY AND PHYSICAL FEATURES SHOWN WITHIN THE BOUNDARY LABELED "AXIS GEOSPATIAL AERIAL SURVEY LIMIT" WERE TAKEN FROM AN AERIAL SURVEY PREPARED BY AXIS GEOSPATIAL, FLOWN ON MARCH 20, 2019.
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4. THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM REFERENCE PLAN NO. 1 AND TRANSFORMED TO BE IN THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM DATUM (PASPCS SOUTH NAD83).

REFERENCE NOTES:

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REFERENCE PLAN:

1. "DECEMBER 2005, HAYCOCK CAMPING MINISTRIES, PROPOSED CONSERVATION EASEMENT, SPRINGFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA", PREPARED BY C. ROBERT WYNN ASSOCIATES, INC., CONSULTING ENGINEERING, QUAKERTOWN, PA., UNSIGNED, DATED 12/20/05, DRAWING NO. 1 OF 1, JOB NO. 23-051.

LEGEND

PROPERTY LINE
TREE LINE
EDGE OF DIRT ROAD
FENCE LINE
STREAM
STORM SEWER LINE
SANITARY SEWER LINE
CONTOUR LINE
UTILITY POLE
SANITARY MANHOLE
POTABLE WELL
MONITORING WELL
CLEANOUT
EXISTING GRAVEL DRIVE
PROPOSED PAVED PARKING

NO.	DATE	REVISION	DRAWN	CHK	REL
4	6/9/23	LOWER CAMP AND PHASING REVISIONS	NH	RK	
3	9/15/22	REVISED FOR NEW WETLANDS LINE	NH	RK	
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1	7/1/21	REVISED PER ATTORNEY AND CLIENT REVIEW	KW	RK	

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MASTER PLAN PHASE 5
FOR
HAYCOCK CAMPING MINISTRIES
3100 SCHOOL ROAD
SITUATED IN
SPRINGFIELD TOWNSHIP AND HAYCOCK TOWNSHIP BUCKS COUNTY PENNSYLVANIA

CADD FILE: F-MASTER PLAN	PROJECT NO.: 171109-04
DRAWN BY: IK/KW	CHECKED BY: IK
SCALE: 1"=150'	DATE: 6/8/21
ACT ENGINEERS, INC.	
SHEET 11 OF 13	

