



EPHRATA TOWNSHIP BOARD OF SUPERVISORS
AGENDA
April 16, 2024

1. Meeting called to order by Chairman Clark Stauffer at 7:00 A.M.
2. Pledge of Allegiance to the Flag.
3. Public Comment Period on Non-Agenda Items.
4. Approval of the minutes from the April 2, 2024 meeting.
5. 537 Stevens Road – Revised Final Plan
6. Attorney Dwight Yoder – Discussion on the Zoning Issues – Zimmerman Auto Body Supplies – Glenwood Drive
7. Staff Reports
 - Police Department – Sgt. Matt Randolph
 - o Monthly Report
 - Manager – Steve Sawyer
 - Joint Roadwork Bids – Seal Coating, Micro-Surfacing and Line Painting
 - Comcast Road Occupancy Permit – Misty Meadows
 - Planning Commission Appointment
 - Township Engineer- Jim Caldwell
 - Administrative Actions
 - Approval of payment of bills
 - Correspondence – Secretary

EPHRATA TOWNSHIP SUPERVISORS MEETING

April 2, 2024

The Ephrata Township Supervisors met this date at 7:00 p.m. at the Ephrata Township Office Building, 265 Akron Road, Ephrata, Pennsylvania.

Present were Supervisors:	Clark Stauffer
	Tony Haws
	Ty Zerbe
Solicitor:	Anthony Schimaneck
Engineer:	Jim Caldwell
Admin. Assist.	Jennifer Carvell

The meeting was called to order by Chairman Clark Stauffer followed by the Pledge of Allegiance to the Flag.

PUBLIC COMMENTS NON-AGENDA ITEMS

Pete Beckary of 71 East Mohler Church Road was present and requested to address the Board of Supervisors with some items of concern.

Peter encouraged the Board of Supervisors to pass a Resolution stating that Ephrata Township will NOT be a Sanctuary for illegal immigrants. A sample from a Lancaster County municipality was provided to the Board.

Peter asked if Ephrata Township funds the Lancaster Public Library? He stated that he fully supports libraries, but he feels that the Lancaster Public Library planning a Drag Queen Hour was crossing the line into politics that they need to stay away from. He stated that he would hope that the Supervisors would stop funding Libraries if they cross that same line. Mr. Stauffer stated that the Township only funds the Ephrata Public Library currently and encouraged Mr. Beckary to reach out to the Director of the Ephrata Library personally to share these types of concerns.

Peter also shared his concern with the intersection of Ridge & E. Mohler Church Road and encouraged a 4-way stop. He acknowledged that this topic was mentioned at the March 19, 2024 Supervisors Meeting and it was determined that more signage would be added approaching the intersection. He stated that traffic is only getting busier & crazier by the day. Peter also shared a situation that occurred at the intersection of Route 340 (Old Philadelphia Pike) & New Holland Road in Leacock Township as an example. Today it has a stoplight, but over the years multiple accidents occurred with serious injuries and at least one fatal accident.

Peter also stated that he is a Ham Radio Repeater Club Member. The Club shares a tower on the Ephrata Mountain with WIOV, cellular companies and Lancaster County 911. He has concerns over the possibility of the Borough opening up mountain bike trails on the

Ephrata Mountain for security reasons. The Board of Supervisors stated that they are not planning to participate with the mountain bike trail project and encouraged Peter to reach out to the Borough of Ephrata to share his concerns.

Lastly, Peter asked for an update on the West Mohler Church Bridge replacement project and the Township Engineer notified him that PennDOT is overseeing the project and it is currently in the design stage.

There were also residents from Sycamore Acres present. Pamela Tronsor of 1212 Martin Avenue stated that residents were in attendance to share concerns over the proposed life care facility proposed by Weaverland Mennonite Homes and Caring Acres Community on the property located adjacent to the Sycamore Acres development and to the west of the Ephrata Township Sycamore Acres Park. Ms. Tronsor stated that residents of Sycamore Acres attended the Zoning Hearing Board Meeting and are aware that the Board of Supervisors chose not to be a party to the Hearing, so she wanted to share some of the concerns that the neighbors presented to the Zoning Hearing Board in regards to the proposed project. The concerns addressed at the Hearing were storm water control, carbonite geology issues in the area as blasting may be required, and the trees that are currently a buffer at the park that may need to be removed due to the proposed walkway to access the park and installation of utilities. The other concerns that were mentioned were regarding safety with the level of supervision, amount of staffing per resident and added accessibility to the park. The park is currently being used by families with very young children. Jim Caldwell, Township Engineer and Tony Schimanek, Township Attorney explained that the proposed use requires approval from the Zoning Hearing Board. The Board of Supervisors cannot approve or deny the request for a Special Exception for a Life Care facility. If approval is granted by the Zoning Hearing Board, Weaverland Mennonite Homes and Caring Acres Community will be required to submit Land Development Plans to the Township that will be reviewed and acted on by the Board of Supervisors. The Board will review the plans to determine if they comply with the Subdivision and Land Development Ordinance and the Storm Water Management Ordinance.

