No: 25-077

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Derry Township | Surveyor: Not Indicated | Engineer/RLA: Not Indicated

Plat Title: Pennsy Supply Road (revised)

Zoning District: Planned Campus North/Commercial Recreation | Proposed Land Use: Private Road

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 Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
1	1	0	2.79	3.22

Date Received: 07/11/25 | Staff Review: 07/23/25 | Official County Review: 07/23/25

Reviewed by: DMK | Checked by: _____ | Tax Map Parcel #: 24-008-021

- *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. Show information substantiating how the minimum sight distance criteria is achieved for the driveway intersection with Hersheypark Drive [S-LD §185-13E(4a)(31)].

3. Show location of easements on plan or note none exist [S-LD §185-13E(4a)(38)].

4. Provide final lighting plan certified by a professional engineer, as well as details of light standards and fixtures to be used [S-LD §185-33E, H].

5. Plans which require access to a PennDOT highway shall contain a note which acknowledges that a highway occupancy permit is required pursuant to § 420 of the Act of June 1, 1945, (P.L. 1242, No. 428) [S-LD §185-13E(4a)(50)].

6. Provide any other reasonable data the Township may require to understand and evaluate the land development proposal [S-LD §185-13E(5f)].

Plan No. 25-077

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 *(need 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		✓		
13. Lot dimensions shown		✓		
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 (HPD)	✓		
	Paving width	✓		
	Dedicated R/W width (HPD)	✓		
23. Proposed streets shown -	Name	✓		
	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/FINAL LAND DEVELOPMENT PLAN
FOR
PENNSY SUPPLY ROAD
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
JULY 7, 2025

PENNSYLVANIA ONE CALL

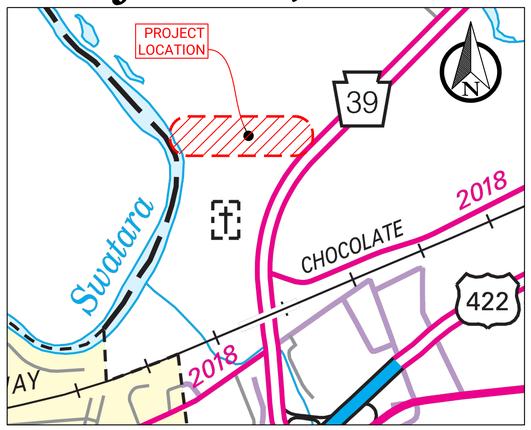
1. LIVIC CIVIL HAS REQUESTED LINE AND UTILITY INFORMATION FROM THE PA ONE CALL SYSTEM (POCS)
2. POCS SERIAL NUMBER: 20250241899
   DATE: JANUARY 24, 2025
3. THE FOLLOWING FACILITY OWNERS HAVE INDICATED THROUGH POCS THAT THEY HAVE FACILITIES IN THE PROJECT AREA:

