No: 25-049

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Derry Township | Surveyor: Not Indicated | Engineer/RLA: Not Indicated

Plat Title: Pennsy Supply Road

Zoning District: Planned Campus North/Commercial Recreation | Proposed Land Use: Private Road

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

Plat Type: ___ Subdivision; X Land Development

Regulations: ___ County; X Municipal; X Zoning; X S&LD

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
1	1	0	2.79	3.22

Date Received: 04/14/25 | Staff Review: 04/21/25 | Official County Review: 04/21/25

Reviewed by: DMK | Checked by: _____ | Tax Map Parcel #: 24-008-021

- *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. Show information substantiating how the minimum sight distance criteria is achieved for the driveway intersection with Hersheypark Drive [S-LD §185-13E(4a)(31)].

3. Show location of easements on plan or note none exist [S-LD §185-13E(4a)(38)].

4. Provide final lighting plan certified by a professional engineer, as well as details of light standards and fixtures to be used [S-LD §185-33E, H].
5. Confirm traffic study receipt by Township [S-LD §185-13E(5)].

Plan No. 25-049

Plat Specifications		**Yes**	**No**	**N/A**
1. Name of proposed subdivision/land development shown		✓		
2. Owner/developer name, address & telephone number shown		✓		
3. Municipality name shown		✓		
4. Tax parcel number/Deed reference shown/Instrument #		✓		
5. North point shown		✓		
6. Map scale shown (written/graphic)		✓		
7. Date of plan preparation shown		✓		
8. Certification of surveyor/engineer shown *(need seals, signatures)*		✓		
9. Location map shown		✓		
10. Total property map (bearings, distances, area, primary control point) shown		✓	*(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		✓		
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 (HPD)	✓		
	Paving width	✓		
	Dedicated R/W width (HPD)	✓		
23. Proposed streets shown -	Name	✓		
	R/W width			✓
	Paving width	✓		
	Profiles	✓		
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 *(need final approval letter)*		✓		
31. Statement of ownership, signature and notarization shown *(needs sign/notar)*		✓		
32. Dedicatory statement shown				✓
33. Approval blocks shown		✓		
34. PADOT Highway Occupancy Permit statement shown		✓		
35. Consistency with Future Land Use plans - County plans		✓		
	Municipal plans	✓		

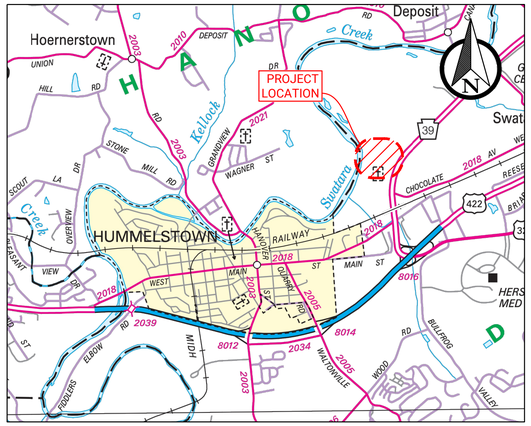
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
PENNSY SUPPLY ROAD
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
APRIL 2, 2025

PENNSYLVANIA ONE CALL

1. LIVIC CIVIL HAS REQUESTED LINE AND UTILITY INFORMATION FROM THE PA ONE CALL SYSTEM (POCS)
2. POCS SERIAL NUMBER: 20250241899
   DATE: JANUARY 24, 2025
3. THE FOLLOWING FACILITY OWNERS HAVE INDICATED THROUGH POCS THAT THEY HAVE FACILITIES IN THE PROJECT AREA:

