No: 26-014

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Derry Township Surveyor Clark Engineer/RLA Wenger

Plat Title Hershey Restaurant – W Chocolate Avenue

Zoning District General Commercial Proposed Land Use Restaurant and Retail

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 1 Proposed # of Lots 1 Proposed # of New DUs 0 Subdivided / Developed Acres 0.40 Total Acres 1.35

Date Received 01/09/26 Staff Review 01/28/26 Official County Review 01/28/26

Reviewed by DMK Checked by _____ Tax Map Parcel # 24-031-063

- *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. Provide phone number of developer on the plan [S-LD §185-13E(4a)(1)].
3. Provide data substantiating minimum fire hydrant flow, availability, recharge and duration requirements [S-LD §185-12D(4g); §185-36B (7)].
4. Show lighting plan certified by a professional engineer and details of light standards and fixtures to be used [S-LD §185-33E, H].
5. Show how the minimum sight distance is achieved at street and driveway intersections [S-LD §185-12D(3a-31)].
6. List dates of variances issued, if any, regarding the impervious and vegetative coverages.
7. Include details for any new/replaced building and site signage.
8. Indicate sinkhole maintenance/remediation plan.
9. Provide any other reasonable data the Township may require to evaluate the proposal [S-LD §185-13E(5f)].

Plan No. 26-014

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)		✓		
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		✓		
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		✓		
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 - utilities)*		✓	
24. Curbs shown *(waiver requested)*		✓		
25. Sidewalks shown *(waiver requested)*		✓		
26. Existing and proposed coverage shown *(variances?)*		✓		
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		✓		
31. Statement of ownership, signature and notarization shown *(needs sign/notar)*		✓		
32. Dedicatory statement shown		✓		
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 PLANS

FOR

HERSHEY RESTAURANT - W. CHOCOLATE AVENUE

1221 WEST CHOCOLATE AVENUE

DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA, 17036

GIBBEL BROTHERS, LLC

P.O. BOX 594

LANCASTER COUNTY, LITITZ, PA 17543

APPLICANT/LEGAL OWNER
OWNER NAME: GIBBEL BROTHERS, LLC
ADDRESS: P.O. BOX 594
LITITZ, PA 17543

ATTN: JONATHAN WENGER
TAX PARCEL NO.: 24-031-063-000-000

PROPERTY ADDRESS:
1221 WEST CHOCOLATE AVENUE
HERSHEY PA 17036

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

_____,2026 _____

SURVEYORS PLAN CERTIFICATION
I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____,2026 _____

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

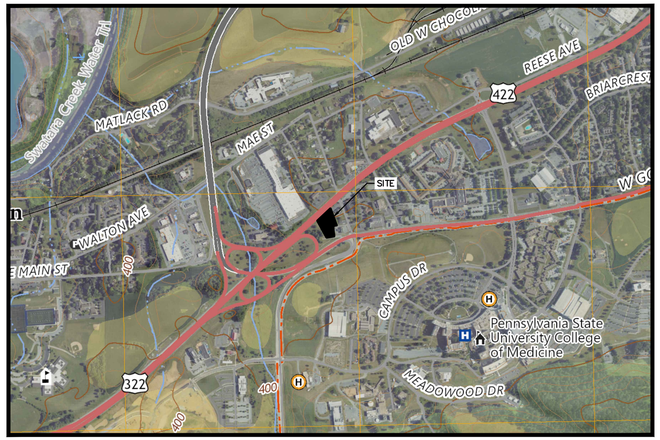
IN THE EVENT THAT A VALID CLAIM IS ASSERTED AGAINST THE TOWNSHIP, ITS DESIGNATED REPRESENTATIVES, OR EMPLOYEES, THE TOWNSHIP SHALL PROMPTLY NOTIFY THE LANDOWNER AND THE LANDOWNER SHALL DEFEND AT HIS OWN EXPENSE, ANY SUIT BASED ON THE CLAIM, IF ANY JUDGEMENT OR CLAIMS AGAINST THE TOWNSHIP'S EMPLOYEES OR DESIGNATED REPRESENTATIVES SHALL BE ALLOWED, THE LANDOWNERS SHALL PAY ALL COSTS AND EXPENSES REGARDING SAID JUDGEMENT OR CLAIM

_____ _____
NAME SIGNATURE

(seal)

(seal)

DERCK & EDSON EST. 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ, PA 17543
301 NORTH SPRING STREET SUITE 203 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2054



LOCATION MAP

SCALE: 1"=1000'

1000' 0' 1000' 2000'

