

No: 24-040

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

MunicipalityDerry Township

SurveyorNot Indicated

Engineer/RLABricker

Plat TitleCreekview Lawn & Landscapes

Zoning DistrictResidential (R1 with overlay 12)

Proposed Land UseCommercial

Plat Status:

Preliminary

Final

X P/F

Minor

Plat Type:

Subdivision

X Land Development

Regulations:

County

X Municipal

X Zoning

X S&LD

Existing # of Lots1

Proposed # of Lots1

Proposed # of New DUs0

Subdivided / Developed Acres1.42

Total Acres2.23

Date Received04/11/24

Staff Review

04/25/24

Official County Review

04/25/24

Reviewed byDMK

Checked by

Tax Map Parcel #24-057-149

- 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 plan recording:

a. Surveyor/engineer name, seal and signature [S-LD §185-13E(4a)(32, 33)]

b. Ownership and dedicatory statements with notarization [S-LD §185-13E(4a)(46, 47)]

c. Erosion and sedimentation control [S-LD §185-13E(4a)22]

d. Stormwater management plan [S-LD §185-13E(5f);185-26]

e. DEP sewage planning module [S/LD – §185-13E(5b)]

f. Lighting plan and professional certification [S-LD §185-33E]

2. Note date of conditional use approval on plan.

3. Provide plan for sinkhole treatment, if encountered.

4. Verify separation distance between driveways (with Mary’s Fitness) is adequate/safe.

5. Provide lighting plan and details certified by professional lighting engineer [S-LD §185-33E, H].

6. Provide data substantiating minimum fire hydrant flow requirement, flow availability, recharge capabilities, and duration of flow [S-LD §185-36].
- Plan No. 24-040
- | 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 (need seals, signatures – RLA provided) | | ✓ | |
| 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 (overall property data provided) | ✓ | | |
| 13. Lot dimensions shown (as surveyed) | ✓ | | |
| 14. Lot areas shown (as surveyed) | ✓ | | |
| 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 | | | ✓ |
| R/W width | | | ✓ |
| Paving width | | | ✓ |
| Profiles (water/sewer) | ✓ | | |
| 24. Curbs shown (deferment requested) | | ✓ | |
| 25. Sidewalks shown (deferment requested) | | ✓ | |
| 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 signatures/notarization) | ✓ | | |
| 33. Approval blocks shown | ✓ | | |
| 34. PADOT Highway Occupancy Permit statement shown | | | ✓ |
| 35. Consistency with Future Land Use plans - County plans | ✓ | | |
| Municipal plans | ✓ | | |

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
CREEKVIEW LAWN AND LANDSCAPES

OWNER OF RECORD

CREEKVIEW MANAGEMENT LLC
P.O. BOX 273
HERSHEY, PA 17033

SOURCE OF TITLE

DAUPHIN COUNTY, PA
TAX MAP NO.: 24-057-149
DEED REF.: 20220023247
970 BULLFROG VALLEY ROAD

SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHY PROVIDED BY:

TERRAVIZ GEOSPATIAL, INC.
718 NORTH FRONT STREET
WORMLEYSBURG, PA 17043
(717) 344-5533
DATE: 01/10/2024
JOB NO.: 1053

WETLANDS INFORMATION

WETLANDS DELINEATION PROVIDED BY:

WORTEX ENVIRONMENTAL, INC.
2819-1 WILLOW STREET PIKE NORTH
WILLOW STREET, PA 17584
(717)-509-3934

GEOLOGIC INFORMATION

GEOLOGY STUDY PROVIDED BY:

ECS MID-ATLANTIC, LLC
52-6 GRUMBACHER ROAD
YORK, PA 17406
(717) 767-4788
DATE: 12/22/2023
JOB NO.: 1816167

APPLICANT

CREEKVIEW MANAGEMENT, LLC
P.O. BOX 273
HERSHEY, PA 17033
(717) 497-1947

TRAFFIC INFORMATION

TRAFFIC STUDY PROVIDED BY:

TRAFFIC PLANNING AND DESIGN, INC.
4000 CRUMS MILL ROAD, SUITE 102
HARRISBURG, PA 17112
(717) 234-1430
DATE: 02/12/2024

WETLANDS PLAN CERTIFICATION

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

_____, 20____

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.

MARCH 28, 20 24

SITE / ZONING DATA

TOTAL SITE ACREAGE

97,012 SQ. FT (2.23 AC)

EXISTING LAND USE:

LANDSCAPE BUSINESS PROPERTY

PROPOSED LAND USE:

LANDSCAPE BUSINESS AND STORAGE

SEWER:

PUBLIC

WATER:

PUBLIC

ZONING:

R-1 RESIDENTIAL (WITH SAND HILL ROAD OVERLAY 12)

LOT AREA:

REQUIRED
NON-RESIDENTIAL: 1 AC. MIN.