Xrefs: R-BASE 2019.dwg; R-SURVEY.dwg; R-WETLANDS AND STREAM.dwg; R-SITE.dwg
Images: R-AERIAL.jpg; R-AERIAL.jpg; R-AERIAL.jpg; R-AERIAL.jpg
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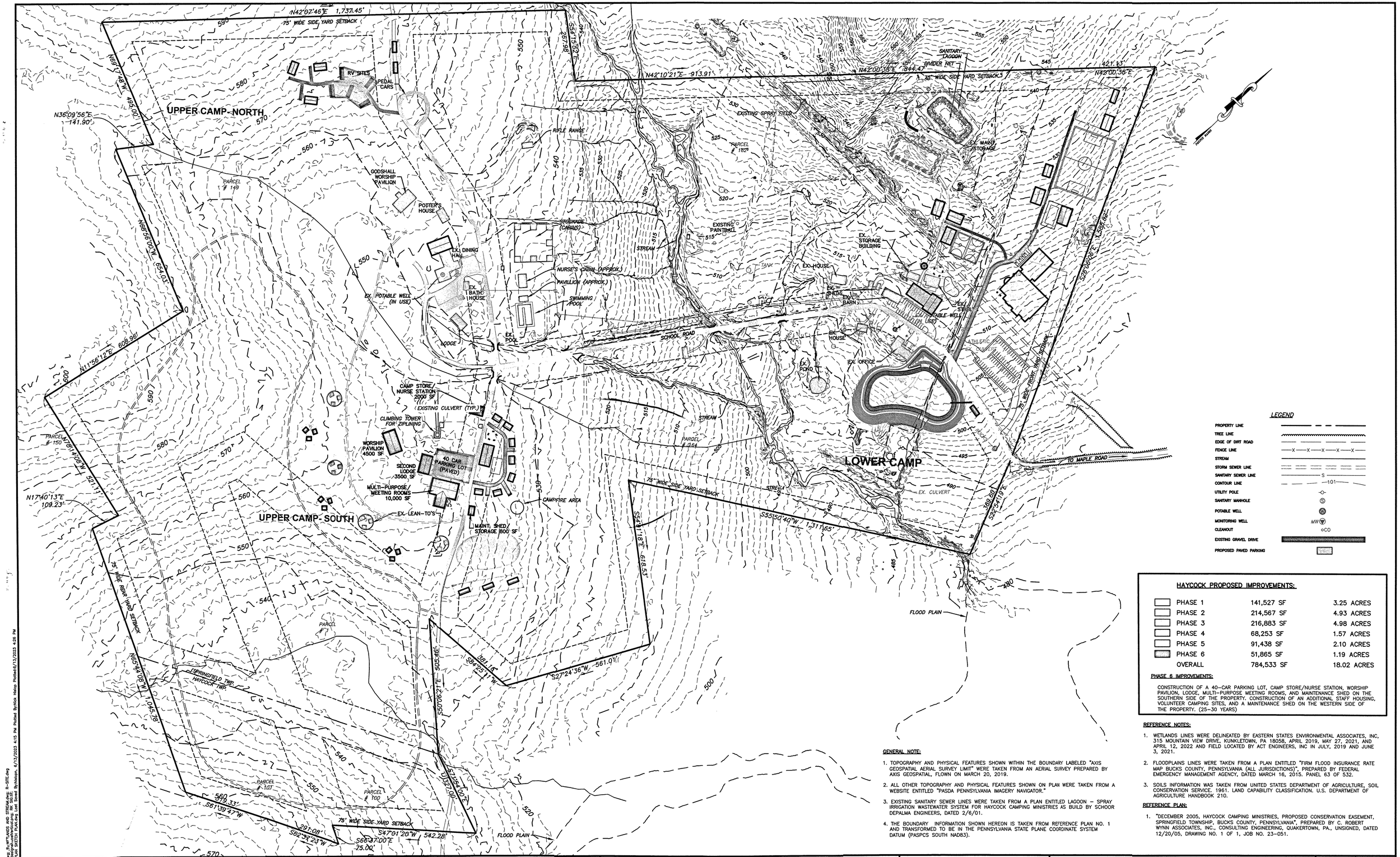

LEGEND

PROPERTY LINE	
TREE LINE	
EDGE OF DIRT ROAD	
FENCE LINE	—X—X—X—X—X—
STREAM	
STORM SEWER LINE	
SANITARY SEWER LINE	—S—
CONTOUR LINE	—101—
UTILITY POLE	-O-
SANITARY MANHOLE	S
POTABLE WELL	W
MONITORING WELL	MW
CLEANOUT	CO
EXISTING GRAVEL DRIVE	
PROPOSED PAVED PARKING	

HAYCOCK PROPOSED IMPROVEMENTS:

	PHASE 1	141,527 SF	3.25 ACRES
	PHASE 2	214,567 SF	4.93 ACRES
	PHASE 3	216,883 SF	4.98 ACRES
	PHASE 4	68,253 SF	1.57 ACRES
	PHASE 5	91,438 SF	2.10 ACRES
	PHASE 6	51,865 SF	1.19 ACRES
	OVERALL	784,533 SF	18.02 ACRES

PHASE 6 IMPROVEMENTS:

CONSTRUCTION OF A 40-CAR PARKING LOT, CAMP STORE/NURSE STATION, WORSHIP PAVILION, LODGE, MULTI-PURPOSE MEETING ROOMS, AND MAINTENANCE SHED ON THE SOUTHERN SIDE OF THE PROPERTY. CONSTRUCTION OF AN ADDITIONAL STAFF HOUSING, VOLUNTEER CAMPING SITES, AND A MAINTENANCE SHED ON THE WESTERN SIDE OF THE PROPERTY. (25-30 YEARS)

REFERENCE NOTES:

1. WETLANDS LINES WERE DELINEATED BY EASTERN STATES ENVIRONMENTAL ASSOCIATES, INC, 315 MOUNTAIN VIEW DRIVE, KUNKLETOWN, PA 18058, APRIL 2019, MAY 27, 2021, AND APRIL 12, 2022 AND FIELD LOCATED BY ACT ENGINEERS, INC IN JULY, 2019 AND JUNE 3, 2021.
2. FLOODPLAINS LINES WERE TAKEN FROM A PLAN ENTITLED "FIRM FLOOD INSURANCE RATE MAP BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)", PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED MARCH 16, 2015. PANEL 63 OF 532.
3. SOILS INFORMATION WAS TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE. 1961. LAND CAPABILITY CLASSIFICATION. U.S. DEPARTMENT OF AGRICULTURE HANDBOOK 210.