UTILITY:	COMCAST CABLE COMMUNICATIONS INC.	UTILITY:	FIRST ENERGY CORPORATION
ADDRESS:	13085 HAMILTON CROSSING BLVD. STE 200 CARMEL, IN. 46032	ADDRESS:	21 S. MAIN ST. AKRON, OH. 44308
CONTACT:	USIC OFFICE PERSONNEL	CONTACT:	MELLYSSA ADAMS
PHONE:	800-811-7981	EMAIL:	MADAMS@FIRSTENERGYCORP.COM
UTILITY:	VEOLIA WATER PENNSYLVANIA INC.	UTILITY:	PPL ELECTRIC UTILITIES CORPORATION
ADDRESS:	6310 ALLENTOWN BOULEVARD HARRISBURG, PA 17112	ADDRESS:	437 BLUE CHURCH ROAD PAXINOS, PA. 17860
CONTACT:	CHRISTOPHER BRIDE		DOUG HAUPT
EMAIL:	CHRISTOPHER.BRIDE@VEOLIA.COM	CONTACT:	DLHAUPT@PPLWEB.COM
UTILITY:	VERIZON PENNSYLVANIA LLC.	UTILITY:	SOUTH HANOVER TOWNSHIP
ADDRESS:	1026 HAY ST. PITTSBURGH, PA 15221	ADDRESS:	161 PATRIOT WAY HERSHEY, PA. 17033
CONTACT:	DEBORAH BARUM	CONTACT:	GREG WALTERS
EMAIL:	DEBORAH.D.DELIA@VERIZON.COM	EMAIL:	GWALTERS@SOUTHHANOVER.ORG
UTILITY:	UGI UTILITIES INC.	UTILITY:	DERRY TOWNSHIP MUNICIPAL AUTHORITY
ADDRESS:	1301 AIP DR. MIDDLETOWN, PA 17057	ADDRESS:	670 CLEARWATER ROAD HERSHEY, PA. 17033
CONTACT:	STEPHEN BATEMAN	CONTACT:	WILLIAM G. REHKOP III
EMAIL:	SBATEMAN@UGI.COM	EMAIL:	WREHKOP@DTMA.COM

4. BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776. PA ACT 287 OF 1974, AS AMENDED, REQUIRES THREE (3) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST.

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C002	GENERAL INFORMATION
C101	EXISTING CONDITIONS
C102	ZONING AND POINTS OF INTERSECTION
C201	PROPOSED LAYOUT AND GRADING PLAN
C202	PROPOSED STORMWATER AND UTILITY PLAN
C501	PROPOSED ROAD PROFILE
C502	PROPOSED STORMWATER PROFILES
C503	PROPOSED STORMWATER PROFILES
C504	EXISTING GAS LINE PROFILE
C601	PROPOSED LANDSCAPING PLAN
C701	SITE DETAILS
C702	SITE DETAILS
C801	EROSION AND SEDIMENT CONTROL PLAN
C901	EROSION AND SEDIMENT CONTROL DETAILS
C902	EROSION AND SEDIMENT CONTROL NOTES



PROJECT LOCATION MAP

DAUPHIN COUNTY PENNDOT TYPE 10 MAP
SCALE: AS SHOWN

1,000 0 1,000 2,000 FT

HORIZONTAL SCALE: 1 INCH = 1,000 FEET

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH DERRY TOWNSHIP STANDARDS AND SPECIFICATIONS, DAUPHIN COUNTY STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATIONS SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. APPLICANT/RESPONSIBLE PARTY:
   - HCI DP LAND ACQUISITION LLC
     ATTN: DAN GORDON
     1780 S. POST OAK LANE
     HOUSTON, TX. 77056
     PHONE: 713.580.1100
3. LANDOWNER:
   - PENNSY SUPPLY, INC.
     2400 THEA DRIVE, SUITE 3A
     HARRISBURG, PA. 17110
     PHONE: 717.233.4511

