

No: 25-098

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

MunicipalityDerry Township

SurveyorHeigel

Engineer/RLAPoff

Plat TitleChocolate, LP

Zoning DistrictPalmdale Mixed Use, East Chocolate Ave Overlay

Proposed Land UseChild Care

Plat Status:

Preliminary

Final

X P/F

Minor

Plat Type:

X Subdivision

X Land Development

Regulations:

County

X Municipal

X Zoning

X S&LD

Existing # of Lots4

Proposed # of Lots1

Proposed # of New DUs0

Subdivided / Developed Acres1.43

Total Acres1.47

Date Received09/12/25

Staff Review10/07/25

Official County Review10/07/25

Reviewed by DMK Checked by _____ Tax Map Parcel # 24-006-129, -130, -131

- 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 data substantiating minimum fire hydrant flow, availability, recharge and duration requirements [S-LD §185-12D(4g); §185-36B (6, 7)].

3. Final lighting plan is required to be certified by a professional engineer [S-LD §185-33E, H]. Complete actions/agreements necessary for required street lighting.

4. Confirm emergency vehicles’ ability to access the site.

5. Provide any other reasonable data the Township may require to evaluate the subdivision proposal [S-LD §185-13E(5f)].
- Plan No. 25-098
- | 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 <i>(need seals, signatures)</i> | ✓ | | |
| 9. Location map shown | ✓ | | |
| 10. Total property map (bearings, distances, area, primary control point) shown | ✓ | <i>(no pcg)</i> | |
| 11. Names of adjacent landowners/subdivision shown | ✓ | | |
| 12. Lot numbers shown | ✓ | | |
| 13. Lot dimensions shown <i>(as surveyed)</i> | ✓ | | |
| 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 <i>(waiver requested)</i> | | | ✓ |
| 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 <i>(needs final approval letter)</i> | ✓ | | |
| 31. Statement of ownership, signature and notarization shown <i>(needs sign/notar)</i> | ✓ | | |
| 32. Dedicatory statement shown <i>(needs sign/notar)</i> | ✓ | | |
| 33. Approval blocks shown | ✓ | | |
| 34. PADOT Highway Occupancy Permit statement shown <i>(HOP plans provided)</i> | ✓ | | |
| 35. Consistency with Future Land Use plans - County plans | ✓ | | |
| Municipal plans | ✓ | | |



Know what's below.
Call before you dig.

SERIAL NO.: 20251782357
EXPIRES: 11.05.2025

PUBLIC UTILITIES
DERRY TOWNSHIP

AT&T
BUCKEYE PARTNERS
COMCAST CABLE COMMUNICATIONS INC
CROWN CASTLE
DERRY TOWNSHIP MUN AUTH/DERRY TOWNSHIP
DQE COMMUNICATIONS LLC
FIRSTLIGHT FIBER
FRONTIER COMMUNICATIONS OF PA INC
LUMEN FORMERLY LEVEL 3
METROPOLITAN EDISON CO/FIRSTENERGY
MILTON HERSHEY SCHOOL

PENNSYLVANIA AMERICAN WATER
PPL ELECTRIC UTILITIES CORPORATION
ROCKLEDGE HOMEOWNERS ASSOCIATION
SHENTEL COMMUNICATIONS LLC
SUNOCO PIPELINE LP
UGI UTL HARRISBURG
VEOLIA WATER PENNSYLVANIA INC
VERIZON BUSINESS FORMERLY MCI
VERIZON NORTH
VERIZON PENNSYLVANIA LLC
ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC

LIGHT-HEIGEL & ASSOCIATES, INC., HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 287 OF 1974, AS AMENDED, OF THE PENNSYLVANIA GENERAL ASSEMBLY, IT 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, LIGHT-HEIGEL & ASSOCIATES, INC. REQUESTED THE LINE AND FACILITY INFORMATION PRESCRIBED BY SECTION 2, CLAUSE (4) FROM A ONE CALL SYSTEM NOT LESS THAN TEN NOR MORE THAN NINETY WORKING DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED.

(2) PURSUANT TO SECTION 4, CLAUSE (3) OF SAID ACT, LIGHT-HEIGEL & ASSOCIATES, INC. HAS SHOWN UPON THE DRAWING(S) THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY SECTION 4, CLAUSE (2), AND THE NAME OF THE FACILITY OWNER, AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND THE TELEPHONE NUMBER AS SHOWN ON THE LIST REFERRED TO IN SECTION 3.

(3) PURSUANT TO SECTION 4, CLAUSE (4) OF SAID ACT, LIGHT-HEIGEL & ASSOCIATES, INC. MADE A REASONABLE EFFORT TO PREPARE THE CONSTRUCTION DRAWING(S) TO AVOID DAMAGE TO AND MINIMIZE INTERFERENCE WITH A FACILITY OWNER'S FACILITIES IN THE CONSTRUCTION AREA BY MAINTAINING THE CLEARANCE AS PROVIDED FOR IN THE APPLICABLE EASEMENT AN EIGHTEEN-INCH CLEARANCE OF THE FACILITY OWNER'S FACILITIES IF NO EASEMENT RESTRICTION EXISTS.