Sheet Index	
Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	ESC NOTES
C-101	AERIAL IMAGERY PLAN
C-102	EXISTING CONDITIONS PLAN
C-103	DEMOLITION PLAN
C-104	LAYOUT PLAN
C-105	GRADING, UTITLITY, AND ESC PLAN
C-107	LANDSCAPE & LIGHTING PLAN
C-501	DETAILS
C-502	DETAILS

ALL PLAN SHEETS TO BE RECORDED

ACT 287:
GORDON L. BROWN & ASSOCIATES hereby states that, pursuant to the provisions of Act No. 287 of December 10, 1974, as amended, of the Pennsylvania Legislature, it has performed an inquiry with the PA One Call System to obtain utility information from the facility owners that may affected by the construction proposed on this plan. Such inquiry has been conducted to comply with all applicable requirements of Act No. 287 of December 10, 1974, as amended. GORDON L. BROWN & ASSOCIATES does not make any representation, warranty, assurance or guarantee that the information received pursuant to said inquiry and as reflected on these drawings is complete, correct or accurate with regard to the position of, or the presence or absence of any underground utilities. Lot owners, builders and excavation contractors must comply with Act No. 287 of December 10, 1974, as amended, and contact the PA One Call System at least three (3) working days prior to digging, drilling, or blasting. The contractor shall field verify the location of any affected facility prior to construction.

One Call Serial Number:20253173139
BY : GIB

CHANGE TO ZONING APPROVALS:
SPECIAL EXCEPTION APPLICATION - SECTION 225-602.B
ACTION:

LIST OF UTILITIES

-SANITARY SEWER: DERRY TOWNSHIP MUNICIPAL AUTHORITY
670 CLEANWATER ROAD
HERSHEY, PA 17033

-WATER: PA AMERICAN WATER COMPANY
800 HERSHEY PARK DRIVE
HERSHEY, PA 17033

-GAS: UGI
1301 AIP DRIVE
MIDDLETOWN, PA 17057

-ELECTRIC: PPL
1801 BROOKWOOD STREET
HARRISBURG, PA 17104

MODIFICATION LISTING:

ARTICLE III PLAN PROCEDURES AND SPECIFICATIONS:

- 185.12 - PRELIMINARY PLAN PROCEDURES
  - 185-12.D.3.A.9 AND 35 - PROVIDE EXISTING FEATURES AND TOPOGRAPHY WITHIN 200 FEET OF THE PROPERTY.
  - 185-12.D.3.A.21 - PROVIDE PROFILES OF PROPOSED AND EXISTING STORM SEWER CONVEYANCE SYSTEM.
  - 185-12.D.3.A.22 - PROVIDE PROFILES OF PROPOSED AND EXISTING SANITARY SEWER SYSTEM.
  - 185-12.D.3.A.23 - PROVIDE PROFILES OF PROPOSED AND EXISTING GAS AND WATER SYSTEMS.
- 185.13 - FINAL PLAN PROCEDURES
  - 185-13.E.4.A.19 - PROVIDE PROFILES OF PROPOSED AND EXISTING STORM SEWER CONVEYANCE SYSTEM.
  - 185-13.E.4.A.20 - PROVIDE PROFILES OF PROPOSED AND EXISTING SANITARY SEWER SYSTEM.
  - 185-13.E.4.A.21 - PROVIDE PROFILES OF PROPOSED AND EXISTING GAS AND WATER SYSTEMS.

ARTICLE IV DESIGN AND CONSTRUCTION STANDARDS:

- 185-22.E.5 - STREETS AND CURBS- PROVIDE CURBING ALONG EXISTING STREETS.
- 185-31 - LANDSCAPING AND SHADE TREES - SHADE TREES SHALL BE PROVIDED BY THE DEVELOPER IN THE STREET RIGHT-OF-WAY OF NEW STREETS AND ALONG EXISTING STREETS.
- 185-34.A - SIDEWALKS SHALL BE CONSTRUCTED ON ADJACENT SIDES OF ABUTTING STREETS.

TOWNSHIP
OF
DERRY

PLAT NO. 1417

SUBMISSION DATE

12 (MO) 18 (DAY) 2025 (YEAR)

REVISION DATE

(MO) (DAY) (YEAR)

C. Emerick
SIG- DIRECTOR OF COMMUNITY DEVELOPMENT

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DAUPHIN

ON THIS ____ DAY OF _____, 2026 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED.