   ENGINEER:
   - LIVIC CIVIL
     1015 MUMMA ROAD
     2ND FLOOR
     WORMLEYSBURG, PA 17043
     PHONE: 888.987.1993

   SURVEYOR:
   - AKENS ENGINEERING ASSOCIATES, INC.
     219 E. MAIN STREET
     SHIREMANSTOWN, PA 17011
     PHONE: 717.975.9933
4. PROJECT LOCATION:
   DERRY TOWNSHIP, DAUPHIN COUNTY
   LOCATED ALONG THE WEST SIDE OF HERSHEY PARK DRIVE (SR 0039), APPROXIMATELY 1,900 FEET NORTH OF THE INTERSECTION OF W. CHOCOLATE AVE. (SR 2018) AND HERSHEY PARK DRIVE (SR 0039).
5. PROJECT NARRATIVE:
   IMPROVEMENT OF AN EXISTING PRIVATE ROAD, "PENNSY SUPPLY ROAD."
6. SOURCE OF TITLE:
   DB: 2914, PG: 404
   PARCEL NUMBER: 24-008-021
7. THE SITE WAS INVESTIGATED FOR WETLANDS BY VORTEX ENVIRONMENTAL. NO WETLANDS WERE IDENTIFIED.
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (42043C0364D), A PORTION OF THE PROJECT SITE IS LOCATED WITHIN THE 100-YR FLOODPLAIN AND IS IDENTIFIED ON THE PLAN.
9. THE SITE DOES NOT PROPOSE PUBLIC WATER OR SEWER CONNECTIONS.
10. NO SANITARY SEWER CONNECTIONS ARE PROPOSED AS A PART OF THIS PROJECT, THEREFORE NO PADEP SEWER PLANNING MODULE OR EXEMPTIONS ARE REQUIRED.
11. NO CONNECTIONS TO WATER ARE PROPOSED, THEREFORE NO FIRE FLOW DATA IS PROVIDED.
12. LIMIT OF DISTURBANCE: 2.98 ACRES / NPDES PERMIT BOUNDARY: 3.26 ACRES
13. THE ROADWAY IS PROPOSED TO BE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.
14. THE PROPOSED USE OF THE SUBJECT PREMISE IS THE CONTINUED USE OF PENNSY SUPPLY ROAD TO PROVIDE ACCESS TO PROPERTIES WITHIN SOUTH HANOVER TOWNSHIP AND DERRY TOWNSHIP.
15. THE 100 YEAR FLOODPLAIN LINE SHOWN AT 340.6 (AS CALCULATED BY THE FEMA FLOOD STUDY) OFFSITE IS PROVIDED ON LIDAR CONTOURS AND IS FOR REFERENCE ONLY.

REQUEST OF WAIVERS

§185-12.D.(2) AND §185-13.E.(3) - THE PRELIMINARY PLAN SHALL BE PREPARED AT A SCALE NO SMALLER THAN ONE INCH EQUALS 50 FEET.

- WE ARE REQUESTING A MODIFICATION OF THESE SECTIONS BE GRANTED IN ORDER TO CONVEY THE PROJECT IN ITS ENTIRETY ON THE EXISTING CONDITIONS PLAN. THE PLAN SCALE HAS BEEN SHOWN AT ONE INCH EQUALS 80 FEET IN ORDER TO ACCOMPLISH THIS. ALL PROPOSED SITE PLANS ARE PROVIDED AT A SCALE OF ONE INCH EQUALS 40 FEET.

§185-12.D.(3).(a).[46] AND §185-13.E.(4).(a).[41] - LOCATION AND SPECIES OF PROPOSED STREET SHADE TREES ALONG WITH PLANTING SPECIFICATIONS AND SIZE OF TREES PROPOSED TO BE PLANTED.

- WE ARE REQUESTING A MODIFICATION OF THIS SECTION BE GRANTED BECAUSE THE LOT CONFIGURATION DOES NOT ALLOW FOR STREET SHADE TREES TO BE SET AT THE MINIMUM SPACING. STREET SHADE TREES HAVE BEEN PROVIDED WHERE SPACE ALLOWS.

THE REQUEST OF WAIVER FOR THE ABOVE SECTIONS WAS APPROVED ON,

THIS _____ DAY OF _____ 20_____.

_____

STORMWATER MANAGEMENT ACCESS EASEMENT

THE OWNERS HEREBY GRANT DERRY TOWNSHIP AN EASEMENT AND RIGHT TO ACCESS TO INSPECT ALL OF THE STORMWATER MANAGEMENT FACILITIES AND CONTROLS AT ANY REASONABLE TIME. DERRY TOWNSHIP IS FURTHER HEREBY GRANTED AN EASEMENT AND RIGHT OF INGRESS AND EGRESS FOR PERSONNEL, EQUIPMENT AND MATERIALS, TO ANY AND ALL STORMWATER MANAGEMENT FACILITIES AND CONTROLS, OVER, UPON, IN, UNDER, AND THROUGH THE PROPERTY, FOR PURPOSE OF MAINTENANCE AND OR REPAIR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN DUE TO FAILURE OR NEGLECT OF THE OWNER/DEVELOPER TO PERFORM THE SAME WITHIN THE REQUIRED TIME.