A motion to close the public comment period was made by Ty Zerbe. The motion was seconded by Tony Haws and carried unanimously.

APPROVAL OF MINUTES

A motion was made by Tony Haws to dispense with the reading of the March 19, 2024 Supervisors' Minutes and to approve them as presented. The motion was seconded by Ty Zerbe and carried unanimously.

STAFF REPORTS

Manager Steve Sawyer was not in attendance

- **2024 Roadwork Bids.** The bid results were provided to the Board of Supervisors along with staff's recommendations and justification for each recommendation for each category prior to the meeting for their review.

A motion was made by Ty Zerbe to approve the 2024 Roadwork Bids as recommended by staff per the justifications provided. The motion was seconded by Ty Zerbe and carried unanimously.

- **Hammon Avenue Paving Project – Intermunicipal Agreement with Ephrata Borough.** At the March 19th Supervisors' Meeting, Manager Sawyer stated that approximately two (2) weeks ago the Township found out that Ephrata Borough was planning to repave Hammon Avenue this year. There is approximately 400 feet of Hammon Avenue in Ephrata Township from the Township/Borough line to Meadow Valley Road. The Board of Supervisors' authorized staff to move forward with the project to include the Township's portion of Hammon Avenue with the Ephrata Borough bid for the project. The Board of Supervisors were given an Intermunicipal Agreement and Resolution regarding participating with Ephrata Borough in the bidding process to repave Hammon Avenue. The Township will still have the option to approve or deny their portion of the project after the bids are received.

A motion was made by Tony Haws to approve the Resolution and Intermunicipal Agreement with Ephrata Borough as presented and recommended by staff. The motion was seconded by Ty Zerbe and carried unanimously.

- **Rt. 322 – Walmart Traffic Signal Repair.** The Board of Supervisors were provided with the CM High invoice for informational purposes. Both the owner of the vehicle that caused the accident and the Township's insurance companies have been contacted.
- **Update – Building Inspection Companies.** Staff met with Code Administrators and Commonwealth Code Inspection Service, Inc. and both companies are interested in providing commercial building code services to Ephrata Township. Staff also met with Ed Poorman, owner of ABI, Inc. who will be providing more information and his input to the Board concerning this proposed change.

A motion was made by Ty Zerbe to table any decision regarding multiple building inspection companies. The motion was seconded by Tony Haws and carried unanimously.

Solicitor – Tony Schimaneck

Solicitor Schimaneck informed the Board that he did not have anything additional information to report at this time.

Township Engineer Jim Caldwell reported that the following plans/projects are in the review process:

Akron Road Culvert Project
Allen Auker – SWMP
Garden Spot Auto Auction – Sketch Plan
Balmer – Second Dwelling

APPROVAL OF BILLS

A motion was made by Ty Zerbe to accept the list of checks written and to pay any bills pending. The motion was seconded by Tony Haws and carried unanimously.

CORRESPONDENCE

Tony Haws stated that there was no additional correspondence that has not already been discussed.

A motion was made by Tony Haws to adjourn the meeting at 7:48 p.m. The motion was seconded by Ty Zerbe and carried unanimously.

Clark R. Stauffer

J. Tyler Zerbe

Anthony Haws



We answer to you.

3020 Columbia Avenue, Lancaster, PA 17603 • Phone: (800) 738-8395
E-mail: rettetw@rettetw.com • Website: rettetw.com

Engineers
Environmental
Consultants
Surveyors
Landscape
Architects
Safety
Consultants

March 6, 2024

Mr. Steven A. Sawyer, Manager
Ephrata Township
265 Akron Road
Ephrata, PA 17522

RE: 537 Stevens Road
Revised Final Plan
Review No. 1
RETTEW Project No. 0111401087

Dear Mr. Sawyer:

We have completed our review of the above-referenced plan as prepared by Hershey Surveying, Inc. Our review was of the following information:

1. Two plan sheets dated February 5, 2024.
2. Property Legal Descriptions.
3. Miscellaneous supporting documentation.

We have the following comments for your consideration:

SUBDIVISION AND LAND DEVELOPMENT

1. This plan proposes changes to a plan of record (2018-0470-J) and needs to be retitled as a revised final plan (§ 308.B).
 2. The buildings/structures, stormwater management facility easements, wells and sewer connections within the on the SSK Property LLC need to be included on the plan. This can be provided using Lancaster County GIS mapping (§ 402.C.3.b, 402.C.4.b, 404.C).
 3. All plan certificates need to be completed prior to recording the plan (§ 404.E).
 4. The location and material of all permanent monuments and lot line markers need to be provided at the limits and all break points of the dedicated right-of-way, including a note that all monuments and lot markers are set or indicating when they will be set (§ 403.D.12, 508.A, 607.A).
 5. A clear sight triangle and the available and required minimum safe sight stopping distance (SSSD) need to be provided (§ 403.D.24, 602.E.7, 602.E.8).
 6. Note #5 on the cover sheet states Lot 1 is served by public sewer and on-lot well. This needs clarified on the plans.
 7. Easements need to be provided for the stormwater pipe run through the SSK Property LLC to West Trout Run Road.
-

Page 2 of 2
Ephrata Township
March 6, 2024
RETTEW Project No. 0111401087

Should you have any questions, or require additional information, please feel free to contact us at any time.

