PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

FOR

STAYAPT SUITES HOTEL - EPHRATA

CERTIFICATE OF ACCURACY - SURVEY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE EPHRATA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_______________, 20___, _______________
SURVEYOR'S SIGNATURE

*SIGNATURE AND SEAL OF A PROFESSIONAL REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA QUALIFIED TO PERFORM SUCH DUTIES AND RESPONSIBLE FOR THE PREPARATION OF THE PLAN.

CERTIFICATE OF ACCURACY - PLAN

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE EPHRATA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_______________, 20___, _______________

*SIGNATURE AND SEAL OF A PROFESSIONAL REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA QUALIFIED TO PERFORM SUCH DUTIES AND RESPONSIBLE FOR THE PREPARATION OF THE PLAN.

STORMWATER DRAINAGE PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER DRAINAGE FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE EPHRATA TOWNSHIP STORMWATER MANAGEMENT ORDINANCE.

_______________, 20___. _______________

*SIGNATURE AND SEAL OF A PROFESSIONAL REGISTERED IN THE COMMONWEALTH OF PENNSYLVANIA QUALIFIED TO PERFORM SUCH DUTIES AND RESPONSIBLE FOR THE PREPARATION OF THE PLAN.

CERTIFICATION OF CARBONATE GEOLOGY

I, _______________, CERTIFY THAT THE PROPOSED STORM WATER MANAGEMENT BASIN(S) IS/IS NOT UNDERLAIN BY CARBONATE GEOLOGY.

_______________ DATE _______________ GEOLOGIST'S SIGNATURE

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

BERGSTRASSE EVANG LUTHERN CHURCH & CEMETERY

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE___ DAY OF___________, 20____, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED _______________

BEING*_______________ OF**_______________

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE***_______________ OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS 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 ARE HEREBY DEDICATED TO THE PUBLIC USE - (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

**** _______________
***** _______________
****** _______________

MY COMMISION EXPIRES_______________, 20_____.

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN, AND OFFER OF DEDICATION

BERGSTRASSE EVANG LUTHERN SEXTONS HOUSE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE___ DAY OF___________, 20____, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED _______________

BEING*_______________ OF**_______________

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE***_______________ OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS 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 ARE HEREBY DEDICATED TO THE PUBLIC USE - (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

**** _______________
***** _______________
****** _______________

MY COMMISION EXPIRES_______________, 20_____.

*	INDIVIDUAL'S TITLE
**	NAME OF CORPORATION
***	IDENTIFY OWNERSHIP OR EQUITABLE OWNERSHIP
****	SIGNATURE OF INDIVIDUAL
*****	CORPORATE SEAL
******	SIGNATURE AND SEAL OF NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ACKNOWLEDGE DEEDS

EPHRATA TOWNSHIP PLANNING COMMISSION REVIEW CERTIFICATE

AT A MEETING HELD ON___________, 20____, THE EPHRATA TOWNSHIP PLANNING COMMISSION REVIEWED THIS PLAN AND A COPY OF THE REVIEW COMMENTS IS ON FILE IN THE TOWNSHIP OFFICE.

* _______________ * _______________

*SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES.

EPHRATA TOWNSHIP BOARD OF SUPERVISORS FINAL PLAN APPROVAL CERTIFICATE

AT A MEETING HELD ON___________, 20____, THE EPHRATA TOWNSHIP BOARD OF SUPERVISORS APPROVED THIS PROJECT INCLUDING THE COMPLETE SET OF PLANS AND INFORMATION WHICH ARE FILLED WITH THE SUPERVISORS IN FILE NO.______, BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE EPHRATA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

* _______________ * _______________

*SIGNATURES OF THE CHAIRMAN AND VICE CHAIRMAN OR THEIR DESIGNEES.

OWNERSHIP ACKNOWLEDGEMENT

THE SUBDIVISION OR LAND DEVELOPMENT SHOWN ON THE PLAN IS THE ACT AND THE DEED OF THE OWNER; THAT ALL THOSE SIGNING ARE ALL THE OWNERS OF THE PROPERTY SHOWN ON THE SURVEY AND PLAN; THAT THEY DESIRE THE SAME TO BE RECORDED AS SUCH, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE DEDICATED FOR PUBLIC USE.

