No: 24-047

#### DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

X P/F X Land Development X	Krieger
Plat Status: Preliminary Plat Type: Subdivision Regulations:   Final X   X P/F X Land Development X	
Final  X P/F X Land Development X	
X P/F X Land Development X	County
<u>A</u>	X Municipal
Maria and Maria	X Zoning
Minor X	X S&LD
Existing # 1 Proposed # 1 Proposed # 1 Subdivided / Developed Acres O.79 Total	tal Acres 44.29
Date Received $05/13/24$ Staff Review $05/24/24$ Official County Review	v 05/24/24
Reviewed by Tax Map Parcel # _24-004-045 _	
<ul> <li>When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.</li> <li>Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.</li> <li>When applicable, zoning compliance to be verified by Municipal Zoning Officer.</li> <li>Appropriate sewage module component should be processed prior to final plat approval.</li> <li>Final plats must be recorded within 90 days of approval.</li> </ul>	fied as adequate by

## 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. Provide 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. Provide data substantiating minimum fire hydrant flow requirement, flow availability, recharge capabilities, and duration of flow [S-LD §185-36].
- 4. Provide statement from applicable utilities regarding approval of proposed facilities and capacity to provide service [S-LD §185-13E(5)].
- 5. Coordination of timing for large/regional swim meets with other HersheyPark activities should be considered to address traffic impacts for accessing HersheyPark Drive and throughout the broader area/community.

#### Plan No. 24-047

Plat Specifications		Yes	No	N/A
1. Name of proposed subdivision/land development shown		<b>√</b>		
2. Owner/developer name, address & telephone number shown		<b>√</b>		
3. Municipality name shown		✓		
4. Tax parcel number/Deed reference sho	own/Instrument #	<b>√</b>		
5. North point shown		✓		
6. Map scale shown (written/graphic) (wa	uiver request)	<b>√</b>		
7. Date of plan preparation shown		✓		
8. Certification of surveyor/engineer show	wn (need seal, signature)		✓	
9. Location map shown		<b>√</b>		
10. Total property map (bearings, distances, area, primary control point) shown		✓	по рср	
11. Names of adjacent landowners/subdivision shown		✓		
12. Lot numbers shown		<b>√</b>		
13. Lot dimensions shown (as surveyed)		<b>√</b>		
14. Lot areas shown		✓		
15. Permanent monuments and markers	shown	✓		
16. Building setbacks shown		<b>√</b>		
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 ( )	<b>√</b>		
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 (waiver request)			✓	
25. Sidewalks shown (waiver request)			✓	
26. Existing and proposed coverage show	n	<b>√</b>		
27. Parking schedule provided shown		<b>√</b>		
28. Traffic study completed		✓		
29. Recreation area shown/fee in-lieu-of	provided			✓
30. Erosion and sedimentation control pl	*	<b>√</b>		
31. Statement of ownership, signature an		<b>√</b>		
32. Dedicatory statement shown (needs si		<b>√</b>		
33. Approval blocks shown	·	<b>√</b>		
34. PADOT Highway Occupancy Permit s	tatement shown	<b>√</b>		
35. Consistency with Future Land Use pl		<b>√</b>		
Municipal plans		<b>√</b>		

# PRELIMINARY/FINAL LAND DEVELOPMENT PLAN SWIMHERSHEY

SITE / ZONING DATA TOTAL SITE ACREAGE EXISTING LAND USE AGRICULTURAL COMPETITIVE SWIM FACILITY PROPOSED LAND USE PLANNED CAMPUS NORTH ZONING: REQUIRED 30,000 SQ FT (0.68 AC.) MIN. LOT AREA: 1,867 FT. 150 FT. MIN. LOT WIDTH: LOT DEPTH: 100 FT. MIN. 1,086 FT. 25 FT. MIN. 25 FT. FRONT YARD SIDE YARD: ONE SIDE: 15 FT. MIN. 15 FT. BUILDING HEIGHT: PROPOSED 16.84% (324,502 SF / 7.46 AC) IMPERVIOUS COVERAGE: VEGETATION COVERAGE: 98.79%(1,905,806 SF / 43.75 AC) 83.16% (1,604647 SF / 36.83 AC) PARKING: REOUIRE PARKING SPACES: 0.75 SPACES PER SWIMMER + 10% ACCESSIBLE PARKING 200-300 SPACES REQ. 7 ADA SPACES 7 SPACES BICYCLE PARKING: 2 BIKES PER 50 SPACES (256 PARKING SPACES/50 X 2 = 10.2)10 SPACES \*10 SPACES MAXIMUM PER ZONING ORDINANCE LOADING: SPACE PER 20,000 S.F. NON-RESIDENTIAL (34,565/20,000) **CERTIFICATION OF WETLANDS** 