UTILITY: COMCAST CABLE COMMUNICATIONS INC. ADDRESS: 13085 HAMILTON CROSSING BLVD. STE 200 CARMEL, IN. 46032 CONTACT: USIC OFFICE PERSONNEL PHONE: 800-811-7981	UTILITY: FIRST ENERGY CORPORATION ADDRESS: 21 S. MAIN ST. AKRON, OH. 44308 CONTACT: MELLYSSA ADAMS EMAIL: MADAMS@FIRSTENERGYCORP.COM
UTILITY: VEOLIA WATER PENNSYLVANIA INC. ADDRESS: 6310 ALLENTOWN BOULEVARD HARRISBURG, PA 17112 CONTACT: CHRISTOPHER BRIDE EMAIL: CHRISTOPHER.BRIDE@VEOLIA.COM	UTILITY: PPL ELECTRIC UTILITIES CORPORATION ADDRESS: 437 BLUE CHURCH ROAD PAXINOS, PA. 17860 DOUG HAUPT CONTACT: DLHAUPT@PPLWEB.COM
UTILITY: VERIZON PENNSYLVANIA LLC. ADDRESS: 1026 HAY ST. PITTSBURGH, PA 15221 CONTACT: DEBORAH BARUM EMAIL: DEBORAH.D.DELIA@VERIZON.COM	UTILITY: SOUTH HANOVER TOWNSHIP ADDRESS: 161 PATRIOT WAY HERSHEY, PA. 17033 CONTACT: GREG WALTERS EMAIL: GWALTERS@SOUTHHANOVER.ORG
UTILITY: UGI UTILITIES INC. ADDRESS: 1301 AIP DR. MIDDLETOWN, PA 17057 CONTACT: STEPHEN BATEMAN EMAIL: SBATEMAN@UGI.COM	UTILITY: DERRY TOWNSHIP MUNICIPAL AUTHORITY ADDRESS: 670 CLEARWATER ROAD HERSHEY, PA. 17033 CONTACT: WILLIAM G. REHKOP III EMAIL: WREHKOP@DTMA.COM

4. BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776. PA ACT 287 OF 1974, AS AMENDED, REQUIRES THREE (3) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST.



PROJECT LOCATION MAP

DAUPHIN COUNTY PENNDOT TYPE 10 MAP
SCALE: AS SHOWN

1,000 0 1,000 2,000 FT

HORIZONTAL SCALE: 1 INCH = 1,000 FEET

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH DERRY TOWNSHIP STANDARDS AND SPECIFICATIONS, DAUPHIN COUNTY STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATIONS SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. APPLICANT/RESPONSIBLE PARTY:
   HCI DP LAND ACQUISITIONS LLC
   ATTN: DAN GORDON
   1780 S. POST OAK LANE
   HOUSTON, TX. 77056
   PHONE: 713.580.1100
3. LANDOWNER:
   - PENNSY SUPPLY, INC.
     2400 THEA DRIVE
     SUITE 3A
     HARRISBURG, PA. 17110

   ENGINEER:
   - LIVIC CIVIL
     1015 MUMMA ROAD
     2ND FLOOR
     WORMLEYSBURG, PA 17043

   SURVEYOR:
   - AKENS ENGINEERING ASSOCIATES, INC.
     219 E. MAIN STREET
     SHIREMANSTOWN, PA 17011
     PHONE: 717.975.9933
4. PROJECT LOCATION:
   DERRY TOWNSHIP, DAUPHIN COUNTY
   LOCATED ALONG THE WEST SIDE OF HERSHEY PARK DRIVE (SR 0039), APPROXIMATELY 1,900 FEET NORTH OF THE INTERSECTION OF W. CHOCOLATE AVE. (SR 2018) AND HERSHEY PARK DRIVE (SR 0039).
4. PROJECT NARRATIVE:
   IMPROVEMENT OF AN EXISTING PRIVATE ROAD, "PENNSY SUPPLY ROAD." THE REMAINING PORTIONS OF THE PROJECT LOCATED IN SOUTH HANOVER TOWNSHIP SHALL BE DEVELOPED PENDING LAND DEVELOPMENT APPROVALS FROM SOUTH HANOVER TOWNSHIP.
5. SOURCE OF TITLE:
   DB: 2914, PG: 404
   PARCEL No. 56-16-58
6. THE SITE WAS INVESTIGATED FOR WETLANDS BY VORTEX ENVIRONMENTAL. NO WETLANDS WERE IDENTIFIED.
7. A PENNDOT HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242 NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.
8. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (42043C0364D), A PORTION OF THE PROJECT SITE IS LOCATED WITHIN THE 100-YR FLOODPLAIN AND IS IDENTIFIED ON THE PLAN.
9. THE SITE IS SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER VIA EXTENSIONS FROM VEOLIA WATER (VIA THE SOUTH HANOVER CONNECTION) AND DERRY TOWNSHIP MUNICIPAL AUTHORITY.
10. NO SANITARY SEWER CONNECTIONS ARE PROPOSED AS A PART OF THIS PROJECT, THEREFORE NO PADEP SEWER PLANNING MODULE OR EXEMPTIONS ARE REQUIRED.
11. NO CONNECTIONS TO WATER ARE PROPOSED, THEREFORE NO FIRE FLOW DATA IS PROVIDED.
12. LIMIT OF DISTURBANCE: 2.79 ACRES / NPDES PERMIT BOUNDARY: 3.23 ACRES
13. A TRAFFIC STUDY HAS BEEN SUBMITTED TO DERRY TOWNSHIP AND PENNDOT.
14. THE ROADWAY IS PROPOSED TO BE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER.

