No: 26-030

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Derry Township Surveyor Erb Engineer Fredericks

Plat Title Hershey West End – Phase J

Zoning District Planned Campus West Proposed Land Use Mixed Use

Plat Status: ___ Preliminary **Plat Type**: ___ Subdivision **Regulations**: ___ County

X Final X Municipal

___ P/F X Land Development X Zoning

___ Minor X S&LD

Existing # of Lots 5 Proposed # of Lots 4 Proposed # of New DUs 142 Subdivided / Developed Acres 15.0 Total Acres 288.2

Date Received 3/17/26 Staff Review 4/1/26 Official County Review 4/1/26

Reviewed by DMK Checked by _____ Tax Map Parcel # 24-051-101

- *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]

2. Include plan sheets of the originally-approved (2018) overall site plan (and amendments) so an assessment can be made that the currently proposed plan is consistent with the approved Master Plan. It is suggested the Township amend its ordinance requirements to include this provision, such that a de minimus modification determination can more easily be made [ZO §501.58.A.10.g(xvi)] and assist in determining compliance with section §501.58.A.10.e-g of the Zoning Ordinance.

3. Parking is being provided in excess of what is required.

4. Provide certification of lighting plan by a professional engineer [S-LD §185-33E].

Plan No. 26-030

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/landscape arch shown *(needs sign/seal)*	✓		
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			✓
14. Lot areas shown			✓
15. Permanent monuments and markers shown			✓
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands	✓		
Floodplains	✓		
Woodlands, streams, etc.	✓		
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 *(previous approved plan)*		✓	
Paving width *(previous approved plan)*		✓	
Dedicated R/W width *(noted)*	✓		
23. Proposed streets shown - Name	✓		
R/W width	✓		
Paving width	✓		
Profiles (utilities)	✓		
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		✓	
31. Statement of ownership, signature and notarization shown *(needs sign/notar)*	✓		
32. Dedicatory statement shown *(needs to be signed & notarized)*	✓		
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown			✓
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN

FOR

HERSHEY WEST END - PHASE J

OWNER OF RECORD

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

DEVELOPER AND APPLICANT

HANKIN/ HERSHEY WEST END APARTMENTS VENTURE-UNIT J,LLC,
A PENNSYLVANIA LIMITED PARTNERSHIP
707 EAGLEVIEW BOULEVARD
EXTON, PA 19341
(610) 458-1900
CONTACT: NEAL FISHER, VP OF DEVELOPMENT, HANKIN GROUP

SOURCE OF TITLE

DAUPHIN COUNTY, PA
PROPERTY ID:

OWNER	DEED REFERENCE	TAX PARCEL NOS.
HERSHEY TRUST COMPANY, AS TRUSTEE OF THE MILTON HERSHEY SCHOOL TRUST	INSTRUMENT NO. 20210039601	24-051-102 (UNIT A) 24-051-103 (UNIT B) 24-051-104 (UNIT C) 24-051-105 (UNIT D) 24-051-107 (UNIT E) 24-051-108 (UNIT F) 24-051-109 (WITHDRAWABLE/CONVERTIBLE REAL ESTATE TRACT 1) 24-051-101 (WITHDRAWABLE/CONVERTIBLE REAL ESTATE TRACT 2) 24-051-110 (WITHDRAWABLE/CONVERTIBLE REAL ESTATE TRACT 3) 24-051-111 (WITHDRAWABLE/CONVERTIBLE REAL ESTATE TRACT 4) 24-051-112 (WITHDRAWABLE/CONVERTIBLE REAL ESTATE TRACT 5) 24-051-113 (WITHDRAWABLE/CONVERTIBLE REAL ESTATE TRACT 6) FOR UNIT AND WITHDRAWABLE/CONVERTIBLE REAL ESTATE REFERENCES, SEE INSTRUMENT NO. 20200036357

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

CORPORATE

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE ___ DAY OF _____, 2024, BEFORE ME, THE UNDERSIGNED

OFFICERS, PERSONALLY APPEARED _____

BEING _____ (TITLE) OF _____

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

_____ NOTARY (SEAL) _____ OWNER SIGNATURE

STORMWATER MANAGEMENT PLAN CERTIFICATION

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

_____ , 20____ _____

CERTIFICATION OF WETLANDS

I, BRADLEY J. GOCHNAUER , HEREBY CERTIFY THAT THERE ARE WETLANDS ON THE SUBJECT PROPERTY, THE PROPOSED PROJECT WILL NOT IMPACT ON-SITE/OFF-SITE WETLANDS, AND WETLAND PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

_____ DATE _____

APPLICANT ACKNOWLEDGEMENT CERTIFICATE

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

_____ , 20 ____ _____

LIGHTING PLAN CERTIFICATION

I, _____, HEREBY CERTIFY THAT THE PROPOSED LIGHTING PLAN IS IN CONFORMANCE AND WILL MEET OR EXCEED THE SPECIFICATIONS OF THE DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE SPECIFICATIONS OF THE DERRY TOWNSHIP ZONING ORDINANCE (185-33.E) & (225-421).

