

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

MunicipalityDerry TownshipSurveyorNot IndicatedEngineer/RLANot Indicated

Plat TitleHershey Hotel at Hershey West End – Phase F

Zoning DistrictPlanned Campus WestProposed Land UseMixed Use/Hotel

Plat Status:

Preliminary

XFinal

P/F

Minor

Plat Type:

Subdivision

XLand Development

Regulations:

County

XMunicipal

XZoning

XS&LD

Existing # of Lots

1

Proposed # of Lots

1

Proposed # of New DUs

0

Subdivided / Developed Acres

23.07

Total Acres

288.22

Date Received04/11/24Staff Review04/29/24Official County Review04/29/24

Reviewed by DMKChecked byTax Map Parcel # 24-051-108

- 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.

- The following certifications, signatures and approvals (or approved waivers) are required prior to plan recording:
 - Surveyor/engineer name, seal and signature [S-LD §185-13E(4a)(32, 33)]
 - Ownership and dedicatory statements with notarization [S-LD §185-13E(4a)(46, 47)]
 - Erosion and sedimentation control [S-LD §185-13E(4a)22]
 - Stormwater management plan [S-LD §185-13E(5f);185-26]
 - DEP sewage planning module [S/LD – §185-13E(5b)]
 - Lighting plan and professional certification [S-LD §185-33E]
- Provide metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arc lengths, chord lengths and central angles for all property lines, including the entire perimeter of the tract to be subdivided (Parcel F) [S-LD §185-13E(4a)(7)].
- Provide existing/proposed impervious, vegetative coverage as well as net developable area calculation for this phase (Parcel F) [S-LD §185-13E(4a)(12, 24, 25)].
- Lighting plan requires professional certification and signature [S-LD §185-33E].
- Add a table to the notes for the plan which cross references the street labels (A through J) from the approved Master Plan with the street names given on the final plans so that approved modifications to the Master Plan may be more accurately applied during review of the final plan with actual street names. For instance, it is assumed that Witmer Way in the current plan was Street B in the approved Master Plan and in subsequent modification references.

Plan No. 24-039

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) (waiver requested)	✓		
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	✓	(no pcp)	
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown (phases)	✓		
13. Lot dimensions shown		✓	
14. Lot areas shown		✓	
15. Permanent monuments and markers shown	✓		
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands (waiver requested)			✓
Floodplains (waiver requested)			✓
Woodlands, streams (waiver requested)			✓
18. Contours at required interval shown (waiver requested)	✓		
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 (Witmer Way)	✓		
R/W width	✓		
Paving width	✓		
Profiles (utilities) (waivers requested)	✓		
24. Curbs shown	✓		
25. Sidewalks shown	✓		
26. Existing and proposed coverage shown	✓		
27. Parking schedule provided shown (overall site compliance)	✓		
28. Traffic study completed (initial Phase 1 applies)			✓
29. Recreation area shown/fee in-lieu-of provided			✓
30. Erosion and sedimentation control plan shown (noted – CCD ‘Phase 4’)	✓		
31. Statement of ownership, signature and notarization shown (needs sign/notar)	✓		
32. Dedicatory statement shown (needs to be signed & notarized)	✓		
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown	✓		
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

FINAL LAND DEVELOPMENT PLAN
FOR
HERSHEY HOTEL AT HERSHEY WEST END - PHASE F

OWNER OF RECORD

HERSHEY TRUST COMPANY, AS TRUSTEE OF THE MILTON HERSHEY SCHOOL TRUST
100 MANSION ROAD EAST
P.O. BOX 445
HERSHEY, PA 17022-0445
(717) 520-1120
CONTACT: KEN GALL, DIRECTOR OF REAL ESTATE, HERSHEY TRUST COMPANY

DEVELOPER AND APPLICANT

HERSHEY ENTERTAINMENT & RESORTS
27 WEST CHOCOLATE AVENUE
HERSHEY, PA 17033
(717) 534-3335
CONTACT: BOB DEFIORE

SOURCE OF TITLE

DAUPHIN COUNTY, PA
PROPERTY ID:

OWNER	DEED REFERENCE	TAX PARCEL NOS.
HERSHEY TRUST COMPANY, AS TRUSTEE OF THE MILTON HERSHEY SCHOOL TRUST	INSTRUMENT NO. 20210039601	24-051-102 (UNIT A) 24-051-103 (UNIT B) 24-051-104 (UNIT C) 24-051-105 (UNIT D) 24-051-107 (UNIT E) 24-051-108 (UNIT F) 24-051-109 (WITHDRAWABLE/CONVERTIBLE REAL ESTATE TRACT 1) 24-051-101 (WITHDRAWABLE/CONVERTIBLE REAL ESTATE TRACT 2) 24-051-110 (WITHDRAWABLE/CONVERTIBLE REAL ESTATE TRACT 3) 24-051-111 (WITHDRAWABLE/CONVERTIBLE REAL ESTATE TRACT 4) 24-051-112 (WITHDRAWABLE/CONVERTIBLE REAL ESTATE TRACT 5) 24-051-113 (WITHDRAWABLE/CONVERTIBLE REAL ESTATE TRACT 6)

FOR UNIT AND WITHDRAWABLE/CONVERTIBLE REAL ESTATE
REFERENCES, SEE INSTRUMENT NO. 20200036357

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

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN
ON THIS, THE ____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED
OFFICERS, PERSONALLY APPEARED _____
BEING _____ OF _____
WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE
CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS
AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE
PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION
DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION
FURTHER ACKNOWLEDGES, THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS
PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE -
(EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION").

NOTARY (SEAL)

OWNER 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.

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.

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).

Commonwealth of Pennsylvania
County of Dauphin
On this ____ day of _____, 20____, before me, Ken Gall, Director of Real Estate,
Hershey Trust Company, the Undersigned personally appeared _____

who being duly sworn according to law deposes and
says that they are the owner 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 the owner of the within plat and that
all streets or parts thereof not previously
dedicated are hereby tendered for
dedication to public use.

Owner _____

GEOPHYSICAL INFORMATION

GEOPHYSICAL STUDY PROVIDED BY:

ARM GROUP, INC.
1129 WEST GOVERNOR RD.
P.O. BOX 797
HERSHEY, PA 17033
(717)-533-8600
DATE: 5-07-2018

SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHY PROVIDED BY:

WEBER SURVEYORS, INC. K&W ENGINEERS
931 STONY BATTERY RD. 2201 NORTH FRONT STREET,
LANDISVILLE, PA 17538 SUITE 200
(717)-898-9466 HARRISBURG, PA 17110
DATE: JANUARY 2018 (717)-635-2835
JOB NO.: 6826 DATE: MARCH 2024
JOB NO.: P24029

BUILDING LEGEND

BUILDING	USE
MEDICAL OFFICE	86,553 SF. MEDICAL RELATED RESEARCH FACILITY (EXISTING)
COCOA BEANERY	3,355 SF. FOOD SERVICE FACILITY WITHOUT DRIVE-THROUGH (EXISTING)
U-GRO	48,333 SF. GROUP CHILDCARE FACILITY (EXISTING/UNDER CONSTRUCTION)
ENGLEWOOD BARN	20,335 SF. FOOD SERVICE FACILITY (WITHOUT DRIVE-THROUGH) WITH ACCESSORY LIVE PERFORMANCE VENUE (PREVIOUSLY APPROVED LAND DEVELOPMENT PLANS)
SWU	SMALL WALK UP APARTMENT BUILDINGS (MULTIFAMILY APARTMENT DWELLING) - 3 STORY BUILDING, ±35' BUILDING HEIGHT, 9 TO 12 UNITS PER BUILDING (SEE PLAN FOR # OF UNITS)
LWU	LARGE WALK UP APARTMENT BUILDINGS (MULTIFAMILY APARTMENT DWELLING) - 3 STORY BUILDING, ±35' BUILDING HEIGHT, 20 TO 30 UNITS PER BUILDING (SEE PLAN FOR # OF UNITS)
CA	CORRIDOR APARTMENTS (MULTIFAMILY APARTMENT DWELLING) - 3 STORY BUILDINGS, ±38' BUILDING HEIGHT, UNITS PER BUILDING VARY (SEE PLAN)
TOWNHOUSE	SINGLE FAMILY ATTACHED DWELLING - 2 TO 3 STORIES, ±25' TO ±35' BUILDING HEIGHT

SITE / ZONING DATA

SITE ACREAGE:	-EXISTING GROSS AREA: 288.22 AC -EXISTING GROSS AREA EXCLUDING STREET RIGHT-OF-WAY: 258.70 -EXISTING/PROPOSED NET AREA:	PARCEL A: 135.56 AC. PARCEL D-1: 2.50 AC. PARCEL D-4: 4.79 AC. PARCEL G: 0.82 AC.	PARCEL B: 40.32 AC. PARCEL D-2: 1.83 AC. PARCEL E: 8.17 AC.	PARCEL C: 14.64 AC. PARCEL D-3: 4.59 AC. PARCEL F: 23.07 AC.
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EXISTING LAND USE: - MIXED USE

PROPOSED LAND USE: - MIXED USE

SEWER: - PUBLIC

WATER: - PUBLIC

EXISTING NUMBER OF UNITS: - 2 SINGLE FAMILY DWELLING UNITS
- 1 MEDICAL RELATED RESEARCH FACILITY (86,553 SF)
- 1 FOOD SERVICE FACILITY (3,355 SF)
- 1 GROUP CHILDCARE FACILITY (48,333 SF)
- 2 AGRICULTURAL BUILDINGS (BARNs)
- 1 RESTAURANT USE WITH ACCESSORY LIVE PERFORMANCE VENUE (20,335 SF)
(PREVIOUSLY APPROVED ENGLEWOOD BARN)

PREVIOUSLY PROPOSED NUMBER OF UNITS - PHASE J: - 348 DWELLING UNITS
PROPOSED APARTMENTS: - 336 UNITS
PROPOSED TOWNHOMES: - 12 UNITS

