No: 25-097

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Derry Township | Surveyor: Rettew | Engineer/RLA: Widders

Plat Title: Hershey Elementary School

Zoning District: Hershey Mixed Use | Proposed Land Use: School

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	25.0	103.8

Date Received: 09/12/25 | Staff Review: 10/08/25 | Official County Review: 10/08/25

Reviewed by: DMK | Checked by: _____ | Tax Map Parcel #: 24-032-019

- *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. Final lighting plan needs to be certified by a professional engineer and details of light fixtures to be used provided [S-LD §185-33E, H].
3. Provide seals of engineer and registered surveyor certifying the accuracy of their work [S-LD §185-13E(4a)(32, 33)].
4. Provide data substantiating minimum fire hydrant flow, availability, recharge and duration requirements are met with respect to the availability noted in PAAW letter dated May 27, 2025 [S-LD §185-12D(4g)].
5. Provide any other reasonable data the Township may require to evaluate the land development proposal [S-LD §185-13E(5f)].

Plan No. 25-097

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			✓	
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 *(as surveyed)*		✓		
14. Lot areas shown		✓		
15. Permanent monuments and markers shown *(waiver requested)*			✓	
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 *(waiver requested)*	✓		
24. Curbs shown *(waiver requested)*		✓		
25. Sidewalks shown *(waiver 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 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
HERSHEY ELEMENTARY SCHOOL
DERRY TOWNSHIP, DAUPHIN COUNTY, PA

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A NEW ELEMENTARY SCHOOL, ASSOCIATED PARKING AND STORMWATER MANAGEMENT FACILITIES.
2. BASIS OF BEARINGS IS PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, PA SOUTH ZONE, NAD 83-2011.
3. BENCHMARKS:
   BENCHMARK "A" MAG NAIL SET NEAR THE SOUTHEAST INTERSECTION OF EAST AREBA AVENUE AND SOUTH 4TH STREET. ELEVATION = 379.36 (NAVD-88 DATUM).
   BENCHMARK "B" FINISHED FLOOR ELEVATION (FFE) AT THE MAIN ENTRANCE OF THE EARLY CHILDHOOD SCHOOL BUILDING. ELEVATION = 405.70 (NAVD-88 DATUM)
4. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND WERE DETERMINED FROM VISIBLE LOCATION, RETTEW SUE GROUP AND PA ONE CALL UTILITY RESPONSES AND/OR BEST AVAILABLE PLAN INFORMATION. PA ONE CALL NOTIFICATION SERIAL NUMBER IS 20240502805-000 DATED FEBRUARY 19, 2024. (RETTEW CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT A PART OF THIS CONTRACT PERFORMANCE).
5. RETTEW ASSOCIATES PERFORMED A COMBINATION OF A FIELD RUN SURVEY WITH AN AERIAL DRONE FLIGHT WITH LIDAR IN APRIL, 2024.
6. PROPERTY AND RIGHT-OF-WAY LINES ARE FROM PREVIOUS SURVEYS, GIS PARCEL LINES AND NOT FROM A BOUNDARY SURVEY WHICH WAS NOT A PART OF THIS CONTRACT.
7. SEE RETTEW SUE REPORT FOR QUALITY LEVELS OF THE UTILITY TRACINGS PERFORMED BY RETTEW.
8. FLOODPLAIN PLOTTED FROM FEMA FLOODMAP 42043C0369D, EFFECTIVE AUG. 8 ,2012 AS REVISED AS PER LOMAR 14-03-0956P, EFFECTIVE FEB. 6, 2015.
9. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR CONFLICT WITH THE EASEMENT AGREEMENT.
10. NOTHING EXCEPT EROSION CONTROL AND/OR STORM WATER MANAGEMENT FACILITIES SHALL BE PLACED, PLANTED, OR PUT WITHIN THE AREA OF A STORM WATER MANAGEMENT EASEMENT.
11. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. ALL UTILITIES HAVE BEEN IDENTIFIED BASED ON THE BEST AVAILABLE INFORMATION AND LISTED ON THESE PLANS IN ACCORDANCE WITH ACT 187 REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGED OR ALTERED DURING CONSTRUCTION, INCLUDING LANDSCAPING, SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR. (RETTEW CANNOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES. AN EXACT LOCATION CAN ONLY BE OBTAINED BY SUBSURFACE EXPLORATION, WHICH IS NOT A PART OF THIS CONTRACT PERFORMANCE).
12. THE CONTRACTOR SHALL MAKE PROVISIONS FOR MAINTAINING THE SAFE FLOW OF TRAFFIC DURING CONSTRUCTION WITHIN THE SITE AND THE EXISTING ROAD RIGHT-OF-WAY WHILE ENTERING AND LEAVING THE SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS RELATIVE TO THE CONSTRUCTION PROPOSED ON THIS PLAN.
14. ALL STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND TO THE STANDARDS OF THE MUNICIPAL ORDINANCES.
15. THERE SHALL BE NO CHANGES OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE TOWNSHIP ENGINEER. SUCH PLAN CHANGES, SHOULD THEY BECOME NECESSARY, ARE SUBJECT TO MUNICIPAL ORDINANCES.
16. THE CONTRACTOR SHALL INSPECT EXISTING SITE/PROJECT AREA CONDITIONS AND VERIFY ALL DIMENSIONS, QUANTITIES AND MATERIALS PRIOR TO THE START OF CONSTRUCTION.
17. NO OBJECT SHALL BE PERMITTED WHICH OBSCURES VISION WITHIN THE CLEAR SIGHT TRIANGLE.
18. A CLEAR SIGHT TRIANGLE IS DETERMINED BY MEASURING ALONG THE CENTERLINES OF THE INTERSECTING STREETS OR ACCESS DRIVES FROM THE POINT FORMED BY THE INTERSECTION OF THEIR RESPECTIVE CENTERLINES.
19. PARKING AREAS, MAIN ENTRANCES AND EXITS WHICH ARE OPEN TO THE PUBLIC SHALL BE LIGHTED TO A MINIMUM AVERAGE OF 2 FOOTCANDLES AT AN ELEVATION OF 3 FEET ABOVE THE SURFACE.
20. ALL MATERIAL AND WORKMANSHIP FOR STORM SEWER PIPES SHALL CONFORM TO CURRENT PennDOT 408 SPECIFICATIONS.
21. THE CONTRACTOR IS RESPONSIBLE TO INSTALL THE CURB CUT RAMPS, SIDEWALKS AND DRIVEWAY APRONS TO THE LATEST ADA OR PENNDOT STANDARDS AT THE TIME OF CONSTRUCTION.
22. AFTER CONSTRUCTION, THE OWNER SHALL MONITOR THE SITE FOR POTENTIAL SINKHOLE ACTIVITY. IN THE EVENT THAT A SINKHOLE OCCURS, THE OWNER SHALL IMMEDIATELY CONTACT THE TOWNSHIP AND ARRANGE FOR A QUALIFIED PROFESSIONAL GEOLOGIST REGISTERED IN THE COMMONWEALTH PENNSYLVANIA TO MAKE THE APPROPRIATE REMEDIATION.
23. EXCEPT AS MAY BE GRANTED BY AN APPROVED MODIFICATION, THE MINIMUM FLOOR ELEVATIONS OF ALL STRUCTURES ADJACENT TO THE FLOODPLAIN SHALL BE 2' ABOVE THE 100-YEAR WATER SURFACE ELEVATION; AND THAT MINIMUM FLOOR ELEVATIONS FOR ALL STRUCTURES THAT MAY BE AFFECTED BY A BASIN SHOULD BE TWO (2) FEET ABOVE THE 100-YEAR WATER SURFACE.
24. ALL INLETS AND DRAINAGE STRUCTURES LOCATED WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CURRENT PENNDOT PUB. 72 RC-45M, RC-46M AND PUB. 408 M STANDARDS AND SPECIFICATIONS.
25. ALL AREAS NOT COVERED WITH IMPERVIOUS AREA WILL BE STABILIZED IN VEGETATION, MULCH OR OTHER PROTECTIVE COVER.
26. ROOF DRAINS ARE NOT TO BE CONNECTED TO STREETS, SANITARY OR STORM SEWERS AND SHALL DISCHARGE TO VEGETATED AREAS. DRAINAGE DIVIDES SHALL FOLLOW THOSE SHOWN IN THE POST CONSTRUCTION STORMWATER MANAGEMENT REPORT.,
27. ALL WATER LINE JOINTS SHALL BE RESTRAINED WITH MECHANICAL JOINTS (MEGALUGS). CONCRETE THRUST BLOCKING IS ONLY TO BE USED AT FIRE HYDRANTS AND AT THE REQUEST OF INSPECTOR.
28. THIS PLAN DOES NOT PROPOSE ANY DEDICATION OF LAND TO DERRY TOWNSHIP.
29. NO WETLANDS WHERE FOUND ON THE SITE, SEE WETLAND REPORT BY RETTEW ASSOCIATES DATED 9/23/2024.
30. SEE TRAFIC IMPACT STUDY BY RETTEW ASSOCIATES DATED SEPTEMBER 8, 2025.

