No: 25-034

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Derry Township | Surveyor: Heigel | Engineer/RLA: Heigel

Plat Title: Hershey Trust Company, as Trustee and Hershey Entertainment & Resorts Company

Zoning District: Commercial Recreation; Planned Campus North | Proposed Land Use: Recreation

Plat Status: ___ Preliminary; ___ Final; X P/F; ___ Minor

Plat Type: X Subdivision *Lot add-on*; ___ 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
2	2	0	21.9	101.4

Date Received: 03/07/25 | Staff Review: 03/20/25 | Official County Review: 03/20/25

Reviewed by: DMK | Checked by: _____ | Tax Map Parcel #: 24-008-032

- *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. Stormwater management plan [S-LD §185-13E(5f);185-26]
   d. DEP sewage planning module [S/LD – §185-13E(5b)]
2. Provide information substantiating how the minimum sight distance criteria is achieved for the street/driveway intersections (Pennsy Supply Road and Sweet Street) with Hersheypark Drive [S-LD §185-13E(4a)31].

Plan No. 25-034

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
2. Owner/developer name, address & telephone number shown	✓		
3. Municipality name shown	✓		
4. Tax parcel number/Deed reference shown/Instrument #	✓		
5. North point shown	✓		
6. Map scale shown (written/graphic) *(waiver requested)*	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer shown *(need signatures/seals)*	✓		
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown	✓	*(no pcp)*	
11. Names of adjacent landowners/subdivision shown	✓		
12. Lot numbers shown	✓		
13. Lot dimensions shown	✓		
14. Lot areas shown	✓		
15. Permanent monuments and markers shown *(waiver requested)*		✓	
16. Building setbacks shown	✓		
17. Existing natural features shown - Wetlands *(waiver requested)*			✓
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	✓		
Paving width	✓		
Dedicated R/W width	✓		
23. Proposed streets shown - Name			✓
R/W width			✓
Paving width			✓
Profiles (utilities) *(waiver requested)*			✓
24. Curbs shown			✓
25. Sidewalks shown *(deferral 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			✓
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	✓		

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
HERSHEY TRUST COMPANY, AS TRUSTEE AND HERSHEY ENTERTAINMENT & RESORTS COMPANY

Know what's below. Call before you dig.

DERRY TOWNSHIP, PENNSYLVANIA UTILITY LIST

AT&T LOCAL SERVICES	PENNSYLVANIA AMERICAN WATER
BUCKEYE PARTNERS	PPL ELECTRIC UTILITIES CORPORATION
CENTURYLINK FORMERLY QWEST	ROCKLEDGE HOMEOWNERS ASSOCIATION
COMCAST CABLE COMMUNICATIONS INC	SUEZ WATER PENNSYLVANIA INC
CROWN CASTLE	SUNOCO PIPELINE LP
DERRY TOWNSHIP MUN AUTH/DERRY TOWNSHIP	UGI UTILITIES INC
FRONTIER COMMUNICATIONS CTSI LLC	VERIZON NORTH
LEVEL 3 COMMUNICATIONS LLC	VERIZON PENNSYLVANIA LLC
METROPOLITAN EDISON CO/FIRSTENERGY	XO COMMUNICATIONS INC
MILTON HERSHEY SCHOOL	ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC

LIGHT-HEIGEL & ASSOCIATES, INC., HEREBY STATES THAT, PURSUANT TO THE PROVISIONS OF ACT NO. 121 OF OCTOBER 2008 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. 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 EXITS.

(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. (DERRY TOWNSHIP, DAUPHIN COUNTY ID. NO. 20250423101B, EXPIRES: 06/20/2025)

AND 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 121, OCTOBER 2008.

ZONING DATA

ZONED	COMMERCIAL RECREATION
MINIMUM LOT WIDTH	200'
MINIMUM LOT DEPTH	200'
MINIMUM NON-RESIDENTIAL LOT AREA	2.0 ACRES
SETBACK	
PRINCIPAL STRUCTURE	
FRONT	40'
SIDE	40'
REAR	40'
ACCESSORY STRUCTURE	
FRONT	25'
SIDE	20'
REAR	25'
MAX HEIGHT PRINCIPAL STRUCTURE	95'
MAX HEIGHT ACCESSORY STRUCTURE	95'
MAX IMPERVIOUS COVERAGE	60%
MIN GREEN AREA	30%
ZONED	PLANNED CAMPUS NORTH
MINIMUM LOT WIDTH	100'
MINIMUM LOT DEPTH	150'
MINIMUM NON-RESIDENTIAL LOT AREA	30,000 S.F.
SETBACK	
PRINCIPAL STRUCTURE	
FRONT	25'
SIDE	15'
REAR	35'
MAX HEIGHT PRINCIPAL STRUCTURE	60'
MAX HEIGHT ACCESSORY STRUCTURE	60'
MAX IMPERVIOUS COVERAGE	60%
MIN GREEN AREA	30%

SITE DATA

OWNER LOT NO.7A RESIDUE	HERSHEY TRUST COMPANY, AS TRUSTEE
ADDRESS	100 MANSION ROAD EAST PO BOX 445 HERSHEY, PA 17033
PHONE NUMBER	717-534-3818
PARCEL ID NUMBER	24-008030-000-0000
DOCUMENT NUMBER	OCONV04384
AREA	178.5 ACRES +/- (RESIDUE)
BUILDING AREA	96,205 S.F. OR 2.209 ACRES
IMPERVIOUS COVERAGE	420,360 S.F.A 9.65 ACRES (5.4%)
VEGETATIVE COVER	7,355,105 S.F. OR 168.85 ACRES (94.6%)
OWNER AREA "A"	HERSHEY TRUST COMPANY, AS TRUSTEE
ADDRESS	100 MANSION ROAD EAST PO BOX 445 HERSHEY, PA 17033
PHONE NUMBER	717-534-3818
PARCEL ID NUMBER	24-008-053-000-0000
DOCUMENT NUMBER	
AREA	952,425 S.F. OR 21.865 AC.
BUILDING AREA	0 S.F. OR 0.0 ACRES (EXISTING)
IMPERVIOUS COVERAGE	0 S.F. OR 0.0 ACRES (0.0%)
VEGETATIVE COVER	952,425 S.F. OR 21.865 ACRES (100.0%)
OWNER LOT NO. 6A (NORTH)	HERSHEY ENTERTAINMENT AND RESORTS COMPANY
ADDRESS	27 WEST CHOCOLATE AVENUE HERSHEY, PA 17033
PHONE NUMBER	171-534-3818
PARCEL ID NUMBER	24-008-032-000-0000
DOCUMENT NUMBER	20090023931
AREA	2,146,205 S.F. OR 49.270 AC.
OWNER LOT NO. 6A (NORTH)	HERSHEY ENTERTAINMENT AND RESORTS COMPANY
ADDRESS	27 WEST CHOCOLATE AVENUE HERSHEY, PA 17033
PHONE NUMBER	171-534-3818
AREA	73,045 S.F. OR 1.677 AC.
OWNER LOT NO. 6A (SOUTH)	HERSHEY ENTERTAINMENT AND RESORTS COMPANY
ADDRESS	27 WEST CHOCOLATE AVENUE HERSHEY, PA 17033
PHONE NUMBER	171-534-3818
PARCEL ID NUMBER	24-008-032-000-0000
DOCUMENT NUMBER	20090023931
AREA	1,243,540 S.F. OR 28.548 AC.
OWNER LOT NO. 6A (COMBINED)	HERSHEY ENTERTAINMENT AND RESORTS COMPANY
ADDRESS	27 WEST CHOCOLATE AVENUE HERSHEY, PA 17033
PHONE NUMBER	171-534-3818
PARCEL ID NUMBER	(TO BE DETERMINED)
DOCUMENT NUMBER	(TO BE DETERMINED)
AREA	4,415,215 S.F. OR 101.36 AC.
BUILDING AREA	27,375 S.F.OR 0.63 (EXISTING)
IMPERVIOUS COVERAGE	458,850 S.F. OR 10.53 ACRES (10.4%)
VEGETATIVE COVER	3,956,840 S.F. OR 90.84 ACRES (89.6%)
PROPOSED LAND USE	RECREATION (CAMPGROUND)
DENSITY	0.01 UNITS PER ACRE
SEWER	PUBLIC (DTMA)
WATER	PUBLIC (PAWC)

WAIVER REQUEST DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE SECTION:

(NOTE: NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE BEING PROPOSED AS PART OF THIS SUBDIVISION PLAN.)

SALDO SECTION 185-12.D(3)(a)(7) METES AND BOUNDS DESCRIPTION (and SECTION 185-13.E(4)(a)(7))

A WAIVER IS REQUESTED FOR LOT NO. 7A TO PROVIDE METES AND BOUNDS DESCRIPTIONS. METES AND BOUNDS HAVE BEEN SHOWN IN ACCORDANCE WITH DOCUMENT NO. 2008000806, DATED 01/08/2008 AND DOES NOT REFLECT A COMPLETE BOUNDARY SURVEY BY LIGHT-HEIGEL AND ASSOCIATES INC. THIS PLAN HAS BEEN PREPARED AS A BULK LAND SUBDIVISION, FOR FUTURE DEVELOPMENT. NO CONSTRUCTION OR EARTH MOVING ACTIVITES ARE PROPOSED AS PART OF THIS SUBDIVISION PLAN.