DERRY TOWNSHIP BOARD OF SUPERVISORS CERTIFICATE

APPROVED BY THE DERRY TOWNSHIP BOARD OF SUPERVISORS

THIS _____ DAY OF _____, 20_____.

_____ _____
CHAIRMAN SECRETARY

DERRY TOWNSHIP PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL BY THE DERRY TOWNSHIP PLANNING COMMISSION

THIS _____ DAY OF _____, 20_____.

_____ _____
CHAIRMAN SECRETARY

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

(CORPORATE)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____:

ON THIS, THE _____DAY OF _____, 20_____, BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH AND COUNTY AFORESAID, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, KNOWN TO ME (OR SATISFACTORILY PROVEN), WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____ AND THAT HE AS SUCH _____, BEING AUTHORIZED TO DO SO, ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

_____
SIGNATURE OF IDENTIFYING OWNER

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

SURVEY CERTIFICATE

I, _____, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE BOUNDARY AND TOPOGRAPHICAL SURVEY DESCRIBED HEREON IS TRUE AND CORRECT, NOT HAVING AN ERROR OF CLOSURE NOT EXCEEDING ONE (1) FOOT IN TEN THOUSAND (10,000) FEET AND HAVE BEEN PREPARED TO THE ACCURACY REQUIRED BY THE GOVERNING ORDINANCES OF DERRY TOWNSHIP, LOCATED IN DAUPHIN COUNTY COUNTY, PENNSYLVANIA.

AKENS ENGINEERING ASSOCIATES, INC.
219 E. MAIN STREET
SHIREMANSTOWN, PA 17011

_____
SURVEYOR SU----- DATE

CERTIFICATE OF EQUITABLE OWNERSHIP AND ACKNOWLEDGMENT OF PLAN

(CORPORATE)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____:

ON THIS, THE _____DAY OF _____, 20_____, BEFORE ME, A NOTARY PUBLIC, IN AND FOR THE COMMONWEALTH AND COUNTY AFORESAID, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, KNOWN TO ME (OR SATISFACTORILY PROVEN), WHO ACKNOWLEDGED HIMSELF TO BE THE _____ OF _____ AND THAT HE AS SUCH _____, BEING AUTHORIZED TO DO SO, ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

_____
SIGNATURE OF IDENTIFYING OWNER

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

DAUPHIN COUNTY COUNTY RECORDER OF DEEDS CERTIFICATE

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN DAUPHIN COUNTY COUNTY,

THIS _____ DAY OF _____ 20_____.

INSTRUMENT No. _____

STORMWATER MANAGEMENT ACCESS EASEMENT

THE OWNERS HEREBY GRANT DERRY TOWNSHIP AN EASEMENT AND RIGHT TO ACCESS TO INSPECT ALL OF THE STORMWATER MANAGEMENT FACILITIES AND CONTROLS AT ANY REASONABLE TIME. DERRY TOWNSHIP IS FURTHER HEREBY GRANTED AN EASEMENT AND RIGHT OF INGRESS AND EGRESS FOR PERSONNEL, EQUIPMENT AND MATERIALS, TO ANY AND ALL STORMWATER MANAGEMENT FACILITIES AND CONTROLS, OVER, UPON, IN, UNDER, AND THROUGH THE PROPERTY, FOR PURPOSE OF MAINTENANCE AND OR REPAIR OF THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN DUE TO FAILURE OR NEGLECT OF THE OWNER/DEVELOPER TO PERFORM THE SAME WITHIN THE REQUIRED TIME.