I, _____, HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE TOWNSHIP OF DERRY SWM ORDINANCE, CH. 174.

ENGINEER: _____

DATE: _____

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

ENGINEER: _____

DATE: _____

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____ BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT THEY ARE 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 THERE NOT PREVIOUSLY DEDICATED ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

OWNER: _____

THIS PLAN REVIEWED BY DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20_____.

CHAIRMAN: _____

SECRETARY: _____

THIS 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: _____

SURVEYOR

I HEREBY CERTIFY THAT THIS PLAN TO BE CORRECT AS SHOWN.

ENGINEER

I HEREBY CERTIFY THAT THIS PLAN TO BE CORRECT AS SHOWN.

WETLAND

I, _____, 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.

ENGINEER: _____

DATE: _____

TOWNSHIP OF DERRY

PLAT NO. 1407

SUBMISSION DATE:

JULY 8 2025
MONTH DAY YEAR

REVISION DATE:

_____ MONTH DAY YEAR

_____ MONTH DAY YEAR

_____ MONTH DAY YEAR

_____ MONTH DAY YEAR

C. Emerick
SIG. DIRECTOR OF COMMUNITY DEVELOPMENT

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR

PENNSY SUPPLY ROAD

SITUATED IN DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

OWNER:

HCI DP LAND ACQUISITION LLC

DATE: 07/07/2025 DWN BY: MSI DWG NO: 1190-04 SHEET 1 OF 16

REV	DATE	COMMENTS	BY	CHKD

ISSUE / REVISIONS

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987-1993
www.liviccivil.com

ALL CONTENTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE REPRODUCED OR UTILIZED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LIVIC CIVIL, LLC. ONLY APPROVED, SEALED PLANS SHALL BE IMPLEMENTED FOR CONSTRUCTION PURPOSES.
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PROJECT No:	1190-04
DATE:	JULY 7, 2025
SCALE:	AS SHOWN
DRAWN BY:	MSI
CHECKED BY:	CAW

PROJECT
PENNSY SUPPLY ROAD
DERRY TOWNSHIP
DAUPHIN COUNTY
PENNSYLVANIA

CLIENT
HCI DP LAND ACQUISITION LLC
1780 S. POST OAK LANE
HOUSTON, TX, 77056
PHONE: (713) 580-1100

SHEET TITLE
COVER SHEET

SHEET NO.
C001

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L62	100.00'	S49° 04' 42"E
L63	50.00'	S49° 04' 42"E
L64	51.62'	S55° 27' 17"E
L65	50.25'	S43° 22' 04"E
L66	111.38'	S49° 04' 42"E
L67	40.10'	S45° 02' 51"W
L68	100.00'	N49° 04' 42"W
L69	50.25'	N54° 47' 20"W
L70	108.50'	N49° 04' 42"W
L71	50.00'	N49° 04' 42"W
L72	46.46'	N82° 59' 12"W
L73	45.64'	S87° 21' 07"W
L74	249.79'	S88° 25' 10"W
L75	48.87'	S85° 59' 44"W
L76	49.08'	S87° 48' 31"W
L77	50.00'	S88° 25' 04"W
L78	50.25'	S82° 42' 26"W
L79	49.05'	S86° 19' 11"W
L80	48.71'	S82° 18' 42"W
L81	49.05'	S78° 18' 12"W
L82	50.00'	S80° 01' 26"W
L83	51.44'	S81° 24' 32"W
L84	48.87'	S78° 37' 39"W
L85	50.00'	S80° 01' 26"W