PROPOSED
2.23 AC.

LOT WIDTH:

125 FT. MIN.

≥125 FT.

LOT DEPTH:

150 FT. MIN.

≥ 150 FT.

FRONT YARD:

30 FT. MIN.

30 FT.

SIDE YARD:

20 FT. MIN.

20 FT.

FRONT ACCESSORY SETBACK:

50 FT. MIN.

30 FT. (SEE VARIANCE APPROVAL)

SIDE ACCESSORY SETBACK:

10 FT. MIN.

≥ 10 FT.

BUILDING HEIGHT:

35 FT. MAX.

35 FT. MAX.

IMPERVIOUS COVERAGE:

REQUIRED
60% MAX.

EXISTING
15.88%

PROPOSED
34.97% (37,772 SF, 0.867 AC.)

VEGETATED COVER:

30% MIN.

84.12%

65.03% (70,231 SF, 1.612 AC.)

PARKING:

1 SPACE PER EMPLOYEE AT MAX. SHIFT
TOTAL SPACES REQUIRED: 10 SPACES

TOTAL SPACES PROVIDED: 12
(INCLUDING 1 HANDICAP SPACES)

REQUESTED WAIVERS

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

- SECTION 185-12.D.3.(a)[9] & 185-13.E.4(a)[9] - EXISTING FEATURES
- SECTION 185-12.D.3(A)[35] & SECTION 185-13.E.4(a)[36] - TOPOGRAPHY
- SECTION 185-12.D.3(A).21-23 & 185-13.E.4(A).19-21 - PLAN AND PROFILES FOR EX. UTILITIES
- SECTION 185-13.E.4(a).19-21 - PLAN AND PROFILE SCALE
- SECTION 185-22.D.3.(C) - WIDENING OF EXISTING STREETS

- SECTION 185-22.E.(5) - CURBS
DEFERRAL PROPOSED: THE APPLICANT REQUESTS THE INSTALLATION OF CURBING ALONG THE PROPERTY FRONTAGE BE DEFERRED, CONTINGENT UPON EXECUTING AN AGREEMENT REQUIRING THE INSTALLATION OF CURBING IN THE FUTURE IF DEEMED NECESSARY BY THE TOWNSHIP.
- SECTION 185-34.A - SIDEWALK
DEFERRAL PROPOSED: THE APPLICANT REQUESTS THE INSTALLATION OF SIDEWALK ALONG THE PROPERTY FRONTAGE BE DEFERRED, CONTINGENT UPON EXECUTING AN AGREEMENT REQUIRING THE INSTALLATION OF SIDEWALK IN THE FUTURE IF DEEMED NECESSARY BY THE TOWNSHIP.

NET DEVELOPABLE AREA CALCULATION

Conditions of Area	Area (Acres)	Rating Factor	Total
Floodways & Floodfringe	0.00	0.1	0.00
10% - 20% Slopes	0.35	0.7	0.245
20% - 30% Slopes	0.09	0.5	0.045
30% plus Slopes	0.27	0.1	0.027
Stream/Ponds	0	0.1	0
Wetlands	0.60	0.1	0.06
Quarries	0	0	0
Cemeteries	0	0	0
Landfills	0	0	0
Ex. Street R.O.W.	0.03	0	0.003
All Other Areas	1.14	1.14	1.14
Net Developable Area			1.52 ACRES 66,211.2 SF

DRAWING INDEX

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- LD-1 COVER SHEET
- LD-2 GENERAL NOTES
- LD-3 GENERAL NOTES
- LD-4 EXISTING CONDITIONS PLAN
- LD-5 DEMOLITION PLAN
- LD-6 LAYOUT PLAN
- LD-7 EASEMENT PLAN
- LD-8 GRADING PLAN
- LD-9 UTILITY PLAN
- LD-10 SEWER AND WATER PROFILES
- LD-11 LANDSCAPE NOTES AND DETAILS
- LD-12 LANDSCAPE PLAN
- LD-13 SITE DETAILS
- LD-14 SITE DETAILS
- LD-15 SEWER AND WATER DETAILS