Sincerely,

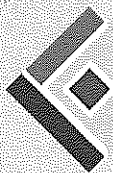


James R. Caldwell
Municipal Team Lead

copy: Steven A. Sawyer, Ephrata Township (ssawyer@ptd.net)
Ron Hershey, Hershey Surveying Inc. (ron@hersheysurveying.com)

\\EgnyteDrive\rettew\Shared\Projects\01114\0111401087 - 537 Stevens Rd LAO\MUN\Ltr_SSawyer_LAO_Rev1_2024-02-28.docx

RETTEW



Subdivision/Land Development Plan Review

Plan Name 537 Stevens Road	S/LD # 89-192-1
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Project Description To add 4.945 acres to the 2.322 acre Lot 1 from the 7.445 acre Lot 2. The Resultant Lot 1 will be 7.267 acres and Lot 2 will be 2.500 acres	Gross Acreage 9.767
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Date of Completed Application Receipt 02/20/2024	Date of Review 03/28/2024
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Municipality/Municipalities Ephrata Township	Project Address(es) 537 and 543 Stevens Road,, Ephrata,
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Project Location/Direction and Distance
North of the intersection of Helen Ave. & W. Trout Run Rd., south side of Stevens Road

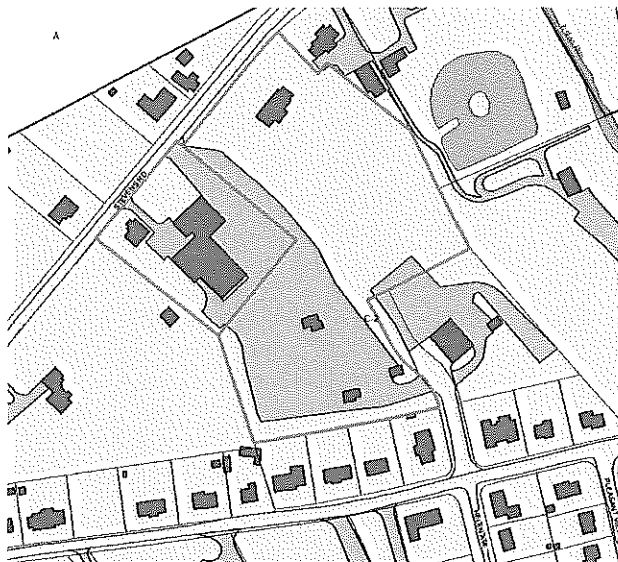
Parcel Account Number(s)
2703104900000; 2705943200000

Existing Zoning District(s)
Ephrata Township: Mixed Use

Existing Land Use(s)
Commercial; Residential

Designated Growth Area
Ephrata-Akron

places2040 Character Zone
Suburban



Owner Name
Shannon L. & Darnell L. Hurst

Applicant Name
Darnell L. Hurst

Consulting Firm
Hershey Surveying

LCPD's Regional Liaison
Joella Neff

Comments Regarding Site Design
1. If not already existing, a Shared Access Easement Agreement should be provided and recorded as part of the plan approval. This agreement should note the ownership, rights and maintenance responsibilities associated with the shared driveway on Parcel A and the lot to the east. It should also clarify that Ephrata Township is not responsible for any agreement arbitration.



LANCASTER COUNTY
PLANNING
Lancaster, Pennsylvania

Subdivision/Land Development Plan Review

Because Lancaster County strives to create the most accurate public records possible, electronic AutoCAD files (.dwg or .dxf) are required by the Lancaster County Planning Department prior to, or at the time of, recording of any plan. Data features requested in the file are parcel boundaries, building footprints, road rights-of-way, and edges of pavement. It's preferred that the file be in the projected coordinate system: NAD 1983 State Plane Pennsylvania South FIPS 3702 (US Feet). **Please note that the Planning Department will not certify the plan for recording until this information is provided via links to online file download or by e-mail.**

Article V of the Pennsylvania Municipalities Planning Code establishes standards and procedures for the review of Subdivision and Land Development Plans. The Lancaster County Planning Department offers these recommendations and advisory comments which are for consideration in the application of municipal subdivision and land development regulations to this project.

ssawyer@ptd.net

From: Dwight Yoder <dyoder@gkh.com>
Sent: Thursday, March 28, 2024 9:08 AM
To: ssawyer@ptd.net
Cc: Corey Zimmerman; Ken Weaver
Subject: Zimmerman Automotive Update

Hi Steve:

Could we be added to the agenda for the Board of Supervisors' April 16 morning meeting to provide an update on Zimmerman Automotive's proposal for expanding at their property and the possibility of making a zoning change?