DERRY TOWNSHIP STORMWATER BMP NOTES

1. ALL INLETS IN PAVED AREAS SHALL HAVE HEAVY DUTY BICYCLE-SAFE GRATING CONSISTENT WITH THE LATEST EDITION OF PENNDOT PUBLICATION 72M.
2. INLETS MUST BE SIZED TO ACCEPT THE SPECIFIED PIPE SIZES WITHOUT KNOCKING OUT ANY OF THE INLET CORNERS.
3. ALL PIPES ENTERING OR EXITING INLETS SHALL BE CUT FLUSH WITH THE INLET WALL.
4. INLETS SHALL NOT HAVE A SUMP CONDITION IN THE BOTTOM (UNLESS DESIGNED AS A WATER QUALITY BMP). OUTLET PIPES SHALL BE FLUSH WITH THE BOTTOM OF THE BOX OR CONCRETE CHANNELS SHALL BE POURED.
5. INLETS, MANHOLES, PIPES, AND CULVERTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS SET FORTH IN PENNDOT'S PUBLICATION 408, LATEST EDITION, AND AS DETAILED IN PENNDOT'S PUBLICATION 72M - STANDARDS FOR ROADWAY CONSTRUCTION (RC), LATEST EDITION, OR AS APPROVED BY THE TOWNSHIP ENGINEER.
6. ALL FRAMES, CONCRETE TOP UNITS, AND GRATE ADJUSTMENT RINGS SHALL BE SET IN A BED OF FULL MORTAR ACCORDING TO PUBLICATION 408, LATEST EDITION.
7. THE OPERATION AND MAINTENANCE (O&M) AGREEMENT FOR THIS PROJECT IS TO BE CONSIDERED A PART OF THIS PLAN WHETHER OR NOT IT APPEARS HEREON.
8. TOWNSHIP OFFICIALS AND THEIR AGENTS OR EMPLOYEES HAVE THE RIGHT OF ACCESS TO THE PROPERTY FROM THE PUBLIC-RIGHT-OF-WAY FOR INSPECTION OF AND, IN CASES OF CONSTRUCTION DEFAULT, CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES.
9. NOTHING SHALL BE PLACED, PLANTED, OR SET WITHIN AN EASEMENT OR RIGHT-OF-WAY WHICH WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENTS OR RIGHT-OF-WAY, OR CONFLICT WITH ANY CONDITIONS ASSOCIATED WITH SUCH EASEMENT OR RIGHT-OF-WAY.
10. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER AND EXISTING STORMWATER BMP, FACILITIES, AREAS, OR STRUCTURES UNLESS IT IS PART OF AN APPROVED MAINTENANCE PROGRAM, WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
11. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER BMP, FACILITIES, AREAS, STRUCTURES, OR WITHIN A DRAINAGE EASEMENT THAT WOULD LIMIT OR ALTER THE FUNCTIONING OF THE BMP WITHOUT THE WRITTEN APPROVAL OF THE TOWNSHIP.
12. THE OWNER OF EACH LOT THAT CONTAINS A STORMWATER BMP SHALL BE RESPONSIBLE FOR THE CONTINUED FUNCTIONALITY AND REQUIRED MAINTENANCE OF THE FACILITY.
13. THE APPROVED SWM SITE PLAN SHALL BE ON FILE AT THE PROJECT SITE THROUGHOUT THE DURATION OF THE CONSTRUCTION ACTIVITY.
14. THE STORMWATER BMP'S ARE DESIGNED IN ACCORDANCE WITH DERRY TOWNSHIP STORMWATER ORDINANCE, SECTION 174. A SEPARATE APPROVAL IS REQUIRED FOR ANY IMPERVIOUS AREA PROPOSED BEYOND THE DESIGN LIMIT OR OTHERWISE NOT IN CONFORMANCE WITH THIS PLAN.
15. AN AS-BUILT DRAWING SHALL BE PROVIDED FOR ALL STORMWATER MANAGEMENT FACILITIES PRIOR TO OCCUPANCY OF THE LAND OR STRUCTURES, OR THE RELEASE OF FINANCIAL SECURITY FOR SAID FACILITIES. (THIS NOTE IS ONLY APPLICABLE FOR REGULATED ACTIVITIES EXCEEDING 5,000 SQUARE FEET OF NEW IMPERVIOUS AREA).
16. SEE POST CONSTRUCTION STORMWATER MANAGEMENT REPORT DATED 9/9/2025. THE SITE HAS BEEN DESIGNED FOR 42.80 AC. OF IMPERVIOUS.

CERTIFICATIONS

CERTIFICATION OF SURVEY ACCURACY

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

DATE: _____

_____

CERTIFICATION OF PLAN ACCURACY

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

DATE: _____

_____

SWM SITE PLAN CERTIFICATION

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE TOWNSHIP OF DERRY STORMWATER MANAGEMENT ORDINANCE, CHAPTER 174, EXCEPT WAIVERS AS APPROVED.

DATE: _____

_____

WETLAND CERTIFICATION

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

DATE: _____

_____

BMP ACKNOWLEDGEMENT

I HEREBY ACKNOWLEDGE THAT THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE TOWNSHIP.

_____ _____

(DATE) (OWNER SIGNATURE)

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OF DEDICATION

CORPORATION

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED IS/ARE THE CURRENT OWNER(S) OF THE WITHIN PLAT AND THAT ALL STREETS OR PARTS THEREOF NOT PREVIOUSLY DEDICATED ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

OWNER SIGNATURE_____

PRINT_____

DERRY TOWNSHIP SCHOOL DISTRICT
30 E. GRANADA AVENUE
HERSHEY, PA 17033

STATE OF PENNSYLVANIA, COUNTY OF DAUPHIN

ON THIS _____ DAY OF _____ BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED: _____WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT HE/THEY ARE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND THAT HE/THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.
WITNESS MY HAND AND SEAL.
THE DAY AND DATE WRITTEN. NOTARY PUBLIC
MY COMMISSION

EXPIRES: _____

TOWNSHIP OF DERRY AND DAUPHIN COUNTY SIGNATURES

THIS PLAN RECOMMENDED FOR APPROVAL BY THE DERRY TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____.

CHAIRMAN_____

SECRETARY_____

THIS PLAN APPROVED BY THE DERRY TOWNSHIP SUPERVISORS THIS _____ DAY OF _____.