OWNER(S) _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE LEGAL OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME BE RECORDED AS SUCH ACCORDING TO LAW

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE LEGAL OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

.
OWNER:_____

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____ 2026

_____ _____
CHAIRMAN SECRETARY

THIS PLAN RECOMMENDED FOR APPROVAL BY THE DERRY TOWNSHIP PLANNING COMMISSION ON THIS _____ DAY OF _____2026

_____ _____
CHAIRMAN SECRETARY

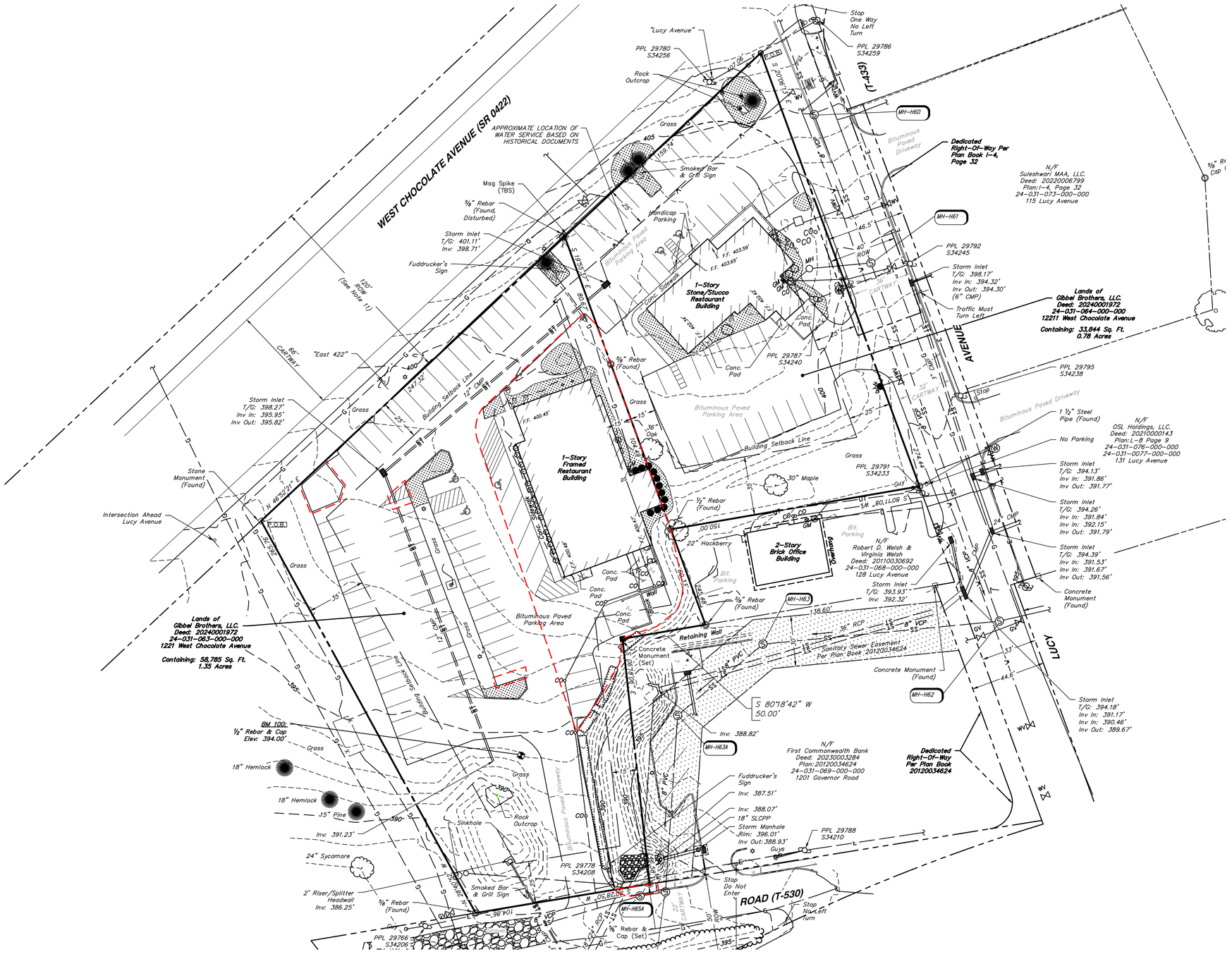
THIS PLAN APPROVED BY THE DERRY TOWNSHIP SUPERVISORS ON THIS _____ DAY OF _____2026

_____ _____
CHAIRMAN SECRETARY

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
FOR
HERSHEY RESTAURANT - W. CHOCOLATE AVENUE
DERRY TOWNSHIP, DAUPHIN COUNTY, PA