(4) PURSUANT TO SECTION 4, CLAUSE (5) OF SAID ACT, LIGHT-HEIGEL & ASSOCIATES, INC., SHALL BE DEEMED TO HAVE MET THE OBLIGATIONS OF CLAUSE (2) BY CALLING A ONE CALL SYSTEM AND SHOWING AS PROOF THE SERIAL NUMBER OF THE ONE CALL NOTICE ON THE DRAWING(S) AND THE TOLL-FREE NUMBER OF THE ONE CALL SYSTEM.

(5) LIGHT-HEIGEL & ASSOCIATES, INC. DOES NOT MAKE ANY REPRESENTATION, WARRANTY, ASSURANCE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO SAID REQUEST AND AS REFLECTED ON THESE DRAWINGS IS CORRECT OR ACCURATE, BUT LIGHT-HEIGEL & ASSOCIATES, INC. IS REFLECTING SAID INFORMATION ON THESE DRAWINGS ONLY DUE TO THE REQUIREMENTS OF THE SAID ACT 287 OF 1974, AS AMENDED.

GENERAL NOTES

- THIS PLAN IS NOT TO BE CONSTRUED AS AN ENVIRONMENTAL AUDIT/ASSESSMENT PLAN. THIS SURVEY MAKES NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR DESCRIBED I.E., THE DETECTION OF SUBSURFACE CONTAMINANTS AS DEFINED IN D.E.P. TITLE 25-PA CODES 75, 101, 271, 273, 277, 279, 281, AND 285, AS AMENDED.
- THE INFORMATION SHOWN ON THIS DRAWING MAY HAVE ALSO BEEN PROVIDED IN A DIGITAL DRAWING FORMAT. ONCE A DRAWING IS RELEASED FROM LIGHT-HEIGEL AND ASSOCIATES, INC., WE HAVE NO CONTROL OVER THE MANIPULATION OR MISUSE OF THE DATA CONTAINED IN THAT FILE. THE VIEWER IS THEREFORE CAUTIONED TO COMPARE ANY SUBSEQUENT REPRODUCTIONS OR MANIPULATIONS OF THIS DATA WITH THE ORIGINAL HARD COPY SEALED PLAN PROVIDED BY LIGHT-HEIGEL AND ASSOCIATES, INC. THE USER IS ALSO CAUTIONED THAT ANY USE OF THE DATA CONTAINED IN THE DIGITAL FILE THAT IS NOT SHOWN ON THE HARD COPY DRAWING, SHALL BE AT THE RISK OF THE USER.
- THE OWNER BY SIGNING THIS PLAN, HEREBY ACKNOWLEDGES THAT DERRY TOWNSHIP MAY:
A) ENTER THE PROPERTY AT ANY TIME FOR PURPOSES OF INSPECTING THE STORMWATER MANAGEMENT FACILITIES.
B) REQUIRE THE PRIVATE ENTITY TO TAKE CORRECTIVE MEASURES AND ASSIGN THE PRIVATE ENTITY REASONABLE TIME PERIODS FOR ANY NECESSARY REPAIRS.
C) AUTHORIZE MAINTENANCE TO BE DONE AND LIEN ALL COSTS OF THE WORK AGAINST THE PROPERTIES OF THE PRIVATE ENTITY RESPONSIBLE FOR MAINTENANCE, IF CORRECTIVE MEASURES ARE NOT TAKEN WITHIN THE SPECIFIC TIME PERIOD.
- NOTHING SHALL BE PLACED, PLANTED, OR SET WITHIN AN EASEMENT OR RIGHT-OF-WAY WHICH WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT OR RIGHT-OF-WAY, OR CONFLICT WITH ANY CONDITIONS ASSOCIATED WITH SUCH EASEMENT OR RIGHT-OF-WAY OR INTENDED USE.
- EXISTING UTILITY INFORMATION HAS BEEN SHOWN IN ACCORDANCE WITH VARIOUS SOURCES INCLUDING FIELD LOCATED UTILITIES, RECORDED AND UNRECORDED PLANS, AND UTILITY MAPPING PROVIDED BY THE UTILITY PROVIDERS.
- COORDINATE AND ELEVATION INFORMATION ON THIS PLAN IS PROVIDED ON NAD83 AND NAVD88 DATUMS, STATE PLANE SYSTEM PENNSYLVANIA SOUTH ZONE 3702.
- CONTOURS ON THIS PLAN ARE SHOWN FROM PAMAP PROGRAM TOPOGRAPHIC CONTOURS (2FT INTERVAL) OF PENNSYLVANIA, PROVIDED BY PAMAP PROGRAM, PA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY.
- BY EXECUTING THIS PLAN, THE LANDOWNER HEREBY GRANTS DERRY TOWNSHIP ACCESS TO ALL EASEMENTS FROM THE NEAREST RIGHT-OF-WAY.
- AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE PROPERTIES DESCRIBED HEREIN ARE AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF LOT CONSOLIDATION. NO PORTION OF THESE PROPERTIES ARE APPROVED BY DERRY TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTIES DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §750.1 ET SEQ.) (ACT) AND REGULATIONS PROMULGATED THEREUNDER PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF DERRY TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.
- STREET RIGHT-OF-WAY WIDTHS DEPICTED OUTSIDE OF THE SUBJECT PROPERTIES ARE SHOWN PER DAUPHIN COUNTY TAX PARCEL INFORMATION.
- THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A MINIMUM OF 24-HOURS NOTICE AND TO COORDINATE WITH THE TOWNSHIP/TOWNSHIP ENGINEER IN REGARDS TO ALL MUNICIPAL INSPECTION WORK REQUIRED ON THE PROJECT SITE.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO §420 OF THE ACT OF JUNE 1, 1945, (P.L. 1242, NO. 428), BEFORE HIGHWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
- NO COVENANTS EXIST AT THIS TIME IN ACCORDANCE WITH THE DEED OF RECORD.
- NO WETLANDS EXIST ON SITE PER US FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY MAPPING.
- NO FLOODPLAINS EXIST ON SITE PER FEMA FIRM MAP PANEL ID 42043C0390D EFFECTIVE 08/02/2012.