PROPOSED PHASE F
PROPOSED HOTEL - 130 GUEST ROOMS / 21,869 SF FOOTPRINT / 75,380 SF ALL FLOORS / 4 STORIES

DENSITY:	- PERMITTED 5 DU/ND A SINGLE FAMILY (DENSITY BONUS 40% OR 2 DU/ND A) 7 DU/ND A = 6,223 SF PER DU PROPOSED 12 TOWNHOUSES 6,453 SF * 12 DU = 1.78 AC TOTAL NEEDED = 24.18 AC (1.78 + 22.4) SITE = 288.22 ACRES (238.69 NDA)	5 DU/ND A SINGLE FAMILY ATTACHED (DENSITY BONUS 35% OR 1.75 DU/ND A) 6.75 DU/ND A = 6,453 SF PER DU 336 APARTMENTS 2,904 SF * 336 APARTMENTS = 22.4 AC	12 DU/ND A APARTMENTS (DENSITY BONUS 25% OR 3 DU/ND A) 15 DU/ND A = 2,904 SF PER DU	15 DU/ND A LIFE CARE FACILITY / SKILLED NURSING (DENSITY BONUS 25% OR 3.75 DU/ND A) 18.75 DU/ND A = 2,323 SF PER DU
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ZONING: - PCW - PLANNED CAMPUS WEST WITH PLANNED CAMPUS WEST FUTURE DEVELOPMENT AREA OVERLAY AND COMMUNITY HERITAGE BUFFER OVERLAY

OVERALL SITE PERIMETER:

LOT WIDTH:
LOT DEPTH:
FRONT YARD:
REAR YARD:
SIDE YARD:

WEST END VILLAGE CENTER REQUIREMENTS
(PER MASTER PLAN APPROVAL):
HOTEL:

FRONT YARD:
REAR YARD:
SIDE YARD - STREET:
SIDE YARD - BETWEEN BLDGS.:
FACADE ZONE:

BUILDING HEIGHT: 65 FT. MAX. HOTEL (PER MASTER PLAN APPROVAL)

IMPERVIOUS COVERAGE: 70% MAX. (60% + 10% BONUS)

VEGETATIVE COVERAGE: 30% MIN.

OPEN SPACE / PARKLAND: 10 AC. PER 1,000 PEOPLE, 3.6 PEOPLE PER UNIT

PROPOSED

> 100 FT.
> 150 FT.
> 25 FT.
> 35 FT.
TOTAL: > 30 FT.
ONE SIDE: > 15 FT.

5 FT.

0 FT.

5 FT.

6 FT.

10 FT.

62 FT. MAX.

PROPOSED

1,851,900 SF = 42.51 AC. = 16%
(STORMWATER ANALYZED TO ACCOMMODATE 60% IMPERVIOUS COVERAGE)

9,417,072 SF = 216.19 AC. = 84%

N/A FOR THIS PHASE

PROJECT SEQUENCE SCHEDULE

PHASE	DESCRIPTION	ANTICIPATED PLAN FILING TIME FRAME
PHASE A, C, D, E, N	EXISTING BUILDINGS	COMPLETE
PHASE S	STREETS & INFRASTRUCTURE	2020 - 2023
PHASE B, F, J	RESIDENTIAL BUILDINGS, HOTEL, MEDICAL OFFICE	2021 - 2026
PHASE K	RESIDENTIAL BUILDINGS	2022 - 2027
PHASE G, I, H	COMMERCIAL OFFICE, RESIDENTIAL BUILDINGS, MEDICAL OFFICE	2023 - 2028
PHASE L, M	RESIDENTIAL BUILDINGS	2024 - 2029

PHASING DIAGRAM



TRUCK TURNING EXHIBIT

SHEETS 1-2 OF 2 DATED: 04/09/2024

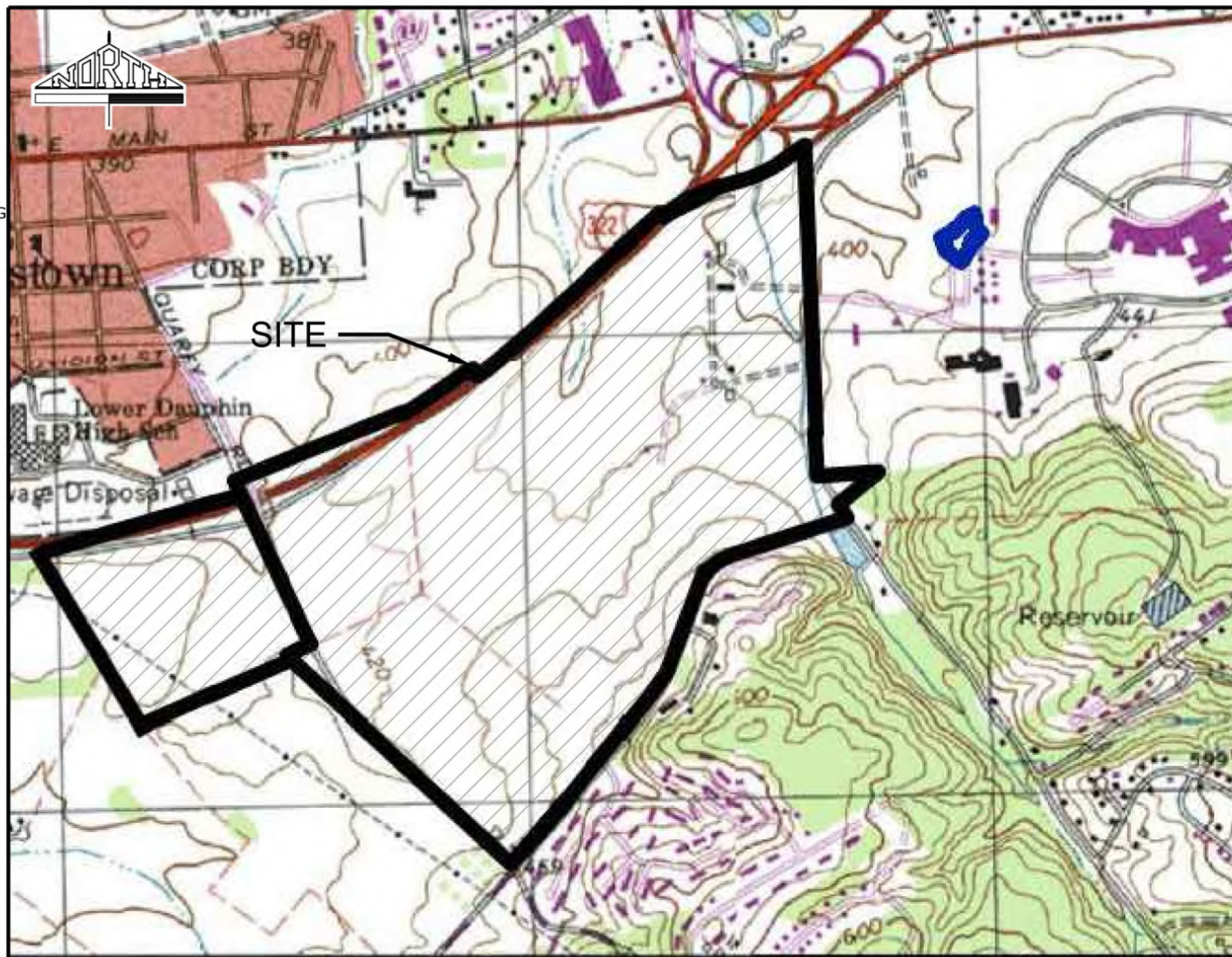
WETLANDS INFORMATION

WETLANDS DELINEATION PROVIDED BY:
VORTEX ENVIRONMENTAL, INC.
2819-I WILLOW STREET PIKE NORTH
WILLOW STREET, PA 17584
SUITE 202
(717) 509-3934
DATE: 06-26-2018

TRAFFIC INFORMATION

TRAFFIC ANALYSIS PREPARED BY:

TRAFFIC PLANNING AND DESIGN (TPD)
4507 NORTH FRONT STREET
SUITE 202
HARRISBURG, PA 17110
(717)-234-1430



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LOCATION MAP

SCALE: 1" = 1000'

0' 1,000' 2,000' 3,000'

NOT FOR BIDDING/NOT FOR CONSTRUCTION

DRAWING INDEX

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9	NET DEVELOPABLE AREA PLAN
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24	STORM DETAILS SHEET
25	STORM DETAILS SHEET

MANAGER:
WILLIAM M. FREDERICKS

CHECKED BY:
WMF

CHECKED BY:
WMF

DESIGN BY:
ALB

DRAWN BY:
ALB

CLIENT:
HERSHEY ENTERTAINMENT & RESORTS
27 WEST CHOCOLATE AVENUE
HERSHEY, PA 17033

(717) 534-3335

REVISION

DATE

NO. BY

SCALE
AS NOTED

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

TOWNSHIP
OF
DERRY

PLAT NO. 1385

SUBMISSION DATE

4 9 2024
Mo. Day Year

REVISION DATE

____ Mo. ____ Day ____ Year

C. Emerick

Sig-Director of
Community Development

FINAL LAND DEVELOPMENT PLAN

COVER SHEET
FOR
HERSHEY HOTEL AT HERSHEY WEST END - PHASE F

situated in
Derry Township, Dauphin Co.

Date: APRIL 9, 2024

Project No. 2017E19-001

Sheet 1 of 25



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

320 N. Market Street
Suite 550W, Harrisburg, PA 17101
(717) 599-7615 FAX: (717) 435-8277

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

FILENAME: P:\2017\2017E19-001\CADD\FINAL - PH-F\Plot\Z-Cover.dwg

CONDITIONS OF APPROVAL - 2018-01

A MASTER PLAN FOR THIS PROPERTY WAS GRANTED CONDITIONAL USE APPROVAL PURSUANT TO SECTION 225-501.58 OF THE DERRY TOWNSHIP ZONING ORDINANCE BY VIRTUE OF THAT CERTAIN DECISION REGARDING APPLICANT'S REQUEST FOR CONDITIONAL USE AUTHORIZATION DATED JANUARY 22, 2019 (THE "DECISION"), ADOPTED BY THE DERRY TOWNSHIP BOARD OF SUPERVISORS IN IN THE MATTER OF THE APPLICATION OF HERSHEY TRUST COMPANY, TRUSTEE FOR MILTON HERSHEY SCHOOL FOR HERSHEY WEST END, CONDITIONAL USE APPLICATION NO. 2018-01.

