No: 26-082

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Derry Township | Surveyor: Davis | Engineer/RLA: Fredericks

Plat Title: Enclave at Silverbrook

Zoning District: Residential (R-3) | Proposed Land Use: Apartments

Plat Status: X Preliminary; ___ Final; ___ P/F; ___ Minor

Plat Type: X Subdivision; X Land Development

Regulations: ___ County; X Municipal; X Zoning; X S&LD

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
2	2	124	9.64	13.27

Date Received: 08/07/26 | Staff Review: 08/21/26 | Official County Review: 08/21/26

Reviewed by: DMK | Checked by: _____ | Tax Map Parcel #: 24-059-027; -076

- *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 comments with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

1. The following certifications, signatures and approvals (or approved waivers) are required prior to final plan recording:
   a. Surveyor/engineer name, seal and signature [S-LD §185-12D(3a)(32, 33)]
   b. Ownership (and dedicatory) statements with notarization [S-LD §185-12D(3a)(48, 49)]
   c. Erosion and sedimentation control [S-LD §185-12D(3a)15; 13E(4a)22]
   d. Stormwater management plan [S-LD §185-12D(4d);185-26]
   e. DEP sewage planning module [S/LD – §185-12D(4b)]
   f. Lighting plan and professional certification [S-LD §185-33E]
2. Final lighting plan shall be certified by a professional engineer [S-LD §185-33E, H].
3. Provide data substantiating minimum fire hydrant flow, availability, recharge and duration requirements are met [S-LD §185-12D(4g); §185-36B (6, 7)].
4. Provide fee in lieu of park land dedication to Township following approval of written request to pay fee [S-LD §185-44; -46A]. Provide note on plan.
5. Provide any other reasonable data the Township may require to evaluate the land development proposal [S-LD §185-12D(4h)].

Plan No. 26-082

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/Instrument #		✓		
5. North point shown		✓		
6. Map scale shown (written/graphic)		✓		
7. Date of plan preparation shown		✓		
8. Certification of surveyor/engineer shown *(needs seals & signatures)*			✓	
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 *(as surveyed)*		✓		
14. Lot areas shown		✓		
15. Permanent monuments and markers shown		✓		
16. Building setbacks shown		✓		
17. Existing natural features shown -	Wetlands			✓
	Floodplains	✓		
	Woodlands, streams	✓		
18. Contours at required interval shown		✓		
19. Easements shown and identified		✓		
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	✓		
	Sewer disposal – public (✓) on-lot ( )	✓		
	Water supply – public (✓) well ( )	✓		
22. Existing streets shown -	Name	✓		
	R/W width	✓		
	Paving width		✓	
	Dedicated R/W width	✓		
23. Proposed streets shown -	Name *(Duryea Drive Extension)*	✓		
	R/W width	✓		
	Paving width	✓		
	Profiles	✓		
24. Curbs shown		✓		
25. Sidewalks shown		✓		
26. Existing and proposed coverage shown		✓		
27. Parking schedule provided shown		✓		
28. Traffic study completed		✓		
29. Recreation area shown/fee in-lieu-of provided			✓	
30. Erosion and sedimentation control plan shown *(need final approval letter)*			✓	
31. Statement of ownership, signature and notarization shown *(needs sign/notar)*		✓		
32. Dedicatory statement shown *(needs sign/notar)*		✓		
33. Approval blocks shown		✓		
34. PADOT Highway Occupancy Permit statement shown		✓		
35. Consistency with Future Land Use plans - County plans		✓		
	Municipal plans	✓		

PRELIMINARY SUBDIVISION / LAND DEVELOPMENT PLAN

FOR

ENCLAVE AT SILVERBROOK

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF LANCASTER

ON THIS, THE _____ DAY OF _____, 20 __, BEFORE ME, THE UNDERSIGNED

OFFICERS, PERSONALLY APPEARED _____

BEING OF THE FIRM OF _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE COPARTNERSHIP IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT ITS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE RECORDED, AND THAT ALL STREET AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

_____ NOTARY (SEAL)

_____ INDIVIDUAL SIGNATURE

_____ INDIVIDUAL SIGNATURE

STORMWATER MANAGEMENT PLAN CERTIFICATION

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

_____ DATE

_____ SIGNATURE

CERTIFICATION OF WETLANDS

I, BRADLEY J. GOCHNAUER, HEREBY CERTIFY THAT THERE ARE WETLANDS ON THE SUBJECT PROPERTY, THE PROPOSED PROJECT WILL NOT IMPACT ON-SITE/OFF-SITE WETLANDS, AND WETLAND PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

_____ DATE

_____

APPLICANT ACKNOWLEDGEMENT CERTIFICATE

I, _____, HEREBY ACKNOWLEDGE THAT THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

_____ , 20 _____

_____

LIGHTING PLAN CERTIFICATION

I, _____, HEREBY CERTIFY THAT THE PROPOSED LIGHTING PLAN IS IN CONFORMANCE AND WILL MEET OR EXCEED THE SPECIFICATIONS OF THE DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE SPECIFICATIONS OF THE DERRY TOWNSHIP ZONING ORDINANCE (185-33.E) & (225-421).

_____ , 20 _____

_____

SITE / ZONING DATA - EXISTING CONDITIONS

EXISTING GROSS/NET ACREAGE:	PARCEL 24-059-027-000-0000 - 6.7770 AC. (295,207 SF.) PARCEL 24-059-076-000-0000 - 6.4904 AC. (282,721 SF.)
GROSS/NET ACREAGE FOR CONSOLIDATED LOT / TOTAL PROJECT AREA:	13.2674 AC. (577,928 SF)
EXISTING LAND USE:	RESIDENTIAL (SINGLE FAMILY DETACHED DWELLING)
EXISTING NUMBER OF UNITS:	2 UNITS - 1 UNIT TO REMAIN - 1 UNIT TO BE REMOVED
ZONING:	R-3 RESIDENTIAL

	REQUIRED	EXISTING
CONSOLIDATED LOT IMPERVIOUS COVERAGE:	50% MAX.	7.2%
VEGETATED COVERAGE:	40% MIN.	92.8%

SITE / ZONING DATA - PROPOSED LOT A

PROPOSED GROSS ACREAGE	9.64 AC. (420,219.18 SF)
PROPOSED NET ACREAGE	9.34 AC. (406,685.02 SF)
EXISTING LAND USE:	RESIDENTIAL (SINGLE FAMILY DETACHED DWELLING)
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL APARTMENTS
SEWER:	PUBLIC
WATER:	PUBLIC
EXISTING NUMBER OF UNITS:	1 (TO BE REMOVED)
PROPOSED APARTMENTS:	124
ZONING:	R-3 RESIDENTIAL

