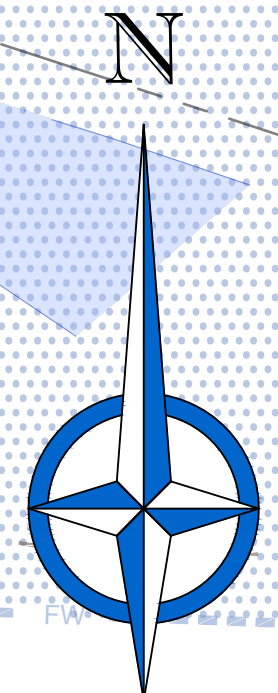
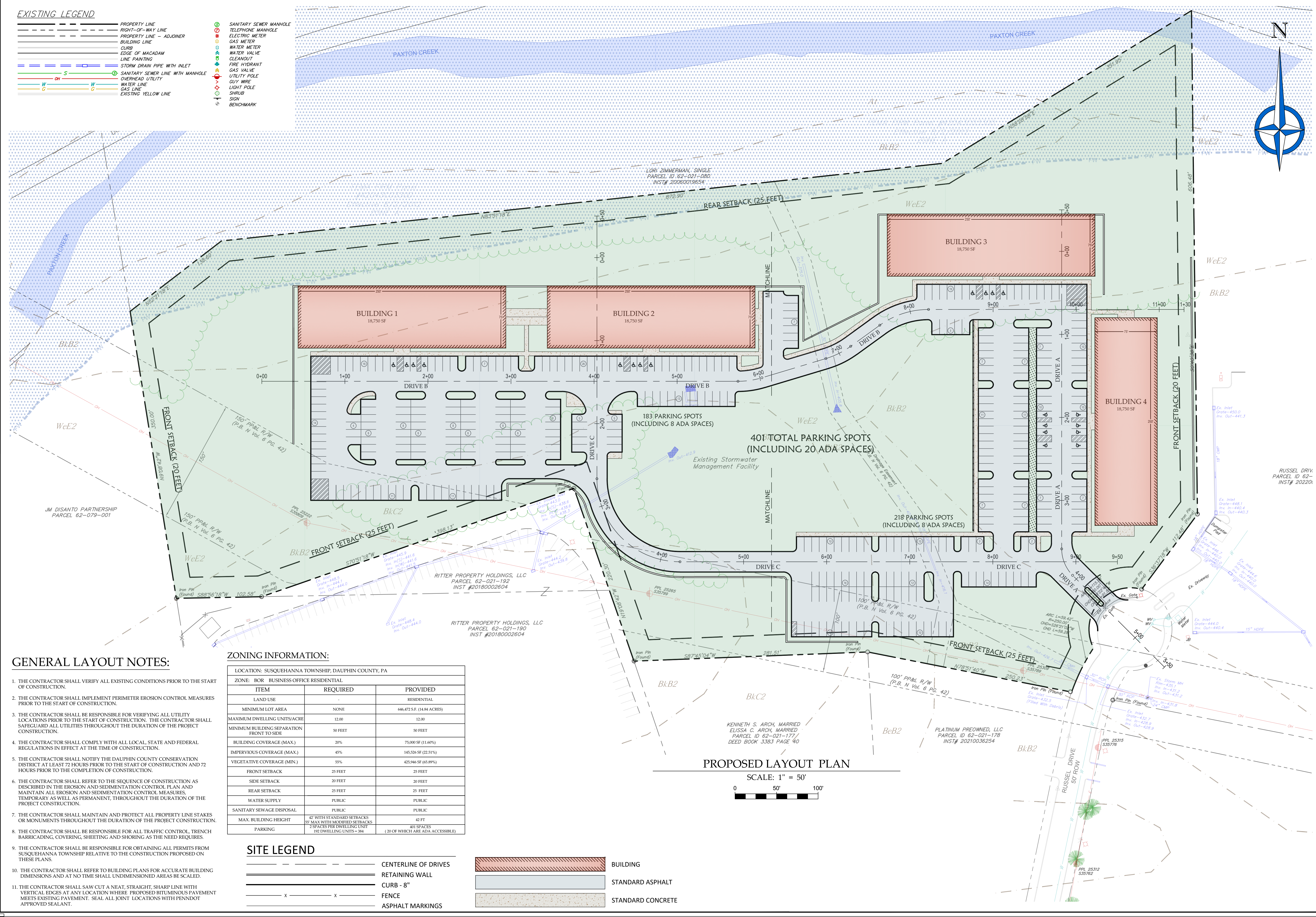
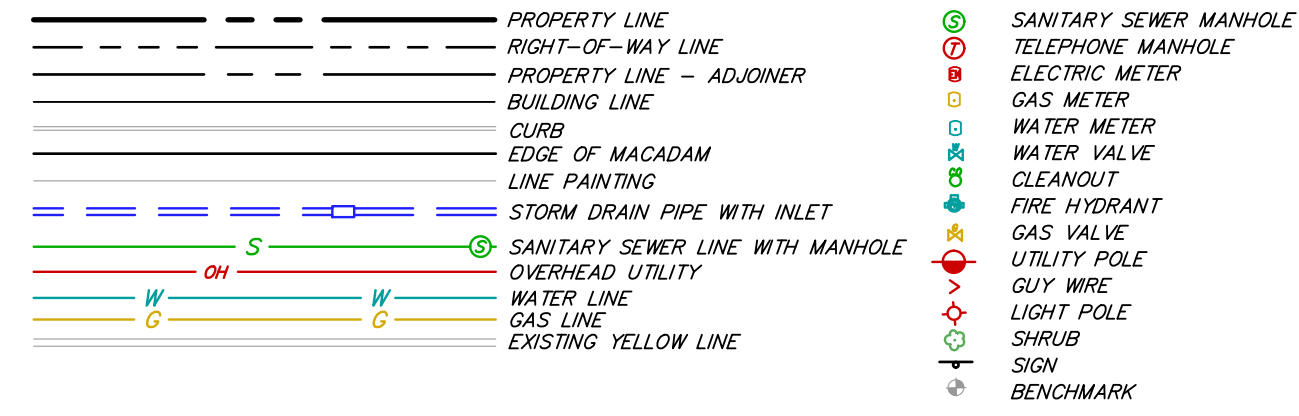