CHAIRMAN _____

SECRETARY_____

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

CHAIRMAN _____

SECRETARY_____

OWNER (RESPONSIBLE PARTY)

CONTACT:	STACY L. WINSLOW, ED.D.; SUPERINTENDENT
ADDRESS:	DERRY TOWNSHIP SCHOOL DISTRICT 30 EAST GRANADA DRIVE HERSHEY, PA 17033
PHONE:	717-534-2501
E-MAIL:	SWINSLOW@HERSHEY.K12.PA.US

SOURCE OF TITLE

DEED REFERENCE	DOC. # 20100016933
PROPERTY ID	24-032-019
INST#	20120037823

SITE DATA

EXISTING LAND USE:	SCHOOL
PROPOSED LAND USE:	SCHOOL
TOTAL LOT AREA:	103.76 AC. (4,519,962 S.F.)
AREA TO BE DEDICATED	0 AC. (0 S.F.)
NET LOT AREA	103.76 AC. (4,519,962 S.F.)
NET DEVELOPABLE AREA	99.27 AC. (4,324,201 S.F.)*
WATER SUPPLY SYSTEM:	EXISTING PUBLIC
SEWAGE DISPOSAL SYSTEM:	EXISTING PUBLIC

* FROM PLAN OF RECORD, PRE/FINAL LAND DEVELOPMENT PLANS OF THE ADDITION TO THE MIDDLE SCHOOL, PREPARED BY HAYES LARGE ARCHITECTS, INST.# 20120037823

ZONING DATA

HERSHEY MIXED USE

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	40 FT.	>40 FT.
MINIMUM LOT DEPTH	100 FT.	>100 FT.
PRINCIPAL STRUCTURE:		
FRONT	20 FT.	20 FT.
SIDE	15 FT.	
REAR	30 FT.	30 FT.
ACCESSORY:		
FRONT	50 FT.	N/A
SIDE	5 FT.	N/A
REAR	10 FT.	N/A
MAXIMUM BUILDING HEIGHT:		
PRINCIPAL STRUCTURE	50 FT.	<50 FT.
ACCESSORY STRUCTURE	20 FT.	N/A
MAXIMUM IMPERVIOUS COVERAGE	60%	41.2%
MAXIMUM VEGETATED COVERAGE	30%	58.8%
MINIMUM PARKING SPACES	1045 SPACES*	1047 SPACES (27 ADA)

*CAMPUS PARKING REQUIREMENTS:

1 SPACE/6 STUDENTS GRADES 1ST-9TH, 1 SPACE/3 STUDENTS GRADES 10TH-12TH OR 1 SPACE/3 SEATS IN LARGEST ASSEMBLY AREA

ECC	GYM (180 SEATS)	60 SPACES
ELEMENTARY SCHOOL	1,502 STUDENTS(PLANNED CAPACITY)	251 SPACES
MIDDLE SCHOOL	AUDITORIUM (1,000 SEATS)	334 SPACES
HIGH SCHOOL	AUDITORIUM (1,200 SEATS)	400 SPACES
TOTAL CAMPUS PARKING REQUIRED		1,045 SPACES

PARKING PROVIDED:

ECC	168 SPACES
ELEMENTARY SCHOOL	332 SPACES
MIDDLE SCHOOL	104 SPACES
HIGH SCHOOL	443 SPACES
TOTAL CAMPUS PARKING PROVIDED	1047 SPACES
TOTAL BUS PARKING PROVIDED	44 SPACES

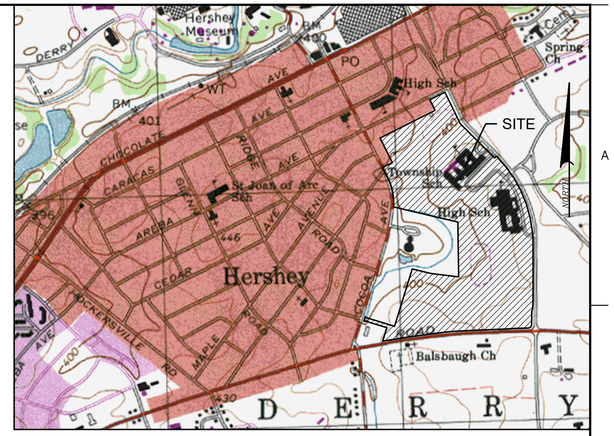
WAIVERS/MODIFICATIONS

ORDINANCE NO. 185 (SUBDIVISION & LAND DEVELOPMENT)

1. § 185-12 D.(2) & § 185-13E(3) - PLAN SCALE (OVERALL SITE PLANS)
2. § 185-12 D.(3)(A) [7] & § 185-13E(4)(A)[7] - METES AND BOUNDS OF STREET ROW'S, CENTERLINES, AND EASEMENTS.
3. § 185-12 D.(3)(A) [9] - EXISTING STRUCTURES WITHIN 200 FEET, INCLUDING PIPE SIZES AND MATERIALS.
4. § 185-12 D.(3)(A) [21] & § 185-13E (4)(A)[19] - STORMWATER PLAN & PROFILES (EXISTING STORMWATER SYSTEMS).
5. § 185-12 D.(3)(A) [22] & § 185-13 E(4)(A)[20]- SANITARY PLAN & PROFILES (EXISTING SANITARY SEWER SYSTEMS).
6. § 185-12 D.(3)(A) [23] & § 185-13 E(4)(A)[21] - UTILITY PLAN & PROFILES (EXISTING UTILITY LINES).
7. § 185-18 - MONUMENTS AND MARKERS
8. § 185-22 E.(5) - CURBING (ALONG GOVERNOR ROAD, HOMESTEAD ROAD, SCHOOL PLAZA AND SOUTH 4TH STREET)
9. § 185-34 - SIDEWALKS, WALKWAYS AND BICYCLE PATHS (ALONG GOVERNOR ROAD, HOMESTEAD ROAD, COCOA AVENUE, SCHOOL PLAZA AND SOUTH 4TH STREET)

RECEIVING WATER CLASSIFICATION
WATER QUALITY DESIGNATION

-SPRING CREEK EAST
-WARMWATER FISHERY, MIGRATORY FISH (WWF,MF)