_____ , 20 ____ _____

GEOPHYSICAL INFORMATION

GEOPHYSICAL STUDY PROVIDED BY:

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

SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHY PROVIDED BY:

WEBER SURVEYORS, INC.
931 STONY BATTERY RD.
LANDISVILLE, PA 17538
(717)-898-9466
DATE: JANUARY 2018
JOB NO.: 6826

BUILDING LEGEND

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

SITE / ZONING DATA

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

EXISTING LAND USE: - MIXED USE

PROPOSED LAND USE: - MIXED USE

SEWER: - PUBLIC

WATER: - PUBLIC

EXISTING NUMBER OF UNITS:
- 2 SINGLE FAMILY DWELLING UNITS (CORNER OF WOOD RD AND WALTONVILLE RD)
- 1 MEDICAL RELATED RESEARCH FACILITY (86,553 SF)
- 1 FOOD SERVICE FACILITY (3,355 SF)
- 1 GROUP CHILDCARE FACILITY (48,333 SF)
- 2 AGRICULTURAL BUILDINGS (BARNS)
- 1 RESTAURANT USE WITH ACCESSORY LIVE PERFORMANCE VENUE (20,335 SF) (PREVIOUSLY APPROVED ENGLEWOOD BARN)
- 130 GUEST ROOMS / 22,703 SF FOOTPRINT / 76,694 SF ALL FLOORS / 4 STORIES

PROPOSED NUMBER OF UNITS - PHASE J:
PROPOSED APARTMENTS (2-STORY FLATS):
PROPOSED TOWNHOMES:
- 142 DWELLING UNITS
- 52 UNITS
- 90 UNITS

DENSITY: - PERMITTED
5 DU/NDA SINGLE FAMILY (DENSITY BONUS 40% OR 2 DU/NDA) — 7 DU/NDA = 6,223 SF PER DU
5 DU/NDA SINGLE FAMILY ATTACHED (DENSITY BONUS 35% OR 1.75 DU/NDA) — 6.75 DU/NDA = 6,453 SF PER DU
12 DU/NDA APARTMENTS (DENSITY BONUS 25% OR 3 DU/NDA) — 15 DU/NDA = 2,904 SF PER DU
15 DU/NDA LIFE CARE FACILITY /SKILLED NURSING (DENSITY BONUS 25% OR 3.75 DU/NDA) — 18.75 DU/NDA = 2,323 SF PER DU
PROPOSED
12 TOWNHOUSES
6,453 SF * 12 DU = 1.78 AC
336 APARTMENTS
2,904 SF * 336 APARTMENTS = 22.4 AC
TOTAL NEEDED = 24.18 AC (1.78 + 22.4)
SITE = 288.22 ACRES (238.69 NDA)

ZONING: - PCW - PLANNED CAMPUS WEST WITH PLANNED CAMPUS WEST FUTURE DEVELOPMENT AREA OVERLAY AND COMMUNITY HERITAGE BUFFER OVERLAY

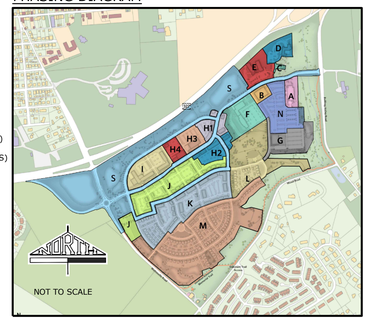
	PERMITTED	PROPOSED
OVERALL SITE PERIMETER:		
LOT WIDTH:	100 FT. MIN.	> 100 FT.
LOT DEPTH:	150 FT. MIN.	> 150 FT.
FRONT YARD:	25 FT. MIN.	> 25 FT.
REAR YARD:	35 FT. MIN.	> 35 FT.
SIDE YARD:	TOTAL: 30 FT. MIN. ONE SIDE: 15 FT. MIN.	TOTAL: > 30 FT. ONE SIDE: > 15 FT.
WEST END VILLAGE CENTER REQUIREMENTS (PER MASTER PLAN APPROVAL):		
HOTEL:		
FRONT YARD:	5 FT. MIN.	5 FT.
REAR YARD:	5 FT. MIN. (*1FT. MIN. ALLOWED FOR GARAGES)	5 FT.
SIDE YARD - STREET:	5 FT. MIN.	5 FT.
SIDE YARD - BETWEEN BLDGS.:	6 FT. MIN.	6 FT.
FACADE ZONE:	10 FT. MIN	10 FT.
BUILDING HEIGHT:	35 FT. MAX. TOWNHOUSE (PER MASTER PLAN APPROVAL)	35 FT. MAX.