_______________ PRINT NAME _______________ DATE

_______________ SIGNATURE _______________ TITLE

THE SUBDIVISION OR LAND DEVELOPMENT SHOWN ON THE PLAN IS THE ACT AND THE DEED OF THE OWNER; THAT ALL THOSE SIGNING ARE ALL THE OWNERS OF THE PROPERTY SHOWN ON THE SURVEY AND PLAN; THAT THEY DESIRE THE SAME TO BE RECORDED AS SUCH, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE DEDICATED FOR PUBLIC USE.

_______________ PRINT NAME _______________ DATE

_______________ SIGNATURE _______________ TITLE

LANCASTER COUNTY PLANNING DEPARTMENT'S REVIEW CERTIFICATE

THIS PLAN, BEARING LCPC FILE NO. ______, WAS REVIEWED BY STAFF OF THE LANCASTER COUNTY PLANNING DEPARTMENT ON _________, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, OF 1968, AS AMENDED. THIS CERTIFICATE DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

____
SIGNATURE OF THE CHAIRPERSON OR THEIR DESIGNEE

OWNER OF RECORD

EXISTING LOT 1:	EXISTING LOT 2:
BERGSTRASSE EVANGELICAL LUTHERAN CHURCH (CHURCH AND CEMETERY) 9 HAHNSTOWN ROAD EPHRATA, PA 17522	BERGSTRASSE EVANGELICAL LUTHERAN CHURCH (SEXTONS HOUSE) 11 HAHNSTOWN ROAD EPHRATA, PA 17522

EQUITABLE OWNER - PROPOSED LOT 2

DESTINY BUILDERS & MANAGEMENT
2069 NORTH READING ROAD
DENVER, PA 17517

SOURCE OF TITLE

EXISTING LOT 1:	EXISTING LOT 2:
LANCASTER COUNTY, PA	LANCASTER COUNTY, PA
ACCT.: 270-33795-0-0000	ACCT.: 270-33981-0-00000
DEED REF: VARIOUS DEEDS UNRECORDED	DEED REF: NOT RECORDED
9 HAHNSTOWN ROAD	11 HAHNSTOWN ROAD
EPHRATA, PA 17522	EPHRATA, PA 17522

LANCASTER COUNTY CODE

DISTRICT 270

SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHY PROVIDED BY:

HERSHEY SURVEYING INC.
325 BROAD STREET
EAST EARL, PA 17517
(717)-445-0333
VERTICAL DATUM: NAVD 1988

WETLANDS INFORMATION

WETLANDS DELINEATION PROVIDED BY:

VORTEX ENVIRONMENTAL, INC.
2819-I WILLOW STREET PIKE NORTH
WILLOW STREET, PA 17584
(717)-509-2789

GEOLOGIC INFORMATION

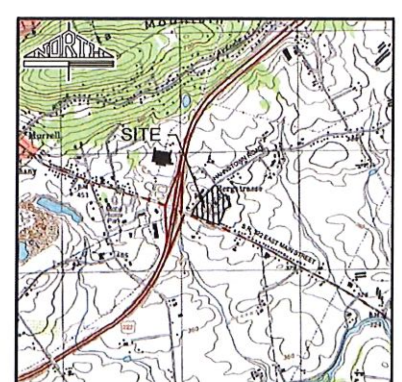
GEOLOGY STUDY PROVIDED BY:

ECS MID-ATLANTIC, LLC.
52-6 GRUMBACHER ROAD
YORK, PA 17406
(717)-767-4788

TRAFFIC INFORMATION

TRAFFIC DESIGN ASSOCIATED WITH HIGHWAY OCCUPANCY PERMIT PROVIDED BY:

TRAFFIC PLANNING AND DESIGN, INC.
4000 CRUMS MILL ROAD, SUITE 102
HARRISBURG, PA 17112
(717)-234-1430



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LOCATION MAP
SCALE: 1" = 2000'

REQUESTED WAIVERS

THE FOLLOWING WAIVERS OF THE EPHRATA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED.

1. SECTION 305.A - PRELIMINARY PLAN APPLICATION
   ACTION: DATE:
   CONDITIONS:
2. SECTION 602.E.5 - CARTWAY EDGE AT STREET INTERSECTIONS
   ACTIONS: DATE:
   CONDITIONS:
3. SECTION 602.E.7 - CLEAR SIGHT TRIANGLE
   ACTIONS: DATE:
   CONDITIONS:
4. SECTION 609.B - COMMERCIAL LANDSCAPING
   ACTION: DATE:
   CONDITIONS:

THE FOLLOWING WAIVERS OF THE EPHRATA TOWNSHIP STORMWATER MANAGEMENT ORDINANCE ARE REQUESTED.

