

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality South Hanover Township Surveyor LIVIC Civil Engineer Akens Engineering

Plat Title Preliminary Subdivision Plan Grandview Homes

Zoning District RC – Residential Cluster/ RA – Residential Agricultural Proposed Land Use Single Family Residential

Plat Status: Preliminary Plat Type: X Subdivision **Regulations:** County
Final Land Development X Municipal
X P/F Combined X Zoning
Minor S&LD

of Lots 8 # of New Lots 117 # of DUs 111 Acs Subdiv/Devel 279.62 Total Acs 279.62

Date Received 7-16-2024 Staff Review 7-31-2024 Official County Review 7-31-2024

Reviewed by GD Checked by ARK Parcel ID 56-116-124 (and 7 others)

Project Description: Propose is the construction of residential structures

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.*
- *Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.*
- *When applicable, zoning compliance to be verified by Municipal Zoning Officer.*
- *Appropriate sewage module component should be processed prior to final plat approval.*
- *Final plats must be recorded within 90 days of approval.*

Review comment with cited ordinance provisions are based on municipal regulations on file with the County Planning Commission.

1. Owner Signature required (Section 22-305.6.15.B.2)
2. Signature and Seal of Engineer required (Section 22-305.15.B.3)
3. The Dauphin County Planning Commission signature block is to be revised to reflect the Commission is only a reviewing body. No approval authority is vested with the Dauphin County Planning Commission. The indication is to be that DCPC reviewed the plan.
4. The plan is located within the Residential Cluster Zoning District. Has the applicant considered developing this area utilizing a cluster type housing plan rather than the standard lots and layout?
5. The general street layout should be reexamined to determine if additional street connectivity could be achieved. This is especially relevant to the proposed development pattern to the south of Grandview Drive. An additional street may be located connecting Road H to Road I to improve connectivity between the two distinct development areas.
6. In lieu of the abovementioned connector road, perhaps an emergency access area / path could be constructed from Road I to the existing Wagner Street. This area is designated to be an "Open Space/ Recreation area".

7. Examine if the location and connection of Road E and Road G. Consideration should be given to determine if Road G's access to Grandview Drive is appropriate given its proximity to the existing right hand turn on Grandview Drive. Perhaps the plan should be redesigned to be located across from Road E. Also, Road E's connection to Grandview Drive may need to be relocated further to the south to avoid a similar turn to the north on Grandview Drive.
8. Given there is likely to be additional traffic on Grandview Drive due to this development, perhaps an additional area/right of way be provided adjacent to Grandview Road. This would allow for the future widening of the road if is deemed necessary.
9. Are there to be additional sidewalks constructed on Grandview Drive?
10. Deed and lot access restrictions should be made to access Grandview Drive for lots 12, 23, 22 and 21. Detail plans show structures are to be accessing Road F. But the necessary legal framework should be put in place to ensure this action.
11. Wedding Road is to be removed from the site and there is no planned access from the adjacent property. Investigations should be conducted to find that this road has an existing easement for the neighboring property owners prior to the road being removed.
12. There are several residual lots indicated on the plan. What is the purpose of the lots? Are they to be utilized in some manner and who is to maintain the lots in the future? Are they to be dedicated to the Township or to a homeowner's association for long term maintenance?
13. What type of use is proposed for the Open Space / Recreational lot located adjacent to Wagner Street. Is this lot sufficient to meet the recreational requirement? (Article IX – General Provisions for Suitable and Adequate Recreation).
14. Consideration should be given to providing infrastructure or easements that link this development to recreation opportunities and potential trail access associated with Swatara Creek. The creek is part of the greater recreation facility also known as the Swatara Water Trail. It is also shown as an active greenway in the draft South Hanover Township Greenway and Trails Active Transportation Master Plan. If there is additional housing development proposed to the north of this development, an access easement may be considered in some manner linking the new residential development to the creek.
15. There are several residual lots provided in the plan. These areas appear to be unsuitable for development due to wetlands, floodplains, or other natural features. If no intended development is to occur, consideration should be given to working with the Township to investigate the potential for development of stormwater or water quality improvement projects in these areas. At the minimum, access easements should be given to allow for the potential water quality projects.
16. The Municipal engineer is to review the stormwater management plan and proposed facilities to determine their compliance with the Township's stormwater management regulations. There appears to be several stormwater management outlets which are proposed to outflow to open ground, adjacent to the Swatara Creek, or to existing ponds. The engineer should determine if this proposed stormwater design and system is acceptable.
17. As this plan is considered preliminary in nature, the Planning Commission reserves the right to add additional comments, if warranted, on concerns regarding the development raised by additional revisions. Note that if there are significant plan revisions, the Township should consider the application as a new application and re-start the application process. This would be prudent if there were issues in meeting the plan review time requirements as prescribed by the PA Municipalities Planning Code. (PA Act 247).