SALDO SECTION 185-12.D(3)(a)(21) STORMWATER SEWER PLANS AND PROFILES (and SECTION 185-13.E(4)(a)(19))

THE PROFILE WAIVER IS REQUESTED FOR EXISTING STORMWATER SEWER CONVEYANCE FACILITIES. NO CONSTRUCTION OR INSTALLATION OF ANY STORMWATER FACILITIES ARE BEING PROPOSED AS PART OF THIS SUBDIVISION PLAN.

SALDO SECTION 185-12.D(3)(a)(22) SANITARY SEWER PLANS AND PROFILES (and SECTION 185-13.E(4)(a)(20))

THE PROFILE WAIVER IS REQUESTED FOR EXISTING SANITARY SEWER CONVEYANCE FACILITIES. NO CONSTRUCTION OR INSTALLATION OF ANY SANITARY FACILITIES ARE BEING PROPOSED AS PART OF THIS SUBDIVISION PLAN.

SALDO SECTION 185-12.D(3)(a)(23) WATER AND GAS PLANS AND PROFILES (and SECTION 185-13.E(4)(a)(21))

THE PROFILE WAIVER IS REQUESTED FOR EXISTING WATER AND GAS CONVEYANCE FACILITIES. NO CONSTRUCTION OR INSTALLATION OF ANY WATER FACILITIES ARE BEING PROPOSED AS PART OF THIS SUBDIVISION PLAN.

SALDO SECTION 185-12.D.(2) PLAN SCALE (and SECTION 185-13.E.(3))

A WAIVER IS REQUESTED OF THE REQUIREMENT TO PROVIDE ALL PLANS AND PROFILES AT A HORIZONTAL SCALE OF 1"=50'. THE PLANS AS SHOWN ARE AT A SCALE OF 1"=60' AND 1"=100'. THIS PROVIDES THE DETAIL REQUIRED AND DECREASES THE OVERALL NUMBER OF PAGES IN THE PLAN SET.

SALDO SECTION 185-12.D(3)(a)(8) ALL SURVEYS SHALL BE TIED TO NORTH AMERICAN DATUM (and SECTION 185-13.E(4)(a)(8))

A PARTIAL WAIVER IS REQUESTED FOR LOT NO. 7A, ALTHOUGH THE PLAN IS TIED TO NORTH AMERICAN DATUM THE CORNERS FOR LOT 7A HAVE NOT BEEN IDENTIFIED BY COORDINATES. LOT NO. 7A HAS BEEN SHOWN IN ACCORDANCE WITH DOCUMENT NO. 2008000806, DATED 01/08/2008 AND DOES NOT REFLECT A COMPLETE BOUNDARY SURVEY BY LIGHT- HEIGEL AND ASSOCIATES INC. THIS PLAN HAS BEEN PREPARED AS A BULK LAND SUBDIVISION FOR FUTURE DEVELOPMENT. NO CONSTRUCTION OR EARTH MOVING ACTIVITES ARE PROPOSED AS PART OF THIS SUBMISSION.

SALDO SECTION 185-12.D(3)(a)(9) LOCATION OF EXISTING FEATURES WITHIN 200' OF PROPERTY LINES
SALDO SECTION 185-13.E(4)(a)(9) LOCATION OF EXISTING FEATURES WITHIN 50' OF PROPERTY LINES

A PARTIAL WAIVER IS REQUESTED FOR LOT NO. 7A, LOT NO. 7A HAS BEEN SHOWN IN ACCORDANCE WITH VARIOUS SOURCES, INCLUDING RECORDED PLANS AND AERIAL MAPPING. AN OVERALL AERIAL PLAN HAS BEEN PROVIDED SHOWING THE SURROUNDING AREA. THIS PLAN HAS BEEN PREPARED AS A BULK LAND SUBDIVISION, FOR FUTURE DEVELOPMENT. NO CONSTRUCTION OR EARTH MOVING ACTIVITES ARE PROPOSED AS PART OF THIS SUBMISSION.

SALDO SECTION 185-13.E(4)(a)(22) SOIL EROSION AND SEDIMENT CONTROL PLAN

A PARTIAL WAIVER IS REQUESTED FOR PREPARING A SOIL EROSION AND SEDIMENT CONTROL PLAN. THIS PLAN HAS BEEN PREPARED AS A BULK LAND SUBDIVISION, FOR FUTURE DEVELOPMENT. NO CONSTRUCTION OR EARTH MOVING ACTIVITES ARE PROPOSED AS PART OF THIS SUBMISSION.

SALDO SECTION 185-12.D(3)(a)(30) LOCATION OF TRAFFIC SIGNS (and SECTION 185-13.E(4)(a)(29))

A PARTIAL WAIVER IS REQUESTED FOR LOT NO. 7A, TO SHOW TRAFFIC SIGNS. SIGNS HAVE BEEN SHOWN FOR AREAS OF FUTURE DEVELOPMENT. THIS PLAN HAS BEEN PREPARED AS A BULK LAND SUBDIVISION FOR FUTURE DEVELOPMENT. NO CONSTRUCTION OR EARTH MOVING ACTIVITES ARE PROPOSED AS PART OF THIS SUBMISSION.

SALDO SECTION 185-12.D(3)(a)(39) STATEMENT FROM UTILITIES STATING CONDITIONS (and SECTION 185-28.A.(1)

A WAIVER IS REQUESTED FOR PROVIDING A STATEMENT FROM UTILITIES STATING CONDITIONS ASSOCIATED WITH ANY EASEMENT OR RIGHT-OF-WAY. THIS WILL BE PROVIDED AS PART OF ANY SUBMISSION AFFECTING FUTURE DEVELOPMENT. THIS PLAN HAS BEEN PREPARED AS A BULK LAND SUBDIVISION FOR FUTURE DEVELOPMENT. NO CONSTRUCTION OR EARTH MOVING ACTIVITES ARE PROPOSED AS PART OF THIS SUBMISSION.

SALDO SECTION 185-12.D(3)(a)(46) STREET TREES (and SECTION 185-13.E(4)(a)(41))

A WAIVER OF THE REQUIREMENT TO PROVIDE STREET TREES IS BEING REQUESTED, PORTIONS OF THE CAMPGROUND TRACT CURRENTLY HAVE SCREENING AND STREET TREES. STREET TRESS WILL BE PART OF FUTURE DEVELOPMENT. THIS PLAN HAS BEEN PREPARED AS A BULK LAND SUBDIVISION FOR FUTURE DEVELOPMENT. NO CONSTRUCTION OR EARTH MOVING ACTIVITES ARE PROPOSED AS PART OF THIS SUBMISSION.

SALDO SECTION 185-12.D(3)(a)(51) MONUMENTS AND MARKERS (and SECTION 185-13.E(4)(a)(49))

A WAIVER OF THE REQUIREMENT TO PROVIDE MONUMENTS AND MARKERS. MONUMENTS AND MARKERS WILL BE SET AS PART OF FUTURE DEVELOPMENT. THIS PLAN HAS BEEN PREPARED AS A BULK LAND SUBDIVISION FOR FUTURE DEVELOPMENT. NO CONSTRUCTION OR EARTH MOVING ACTIVITES ARE PROPOSED AS PART OF THIS SUBMISSION.

SALDO SECTION 185-12.D STORMWATER CONTROL

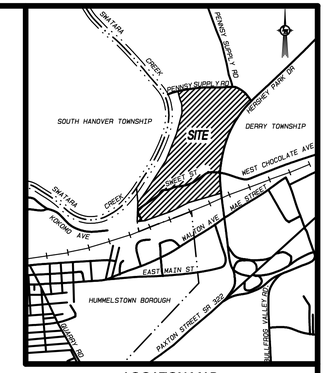
A WAIVER IS REQUESTED FOR PREPARING A STORMWATER CONTROL PLAN. STORMWATER CONTOL FACILITIES SHALL BE PART OF FUTURE DEVELOPMENT. THIS PLAN HAS BEEN PREPARED AS A BULK LAND SUBDIVISION FOR FUTURE DEVELOPMENT. NO CONSTRUCTION OR EARTH MOVING ACTIVITES ARE PROPOSED AS PART OF THIS SUBMISSION.

SALDO SECTION 185-34.A SIDEWALK (and SECTION 185-34.A)

A DEFERRAL IS REQUESTED TO INSTALL SIDEWALK ALONG HERSHEYPARK DRIVE SR 0039. AND PENNSY SUPPLY ROAD. SIDEWALK INSTALLATION SHALL BE PART OF FUTURE DEVELOPMENT. THIS PLAN HAS BEEN PREPARED AS A BULK LAND SUBDIVISION FOR FUTURE DEVELOPMENT. NO CONSTRUCTION OR EARTH MOVING ACTIVITES ARE PROPOSED AS PART OF THIS SUBMISSION.