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

PREPARED FOR

CHOCOLATE, LP

LOCATED IN

DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

WAIVERS / DEFERMENTS REQUESTED, DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

SECTION 185-12.D.(3).(a).[9] (APPROVED ON _____)

REQUIREMENT: LOCATION OF EXISTING STRUCTURES, WOODED AREAS, WATERCOURSES, ROCK OUTCROPS, CULVERTS, UTILITIES (ABOVE AND BELOW GROUND), FIRE HYDRANTS, AND STREETS WITH ESTABLISHED GRADES AND WIDTHS WITHIN 200 FEET OF THE TRACT TO BE SUBDIVIDED OR DEVELOPED.
RESPONSE: ALL REQUESTED FEATURES ARE SHOWN WITHIN 50 FEET OF THE SUBJECT TRACT. AN AERIAL PLAN OF EXISTING FEATURES HAS BEEN PROVIDED, WHICH INCLUDES AREAS WITHIN 200 FEET OF THE SUBJECT TRACT FOR REFERENCE.

SECTION 185-12.D.(3).(a).[21] and SECTION 185-13.E.(4).(a).[19] (APPROVED ON _____)

REQUIREMENT: PLANS AND PROFILES OF EXISTING AND PROPOSED STORMWATER SEWER OR CONVEYANCE SYSTEMS, INCLUDING GRADES, PIPE SIZES, AND THE LOCATION OF ALL INLETS, MANHOLES, AND RELATED STRUCTURES, AT A SCALE OF 1" = 50' HORIZONTAL AND 1" = 5' VERTICAL.
RESPONSE: ALL PROPOSED STORMWATER FACILITIES ARE SHOWN IN PROFILE FORMAT. THE SCALE HAS BEEN ADJUSTED TO 1" = 20' HORIZONTAL AND 1" = 2' VERTICAL TO MATCH THE PLAN SCALE AND PROVIDE GREATER ACCURACY AND DETAIL. A WAIVER IS REQUESTED FROM PROFILING EXISTING STORMWATER FEATURES.

SECTION 185-12.D.(3).(a).[22] and SECTION 185-13.E.(4).(a).[20] (APPROVED ON _____)

REQUIREMENT: PLANS AND PROFILES OF EXISTING AND PROPOSED SANITARY SEWER SYSTEMS, INCLUDING GRADES, PIPE SIZES, AND THE LOCATION OF ALL MANHOLES AND RELATED STRUCTURES, AT A SCALE OF 1" = 50' HORIZONTAL AND 1" = 5' VERTICAL.
RESPONSE: ALL PROPOSED SANITARY SEWER FACILITIES ARE SHOWN IN PROFILE FORMAT. THE SCALE HAS BEEN ADJUSTED TO 1" = 20' HORIZONTAL AND 1" = 2' VERTICAL TO MATCH THE PLAN SCALE AND PROVIDE GREATER ACCURACY AND DETAIL. A WAIVER IS REQUESTED FROM PROFILING EXISTING SANITARY SEWER FEATURES.

SECTION 185-12.D.(3).(a).[23] and SECTION 185-13.E.(4).(a).[21] (APPROVED ON _____)

REQUIREMENT: PLANS AND PROFILES OF EXISTING AND PROPOSED GAS AND WATER SYSTEMS, INCLUDING GRADES, PIPE SIZES, AND THE LOCATION OF ALL MANHOLES, VALVE BOXES, FIRE HYDRANTS, AND RELATED STRUCTURES, AT A SCALE OF 1" = 50' HORIZONTAL AND 1" = 5' VERTICAL.
RESPONSE: ALL PROPOSED GAS AND WATER FACILITIES ARE SHOWN IN PROFILE FORMAT. THE SCALE HAS BEEN ADJUSTED TO 1" = 20' HORIZONTAL AND 1" = 2' VERTICAL TO MATCH THE PLAN SCALE AND PROVIDE GREATER ACCURACY AND DETAIL. A WAIVER IS REQUESTED FROM PROFILING EXISTING GAS AND WATER FEATURES.

