No: 25-033

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

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

Plat Title: Lingle Avenue Tract

Zoning District: Commercial Golf; Palmdale Mixed Use | Proposed Land Use: Recreation

Plat Status:		Preliminary	**Plat Type**: X	Subdivision	**Regulations**:		County
		Final				X	Municipal
	X	P/F		Land Development		X	Zoning
		Minor				X	S&LD

Existing # of Lots: 4 | Proposed # of Lots: 4 | Proposed # of New DUs: 0 | Subdivided / Developed Acres: 28.48 | Total Acres: 442.62

Date Received: 03/07/25 | Staff Review: 03/26/25 | Official County Review: 03/26/25

Reviewed by: DMK | Checked by: _____ | Tax Map Parcel #: 24-005-005; -024 -025 -026

- *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. DEP sewage planning module [S/LD – §185-13E(5b)]

2. Waivers listed on cover sheet appear to have carryover language from a previous plan. References to Lot 7A, campground tract, and signs shown for areas of future development should be removed and waivers withdrawn if not applicable to this plan.

3. Show location of all existing watercourses and streams on the plan [S-LD §185-13E(4a)(9, 10)].

4. For recording clarity, include the tax parcel number on each lot of the plan. Four tax parcel numbers are referenced with two labelled lots [S-LD §185-13E(4a)(27)]. Only two of three tax parcels on "Lot 1" are impacted by the proposed subdivision.

5. Add PennDOT HOP note to the plan [S-LD §185-13E(4a)(50)].

Plan No. 25-033

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 *(waiver requested)*				✓
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	✓		

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

SERIAL NO.: 20250272921

EXPIRES: 06/04/2025

DERRY TOWNSHIP, DAUPHIN COUNTY

AT&T	PENNSYLVANIA AMERICAN WATER
BUCKEYE PARTNERS	PPL ELECTRIC UTILITIES CORPORATION
COMCAST CABLE COMMUNICATIONS INC	ROCKLEDGE HOMEOWNERS ASSOCIATION
CROWN CASTLE	SHENTEL COMMUNICATIONS LLC
DERRY TOWNSHIP MUN AUTH/DERRY TOWNSHIP	SUNOCO PIPELINE LP
DQE COMMUNICATIONS LLC	UGI UTL HARRISBURG
FIRSTLIGHT FIBER	VEOLIA WATER PENNSYLVANIA INC
FRONTIER COMMUNICATIONS OF PA INC	VERIZON BUSINESS FORMERLY MCI
LUMEN FORMERLY LEVEL 3	VERIZON NORTH
METROPOLITAN EDISON CO/FIRSTENERGY	VERIZON PENNSYLVANIA LLC
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.

(5) 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.