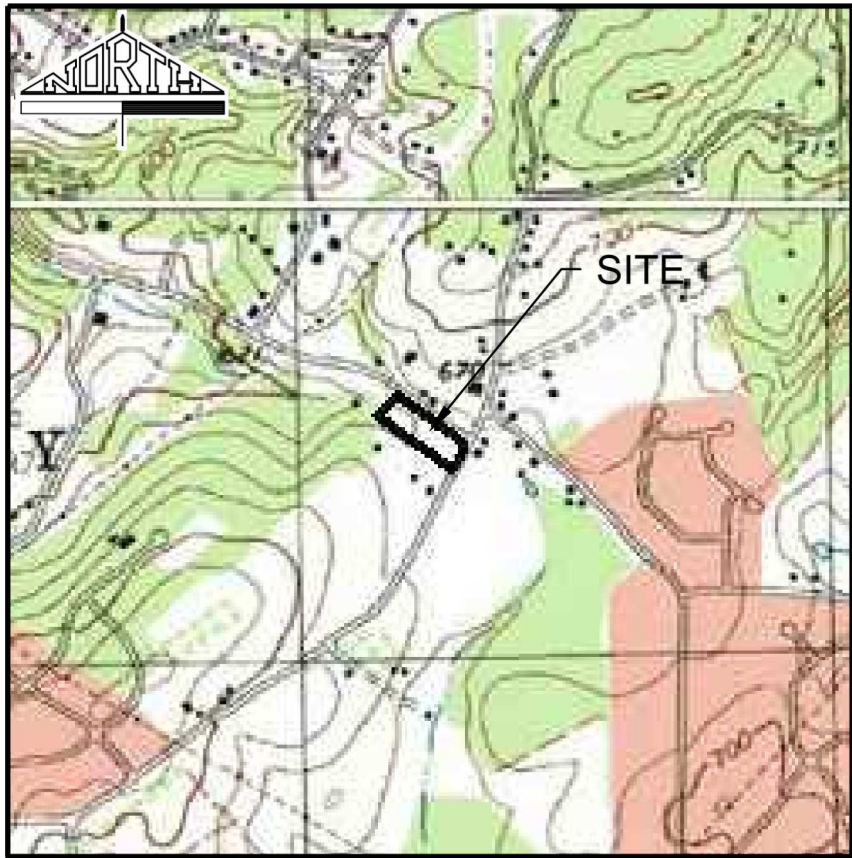
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN

- SW-16 COVER SHEET
- SW-17 GENERAL NOTES
- SW-18 GENERAL NOTES
- SW-19 EXISTING CONDITIONS PLAN
- SW-20 BMP LOCATION MAP
- SW-21 PCSM GRADING PLAN
- SW-22 STORM PROFILES
- SW-23 STORM DETAILS
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- SW-25 STORM DETAILS
- SW-26 STORM DETAILS
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- SW-28 BMP-001 OUTLET STRUCTURE DETAIL
- SW-29 BMP-001 ADS DETAILS
- SW-30 BMP-001 ADS DETAILS
- SW-31 BMP-001 ADS DETAILS
- SW-32 BMP-001 ADS DETAILS
- SW-33 BMP-001 ADS DETAILS
- SW-34 OPERATION AND MAINTENANCE NOTES
- SW-35 MATERIAL SPECIFICATIONS
- SW-36 TEST PIT LOG
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- SW-38 PRE DEVELOPMENT DRAINAGE AREA MAP
- SW-39 POST DEVELOPMENT DRAINAGE AREA MAP
- SW-40 POST DEVELOPMENT SUB-DRAINAGE AREA MAP

EROSION AND SEDIMENT CONTROL PLAN

- ES-41 COVER SHEET
- ES-42 GENERAL NOTES
- ES-43 EXISTING CONDITIONS AND DEMOLITION PLAN
- ES-44 E&S CONTROL PLAN
- ES-45 E&S DETAILS
- ES-46 E&S DETAILS
- ES-47 E&S DETAILS
- ES-48 MATERIAL SPECIFICATIONS

ALL PLAN SHEETS (LD-1 - ES-48) SHALL BE RECORDED.



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LOCATION MAP

SCALE: 1" = 1000'

UTILITY COMPANY INFORMATION

COMPANY: COMCAST CABLE COMMUNICATIONS
C/O USIC LOCATING SERVICES, INC. ADDRESS: 200 E CANAL ST
ADDRESS: 13085 HAMILTON CROSSING BLVD.,
SUITE 200
CARMEL, IN. 46032

COMPANY: UGI UTILITIES, INC.
ADDRESS: 1301 AIP DRIVE
MIDDLETOWN, PA 17057

COMPANY: DERRY TOWNSHIP MUNICIPAL
AUTHORITY OF/DERRY TOWNSHIP
ADDRESS: 670 CLEARWATER RD
HERSHEY, PA. 17033
717-566-3237

COMPANY: PENNSYLVANIA AMERICAN WATER
HUMMELSTOWN, PA 17036

COMPANY: PPL ELECTRIC UTILITIES
CORPORATION
ADDRESS: 1801 BROOKWOOD UTILITIES
HARRISBURG, PA 17104

COMPANY: VERIZON NORTH
ADDRESS: 2441 GRANDVIEW BLVD.
ERIE, PA. 16506

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:

- 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.
- 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.
- 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.
- 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.