REFERENCE PLAN:

1. "DECEMBER 2005, HAYCOCK CAMPING MINISTRIES, PROPOSED CONSERVATION EASEMENT, SPRINGFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA", PREPARED BY C. ROBERT WYNN ASSOCIATES, INC., CONSULTING ENGINEERING, QUAKERTOWN, PA., UNSIGNED, DATED 12/20/05, DRAWING NO. 1 OF 1, JOB NO. 23-051.

GENERAL NOTE:

1. TOPOGRAPHY AND PHYSICAL FEATURES SHOWN WITHIN THE BOUNDARY LABELED "AXIS GEOSPATIAL AERIAL SURVEY LIMIT" WERE TAKEN FROM AN AERIAL SURVEY PREPARED BY AXIS GEOSPATIAL, FLOWN ON MARCH 20, 2019.
2. ALL OTHER TOPOGRAPHY AND PHYSICAL FEATURES SHOWN ON PLAN WERE TAKEN FROM A WEBSITE ENTITLED "PASDA PENNSYLVANIA IMAGERY NAVIGATOR."
3. EXISTING SANITARY SEWER LINES WERE TAKEN FROM A PLAN ENTITLED LAGOON – SPRAY IRRIGATION WASTEWATER SYSTEM FOR HAYCOCK CAMPING MINISTRIES AS BUILD BY SCHOOR DEPALMA ENGINEERS, DATED 2/6/01.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM REFERENCE PLAN NO. 1 AND TRANSFORMED TO BE IN THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM DATUM (PASPCS SOUTH NAD83).

NO.	DATE	REVISION	DRAWN	CHK	REL
4	6/9/23	LOWER CAMP AND PHASING REVISIONS	NH	RK	
3	9/15/22	REVISED FOR NEW WETLANDS LINE	NH	RK	
2	9/21/21	REVISED PER SPRINGFIELD TWP ENGINEER REVIEW	KW	RK	
1	7/1/21	REVISED PER ATTORNEY AND CLIENT REVIEW	KW	RK	

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HORIZONTAL SCALE IN FEET

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CIVIL ENGINEERING ◻ LAND SURVEYING ◻ ENVIRONMENTAL PERMITTING
NEW JERSEY CERTIFICATE of AUTHORIZATION No. 24GA27936900

MASTER PLAN PHASE 6
FOR
HAYCOCK CAMPING MINISTRIES
3100 SCHOOL ROAD
SITUATED IN
SPRINGFIELD TOWNSHIP AND HAYCOCK TOWNSHIP BUCKS COUNTY PENNSYLVANIA

CADD FILE: F-MASTER PLAN	PROJECT NO.: 171109-04
DRAWN BY: IK/KW	CHECKED BY: IK
SCALE: 1"=150'	DATE: 6/8/21
ACT ENGINEERS, INC.	SHEET 12 OF 13

Xrefs: R-BASE 2019.dwg R-SURVEY.dwg R-WETLANDS AND STREAM.dwg R-SITE.dwg
Layout: 13 XV 17109-04-Dwg-F-MASTER PLAN SECTION 24x36.dwg Last Saved: By:kwilson, 6/13/2023 4:15 PM Plotted By:Rick Hilsop Plotted:6/13/2023 4:26 PM

GENERAL NOTE:

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LEGEND

PROPERTY LINE	——— — — ———
TREE LINE	~~~~~~
EDGE OF DIRT ROAD	—— —— ——
FENCE LINE	—X—X—X—X—X—
STREAM	———
STORM SEWER LINE	
SANITARY SEWER LINE	——— S ———
CONTOUR LINE	— — —101— —
UTILITY POLE	-O-
SANITARY MANHOLE	Ⓢ
POTABLE WELL	Ⓦ
MONITORING WELL	MW
CLEANOUT	oCO

NO.	DATE	REVISION	DRAWN	CHK	REL
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SHEET 13 OF 13	

Xrefs: R-BASE 2019.dwg; R-SURVEY.dwg; R-WETLANDS AND STREAM.dwg; R-SITE.dwg
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