GENERAL NOTES

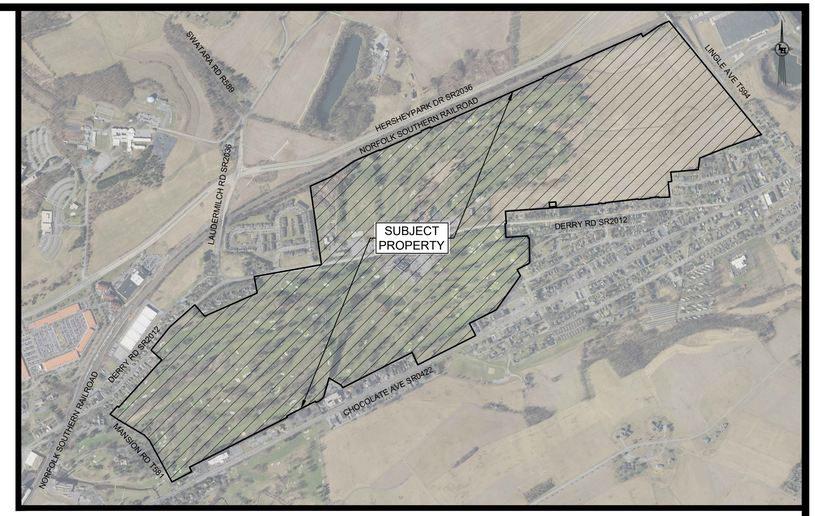
1. THIS PLAN IS NOT TO BE CONSTRUED AS AN ENVIRONMENTAL AUDIT/ASSESSMENT PLAN. THIS SURVEY MAKES NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR DESCRIBED I.E., THE DETECTION OF SUBSURFACE CONTAMINANTS AS DEFINED IN D.E.P. TITLE 25-PA CODES 75, 101, 271, 273, 277, 279, 281, AND 285, AS AMENDED.
2. THE INFORMATION 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. SINKHOLES SHOWN ON THIS PLAN ARE SHOWN PER A TOPOGRAPHIC SURVEY PERFORMED BY LIGHT-HEIGEL & ASSOCIATES, INC. IN 2008.
11. BY EXECUTING THIS PLAN, THE LANDOWNER HEREBY GRANTS DERRY TOWNSHIP ACCESS TO ALL EASEMENTS FROM THE NEAREST RIGHT-OF-WAY.
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 THESE PROPERTIES ARE APPROVED BY DERRY TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTIES DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. §750.1 ET SEQ.) (ACT) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF DERRY TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.
13. PREVIOUSLY RECORDED PLANS:
   a. HERSHEY ESTATE PLAN BOOK U, VOLUME 2, PAGE 29 RECORDED 02/25/1976.
   b. HERSHEY ESTATE PLAN BOOK U, VOLUME 2, PAGE 31 RECORDED 02/25/1976.
   c. HERSHEY COUNTRY CLUB FINAL SUBDIVISION PLAN BOOK E, VOLUME 3, PAGE 73 RECORDED 05/04/1979.
   d. HERSHEY COUNTRY CLUB LAND DEVELOPMENT PLAN BOOK Y, VOLUME 3, PAGE 69 RECORDED 06/04/1985.
   e. LAND TITLE SURVEY OF HERSHEY COUNTRY CLUB DATED 03/15/2002, REVISED 3/28/2002, PREPARED BY C.W. JUNKINS & ASSOCIATES, INC.
   f. HERSHEY ENTERTAINMENT & RESORTS COMPANY LHA PROJECT NO. PA07-0608 DATED 12/13/2007

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
LINGLE AVENUE TRACT
LOCATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA
PREPARED FOR

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

COVENANTS , RIGHT-OF-WAYS, RESTRICTIONS, AND EXCEPTIONS

1. CONDITIONS IN PLAN BOOK U, VOLUME 2, PAGE 29, PLAN BOOK U, VOLUME 2, PAGE 31, PLAN BOOK E, VOLUME 3, PAGE 73, PLAN BOOK Y, VOLUME 3, PAGE 69.
2. STORMWATER BEST MANAGEMENT PRACTICES OPERATIONS AND MAINTENANCE AGREEMENT IN INSTRUMENT NO. 20150008713.
3. UNDERGROUND GRANT VERIZON PENNSYLVANIA LLC IN INSTRUMENT NO. 20220024249
4. DEED OF EASEMENT QWEST COMMUNICATIONS COMPANY, LLC IN INSTRUMENT NO. 20140003997
5. DEED OF EASEMENT DERRY PRESBYTERIAN CHURCH DEED BOOK M, VOLUME 56, PAGE 695
6. CONDITIONS AS SHOWN ON PLAN BOOK H, VOLUME 1, PAGE 27
7. CONDITIONS AS SHOWN ON PLAN BOOK D, VOLUME 2, PAGE 59
8. CONDITIONS AS SHOWN ON PLAN BOOK T, VOLUME 5, PAGE 61
9. RIGHT-OF-WAY TO METROPOLATIN EDISON COMPANY AS SET FORTH IN DEED BOOK F, VOLUME 11, PAGE 563
10. RIGHT-OF-WAY TO HERSHEY ELECTRIC COMPANY AS SET FORTH IN DEED BOOK N, VOLUME 16, PAGE 856 AND 859
11. RIGHT-OF-WAY TO HERSHEY ELECTRIC COMPANY AS SET FORTH IN DEED BOOK N, VOLUME 16, PAGE 862
12. AGREEMENT FOR ABANDONMENT OF STREETS AND ALLEYS AS SET FORTH IN DEED BOOK O, VOLUME 8, PAGE 106 (C-23 page 409)
13. DEED OF EASEMENT TO COMMONWEALTH OF PENNSYLVANIA AS SET FORTH IN DEED BOOK X, VOLUME 11, PAGE 54 (K-23-525)
14. DEED OF EASEMENT TO COMMONWEALTH OF PENNSYLVANIA AS SET FORTH IN DEED BOOK N, VOLUME 15, PAGE 734
15. DEED OF EASEMENT TO TOWNSHIP OF DERRY IN INSTRUMENT NO. 20120009906