Thanks,
Dwight



J. Dwight Yoder

Partner

dyoder@gkh.com | P: 717.291.1700 | F: 717.291.5547
2933 Lititz Pike | P.O. Box 5349 | Lancaster, PA 17606



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the office and taking care of shipping. Their goal would be to add another employee in the next year or so as their growth allows. Little Cocalico will utilize the current office space beside the dwelling for the business.

A motion was made by Tony Haws to approve a waiver of plan processing for the Little Cocalico project based on the Township Engineer's letter dated December 29, 2023 and with the condition that the applicant remove 403 SF of the existing stone parking lot on the northern side of the property so that there will be no increase in impervious area. The motion as seconded by Ty Zerbe and carried unanimously.

ATTORNEY DWIGHT YODER – DISCUSSION ON THE TOWNSHIP
CONSIDERING A RURAL BUSINESS OVERLAY ZONING DISTRICT

Attorney Dwight Yoder from Gibble Kraybill & Hess and Corey Zimmerman, owner of Zimmerman Auto Body Supplies, Inc. were present to discuss potential changes to the Ephrata Township Zoning Ordinance that would allow their existing business to expand.

Zimmerman Auto Body Supplies is located at 730 Glenwood Drive and was started in 1979 by Corey's father. A second family business, LH Zimmerman Auto / Lawn and Garden is also located on the same property. These businesses have been at this location for generations and have grown steadily over the years. Each business requires additional space to accommodate its continued growth. It is the strong preference of the Zimmerman family to remain in Ephrata Township at their present location if at all possible.

Attorney Yoder explained a concept of an overlay zoning district that would not affect or change the current zoning but would create an "overlay" district that would provide certain properties with existing rural businesses a limited right for additional expansion. Specific requirements would be in place to limit which properties would fall within the overlay district. This overlay zoning district would provide the Township with a high level of control as to where existing rural businesses should, or should not, be allowed to expand and how much additional area could be used.

Chairman Stauffer stated that he was not opposed to discussing ways to allow the Zimmerman businesses to expand at their current location but there are other businesses in rural areas that could create issues if they are allowed to expand. Rural land is much cheaper than Commercial or Industrial land so these businesses want to expand at their current location. Manager Sawyer stated that he has some concerns over creating an overlay district that would help some businesses but not others. There are numerous existing rural businesses in Ephrata Township and it could be very difficult to set up regulations that would allow some to expand, but others not to expand. Supervisor Zerbe stated that he is willing to consider the concept, but we also need to protect the Township and neighboring properties from negative impacts of rural business expansion.

Manager Sawyer suggested that it may be better to consider other ways to allow a limited expansion of the Zimmerman businesses. The adjoining property is a farm owned by the

Zimmerman family. The Township may want to consider ways to allow the Zimmerman businesses to expand onto this property without negatively impacting the agricultural land. The Board discussed the possibility of redevelopment of the existing Zimmerman business property and utilizing a portion of the farm tract adjoining the property that is currently not used for agricultural production. This would require the removal of existing buildings and more extensive site work but this option would still be cheaper than purchasing vacant Commercial or Industrial land.

Attorney Yoder thanked the Board for the input. They will investigate the alternative that was discussed to determine if it would be feasible. Attorney Yoder will also investigate what zoning issues and other approvals would be required for an expansion based on the direction that was provided.

DECISION – SUN VAPE & SMOKE SHOP INTERMUNICIPAL TRANSFER OF LIQUOR LICENSE

Manager Sawyer stated that the Public Hearing was held at the January 2nd Board of Supervisors meeting on the request for a transfer of a liquor license for the Sun Vape & Smoke shop located at 887 East Main Street, Ephrata, PA. The Board tabled action on the request until this meeting.

Chairman Stauffer stated that he is opposed to the transfer due to the applicant not providing sufficient testimony at the hearing. The applicant did not provide adequate testimony regarding compliance with the requirements of the PA Liquor Control Board. Chairman Stauffer also stated that he has safety concerns with increased traffic at this location. Supervisor Zerbe stated that he does not believe that the transfer is good for Ephrata Township. However, based on the legal advice of the Township Solicitor and the Lancaster County Court decision provided by the Solicitor, the Township does not have legal grounds to disapprove the transfer. Supervisor Haws agreed with the other Supervisors concerns about the transfer, but stated that after reading the 2020 Weis Markets, Inc. v. Lancaster Township court decision, the concerns raised by the Supervisors are the same concerns raised by Lancaster Township and the court overturned the Lancaster Township disapproval. Therefore, he does not feel the Township should waste taxpayer money going to court over this issue.

