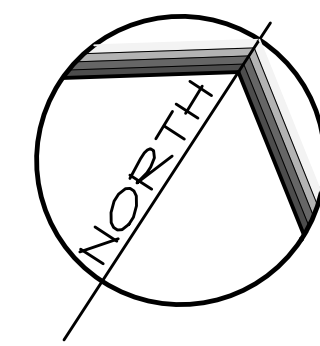


SCALE IN FEET: 1" = 60'



**PCSM LEGEND**

- 635 PROPOSED CONTOUR
- 635 EXISTING CONTOUR
- SS EXISTING STORM SEWER PIPE/INLET/MANHOLE
- PROPOSED STORM SEWER PIPE/INLET/MANHOLE
- EXISTING ENDWALL/RIP RAP
- PROPOSED ENDWALL/RIPRAP
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING UNDERGROUND GAS LINE
- EXISTING ABOVE GROUND ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING SPOT GRADE
- PROPOSED SPOT GRADE
- SLOPE GRADIENT AND DIRECTION
- TEST PIT LOCATION
- LOCATION OF PCSM BMP REQUIRING CRITICAL STAGE INSPECTION
- LIMIT OF DISTURBANCE / NPDES PERMIT BOUNDARY

**SOILS LEGEND**

- HaA* HAGERSTOWN SILT LOAM, 0-3% SLOPES
- HaB* HAGERSTOWN SILT LOAM, 3-8% SLOPES
- HbC* HAGERSTOWN SILTY CLAY LOAM, 8-15% SLOPES
- HbD* HAGERSTOWN SILTY CLAY LOAM, 15-30% SLOPES
- Hc* HAGERSTOWN URBAN LAND COMPLEX
- Ne* NOLIN SILT LOAM

**GEOTECH LEGEND**

- SD-01 SURFACE DEPRESSION
- GH-01 ANIMAL BURROW
- SR-07 SURFICIAL ROCK

**INSPECTION SCHEDULE CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN**

THE FOLLOWING CRITICAL STAGES OF IMPLEMENTATION OF THE PCSM PLAN REQUIRE A LICENSED PROFESSIONAL OR DESIGNER BE PRESENT ON-SITE TO OBSERVE CONSTRUCTION.

- INITIAL CONSTRUCTION OF SED BASIN "A" AND FINAL CONVERSION TO PCSM BMP-3
- CONSTRUCTION OF PCSM BMP-2
- CONSTRUCTION OF BMP-1 UGDS
- INSTALLATION OF SITE SAVER WATER QUALITY UNITS
- CONSTRUCTION OF RIPARIAN BMPs

**RECEIVING WATERSHED**

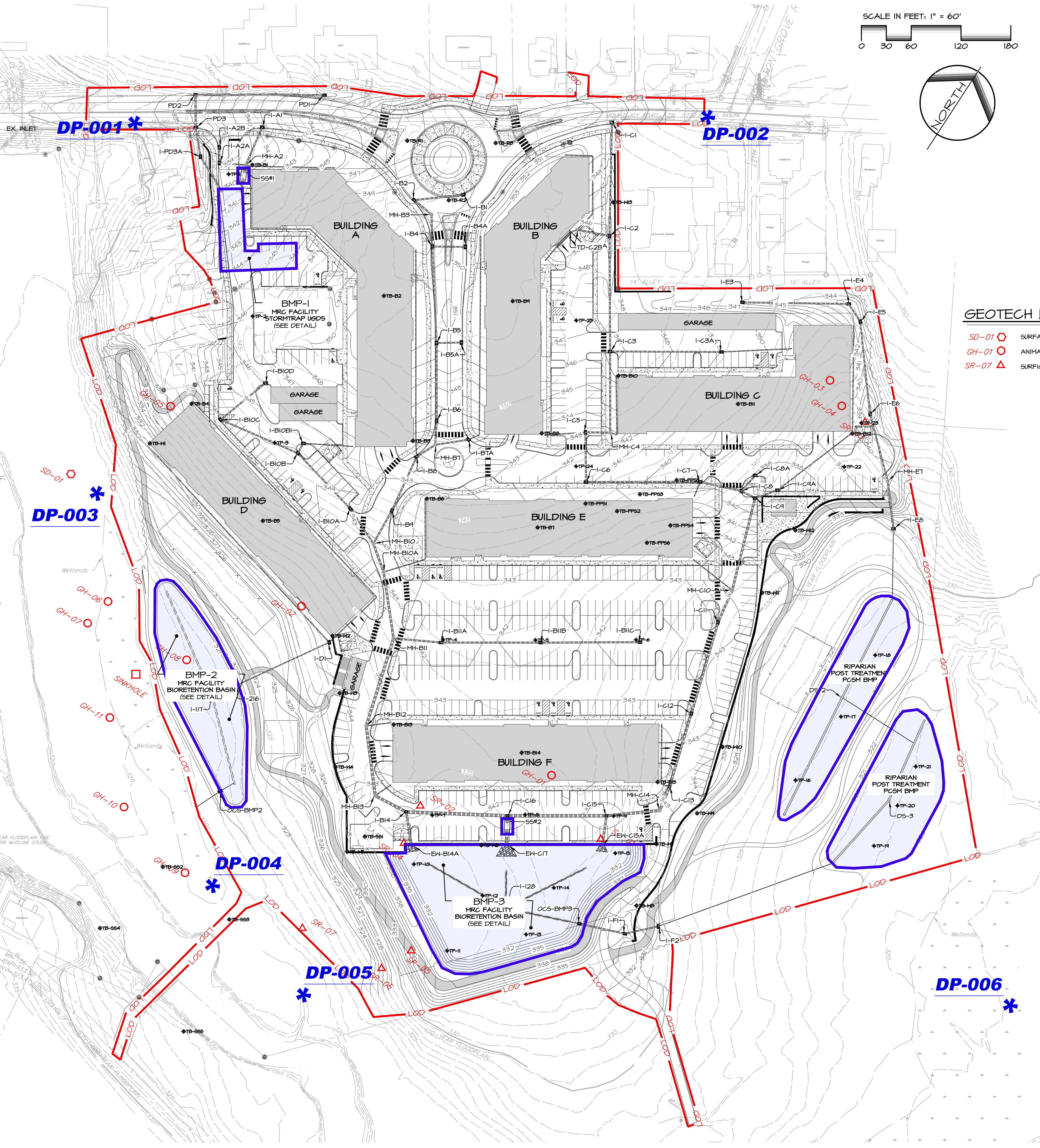
LITTLE CHIQUEES CREEK  
CLASSIFICATION: I/II

LIMIT OF DISTURBANCE = 20 AC

Test Location	Surface Elevation (Feet, MSL) <sup>1</sup>	Depth to Limiting Zone (Feet)	Limiting Zone Elevation (Feet, MSL)	Infiltration Test Depth (Feet)	Test Elevation (Feet, MSL)	Field Infiltration Rate (inches / hour) (Includes FS=2)
TP-01	337.5	8.5'	329.0	6.0	331.5	0.03
TP-02	336.0	5.0'	331.0	3.0	333.0	4.79
TP-03	343.0	4.5'	338.5	2.5	340.5	0.88
TP-04	338.0	N/E	N/A	4.0	334.0	0.28
TP-05	338.5	N/E	N/A	6.0	332.5	0.00
TP-06	334.0	N/E	N/A	4.0	330.0	0.00
TP-07	333.0	8.5'	324.5	6.0	328.0	0.00
TP-08	334.5	5.5'	329.0	4.0	329.0	1.00
TP-09	335.0	9.0'	326.0	6.0	327.0	0.00
TP-10	332.0	9.0'	323.0	4.0	328.0	0.25
TP-11	332.0	5.5'	326.5	6.0	329.0	0.00
TP-12	332.0	N/E	N/A	1.5	330.5	0.03
TP-13	332.0	N/E	N/A	3.5	328.5	0.13
TP-14	333.0	7.5'	325.5	4.0	329.0	0.00
TP-15	333.0	7.5'	325.5	5.5	327.5	0.03
TP-16	334.0	5.5'	328.5	1.0	333.0	0.00
TP-17	332.5	N/E	N/A	3.0	331.0	0.00
TP-18	332.5	N/E	N/A	4.0	328.5	0.03
TP-19	332.5	N/E	N/A	6.0	326.5	0.09
TP-20	332.5	N/E	N/A	4.0	328.0	0.06
TP-21	324.0	8.0'	316.0	6.0	318.0	0.06
TP-22	324.0	8.0'	316.0	4.0	320.0	0.00
TP-23	324.0	8.0'	316.0	6.0	318.0	0.38
TP-24	324.0	8.0'	316.0	2.5	321.5	0.50
TP-25	324.0	8.0'	316.0	4.5	319.5	0.00
TP-26	321.0	4.5'	316.5	1.0	320.0	0.03
TP-27	321.0	4.5'	316.5	2.5	318.5	0.09
TP-28	321.0	4.5'	316.5	1.0	320.0	0.00
TP-29	321.0	4.5'	316.5	2.5	318.5	0.03
TP-30	321.0	4.5'	316.5	1.0	320.0	0.00
TP-31	321.0	4.5'	316.5	3.0	318.0	0.00
TP-32	321.0	4.5'	316.5	4.0	317.0	0.00
TP-33	321.0	4.5'	316.5	6.0	315.0	0.00

Test Location	Surface Elevation (Feet, MSL) <sup>1</sup>	Depth to Limiting Zone (Feet)	Limiting Zone Elevation (Feet, MSL)	Infiltration Test Depth (Feet)	Test Elevation (Feet, MSL)	Field Infiltration Rate (inches / hour) (Includes FS=2)
TP-23	336.0	5.0'	331.0	2.5	333.5	0.00
TP-24	349.0	N/E	N/A	4.0	345.0	0.44
TP-25	349.0	N/E	N/A	6.0	343.0	0.00
TP-26	349.0	N/E	N/A	4.0	345.0	1.00
TP-27	349.0	N/E	N/A	6.0	343.0	1.00

Note<sup>1</sup>: Please note that the ground surface was not surveyed by a licensed surveyor; these elevations are approximate based on the provided plans; therefore, elevation ranges are approximate +/- half a foot.  
 Note<sup>2</sup>: Limiting zone is bedrock.  
 Note<sup>3</sup>: Limiting zone is groundwater.



REVISIONS PER:	DATE:	BY:

**EVA group, inc.**  
ENGINEERS + LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
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(717) 626-7271  
elagroup.com

REGISTERED PROFESSIONAL ENGINEER  
DERRICK JAMES MUSSER  
No. PE084418  
PENNSYLVANIA

**CONDITIONAL USE PLAN**  
SUBJECT:  
**PCSM PLAN**  
FOR  
CHIQUEES CROSSING  
RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER: BDG DATE: JAN. 5, 2024  
 DESIGNER: DJM PROJECT NO. 1212-002  
 DRAWN BY: BLM SCALE: 1" = 60'

DRAWING NO.  
**27 of 78**

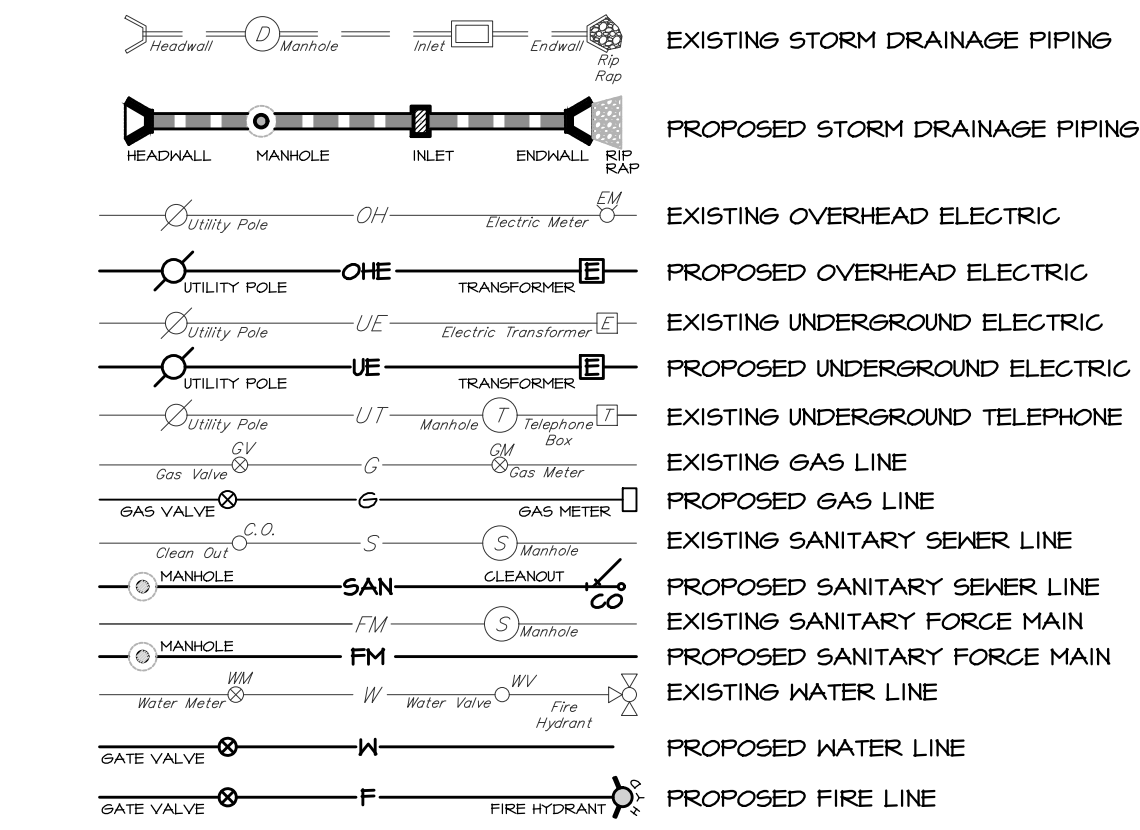
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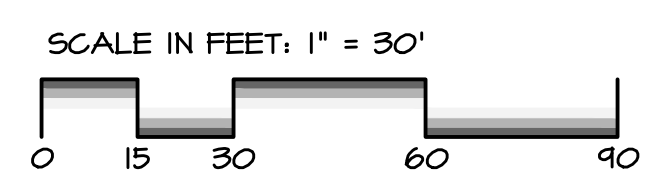
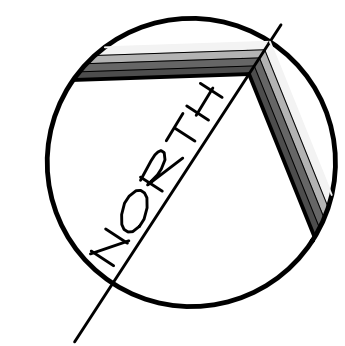
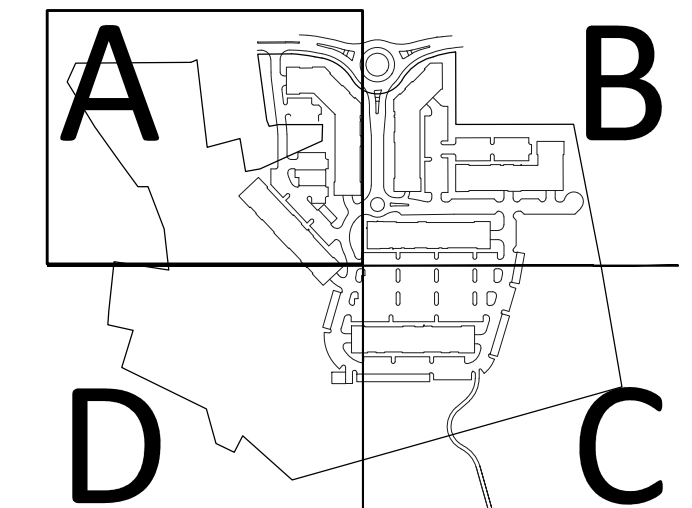
**NOTES:**

- CONTRACTOR SHALL COORDINATE ALL TIE-INS WITH MOUNT JOY BOROUGH AUTHORITY (WATER AND SANITARY SEWER) AND MOUNT JOY BOROUGH (SANITARY SEWER).
- EACH GATE VALVE LID ON THE FIRE SUPPRESSION LINE SHALL HAVE A LID READING "FIRE" AND EACH GATE VALVE LID ON THE DOMESTIC WATERLINE SHALL HAVE A LID READING "WATER."
- CONTRACTOR SHALL STAMP EACH CURB WITH THE LETTERS "F" FOR FIRE SUPPRESSION LINE, "W" FOR DOMESTIC WATERLINE, "S" FOR SANITARY SEWER LINE, "G" FOR GAS LINE, AND "E" FOR ELECTRIC LINE WHEREVER SERVICE LINES CROSS THE CURBLINE TO SERVICE A BUILDING.
- PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACTION SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER ON-SITE. COMPACTION SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D698:
  - A. SCARIFY AND RECOMPACT TOP 12 INCHES OF EXISTING SUBGRADE AND EACH LAYER OF FILL SOIL MATERIAL AT 90 PERCENT UNDER MANHOLES.
  - B. COMPACT EACH LAYER OF INITIAL AND FINAL FILL SOIL MATERIAL AT 45 PERCENT FOR UTILITY TRENCHES.
- CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF THE DEP GENERAL PERMIT FOR THE BORING OF THE SANITARY SEWER FORCE MAIN UNDER THE STREAM.
- ALL ROOF LEADERS SHOWN ON THE PLANS SHALL BE 10" PVC PIPE AT 1% SLOPE (MINIMUM). ANY ADDITIONAL UPSLOPE ROOF LEADERS THAT NEED TO BE INSTALLED IN ADDITION TO WHAT IS SHOWN ON THE PLANS CAN BE INSTALLED AS 8" PVC @ 1% SLOPE (MIN).

**UTILITY LEGEND**



**KEY MAP**



REVISIONS PER:	DATE:	BY:

**EVA group, inc.**  
ENGINEERS + LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

**CONDITIONAL USE PLAN**

SUBJECT:  
**UTILITY PLAN A**

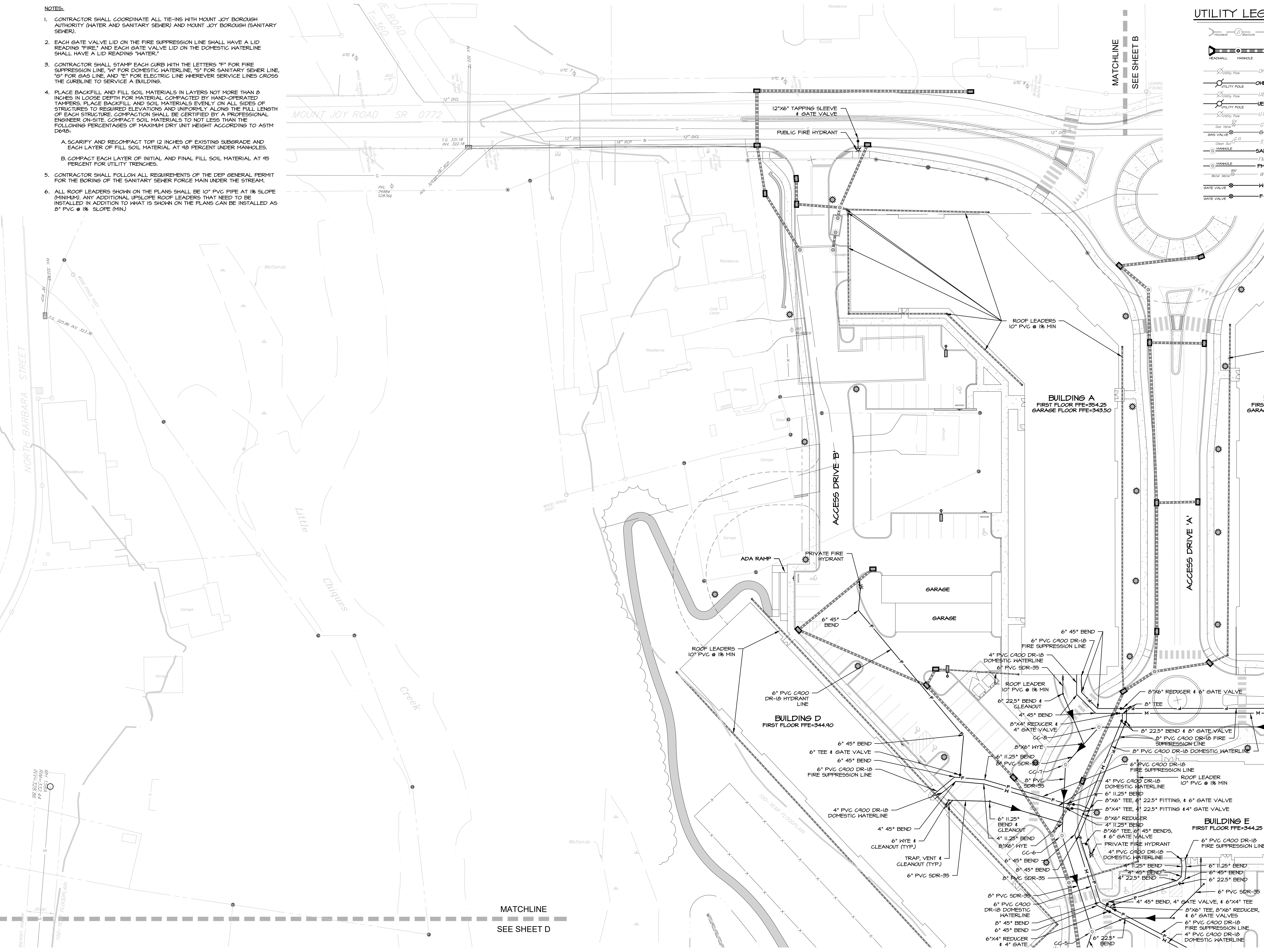
FOR  
CHIQUES CROSSING  
RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	1" = 30'

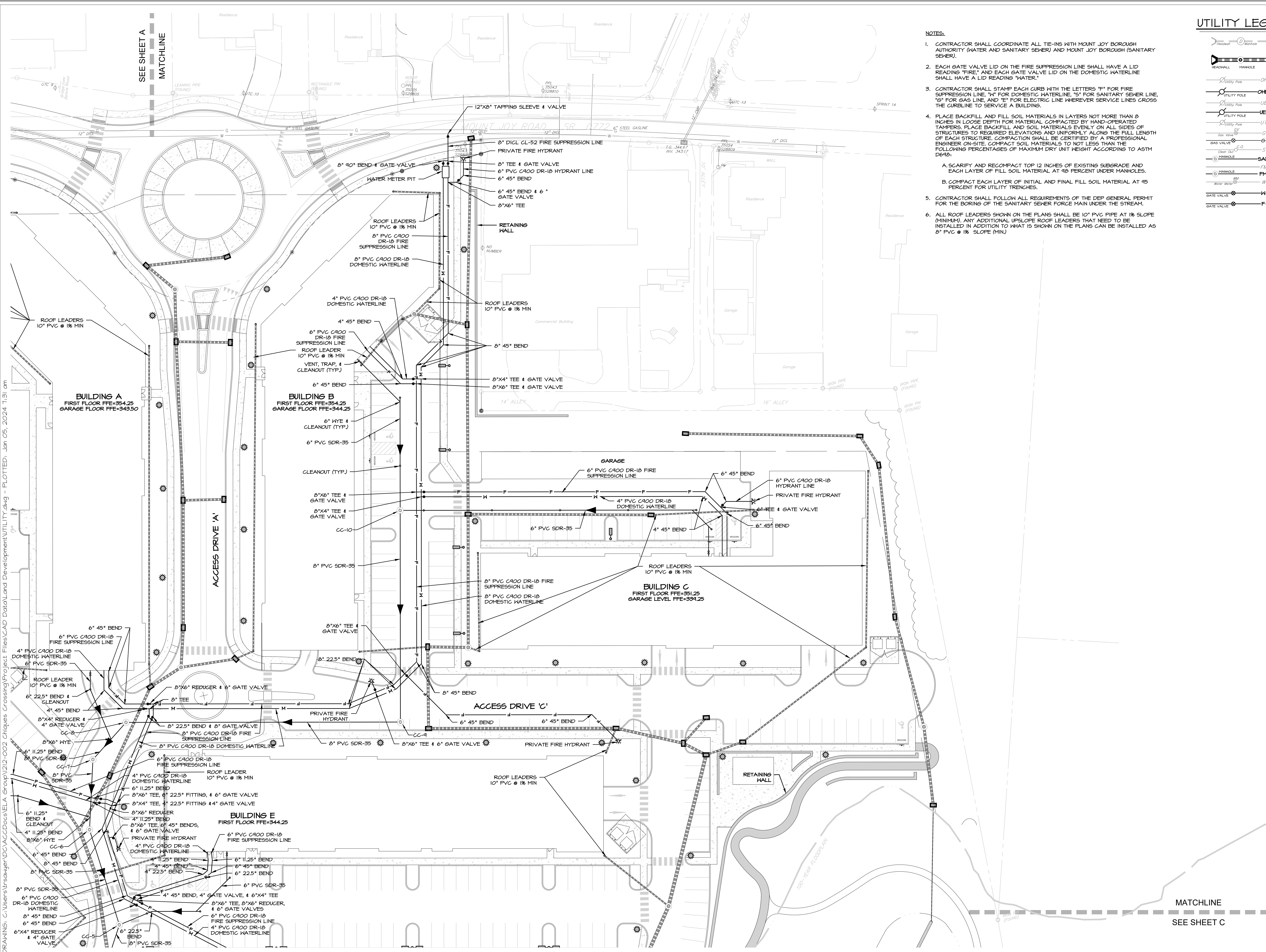
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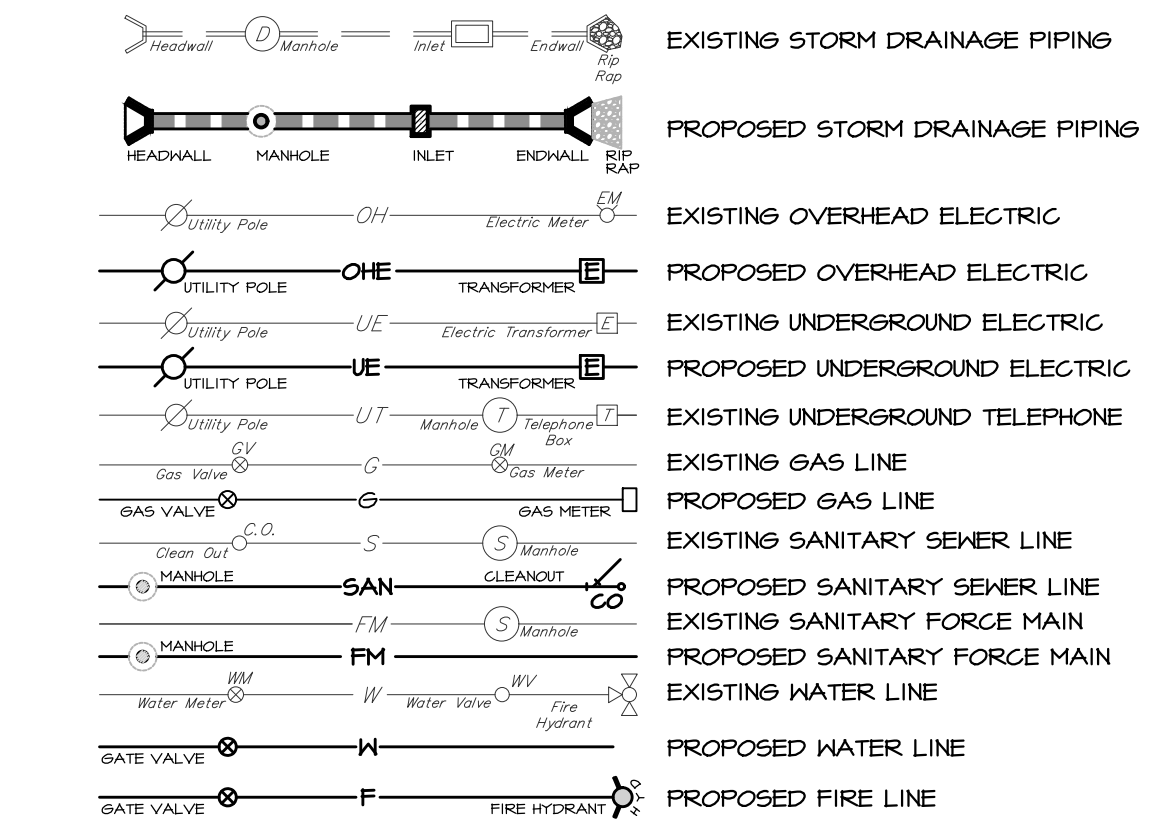


MATCHLINE  
SEE SHEET D



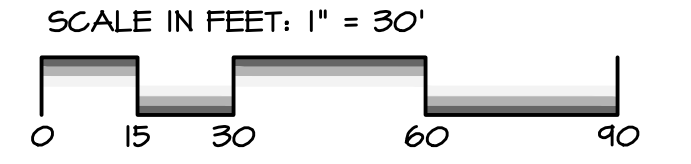
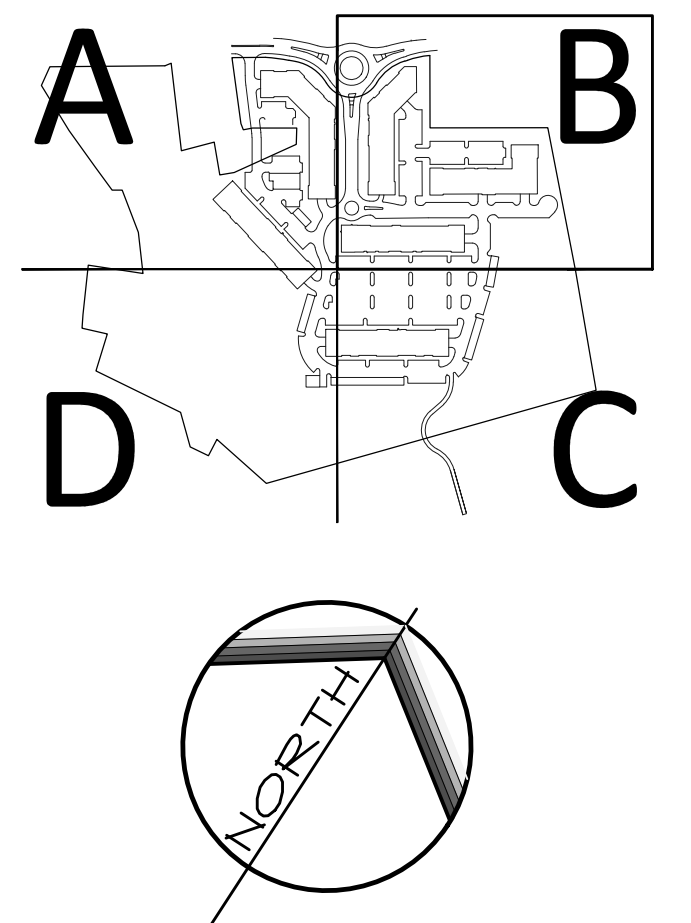


**UTILITY LEGEND**



- NOTES:**
- CONTRACTOR SHALL COORDINATE ALL TIE-INS WITH MOUNT JOY BOROUGH AUTHORITY (WATER AND SANITARY SEWER) AND MOUNT JOY BOROUGH (SANITARY SEWER).
  - EACH GATE VALVE LID ON THE FIRE SUPPRESSION LINE SHALL HAVE A LID READING "FIRE," AND EACH GATE VALVE LID ON THE DOMESTIC WATERLINE SHALL HAVE A LID READING "WATER."
  - CONTRACTOR SHALL STAMP EACH CURB WITH THE LETTERS "F" FOR FIRE SUPPRESSION LINE, "M" FOR DOMESTIC WATERLINE, "S" FOR SANITARY SEWER LINE, "G" FOR GAS LINE, AND "E" FOR ELECTRIC LINE WHEREVER SERVICE LINES CROSS THE CURBLINE TO SERVICE A BUILDING.
  - PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D648:
    - A. SCARIFY AND RECOMPACT TOP 12 INCHES OF EXISTING SUBGRADE AND EACH LAYER OF FILL SOIL MATERIAL AT 90 PERCENT UNDER MANHOLES.
    - B. COMPACT EACH LAYER OF INITIAL AND FINAL FILL SOIL MATERIAL AT 95 PERCENT FOR UTILITY TRENCHES.
  - CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF THE DEP GENERAL PERMIT FOR THE BORING OF THE SANITARY SEWER FORCE MAIN UNDER THE STREAM.
  - ALL ROOF LEADERS SHOWN ON THE PLANS SHALL BE 10" PVC PIPE AT 1% SLOPE (MINIMUM). ANY ADDITIONAL UPSLOPE ROOF LEADERS THAT NEED TO BE INSTALLED IN ADDITION TO WHAT IS SHOWN ON THE PLANS CAN BE INSTALLED AS 8" PVC @ 1% SLOPE (MIN).

**KEY MAP**



REVISIONS PER:	DATE:	BY:

**EVA group, inc.**  
ENGINEERS + LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

REGISTERED PROFESSIONAL ENGINEER  
DERRICK JAMES MUSSER  
No. PE084414  
PENNSYLVANIA

**CONDITIONAL USE PLAN**  
SUBJECT:  
**UTILITY PLAN B**  
FOR  
CHIQUES CROSSING  
RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

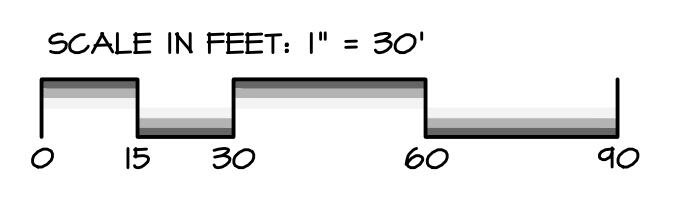
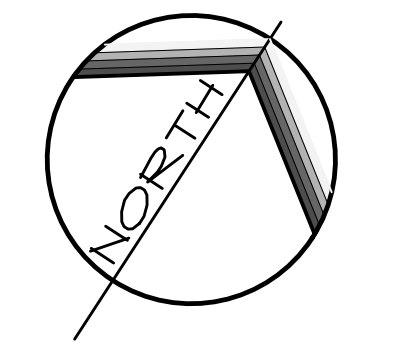
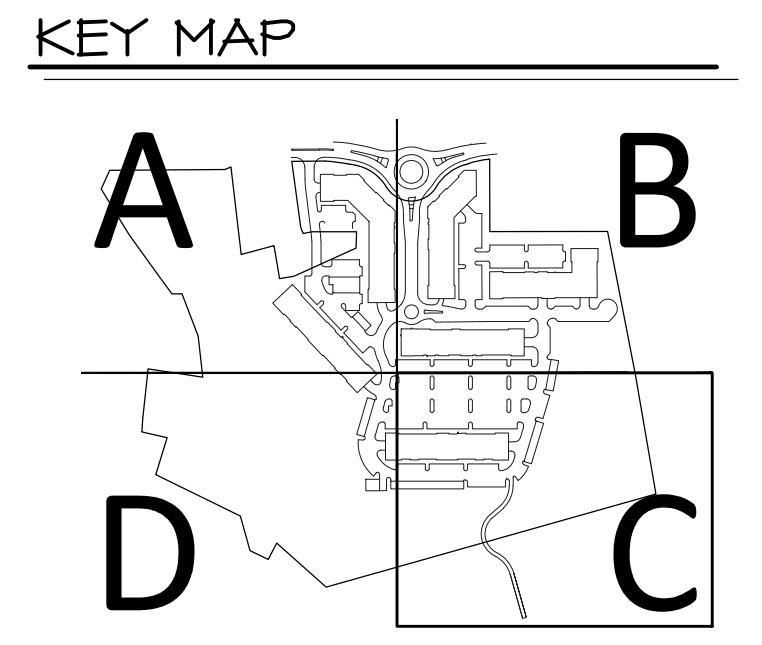
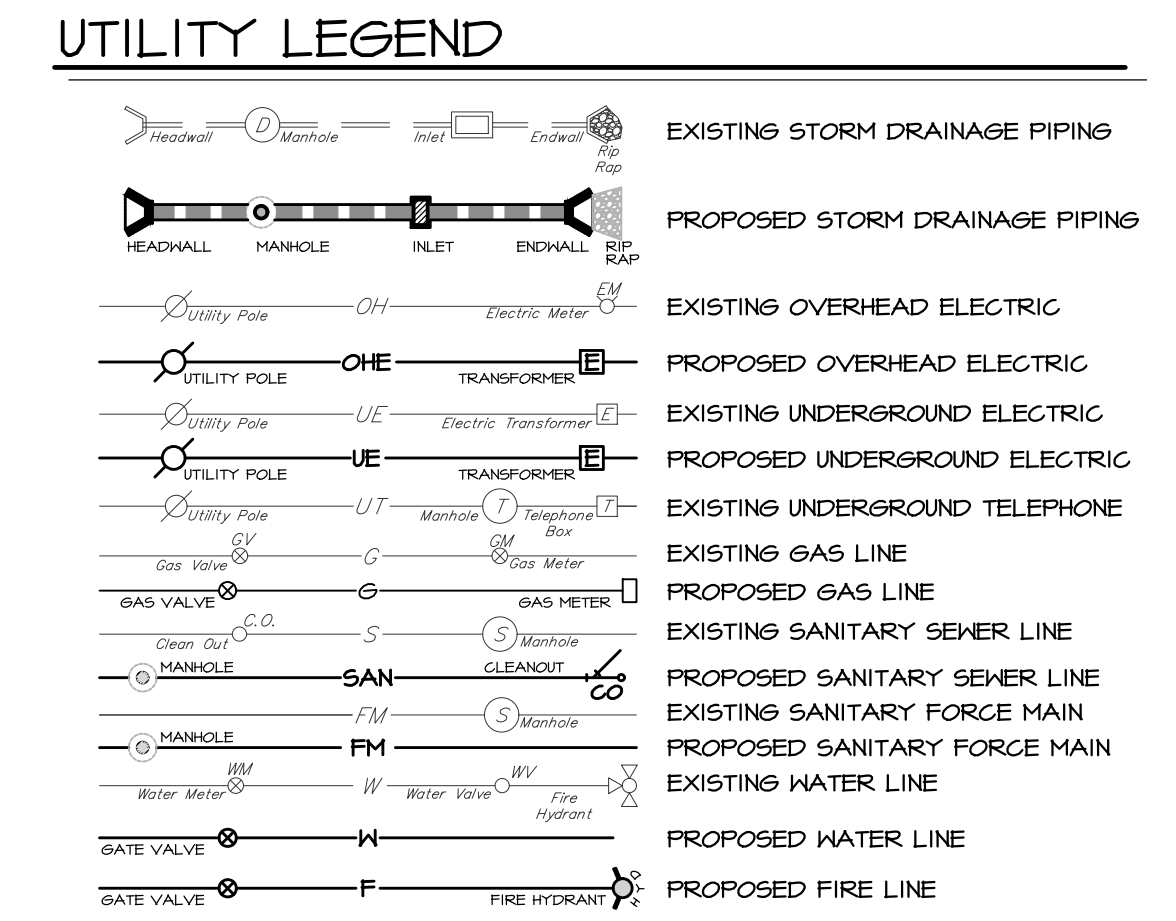
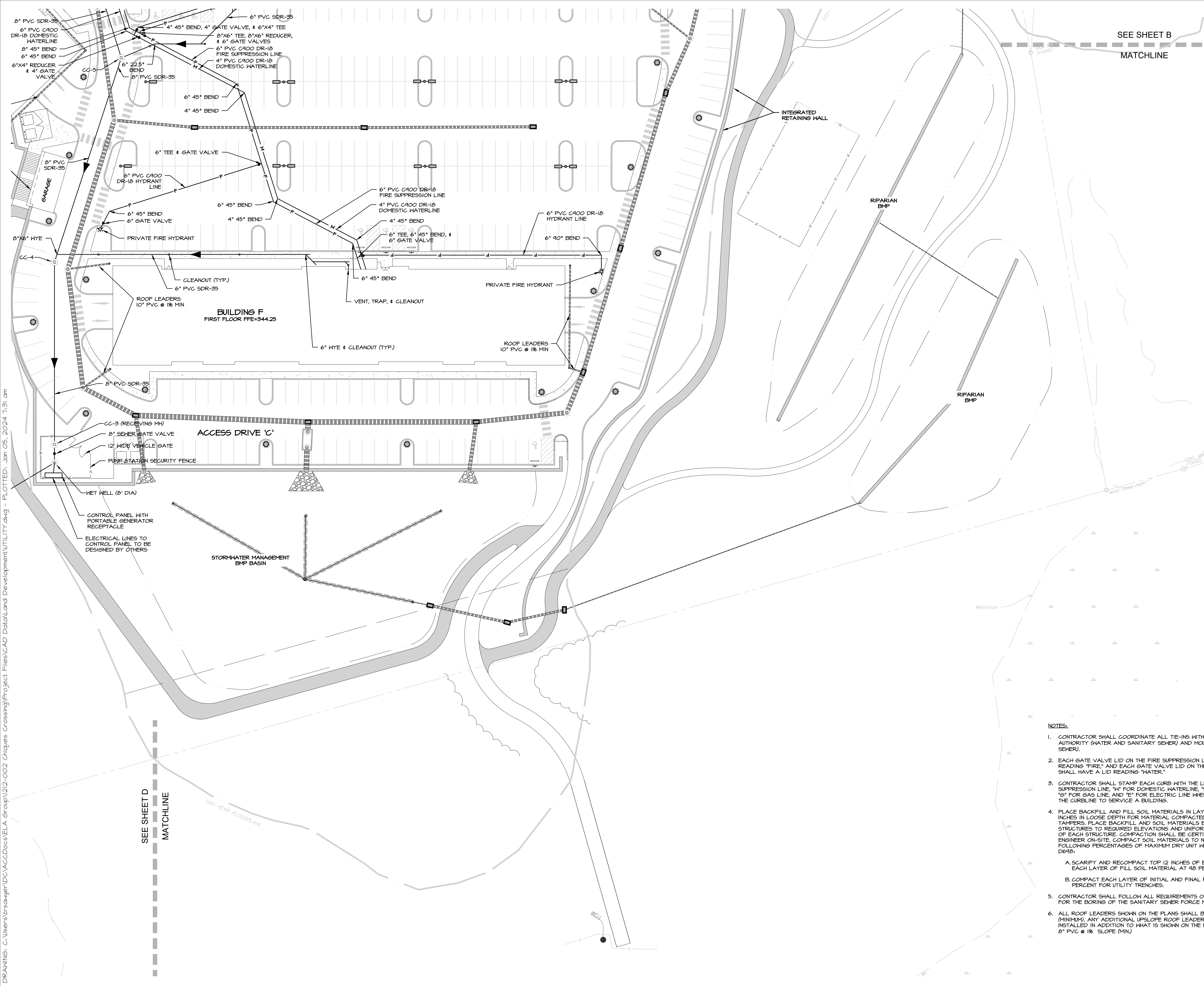
MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	1" = 30'