AERIAL LOCATION MAP

SCALE: 1" = 1,000'

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

WAIVERS REQUESTED, DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

NOTE: NO CONSTRUCTION OR EARTH MOVING ACTIVITIES ARE PROPOSED AS PART OF THIS 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 DESCIPTIONS. 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"=100', 1" = 200' AND 1" = 400'. 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. 2, ALTHOUGH THE PLAN IS TIED TO NORTH AMERICAN DATUM THE CORNERS FOR LOT 2 HAVE NOT BEEN IDENTIFIED BY COORDINATES. LOT NO. 2 HAS BEEN SHOWN IN ACCORDANCE WITH A BOUNDARY PLAN PREPARED BY LIGHT-HEIGEL & ASSOCIATES, INC. DATED 10/31/2008 AND DOES NOT REFLECT A CURRENT 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 185-13.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. 2, 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 CONTROL 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 LINGLE AVENUE. 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.

INDEX TO DRAWINGS

SHEET	TITLE
1	COVER SHEET AND NOTES
2	OVERALL EXISTING LOT CONFIGURATION PLAN
3	OVERALL PROPOSED LOT CONFIGURATION PLAN
4	EFFECTIVE CAPACITY RATING FACTOR PLAN
5	EFFECTIVE CAPACITY RATING FACTOR PLAN
6	DETAILED PLAN – SECTION A
7	DETAILED PLAN – SECTION B
8	DETAILED PLAN – SECTION C
9	DETAILED PLAN – SECTION D
10	DETAILED PLAN – SECTION E
11	DETAILED PLAN – SECTION F
12	DETAILED PLAN – SECTION G
13	DETAILED PLAN – SECTION H
14	SENSITIVE ENVIRONMENTAL AREAS PLAN
15	SENSITIVE ENVIRONMENTAL AREAS PLAN

ALL SHEETS TO BE RECORDED IN THE OFFICE OF THE DAUPHIN COUNTY RECORDER OF DEEDS.

TAX ASSESSMENT PARCEL VERIFICATION

TOWNSHIP OF DERRY

PLAT NO. 1401

SUBMISSION DATE

~~02~~ 3 ~~17~~ 3 2025

MO. DAY YEAR

REVISION DATE

MO. DAY YEAR

C. Emerick

SIG. DIRECTOR OF COMMUNITY DEVELOPMENT

OWNER CERTIFICATION (HERSHEY ENTERTAINMENT AND RESORTS COMPANY)

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

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

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

OWNER: HERSHEY ENTERTAINMENT AND RESORTS COMPANY

MY COMMISSION EXPIRES: WITNESS MY HAND AND SEAL THE DAY AND DATE WRITTEN

_____
NOTARY PUBLIC

BY: _____
HERSHEY ENTERTAINMENT AND RESORTS COMPANY

DAUPHIN COUNTY PLANNING COMMISSION

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

_____

DERRY TOWNSHIP PLANNING COMMISSION

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

_____ _____

DERRY TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN WAS APPROVED BY DERRY TOWNSHIP BOARD OF SUPERVISORS ON THIS _____ DAY OF 2025.

_____ _____

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

_____
KEITH L. HEIGEL, PLS
LICENSE NO: SU-032489-E

DATE: _____

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
LINGLE AVENUE TRACT
LOCATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