A MEMORANDUM OF THE DECISION IS RECORDED IN THE DAUPHIN COUNTY RECORDER OF DEEDS OFFICE AS INSTRUMENT NO. 20190008422. ALL CONDITIONS FOR APPROVAL SET FORTH WITHIN THE DECISION SHALL APPLY TO THE DEVELOPMENT OF ANY PORTION OF THE SUBJECT PROPERTY. FURTHER, ALL DEVELOPMENT OF THE SUBJECT PROPERTY SHALL REQUIRE THE APPROVAL OF ONE OR MORE FINAL LAND DEVELOPMENT PLANS BY THE DERRY TOWNSHIP BOARD OF SUPERVISORS PURSUANT TO THE DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND NOTHING HEREIN SHALL PERMIT THE DEVELOPMENT OF ANY PORTION OF THE SUBJECT PROPERTY PRIOR TO APPROVAL OF A FINAL LAND DEVELOPMENT PLAN FOR SUCH PORTION OF THE SUBJECT PROPERTY.

THE "PATTERN BOOK" REFERENCED IN THE DECISION IS THAT CERTAIN HERSHEY WEST END PATTERN BOOK DATED NOVEMBER 2018, REVISED MARCH 29, 2019, AND PREPARED BY URBAN DESIGN ASSOCIATES. A TRUE AND CORRECT COPY OF SUCH PATTERN BOOK IS ON FILE WITH DERRY TOWNSHIP OFFICE OF COMMUNITY DEVELOPMENT.

CONDITIONS OF APPROVAL - 2022-01

AN AMENDMENT TO THE MASTER PLAN FOR THIS PROPERTY AMENDED ONLY THOSE PORTIONS OF THE PROJECT IDENTIFIED IN THE APPLICATION. ALL OTHER ASPECTS OF THE ORIGINAL MASTER PLAN CONDITIONAL USE APPROVAL SHALL REMAIN IN EFFECT AS IDENTIFIED BELOW. THE MASTER PLAN WAS GRANTED CONDITIONAL USE APPROVAL PURSUANT TO SECTION 225-501.58 OF THE DERRY TOWNSHIP ZONING ORDINANCE BY VIRTUE OF THAT CERTAIN DECISION REGARDING APPLICANT'S REQUEST FOR CONDITIONAL USE AUTHORIZATION DATED JUNE 14, 2022 (THE "DECISION"), ADOPTED BY THE DERRY TOWNSHIP BOARD OF SUPERVISORS IN IN THE MATTER OF THE APPLICATION OF HERSHEY TRUST COMPANY, TRUSTEE FOR MILTON HERSHEY SCHOOL FOR HERSHEY WEST END, CONDITIONAL USE APPLICATION NO. 2022-01.

A MEMORANDUM OF THE DECISION IS RECORDED IN THE DAUPHIN COUNTY RECORDER OF DEEDS OFFICE AS INSTRUMENT NO. 20220025636. ALL CONDITIONS FOR APPROVAL SET FORTH WITHIN THE DECISION SHALL APPLY TO THE DEVELOPMENT OF ANY PORTION OF THE SUBJECT PROPERTY. FURTHER, ALL DEVELOPMENT OF THE SUBJECT PROPERTY SHALL REQUIRE THE APPROVAL OF ONE OR MORE FINAL LAND DEVELOPMENT PLANS BY THE DERRY TOWNSHIP BOARD OF SUPERVISORS PURSUANT TO THE DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, AND NOTHING HEREIN SHALL PERMIT THE DEVELOPMENT OF ANY PORTION OF THE SUBJECT PROPERTY PRIOR TO APPROVAL OF A FINAL LAND DEVELOPMENT PLAN FOR SUCH PORTION OF THE SUBJECT PROPERTY.

THE "PATTERN BOOK" REFERENCED IN THE DECISION IS THAT CERTAIN HERSHEY WEST END PATTERN BOOK DATED NOVEMBER 2018, LAST REVISED OCTOBER 6, 2020, AND PREPARED BY URBAN DESIGN ASSOCIATES. A TRUE AND CORRECT COPY OF SUCH PATTERN BOOK IS ON FILE WITH DERRY TOWNSHIP OFFICE OF COMMUNITY DEVELOPMENT.

THE CONDITIONAL USE APPROVAL IS GRANTED SUBJECT TO EITHER: 1) THAT A NEW TRAFFIC IMPACT STUDY IS REVIEWED AND APPROVED BY THE TOWNSHIP AND PENNDOT PRIOR TO APPROVALS/DEVELOPMENT OF PHASES THAT EXCEED THE NUMBER OF PEAK HOUR TRIPS INDICATED IN TRAFFIC PHASE 1 AS IDENTIFIED IN THE APPROVED 1/28/2019 TRANSPORTATION IMPACT STUDY (TIS); OR 2) THAT THE RECOMMENDED IMPROVEMENTS NOTED IN THE APPROVED 1/28/2019 TIS FOR TRAFFIC PHASE 2 ARE IMPLEMENTED.

ORDINANCES IN EFFECT AT TIME OF MASTER PLAN APPROVAL
2017 DERRY TOWNSHIP ZONING ORDINANCE, LAST REVISED JULY 2018
1996 DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, LAST REVISED MARCH 28, 2017
1960 DERRY TOWNSHIP STREET TREE ORDINANCE, LAST REVISED DECEMBER 19, 1983

ZONING ORDINANCE SECTION 225-501.58.A.10.e-g

e. ANY CHANGES IN THE PHYSICAL LAYOUT OF A MASTER PLAN LOT SHALL ONLY BE APPROVED AS PART OF A LAND DEVELOPMENT PLAN, UNLESS THE ZONING OFFICER DETERMINES THE SAME IS IN COMPLIANCE WITH THE FOLLOWING:

i. PERMITTED MODIFICATIONS

1. GENERAL SITE LAYOUT - MINOR REVISIONS TO THE LAYOUT ARE PERMITTED SO LONG AS THE INTERNAL TRAFFIC PATTERNS AND PRINCIPAL BUILDING LOCATIONS ARE SUBSTANTIALLY THE SAME. SUBSTANTIALLY THE SAME REFERS TO: NOT EXCEEDING THE MAXIMUM NUMBER OF DWELLING UNITS AND SQUARE FOOTAGE OF COMMERCIAL SPACE PROPOSED, CHANGING THE BOUNDARIES OF THE MASTER PLAN DEVELOPMENT AREA, OR SUBSTANTIAL CHANGE FROM THE APPROXIMATE LOCATION, HEIGHT, BULK OR SQUARE FOOTAGE OF PROPOSED STRUCTURES; AND/OR NOT HAVING A DIFFERENCE OF +10% LENGTH OF ROAD, GREATER THAN 5% NUMBER OF PARKING SPACES; AND/OR NOT RELOCATING A BIKE PATH TO A DIFFERENT RIGHT-OF-WAY THAN WHAT WAS ILLUSTRATED ON THE ORIGINAL APPLICATION.

2. BUILDING FOOTPRINT - NO MORE THAN 2,500 SQ. FT. OF ADDITIONAL PRINCIPAL FLOOR AREA MAY BE ADDED TO A PROPOSED BUILDING.

3. PARKING - THE SITE MUST BE ABLE TO SUPPORT THE MINIMUM PARKING REQUIREMENTS OF THE PROPOSED USE(S).

4. TRAFFIC - THE MODIFICATION SHALL NOT INCREASE PEAK HOUR TRIPS TO THE SITE BY MORE THAN 2%; OR, WHEN A TRAFFIC STUDY WAS NOT REQUIRED AS A PART OF THE ORIGINAL SUBMISSION, CAUSE THE PROJECT TO EXCEED 100 PEAK HOUR TRIPS.

5. STORMWATER - THE MODIFICATIONS MUST BE IN ACCORDANCE WITH CHAPTER 174, STORMWATER MANAGEMENT, AND MUST BE DOCUMENTED ON A POST CONSTRUCTION AS-BUILT PLAN.

6. SITE ACCESS - DRIVEWAYS MUST BE IN SUBSTANTIALLY THE SAME LOCATION AS SHOWN ON THE APPROVED PLAN. ANY MAJOR DRIVEWAY MODIFICATION THAT IS THE RESULT OF A FEDERAL, STATE OR LOCAL AGENCY SHALL BE PERMITTED.

7. SITE LIGHTING - REVISIONS ARE PERMITTED WHEN THE APPLICANT PROVIDES A REVISED PLAN THAT IS SEALED BY A PROFESSIONAL ENGINEER, SHOWING THAT THE LIGHTING CONTINUES TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 185, SUBDIVISION AND LAND DEVELOPMENT, AND THE REQUIREMENTS OF THIS CHAPTER.