	REQUIRED	PROPOSED
LOT WIDTH:	125 FT. MIN.	125 FT. MIN.
LOT DEPTH:	150 FT. MIN.	150 FT. MIN.
FRONT YARD:	25 FT. MIN.	25 FT. MIN.
REAR YARD:	30 FT. MIN.	30 FT. MIN.
SIDE YARD:	15 FT. MIN.	15 FT. MIN.
BUILDING HEIGHT:	40 FT. MAX.	40 FT. MAX.
IMPERVIOUS COVERAGE:	REQUIRED 50% MAX.	PROPOSED 46.8%
VEGETATED COVERAGE:	40% MIN.	53.2%
PARKING LOT LANDSCAPING:	15% MIN. (OF PARKING LOT)	16.1%
PARKING:	2 PER DWELLING UNIT (2 + BR) = 178 1 PER DWELLING UNIT (1 BR) = 35 1 PER 5 DWELLING UNITS FOR GUEST PARKING = 25 TOTAL SPACES REQUIRED = 238	TOTAL SPACES PROVIDED = 249

SITE / ZONING DATA - PROPOSED LOT B

PROPOSED GROSS/NET AREA	3.62 AC (157,712.32 SF)
EXISTING LAND USE:	RESIDENTIAL (SINGLE FAMILY DETACHED DWELLING)
PROPOSED LAND USE:	RESIDENTIAL (SINGLE FAMILY DETACHED DWELLING)
SEWER:	PUBLIC
WATER:	PUBLIC
EXISTING NUMBER OF UNITS:	1
ZONING:	R-3 RESIDENTIAL

	REQUIRED	PROPOSED
LOT WIDTH:	80 FT. MIN.	80 FT. MIN.
LOT DEPTH:	120 FT. MIN.	120 FT. MIN.
FRONT YARD:	25 FT. MIN.	25 FT. MIN.
REAR YARD:	35 FT. MIN.	35 FT. MIN.
SIDE YARD:	10 FT. MIN.	10 FT. MIN
BUILDING HEIGHT:	40 FT. MAX.	40 FT. MAX.
IMPERVIOUS COVERAGE:	REQUIRED 50% MAX.	PROPOSED 6.2%
VEGETATED COVERAGE:	40% MIN.	93.8%

DENSITY - NET DEVELOPABLE AREA

DENSITY:

MULTI-FAMILY RESIDENTIAL: 12 DU/AC
- 124 UNITS / 12 = 10.33 ACRES REQ.

SINGLE FAMILY DETACHED: 5.5 DU/AC
- 1 UNIT / 5.5 = 0.18 ACRES REQ.

TOTAL ACRES REQUIRED:	10.51 ACRES
TOTAL NET DEVELOPABLE AREA:	10.59 ACRES

OWNER OF RECORD

WARREN R. & TERI L. ROHR
741 LOCUST STREET
HUMMELSTOWN, PA 17036
(717)-464-9060

APPLICANT / DEVELOPER

ULTIMATE GIFT, LLC
227 GRANITE RUN DRIVE
SUITE 100
LANCASTER, PA 17601
(717)-464-9060

SOURCE OF TITLE

DAUPHIN COUNTY, PA

PARCEL ID: 24-059-027-000-0000
DEED BOOK 5196, PAGE 217

PARCEL ID: 24-059-076-000-0000
INSTRUMENT NO.: 20100011316

GEOLOGIC INFORMATION

GEOLOGY STUDY PROVIDED BY:

GEO-TECHNOLOGY ASSOCIATES, INC.
1803 MT. ROSE AVENUE
SUITE A-1
YORK, PA 17403
717-318-5451
DATE: XX-XX-XX
JOB NO.: XX

TRAFFIC INFORMATION

TRAFFIC STUDY PROVIDED BY:

TRANSPORTATION RESOURCE GROUP, INC.
2 EAST MARKET STREET
SUITE 2
YORK, PA 17401-1206
717-846-4660
DATE: 06-18-2026
JOB NO.: 278.015.26

WETLANDS INFORMATION

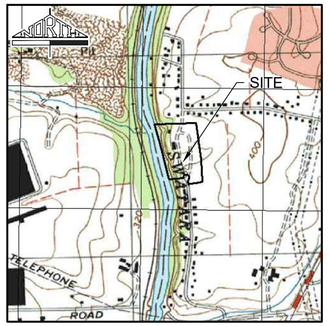
WETLANDS DELINEATION PROVIDED BY:

VORTEX ENVIRONMENTAL, INC.
2819-1 WILLOW STREET PIKE NORTH
WILLOW STREET, PA 17584
717-468-4949
DATE: XX-XX-XX
JOB NO.: XX

SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHY PROVIDED BY:

TERRAVIZ
212 SOUTH FRONT STREET
WORMLEYSBURG, PA 17043
(717)- 344- 5533
DATE: 03-27-2026
JOB NO.: 1293



Copyright MyTopo Terrain Navigator

LOCATION MAP
SCALE: 1" = 1000'

UNDERGROUND UTILITY LINE PROTECTION ACT

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

1. PURSUANT TO 73 P.S. 176(2), RGS ASSOCIATES, INC. HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM NOT LESS THAN TEN (10) NOR MORE THAN NINETY (90) BUSINESS DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED. IF SUCH INFORMATION WAS OBTAINED MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, RGS HAS STATED IN THE REQUEST THAT WORK IS PRELIMINARY.
2. PURSUANT TO 73 P.S. 176(3), RGS ASSOCIATES, INC. HAS SHOWN, UPON THESE DRAWINGS, THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY 73 P.S. 176(2), THE NAME OF THE FACILITY OWNER AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.
3. PURSUANT TO 73 P.S. 176(5), RGS ASSOCIATES, INC. HAS CALLED THE ONE CALL SYSTEM AND SHOWN AS PROOF, THE SERIAL NUMBER OF ONE CALL NOTICE AND THE TOLL-FREE NUMBER OF THE ONE CALL SYSTEM ON THE DRAWINGS NEAR THE SERIAL NUMBER.
4. IF, PURSUANT TO THE REQUIREMENTS OF 73 P.S. 176(2), RGS ASSOCIATES, INC. HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, RGS HAS INDICATED THAT THE REQUEST IS PRELIMINARY AND THE SERIAL NUMBER OF SAID REQUEST IS SHOWN ON THE DRAWINGS HEREIN.