PREPARED FOR
HERSHEY ENTERTAINMENT & RESORTS
C/O CHRIS BROWN, RLA
27 WEST CHOCOLATE AVENUE
HERSHEY, PA 17033

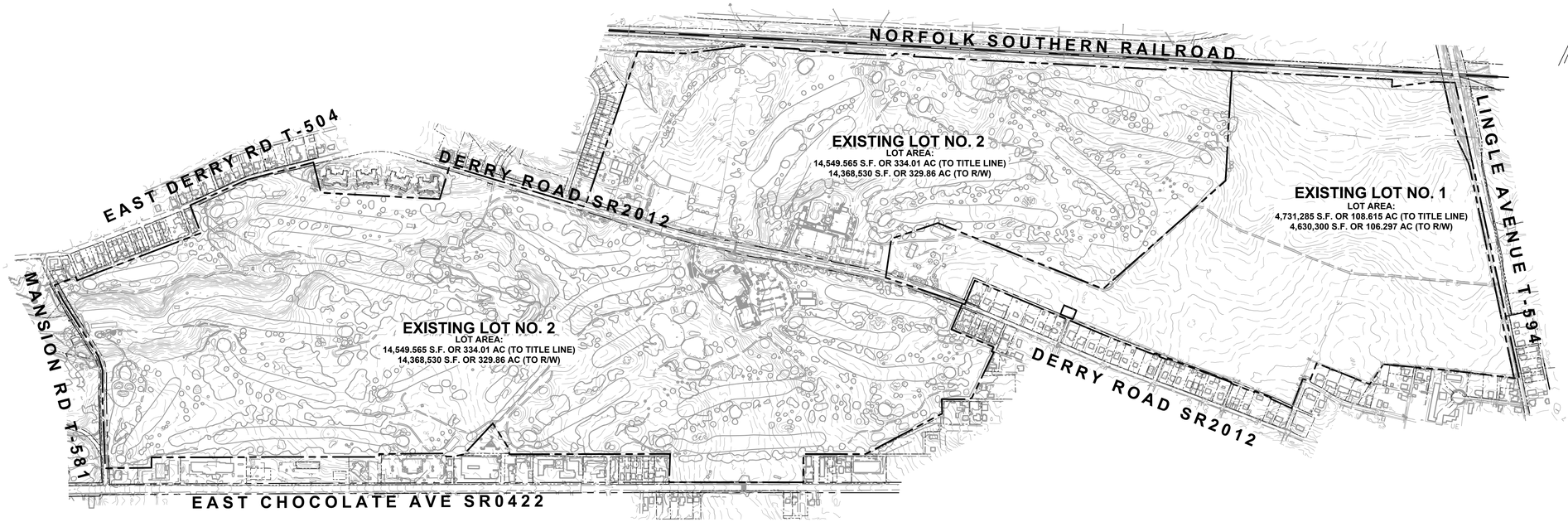
PREPARED BY

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

DATE: 02/25/2025
SCALE: AS NOTED
COMP'D BY: TC
CHECKED BY: SML
DRAWN BY: TGA
FIELD: TC/TJC
JOB NO: PA24-0266
MAPCHECK:
SHEET NO: 1 OF 15

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X:\PROJECTS\2024\24-0266 (HERSHEY ENTERTAINMENT & RESORTS, HERSHEY) CAD\7 - SUBDIVISION\DWG\LINGLE\PA24-0266 COVER SHEET.DWG 2/25/2025 12:29 PM



OVERALL EXISTING LOT CONFIGURATION PLAN

SCALE: 1" = 400'

400' 0' 400' 800' 1,200'

SITE DATA				
	EXISTING LOT NO. 1	EXISTING LOT NO. 2	PROPOSED LOT NO. 1	PROPOSED LOT NO. 2
TRACT OWNER	HERSHEY ENTERTAINMENT & RESORTS COMPANY	HERSHEY ENTERTAINMENT & RESORTS COMPANY	HERSHEY ENTERTAINMENT & RESORTS COMPANY	HERSHEY ENTERTAINMENT & RESORTS COMPANY
DEED REFERENCE	INSTRUMENT NO. 20090041160	DEED BOOK 4339 PAGE 498		
TAX PARCELS	24-005-024, 24-005-025, 24-005-026	24-005-005		
PLAN REFERENCE				
AREA TO TITLE LINE	4,731,285 S.F. OR 108.615 ACRES	14,549,565 S.F. OR 334.01 ACRES	3,490,780 S.F OR 80.137 ACRES	15,790,070 S.F. OR 362.490 ACRES
AREA TO RIGHT-OF-WAY	4,630,300 S.F. OR 106.297 ACRES	14,368,530 S.F. OR 329.86 ACRES	3,410,750 S.F. OR 78.300 ACRES	15,588,080 S.F. OR 357.853 ACRES
WATER SUPPLY	N/A	PUBLIC	N/A	PUBLIC
SEWAGE DISPOSAL	N/A	PUBLIC	N/A	PUBLIC
LOT USAGE	GOLF COURSE (ACCESSORY BUILDINGS)	GOLF COURSE	VACANT	GOLF COURSE
NON-RES. FLOOR AREA	3,665 S.F.	70,625 S.F.	0 S.F.	74,290 S.F.
DENSITY	0.009 UNITS/ACRE	0.003 UNITS/ACRE	0.012 UNITS/ACRE	0.003 UNITS/ACRE