1. SECTION 409.1.B(3)(b) - VOLUME CONTROL FACILITY LOADING RATIOS
   ACTION: DATE:
   CONDITIONS:
2. SECTION 409.1.A - VOLUME CONTROL
   ACTION: DATE:
   CONDITIONS:

REQUESTED DEFERRAL

1. SECTION 602.A.7 - RECONSTRUCTION OF EXISTING STREETS
   ACTION: DATE:
   CONDITIONS:

DRAWING INDEX

LD-1	COVER SHEET
LD-2	GENERAL NOTES
LD-3	GEOLOGY NOTES
LD-4	EXISTING CONDITIONS PLAN
LD-5	EXISTING CONDITIONS AND DEMOLITION PLAN
LD-6	LOT CONSOLIDATION AND SUBDIVISION PLAN
LD-7	OVERALL SITE PLAN
LD-8	LAYOUT PLAN
LD-9	EASEMENTS PLAN
LD-10	GRADING PLAN
LD-11	UTILITY PLAN
LD-12	LANDSCAPE NOTES AND DETAILS
LD-13	LANDSCAPE PLAN
LD-14	LIGHTING PLAN
LD-15	SEWER AND WATER PROFILES
LD-16	DOMESTIC WATER SERVICE PROFILE
LD-17	SITE DETAILS
LD-18	SITE DETAILS
LD-19	SEWER DETAILS
LD-20	SEWER DETAILS
LD-21	WATER DETAILS
LD-22	WATER DETAILS AND MATERIAL SPECIFICATIONS

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

SW-23	COVER SHEET
SW-24	GENERAL NOTES
SW-25	GENERAL NOTES
SW-26	OVERALL EXISTING CONDITIONS PLAN
SW-27	EXISTING CONDITIONS AND DEMOLITION PLAN
SW-28	PCSM GRADING PLAN
SW-29	STORM PROFILES
SW-30	ROOF DRAIN PROFILES
SW-31	SCM-001 FACILITY DETAILS
SW-32	SCM-001 FACILITY DETAILS
SW-33	SCM-002 FACILITY DETAILS
SW-34	ADS DETAILS
SW-35	PCSM DETAILS
SW-36	PCSM DETAILS
SW-37	PCSM DETAILS
SW-38	MATERIAL SPECIFICATIONS
SW-39	OPERATION AND MAINTENANCE NOTES
SW-40	PRE-DEVELOPMENT DRAINAGE AREA MAP
SW-41	POST-DEVELOPMENT DRAINAGE AREA MAP
SW-42	POST-DEVELOPMENT SUB-DRAINAGE AREA MAP

ALL SHEETS OF THE SUBDIVISION AND LAND DEVELOPMENT PLAN AND ALL SHEETS OF THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN SHALL BE RECORDED.

EROSION AND SEDIMENT CONTROL PLAN RGS ASSOCIATES

SHEETS ES-1 OF ES-10 DATED: SEPTEMBER 16, 2025
LAST REVISED: AUGUST 14, 2026

RETAINING WALL STRUCTURAL DRAWINGS DURST & TAYLOR

SHEETS S.1 OF S.5 DATED: JUNE 12, 2026

SITE / ZONING DATA

	ACREAGE	SQ. FOOTAGE
EXISTING SITE ACREAGE:		
LOT 1 (CHURCH AND CEMETERY):		
GROSS SITE ACREAGE -	16.452 AC.	716,649 S.F.
NET SITE ACREAGE (LESS PENNDOT RIGHT-OF-WAY) -	14.775 AC.	643,628 S.F.
LOT 2 (SEXTON'S HOUSE):		
GROSS SITE ACREAGE -	0.814 AC.	35,457 S.F.
NET SITE ACREAGE (LESS PENNDOT RIGHT-OF-WAY) -	0.645 AC.	28,078 S.F.
PROPOSED SITE ACREAGE:		
LOT 1 (CHURCH AND CEMETERY):		
SITE ACREAGE (LESS PENNDOT RIGHT-OF-WAY) -	13.007 AC.	566,602 S.F.
ULTIMATE TOWNSHIP RIGHT-OF-WAY -	0.021 AC.	993 S.F.
NET SITE ACREAGE (LESS PENNDOT & TOWNSHIP RIGHT-OF-WAY) -	12.985 AC.	565,609 S.F.
LOT 2 (HOTEL):		
SITE ACREAGE (LESS PENNDOT RIGHT-OF-WAY) -	2.413 AC.	105,110 S.F.
ULTIMATE TOWNSHIP RIGHT-OF-WAY -	0.061 AC.	2,651 S.F.
NET SITE ACREAGE (LESS PENNDOT & TOWNSHIP RIGHT-OF-WAY) -	2.352 AC.	102,459 S.F.