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**29 of 78**

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REVISIONS PER:	DATE:	BY:

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LITITZ, PA 17543  
(717) 626-7271  
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**EIA**  
group, inc.  
ENGINEERS • LANDSCAPE ARCHITECTS

REGISTERED PROFESSIONAL ENGINEER  
DERRICK JAMES MUSSER

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
DERRICK JAMES MUSSER

#### CONDITIONAL USE PLAN

SUBJECT:  
**UTILITY PLAN C**

FOR  
CHIQUES CROSSING  
RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

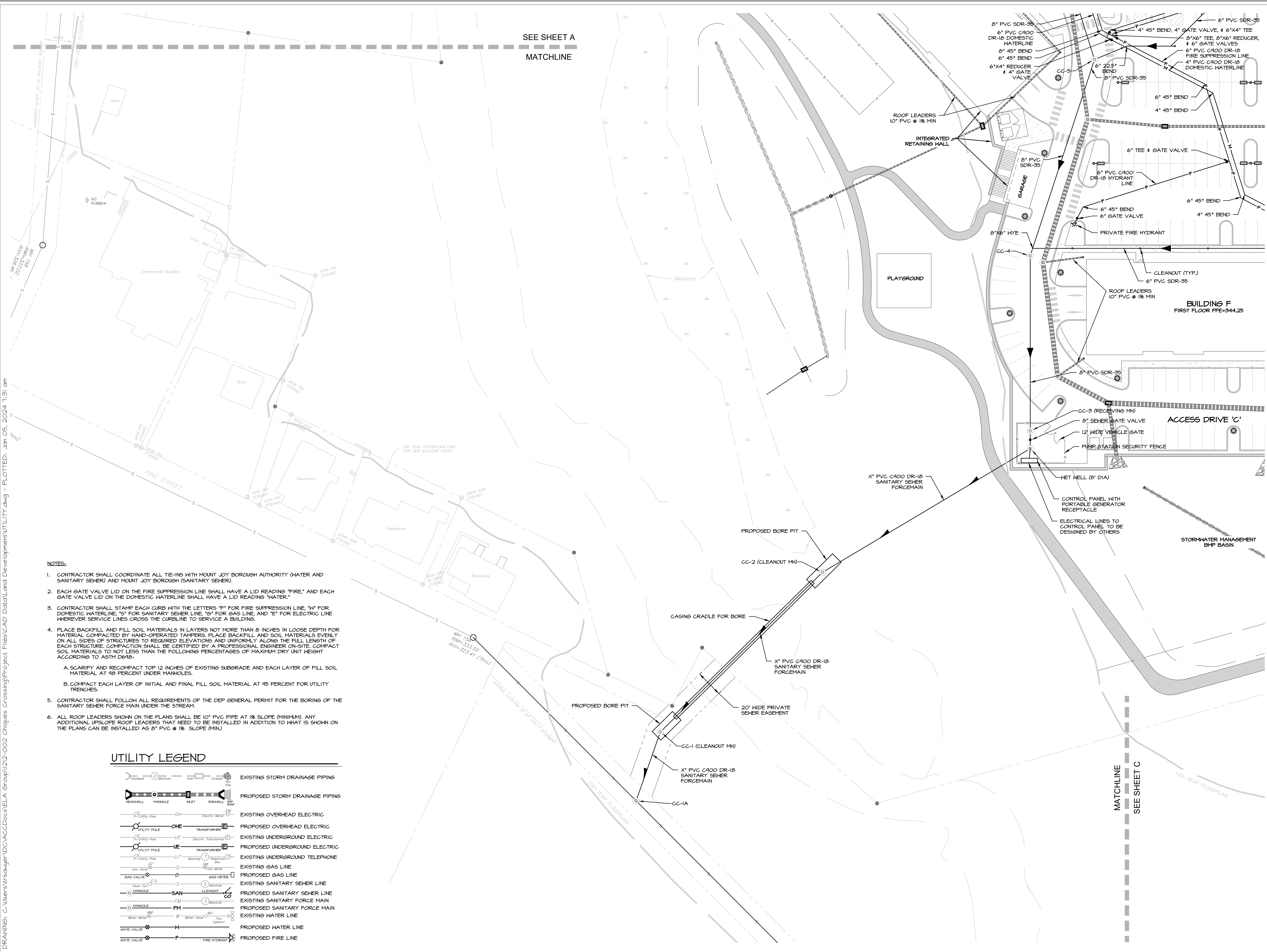
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DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	1" = 30'

DRAWING NO.  
**30 of 78**

- #### NOTES:
- CONTRACTOR SHALL COORDINATE ALL TIE-INS WITH MOUNT JOY BOROUGH AUTHORITY (WATER AND SANITARY SEWER) AND MOUNT JOY BOROUGH (SANITARY SEWER).
  - EACH GATE VALVE LID ON THE FIRE SUPPRESSION LINE SHALL HAVE A LID READING "FIRE," AND EACH GATE VALVE LID ON THE DOMESTIC WATERLINE SHALL HAVE A LID READING "WATER."
  - CONTRACTOR SHALL STAMP EACH CURB WITH THE LETTERS "F" FOR FIRE SUPPRESSION LINE, "N" FOR DOMESTIC WATERLINE, "S" FOR SANITARY SEWER LINE, "G" FOR GAS LINE, AND "E" FOR ELECTRIC LINE WHEREVER SERVICE LINES CROSS THE CURBLINE TO SERVICE A BUILDING.
  - PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS, PLACE BACKFILL AND SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACTION SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER ON-SITE. COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D698:
    - A. SCARIFY AND RECOMPACT TOP 12 INCHES OF EXISTING SUBGRADE AND EACH LAYER OF FILL SOIL MATERIAL AT 95 PERCENT UNDER MANHOLES.
    - B. COMPACT EACH LAYER OF INITIAL AND FINAL FILL SOIL MATERIAL AT 95 PERCENT FOR UTILITY TRENCHES.
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  - ALL ROOF LEADERS SHOWN ON THE PLANS SHALL BE 10" PVC PIPE AT 1% SLOPE (MINIMUM). ANY ADDITIONAL UPSLOPE ROOF LEADERS THAT NEED TO BE INSTALLED IN ADDITION TO WHAT IS SHOWN ON THE PLANS CAN BE INSTALLED AS 8" PVC @ 1% SLOPE (MIN).



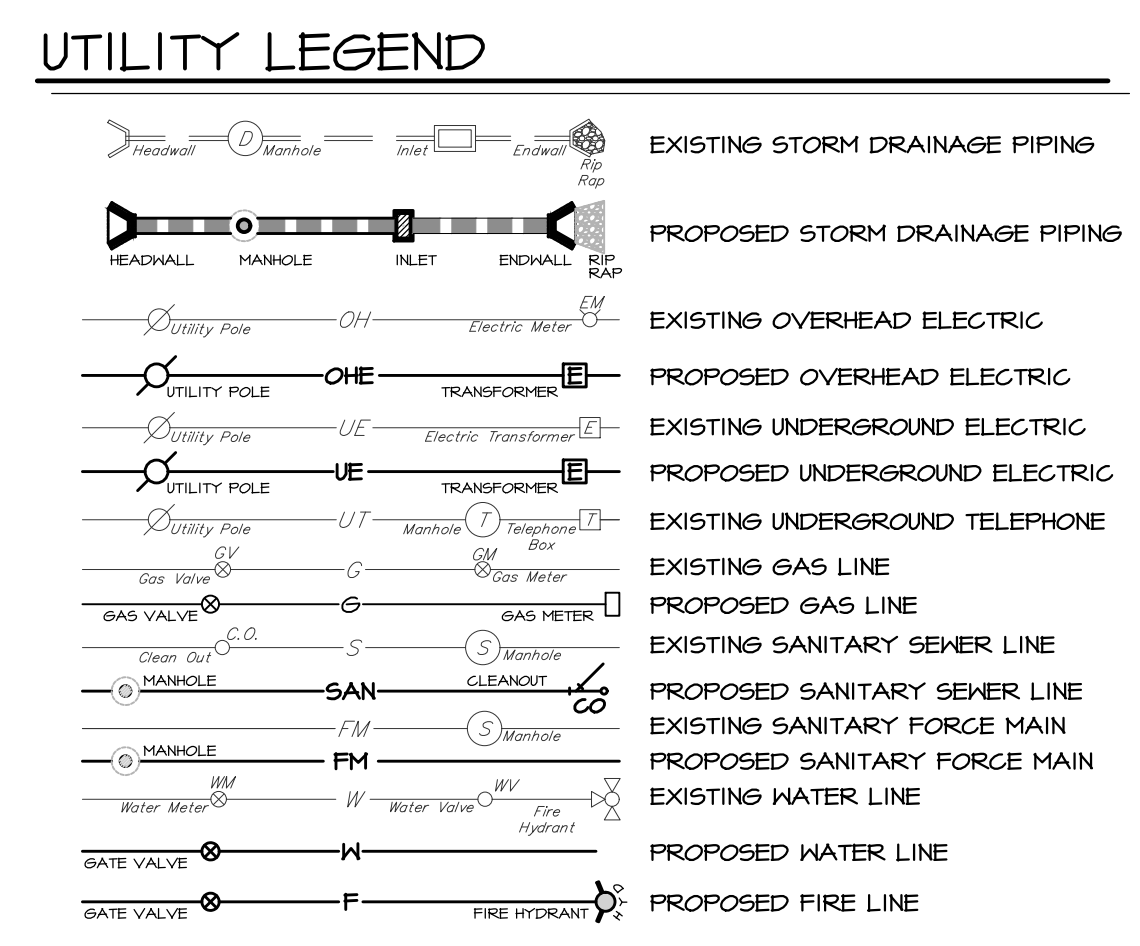
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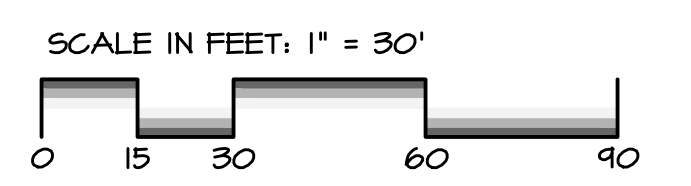
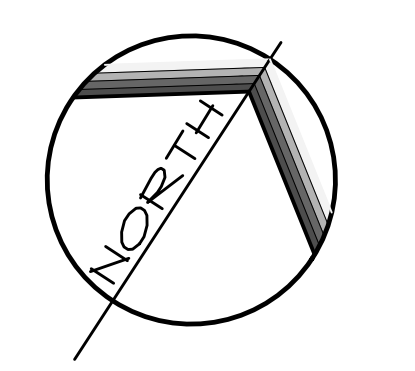
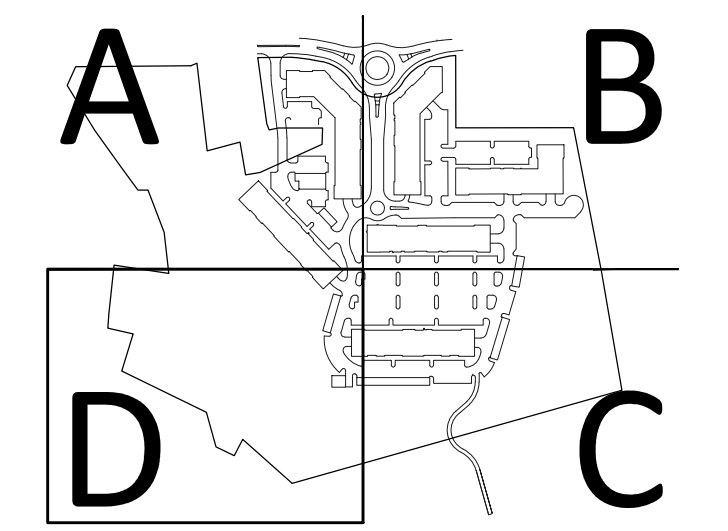
SEE SHEET A  
MATCHLINE

MATCHLINE  
SEE SHEET C

- NOTES:**
- CONTRACTOR SHALL COORDINATE ALL TIE-INS WITH MOUNT JOY BOROUGH AUTHORITY (WATER AND SANITARY SEWER) AND MOUNT JOY BOROUGH (SANITARY SEWER).
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  - CONTRACTOR SHALL STAMP EACH CURB WITH THE LETTERS "F" FOR FIRE SUPPRESSION LINE, "H" FOR DOMESTIC WATERLINE, "S" FOR SANITARY SEWER LINE, "G" FOR GAS LINE, AND "E" FOR ELECTRIC LINE WHEREVER SERVICE LINES CROSS THE CURBLINE TO SERVICE A BUILDING.
  - PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 6 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACTION SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER ON-SITE. COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D698.
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    - B. COMPACT EACH LAYER OF INITIAL AND FINAL FILL SOIL MATERIAL AT 95 PERCENT FOR UTILITY TRENCHES.
  - CONTRACTOR SHALL FOLLOW ALL REQUIREMENTS OF THE DEP GENERAL PERMIT FOR THE BORINGS OF THE SANITARY SEWER FORCE MAIN UNDER THE STREAM.
  - ALL ROOF LEADERS SHOWN ON THE PLANS SHALL BE 10" PVC PIPE AT 1% SLOPE (MINIMUM). ANY ADDITIONAL UPSLOPE ROOF LEADERS THAT NEED TO BE INSTALLED IN ADDITION TO WHAT IS SHOWN ON THE PLANS CAN BE INSTALLED AS 8" PVC @ 1% SLOPE (MIN).



**KEY MAP**



REVISIONS PER:	DATE:	BY:

**ELA group, inc.**  
ENGINEERS + LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

REGISTERED PROFESSIONAL ENGINEER  
DERRICK JAMES MUSSER  
No. PE08449  
PENNSYLVANIA

**CONDITIONAL USE PLAN**

SUBJECT:  
**UTILITY PLAN D**

FOR  
CHIQUES CROSSING  
RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	1" = 30'

DRAWING NO.  
**31 of 78**



DRAWING: C:\Users\Wrsawyer\Documents\Projects\Files\CAD Data\Land Development\LANDSCAPE.dwg - PLOTTED: Jan 05, 2024 1:31 am



**INTERIOR LANDSCAPE PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AR	15	Acer rubrum 'Franksred'	Red Sunset Maple	2" Cal.	NATIVE
AR	12	Acer rubrum 'Red Rocket'	Red Rocket Maple	2" Cal.	NATIVE
AG	3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	5'-6'	NATIVE
BR	5	Betula nigra	River Birch	8'-10'	NATIVE
CC2	1	Cupressus nootkatensis 'Pendula'	Weeping Nootka Cypress	5'-6'	
GA	23	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2" Cal.	
LR	16	Liquidambar styraciflua 'Rotundiloba'	Round-Lobed Sweet Gum	2" Cal.	NATIVE
MR	1	Magnolia stellata 'Royal Star'	Royal Star Magnolia	5'-6'	
PS	17	Pinus strobus	White Pine	6'-8'	NATIVE
PA	3	Prunus x 'Okame'	Okame Flowering Cherry	2" Cal.	
SP	2	Stewartia pseudocamellia	Japanese Stewartia	2" Cal.	
TD	10	Taxodium distichum	Bald Cypress	2" Cal.	NATIVE
TI	7	Thuja x 'Green Giant'	Green Giant Arborvitae	5'-6'	NATIVE
UC	12	Ulmus x 'Frontier'	Frontier Elm	2" Cal.	
Z6	16	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	2" Cal.	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CN	2	Chamaecyparis obtusa 'Nana Gracilis'	Graceful Dwarf Hinoki False Cypress	5 Gal	
CV	4	Chionanthus virginicus	White Fringetree	5 Gal	NATIVE
CF4	18	Cotoneaster franchetii	Orange Cotoneaster	5 Gal	
HO	18	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	5 Gal	NATIVE
IG	16	Ilex glabra	Inkberry Holly	5 Gal	NATIVE
IC	3	Ilex glabra 'Chamzhi'	Nordic Inkberry Holly	5 Gal	NATIVE
IB	7	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	5 Gal	
IV2	13	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	5 Gal	NATIVE
JR	2	Juniperus chinensis 'Robusta Green'	Robust Green Juniper	5 Gal	
JX	14	Juniperus x 'Grey Owl'	Grey Owl Juniper	5 Gal	NATIVE
PP	1	Photinia pyrifolia	Red Chokeberry	5 Gal	NATIVE
PJ	13	Physocarpus opulifolius 'Jefam'	First Editions Amber Jubilee Ninebark	5 Gal	NATIVE
RE	13	Rhododendron x 'P.J.M.'	P.J.M. Rhododendron	5 Gal	
RG	3	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 Gal	NATIVE
SL	23	Spiraea x bumalda 'Monhub'	Limeound Spirea	5 Gal	
TS	34	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5 Gal	
VM	11	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	5 Gal	NATIVE
VB	12	Viburnum nudum 'Bulk'	Brandywine Viburnum	5 Gal	NATIVE

**FLOODPLAIN/RIPARIAN PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AS	2	Acer saccharum	Sugar Maple	2" Cal.	NATIVE
AA	6	Amelanchier arborea	Dawny Serviceberry	2" Cal.	NATIVE
BR	4	Betula nigra	River Birch	8'-10'	NATIVE
CC	10	Cercis canadensis	Eastern Redbud	2" Cal.	NATIVE
CF	7	Cornus florida	Flowering Dogwood	6'-7'	NATIVE
IA	3	Ilex opaca	American Holly	2" Cal.	NATIVE
NS	5	Nyssa sylvatica	Tupelo	2" Cal.	NATIVE
OV	5	Ostrya virginiana	American Hophornbeam	2" Cal.	NATIVE
PO2	31	Picea orientalis	Oriental Spruce	5'-6'	
PS	46	Pinus strobus	White Pine	6'-8'	NATIVE
PO	4	Platanus occidentalis	American Sycamore	2" Cal.	NATIVE
QB	5	Quercus bicolor	Swamp White Oak	2" Cal.	NATIVE
TD	8	Taxodium distichum	Bald Cypress	2" Cal.	NATIVE

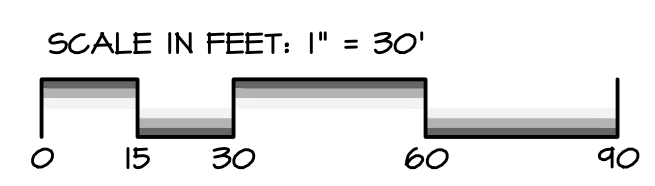
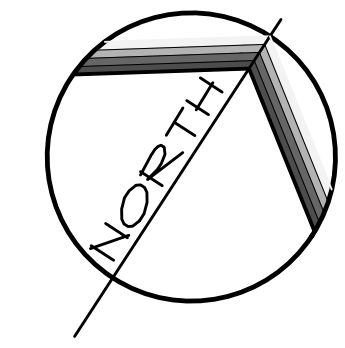
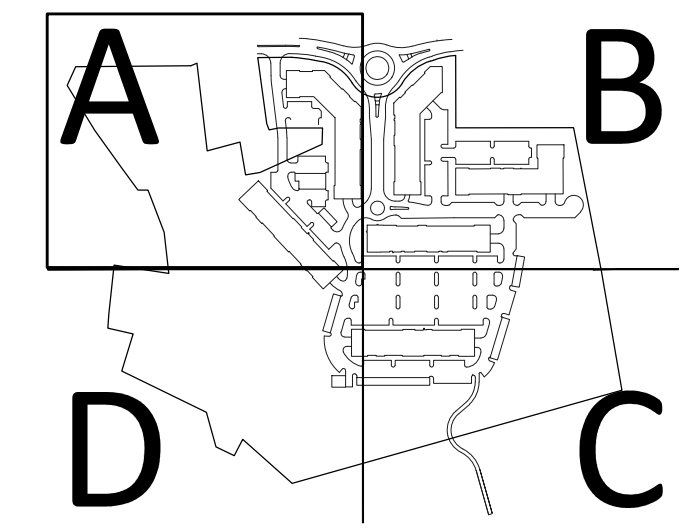
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CO	24	Cephalanthus occidentalis	Buttonbush	5 Gal	NATIVE
CA3	15	Clethra alnifolia	Summersweet	5 Gal	NATIVE
CA4	15	Cornus amomum	Silky Dogwood	5 Gal	NATIVE
CS	21	Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood	5 Gal	NATIVE
CF4	12	Cotoneaster franchetii	Orange Cotoneaster	5 Gal	
HH2	10	Hamamelis virginiana 'Harvest Moon'	Harvest Moon Witch Hazel	5 Gal	NATIVE
IG	18	Ilex glabra	Inkberry Holly	5 Gal	NATIVE
IV	8	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	5 Gal	NATIVE MALE
IR	24	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	5 Gal	NATIVE FEMALE
IB	4	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	5 Gal	
IV2	4	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	5 Gal	NATIVE
LB	5	Lindera benzoin	Spicebush	5 Gal	NATIVE
PP	31	Photinia pyrifolia	Red Chokeberry	5 Gal	NATIVE
PJ	10	Physocarpus opulifolius 'Jefam'	First Editions Amber Jubilee Ninebark	5 Gal	NATIVE
RG	15	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 Gal	NATIVE
VM	14	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	5 Gal	NATIVE
VB	1	Viburnum nudum 'Bulk'	Brandywine Viburnum	5 Gal	NATIVE

**GROUND COVERS**

QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
AI	361	Asclepias incarnata	Swamp Milkweed	1 Gal 36" o.c.	NATIVE
EP	361	Echinacea purpurea	Coneflower	1 Gal 36" o.c.	NATIVE
EP3	364	Eupatorium perfoliatum	Common Boneset	1 Gal 36" o.c.	NATIVE
JE	173	Juncus effusus	Soft Rush	1 Gal 36" o.c.	NATIVE
LS	156	Liabris spicata	Blazing Star	1 Gal 36" o.c.	NATIVE
MB	214	Monarda fistulosa	Bergamot	1 Gal 36" o.c.	NATIVE
PP2	368	Physostegia virginiana 'Pink Manners'	Obedient Plant	1 Gal 36" o.c.	NATIVE
RF	254	Rudbeckia fulgida umbrosa	Orange Coneflower	1 Gal 36" o.c.	NATIVE

NOTE: FOUNDATION LANDSCAPE DESIGNS FOR ALL BUILDINGS TO BE LIKE BUILDING A FOUNDATION AS SHOWN. DEVELOPER RESERVES THE RIGHT FOR CUSTOMIZATION WITH LANDSCAPE CONTRACTOR.

**KEY MAP**



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743 S. BROAD ST.  
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elagroup.com

REGISTERED PROFESSIONAL ENGINEER  
DERRICK JAMES MUSSER  
No. PE084418  
PENNSYLVANIA

**CONDITIONAL USE PLAN**  
SUBJECT:  
**LANDSCAPE PLAN A**  
FOR  
CHIQUES CROSSING  
RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

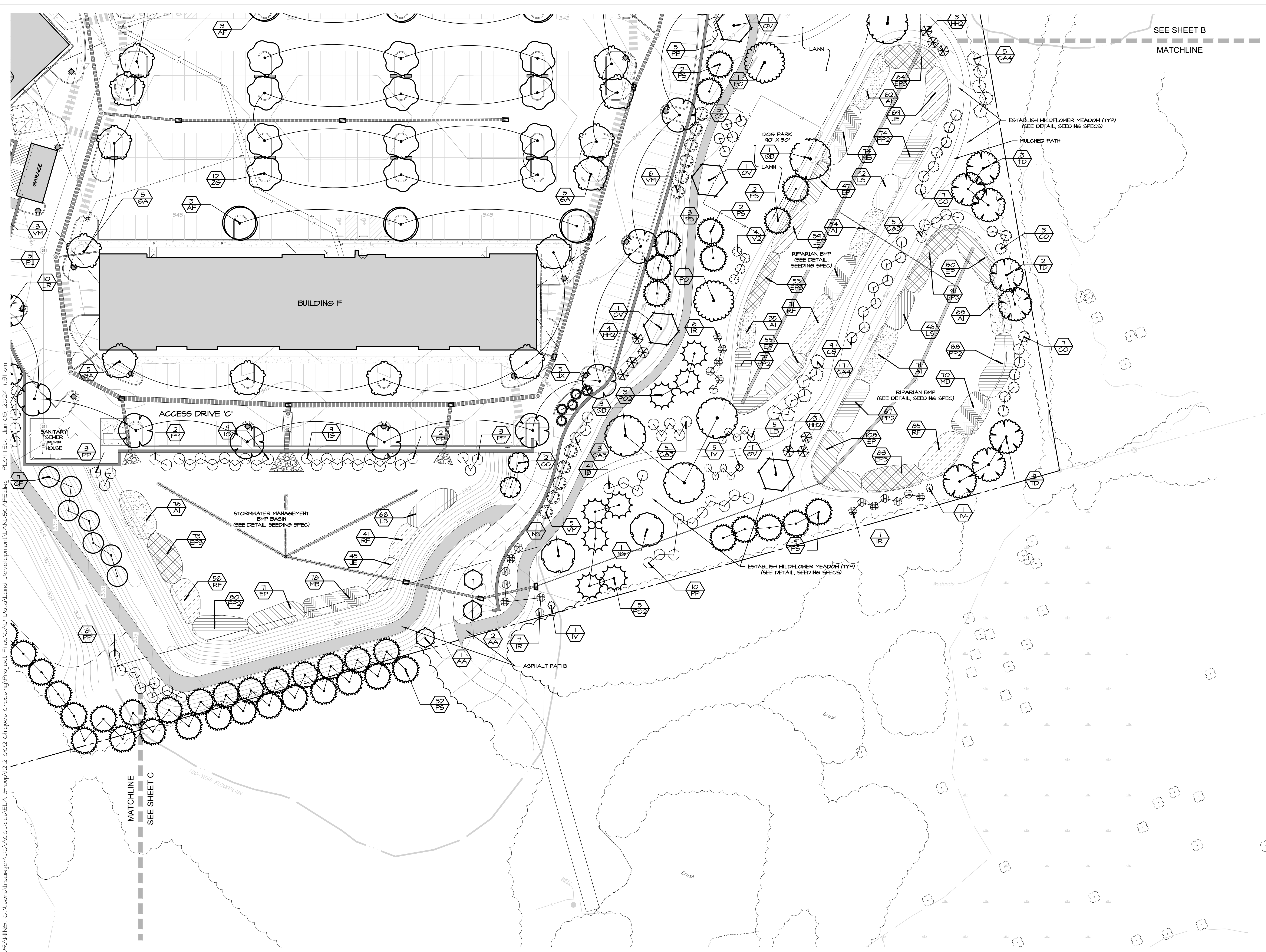
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DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	1" = 30'

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**32 of 78**



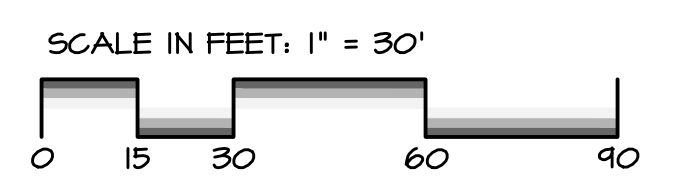
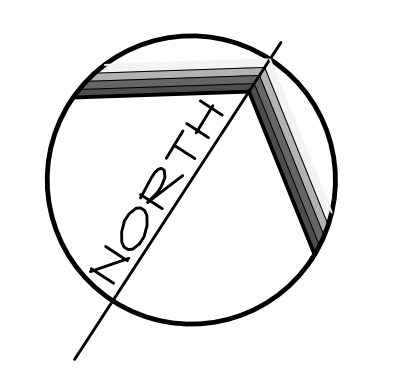
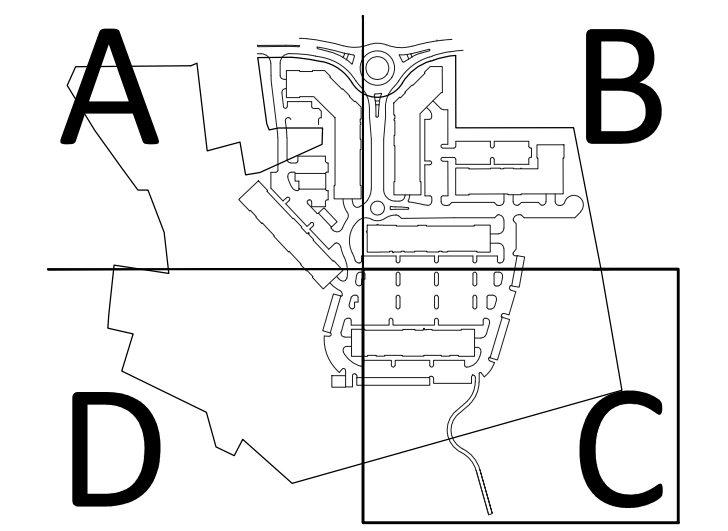






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KEY MAP



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DERRICK JAMES MUSSER  
No. PE084416  
PENNSYLVANIA

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
No. LSA084416  
PENNSYLVANIA

CONDITIONAL USE PLAN  
SUBJECT:  
**LANDSCAPE PLAN C**  
FOR  
CHIQUES CROSSING  
RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

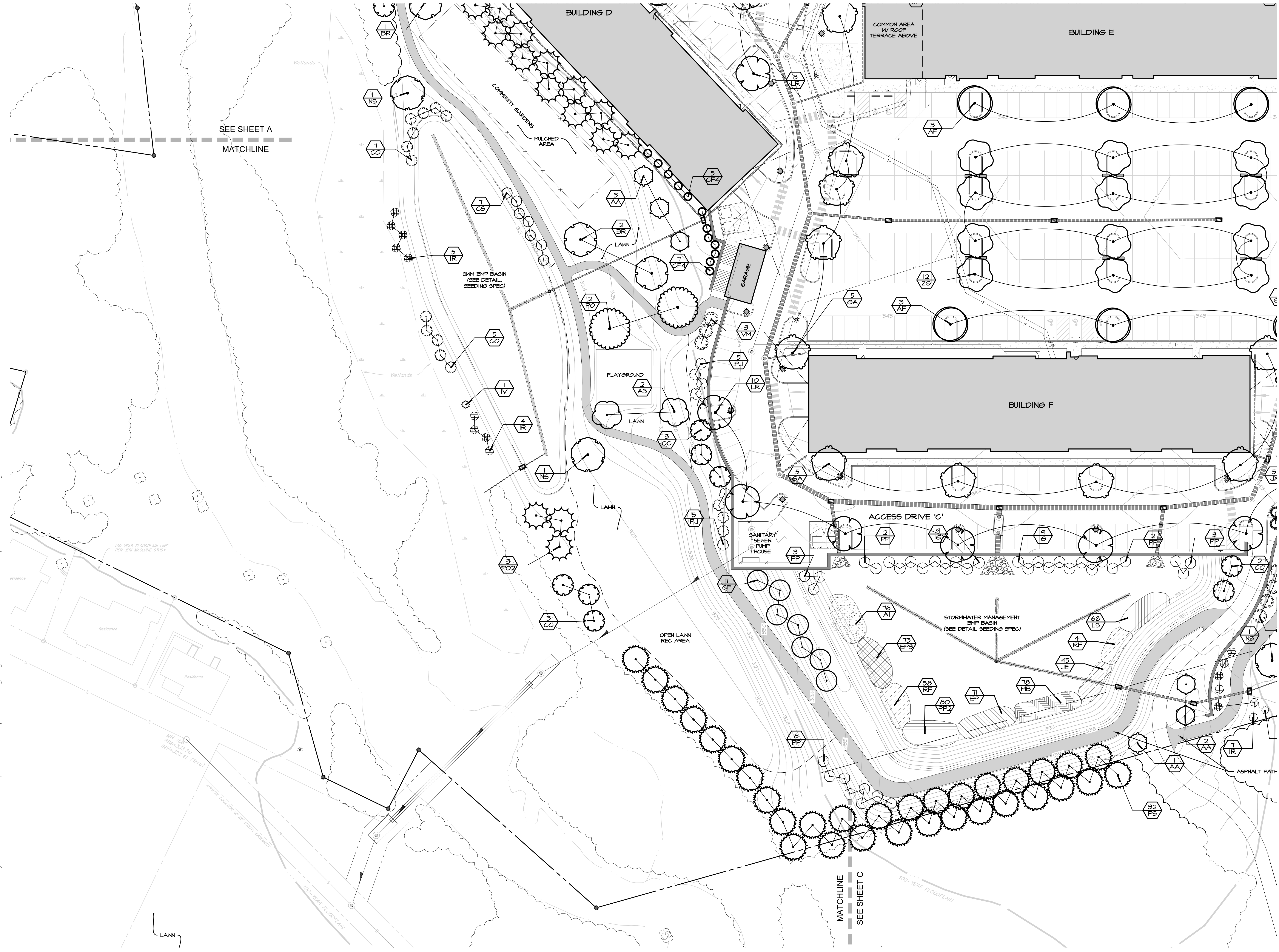
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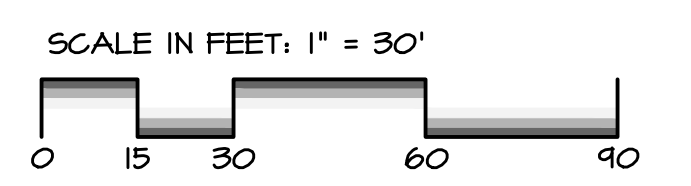
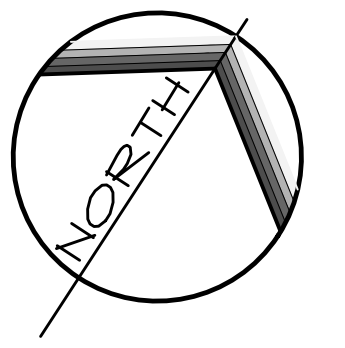
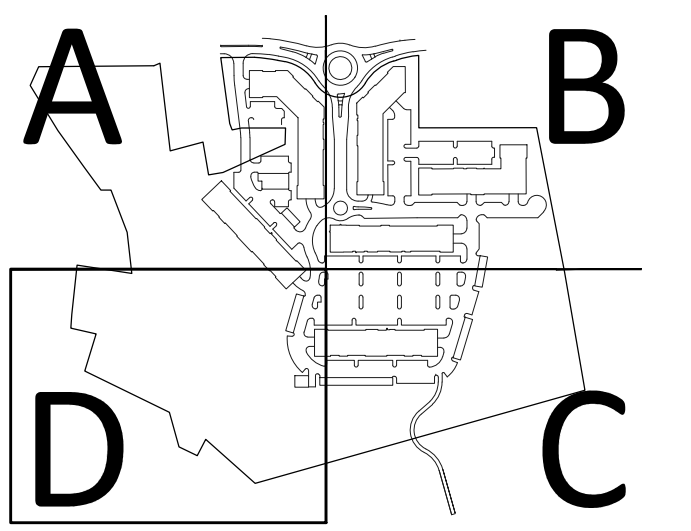
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KEY MAP



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elagroup.com

CONDITIONAL USE PLAN  
SUBJECT:  
**LANDSCAPE PLAN D**  
FOR  
CHIQUES CROSSING  
RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

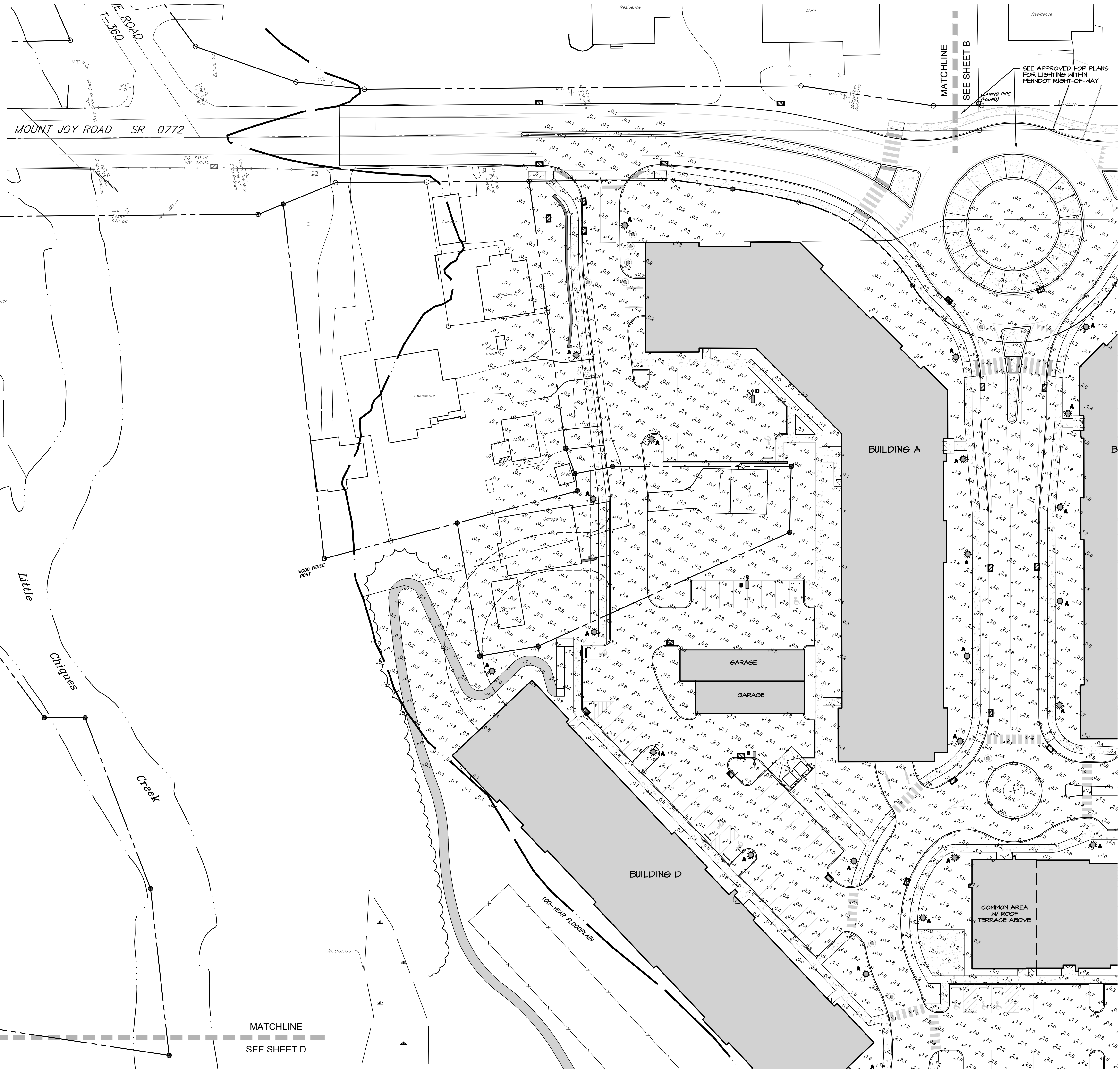
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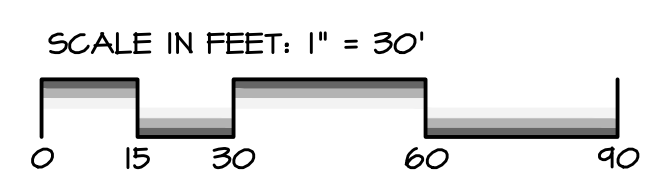
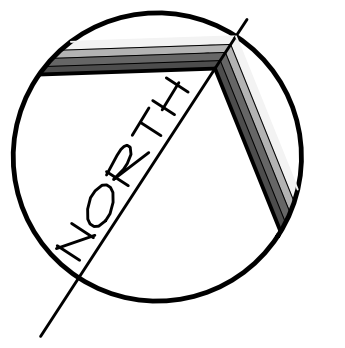
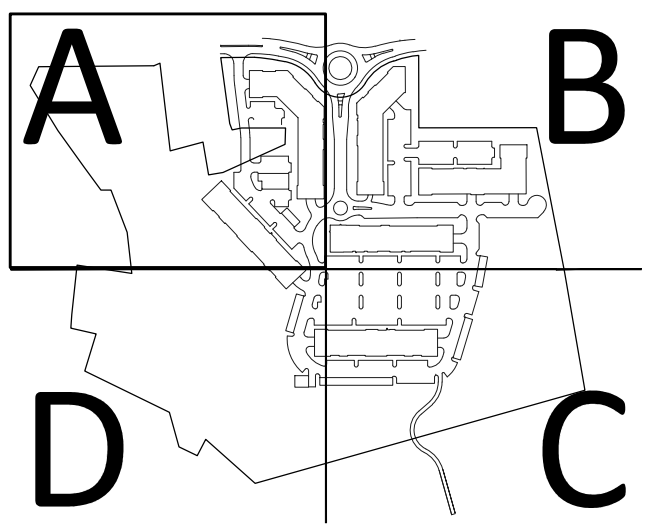