LOT AREAS AND COVERAGE INFORMATION (CALCULATED TO RIGHT-OF-WAY)		
	LOT NO. 1	LOT NO. 2
PRE-SUBDIVISION LOT AREA	4,630,300 S.F. OR 106.297 ACRES	14,368,530 S.F. OR 329.86 ACRES
POST-SUBDIVISION LOT AREA	3,410,750 S.F. OR 78.300 ACRES	15,588,080 S.F. OR 357.853 ACRES
PRE-SUBDIVISION IMPERVIOUS COVER	70,005 S.F. OR 1.607 ACRES	701,560 S.F. OR 16.105 ACRES
POST-SUBDIVISION IMPERVIOUS COVER	21,060 S.F. OR 0.483 ACRES	750,505 OR 17.229 ACRES
PRE-SUBDIVISION VEGETATIVE COVER	4,560,295 S.F. OR 104.690 ACRES	13,666,970 S.F. OR 313.75 ACRES
POST-SUBDIVISION VEGETATIVE COVER	3,389,690 S.F. OR 77.817 ACRES	14,837,575 S.F. OR 340.624 ACRES

ZONING INFORMATION PALMDALE MIXED USE DISTRICT, PALMDALE FUTURE DEVELOPMENT OVERLAY				
	REQUIRED	EXISTING LOT NO. 1	PROPOSED LOT NO. 1	PROPOSED LOT NO. 2
MINIMUM LOT WIDTH	40'	1875'	1875'	2665'
MINIMUM LOT DEPTH	150'	1630'	1360'	1071'
MINIMUM LOT AREA (NON-RES)	N/A	106.297 AC	78.300 AC	357.853 AC
MINIMUM PRINCIPAL FRONT YARD	20'	N/A	N/A	59'
MINIMUM PRINCIPAL SIDE YARD	5'	N/A	N/A	80'
MINIMUM PRINCIPAL REAR YARD	25'	N/A	N/A	763'
MINIMUM ACCESSORY FRONT YARD	50'	N/A	N/A	N/A
MINIMUM ACCESSORY SIDE YARD	5'	N/A	N/A	N/A
MINIMUM ACCESSORY REAR YARD	5'	N/A	N/A	N/A
MAXIMUM PRINCIPAL BUILDING HEIGHT	35'	<35'	<35'	<35'
MAXIMUM ACCESSORY BUILDING HEIGHT	20'	<20'	<20'	<20'
MAXIMUM IMPERVIOUS COVERAGE	40%	1.5%	0.6%	4.80%
MINIMUM VEGETATED COVERAGE	50%	98.5%	99.4%	95.20%

ZONING INFORMATION COMMERCIAL GOLF DISTRICT			
	REQUIRED	EXISTING LOT NO. 2	PROPOSED LOT NO. 2
MINIMUM LOT WIDTH	400'	2080'	2665'
MINIMUM LOT DEPTH	400'	1071'	1071'
MINIMUM LOT AREA (NON-RES)	5 AC	329.86 AC	357.853 AC
MINIMUM PRINCIPAL FRONT YARD	40'	59'	59'
MINIMUM PRINCIPAL SIDE YARD	40'	80'	80'
MINIMUM PRINCIPAL REAR YARD	40'	763'	763'
MAXIMUM PRINCIPAL BUILDING HEIGHT	40'	<40'	<40'
MAXIMUM ACCESSORY BUILDING HEIGHT	40'	<40'	<40'
MAXIMUM IMPERVIOUS COVERAGE	20%	4.9%	4.8%
MINIMUM VEGETATED COVERAGE	70%	95.1%	95.2%