EXISTING LAND USE: CHURCH AND RELATED USES

PROPOSED LAND USE: HOTEL, WITH EXISTING CHURCH AND CEMETERY TO REMAIN PER SECTION 406.B.1(b), USES AND STRUCTURES LISTED AS PERMITTED BY RIGHT IN COMMERCIAL (C) DISTRICT ARE PERMITTED; HOTEL IS A PERMITTED USE PER 405.B.1(c).

	EXISTING LOT 1 - CHURCH & CEMETERY	EXISTING LOT 2 - SEXTON'S HOUSE
SEWER:	SEPTIC	SEPTIC
WATER:	WELL	PUBLIC

	PROPOSED LOT 1 - CHURCH & CEMETERY	PROPOSED LOT 2 - HOTEL
SEWER:	SEPTIC	PUBLIC
WATER:	WELL	PUBLIC

ZONING: C-2 (MIXED USE DISTRICT)

PROPOSED NUMBER OF ROOMS: 92 ROOMS AND 1 MANAGER APARTMENT

	REQUIRED	PROPOSED-LOT 1	PROPOSED - LOT 2
LOT AREA:	1 AC. MIN.	12.99 AC.	2.35 AC.
LOT WIDTH:	200 FT. MIN.	869 FT.	247 FT.
FRONT YARD:	25 FT. MIN.	30 FT.*	30 FT.*
REAR YARD:	25 FT. MIN.	30FT.*	30 FT.*
SIDE YARD:	10 FT. MIN.	10 FT.	15 FT.*

*ADDITIONAL SETBACK PROPOSED TO ACCOUNT FOR THE ADDITIONAL 5' OF BUILDING HEIGHT OVER 40', PER ORDINANCE AMENDMENT NO. 2017-264, SECTION 1.A(2), AMENDING ARTICLE IV, SECTION 405(C)(3)(a) PERTAINING TO BUILDING HEIGHT REQUIREMENTS IN THE COMMERCIAL DISTRICT.

	REQUIRED	PROPOSED - LOT 2
BUILDING HEIGHT:	50 FT. MAX. IF AN ADDITIONAL ONE (1) FOOT OF SETBACK IS PROVIDED FOR EVERY ONE (1) FOOT OF HEIGHT IN EXCESS OF FORTY (40) FEET	45 FT.
ACCESSORY BUILDING HEIGHT:	15' MAX.	15' MAX.
ACCESSORY BUILDING SETBACK:	10' MIN.	10' MIN.
IMPERVIOUS COVERAGE:	70% MAX.	63.5%
BUILDING COVERAGE:	60% MAX.	18.5%
PARKING:	1 SPACE PER ROOM + 1 SPACE PER 2 EMPLOYEES 93 ROOMS + 5 EMPLOYEES/2 = 98 SPACES	98 SPACES (4 ADA SPACES)

NOT FOR BIDDING / NOT FOR CONSTRUCTION

NO	DATE	REVISION
1	04/07/2026	REVISIONS PER TOWNSHIP AND AUTHORITY COMMENTS
2	08/14/2026	REVISIONS PER TOWNSHIP AND AUTHORITY COMMENTS

