No: 26-003

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Derry Township Surveyor Lyons Engineer/RLA Geist

Plat Title Proposed Building Addition at Best Western Plus

Zoning District Palmdale Mixed Use (E Choc Ave Overlay – O10) Proposed Land Use Hotel

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
2	2	0	0.04	2.01

Date Received 12/12/25 Staff Review 12/19/25 Official County Review 12/19/25

Reviewed by DMK Checked by _____ Tax Map Parcel # 24-007-127; -218

- *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. Include details for any new/replaced building signage.
3. Provide primary control point [S-LD §185-13E(4a)(8)].
4. Show the location of all existing structures, culverts, utilities above or below ground within 50 feet of the tract to be developed [S-LD §185-13E(4a)(9)].
5. Provide details of regulatory and warning traffic signs consistent with Title 67, the Pennsylvania Code, PennDOT Rules and Regulations [S-LD §185-13E(4a)(30)].
6. Show existing and proposed easements [S-LD §185-13E(4a)(38, 42)].
7. Provide data substantiating minimum fire hydrant flow, availability, recharge and duration requirements [S-LD §185-12D(4g); §185-36B (7)].
8. Show lighting plan certified by a professional engineer and details of light standards and fixtures to be used [S-LD §185-33E, H].
9. Provide any other reasonable data the Township may require to evaluate the proposal [S-LD §185-13E(5f)].

Plan No. 26-003

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 *(as surveyed)*		✓		
14. Lot areas shown		✓		
15. Permanent monuments and markers shown		✓		
16. Building setbacks shown		✓		
17. Existing natural features shown -	Wetlands			✓
	Floodplains			✓
	Woodlands, streams			✓
18. Contours at required interval shown		✓		
19. Easements shown and identified			✓	
20. Existing man-made features shown -	Building (s)	✓		
	Storm drainage facilities	✓		
	Sewer mains	✓		
	Water mains	✓		
21. Proposed man-made features shown –	Building (s)	✓		
	Storm drainage facilities	✓		
	Sewer disposal – public (✓) on-lot ( )	✓		
	Water supply – public (✓) well ( )	✓		
22. Existing streets shown -	Name	✓		
	R/W width	✓		
	Paving width	✓		
	Dedicated R/W width	✓		
23. Proposed streets shown -	Name			✓
	R/W width			✓
	Paving width			✓
	Profiles			✓
24. Curbs shown		✓		
25. Sidewalks shown		✓		
26. Existing and proposed coverage shown		✓		
27. Parking schedule provided shown		✓		
28. Traffic study completed				✓
29. Recreation area shown/fee in-lieu-of provided				✓
30. Erosion and sedimentation control plan shown		✓		
31. Statement of ownership, signature and notarization shown *(needs sign/notar)*		✓		
32. Dedicatory statement shown				✓
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

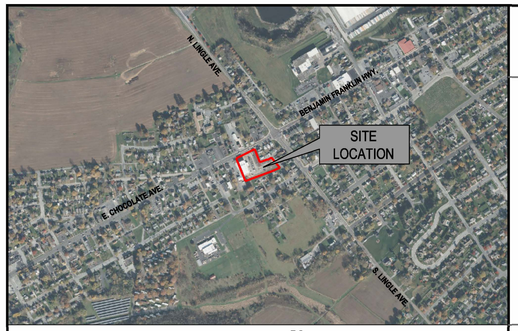
PROPOSED BUILDING ADDITION

AT

BEST WESTERN PLUS

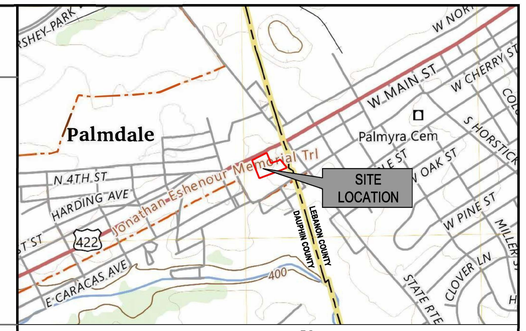
DERRY TOWNSHIP

DAUPHIN COUNTY, PENNSYLVANIA



VICINITY MAP
SCALE = 1" = 800'

N
800' 400' 0' 800'
SCALE: 1"= 800'



LOCATION MAP
SCALE = 1" = 1,000'

N
1,000' 500' 0' 1,000'
SCALE: 1"= 1,000'

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN SERIAL NUMBER IS 20253352479, SUBMITTED ON 12/10/2025.