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

ENGINEER: _____

DATE: _____

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

LANDOWNER: _____

DATE: _____

THIS PLAN REVIEWED BY DAUPHIN COUNTY PLANNING COMMISSION THIS ____ DAY OF _____ 20__.

CHAIRMAN: _____

SECRETARY: _____

DRAWING INDEX

SHEET NUMBER	SHEET TITLE
C001	COVER SHEET
C002	GENERAL INFORMATION
C101	OVERALL PROPERTY MAP & EXISTING CONDITIONS
C102	EXISTING CONDITIONS
C201	PROPOSED LAYOUT AND GRADING PLAN
C202	PROPOSED STORMWATER AND UTILITY PLAN
C501	PROPOSED ROAD PROFILE
C502	PROPOSED STORMWATER PROFILES
C503	PROPOSED STORMWATER PROFILES
C701	SITE DETAILS
C801	EROSION AND SEDIMENT CONTROL PLAN
C901	EROSION AND SEDIMENT CONTROL DETAILS
C902	EROSION AND SEDIMENT CONTROL NOTES

TOWNSHIP OF DERRY

PLAT NO. 1403

SUBMISSION DATE:
APRIL ~~2~~ 3 2025
MONTH DAY YEAR

REVISION DATE:
_____ MONTH DAY YEAR
_____ MONTH DAY YEAR
_____ MONTH DAY YEAR
_____ MONTH DAY YEAR
_____ MONTH DAY YEAR

C. Emerick
SIG. DIRECTOR OF COMMUNITY DEVELOPMENT

REV	DATE	COMMENTS	BY	CHKD
		ISSUE / REVISIONS		

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987-1993
www.liviccivil.com

ALL CONTENTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE REPRODUCED OR UTILIZED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM LIVIC CIVIL, LLC. ONLY APPROVED, SEALED PLANS SHALL BE IMPLEMENTED FOR CONSTRUCTION PURPOSES.
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PROJECT No:	1190-04
DATE:	APRIL 2, 2025
SCALE:	AS SHOWN
DRAWN BY: MSI	CHECKED BY: CAW

PROJECT
PENNSY SUPPLY ROAD
DERRY TOWNSHIP
DAUPHIN COUNTY
COUNTY PENNSYLVANIA

CLIENT
HCI DP LAND ACQUISITION LLC
1780 S. POST OAK LANE
HOUSTON, TX, 77056
PHONE: (713) 580-1100

SHEET TITLE
COVER SHEET

SHEET NO.
C001

250 0 250 500 FT

HORIZONTAL SCALE: 1 INCH = 250 FEET

AREA OF DEVELOPMENT

PENNSY SUPPLY ROAD

PLANNED CAMPUS NORTH

COMMERCIAL RECREATION

NOTE:
THIS LAND DEVELOPMENT PLAN CONSIDERS IMPROVEMENTS ALLOCATED WITH PENNSY SUPPLY ROAD, LOCATED IN PREMISES C OF THE G-A-T DISTRIBUTION CORPORATION. THE REMAINING PORTION OF THE PROPERTY IN SOUTH HANOVER TOWNSHIP WILL BE DEVELOPED SEPARATELY.

REV	DATE	ISSUE / REVISIONS	COMMENTS	BY	CHKD

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987-1993
www.liviccivil.com

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PROJECT No:	1190-04
DATE:	APRIL 2, 2025
SCALE:	AS SHOWN
DRAWN BY: MSI	CHECKED BY: CAW

PROJECT

PENNSY SUPPLY ROAD

DERRY TOWNSHIP

DAUPHIN COUNTY

COUNTY PENNSYLVANIA

CLIENT

HCI DP LAND ACQUISITION LLC

1780 S. POST OAK LANE
HOUSTON, TX, 77056
PHONE: (713) 580-1100

SHEET TITLE

OVERALL PROPERTY MAP & EXISTING CONDITIONS

SHEET NO.