SEAL

SEAL

CLIENT
DESTINY PARTNERS, LLC
AND MANAGEMENT
1492 LITITZ PIKE
LANCASTER, PA 17601

SCALE: AS NOTED

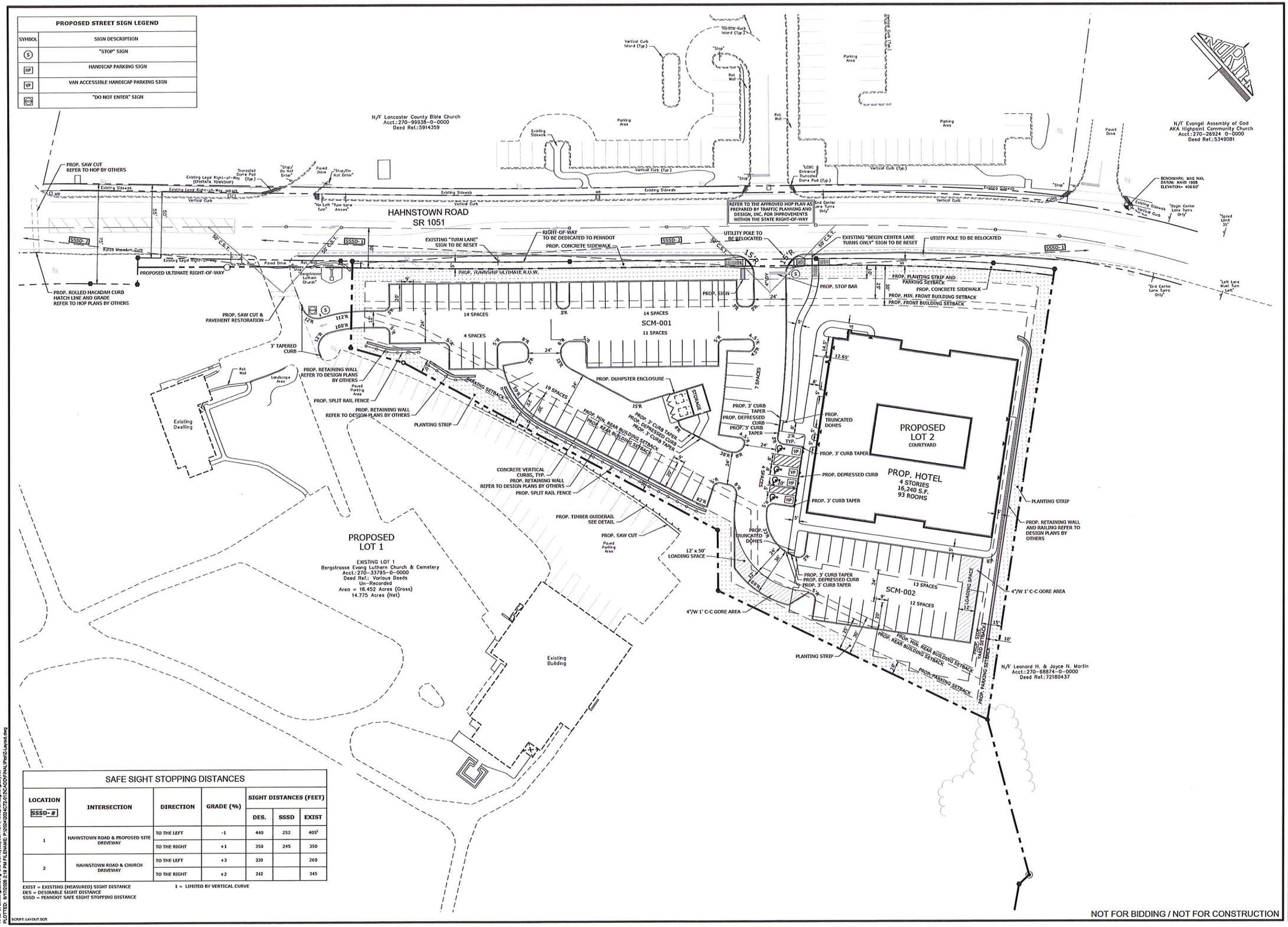
STAYAPT SUITES HOTEL - EPHRATA
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
EPHRATA TOWNSHIP LANCASTER COUNTY, PA
COVER SHEET

Land Planning
Landscape Architecture
Civil Engineering
Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: (717) 715-1396
www.rgsassociates.com
Regional Offices:
York, Harrisburg, and Paoli
RGS ASSOCIATES

DATE: SEPTEMBER 16, 2025
PROJECT NO.: 2024C72-012
MANAGER: AARON T. BRICKER, RLA
SHEET NO.: LD-1 OF 42

XREFS: Cover
PLOTTED: 8/17/2026 2:18 PM FILENAME: P:\2024\2024C72-012\CADD\FINAL\Plot\Z-Cover.dwg
SCRIPT:

PROPOSED STREET SIGN LEGEND	
SYMBOL	SIGN DESCRIPTION
(S)	"STOP" SIGN
HP	HANDICAP PARKING SIGN
VP	VAN ACCESSIBLE HANDICAP PARKING SIGN
(DNE)	"DO NOT ENTER" SIGN



SAFE SIGHT STOPPING DISTANCES						
LOCATION SSSD-#	INTERSECTION	DIRECTION	GRADE (%)	SIGHT DISTANCES (FEET)		
				DES.	SSSD	EXIST
1	HAHNSTOWN ROAD & PROPOSED SITE DRIVEWAY	TO THE LEFT	-1	440	252	405[1]
		TO THE RIGHT	+1	350	245	350
2	HAHNSTOWN ROAD & CHURCH DRIVEWAY	TO THE LEFT	+3	239		260
		TO THE RIGHT	+2	242		345

