No: 25-088

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Derry Township Surveyor Turpin Engineer/RLA Ember

Plat Title 1245 Cocoa Ave Hotel

Zoning District Hershey Mixed Use, Southern Core overlay (O13) Proposed Land Use Hotel (106 rooms)

Plat Status: X Preliminary; ___ Final; ___ 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	0.40	2.72

Date Received 08/07/25 Staff Review 08/27/25 Official County Review 08/27/25

Reviewed by DMK Checked by _____ Tax Map Parcel # 24-032-033

- *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 §185-12D(3a)(32, 33)]
   b. Ownership (and dedicatory) statements with notarization [S-LD §185-12D(3a)(48, 49)]
   c. Erosion and sedimentation control [S-LD §185-12D(3a)45]
   d. Stormwater management plan [S-LD §185-12D(4d);185-26]
   e. DEP sewage planning module [S/LD – §185-12D(4b)]
   f. Lighting plan and professional certification [S-LD §185-33E]
2. Provide a 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].
3. Show location of known sinkholes [S-LD §185-12D(3a)(16)].
4. Provide data substantiating minimum fire hydrant flow, availability, recharge and duration requirements are met in relation to the information provided in the PA American Water letter dated July 24, 2025 [S-LD §185-12D(4g)].
5. Verify the existing highway occupancy permits are appropriate for the proposed use [S-LD §185-12D(4h)].
6. Provide any other reasonable data the Township may require to evaluate the land development proposal [S-LD §185-12D(4h)].
7. Provide the approved FEMA letter of map revision to Derry Township.
8. Allowing left turns in and out of the driveway with Fishburn Road is inconsistent with previous decisions in the immediate area to restrict left in/left out with the Fishburn Road driveway at Giant, the previous bank occupying the site, as well as the recent installation of bicycle/pedestrian signal actuators to permit safe crossing at Fishburn and Hartley Roads. This section of Fishburn Road is heavily traveled which has warranted previous Township attention and investment in safety improvements. Consider designing this driveway to deter left turns.
9. The current zoning amendment proposal regarding Hotels and Motels use will not impact this land development plan.

Plan No. 25-088

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		✓		
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 *(need final approval letter)*		✓		
31. Statement of ownership, signature and notarization shown *(needs sign/notar)*		✓		
32. Dedicatory statement shown *(needs sign/notar)*		✓		
33. Approval blocks shown		✓		
34. PADOT Highway Occupancy Permit statement shown		✓		
35. Consistency with Future Land Use plans - County plans		✓		
	Municipal plans	✓		

PRELIMINARY LAND DEVELOPMENT PLAN
FOR
1245 COCOA AVENUE HOTEL
DERRY TOWNSHIP, DAUPHIN COUNTY, PA

CERTIFICATE OF OWNERSHIP ACKNOWLEDGEMENT OF PLAN AND DEDICATION

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN, AND OF DEDICATION

CORPORATION

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED IS/ARE THE CURRENT OWNER(S) OF THE WITHIN PLAT AND THAT ALL STREETS OR PARTS THEREOF NOT PREVIOUSLY DEDICATED ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

OWNER SIGNATURE_____

PRINT_____

HIGH HOTELS, LTD
1853 WILLIAM PENN WAY
LANCASTER, PA 17605

STATE OF PENNSYLVANIA, COUNTY OF DAUPHIN

ON THIS _____ DAY OF _____, BEFORE ME, THE UNDERSIGNED PERSONALLY

APPEARED: _____WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT HE/THEY ARE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND THAT HE/THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL
THE DAY AND DATE WRITTEN. NOTARY PUBLIC
MY COMMISSION

EXPIRES: _____

BMP ACKNOWLEDGEMENT

I HEREBY ACKNOWLEDGE THAT THE STORMWATER BMP'S ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE TOWNSHIP.

_____ _____
(DATE) (OWNER SIGNATURE)

MUNICIPAL/COUNTY CERTIFICATIONS

TOWNSHIP OF DERRY AND DAUPHIN COUNTY SIGNATURES

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

CHAIRMAN_____

SECRETARY_____

THIS PLAN APPROVED BY THE DERRY TOWNSHIP SUPERVISORS THIS _____ DAY OF _____.

