

This summary provides a summary of recent planning and coordination activities relating to the three subject parcels, as prepared by Hurst Brothers Development Company in consultation with their long-time engineering partner, Joyce Gerhart, RLA., of RGS Associates, Lancaster, PA (jgerhart@rgsassociates.com).

1. Site Planning and Conceptual Layouts

Ms. Gerhart developed multiple conceptual layouts for the parcels in question. Upon applying the “highest and best use” development criteria, the two attached layouts emerged as the most viable options. Copies of all conceptual layouts are available upon request. It’s notable that smallest parcel does not meet the minimum area requirements for a single-family dwelling. The Lincoln’s Meadow Phase 2 Final Plan shows it being joined in common with the largest parcel. A subdivision plan could be done to create a single-family lot on Reagan Dr. with the remaining lot fronting on Lincoln Heights Ave.

These preferred layouts were subsequently reviewed with municipal staff from both Ephrata Township and Ephrata Borough:

- **Ephrata Township** serves as the primary governing body for the project, as all three parcels lie within Township boundaries.
- **Ephrata Borough** has limited jurisdiction due to the proximity of the Borough line, which runs along Lincoln Heights Avenue near the southwestern approach to the parcels.

2. Coordination with Local Municipalities

Meeting with Ephrata Township

A positive coordination meeting was held with Township staff, during which both proposed layouts were well received. Notably:

- The **duplex configuration** was considered more favorable due to its status as a **permitted use**.
- The **apartment configuration** was considered attractive as a **natural extension of the existing adjacent apartment complex**.
- Access to the adjacent existing apartments may be accomplished through a **use and maintenance agreement**.
- It was confirmed that **private rights-of-way may qualify as legal frontage** and must meet the Township’s street design standards.
- Regarding **stormwater management**, Township staff affirmed that the proposed layouts may be served by the existing Lincoln’s Meadows stormwater system—provided stormwater runoff remains within original design assumptions. Ms. Gerhart has expressed confidence that this condition can be met. Supporting calculations will need to be provided to the Township.

Meeting with Ephrata Borough

Discussions with Borough staff were similarly positive, focusing primarily on transportation infrastructure. Key points included:

- No objection was raised regarding the **anticipated traffic volume** associated with either proposed layout.
- Borough staff requested that the **unimproved section of Lincoln Heights Avenue** (approximately 150 feet beyond the subject property boundary to the intersection with S. Charles Street) be upgraded to match the portion of road between Market Street and Charles Street. Improvements should include paving, curbing, and related street infrastructure.
- Borough staff indicated that the Borough plows currently turn around in the undedicated cul-de-sac. The Borough would like either an access easement allowing the plows to turn around in the cul-de-sac or an easement for snow removal to the west of the entrance to the property.

3. Additional Site Notes

3.1 Property Line Encroachment

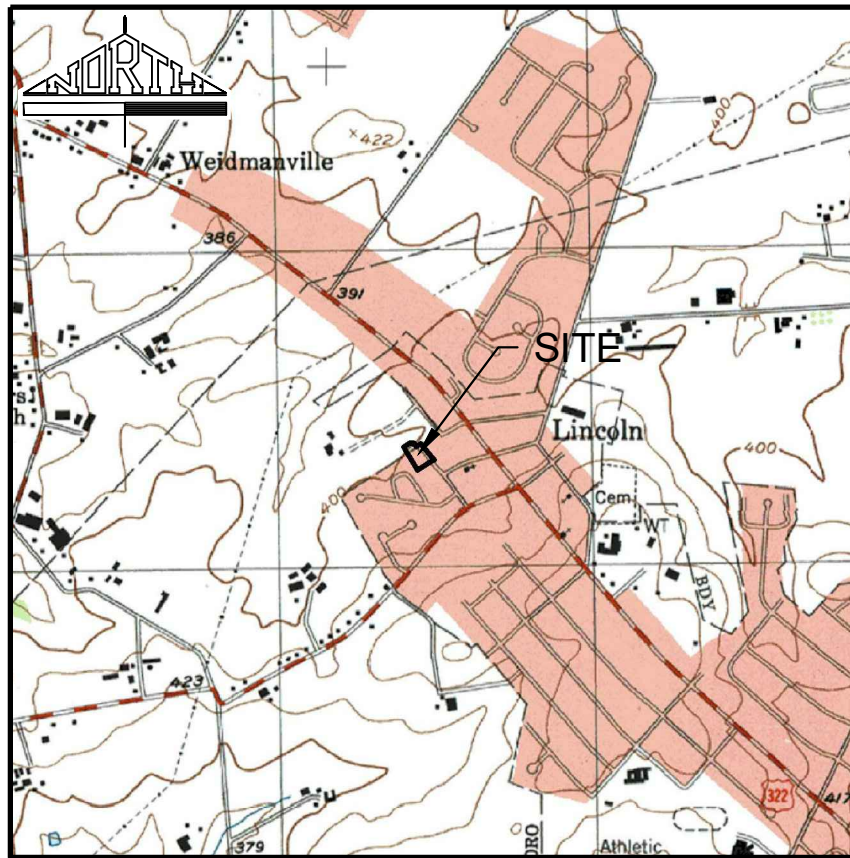
A third-party property owner to the north of Lincoln Heights Avenue has **encroached onto an easement area** with landscaping and other improvements. This was discussed directly with the adjacent property owner by Rich Hurst and Gary Good (Rich Hurst's son-in-law). The property owner **acknowledged the encroachment and disclaimed any ownership** interest beyond their deeded boundary. A diagram illustrating the relevant property lines and encroachments is attached.