SECTION 185-12.D.(3).(a).[9] (APPROVED ON _____)

REQUIREMENT: SIDEWALKS SHALL BE INSTALLED WITHIN THE STREET RIGHT-OF-WAY OF NEW AND ABUTTING STREETS, AND LOCATED FOUR INCHES FROM THE RIGHT-OF-WAY LINE. SIDEWALK PLACEMENT ALONG EXISTING ABUTTING STREETS MAY BE ADJUSTED TO MAINTAIN CONTINUITY WITH EXISTING SIDEWALKS, IF DEEMED APPROPRIATE BY THE TOWNSHIP.
RESPONSE: THE SIDEWALK ALONG CHOCOLATE AVENUE HAS BEEN ADJUSTED OUTSIDE OF THE RIGHT-OF-WAY TO ALIGN WITH EXISTING SIDEWALKS ABUTTING CHOCOLATE AVENUE.

INDEX TO DRAWINGS

SHEET NUMBER	TITLE
1	COVER SHEET
2	STORMWATER MANAGEMENT AND CONSTRUCTION NOTES
3	CONDITIONAL USE DECISION
4	OVERALL PLAN
5	LOT ADDITION PLAN
6	EXISTING CONDITIONS PLAN
7	DEMOLITION PLAN
8	SITE IMPROVEMENT PLAN
9	SITE IMPROVEMENT DETAILS
10	GRADING PLAN
11	UTILITY PLAN
12	UTILITY PROFILES
13	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
14	POST-CONSTRUCTION STORMWATER MANAGEMENT DETAILS
15	POST-CONSTRUCTION STORMWATER MANAGEMENT PROFILES
16	POST-CONSTRUCTION STORMWATER MANAGEMENT PROFILES (2)
17	POST-CONSTRUCTION STORMWATER MANAGEMENT SECTIONS
18	PRE-DEVELOPMENT DRAINAGE AREA MAP
19	POST-DEVELOPMENT DRAINAGE AREA MAP
20	LANDSCAPE PLAN
21	LIGHTING PLAN
22	EASEMENT PLAN
23	EFFECTIVE CAPACITY RATING FACTOR PLAN
24	DERRY TOWNSHIP SENSITIVE ENVIRONMENTAL AREAS PLAN
25	SOIL EROSION AND SEDIMENT CONTROL PLAN NOTES
26	SOIL EROSION AND SEDIMENT CONTROL PLAN
27	SOIL EROSION AND SEDIMENT CONTROL PLAN DETAILS
28	WILSON AVE. SITE IMPROVEMENT & GRADING PLAN
29	WILSON AVE. OVERLAY PLAN
30	WILSON AVE. SITE DETAILS
31	HIGHWAY OCCUPANCY PERMIT PLAN COVER
32	HIGHWAY OCCUPANCY PERMIT PLAN
33	HIGHWAY OCCUPANCY PERMIT PLAN DETAILS

OWNER CERTIFICATION (CHOCOLATE, LP)

STATE OF PENNSYLVANIA } S.S.
COUNTY OF DAUPHIN }

ON THIS, THE _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____, BEING THE _____ OF CHOCOLATE, LP, WHO BEING SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT THEY ARE THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

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

OWNER: CHOCOLATE, LP

MY COMMISSION EXPIRES:

WITNESS MY HAND AND SEAL THE DAY AND DATE WRITTEN

BY: _____
CHOCOLATE, LP

NOTARY PUBLIC



Know what's below.
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ZONING INFORMATION

PALMDALE MIXED USE DISTRICT, EAST CHOCOLATE AVENUE OVERLAY

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT WIDTH	40'	368'	358'
MINIMUM LOT DEPTH	100'	175'	175'
MINIMUM LOT AREA (NON-RES)	N/A	1,470 AC	1,430 AC
MINIMUM PRINCIPAL FRONT YARD	20'	N/A	24'
MINIMUM PRINCIPAL SIDE YARD	15' (SEE NOTE)	N/A	124'
MINIMUM PRINCIPAL REAR YARD	25'	N/A	26'
MINIMUM ACCESSORY FRONT YARD	50'	N/A	N/A
MINIMUM ACCESSORY SIDE YARD	5'	N/A	N/A
MINIMUM ACCESSORY REAR YARD	10'	N/A	N/A
MAXIMUM PRINCIPAL BUILDING HEIGHT	45'	<35'	<35'
MINIMUM ACCESSORY BUILDING HEIGHT	20'	<20'	<20'
MAXIMUM IMPERVIOUS COVERAGE	60%	69.6%	54.6%
MINIMUM VEGETATED COVERAGE	30%	30.4%	45.4%

PRINCIPAL SIDE YARD NOTE:

PRINCIPAL SIDE YARDS IN THE PALMDALE MIXED USE DISTRICT, PALMDALE FUTURE DEVELOPMENT OVERLAY ARE SCALED PER DERRY TOWNSHIP ZONING ORDINANCE SECTION 225-314, TABLE 27.
PRINCIPAL SIDE YARDS ARE DETERMINED AS FOLLOWS: LOTS UP TO 40' WIDE - 5 FEET, LOTS >40' WIDE UP TO 60' WIDE - 8 FEET, LOTS >60' UP TO 85' WIDE - 10 FEET, LOTS >85' WIDE - 15 FEET.