UTILITIES:

COMPANY: COMCAST
ADDRESS: 1241 PA-66 BUS
GREENSBURG, PA 15601
CONTACT: ASHLEY DONALDSON
EMAIL: ASHLEY_DONALDSON@COMCAST.COM
PHONE: 412-925-3236

COMPANY: AT&T
ADDRESS: 1100 3RD AVENUE
ALTOONA, PA 16602
CONTACT: PAT SUTTON
EMAIL: PS4354@ATT.COM
PHONE: 814-321-6470

COMPANY: DERRY TOWNSHIP MUN AUTH/DERRY TOWNSHIP
ADDRESS: 670 CLEARWATER RD
HERSHEY, PA 17033
CONTACT: MICHAEL STOTLER
EMAIL: MSTOTLER@DTMA.COM
PHONE: 717-566-3237 EXT. 311

COMPANY: USIC LOCATING SERVICES LLC
ADDRESS: 9045 N RIVER ROAD SUITE 300
INDIANAPOLIS, IN 46240
CONTACT: USIC DISPATH
PHONE: 800-778-9140

COMPANY: PENNSYLVANIA ELECTRIC CO
ADDRESS: 341 WHITE POND DRIVE
AKRON, OH 44320
CONTACT: MELLYSSA ADAMS
EMAIL: MADAMS@FIRSTENERGYCORP.COM
PHONE: 330-252-4013

COMPANY: PENNSYLVANIA-AMERICAN WATER CO
ADDRESS: 200 CANAL ST
HUMMELSTOWN, PA 17036
CONTACT: MICHAEL RAGER
E-MAIL: MICHAEL.RAGER@AMWATER.COM
PHONE: 717-554-0045

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 437 BLUE CHURCH RD
PAXINOS, PA 17860
CONTACT: DOUG HAUPT
E-MAIL: DJHAUPT@PPLWEB.COM
PHONE: 570-490-5684

COMPANY: VERIZON NORTH
ADDRESS: 31 S BEAVER ST
YORK, PA 17401
CONTACT: DAVID NEWMISTER
EMAIL: DAVE.NEWMISTER@VERIZON.COM
PHONE: 717-515-9815

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR
MIDDLETOWN, PA 17057-5987
CONTACT: GEOFFREY FERGUSON
EMAIL: GFERGUSON@UGI.COM
PHONE: 610-807-3118



CDC	MEMBER NAME	RESPONSE	RESPONSE DATE	INITIALS
AQ1	COMCAST	DID NOT RESPOND THROUGH PA ONE CALL.		
ATM	AT&T	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.	12/1/2025 14:08	SYS-WEBSVC
DF	DERRY TOWNSHIP MUN AUTH/DERRY TOWNSHIP	DESIGN CONFLICT. PLEASE EMAIL OR SEND PLANS TO: MICHAEL STOTLER DERRY TOWNSHIP MUN AUTH/DERRY TOWNSHIP 670 CLEARWATER RD HERSHEY PA 17033 MSTOTLER@DTMA.COM	12/2/2025 13:11	DN-OTM
ION	FIRSTLIGHT FIBER	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.	12/3/2025 10:35	CLS-WEBSVC
ME	METROPOLITAN EDISON CO/FIRSTENERGY	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	12/1/2025 14:16	MBR-WEBSVC
PH	PENNSYLVANIA AMERICAN WATER	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	12/2/2025 8:22	BLA-WEBSVC
PRD	PPL ELECTRIC UTILITIES CORPORATION	DID NOT RESPOND THROUGH PA ONE CALL.		
TI	VERIZON NORTH	DID NOT RESPOND THROUGH PA ONE CALL.		
UI	UGI UTIL HARRISBURG	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	12/4/2025 10:56	AAA-WEBSVC