3.2 Sewer Easement

A **sewer easement** was identified traversing the largest parcel. Documentation is attached. This easement connects a neighboring property (located behind the subject parcel) to the sewer line along Lincoln Heights Avenue. It is believed that the easement was created for contingency purposes for a possible future sewer connection. There is no evidence the easement is currently in use, and no inspection has been performed. If the easement is active or must be preserved, it is anticipated that a simple **relocation to the rear of the proposed new structure** would be feasible and minimally disruptive.

3.3 Right of Way for Lincoln Heights Ave

The area of the **large parcel includes the Right of Way (ROW)** for Lincoln Heights Avenue. The owner previous to the Hurst Brothers Development Company was to have dedicated this as a public ROW, **but this was NOT formally executed**. Both Ephrata Township and Ephrata Borough have indicated that they **do not wish to take dedication of the ROW**. Even though it was not dedicated, the ROW was shown on Subdivision Plan J-174-95 (recorded 7/23/1991). This **ROW is the existing access to the adjacent apartment complex**. So, development of the large parcel needs to account for this access. Moreover, as noted above in the meeting with borough staff, **the snowplows use this area as a turn-around**. The two attached layouts as well as all others conceptualized by Ms. Gerhart accounted for this access to be maintained.



LOCATION MAP
SCALE: 1" = 2000'

[illegible]

CLIENT: HURST BROTHERS DEVELOPMENT CO.

106 FARM CREST DRIVE
 EPRHATA, PA 17522

(717) 355-9227

0' 20' 40'

SCALE: 1" = 20'


HURST PROPERTY

EPHRATA TOWNSHIP

LANCASTER COUNTY, PA

SKETCH PLAN - SEMI-DETACHED

**Land Planning
Landscape Architecture
Civil Engineering**
 Corporate Office:
 550 Walnut Street
 Suite 101, Lancaster, PA 17603
 Tel: 717/399-9300
 www.gsaassociates.com
 Regional Offices:
 York, Harrisburg, and Pottsville


ASSOCIATES

DATE: JULY 18, 2024
 PROJECT NO.: 2005297-011
 MANAGER: JOYCE C. GERHART, RLA
 SHEET NO.: 1 OF 1

PLOTTED: Tuesday, October 29, 2024 @ 11:39AM
 FILENAME: P:\2005\2005297-0711CADD\Skech\2024-07-18_SKETCH-6-SEMI-DETACHED.dwg
 XREFS: PHASE-4-Base;Previous-existing-EG-LIDAR EXISTING-FROM-FINAL-EG-FROM-FINAL

SCRIPT

SCRIPT

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EASEMENT

13.50%

DEC 2 1986

This Indenture made this 22 day of November, 1986 by JOHNA GOOD GAGNON and PAUL E. GAGNON, her husband, hereinafter called the Grantor of Alexandria, Virginia and DALE R. MEYER and RUTH ANN MEYER, husband and wife, hereinafter called the Grantees, of the County of Lancaster and Commonwealth of Pennsylvania;

9:54 A.