CHAIRMAN _____

SECRETARY_____

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

CHAIRMAN _____

SECRETARY_____

OWNER

HERSHEY BAR, LLC
224 SAINT CHARLES WAY
SUITE 290, YORK, PA 17402
(717) 761-7801

EQUITABLE OWNER/APPLICANT

HIGH HOTELS, LTD
1853 WILLIAM PENN WAY
LANCASTER, PA 17605
(717) 293-4458

SITE DATA (DERRY TOWNSHIP)

PARCEL ID	24-032-033
TRACT LOT AREA	2.72 ACRES (GROSS) 2.67 ACRES (NET)
TOTAL NO. OF LOTS	1
EXISTING USE	FINANCIAL INSTITUTION (ABANDONED)
PROPOSED USE	HOTEL
WATER	PUBLIC (PA AMERICAN WATER)
SEWER	PUBLIC (DTMA)
FLOOR AREA RATIO (FLOOR AREA/NET TRACT AREA)	15%

PLAN PURPOSE

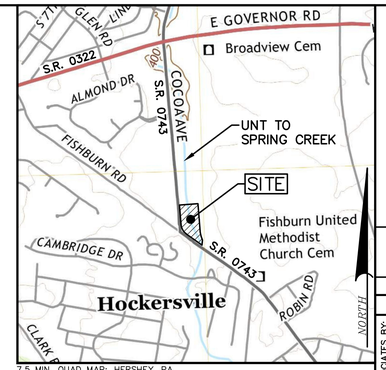
THE PURPOSE OF THIS PLAN IS TO DEMOLISH THE EXISTING BANK AND CONSTRUCT THE PROPOSED HOTEL AND ASSOCIATED SITE IMPROVEMENTS.

ZONING DATA

(HMU) HERSHEY MIXED USE-(013) SOUTHERN CORE

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (GROSS)	N/A	2.72 AC	2.72 AC
MINIMUM LOT AREA (NET)	N/A	2.71 AC	2.67 AC
MINIMUM LOT WIDTH	100 FT	350 FT	350 FT
MINIMUM LOT DEPTH	125 FT	250 FT	247.5 FT
BUILDING/PARKING SETBACK LINES			
FRONT YARD SETBACK	25 FT	25 FT	>25 FT
SIDE YARD SETBACK	15 FT	15 FT	>15 FT
REAR YARD SETBACK	20 FT	20 FT	>20 FT
BUILDING HEIGHT	50 FT(MAX.)	<50 FT	<50 FT
MINIMUM VEGETATED COVERAGE	30%	62%	44%
MAXIMUM IMPERVIOUS COVERAGE	60%	38.2% (45,024 SF)	59.1% (69,677 SF)
SENSITIVE AREA SETBACK LINE *	50 FT	50 FT	50 FT
MINIMUM LANDSCAPE BUFFER	15 FT	15 FT	15 FT
REQUIRED PARKING	1 SPACE PER ROOM PLUS 0.75 SPACES PER EMPLOYEE ON LARGEST SHIFT. 8 EMPLOYEES		ASSUMED ON LARGEST SHIFT.
	112 SPACES		113 SPACES

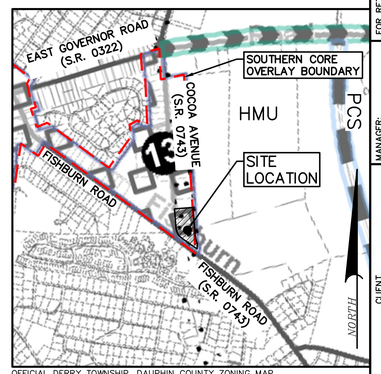
* SITE ACCESS AND UTILITIES ARE PERMITTED IN THE SENSITIVE AREA SETBACK



7.5 MIN. QUAD MAP: HERSHEY, PA

LOCATION MAP

SCALE: 1"=1000'



OFFICIAL DERRY TOWNSHIP, DAUPHIN COUNTY ZONING MAP

ZONING MAP

SCALE: 1"=1000'

LIST OF DRAWINGS

PLAN SHEET NO.	TITLE
*1 OF 20.	COVER SHEET
*2 OF 20.	NOTES
*3 OF 20.	OVERALL EXISTING CONDITIONS PLAN
4 OF 20.	EXISTING CONDITIONS/DEMOLITION PLAN
*5 OF 20.	LAYOUT PLAN
*6 OF 20.	GRADING PLAN
7 OF 20.	GRADING ENLARGEMENT PLAN
8 OF 20.	UTILITY PLAN
*9 OF 20.	LANDSCAPING PLAN
10 OF 20.	LIGHTING PLAN
11 OF 20.	EASEMENT PLAN
12 OF 20.	PIPE PROFILES
13 OF 20.	PIPE PROFILES
14 OF 20.	SITE DETAILS
15 OF 20.	SITE DETAILS
16 OF 20.	SITE DETAILS
17 OF 20.	STORMWATER MANAGEMENT DETAILS
19 OF 20.	STORMWATER MANAGEMENT DETAILS
19 OF 20.	UTILITY DETAILS
20 OF 20.	UTILITY DETAILS