PLAN PREPARERS

INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055

CONTACT: ZANE GEIST, P.E.
TELEPHONE: 724-304-1043
EMAIL ADDRESS: ZANE@INTEGRATEDDP.COM

APPLICANT AND DEVELOPER

SWEET HOTELS, LLC
1800 CHOCOLATE AVENUE
HERSHEY, PA 17033

CONTACT: KIRAN PATEL
TELEPHONE: 717-657-3965
EMAIL ADDRESS: KIRAN@HERSHA.COM

LANDOWNER

SWEET HOTELS, LLC
1800 CHOCOLATE AVENUE
HERSHEY, PA 17033

CONTACT: KIRAN PATEL
TELEPHONE: 717-657-3965
EMAIL ADDRESS: KIRAN@HERSHA.COM

PALMDALE HOTEL CONDOMINIUM ASSOCIATION
1806 CHOCOLATE AVE
HERSHEY, PA 17033

CONTACT: KIRAN PATEL
TELEPHONE: 717-657-3965
EMAIL ADDRESS: KIRAN@HERSHA.COM

SURVEYOR

INTEGRATED CONSULTING
4 KACEY CT
MECHANICSBURG, PA 17055

CONTACT: TODD LYONS, PLS
TELEPHONE: 717-713-7222
EMAIL ADDRESS: TODD@INTEGRATEDDP.COM

SITE DATA

GROSSNET TRACT AREA:	87,674 SF / 2.01 AC. (SEE NDA CALCULATIONS BELOW)
PROPOSED NUMBER OF LOTS:	1 EX. TRACT
WATER SERVICE:	PUBLIC
SANITARY SEWER SERVICE:	PUBLIC

NET DEVELOPABLE AREA (NDA)

NDA OF EXISTING RIGHT-OF-WAY	= 0 SF	*0.0 = 0 SF
NDA OF FLOODWAYS/FLOOD FRINGE	= 0 SF	*0.1 = 0 SF
NDA OF STREAMS / PONDS	= 0 SF	*0.1 = 0 SF
NDA OF WETLANDS	= 0 SF	*0.1 = 0 SF
NDA OF NATURAL SLOPES +30%	= 0 SF	*0.1 = 0 SF
NDA OF NATURAL SLOPES 20-30%	= 0 SF	*0.5 = 0 SF
NDA OF NATURAL SLOPES 10-20%	= 0 SF	*0.7 = 0 SF
NDA OF QUARRIES/NEARBY QUARRIES	= 0 SF	*0.0 = 0 SF
NDA OF CEMETERIES	= 0 SF	*0.0 = 0 SF
NDA OF LANDFILLS	= 0 SF	*0.0 = 0 SF
NDA OF ALL OTHER AREAS	= 87,674 SF	*1.0 = 87,674 SF
TOTAL NDA OF TRACT	**= 87,674 SF / 2.01 ACRES**	
UNDEVELOPABLE AREA	**= 0 SF / 0.00 ACRES**	

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROPOSE THE CONSTRUCTION OF A NEW BUILDING ADDITION CONSISTING OF 16 HOTEL ROOMS TO THE EXISTING BEST WESTERN PLUS HOTEL AND ASSOCIATED IMPROVEMENTS SHOWN HEREON.

WAIVER REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVER(S) FROM THE DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

WAIVER TYPE:			APPROVAL DATE
SECTION 185-12	-	PRELIMINARY PLAN	

AREA AND BULK REGULATIONS

LOCATION:	1806 EAST CHOCOLATE AVENUE, HERSHEY, PA 17033
PARCEL(S):	24-007-127, 24-007-218
ZONE:	PALMDALE MIXED USE (PMU) DISTRICT, EAST CHOCOLATE AVENUE OVERLAY (O10) & CENTRAL MASTER PLAN APPROVAL AREA (PER §225-314 - MAP 16)
USE:	HOTELS AND MOTELS (PERMITTED WITHIN O10 OVERLAY)