**EXISTING LEGEND**



**GENERAL LAYOUT NOTES:**

- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL IMPLEMENT PERIMETER EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL SAFEGUARD ALL UTILITIES THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE DAUPHIN COUNTY CONSERVATION DISTRICT AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION AND 72 HOURS PRIOR TO THE COMPLETION OF CONSTRUCTION.
- THE CONTRACTOR SHALL REFER TO THE SEQUENCE OF CONSTRUCTION AS DESCRIBED IN THE EROSION AND SEDIMENTATION CONTROL PLAN AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES, TEMPORARY AS WELL AS PERMANENT, THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN AND PROTECT ALL PROPERTY LINE STAKES OR MONUMENTS THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADING, COVERING, SHEETING AND SHORING AS THE NEED REQUIRES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FROM SUSQUEHANNA TOWNSHIP RELATIVE TO THE CONSTRUCTION PROPOSED ON THESE PLANS.
- THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACCURATE BUILDING DIMENSIONS AND AT NO TIME SHALL UNDIMENSIONED AREAS BE SCALED.
- THE CONTRACTOR SHALL SAW CUT A NEAT, STRAIGHT, SHARP LINE WITH VERTICAL EDGES AT ANY LOCATION WHERE PROPOSED BITUMINOUS PAVEMENT MEETS EXISTING PAVEMENT. SEAL ALL JOINT LOCATIONS WITH PENNDOT APPROVED SEALANT.