DATE: DECEMBER 12, 2025

SCALE: AS SHOWN
PROJECT NO.: #950690



EXISTING CONDITIONS PLAN LEGEND

EXISTING CONTOUR	294
EXISTING INDEX CONTOUR	295
EXISTING SPOT ELEVATION	+285.35
EXISTING TREE/ SHRUB	
EXISTING TREE LINE	
EXISTING LIGHT STRUCTURE	
EXISTING INLET	
EXISTING STORM WATER LINE	ST
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING ELECTRIC LINE	E
EXISTING TELEPHONE LINE	T
EXISTING GAS LINE	G
EXISTING FENCE	X
PROJECT LIMIT LINE/ LIMIT OF DISTURBANCE	

GENERAL NOTES:

1. HORIZONTAL DATUM: NAD83 (2011)
3. THE TOTAL GROSS AREA OF THE PROPERTY IS 58,785 SQ. FT. (1.35 AC.)
4. PRIOR TO ANY EARTHMOVING ACTIVITIES ON THE PROPERTY , IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 287 TO VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES.
5. ONLY THOSE PROPERTY CORNERS THAT WERE FOUND OR SET AS PART OF THIS SURVEY ARE NOTED AS SUCH ON THE SURVEY PLAN.
6. BASED ON FIELD OBSERVATIONS DEPRESSION WITHIN THE PROJECT AREA TWO KNOWN DEPRESSIONS WERE ENCOUNTERED. THE LOCATION OF THE SINKHOLES IS DEPICTED ON THE PLAN AND A DETAIL HAS BEEN PROVIDED HEREIN TO REPAIR THIS SINKHOLE.
7. THE ADDRESS OF THE PROPERTY IS: 1221 WEST CHOCOLATE AVENUE HERSHEY, PA 17036

SITE BENCHMARK:

SOUTHWEST AREA OF LOT ON 1/2" REBAR.

GENERAL BOUNDARY NOTES:

1. THIS PLAN REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY OF TAX MAP NUMBERS 24-031-063-000-000 & 24-031-064-000-000, BEING THE PARCEL OF LAND DESCRIBED IN DEED INSTRUMENT 20240001972 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN DAUPHIN COUNTY.
2. THE INFORMATION SHOWN HEREON WAS DERIVED FROM THE AVAILABLE LAND RECORDS AT THE TIME OF THE SURVEY INCLUDING DOCUMENT DEED INSTRUMENT 20240001972 AND A SITE PLAN PREPARED FOR D. CAPPETTA & E. CATALONE ON JULY 7, 1980, BY CHARLES W. JUNKINS, PLS.
3. THE BEARING BASE IS REFERENCED TO THE NAD83 (2011), PA SOUTH ZONE (GRID), 2011 ADJUSTMENT.
4. THE TOPOGRAPHIC FEATURES DEPICTED HEREON ON WERE GENERATED FROM AN ACTUAL FIELD SURVEY BY GORDON L. BROWN & ASSOCIATES, INC. IN NOVEMBER 2025.
5. THIS EXISTING SITE CONDITIONS PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH BY AN EXPERT TITLE ABSTRACTOR. THE TITLE INFORMATION SHOWN HEREON WAS DERIVED FROM THE BEST AVAILABLE LAND RECORDS AT THE TIME OF THE SURVEY. THE BOUNDARY LINES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY.
6. THIS SURVEY DOES NOT PURPORT TO ACCURATELY DEPICT ANY ADJOINING PROPERTY LINES WHICH HAVE NOT BEEN SURVEYED. THESE LINES ARE NOT BE MISCONSTRUED AS A TRUE DEPICTION OF ANY ADJOINING PROPERTY, AND ARE ONLY SHOWN AS A REFERENCE FOR LOCATION.
7. INFORMATION CONCERNING UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE COMPLETE OR ACCURATE. THE PROPERTY OWNER OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES AND/OR HAND OR SOFT DIG EXCAVATING TO DETERMINE THE LOCATION AND DEPTH OF THE UTILITIES PRIOR TO EXCAVATION.
8. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW ALL DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE PENNSYLVANIA ONE CALL SYSTEM, INC. AND NOTIFICATION MUST BE 3 TO 10 WORKING DAYS PRIOR TO ANY EXCAVATION (PA ACT 287-2016, AMENDED BY PA ACT 50-2017).
9. PER FEMA FLOOD INSURANCE RATE MAP FOR THE TOWNSHIP OF DERRY, PA, MAP NUMBER 42043C0368D, EFFECTIVE DATE AUGUST 2, 2012,, NO FLOODPLAINS EXIST ON THIS PROJECT SITE.
10. ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP WEBSITE, THERE ARE NO WETLANDS PRESENT ON THIS SITE AS OF NOVEMBER 25, 2025.
11. THE EXISTING RIGHT-OF-WAY (VARIES) DEPICTED HEREON FOR GOVERNOR ROAD (SR 0322) AND WEST CHOCOLATE AVENUE (SR 0422) ARE BASED DEPARTMENT OF TRANSPORTATION "DRAWINGS FOR CONSTRUCTION OF LEG. ROUTE 22013, SECTION 00B, SIGNED BY THE SECRETARY OF TRANSPORTATION ON OCTOBER 1, 1985 AND DEPARTMENT OF HIGHWAYS "DRAWINGS FOR CONSTRUCTION, APPROPRIATION AND CONDEMNATION OF RIGHT-OF-WAY" FOR LEG. ROUTE 139, SECTION 1A, SIGNED BY THE GOVERNOR ON APRIL 1952.
12. THE EXISTING RIGHT-OF-WAY (VARIES) DEPICTED HEREON FOR LUCY AVENUE IS BASED ON RECORDED SUBDIVISION PLANS THAT ARE RECORDED IN THE DAUPHIN COUNTY RECORDER OF DEEDS AS FOLLOWS: PLAN BOOK I-4, PAGE 32, PLAN BOOK L-8, PAGE 9 AND PLAN INSTRUMENT 2012003424.
13. PROPERTY IS SERVICED BY PUBLIC SANITARY SEWER AND PUBLIC WATER SYSTEM.