* TO BE RECORDED

SUPPLEMENTAL PLANS

EROSION & SEDIMENT CONTROL PLAN
*POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
TRUCK TURNING EXHIBIT
HOP PLANS (BY TPD, INC.)
* TO BE RECORDED

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:
0441903637-SV-BASE
0441903637-SV-EXIST
0441903637-LD-LAND
0441903637-LD-TOPO
0441903637-LD-UTILITIES
0441903637-LD-GRAD
0441903637-LD-DETL
0441903637-LD-PLAN
0441903637-LD-STMT
0441903637-LD-ESMT
0441903637-LD-LEGN

MANAGER: KEVIN M. EMBER, RLA
DESIGN BY: MEB
CHKD BY: KWE
DRAWN BY: MEB
CHKD BY: KWE
SURV. CHIEF: C.P
FIELDBOOK NO. DATA COLLECTOR

CLIENT
HIGH HOTELS, LTD
1853 WILLIAM PENN WAY
LANCASTER, PA 17605
TELEPHONE: 717-293-4458

AS NOTED

TOWNSHIP OF DERRY

PLAT NO. 1408

SUBMISSION DATE
8 MONTH 4 DAY 25 YEAR

REVISION DATE

MONTH	DAY	YEAR

C. Emerick
DIR. OF COMMUNITY DEVELOPMENT

SWM SITE PLAN CERTIFICATION

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

DATE: _____

_____

WETLAND CERTIFICATION

I HEREBY CERTIFY THAT THERE ARE WETLANDS ON THE SUBJECT PROPERTY THAT WILL NOT BE IMPACTED BY THE PROJECT, THE PROPOSED PROJECT WILL ALSO NOT IMPACT OFF-SITE WETLANDS, AND WETLAND PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

DATE: _____

_____

LANDSCAPE ARCHITECTS' SEAL:
I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

PROFESSIONAL LANDSCAPE ARCHITECT
KEVIN MICHAEL EMBER
3020 COLUMBIA AVE.
LANCASTER, PA 17603
717-431-3752

ENGINEER'S SEAL:
I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

PROFESSIONAL ENGINEER
MARTIN F. PEAK, III
3020 COLUMBIA AVE.
LANCASTER, PA 17603
717-690-8017

SURVEYOR'S SEAL:
I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

PROFESSIONAL LAND SURVEYOR
JACK TURPIN
3020 COLUMBIA AVE.
LANCASTER, PA 17603
717-431-3745

RETTEW
RETTEW Associates, Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone (800) 738-8395
Email: rettew@rettew.com
Website: www.rettew.com

Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

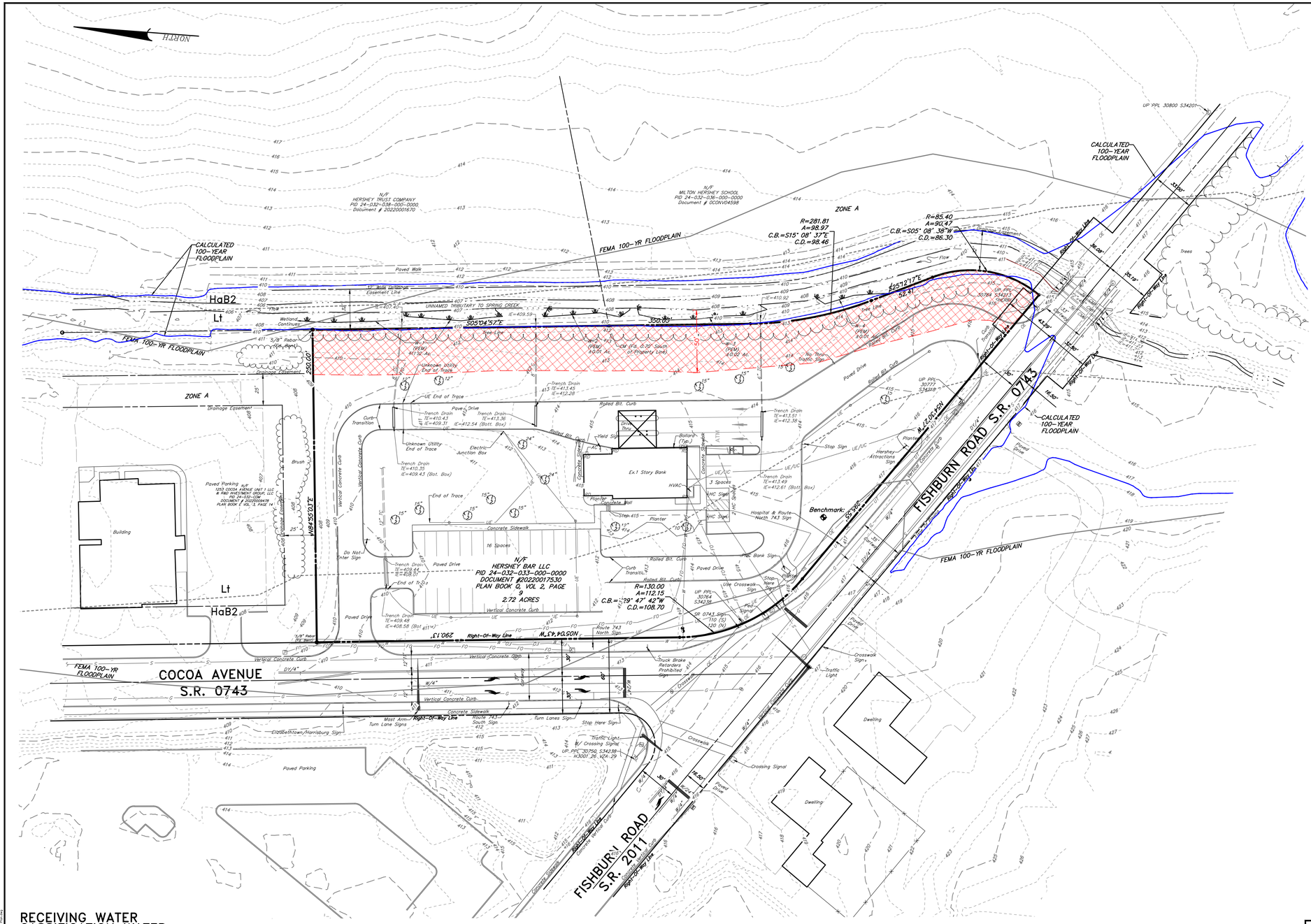
COVER SHEET
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
1245 COCOA AVENUE HOTEL