SITE DATA

	EXISTING LOTS	PROPOSED LOT
TRACT OWNER	CHOCOLATE LP	CHOCOLATE LP
DEED REFERENCE	DOCUMENT NO. 20150010006	DOCUMENT NO. 20150010006
TAX PARCELS	24-006-129-000-0000, 24-006-130-000-0000, 24-006-131-000-0000	24-006-129-000-0000, 24-006-130-000-0000, 24-006-131-000-0000
AREA TO TITLE LINE	64,050 S.F. OR 1.470 ACRES	64,050 S.F. OR 1.470 ACRES
AREA TO RIGHT-OF-WAY	64,050 S.F. OR 1.470 ACRES	62,300 S.F. OR 1.430 ACRES
WATER SUPPLY	PUBLIC	PUBLIC
SEWAGE DISPOSAL	PUBLIC	PUBLIC
LOT USAGE	VACANT	GROUP CHILD CARE FACILITY
NON-RES. FLOOR AREA	0 S.F.	10,000 S.F.
UNIT DENSITY	0 UNITS/ACRE	0.7 UNITS/ACRE

PARKING SUMMARY

PROPOSED USE: GROUP CHILD CARE FACILITY
REQUIREMENT: 1 SPACE FOR EVERY 10 CHILDREN, PLUS 1 SPACE PER EACH EMPLOYEE AND VOLUNTEER ON MAXIMUM SHIFT.

140 CHILDREN = 14 SPACES REQUIRED
25 EMPLOYEES = 25 SPACES REQUIRED

39 TOTAL PARKING SPACES REQUIRED
42 TOTAL PARKING SPACES PROVIDED

PREVIOUSLY RECORDED PLANS

THE SUBJECT PROPERTY HAS BEEN PREVIOUSLY DEPICTED ON THE FOLLOWING RECORDED PLANS:

- PLAN TITLED "PALMDALE LAID OUT BY BOWMAN AND BOMBERGER" RECORDED IN PLAN BOOK H-76.
- PLAN TITLED "PALMDALE LAID OUT BY BOWMAN AND BOMBERGER" RECORDED IN PLAN BOOK H-86.

WETLAND CERTIFICATION

QUALIFIED DESIGN PROFESSIONAL:

I, _____

IN THIS _____ DAY OF _____, 2025, HEREBY CERTIFY THAT THERE ARE NO 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.

CERTIFICATION OF ACCURACY ENGINEER

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

JOHN R. POFF, P.E.

DATE: _____

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

REVISIONS

LANDOWNER ACKNOWLEDGEMENT: _____

HEREBY ACKNOWLEDGE THAT THE STORMWATER BMP(S) ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

IN THE EVENT THAT A 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 LANDOWNER SHALL PAY ALL COSTS AND EXPENSES REGARDING SAID JUDGEMENT OR CLAIM.

STORMWATER MANAGEMENT CERTIFICATION

QUALIFIED DESIGN PROFESSIONAL: JOHN R. POFF, PE

I, _____

HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARD AND CRITERIA OF THE DERRY TOWNSHIP DECEMBER STORMWATER MANAGEMENT ORDINANCE, CHAPTER 174.

TAX ASSESSMENT PARCEL VERIFICATION

TOWNSHIP OF DERRY

PLAT NO. 1411

SUBMISSION DATE

9 9 2025

MO. DAY YEAR

REVISION DATE

MO. DAY YEAR

MO. DAY YEAR

MO. DAY YEAR

MO. DAY YEAR

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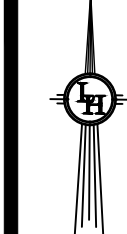
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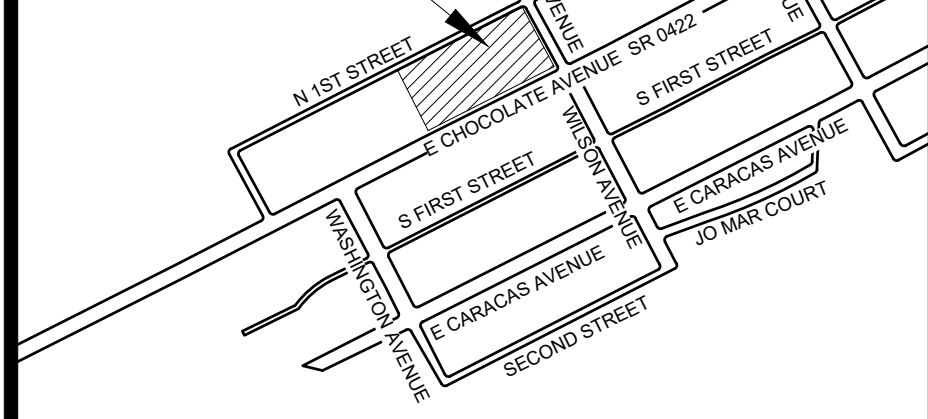
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SITE