Label	QTY	Manufacturer	Catalog	Description
A	56	Holophane	GPD3 P40 30K XXXX GL3	Granville Premier Gen3, P40 Performance Package, 3000K CCT, Type 3 distribution
B	1	Lithonia Lighting	RSX1 LED P2 30K R4 HS	RSX LED Area Luminaire Size 1 P2 Lumen Package 3000K CCT Type R4 Distribution with HS shield
C	3	Lithonia Lighting	RSX2 LED P2 30K R3 HS	RSX LED Area Luminaire Size 2 P2 Lumen Package 3000K CCT Type R3 Distribution with HS shield
D	6	Lithonia Lighting	RSX1 LED P4 30K R4 HS	RSX LED Area Luminaire Size 1 P4 Lumen Package 3000K CCT Type R4 Distribution with HS shield
E	6	Lithonia Lighting	RSX2 LED P2 30K R3 HS	RSX LED Area Luminaire Size 2 P2 Lumen Package 3000K CCT Type R3 Distribution with HS shield

MOUNTING HEIGHTS:  
 TYPE A: 12'-0"  
 TYPE B: 20'-0"  
 TYPE C: AS NOTED ON PLAN  
 TYPE D: 25'-0"  
 TYPE E: 35'-0"



KEY MAP



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REGISTERED PROFESSIONAL ENGINEER  
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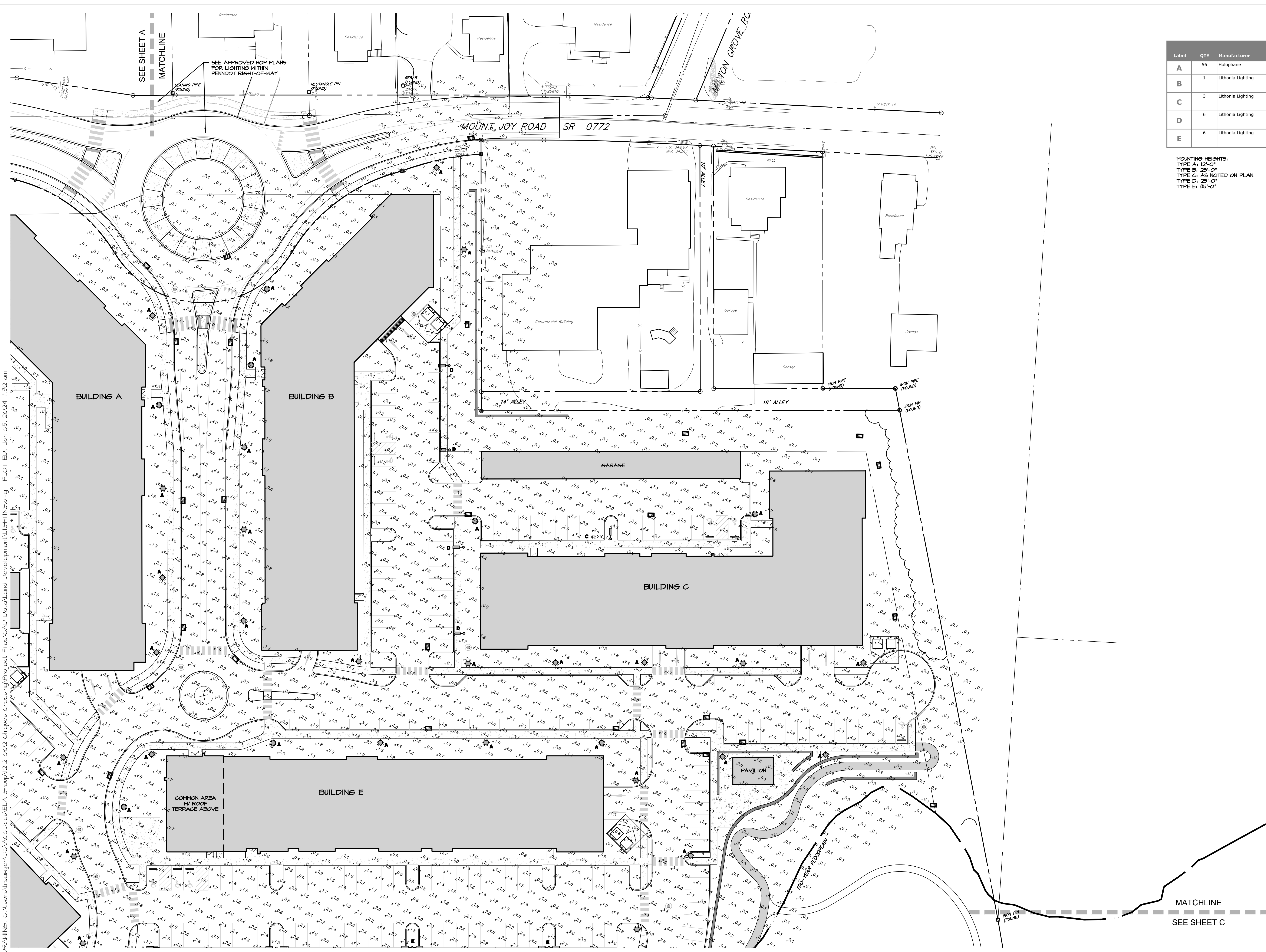
CONDITIONAL USE PLAN  
 SUBJECT:  
**LIGHTING PLAN A**  
 FOR  
 CHIQUES CROSSING  
 RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
 CLIENT:  
**VISTABLOCK, LLC**  
 150 FARMINGTON LANE  
 LANCASTER, PA 17601  
 717-682-8775

MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	1" = 30'

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**36 of 78**

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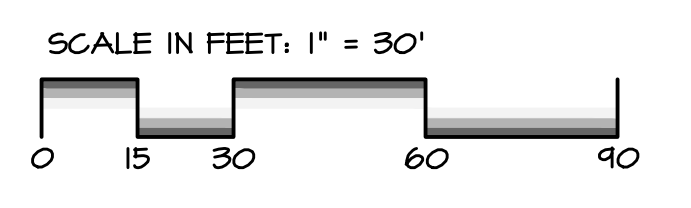
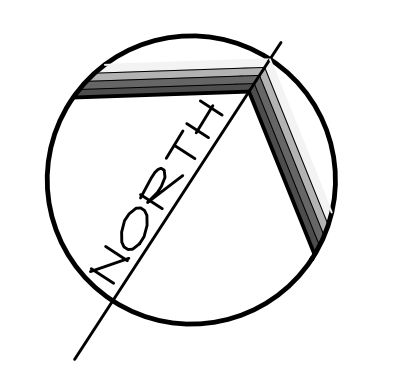
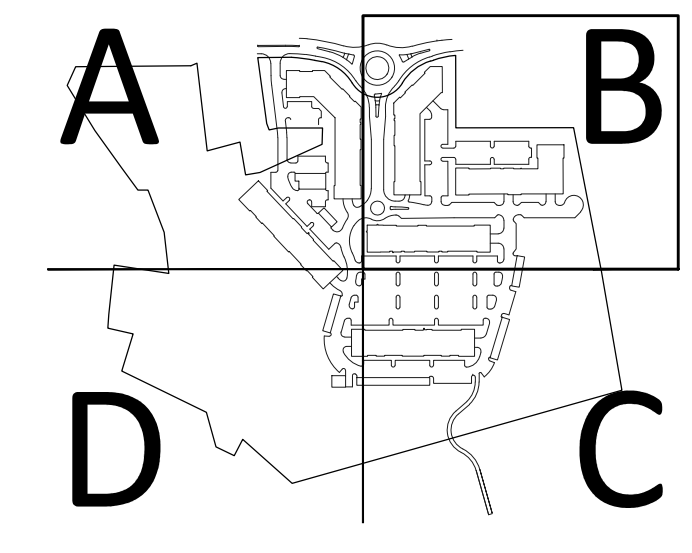




Label	QTY	Manufacturer	Catalog	Description
A	56	Holophane	GD3 P40 30K XXXX GL3	Granville Premier Gen3, P40 Performance Package, 3000K CCT, Type 3 distribution
B	1	Lithonia Lighting	RSX1 LED P2 30K R4 HS	RSX LED Area Luminaire Size 1 P2 Lumen Package 3000K CCT Type R4 Distribution with HS shield
C	3	Lithonia Lighting	RSX2 LED P2 30K R3 HS	RSX LED Area Luminaire Size 2 P2 Lumen Package 3000K CCT Type R3 Distribution with HS shield
D	6	Lithonia Lighting	RSX1 LED P4 30K R4 HS	RSX LED Area Luminaire Size 1 P4 Lumen Package 3000K CCT Type R4 Distribution with HS shield
E	6	Lithonia Lighting	RSX2 LED P2 30K R3 HS	RSX LED Area Luminaire Size 2 P2 Lumen Package 3000K CCT Type R3 Distribution with HS shield

MOUNTING HEIGHTS:  
 TYPE A: 12'-0"  
 TYPE B: 25'-0"  
 TYPE C: AS NOTED ON PLAN  
 TYPE D: 25'-0"  
 TYPE E: 35'-0"

KEY MAP



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REGISTERED PROFESSIONAL ENGINEER  
 DERRICK JAMES MUSSER  
 No. PE08446  
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CONDITIONAL USE PLAN  
 SUBJECT:  
**LIGHTING PLAN B**  
 FOR  
 CHIQUES CROSSING  
 RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
 CLIENT:  
**VISTABLOCK, LLC**  
 150 FARMINGTON LANE  
 LANCASTER, PA 17601  
 717-682-8775

MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	1" = 30'

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**37 of 78**

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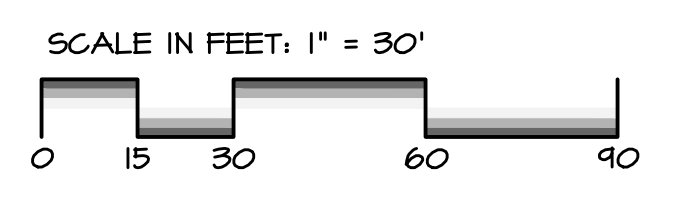
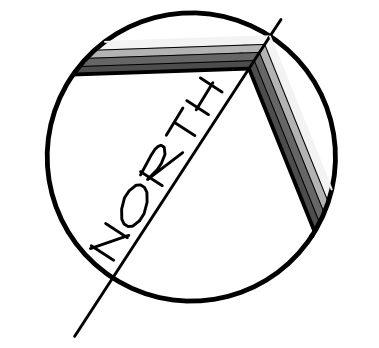
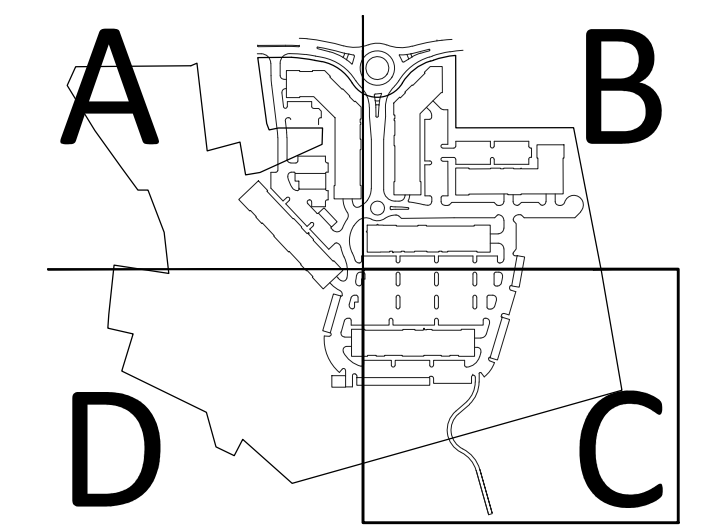


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Label	QTY	Manufacturer	Catalog	Description
A	56	Holophane	GPD3 P40 30K XXXX GL3	Granville Premier Gen3, P40 Performance Package, 3000K CCT, Type 3 distribution
B	1	Lithonia Lighting	RSX1 LED P2 30K R4 HS	RSX LED Area Luminaire Size 1 P2 Lumen Package 3000K CCT Type R4 Distribution with HS shield
C	3	Lithonia Lighting	RSX2 LED P2 30K R3 HS	RSX LED Area Luminaire Size 2 P2 Lumen Package 3000K CCT Type R3 Distribution with HS shield
D	6	Lithonia Lighting	RSX1 LED P4 30K R4 HS	RSX LED Area Luminaire Size 1 P4 Lumen Package 3000K CCT Type R4 Distribution with HS shield
E	6	Lithonia Lighting	RSX2 LED P2 30K R3 HS	RSX LED Area Luminaire Size 2 P2 Lumen Package 3000K CCT Type R3 Distribution with HS shield

MOUNTING HEIGHTS:  
 TYPE A: 12'-0"  
 TYPE B: 25'-0"  
 TYPE C: AS NOTED ON PLAN  
 TYPE D: 25'-0"  
 TYPE E: 35'-0"

KEY MAP



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-	-	-
-	-	-

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REGISTERED PROFESSIONAL ENGINEER  
 DERRICK JAMES MUSSER  
 No. PE08449  
 PENNSYLVANIA

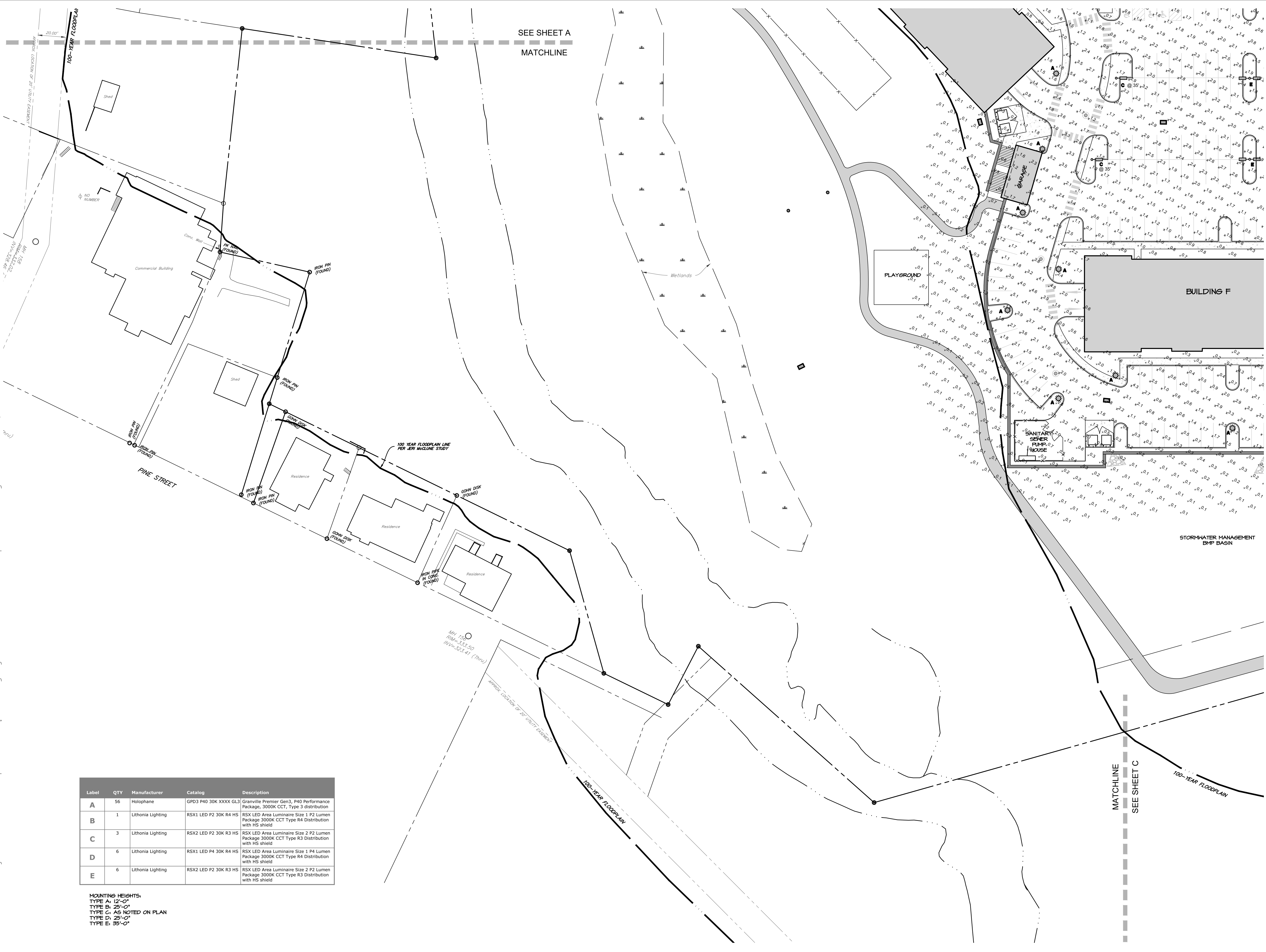
CONDITIONAL USE PLAN  
 SUBJECT:  
**LIGHTING PLAN C**  
 FOR  
 CHIQUES CROSSING  
 RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
 CLIENT:  
**VISTABLOCK, LLC**  
 150 FARMINGTON LANE  
 LANCASTER, PA 17601  
 717-682-8775

MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	1" = 30'

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**38 of 78**



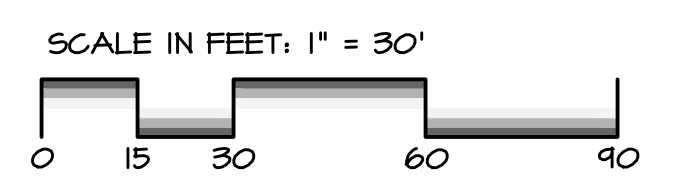
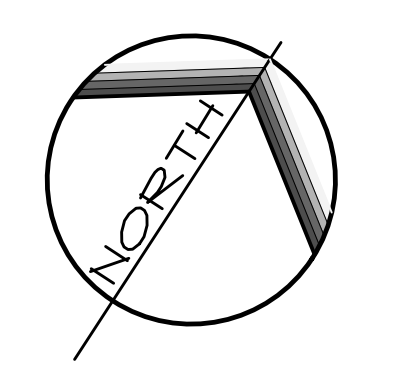
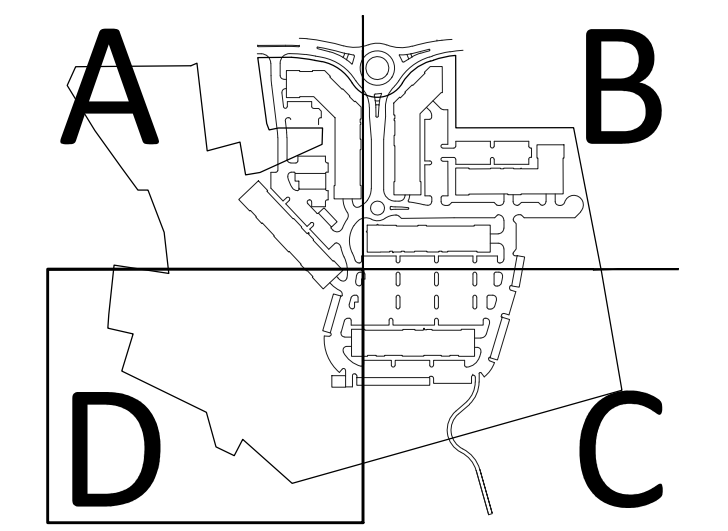
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SEE SHEET C

KEY MAP



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ENGINEERS + LANDSCAPE ARCHITECTS

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elagroup.com

**CONDITIONAL USE PLAN**  
SUBJECT:  
**LIGHTING PLAN D**  
FOR  
CHIQUES CROSSING  
RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER: BDG DATE: JAN. 5, 2024  
DESIGNER: DJM PROJECT NO. 1212-002  
DRAWN BY: BLM SCALE: 1" = 30'

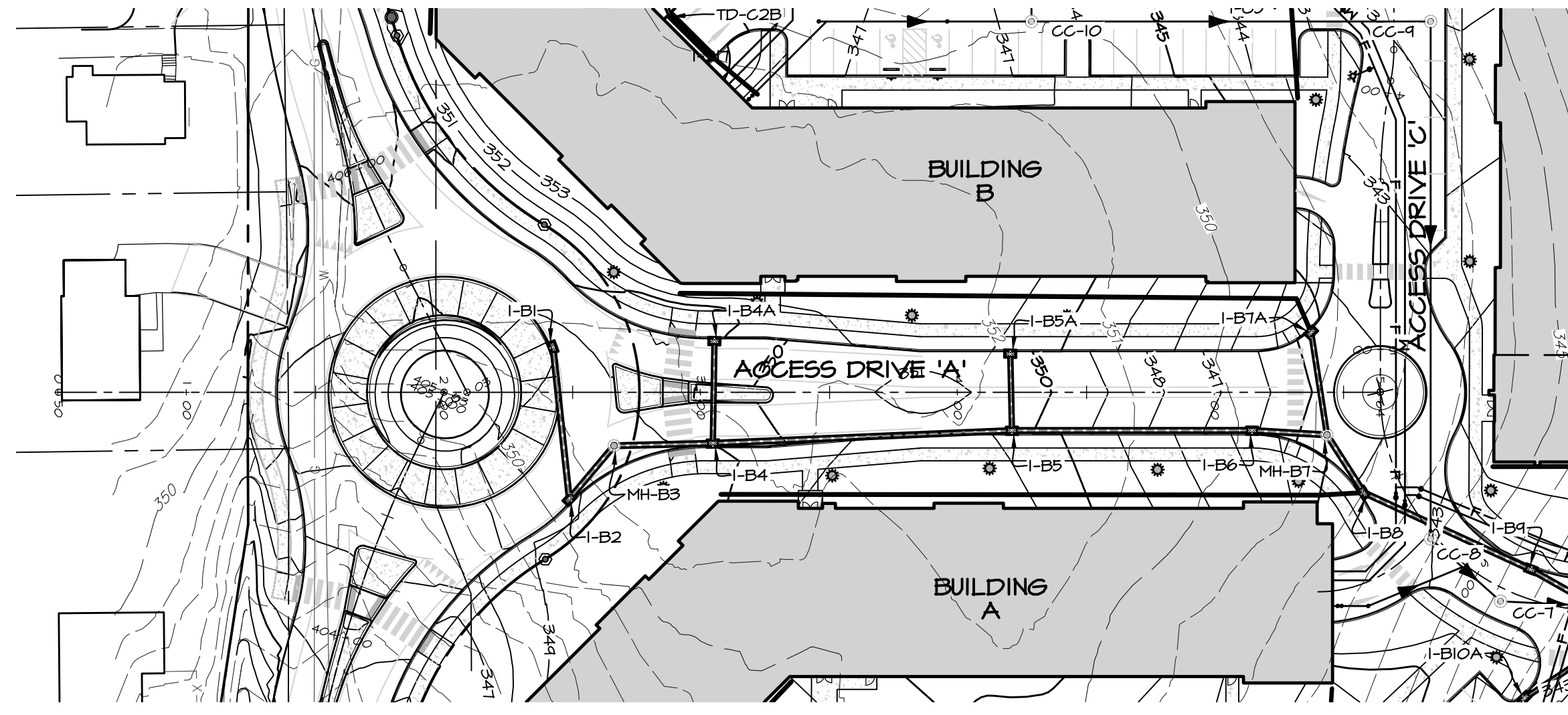
DRAWING NO.  
**39 of 78**

Label	QTY	Manufacturer	Catalog	Description
A	56	Holophane	GPD3 P40 30K XXXX GL3	Granville Premier Gen3, P40 Performance Package, 3000K CCT, Type 3 distribution
B	1	Lithonia Lighting	RSX1 LED P2 30K R4 HS	RSX LED Area Luminaire Size 1 P2 Lumen Package 3000K CCT Type R4 Distribution with HS shield
C	3	Lithonia Lighting	RSX2 LED P2 30K R3 HS	RSX LED Area Luminaire Size 2 P2 Lumen Package 3000K CCT Type R3 Distribution with HS shield
D	6	Lithonia Lighting	RSX1 LED P4 30K R4 HS	RSX LED Area Luminaire Size 1 P4 Lumen Package 3000K CCT Type R4 Distribution with HS shield
E	6	Lithonia Lighting	RSX2 LED P2 30K R3 HS	RSX LED Area Luminaire Size 2 P2 Lumen Package 3000K CCT Type R3 Distribution with HS shield

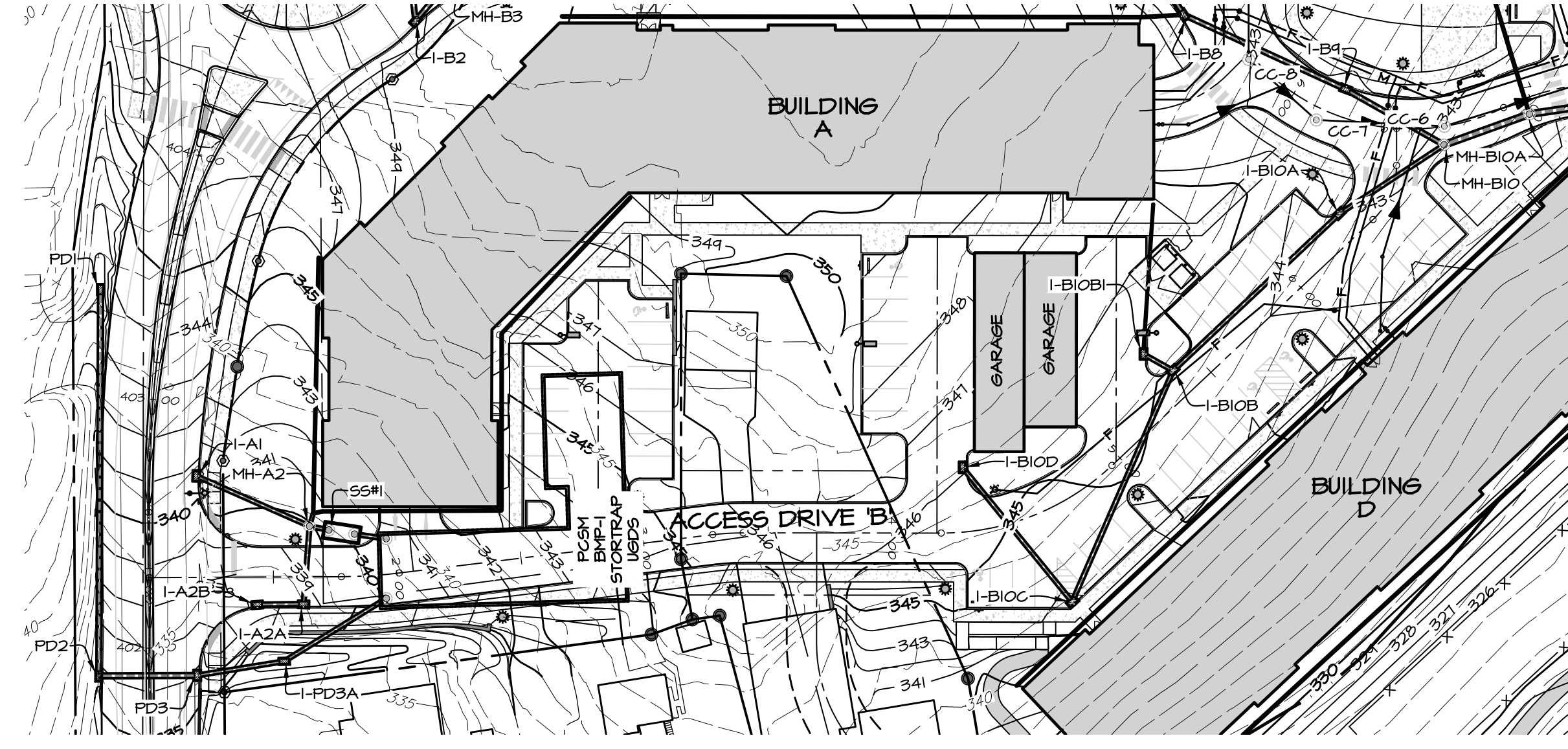
MOUNTING HEIGHTS:  
TYPE A: 12'-0"  
TYPE B: 25'-0"  
TYPE C: AS NOTED ON PLAN  
TYPE D: 25'-0"  
TYPE E: 35'-0"



DRAWING: C:\Users\rsamyer\OneDrive\Documents\Projects\Access Drives\Access Drives.dwg - PLOTTED: Jan 05, 2024 1:35 am



**PLAN:**  
HORIZONTAL SCALE: 1" = 50'

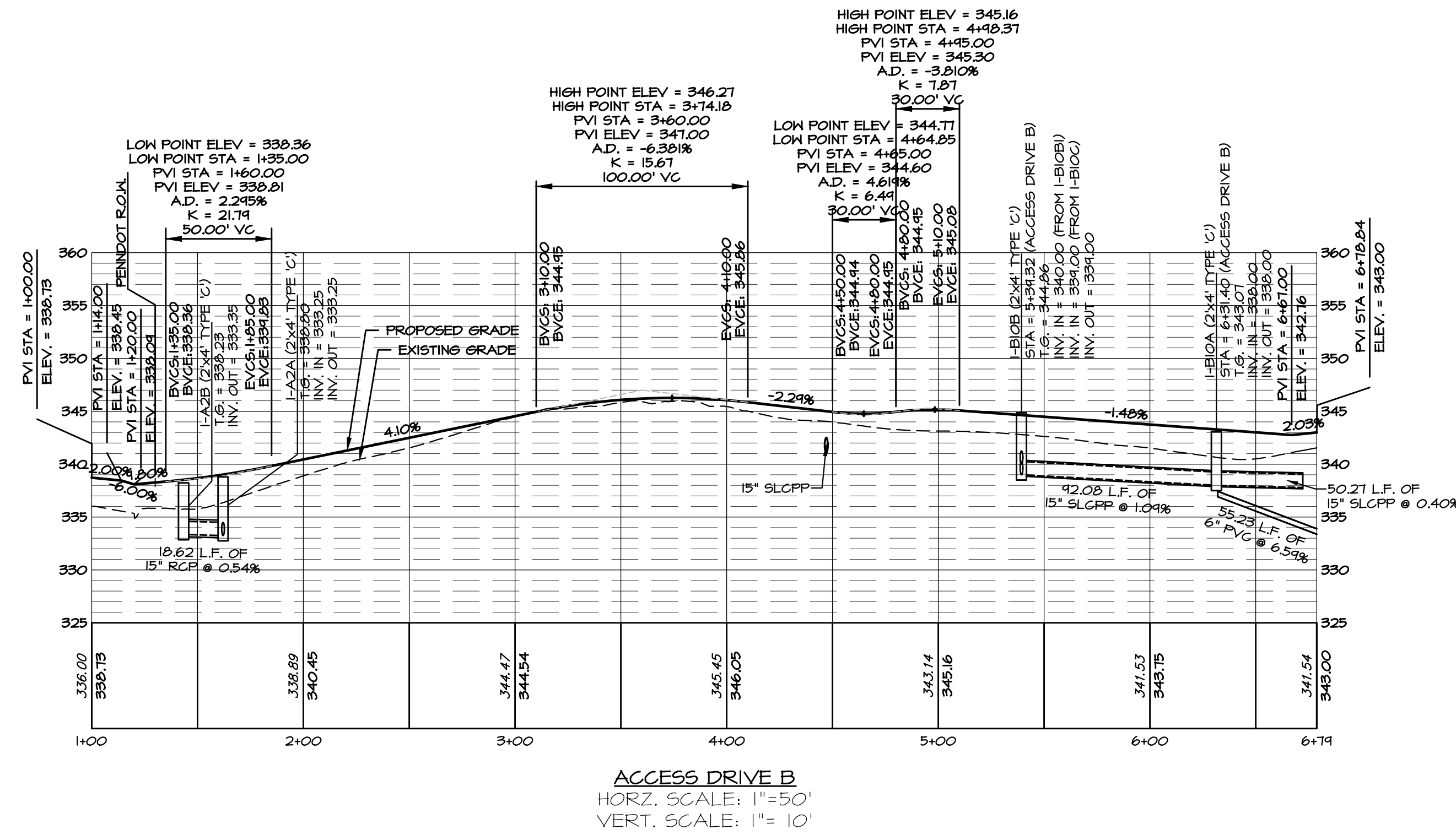
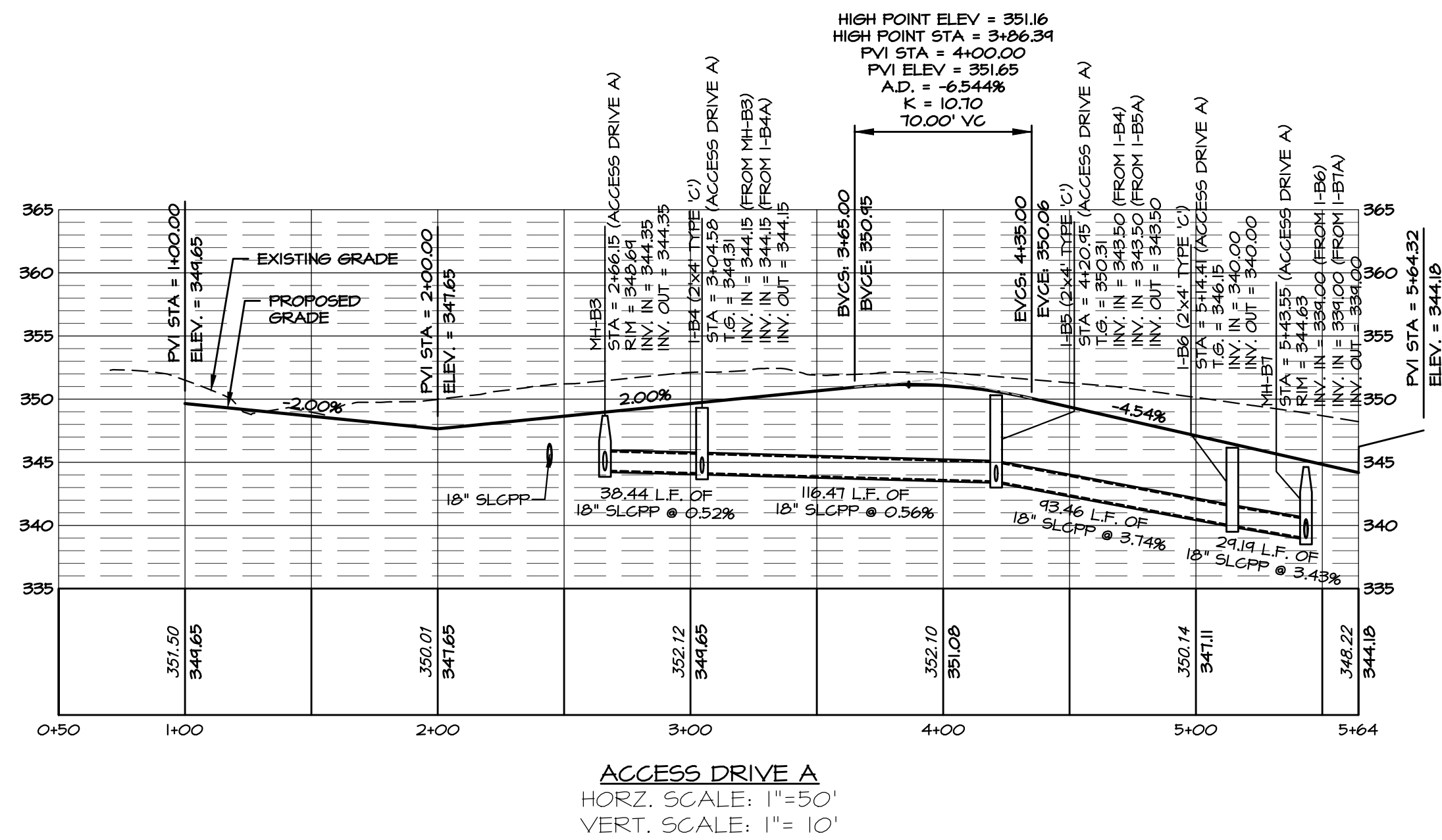
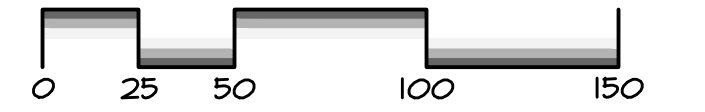


**PLAN:**  
HORIZONTAL SCALE: 1" = 50'

**NOTES**

- CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF EXCAVATION. ADJUST UTILITIES AS REQUIRED TO ALLOW INSTALLATION OF STORMWATER CONVEYANCE SYSTEM. COORDINATE ALL WORK WITH UTILITY PROVIDERS AND THE OWNER.
- INLETS SHALL INCLUDE A 2-INCH T.G. GUMP WHERE INDICATED IN THE PROFILES (IF APPLICABLE). PLEASE NOTE THE T.G. ELEVATION VALUES LABELED IN THE PROFILES. ALREADY REFLECT THE 2" DEPRESSION AND O.I.T SHOULD NOT BE SUBTRACTED FROM THE T.G. VALUE.
- ALL SMOOTH LINED CORRUGATED POLYETHYLENE STORM PIPE (SLCPP) SHALL BE PROVIDED WITH INTEGRAL BELL AND SPIGOT JOINT MEETING THE REQUIREMENTS OF AASHTO M252, AASHTO M294, OR ASTM F2306. THE JOINT SHALL BE WATER-TIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F471 AND SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE, PROTECTIVE WRAP TO ENSURE THE GASKET IS FREE OF DEBRIS. ALL REINFORCED CONCRETE STORM PIPE (RCP) SHALL BE PROVIDED WITH WATER-TIGHT "O" RING GASKETS.
- CONTRACTOR SHALL PROVIDE MINIMUM VERTICAL SEPARATION OF 18" BETWEEN EXISTING OR PROPOSED WATER/SEWER LINES AND STORM PIPES / INLETS.
- PIPE INTERFACE WITH WALL SHALL BE INCORPORATED BY WALL DESIGN (BY OTHERS) AND COORDINATED BY CONTRACTOR DURING CONSTRUCTION.
- ALL WORK IN PENNDOT RIGHT-OF-WAY SUBJECT TO HIGHWAY OCCUPANCY PERMIT APPROVAL. SEE APPROVED HIGHWAY OCCUPANCY PERMIT PLAN FOR DESIGN / CONSTRUCTION IN THE PENNDOT RIGHT-OF-WAY.