TOWNSHIP OF DERRY

PLAT NO. _____

SUBMISSION DATE

02	17	2025
MO.	DAY	YEAR

REVISION DATE

MO.	DAY	YEAR

SIG. DIRECTOR OF COMMUNITY DEVELOPMENT

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
LINGLE AVENUE TRACT
LOCATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

PREPARED FOR
HERSHEY ENTERTAINMENT & RESORTS
C/O CHRIS BROWN, RLA
27 WEST CHOCOLATE AVENUE
HERSHEY, PA 17033

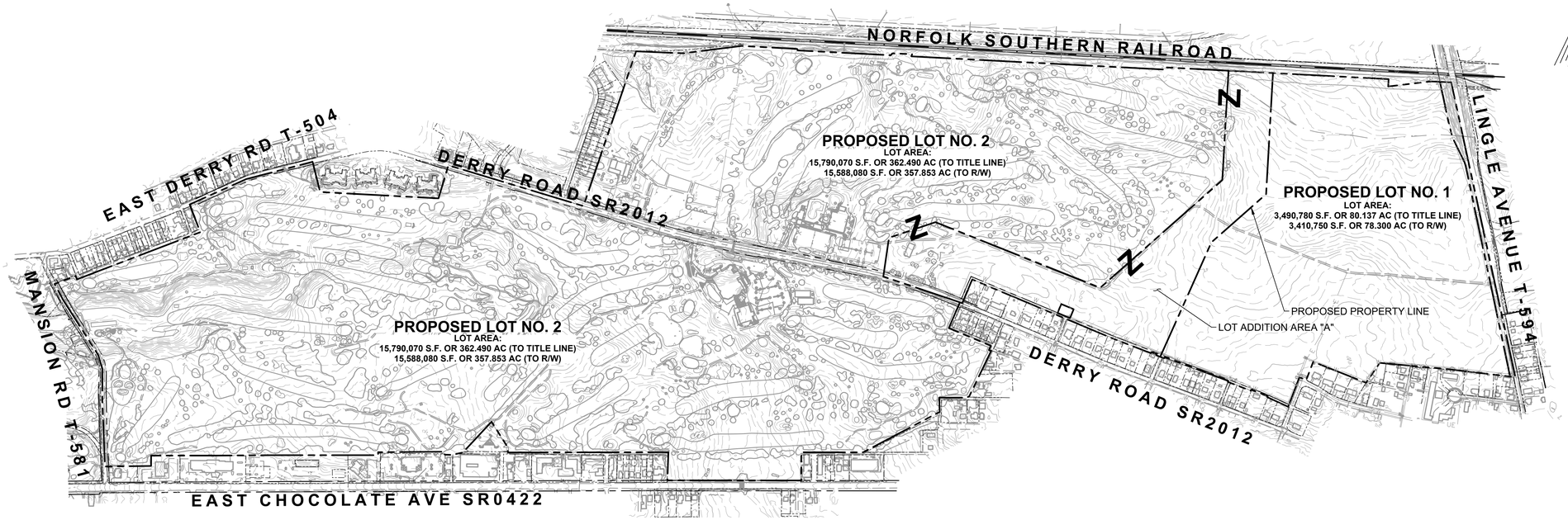
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MAPCHECK:
SHEET NO: 2 OF 15

ENGINEERS SURVEYORS BUILDING CODE INSPECTORS MUNICIPAL SERVICES
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OVERALL PROPOSED LOT CONFIGURATION PLAN

SCALE: 1" = 400'

400' 0' 400' 800' 1,200'

TOWNSHIP
OF
DERRY

PLAT NO. _____

SUBMISSION DATE

02	17	2025
MO.	DAY	YEAR

REVISION DATE

MO.	DAY	YEAR

SIG. DIRECTOR OF
COMMUNITY DEVELOPMENT

PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
LINGLE AVENUE TRACT
LOCATED IN
DERRY TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

PREPARED FOR
HERSHEY ENTERTAINMENT & RESORTS
C/O CHRIS BROWN, RLA
27 WEST CHOCOLATE AVENUE
HERSHEY, PA 17033

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