A motion was made by Tony Haws to approve a Resolution approving the request of Sun Vape & Smoke Shop, Inc. for an intermunicipal transfer of a liquor license. The motion was seconded by Ty Zerbe. Tony Haws and Ty Zerbe voted in favor of the motion and Clark Stauffer was opposed.

STAFF REPORTS

Police Department – Sgt. Matt Randolph.

Sgt. Matt Randolph was not able to attend the meeting. Manager Sawyer provided the Board with a summary of the calls for service within Ephrata Township for the month of December totaling 395 incidents. There were 17 arrests and 12 traffic citations. The monthly report will be kept on file in the office. Manager Sawyer stated that if there are

Bid Opening Tally Sheet 2024 Multi-Municipal Results

April 2, 2024, 9:00 AM

Seal Coat 1/2" Single	Sq Yd Price.	Item Contract
Martin Paving Inc:	1.659	\$751,747.647

Seal Coat 1/4" Single	Sq Yd Price	Item Contract
Martin Paving Inc:	1.825	\$85,899.10

Total Contract:

Martin Paving Inc: \$ 837,646.747

EPHRATA TOWNSHIP – SEAL COAT 1/4" SINGLE

36,615 SY @ \$1.825/SY = \$66,822.38

BUDGET AMOUNT - \$73,230.00

(6,408.00 UNDER BUDGET)

RECOMMENDATION – AWARD BID TO MARTIN PAVING - \$66,822.38

Bid Opening Tally Sheet 2024 Multi-Municipal Results

April 2, 2024, 9:00 AM

Ultra-Thin Type B	Sq. Yd Price	Item Price
Asphalt Maintenance Solutions (AMS)	8.69	\$122,980.88

Micro Type A (Double Application)

Asphalt Maintenance Solutions (AMS)	4.95	\$63,236.25
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Slurry Seal Type 2

Asphalt Maintenance Solutions (AMS)	4.66	\$17,847.80
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Total Contract:

Asphalt Maintenance Solutions (AMS)		\$204,064.93
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EPHRATA TOWNSHIP – MICROSURFACING RIDGE AVENUE HILL

4,113 SY @ \$4.95/SY = \$20,359.35

BUDGET AMOUNT - \$28,931.00

(\$8,572.00 UNDER BUDGET)

RECOMMENDATION – AWARD BID TO AMS - \$20,359.35

Bid Opening Tally Sheet 2024 Multi-Municipal Results

April 2, 2024, 9:00 AM

Line Painting:	Single Yellow	Single White	Double Yellow	Total Contract
A-1 Traffic Control:	0.06 LF	0.06 LF	0.11LF	\$255,432.08
D.E. Gemmill Inc.	0.074 LF	0.074 LF	0.15 LF	\$335,186.51
Alpha Space Control:	0.085 LF	0.085 LF	0.150 LF	\$351,488.93

EPHRATA TOWNSHIP – LINE PAINTING

DOUBLE YELLOW – 161,750 LF X \$.11/LF = \$17,792.50

SINGLE WHITE – 179,700 LF X \$.06/LF = \$10,782

TOTAL = \$28,574.50

BUDGET AMOUNT - \$73,230.00

(6,408.00 UNDER BUDGET)

**RECOMMENDATION – AWARD BID TO A-1 TRAFFIC CONTROL -
\$28,574.50**



We answer to you.

3020 Columbia Avenue, Lancaster, PA 17603 • Phone: (800) 738-8395
E-mail: rettetw@rettetw.com • Website: rettetw.com

Engineers
Environmental
Consultants
Surveyors
Landscape
Architects
Safety
Consultants

April 29, 2021

Mr. Steven A. Sawyer, Manager
Ephrata Township
265 Akron Road
Ephrata, PA 17522

RE: Comcast Cable Communications, LLC
Final Utility Plan – Area H
Review No. 2
RETTEW Project No. 011142071

Dear Mr. Sawyer:

We have completed our review of the above-referenced plan as prepared by Americomm, LLC. Our review was of the following information:

- 1. Comment response notes.

We have the following comments for your consideration:

ROADWAY

- 1. Credible evidence needs to be provided demonstrating that suitable utility easements have been secured, or are not required, for any work proposed beyond the limits of the street right-of-way and/or existing utility easements. *Applicant states Comcast will provide this information.*
- 2. The applicant is proposing borings within existing driveways. We recommend the applicant provide advance notice of the borings and installation so that residents are aware of the borings and can make alternate parking arrangements if necessary. *Applicant states that Comcast door tags will be placed in all areas prior to construction. If there are any parking concerns, Comcast will inform residents and assist in alternative parking arrangements.*
- 3. The applicant needs to provide a schedule, acceptable to the Township, for the restoration of all streets and sidewalks damaged by all prior construction projects. *Applicant states Comcast will provide this information.*

SPECIFICATIONS

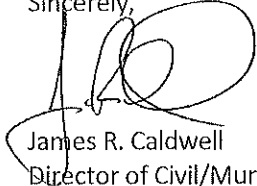
- 1. The applicant needs to verify the horizontal and vertical locations of all underground utilities, including all storm sewers, to ensure that none will be compromised during installation of the cable service (§3.B.5 & 7).