Plan No. 24-075

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer shown	✓		
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown	✓		
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands	✓		
Floodplains	✓		
Woodlands, streams, etc.	✓		
18. Contours at required interval shown	✓		
19. Easements shown and identified (<i>see note</i>)	✓		
20. Existing man-made features shown - Building (s)	✓		
Storm drainage facilities)	✓		
Sewer mains	✓		
Water mains	✓		
21. Proposed man-made features shown – Building (s)	✓		
Storm drainage facilities (<i>see note</i>)	✓		
Sewer disposal– public (x) on-lot ()	✓		
Water supply – public (x) well ()	✓		
22. Existing streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Dedicated R/W width	✓		
23. Proposed streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Profiles	✓		
24. Curbs shown	✓		
25. Sidewalks shown (<i>see note</i>)	✓		
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown			✓
28. Traffic study completed (<i>see note</i>)		✓	
29. Recreation area shown/fee in-lieu-of provided (<i>See note</i>)	✓		
30. Erosion and sedimentation control plan shown	✓		
31. Statement of ownership, signature and notarization shown (<i>Signature req.</i>)	✓		
32. Dedicatory statement shown	✓		
33. Approval blocks shown (<i>modify County block</i>)	✓		
34. PADOT Highway Occupancy Permit statement shown (<i>see note</i>)	✓		
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