8. SANITARY SEWER - MODIFICATION MUST BE APPROVED BY DTMA OR THE TOWNSHIP SEWAGE ENFORCEMENT OFFICER AS APPROPRIATE.

f. NOTWITHSTANDING SUBSECTION 'E', ABOVE, AN APPLICANT MAY NOT MODIFY THE PHYSICAL LAYOUT OF A MASTER PLAN AS PART OF A LAND DEVELOPMENT PLAN FOR THE MASTER PLAN DEVELOPMENT AREA, OR A PORTION THEREOF, WITHOUT THE BOARD OF SUPERVISORS' APPROVAL OF A MASTER PLAN MODIFICATION IF THE MODIFICATION INCLUDES ANY OF THE FOLLOWING:

i. DWELLING UNITS - NO ADDITIONAL DWELLING UNITS MAY BE PROPOSED.

ii. NEW BUILDINGS - NO ADDITIONAL PRINCIPAL BUILDINGS OF ANY SIZE OR ACCESSORY BUILDINGS GREATER THAN 1,000 SQ. FT. MAY BE PROPOSED.

iii. HEALTH, SAFETY AND WELLBEING - NO MODIFICATION THAT WOULD REDUCE THE HEALTH, SAFETY AND WELLBEING OF THE PUBLIC; OR, THAT IS OTHERWISE CONTRARY TO THE TOWNSHIP'S COMPREHENSIVE PLAN SHALL BE PERMITTED UNDER THIS POLICY.

iv. CONDITIONS OF LAND USE APPROVALS - MODIFICATIONS TO THE PLAN MAY NOT EXPAND, ENLARGE OR VIOLATE ANY CONDITIONS OF ZONING RELIEF PREVIOUSLY GRANTED, WITHOUT FIRST APPLYING FOR AND OBTAINING APPROVALS FOR THE PROPOSED MODIFICATION FROM EITHER THE ZONING HEARING BOARD (ZHB) OR THE BOARD OF SUPERVISORS, AS MAY BE APPLICABLE TO THE PROJECT.

v. IMPERVIOUS COVER - NO MODIFICATION IS PERMITTED WHICH IS IN EXCESS OF THE APPROVED MASTER PLAN FOR THE AREA BEING ALTERED.

g. DOCUMENTS TO PROVIDE FOR MASTER PLAN ALTERATIONS (AS APPLICABLE).

i. REVISED PLANS SHALL BE PROCESSED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 225-501.58.A.4, AS APPLICABLE AND NECESSARY TO SHOW THE FEATURES AS APPROVED AND AS MODIFIED.

ii. AGREEMENT TO PAY FOR ANY REQUIRED ENGINEERING OR THIRD-PARTY REVIEWS.

iii. REVISED STORMWATER MANAGEMENT PLAN, REPORT AND DETAILS OF ANY ALTERATIONS TO A SYSTEM OR QUALIFYING MODIFICATIONS.

iv. TRAFFIC IMPACT ANALYSIS DETAILING MODIFICATIONS TO PEAK HOUR AND OVERALL TRIPS.

v. REVISED LIGHTING PLAN WITH PROFESSIONAL CERTIFICATION THAT THE MODIFICATIONS CONTINUE TO COMPLY WITH CHAPTER 185, SUBDIVISION AND LAND DEVELOPMENT, AND THIS CHAPTER.

vi. RECORDABLE DOCUMENTS TO MEMORIALIZE ANY MODIFICATIONS TO EASEMENTS OR RIGHTS-OF-WAY.

vii. A DETAILED NARRATIVE DOCUMENTING ALL PLAN MODIFICATIONS.

viii. ALL OTHER INFORMATION AS MAY BE NECESSARY FOR THE TOWNSHIP TO UNDERSTAND AND REVIEW THE MODIFICATIONS.

SALDO MODIFICATIONS

THE FOLLOWING MODIFICATIONS FROM THE DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE RELIEF AS IDENTIFIED BELOW WERE APPROVED PER THE CONDITIONAL USE DECISION DATED 01/22/2019:

1. **TABLE 185-22 - RIGHT-OF-WAY AND CARTWAY WIDTHS.**
- REQUIRED: MINOR STREETS SHALL HAVE A 60' RIGHT-OF-WAY AND 34' PAVED SURFACE THAT INCLUDES TWO 10' TRAVEL LANES AND TWO 7' PARALLEL PARKING LANES.
- **DECISION: PROPOSED MINOR STREET D WILL BE PROVIDED A 44' RIGHT-OF-WAY AND 24' PAVED SURFACE WITH TWO 12' TRAVEL LANES AND NO PARALLEL PARKING.**

2. **§185-22.E.(1) - CURBING SHALL BE PROVIDED ALONG BOTH SIDES OF ALL NEW STREETS.**
- **DECISION: CURBS ARE NOT REQUIRED ON ALLEYS.**

3. **§185-22.G.(3) - MINIMUM CENTERLINE RADIUS. THE PLAN HAS A RIGHT ANGLE CONFIGURATION.**
- REQUIRED: THE MINIMUM CENTERLINE RADIUS FOR A COLLECTOR STREET IS NOTED AS 300'.
- **DECISION: THE CENTERLINE RADIUS OF STREET A MAY BE REDUCED TO 150 FEET NEAR BUILDINGS N, P, AND Q.**

4. **§185-22.L.(5) - CENTERLINE SEPARATION AT INTERSECTIONS WITH MINOR STREETS.**
- REQUIRED: THE DISTANCE BETWEEN THE CENTERLINE OF STREETS INTERSECTING WITH MINOR STREETS IS NOTED AS 150'.
- **DECISION: FOR THREE INSTANCES ON STREET E, A MINIMUM SEPARATION OF 100 FEET IS PERMITTED (I.E. ALONG THE OPEN SPACE AREA BETWEEN INTERSECTION STREETS G, H, F, AND ALLEY C).**

5. **§185-22.L.(6) - CENTERLINE SEPARATION AT INTERSECTIONS WITH COLLECTOR STREETS.**
- REQUIRED: THE DISTANCE BETWEEN THE CENTERLINE OF STREETS INTERSECTING WITH COLLECTOR STREETS IS NOTED AS 300'.
- **DECISION: SEVEN INSTANCES OCCUR THROUGHOUT THE PROJECT AS DEPICTED ON THE PLANS (WEST END AVENUE BETWEEN STREETS A AND F AND BETWEEN STREETS A AND A ADJACENT TO BUILDINGS C AND B; STREET B BETWEEN INTERSECTION STREETS D, I, AND C; STREET B BETWEEN INTERSECTING STREET A, ALLEY H, ALLEY J, AND STREET H).**

6. **§185-22.L.(9) - MINIMUM CURB RADII AT STREET INTERSECTIONS.**
- REQUIRED: STREET INTERSECTIONS INVOLVING MINOR STREETS SHALL BE A 20' CURB RADII.
- DECISION: A 5' CURB RADII IS PERMITTED WHERE ALLEYS INTERSECT MINOR STREETS.
- REQUIRED: STREET INTERSECTIONS INVOLVING COLLECTOR STREETS SHALL BE A 35' CURB RADII.
- **DECISION: A 20' CURB RADII IS PERMITTED WHERE ACCESS DRIVES INTERSECT WITH COLLECTOR STREETS AND A 5' CURB RADII IS PERMITTED WHERE ALLEYS INTERSECT WITH COLLECTOR STREETS.**

7. **§185-22.L.(10) - CONCENTRIC PROPERTY LINES WITH CURB RADII.**
- **DECISION: RELIEF IS GRANTED AS DEPICTED ON THE PLANS.**

8. **§185-23.C.7.(A. & B.) - STREET CROWN**
- REQUIRED: A STREET MUST BE DESIGNED TO PROVIDE FOR THE DISCHARGE OF SURFACE WATER FROM ITS CARTWAY AND RIGHT-OF-WAY. THE CROWN ON A STREET SHALL BE MEASURED PERPENDICULARLY FROM THE CENTER LINE OF THE STREET.
- **DECISION: THE ALLEYS ARE PERMITTED TO HAVE A REVERSE CROWN TO AID IN STORMWATER MANAGEMENT.**

9. **§185-29.B - BLOCK DIMENSIONS**
REQUIRED: BLOCKS SHALL HAVE A MAXIMUM DIMENSION OF 1,200 FEET AND A MINIMUM DIMENSION OF 500 FEET.
- **DECISION: STREETS MAY INTERSECT TO CREATE BLOCKS OF APPROXIMATELY 190 FEET, AS DEPICTED ON THE PLANS.**

10. **§185-22.D(3) - ADJACENT EXISTING STREET BLOCK DIMENSIONS**
- REQUIRED: ADDITIONAL STREET WIDTH (RIGHT-OF-WAY, CARTWAY, OR BOTH) MAY BE REQUIRED TO BE DEDICATED ADJACENT TO EXISTING STREETS WITH SUBSTANDARD RIGHT-OF-WAY OR CARTWAY WIDTHS WITH RESPECT TO TABLE 185-22.
- **DECISION: RELIEF IS GRANTED AS FOLLOWS:**
- **BULLFROG VALLEY ROAD: HTC SHALL DEDICATE THE ADDITIONAL RIGHT-OF-WAY AT THE SOUTHEAST CORNER OF THE PROPERTY. WIDENING OF THE ROADWAY IS DEFERRED WITH DEFERRAL AGREEMENTS TO BE RECORDED AS PART OF THE FINAL PLAN FOR THE FIRST PHASE OF THE MASTER PLAN DEVELOPMENT.**

- **WOOD ROAD: HTC SHALL DEDICATE THE ADDITIONAL RIGHT-OF-WAY ALONG THE NORTHERN SIDE OF WOOD ROAD BETWEEN WALTONVILLE ROAD AND BULLFROG VALLEY ROAD. WIDENING OF THE ROADWAY IS DEFERRED WITH DEFERRAL AGREEMENTS TO BE RECORDED AS PART OF THE FINAL PLAN FOR THE FIRST PHASE OF THE MASTERPLAN DEVELOPMENT.**

- **WALTONVILLE ROAD: HTC SHALL DEDICATE ADDITIONAL RIGHT-OF-WAY AS NEEDED FOR THE IMPROVEMENTS NECESSARY FOR THE DEVELOPMENT. HTC SHALL ALSO DEDICATE OTHER RIGHT-OF-WAY ALONG THE EASTERN SIDE OF WALTONVILLE ROAD IN ACCORDANCE WITH TOWNSHIP COLLECTOR ROAD STANDARDS. ROADWAY WIDENING AS NEEDED FOR IMPROVEMENTS NECESSARY FOR THE DEVELOPMENT SHALL BE PROVIDED. ALL OTHER WIDENING IS DEFERRED WITH DEFERRAL AGREEMENTS TO BE RECORDED AS PART OF THE FINAL PLAN FOR THE FIRST PHASE OF THE MASTERPLAN DEVELOPMENT.**

