

# Mill Creek Community

West Lampeter Township, Lancaster County, Pennsylvania



## Project Description:

One of the first of its kind in Lancaster County, Mill Creek is a neighborhood community set on 84 acres and is comprised of 237 lots with a mix of single-family, semi-detached, and townhouse units.

ELA Group worked with the township to craft a “Neighborhood Design Option” zoning text amendment. Among other things, this amendment allowed for context-sensitive street widths and six foot yard setbacks which contributed to the “neighborhood community” setting.

It was important to preserve and enhance the existing natural features such as mature trees, a spring house, a stone barn and the Mill Creek riparian buffer. This was accomplished by creating a trail system that meanders through the community and connects the numerous open spaces. The result was a livable community that encourages interaction between the residents themselves and the environment.

## Client / Contact

Charter Homes & Neighborhoods  
Robert Bowman, President



Offices in Lititz & State College, Pennsylvania  
717.626.7271 814.861.6328  
[www.elagroup.com](http://www.elagroup.com)

## Professional Services Provided

---

- Athletic Fields
- Comprehensive Plan / Study
- Construction Administration
- Construction Documents
- DCNR Grant
- Erosion & Sedimentation Control
- Feasibility Study
- General Structures (design)
- General Structures (repairs)
- GIS Consulting
- Highway Occupancy Permitting
- Hydraulic Study
- Inspections / Observations
- Land Development Plan
- Master Planning
- Miscellaneous Permits
- Miscellaneous Study
- Ordinance Reviews
- Plan Review
- Planning Module
- Playground Design
- Potable Water Design
- Recreation Study
- Roadway Improvements
- Sanitary Sewer Design
- Signal Permitting
- Sketch Plans
- Stormwater Improvements
- Stormwater Management
- Subdivision
- Topographic Survey & Boundary
- Traffic Impact Study
- Water Distribution Design
- Wetlands
- Zoning

*Exploring Possibilities....*

*...Finding Solutions*