SALDO SECTION 185-49.A WETLAND DETERMINATION

A WAIVER OF THE REQUIREMENT TO PROVIDE A WETLAND DETERMINATION IS BEING REQUESTED. NO WETLANDS EXIST ON THE SITE PER THE NATIONAL WETLAND INVENTORY MAPPING. THE PLAN DOES NOT PROPOSE THE ALTERATION OF ANY EXISTING OR PROPOSED CONDITIONS.



LOCATION MAP
SCALE: 1"=1000'
1000 0 1000 2000

INDEX TO DRAWINGS

PLAN SHEET NUMBER	PLAN TITLE
1 OF 16	COVER SHEET NOTES
2 OF 16	NOTES
3 OF 16	OVERALL AERIAL PLAN
4 OF 16	LOT NO. 7A OVERALL PLAN (A)
5 OF 16	LOT NO. 7A OVERALL PLAN (B)
6 OF 16	LOT NO. 7A OVERALL PLAN (C)
7 OF 16	SUBDIVISION PLAN (A)
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10 OF 16	SUBDIVISION PLAN (D)
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12 OF 16	SUBDIVISION PLAN (F)
13 OF 16	NDA/SOILS PLAN (A)
14 OF 16	NDA/SOILS PLAN (B)
15 OF 16	SENSITIVE ENVIRONMENTAL RESOURSES PLAN (A)
16 OF 16	SENSITIVE ENVIRONMENTAL RESOURSES PLAN (A)

NOTE: ALL SHEETS SHALL BE RECORDED IN THE DAUPHIN COUNTY RECORDER OF DEEDS OFFICE.

STATE OF PENNSYLVANIA
DAUPHIN COUNTY } S.S.

ON THIS, THE _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____ OF HERSHEY TRUST COMPANY, IN ITS CAPACITY AS TRUSTEE OF THE TRUST CREATED BY DEED DATED NOVEMBER 15, 1909, AND RECORDED JULY 7, 1910, AT DAUPHIN COUNTY DEED BOOK "E", VOLUME 14, PAGE 331, AS AMENDED AND RESTATED, SAID TRUST KNOWN AS THE "MILTON HERSHEY SCHOOL TRUST" UNDER FICTITIOUS NAME NO. 7468059 REGISTERED WITH THE PENNSYLVANIA DEPARTMENT OF STATE ON FEBRUARY 28, 2022, WHO BEING SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT HE/SHE IS THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND HE/SHE ACKNOWLEDGE THE SAME TO BE HIS/HER 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 EQUITABLE OWNER OF THE WITHIN PLAT AND THAT ALL STREETS OR PARTS THEREOF NOT PREVIOUSLY DEDICATED ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

BY: _____

STATE OF PENNSYLVANIA
DAUPHIN COUNTY } S.S.

ON THIS, THE _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____ HERSHEY ENTERTAINMENT AND RESORTS COMPANY WHO BEING SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT HE/SHE IS THE EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND HE/SHE ACKNOWLEDGE THE SAME TO BE HIS/HER 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 EQUITABLE OWNER OF THE WITHIN PLAT AND THAT ALL STREETS OR PARTS THEREOF NOT PREVIOUSLY DEDICATED ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

BY: _____

THIS PLAN WAS REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2025.

_____

THIS PLAN WAS RECOMMENDED FOR APPROVAL BY THE DERRY TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

_____ SECRETARY _____ CHAIRMAN

THIS PLAN APPROVED BY DERRY TOWNSHIP SUPERVISORS THIS _____ DAY OF _____, 2025.

_____ SECRETARY _____ CHAIRMAN

CERTIFICATION OF ACCURACY SURVEYOR

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

_____ KEITH L. HEIGEL, P.L.S.

DATE: _____

LIGHT-HEIGEL & ASSOCIATES, INC.
ENGINEERS and SURVEYORS
306 TAXWAY ROAD, ANNVILLE, PA 17003
(717) 838-1351 1-800-257-2190
www.light-heigel.com

REVISIONS

TAX ASSESSMENT PARCEL VERIFICATION

TOWNSHIP OF DERRY

PLAT NO. 1400

SUBMISSION DATE: 3 (MO.) 3 (DAY) 2025 (YEAR)

REVISION DATE (MO. / DAY / YEAR)

C. Emerick
SIG. DIRECTOR OF COMMUNITY DEVELOPMENT

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
HERSHEY TRUST COMPANY, AS TRUSTEE AND HERSHEY ENTERTAINMENT & RESORTS COMPANY
SITUATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

OWNER
HERSHEY TRUST COMPANY, AS TRUSTEE
100 MANSION ROAD EAST
PO BOX 445
HERSHEY, PA 17033

OWNER
HERSHEY ENTERTAINMENT & RESORTS COMPANY
27 WEST CHOCOLATE AVENUE
HERSHEY, PA 17033

DATE: 02/10/2025 DRAWN BY: SML DWG. NO.: PA25-0010

SHEET NO.1 OF 16

FILE: X:\PROJECTS\2025\25-0010 HERSHEY TRUST CO_PENNSY SUPPLY RD - SUBD\13\SUN\Plans\PA25-0010 LDT ADDITION.dwg 28 Feb 2025

GENERAL NOTES

1. 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.

2. 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. IN A DIGITAL FORMAT, 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.

3. 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.

5. NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS PLAN.

6. 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,

7. 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.

8. COORDINATE AND ELEVATION INFORMATION ON THIS PLAN IS PROVIDED ON NAD83 AND NAVD88 DATUMS, STATE PLANE SYSTEM PENNSYLVANIA SOUTH ZONE 3702.

9. 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.

10. NO SINKHOLES WERE OBSERVED AS PART OF THIS PLAN PREPERATION. IF A SINKHOLE IS OBSERVED OR EXCAVATED AS PART OF FUTURE DEVELOPMENT THE PROPER AGENCIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION.

11. PENNSYLVANIA DEPARTMENT OF TRANSPORTATION HIGHWAY OCCUPANCY PERMIT IS REQUIRED BEFORE ACCESS CAN BE MADE TO STATE HIGHWAYS.

12. 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 AREA "A" IS 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.

13. BY EXECUTING THIS PLAN, THE LANDOWNER HEREBY GRANTS DERRY TOWNSHIP ACCESS TO ALL EASEMENTS FROM THE NEAREST RIGHT-OF-WAY.

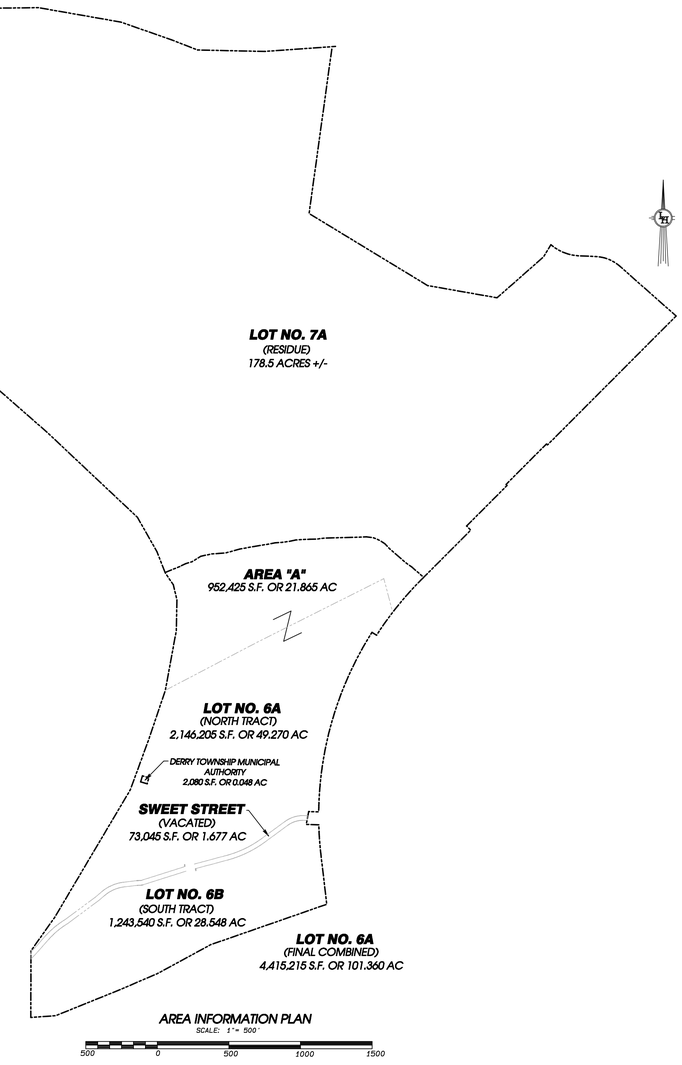
14. A FLOODPLAIN AND FLOODWAY EXIST ON THE SITE AS SHOWN ON FEMA MAPPING PANELS 42043C0362D AND 42043C0364D. THE FEMA FLOODPLAIN AND FLOODWAY ARE SHOWN PER NATIONAL FLOOD HAZARD LAYER DATA OBTAINED THROUGH THE FEMA FLOOD MAP SERVICE CENTER.