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM LOT WIDTH	§225-314 - TABLE 27.A (O10)	40 FT @ SETBACK LINE & STREET R/W LINE	229 FT (EX. LOT)
2	MINIMUM LOT DEPTH	§225-314 - TABLE 27.B (O10)	100 FT @ SHALLOWEST LENGTH PERPENDICULAR TO THE STREET R/W LINE	271 FT (EX. LOT)
3	MINIMUM FRONT YARD	§225-314 - TABLE 27.D (O10)	20 FT	EXISTING: 7.2 FT (EX. MOTEL) * PROPOSED: 25.7 FT (PR. ADDITION)
4	MINIMUM SIDE YARD (LOTS > 85 FT WIDE)	§225-314 - TABLE 27.E (O10)	15 FT	EXISTING: 6.5 FT (EX. MOTEL BUILDING) ** PROPOSED: 8.9 FT (PR. ADDITION) **
5	MINIMUM REAR YARD	§225-314 - TABLE 27.F (O10)	25 FT	65.0 FT (EX. HOTEL BUILDING)
6	MAXIMUM BUILDING HEIGHT (PRINCIPAL STRUCTURE)	§225-314 - TABLE 27.G (O10)	45 FT	44.5 FT (EX. & PR.)
7	MAXIMUM IMPERVIOUS COVERAGE	§225-314 - TABLE 27 (O10)	60% (52,604 SF)	57.1% (50,071 SF)
8	MINIMUM VEGETATED COVERAGE	§225-314 - TABLE 27 (O10)	30% (26,302 SF)	32.8% (28,732 SF)
9	MINIMUM PARKING RATIOS FOR HOTELS & MOTELS	§225-402.5 - TABLE 35	1 SPACE / GUEST ROOM W/O KITCHENETTE (100 ROOMS W/O KITCHENETTES = 100 SPACES); + 0.75 SPACES / EACH EMPLOYEE ON MAX. SHIFT (8 EMPLOYEES * 0.75 SPACES = 6 SPACES) = 106 TOTAL SPACES	107 TOTAL PARKING SPACES (104 EX. TO REMAIN)
10	MINIMUM BICYCLE PARKING RATIOS	§225-402.7.A.	2 BIKE SPACES / 50 AUTOMOBILE SPACES (104 AUTOMOBILE SPACES / 2 BIKE SPACES = 5 TOTAL BIKE SPACES	5 TOTAL BIKE SPACES (EX. TO REMAIN)

* FRONT YARD SETBACK IS BASED ON ZONING §225-206.G. YARD AREA EXCEPTION.

** THE EXPANSION OF THE EXISTING NONCONFORMING BUILDING IS PERMITTED PER ZONING §225-602.A.

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 SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
3. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
4. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
5. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
6. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA PENNSYLVANIA811 72 HOURS BEFORE COMMENCEMENT OF WORK AT PA (800) 242-1776 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
7. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
8. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
9. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
10. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
11. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM DAUPHIN COUNTY AND DERRY TOWNSHIP ALL CONSTRUCTION PERMITS, INCLUDING ANY PENNDOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
12. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND DERRY TOWNSHIP.
13. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
14. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS.
15. THERE ARE NO WETLANDS LOCATED ON THE SITE.
16. ALL CONSTRUCTION WITHIN A PENNDOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
17. A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO §420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), AS AMENDED, BEFORE ANY IMPROVEMENTS ARE INITIATED WITHIN A STATE HIGHWAY, OR STREET, ACCESS DRIVE, OR DRIVEWAY INTERSECTION TO A STATE HIGHWAY IS PERMITTED.
18. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A MINIMUM OF 24-HOURS NOTICE AND TO COORDINATE WITH THE TOWNSHIP/TOWNSHIP ENGINEER IN REGARDS TO ALL MUNICIPAL INSPECTION WORK REQUIRED ON THE PROJECT SITE.
19. THE EXISTING STORMWATER BMPS ARE DESIGNED TO ALLOW 57,935 SF / 1.33 AC. OF IMPERVIOUS AREA ON THE LOT PER RECORDED INSTRUMENT 20180024570. A SEPARATE APPROVAL IS REQUIRED FOR ANY IMPERVIOUS AREA PROPOSED BEYOND THE DESIGN LIMIT OR OTHERWISE NOT IN CONFORMANCE WITH THIS PLAN.

REFERENCED PLANS

PRELIMINARY/FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN FOR 1806 E. CHOCOLATE AVENUE RED ROOF INN SITE (INST. 20180024570 RECORDED 09/28/2018)
BEST WESTERN PLUS PARKING ADDITION PLAN (LAST REVISED 06/01/2022).

SHEET INDEX

#	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	DEMOLITION PLAN
04	PROPOSED CONDITIONS PLAN
05	DETAILS
06	DETAILS
07	E&S CONTROL PLAN
08	DETAILS
09	DETAILS

TOWNSHIP OF DERRY

PLAT NO. 1415

SUBMISSION DATE:
DECEMBER 09 2025
MONTH DAY YEAR

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

C. Emerick
SIG. DIRECTOR OF COMMUNITY DEVELOPMENT

I, ZANE GEIST, P.E., 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: _____

STATE OF _____
COUNTY OF _____

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

_____
WITNESS MY HAND AND SEAL THE DAY AND DATE WRITTEN

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

THIS PLAN REVIEWED BY DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

CHAIRMAN: _____
SECRETARY: _____

THIS PLAN RECOMMENDED FOR APPROVAL BY THE DERRY TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF_____, 2024.