	PERMITTED	EXISTING	PROPOSED
IMPERVIOUS COVERAGE:	70% MAX. (60% + 10% BONUS)	1,352,679 SF=31.05 AC = 12% (SEE PREVIOUSLY RECORDED PLANS ON SHEET 4)	1,667,900 SF = 38.29 AC. = 15% (STORMWATER ANALYZED TO ACCOMMODATE 60% IMPERVIOUS COVERAGE)
VEGETATIVE COVERAGE:	30% MIN.	9,916,353 SF=227.65 AC=88%	9,601,072 SF = 220.41 AC. = 85%
OPEN SPACE / PARKLAND:	10 AC. PER 1,000 PEOPLE, 3.6 PEOPLE PER UNIT		5.11 ACRES (142 UNITS * 3.6 PEOPLE = 511 PEOPLE = 5.11 ACRES

PROJECT SEQUENCE SCHEDULE

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

PHASING DIAGRAM



DRAWING INDEX

1	COVER SHEET
2	GENERAL NOTES SHEET
3	GENERAL NOTES SHEET
4	GENERAL NOTES SHEET
5	OVERALL EXISTING SITE PLAN
6	SOIL CONDITIONS PLAN
7	EXISTING CONDITIONS & DEMOLITION PLAN
8	EXISTING CONDITIONS & DEMOLITION PLAN
9	EXISTING CONDITIONS & DEMOLITION PLAN
10	NET DEVELOPABLE AREA PLAN
11	NET DEVELOPABLE AREA PLAN
12	OVERALL PHASING PLAN
13	OVERALL SITE PLAN
14	OVERALL UNIT J PLAN
15	PARCEL PLAN
16	PARCEL PLAN
17	PARCEL PLAN
18	LAYOUT PLAN
19	LAYOUT PLAN
20	LAYOUT PLAN
21	EASEMENT PLAN
22	EASEMENT PLAN
23	EASEMENT PLAN
24	OVERALL GRADING PLAN
25	GRADING PLAN
26	GRADING PLAN
27	GRADING PLAN
28	OVERALL UTILITY PLAN
29	UTILITY PLAN
30	UTILITY PLAN
31	UTILITY PLAN
32	LIGHTING PLAN
33	LIGHTING PLAN
34	LIGHTING PLAN
35	LANDSCAPE NOTES & DETAILS SHEET
36	LANDSCAPE PLAN
37	LANDSCAPE PLAN
38	LANDSCAPE PLAN
39	MARSHALL STREET PROFILE SHEET
40	BUCKWALTER LANE PROFILE SHEET
41	SAMUEL LANE PROFILE SHEET
42	ALLEY PROFILES
43	ALLEY PROFILES
44	ALLEY PROFILES
45	STORM PROFILES SHEET
46	SITE DETAILS SHEET
47	SITE DETAILS SHEET
48	SITE DETAILS SHEET
49	SEWER & WATER DETAILS SHEET
50	STORM DETAILS SHEET
51	STORM NOTES & MATERIAL SPECIFICATIONS

TRUCK TURNING EXHIBIT

SHEETS 1 OF 1 DATED: 03/06/2026

WETLANDS INFORMATION

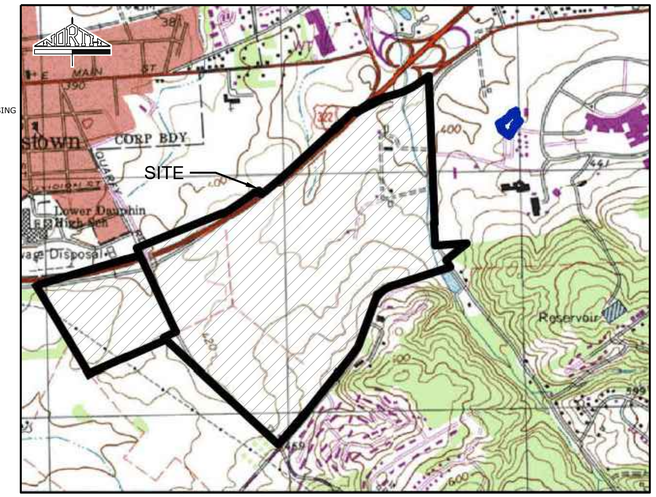
WETLANDS DELINEATION PROVIDED BY:

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

TRAFFIC INFORMATION

TRAFFIC ANALYSIS PREPARED BY:

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



Copyright MyTopo Terrain Navigator

LOCATION MAP
SCALE: 1" = 1000'

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

NO	BY	DATE	REVISION

MANAGER: WILLIAM M. FREDERICKS
DESIGN BY: AJB
CHECKED BY: WMF
DRAWN BY: DAJ
CHECKED BY: WMF

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

SCALE AS NOTED

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

_____ _____
_____ _____

TOWNSHIP OF DERRY

PLAT NO. 1420

SUBMISSION DATE
3 Mo. 6 Day 2026 Year

REVISION DATE
___ Mo. ___ Day ___ Year
___ ___ ___
___ ___ ___

C. Emerick
Sig.-Director of
Community Development

Commonwealth of Pennsylvania
County of Dauphin SS
On this___day of _____, ___, before me, Kenneth Gall, Director of Real Estate, Hershey Trust Company, the Undersigned personally appeared

_____
who being duly sworn according to law deposes and says that they are the owner of the property shown on this plat and that they acknowledge the same to be their act and plan and desire the same to be recorded as such according to law

_____
Witness my hand and seal the day and date written

My commission expires: NOTARY PUBLIC

It is hereby certified that the undersigned is the owner of the within plat and that all streets or parts thereof not previously dedicated are hereby tendered for dedication to public use.

Owner _____

The 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 _____

I hereby certify this survey to be correct as shown

_____

I hereby certify this plan to be correct as shown

_____

RGS ASSOCIATES

Land Planning
Landscape Architecture
Civil Engineering

53 West James Street
Suite 101, Lancaster, PA 17603
(717) 715-1396 FAX: (717) 435-8277

221 W. Philadelphia Street
Suite 108E, York, PA 17401
(717) 854-3910 FAX: (717) 854-3920

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

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

FILENAME: P:\2017\2017e19-001\CADD\final - ph-J\Plot\Z-Cover.dwg

FINAL LAND DEVELOPMENT PLAN

COVER SHEET

FOR
HERSHEY WEST END - PHASE J

situated in
Derry Township, Dauphin Co.

Date: MARCH 6, 2026 Project No. 2017E19-001 Sheet 1 of 51

PLOTTED: Friday, March 06, 2026 @ 12:01PM

OVERALL EXISTING SITE PLAN

FINAL LAND DEVELOPMENT PLAN
FOR
HERSHEY WEST END - FINAL PHASE J
situated in
Derry Township, Dauphin Co.

ADJOINER CHART

6. Hershey Trust Company
Tax Map Parcel #24-051-057
Plan Book E, Vol.14, Page331

7. GENEVA STUMP ACRES LLC
Deed Book 1731, Page 228
Tax Map Parcel #24-049-016
Lot 13
Plan Book G, Page 18
INSTR. # 20210030752

8. PP&L Incorporated
Deed Book 1366, Page 313
Tax Map Parcel #24-049-009
Plan Book T, Volume 38, Pages 26-37

9. Jessica Shearer
Deed INSTR. # 20200016222
Tax Map Parcel #24-050-137
Lot D-13
Plan Book V, Volume 4, Page 40

10. Travis Arnold & Megan Ribbans
Deed Instr. #20230021209
Tax Map Parcel #24-050-136
Lot D-12
Plan Book V, Vol.4, Page 40

11. Geno & Maura Leone
Deed Instr. #20220029492
Tax Map Parcel #24-050-135
Lot D-11
Plan Book V, Vol.4, Page 40

12. Scott Van Tonnigen &
Susan Van Tonnigen
Deed Instr. #20140020886
Tax Map Parcel #24-050-134
Lot D-10
Plan Book V, Vol.4, Page 38

13. Orchard Run I Homeowners
Deed Book 1362, Page 62
Tax Map Parcel #24-050-140
Plan Book V, Vol.4, Pages 38

14. Lands of Oakmont III Sect.
F-1 Units 21-40
TAX MAP PARCEL #24-77
PLAN BOOK G, VOL. 4, PAGE 42-47

15. Lands of Oakmont II Sect. D
Units 1-24
TAX MAP PARCEL #24-77
PLAN BOOK S, VOL. 3, PAGE 60-66

16. Lands of Oakmont V
Units 149-203
TAX MAP PARCEL #24-84
PLAN BOOK T, VOL. 4, PAGE 27-33

17. MER1124
Deed Instr. #20240001874
Tax Map Parcel #24-051-005
Lots 8, 9, & 10
Pleasant View Terrace Plan

18. Trusted Source Capital LLC
Deed Instr. #20130037828
Tax Map Parcel #24-051-006
Lots 5, 6, & 7
Pleasant View Terrace Plan

