



December 4, 2023

Mr. Randall Wenger, Manager  
Rapho Township  
971 N. Colebrook Road  
Manheim, PA 17545

RE: Water and Sanitary Sewer Service Feasibility Report  
Chiques Crossing  
Rapho Township, Lancaster County

Mr. Wenger,  
On behalf of our client, Vistablock, LLC, we are providing a report outlining the water and sanitary sewer service feasibility of the Chiques Crossing site, located along Mount Joy Road in Rapho Township. Please see below for the feasibility information for both water and sanitary sewer below.

### **Chiques Crossing Water Service Feasibility**

The Chiques Crossing development is within the Urban Growth Area for water service from the Mount Joy Borough Authority (MJBA). On behalf of our client, Vistablock, LLC, we acknowledge the requirement for a written commitment to serve from MJBA, and during the Conditional Use process, ELA will seek such a commitment from MJBA. ELA has communicated with MJBA to determine whether capacity is available within the MJBA water system, and it was discussed that there is capacity available within the water system to serve the number of units proposed. We acknowledge the final plan application will include a statement from MJBA indicating the approval of plans for design, installation, and financial guarantees. We acknowledge the connection to the existing water system will be in accordance with the specifications of MJBA. The buildings onsite will require both domestic water service and fire suppression water. The proposed connection to the existing water system will require a water meter pit to be installed at the right-of-way line, and all water facilities downstream of the meter pit will remain private. These private water facilities will be owned and maintained by the property owner or any homeowner's association to be established.

### **Chiques Crossing Sanitary Sewer Service Feasibility**

The Chiques Crossing development is within the Urban Growth Area for sanitary sewer service from the Mount Joy Borough Authority (MJBA). On behalf of our client, Vistablock, LLC, we acknowledge the requirement for a written commitment to serve from MJBA, and during the Conditional Use process, ELA will seek such a commitment. ELA has communicated with MJBA to determine whether capacity is available within the sanitary sewer system, and it was discussed that there is capacity available at the MJBA wastewater treatment facility to treat the wastewater from the number of units proposed. Due to the number of proposed units, this project will require the approval of a Component 3 Sewage Facilities Planning Module from PA DEP. We acknowledge the final plan application will include a statement from

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743 South Broad Street  
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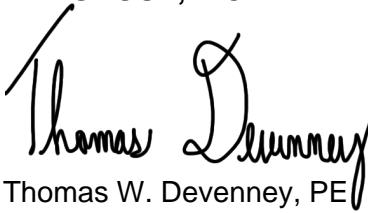
2013 Sandy Drive, Suite 103, State College, PA 16803; (814) 861-6328  
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MJBA indicating the approval of plans for design, installation, and financial guarantees. We acknowledge the connection to existing sanitary sewer will be in accordance with the specifications of MJBA. Our client is proposing the construction of private onsite wastewater collection facilities and the construction of a wastewater pumping station and force main to be dedicated to MJBA. The ownership and maintenance of the private facilities are to be the responsibility of the property owner or any homeowner's association to be established, and the ownership and maintenance of the wastewater pumping station and force main are to be the responsibility of MJBA. We acknowledge MJBA shall establish the requirements for the ownership and maintenance of all sanitary sewer facilities proposed. The wastewater pumping station will require the approval of a Water Quality Management Permit from PA DEP, and the force main, which is proposed to cross Little Chiques Creek, shall require the approval of a General Permit from PA DEP.

We hope the Township is satisfied with the information provided in this report. Please contact me at [twdevenney@elagroup.com](mailto:twdevenney@elagroup.com) or 717-626-7271 if you should have any questions.

Sincerely,  
**ELA GROUP, INC.**



Thomas W. Devenney, PE  
Director: Water/Wastewater Engineering  
Corporate Office

File: C:\\DC\\ACCDocs\\ELA Group\\1212-002 Chiques Crossing\\Project Files\\Project Documents\\Civil\\Wastewater\\2023-12-04 Water and Sewer Feasibility Report.docx