LOCATION MAP

SCALE: 1" = 500'

500' 0' 500' 1,000' 1,500'

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

FOR

CHOCOLATE, LP

LOCATED IN

DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

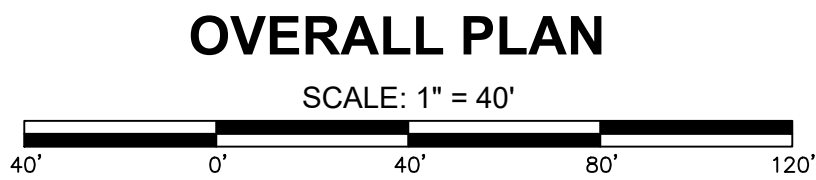
OWNER

CHOCOLATE, LP
805 THIRD AVENUE, 10TH FLOOR
NEW YORK, NY 10022

DATE: 09/09/2025
SCALE: AS NOTED
COMP'D BY: TC

CHECKED BY: SML
DRAWN BY: TGA/BJS
FIELD: TJC

JOB NO: PA25-0011
MAPCHECK:
SHEET NO: 1 OF 33



NOTE:
CONTOURS ON THIS PLAN ARE SHOWN FROM PAMAP PROGRAM TOPOGRAPHIC
CONTOURS (2FT INTERVAL) OF PENNSYLVANIA, PROVIDED BY PAMAP PROGRAM, PA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, BUREAU OF
TOPOGRAPHIC AND GEOLOGIC SURVEY, PANEL ID 36002280PAS_PEMA_2021.

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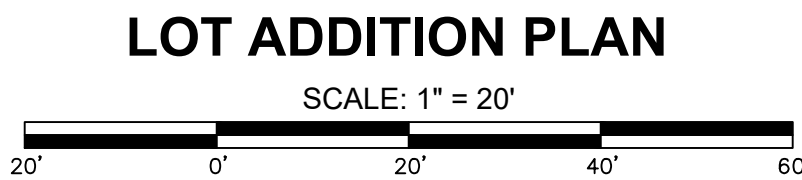
ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
LIGHT-HEIGEL & ASSOCIATES, INC.
305 TAXWAY ROAD, ANNVILLE, PA 17033
(717) 839-1351 WWW.LIGHT-HEIGEL.COM

OVERALL PLAN		
PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN		
FOR		
CHOCOLATE, LP		
LOCATED IN		
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA		
OWNER		
CHOCOLATE, LP		
1143 E. CHOCOLATE AVE., CHOCOLATE, LP		
805 THIRD AVE., 10TH FLOOR		
NEW YORK, NEW YORK 10622		
DATE: 09/09/2025	CHECKED BY: SML	JOB NO: PA25-0011
SCALE: AS NOTED	DRAWN BY: TGA/BJS	MAPCHECK:
COMP'D BY: TC	FIELD: TJC	SHEET NO: 4 OF 33

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- NOTES:
1. MONUMENTATION SHOWN AS "TO BE SET" SHALL BE SET AFTER SITE CONSTRUCTION.
 2. COORDINATE AND ELEVATION INFORMATION DEPICTED ON THIS PLAN IS LOCATED ON NAD83/NAVD88 STATE PLANE PA SOUTH ZONE 3702 DATUM.
 3. TRACT NO. 1, TRACT NO. 2, TRACT NO. 3, AND TRACT NO. 4 SHALL BE JOINED IN COMMON TO CREATE ONE LOT. NO FUTURE SUBDIVISION SHALL TAKE PLACE UNLESS ALL APPLICABLE REGULATIONS ARE SATISFIED.

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LOT ADDITION PLAN

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
FOR
CHOCOLATE, LP
LOCATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
OWNER
CHOCOLATE, LP
1143 E. CHOCOLATE AVE., CHOCOLATE, LP
805 THIRD AVE., 10TH FLOOR
NEW YORK, NEW YORK 10622

