FINAL LAND DEVELOPMENT PLAN
FOR
1522 LINCOLN HEIGHTS AVENUE

SITE / ZONING DATA

TOTAL SITE ACREAGE	1.073 AC. (GROSS) / 0.77 AC. (NET-EXISTING)	
EXISTING LAND USE:	VACANT	
PROPOSED LAND USE:	RESIDENTIAL	
SEWER:	PUBLIC	
WATER:	PUBLIC	
PROPOSED SINGLE FAMILY SEMI-DETACHED PROPOSED APARTMENTS:	1 LOT / UNIT (LOT 1) 1 LOT / 12 UNITS (LOT 2)	
ZONING:	RMD - RESIDENTIAL MEDIUM DENSITY	
	REQUIRED	PROPOSED
BUILDING HEIGHT:	35 FT. MAX.	35 FT. MAX.
OPEN SPACE / PARKLAND:	.04 AC. MIN. PER DWELLING UNIT (13 x 0.04 = 0.52 ACRES)	FEE-IN-LIEU
SINGLE FAMILY SEMI-DETACHED - LOT 1		
LOT AREA:	REQUIRED 7,500 SF. MIN.	PROPOSED 11,060 SF. 0.25 AC.
LOT WIDTH:	70 FT. MIN.	70 FT. MIN.
FRONT YARD:	25 FT. MIN.	25 FT.
REAR YARD:	25 FT. MIN.	25 FT.
SIDE YARD:	10 FT. MIN. ONE SIDE	10 FT.
LOT COVERAGE:	30% MAX.	26.2%
PARKING:	2 SPACES PER UNIT	2 SPACES PER UNIT MIN.
MULTI-FAMILY (APARTMENTS) - LOT 2		
LOT AREA:	REQUIRED 2,000 SF. MIN. PER DWELLING UNIT (2,000 x 12 = 24,000 SF)	PROPOSED 35,653 SF. 0.82 AC.
LOT WIDTH:	100 FT. MIN.	203 FT. ±
LOT DEPTH:	100 FT. MIN.	177 FT. ±
FRONT YARD:	25 FT. MIN.	25 FT.
REAR YARD:	25 FT. MIN.	25 FT.
SIDE YARD:	10 FT. MIN.	10 FT.
LOT COVERAGE:	40% MAX.	15%
PARKING:	2 SPACES PER UNIT = 24 SPACES ADDITIONAL 10% FOR VISITOR PARKING FOR UNITS 2 BEDROOMS OR LESS = 2 SPACES TOTAL SPACES REQUIRED = ±26	24 SPACES 26 PROPOSED

OWNER OF RECORD

LINCOLN HEIGHTS HOLDINGS LLC.
88 REAGAN DRIVE
EPHRATA, PA 17522

SOURCE OF TITLE

LANCASTER COUNTY, PA
TAX MAP NO.: 270-00-848-00000
DEED REF: 20250039677
SUBDIVISION PLAN BOOK: J-161-59 & J-174-95

LANCASTER COUNTY CODE

DISTRICT 270

SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHY PROVIDED BY:

HERSHEY SURVEYING, INC.
325 BROAD STREET
EAST EARL, PA 17519
717-445-0333
DATE: 02-19-2026
JOB NO.: 20260501392

UTILITY LIST

WINDSTREAM
1499 CENTER POINT RD
NEW HOLLAND, PA 17557
CONTACT: LOCATE DEPT PERSONNEL
EMAIL: LOCATE.DESK@WINDSTREAM.COM
(800)289-1901

CABLE PROTECTION SERVICES INC
PO BOX 4818
MIDLOTHIAN, VA 23112
CONTACT: DEBBIE KING
EMAIL: DEBBIE@CABLEUTILS.COM
(804)560-3409

EPHRATA BOROUGH
124 S STATE ST
EPHRATA, PA 17522
CONTACT: STEVE SAWYER
EMAIL: SSAWYER@EPHRATABORO.ORG
(717)733-8252 EXT. 135

EPHRATA TOWNSHIP SEWER AUTHORITY/EPHRATA TOWNSHIP
265 AXTON ROAD
EPHRATA, PA 17522
CONTACT: DAVID BURKHOLDER
EMAIL: SSAWYER@EPHRATASTWP.ORG
(717)733-1044

