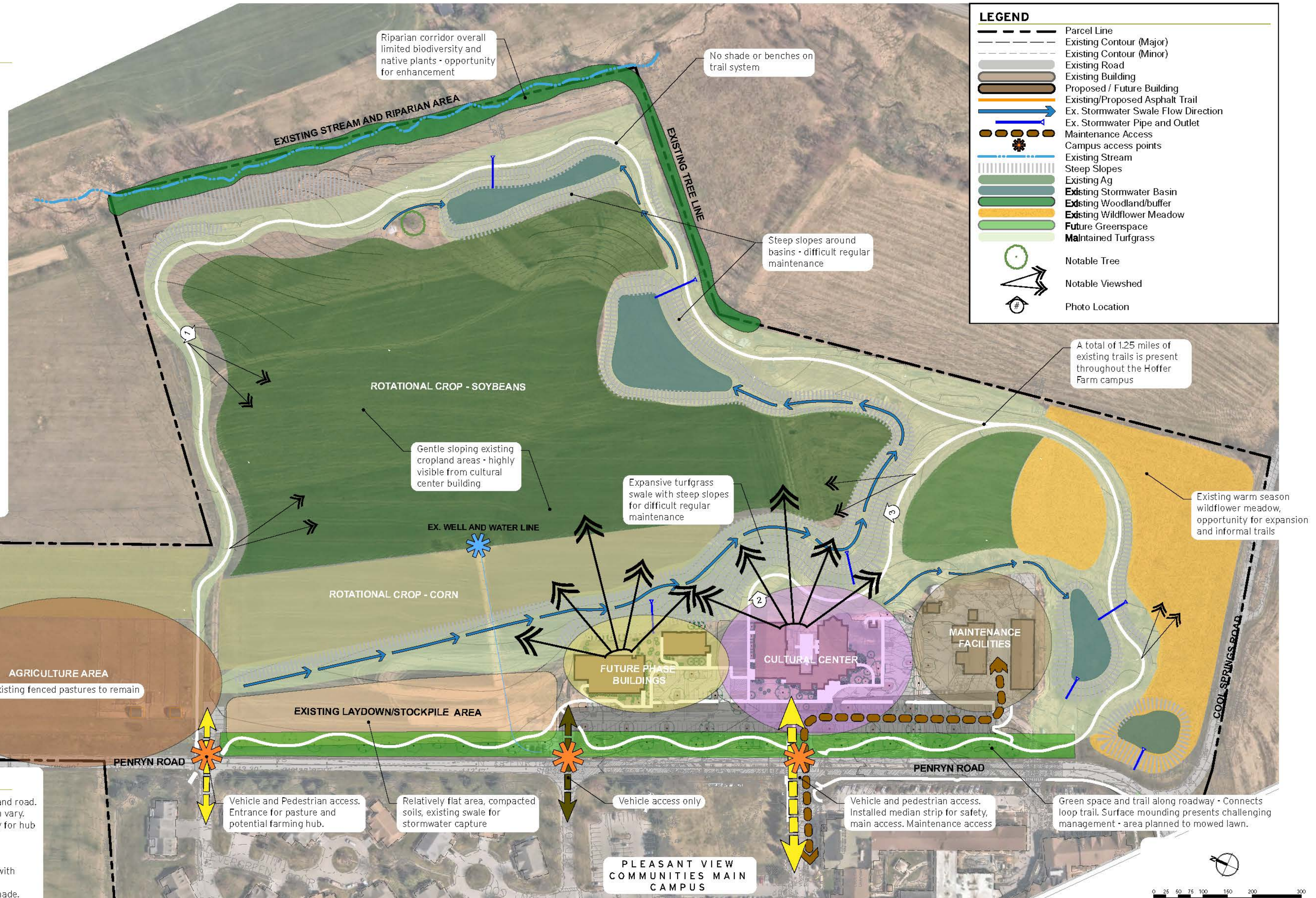


# Existing Conditions Analysis Plan

## Pleasant View - Hoffer Farm Green Master Plan

Lancaster County, PA  
February 18, 2025

### Existing Conditions

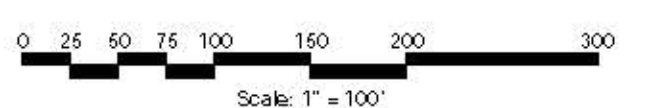


LEGEND	
	Parcel Line
	Existing Contour (Major)
	Existing Contour (Minor)
	Existing Road
	Existing Building
	Proposed / Future Building
	Existing/Proposed Asphalt Trail
	Ex. Stormwater Swale Flow Direction
	Ex. Stormwater Pipe and Outlet
	Maintenance Access
	Campus access points
	Existing Stream
	Steep Slopes
	Existing Ag
	Existing Stormwater Basin
	Existing Woodland/buffer
	Existing Wildflower Meadow
	Future Greenspace
	Maintained Turfgrass
	Notable Tree
	Notable Viewshed
	Photo Location