CHAIRMAN: _____
SECRETARY: _____

THIS PLAN APPROVED BY THE DERRY TOWNSHIP SUPERVISORS THIS _____ DAY OF_____, 2024.

CHAIRMAN: _____
SECRETARY: _____

SURVEYOR
I HEREBY CERTIFY THAT THIS PLAN TO BE CORRECT AS SHOWN.

ENGINEER
I HEREBY CERTIFY THAT THIS PLAN TO BE CORRECT AS SHOWN.

WETLAND
I, ZANE E. GEIST, P.E., HEREBY CERTIFY THAT THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY, THE PROPOSED PROJECT WILL NOT IMPACT OFF-SITE WETLANDS, AND WETLAND PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

ENGINEER: _____
DATE: _____

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN OF

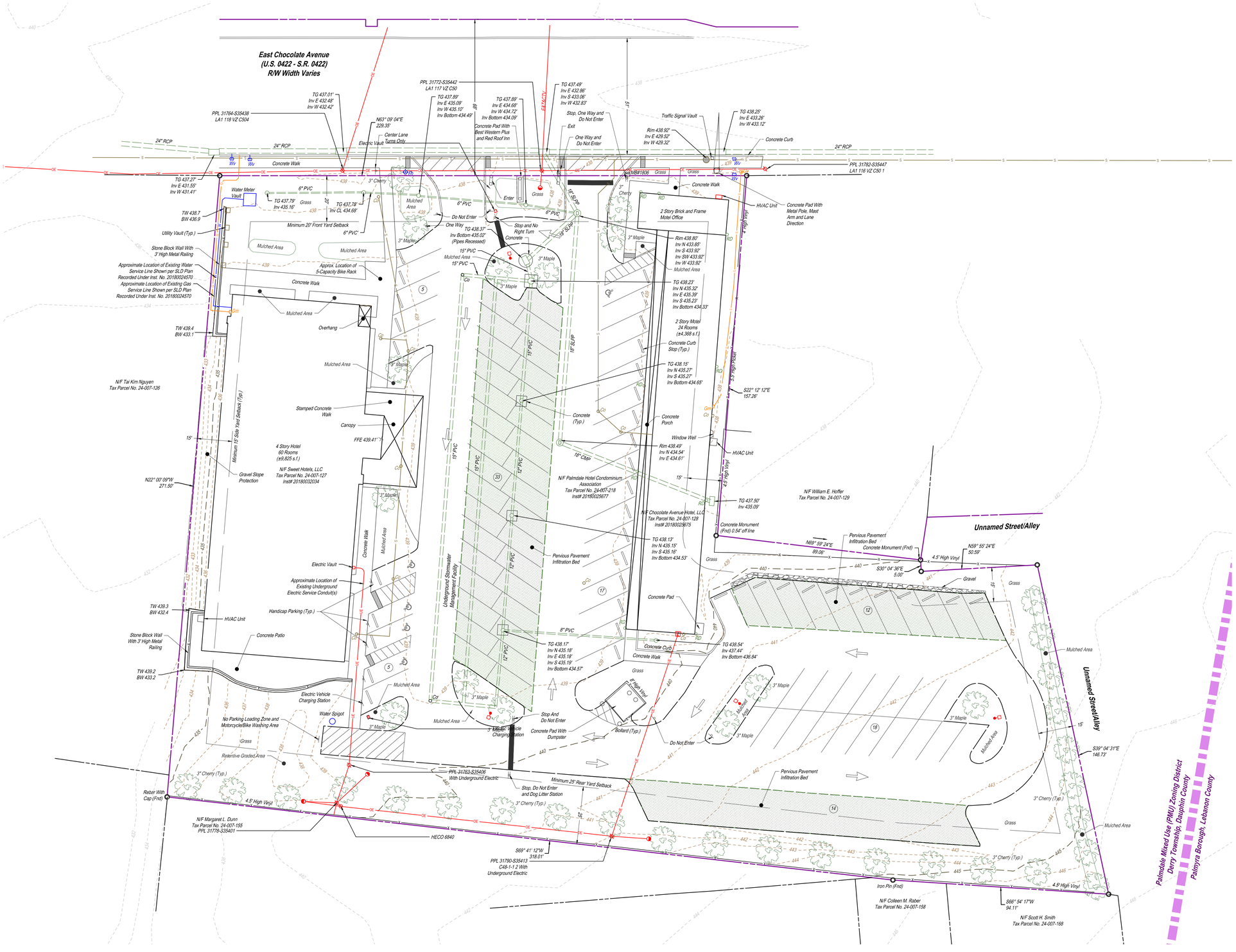
PROPOSED BUILDING ADDITION AT BEST WESTERN PLUS