C101

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L62	100.00'	S49° 04' 42"E
L63	50.00'	S49° 04' 42"E
L64	51.62'	S55° 27' 17"E
L65	50.25'	S43° 22' 04"E
L66	111.38'	S49° 04' 42"E
L67	40.10'	S45° 02' 51"W
L68	100.00'	N49° 04' 42"W
L69	50.25'	N54° 47' 20"W
L70	108.50'	N49° 04' 42"W
L71	50.00'	N49° 04' 42"W
L72	46.46'	N82° 59' 12"W
L73	45.64'	S87° 21' 07"W
L74	249.79'	S88° 25' 10"W
L75	48.87'	S85° 59' 44"W
L76	49.08'	S87° 48' 31"W
L77	50.00'	S88° 25' 04"W
L78	50.25'	S82° 42' 26"W
L79	49.05'	S86° 19' 11"W
L80	48.71'	S82° 18' 42"W
L81	49.05'	S78° 18' 12"W
L82	50.00'	S80° 01' 26"W
L83	51.44'	S81° 24' 32"W
L84	48.87'	S78° 37' 39"W
L85	50.00'	S80° 01' 26"W

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L86	50.00'	S80° 01' 26"W
L87	50.25'	S85° 44' 05"W
L88	50.25'	S74° 18' 48"W
L89	50.25'	S74° 18' 48"W
L90	70.73'	S58° 21' 56"W
L91	29.28'	S76° 44' 21"W
L92	48.80'	S78° 18' 06"W
L93	49.79'	S85° 38' 51"W
L94	48.12'	S72° 26' 31"W
L95	88.22'	S67° 42' 54"W
L96	48.30'	S64° 32' 50"W
L97	130.00'	N24° 04' 55"W
L98	54.24'	N86° 32' 23"E
L99	96.38'	N67° 42' 54"E
L100	57.20'	S81° 38' 39"E
L101	55.28'	N57° 05' 34"E
L102	30.72'	N76° 44' 21"E
L103	71.72'	N70° 47' 21"E
L104	50.00'	N80° 01' 26"E
L105	50.00'	N80° 01' 26"E
L106	50.72'	N79° 52' 42"E
L107	50.25'	N85° 44' 05"E
L108	50.00'	N80° 01' 26"E
L109	50.25'	N85° 44' 05"E

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L110	50.00'	N80° 01' 26"E
L111	49.88'	N85° 50' 27"E
L112	50.25'	N74° 18' 48"E
L113	51.61'	N89° 42' 46"E
L114	51.44'	N82° 18' 42"E
L115	51.44'	N80° 28' 11"E
L116	50.91'	N87° 48' 13"E
L117	51.45'	S88° 25' 40"E
L118	50.25'	S85° 52' 18"E
L119	50.00'	N88° 25' 04"E
L120	250.23'	N88° 25' 12"E
L121	53.92'	S71° 31' 42"E
L122	54.75'	S81° 09' 29"E
L128	210.91'	S47° 49' 25"E
L129	133.01'	S56° 15' 54"E
L130	318.31'	S32° 49' 13"E
L135	48.79'	N43° 57' 12"W

Curve Table

CURVE #	LENGTH	RADIUS	DELTA
C2	106.67	320.00	19.10
C3	93.33	280.00	19.10

SOILS LEGEND:
BeB2 - BEDINGTON SHALY SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED
BhC2 - BERKS CHANNERY SILT LOAM, 8 TO 15% SLOPES
Lw - LINDSIDE SILT LOAM, COAL OVERWASH
Ma - MADE LAND, SANITARY FILL
WeE2 - WEIKERT SHALY SILT LOAM, 25 TO 40% SLOPES, MODERATELY ERODED

LEGEND
- AREA OF REMOVAL
- LIMIT OF DEMOLITION
- TBR — TO BE REMOVED
- SLOPES GREATER THAN 20%

N/F MILTON HERSHEY SCHOOL TAX PARCEL # 24-009-030

N/F MILTON HERSHEY SCHOOL TAX PARCEL # 24-009-001

24-008-021
PREMISES C
FORMERLY KNOWN AS TRACT #7
DEED BOOK 871, PAGE 88
TAX MAP 24-008, PARCEL 021
GROSS AREA = 140,827 S.F.
= 3.23 ACRES
NET AREA = 140,827 S.F.
= 3.23 ACRES