SCALE IN FEET: 1" = 50'



REVISIONS PER:	DATE:	BY:

**EVA group, inc.**  
ENGINEERS + LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

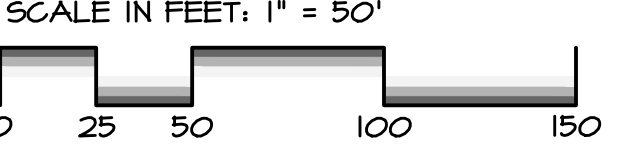
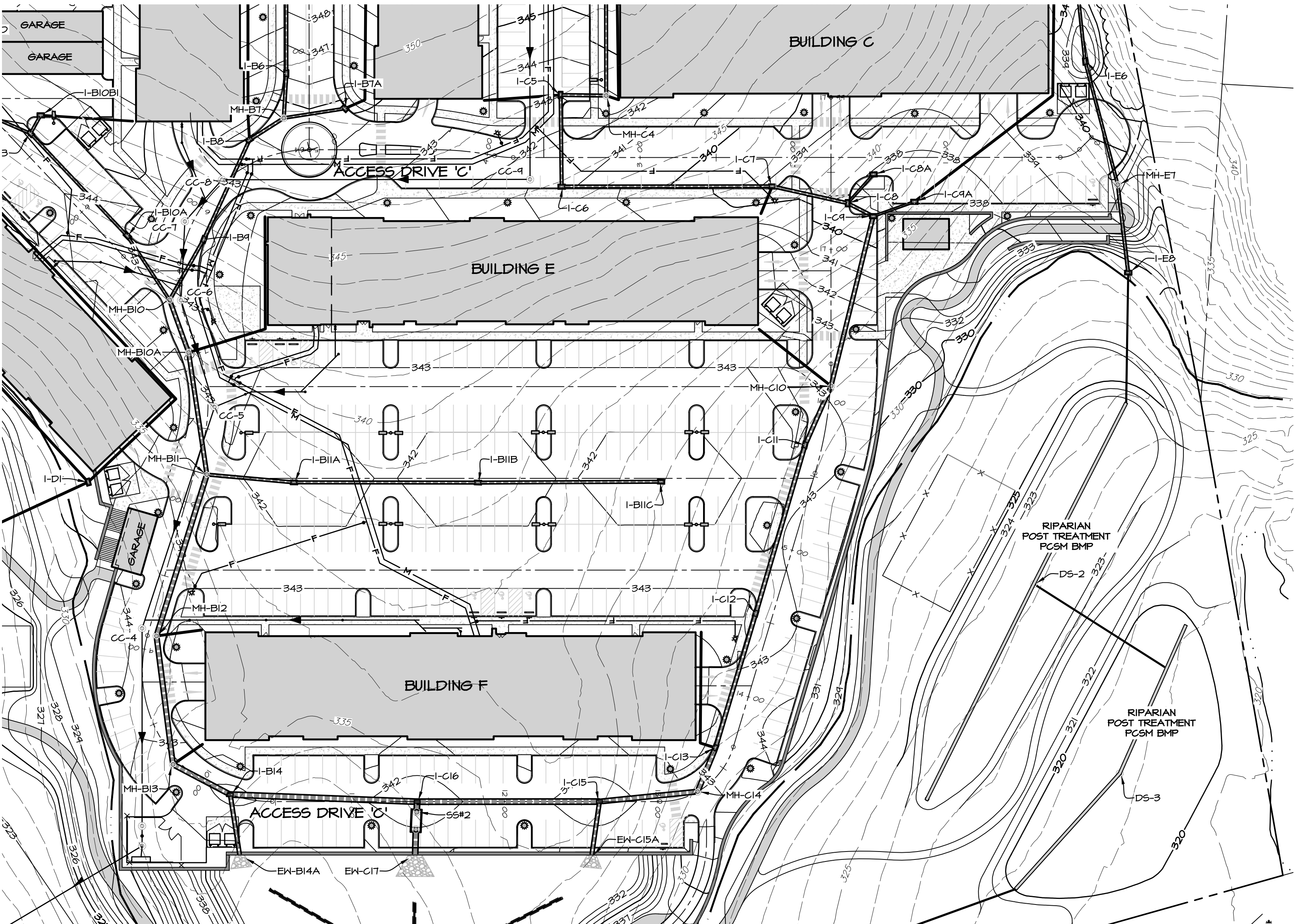
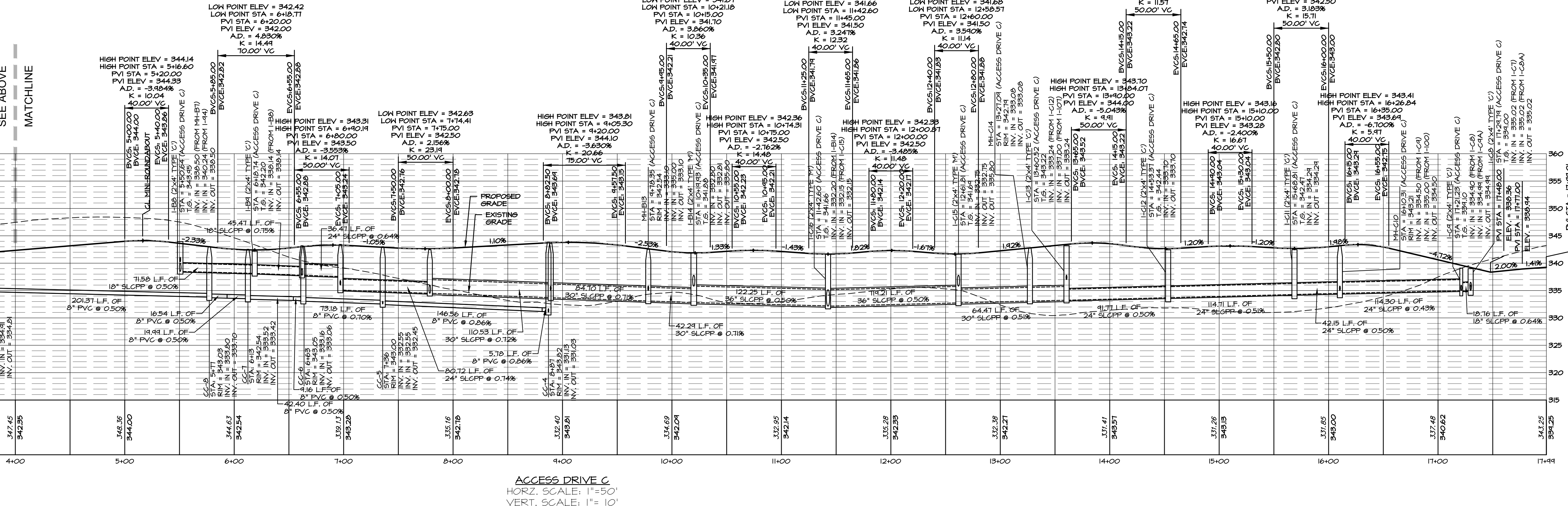
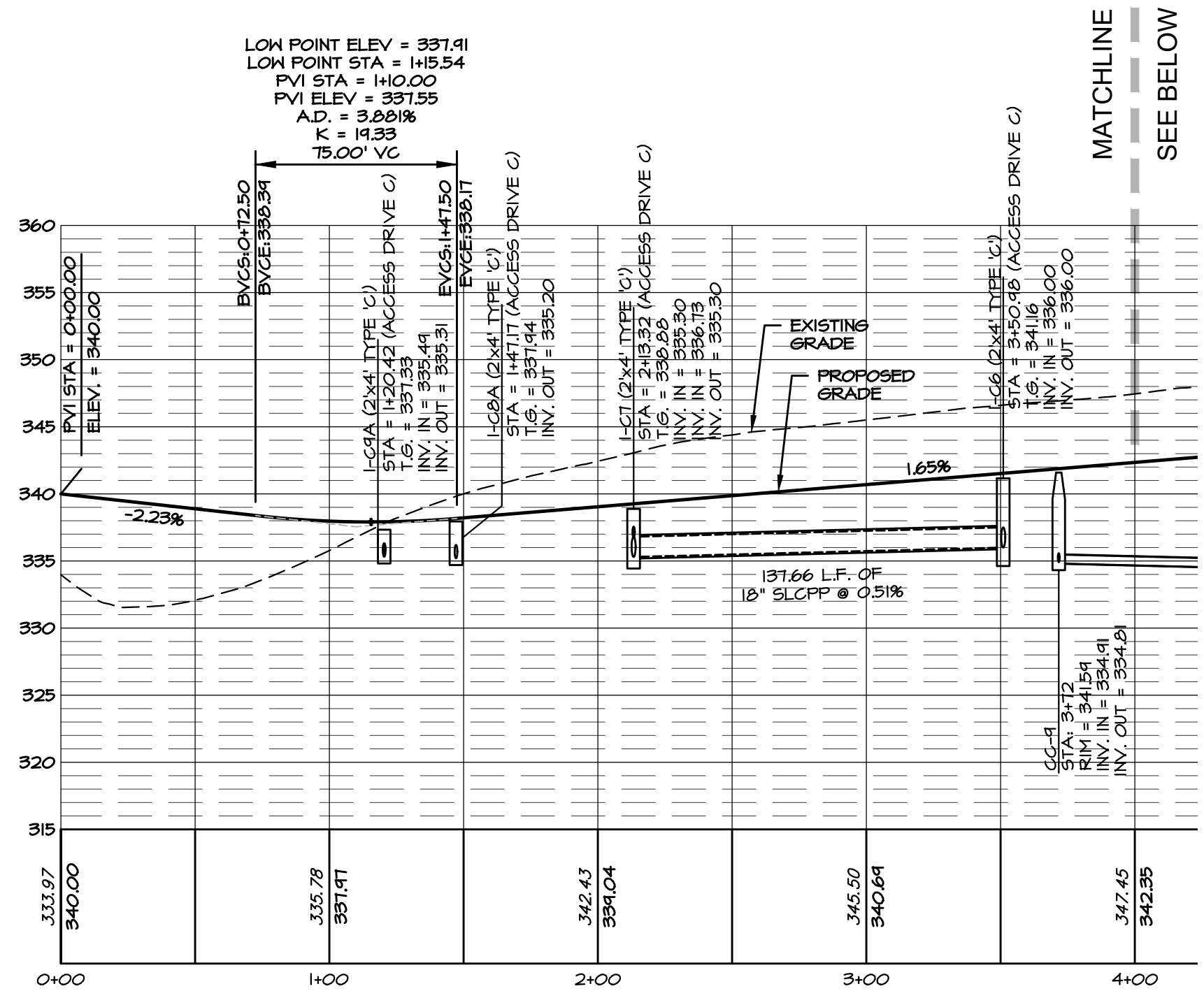
REGISTERED PROFESSIONAL ENGINEER  
DERRICK JAMES MUSSER  
No. PE08446  
PENNSYLVANIA

**CONDITIONAL USE PLAN**  
SUBJECT:  
**ACCESS DRIVE PROFILES**  
FOR  
CHIQUES CROSSING  
RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	AS SHOWN

DRAWING NO.  
**40 of 78**





- ### NOTES
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF EXCAVATION. ADJUST UTILITIES AS REQUIRED TO ALLOW INSTALLATION OF STORMWATER CONVEYANCE SYSTEM. COORDINATE ALL WORK WITH UTILITY PROVIDERS AND THE OWNER.
  - INLETS SHALL INCLUDE A 2-INCH T.S. SIMP WHERE INDICATED IN THE PROFILES (IF APPLICABLE). PLEASE NOTE THE T.S. ELEVATION VALUES LABELED IN THE PROFILES. ALREADY REFLECT THE 2\"/>
  - ALL SMOOTH LINED CORRUGATED POLYETHYLENE STORM PIPE (SLCPP) SHALL BE PROVIDED WITH INTEGRAL BELL AND SPIGOT JOINT MEETING THE REQUIREMENTS OF AASHTO M252, AASHTO M244, OR ASTM F2306. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F471 AND SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE PROTECTIVE WRAP TO ENSURE THE GASKET IS FREE OF DEBRIS. ALL REINFORCED CONCRETE STORM PIPE (RCP) SHALL BE PROVIDED WITH WATERTIGHT \"O\" RING GASKETS.
  - CONTRACTOR SHALL PROVIDE MINIMUM VERTICAL SEPARATION OF 18\"/>
  - PIPE INTERFACE WITH WALL SHALL BE INCORPORATED BY WALL DESIGN (BY OTHERS) AND COORDINATED BY CONTRACTOR DURING CONSTRUCTION.

**PLAN:**  
HORIZONTAL SCALE: 1\"/>

REVISIONS PER:	DATE:	BY:

**E/A**  
group, inc.  
ENGINEERS & LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

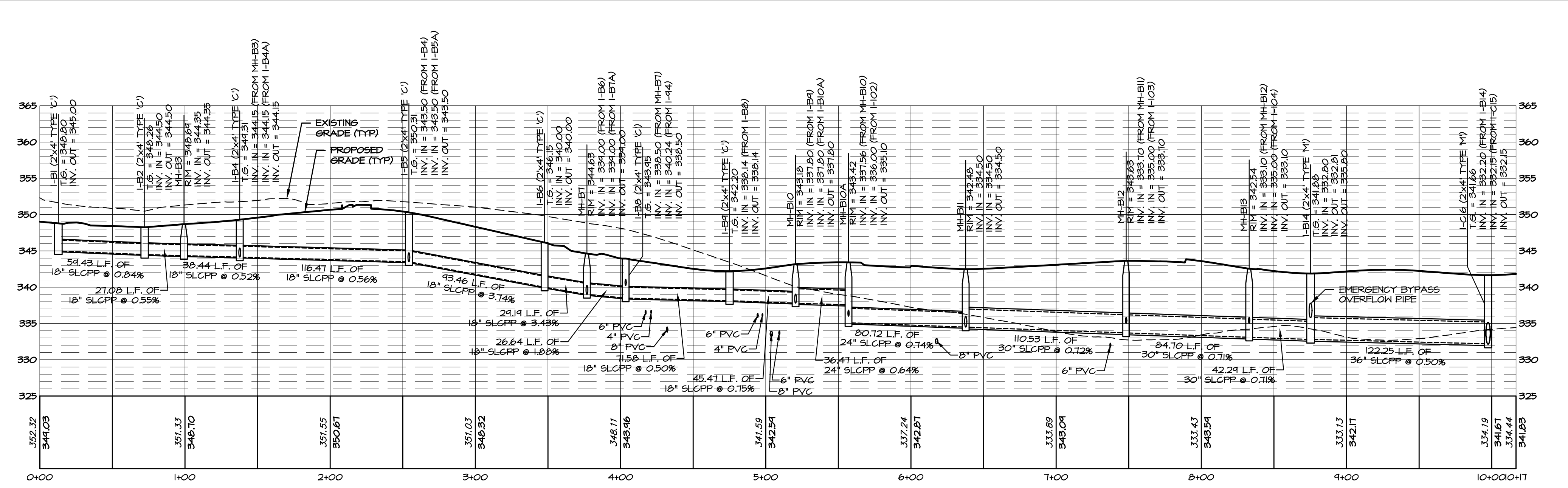
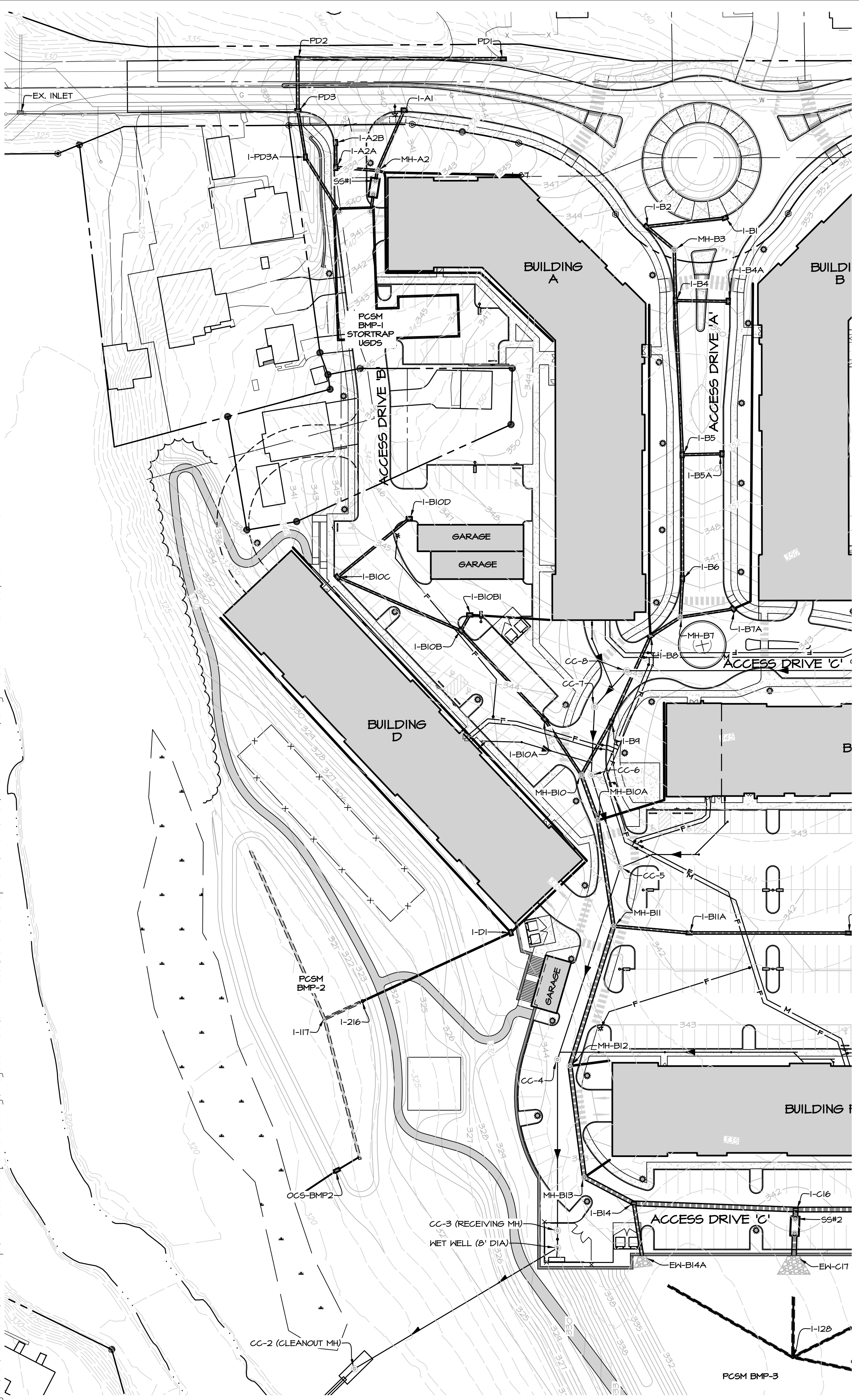
PENNSYLVANIA  
REGISTERED PROFESSIONAL ENGINEER  
DERRICK JAMES MUSSER  
No. PE088404  
PENNSYLVANIA

**CONDITIONAL USE PLAN**  
SUBJECT:  
**ACCESS DRIVE PROFILES**  
FOR  
CHIQUES CROSSING  
RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

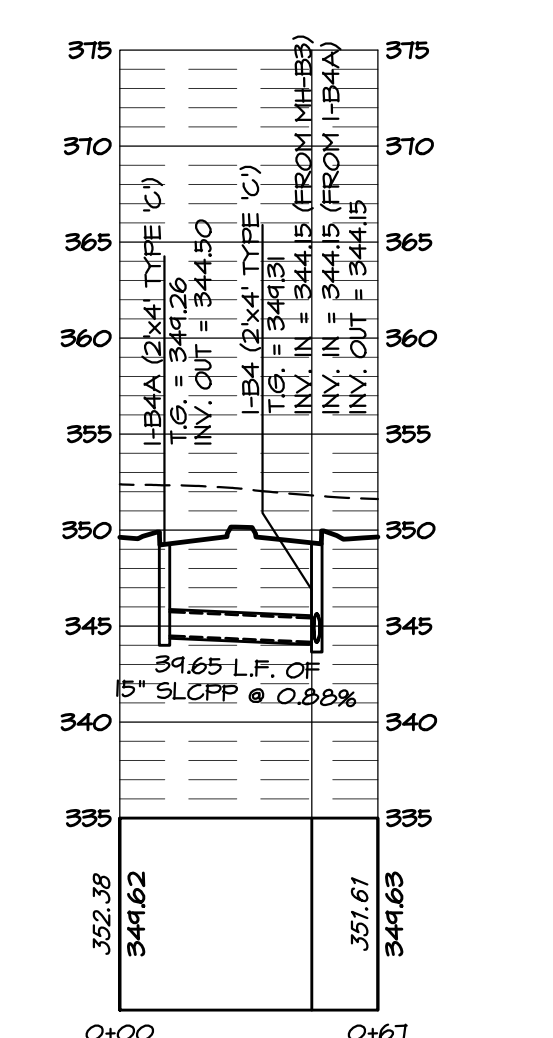
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DESIGNER: DJM    PROJECT NO. 1212-002  
DRAWN BY: BLM    SCALE: AS SHOWN



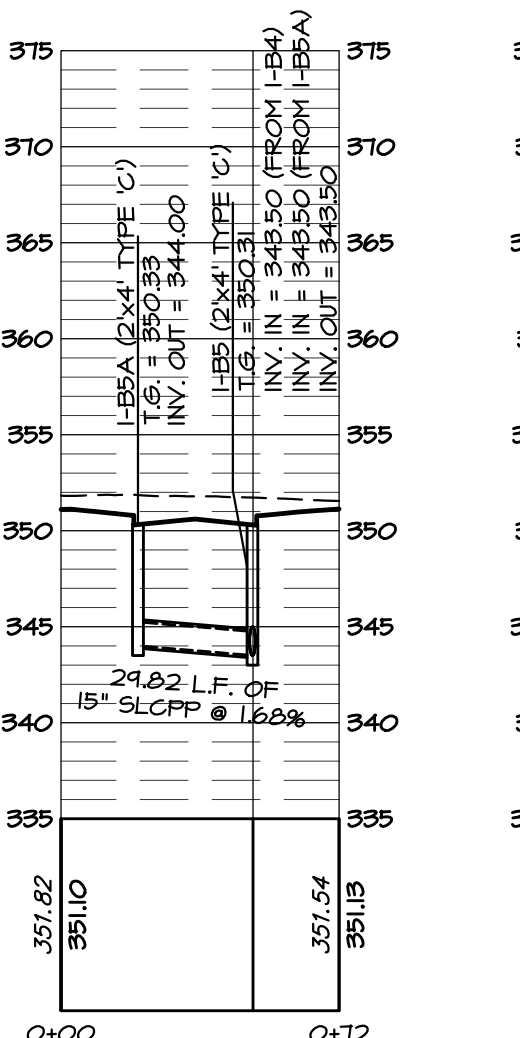
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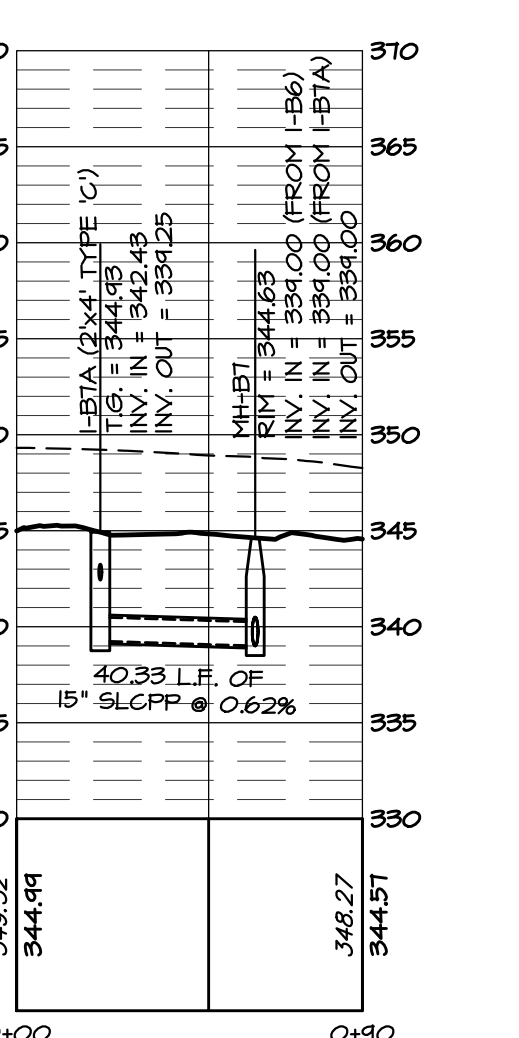
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VERT. SCALE: 1"=10'



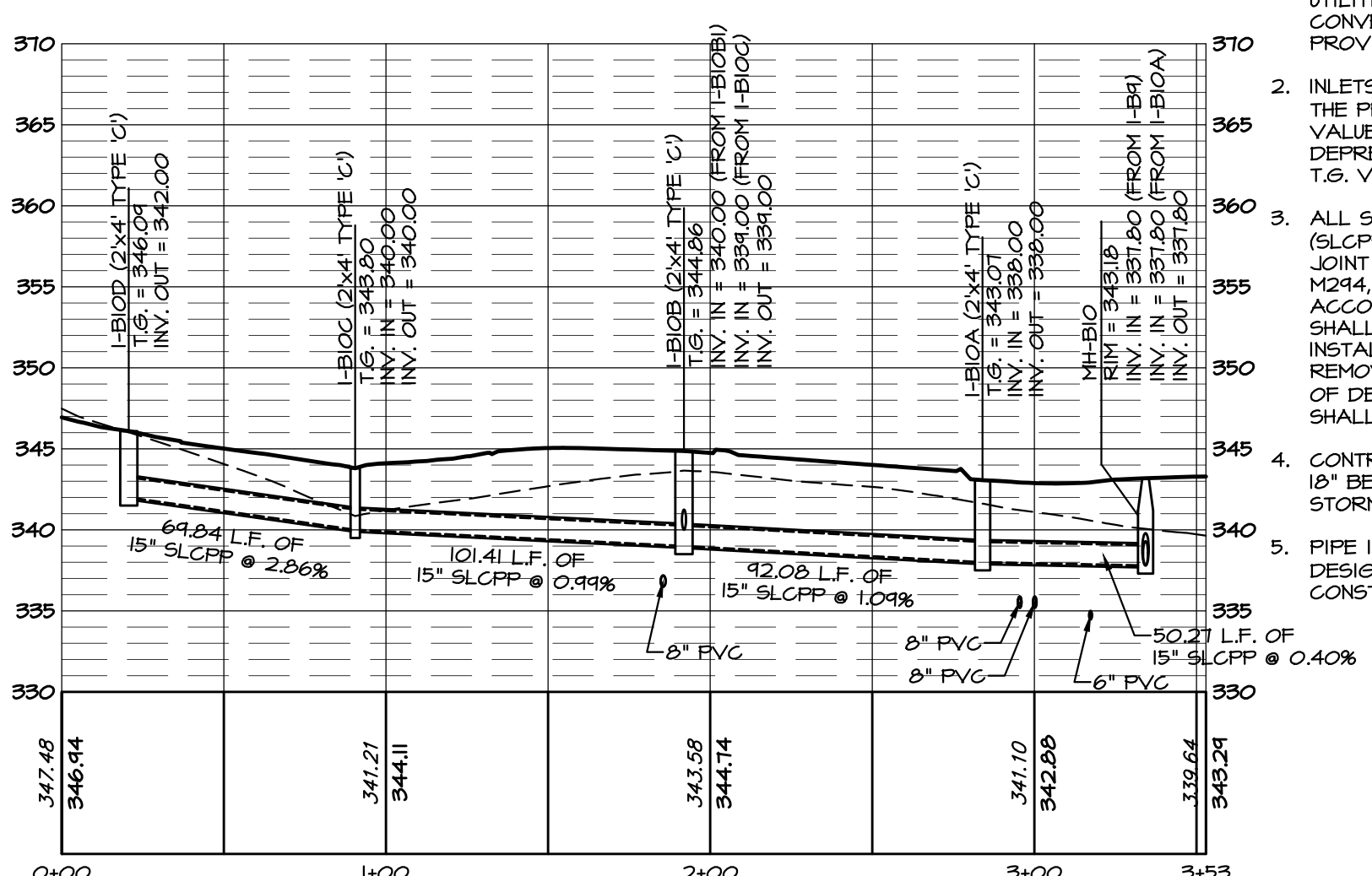
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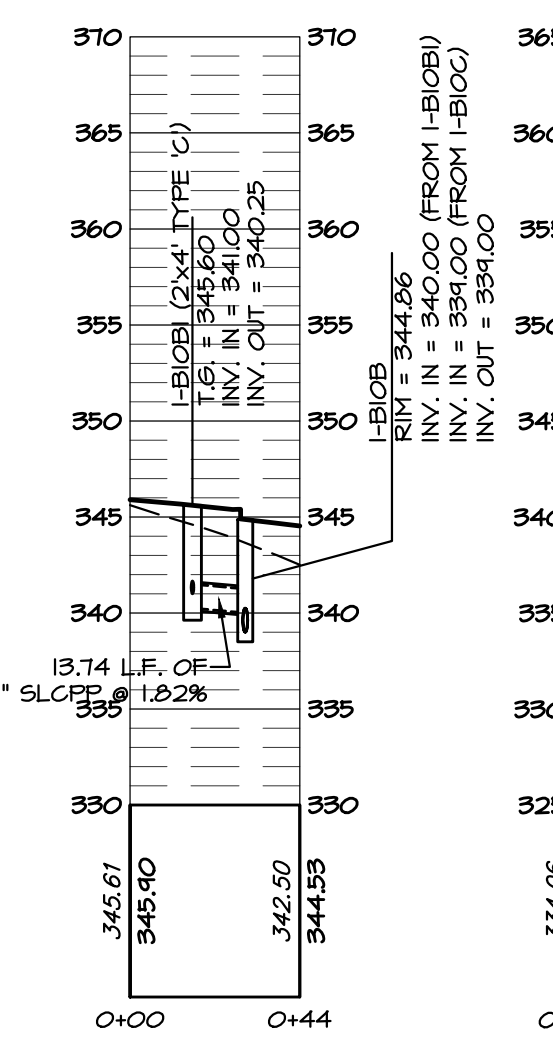
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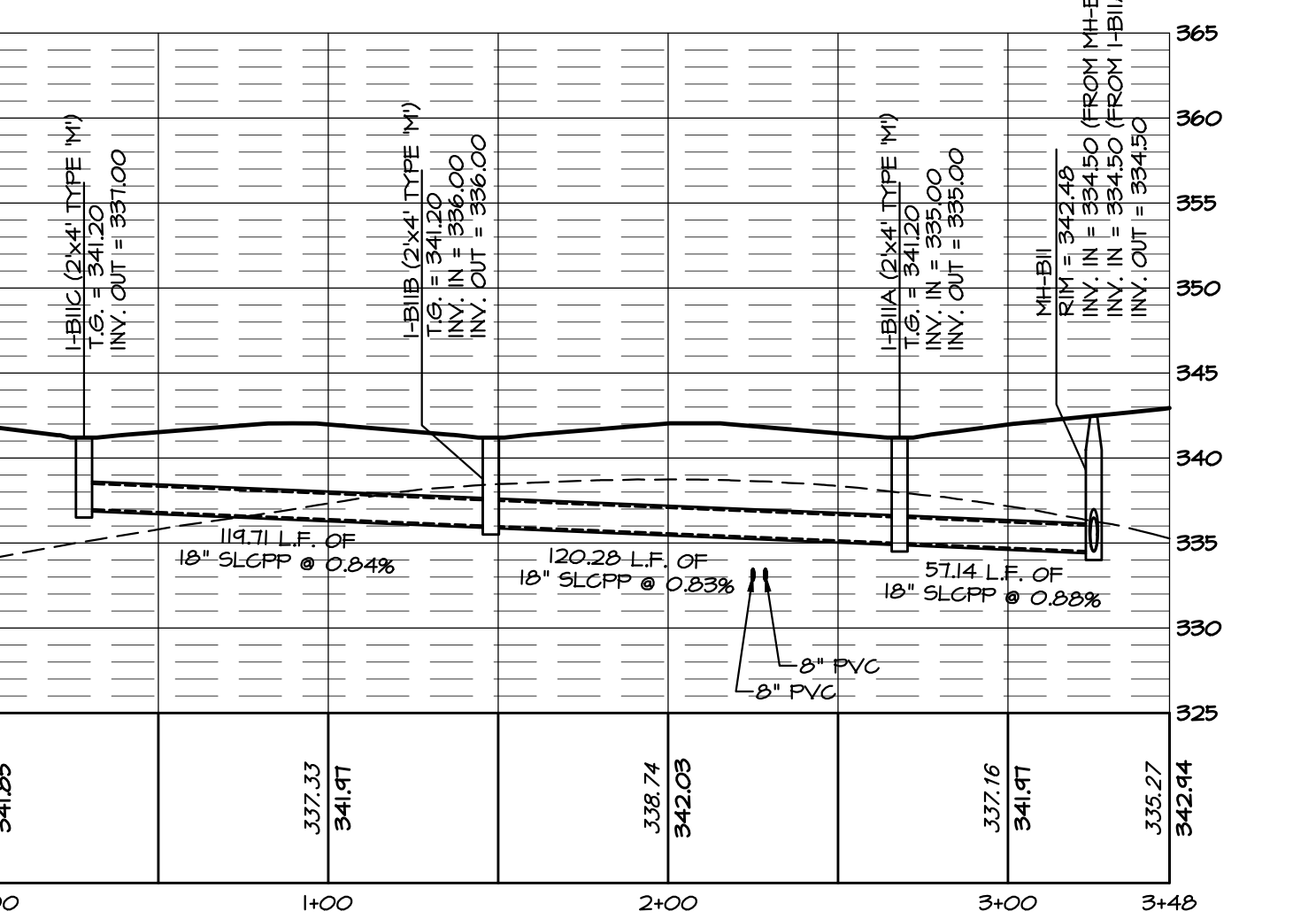
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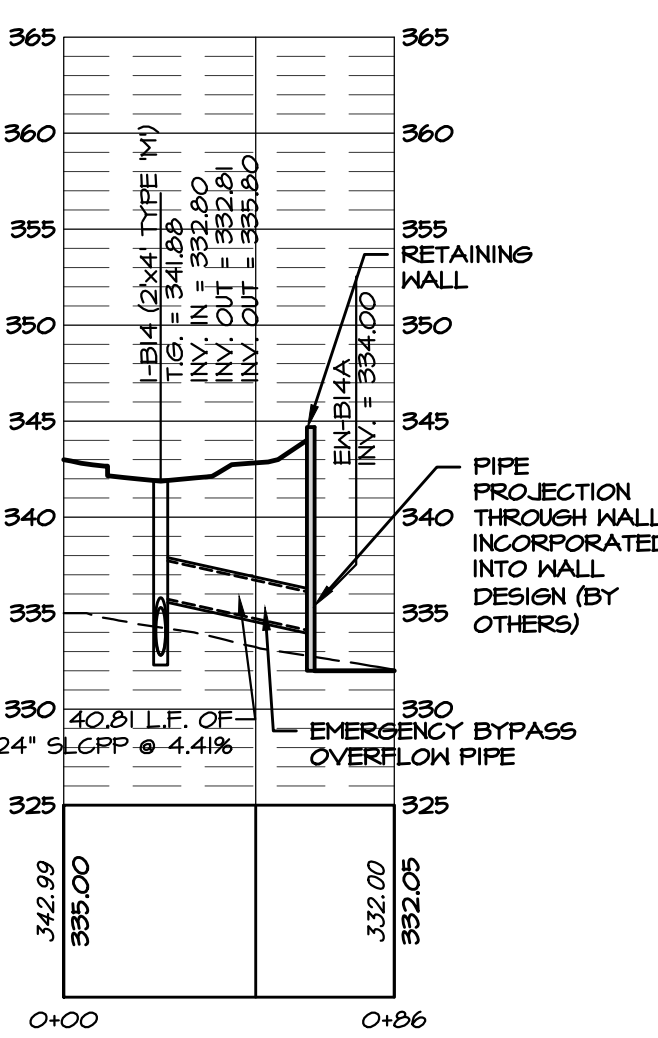
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HORZ. SCALE: 1"=50'  
VERT. SCALE: 1"=10'



I-B10B1 TO I-B10B  
HORZ. SCALE: 1"=50'  
VERT. SCALE: 1"=10'



I-B10C TO MH-B11  
HORZ. SCALE: 1"=50'  
VERT. SCALE: 1"=10'



I-B14 TO EW-B14A  
HORZ. SCALE: 1"=50'  
VERT. SCALE: 1"=10'

**NOTES**

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- PIPE INTERFACE WITH WALL SHALL BE INCORPORATED BY WALL DESIGN (BY OTHERS) AND COORDINATED BY CONTRACTOR DURING CONSTRUCTION.

REVISIONS PER:	DATE:	BY:

**ELA group, inc.**  
ENGINEERS & LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

REGISTERED PROFESSIONAL ENGINEER  
DERRICK JAMES MUSSER  
No. PE084419  
PENNSYLVANIA

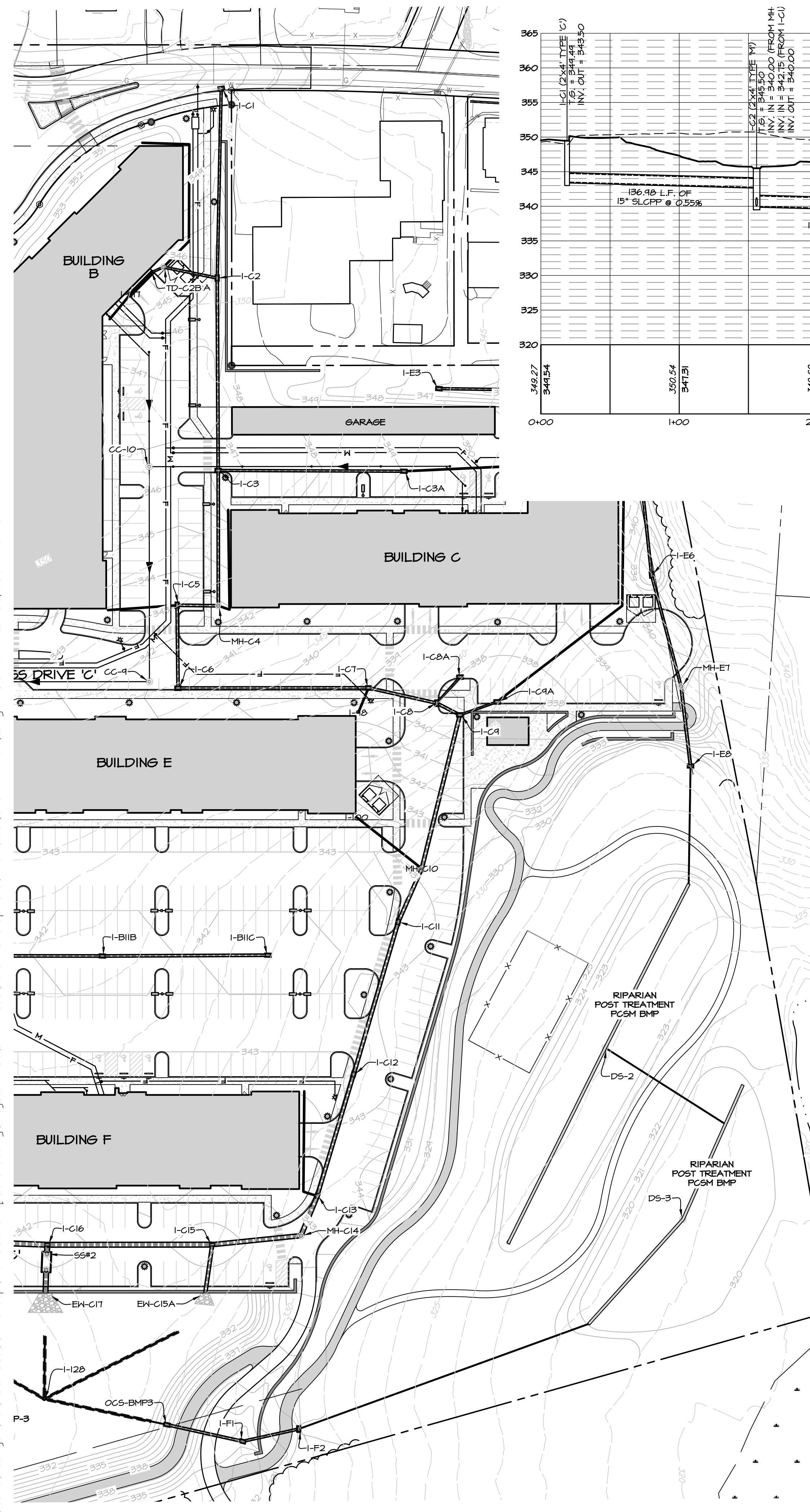
**CONDITIONAL USE PLAN**  
SUBJECT:  
**STORMWATER PLAN & PROFILES**  
FOR  
CHIQUES CROSSING  
RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	AS SHOWN