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

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

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

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (SURVEY): 20260330803
DATE: 2026/02/02 BY: TERRAVIZ GEOSPATIAL

PA1 SYSTEM, INC. 1-800-242-1776

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND (10) WORKING DAYS IN DESIGN STAGE - STOP CALL

DRAWING INDEX

LD-1	COVER SHEET
LD-2	GENERAL NOTES
LD-3	OVERALL EXISTING
LD-4	EXISTING CONDITIONS AND DEMOLITION PLAN
LD-5	EXISTING CONDITIONS AND DEMOLITION PLAN
LD-6	NET DEVELOPABLE AREA PLAN
LD- 7	LOT CONSOLIDATION PLAN
LD-8	SUBDIVISION PLAN
LD-9	OVERALL SITE PLAN
LD-10	LAYOUT PLAN
LD-11	LAYOUT PLAN
LD-12	EASEMENT PLAN
LD-13	EASEMENT PLAN
LD-14	GRADING PLAN
LD-15	GRADING PLAN
LD-16	OVERALL UTILITY PLAN
LD-17	UTILITY PLAN
LD-18	UTILITY PLAN
LD-19	LIGHTING NOTES AND DETAILS
LD-20	LIGHTING PLAN
LD-21	LANDSCAPE NOTES AND DETAILS
LD-22	LANDSCAPE PLAN
LD-23	DURYEA DRIVE EXTENSION PROFILE
LD-24	SEWER PROFILES
LD-25	WATER PROFILES
LD-26	SITE DETAILS
LD-27	SITE DETAILS
LD-28	SITE DETAILS
LD-29	SEWER DETAILS
LD-30	MATERIAL SPECIFICATIONS
SW-31	STORM PROFILES
SW-32	PCSM DETAILS
SW-33	PCSM DETAILS
SW-34	O&M NOTES
SW-35	SCM-001 BASIN PROFILES
SW-36	PRE-DEVELOPMENT DRAINAGE AREA MAP
SW-37	POST-DEVELOPMENT DRAINAGE AREA MAP
SW-38	POST-DEVELOPMENT SUB-DRAINAGE AREA MAP

REQUESTED WAIVERS

THE FOLLOWING WAIVERS OF THE DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED.

1. SECTION 185-12.D.2 - PLAN SCALE
   ACTION: DATE:
   CONDITIONS:
2. SECTION 185-12.D.3.A.9 - EXISTING FEATURES WITHIN 200'
   ACTION: DATE:
   CONDITIONS:
3. SECTION 185-12.D.3.A.35 - EXISTING CONTOURS WITHIN 200'
   ACTION: DATE:
   CONDITIONS:
4. SECTION 185-12.D.3(A).21-23 - PROFILES OF EXISTING UTILITIES
   ACTION: DATE:
   CONDITIONS:
5. SECTION 185-22.D.4 - STREET RIGHT-OF-WAY AND CARTWAY WIDTHS
   ACTION: DATE:
   CONDITIONS:

NO	DATE	REVISION

MANAGER: WILLIAM FREDERICKS, PE
DESIGN BY: ALB | CHECKED BY: ALB
DRAWN BY: ALB | CHECKED BY: ALB

APPLICANT
ULTIMATE GIFT, LLC
227 GRANITE RUN DRIVE
SUITE 100
LANCASTER, PA 17601
717-464-9060

SCALE
AS NOTED

Reviewed this _____ day
of _____, 20___.
By The Dauphin County
Planning Commission.

_____ _____

_____ _____

TOWNSHIP OF DERRY

PLAT NO. 1425

SUBMISSION DATE
8 Mo. 4 Day 2026 Year

REVISION DATE
___ Mo. ___ Day ___ Year

___ ___ ___

___ ___ ___

C. Emerick
Sig.-Director of
Community Development

NOT FOR BIDDING / NOT FOR CONSTRUCTION

PLOTTED: Tuesday, August 04, 2026 @ 11:12AM

State of Pennsylvania)
County of Dauphin) SS
On this ___day of _____, ___, before me, the Undersigned personally appeared

_____

who being duly sworn according to law deposes and says that they are the equitable owners of the property shown on this plat and that they acknowledge the same to be their act and plan and desire the same to be recorded as such according to law

_____

Witness my hand and seal the day and date written

My commission expires: NOTARY PUBLIC

It is hereby certified that the undersigned is/are the equitable owner(s) of the within plat and that all streets or parts thereof not previously dedicated are hereby tendered for dedication to public use.

Owner _____

The plan recommended for approval by the Derry Township Planning Commission this ___ day of _____, 20__

Chairman _____

Secretary _____

This plan approved by the Derry Township Supervisors this ___day of ____, 20__

Chairman _____

Secretary _____

I hereby certify this survey to be correct as shown

_____

I hereby certify this plan to be correct as shown

_____

RGS ASSOCIATES

Land Planning
Landscape Architecture
Civil Engineering

Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: (717) 715-1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

FILENAME: P:\2025\2025332-105\CADD\Preliminary\Plot\Z-Cover.dwg ####

COVER SHEET

ENCLAVE AT SILVERBROOK
PRELIMINARY PLAN

situated in
Derry Township, Dauphin Co.

Date: AUGUST 4, 2026 Project No. 2025332-105 Sheet LD-1 of 38



NOT FOR BIDDING / NOT FOR CONSTRUCTION

NO	DATE	REVISION

APPLICANT

ULTIMATE GIFT, LLC

227 GRANITE RUN DRIVE
SUITE 100
LANCASTER, PA 17601
717-464-9060

MANAGER:
WILLIAM FREDERICKS, PE

DESIGN BY: **TRP** CHECKED BY: **ALB**

DRAWN BY: **TRP** CHECKED BY: **ALB**

SCALE

SCALE: 1" = 60'

0' 60' 120' 180'

OVERALL EXISTING

ENCLAVE AT SILVERBROOK

PRELIMINARY PLAN

situated in
Derry Township, Dauphin Co.