PLAT NO. 1384

TOWNSHIP
OF
DERRY

PLAT NO. 1384

SUBMISSION DATE

4 1 2024
Mo. Day Year

REVISION DATE

Mo. Day Year

C. Emerick

Sig.-Director of
Community Development



CERTIFICATION OF CARBONATE GEOLOGY

I, _____, CERTIFY THAT THE PROPOSED STORM WATER MANAGEMENT BASIN(S) IS/IS NOT UNDERLAIN BY CARBONATE GEOLOGY.

DATE

GEOLOGIST'S SIGNATURE

CERTIFICATE OF ACCURACY - LIGHTING

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED LIGHTING PLAN HAS BEEN VERIFIED FOR COMPLIANCE WITH IECC 2009, IS IN CONFORMANCE AND WILL MEET OR EXCEED THE SPECIFICATIONS OF THE DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (SECTION 185-33.E), AND THE SPECIFICATIONS OF THE DERRY TOWNSHIP ZONING ORDINANCE (SECTION 225-421).

20____

LICENSED PROFESSIONAL

APPLICANT ACKNOWLEDGEMENT CERTIFICATE

CREEKVIEW MANAGEMENT, LLC, HEREBY ACKNOWLEDGES THAT THE STORMWATER BMP'S ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

20____

OWNER, CREEKVIEW MANAGEMENT, LLC

NOT FOR BIDDING/NOT FOR CONSTRUCTION

COVER SHEET

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
FOR
CREEKVIEW LAWN AND LANDSCAPES

situated in
Derry Township, Dauphin Co.

Date: 03/28/2024

Project No. 2022149-001

Sheet LD-1 of 40



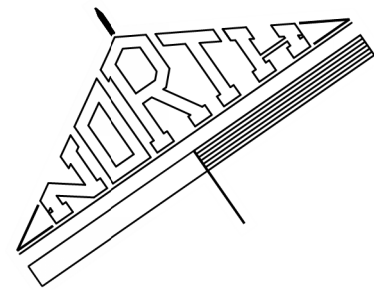
Land Planning
Landscape Architecture
Civil Engineering

53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277

221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3910 FAX: (717) 854-3920
PO BOX 841
Camp Hill, PA 17001

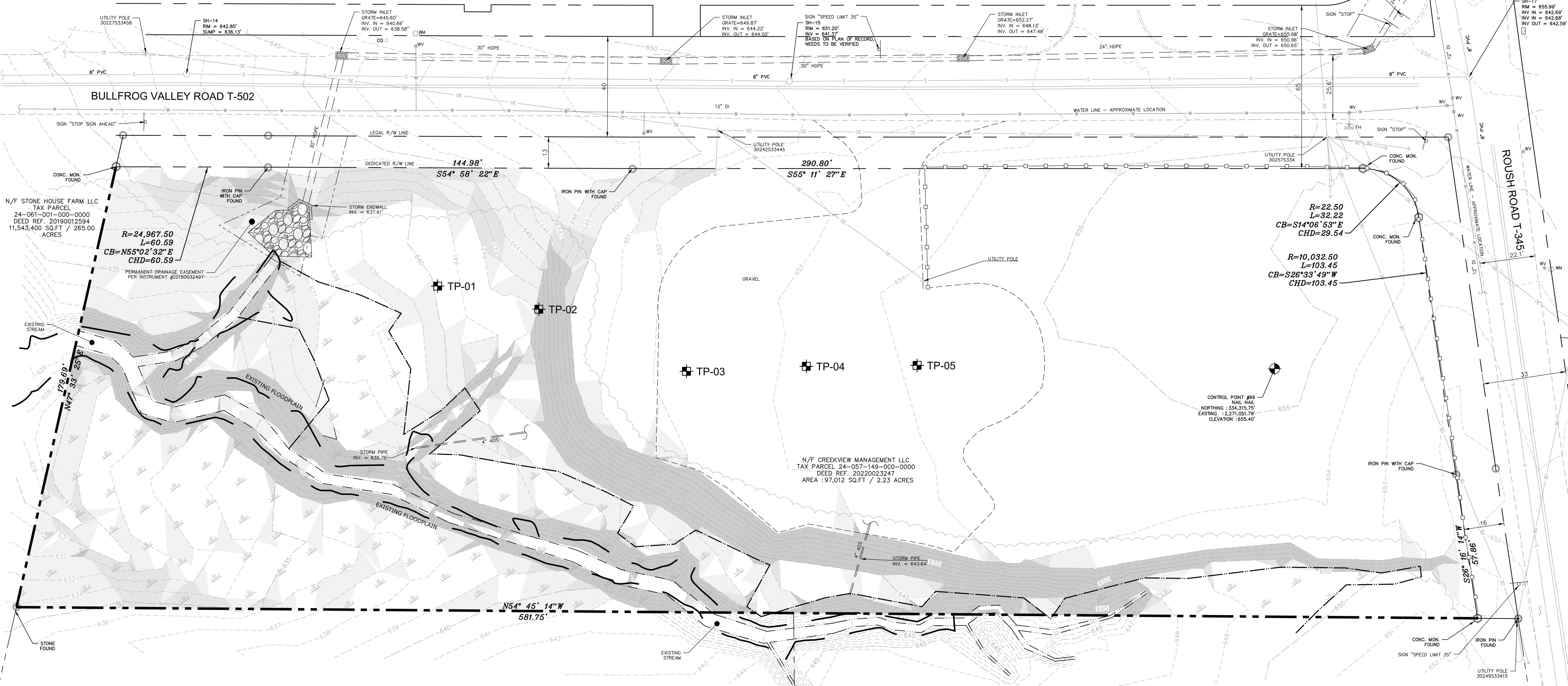
E-mail: info@rgsassociates.com
www.rgsassociates.com