11. **§185-31.A - LANDSCAPING AND SHADE TREES**
- REQUIRED: NEWLY PLANTED SHADE TREES SHALL BE PLACED NOT LESS THAN 40 FEET APART, AND NOT MORE THAN 75 FEET APART. THEY ALSO SHALL NOT BE PLACED LESS THAN 20 FEET FROM A STREET INTERSECTION NOR LESS THAN 12 FEET FROM A FIRE HYDRANT, LIGHT STANDARD, OR ELECTRIC OR TELEPHONE POLE, AND SHALL NOT BE PLANTED WITHIN THREE FEET OF A PROPERTY LINE PERPENDICULAR TO THE STREET OR COMMON DRIVE RIGHT-OF-WAY.
- **DECISION: RELIEF IS GRANTED TO ALLOW FLEXIBILITY IN LOCATION OF SHADE TREES ALONG THE STREET DUE TO CONSIDERATIONS INCLUDING UTILITIES, VIEW CORRIDORS, SIDEWALKS, HARDSCAPED AREAS, AND PARKS SO LONG AS THE TOTAL NUMBER OF TREES IS EQUIVALENT TO THE NUMBER OF STREET TREES PLANTED IF THEY WERE PLANTED AT 75-FOOT CENTERS ALONG ALL STREETS, EXCLUDING ALLEYS.**

THE FOLLOWING MODIFICATIONS FROM THE DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE RELIEF AS IDENTIFIED BELOW AS GRANTED PER THE CONDITIONAL USE DECISION DATED 06/14/2022:

1. **§185-33.C - LIGHTING**
- REQUIRED: LIGHTING SHALL BE PROVIDED ALONG PUBLIC STREETS AND AT INTERSECTIONS IN ACCORDANCE WITH AN ILLUMINATION DESIGN PREPARED BY THE PENNSYLVANIA POWER AND LIGHT COMPANY
- **REQUESTED RELIEF: ALLOW STREETLIGHTS LOCATED WITHIN THE PUBLIC RIGHTS-OF-WAY TO BE OWNED, OPERATED, AND MAINTAINED BY THE APPLICANT AND ITS SUCCESSORS AND ASSIGNS (INCLUDING HERSHEY WEST END LAND CONDOMINIUM ASSOCIATION, INC., AS A PERMITTED ASSIGNEE).**

REQUESTED WAIVERS

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

- SECTION 185-13.E.3 - PLAN SCALE
ACTION: REQUESTED DATE: APRIL 9, 2024
- SECTION 185-13.E.4.A.9 - EXISTING FEATURES WITHIN 50 FEET
ACTION: REQUESTED DATE: APRIL 9, 2024
- SECTION 185-13.E.36 - EXISTING CONTOURS WITHIN 50 FEET
ACTION: REQUESTED DATE: APRIL 9, 2024
- SECTION 185-13.E.34(A).19-21 - PROFILES OF EXISTING UTILITIES
ACTION: REQUESTED DATE: APRIL 9, 2024

GENERAL NOTES SHEET

FINAL LAND DEVELOPMENT PLAN

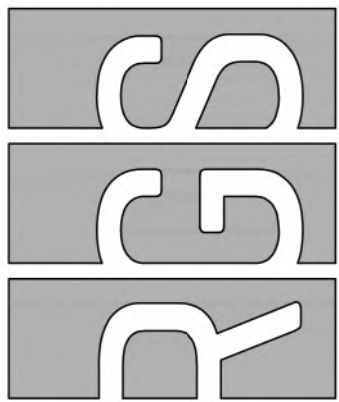
FOR

HERSHEY HOTEL AT HERSHEY WEST END - FINAL PHASE F

situated in
Derry Township, Dauphin Co.

Land Planning
Landscape Architecture
Civil Engineering

93 West James Street
Suite 101, Lancaster, PA 17603
(717) 684-3920 FAX: (717) 684-8277
221 W. Philadelphia Street
Suite 100E, York, PA 17401
(717) 684-3916 FAX: (717) 684-3920
Suite 500W, Harrisburg, PA 17101
(717) 595-7615 FAX: (717) 426-8277
E-mail: info@gsaassociates.com
www.gsaassociates.com

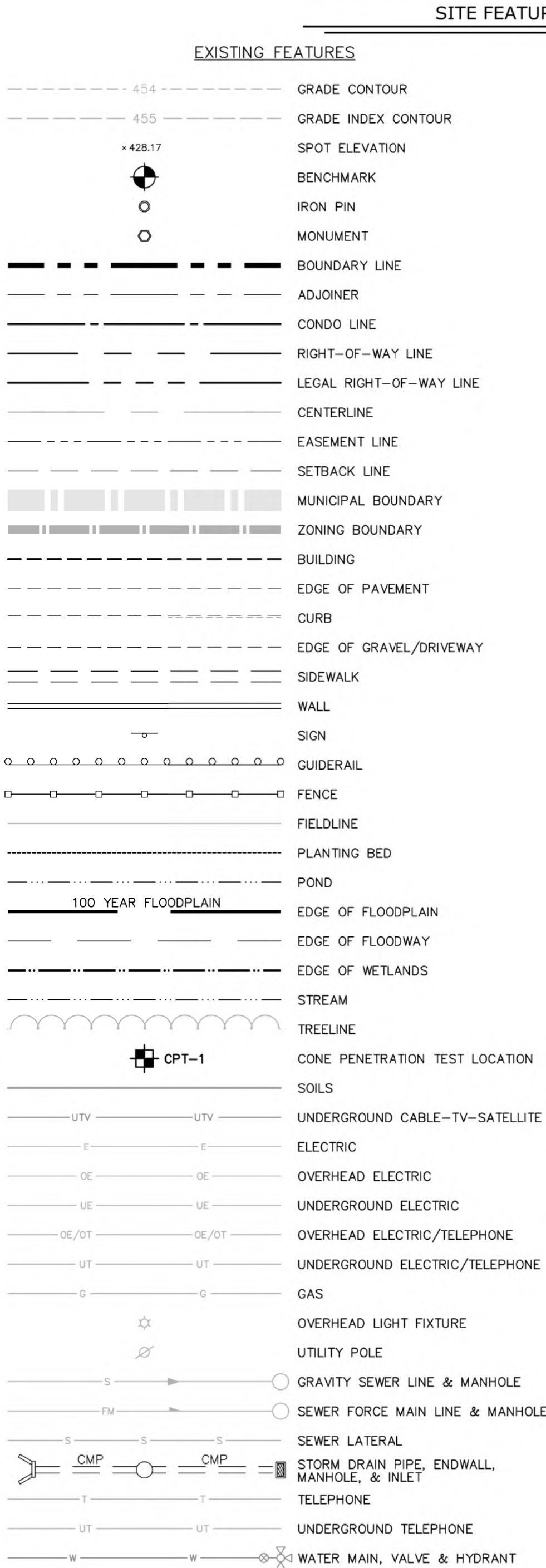


DATE: APRIL 9, 2024

PROJECT NO.: 2017E19-001

PLOTTED: Monday, April 08, 2024 @ 02:43PM

FILENAME: P:\2017\2017E19-001\CADD\FINAL - PH-F\Plot\Z-Cover.dwg



UNDERGROUND UTILITY LINE PROTECTION ACT

IN COMPLIANCE WITH AND PURSUANT TO THE PROVISIONS OF 73 P.S. 176, AS AMENDED BY ACT 121 OF 2008, 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.

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 BY ACT 121 OF 2008.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (FINAL):

PENNSYLVANIA ONE CALL SYSTEM TOLL-FREE NUMBER:

DATE: BY:

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (PRELIMINARY):

PENNSYLVANIA ONE CALL SYSTEM TOLL-FREE NUMBER:

DATE: BY:

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (SURVEY): 20172343706

PENNSYLVANIA ONE CALL SYSTEM TOLL-FREE NUMBER: 1-800-252-1776

DATE: 08/22/2017 BY: WEBER SURVEYORS, INC.

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

LIST OF UTILITY PROVIDERS

- COMCAST CABLE COMMUNICATIONS INC
 C/O USIC LOCATING SERVICES
 13085 HAMILTON CROSSING BLVD, STE 200
 CARMEL, IN. 46032
 CONTACT: USIC OFFICE PERSONNEL
- FRONTIER COMMUNICATIONS OF PA INC
 67 S MAIN ST
 SHICKSHINNY, PA. 18655
 CONTACT: JOHN BUGDONOVITCH
 EMAIL: John.Bugdonovitch@ftr.com
- DERRY TOWNSHIP MUNICIPAL AUTHORITY
 670 CLEARWATER ROAD
 HERSHEY, PA. 17033
 CONTACT: MICHAEL STOTLER
 E-MAIL: mstotler@dtma.om
- VERIZON PENNSYLVANIA LLC
 1026 HAY ST
 PITTSBURGH, PA. 15221
 CONTACT: DEBORAH BARUM
 EMAIL: deborah.d.delia@verizon.com
- FIRSTENERGY CORP
 76 S MAIN ST
 AKRON, OH. 44308-1890
 CONTACT: OFFICE PERSONNEL
- MILTON HERSHEY SCHOOL
 1201 HOMESTEAD LN
 PO BOX 830
 HERSHEY, PA. 17033
 CONTACT: MIKE KOEGLER
 EMAIL: koeglerm@mhs-pa.org
- PENNSYLVANIA AMERICAN WATER
 800 W HERSHEY PARK DR
 HERSHEY, PA. 17033
 CONTACT: MICHAEL RAGER
 EMAIL: michael.rager@amwater.com
- ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC
 1060 HARDEES DRIVE UNIT H
 ABERDEEN, MD. 21001
 CONTACT: GEORGE HUSS
 EMAIL: george.huss@zayo.com
- PPL ELECTRIC UTILITIES CORPORATION
 503 NEW MARKET STREET
 WILKES BARRE, PA. 18702
 CONTACT: MARK SANTAYANA
 EMAIL: msantayana@ppiweb.com
- VERIZON NORTH
 2441 W GRANDVIEW BLVD
 ERIE, PA. 16506
 CONTACT: MICHAEL GEARY
 EMAIL: michael.geary@verizon.com
- UGI UTILITIES INC
 1301 AIP DR
 MIDDLETOWN, PA. 17057
 CONTACT: CHESTER WENTZ
 EMAIL: cwentz@ugl.com