RGS ASSOCIATES

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Landscape Architecture
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Suite 101, Lancaster, PA 17603
Phone: (717) 715-1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

DATE: AUGUST 4, 2026

PROJECT NO.: 2025332-105

N/F
YASIN I. & ALLYN DAWOOD
PARCEL ID: 24-065-029-000-0000
INSTRUMENT NO.: 20210037432

N/F
ALLYN E. FOREMAN
PARCEL ID: 24-065-030-000-0000
INSTRUMENT NO.: 20170016747

N/F
SUSAN M. SANFORD
PARCEL ID: 24-065-031-000-0000
INSTRUMENT NO.: 20140018433

N/F
STEPHEN R. &
SUSAN K. SMITH
PARCEL ID:
24-065-032-000-0000
DEED BOOK 645, PAGE 576

N/F
JOSHUA MICHAEL LEVY &
ELIJAH TIMOTHY WILLIAMS
PARCEL ID:
24-065-033-000-0000
INSTRUMENT NO.:
20220028320

LOCUST STREET
40' R/W

REBAR FOUND

DRILL HOLE IN LIMESTONE

DISTURBED PIPE FOUND

UTILITY POLE
PPL 28592 S33136

UTILITY POLE
PPL 28598 S33135

PIPE FOUND

CONC. MON. FOUND

N87° 46' 39"E 360.00

N88° 27' 14"E 329.31

SWATARA CREEK

EXISTING 100-YEAR FLOODPLAIN

N15° 25' 23"W 298.42

N15° 25' 23"W 251.64

HaC2
HaB2

GARAGE

EX. DWELLING

Shed

UTILITY POLE
PPL 28577 S33118

CONC. MON. FOUND

EXISTING 30' WIDE WATER LINE RIGHT-OF-WAY PER PLAN BOOK J, VOLUME 8, PAGE 8

S77° 09' 05"W 483.59
N77° 09' 05"E 483.59

MANHOLE
Rim = 359.50'

CONTROL POINT #1
NAIL
NORTHING : 331,116.59'
EASTING : 2,254,749.42'
ELEVATION : 365.32'

S7° 51' 23"E 604.83

20' STORM DRAINAG
PER DEED BOOK 53

EX. DWELLING

UTILITY POLE
PPL 28563 S33094

Shed

Storage Containers

Generator

TP-1

TP-2

N8° 58' 26"W 578.91
S8° 58' 26"E 578.91

STORM
INV. =
18" SL

STONE C
PARCE
INS

FOUND

CONC. MON. FOUND

LD-4
LD-5
MATCHLINE

SOILS LEGEND

SYMBOL	NAME	SLOPE	HYDRO GROUP
HaB2	HAGERSTOWN SILT LOAM	3-8%	B
HAB	HAGERSTOWN SILT LOAM	8-15%	B

DEMOLITION LEGEND

EXISTING FEATURE TO BE REMOVED
T.B.R. = TO BE REMOVED

SHEET KEY MAP
LD-4
LD-5

NORTH

NOT FOR BIDDING / NOT FOR CONSTRUCTION

NO.	DATE	REVISION

MANAGER:
WILLIAM FREDERICKS, PE

DESIGN BY:	CHECKED BY:
TRP	ALB
DRAWN BY:	CHECKED BY:
TRP	ALB

APPLICANT
ULTIMATE GIFT, LLC
227 GRANITE RUN DRIVE
SUITE 100
LANCASTER, PA 17601
717-464-9060

SCALE
SCALE: 1" = 30'
0' 30' 60' 90'

EXISTING CONDITIONS AND DEMOLITION PLAN

ENCLAVE AT SILVERBROOK
PRELIMINARY PLAN

situated in
Derry Township, Dauphin Co.

Land Planning
Landscape Architecture
Civil Engineering

Corporate Office:
53 West James Street
Suite 101, Lancaster, PA 17603
Phone: 717.715.1396
www.rgsassociates.com

Regional Offices:
York, Harrisburg, and Paoli

RGS ASSOCIATES

DATE: AUGUST 4, 2026
PROJECT NO.: 2025332-105

PLOTTED: Tuesday, August 04, 2026 @ 11:13AM
####
FILENAME: P:\2025\2025332-105\CADD\Preliminary\Plot\Z-Exist-Demo.dwg

LD-4 / LD-5 MATCHLINE

CONC. MON. FOUND

CONTROL POINT #125
CONC. MON.
NORTHING : 330,867.99'
EASTING : 2,254,355.10'
ELEVATION : 300.05'

N15° 36' 43"W 384.37

SWATARA CREEK

CAPPED REBAR FOUND

S84° 06' 30"W 234.84

CONC. MON. FOUND

TP-3

CONC. MON.

GARAGE

R=50.00
L=17.63
CB=S38° 35' 55"W
CHD17.08

S58° 36' 50"W 133.66

N58° 36' 50"E 133.66

CONC. MON. FOUND

S35° 26' 23"E 578.91

N35° 26' 23"W 578.91

R=5000
L=118.79
CB=N26° 57' 15"E
CHD118.79

54' DURYEA DRIVE ACCESS EASEMENT
PER DEED BOOK 5388, PAGE 132

R=35.00
L=27.55
CB=N16° 39' 10"E
CHD26.84

N5° 53' 30"W 66.80

R=25.00
L=39.28
CB=S39° 06' 38"W
CHD35.36

R=527.00
L=104.89
CB=S78° 24' 39"W
CHD104.72

S84° 06' 46"W 110.50

CONC. MON. FOUND

PIPE FOUND

CONC. MON. FOUND

CONC. MON. FOUND

REBAR

N/F
STONE CREEK HOMEOWNERS' ASSOCIATION
PARCEL ID: 24-095-226-000-0000
INSTRUMENT NO.: 20070047410
OPEN SPACE LOT 226
STONE CREEK DEVELOPMENT PHASE 5
RECORDED 7/26/2004
INSTRUMENT NO.: 20040000124
BK B VOL 9 P 1-41

CONC. MON. FOUND

STORM PIPE
INV. = 362.82'
18" SLCPP

STORM PIPE
INV. = 363.90'
24" SLCPP

STORM MANHOLE
RIM = 372.02'
INV. IN = 364.57' (24" SLCPP)
INV. OUT = 364.36' (24" SLCPP)

SEWER MANHOLE
RIM = 370.51'
INV. IN = 362.00'
INV. OUT = 361.95'