PRELIMINARY SUBDIVISION PLAN

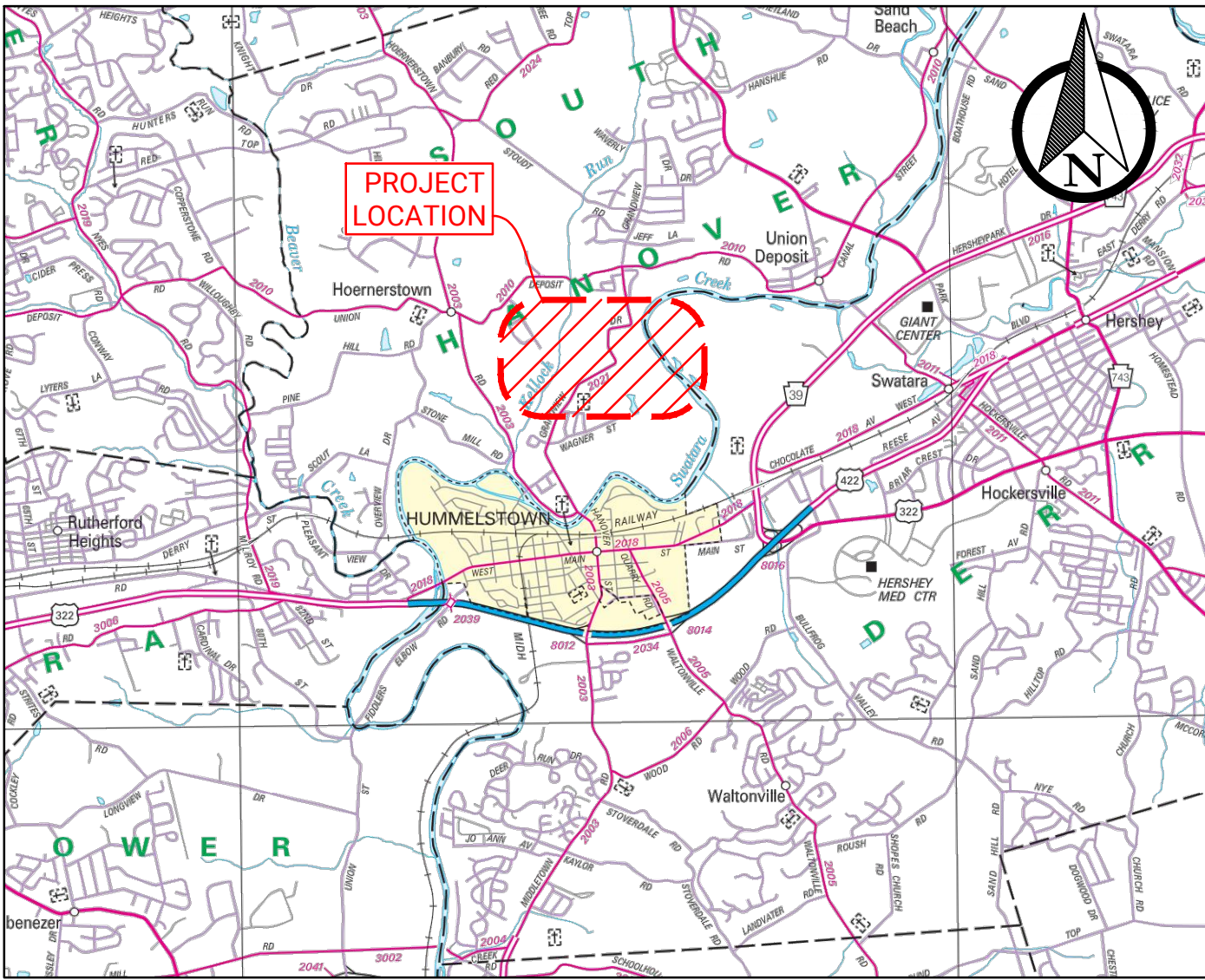
FOR

GRANDVIEW HOMES

SOUTH HANOVER TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

PENNSYLVANIA ONE CALL

1. LIVIC CIVIL HAS REQUESTED LINE AND UTILITY INFORMATION FROM THE PA ONE CALL SYSTEM (POCS)
2. POCS SERIAL NUMBER: 20231660880
DATE: JUNE 15, 2023
3. THE FOLLOWING FACILITY OWNERS HAVE INDICATED THROUGH POCS THAT THEY HAVE FACILITIES IN THE PROJECT AREA:
- | | |
|--|--|
| UTILITY: COMCAST CABLE COMMUNICATIONS INC.
ADDRESS: 13085 HAMILTON CROSSING BLVD. STE 200
CARMEL, IN. 46032
CONTACT: USIC OFFICE PERSONNEL
PHONE: 800-811-7981 | UTILITY: FIRST ENERGY CORPORATION
ADDRESS: 21 S. MAIN ST.
AKRON, OH. 44308
CONTACT: MELLYSSA ADAMS
EMAIL: MADAMS@FIRSTENERGYCORP.COM |
| UTILITY: VEOLIA WATER PENNSYLVANIA INC.
ADDRESS: 6310 ALLENTOWN BOULEVARD
HARRISBURG, PA 17112
CONTACT: CHRISTOPHER BRIDE
EMAIL: CHRISTOPHER.BRIDE@VEOLIA.COM | UTILITY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 437 BLUE CHURCH ROAD
PAXINOS, PA. 17860
CONTACT: DOUG HAUPT
EMAIL: DLHAUPT@PPLWEB.COM |
| UTILITY: VERIZON PENNSYLVANIA LLC.
ADDRESS: 1026 HAY ST.
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARUM
EMAIL: DEBORAH.D.DELIA@VERIZON.COM | UTILITY: SOUTH HANOVER TOWNSHIP
ADDRESS: 161 PATRIOT WAY
HERSHEY, PA. 17033
CONTACT: GREG WALTERS
EMAIL: GWALTERS@SOUTHHANOVER.ORG |
| UTILITY: UGI UTILITIES INC.
ADDRESS: 1301 AIP DR.
MIDDLETOWN, PA 17057
CONTACT: STEPHEN BATEMAN
EMAIL: SBATEMAN@UGI.COM | |
4. BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776. PA ACT 287 OF 1974, AS AMENDED, REQUIRES THREE (3) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST.