SITUATED IN DERRY TOWNSHIP, DAUPHIN COUNTY

OWNER:

SWEET HOTELS, LLC

DATE: 12/09/2025 DWN BY: MLS DWG NO.: 25-0531 SHEET 01 OF 09



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING SETBACK
- EXISTING PROPERTY CORNER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING LIDAR CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING LIGHT STANDARD
- EXISTING ELECTRIC BOX
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING WATER HYDRANT
- EXISTING WATERVALVE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING INLET STRUCTURE
- EXISTING STORM PIPE
- EXISTING SUBSURFACE SWM FACILITY
- EXISTING SIGN
- EXISTING ROOF DRAIN
- EXISTING ROOF DRAIN
- EXISTING EDGE OF MACADAM
- EXISTING STRIPING
- EXISTING EDGE OF CONCRETE
- EXISTING CURB
- EXISTING FENCE
- EXISTING TREE OR SHRUB
- ZONING/MUNICIPAL/COUNTY BOUNDARY

SURVEY NOTES

1. TOPOGRAPHIC & BOUNDARY INFORMATION IS BASED ON A FIELD SURVEY DAWOOD ENGINEERING, INC. IN JUNE 2022. AS CONSTRUCTED SURVEY UPDATED BY DAWOOD IN JUNE 2024 AND CERTIFIED BY INTEGRATED CONSULTING IN DECEMBER 2025.
2. SUBSURFACE UTILITIES ARE SHOWN RELATIVE TO THE LOCATION OF THEIR SURFACE FEATURE LOCATIONS. THE SURVEYOR DOES NOT WARRANT THAT THEIR UNDERGROUND LOCATIONS ARE COMPLETE OR EXACT. THE SURVEYOR HAS NOT LOCATED THE SUBSURFACE UTILITIES.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. PLAN BEARING BASE IS REFERENCED TO PENNSYLVANIA STATE PLANE – SOUTH ZONE NAD 83 (CORS 96).
5. APPROXIMATE ADJACENT PROPERTY BOUNDARIES AND ADJACENT PROPERTY OWNER INFORMATION ARE SHOWN PER RECORDED INSTRUMENT NO. 20180024570.