SCALE: 1"= 30'

30' 0' 30' 60'

Know what's below. Call before you dig. 811 or 1-800-242-1776

PENNSYLVANIA LAW REQUIRES NOTIFICATION OF ALL EXCAVATION CONSTRUCTION PHASES AND 10 WORKING DAYS BEFORE DESIGN STAGE - STOP CALL!

DERCK & EDSON
EST 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ, PA 17543
301 NORTH SPRING STREET SUITE 203 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2064

EXISTING CONDITIONS PLAN

PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN

HERSHEY RESTAURANT - W. CHOCOLATE AVE.

GIBBEL BROTHERS, LLC
1221 WEST CHOCOLATE AVENUE
DERRY TOWNSHIP, DAUPHIN COUNTY, PA

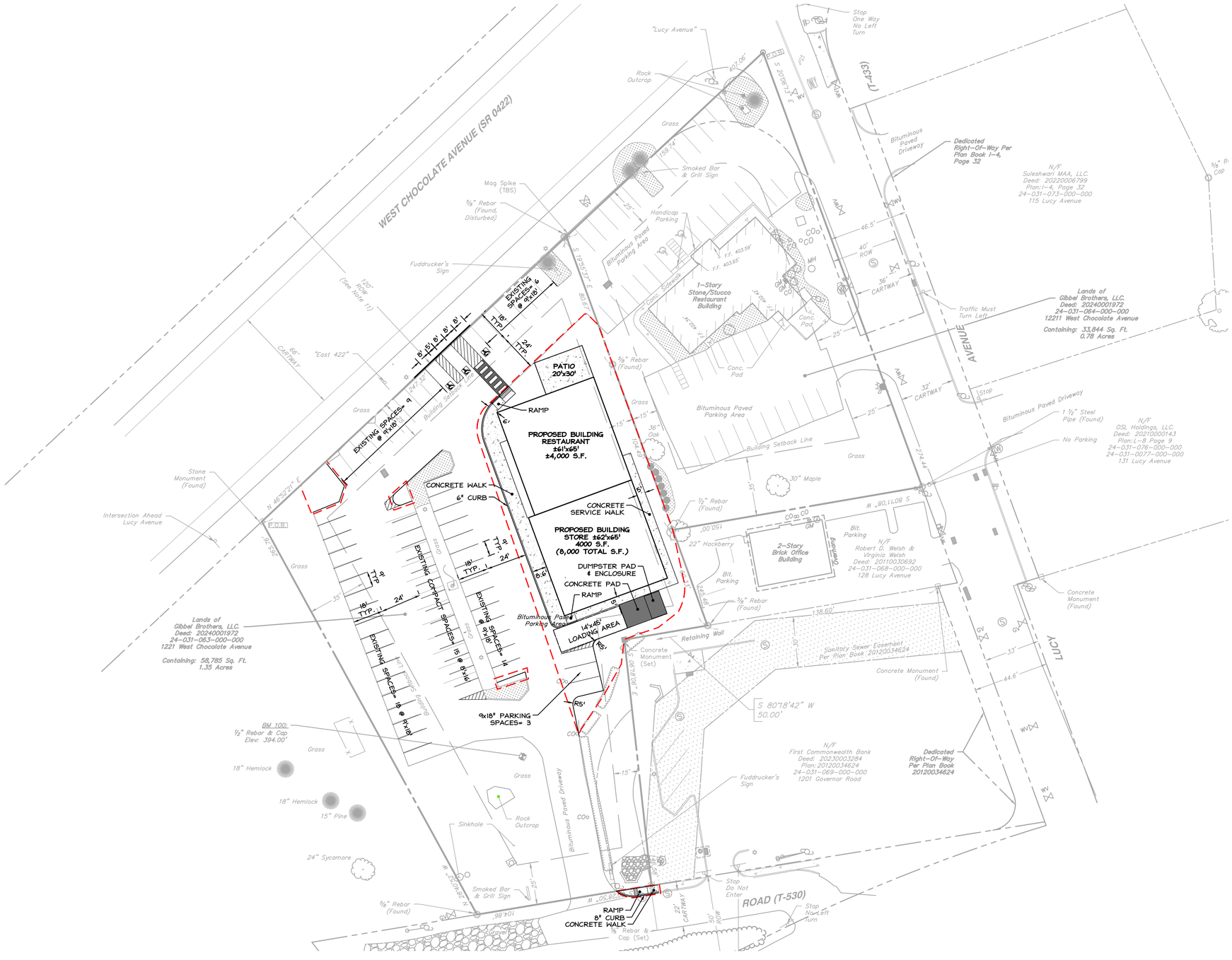
RELEASES:

No.	DATE	DESCRIPTION OF CHANGES

DATE: 12/18/2025
PROJECT #: 250690
DRAWN BY: MSB
PM: JAW
PIC: JAW

DRAWING NO.

C-102



LAYOUT PLAN LEGEND

- PROPERTY LINE
- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- LIGHT STRUCTURE
- EXISTING FENCE
- PROPOSED FENCE
- ASPHALT PAVING
- ASPHALT PAVING OVERLAY
- CONCRETE WALK
- CONCRETE PAVING
- PROJECT LIMIT LINE/ LIMIT OF DISTURBANCE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE DESIGN OF A RESTAURANT TOTALING APPROXIMATELY 4,000± S.F.AND ADDITIONAL COMMERCIAL SPACE OF 4,000± S.F. FOR 8,000± S.F. TOTAL AND RELATED SITE IMPROVEMENTS
2. ALL DIMENSIONS SHOWN ON THIS PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION ACTIVITIES.
3. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF THE CURB OR EDGE OF PAVING UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF STRUCTURES. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
4. BUILDING DIMENSIONS ARE SHOWN ON THIS PLAN ARE FOR LAND DEVELOPMENT APPROVAL PURPOSES ONLY. REFERENCE BUILDING ARCHITECTURAL DRAWINGS APPROVED AS PART OF THE BUILDING PERMIT PROCESS FOR EXACT BUILDING DIMENSIONS, DOOR LOCATIONS AND CONTROLS.
5. ALL LINE STRIPING FOR STANDARD PARKING SPACES SHALL BE 4 INCHES, WHITE STANDARD TRAFFIC PAINT
6. THE SIDEWALK SYSTEMS AND ACCESS POINTS INTO THE BUILDING AS SHOWN ON THIS PLAN ARE CONCEPTUAL AND ARE FOR LAND DEVELOPMENT PLANNING PURPOSES ONLY. FINAL DESIGN WILL BE COORDINATED AS PART OF THE FINAL BUILDING DESIGN PROCESS.
7. MINIMUM CURB LINE RADII SHALL BE 5 FEET UNLESS OTHERWISE NOTED.
10. THE DEVELOPER/ CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A MINIMUM OF 24 HOUR NOTICE AND TO COORDINATE WITH THE TOWNSHIP/TOWNSHIP ENGINEER IN REGARDS TO ALL MUNICIPAL INSPECTION WORK REQUIRED ON THE PROJECT SITE.
11. PROPOSED SITE SIGNAGE SHALL CONFORM TO DERRY TOWNSHIP STANDARDS.
13. NO WORK IS PROPOSED WITHIN THE LEGAL RIGHT-OF-WAY OF S.R.0322 THEREFORE A PADOT HIGHWAY OCCUPANCY PERMIT (HOP) IS NOT REQUIRED FOR THE PROJECT.