PLAN LIST

HERSHEY MANUFACTURING PLAN PLAN BOOK C, VOLUME 5, PAGE 64 RECORDED 11/9/1990
PENNSY SUPPLY, INC. PLAN BOOK D, VOLUME 6, PAGE 80 RECORDED 11/21/1995
HERSHEY TRUST COMPANY-CLEARWATER TRACT PLAN BOOK D, VOLUME 6, PAGE 61 RECORDED 8/27/1997
MILTON HERSHEY SCHOOL-SPRINGBOARD ACADEMY DOCUMENT 20060028027 RECORDED 07/13/2006
HERSHEY HIGHMEADOW CAMPGROUND ALTA LHA PROJECT NO. PA07-0784 DATED 12/13/2007
MILTON HERSHEY SCHOOL-SPRINGBOARD ACADEMY DOCUMENT 2008000806 RECORDED 01/8/2008
HERSHEY TRUST COMPANY-THE ORCHARD AT HERSHEY CONDOMINIUM PLAT 20110022004 RECORDED 08/11/2011

COVENENANTS, RIGHT-OF-WAYS, RESTRICTIONS

1. CONDITIONS IN PLAN BOOK C, VOLUME 5, PAGE 64, PLAN BOOK D, VOLUME 6, PAGE 61, INSTRUMENT NO. 20060028027, INSTRUMENT NO. 20080000806.
2. NOTICE OF CONDEMNATION IN RECORD BOOK 4542, PAGE 456.
3. RIGHT OF WAY AGREEMENT IN INSTRUMENT NO. 20070028782.
4. DEED OF EASEMENT IN RECORD BOOK 4060, PAGE 568 AND RECORD BOOK 4060, PAGE 547.
5. STREAM OF WATER FLOWS ALONG PREMISES HEREON, SUBJECT TO RIGHTS OF OTHER RIPARIAN OWNERS ABUTTING STREAM.
6. RIGHTS OF THE PUBLIC AND OTHER ENTITLED THERETO IN AND TO THE USE OF THAT PORTION OF THE PREMISES WITHIN THE BOUNDS OF THE PUBLIC ROADS.
7. CLEAN AND GREEN PREFERENTIAL ASSESSMENT UNDER ACT 319 AS SET FORTH IN BOOK 2061, PAGE 31.
8. CLEAN AND GREEN PREFERENTIAL ASSESSMENT UNDER ACT 319 AS SET FORTH INSTRUMENT NO. 20120007335.
9. CLEAN AND GREEN PREFERENTIAL ASSESSMENT UNDER ACT 319 AS SET FORTH INSTRUMENT NO. 20240008123.
10. STORMWATER BEST MANAGEMENT PRACTICES OPERATIONS AND MAINTENANCE AGREEMENT IN INSTRUMENT NO. 20060028825.
11. STORMWATER BEST MANAGEMENT PRACTICES OPERATIONS AND MAINTENANCE AGREEMENT IN INSTRUMENT NO. 20110011446.
12. STORMWATER BEST MANAGEMENT PRACTICES OPERATIONS AND MAINTENANCE AGREEMENT IN INSTRUMENT NO. 20130001152.
13. STORMWATER BEST MANAGEMENT PRACTICES OPERATIONS AND MAINTENANCE AGREEMENT IN INSTRUMENT NO. 20130034025.
14. STORMWATER BEST MANAGEMENT PRACTICES OPERATIONS AND MAINTENANCE AGREEMENT IN INSTRUMENT NO. 20170026601.
15. STORMWATER OPERATION AND MAINTENANCE AGREEMENT AND ACCESS EASEMENT IN INSTRUMENT NO. 20220030685.
16. AGREEMENT OF EASEMENT BOROUGH OF HUMMELSTOWN IN INSTRUMENT NO. 20130015822.
17. MATLACK DRIVE "SWEET STREET" PER ORDINANCE NO. 628, DOCUMENT NO. 20130035636, RECORDED 11/20/2013.
18. RIGHTS GRANTED TO SOUTH HANOVER TOWNSHIP SEWER AUTHORITY IN MISC. BOOK R, VOLUME 16, PAGE 444.
19. RIGHTS GRANTED TO DERRY TOWNSHIP MUNICIPAL AUTHORITY IN MISC. BOOK O, VOLUME 16, PAGE 472.
20. RIGHTS GRANTED TO DERRY TOWNSHIP MUNICIPAL AUTHORITY IN MISC. BOOK V, VOLUME 15, PAGE 900 AND AMENDMENT THERETO IN MISC. BOOK K, VOLUME 16, PAGE 368.
21. SEWER RIGHT-OF-WAY TO DERRY TOWNSHIP MUNICIPAL AUTHORITY AS SET FORTH IN MISC BOOK "O", VOL 16, PAGE 521. (EASEMENT FOR GRAVITY LINES CENTERED OVER MANHOLES, EASEMENT FOR LATERAL AND FORCE MAIN REPRESENT ON PLAN BUT NOT FIELD LOCATED.)
22. EASEMENT AGREEMENT GRANTED TO DERRY TOWNSHIP MUNICIPAL AUTHORITY AS SET FORTH IN BOOK 4845, PAGE 488. (20' WIDE RIGHT-OF-WAY.)
23. DEED OF EASEMENT AND RIGHT-OF-WAYS FOR SANITARY SEWER FACILITIES IN INSTRUMENT NO. 20110029220.
24. ACCESS AGREEMENT DERRY TOWNSHIP MUNICIPAL AUTHORITY IN INSTRUMENT NO. 20130016870.
25. RIGHTS GRANTED TO HERSHEY ELECTRIC COMPANY IN MISC. BOOK I, VOLUME 15, PAGE 682 AND IN MISC. BOOK S, VOLUME 13, PAGE 363.
26. 20' RIGHT-OF-WAY AGREEMENTS GRANTED TO HERSHEY ELECTRIC COMPANY AS SET FORTH IN MISC. BOOK "M", VOL 15, PAGE 224 (20' ELECTRICAL EASEMENT; 10' EACH SIDE OF CENTERLINE).
27. EASEMENT AGREEMENT WITH PPL ELECTRIC UTILITES CORPORATION IN INSTRUMENT NO. 20070011148, INSTRUMENT NO. 20060032061 AND RECORD BOOK 687, PAGE 477.
28. RIGHTS GRANTED TO PENNSYLVANIA POWER & LIGHT COMPANY IN MISC. BOOK V, VOLUME 14, PAGE 149 (10' BLANKET ELECTRICAL EASEMENT NOT LOCATABLE).
29. EASEMENT AGREEMENT GRANTED TO PENNSYLVANIA POWER AND LIGHT COMPANY AS SET FORTH IN BOOK 2230, PAGE 409. (20' WIDE EASEMENT.)
30. RIGHTS GRANTED TO HERSHEY WATER COMPANY IN MISC. BOOK S, VOLUME 13, PAGE 493.
31. DEED OF EASEMENT AND RIGHT-OF-WAY PENNSYLVANIA-AMERICAN WATER COMPANY IN INSTRUMENT NO. 20200013146.
32. RIGHTS GRANTED TO VERIZON PENNSYLVANIA INC. IN INSTRUMENT NO. 20070025632.
33. UNDERGROUND GRANT OF EASEMENT GRANTED TO BELL TELEPHONE COMPANY AS SET FORTH IN BOOK 1474, PAGE 444. (10' RIGHT-OF-WAY.)
34. EASEMENT AGREEMENT GRANTED TO GTE PENNSYLVANIA TELEPHONE COMPANY AS SET FORTH IN BOOK 1799, PAGE 314. (NOT LOCATABLE.)
35. EASEMENT AGREEMENT GRANTED TO GTE NORTH AS SET FORTH IN BOOK 2129, PAGE 175. (BLANKET EASEMENT GRANTED 4' ON EACH SIDE OF BURIED FACILITY. NOT LOCATABLE.)
36. DRAINAGE RELEASE IN INSTRUMENT NO. 20230012668



AREA INFORMATION PLAN
SCALE: 1" = 500'

500 0 500 1000 1500

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
HERSHEY TRUST COMPANY, AS TRUSTEE AND HERSHEY ENTERTAINMENT & RESORTS COMPANY
SITUATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

OWNER
HERSHEY TRUST COMPANY, AS TRUSTEE
100 MANSION ROAD EAST
PO BOX 445
HERSHEY, PA 17033

OWNER
HERSHEY ENTERTAINMENT & RESORTS COMPANY
27 WEST CHOCOLATE AVENUE
HERSHEY, PA 17033

LIGHT-HEIGEL & ASSOCIATES, INC.
ENGINEERS and SURVEYORS
306 TAXIWAY ROAD, ANNVILLE, PA 17003
(717) 838-1351 1-800-257-2190
www.light-heigel.com

DATE: 02/10/2025 DRAWN BY: SML DWG. NO.: PA25-0010



OVERALL AERIAL PLAN

SCALE: 1" = 500'

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

811

Know what's **below.**
Call before you dig.