DATE: 09/09/2025
SCALE: AS NOTED
COMP'D BY: TC

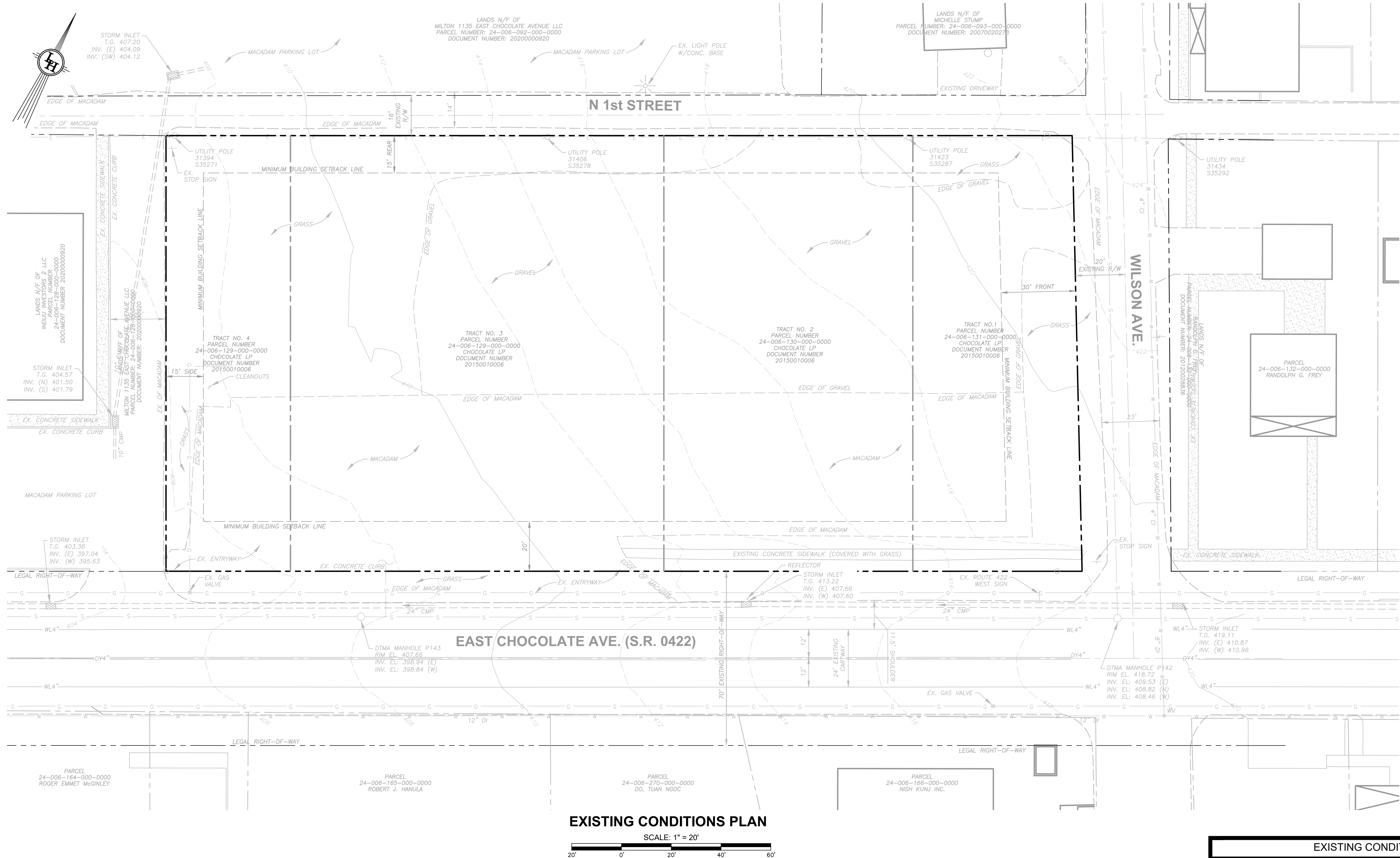
CHECKED BY: SML
DRAWN BY: TGA/BJS
FIELD: TJC