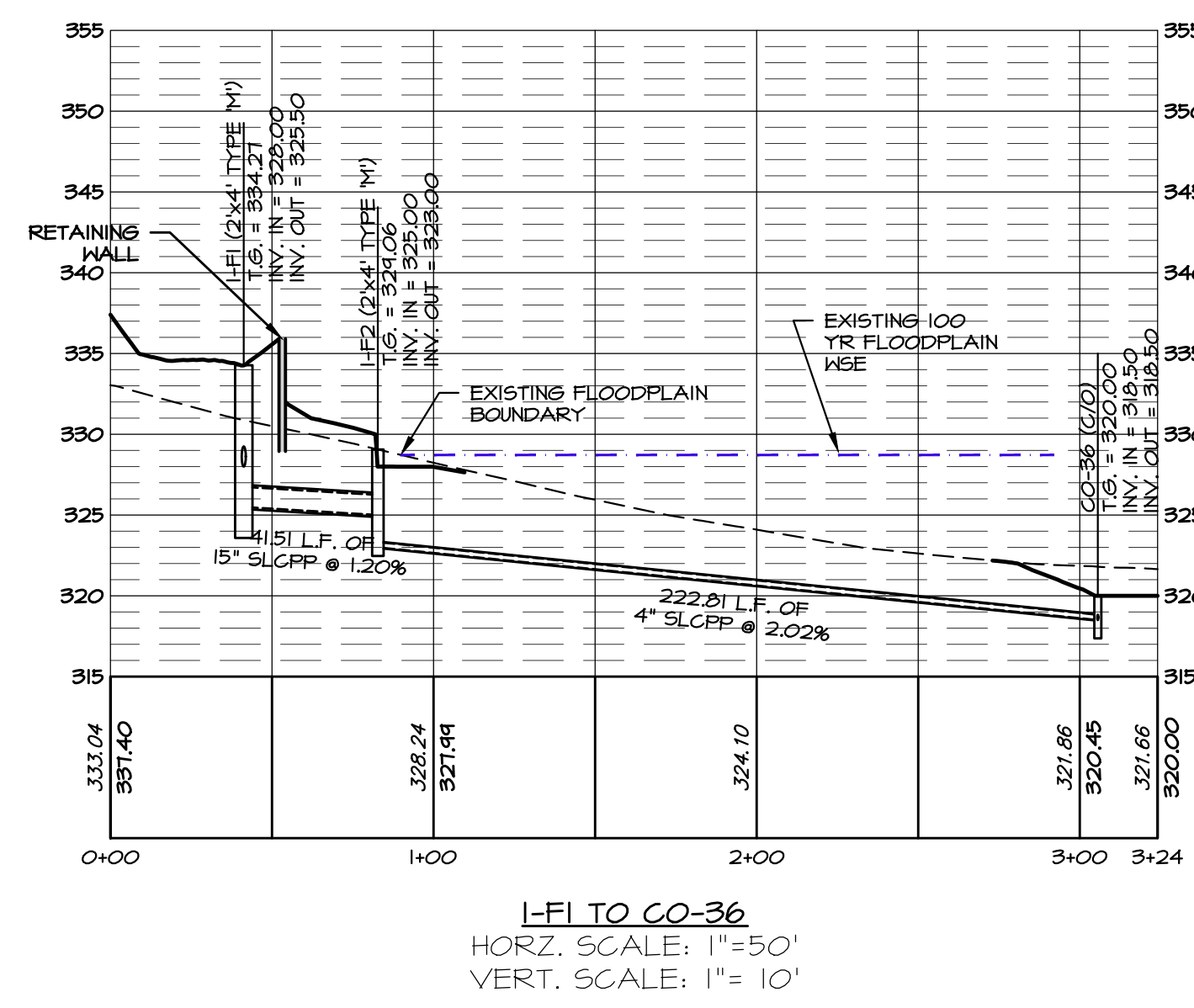
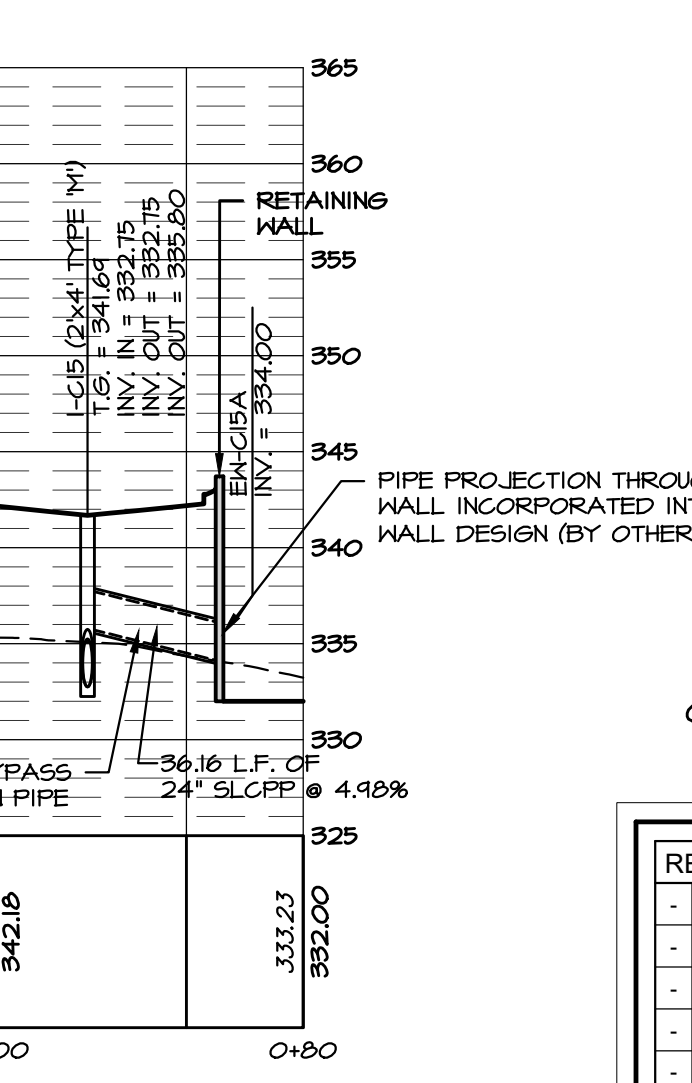
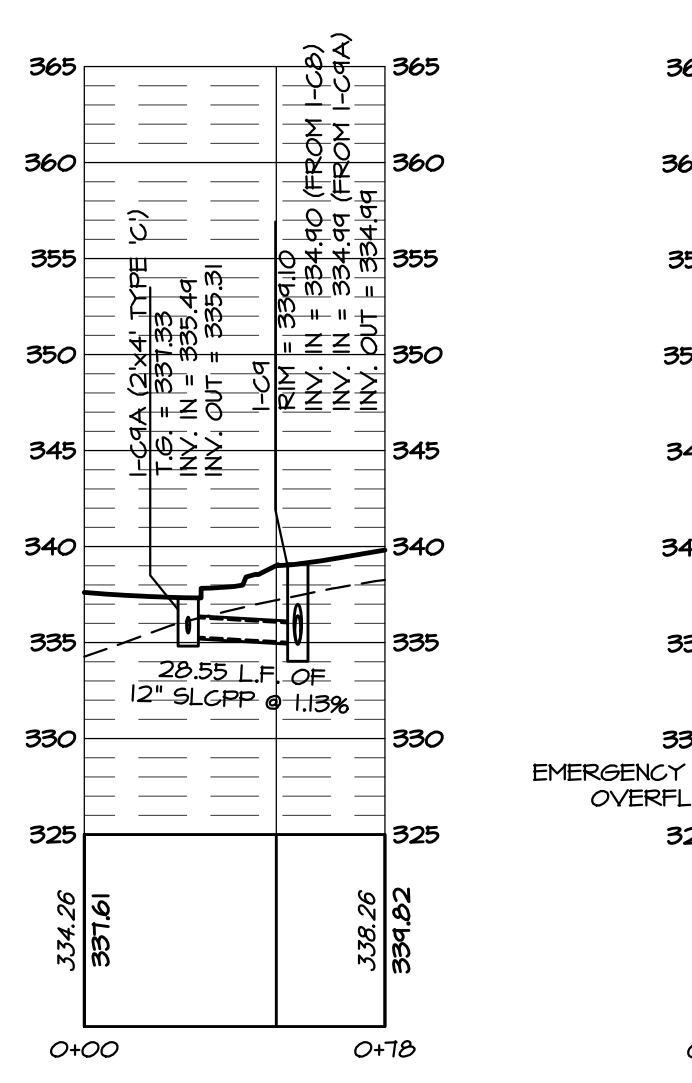
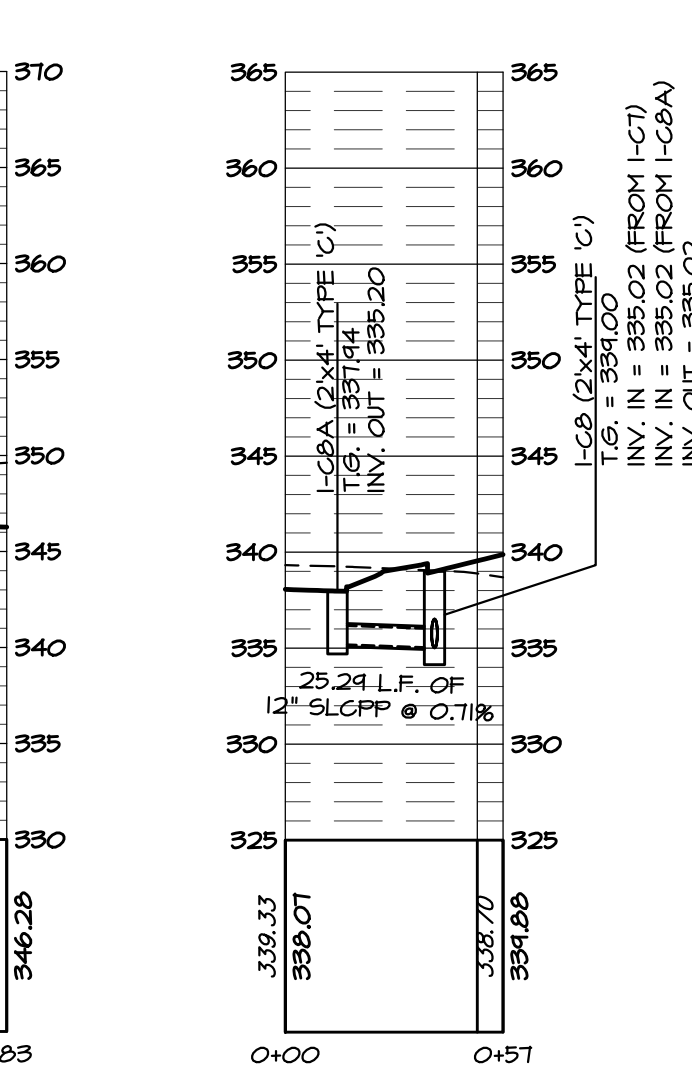
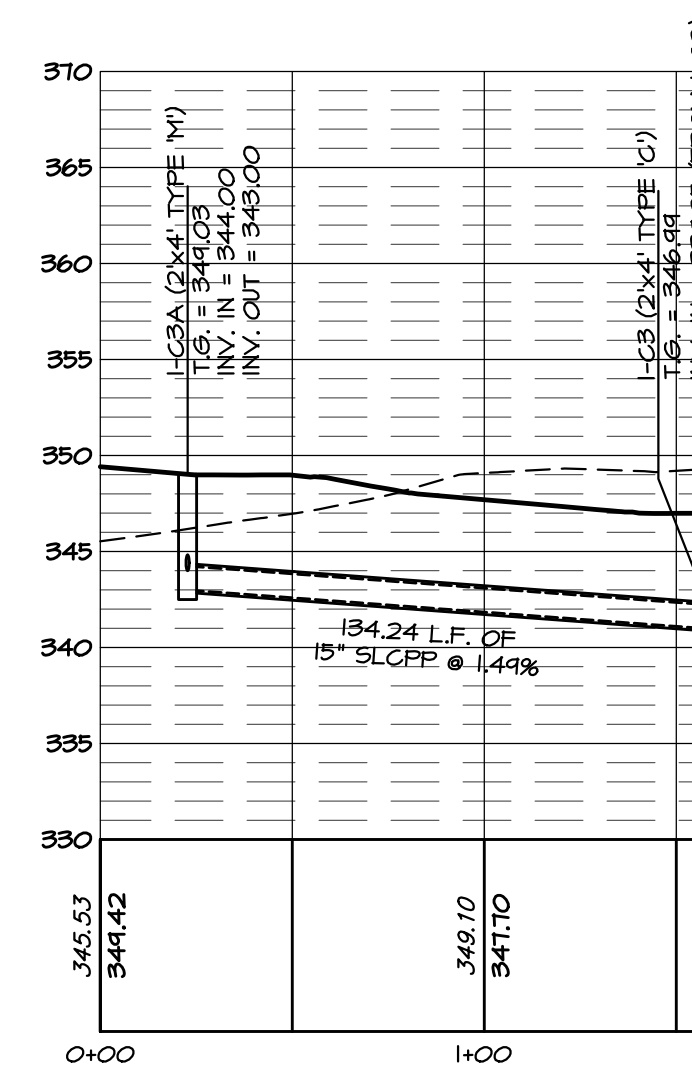
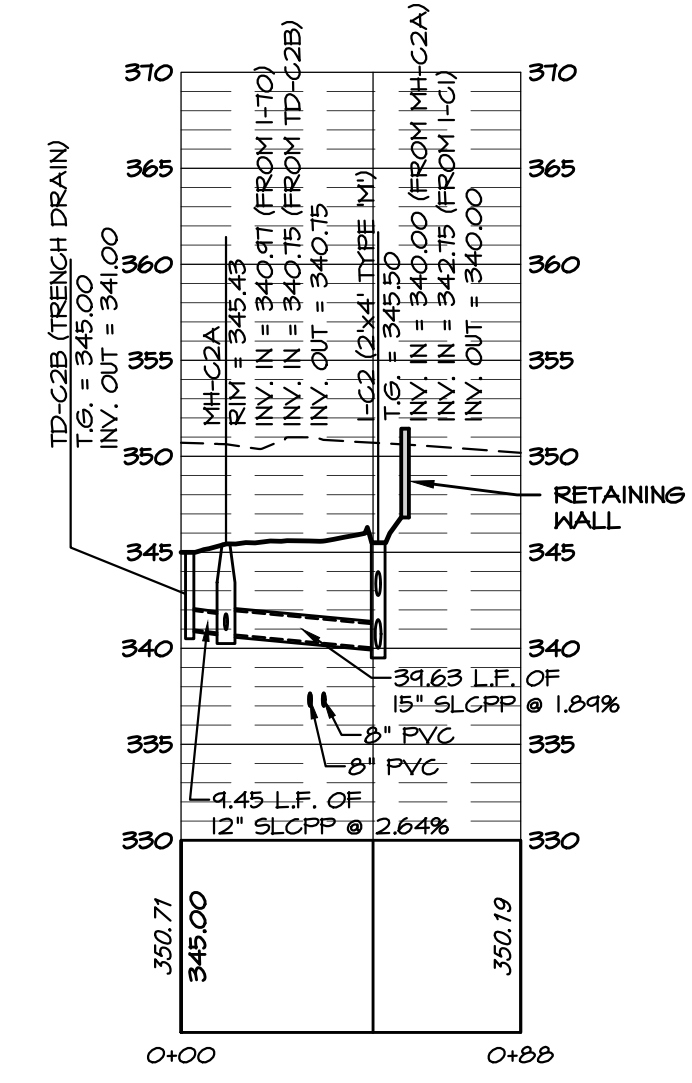
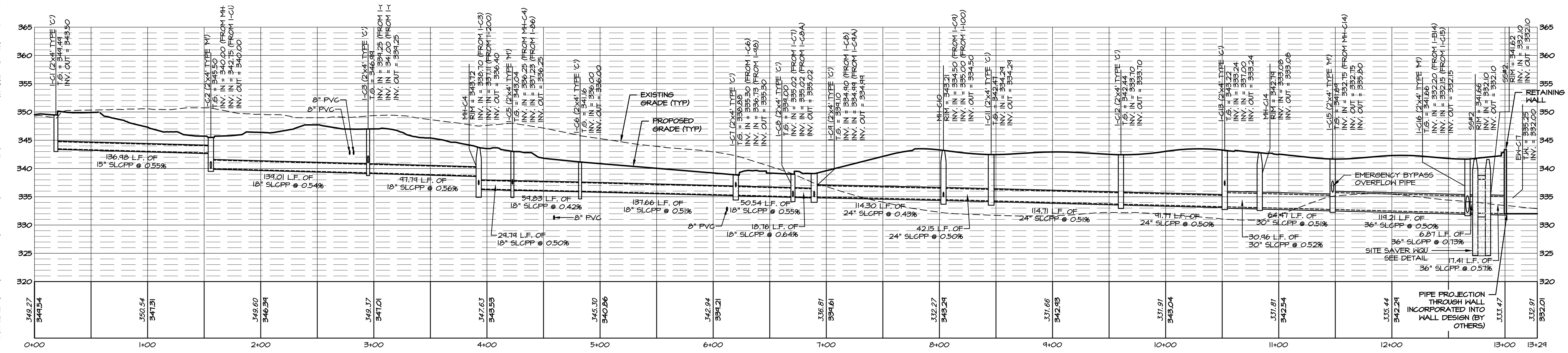
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**42 of 78**



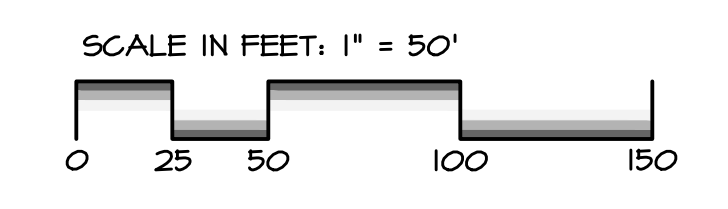
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**PLAN:**  
HORIZONTAL SCALE: 1" = 50'



- NOTES**
- CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF EXCAVATION. ADJUST UTILITIES AS REQUIRED TO ALLOW INSTALLATION OF STORMWATER CONVEYANCE SYSTEM. COORDINATE ALL WORK WITH UTILITY PROVIDERS AND THE OWNER.
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REVISIONS PER:	DATE:	BY:

**EVA group, inc.**  
ENGINEERS + LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

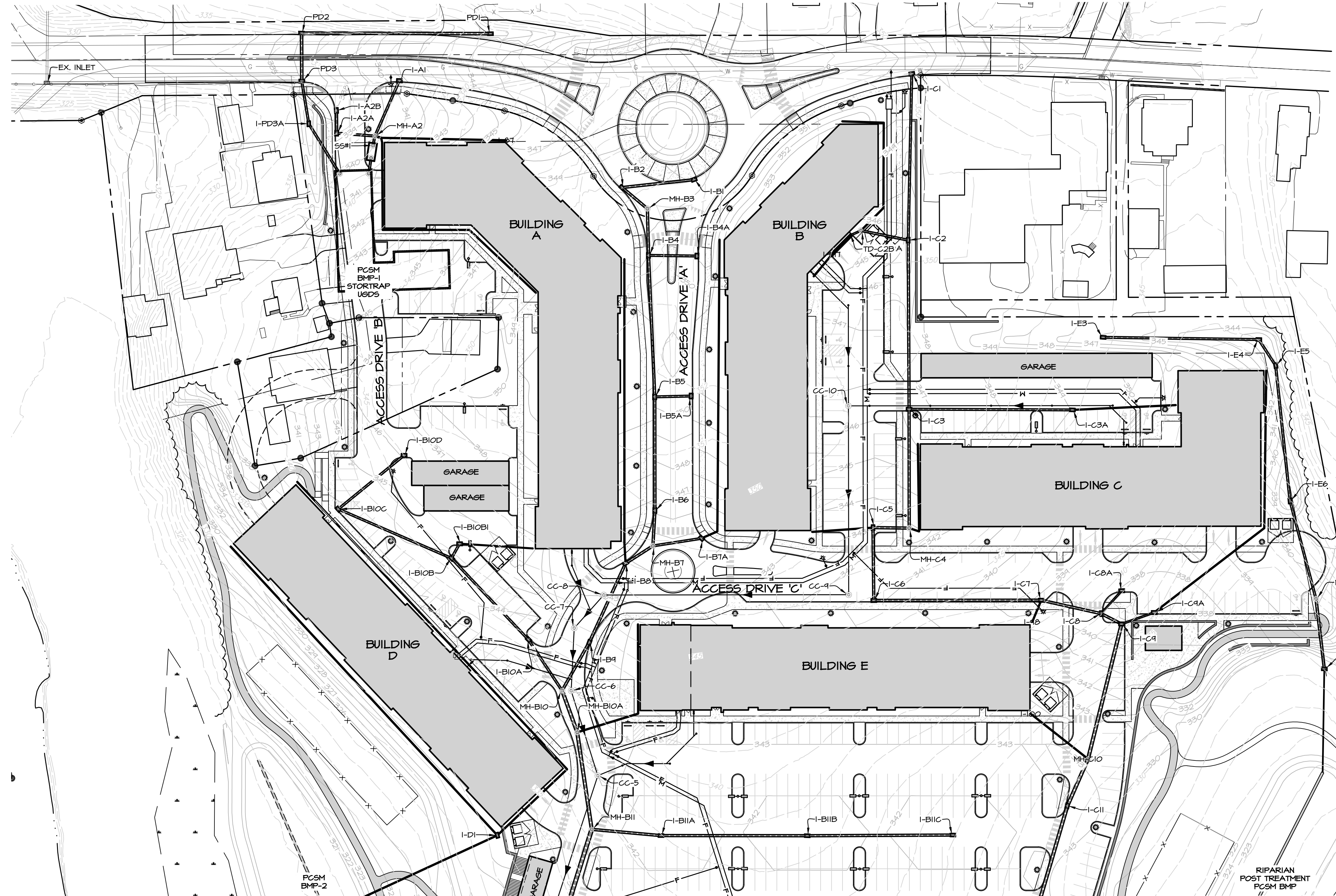
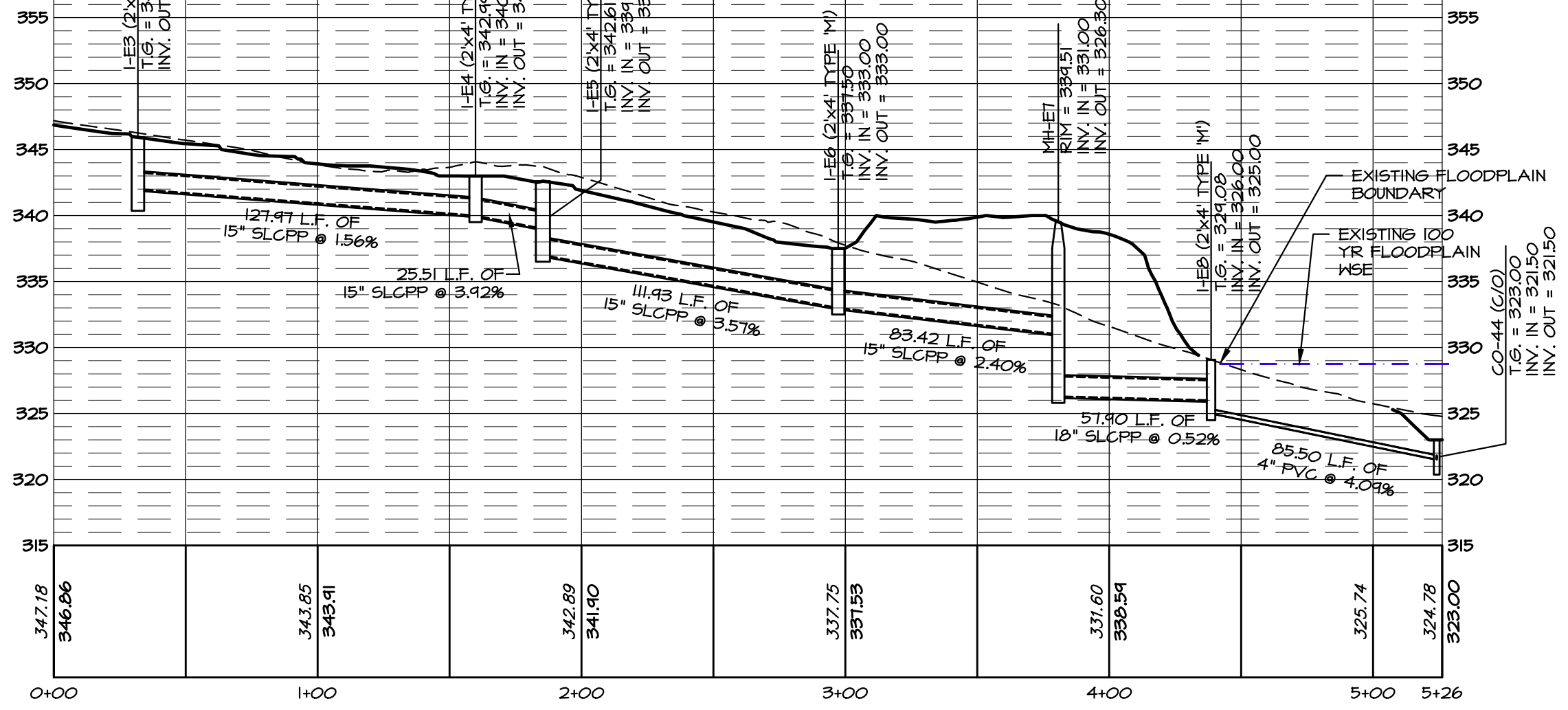
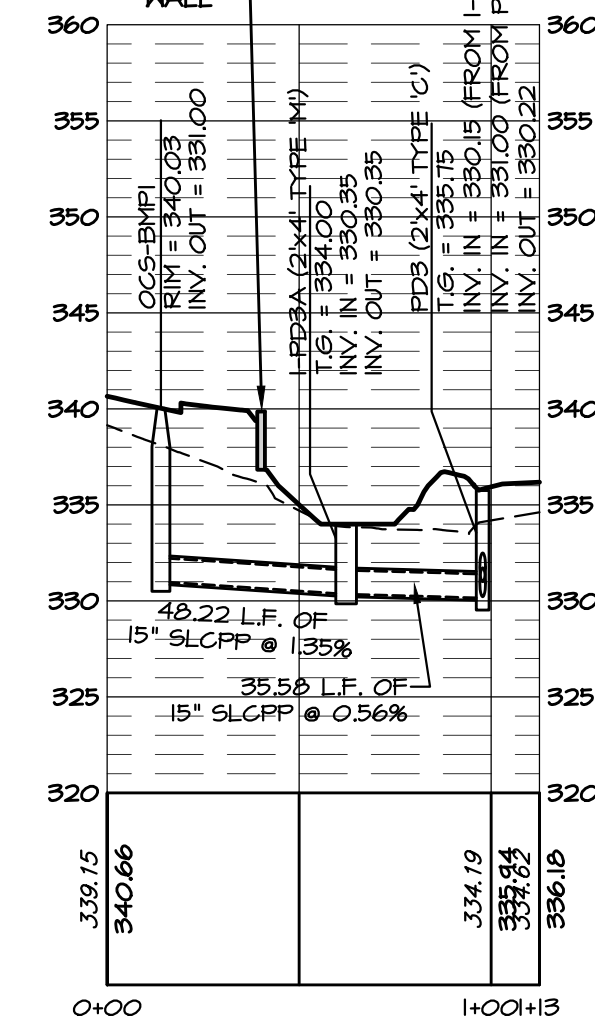
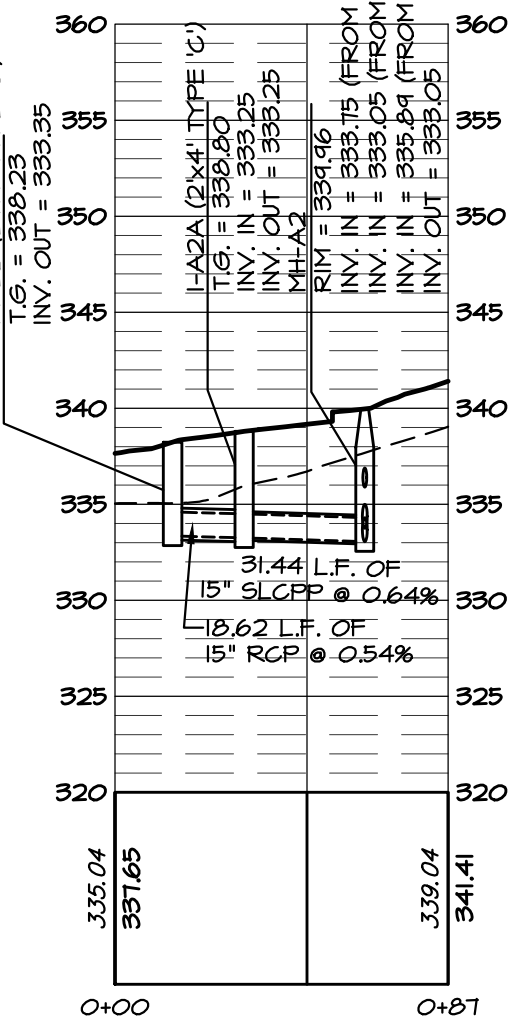
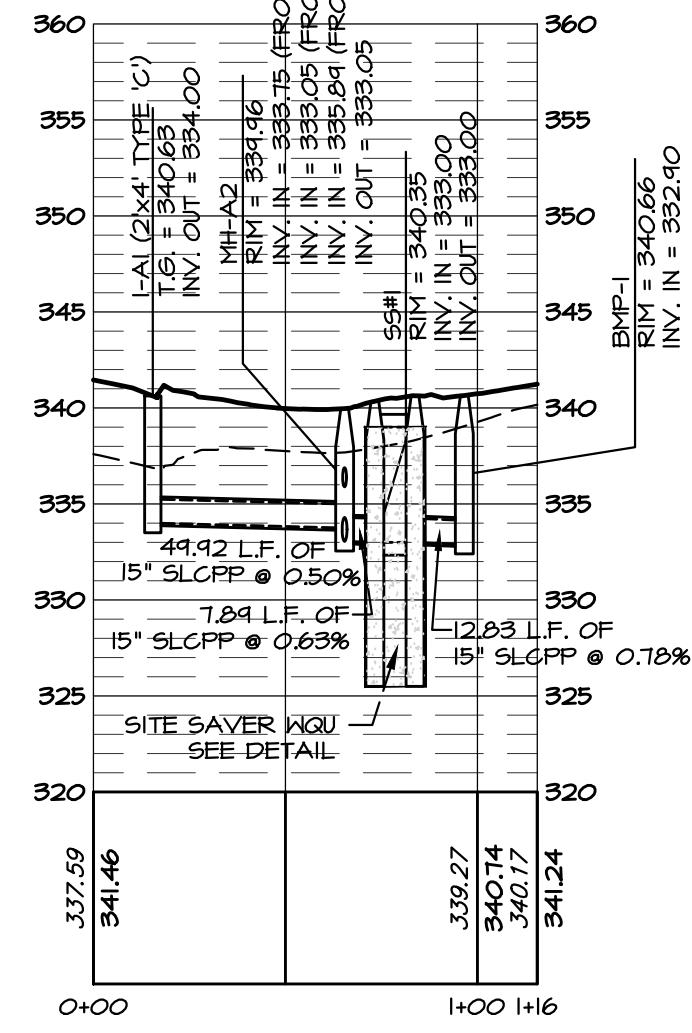
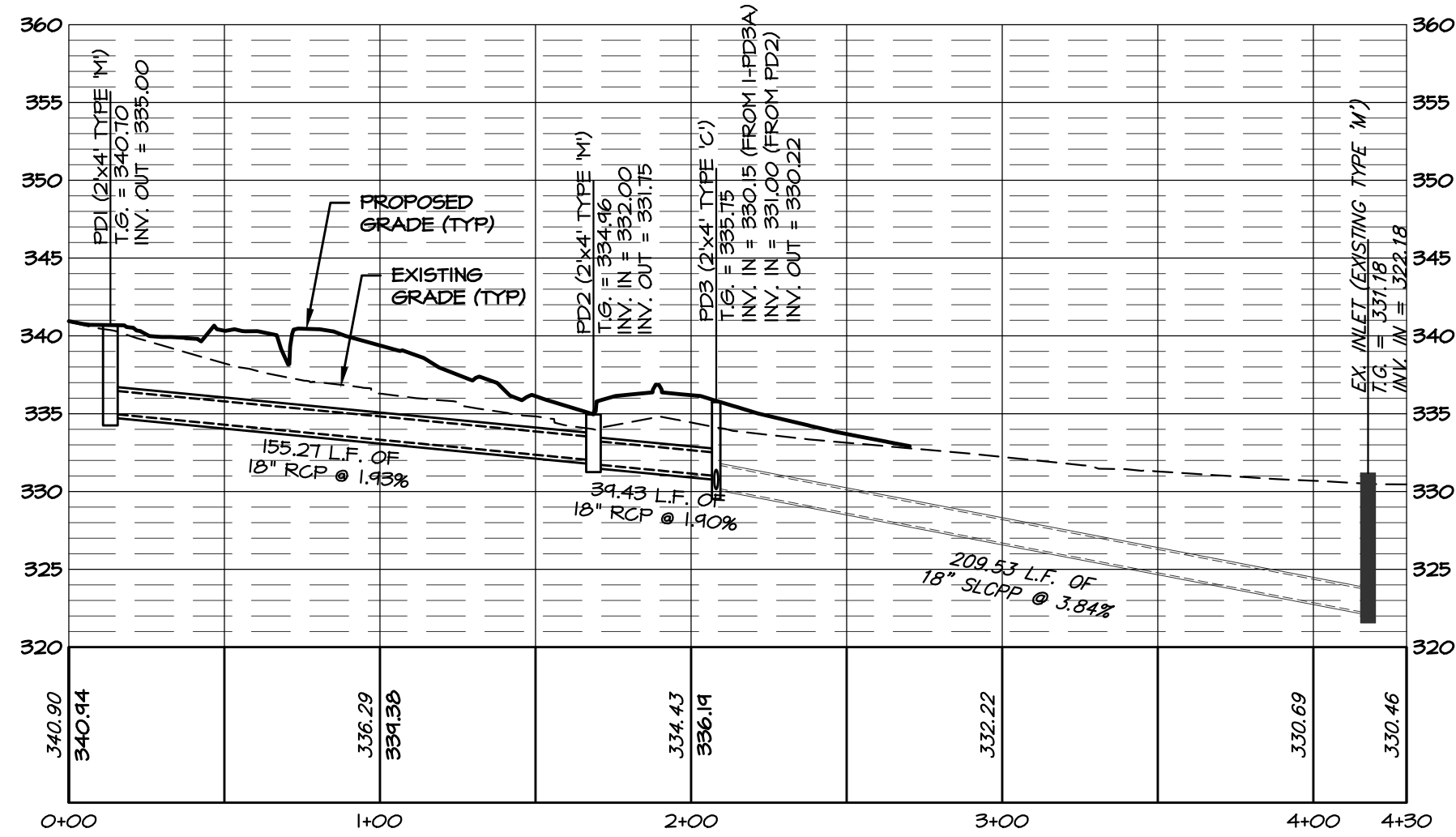
REGISTERED PROFESSIONAL ENGINEER  
DERRICK JAMES MUSSER  
No. PE084418  
PENNSYLVANIA

**CONDITIONAL USE PLAN**  
SUBJECT:  
**STORMWATER PLAN & PROFILES**  
FOR  
CHIQUES CROSSING  
RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	AS SHOWN

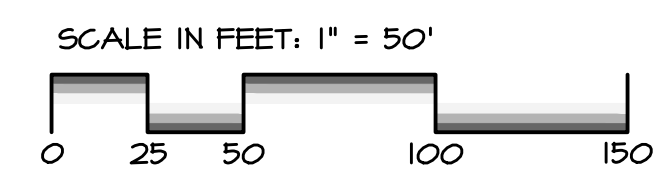
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**43 of 78**





**NOTES**

- CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF EXCAVATION. ADJUST UTILITIES AS REQUIRED TO ALLOW INSTALLATION OF STORMWATER CONVEYANCE SYSTEM. COORDINATE ALL WORK WITH UTILITY PROVIDERS AND THE OWNER.
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REVISIONS PER:	DATE:	BY:

**EVA group, inc.**  
 ENGINEERS & LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
 LITITZ, PA 17543  
 (717) 626-7271  
 elagroup.com

REGISTERED PROFESSIONAL ENGINEER  
 DERRICK JAMES MUSSEY  
 No. PE084416  
 PENNSYLVANIA

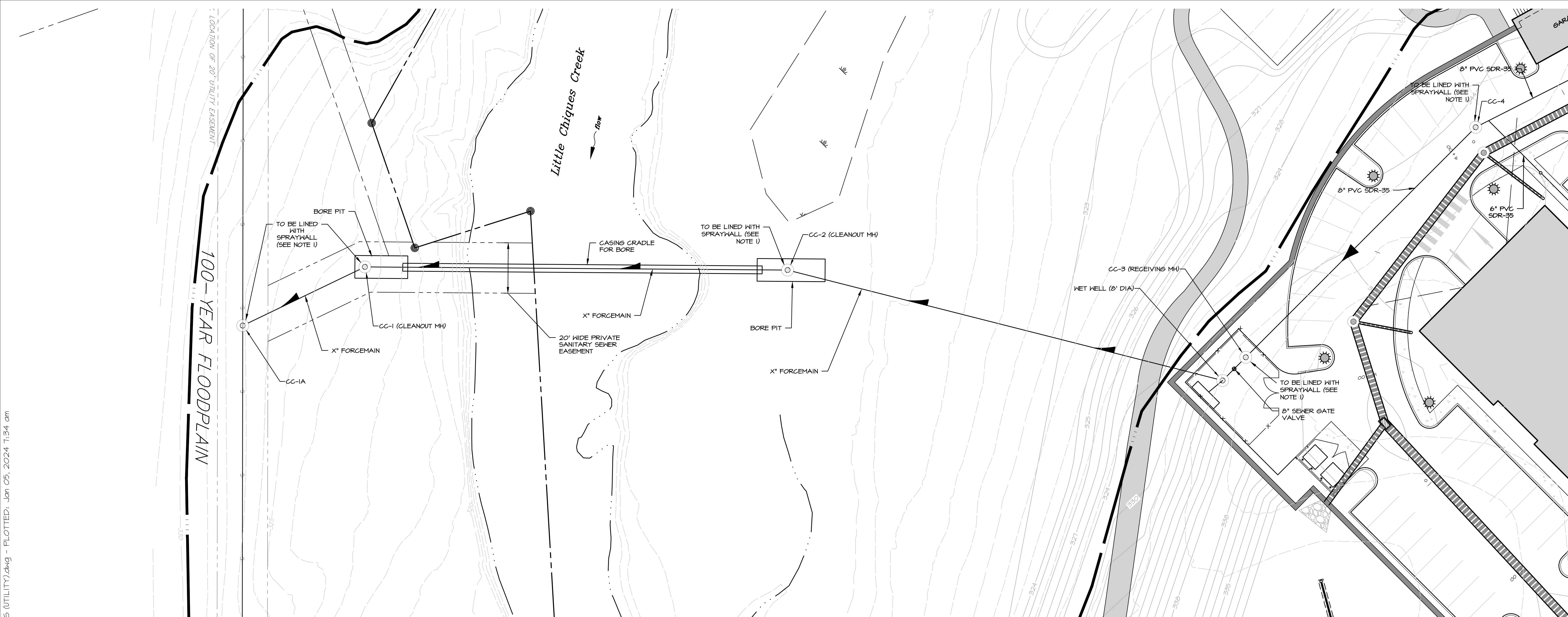
**CONDITIONAL USE PLAN**  
 SUBJECT:  
**STORMWATER PLAN & PROFILES**  
 FOR  
 CHIQUES CROSSING  
 RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
 CLIENT:  
**VISTABLOCK, LLC**  
 150 FARMINGTON LANE  
 LANCASTER, PA 17601  
 717-682-8775

MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	AS SHOWN

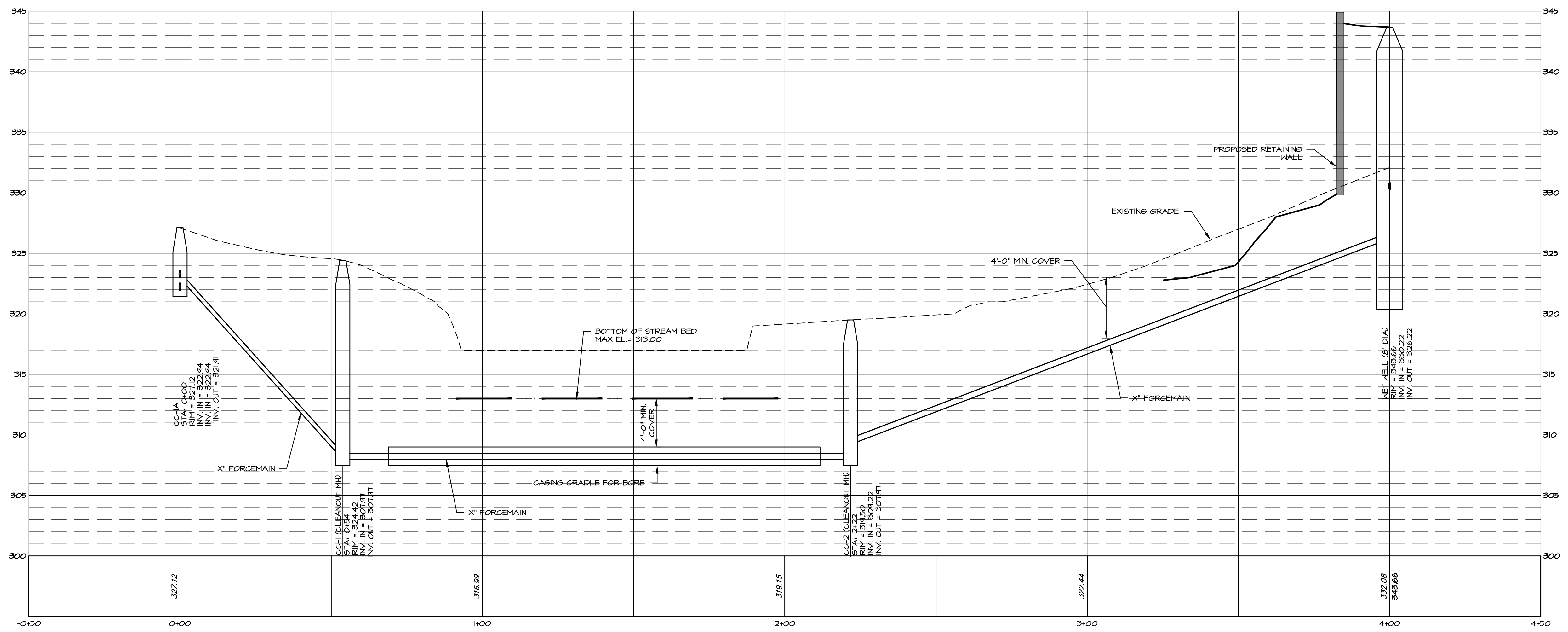
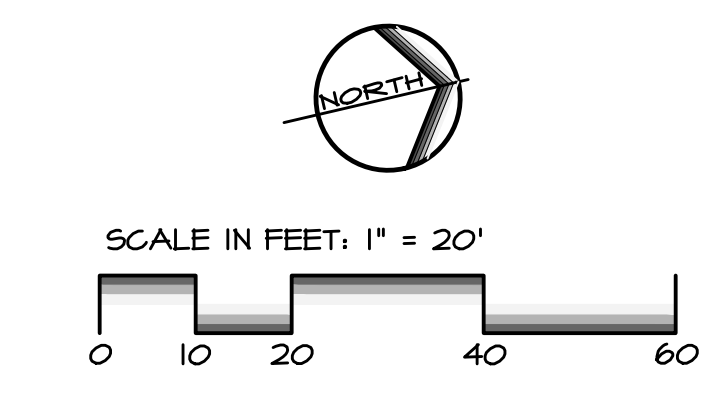
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**44 of 78**



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NOTES:  
 1. MANHOLES CC-1A, CC-1, CC-2, CC-3, CC-4, AND CC-5 SHALL BE LINED WITH SPRAYWALL BY SPRAYFOOT, INC. IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.