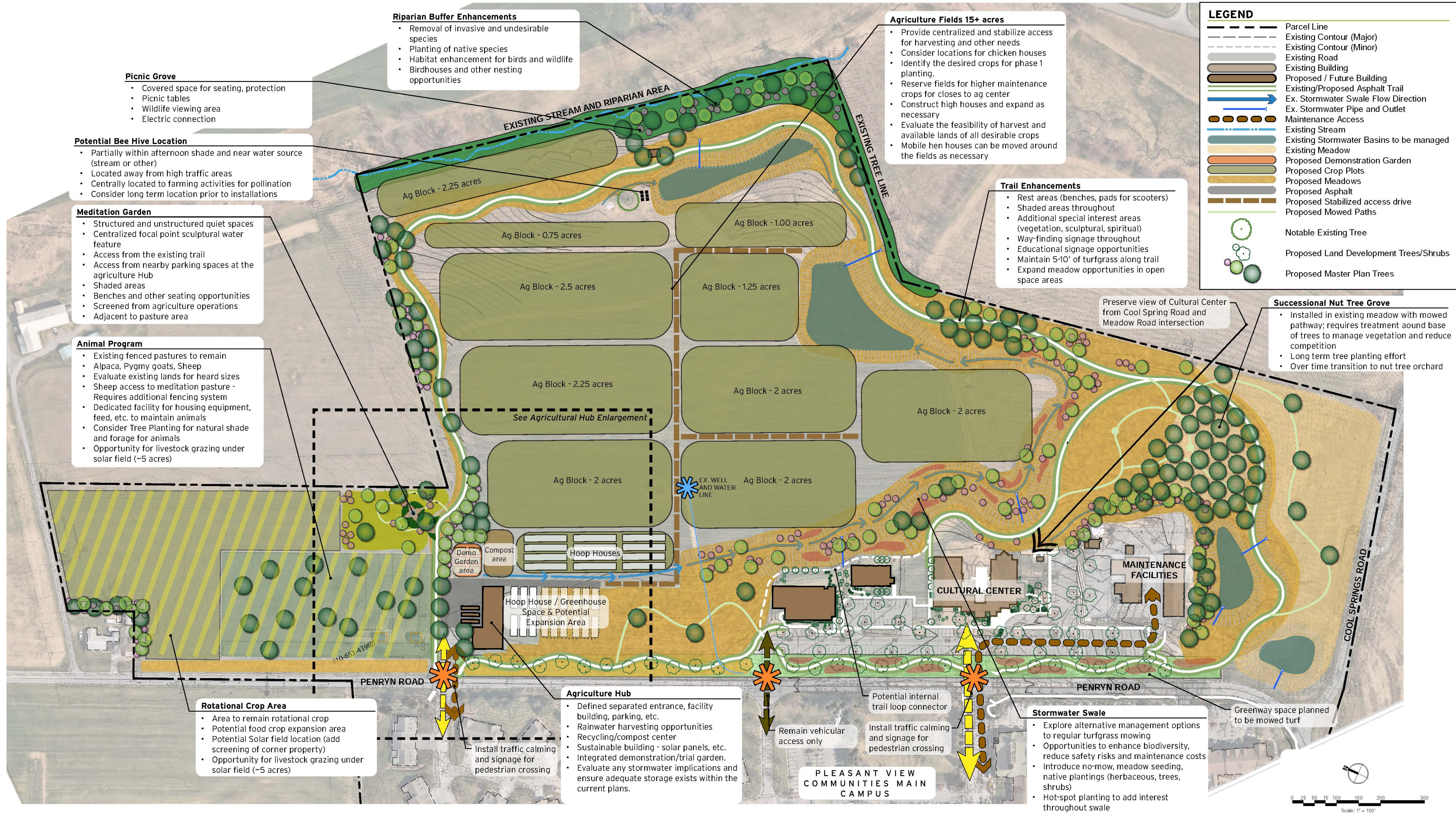
### General Notes

- Majority of the field is viewable from the cultural center, trail and road.
- Large portion of the field is gently sloping, access and use can vary.
- 'Farm access' point on north end of property is an opportunity for hub for all farm related practices.
- The new livestock area is to remain.
- Adjacent land use bordering the property is agricultural fields.
- Multiple access points to Hoffer Farm site from main campus with pedestrian access on each end of the property.
- Trail system is expansive and does not provide rest stops or shade. There are some steeper grades.
- Currently the property is mostly rotational croplands, existing meadow, and a large area of mowed lawn.

PLEASANT VIEW COMMUNITIES MAIN CAMPUS







**Picnic Grove**

- Covered space for seating, protection
- Picnic tables
- Wildlife viewing area
- Electric connection

**Potential Bee Hive Location**

- Partially within afternoon shade and near water source (stream or other)
- Located away from high traffic areas
- Centrally located to farming activities for pollination
- Consider long term location prior to installations

**Meditation Garden**

- Structured and unstructured quiet spaces
- Centralized focal point sculptural water feature
- Access from the existing trail
- Access from nearby parking spaces at the agriculture Hub
- Shaded areas
- Benches and other seating opportunities
- Screened from agriculture operations
- Adjacent to pasture area

**Animal Program**

- Existing fenced pastures to remain
- Alpaca, Pygmy goats, Sheep
- Evaluate existing lands for heard sizes
- Sheep access to meditation pasture - Requires additional fencing system
- Dedicated facility for housing equipment, feed, etc. to maintain animals
- Consider Tree Planting for natural shade and forage for animals
- Opportunity for livestock grazing under solar field (~5 acres)

**Riparian Buffer Enhancements**

- Removal of invasive and undesirable species
- Planting of native species
- Habitat enhancement for birds and wildlife