19. Lonnie Allen Daniel
Deed Instr. #20120025184
Tax Map Parcel #24-051-007
Lots 3 & 4
Pleasant View Terrace Plan

20. KENNETH C. & DEBORAH KREMER
Tax Map Parcel #24-051-008
Pleasant View Terrace Plan
INSTR. # 20220022539

21. Sheila P. Shenai
Deed Book 2833, Page 390
Tax Map Parcel #24-051-091
Lot 1230
Plan Book C, Vol. 4, Pages 4-6

22. The Mary Ann Wehler Residence Trust
Deed Book 4063, Page 269
Tax Map Parcel #24-051-092
Lot 1220
Plan Book C, Vol. 4, Pages 4-6

23. Thomas R. & Misty Clements
Deed Instr. #20190020029
Tax Map Parcel #24-051-094
Lot 1200
Plan Book C, Vol. 4, Pages 4

24. BRYAN M. & MANDY LEE WEHLER
Deed Instr. #20220030411
Tax Map Parcel #24-051-093
Lot 2
Plan Book W, Vol. 3, Pages 56-57

25. Township of Derry
Deed Book 717, Page 354
Tax Map Parcel #24-051-054
Part of Lot 2
Plan Book W, Vol. 3, Pages 56-57

26. Troy S. & Maryann O. Brunner
Deed Book 5280, Page 201
Tax Map Parcel #24-051-020

27. Hershey Trust Company
Subdivision Plan Instrument No. 20080016203
Deed Book D, Volume, 23 Page 50
Lot 1
Tax Map Parcel #24-029-049

28. Lower Dauphin School District
Deed Book B, Vol. 56, Page 691
Portion of Tax Map Parcel #31-057-001
Portion of Lot 2
Plan Book Q, Vol. 3, Pages 71

29. Lower Dauphin School District
Deed Book 875, Page 594
Tax Map Parcel #31-054-001
Plan Book C, Volume 4 Page 124

30. Pennsylvania State University
Deed Instr. #20100022221
Tax Map Parcel #24-051-052

HATCH LEGEND

100' HERITAGE BUFFER

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

1. POST CONSTRUCTION STORMWATER MANAGEMENT PLANS FOR U-GRO LEARNING CENTER, AS PREPARED BY BUCHART HORN, DATED MARCH 14, 2017.
2. PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR ENGLEWOOD BARN, AS PREPARED BY RGS ASSOCIATES, DATED MARCH 3, 2018.
3. POST CONSTRUCTION STORMWATER MANAGEMENT PLANS FOR HERSHEY WEST END MEDICAL OFFICE PARKING EXPANSION, AS PREPARED BY RGS ASSOCIATES, DATED OCTOBER 18, 2019.
4. FINAL LOT CONSOLIDATION AND LAND DEVELOPMENT PLAN FOR HERSHEY WEST END - STREETS AND INFRASTRUCTURE PHASE, AS PREPARED BY RGS ASSOCIATES, DATED JUNE 26, 2020; LAST REVISED JUNE 29, 2021.
5. FINAL LAND DEVELOPMENT PLAN FOR HERSHEY HOTEL AT HERSHEY WEST END - PHASE F, AS PREPARED BY RGS ASSOCIATES, DATED JULY 9, 2024; LAST REVISED NOVEMBER 7, 2024.

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

MANAGER: WILLIAM M. FREDERICKS
DESIGN BY: AJB | CHECKED BY: WMF
DRAWN BY: DAJ | CHECKED BY: WMF

SCALE
1" = 250'
0' 250' 500' 750'

NO.	BY	DATE	REVISION

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OVERALL-EXISTING-SITE FILENAME: P:\2017\2017e19-001\CADD\final - ph-j\Plot\Z-Overall-Existing-Site.dwg