Page 2 of 2
Ephrata Township
April 29, 2021
RETTEW Project No. 011142071

Should you have any questions, or require additional information, please feel free to contact us at any time.

Sincerely,



James R. Caldwell
Director of Civil/Municipal Engineering

copy: Steven A. Sawyer – Ephrata Township (ssawyer@ptd.net)
Shyese Brown, Americomm, LLC (shyese@americomm-llc.com)
Matt Buckley, Americomm, LLC (matt@americomm-llc.com)
Keith Allridge, Comcast (Keith.Allridge@comcast.com)

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21 State Avenue
Suite 101
Carlisle, PA 17013

comcast
corporation

MISTY LANE
EPHRATA, 17522

DRAWN: AMK
FIELD: ELD

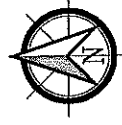
DESIGNED
APPROVED

SITE LOCATION

REVISIONS

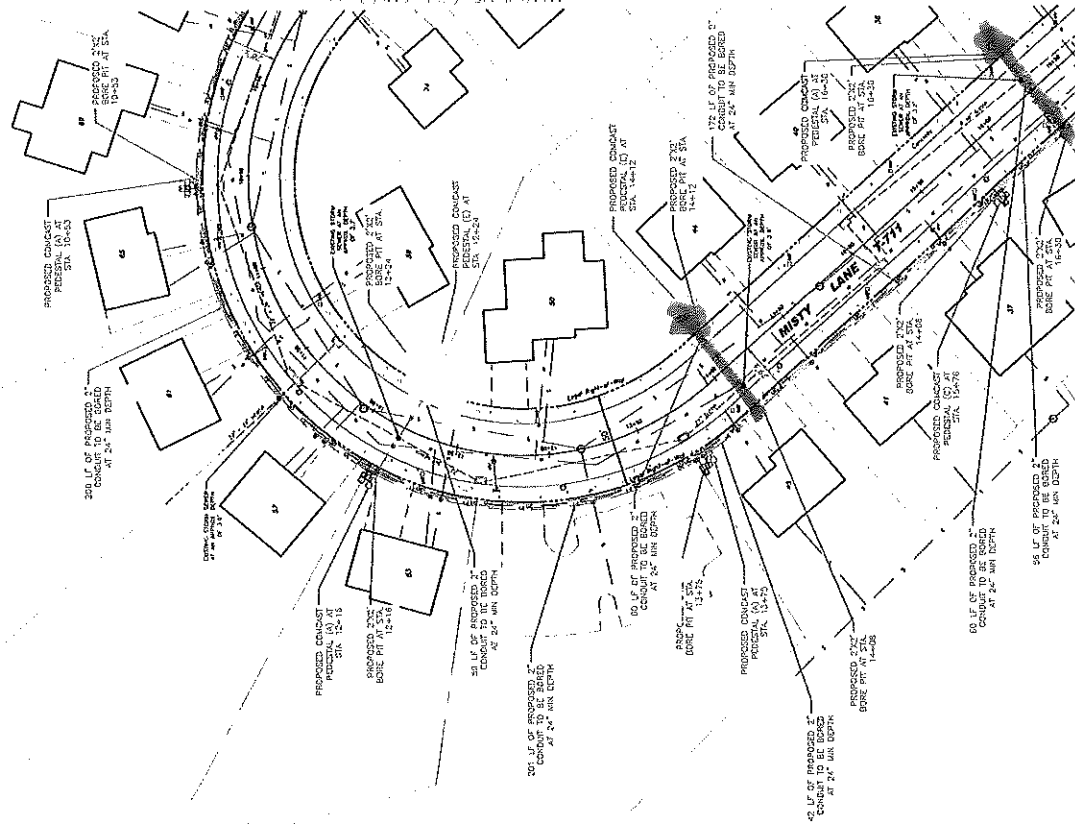
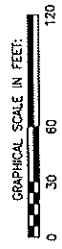
NO.	DATE	DESCRIPTION	CHK.	APP.