**SANITARY SEWER FORCE MAIN**  
 HORIZ. SCALE: 1"=20'  
 VERT. SCALE: 1"=5'

REVISIONS PER:	DATE:	BY:

**EVA** group, inc.  
 ENGINEERS + LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
 LITITZ, PA 17543  
 (717) 626-7271  
 elagroup.com

REGISTERED PROFESSIONAL ENGINEER  
 DERRICK JAMES MUSSER  
 No. PE08448  
 PENNSYLVANIA

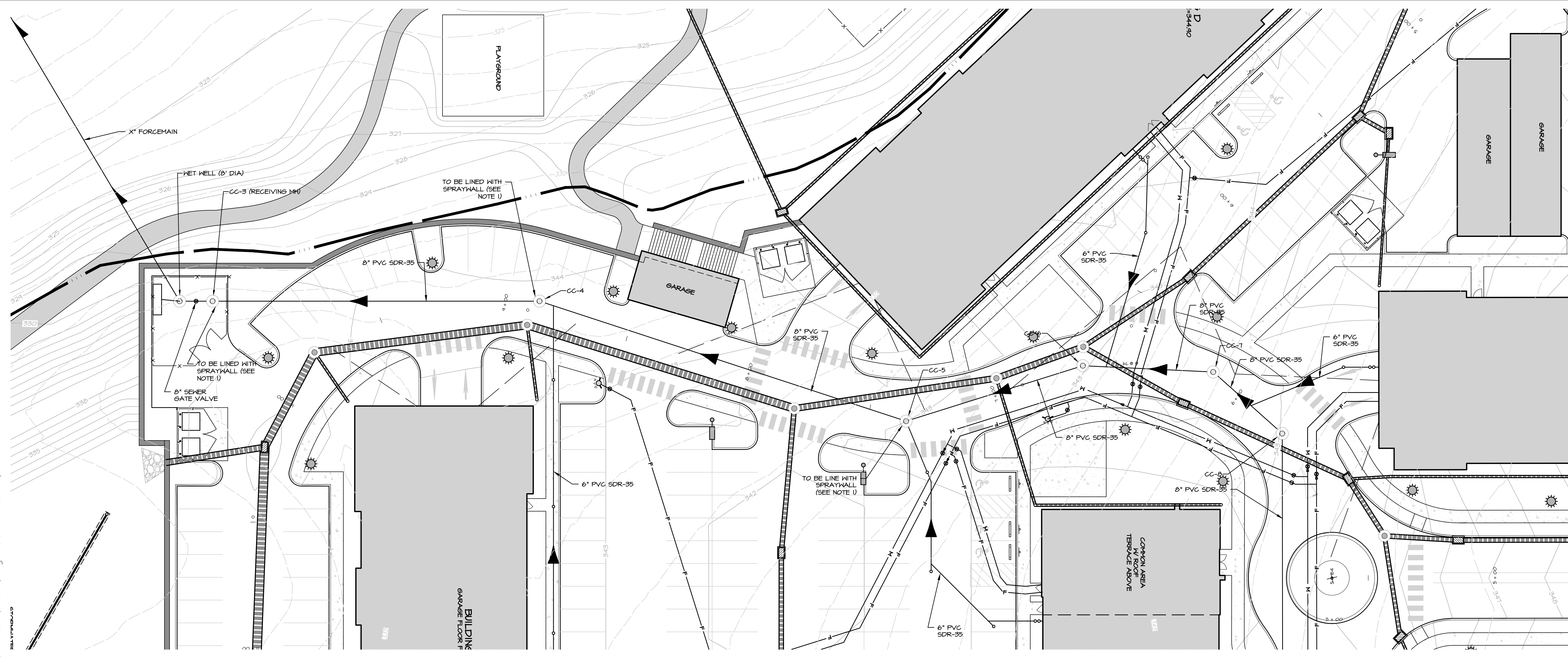
**CONDITIONAL USE PLAN**  
 SUBJECT:  
**UTILITY PLAN & PROFILES**  
 FOR  
 CHIQUES CROSSING  
 RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
 CLIENT:  
**VISTABLOCK, LLC**  
 150 FARMINGTON LANE  
 LANCASTER, PA 17601  
 717-682-8775

MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	AS SHOWN

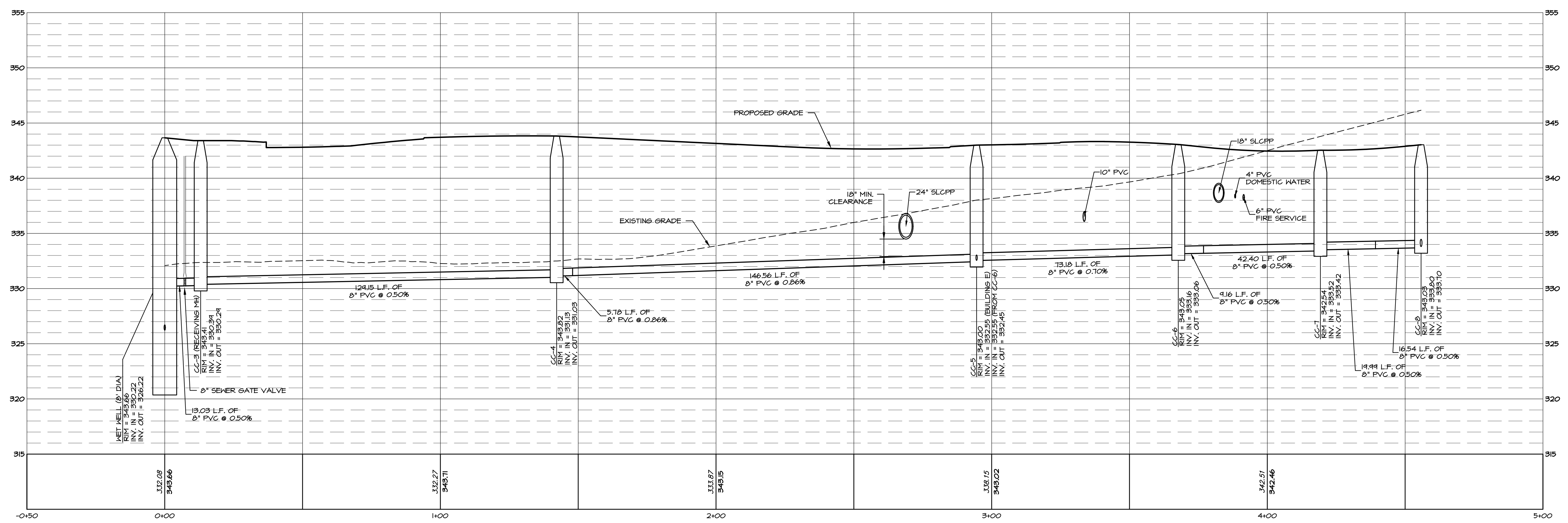
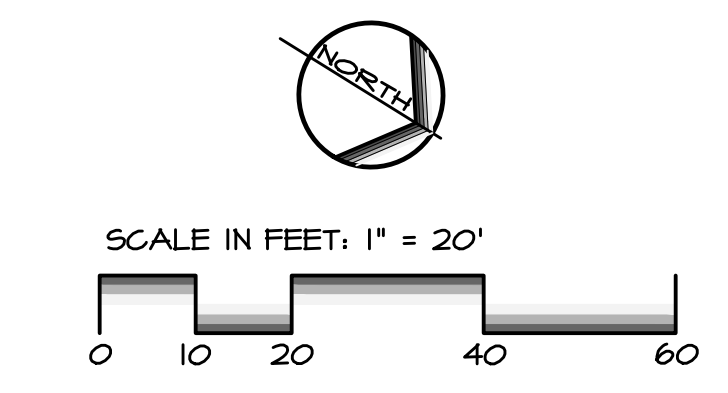
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**45 of 78**



DRAWING: C:\Users\rsamyer\Documents\ELA\_Group\1212\_002 Chiques Crossing\Project Files\CAD Data\Land Development\Profiles (UTILITY).dwg - PLOTTED: Jan 05, 2024 11:34 am



NOTES:  
 1. MANHOLES CC-1A, CC-1, CC-2, CC-3, CC-4, AND CC-5 SHALL BE LINED WITH SPRAYWALL BY SPRAYFOAM, INC. IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.



SITE GRAVITY SANITARY SEWER-WET WELL TO CC-8  
 HORIZ. SCALE: 1"=50'  
 VERT. SCALE: 1"=25'

REVISIONS PER:	DATE:	BY:

**EA**  
 group, inc.  
 ENGINEERS + LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
 LITITZ, PA 17543  
 (717) 626-7271  
 elagroup.com

REGISTERED PROFESSIONAL ENGINEER  
 DERRICK JAMES MUSSER  
 No. PE084419  
 PENNSYLVANIA

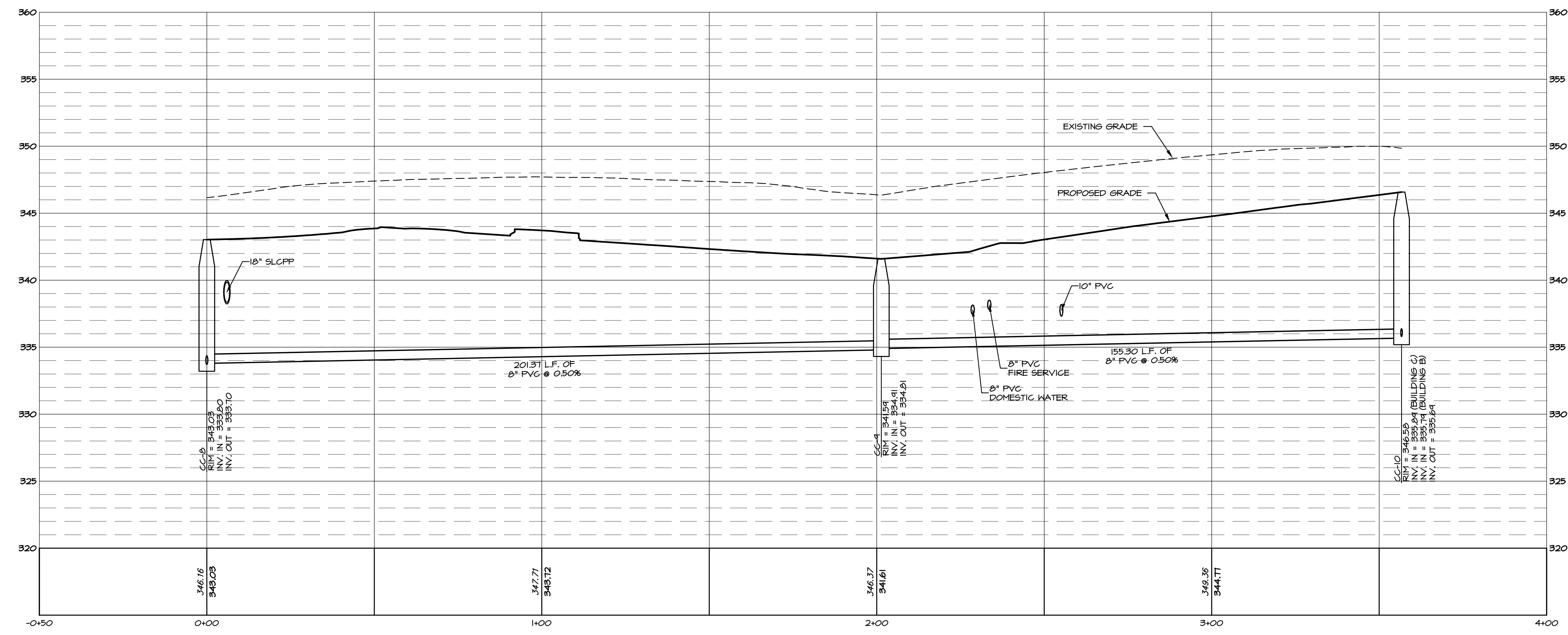
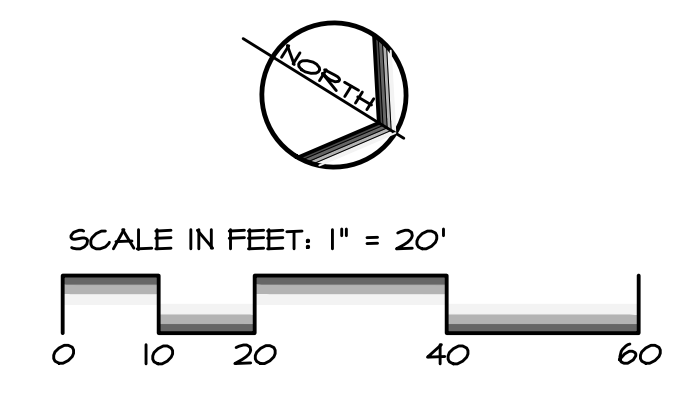
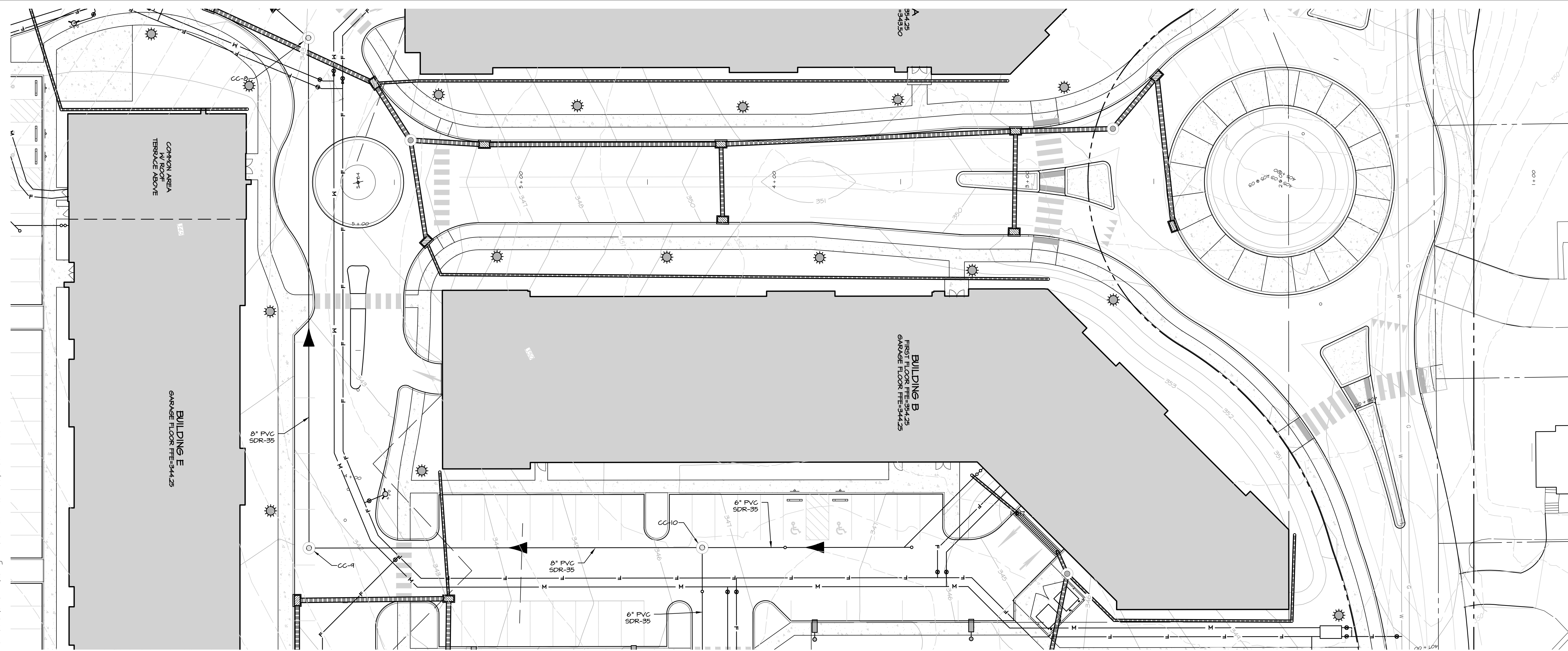
CONDITIONAL USE PLAN  
 SUBJECT:  
**UTILITY PLAN & PROFILES**  
 FOR  
 CHIQUES CROSSING  
 RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
 CLIENT:  
**VISTABLOCK, LLC**  
 150 FARMINGTON LANE  
 LANCASTER, PA 17601  
 717-682-8775

MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	AS SHOWN

DRAWING NO.  
**46 of 78**



DRAWING: C:\Users\rsamyer\Documents\ELA\_Group\1212\_002 Chiques Crossing\Project Files\CAD Data\Land Development\PROFILES (UTILITY).dwg - PLOTTED: Jan 05, 2024 11:35 am



SITE GRAVITY SANITARY SEWER-CC-9 TO CC-10  
 HORIZ. SCALE: 1"=20'  
 VERT. SCALE: 1"=5'

REVISIONS PER:	DATE:	BY:

**ELA**  
**group, inc.**  
 ENGINEERS + LANDSCAPE ARCHITECTS

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 LITITZ, PA 17543  
 (717) 626-7271  
 elagroup.com

REGISTERED PROFESSIONAL ENGINEER  
 DERRICK JAMES MUSSER  
 No. PE08448  
 PENNSYLVANIA

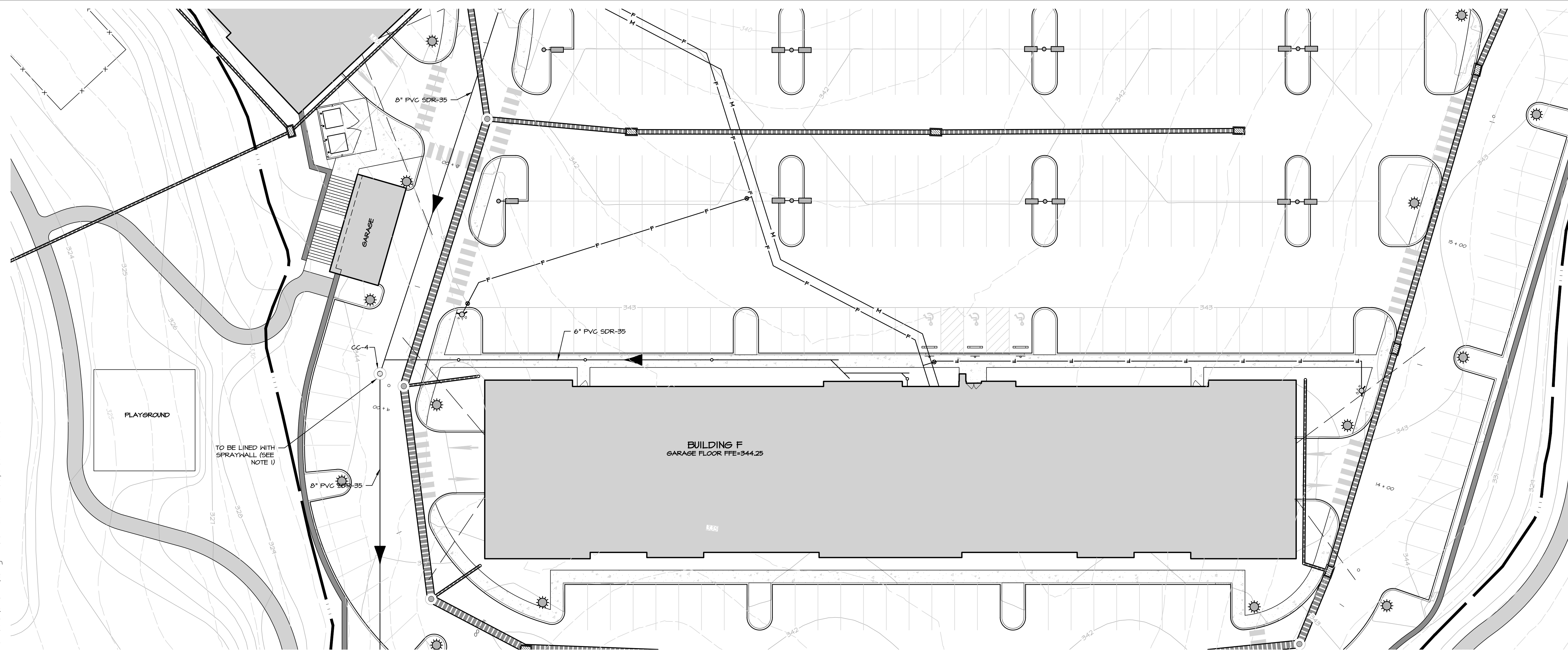
CONDITIONAL USE PLAN  
 SUBJECT:  
**UTILITY PLAN & PROFILES**  
 FOR  
 CHIQUES CROSSING  
 RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
 CLIENT:  
**VISTABLOCK, LLC**  
 150 FARMINGTON LANE  
 LANCASTER, PA 17601  
 717-682-8775

MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	AS SHOWN

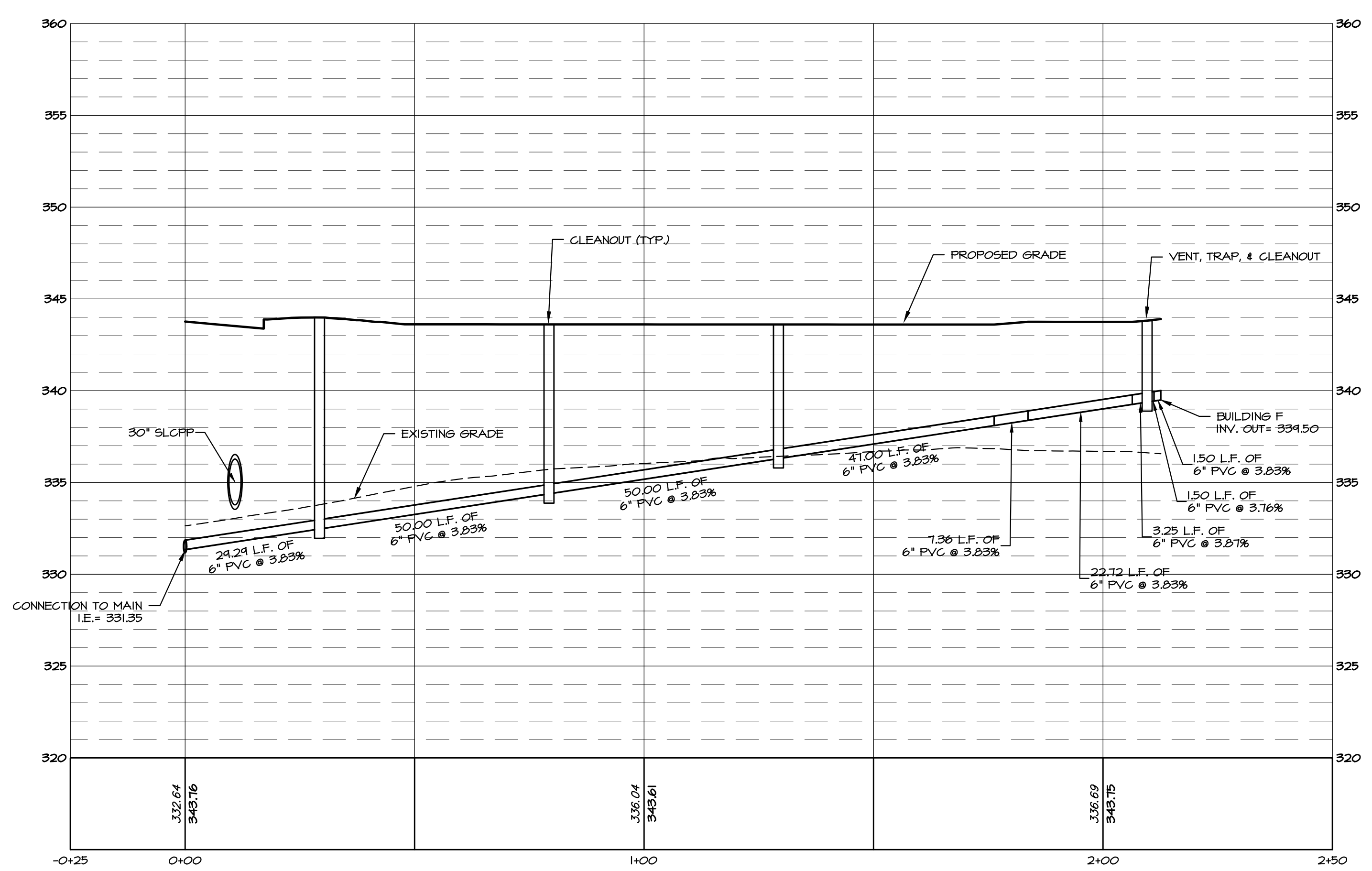
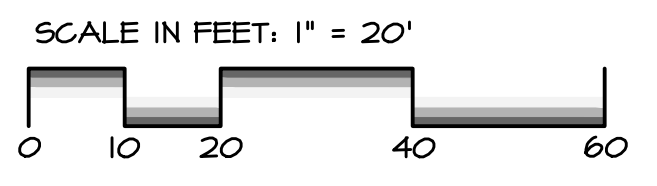
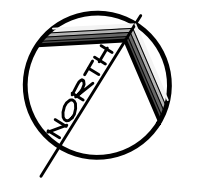
DRAWING NO.  
**47 of 78**



DRAWING: C:\Users\rsamyer\OneDrive\Documents\Projects\Projects\Crossing\Project Files\CAD Data\Land Development\PROFILES (UTILITY).dwg - PLOTTED: Jan 05, 2024 11:35 am



NOTES:  
 1. MANHOLES CC-1A, CC-1, CC-2, CC-3, CC-4, AND CC-5 SHALL BE LINED WITH SPRAYWALL BY SPRAYFOG, INC. IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.



**BUILDING F SEWER LATERAL**  
 HORIZ. SCALE: 1" = 20'  
 VERT. SCALE: 1" = 5'

REVISIONS PER:	DATE:	BY:

743 S. BROAD ST.  
 LITITZ, PA 17543  
 (717) 626-7271  
 elagroup.com

**ENGINEERS + LANDSCAPE ARCHITECTS**

**DERRICK JAMES MUSSER**  
 ENGINEER  
 PENNSYLVANIA

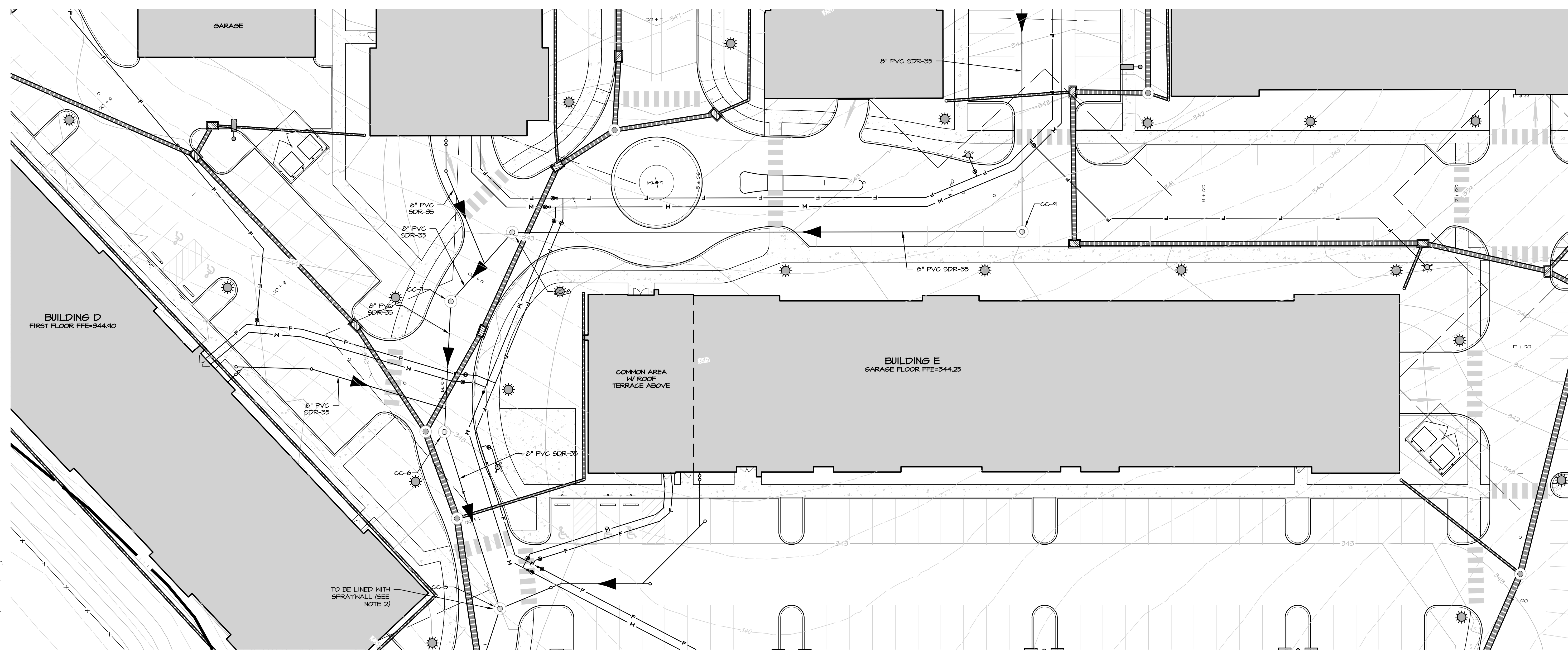
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 SUBJECT:  
**UTILITY PLAN & PROFILES**  
 FOR  
 CHIQUES CROSSING  
 RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
 CLIENT:  
**VISTABLOCK, LLC**  
 150 FARMINGTON LANE  
 LANCASTER, PA 17601  
 717-682-8775

MANAGER: BDG    DATE: JAN. 5, 2024  
 DESIGNER: DJM    PROJECT NO. 1212-002  
 DRAWN BY: BLM    SCALE: AS SHOWN

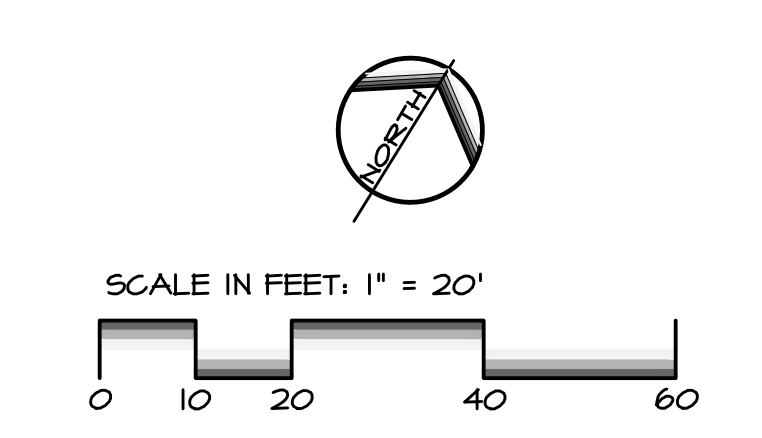
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48 of 78



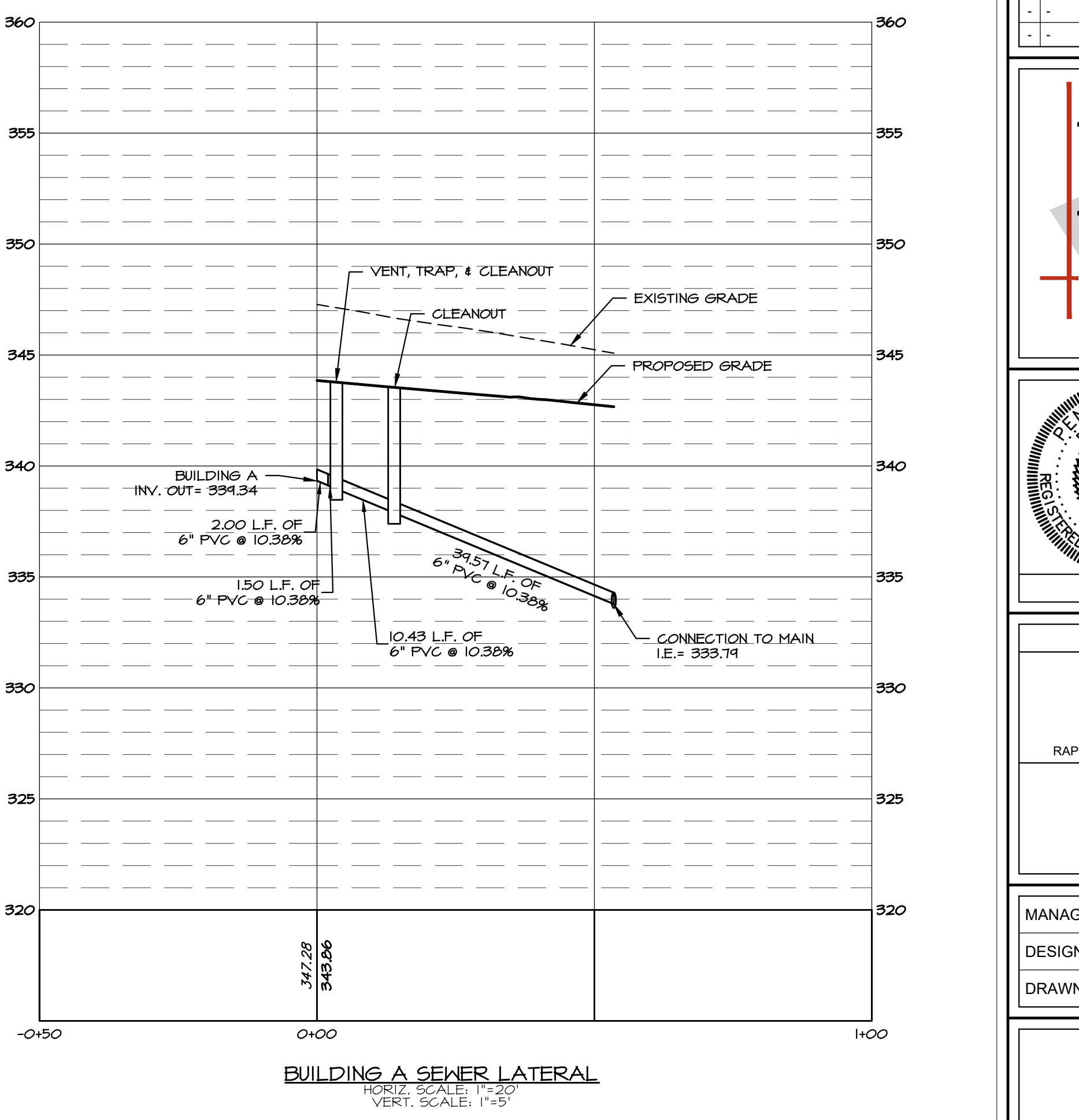
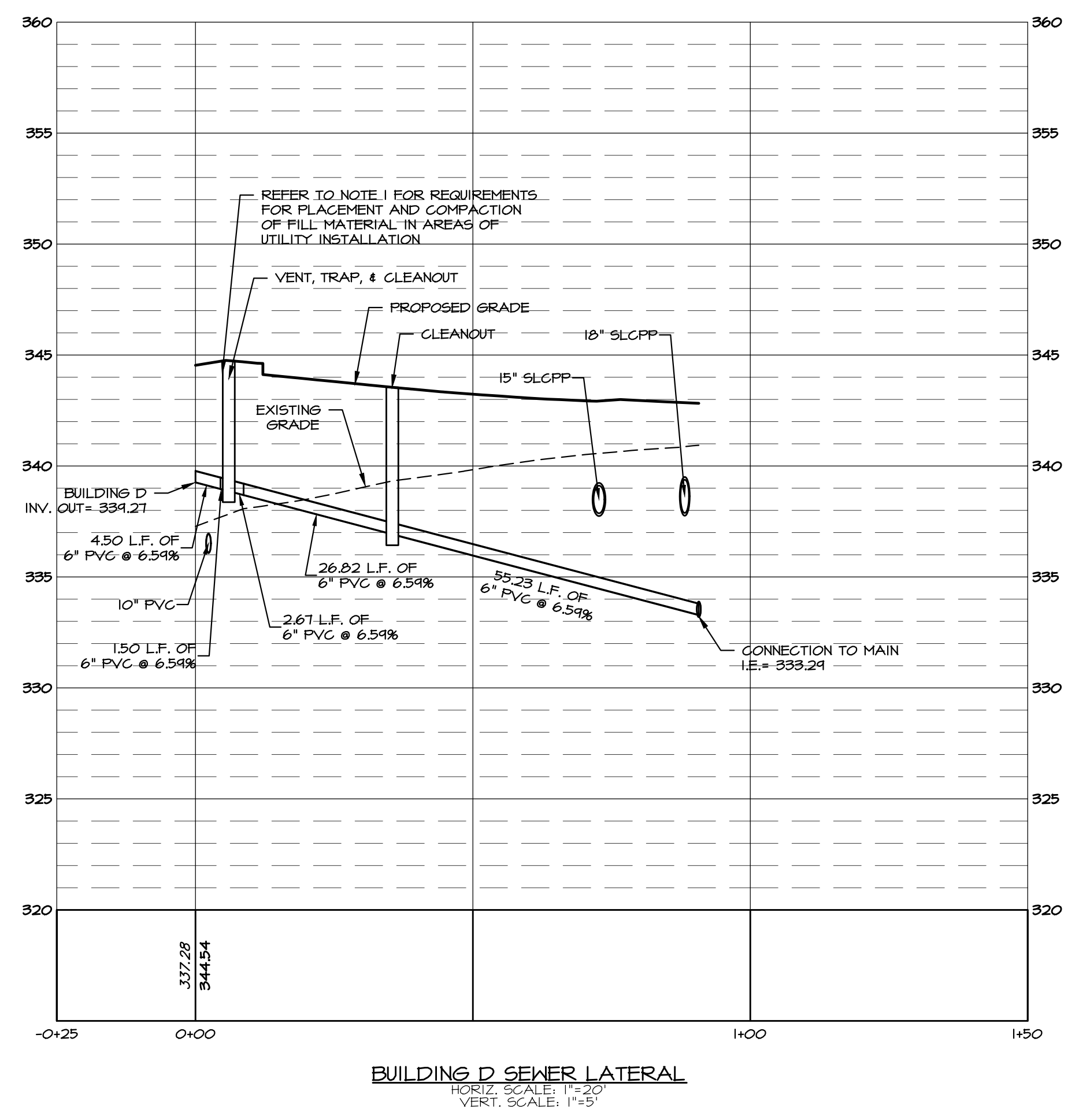
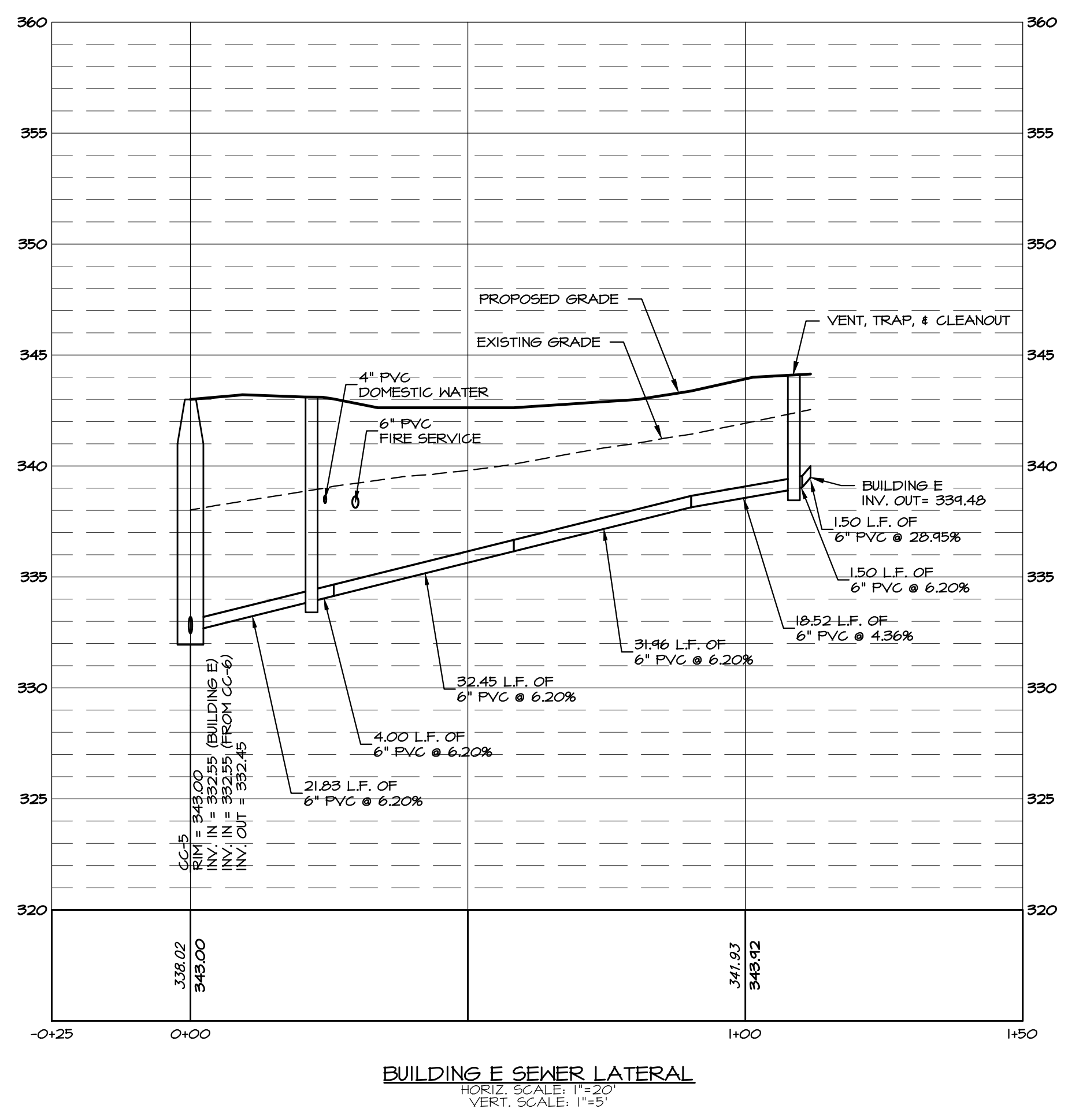
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- NOTES:
- PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACTION SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER ON-SITE. COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D698:
    - SCARIFY AND RECOMPACT TOP 12 INCHES OF EXISTING SUBGRADE AND EACH LAYER OF FILL SOIL MATERIAL AT 90 PERCENT UNDER MANHOLES.
    - COMPACT EACH LAYER OF INITIAL AND FINAL FILL SOIL MATERIAL AT 95 PERCENT FOR UTILITY TRENCHES.
  - MANHOLES CC-1A, CC-1, CC-2, CC-3, CC-4, AND CC-5 SHALL BE LINED WITH SPRAYWALL BY SPRAYROD, INC. IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.