INSTITUTION
CONSERVATION
DERRY TOWNSHIP
HUMMELSTOWN BOROUGH
SR 0322
RAMP "C"
RAMP "D" - SR 8014
RAMP "F"
RAMP "A" - SR 8016
SR 2020
PROPOSED RAMP (SEE HOP PLANS)
PLANNED CAMPUS WEST
LIMITED COMPATIBILITY
SR 322 LEGAL RIGHT-OF-WAY
NORTH URBAN ROAD
SOUTH URBAN ROAD
WEST END AVE
TROLLEY COURT
HALL STREET
ROCKWALTER LANE
SAMUEL LANE
WITMER WAY
HOTEL HERSHEY ENTERTAINMENT & RESORTS
FUTURE BUILDING SITE
EXISTING U-GRO / ENGLEWOOD SWMF
EXISTING U-GRO BLDG 2
EXISTING U-GRO BLDG 1
EXISTING ENGLEWOOD BARN
EXISTING ENGLEWOOD BARN
EXISTING 100 - YEAR FLOODPLAIN BULLFROG VALLEY CREEK
EXISTING MEDICAL OFFICE BUILDING
EXISTING SWMFE
EXISTING 100 YEAR FLOODPLAIN
MEDICAL CAMPUS CENTRAL
LIFE LION DRIVE
BULLFROG VALLEY ROAD T-502
BULLFROG VALLEY CREEK
WOOD ROAD T-361
WALTONVILLE ROAD
JONATHAN ESHENOUR MEMORIAL TRAIL
EXISTING HOUSE AND BARN
EXISTING WETLANDS
LIMERICK COURT
R1 - RESIDENTIAL
R3 - RESIDENTIAL
R1 - RESIDENTIAL CONSERVATION
CONSERVATION MEDICAL CAMPUS CENTRAL
PARCEL G IS NOT PROPOSED TO BE PART OF THE DEVELOPMENT AND IS NOT PROPOSED TO BE DEVELOPED AS A SINGLE LOT.
SEE HOP PLANS PREPARED BY TRAFFIC PLANNING AND DESIGN, INC. (TPD) FOR ALL IMPROVEMENTS WITHIN PADOT ROW AND ADJOINING TOWNSHIP ROW TO CONNECTION POINT WITH NORTH URBAN ROAD.
PHASE S
PHASE I
PHASE H4
PHASE H3
PHASE H1
PHASE H2
PHASE J
PHASE K
PHASE L
PHASE M
PHASE F
PHASE G
PHASE N
PHASE A
PHASE B
PHASE C
PHASE D
PHASE E
SWMF - 1
SWMF - 2
SWMF - 3
SWMF - 4
SWMF - 6
SWMF - 7
SWMF - 8
SWMF - 9
NORTH

OVERALL PHASING PLAN

FINAL LAND DEVELOPMENT PLAN
FOR
HERSHEY WEST END - FINAL PHASE J
situated in
Derry Township, Dauphin Co.

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

MANAGER: WILLIAM M. FREDERICKS
DESIGN BY: AJB
DRAWN BY: DAJ
CHECKED BY: WMF
CHECKED BY: WMF

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

NO	BY	DATE	REVISION

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SITE ACREAGE
EX. GROSS AREA: 288.22 AC

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

OVERALL SITE PLAN

FINAL LAND DEVELOPMENT PLAN
FOR
HERSHEY WEST END - FINAL PHASE J
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MANAGER: WILLIAM M. FREDERICKS
DESIGN BY: AJB | CHECKED BY: WMF
DRAWN BY: DAJ | CHECKED BY: WMF

SCALE 1" = 200'

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SWMF - 7
SWMF - 8
SWMF - 9
SWMF - 4
SWMF - 3
SWMF - 2
NORTH
NORTH URBAN ROAD
LOT 111
WEST END AVE.
WALTONVILLE ROAD
SOUTH URBAN ROAD
MARSHALL STREET
TROLLEY COURT
ALLEY AA
ALLEY BB
ALLEY Z
ALLEY V
BUCKWALTER LANE
ALLEY W
ALLEY Y
ALLEY X
SAMUEL LANE
WITMER WAY
PHASE J
20

SHEET KEY MAP

OVERALL-SITE-LOTJ.SCR

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CLIENT
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SCALE
1" = 80'
0' 80' 160' 240'

OVERALL UNIT J PLAN

FINAL LAND DEVELOPMENT PLAN
FOR
HERSHEY WEST END - FINAL PHASE J
situated in
Derry Township, Dauphin Co.