LOCATION MAP
SCALE - 1"=1,000'

PA ONE CALL UNDERGROUND UTILITY PROTECTION ACT

PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974, AS AMENDED BY ACT 187 OF 1996, ACT 181 OF 2006, ACT 160 OF 2016 AND ACT 50 OF 2017 (EFFECTIVE 04/28/2018) OF THE PENNSYLVANIA STATE LEGISLATURE, RETTEW ASSOCIATES, INC. HAS PERFORMED THE FOLLOWING IN PREPARING THESE DRAWINGS REQUIRING EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION(S) SHOWN ON THE DRAWINGS:

1. PURSUANT TO SECTION 4, CLAUSE (2) OF SAID ACT, RETTEW ASSOCIATES, INC. REQUESTED FROM EACH FACILITY OWNER DESIGNATED ON SUCH LIST PROVIDED BY THE ONE CALL SYSTEM NOTIFICATION, THE INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) OF SAID ACT, NOT LESS THAN TEN (10) NOR MORE THAN NINETY (90) BUSINESS DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.
2. PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, RETTEW ASSOCIATES, INC. HAS MET THEIR OBLIGATIONS OF CLAUSE (2) BY CALLING THE PENNSYLVANIA ONE CALL SYSTEM SERVING THE LOCATION WHERE THE WORK IS TO BE PERFORMED, AND SHOWING THE ASSOCIATED SERIAL NUMBER(S) ON THIS/THESE DRAWING(S).
3. PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, RETTEW ASSOCIATES, INC. HAS SHOWN UPON THIS/THESE DRAWING(S) THE POSITION AND TYPE OF EACH FACILITY, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY CLAUSE (2).
4. PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, RETTEW ASSOCIATES, INC. HAS SHOWN UPON THIS/THESE DRAWING(S) THE TOLL-FREE NUMBER FOR THE ONE CALL SYSTEM AND THE SERIAL NUMBER(S) FOR THE ASSOCIATED ONE CALL SYSTEM NOTIFICATION(S).

ADDITIONALLY, RETTEW ASSOCIATES, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST, AND AS REFLECTED ON THIS/THESE DRAWING(S), IS CORRECT OR ACCURATE. INFORMATION REFLECTED ON THIS/THESE DRAWING(S) IS SHOWN AS REQUIRED BY SAID ACT NO. 160 OF 2016, AND AS PROVIDED BY THE FACILITY OWNER PURSUANT TO SECTION 2, CLAUSE (4) OF SAID ACT.

DATE: 02/19/2024

ONE CALL SYSTEM SERIAL NUMBER: 20240502805

Pennsylvania811 — A Pittsburgh Sunbelt and Lehigh Pennsylvania Corporation

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

1-800-242-1776

IT IS THE CLIENT'S RESPONSIBILITY TO NOTIFY RETTEW NO LESS THAN 10 DAYS AND NO MORE THAN 90 DAYS PRIOR TO THE BEGIN DATE. THIS NOTIFICATION WILL ALLOW US TO UPDATE THE PA811 ONE CALL TICKETS ASSOCIATED WITH THIS PROJECT, WHICH IS A REQUIREMENT UNDER ACT 287.

UTILITIES

CROWN CASTLE
1500 CORPORATE DR.
CANONSBURG, GA. 15317
CONTACT: FIBER DIG TEAM PERSONNEL
EMAIL: FIBER.DIG@CROWNCASTLE.COM
PHONE: 800-654-3110

COMCAST CABLE COMMUNICATIONS, INC
C/O USIC LOCATING SERVICES INC
13085 HAMILTON CROSSING BLVD STE 200
CARMEL, IN. 46032
CONTACT: USIC OFFICE PERSONNEL
PHONE: 800-811-7981

DERRY TOWNSHIP MUN AUTHORITY/DERRY TOWNSHIP
670 CLEARWATER RD.
HERSHEY, PA. 17033
CONTACT: MICHAEL STOTLER
EMAIL: MSTOTLER@DTMA.COM
PHONE: 717-576-8269

FIRSTENERGY CORPORATION
21 S. MAIN ST.
AKRON, OH. 44308
CONTACT: MELLYSSA ADAMS
EMAIL: MADAMS@FIRSTENERGYCORP.COM
PHONE: 330-604-4073

MILTON HERSHEY SCHOOL
1201 HOMESTEAD LN
PO BOX 830
HERSHEY, PA 17033
CONTACT: MIKE KOEGLER
EMAIL: KOEGLERM@MHS-PA.ORG
PHONE: 717-520-2275

PENNSYLVANIA-AMERICAN WATER CO
200 CANAL ST
HUMMELSTOWN, PA. 17036
CONTACT: MICHAEL RAGER
EMAIL: MICHAEL.RAGER@AMWATER.COM
PHONE: 717-554-0045

PPL ELECTRIC UTILITIES CORPORATION
437 BLUE CHURCH RD
PAXINOS, PA 17860
CONTACT: DOUG HAUPT
EMAIL: DLHAUPT@PPLWEB.COM

VERIZON NORTH
31 S. BEAVER ST.
YORK, PA 17401
CONTACT: DAVID NEWMISTER
EMAIL: DAVE.NEWMISTER@VERIZON.COM
PHONE: 717-515-9815