JOB NO: PA25-0011
MAPCHECK:
SHEET NO: 5 OF 33

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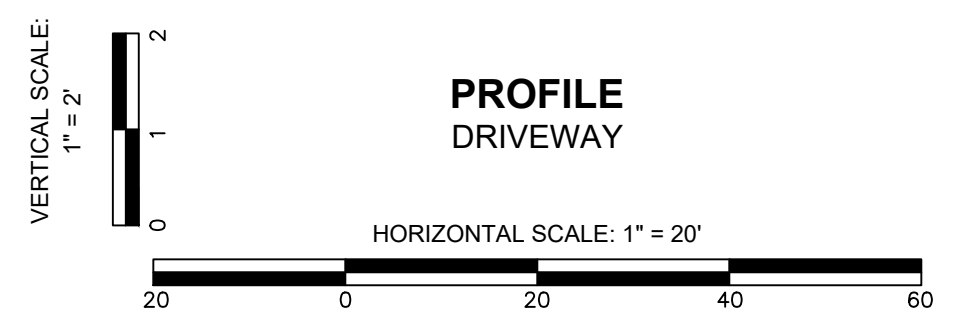
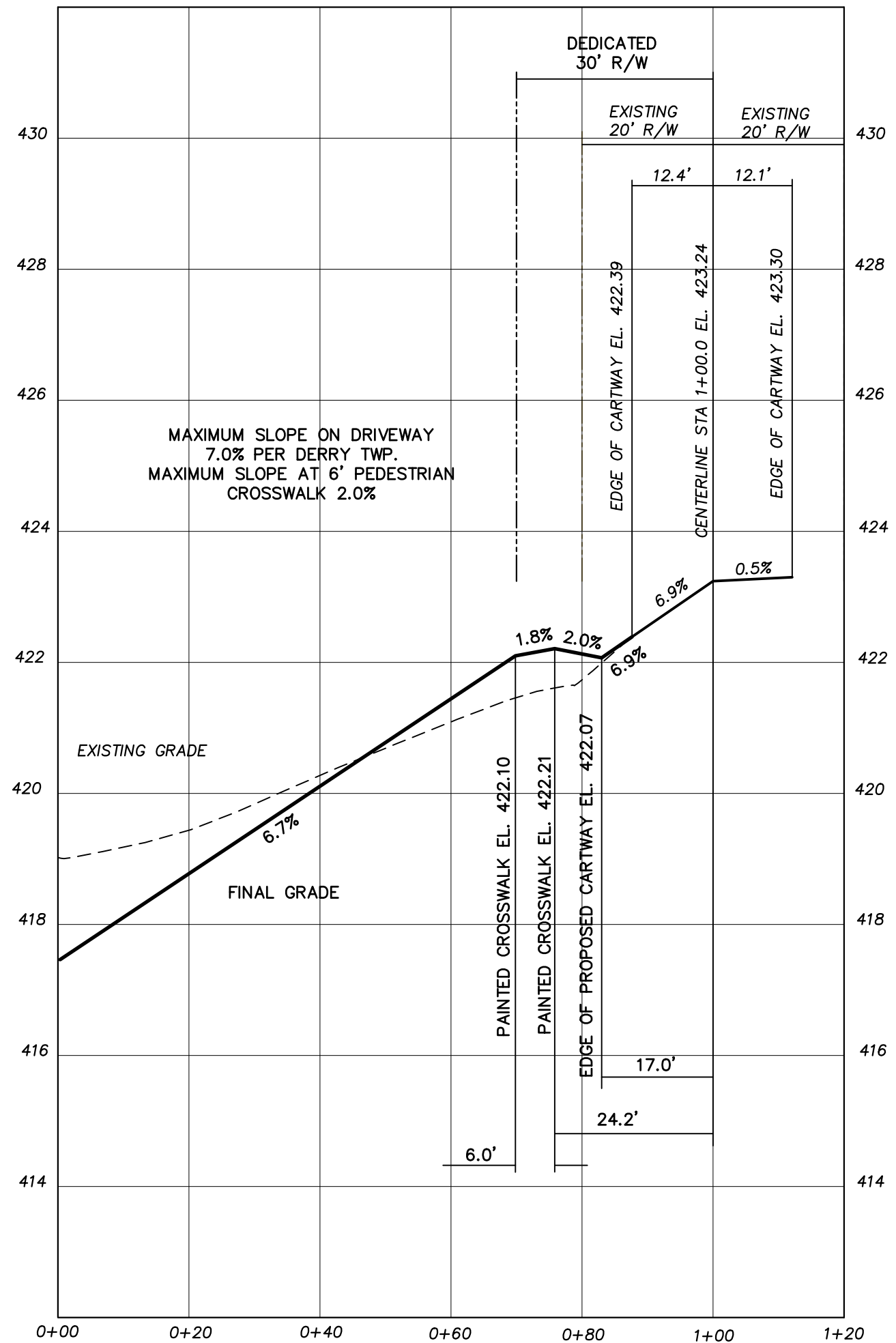


Know what's below.
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NOTES

- PRIOR TO PROCEEDING WITH ROUGH GRADING, THE GENERAL CONTRACTOR SHALL COORDINATE CIVIL GRADES WITH ELEVATIONS SPECIFIED AS PART OF THE ARCHITECTURAL SCOPE OF WORK (INCLUDING, BUT NOT LIMITED TO COMPARISON OF TOP OF FINISH GRADES AT PERIMETER OF BUILDING, FLAT WORK AND ADJOINING SITE AREAS). ALL QUESTIONS SHALL BE SUBMITTED IN WRITING TO THE CIVIL ENGINEER AND ARCHITECT PRIOR TO START OF WORK.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE DIMENSIONS TO APPLICABLE BOUNDARIES AND SETBACK INFORMATION WITH PARCEL MAP AND NOTIFY OWNER, ARCHITECT, AND CIVIL ENGINEER IN WRITING OF ANY QUESTIONS IN THIS REGARD.
- BOLLARDS SHALL BE PROVIDED AS VEHICLE PROTECTION TO PLAYGROUND WHERE PARKING IS ADJACENT TO PLAY AREA. BOLLARDS SHALL BE ARRANGED EVERY 5 FEET.
- SEE PARKING SUMMARY ON SHEET 1 OF 33 FOR ADDITIONAL INFORMATION PERTAINING TO PARKING CALCULATION.
- WILSON AVENUE SPEED LIMIT IS NOT POSTED AT THIS TIME. ASSUMED SPEED LIMIT IS 55 MPH. REQUIRED SIGHT DISTANCE NORTH AT 3% GRADE 576' PROVIDED SIGHT DISTANCE 240' TO 90 DEGREE TURN AT HARDING AVENUE. REQUIRED SIGHT DISTANCE NORTH AT 4% GRADE 499' PROVIDED SIGHT DISTANCE 160' TO CHOCOLATE AVENUE INTERSECTION.

SITE IMPROVEMENT PLAN



SITE IMPROVEMENT PLAN

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

CHOCOLATE, LP

LOCATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

OWNER
CHOCOLATE, LP
1143 E. CHOCOLATE AVE., CHOCOLATE, LP
805 THIRD AVE., 10TH FLOOR
NEW YORK, NEW YORK 10622

ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
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