SOILS INFORMATION

DuB2 DUFFIELD SILT LOAM, 3-8% SLOPES, MODERATELY ERODED, HSG-B, HYDRIC

GEOLOGY INFORMATION

Oe EPLER FORMATION

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

PROPOSED BUILDING ADDITION

AT

BEST WESTERN PLUS

DAUPHIN COUNTY

DERRY TOWNSHIP

PROFESSIONAL SEAL

DRAWN	MLS
REVIEWED	ZEG / JLK
SCALE	AS NOTED
DATE	12/09/2025
PROJECT NO.	25-0531
CAD FILE:	02 - EXISTING CONDITIONS

REVISIONS NO.	DATE	DESCRIPTION

TITLE

EXISTING CONDITIONS PLAN

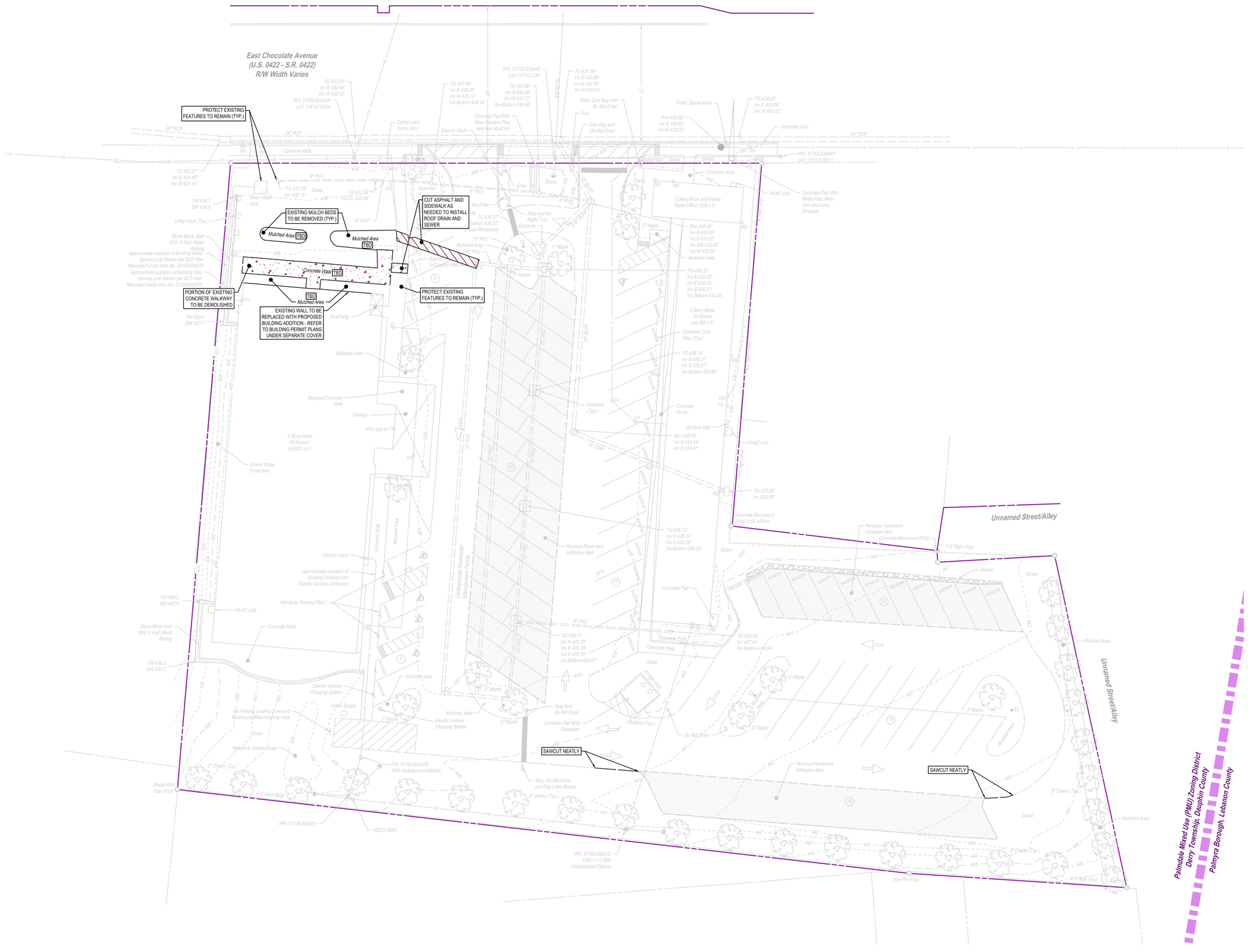
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LEGEND

DEMOLISH CONCRETE

PROPOSED SAW CUT LINE

TBD — DENOTES A FEATURE TO BE DEMOLISHED

DEMOLITION PLAN NOTES

1. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
2. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
3. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
4. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
5. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
6. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
7. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
8. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
9. THE CONTRACTOR SHALL CUT AND REMOVE AT LUMINAIRE AND SIGN LOCATIONS ANY PROTRUDING CONDUITS TO 24" BELOW GRADE. THE CONTRACTOR SHALL REMOVE ALL CABLE AND CONDUCTORS FROM REMAINING LIGHTING AND SIGNING CONDUITS TO BE ABANDONED. ANY REMAINING LIGHTING TO REMAIN IN PLACE SHALL BE RECIRCUITED OR REWIRED AS NECESSARY TO REMAIN IN OPERATION.
10. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.