UGI UTILITIES INC.
1301 AIP DR.
MIDDLETOWN, PA 17057-5987
CONTACT: GEOFFREY FERGUSON
EMAIL: GFERGUSON@UGI.COM
PHONE: 610-807-3118

LIST OF DRAWINGS

PLAN SHEET NO.	TITLE
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*7-10 OF 38.	LAYOUT PLAN
11-14 OF 38.	GRADING PLAN
15-18 OF 38.	UTILITY PLAN
*19-22 OF 38.	ESCEMENT PLAN
23-26 OF 38.	LANDSCAPE PLAN
27-30 OF 38.	LIGHTING PLAN
31-33 OF 38.	PROFILES
34-38 OF 38.	SITE DETAILS
* TO BE RECORDED	

SUPPLEMENTAL PLANS

* TO BE RECORDED

PLAN	LAST REVISED
EROSION & SEDIMENT CONTROL PLAN	9/9/2025
*POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	9/9/2025
AQUA MIST SPRAY IRRIGATION PLAN	8/26/2025

TOWNSHIP OF DERRY

PLAT NO. 1409

SUBMISSION DATE: 9 (MO.) 9 (DAY) 2025 (YEAR)

REVISION DATE: _____ (MO.) _____ (DAY) _____ (YEAR)

_____ (MO.) _____ (DAY) _____ (YEAR)

_____ (MO.) _____ (DAY) _____ (YEAR)

C. Emerick
SIG. DIRECTOR OF COMMUNITY DEVELOPMENT

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

MANAGER: MELISSA A. KELLY, RLA
DESIGN BY: JW | CHKD BY: MAK
SURV. CHIEF: | FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: ASN | CHKD BY: JW
DRAWING REFERENCE: C:_RettewVaultMP\0870701809-GTSD-Elementary School\Sheets\LD\Final\0870701809-01-Cover.dwg

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CLIENT
DERRY TOWNSHIP SCHOOL DISTRICT
30 EAST GRANADA DRIVE
HERSHEY, PA 17033

NTS

DATE: 9/9/2025
SHEET NO. 1 OF 38
DWG. NO. 0870701809

COVER SHEET
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
HERSHEY ELEMENTARY SCHOOL
DERRY TOWNSHIP DAUPHIN COUNTY, PA

HORIZONTAL DATUM AND BASIS OF BEARINGS: PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE); NAD 83; AS DETERMINED BY GPS OBSERVATIONS.

POINT	NORTHING	EASTING
1	344939.8088	2276198.7776
2	345127.2746	2276256.6317
3	345222.2625	2275948.8249
4	345214.9940	2275935.0700
5	345283.7936	2275956.2976
6	345270.0379	2275963.5645
7	345146.4826	2276363.9437
8	345947.9505	2276611.2647
9	345884.7028	2276874.2665
10	345837.7132	2277260.4483
11	346361.6504	2277252.3421
12	346603.4334	2277248.7279
13	346647.9352	2277057.8160
14	346815.0372	2276350.3118
15	346955.8774	2276346.2076
16	347205.7204	2276275.7786
17	347301.1587	2276227.5988
18	347352.4689	2276196.0947
19	347361.3958	2276191.5881
20	347433.5002	2276334.4200
21	347777.1289	2276160.9494
22	348165.3104	2276930.4562
23	348311.7346	2276856.5917
24	348418.4011	2277068.0408
25	347979.0573	2277281.2378
26	347781.3585	2277479.5183
27	347499.0304	2277762.6771
28	347523.6520	2277787.2843
29	347374.8933	2277920.9663
30	347211.3191	2278036.0466
31	347035.8543	2278132.0887
32	346850.6121	2278207.6753
33	346657.7252	2278260.5396
34	346460.0493	2278290.9413
35	346374.8140	2278297.7892
36	346277.8385	2278299.4659
37	345507.5298	2278299.6751
38	345404.5287	2278295.7030
39	345351.5249	2278281.7174
40	345171.5244	2278279.7663
41	345122.9158	2278232.0626
42	345117.3738	2278045.5934
43	345110.5165	2277953.8003
44	345080.6114	2277272.1443
45	345080.4747	2277269.0273
46	345058.2316	2277016.0448
47	345005.5624	2276618.0547
48	344980.1842	2276446.2455

BENCHMARK "A" MAG NAIL SET NEAR THE SOUTHEAST INTERSECTION OF EAST AREBA AVENUE AND SOUTH 4TH STREET. ELEVATION = 379.36 (NAVD–88 DATUM).

BENCHMARK "B" FINISHED FLOOR ELEVATION (FFE) AT THE MAIN ENTRANCE OF THE EARLY CHILDHOOD CENTER BUILDING. ELEVATION = 405.70 (NAVD–88 DATUM)