N/F HERSHEY ENTERTAINMENT & RESORTS COMPANY TAX PARCEL # 24-008-053

PREMISES A LOT NO. 2
PLAN BOOK D, VOL. 6, PAGE 80
DEED BOOK 2914, PAGE 404
TAX MAP 56-16, PARCEL 58
AREA = 252.26 ACRES

SWATARA CREEK
EXISTING BRIDGE TO REMAIN
100 YEAR FLOODWAY
SOUTH HANOVER TOWNSHIP
DERRY TOWNSHIP
PLANNED CAMPUS NORTH
COMMERCIAL RECREATION
TBR
PRIVATE ROAD SIGN
STOP SIGN
PPL 29605 S34599
PPL 29615 S34586
PPL 29617 S34567
PPL 29622 S34552
PPL 29623 S34543
PPL 29624 S34541
PPL 29613 S34523
PPL 29594 S34493
PPL 29660 S34583
PPL 29647 S34569
EXISTING BRICK MAILBOX STRUC. TO REMAIN
EXISTING PAINTED WHITE STRIPE
14' MEDIAN
114' R/W
NO STOPPING STANDING TOW AWAY
EXISTING PAINTED WHITE STRIPE
24' TRAVEL LANE
7' SHOULDER
35 MPH AHEAD
23' TRAVEL LANE
9' SHOULDER
50 MPH
HERSHEY PARK DRIVE (S.R. 0039) (PUBLIC ROAD)
SR PADDLE 386
SR PADDLE 971
CENTER LANE TURN ONLY
155' R/W
35 MPH
W
Lw
Rv
Ma
HaC2
BeB2
BeC2
BhC2
BkD2
WeE2

80 0 80 160 FT
HORIZONTAL SCALE: 1 INCH = 80 FEET

REV	DATE	COMMENTS	BY	CHKD
		ISSUE / REVISIONS		

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
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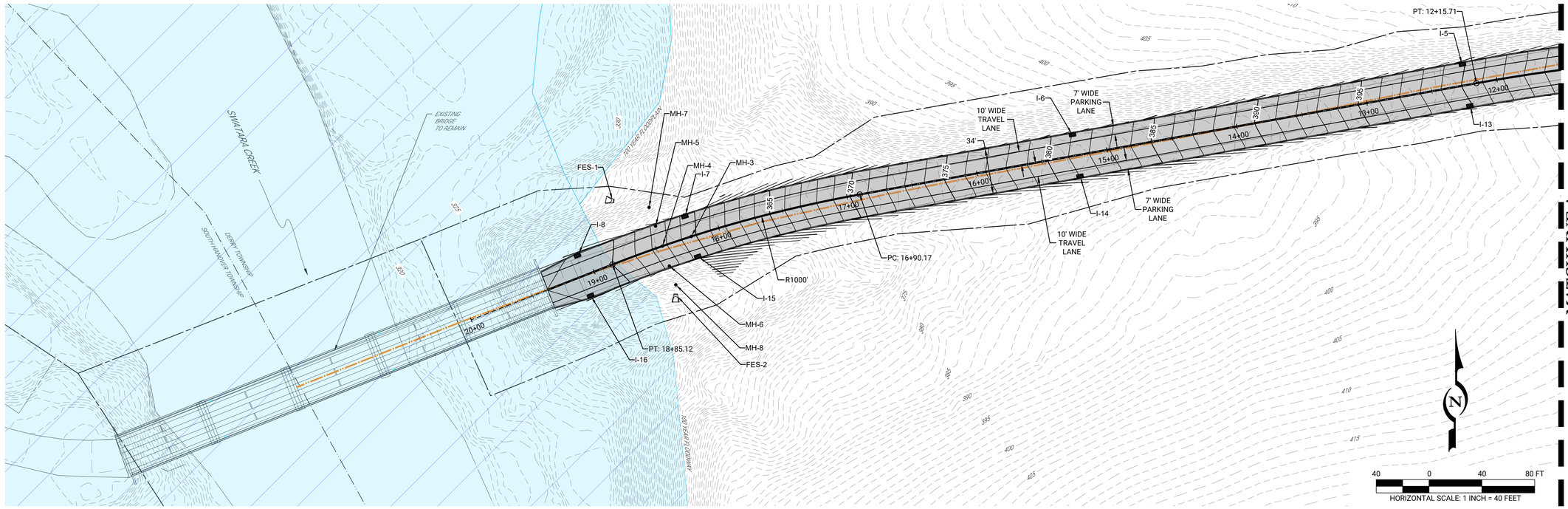
PROJECT No:	1190-04
DATE:	APRIL 2, 2025
SCALE:	AS SHOWN
DRAWN BY: MSI	CHECKED BY: CAW