HERSHEY WEST END
 PREVIOUSLY RECORDED PLANS

- PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR HERSHEY CENTER FOR APPLIED RESEARCH, PLAT NO. 1091, AND RECORDED AS INSTRUMENT NO. 20060012124
- SUBDIVISION PLAN AND PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR HERSHEY CENTER FOR APPLIED RESEARCH PHASE II, PLAT NO. 1135, AND RECORDED AS INSTRUMENT NO. 20080016203
- PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR U-GRO LEARNING CENTER, PLAT NO. 1208, AND RECORDED AS INSTRUMENT NO. 20110035937
- PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR U-GRO LEARNING CENTER ADDITION, PLAT NO. 1271, AND RECORDED AS INSTRUMENT NO. 20170018653
- MASTERPLAN - DATED 09/04/2018, LAST REVISED 03/29/2019, INSTRUMENT NO. 20190008423
- REVISED MASTERPLAN - DATED 01/04/2022, LAST REVISED 04/19/2022, INSTRUMENT NO. 20220025639
- ENGLEWOOD BARN PRELIMINARY/FINAL LAND DEVELOPMENT PLAN - DATED 03/06/2018, LAST REVISED 07/05/2018, INSTRUMENT NO. 20180028760
- MEDICAL OFFICE PARKING EXPANSION STORMWATER PLAN - DATED 10/18/2019, LAST REVISED 12/23/2019, INSTRUMENT NO. 20200018178
- STREETS AND INFRASTRUCTURE FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN - DATED 06/26/2020, LAST REVISED 06/29/2021, INSTRUMENT NO. 20210039587
- FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR PHASE J - RECORDING PENDING.

HERSHEY WEST END
 PREVIOUSLY APPROVED E&S PLAN
 AND NPDES PERMIT

- EROSION AND SEDIMENT CONTROL PLAN FOR HERSHEY WEST END FINAL PHASE 1 (NPDES PHASE 4) - DATED 06/26/2020, LAST REVISED 06/09/2022
- PAG-02 NPDES GP MAJOR AMENDMENT PERMIT APPROVAL - HERSHEY WEST END NPDES PHASE 4, DATED 11/18/2020.
- MINOR AMENDMENT PERMIT APPROVAL - HERSHEY WEST END NPDES PHASE 4, DATED 08/01/2022.

PARKING ANALYSIS

NOTES:

- A TOTAL OF 163 OFF-STREET PARKING SPACES ARE PROPOSED AS PART OF THE IMPROVEMENTS FOR THIS PHASE.
- A TOTAL OF 1,247 OFF-STREET PARKING AND 521 ON-STREET PARKING SPACES CURRENTLY EXIST OR ARE UNDER CONSTRUCTION AS PART OF THE EXISTING/PREVIOUSLY APPROVED USES THAT INCLUDE MEDICAL OFFICE (WITH PARKING EXPANSION), COCOA BEANERY, U-GRO DAYCARE, ENGLEWOOD BARN VENUE AND RESTAURANT, STREETS & INFRASTRUCTURE CONSTRUCTION PHASE, AND LOT J.

REQUIRED PARKING SPACE CALCULATIONS

DEVELOPMENT USE	QUANTITY/UNITS	PARKING REQUIREMENT	REQUIRED PARKING SPACES
RESTAURANT (ENGLEWOOD)	140 INDOOR SEATS 152 OUTDOOR SEATS	1 SPACE PER 3 INDOOR SEATS 1 SPACE PER 6 OUTDOOR SEATS	46.7 SPACES 25.3 SPACES 72 SPACES
ENTERTAINMENT VENUE (ENGLEWOOD)	240 SEATS	1 SPACE PER 3 SEATS	80 SPACES
OFFICE (HCAR 1)	86,533 SF.	***	139 SPACES
TOWNHOMES	12 UNITS	2 SPACES PER UNIT 1 SPACE PER 5 UNITS	24 SPACES 2.4 SPACES 27 SPACES
1-BEDROOM APARTMENTS	169 UNITS	1 SPACE PER UNIT 1 SPACE PER 5 UNITS	169 SPACES 33.8 SPACES 203 SPACES
2-BEDROOM APARTMENTS	167 UNITS	2 SPACES PER UNIT 1 SPACE PER 5 UNITS	334 SPACES 33.4 SPACES 368 SPACES
HOTEL	130 ROOMS 12 EMPLOYEES	1 SPACE PER ROOM 0.75 SPACE PER EMPLOYEE	130 SPACES 9 SPACES 139 SPACES
			TOTAL REQUIRED = 1,028
			TOTAL PROVIDED = 1,410

*** REQUIRED PARKING FOR THE OFFICE (HCAR 1) BUILDING FROM RECORDED PLANS DATED 12/13/05, LAST REVISED 03/29/06 WAS 278. BASED ON A PARKING STUDY OF THE PARKING LOT, ONLY ABOUT 40% OF THE PARKING SPACES ARE BEING UTILIZED DURING THE PEAK DEMAND. THEREFORE, THE PARKING ANALYSIS AS SHOWN USES 50% OF THE REQUIRED PARKING AS AN ESTIMATE FOR THE REQUIRED PARKING SPACES.

FUTURE OFF-STREET PARKING BY PHASE

PHASE	REQUIRED PARKING SPACES ^A	PROVIDED PARKING SPACES ^{B/C}
A, C, D, E, N	689	813
S	689	813
B, F, J	1,140	1,410
K	1,432	1,886
G, I, H	2,919	3,018
L, M	2,951	3,068

- REQUIRED PARKING SPACES IS BASED ON A SHARED PARKING ANALYSIS AS ALLOWED BY THE TOWNSHIP AND IDENTIFIED DURING THE MASTER PLAN PROCESS.
- DOES NOT INCLUDE ON-STREET PARKING SPACES.
- SINGLE FAMILY DETACHED HOUSES ARE NOT INCLUDED IN THE ABOVE CALCULATIONS. PER THE ORDINANCE 2 SPACES ARE REQUIRED PER DWELLING UNIT; 123 UNITS PROVIDED WITH 246 SPACES WITHIN GARAGES.

ACCESSIBLE PARKING SUMMARY TABLE

AREA	TOTAL NUMBER OF SURFACE SPACES	REQUIRED ACCESSIBLE SPACES	PROVIDED ACCESSIBLE SPACES
HOTEL PARKING LOT	163	6	7

BICYCLE PARKING ANALYSIS

AREA	TOTAL NUMBER OF SURFACE SPACES	REQUIRED BICYCLE SPACES	PROVIDED BICYCLE SPACES
HOTEL PARKING LOT	163	7	8

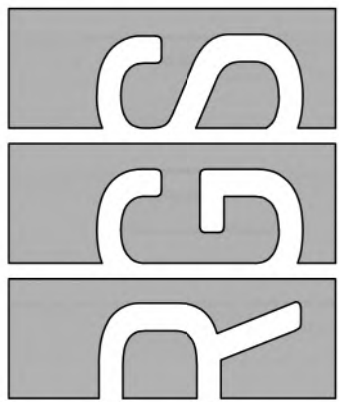
GENERAL NOTES SHEET

FINAL LAND DEVELOPMENT PLAN
 FOR
 HERSHEY HOTEL AT HERSHEY WEST END - FINAL PHASE F

situated in
 Derry Township, Dauphin Co.

Land Planning
 Landscape Architecture
 Civil Engineering

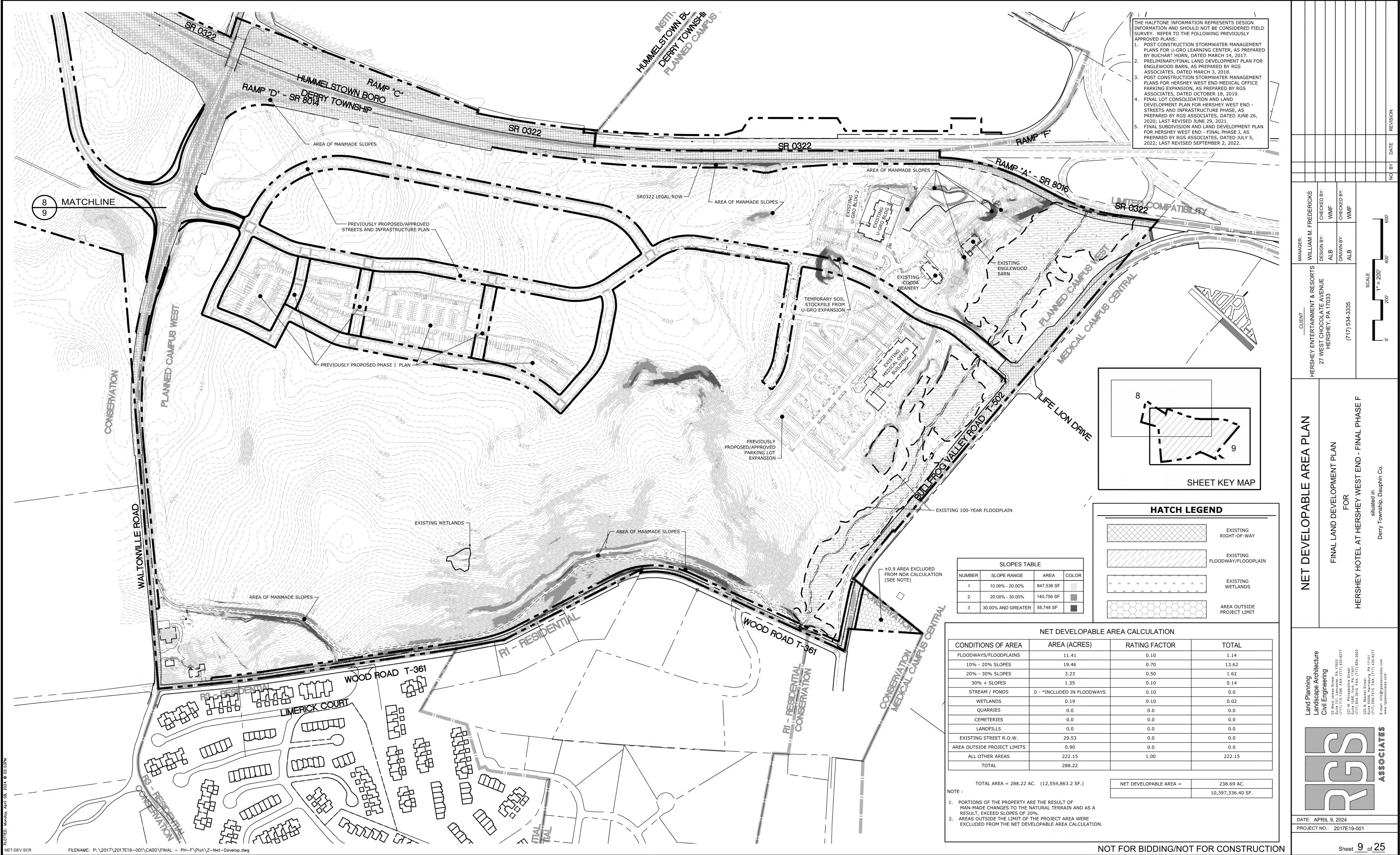
93 West James Street
 Suite 101, Lancaster, PA 17603
 (717) 597-8277
 221 W. Philadelphia Street
 Suite 100E, York, PA 17401
 (717) 664-3910 FAX: (717) 664-3920
 Suite 550W, Harrisburg, PA 17101
 (717) 597-7615 FAX: (717) 438-8277
 E-mail: info@rgsassociates.com
 www.rgsassociates.com