REVISIONS PER:	DATE:	BY:



**EVA group, inc.**  
 ENGINEERS + LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
 LITITZ, PA 17543  
 (717) 626-7271  
 elagroup.com

REGISTERED PROFESSIONAL ENGINEER  
 DERRICK JAMES MUSSER  
 No. PE084418  
 PENNSYLVANIA

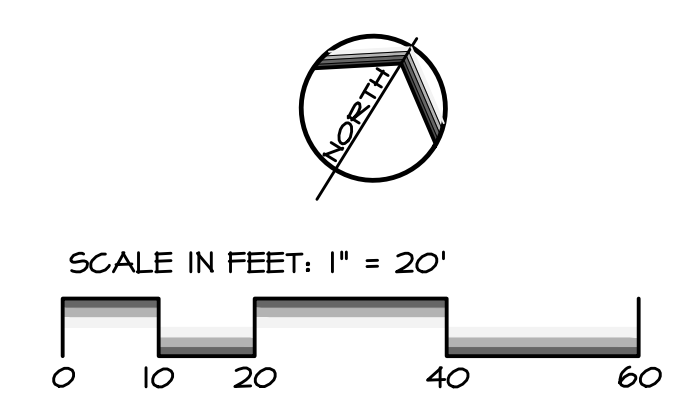
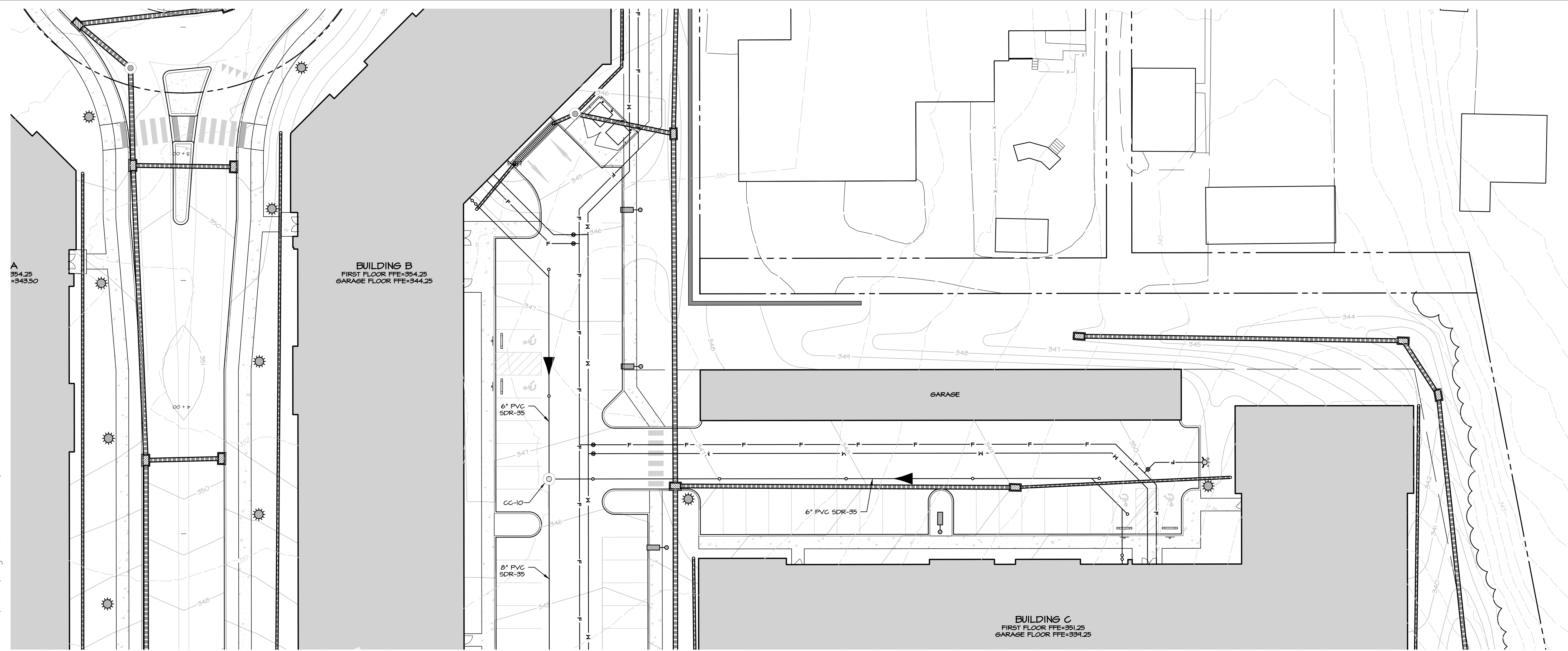
**CONDITIONAL USE PLAN**  
 SUBJECT:  
**UTILITY PLAN & PROFILES**  
 FOR  
 CHIQUES CROSSING  
 RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
 CLIENT:  
**VISTABLOCK, LLC**  
 150 FARMINGTON LANE  
 LANCASTER, PA 17601  
 717-682-8775

MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	AS SHOWN

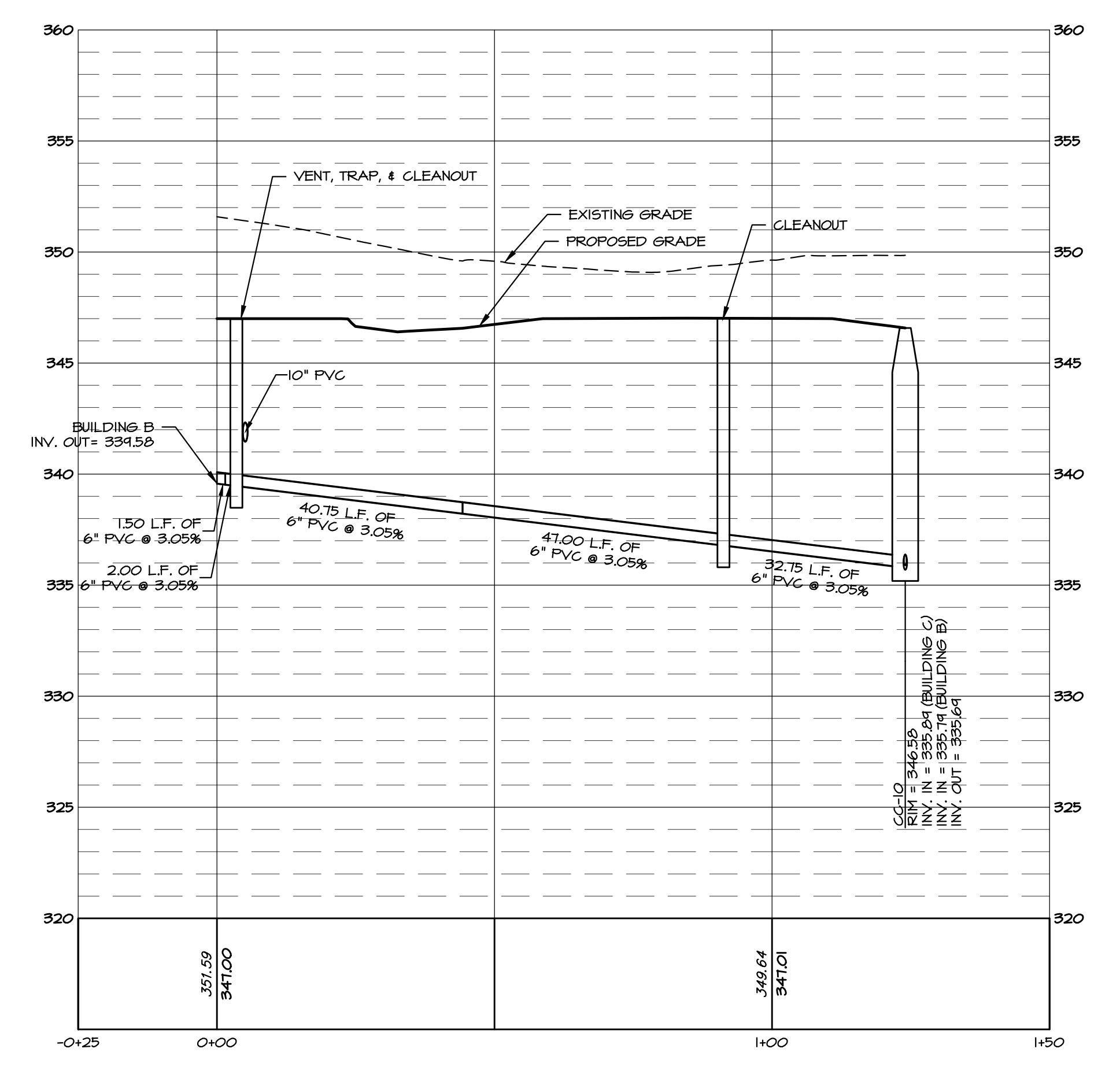
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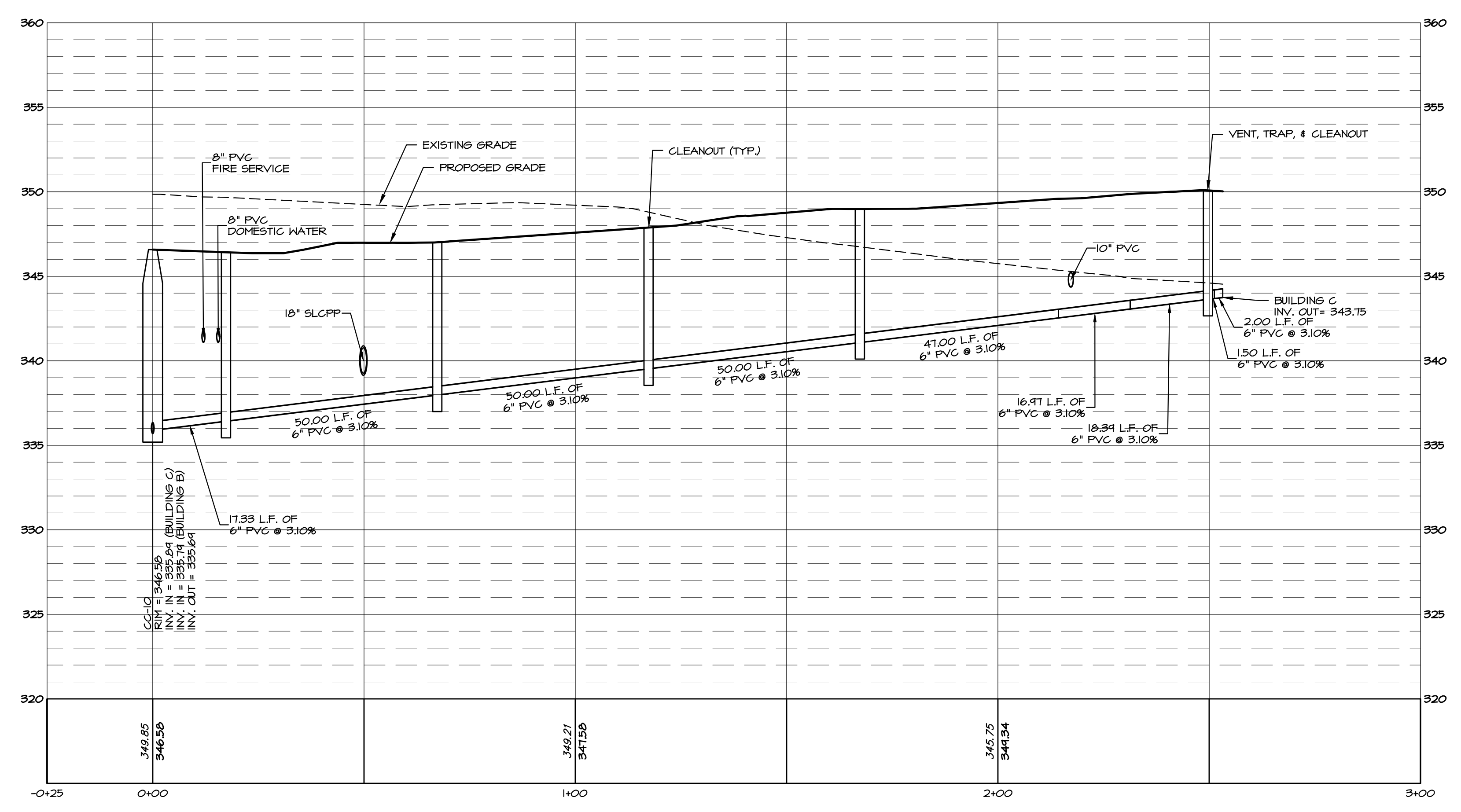
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REVISIONS PER:	DATE:	BY:
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-	-	-
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-	-	-



**BUILDING B SEWER LATERAL**  
 HORIZ. SCALE: 1"=20'  
 VERT. SCALE: 1"=5'



**BUILDING C SEWER LATERAL**  
 HORIZ. SCALE: 1"=20'  
 VERT. SCALE: 1"=5'

**EVA**  
**group, inc.**  
 ENGINEERS + LANDSCAPE ARCHITECTS

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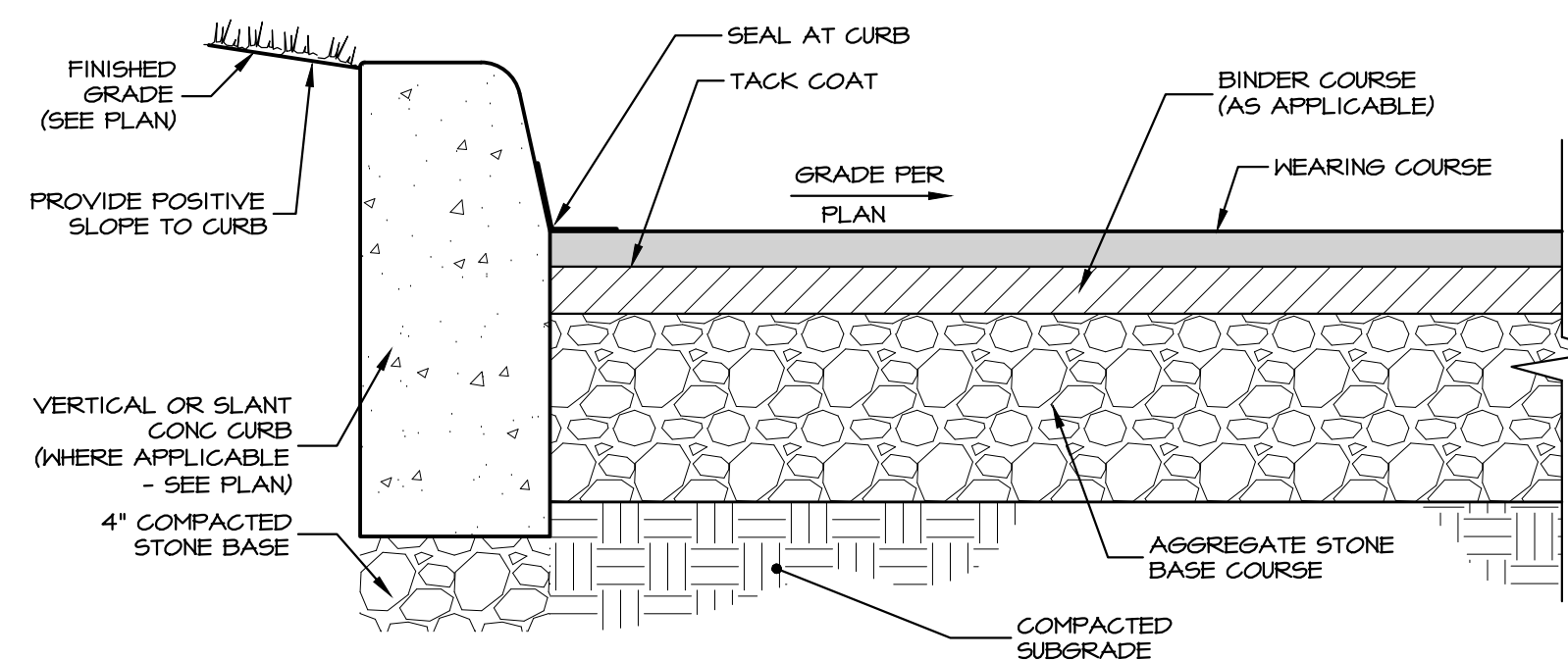
REGISTERED PROFESSIONAL ENGINEER  
 DERRICK JAMES MUSSER  
 No. PE28448  
 PENNSYLVANIA

**CONDITIONAL USE PLAN**  
 SUBJECT:  
**UTILITY PLAN & PROFILES**  
 FOR  
 CHIQUES CROSSING  
 RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
 CLIENT:  
**VISTABLOCK, LLC**  
 150 FARMINGTON LANE  
 LANCASTER, PA 17601  
 717-682-8775

MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	AS SHOWN

DRAWING NO.  
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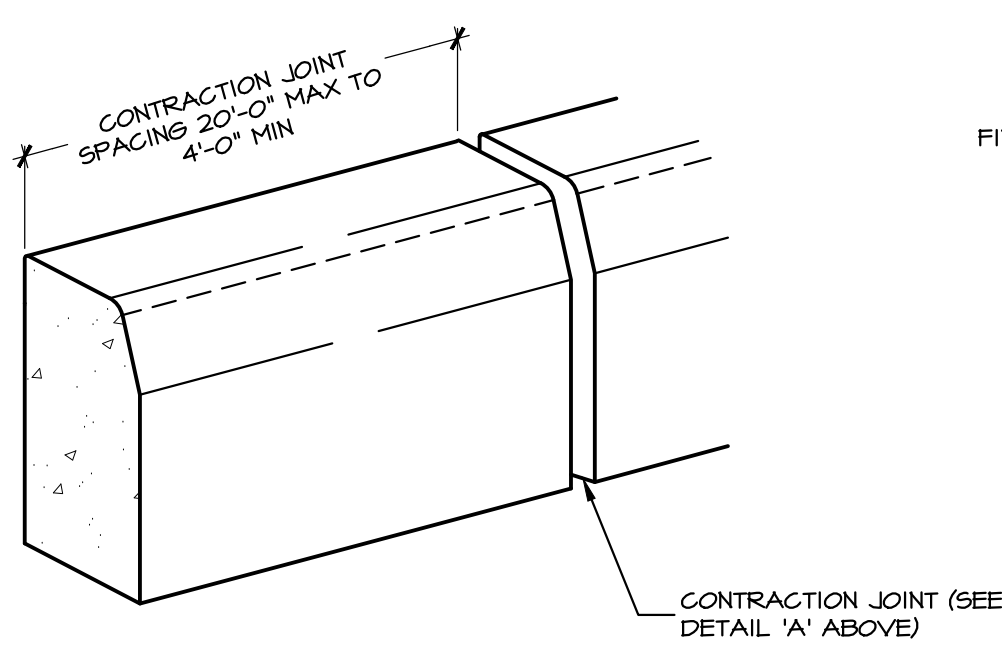
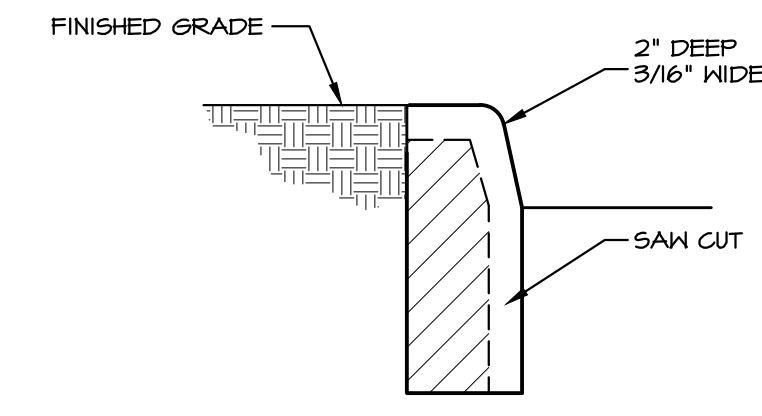


1. BITUMINOUS PAVEMENT MATERIALS ARE LISTED PER PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, PUBLICATION 40B STANDARDS, LATEST REVISIONS.
2. RECLAIMED AGGREGATE MATERIAL SHALL MEET THE REQUIREMENTS OF PA DOT PUBLICATION 40B, SECTION 103.1, TABLE A, OR 103.2, TABLE B.
3. IT IS RECOMMENDED THAT THE PAVEMENT SECTION AND OTHER DESIGN CONSIDERATIONS SUCH AS PAVEMENT BASE DRAIN BE DESIGNED BY A GEOTECHNICAL PROFESSIONAL BASED UPON FIELD TESTING OF SOIL SUBGRADE CONDITIONS ANTICIPATED PAVEMENT LOADINGS, INCLUDING CONSTRUCTION TRAFFIC, AND OTHER APPROPRIATE DESIGN FACTORS. THE PAVEMENT SECTION SPECIFIED ON THIS DETAIL IS PROVIDED WITHOUT A GEOTECHNICAL PROFESSIONAL AND REPRESENTS A STANDARD PAVEMENT SECTION THAT DOES NOT CONSIDER THESE FACTORS.\*
4. THE SUITABILITY OF THE PAVEMENT SUBGRADE SHALL BE INSPECTED AND APPROVED BY GEOTECHNICAL PROFESSIONAL PRIOR TO INSTALLATION OF PAVING SECTION. IF SUBGRADE IS DETERMINED UNSUITABLE BASED UPON COMPACTION, SOIL TYPE, ETC., APPROPRIATE STABILIZATION MEASURES AS RECOMMENDED BY THE GEOTECHNICAL PROFESSIONAL SHALL BE IMPLEMENTED.
5. IF ANY PRECIPITATION OCCURS BEFORE STONE SUBBASE INSTALLATION, PAVEMENT SUBGRADE SHALL MUST BE RE-INSPECTED AND APPROVED TO CONFIRM SUITABILITY.
6. SPECIFIC PAVING CRITERIA AS CONTAINED WITHIN PENNDOT PUBLICATION 40B AS IT RELATES TO APPROVED AMBIENT TEMPERATURE FOR PAVING INSTALLATION SHALL BE FOLLOWED.

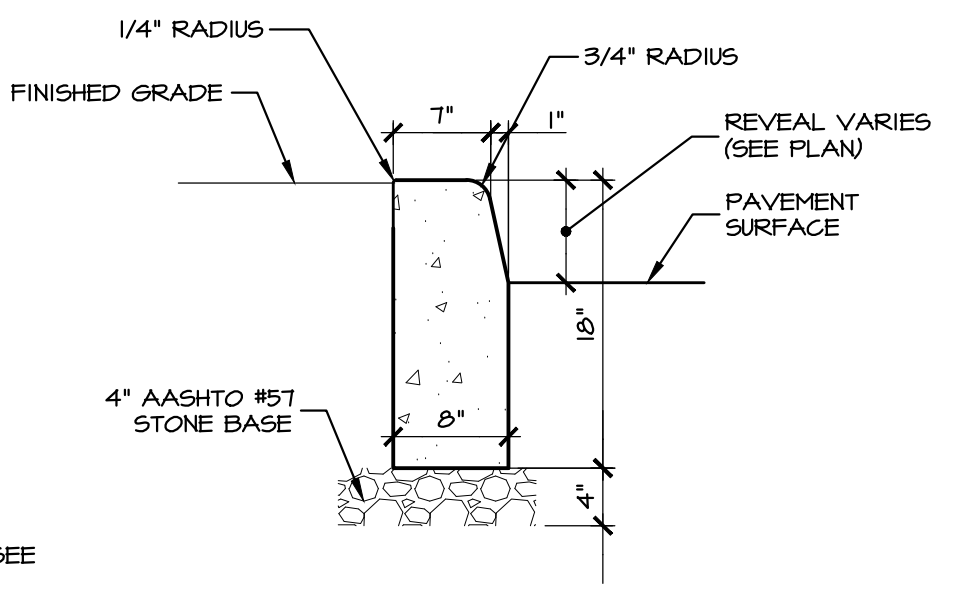
BITUMINOUS PAVING SCHEDULE							
SYM	WEARING COURSE		BINDER COURSE		AGGREGATE BASE COURSE		LOCATION
	TYPE	COMPACTED THICKNESS	TYPE	COMPACTED THICKNESS	TYPE	COMPACTED THICKNESS	
A	SUPERPAVE ASPHALT DESIGN, HMA WEARING COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESAL'S, 9.5 MM, SRL-L	1.5"	SUPERPAVE ASPHALT DESIGN, HMA BINDER COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESAL'S, 25 MM MIX, 50 GYRATIONS	4"	3A MODIFIED	10"	ACCESS DRIVES
B	SUPERPAVE ASPHALT DESIGN, HMA WEARING COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESAL'S, 9.5 MM, SRL-L	1.5"	SUPERPAVE ASPHALT DESIGN, HMA BINDER COURSE, PG 64-22, 0.0 TO 0.3 MILLION ESAL'S, 25 MM MIX, 50 GYRATIONS	3.5"	3A MODIFIED	6"	PARKING LOTS

**A BITUMINOUS PAVEMENT SECTION / SCHEDULE**  
NO SCALE

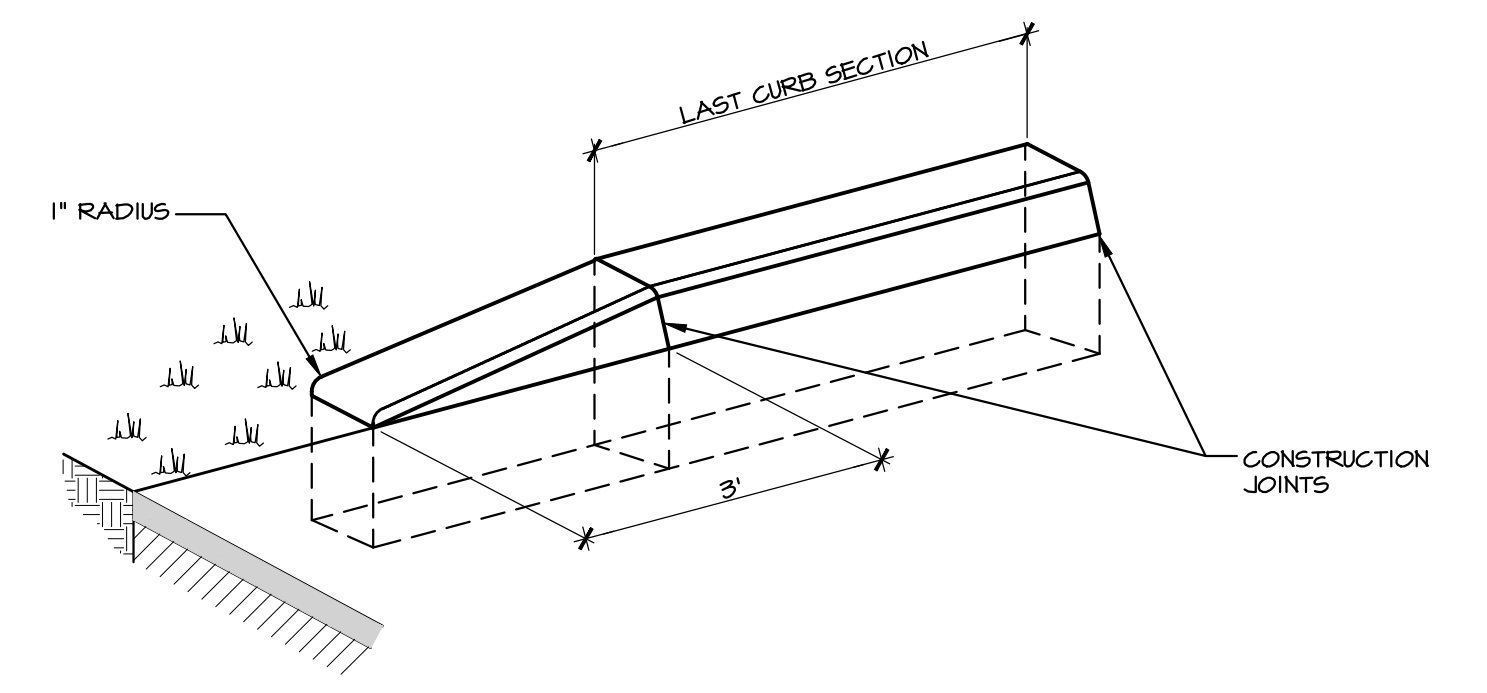
- NOTES:**
1. PROVIDE MATERIALS AND CONSTRUCTION MEETING THE REQUIREMENTS OF PADOT PUBLICATION 40B, SECTION 630 FOR PLAIN CEMENT CONC CURB.
  2. SPACE CONTRACTION JOINTS IN UNIFORM LENGTHS OR SECTIONS.
  3. PLACE 3/4" THICK PRE-MOLDED EXPANSION JOINT MATERIAL AT STRUCTURES AND AT THE END OF THE WORK DAY. CUT MATERIAL TO CONFORM TO CROSS-SECTIONAL AREA OF CURB.
  4. PROVIDE REVEAL AS INDICATED ON PLAN.
  5. SEAL PAVEMENT JOINT AT CURB LINE WITH EMULSIFIED ASPHALT.



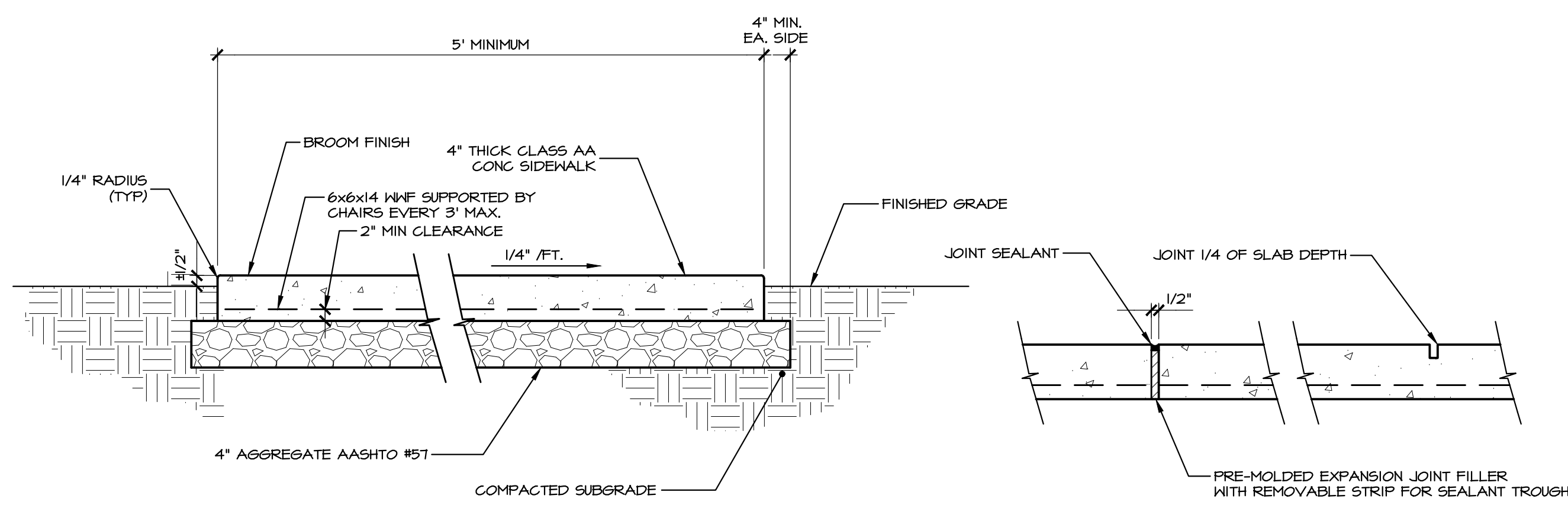
**DETAIL 'A' CONTRACTION JOINT**



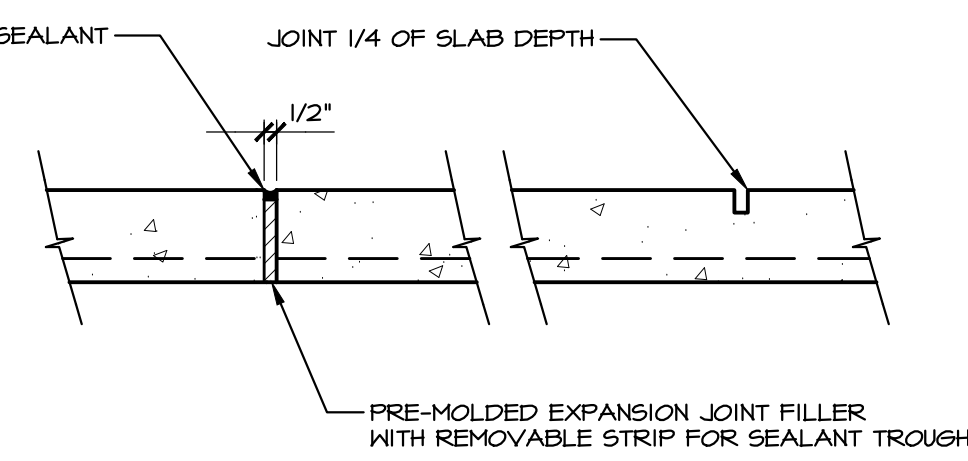
**TYPICAL CROSS-SECTION**



**C TYPICAL CURB END DETAIL**  
NO SCALE

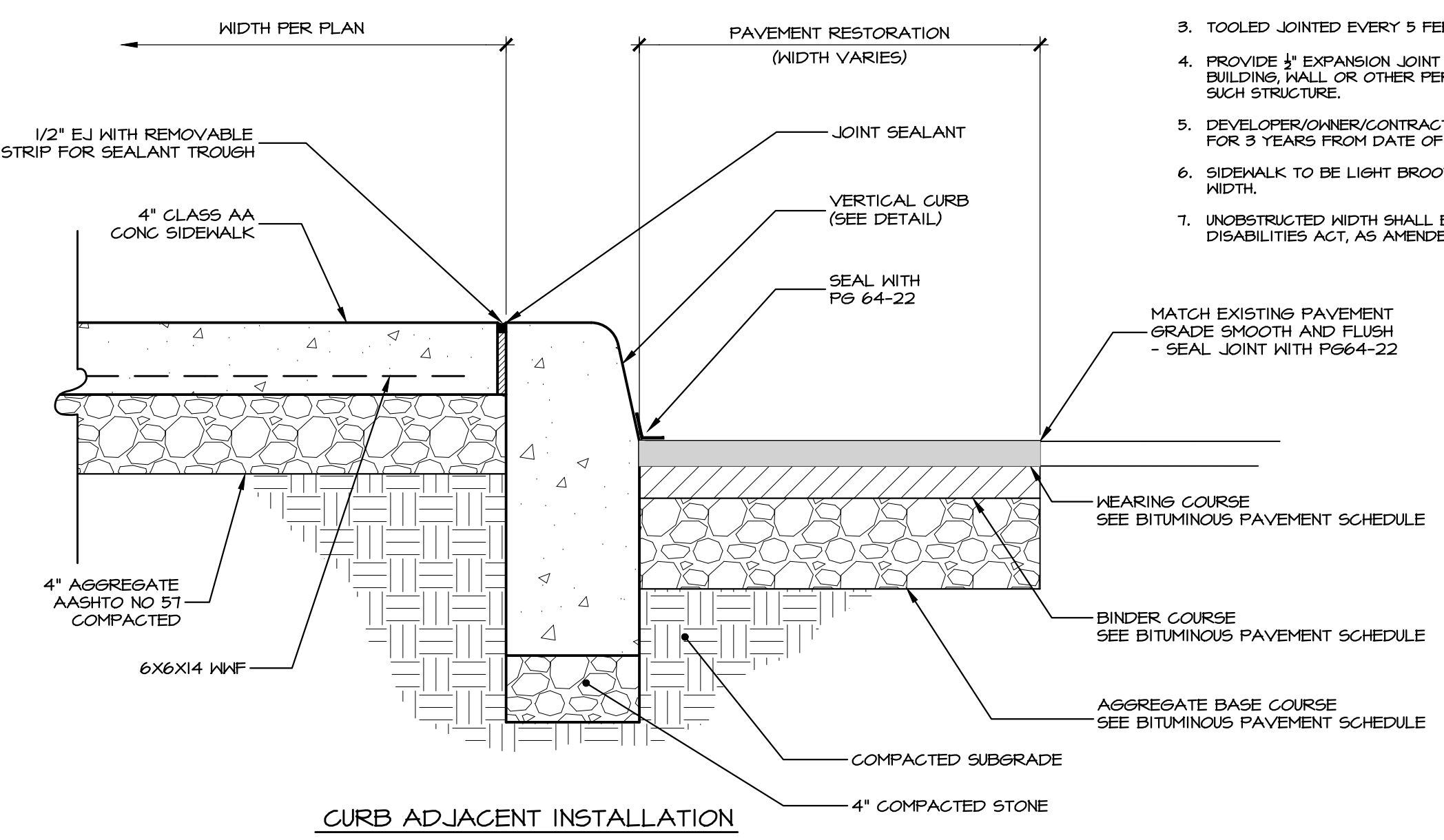


**OPENLAWN AREA INSTALLATION**



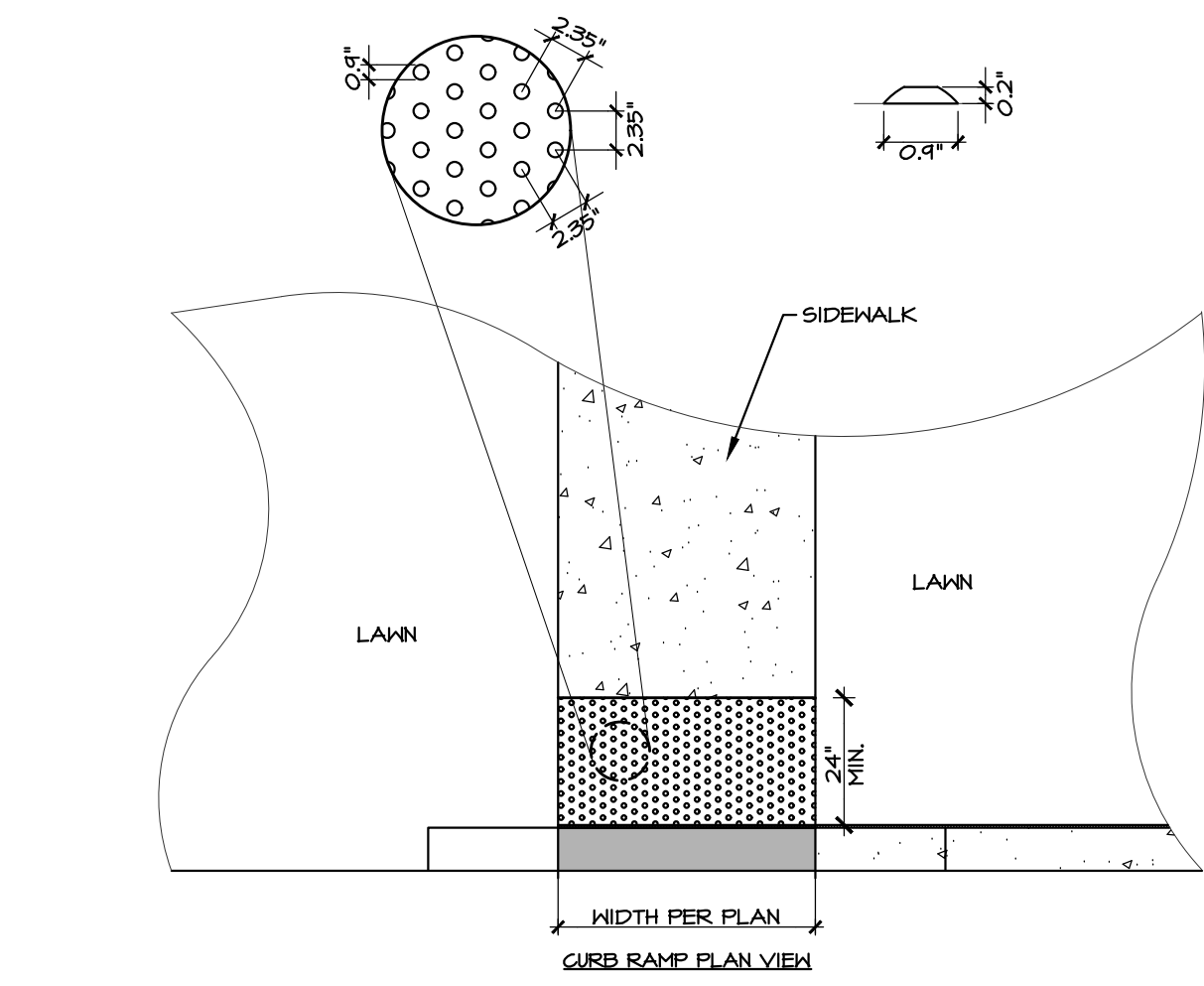
**TYPICAL EXPANSION & CONTRACTION JOINTS**

- NOTES:**
1. CONCRETE TO BE PENNDOT CLASS A CEMENT, MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
  2. ALL MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH CURRENT PENNDOT RC AND PUB 40B STANDARDS.
  3. TOOLED JOINTED EVERY 5 FEET AND 1/2" EXPANSION JOINTS 20' O.C.
  4. PROVIDE 1/2" EXPANSION JOINT WHERE SIDEWALK IS ADJACENT TO CURB, BUILDING WALL OR OTHER PERMANENT STRUCTURE FOR ENTIRE LENGTH OF SUCH STRUCTURE.
  5. DEVELOPER/OWNER/CONTRACTOR TO GUARANTEE SIDEWALK FROM FAILURE FOR 3 YEARS FROM DATE OF COMPLETION.
  6. SIDEWALK TO BE LIGHT BROOM FINISHED IN THE DIRECTION OF THE SIDEWALK WIDTH.
  7. UNOBSTRUCTED WIDTH SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, AS AMENDED.