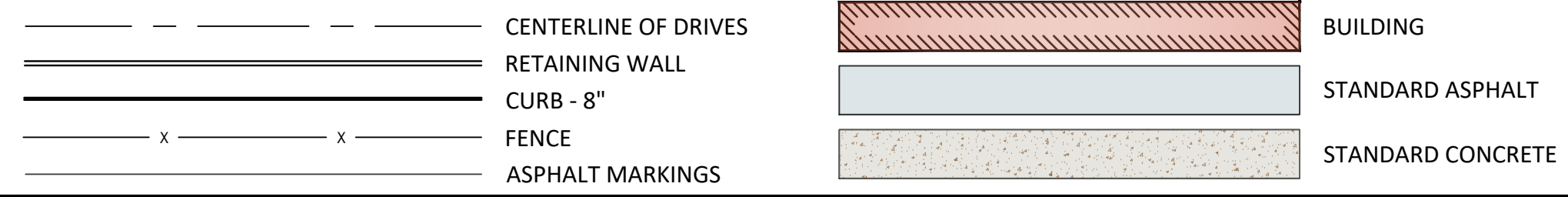
**ZONING INFORMATION:**

LOCATION: SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

ZONE: BOR BUSINESS OFFICE RESIDENTIAL

ITEM	REQUIRED	PROVIDED
LAND USE	RESIDENTIAL	RESIDENTIAL
MINIMUM LOT AREA	NONE	646,472 SF (14.84 ACRES)
MAXIMUM DWELLING UNITS/ACRE	12.00	12.00
MINIMUM BUILDING SEPARATION	50 FEET	50 FEET
BUILDING COVERAGE (MAX.)	20%	75,000 SF (11.60%)
IMPERVIOUS COVERAGE (MAX.)	45%	145,526 SF (22.51%)
VEGETATIVE COVERAGE (MIN.)	55%	425,946 SF (65.89%)
FRONT SETBACK	25 FEET	25 FEET
SIDE SETBACK	20 FEET	20 FEET
REAR SETBACK	25 FEET	25 FEET
WATER SUPPLY	PUBLIC	PUBLIC
SANITARY SEWAGE DISPOSAL	PUBLIC	PUBLIC
MAX. BUILDING HEIGHT	42' WITH STANDARD SETBACKS 55' MAX WITH MODIFIED SETBACKS	42 FT
PARKING	120 SPACES PER DWELLING UNIT 192 DWELLING UNITS = 384	401 SPACES (20 OF WHICH ARE ADA ACCESSIBLE)

**SITE LEGEND**



NO.	DATE	REVISIONS	BY

**NAVARRO & WRIGHT CONSULTING ENGINEERS, INC.**

CORPORATE OFFICE  
151 RENO AVENUE  
NEW CUMBERLAND, PA 17070  
PHONE: (717) 441-2216  
FAX: (717) 441-2218  
www.navarrowright.com

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

**PA 1 SYSTEM, INC.**  
1-800-242-1776  
PCS SERIAL NUMBER: 20232782413

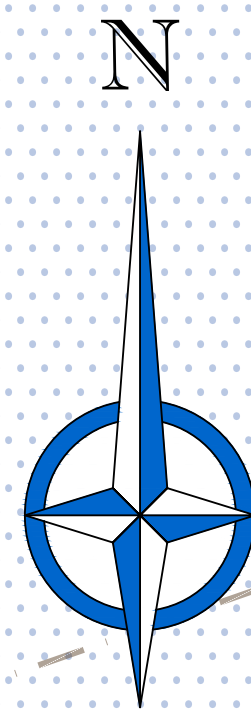
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR CREEKVIEW HEIGHTS APARTMENTS

SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

DRAWN BY: JIG  
CHECKED BY: PJN  
SCALE: 1" = 50'  
DATE: JAN. 31, 2024

JOB NUMBER:  
**2310SV181**

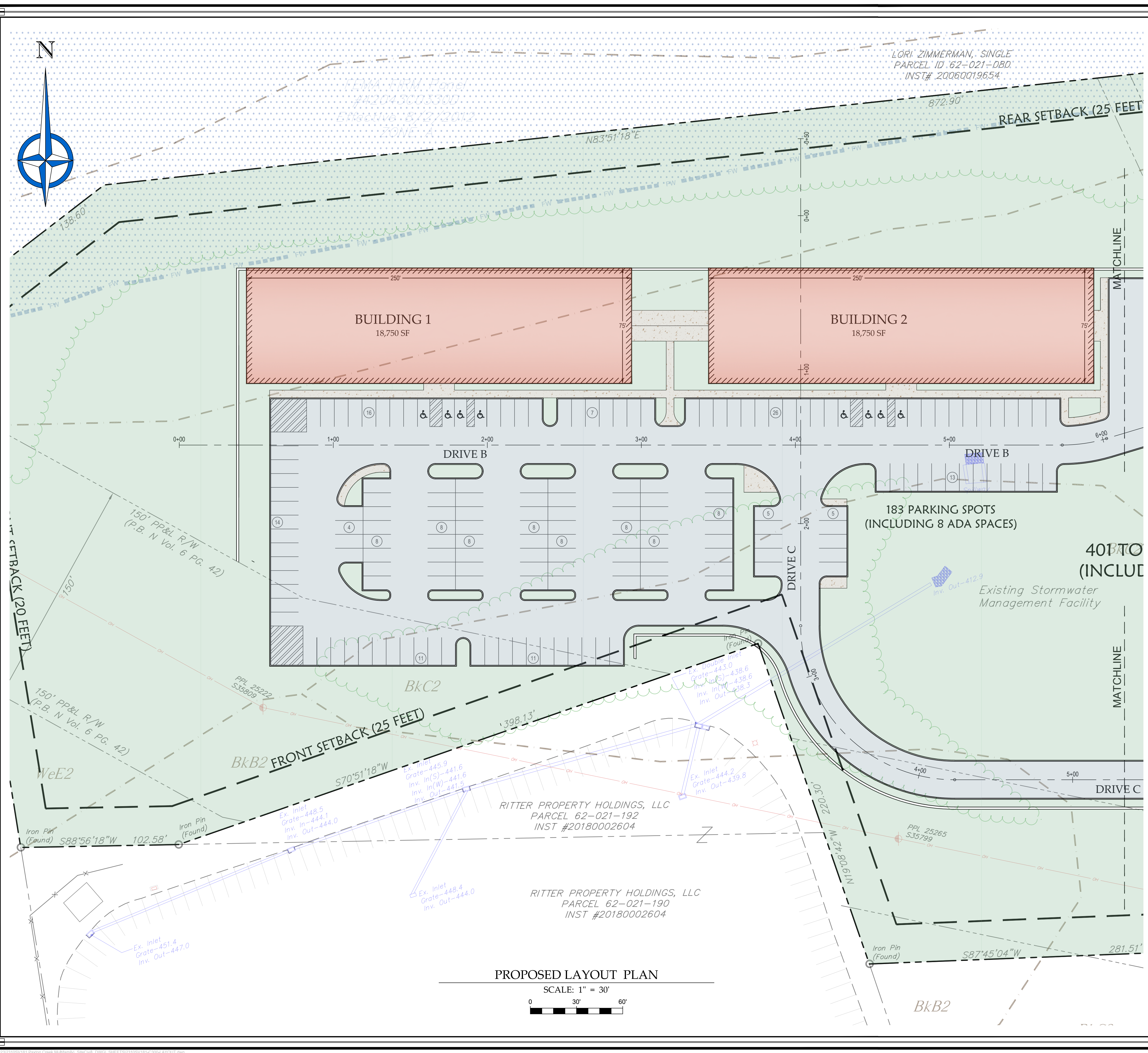
DRAWING DESCRIPTION:  
**PROPOSED LAYOUT PLAN**  
DRAWING NUMBER:  
**C300**



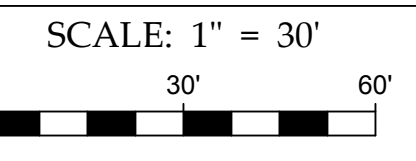
LORI ZIMMERMAN, SINGLE  
PARCEL ID 62-021-080  
INST# 20060019654

EXISTING LEGEND

- PROPERTY LINE
  - RIGHT-OF-WAY LINE
  - PROPERTY LINE - ADJONER
  - BUILDING LINE
  - CURB
  - EDGE OF MACADAM
  - LINE PAINTING
  - STORM DRAIN PIPE WITH INLET
  - SANITARY SEWER LINE WITH MANHOLE
  - OVERHEAD UTILITY
  - WATER LINE
  - GAS LINE
  - EXISTING YELLOW LINE
- TELEPHONE MANHOLE
  - ELECTRIC METER
  - GAS METER
  - WATER METER
  - WATER VALVE
  - CLEANOUT
  - FIRE HYDRANT
  - GAS VALVE
  - UTILITY POLE
  - GUY WIRE
  - LIGHT POLE
  - SHRUB
  - SIGN
  - BENCHMARK