DURYEA DRIVE
54' R/W

360.49

CONTROL POINT #111
CONC. MON.
NORTHING : 330,463.72'
EASTING : 2,255,026.56'
ELEVATION : 370.61'

N/F
SOSAMMA T. METHRATTA
PARCEL ID: 24-095-189-000-0000
INSTRUMENT NO.: 20060026610

CLIFTON HEIGHTS ROAD
50' R/W

SEWER MANHOLE
RIM = 362.99'
INV. IN = 355.72'
INV. OUT = 355.56'

SEWER MANHOLE
RIM = 360.80'
INV. IN = 354.04'
INV. OUT = 353.89'

N/F
SWATARA CREEK REAL ESTATE LLC.
PARCEL ID: 24-059-045-000-0000
INSTRUMENT NO.: 20220021119

N/F
SWATARA CREEK REAL ESTATE LLC.
PARCEL ID: 24-059-045-000-0000
INSTRUMENT NO.: 20220021119

HaC2
HaB2

WV

SOILS LEGEND

SYMBOL	NAME	SLOPE	HYDRO GROUP
HaB2	HAGERSTOWN SILT LOAM	3-8%	B
HaB	HAGERSTOWN SILT LOAM	8-15%	B

DEMOLITION LEGEND

EXISTING FEATURE TO BE REMOVED
T.B.R. = TO BE REMOVED

SHEET KEY MAP
LD-4
LD-5

NORTH

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PLOTTED: Tuesday, August 04, 2026 @ 11:13AM

FILENAME: P:\2025\2025332-105\CADD\Preliminary\Plot\Z-Exist-Demo.dwg

NO	DATE	REVISION

MANAGER: WILLIAM FREDERICKS, PE
DESIGN BY: TRP | CHECKED BY: ALB
DRAWN BY: TRP | CHECKED BY: ALB

APPLICANT
ULTIMATE GIFT, LLC
227 GRANITE RUN DRIVE
SUITE 100
LANCASTER, PA 17601
717-464-9060

SCALE
SCALE: 1" = 30'
0' 30' 60' 90'

EXISTING CONDITIONS AND DEMOLITION PLAN

ENCLAVE AT SILVERBROOK
PRELIMINARY PLAN

situated in
Derry Township, Dauphin Co.

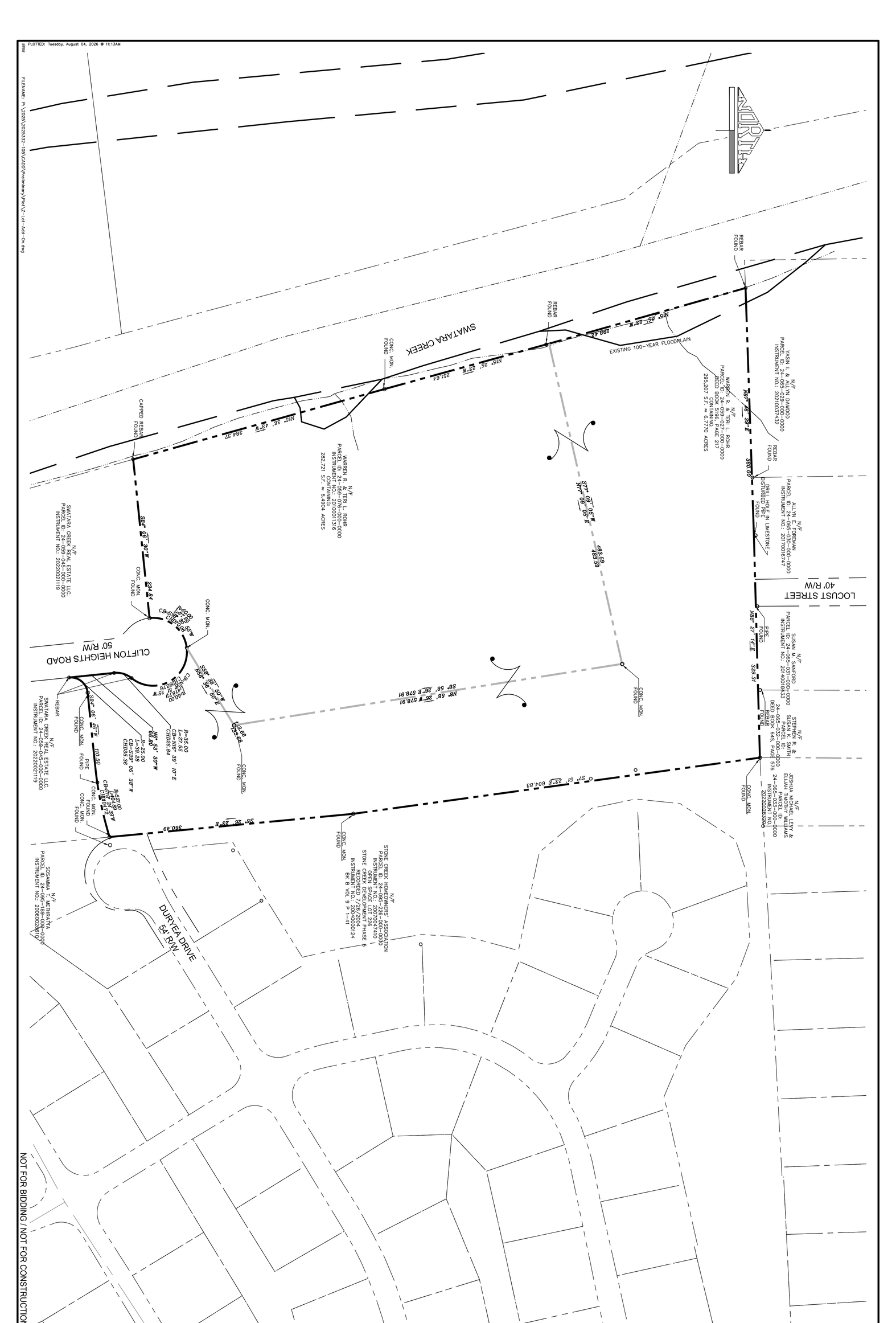
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RGS ASSOCIATES

DATE: AUGUST 4, 2026
PROJECT NO.: 2025332-105



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LOT CONSOLIDATION PLAN

ENCLAVE AT SILVERBROOK

PRELIMINARY PLAN

situated in
Derry Township, Dauphin Co.