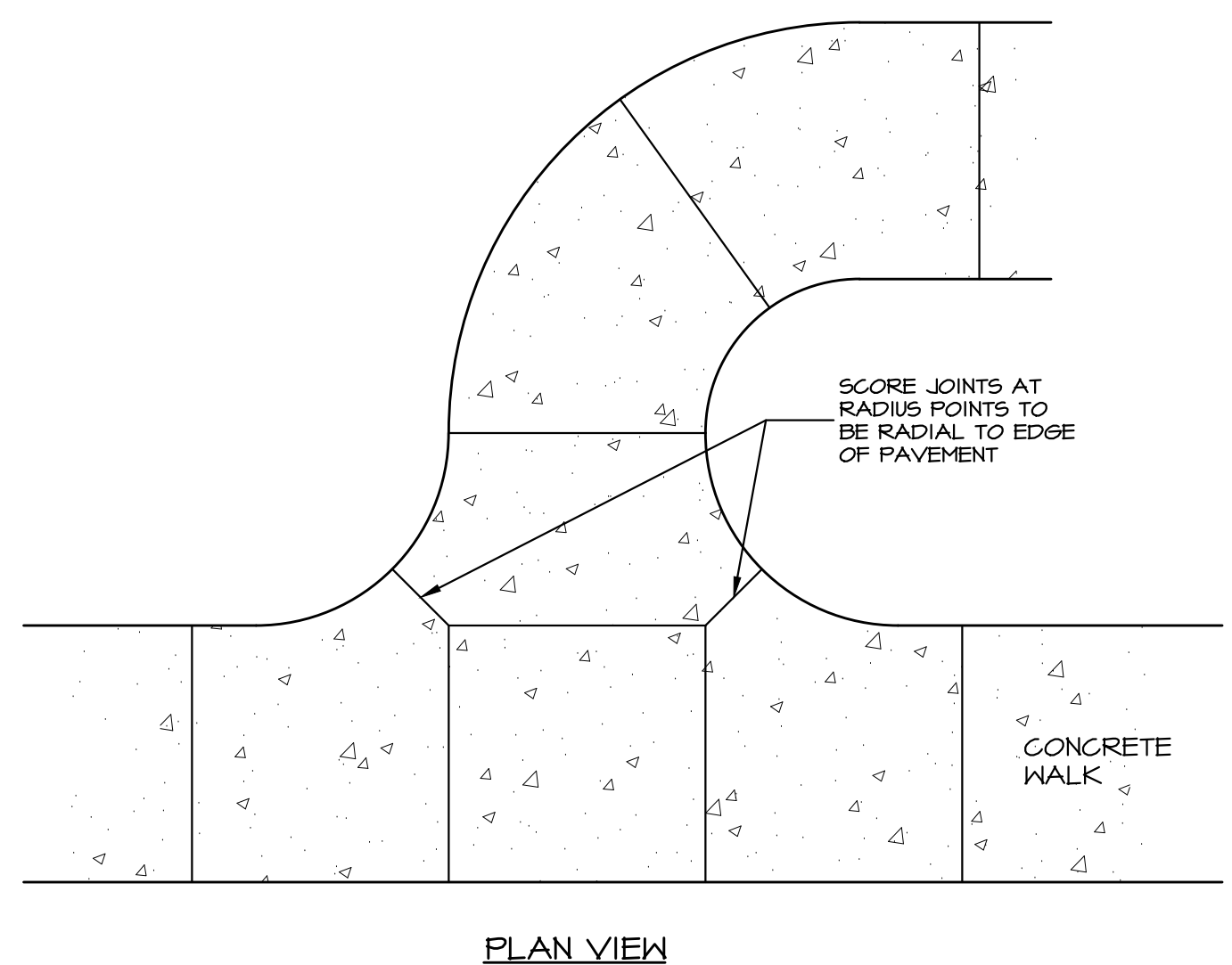
**CURB ADJACENT INSTALLATION**

**E CONCRETE SIDEWALK DETAIL**  
NO SCALE

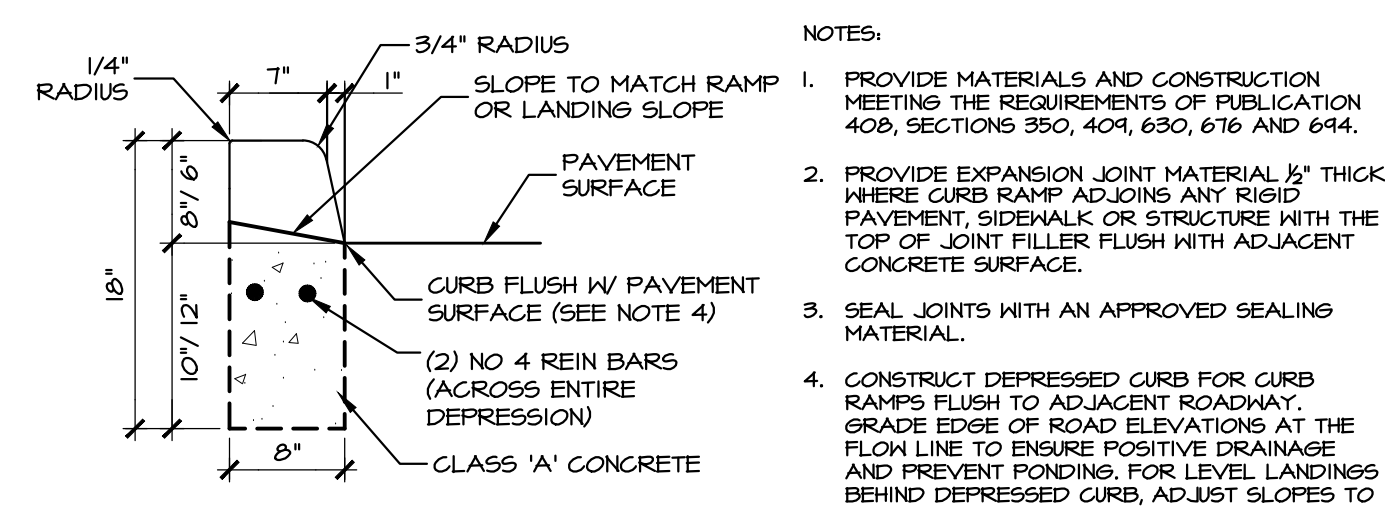


**D DETECTABLE WARNING DETAIL**  
NO SCALE

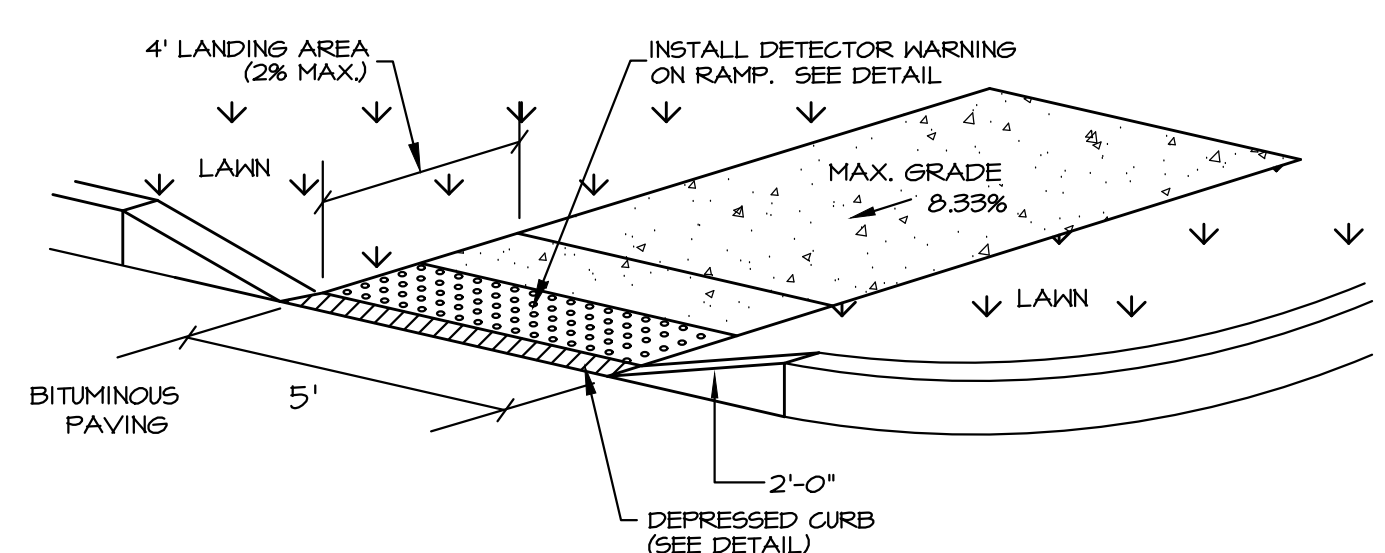
- NOTES:**
1. DETECTABLE WARNINGS SHALL BE INSTALLED WHERE SHOWN ON THE PLANS AND AS DIRECTED BY THE PENNSYLVANIA DEPARTMENT OF LABOR AND INDUSTRY AND/OR OTHER AUTHORITIES HAVING JURISDICTION.
  2. DETECTABLE WARNING AREAS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY THE MINIMUM DIMENSIONS AND LOCATIONS REQUIRED FOR ALL DETECTABLE WARNING AREAS WITH THE PENNSYLVANIA DEPARTMENT OF LABOR AND INDUSTRY AND THE MUNICIPAL CODE ENFORCEMENT OFFICER (WHERE APPLICABLE) PRIOR TO BIDDING AND INSTALLATION.
- SPECIFICATIONS:**
- (A) SIZE: DETECTABLE WARNINGS SHALL HAVE THE MINIMUM DIMENSIONS REQUIRED BY THE APPLICABLE/CURRENT STANDARDS AND SHALL ALWAYS EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE ON WHICH THEY ARE TO BE INSTALLED.
  - (B) DOME SIZE AND SPACING (NOMINAL): TRUNCATED DOMES SHALL HAVE A DIAMETER OF 0.4" AT THE BOTTOM, A HEIGHT OF 0.2", AND CENTER-TO-CENTER SPACING OF 2.35".
  - (C) DOME ALIGNMENT: DOMES SHALL BE ALIGNED IN THE PREDOMINANT DIRECTION OF TRAVEL TO PERMIT WHEELS TO ROLL BETWEEN DOMES.
  - (D) MATERIALS/CONTRAST: PER APPLICABLE/CURRENT STANDARDS.
  - (E) DETECTABLE WARNING CONCRETE PAVERS TO BE SET FLUSH WITH SURROUNDING PAVING. MORTAR IN PLACE.
  - (F) DETECTABLE WARNING PAYER 11-3/4" X 11-3/4", AS MANUFACTURED BY HANOVER ARCHITECTURAL PRODUCTS, TIT-831-0500 OR APPROVED EQUAL.



**F RADIAL SCORING JOINT**  
NO SCALE



**DEPRESSED CURB FOR CURB RAMPS**



**G ACCESSIBLE RAMP DETAIL**  
NO SCALE

REVISIONS PER:	DATE:	BY:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

**EVA group, inc.**  
ENGINEERS + LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT

REGISTERED PROFESSIONAL ENGINEER  
DERRICK JAMES MUSSEY  
No. PE08449  
PENNSYLVANIA

**CONDITIONAL USE PLAN**

SUBJECT:  
**SITE DETAILS**

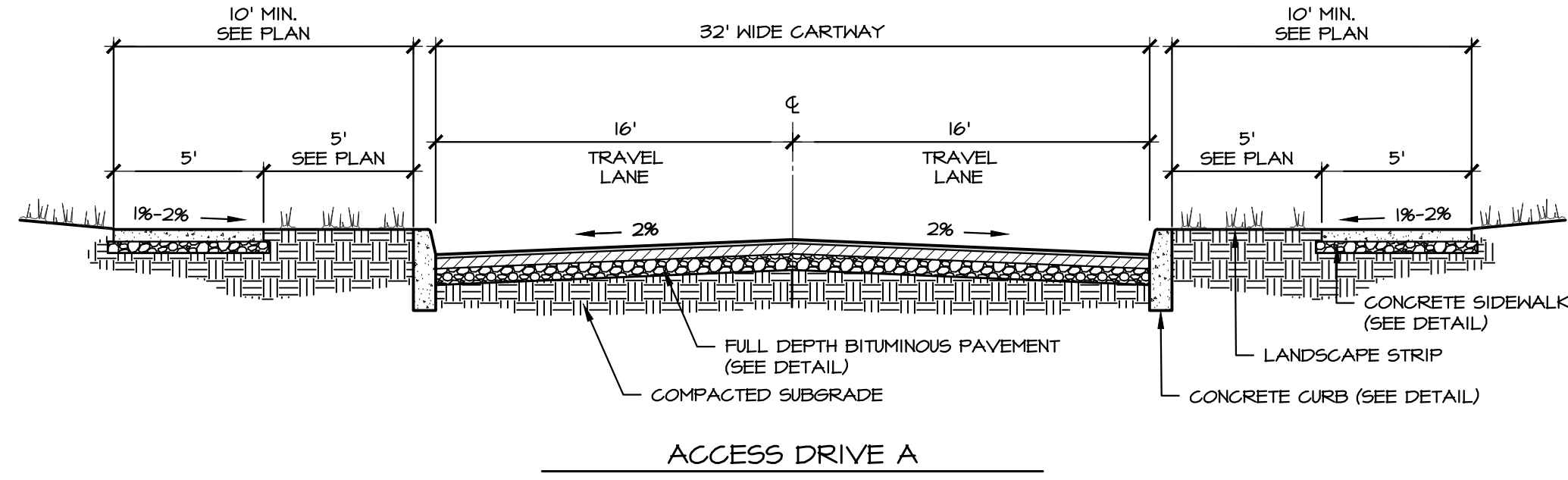
FOR  
CHIQUES CROSSING  
RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA

CLIENT:  
**VISTABLOCK, LLC**  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

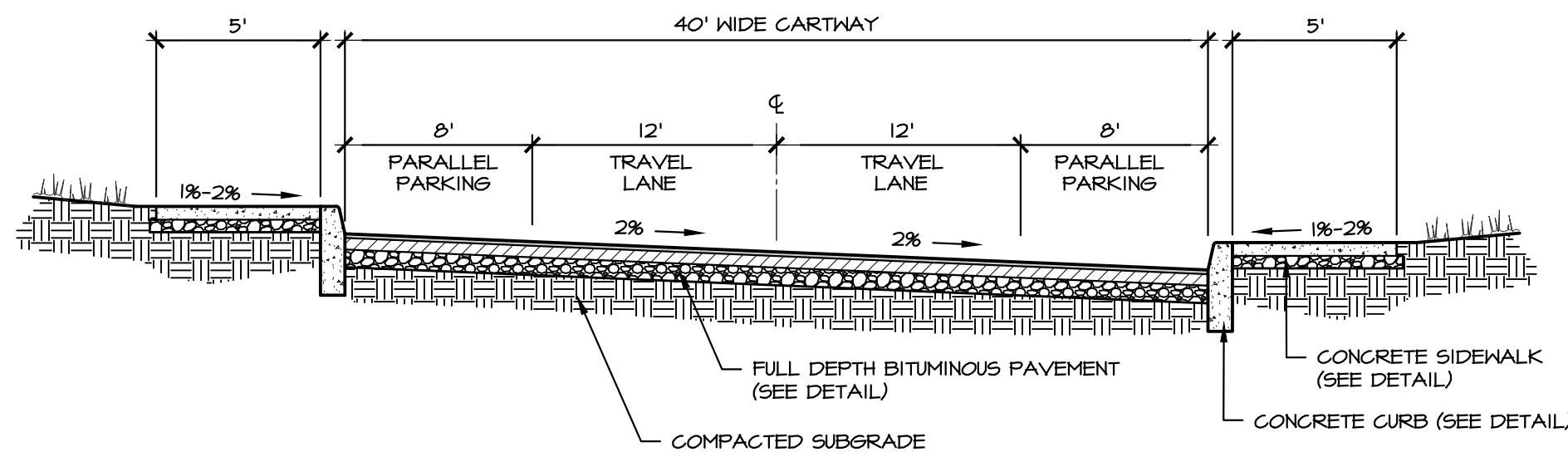
MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	1" = 50'

DRAWING: C:\Users\Nrsawyer\Documents\ELA\_Group\1212-002 Chiques Crossing\Project Files\CAD Data\Land Development\DETAILS.dwg - PLOTTED: Jan 05, 2024 11:35 am

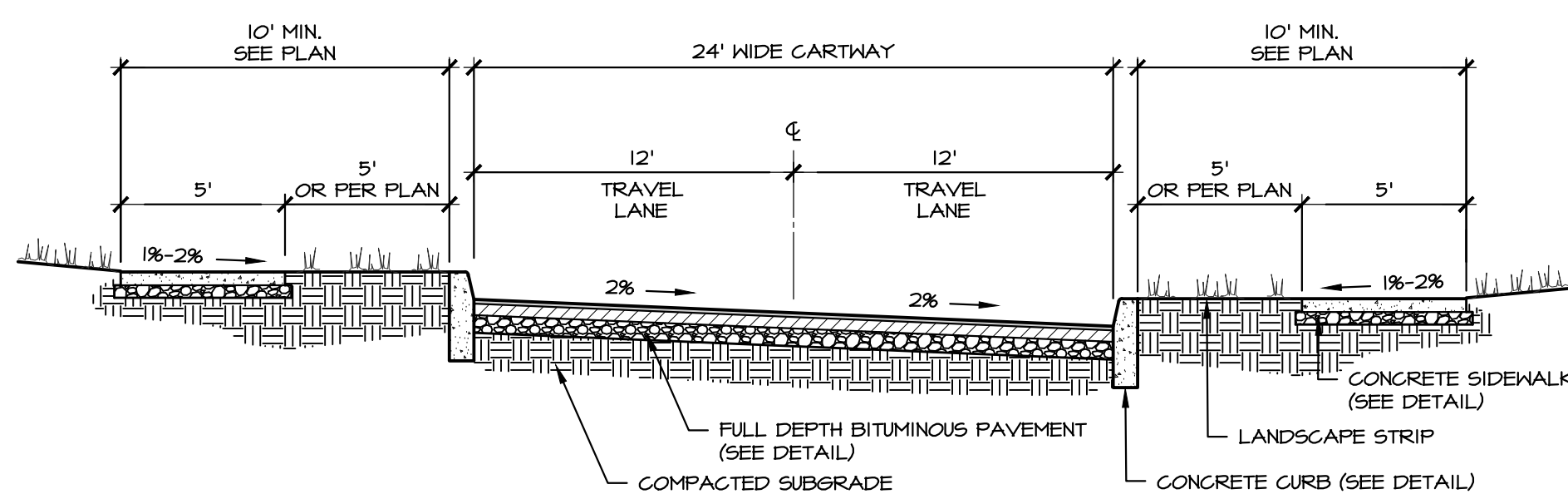




NOTES: 1. ALL STREETS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE PENNDOT MANUAL FORM 400 STANDARDS.

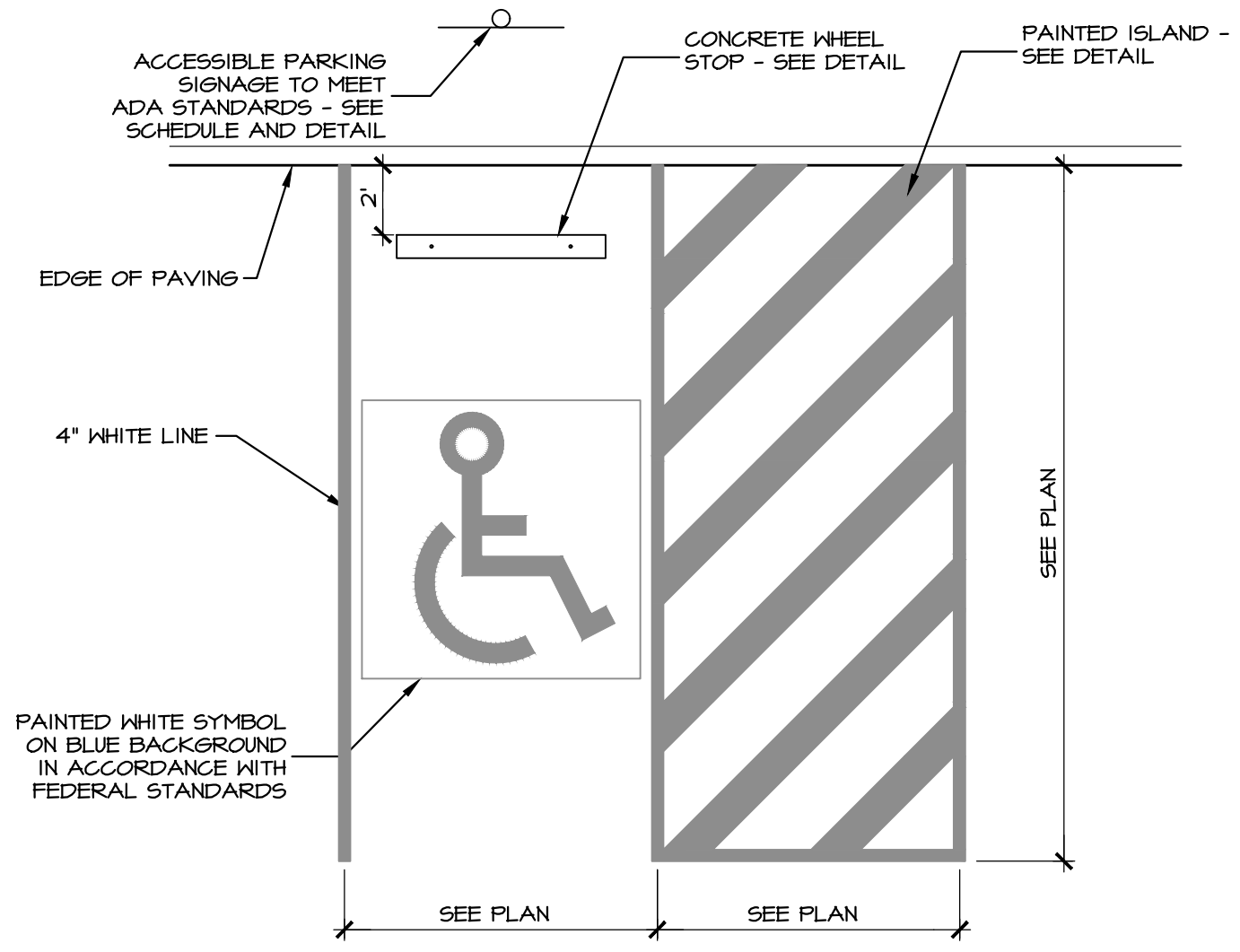


PARALLEL PARKING - BOTH SIDES

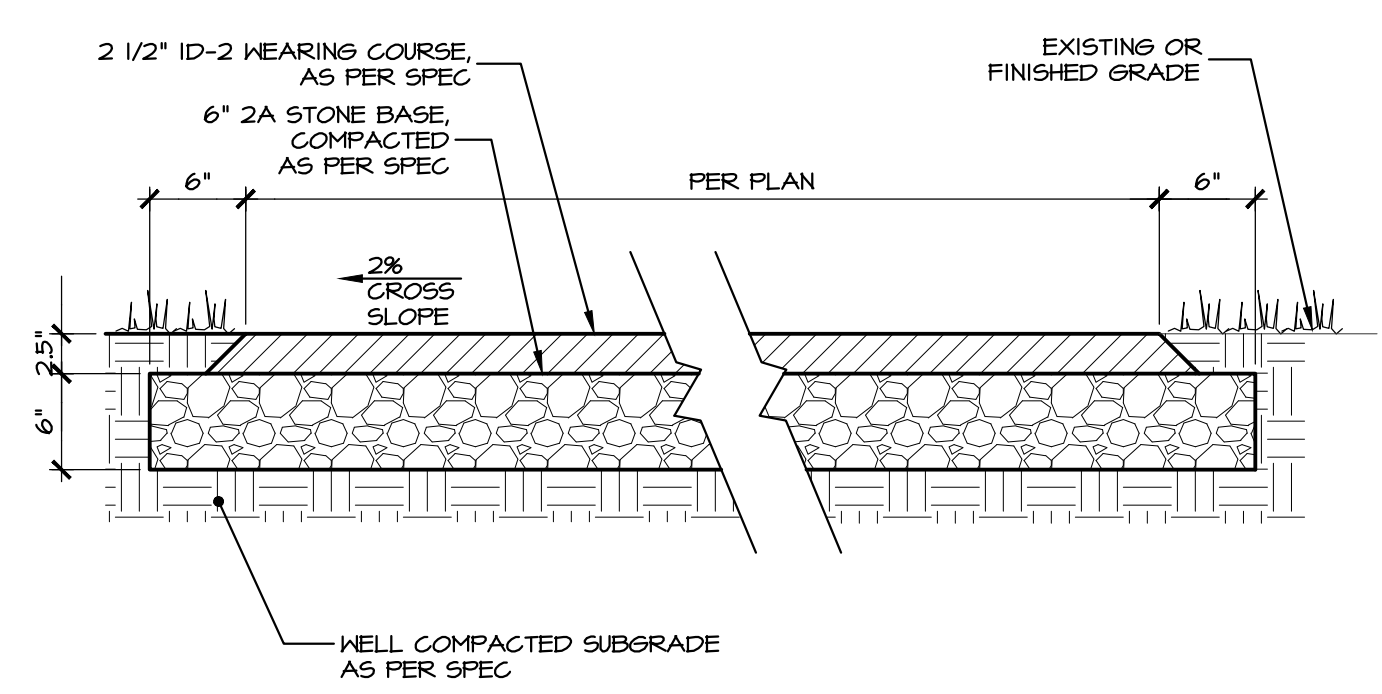


NO PARALLEL PARKING

**A** TYPICAL ACCESS DRIVE CROSS-SECTION  
NO SCALE

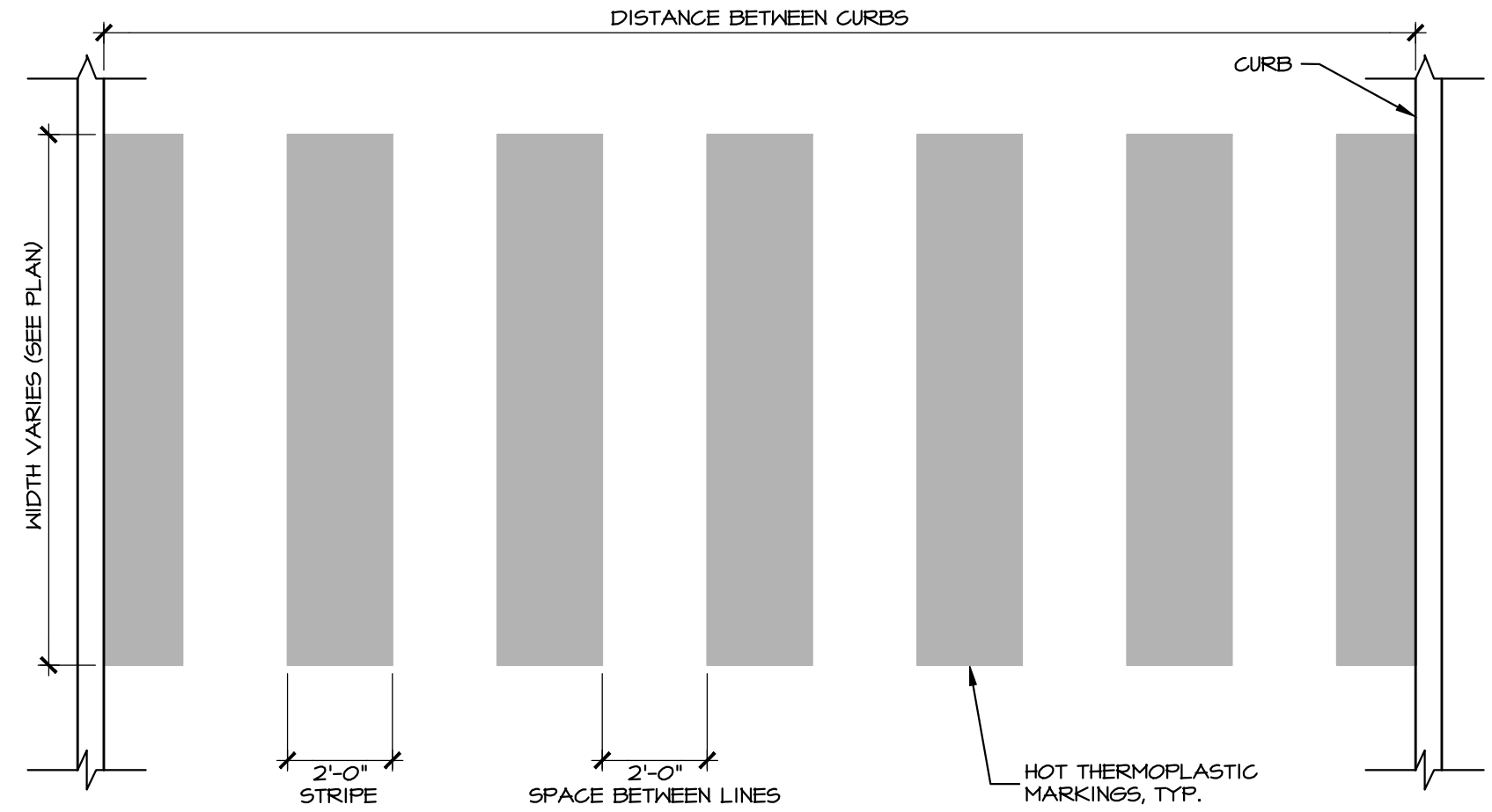


**B** ADA PARKING SPACE  
NO SCALE

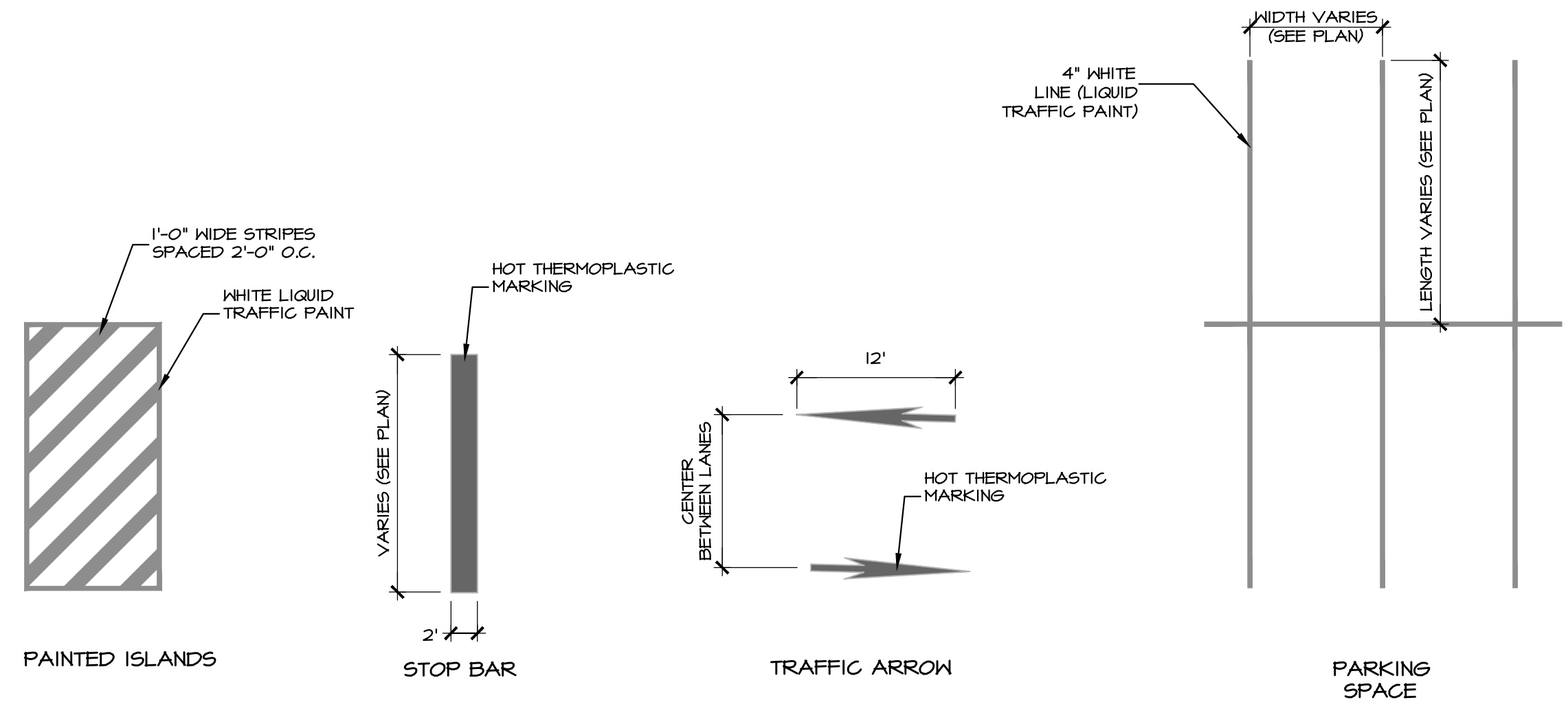


NOTE: WALKWAY GRADIENT NOT TO EXCEED 5% FOR ACCESSIBLE PORTIONS OF THE TRAIL.

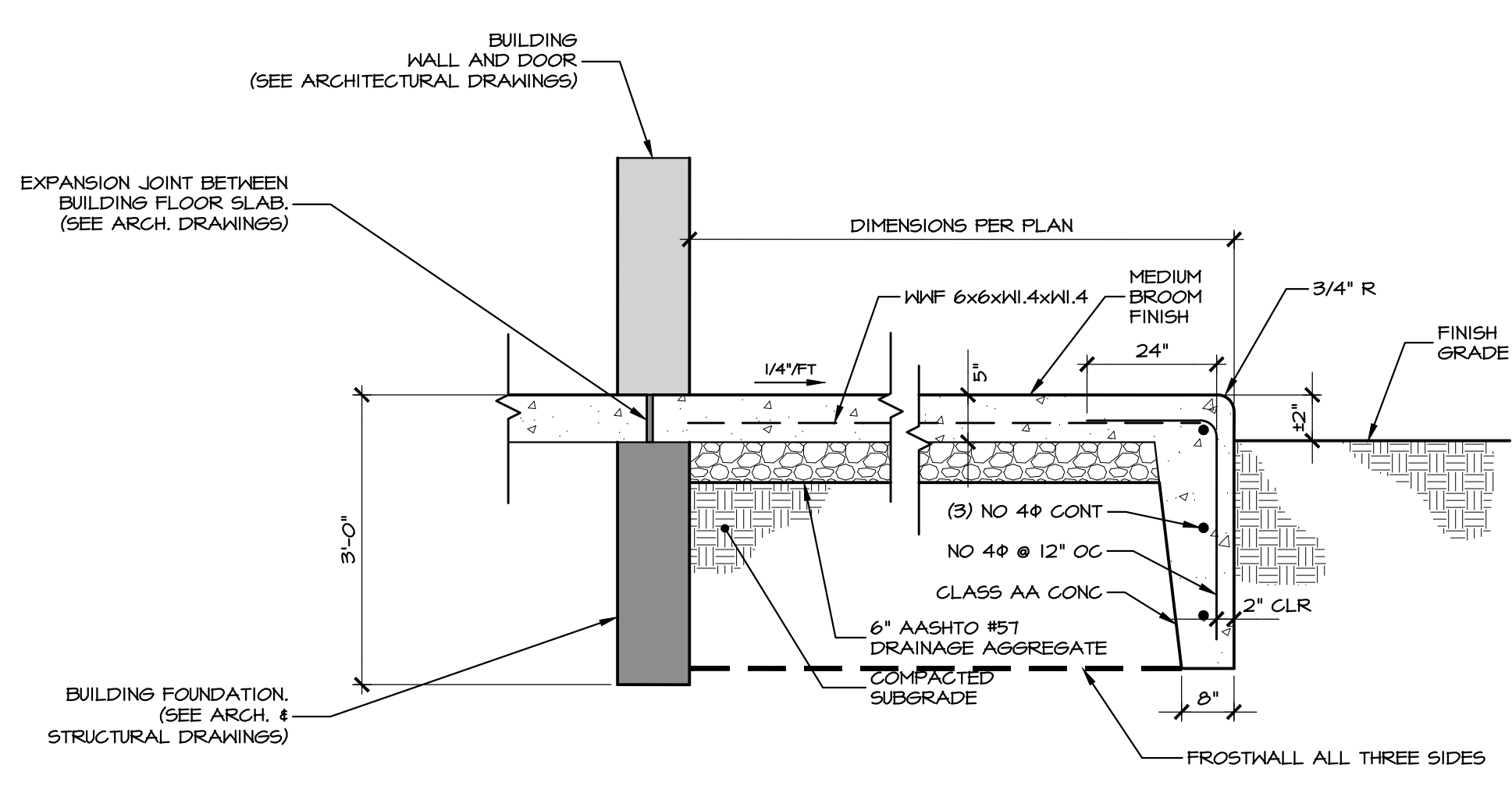
**C** BITUMINOUS TRAIL SURFACE  
NO SCALE



PAINTED CROSSWALK



**E** PAVEMENT MARKING DETAIL  
NO SCALE



**D** FROST WALL AT DOOR  
NO SCALE

REVISIONS PER:	DATE:	BY:
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

**EVA** group, inc.  
ENGINEERS + LANDSCAPE ARCHITECTS

743 S. BROAD ST.  
LITITZ, PA 17543  
(717) 626-7271  
elagroup.com

POST CONSTRUCTION STORMWATER MANAGEMENT

REGISTERED PROFESSIONAL ENGINEER  
DERRICK JAMES MUSSER  
No. PE084410  
PENNSYLVANIA

CONDITIONAL USE PLAN  
SUBJECT:  
SITE DETAILS  
FOR  
CHIQUES CROSSING  
RAPHO TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA  
CLIENT:  
VISTABLOCK, LLC  
150 FARMINGTON LANE  
LANCASTER, PA 17601  
717-682-8775

MANAGER:	BDG	DATE:	JAN. 5, 2024
DESIGNER:	DJM	PROJECT NO.:	1212-002
DRAWN BY:	BLM	SCALE:	1" = 50'

DRAWING: C:\Users\rsawyer\Documents\ELA\_Group\1212-002 Chiques Crossing\Project Files\CAD Data\Land Development\DETAILS.dwg - PLOTTED: Jan 05, 2024 11:35 am