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N/F DRISCOLL RENTALS LLC
TAX PARCEL 24-057-094-000-0000
DEED REF. 20230006875
152,972 SQ.FT / 3.51 ACRES

N/F STEPHEN M. HINES
TAX PARCEL 24-057-037-000-0000
DEED REF. 1875-587
116,740.80 SQ.FT / 2.68 ACRES



N/F STONE HOUSE FARM LLC
TAX PARCEL 24-061-001-000-0000
DEED REF. 20190012594
11,543,400 SQ.FT / 265.00 ACRES

N/F TY A. WAGNER
TAX PARCEL 24-057-036-000-0000
DEED REF. 20100018674
69,696.00 SQ.FT / 1.60 ACRES

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area
1	10.00%	20.00%		15213
2	20.00%	30.00%		3953
3	30.00%	365000.00%		11848

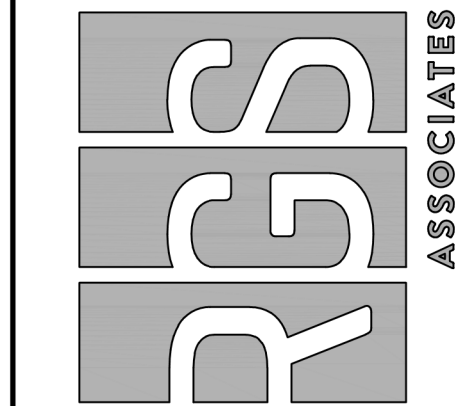
EXISTING CONDITIONS PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR CREEKVIEW LAWN AND LANDSCAPES

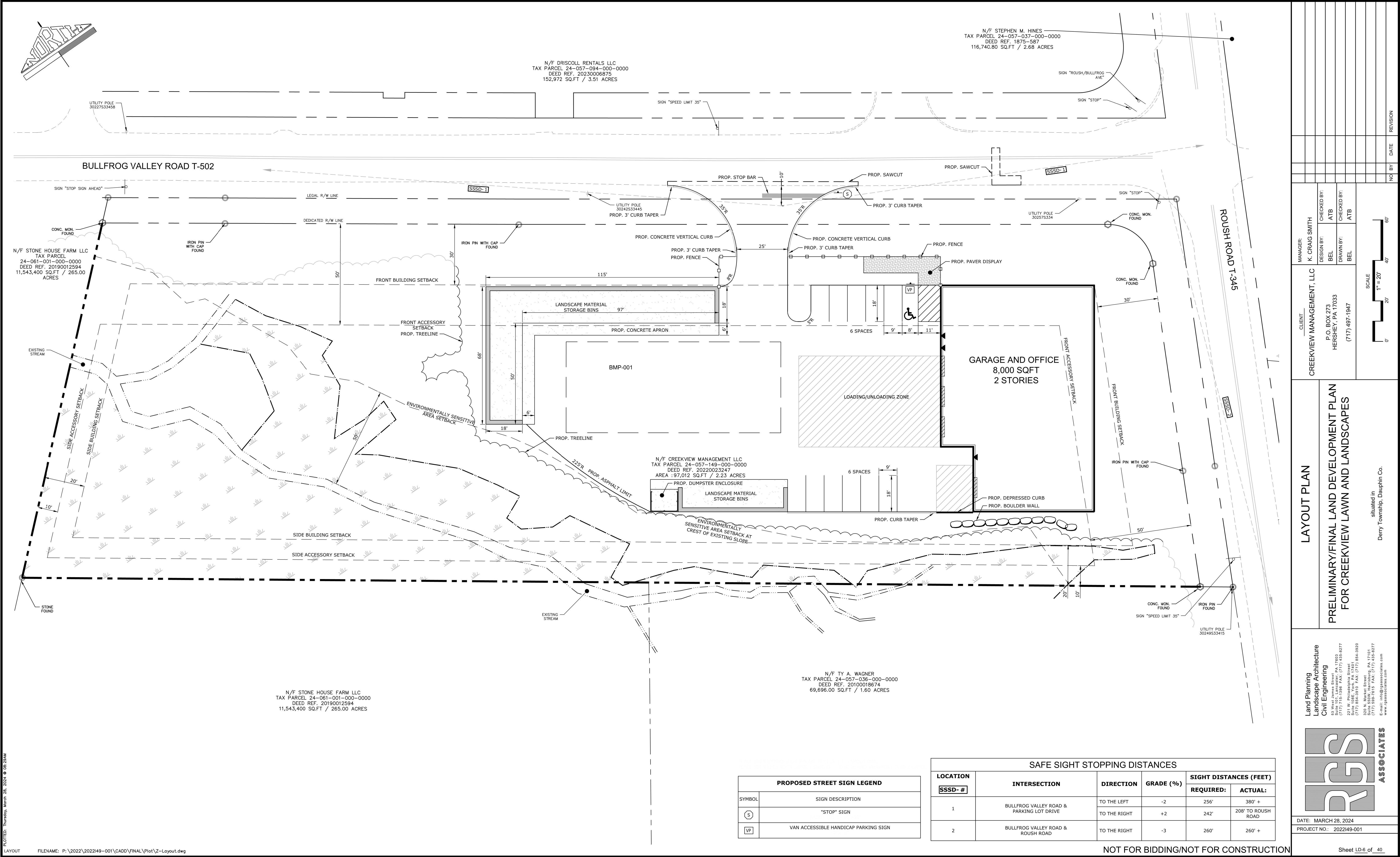
MANAGER: K. CRAIG SMITH	DESIGN BY: BEL		CHECKED BY: ATB	
	DRAWN BY: BEL		CHECKED BY: ATB	