PPL ELECTRIC UTILITIES CORPORATION
4350 LIVERPOOL MILL
MONTOURSVILLE, PA 17754
CONTACT: PAMELA SEITZER
EMAIL: PSSEITZER@PPLWEB.COM
(570)368-5594

PEARCOM SERVICES/BLUE RIDGE COMMUNICATION
235 DELAWARE AVE
PALMERTON, PA 18071
CONTACT: JOE BUCCIERI
EMAIL: JBUCCIERI@BRBTV.COM
(610)826-9504

UGI UTILITIES INC
225 MORGANTOWN RD
READING, PA 19611
CONTACT: KURT ZIEGLER/DWSVI
(610)736-5571

APPROVED VARIANCES/ SPECIAL EXCEPTION

THE FOLLOWING VARIANCES AND SPECIAL EXCEPTION OF THE EPHRATA TOWNSHIP ZONING ORDINANCE WERE APPROVED AT THE FEBRUARY 17, 2026 ZONING HEARING BOARD MEETING.

- SPECIAL EXCEPTION - SECTION 403.B.2.E (APARTMENT USE)
- VARIANCE - SECTION 403.C.1.G (MINIMUM LOT WIDTH)
- VARIANCE - SECTION 521.C.1.B (SCREENING OF APARTMENT BUILDING)
- VARIANCE - SECTION 803.G (EXTENSION OF TIME FOR BUILDING PERMITS AND CONSTRUCTION COMPLETION)

CONDITIONS:

1. APPLICANT SHALL AT ALL TIMES COMPLY WITH AND ADHERE TO THE EVIDENCE PRESENTED TO THE ZONING HEARING BOARD, INCLUDING BUT NOT LIMITED TO, ALL EXHIBITS AND TESTIMONY PRESENTED AT THE HEARING.
2. APPLICANT SHALL OBTAIN ALL APPROVALS AND PERMITS REQUIRED BY EPHRATA TOWNSHIP, AS WELL AS ANY OTHER GOVERNMENTAL AGENCY OR AUTHORITY HAVING JURISDICTION OVER THE SUBJECT PROPERTY OR ITS USE, INCLUDING, WITHOUT LIMITATION, STORM WATER MANAGEMENT, SUBDIVISION AND LAND DEVELOPMENT APPROVAL.
3. ANY VIOLATIONS OF THE CONDITIONS CONTAINED IN THIS DECISION AND ORDER SHALL BE CONSIDERED A VIOLATION OF THE ZONING ORDINANCE AND SHALL BE SUBJECT TO THE PENALTIES AND REMEDIES CONTAINED IN THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE.
4. THE ZONING OFFICER OF EPHRATA TOWNSHIP, OR THE TOWNSHIP'S AUTHORIZED EMPLOYEE, AGENT OR DESIGNEE, SHALL HAVE THE RIGHT TO ENTER ONTO THE SUBJECT PROPERTY AT SUCH REASONABLE TIMES AS THE TOWNSHIP MAY DEEM NECESSARY TO ENSURE COMPLIANCE WITH THIS DECISION AND ORDER.
5. THE FOREGOING DECISION AND ORDER SHALL BE BINDING UPON THE APPLICANT AND THE APPLICANT'S SUCCESSORS AND ASSIGNS.

UNDERGROUND UTILITY LINE PROTECTION ACT

IN COMPLIANCE WITH AND PURSUANT TO THE PROVISIONS OF 73 P.S. 176, AS AMENDED BY PA ACT 287 OF 1974, AS AMENDED, RGS ASSOCIATES, INC. HAS PERFORMED THE FOLLOWING REQUIREMENTS IN PREPARING THESE DRAWINGS THAT INCLUDE EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION ACROSS LAND DEVELOPMENT SHOWN ON THE DRAWINGS HEREBY:

1. PURSUANT TO 73 P.S. 176(2), RGS ASSOCIATES, INC. HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM NOT LESS THAN TEN (10) NOR MORE THAN NINETY (90) BUSINESS DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED. IF SUCH INFORMATION WAS OBTAINED MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, RGS HAS STATED IN THE REQUEST THAT WORK IS PRELIMINARY.
2. PURSUANT TO 73 P.S. 176(3), RGS ASSOCIATES, INC. HAS SHOWN, UPON THESE DRAWINGS, THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, AS OBTAINED PURSUANT TO THE REQUEST MADE AS REQUIRED BY 73 P.S. 176(2), THE NAME OF THE FACILITY OWNER AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.
3. PURSUANT TO 73 P.S. 176(3), RGS ASSOCIATES, INC. HAS CALLED THE ONE CALL SYSTEM AND SHOWN AS PROOF, THE SERIAL NUMBER OF ONE CALL NOTICE AND THE TOLL-FREE NUMBER OF THE ONE CALL SYSTEM ON THE DRAWINGS NEAR THE SERIAL NUMBER.
4. IF, PURSUANT TO THE REQUIREMENTS OF 73 P.S. 176(3), RGS ASSOCIATES, INC. HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, RGS HAS INDICATED THAT THE REQUEST IS PRELIMINARY AND THE SERIAL NUMBER OF SAID REQUEST IS SHOWN ON THE DRAWINGS HEREIN.

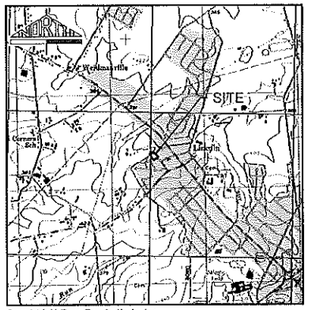
RGS ASSOCIATES, INC. DOES NOT REPRESENT, WARRANT, ASSURE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO THE ONE CALL SYSTEM REQUEST AND AS REFLECTED ON THESE DRAWINGS IS ACCURATE OR CORRECT. FURTHERMORE, RGS ASSOCIATES, INC. INCLUDES THE INFORMATION ONLY PURSUANT TO THE REQUIREMENTS OF THE UNDERGROUND UTILITY LINE PROTECTION ACT, AS AMENDED.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (FINAL): _____
DATE: _____ BY: _____

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (PRELIMINARY): _____
DATE: _____ BY: _____

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (SURVEY): 20260501393
DATE: 02/19/2026 BY: EPHRATA TOWNSHIP

PA1 SYSTEM, INC. 1-800-242-1776
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES (3) WORKING DAYS NOTICE FOR CONSTRUCTION PLANS AND (10) WORKING DAYS IN DESIGN STAGE - STOP CALL



LOCATION MAP
SCALE: 1" = 2000'

REQUESTED WAIVERS

THE FOLLOWING WAIVERS OF THE EPHRATA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WERE REQUESTED:

1. SECTIONS 305 & 402 -PRELIMINARY PLAN APPLICATION AND PLANS
   ACTION: DATE:
2. SECTION 407 - WETLAND STUDY
   ACTION: DATE:
3. SECTION 602.A.7 - EXISTING STREET RECONSTRUCTION
   ACTION: DATE:
4. SECTION 602.J.5 - ACCESS DRIVE/PROPERTY LINE SEPARATION
   ACTION: DATE:

THE FOLLOWING WAIVERS OF THE EPHRATA TOWNSHIP STORMWATER ORDINANCE WERE REQUESTED:

1. SECTION 304.1.D - CARBONATE GEOLOGY CERTIFICATE
   ACTION: DATE:
2. SECTION 402.B.4 - POST DEVELOPMENT PEAK FLOW REDUCTIONS
   ACTION: DATE:
3. SECTION 409 - VOLUME CONTROLS
   ACTION: DATE:

SITE FEATURE LEGEND

EXISTING FEATURES	PROPOSED FEATURES
454 GRADE CONTOUR	454 GRADE CONTOUR
455 GRADE INDEX CONTOUR	455 GRADE INDEX CONTOUR
BENCHMARK	X 496.70 SPOT ELEVATION
IRON PIN	X HP 496.70 SPOT ELEVATION- HIGH POINT
BOUNDARY LINE	X LP 496.70 SPOT ELEVATION- LOW POINT
ADJOINER	IRON PIN
LOT LINE	MONUMENT
LEGAL RIGHT-OF-WAY LINE	BOUNDARY LINE
CENTERLINE	LOT LINE
EASEMENT LINE	SETBACK LINE
SETBACK LINE	CENTERLINE
MUNICIPAL BOUNDARY	EASEMENT LINE
ZONING BOUNDARY	BUILDING
BUILDING	DOOR LOCATION
EDGE OF PAVEMENT	EDGE OF PAVEMENT
CURB	CURB
EDGE OF GRAVEL/DRIVEWAY	SIDEWALK & RAMP - CONCRETE
SIDEWALK	TREE PROTECTION FENCE
WALL	SIGN
SIGN	SEWER LATERAL
FENCE	STORM DRAIN PIPE, ENDWALL, MANHOLE, & INLET (EW-A1, R-A2, I-A3; STRUCTURE PIPE SYSTEM ID. NUMBER W/IN SYSTEM)
TREELINE	ROOF DRAIN
SOILS	WATER LATERAL
OVERHEAD ELECTRIC	
GAS	
UTILITY POLE	
GRAVITY SEWER LINE & MANHOLE	
SEWER LATERAL	
CMP CMP STORM DRAIN PIPE, ENDWALL, MANHOLE, & INLET	
WATER MAIN, VALVE & HYDRANT	

DRAWING INDEX

LD-1 COVER SHEET
LD-2 GENERAL NOTES
LD-3 OVERALL EXISTING
LD-4 EXISTING CONDITIONS AND DEMOLITION PLAN
LD-5 SUBDIVISION PLAN
LD-6 LAYOUT PLAN
LD-7 EASEMENTS PLAN
LD-8 GRADING & UTILITY PLAN
LD-9 LANDSCAPE PLAN
LD-10 STORM PROFILES
LD-11 SEWER PROFILES
LD-12 WATER PROFILES
LD-13 SITE DETAILS
LD-14 SITE DETAILS
LD-15 SEWER DETAILS
LD-16 WATER DETAILS
LD-17 STORM DETAILS
LD-18 PRE-DEVELOPMENT DRAINAGE AREA MAP
LD-19 POST-DEVELOPMENT DRAINAGE AREA MAP

SHEETS LD-1 TO LD-9 OF THE SUBDIVISION AND LAND DEVELOPMENT PLAN SHALL BE RECORDED

EROSION AND SEDIMENT CONTROL PLAN
RGS ASSOCIATES

SHEETS ES-1 OF 6 DATED: JULY 13, 2026

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

CERTIFICATE OF ACCURACY - SURVEY

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

_____ _____
DATE SIGNATURE

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.

_____ _____
DATE SIGNATURE

STORMWATER MANAGEMENT PLAN CERTIFICATION

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

_____ _____
DATE SIGNATURE

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE___ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED _____

BEING _____ OF LINCOLN HEIGHTS HOLDINGS

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER 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").

_____ (SEAL) _____
NOTARY OWNER SIGNATURE

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 FILED WITH THE SUPERVISORS IN FILE NO. _____ BASED UPON ITS CONFORMITY WITH THE STANDARDS OF THE EPHRATA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

_____ _____

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 ON FILE IN THE TOWNSHIP OFFICE.

_____ _____

CERTIFICATE OF MUNICIPAL APPROVAL

AT A MEETING HELD ON _____, 20___, THE EPHRATA BOROUGH COUNCIL APPROVED THE LAND DEVELOPMENT PLAN OF THE PROPERTY OF 1522 LINCOLN HEIGHTS AVENUE, AS SHOWN HEREON.

_____ _____
_____ _____

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE___ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED _____

BEING _____ OF NL2 INVESTMENTS LLC

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER 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").

_____ (SEAL) _____
NOTARY OWNER SIGNATURE

NOT FOR BIDDING / NOT FOR CONSTRUCTION

NO	DATE	REVISION
1	2026-04-06	PC/CC/EPHRATA TOWNSHIP / BOROUGH REVIEW

SEAL

SEAL

LINCOLN HEIGHTS HOLDINGS LLC.
88 REAGAN DRIVE
EPHRATA, PA 17522
717-859-4449

SCALE: AS NOTED

1522 LINCOLN HEIGHTS AVENUE
FINAL LAND DEVELOPMENT PLAN
EPHRATA TOWNSHIP — LANCASTER COUNTY, PA
COVER SHEET

Land Planning
Landscape Architecture
Civil Engineering
Corporate Office:
1530 Manheim Pike
Suite 101, Lancaster, PA 17601
(717) 435-8449
www.rgsassociates.com
Regional Offices:
York, Harrisburg, and Paoli
RGS ASSOCIATES