- Birdhouses and other nesting opportunities

**Agriculture Fields 15+ acres**

- Provide centralized and stabilize access for harvesting and other needs
- Consider locations for chicken houses
- Identify the desired crops for phase 1 planting.
- Reserve fields for higher maintenance crops for closes to ag center
- Construct high houses and expand as necessary
- Evaluate the feasibility of harvest and available lands of all desirable crops
- Mobile hen houses can be moved around the fields as necessary

**Trail Enhancements**

- Rest areas (benches, pads for scooters)
- Shaded areas throughout
- Additional special interest areas (vegetation, sculptural, spiritual)
- Way-finding signage throughout
- Educational signage opportunities
- Maintain 5-10' of turfgrass along trail
- Expand meadow opportunities in open space areas

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	Maintenance Access
	Existing Stream
	Existing Stormwater Basins to be managed
	Existing Meadow
	Proposed Demonstration Garden
	Proposed Crop Plots
	Proposed Meadows
	Proposed Asphalt
	Proposed Stabilized access drive
	Proposed Mowed Paths
	Notable Existing Tree
	Proposed Land Development Trees/Shrubs
	Proposed Master Plan Trees

**Successional Nut Tree Grove**

- Installed in existing meadow with mowed pathway; requires treatment around base of trees to manage vegetation and reduce competition
- Long term tree planting effort
- Over time transition to nut tree orchard

**Rotational Crop Area**

- Area to remain rotational crop
- Potential food crop expansion area
- Potential Solar field location (add screening of corner property)
- Opportunity for livestock grazing under solar field (~5 acres)

**Agriculture Hub**

- Defined separated entrance, facility building, parking, etc.
- Rainwater harvesting opportunities
- Recycling/compost center
- Sustainable building - solar panels, etc.
- Integrated demonstration/trial garden.
- Evaluate any stormwater implications and ensure adequate storage exists within the current plans.