CLIENT
CREEKVIEW MANAGEMENT, LLC
P.O. BOX 273
HERSHEY, PA 17033
(717) 497-1947

Land Planning
Landscape Architecture
Civil Engineering
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX (717) 435-8277
221 W. Philadelphia Street
(717) 854-3810 FAX (717) 854-3820
320 N. Market Street
(717) 558-7415 FAX (717) 433-9277
E-mail: info@grassassociates.com
www.grassassociates.com



DATE: MARCH 28, 2024
PROJECT NO.: 2022149-001



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

SAFE SIGHT STOPPING DISTANCES					
LOCATION SSSD- #	INTERSECTION	DIRECTION	GRADE (%)	SIGHT DISTANCES (FEET)	
				REQUIRED:	ACTUAL:
1	BULLFROG VALLEY ROAD & PARKING LOT DRIVE	TO THE LEFT	-2	256'	380' +
		TO THE RIGHT	+2	242'	208' TO ROUSH ROAD
2	BULLFROG VALLEY ROAD & ROUSH ROAD	TO THE RIGHT	-3	260'	260' +

MANAGER:
K. CRAIG SMITH

DESIGN BY:
BEL

CHECKED BY:
ATB

CLIENT:
CREEKVIEW MANAGEMENT, LLC

P.O. BOX 273
HERSHEY, PA 17033

(717) 497-1947

LAYOUT PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR CREEKVIEW LAWN AND LANDSCAPES

Land Planning
Landscape Architecture
Civil Engineering

221 W. Philadelphia Street
Harrisburg, PA 17103
(717) 715-1596 FAX: (717) 433-8277

320 N. Market Street
Harrisburg, PA 17101
(717) 854-3010 FAX: (717) 854-3020

E-mail: info@rsgassociates.com
www.rsgassociates.com

DATE: MARCH 28, 2024

PROJECT NO.: 2022149-001

SITUATED IN
Derry Township, Dauphin Co.

SCALE
1" = 20'
0' 20' 40' 60'