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
HERSHEY TRUST COMPANY, AS TRUSTEE
HERSHEY ENTERTAINMENT & RESORTS COMPANY
SITUATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

OWNER
HERSHEY TRUST COMPANY, AS TRUSTEE
100 MANSION ROAD EAST
PO BOX 445
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27 WEST CHOCOLATE AVENUE
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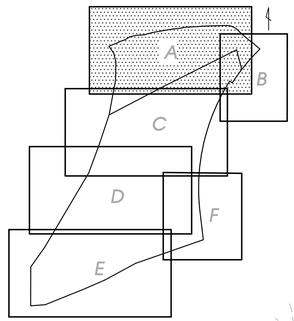
DATE: 02/10/2025 *DRAWN BY: GSA* *DWG. NO.:PA25-0010*

ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
LIGHT-HEIGEL & ASSOCIATES, INC.
205 FAWN ROAD, ANNVILLE, PA 17003
(717) 838-1351 WWW.LIGHTHEIGEL.COM

SHEET NO: 3 OF 16

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X:\PROJECTS\2025\25-0010 HERSHEY TRUST CO, PENNSY SUPPLY RD - SUBDIVISION\PLANS\AERIAL PLAN



KEY MAP
NOT TO SCALE

PENNSY SUPPLY ROAD NOTE:

PENNSY SUPPLY ROAD SHOWN WITHIN A PRIVATE ACCESS ROAD R/W HUMMELSTOWN QUARRIES, INC. DOCUMENT NUMBER 0203800324 IN ACCORDANCE WITH A FINAL SUBDIVISION PLAN, PREPARED FOR PENNSY SUPPLY, INC., PREPARED BY AKENS ENGINEERING ASSOCIATES, INC. DATED 7/5/94, RECORDED IN PLAN BOOK D, VOLUME 6, PAGE 80.

LOT NO. 7A
(RESIDUE LANDS)
178.5 ACRES +/-

LANDS N/F OF
HERSHEY TRUST COMPANY, AS TRUSTEE
PROPERTY ID 24-008-030-000-0000
DOCUMENT NUMBER 0CONV04384
PLAN DOCUMENT NUMBER 2008000806

LANDS N/F OF
HUMMELSTOWN QUARRIES INCORPORATED
PROPERTY ID 24-008-021-000-0000
DOCUMENT NUMBER 0203800324
DOCUMENT NUMBER 0871000088
RECORD BOOK 2914-404
PLAN BOOK D, VOLUME 6, PAGE 80

LANDS N/F OF
HERSHEY TRUST COMPANY, AS TRUSTEE
PROPERTY ID 24-008-001-000-0000
DOCUMENT NUMBER 0CONV04384
PLAN DOCUMENT NUMBER 2008000806

PENNSY SUPPLY ROAD

PA STATE PLANE
COORDINATE-SOUTHERN ZONE-NAD83

ZONED
PLANNED CAMPUS
NORTH

WOODED AREA

ZONING CHANGE LINE

8" GAS MAIN

MINIMUM BUILDING SETBACK LINE

ZONED
COMMERCIAL
RECREATION

WOODED AREA

FLOODWAY

LIMIT OF FLOODWAY

SOUTH HANOVER TOWNSHIP

TOWNSHIP LINE

DERRY TOWNSHIP

N 53° 60'17" W
108.28'

N 13° 53'35" W
106.13'

217.69'

N 01°08'40" E

40'

MINIMUM BUILDING SETBACK LINE

SWATARA CREEK

ZONED
FLOOD PLAIN

WOODED AREA

MATCH A
MATCH C

BOUNDARY TABLE

L29	N 67° 43'07" E	108.29'
L30	N 64° 33'03" E	48.30'
L31	N 72° 26'44" E	48.12'
L32	N 58° 22'09" E	70.73'
L33	N 76° 44'34" E	29.28'
L34	N 78° 18'19" E	48.80'
L35	N 85° 39'04" E	49.79'
L36	N 85° 44'18" E	50.25'
L37	N 74° 19'01" E	100.50'
L38	N 80° 01'39" E	150.00'
L39	N 81° 24'45" E	51.44'
L40	N 78° 37'52" E	48.87'
L41	N 86° 19'24" E	49.05'
L42	N 82° 18'55" E	48.71'
L43	N 78° 18'25" E	49.05'
L44	N 85° 59'57" E	48.87'
L45	N 87° 48'44" E	49.08'
L46	N 88° 25'17" E	50.00'
L47	N 82° 42'39" E	50.25'
L48	N 86° 25'23" E	249.79'
L49	N 87° 21'20" E	45.64'
L50	S 82° 58'59" E	45.46'
L51	S 43° 56'59" E	48.79'
L52	S 49° 04'29" E	150.00'
L53	S 54° 47'07" E	50.25'
L54	S 49° 04'29" E	110.00'

C17 R=280.00' A=93.33' Delta=19° 05'54"
Chd=S62° 30'01"E 92.90'

AREA "A"
952,425 S.F. OR 21.865 AC

20' ELECTRIC EASEMENT
MISC. BK. "M"-15-224 AND
BK. 2230-409

243.77'

S 69°18'42" W

ZONED
COMMERCIAL
RECREATION

MINIMUM BUILDING SETBACK LINE

40'

50'

CONCRETE STORM PIPE

N 14°36'18" W

R=2350.83' A=195.66'
Delta=4° 46'08"
Chd=S35° 10'28"W 195.61'

20' ELECTRIC EASEMENT
MISC. BK. "M"-15-224 AND
BK. 2230-409

N 57°36'29" W
37.60'

984.00'

LOT NO. 6A
(NORTH TRACT)
2,146,205 S.F. OR 49.270 AC

MATCH A
MATCH B
MATCH A
MATCH C

SUBDIVISION PLAN (A)
SCALE: 1"= 60'
60 40 20 0 60 120 180

LIGHT-HEIGEL & ASSOCIATES, INC.
ENGINEERS and SURVEYORS
306 TAXIDWAY ROAD, ANNVILLE, PA 17003
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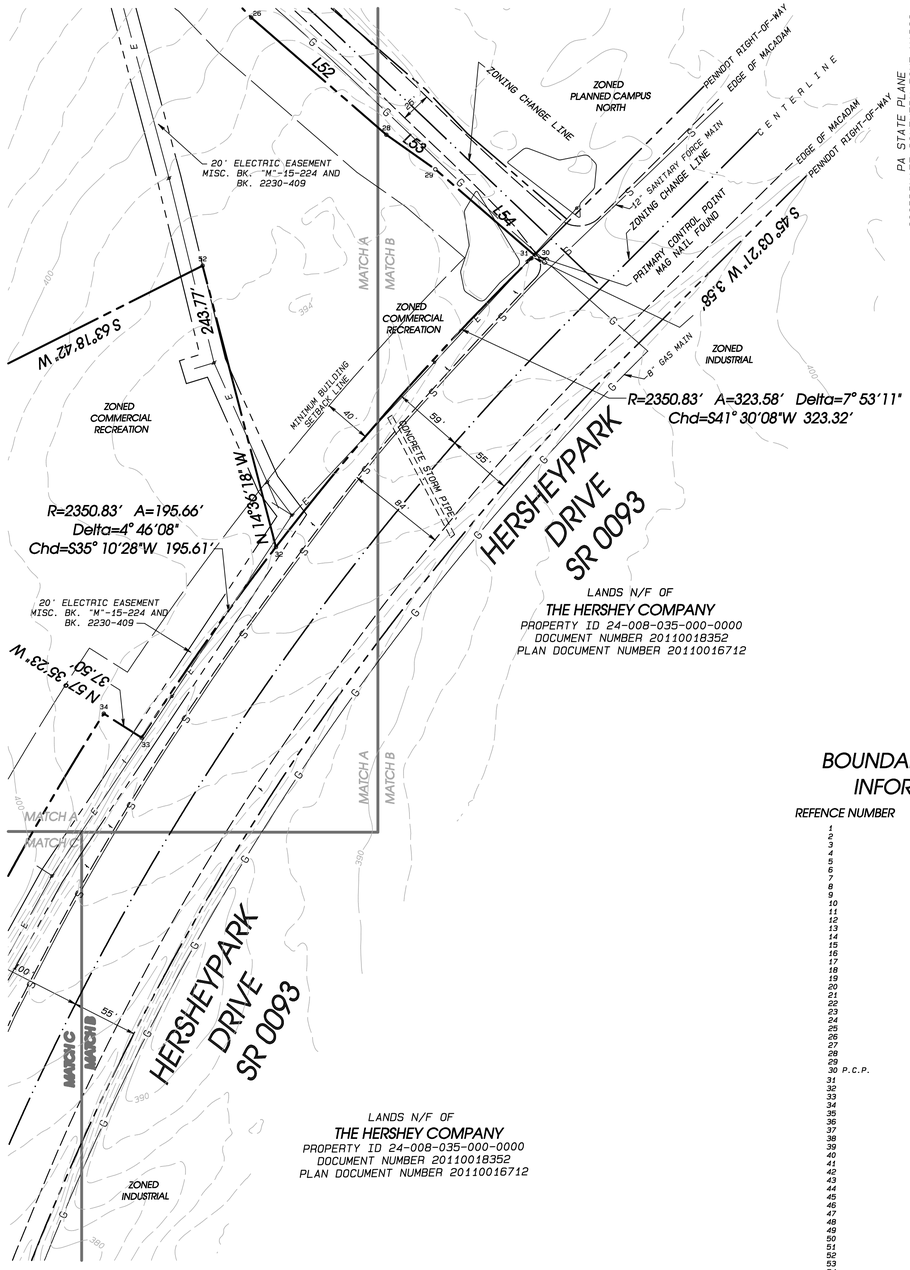
PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
HERSHEY TRUST COMPANY, AS TRUSTEE AND HERSHEY ENTERTAINMENT & RESORTS COMPANY
SITUATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