TOTALS:
COMCAST PEDESTALS: 7
BORE PITS: 9
BORE LENGTHS: 850'



PROPOSED
UNDERGROUND
PLAN

SCALE: 1" = 30'



Americomm
LLC



21 State Avenue
Suite 101
Carlisle, PA 17013

comcast
corporation

DRAWN: AJK
FIELD: ELD
DESIGNED:
APPROVED:

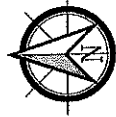
MISTY LANE
EPHRATA, 17522

SITE LOCATION

REVISIONS

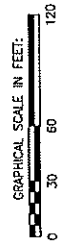
NO.	DATE	DESCRIPTION	CHKD	APP

TOTALS:
COMCAST PEDESTALS: 5
BORE PITS: 7
BORE LENGTHS: 1,030'

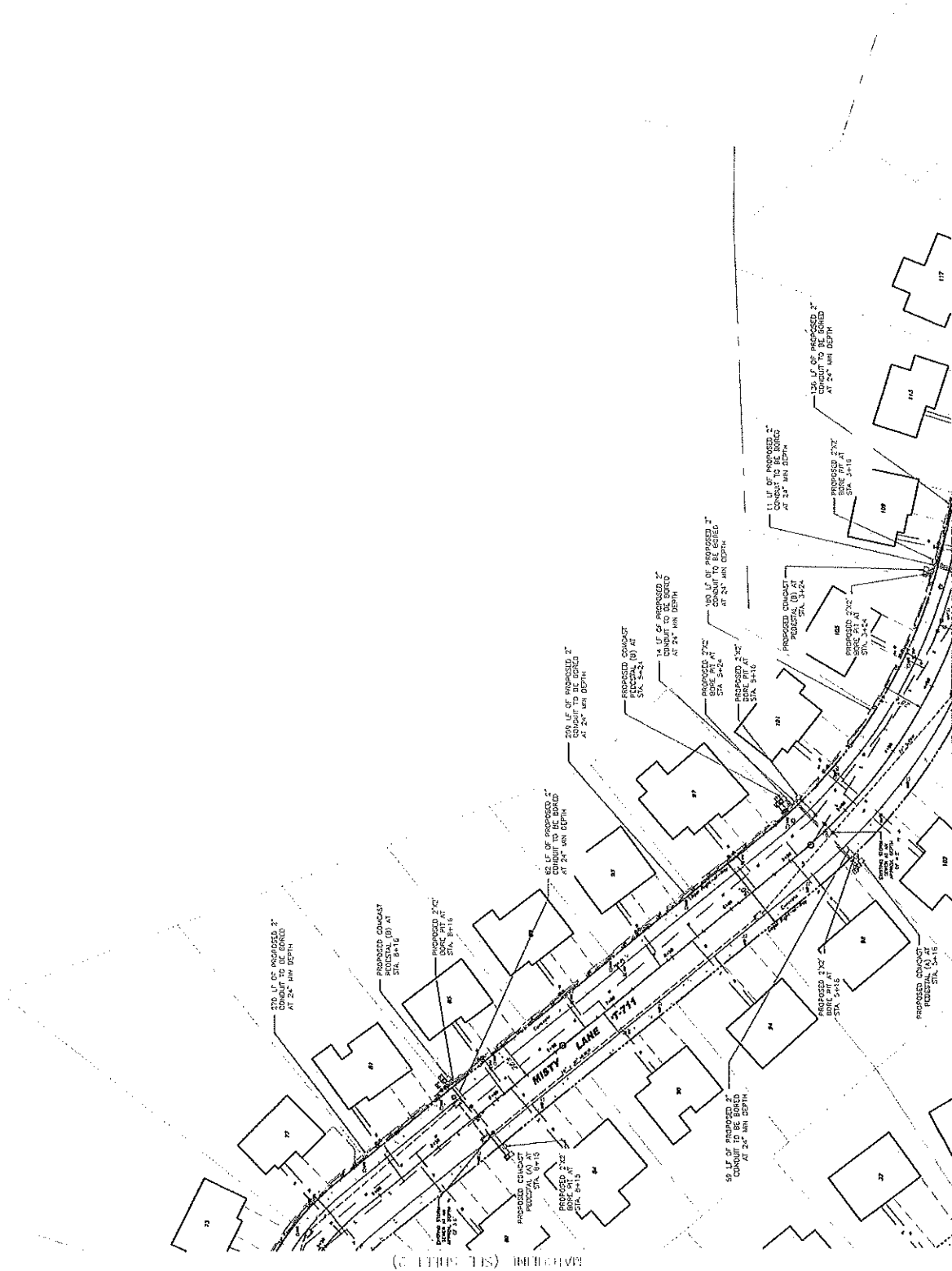


**PROPOSED
UNDERGROUND
PLAN**

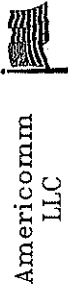
SCALE: 1" = 30'



SHEET 3 OF 17



(C) (L) (S) (E) (M) (I) (N) (G)



Americom
LLC

21 State Avenue
Suite 101
Carlisle, PA 17013

comcast
corporation

HEATHY VIEW DRIVE &
OVERLOOK DRIVE
EPHRATA, 17522

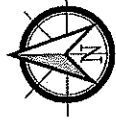
DRAWN: ASK
FIELD: ELD
DESIGNED:
APPROVED:

SITE LOCATION

REVISIONS

NO.	DATE	DESCRIPTION	CHK.	APP.