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L86	50.00'	S80° 01' 26"W
L87	50.25'	S85° 44' 05"W
L88	50.25'	S74° 18' 48"W
L89	50.25'	S74° 18' 48"W
L90	70.73'	S58° 21' 56"W
L91	29.28'	S76° 44' 21"W
L92	48.80'	S78° 18' 06"W
L93	49.79'	S85° 38' 51"W
L94	48.12'	S72° 26' 31"W
L95	88.22'	S67° 42' 54"W
L96	48.30'	S64° 32' 50"W
L97	130.00'	N24° 04' 55"W
L98	54.24'	N86° 32' 23"E
L99	96.38'	N67° 42' 54"E
L100	57.20'	S81° 38' 39"E
L101	55.28'	N57° 05' 34"E
L102	30.72'	N76° 44' 21"E
L103	71.72'	N70° 47' 21"E
L104	50.00'	N80° 01' 26"E
L105	50.00'	N80° 01' 26"E
L106	50.72'	N79° 52' 42"E
L107	50.25'	N85° 44' 05"E
L108	50.00'	N80° 01' 26"E
L109	50.25'	N85° 44' 05"E

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L110	50.00'	N80° 01' 26"E
L111	49.88'	N85° 50' 27"E
L112	50.25'	N74° 18' 48"E
L113	51.61'	N89° 42' 46"E
L114	51.44'	N82° 18' 42"E
L115	51.44'	N80° 28' 11"E
L116	50.91'	N87° 48' 13"E
L117	51.45'	S88° 25' 40"E
L118	50.25'	S85° 52' 18"E
L119	50.00'	N88° 25' 04"E
L120	250.23'	N88° 25' 12"E
L121	53.92'	S71° 31' 42"E
L122	54.75'	S81° 09' 29"E
L128	210.91'	S47° 49' 25"E
L129	133.01'	S56° 15' 54"E
L130	318.31'	S32° 49' 13"E
L135	48.79'	N43° 57' 12"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA
C2	106.67	320.00	19.10
C3	93.33	280.00	19.10

SCHEDULE B, PART II - EXCEPTIONS
SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