PROJECT LOCATION MAP

DAUPHIN COUNTY PENNDOT TYPE 10 MAP
SCALE: AS SHOWN

2,000 0 2,000 4,000 FT

HORIZONTAL SCALE: 1 INCH = 2,000 FEET

GENERAL NOTES

- APPLICANT/RESPONSIBLE PARTY:
HCI DP LAND ACQUISITION LLC
1780 S. POST OAK LANE
HOUSTON, TX. 77056
PHONE: 240.503.6522
- LANDOWNER:
G-A-T DISTRIBUTION CORPORATION
1043 MUMMA ROAD
WORMLEYSBURG, PA. 17043
- PROJECT SURVEYOR:
AKENS ENGINEERING ASSOCIATES INC.
219 EAST MAIN STREET
SHIREMANSTOWN, PA 17011
- PROJECT ENGINEER:
LIVIC CIVIL
1029 MUMMA ROAD
WORMLEYSBURG, PA 17043
- PROJECT LOCATION:
SOUTH HANOVER TOWNSHIP, DAUPIN COUNTY
LOCATED ALONG THE NORTH AND SOUTH SIDE OF GRANDVIEW DRIVE (SR 2021), APPROXIMATELY 845 NORTH EAST OF THE INTERSECTION OF ARTHUR STREET (T-325) AND GRANDVIEW DRIVE (SR 2021).
- PROJECT NARRATIVE:
HANOVER COMPANY IS PROPOSING TO CONSTRUCT RESIDENTIAL HOUSING. THE PROJECT WILL INCLUDE THE CONSTRUCTION OF PUBLIC ROADWAYS, UTILITIES, AND STORMWATER FACILITIES IN CONJUNCTION WITH THE CREATION OF RESIDENTIAL LOTS FOR FUTURE CONSTRUCTION OF RESIDENTIAL STRUCTURES AND DRIVEWAYS. ALSO, AS A PART OF THIS PROJECT, A SUBDIVISION OF PARCELS 56-016-124, 56-016-003, 56-016-004, 56-016-005, 56-011-063, AND 56-016-093 IS BEING PROPOSED.
- SOURCE OF TITLE:
PARCEL No. 56-016-124
DB: 2854, PG: 603
PARCEL No. 56-016-003
DB: 872, PG: 008
PARCEL No. 56-016-004
DB: 872, PG: 008
PARCEL No. 56-016-005
DB: 872, PG: 008
PARCEL No. 56-011-063
DB: 872, PG: 008
PARCEL No. 56-016-093
DB: 872, PG: 008
PARCEL No. 56-016-11
DB: 872, PG: 008
PARCEL No. 56-016-008
DB: 872, PG: 008
- EXISTING WETLANDS WERE DELINEATED BY VORTEX ENVIROMENTAL ON NOVEMBER 22, 2023 AND FIELD LOCATED BY AKENS ENGINEERING ASSOCIATES INC. ON NOVEMBER 22 AND 23, 2023.
- A PennDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242 NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- A DEP WATER OBSTRUCTION AND ENCROACHMENT US ARMY CORPS OF ENGINEERS SECTION 404 JOINT PERMIT APPLICATION IS REQUIRED FOR FILL ASSOCIATED WITH THE ROADWAY CROSSINGS IN THE FLOODWAY PRIOR TO FINAL LAND DEVELOPMENT APPROVAL.
- PER SOUTH HANOVER TOWNSHIP, CHAPTER XIV FLOODPLAIN DISTRICT, A PERMIT FOR THE FILL ASSOCIATED WITH THE ACCESS ROADWAY IS REQUIRED PRIOR TO FINAL LAND DEVELOPMENT APPROVAL.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (42043C0364D), A PORTION OF THE PROJECT SITE IS LOCATED WITHIN THE 100-YR FLOODPLAIN AND FLOODWAY.
- THE PROJECT WILL BE SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER.
- LIMIT OF DISTURBANCE: 171.00 ACRES
- ALL RESIDUAL LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR OTHER DESIGNATED PARTY.