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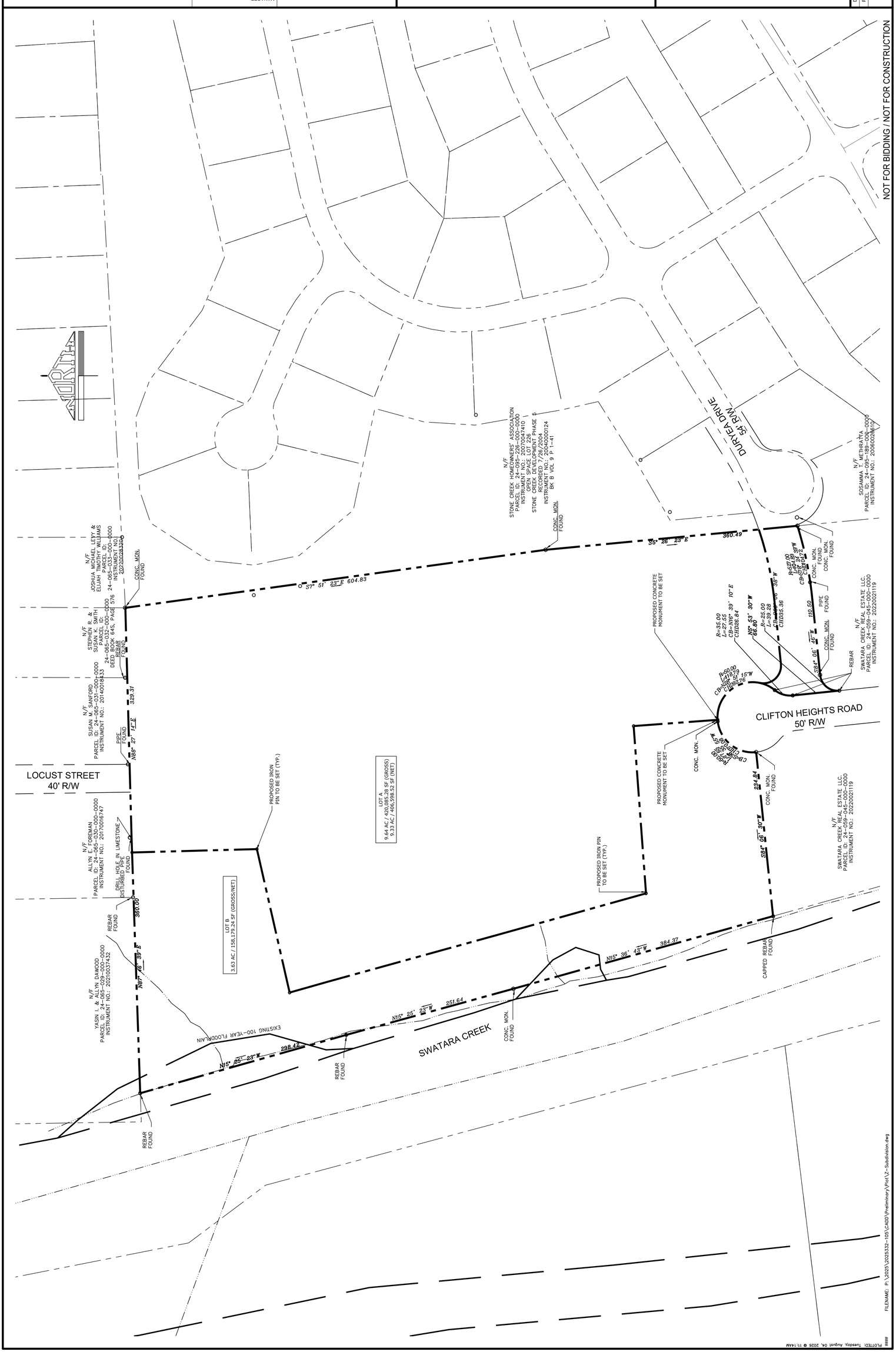
Sheet LD-1 of 38

APPLICANT
ULTIMATE GIFT, LLC
227 GRANITE RUN DRIVE
SUITE 100
LANCASTER, PA 17601
717-464-9060

MANAGER:	
WILLIAM FREDERICKS, PE	
DESIGN BY:	CHECKED BY:
TRP	ALB
DRAWN BY:	CHECKED BY:
TRP	ALB

SCALE
SCALE: 1" = 60'
0' 60' 120' 180'

NO	DATE	REVISION



APPLICANT	ULTIMATE GIFT, LLC
	227 GRANITE RUN DRIVE SUITE 100 LANCASTER, PA 17601
	717-464-9060
MANAGER:	WILLIAM FREDERICKS, PE
DESIGN BY:	TRP
DRAWN BY:	TRP
CHECKED BY:	ALB
CHECKED BY:	ALB

SCALE: 1" = 60'

SCALE: 0', 60', 120', 180'

NO	DATE	REVISION

SUBDIVISION PLAN

ENCLAVE AT SILVERBROOK

PRELIMINARY PLAN

situated in

Derry Township, Dauphin Co.