W I T N E S S E T H

WHEREAS, the Grantor is the owner of certain lands situate in the Village of Lincoln, Township of Ephrata, County of Lancaster and Commonwealth of Pennsylvania and the Grantees have or are about to obtain title to the premises from IDA V. GOOD which adjoin the premises of the Grantor on the southwest; and

WHEREAS, the Grantor intends by this instrument to grant to the Grantees the right to construct, reconstruct and maintain sanitary sewer line across her premises within a 20 foot wide right-of-way along the northwest line of her premises and as a part of said grant shall have the right to use said sewer line in connection with her premises.

NOW THEREFORE, know all men by these presents that the said Grantor for and in consideration of the sum of ~~One Dollar (\$1.00)~~ ^{One Hundred DOLLARS (\$100.00)} in hand to her paid by the Grantees, receipt of which is hereby acknowledged and the further consideration of being allowed to connect her premises to said sanitary sewer line does hereby grant, bargain and sell unto the said Grantees, their heirs and assigns a right of way under and through her lands in the Village of Lincoln, Township of Ephrata, County of Lancaster and Commonwealth of Pennsylvania for the purpose of locating, constructing,

TAXES
Pa. 1
Local 50
Local 50

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SEALTY
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COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
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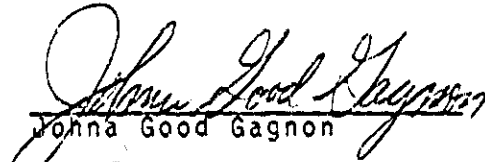
reconstructing, maintaining and operating a sanitary sewer line from the point where the existing sewer line crosses her premises to the premises conveyed or about to be conveyed to the Grantees, which right-of-way shall be 20 feet in width and its center line shall follow a course of south 62° 42' 48" West parallel to and 10' distant from the Grantor's northwestern boundary line with full ingress and egress for the above purposes.

The Grantor hereby reserves the right to fully use and enjoy the said premises except for the purposes herein granted and the right to connect to said sanitary sewer line for the use and enjoyment of her premises and the Grantees agree to provide a stub in said sewer line for such purposes.

The Grantees further acknowledge that there is a pavilion located in said right-of-way; however no other improvements shall be placed therein which may in any way interfere with installation, maintenance or repair of said line.

TO HAVE AND TO HOLD the same perpetually unto the Grantees, their heirs and assigns together with the right and privilege at any and all times to enter the premises or any part thereof for the purpose of constructing, reconstructing and maintaining said sewer and for making connections therewith. All upon the conditions that the Grantees will at all times after doing any work in connection with the construction, reconstruction or repair of the sewer or any laterals thereof restore the premises to the condition at which the same were found before such work was undertaken and that in the use of the rights and privileges herein granted, the Grantees will not create a nuisance or do any act that will be detrimental to the premises.

IN WITNESS WHEREOF the said Grantor hereunto sets her hand and seal.


Johnna Good Gagnon


Paul E. Gagnon

COMMONWEALTH OF VIRGINIA
COUNTY OF Delington

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ss:

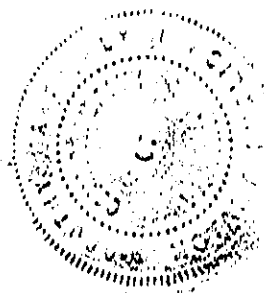
Subscribed and sworn to before me
this 22 day of Nov., 19 86 a Notary
Public in and for the Commonwealth of Virginia

On this, the 22 day of November, 1986, before me, a Notary Public, the undersigned officer, personally appeared JOHNA GOOD GAGNON and PAUL E. GAGNON known to me (or satisfactorily proven) to be the persons described in, and whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