OWNER	OWNER
HERSHEY TRUST COMPANY, AS TRUSTEE	HERSHEY ENTERTAINMENT &
100 MANSION ROAD EAST	RESORTS COMPANY
PO BOX 445	27 WEST CHOCOLATE AVENUE
HERSHEY, PA 17033	HERSHEY, PA 17033

DATE: 02/10/2025 DRAWN BY: SML DWG. NO.: PA25-0010

SHEET NO. 7 OF 16

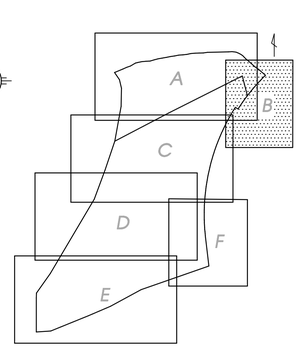
FILE: X:\PROJECTS\2025\25-0010 HERSHEY TRUST CO.ZONED SUPPLY RD - SUBDIVISION\DWG\Plans\PA25-0010 LOT ADDITION.dwg 28 Feb 2025



LANDS N/F OF
THE HERSHEY COMPANY
PROPERTY ID 24-008-035-000-0000
DOCUMENT NUMBER 20110018352
PLAN DOCUMENT NUMBER 20110016712

LANDS N/F OF
THE HERSHEY COMPANY
PROPERTY ID 24-008-035-000-0000
DOCUMENT NUMBER 20110018352
PLAN DOCUMENT NUMBER 20110016712

PA STATE PLANE
COORDINATE-SOUTHERN ZONE-NAD83



KEY MAP
NOT TO SCALE

BOUNDARY CORNER INFORMATION

REFENCE NUMBER	NORTHING	EASTING
1	345688.7685	2263237.3587
2	345729.8288	2263337.5668
3	345750.5938	2263381.1801
4	345765.0974	2263427.0592
5	345802.1913	2263487.2819
6	345808.9059	2263515.7816
7	345816.7975	2263563.5685
8	345822.5730	2263613.2152
9	345826.3072	2263663.3263
10	345853.4739	2263760.0848
11	345870.7915	2263858.5739
12	345879.4503	2263907.8185
13	345887.1313	2263958.6818
14	345896.7648	2264006.5929
15	345899.9101	2264055.5419
16	345906.4237	2264103.8144
17	345916.3646	2264151.8465
18	345919.7743	2264200.5974
19	345921.6479	2264249.6416
20	345923.0254	2264299.6227
21	345929.4009	2264349.4686
22	345936.2750	2264599.1620
23	345938.3807	2264644.7534
24	345932.7051	2264690.8654
25	345889.8090	2264773.2689
26	345854.6827	2264807.1305
27	345821.9290	2264844.9087
28	345756.4216	2264920.4852
29	345727.4453	2264961.5192
30 P.C.P.	345655.3871	2265044.6313
31	345652.8596	2265042.0989
32	345410.7113	2264827.8484
33	345250.8223	2264715.1659
34	345270.9215	2264683.5072
35	344016.1283	2264311.0871
36	343926.0751	2264311.7592
37	343707.9966	2264327.4907
38	343370.4637	2264367.4134
39	343087.9039	2263955.7200
40	342887.3056	2263186.7210
41	342775.4581	2262926.7611
42	342591.8776	2262473.0619
43	342579.6329	2262299.2503
44	343045.1952	2262300.5860
45	343280.3781	2262467.0880
46	344170.8320	2262994.6454
47	344519.1357	2263122.4168
48	344865.9272	2263239.4283
49	345282.3486	2263315.9775
50	345499.9937	2263320.3249
51	345603.0192	2263294.8419
52	345646.6040	2264766.3810
53	343928.5101	2264223.8535
54	344018.0602	2264241.3398
55	344225.6187	2263067.0635
56	344212.7257	2263112.5204
57	344255.0559	2263124.5266
59	344267.9489	2263079.0697

SUBDIVISION PLAN (B)
SCALE: 1" = 60'
60 40 20 0 60 120 180

LIGHT-HEIGEL & ASSOCIATES, INC.
ENGINEERS and SURVEYORS
430 EISENHOWER BOULEVARD, HARRISBURG, PA 17111
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www.light-heigel.com

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
HERSHEY TRUST COMPANY, AS TRUSTEE AND HERSHEY ENTERTAINMENT & RESORTS COMPANY
SITUATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

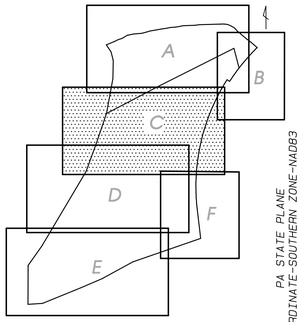
OWNER
HERSHEY TRUST COMPANY, AS TRUSTEE
100 MANSION ROAD EAST
PO BOX 445
HERSHEY, PA 17033

OWNER
HERSHEY ENTERTAINMENT &
RESORTS COMPANY
27 WEST CHOCOLATE AVENUE
HERSHEY, PA 17033

DATE: 02/10/2025 DRAWN BY: SML DWG. NO.: PA25-0010

SHEET NO. 8 OF 16

FILE: X:\PROJECTS\2025\25-0010-HERSHEY TRUST CO_PENNDOT SUPPLY RD - SUBDIVISION\Plans\PA25-0010 LOT ADDITION.pro 28 Feb 2025



KEY MAP
NOT TO SCALE

PA STATE PLANE
COORDINATE-SOUTHERN ZONE-NAD83

MATCH A
MATCH C

WOODED AREA

422.40'

S 62°23'42" W

SOUTH HANOVER TOWNSHIP
TOWNSHIP LINE
DERRY TOWNSHIP

N 10°24'58" E

731.00'

366.00'

MINIMUM BUILDING SETBACK LINE

FLOODWAY

LIMIT OF FLOODWAY

N 18°38'42" E

N 20°08'42" E 371.00'

ZONED
FLOOD PLAIN

LANDS N/F OF
PENNSY SUPPLY INCORORATED
PROPERTY ID 56-016-058-000-0000
DOCUMENT NUMBER 0291400404
PLAN BOOK D, VOLUME 6, PAGE 80

LOT NO. 6A
(NORTH TRACT)
2,146,205 S.F. OR 49.270 AC

R=2391.83' A=1325.80' Delta=31°45'33"
Chd=S 16°31'51" W 1308.89'

MINIMUM BUILDING SETBACK LINE

12" SANITARY FORCE MAIN

MARCH

DRIVE

ZONED
COMMERCIAL
RECREATION

ZONED
INDUSTRIAL

30' SEWER
RIGHT-OF-WAY
BK. 0"-16-521

ZONING CHANGE LINE

HERSHEYPARK SR 0039

MATCH C
MATCH D

TIE
S 69°51'18" E
45.81'

SWATARA CREEK

N 20°08'42" E 371.00'

L25
L38
L39
L37

CMP
STORM
PIPE

STORM INLET

FORCE PUMP

20' ELECTRIC EASEMENT
BK. 2230-409

LANDS N/F OF
DERRY TOWNSHIP MUNICIPAL AUTHORITY
2,080 S.F. OR 0.048 AC
DEED BOOK "Q" VOL 63, PG 194

LOT NO. 6A
(NORTH TRACT)
2,146,205 S.F. OR 49.270 AC

20' ELECTRIC EASEMENT
BK. 2230-409

18" CMP
STORM
PIPE

CONCRETE STORM PIPE

STORM ENDWALL

STORM INLET

CONCRETE
SWALE

LANDS N/F OF
THE HERSHEY COMPANY
PROPERTY ID
24-008-035-000-0000
DOCUMENT NUMBER
20110018352
PLAN DOCUMENT
NUMBER 20110016712

MATCH C
MATCH F

SUBDIVISION PLAN (C)
SCALE: 1"= 60'
60 40 20 0 60 120 180

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
HERSHEY TRUST COMPANY, AS TRUSTEE AND
HERSHEY ENTERTAINMENT & RESORTS COMPANY
SITUATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