STORMWATER MANAGEMENT ACCESS EASEMENT

THE OWNERS HEREBY GRANT SOUTH HANOVER TOWNSHIP AN EASEMENT AND RIGHT TO ACCESS TO INSPECT ALL OF THE STORMWATER MANAGEMENT FACILITIES AND CONTROLS AT ANY REASONABLE TIME. SOUTH HANOVER TOWNSHIP IS FURTHER HEREBY GRANTED AN EASEMENT AND RIGHT OF INGRESS AND EGRESS FOR PERSONNEL, EQUIPMENT AND MATERIALS, TO ANY AND ALL STORMWATER MANAGEMENT FACILITIES AND CONTROLS, OVER, UPON, IN, UNDER, AND THROUGH THE PROPERTY, FOR PURPOSE OF MAINTENANCE AND OR REPAIR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN DUE TO FAILURE OR NEGLECT OF THE OWNER/DEVELOPER TO PERFORM THE SAME WITHIN THE REQUIRED TIME.

SOUTH HANOVER TOWNSHIP BOARD OF SUPERVISORS CERTIFICATE

APPROVED BY THE SOUTH HANOVER TOWNSHIP BOARD OF SUPERVISORS

THIS _____ DAY OF _____, 20____.

CHAIRMAN _____ SECRETARY _____

SOUTH HANOVER TOWNSHIP PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL BY THE SOUTH HANOVER TOWNSHIP PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

CHAIRMAN _____ SECRETARY _____

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA (CORPORATE)

COUNTY OF _____;

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH AND COUNTY AFORESAID, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, KNOWN TO ME (OR SATISFACTORILY PROVEN), WHO ACKNOWLEDGED

HIMSELF TO BE THE _____ OF _____
AND THAT HE AS SUCH _____, BEING AUTHORIZED TO DO SO, ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

SIGNATURE OF IDENTIFYING OWNER _____

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

DAUPHIN COUNTY RECORDER OF DEEDS CERTIFICATE

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN DAUPHIN COUNTY,

THIS _____ DAY OF _____, 20____.

INSTRUMENT No. _____

DAUPHIN COUNTY PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL BY THE DAUPHIN COUNTY PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

CHAIRMAN _____ SECRETARY _____

REVIEWED BY THE SOUTH HANOVER TOWNSHIP ENGINEER

REVIEWED BY THE SOUTH HANOVER TOWNSHIP ENGINEER

SIGNATURE OF CHAIRMAN: _____

DATE _____, 20____.

SURVEY CERTIFICATE

I, _____, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE BOUNDARY AND TOPOGRAPHICAL SURVEY DESCRIBED HEREON IS TRUE AND CORRECT, NOT HAVING AN ERROR OF CLOSURE NOT EXCEEDING ONE (1) FOOT IN TEN THOUSAND (10,000) FEET AND HAVE BEEN PREPARED TO THE ACCURACY REQUIRED BY THE GOVERNING ORDINANCES OF SOUTH HANOVER TOWNSHIP, LOCATED IN DAUPHIN COUNTY, PENNSYLVANIA.

SCOTT W. AKENS P.E., P.L.S.
219 E. MAIN ST.
SHIREMANSTOWN, PA, 17011

SURVEYOR SU _____ DATE _____

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

(CORPORATE)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____;

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSES AND SAYS THEY ARE THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

SIGNATURE OF IDENTIFYING OWNER _____

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

CERTIFICATE OF EQUITABLE OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

(CORPORATE)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____;

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSES AND SAYS THEY ARE THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

SIGNATURE OF IDENTIFYING OWNER _____

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

(CORPORATE)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____;

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO THE LAW, DEPOSES AND SAYS THEY ARE THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