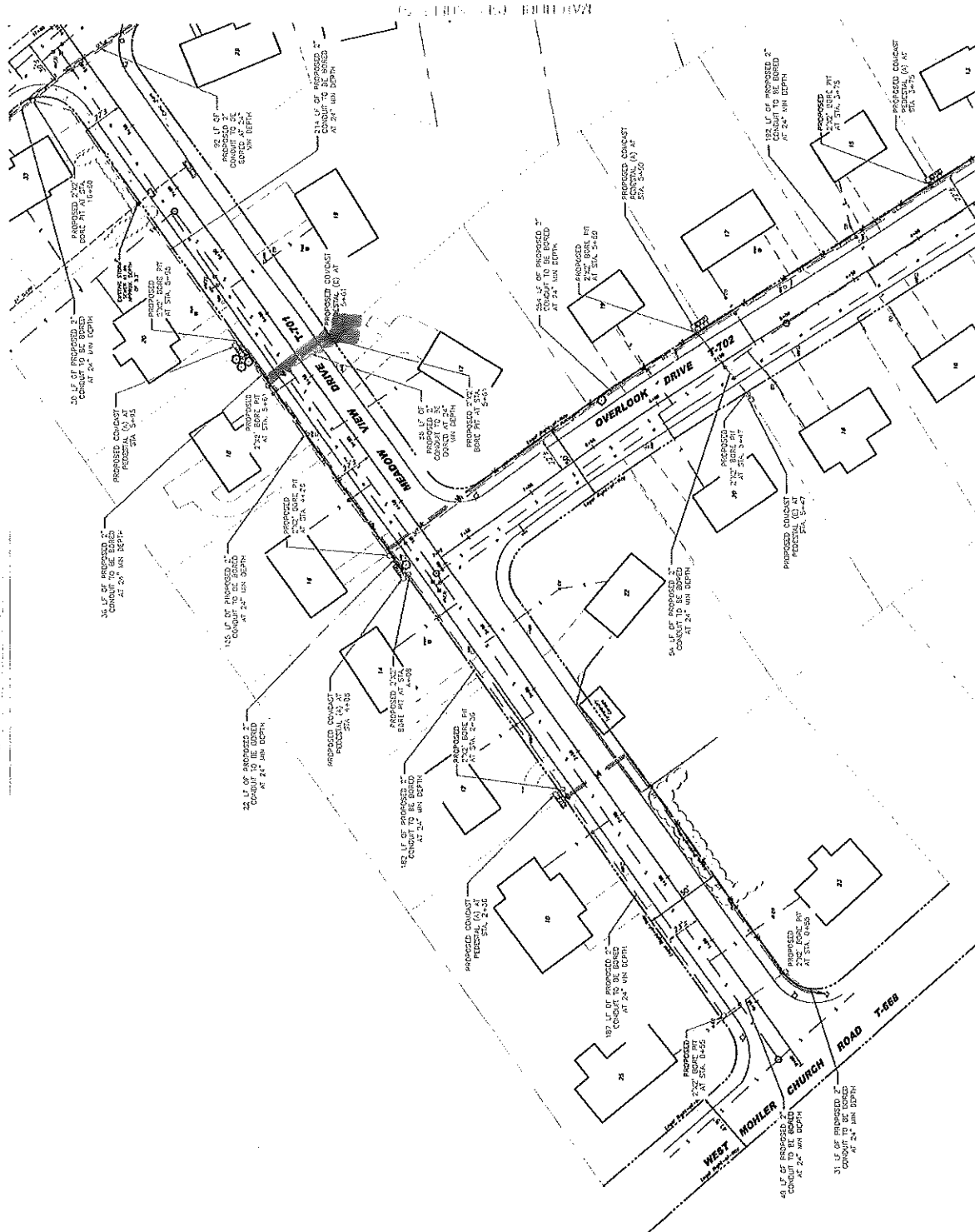
TOTALS:
COMCAST PEDESTALS: 5
BORE PITS: 12
BORE LENGTHS: 1,535'

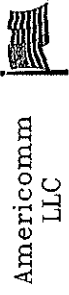


**PROPOSED
UNDERGROUND
PLAN**

SCALE: 1" = 30'

GRAPHICAL SCALE IN FEET:





Americom
LLC

21 State Avenue
Suite 101
Carlisle, PA 17013

comcast
corporation

MISTY LANE DRAWN AJK
CREEK LANE, FERN DRIVE & SUMMERLYN DRIVE FIELD RD DESIGNED
EPHRAATA, 17522 APPROVED

SITE LOCATION

REVISIONS

NO.	DATE	DESCRIPTION	CHKD.	APP

TOTALS:
COMCAST PEDESTALS: 13
BORE PITS: 19
BORE LENGTHS: 1,647'



**PROPOSED
UNDERGROUND
PLAN**

SCALE: 1" = 30'