DATE:	JULY 13, 2026
PROJECT NO.:	2025R55-602
MANAGER:	WILLIAM FREDERICKS
SHEET NO.:	LD-1 OF 19

XREFS: Cover
PLOTTED: 04/2026 3:13 PM FILENAME: P:\2025\2025R55.555-602\CAD\FINAL\PLOT2-Cover.dwg
SCRIPT:

REAGAN DRIVE

BENCHMARK: MAG NAIL
ELEVATION= 392.79'
DATUM= NAVD88

N/F
LEGREE RICHARD JR
92 REAGAN DRIVE
ACCOUNT: 2708918900000
DEED: 6514918
PLAN: J-218-125
0.20 AC

N/F
WALKER NATHANIEL R
92 REAGAN DRIVE
ACCOUNT: 2708906900000
DEED: 6306784
PLAN: J-218-125
0.15 AC

M/T: Nathan Weaver
Acct.: 270-94905-0-0000
Deed Ref.: 20200032351
Sub Plan: J-218-125

M/T: Spencer J Hatch
Acct.: 270-13705-0-0000
Deed Ref.: 6329418
Sub Plan: J-213-137

M/T: MLZ Investments LLC
Acct.: 270-19783-0-0000
Deed Ref.: 20200000091

M/T: Lincoln Greens AM, LLC
Acct.: 270-81144-0-0000
Deed Ref.: 5266349

N/T: Jeffery K. Burkholder
Acct.: 260-43603-0-0000
Deed Ref.: 20070747871

N/T: Derry L. & Sharri L. Keiser
Acct.: 260-45603-0-0000
Deed Ref.: 6015393

N/T: Esther M. & Irvin N. Kreit
Acct.: 260-02621-0-0000
Deed Ref.: 4465-167

LOT 1

LOT 2

FFE=395.30
GFE=394.90
FG=394.80

FFE=402.82
FG=402.19

PROPOSED 3/4" COPPER WATER LATERAL, CURB STOP, & METER PIT

PROPOSED 6" ROOF DRAIN (SEE DETAIL)

PROPOSED 6" PVC SEWER LATERAL (TYP.)

PROPOSED VENT & CLEANOUT (TYP.)

PROPOSED HYDRANT

PROPOSED HYDRANT CONNECTION TO EXISTING WATER VALVE

SWALE A

RESET MANHOLE TO FINAL GRADE AS NECESSARY

RESET CLEANOUT TO FINAL GRADE AS NECESSARY

MATCHLINE

SOUTH CHARLES STREET

LINCOLN HEIGHTS AVENUE

Existing Legal Right-of-Way (Per Sub. Plan J-213-45)

Ex. 11.5' Way Alley Per J-213-45

SCALE
1" = 20'

NOT FOR BIDDING / NOT FOR CONSTRUCTION

XREFs: Building\Layout\Layout\QP\Profiles\Utilities\Easements\PGSEG\Floodplain\Existing-GIS.RGS-Lidar\Existing-Boro\SEGlino
PLOTTED: 9/4/2025 5:48 PM FILENAME: P:\2025\2025055\25-055C\LD\STP\FINAL\Proj\Grading-Utility.dwg
SCRIPT: GRADDWATER

NO	DATE	REVISION
1	20240808	REVISIONS PER TOWNSHIP / DEPARTMENT REVIEW

SEAL

SEAL

LINCOLN HEIGHTS HOLDINGS LLC.
86 REAGAN DRIVE
EPHRATA, PA 17522
717-638-4449

SCALE: 1" = 20'

1522 LINCOLN HEIGHTS AVENUE

FINAL LAND DEVELOPMENT PLAN

EPHRATA TOWNSHIP LANCASTER COUNTY, PA.

GRADING & UTILITY PLAN

Land Planning
Landscape Architecture
Civil Engineering

Corporate Office:
53 West James Street, Suite 101
Lititz, PA 17543
Phone: (717) 715-1396
www.rgsassociates.com

Regional Offices:
Wilkes-Barre/Scranton, and Pocono Mountains

RGS ASSOCIATES

DATE:	JULY 13, 2026
PROJECT NO.:	2025055-002
MANAGER:	WILLIAM FREEDUCKS
SHEET NO.:	LD-8 OF 19