DERRY TOWNSHIP DAUPHIN COUNTY, PA

DWG. NO. 0441903637
DATE: 08/01/25
SHEET NO. 1 OF 20

NOT FOR CONSTRUCTION/NOT FOR BIDDING

C:_Active\Jobs\0441903637-High Hotels\Dwgs\LD\Plans\0441903637-Plan Key


NORTH
N/F HERSHEY TRUST COMPANY PID 24-032-056-000-0000 Document # 20220001670
N/F MILTON HERSHEY SCHOOL PID 24-032-036-000-0000 Document # 00DN004598
CALCULATED 100-YEAR FLOODPLAIN
FEMA 100-YR FLOODPLAIN
ZONE A
R=281.81 A=98.97 C.B.=S15° 08' 37"E C.D.=98.46
R=65.40 A=90.47 C.B.=S05° 08' 38"W C.D.=86.30
S25°12'17"E 52.41'
UNNAMED TRIBUTARY TO SPRING CREEK
S05°04'57"E 350.00'
HaB2
Lt
Wetland Continues
5/8" Rebar (No Cap)
Drainage Easement
Paved Walk
Tree Line
Trees
Paved Drive
Rolled Bit. Curb
Vertical Concrete Curb
Concrete Sidewalk
Ex.1 Story Bank
HVAC
Pavers
3 Spaces
HC Sign
Planter
Hospital & Route North 743 Sign
Benchmark: 429.56'
FISHBURN ROAD S.R. 0743
Right-Of-Way Line
Hershey Attractions Sign
Stop Sign
Yield Sign
Ballard (Typ.)
Trench Drain
Curb Transition
Unknown Utility End of Trace
Electric Junction Box
Paved Parking N/F 1245 COCOA AVENUE UNIT 1 LLC & R&D INVESTMENT GROUP, LLC PID 24-032-039 DOCUMENT # 20220009478 PLAN BOOK X, VOL. 3, PAGE 14
Building
Brush
Do Not Enter Sign
N/F HERSHEY BAR LLC PID 24-032-033-000-0000 DOCUMENT #20220017530 PLAN BOOK Q, VOL 2, PAGE 9 2.72 ACRES
C.B.=S29° 47' 42"W C.D.=108.70 R=130.00 A=112.15
Route 743 North Sign
Route 743 South Sign
Mast Arm Turn Lane Signs
Turn Lanes Sign
Stop Here Sign
Traffic Light W/ Crossing Signal UP PPL 30754 S342.58 H3001 26 VIA 29
Crosswalk
Crossing Signal
Truck Brake Retarders Prohibited Sign
Traffic Light
Crosswalk Sign
Dwelling
Paved Parking
COCOA AVENUE S.R. 0743
FISHBURN ROAD S.R. 2011
Elizabethtown/Harrisburg Sign
FEMA 100-YR FLOODPLAIN
UP PPL 30800 S342.01
UP PPL 30784 S342.13
UP PPL 30773 S342.19
UP PPL 30764 S342.36
SP 0743 Sign 110 (S) 120 (N)
Right-Of-Way Line
Property Line
Tree Line
Curb Transition
Rolled Bit. Curb
Paved Drive
Vertical Concrete Curb
Concrete Sidewalk
Trench Drain
Unknown Utility End of Trace
Electric Junction Box
Ex.1 Story Bank
HVAC
Pavers
3 Spaces
HC Sign
Planter
Hospital & Route North 743 Sign
Benchmark: 429.56'

NORTH

N/F
HERSHEY TRUST COMPANY
PID 24-032-038-000-0000
Document # 20220001670

N/F
MILTON HERSHEY SCHOOL
PID 24-032-036-000-0000
Document # 20201004598

N/F
1253 COCOA AVENUE UNIT 1 LLC
& R&D INVESTMENT GROUP, LLC
PID 24-032-CDM
DOCUMENT # 20220059478
PLAN BOOK E VOL. 3, PAGE 14

CALCULATED 100-YEAR FLOODPLAIN

FEMA 100-YR FLOODPLAIN

ZONE A

UNNAMED TRIBUTARY TO SPRING CREEK

52" WSE (Grid-side Easement Line

Paved Walk

Wetland Continues

Tree Line

Drainage Easement

Right-Of-Way Line

5/8" Rebar (Fd. Bent)

HaB2

Lt

W-1 (PEM) ±0.04 Ac.

W-2 (PEM) ±0.01 Ac.

W-3 (PEM) ±0.02 Ac.

W-4 (PEM) ±0.01 Ac.

IE=407.40

IE=409.59

IE=410.92

S05°04'57"E 350.03'

S25°12'17"E 52.41'

R=281.81'
A=98.97'
C.B.=S15° 08' 37"E
C.D.=98.46'

R=85.40'
A=90.47'
C.B.=S05° 08' 38"W
C.D.=86.30'

PIPE TO ABANDONED IN PLACE (CUT AND CAP)
REMOVE 30 LF OF 8" TC

PIPE TO ABANDONED IN PLACE (CUT AND CAP)
REMOVE 33 LF OF 8" TC

PIPE TO ABANDONED IN PLACE (CUT AND CAP)
REMOVE 40 LF OF 6" TC

Unknown Utility End of Trace

UE End of Trace

Trench Drain TE=410.43 IE=409.31

Trench Drain TE=410.35 IE=409.43 (Bot. Box)

Trench Drain TE=413.36 IE=412.54 (Bott. Box)

Trench Drain TE=413.45 IE=412.28

Trench Drain TE=408.44 IE=408.01

Trench Drain TE=408.48 IE=408.58 (Bot. Box)

Trench Drain TE=413.51 IE=412.58

Trench Drain TE=413.49 IE=412.61 (Bott. Box)

Curb Transition

Rolled Bit. Curb

Paved Drive

Vertical Concrete Curb

Concrete Sidewalk

Concrete Island

Electric Junction Box

Drive Thru

Yield Sign

Bollard (Typ.)