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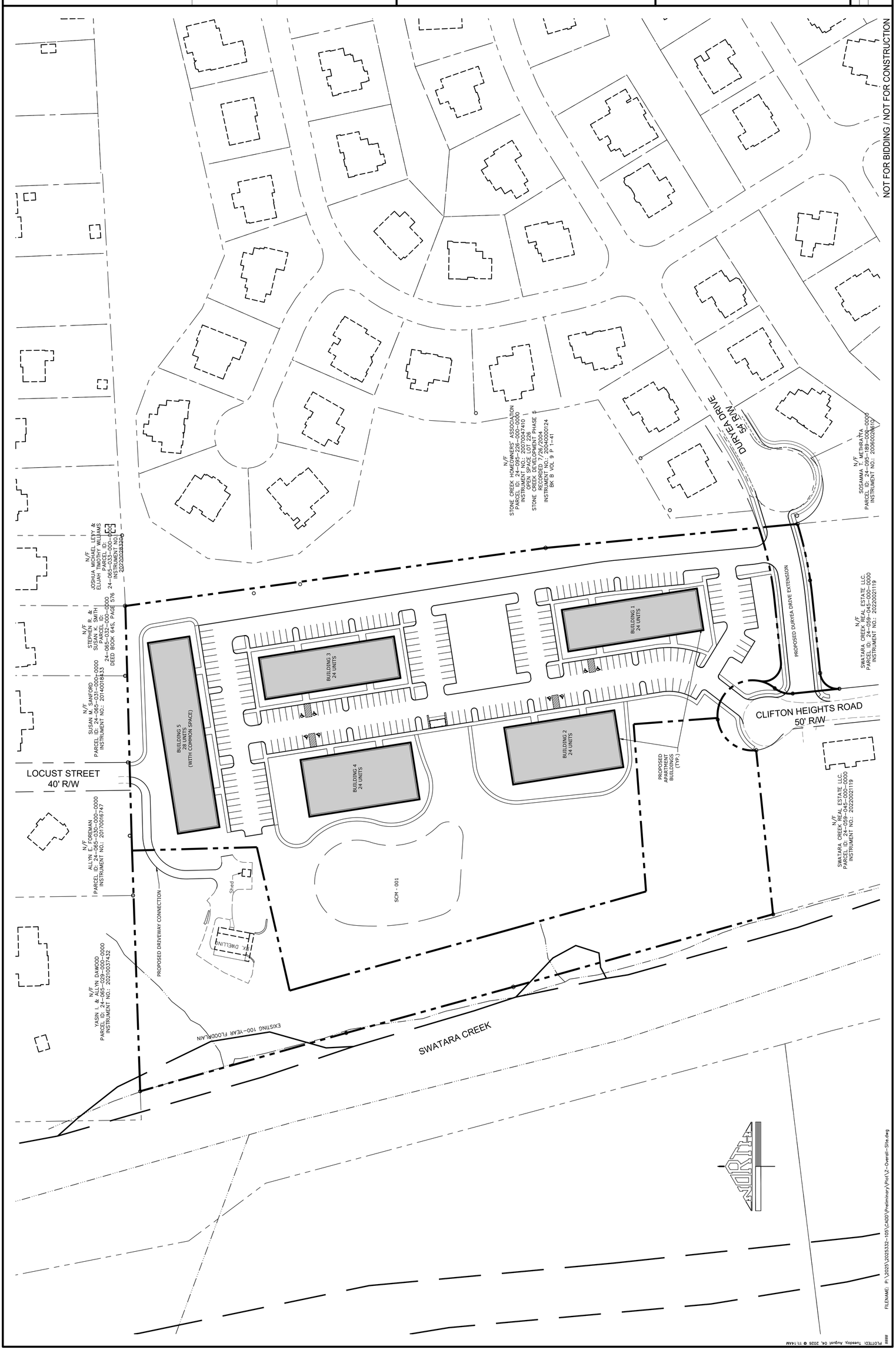
DATE: AUGUST 4, 2026

PROJECT NO.: 2025332-105

Sheet 10-5 of 28

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DATE: AUGUST 4, 2026
PROJECT NO.: 2025332-105
Sheet 10-9 of 38

OVERALL SITE PLAN

ENCLAVE AT SILVERBROOK

PRELIMINARY PLAN

situated in
Derry Township, Dauphin Co.

APPLICANT
ULTIMATE GIFT, LLC
227 GRANITE RUN DRIVE
SUITE 100
LANCASTER, PA 17601
717-464-9060

MANAGER:
WILLIAM FREDERICKS, PE

DESIGN BY:	CHECKED BY:
TRP	ALB
DRAWN BY:	CHECKED BY:
TRP	ALB

SCALE: 1" = 60'
SCALE
0' 60' 120' 180'

NO	DATE	REVISION

FILENAME: P:\2025\2025332-105\CAD\Preliminary\Plot\2-Overall-Site.dwg
PLOTTED: Tuesday, August 04, 2026 @ 11:14AM

NORTH

N/F
YASIN I. & ALLYN DAWOOD
PARCEL ID: 24-065-029-000-0000
INSTRUMENT NO.: 20210037432

N/F
ALLYN E. FOREMAN
PARCEL ID: 24-065-030-000-0000
INSTRUMENT NO.: 20170016747

LOCUST STREET
40' R/W

N/F
SUSAN M. SANFORD
PARCEL ID: 24-065-031-000-0000
INSTRUMENT NO.: 20140018433

N/F
STEPHEN R. &
SUSAN K. SMITH
PARCEL ID:
24-065-032-000-0000
DEED BOOK 645, PAGE 576

N/F
JOSHUA MICHAEL LEVY &
ELIJAH TIMOTHY WILLIAMS
PARCEL ID:
24-065-033-000-0000
INSTRUMENT NO.:
20220028320

REBAR FOUND
DRILL HOLE IN LIMESTONE
DISTURBED PIPE FOUND
PIPE FOUND
REBAR FOUND
CONC. MON. FOUND
REBAR FOUND

30' REAR YARD BUILDING SETBACK LINE
5' WIDE BITUMINOUS WALK WAY (TYP.)
PROPOSED DRIVEWAY CONNECTION
10' SIDE YARD BUILDING SETBACK LINE
15' SIDE YARD BUILDING SETBACK LINE
100' COMMUNITY HERITAGE BUFFER
EX. DWELLING
Shed
SWATARA CREEK
EXISTING 100-YEAR FLOODPLAIN
10' SIDE YARD BUILDING SETBACK LINE
PROPOSED IRON PIN TO BE SET (TYP.)
30' REAR YARD BUILDING SETBACK LINE
15' SIDE YARD BUILDING SETBACK LINE

BUILDING 5
28 UNITS
WITH COMMON SPACE
276'
61'

RAMP A
10 SPACES
DEPRESSED CURB (TYP.)
PROPOSED 5' SIDEWALK (TYP.)
9 SPACES
7 SPACES
PROPOSED DETECTABLE WARNING SURFACE, (TYP.)
12 SPACES
VP
BUILDING 4
24 UNITS
83'
169'
BUILDING 3
24 UNITS
169'
4.5'R
8 SPACES
10 SPACES
11 SPACES
5 SPACES
PROPOSED DUMPSTER
PROPOSED VERTICAL CURB (TYP.)
SCM - 001
STONE C
PARCE
INS'

PROPOSED STREET SIGN LEGEND	
SYMBOL	SIGN DESCRIPTION
S	"STOP" SIGN
VP	VAN ACCESSIBLE HANDICAP PARKING SIGN
STR	STREET SIGN

LD-10
LD-11
SHEET KEY MAP

LD-10 / LD-11 MATCHLINE

CONC. MON. FOUND

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FILENAME: P:\2025\2025332-105\CADD\Preliminary\Plot\Z-Layout.dwg

NO	DATE	REVISION

MANAGER: WILLIAM FREDERICKS, PE

DESIGN BY:	CHECKED BY:
ALB	ALB
DRAWN BY:	CHECKED BY:
ALB	ALB

APPLICANT
ULTIMATE GIFT, LLC
227 GRANITE RUN DRIVE
SUITE 100
LANCASTER, PA 17601
717-464-9060

SCALE
SCALE: 1" = 30'
0' 30' 60' 90'

LAYOUT PLAN

ENCLAVE AT SILVERBROOK
PRELIMINARY PLAN

situated in
Derry Township, Dauphin Co.