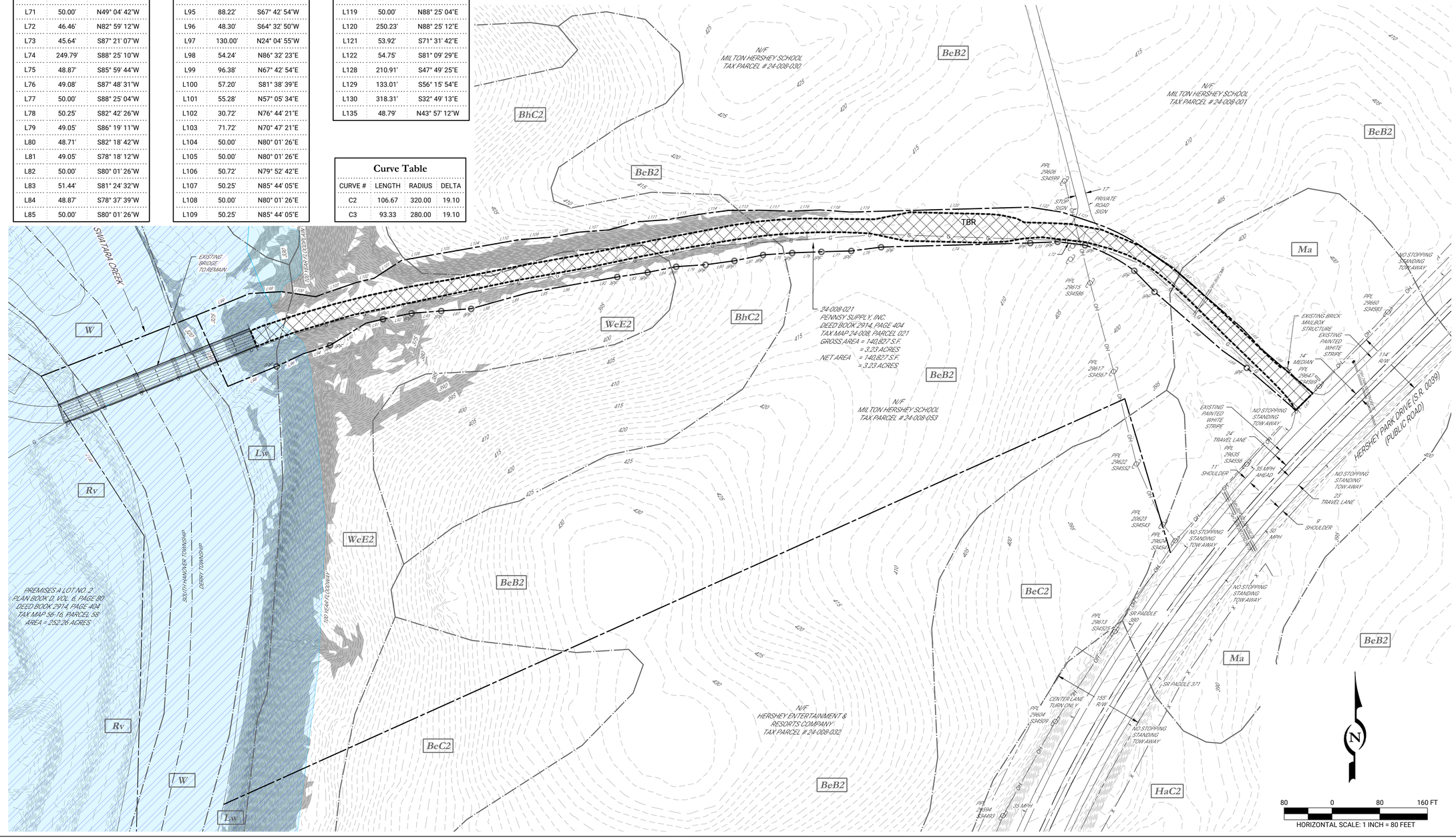
THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN AS RECORDED IN THE RECORDER'S OFFICE OF DAUPHIN COUNTY, PENNSYLVANIA IN AN EXHIBIT TO THAT CERTAIN DEED RECORDED IN DEED BOOK L VOLUME 52 PAGE 444.
2. RIGHTS GRANTED TO PENNSYLVANIA POWER & LIGHT COMPANY AS SET FORTH IN MISC. BOOK U VOLUME 4 PAGE 92 (AFFECTS PREMISES C); AS APPROXIMATELY SHOWN ON ALTA/NSPS LAND TITLE SURVEY MADE BY AKENS ENGINEERING ASSOCIATES, INC. ON JANUARY 4, 2024, DESIGNATED AS PENNSY SUPPLY, INC. HUMMELSTOWN QUARRY.

LEGEND

- AREA OF REMOVAL
- LIMIT OF DEMOLITION
- TBR — TO BE REMOVED
- SLOPES GREATER THAN 20%

SOILS LEGEND:
BeB2 - BEDINGTON SHALY SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED
BhC2 - BERKS CHANNERY SILT LOAM, 8 TO 15% SLOPES
Lw - LINDSIDE SILT LOAM, COAL OVERWASH
Ma - MADE LAND, SANITARY FILL
WeE2 - WEIKERT SHALY SILT LOAM, 25 TO 40% SLOPES, MODERATELY ERODED



REV	DATE	COMMENTS	BY	CHKD

ISSUE / REVISIONS

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987-1993
www.liviccivil.com

ALL CONTENTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE REPRODUCED OR UTILIZED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LIVIC CIVIL, LLC. ONLY APPROVED, SEALED PLANS SHALL BE IMPLEMENTED FOR CONSTRUCTION PURPOSES.
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PROJECT No:	1190-04
DATE:	JULY 7, 2025
SCALE:	AS SHOWN
DRAWN BY: MSI	CHECKED BY: CAW