OWNER
HERSHEY TRUST COMPANY, AS TRUSTEE
100 MANSION ROAD EAST
PO BOX 445
HERSHEY, PA 17033

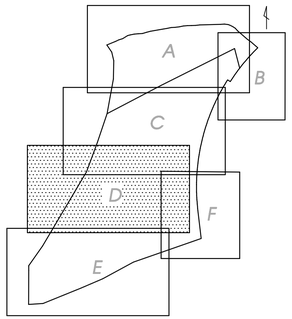
OWNER
HERSHEY ENTERTAINMENT &
RESORTS COMPANY
27 WEST CHOCOLATE AVENUE
HERSHEY, PA 17033

DATE: 02/10/2025 DRAWN BY: SML DWG. NO.: PA25-0010

LIGHT-HEIGEL & ASSOCIATES, INC.
ENGINEERS and SURVEYORS
306 TAXIWAY ROAD, ANNVILLE, PA 17003
(717) 838-1351 1-800-257-2190
www.light-heigel.com

SHEET NO. 9 OF 19

FILE: X:\PROJECTS\2025\25-0010 HERSHEY TRUST CO.\HERSHEY SUBPLN REV - SUBDIV\15100\PlanViews\PA25-0010 LOT ADDITION.dwg 28 Feb 2025



KEY MAP
NOT TO SCALE

PA STATE PLANE
COORDINATE-SOUTHERN ZONE-NAD83

LANDS N/F OF
PENNSY SUPPLY INCORORATED
PROPERTY ID 56-016-058-000-0000
DOCUMENT NUMBER 0291400404
PLAN BOOK D, VOLUME 6, PAGE 80

LANDS N/F OF
DERRY TOWNSHIP MUNICIPAL AUTHORITY
2,080 S.F. OR 0.048 AC
DEED BOOK "Q" VOL. 63, PG 194

LOT NO. 6A
(NORTH TRACT)
2,146,205 S.F. OR 49.270 AC

LOT NO. 6B
(SOUTH TRACT)
1,243,540 S.F. OR 28.548 AC

SUBDIVISION PLAN (D)
SCALE: 1"= 60'
60 40 20 0 60 120 180

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
HERSHEY TRUST COMPANY, AS TRUSTEE AND
HERSHEY ENTERTAINMENT & RESORTS COMPANY
SITUATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

OWNER
MILTON HERSHEY SCHOOL
100 MANSION ROAD EAST
PO BOX 445
HERSHEY, PA 17033

OWNER
HERSHEY ENTERTAINMENT &
RESORTS COMPANY
27 WEST CHOCOLATE AVENUE
HERSHEY, PA 17033

DATE: 02/10/2025 DRAWN BY: SML DWG. NO.: PA25-0010

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FILE: X:\PROJECTS\2025\25-0010 HERSHEY TRUST CO.PENNSY SUPPLY RD - SUBDIVISION\PW\Plans\PA25-0010 LOT ADDITION.dwg 28 Feb 2025

MATCH G

MATCH F

LANDS N/F OF
THE HERSHEY COMPANY
PROPERTY ID 24-008-035-000-0000
DOCUMENT NUMBER 20110018352
PLAN DOCUMENT NUMBER 20110016712

ZONED INDUSTRIAL

ZONING CHANGE LINE

R=2391.83' A=218.71' Delta=5° 14'21"
Chd=S 4° 07'34" E 218.65'

ZONED GENERAL COMMERCIAL

8" GAS MAIN

PENNDOT RIGHT-OF-WAY

12" WATER MAIN

OLD WEST CHOCOLATE AVENUE SR 2018

CENTERLINE

PENNDOT RIGHT-OF-WAY

HERSHEYPARK DRIVE SR 0039

20' ELECTRIC EASEMENT BK. 2230-409

ZONED COMMERCIAL RECREATION

1% ANNUAL CHANCE FLOOD

LIMIT OF 1% ANNUAL CHANCE FLOOD

L13

L15

C9

L11

L10

C8

L12

L16

MACADAM

L9

10' ELECTRIC EASEMENT BK. 1474-444 SHOWN APPROX

ZONED COMMERCIAL RECREATION

STORM INLET

ZONING CHANGE LINE

10' ELECTRIC EASEMENT BK. 1474-444 SHOWN APPROX

8" GAS MAIN

6" WATER

S 86° 44' 41" E 339.89'

CABINS

20' ELECTRIC EASEMENT BK. 2230-409 SHOWN APPROX

10' ELECTRIC EASEMENT BK. 1474-444

LANDS N/F OF
HERSHEY COMPANY, AS TRUSTEE
PROPERTY ID 24-008-034-000-0000
DOCUMENT NUMBER 20170001198

ZONED GENERAL COMMERCIAL

84'

120'

100'

40'

MINIMUM BUILDING SETBACK LINE

RAILROAD TRACKS

RAILROAD TRACKS

6" SEWER

MATCH H

MATCH I

MATCH J

MATCH K

MATCH L

MATCH M

MATCH D

MATCH E

SUBSURFACE UTILITY VAULT

6" WATER

PAVILION

WATER MANHOLE

12" WATER MAIN

ZONED COMMERCIAL RECREATION

S 70° 48' 23" W 859.47'

ZONING CHANGE LINE

BRIDGE

LANDS N/F OF
NORFOLK SOUTHERN

ZONED GENERAL COMMERCIAL

STORM INLET

RAILROAD BRIDGE

EDGE OF MACADAM

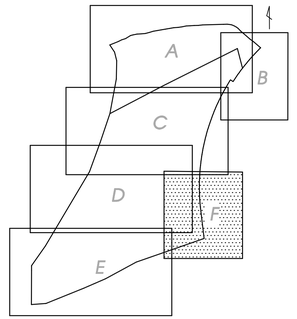
CENTERLINE

EDGE OF MACADAM

PENNDOT RIGHT-OF-WAY

PENNDOT RIGHT-OF-WAY

PA STATE PLANE
COORDINATE-SOUTHERN ZONE-NAD83



KEY MAP
NOT TO SCALE

SUBDIVISION PLAN (F)
SCALE: 1"= 60'
60 40 20 0 60 120 180

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
HERSHEY TRUST COMPANY, AS TRUSTEE AND HERSHEY ENTERTAINMENT & RESORTS COMPANY
SITUATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

OWNER
HERSHEY TRUST COMPANY, AS TRUSTEE
100 MANSION ROAD EAST
PO BOX 445
HERSHEY, PA 17033

OWNER
HERSHEY ENTERTAINMENT & RESORTS COMPANY
27 WEST CHOCOLATE AVENUE
HERSHEY, PA 17033

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www.light-heigel.com

DATE: 02/10/2025 DRAWN BY: SML DWG. NO.: PA25-0010

SHEET NO. 11 OF 16

FILE: X:\PROJECTS\2025\25-0010 HERSHEY TRUST CO.ZONED SUPPL V RD - SUBDIVISION\Plans\PA25-0010 LOT ADDITION.dwg 28 Feb 2025

PA STATE PLANE
COORDINATE-SOUTHERN ZONE-NAD83

MATCH D
MATCH F

ZONED FLOOD PLAIN

SWATARA CREEK

SOUTH HANOVER TOWNSHIP

TOWNSHIP LINE

DERRY TOWNSHIP

FLOODWAY

LIMIT OF FLOODWAY

MINIMUM BUILDING SETBACK LINE

SWEET STREET VACATED

N 35° 17' 50" E 288.16'

LIMIT OF 1% ANNUAL CHANCE FLOOD

1% ANNUAL CHANCE FLOOD

LOT NO. 6B
(SOUTH TRACT)
1,243,540 S.F. OR 28.548 AC

CABINS

ELECTRIC SERVICE BOX ON CONCRETE PAD

4" PVC STORM PIPE

CONCRETE PAD

MACADAM AREA

CABIN

SHED

SHOWER BUILDING

STEPS

CONCRETE PAD WITH PROPANE

SHOWER BUILDING
BUILDING HEIGHT 17'
144 S.F.