PROPOSED LAYOUT PLAN



NO.	REVISIONS	DATE	BY

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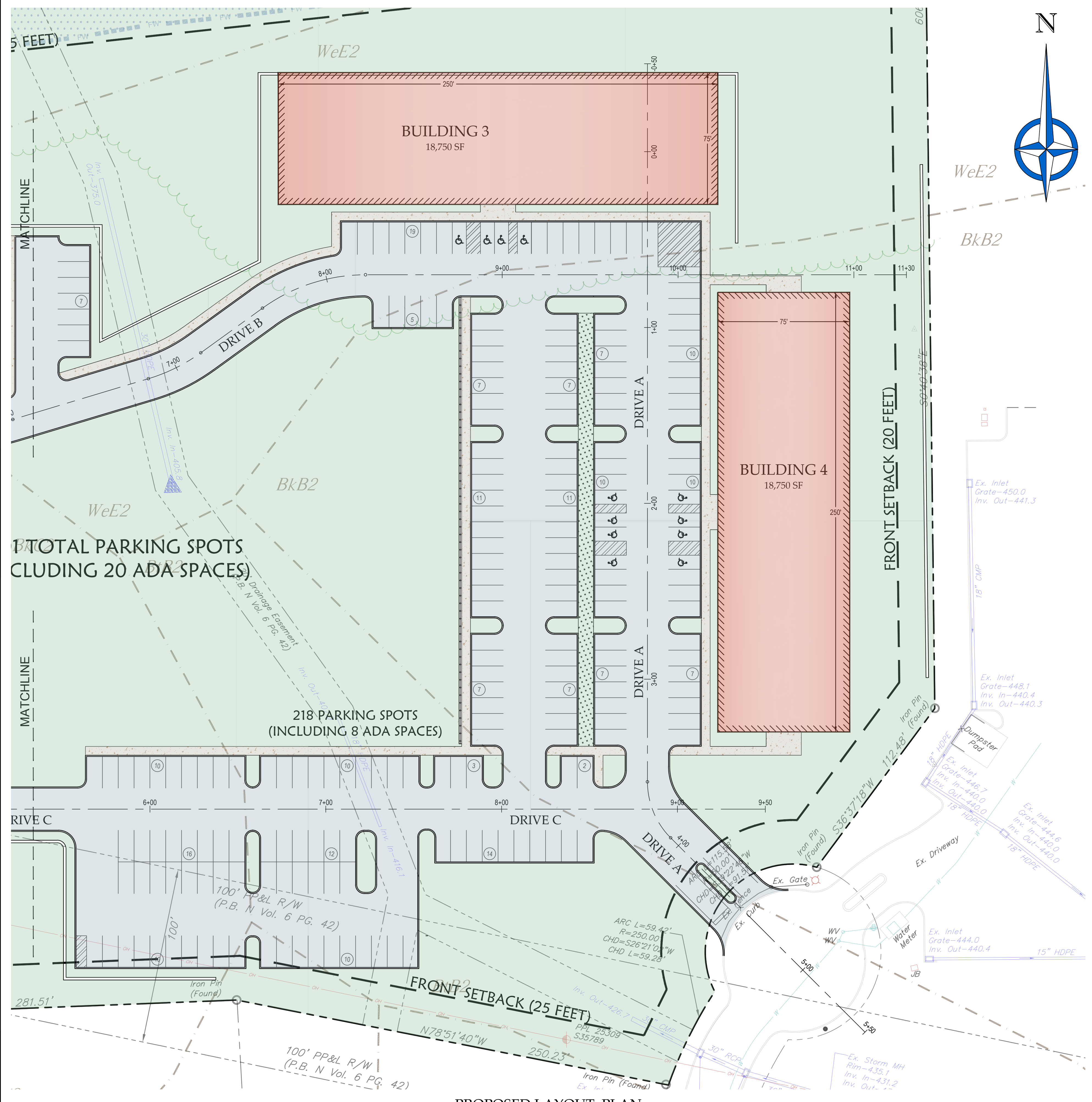
PRELIMINARY/FINAL  
LAND DEVELOPMENT PLAN  
FOR  
CREEKVIEW HEIGHTS APARTMENTS  
SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

DRAWN BY: JIG  
CHECKED BY: PJN  
SCALE: 1" = 30'  
DATE: JAN. 31, 2024

JOB NUMBER:  
**2310SV181**

DRAWING DESCRIPTION:  
**PROPOSED LAYOUT PLAN**

DRAWING NUMBER:  
**C301**



**EXISTING LEGEND**

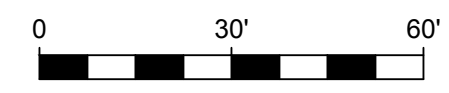
	PROPERTY LINE		SANITARY SEWER MANHOLE
	RIGHT-OF-WAY LINE		ELECTRIC METER
	PROPERTY LINE - ADJOINER		GAS METER
	BUILDING LINE		WATER METER
	CURB		WATER VALVE
	EDGE OF MACADAM		CLEANOUT
	LINE PAINTING		FIRE HYDRANT
	STORM DRAIN PIPE WITH INLET		GAS VALVE
	SANITARY SEWER PIPE WITH MANHOLE		UTILITY POLE
	OVERHEAD UTILITY		GUY WIRE
	WATER LINE		LIGHT POLE
	GAS LINE		SHRUB
	EXISTING YELLOW LINE		SIGN
			BENCHMARK

TOTAL PARKING SPOTS  
CLUDING 20 ADA SPACES)

218 PARKING SPOTS  
(INCLUDING 8 ADA SPACES)

**PROPOSED LAYOUT PLAN**

SCALE: 1" = 30'



NO.	DATE	REVISIONS	BY

**NAVARRO & WRIGHT CONSULTING ENGINEERS, INC.**

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NEW CUMBERLAND, PA 17070  
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PRELIMINARY/FINAL  
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DRAWN BY: JIG  
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DRAWING NUMBER:  
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