PARKING SUMMARY:

PARKING SPACE SUMMARY:

1.) PROPOSED USE: RESTAURANT AND RETAIL (SMALL)

2.) PARKING REGULATIONS: (225-402: TABLE 35)

A. RESTAURANT: 1 SPACE/3 SEATS FOR INDOOR
1 SPACE/6 SEATS FOR OUTDOOR

B. RETAIL (SMALL): 1 SPACE/200SF

3.) REQUIRED PARKING BASED ON USE PROPOSED:

A. 4,000SF RESTAURANT

I. 130 SEATS INDOOR/3 = 43 SPACES

II. 30 SEATS OUTDOOR/5 = 5 SPACES

B. 4000SF RETAIL (SMALL)/200 = 20 SPACES

C. TOTAL REQUIRED = 68 SPACES

4.)PARKING PROPOSED = 68 SPACES

LOADING SPACE SUMMARY:

1.)REQUIRED PARKING FOR 8,000SF = 1 SPACE

2.) LOADING PROVIDED = 1 SPACE

SITE DATA:

1. ZONING DISTRICT: GENERAL COMMERCIAL
2. EXISTING USE: RESTAURANT
3. PROPOSED USE: RESTAURANT & COMMERCIAL/ RETAIL (SMALL)
4. TOTAL GROSS AREA OF THE PROPERTY: 58,785 SF (1.35 AC.)
5. MINIMUM BUILDING SETBACKS
FRONT: 25'
SIDE: 15' (EXISTING EASTSIDE: 0', 11', & 12.5') (PROPOSED EASTSIDE: 13.2')
REAR: 35'
6. MINIMUM LOT WIDTH:100' (EXIST. = 245')
7. MINIMUM LOT DEPTH: 150' (EXIST. = 300')
8. MAX IMPERVIOUS COVERAGE PERMITTED: 60% (EXISTING: 65.6% [38,579 SF])
9. PROPOSED IMPERVIOUS COVERAGE: 65.4% (38,457 SF)
9.1. IMPERVIOUS COVERAGE REDUCTION: 122 SF (0.2%)
10. MINIMUM VEGETATIVE COVERAGE PERMITTED: 30% (EXISTING=34.4% [20,206 SF])
11. PROPOSED VEGETATIVE COVERAGE: 34.6% (20,328 SF)
12. MAX BUILDING HEIGHT: 40'

SCALE: 1"= 30'

30' 0' 30' 60'

811 Know what's below. Call before you dig. 811 or 1-800-242-1776
PENNSYLVANIA LAW REQUIRES NOTIFICATION OF EXCAVATION CONSTRUCTION PRIOR AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL

DERCK & EDSON
EST 1940
CAMPUSES DOWNTOWNS ATHLETICS
33 SOUTH BROAD STREET LITITZ, PA 17543
301 NORTH SPRING STREET SUITE 203 BELLEFONTE, PA 16823
WWW.DERCKANDEDSON.COM (717) 626-2064

LAYOUT PLAN

PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN

HERSHEY RESTAURANT - W. CHOCOLATE AVE.

GIBBEL BROTHERS, LLC
1221 WEST CHOCOLATE AVENUE
DERRY TOWNSHIP, DAUPHIN COUNTY, PA

RELEASES:

No.	DATE	DESCRIPTION OF CHANGES

DATE: 12/18/2025
PROJECT #: 250690
DRAWN BY: MSB
PM: JAW
PIC: JAW

DRAWING NO.

C-104

GRADING & UTILITY PLAN LEGEND

EXISTING CONTOUR	294
EXISTING INDEX CONTOUR	295
EXISTING SPOT ELEVATION	+285.35
PROPOSED CONTOUR	294
PROPOSED INDEX CONTOUR	295
PROPOSED SPOT ELEVATION	+295.38
PROPERTY LINE	
SETBACK LINE	
EASEMENT LINE	
RIGHT-OF-WAY LINE	
EXISTING TREE LINE	
EXISTING INLET	
EXISTING STORM WATER LINE	ST
EXISTING SANITARY SEWER LINE	SS
EXISTING WATER LINE	W
EXISTING GAS LINE	G
EXISTING COMMUNICATIONS LINE	T
EXISTING ELECTRIC LINE	E
PROPOSED SANITARY SEWER LINE	SS
INLET PROTECTION	
CONCRETE WASHOUT	
PROJECT LIMIT LINE/ LIMIT OF DISTURBANCE	

WEST CHOCOLATE AVENUE (SR 0422)

"Lucy Avenue"

PPL 29780 S34256

PPL 29786 S34259

No Left Turn

Rock Outcrop

APPROXIMATE LOCATION OF WATER SERVICE BASED ON HISTORICAL DOCUMENTS

Grass

Smoked Bar & Grill Sign

Mag Spike (TBS)

5/8" Rebar (Found, Disturbed)

Handicap Parking

Bituminous Paved Parking Area

Fuddrucker's Sign

120' ROW (See Note 11)

1-Story Stone/Stucco Restaurant Building

F.F. 403.59'

F.F. 403.65'