ATM

Ex.1 Story Bank

HVAC

Planter

Concrete Wall

Steps

3 Spaces

HC Sign

2 HC Spaces

16 Spaces

Do Not Enter Sign

PNC Bank Sign

Stop Here Sign

Use Crosswalk Sign

Ped Signal

No Thru Traffic Sign

Stop Sign

Planter

Hershey Attractions Sign

Benchmark:

Hospital & Route North 743 Sign

Route 743 North Sign

Route 743 South Sign

Crosswalk Sign

Truck Brake Retarders Prohibited Sign

Turn Lanes Sign

Stop Here Sign

Traffic Light

Dwelling

Building

Paved Parking

Brush

Tree Line

Power Line

Overhead

UP PPL 30764 S34213

UP PPL 30771 S34215

UP PPL 30750 S34238

SMH 0284 IE 411.43 IE 399.96

SMH 0283 IE 416.64 IE 404.64

W/4"

DY/4"

2" GAS

10" CI

8" WATER

FO

UE

UE/AC

TBR

TBREL

COCOA AVENUE
S.R. 0743

FISHBURN ROAD S.R. 0743

N24°55'04"E 290.13'

N65°04'57"W 43.50'

43.50'

35.50'

35.00'

33.00'

CALCULATED 100-YEAR FLOODPLAIN

FEMA 100-YR FLOODPLAIN

Right-Of-Way Line

LEGEND

EXISTING BOUNDARY LINE	
EXISTING ADJOINER BOUNDARY LINE	
EXISTING RIGHT-OF-WAY LINE	
EXISTING EASEMENT LINE	
EXISTING CURB	
EXISTING PAVEMENT	
EXISTING VEGETATION	DECIDUOUS TREE
EXISTING TREE LINE	
EXISTING BRUSH LINE	
EXISTING SIGN	
EXISTING LIGHT POLE	
EXISTING UTILITY POLE	
EXISTING OVERHEAD ELECTRIC LINE	OE
EXISTING UNDERGROUND UTILITIES	UT
EXISTING UNDERGROUND ELECTRIC LINE	UE
EXISTING UNDERGROUND ELECTRIC/CABLE LINE	UE/UC
EXISTING UNDERGROUND FIBER OPTIC LINE	FO
EXISTING ELECTRIC BOX	
EXISTING CABLE BOX	
EXISTING WATER LINE	W
EXISTING WATER VALVE	
EXISTING WATER METER	
EXISTING SANITARY SEWER LINE	S
EXISTING CLEANOUT	CO
EXISTING GAS LINE	G
EXISTING GAS VALVE	GV
EXISTING SANITARY SEWER MANHOLE	S
EXISTING SANITARY SEWER LINE	S
EXISTING STORM INLET	
EXISTING STORM HEADWALL/ENDWALL	
EXISTING STORM PIPE	18" RCP
EXISTING DOWNSPOUT	RD
EXISTING CONTOUR LINE (MAJOR)	350
EXISTING CONTOUR LINE (MINOR)	349
EXISTING STREAM	
EXISTING WETLAND	
EXISTING FEMA FLOODPLAIN	
CALCULATED 100-YR FLOODPLAIN	
BENCHMARK	
LIMIT OF ENVIRONMENTALLY SENSITIVE AREA	
TO BE REMOVED	TBR
TO BE RELOCATED	TBREL

HOP NOTE

REFER TO HOP PLANS FOR IMPROVEMENTS WITHIN THE PENNDOT ROW.

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:
0441903637-SV-BASE
0441903637-SV-TOPO
0441903637-LD-LAND
0441903637-LD-UTIL
0441903637-LD-DSGS
0441903637-LD-GRAD
0441903637-LD-SWM
0441903637-LD-DETL
0441903637-LD-PLAN
0441903637-LD-ESMT
0441903637-LD-LEGN

MANAGER: KEVIN M. EMBER, RLA			
DESIGN BY: MEB	CHKD BY: KWE	DRAWN BY: MEB	CHKD BY: KWE
SURV. CHIEF: C.P	FIELDBOOK NO. DATA COLLECTOR		

CLIENT
HIGH HOTELS, LTD
1853 WILLIAM PENN WAY
LANCASTER, PA 17605
TELEPHONE: 717-293-4458

SCALE
1"=30'
0 15' 30' 60' 90'

TOWNSHIP OF DERRY

PLAT NO. _____

SUBMISSION DATE
MONTH DAY YEAR

REVISION DATE
MONTH DAY YEAR
_____ ___ ____
_____ ___ ____
_____ ___ ____

DIR. OF COMMUNITY DEVELOPMENT

RETTEW
RETTEW Associates, Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone (800) 738-8395
Email: rettew@rettew.com
Website: www.rettew.com

Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

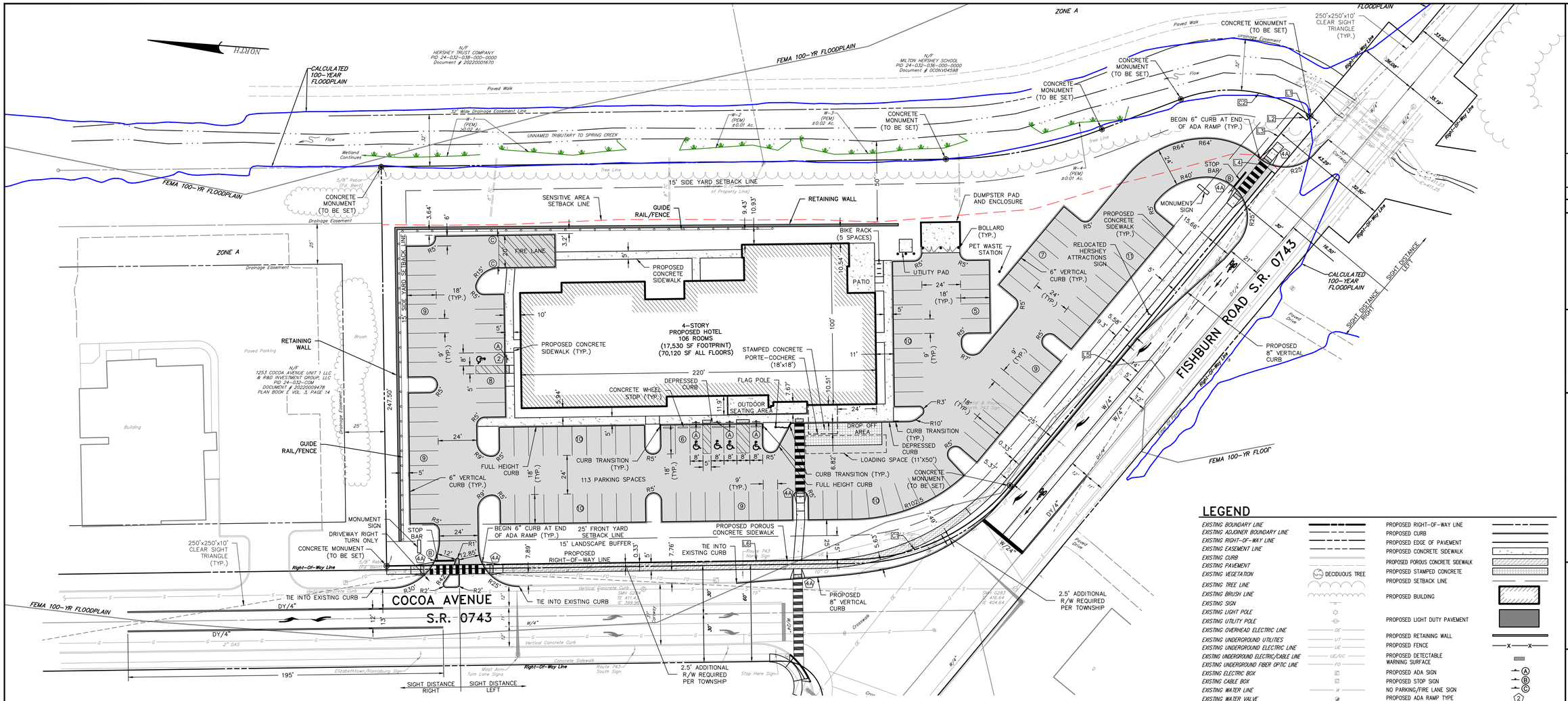
EXISTING CONDITIONS/DEMOLITION PLAN
PRELIMINARY LAND DEVELOPMENT PLAN
FOR
1245 COCOA AVENUE HOTEL

DERRY TOWNSHIP DAUPHIN COUNTY, PA

DWG. NO. 0441903637
DATE: 08/01/25
SHEET NO. 4 OF 20

NOT FOR CONSTRUCTION/NOT FOR BIDDING

C:\...\Retrieved\0441903637-rcp - Copy\Drawing\LDP\Exist\0441903637-Exist Plan.dwg