LEGEND

EXISTING FLOODPLAIN

BENCHMARK A

BENCHMARK B

ADJOINING PROPERTY OWNERS LIST			
NUMBER	TAX MAP PARCEL	DEED REFERENCE	OWNER'S NAME
(1)	24–025–014	3136 / 49	Kenneth C. & Danielle Kremer
(2)	24–025–057	4507 / 238	Glenn & Teresa Rowe
(3)	24–025–058	H45 / 571	Kenneth V. Hatt
(4)	24–020–019	3143 / 446	Patrick H. & Cindy A. Short
(5)	24–047–009	CONV 9518	Milton Hershey School & Hershey Trust Company
(6)	24–047–009	CONV 9518	Milton Hershey School & Hershey Trust Company
(7)	24–032–040	CONV 4601	Milton Hershey School & Hershey Trust Company
(8)	24–032–007	2007 / 14809	Hershey Trust Company
(9)	24–032–039	CONV 4600	Milton Hershey School & Hershey Trust Company
(10)	24–032–006	579 / 46	United Christian Church
(11)	24–032–001	CONV 4595	Milton Hershey School & Hershey Trust Company
(12)	24–043–063	W47 / 801	Arlene Faul
(13)	24–043–064	5645 / 262	Joan N. Anderson
(14)	24–043–065	3890 / 78	David V. & Sally A. McKeever
(15)	24–043–066	Y36 / 475	Clair L. & Pauline A. Foreman
(16)	24–043–067	C54 / 422	David L. & Dorothy K. Sattazahn
(17)	24–043–068	C46 / 274	Charles E. & Nancy E. Schell
(18)	24–041–037	3895 / 212	Douglas F. & M. Cenaida Spicher
(19)	24–041–038	S30 / 25	June L. Deaven
(20)	24–041–039	5747 / 377	Robert H. & Debra C. Finger
(21)	24–041–041	2008 / 2051	Gary W. & Jeanne M. Smith
(22)	24–041–042	5163 / 198	Charles C. & Sara L. Kray
(23)	24–041–043	2009 / 4843	Paul B. & Maria C. Thompson
(24)	24–019–055	3923 / 617	Bradley E. Christ & Sandra J. Moore
(25)	24–019–056	2006 / 25182	Jon E. & Annamarie R. Maki
(26)	24–019–058	3490 / 253	Gregory C. George & Patricia A. Nelson
(27)	24–019–059	6215 / 601	Jack C. Thomas
(28)	24–019–060	330 / 183	Frederick R. & Mary H. Handley
(29)	24–016–021	178 / 460	William G. & Susan E. Altland
(30)	24–016–020	2000 / 367	Charles T. & Joan K. Theal
(31)	24–016–019	6097 / 433	Gregory N. & Juli Marie Gerard
(32)	24–016–018	5592 / 626	John E. & Heidi C. Commins
(33)	24–016–017	6169 / 110	Louis Mione, Jr.
(34)	24–023–072	247 / 233	Robert H. & Phyllis Welkel
(35)	24–023–071	5673 / 459	Edward B. Lewis
(36)	24–023–070	2008 / 31242	David J. Rippon
(37)	24–023–069	2008 / 9364	Michael J. & Michelle D. Marino
(38)	24–023–068	5970 / 426	Marisa Tretter
(39)	24–023–067	2006 / 51170	Brian W. Retford & Ann M. Deangelis
(40)	24–023–066	3468 / 282	Dean J. & Jane L. Koppenhaver
(41)	24–023–065	3322 / 63	Ted C. & Teresa A. Mortensen
(42)	24–023–064	2006 / 39901	Wayne A. Berardi
(43)	24–023–063	2364 / 105	Lori H. & James C. McGaw
(44)	24–023–062	2032 / 343	Michael J. Marino
(45)	24–023–061	S63 / 349	Dennis W. & Byra S. Kiehl
(46)	24–023–060	2008 / 19005	Howard H. II & Leah M. Lewis
(47)	24–023–059	4498 / 123	Linda A. & Tom D. Reardon
(48)	24–023–058	2573 / 498	Herman & Mary Reed Good
(49)	24–023–057	P49 / 25	Mary Lawrence & Paul W. & Cecilia A. Bushman
(50)	24–023–056	B55 / 685	Lorraine & Freda M. Memmi
(51)	24–023–055	2006 / 52544	Meg Anne Armstrong
(52)	24–023–054	1394 / 22	Philomena Day & Theresa Crook
(53)	24–023–053	2008 / 7520	Allene G. & Emil M. Foster
(54)	24–023–052	2007 / 14498	Jack B. Billmyer
(55)	24–023–033	3291 / 581	Amy B. Ruddle
(56)	24–023–032	2784 / 23	Alan M. McLin
(57)	24–023–031	2006 / 48582	Matthew T. & Theresa P. Stapleton
(58)	24–023–030	2730 / 297	Robert T. & Donna L. Byers
(59)	24–023–029	CONV 4307	Derry Township Consolidated School
(60)	24–025–005	3253 / 378	Susan Frankeny
(61)	24–025–004	1156 / 830	Thomas J. & Susan J. McGarrity

OVERALL EXISTING CONDITIONS CAMPUS PLAN PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

MANAGER: MELISSA A. KELLY, RLA

XREFS:

DESIGN BY: JW	CHKD BY: MAK
SURV. CHIEF:	FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: ASN	CHKD BY: JW

DRAWING REFERENCE: C:_RettewVault\WP\0870701809-GTSD-Elementary School\Sheets\LD\Final\0870701809-D2-Environmental Resources.dwg

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CLIENT

DERRY TOWNSHIP SCHOOL DISTRICT
30 EAST GRANADA DRIVE
HERSHEY, PA 17033

SCALE 1"=150'
0 75' 150' 300' 450'