PROJECT
PENNSY SUPPLY ROAD
DERRY TOWNSHIP
DAUPHIN COUNTY
PENNSYLVANIA

CLIENT
HCI DP LAND ACQUISITION LLC
1780 S. POST OAK LANE
HOUSTON, TX, 77056
PHONE: (713) 580-1100

SHEET TITLE
EXISTING CONDITIONS

SHEET NO.
C101

MATCHLINE A

SWATARA CREEK

EXISTING BRIDGE TO REMAIN

DERRY TOWNSHIP

SOUTH HANOVER TOWNSHIP

100 YEAR FLOODPLAIN

100 YEAR FLOODPLAIN

FES-1

MH-1

OS-1

I-7

MH-2

I-15

R1000'

365

370'

375

380

385

390

395

10' WIDE TRAVEL LANE

34'

7' WIDE PARKING LANE

OS-2

I-6

I-14

10' WIDE TRAVEL LANE

7' WIDE PARKING LANE

MH-3

MH-4

OS-3

I-5

I-13

IPF

320

325

330

335

340

345

350

355

360

365

370

375

380

385

390

395

400

405

410

415

40 0 40 80 FT

HORIZONTAL SCALE: 1 INCH = 40 FEET

MATCHLINE A

MH-5

I-4

MH-6

10' WIDE TRAVEL LANE

34'

7' WIDE PARKING LANE

I-3

MH-7

17'

PRIVATE ROAD SIGN

STOP SIGN

PROPOSED CURB CUT

405

410

413

I-12

I-11

10' WIDE TRAVEL LANE

7' WIDE PARKING LANE

R1500'

R300'

MH-8

I-2

MH-9

I-10

EW-1

24-008-021
PENNSY SUPPLY, INC.
DEED BOOK 2914, PAGE 404
TAX MAP 24-008, PARCEL 021
GROSS AREA = 140,827 S.F.
= 3.23 ACRES
NET AREA = 140,827 S.F.
= 3.23 ACRES

N/F
MILTON HERSHEY SCHOOL
TAX PARCEL # 24-008-053

PROPOSED PAINTED DOUBLE-YELLOW STRIPING

I-1

10' WIDE TRAVEL LANE

12'

397

I-9

10' WIDE TRAVEL LANE

1'

2' WIDE PAINTED STOP BAR

'STOP' (R1-1) SIGN

EXISTING EDGE OF ASPHALT OUTSIDE OF THE PROPERTY NOT TO BE DISTURBED

TRAVEL LANE

NO STOPPING STANDING TOW AWAY

R20'

R35'

EXISTING EDGE OF ASPHALT OUTSIDE OF THE PROPERTY NOT TO BE DISTURBED

NO STOPPING STANDING TOW AWAY

EXISTING PAINTED WHITE STRIPE

EXISTING BRICK MAILBOX STRUCTURE

14' MEDIAN

114' R/W

HERSHEY PARK DRIVE (S.R. 0039) (PUBLIC ROAD)

PROPOSED PAINTED WHITE STRIPE

40 0 40 80 FT

HORIZONTAL SCALE: 1 INCH = 40 FEET

REV	DATE	COMMENTS	BY	CHKD
		ISSUE / REVISIONS		

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987-1993
www.liviccivil.com

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PROJECT No:	1190-04
DATE:	JULY 7, 2025
SCALE:	AS SHOWN
DRAWN BY: MSI	CHECKED BY: CAW

PROJECT

PENNSY SUPPLY ROAD

DERRY TOWNSHIP

DAUPHIN COUNTY

PENNSYLVANIA

CLIENT

HCI DP LAND ACQUISITION LLC

1780 S. POST OAK LANE
HOUSTON, TX, 77056
PHONE: (713) 580-1100

SHEET TITLE

PROPOSED LAYOUT AND GRADING PLAN

SHEET NO.

C201