DATE: APRIL 9, 2024

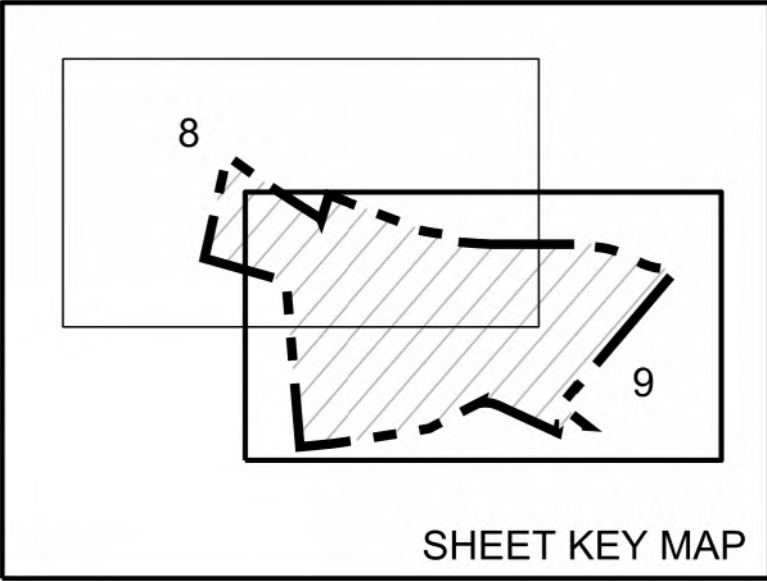
PROJECT NO.: 2017E19-001

NOT FOR BIDDING/NOT FOR CONSTRUCTION



THE HALFTONE INFORMATION REPRESENTS DESIGN INFORMATION AND SHOULD NOT BE CONSIDERED FIELD SURVEY. REFER TO THE FOLLOWING PREVIOUSLY APPROVED PLANS:

1. POST CONSTRUCTION STORMWATER MANAGEMENT PLANS FOR U-GRO LEARNING CENTER, AS PREPARED BY BUCHART HORN, DATED MARCH 14, 2017.
2. PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR ENGLEWOOD BARN, AS PREPARED BY RGS ASSOCIATES, DATED MARCH 3, 2018.
3. POST CONSTRUCTION STORMWATER MANAGEMENT PLANS FOR HERSHEY WEST END MEDICAL OFFICE PARKING EXPANSION, AS PREPARED BY RGS ASSOCIATES, DATED OCTOBER 18, 2019.
4. FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN FOR HERSHEY WEST END - STREETS AND INFRASTRUCTURE PHASE, AS PREPARED BY RGS ASSOCIATES, DATED JUNE 26, 2020; LAST REVISED JUNE 29, 2021.
5. FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR HERSHEY WEST END - FINAL PHASE J, AS PREPARED BY RGS ASSOCIATES, DATED JULY 5, 2022; LAST REVISED SEPTEMBER 2, 2022.



HATCH LEGEND	
	EXISTING RIGHT-OF-WAY
	EXISTING FLOODWAY/FLOODPLAIN
	EXISTING WETLANDS
	AREA OUTSIDE PROJECT LIMIT

SLOPES TABLE			
NUMBER	SLOPE RANGE	AREA	COLOR
1	10.00% - 20.00%	847,536 SF	
2	20.00% - 30.00%	140,756 SF	
3	30.00% AND GREATER	58,748 SF	

NET DEVELOPABLE AREA CALCULATION			
CONDITIONS OF AREA	AREA (ACRES)	RATING FACTOR	TOTAL
FLOODWAYS/FLOODPLAINS	11.41	0.10	1.14
10% - 20% SLOPES	19.46	0.70	13.62
20% - 30% SLOPES	3.23	0.50	1.62
30% + SLOPES	1.35	0.10	0.14
STREAM / PONDS	0 - *INCLUDED IN FLOODWAYS	0.10	0.0
WETLANDS	0.19	0.10	0.02
QUARRIES	0.0	0.0	0.0
CEMETERIES	0.0	0.0	0.0
LANDFILLS	0.0	0.0	0.0
EXISTING STREET R.O.W.	29.53	0.0	0.0
AREA OUTSIDE PROJECT LIMITS	0.90	0.0	0.0
ALL OTHER AREAS	222.15	1.00	222.15
TOTAL	288.22		

TOTAL AREA = 288.22 AC. (12,554,863.2 SF.)	NET DEVELOPABLE AREA =	238.69 AC.
		10,397,336.40 SF.

- NOTE :
1. PORTIONS OF THE PROPERTY ARE THE RESULT OF MAN-MADE CHANGES TO THE NATURAL TERRAIN AND AS A RESULT, EXCEED SLOPES OF 20%.
 2. AREAS OUTSIDE THE LIMIT OF THE PROJECT AREA WERE EXCLUDED FROM THE NET DEVELOPABLE AREA CALCULATION.

MANAGER
WILLIAM M. FREDERICKS

DESIGN BY:
ALB

CHECKED BY:
WMF

DRAWN BY:
ALB

CLIENT
HERSHEY ENTERTAINMENT & RESORTS
27 WEST CHOCOLATE AVENUE
HERSHEY, PA 17033
(717) 534-3335

SCALE
1" = 200'
0' 200' 400' 600'

NO. BY
DATE
REVISION

NET DEVELOPABLE AREA PLAN

FINAL LAND DEVELOPMENT PLAN
FOR
HERSHEY HOTEL AT HERSHEY WEST END - FINAL PHASE F

situated in
Derry Township, Dauphin Co.

Land Planning
Landscape Architecture
Civil Engineering

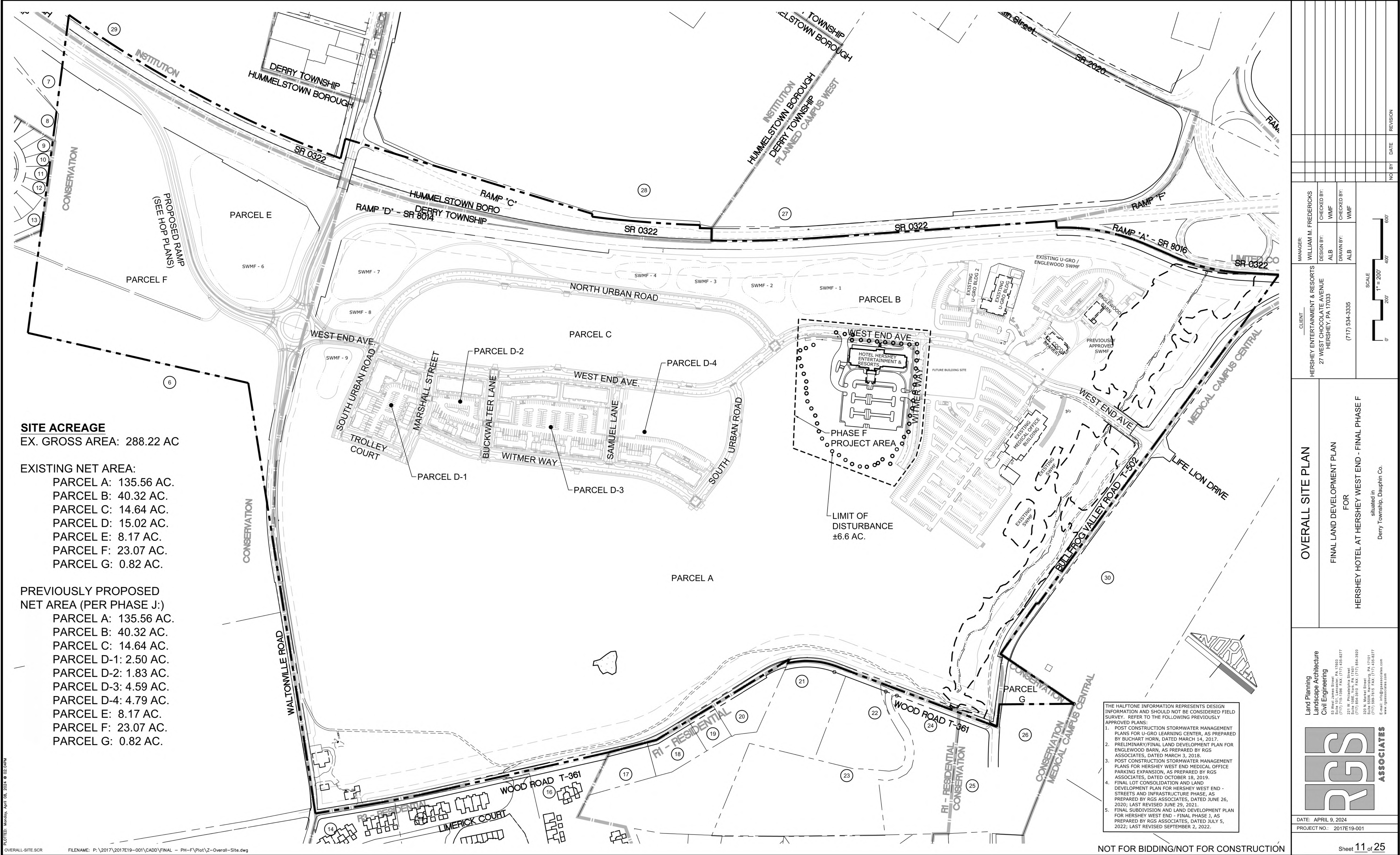
93 West James Street
Suite 101, Lancaster, PA 17603
(717) 534-3335 FAX: (717) 458-8277
231 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 654-3916 FAX: (717) 654-3920
Suite 500W, Harrisburg, PA 17101
(717) 597-7615 FAX: (717) 458-8277
E-mail: info@rgsassociates.com
www.rgsassociates.com