EXIST = EXISTING (MEASURED) SIGHT DISTANCE
DES = DESIRABLE SIGHT DISTANCE
SSSD = PENNDOT SAFE SIGHT STOPPING DISTANCE

1 = LIMITED BY VERTICAL CURVE

NOT FOR BIDDING / NOT FOR CONSTRUCTION

NO	DATE	REVISION
2	09/19/2025	REVISIONS PER TOWNSHIP AND AUTHORITY COMMENTS
1	08/07/2025	REVISIONS PER TOWNSHIP AND AUTHORITY COMMENTS

SEAL

SEAL

CLIENT
DESTINY PARTNERS, LLC
AND MANAGEMENT
1402 LITITZ PIKE
LANCASTER, PA 17601

0' 30' 60'
SCALE 1" = 30'

STAYAPT SUITES HOTEL - EPHRATA

PRELIMINARY/FINAL SUBDIVISION
AND LAND DEVELOPMENT PLAN

EPHRATA TOWNSHIP LANCASTER COUNTY, PA.

LAYOUT PLAN

Land Planning
Landscape Architecture
Civil Engineering

Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: (717) 715-1396
www.rgsassociates.com

Regional Offices:
York, Hanover, and Paoli

RGS ASSOCIATES

DATE:	SEPTEMBER 16, 2025
PROJECT NO.:	2024C72-012
MANAGER:	AARON T. BRICKER, RLA
SHEET NO.:	LD-8 OF 42

XREFS: Existing-GIS-Survey-Layout-HOP-Floorplan-Lighting-Layout
PLOTTED: 8/7/2025 2:19 PM FILENAME: P:\2024\2024C72-012\CAD\FINAL\Plot\02-Layout.dwg
SCRIPT: LAYOUT.SCR

NORTH

N/F Lancaster County Bible Church
Acct.:270-99938-0-0000
Deed Ref.:5914359

N/F Evangel Assembly of God
AKA Highpoint Community Church
Acct.:270-26924 0-0000
Deed Ref.:5349081

REFER TO THE APPROVED HOP PLAN AS PREPARED BY TRAFFIC PLANNING AND DESIGN, INC. FOR IMPROVEMENTS WITHIN THE STATE RIGHT-OF-WAY

HAHNSTOWN ROAD
SR 1051

BENCHMARK: MAG NAIL
DATUM: NAVD 1988
ELEVATION= 409.60'

UTILITY POLE TO BE RELOCATED

UTILITY POLE TO BE RELOCATED

CHANNEL 1-A

ROCK FILTER NO.1
SEE DETAIL

SCM-001

SCM-002

PROP. HOTEL
FFE=421.50
FG=420.83

STORAGE

LOT 1

Existing Dwelling

Existing Building

N/F Leonard H. & Joyce N. Martin
Acct.:270-68874-0-0000
Deed Ref.:72180437

NOT FOR BIDDING / NOT FOR CONSTRUCTION

NO	DATE	REVISION
3	09/16/25	REVISIONS FOR TOWNSHIP AND AUTHORITY COMMENTS
2	08/11/25	REVISIONS FOR TOWNSHIP AND AUTHORITY COMMENTS
1		

SEAL

SEAL

CLIENT
DESTINY PARTNERS, LLC
AND MANAGEMENT
1492 LITITZ PIKE
LANCASTER, PA 17601

SCALE: 1" = 30'

STAYAPT SUITES HOTEL - EPHRATA

PRELIMINARY/FINAL SUBDIVISION
AND LAND DEVELOPMENT PLAN

EPHRATA TOWNSHIP — LANCASTER COUNTY, PA

GRADING PLAN

Land Planning
Landscape Architecture
Civil Engineering

Corporate Office:
1250 Fruitville Pike
Suite 101, Lancaster, PA 17603
Phone: (717) 715-1396
www.rgsassociates.com

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York, Harrisburg, and Peali

RGS ASSOCIATES

DATE:	SEPTEMBER 16, 2025
PROJECT NO.:	2024C72-012
MANAGER:	AARON T. BRICKER, RLA
SHEET NO.:	LD-10 OF 42

XREFS: Existing/Existing-GIS-Survey/Layout/Layout-HOP/Proflex-Utilities/Easements/Furniture/PG/EGI-Lites-Survey/EGI-Floodplain/Lighting/PG-HOP
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