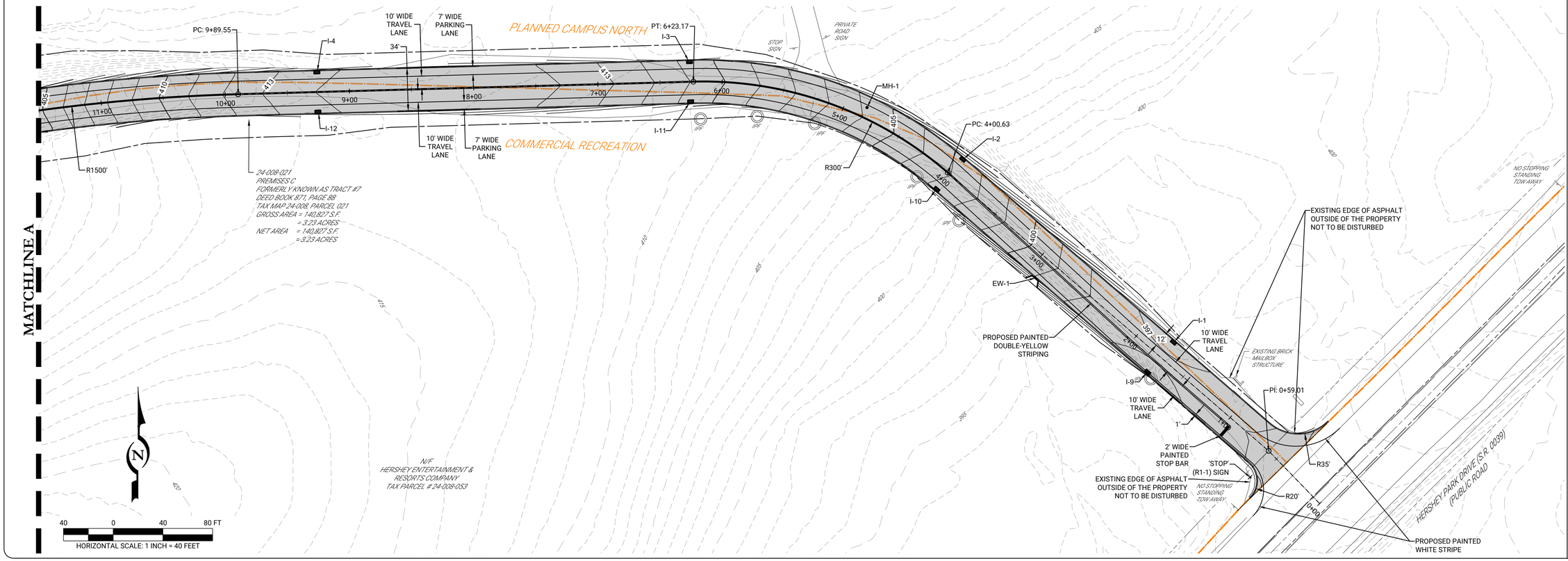
PROJECT
PENNSY SUPPLY ROAD
DERRY TOWNSHIP
DAUPHIN COUNTY
COUNTY PENNSYLVANIA

CLIENT
HCI DP LAND ACQUISITION LLC
1780 S. POST OAK LANE
HOUSTON, TX, 77056
PHONE: (713) 580-1100

SHEET TITLE
EXISTING CONDITIONS

SHEET NO.
C102





REV	DATE	COMMENTS / ISSUE / REVISIONS	BY	CHKD

LIVIC civil
1015 MUMMA ROAD
2ND FLOOR
WORMLEYSBURG, PA 17043
PHONE: 888.987-1993
www.liviccivil.com

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PROJECT

PENNSY SUPPLY ROAD

DERRY TOWNSHIP

DAUPHIN COUNTY

COUNTY PENNSYLVANIA

CLIENT

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PHONE: (713) 580-1100

SHEET TITLE

PROPOSED LAYOUT AND GRADING PLAN

SHEET NO.

C201