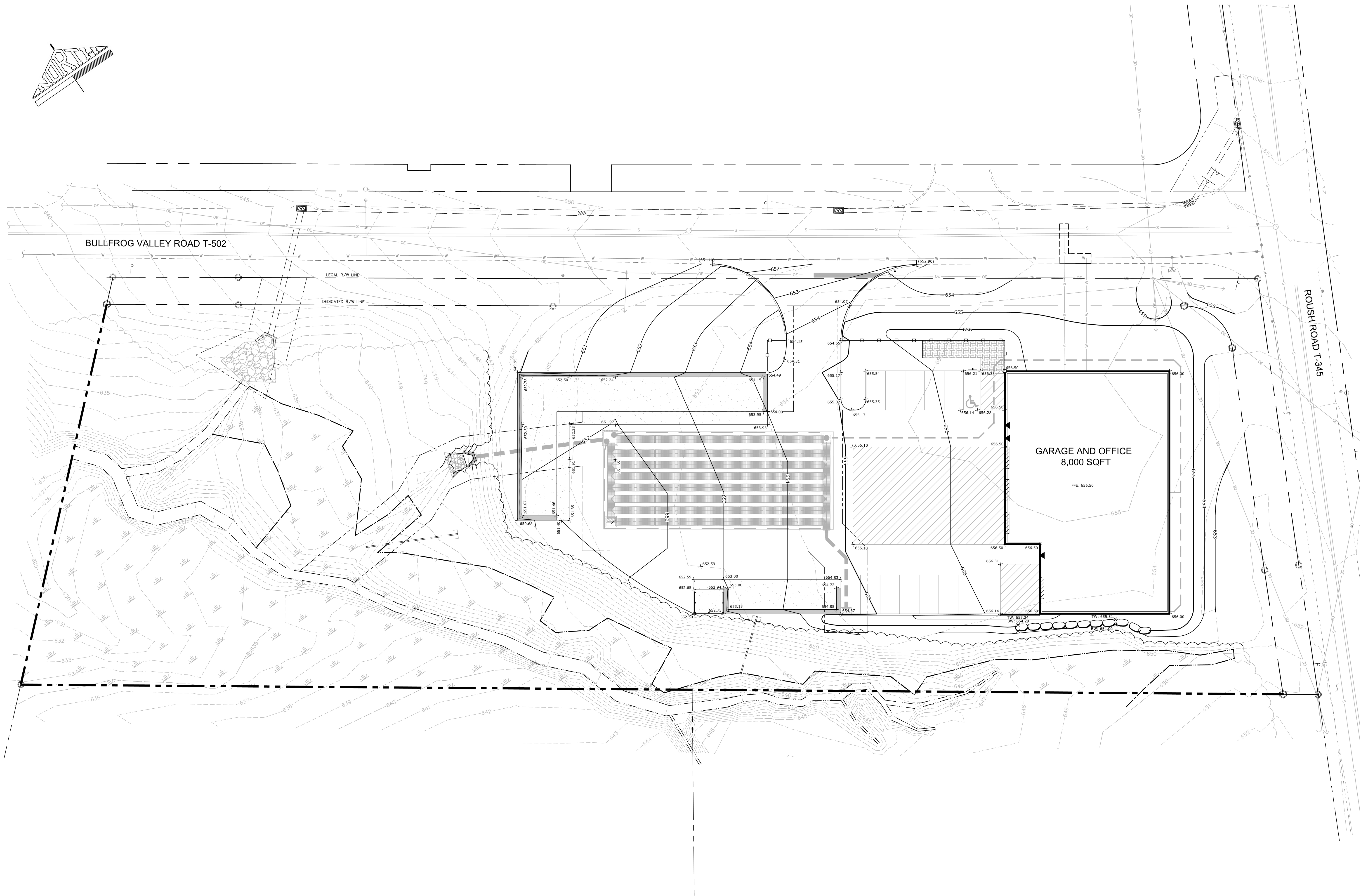
NO. BY DATE REVISION

NOT FOR BIDDING/NOT FOR CONSTRUCTION

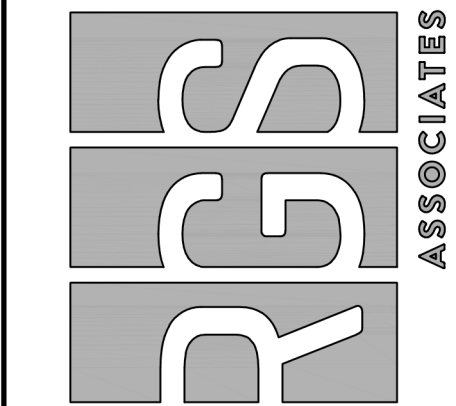
Sheet LD-6 of 40

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Land Planning
Landscape Architecture
Civil Engineering
221 W. Philadelphia Street
Suite 101, Lancaster, PA 17603
(717) 715-1596 FAX (717) 433-8277
320 N. Market Street
Suite 101, Hershey, PA 17033
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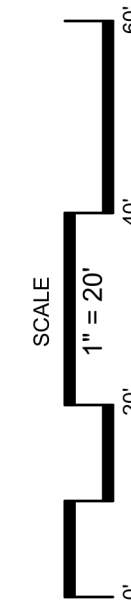
GRADING PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR CREEKVIEW LAWN AND LANDSCAPES