20' 10' 0' 20'
SCALE: 1"= 20'

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PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

PROPOSED BUILDING ADDITION
AT
BEST WESTERN PLUS

DERRY TOWNSHIP — DAUPHIN COUNTY

PROFESSIONAL SEAL

DRAWN	MLS
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SCALE	AS NOTED
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PROJECT NO.	25-0531
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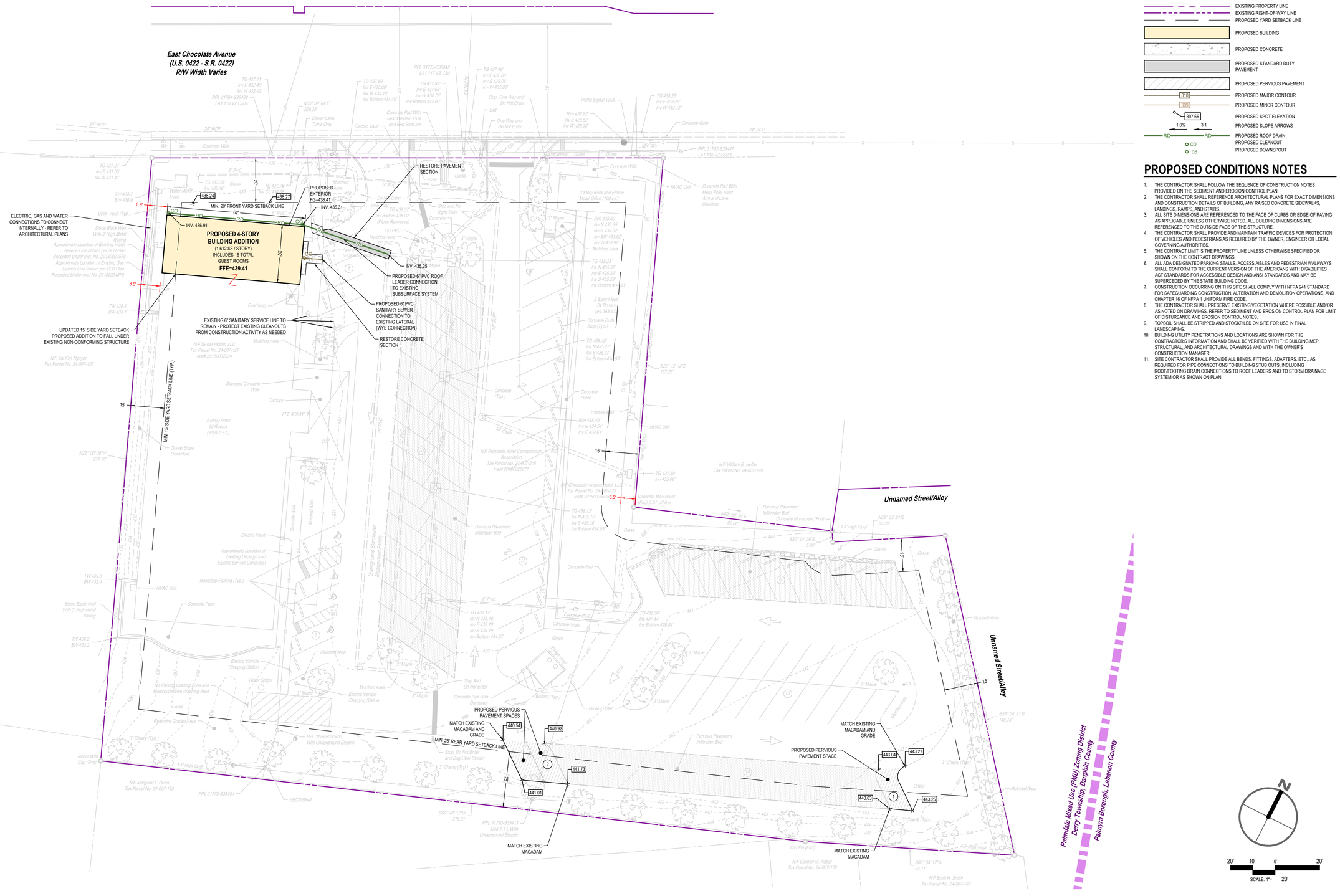
REVISIONS

NO.	DATE	DESCRIPTION

TITLE
DEMOLITION PLAN

SHEET NO.
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LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED YARD SETBACK LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED PERVIOUS PAVEMENT
- 310 — PROPOSED MAJOR CONTOUR
- 309 — PROPOSED MINOR CONTOUR
- 307.66 — PROPOSED SPOT ELEVATION
- 1.0% 3:1 — PROPOSED SLOPE ARROWS
- RD RD — PROPOSED ROOF DRAIN
- CO — PROPOSED CLEANOUT
- DS — PROPOSED DOWNSPOUT

PROPOSED CONDITIONS NOTES

1. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
2. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, ANY RAISED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.
3. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
5. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
6. ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
7. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
8. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
9. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
10. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
11. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM OR AS SHOWN ON PLAN.

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