STORM INLET

CONCRETE PAD

CONCRETE LIMIT OF 1% ANNUAL CHANCE FLOOD

AIR CONDITIONER ON CONCRETE PAD

RETAINING WALL

POOL

PLAYGROUND

CONCRETE PAD

SIDEWALK CONCRETE

BRIDGE

PAVILION

STREAM

BENCH

MACADAM

BATHHOUSE

PAVILION

4" WATER

30' SEWER RIGHT-OF-WAY BK. 0"-16-521

4" ABAND. WATER LINE

2" ELEC. LINE

HEADWALL

859.47'

S 70° 48' 39" W

S 61° 20' 13" W

420.00'

ZONED COMMERCIAL RECREATION

ZONING CHANGE LINE

ZONED GENERAL COMMERCIAL

S 66° 43' 13" W 283.00'

S 67° 58' 13" W 489.43'

S 86° 58' 13" W 174.24'

N 0° 09' 52" E 129.97'

N 0° 09' 52" E 407.68'

N 0° 08' 52" E 9.13'

48.75'

HUMMELSTOWN BOROUGH

TOWNSHIP LINE

DERRY TOWNSHIP

LANDS N/F OF
HERSHEY ENTERTAINMENT & RESORTS COMPANY
PROPERTY ID 31-011-005-000-0000
DOCUMENT NUMBER 20150029510

LANDS N/F OF
HUMMELSTOWN SWIM CLUB
PROPERTY ID 31-011-009-000-0000
DOCUMENT NUMBER 20150029511

ZONED FLOOD PLAIN

ZONED COMMERCIAL RECREATION

TOWNSHIP LINE AND ZONING CHANGE LINE

LANDS N/F OF
CONSOLIDATED RAIL CORPORATION

TOWNSHIP LINE

DERRY TOWNSHIP

MATCH C
MATCH A

BOUNDARY TABLE

L1	N 42°45'45" E	75.18'		C1	R=583.50'	A=170.09'	Delta=16°42'05" Chd=N49°36'14"E 169.49'
L2	N 41°15'12" E	105.00'		C2	R=1756.06'	A=271.12'	Delta=08°50'46" Chd=N53°31'54"E 270.85'
L3	N 57°57'17" E	6.04'		C3	R=258.50'	A=154.38'	Delta=34°13'06" Chd=N66°13'04"E 152.10'
L4	N 49°06'31" E	53.87'		C4	R=75.94'	A=10.77'	Delta=08°07'33" Chd=N85°28'40"E 10.76'
L5	N 83°19'37" E	91.17'		C5	R=79.25'	A=26.33'	Delta=19°02'02" Chd=N83°16'35"E 26.21'
L6	S 88°32'50" E	2.85'		C6	R=1528.50'	A=68.74'	Delta=02°34'36" Chd=N75°04'24"E 68.73'
L7	N 72°25'11" E	315.90'		C7	R=781.50'	A=290.30'	Delta=21°17'01" Chd=N64°21'19"E 288.64'
L8	N 74°59'50" E	231.03'		C8	R=183.90'	A=121.56'	Delta=37°52'19" Chd=N72°39'04"E 119.36'
L9	N 53°42'49" E	198.57'		C9	R=216.90'	A=143.37'	Delta=37°52'19" Chd=S72°39'04"W 140.77'
L10	S 88°24'48" E	21.72'		C10	R=748.50'	A=278.04'	Delta=21°17'01" Chd=S64°21'19"W 276.45'
L11	S 11°02'56" W	91.24'		C11	R=1561.50'	A=70.22'	Delta=02°34'36" Chd=S75°03'32"W 70.22'
L12	S 88°24'48" E	87.94'		C12	R=46.25'	A=15.36'	Delta=19°02'03" Chd=S83°41'25"W 15.29'
L13	N 88°24'48" W	69.78'		C13	R=108.94'	A=15.45'	Delta=08°07'33" Chd=S85°47'36"W 15.44'
L14	S 11°02'56" W	28.89'		C14	R=291.50'	A=174.09'	Delta=31°13'06" Chd=S66°13'04"W 171.51'
L15	N 88°24'48" W	27.22'		C15	R=1723.06'	A=266.03'	Delta=08°50'46" Chd=S53°31'54"W 265.76'
L16	S 53°42'49" W	198.57'		C16	R=616.50'	A=179.71'	Delta=16°42'05" Chd=S49°36'14"W 179.07'
L17	S 74°59'50" W	230.64'					
L18	S 72°25'11" W	315.85'					
L19	N 88°32'50" W	3.79'					
L20	S 83°19'37" W	90.67'					
L21	S 49°06'31" W	53.87'					
L22	S 57°57'17" W	6.04'					
L23	S 41°15'12" W	104.57'					
L24	S 42°45'45" W	38.86'					
L25	S 74°09'54" E	47.25'					
L26	S 15°50'06" W	44.00'					
L27	N 74°09'54" W	47.25'					
L28	N 15°50'06" E	44.00'					

SUBDIVISION PLAN (E)
SCALE: 1" = 60'
60 40 20 0 60 120 180

KEY MAP
NOT TO SCALE
A B C D E F

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
HERSHEY TRUST COMPANY, AS TRUSTEE AND HERSHEY ENTERTAINMENT & RESORTS COMPANY
SITUATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

OWNER
HERSHEY TRUST COMPANY, AS TRUSTEE
100 MANSION ROAD EAST
PO BOX 445
HERSHEY, PA 17033

OWNER
HERSHEY ENTERTAINMENT & RESORTS COMPANY
27 WEST CHOCOLATE AVENUE
HERSHEY, PA 17033

LIGHT-HEIGEL & ASSOCIATES, INC.
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306 TAXWAY ROAD, ANNVILLE, PA 17003
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DATE: 02/10/2025 DRAWN BY: SML DWG. NO.: PA25-0010

SHEET NO.12 OF 16

FILE: X:\PROJECTS\2025\25-0010 HERSHEY TRUST CO.(DERRY SUPV.) RD - SUBD\115DWG\Plans\PA25-0010 LOT ADJUTION.dgn 28 Feb 2025

PENNSY SUPPLY ROAD

WOODED AREA

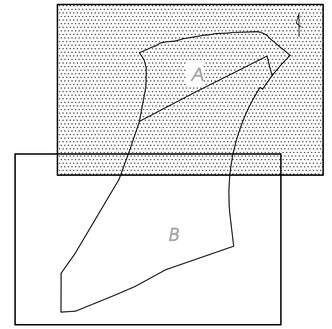
SWATARA CREEK

HERSHEYPARK DRIVE SR 0093

EYPARK SR 0039 DRIVE

MATCH A
MATCH B

PA STATE PLANE
COORDINATE-SOUTHERN ZONE-NAD83



KEY MAP
NOT TO SCALE

SENSITIVE ENVIRONMENTAL RESOURCE INFORMATION

LAND AREA HAVING A SLOPE IN EXCESS OF 20% WHICH ARE NOT THE RESULT OF MAN-MADE CHANGES TO THE NATURAL TERRAIN WHEN AREA EXCEED 200 CONTIGUOUS FEET

AREAS OF QUARRIES, STREAMS, LAKES,DAMS,OR PONDS AND ALL AREAS WITHIN 50 FEET OF SUCH FEATURES

SENSITIVE ENVIRONMENTAL RESOURCES PLAN (A)

SCALE: 1"= 100'

100 0 100 200 300

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
MILTON HERSHEY SCHOOL AND
HERSHEY ENTERTAINMENT & RESORTS COMPANY
SITUATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

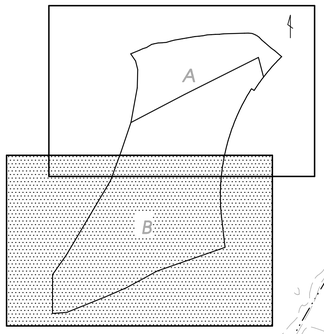
OWNER
MILTON HERSHEY SCHOOL
100 MANSION ROAD EAST
PO BOX 445
HERSHEY, PA 17033

OWNER
HERSHEY ENTERTAINMENT &
RESORTS COMPANY
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DATE: 02/10/2025 DRAWN BY: SML DWG. NO.: PA25-0010

MATCH A
MATCH B



KEY MAP
NOT TO SCALE

SWATARA CREEK

SWEET STREET VACATED

HERSHEY

OLD WEST CHOCOLATE AVENUE SR 2018

HERSHEYPARK SR 0039

DRIVE

PENNDOT RIGHT-OF-WAY
EDGE OF MACADAM
CENTERLINE
EDGE OF MACADAM
PENNDOT RIGHT-OF-WAY

PA STATE PLANE
COORDINATE-SOUTHERN ZONE-NAD83

SENSITIVE ENVIRONMENTAL RESOURCES PLAN (B)
SCALE: 1"= 100'

100 0 100 200 300

SENSITIVE ENVIRONMENTAL RESOURCE INFORMATION

LAND AREA HAVING A SLOPE IN EXCESS OF 20% WHICH ARE NOT THE RESULT OF MAN-MADE CHANGES TO THE NATURAL TERRAIN WHEN AREA EXCEED 200 COONTIGUOUS FEET

AREAS OF QUARRIES, STREAMS, LAKES,DAMS,OR PONDS AND ALL AREAS WITHIN 50 FEET OF SUCH FEATURES

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
MILTON HERSHEY SCHOOL AND HERSHEY ENTERTAINMENT & RESORTS COMPANY
SITUATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

OWNER
MILTON HERSHEY SCHOOL
100 MANSION ROAD EAST
PO BOX 445
HERSHEY, PA 17033

OWNER
HERSHEY ENTERTAINMENT & RESORTS COMPANY
27 WEST CHOCOLATE AVENUE
HERSHEY, PA 17033

LIGHT-HEIGEL & ASSOCIATES, INC.
ENGINEERS and SURVEYORS
306 TAXIWAY ROAD, ANNVILLE , PA 17003
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DATE: 02/10/2025 DRAWN BY: SML DWG. NO.: PA25-0010

SHEET NO.16 OF 16