LEGEND

- EXISTING BOUNDARY LINE
- EXISTING ADJOINER BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING VEGETATION — DECIDUOUS TREE
- EXISTING TREE LINE
- EXISTING BRUSH LINE
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING UNDERGROUND UTILITIES — UT
- EXISTING UNDERGROUND ELECTRIC LINE — UE
- EXISTING UNDERGROUND ELECTRIC/CABLE LINE — UE/UC
- EXISTING UNDERGROUND FIBER OPTIC LINE — FO
- EXISTING ELECTRIC BOX
- EXISTING CABLE BOX
- EXISTING WATER LINE — W
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SANITARY SEWER LINE — S
- EXISTING CLEANOUT — CO
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV
- EXISTING SANITARY SEWER MANHOLE — S
- EXISTING SANITARY SEWER LINE — S
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL — 18" RCP
- EXISTING STORM PIPE
- EXISTING DOWNSPOUT — RD
- EXISTING CONTOUR LINE (MAJOR) — 350
- EXISTING CONTOUR LINE (MINOR) — 349
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING FEMA FLOODPLAIN
- CALCULATED 100-YR FLOODPLAIN
- LIMIT OF ENVIRONMENTALLY SENSITIVE AREA
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED POROUS CONCRETE SIDEWALK
- PROPOSED STAMPED CONCRETE
- PROPOSED SETBACK LINE
- PROPOSED BUILDING
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED RETAINING WALL
- PROPOSED FENCE — X — X
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED ADA SIGN — A
- PROPOSED STOP SIGN — B
- NO PARKING/FIRE LANE SIGN — C
- PROPOSED ADA RAMP TYPE — 2

PROPOSED RIGHT-OF-WAY LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N54° 30' 27"W	3.41
L2	N35° 29' 33"E	7.20
L3	N54° 30' 27"W	38.25
L4	S35° 29' 33"W	10.79
L5	N54° 30' 27"W	253.67
L6	N05° 04' 43"W	290.13

PROPOSED RIGHT-OF-WAY CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC	BEARING	CHORD
C1	127.50'	49° 25' 45"	109.99'	N54° 30' 30"W	106.61'
C2	85.40'	56° 36' 47"	84.38'	N31° 24' 30"E	80.99'

SIGHT DISTANCE CHART							
DRIVEWAY	SPEED LIMIT (MPH)	ROAD SLOPE RIGHT	SIGHT DISTANCE RIGHT (REQUIRED)	SIGHT DISTANCE RIGHT (AVAILABLE)	ROAD SLOPE LEFT	SIGHT DISTANCE LEFT (REQUIRED)	SIGHT DISTANCE LEFT (AVAILABLE)
COCOA AVE	35	1.0%	245'	1000'+	-1.0%	252'	300'
FISHBURN RD	35	0%	249'	700'+	0%	249'	700'+

HOP NOTE

REFER TO HOP PLANS FOR IMPROVEMENTS WITHIN THE PENNDOT ROW.

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:
04419035J37-SV-BASE
04419035J37-SV-EXIS
04419035J37-LD-LAND
04419035J37-LD-UTIL
04419035J37-LD-DSPS
04419035J37-LD-GRAD
04419035J37-LD-SETL
04419035J37-LD-ESMT
04419035J37-LD-CONT
04419035J37-LD-LEGN

MANAGER: KEVIN M. EMBER, RLA		
DESIGN BY: MEB	CHKD BY: KWE	
DRAWN BY: MEB	CHKD BY: KWE	
SURV. CHIEF: C.P	FIELDBOOK NO. DATA COLLECTOR	

CLIENT
HIGH HOTELS, LTD
1853 WILLIAM PENN WAY
LANCASTER, PA 17605
TELEPHONE: 717-293-4458

SCALE
1"=30'
0 15' 30' 60' 90'

TOWNSHIP OF DERRY

PLAT NO. _____

SUBMISSION DATE
MONTH DAY YEAR

REVISION DATE
MONTH DAY YEAR
_____ ___ ___
_____ ___ ___
_____ ___ ___

DIR. OF COMMUNITY DEVELOPMENT

RETTEW

RETTEW Associates, Inc.
3020 Columbia Avenue, Lancaster, PA 17603
Phone (800) 738-8395
Email: rettew@rettew.com
Website: www.rettew.com

Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

LAYOUT PLAN
PRELIMINARY LAND DEVELOPMENT PLAN FOR
1245 COCOA AVENUE HOTEL

DERRY TOWNSHIP DAUPHIN COUNTY, PA

DWG. NO. 0441903637
DATE: 08/01/25
SHEET NO. 5 OF 20

NOT FOR CONSTRUCTION/NOT FOR BIDDING

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