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Civil Engineering

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DATE: AUGUST 4, 2026
PROJECT NO.: 2025332-105

LD-10 / LD-11 MATCHLINE

CONC. MON. FOUND

140' COMMUNITY HERITAGE BUFFER

15' SIDE YARD BUILDING SETBACK LINE

SWATARA CREEK

5' WIDE BITUMINOUS WALKWAY (TYP.)

BUILDING 2
24 UNITS
83' x 160'

8 SPACES

PROPOSED VERTICAL CURB (TYP.)

9 SPACES

PROPOSED CONCRETE SIDEWALK (TYP.)

RAMP A

BUILDING 1
24 UNITS
61' x 196'

10 SPACES

15 SPACES

7 SPACES

4 SPACES

DEPRESSED CURB (TYP.)

VP

5'R

19'

24'

N/F
STONE CREEK HOMEOWNERS' ASSOCIATION
PARCEL ID: 24-095-226-000-0000
INSTRUMENT NO.: 20070047410
OPEN SPACE LOT 226
STONE CREEK DEVELOPMENT PHASE 5
RECORDED 7/26/2004
INSTRUMENT NO.: 20040000124
BK B VOL 9 P 1-41

CONC. MON. FOUND

15' SIDE YARD BUILDING SETBACK LINE

30' REAR YARD BUILDING SETBACK LINE

PROPOSED IRON PIN TO BE SET (TYP.)

10' SIDE YARD BUILDING SETBACK

PROPOSED CONCRETE MONUMENT TO BE SET (TYP.)

CONC. MON.

25' FRONT YARD BUILDING SETBACK

CURB TAPER SHALL BE IDENTIFIED WITH REFLECTIVE CURB DELINEATORS, SATISFACTORY TO THE TOWNSHIP.

20'R

10' SIDE YARD BUILDING SETBACK LINE

CAPPED REBAR FOUND

CONC. MON. FOUND

CLIFTON HEIGHTS ROAD
50' R/W

N/F
SWATARA CREEK REAL ESTATE LLC.
PARCEL ID: 24-059-045-000-0000
INSTRUMENT NO.: 20220021119

25' FRONT YARD BUILDING SETBACK

PROPOSED DETECTABLE WARNING SURFACE, (TYP.)

PROPOSED CONCRETE SIDEWALK (TYP.)

SSSD-1

SSSD-2

PROPOSED CROSSWALK (TYP.)

PROPOSED DURYEA DRIVE EXTENSION

DURYEA DRIVE
54' R/W

TIE INTO EXISTING PAVEMENT, SIDEWALK AND CURB WITH SMOOTH LINE AND GRADE

CONC. MON. FOUND

PIPE FOUND

CONC. MON. FOUND

REBAR

TIE INTO EXISTING PAVEMENT AND CURB WITH SMOOTH LINE AND GRADE (TYP.)

N/F
SWATARA CREEK REAL ESTATE LLC.
PARCEL ID: 24-059-045-000-0000
INSTRUMENT NO.: 20220021119

N/F
SOSAMMA T. METHRATTA
PARCEL ID: 24-095-189-000-0000
INSTRUMENT NO.: 20060026610

NORTH

PROPOSED STREET SIGN LEGEND	
SYMBOL	SIGN DESCRIPTION
S	"STOP" SIGN
VP	VAN ACCESSIBLE HANDICAP PARKING SIGN
STR	STREET SIGN

LD-10
LD-11
SHEET KEY MAP

SAFE SIGHT DISTANCES

LOCATION SSSD- #	INTERSECTION	DIRECTION	GRADE (%)	SIGHT DISTANCES (FEET) REQUIRED:	ACTUAL:
1	PARKING LOT WITH DURYEA DRIVE EXTENSION	TO THE LEFT	-2%	150'	150' +
		TO THE RIGHT	+3.5%	143'	143' +
2	DURYEA DRIVE EXTENSION WITH CLIFTON HEIGHTS ROAD	TO THE LEFT	-1%	148'	148' +
		TO THE RIGHT	-5%	155'	155' +

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NO	DATE	REVISION

MANAGER: WILLIAM FREDERICKS, PE
DESIGN BY: ALB | CHECKED BY: ALB
DRAWN BY: ALB | CHECKED BY: ALB

APPLICANT
ULTIMATE GIFT, LLC
227 GRANITE RUN DRIVE
SUITE 100
LANCASTER, PA 17601
717-464-9060

SCALE
SCALE: 1" = 30'
0' 30' 60' 90'

LAYOUT PLAN

ENCLAVE AT SILVERBROOK
PRELIMINARY PLAN

situated in
Derry Township, Dauphin Co.

Land Planning
Landscape Architecture
Civil Engineering

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DATE: AUGUST 4, 2026
PROJECT NO.: 2025332-105

Sheet LD-11 of 38

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PLOTTED: Tuesday, August 04, 2026 @ 11:15AM

FILENAME: P:\2025\2025332-105\CADD\Preliminary\Plot\Z-Overall-Utility.dwg



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DATE: AUGUST 4, 2026
PROJECT NO.: 2025332-105

Sheet LD-16 of 38

OVERALL UTILITY PLAN

ENCLAVE AT SILVERBROOK

PRELIMINARY PLAN

situated in
Derry Township, Dauphin Co.

APPLICANT
ULTIMATE GIFT, LLC
227 GRANITE RUN DRIVE
SUITE 100
LANCASTER, PA 17601
717-464-9060

MANAGER:	
WILLIAM FREDERICKS, PE	
DESIGN BY:	CHECKED BY:
SEB	ALB
DRAWN BY:	CHECKED BY:
SEB	ALB

SCALE
SCALE: 1" = 60'
0' 60' 120' 180'

NO	DATE	REVISION