SIGNATURE OF IDENTIFYING OWNER _____

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C002	GENERAL INFORMATION
C101	EXISTING CONDITIONS PLAN
C102	TRACT MAP
C201	SITE LAYOUT PLAN
C202-C213	SUBDIVISION PLAN
C301-C309	STORMWATER & GRADING PLAN
C401-C418	UTILITY PLAN
C501-C509	STORMWATER PROFILE PLAN
C510-C521	SANITARY PROFILE PLAN
C522-C527	ROAD PROFILE PLAN
C601-C609	LANDSCAPE PLAN
C801-C804	DETAILS
C901-912	EASEMENT PLAN

PROJECT No: 1190-04
DATE: JULY 10, 2024
SCALE: AS SHOWN
DRAWN BY: CRP | CHECKED BY: CMJ

PROJECT

GRANDVIEW HOMES
SOUTH HANOVER TOWNSHIP
DAUPHIN COUNTY
PENNSYLVANIA

CLIENT

HCI DP LAND ACQUISITION LLC

1780 S. POST OAK LANE
HOUSTON, TX, 77056
PHONE: (240) 503-6522

SHEET TITLE

COVER SHEET

SHEET NO.

C001

CONTROL POINTS				
DESCRIPTION	ELEVATION	NORTHING	EASTING	DISTANCE TO NEAREST STREET CROSSING
CP1	413.38	345942.54	254488.79	845'
CP2	355.58	345774.77	253181.33	1930'
CP3	338.30	345616.00	252380.97	1607'
CP6	414.36	345621.53	253882.03	165'
MAG SPIKE #1	370.72	345260.53	2561438.59	388'
MAG SPIKE #2	494.93	347899.13	2539567.56	130'
MAG SPIKE #3	484.55	345528.41	253885.02	12'
MAG SPIKE #4	324.32	345695.25	2526399.02	2280'
MAG SPIKE #5	379.87	345618.02	2530099.01	2777'
MAG SPIKE #6	317.28	345693.64	253222.03	2040'
MAG SPIKE #7	377.44	345785.48	253220.08	2654'

[illegible]

LIVVIC
civil

1029 MUMMA ROAD
— 2ND FLOOR —
WORMLEYSBURG, PA 17043
PHONE: 888.987-1993
www.livvicivil.com

ALL CONTENTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE REPRODUCED OR UTILIZED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LIVVIC CIVIL, LLC. ONLY APPROVED, SEALED PLANS SHALL BE IMPLEMENTED FOR CONSTRUCTION PURPOSES.
© 2024 LIVVIC CIVIL, LLC

PROJECT No:		1190-04	
DATE:		JULY 10, 2024	
SCALE:		AS SHOWN	
DRAWN BY:		CRP	CHECKED BY: CMJ

PROJECT

**GRANDVIEW
HOMES**

**SOUTH HANOVER
TOWNSHIP**

**DAUPHIN
COUNTY**

PENNSYLVANIA


CLIENT
**HCI DP LAND
ACQUISITION LLC**
**1780 S. POST OAK LANE
HOUSTON, TX, 77056
PHONE: (240) 503-6522**

SHEET TITLE

**EXISTING
CONDITIONS**

SHEET NO. **C101**

RESIDUAL LOTS AND OPEN SPACE/RECREATIONAL AREAS ARE TO BE OWNED BY THE GRANDVIEW HOME OWNERS ASSOCIATION OR DESIGNATED PARTY.



REV	DATE	ISSUE / REVISIONS
0	07/09/2024	INITIAL SUBMISSION

LIVIC
civil

1029 MUMMA ROAD
— 2ND FLOOR —
WORMLEYSBURG, PA 17043
PHONE: 888.987-1993
www.liviccivil.com

ALL CONTENTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE REPRODUCED OR UTILIZED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LIVIC CIVIL, LLC. ONLY APPROVED SEALS AND SHALL BE IMPLEMENTED FOR CONSTRUCTION PURPOSES.
© 2024 LIVIC CIVIL, LLC

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PROJECT
GRANDVIEW HOMES
SOUTH HANOVER TOWNSHIP
DAUPHIN COUNTY
PENNSYLVANIA

CLIENT
HCI DP LAND ACQUISITION LLC
1780 S. POST OAK LANE
HOUSTON, TX, 77056
PHONE: (240) 503-6522

SHEET TITLE
SITE LAYOUT PLAN

SHEET NO.
C201