**Stormwater Swale**

- Explore alternative management options to regular turfgrass mowing
- Opportunities to enhance biodiversity, reduce safety risks and maintenance costs
- Introduce no-mow, meadow seeding, native plantings (herbaceous, trees, shrubs)
- Hot-spot planting to add interest throughout swale

PLEASANT VIEW COMMUNITIES MAIN CAMPUS

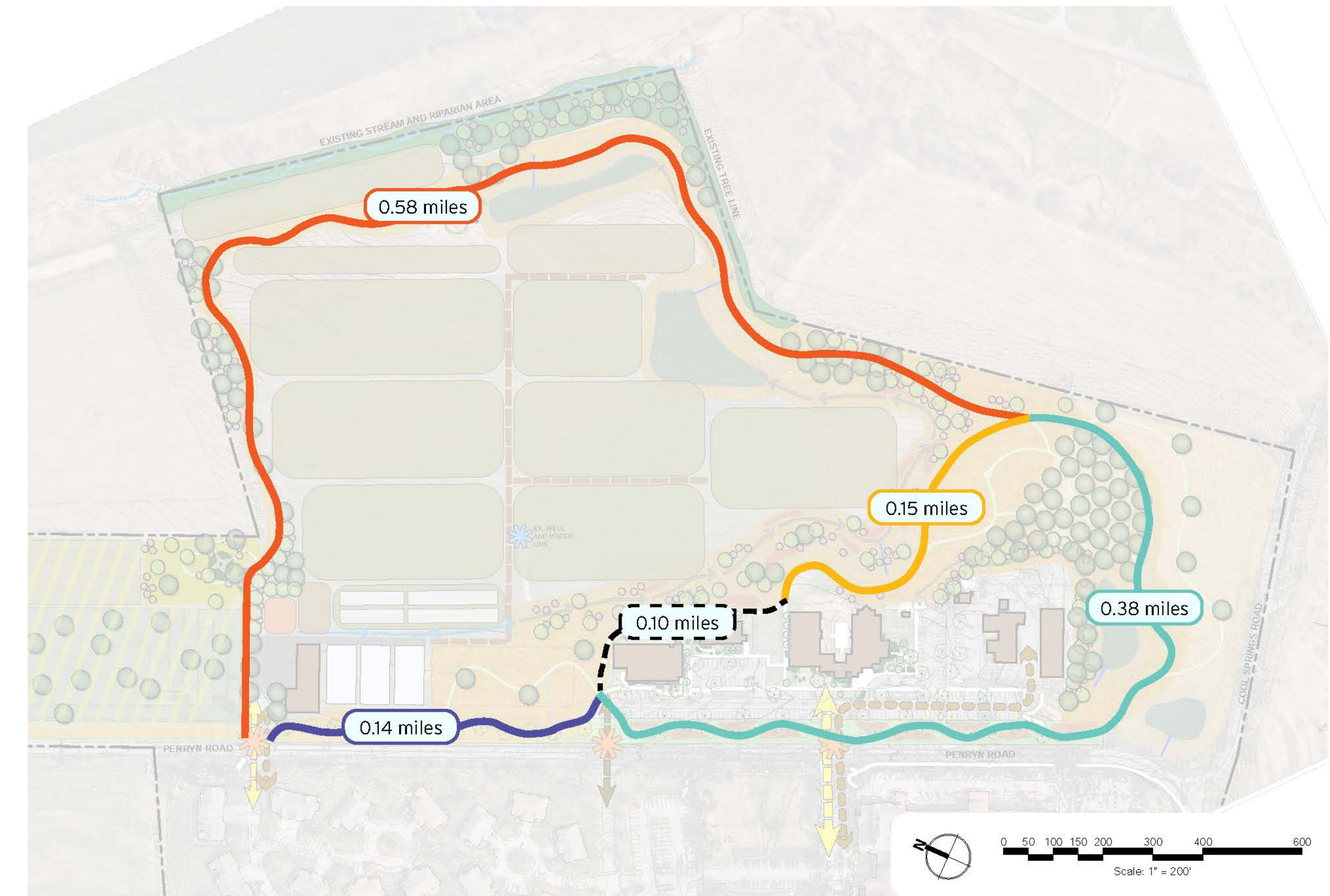




## Trail Network

### Existing Trails

- There is a total of 1.25 miles of existing trails on the Hoffer Farm campus.
- An connector trail (black dashed line) is recommended to create an internal trail loop. This connector trail would add an additional 0.10 miles of trail.
- Additional trails can be mown throughout existing and proposed meadows.



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