Conc. Sidewalk

Conc. Pad

Bituminous Paved Driveway

Dedicated Right-Of-Way Per Plan Book 1-4, Page 32

N/F Suleshwari MAA, LLC. Deed: 20220006799 Plan:1-4, Page 32 24-031-073-000-000 115 Lucy Avenue

5/8" Rebar Cap (Four

PPL 29792 S34245

Traffic Must Turn Left

Lands of Gibbel Brothers, LLC. Deed: 20240001972 24-031-064-000-000 12211 West Chocolate Avenue Containing: 33,844 Sq. Ft. 0.78 Acres

LUCY AVENUE

PPL 29787 S34240

PPL 29795 S34238

Stop

Bituminous Paved Driveway

1 1/2" Steel Pipe (Found)

No Parking

N/F OSL Holdings, LLC. Deed: 20210000143 Plan:L-8 Page 9 24-031-076-000-000 24-031-0077-000-000 131 Lucy Avenue

"East 422"

66' CARTWAY

INLET PROTECTION

PATIO 30'x30'

5/8" Rebar (Found)

Grass

Building Setback Line

PROPOSED BUILDING RESTAURANT ±61'x65' ±4,000 S.F.

FFE: APPROX. 400.50

36" Oak

Bituminous Paved Parking Area

Building Setback Line

Grass

PPL 29791 S534233

30" Maple

1/2" Rebar (Found)

S 80°18'42" W 110.08'

Stone Monument (Found)

Intersection Ahead Lucy Avenue

P.O.B.

N 46°52'21" E 39.32'

Grass

PROPOSED BUILDING STORE ±62'x65' 4000 S.F. (8,000 TOTAL S.F.)

FFE: APPROX. 399.83

NEW GREASE TRAP

RELOCATED SANITARY LATERAL

22" Hackberry

2-Story Brick Office Building

Bit. Parking

N/F Robert D. Welsh & Virginia Welsh Deed: 20110030692 24-031-068-000-000 128 Lucy Avenue

Bit. Parking

5/8" Rebar (Found)

Retaining Wall

Concrete Monument (Set)

Sanitary Sewer Easement Per Plan Book 20120034624

Concrete Monument (Found)

Concrete Monument (Found)

S 80°18'42" W 50.00'

Lands of Gibbel Brothers, LLC. Deed: 20240001972 24-031-063-000-000 1221 West Chocolate Avenue Containing: 58,785 Sq. Ft. 1.35 Acres

BM 100: 1/2" Rebar & Cap Elev: 394.00'

18" Hemlock

18" Hemlock

15" Pine

24" Sycamore

Sinkhole

Rock Outcrop

Bituminous Paved Driveway

Fuddrucker's Sign

N/F First Commonwealth Bank Deed: 20230033284 Plan:20120034624 24-031-069-000-000 1201 Governor Road

Dedicated Right-Of-Way Per Plan Book 20120034624

PPL 29788 S34210

Guys

PPL 29778 S34208

Smoked Bar & Grill Sign

5/8" Rebar (Found)

Stop Do Not Enter

Stop No Left Turn

ROAD (T-530)

5/8" Rebar & Cap (Set)

PPL 29766 S34206

FROG VALLEY

Concrete Monument (Found)

LUCY

SCALE: 1"= 30'

30' 0' 30' 60'

DERCK & EDSON

EST 1940

CAMPUSES DOWNTOWNS ATHLETICS

33 SOUTH BROAD STREET LITITZ, PA 17543

301 NORTH SPRING STREET SUITE 203 BELLEFONTE, PA 16823

WWW.DERCKANDEDSON.COM (717) 626-2064

Know what's below. Call before you dig. 811 or 1-800-242-1776

PENNSYLVANIA LAW REQUIRES NOTIFICATION THREE BUSINESS DAYS BEFORE CONSTRUCTION PHASE AND TO WORKING DAYS IN DESIGN STAGE - STOP CALL

GRADING, UTITLITY, AND ESC PLAN

PRELIMINARY/ FINAL LAND DEVELOPMENT PLAN

HERSHEY RESTAURANT - W. CHOCOLATE AVE.

GIBBEL BROTHERS, LLC

1221 WEST CHOCOLATE AVENUE

DERRY TOWNSHIP, DAUPHIN COUNTY, PA

RELEASES:

No.	DATE	DESCRIPTION OF CHANGES

DATE: 12/18/2025

PROJECT #: 250690

DRAWN BY: MSB

PM: JAW

PIC: JAW

DRAWING NO.

C-105

FILE: P:\2025\250690 GIBBEL BROTHERS – HERSHEY RESTAURANT SITE\CADD\PROJECT CIVIL\ACTIVE CAD\PLAN-GRAD.DWG PLOTTED: 12/18/2025 12:06 PM