DATE: 9/9/2025
SHEET NO. 2 OF 38
DWG. NO. 0870701809

OVERALL ENVIRONMENTAL RESOURCES PLAN
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
HERSHEY ELEMENTARY SCHOOL

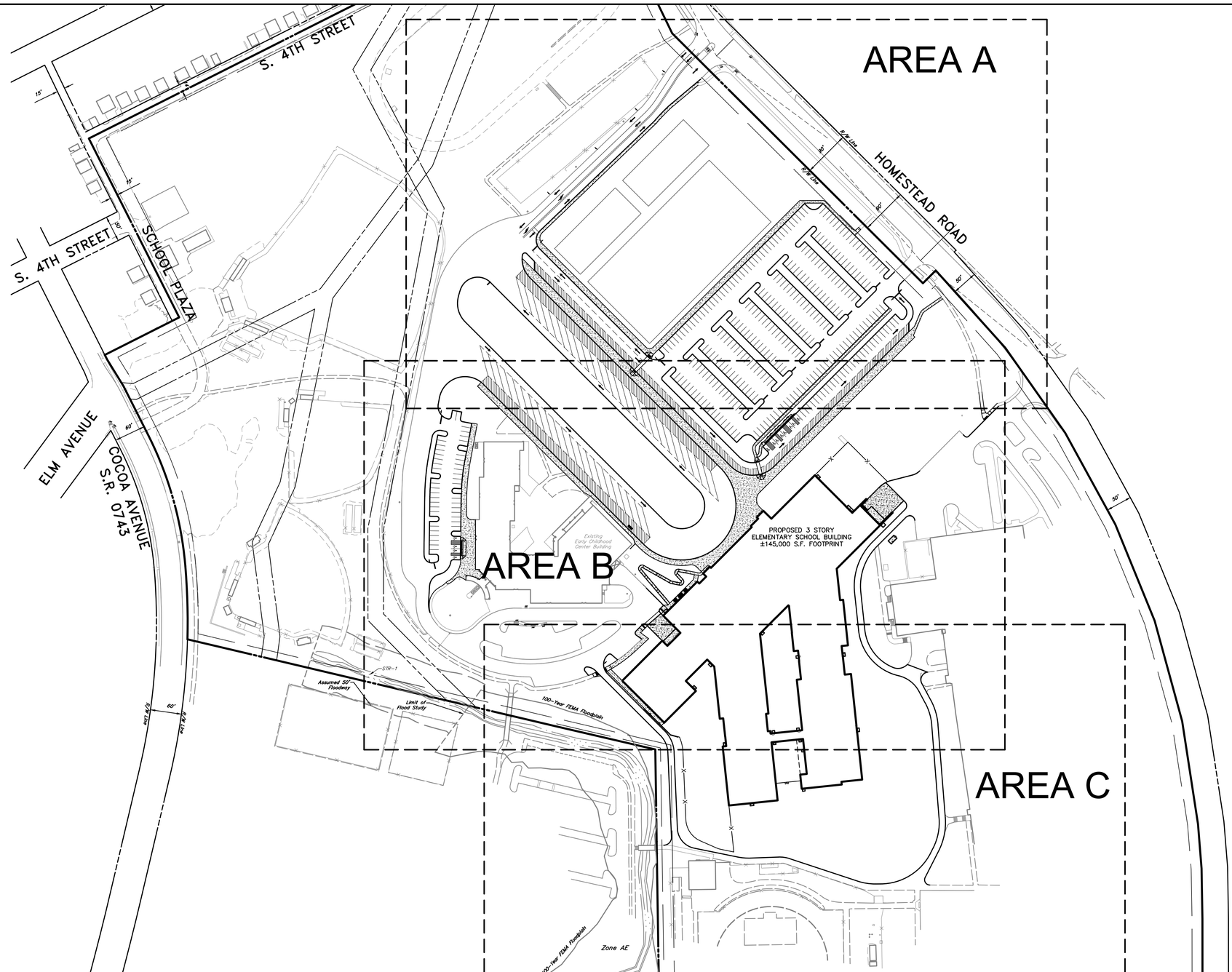
DERRY TOWNSHIP DAUPHIN COUNTY, PA

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING SETBACK LINE
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING VEGETATION — DECIDUOUS TREE / EVERGREEN TREE
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING BENCHMARK
- EXISTING PARKING METER
- EXISTING SIGN
- EXISTING DETECTABLE WARNING SURFACE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING ELECTRIC METER
- EXISTING ELECTRIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE BOX
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CLEANOUT
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING GAS MANHOLE
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING STREAM (STR-1)
- EXISTING FLOODPLAIN
- EXISTING WETLAND
- PROPOSED LOT LINE
- PROPOSED SETBACK LINE
- PROPOSED CURB
- PROPOSED PAVEMENT
- PROPOSED CLEAR SIGHT TRIANGLE — C.S.T.
- PROPOSED TREELINE
- PROPOSED FENCE
- PROPOSED PAVING
- PROPOSED CONCRETE

SIGN LEGEND

- (A) STOP SIGN
- (B) HANDICAP PARKING SIGN
- (C) DO NOT ENTER
- (D) LEFT LANE – PARENT DROP-OFF/AUTO PARKING
  RIGHT LANE – BUS & ECC ONLY
- (E) LEFT LANE MUST TURN LEFT



NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

MANAGER: MELISSA A. KELLY, RLA

XREFS:

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30 EAST GRANADA DRIVE
HERSHEY, PA 17033

SCALE
1"=100'
0 50' 100' 200' 300'

DATE: 9/9/2025
SHEET NO. 7 OF 38
DWG. NO. 0870701809

OVERALL LAYOUT PLAN
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
HERSHEY ELEMENTARY SCHOOL

DERRY TOWNSHIP DAUPHIN COUNTY, PA