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CENTERLINE LINE DATA			
SEGMENT	LENGTH	DIRECTION	STREET NAME
CL-800	189.71'	N73°07'09"E	ALLEY AA
CL-801	31.55'	N58°08'41"E	ALLEY AA
CL-802	72.33'	N58°08'41"E	ALLEY AA
CL-803	41.90'	N57°37'42"E	ALLEY AA
CL-804	51.12'	N57°37'42"E	ALLEY AA
CL-805	11.88'	N15°45'45"W	ALLEY BB
CL-806	60.42'	N32°22'18"W	ALLEY BB
CL-807	94.00'	N32°22'18"W	ALLEY BB
CL-808	43.55'	N15°45'45"W	ALLEY Z
CL-809	20.45'	N32°22'18"W	ALLEY Z
CL-810	32.36'	N66°22'32"E	ALLEY V
CL-811	5.00'	N74°14'15"E	ALLEY V
CL-812	62.16'	N74°14'15"E	ALLEY V
CL-813	38.12'	N57°37'42"E	ALLEY V
CL-814	436.00'	N57°37'42"E	ALLEY V
CL-815	47.00'	N57°37'42"E	ALLEY V
CL-816	133.00'	N57°37'42"E	ALLEY V
CL-817	99.00'	N57°37'42"E	ALLEY V
CL-818	8.23'	N57°37'42"E	ALLEY V
CL-819	67.85'	N88°17'23"E	ALLEY V
CL-820	166.50'	N32°22'18"W	ALLEY Y
CL-821	88.00'	N32°22'18"W	ALLEY Y
CL-822	166.50'	N32°22'18"W	ALLEY X
CL-823	47.00'	N57°37'42"E	ALLEY W
CL-824	133.00'	N57°37'42"E	ALLEY W
CL-825	131.26'	S32°22'18"E	MARSHALL STREET
CL-826	258.92'	S15°45'45"E	MARSHALL STREET
CL-827	962.92'	S32°22'18"E	BUCKWALTER LANE
CL-828	865.00'	S32°22'18"E	SAMUEL LANE

CENTERLINE CURVE DATA							
SEGMENT	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH	DELTA - Δ	STREET NAME
CLC-800	435.50'	113.82'	57.24'	N65°37'55"E	113.50'	14°58'28"	ALLEY AA
CLC-801	2000.00'	18.03'	9.01'	N57°53'12"E	18.03'	0°30'59"	ALLEY AA
CLC-802	100.00'	28.99'	14.60'	N24°04'02"W	28.89'	16°36'33"	ALLEY BB
CLC-803	633.00'	86.86'	43.50'	N19°41'37"W	86.79'	7°51'42"	ALLEY Z
CLC-804	633.00'	59.06'	29.55'	N26°17'50"W	59.04'	5°20'45"	ALLEY Z
CLC-805	200.00'	11.87'	5.94'	N30°40'15"W	11.87'	3°24'06"	ALLEY Z
CLC-806	100.00'	13.72'	6.87'	N70°18'23"E	13.71'	7°51'42"	ALLEY V
CLC-807	150.00'	43.48'	21.89'	N65°55'58"E	43.33'	16°36'33"	ALLEY V
CLC-808	685.50'	362.20'	185.43'	N72°45'54"E	358.00'	30°16'23"	ALLEY V
CLC-809	685.50'	4.65'	2.32'	N88°05'44"E	4.65'	0°23'18"	ALLEY V
CLC-810	500.00'	144.94'	72.98'	S24°04'02"E	144.43'	16°36'33"	MARSHALL STREET

PARCEL C

PROPOSED 2-UNIT TOWNHOME (COMMUNITY LAND UNIT, TYP.)

TIE INTO EXISTING CURB AND PAVEMENT WITH SMOOTH LINE AND GRADE

PROP. SAWCUT LINE (TYP.)

PROP. MILL AND OVERLAY AREA (TYP.)

TIE INTO EXISTING CURB AND PAVEMENT WITH SMOOTH LINE AND GRADE

PROPOSED STRIPING

TIE INTO EXISTING RAMP AND WALK WITH SMOOTH LINE AND GRADE

TIE INTO EXISTING PAVEMENT AND CURB WITH SMOOTH LINE AND GRADE

WEST END AVENUE

RAMP C

CL-800

ALLEY AA

CLC-800

CL-801

MARSHALL STREET

CL-825

PROP. SIDEWALK (TYP.)

PROP. CROSSWALK (TYP.)

CLC-810

CL-803

CL-809

CLC-805

CLC-804

ALLEY Z

CL-811

CLC-806

CLC-803

CL-808

CLC-808

CL-826

CL-824

SOUTH URBAN ROAD

PROPOSED TOWNHOME (INDIVIDUAL LAND UNIT TYP.)

WALTONVILLE ROAD

DOG PARK

FENCE

GATE

PROPOSED BITUMINOUS WALKWAY

PROPOSED OPEN SPACE 1.2 +/- AC.

TIE INTO EXISTING CURB AND PAVEMENT WITH SMOOTH LINE AND GRADE

TIE INTO EXISTING CURB WITH SMOOTH LINE AND GRADE

TIE INTO EXISTING RAMP AND WALK WITH SMOOTH LINE AND GRADE

TROLLEY COURT

FUTURE SOUTH URBAN ROAD

FUTURE MARSHALL STREET

PROP. SAWCUT LINE (TYP.)

PROP. MILL AND OVERLAY AREA (TYP.)

PROP. FULL DEPTH PAVEMENT RECONSTRUCTION (TYP.)