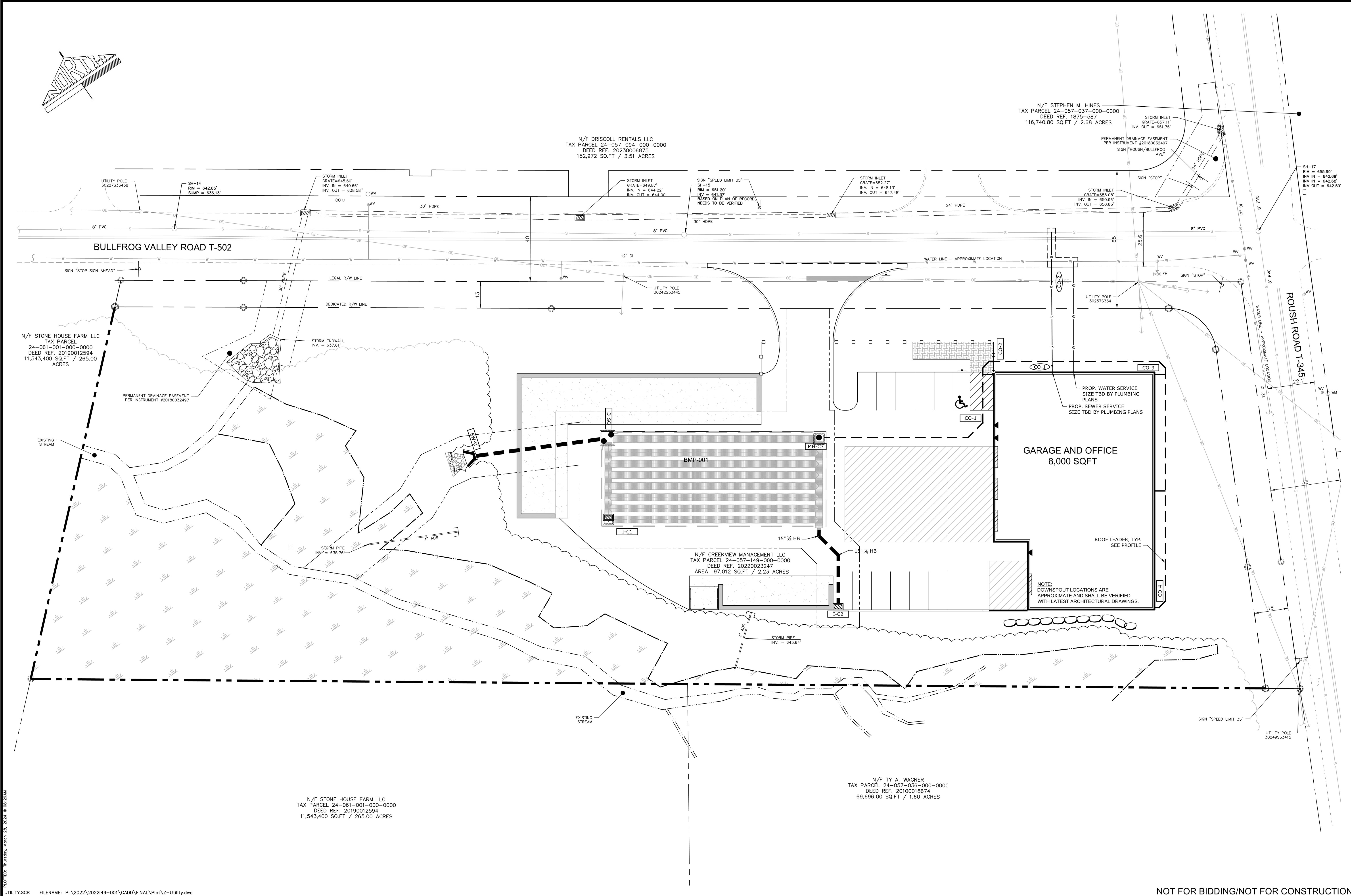
situated in
Derry Township, Dauphin Co.

CLIENT
CREEKVIEW MANAGEMENT, LLC
P.O. BOX 273
HERSHEY, PA 17033
(717) 497-1947

MANAGER: K. CRAIG SMITH
DESIGN BY: BEL
CHECKED BY: ATB
DRAWN BY: BE
CHECKED BY: ATB



NO	BY	DATE	REVISION



MANAGER:
K. CRAIG SMITH

CHECKED BY:
ATB

DESIGN BY:
NDF

DRAWN BY:
NDF

CLIENT:
CREEKVIEW MANAGEMENT, LLC

P.O. BOX 273
HERSHEY, PA 17033
(717) 497-1947

UTILITY PLAN

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR CREEKVIEW LAWN AND LANDSCAPES

Land Planning
Landscape Architecture
Civil Engineering

221 W. Philadelphia Street
Harrisburg, PA 17103
(717) 715-1396 FAX (717) 433-8277

320 N. Market Street
Harrisburg, PA 17101
(717) 854-3010 FAX (717) 854-3020

E-mail: info@rgsassociates.com
www.rgsassociates.com

DATE: MARCH 28, 2024

PROJECT NO.: 2022149-001

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Sheet LD-9 of 40

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