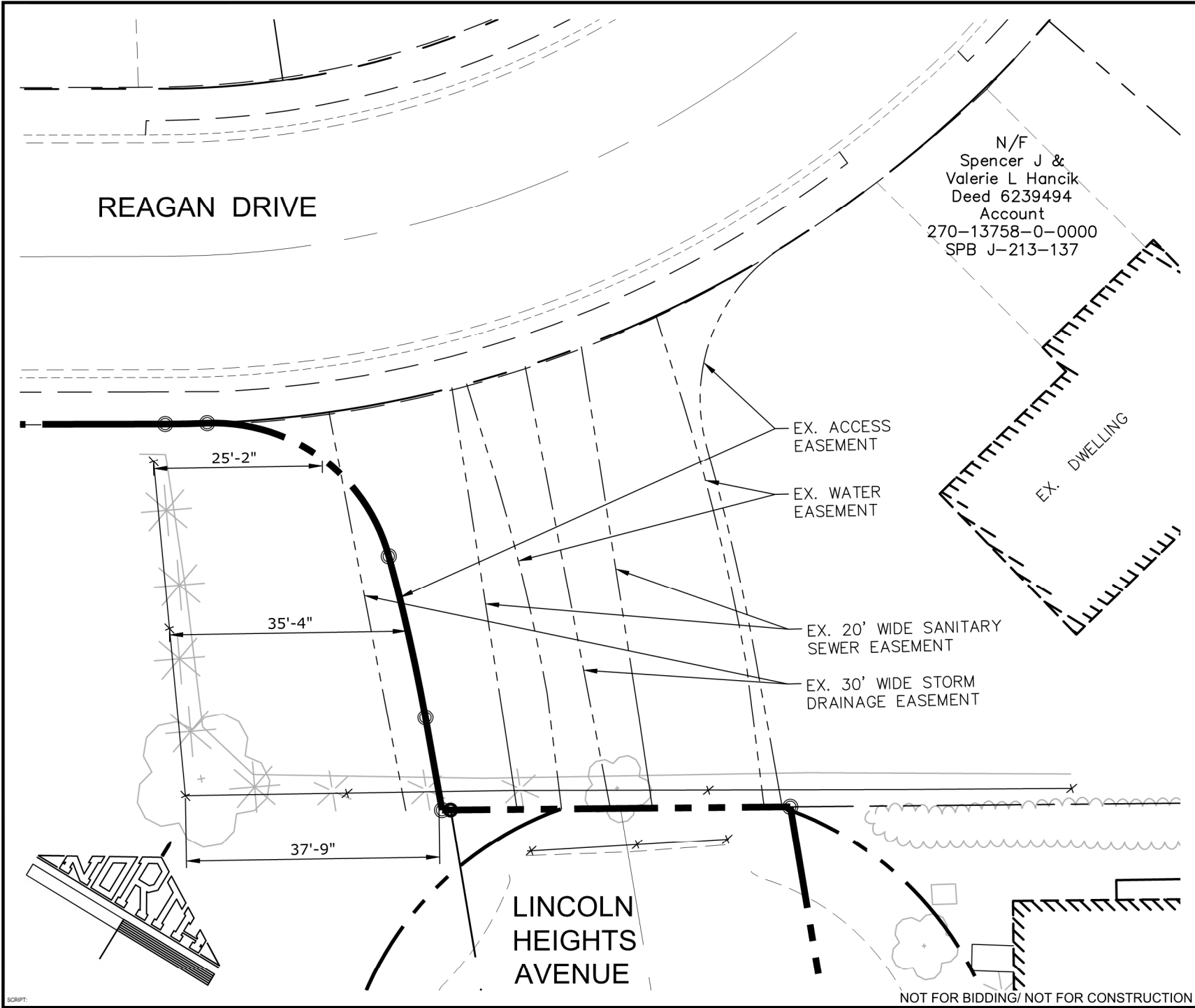
IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission Expires Apr. 15, 1988



PLOTTED: Monday, August 05, 2024 @ 02:24 PM
FILENAME: P:\2005\2005297-01\TICADD\Switch\Exhibit\2024-08-05_ADOINER\LOT77-LANDSCAPE\2024-08-05_LOT77-ENCROACHMENT.dwg XREFS: PHASE-1-Base Previous-existing EXISTING FROM FINAL



CLIENT
HURST BROTHERS DEVELOPMENT CO
106 FARM CREST DRIVE
EPHRATA, PA 17522
(717) 355-9227

HURST PROPERTY

LOT 77 ENCROACHMENT EXHIBIT

LANCASTER COUNTY, PA
EPRATA TOWNSHIP

Land Planning
Landscape Architecture
Civil Engineering

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Ralph Gerhart, and Paul
York, Harrisburg, and Pottsville

RG ASSOCIATES

DATE: AUGUST 5, 2024
PROJECT NO.: 2005297-011
MANAGER: JOYCE C. GERHART, RLA
SCALE: 1" = 20'
SHEET NO.: 1 OF 1