PROP. FULL DEPTH PAVEMENT RECONSTRUCTION AROUND INLET (TYP.)

WITMER WAY

PARCEL A

MATCHLINE 18 / 19

SHEET KEY MAP

NORTH

PROPOSED STREET SIGN LEGEND

SYMBOL	SIGN DESCRIPTION
S	"STOP" SIGN

NO	BY	DATE	REVISION

MANAGER: WILLIAM M. FREDERICKS
DESIGN BY: AJB
CHECKED BY: WMF
DRAWN BY: DAJ
CHECKED BY: WMF

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

LAYOUT PLAN

FINAL LAND DEVELOPMENT PLAN
FOR
HERSHEY WEST END - FINAL PHASE J
situated in
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PARCEL C

WEST END AVENUE

FUTURE BUCKWALTER LANE

FUTURE HAMMOND PLACE

NORTH

SHEET KEY MAP

18 19 20

TIE INTO EXISTING RAMP AND WALK WITH SMOOTH LINE AND GRADE

TIE INTO EXISTING PAVEMENT AND CURB WITH SMOOTH LINE AND GRADE

TIE INTO EXISTING RAMP AND WALK WITH SMOOTH LINE AND GRADE

TIE INTO EXISTING RAMP AND WALK WITH SMOOTH LINE AND GRADE

TIE INTO EXISTING PAVEMENT AND CURB WITH SMOOTH LINE AND GRADE

PROPOSED OPEN SPACE
1.1 +/- AC.

PROPOSED AMENITY SPACE

PROPOSED TOWNHOME (INDIVIDUAL LAND UNIT TYP.)

PROPOSED 2-UNIT TOWNHOME (COMMUNITY LAND UNIT, TYP)

PROPOSED 2-UNIT TOWNHOME (COMMUNITY LAND UNIT, TYP)

PROPOSED OPEN SPACE
0.1 +/- AC.

MARSHALL STREET

ALLEY AA

ALLEY BB

ALLEY Z

BUCKWALTER LANE

ALLEY V

ALLEY W

ALLEY X

ALLEY Y

WITMER WAY

FUTURE SNYDER LANE

PROP. CROSSWALK (TYP.)

PROPOSED CROSSWALK (TYP.)

PROP. SIDEWALK (TYP.)

TIE INTO EXISTING RAMP AND WALK WITH SMOOTH LINE AND GRADE

PROP. SAWCUT LINE (TYP.)

PROP. MILL AND OVERLAY AREA (TYP.)

PROP. FULL DEPTH PAVEMENT RECONSTRUCTION AROUND INLET (TYP.)

TIE INTO EXISTING CURB WITH SMOOTH LINE AND GRADE

TIE INTO EXISTING PAVEMENT AND CURB WITH SMOOTH LINE AND GRADE

MATCHLINE 18 19

MATCHLINE 19 20

60' ROW

132'R

RAMP C

25 MPH

20 MPH

STR

1+95.28

4+36.09

2+54.50

8+97.50

29+98.11
8+65.00

34+91.51
34+06.50

28+72.51
24+32.50

MANAGER: WILLIAM M. FREDERICKS
DESIGN BY: AJB
CHECKED BY: WMF
DRAWN BY: DAJ
CHECKED BY: WMF

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NO	BY	DATE	REVISION

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

LAYOUT PLAN

FINAL LAND DEVELOPMENT PLAN
FOR
HERSHEY WEST END - FINAL PHASE J
situated in
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WEST END AVENUE

SOUTH URBAN ROAD

ALLEY W

ALLEY Y

ALLEY X

ALLEY V

SAMUEL LANE

WITMER WAY

FUTURE SNYDER LANE

FUTURE SOUTH URBAN ROAD

FUTURE WITMER WAY

MATCHLINE 19 20

TIE INTO EXISTING RAMP AND WALK WITH SMOOTH LINE AND GRADE

TIE INTO EXISTING PAVEMENT AND CURB WITH SMOOTH LINE AND GRADE

PROPOSED TOWNHOME (INDIVIDUAL LAND UNIT TYP.)

PROPOSED 3-UNIT TOWNHOME COMMUNITY LAND UNIT, TYP)

PROP. CROSSWALK (TYP.)

PROP. SIDEWALK (TYP.)

4 SPACES

PROP. SAWCUT LINE (TYP.)

PROP. MILL AND OVERLAY AREA (TYP.)

TIE INTO EXISTING PAVEMENT AND CURB WITH SMOOTH LINE AND GRADE

TIE INTO EXISTING RAMP AND WALK WITH SMOOTH LINE AND GRADE

RAMP C

SHEET KEY MAP

18 19 20

LAYOUT PLAN

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