DATE: APRIL 9, 2024

PROJECT NO.: 2017E19-001

Sheet 9 of 25

NOTED: Monday, April 08, 2024 @ 02:03PM



SITE ACREAGE
EX. GROSS AREA: 288.22 AC

EXISTING NET AREA:
PARCEL A: 135.56 AC.
PARCEL B: 40.32 AC.
PARCEL C: 14.64 AC.
PARCEL D: 15.02 AC.
PARCEL E: 8.17 AC.
PARCEL F: 23.07 AC.
PARCEL G: 0.82 AC.

PREVIOUSLY PROPOSED
NET AREA (PER PHASE J):
PARCEL A: 135.56 AC.
PARCEL B: 40.32 AC.
PARCEL C: 14.64 AC.
PARCEL D-1: 2.50 AC.
PARCEL D-2: 1.83 AC.
PARCEL D-3: 4.59 AC.
PARCEL D-4: 4.79 AC.
PARCEL E: 8.17 AC.
PARCEL F: 23.07 AC.
PARCEL G: 0.82 AC.

THE HALFTONE INFORMATION REPRESENTS DESIGN INFORMATION AND SHOULD NOT BE CONSIDERED FIELD SURVEY. REFER TO THE FOLLOWING PREVIOUSLY APPROVED PLANS:

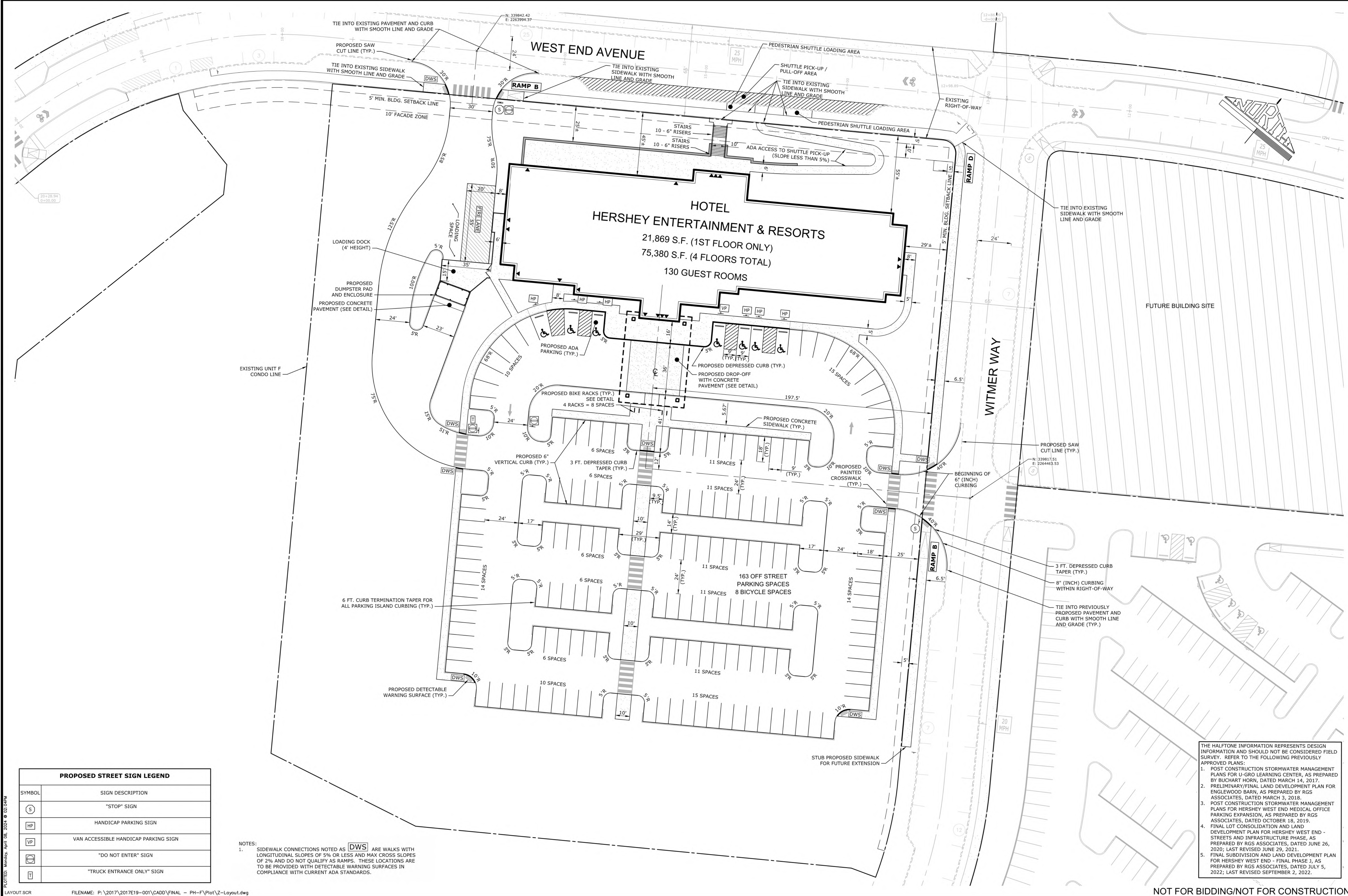
1. POST CONSTRUCTION STORMWATER MANAGEMENT PLANS FOR U-GRO LEARNING CENTER, AS PREPARED BY BUCHART HORN, DATED MARCH 14, 2017.
2. PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR ENGLEWOOD BARN, AS PREPARED BY RGS ASSOCIATES, DATED MARCH 3, 2018.
3. POST CONSTRUCTION STORMWATER MANAGEMENT PLANS FOR HERSHEY WEST END MEDICAL OFFICE PARKING EXPANSION, AS PREPARED BY RGS ASSOCIATES, DATED OCTOBER 18, 2019.
4. FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN FOR HERSHEY WEST END - STREETS AND INFRASTRUCTURE PHASE, AS PREPARED BY RGS ASSOCIATES, DATED JUNE 26, 2020; LAST REVISED JUNE 29, 2021.
5. FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR HERSHEY WEST END - FINAL PHASE J, AS PREPARED BY RGS ASSOCIATES, DATED JULY 5, 2022; LAST REVISED SEPTEMBER 2, 2022.

MANAGER: WILLIAM M. FREDERICKS		DESIGN BY: ALB	CHECKED BY: WMF	DATE: NO. BY: REVISION:
CLIENT: HERSHEY ENTERTAINMENT & RESORTS 27 WEST CHOCOLATE AVENUE HERSHEY, PA 17033		DRAWN BY: ALB	CHECKED BY: WMF	
OVERALL SITE PLAN		SCALE: 1" = 200'		
FINAL LAND DEVELOPMENT PLAN		FOR HERSHEY HOTEL AT HERSHEY WEST END - FINAL PHASE F		
situated in Derry Township, Dauphin Co.				
Land Planning Landscape Architecture Civil Engineering		RGS ASSOCIATES		
DATE: APRIL 9, 2024		PROJECT NO.: 2017E19-001		
FILENAME: P:\2017\2017E19-001\CADD\FINAL - PH-F\Plot\Z-Overall-Site.dwg		Sheet 11 of 25		

NOTED: Monday, April 08, 2024 @ 02:54PM

PROPOSED STREET SIGN LEGEND	
SYMBOL	SIGN DESCRIPTION
	"STOP" SIGN
	HANDICAP PARKING SIGN
	VAN ACCESSIBLE HANDICAP PARKING SIGN
	"DO NOT ENTER" SIGN
	"TRUCK ENTRANCE ONLY" SIGN

NOTES:
1. SIDEWALK CONNECTIONS NOTED AS [DWS] ARE WALKS WITH LONGITUDINAL SLOPES OF 5% OR LESS AND MAX CROSS SLOPES OF 2% AND DO NOT QUALIFY AS RAMPS. THESE LOCATIONS ARE TO BE PROVIDED WITH DETECTABLE WARNING SURFACES IN COMPLIANCE WITH CURRENT ADA STANDARDS.



THE HALFTONE INFORMATION REPRESENTS DESIGN INFORMATION AND SHOULD NOT BE CONSIDERED FIELD SURVEY. REFER TO THE FOLLOWING PREVIOUSLY APPROVED PLANS:
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LAYOUT PLAN

FINAL LAND DEVELOPMENT PLAN
FOR
HERSHEY HOTEL AT HERSHEY WEST END - FINAL PHASE F

MANAGER
WILLIAM M. FREDERICKS

DESIGN BY
ALB

DRAWN BY
ALB

CHECKED BY
WMF

CHECKED BY
WMF

CLIENT
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27 WEST CHOCOLATE AVENUE
HERSHEY, PA 17033

(717) 534-3335

DATE: APRIL 9, 2024

PROJECT NO.: 2017E19-001

NO. BY DATE REVISION

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

Land Planning
Landscape Architecture
Civil Engineering

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ASSOCIATES