#### OWNER OF RECORD SURVEY INFORMATION

BOUNDARY AND TOPOGRAPHY PROVIDED BY: 19 E CHOCOLATE AVENUE **EVANS ENGINEERING** HERSHEY, PA 17033 ADDRESS HARRISBURG, PA 17110 (717)-541-1580 DATE: 2023-06-23

WETLANDS INFORMATION

WETLANDS DELINEATION PROVIDED BY: 449 EISENHOWER BLVD #300, HARRISBURG, PA 17111 (717) 232-0593

#### **GEOLOGIC INFORMATION**

JOB NO.: 2021G41-001

GEOLOGY STUDY PROVIDED BY: ECS MID-ATLANTIC, LLC 52-6 GRUMBACHER ROAD, YORK, PA 17406 717-577-8249 DATE: 07/27/2023

JOB NO.: JN237143

#### TRAFFIC INFORMATION

JOB NO.: 18:5959

TRAFFIC STUDY PROVIDED BY: TRAFFIC PLANNING AND DESIGN INC. 4000 CRUMS MILL ROAD, SUITE 102 717-234-1430

UNDERGROUND UTILITY LINE PROTECTION ACT

IN COMPLIANCE WITH AND PURSUANT TO THE PROVISIONS OF 73 P.S. 176, AS AMENDED

FOLLOWING REOUIREMENTS IN PREPARING THESE DRAWINGS THAT INCLUDE EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION AND/OR LAND

1. PURSUANT TO 73 P.S. 176(2), RGS ASSOCIATES, INC. HAS REQUESTED LINE AND

COMPLETED, IF SUCH INFORMATION WAS OBTAINED MORE THAN NINETY (90) DAYS

2. PURSUANT TO 73 P.S. 176(3), RGS ASSOCIATES, INC. HAS SHOWN, UPON THESE

3. PURSUANT TO 73 P.S. 176(5), RGS ASSOCIATES, INC. HAS CALLED THE ONE CALL SYSTEM AND SHOWN AS PROOF, THE SERIAL NUMBER OF ONE CALL NOTICE AND THE

4. IF, PURSUANT TO THE REQUIREMENTS OF 73 P.S. 176(2), RGS ASSOCIATES, INC. HAS

RGS ASSOCIATES, INC. DOES NOT REPRESENT, WARRANT, ASSURE OR GUARANTEE THAT

ASSOCIATES, INC. INCLUDES THE INFORMATION ONLY PURSUANT TO THE REQUIREMENTS OF THE UNDERGROUND UTILITY LINE PROTECTION ACT, AS AMENDED.

REFLECTED ON THESE DRAWINGS IS ACCURATE OR CORRECT. FURTHERMORE, RGS

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (FINAL):

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (SURVEY): 20171240936

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (PRELIMINARY): \_\_\_

DATE: 05/04/17 BY: EVANS ENGINEERING

BEFORE FINAL DESIGN IS TO BE COMPLETED, RGS HAS STATED IN THE REQUEST THAT

DRAWINGS, THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY 73 P.S. 176(2), THE NAME OF THE

FACILITY OWNER AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND

TOLL-FREE NUMBER OF THE ONE CALL SYSTEM ON THE DRAWINGS NEAR THE SERIAL

REOUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, RGS HAS INDICATED THAT THE REQUEST IS PRELIMINARY AND THE SERIAL NUMBER OF SAID

DEVELOPMENT SHOWN ON THE DRAWINGS HEREIN:

REQUEST IS SHOWN ON THE DRAWINGS HEREIN.

WORK IS PRELIMINARY.

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

#### APPLICANT ACKNOWLEDGEMENT CERTIFICATE

HEREBY ACKNOWLEDGE THAT THE STORMWATER BMPs ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY THE TOWNSHIP.

## STORMWATER O&M STATEMENT

THE OPERATION AND MAINTENANCE (O&M) AGREEMENT IS PART OF THE SWM SITE PLAN

#### STORMWATER MANAGEMENT PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE DERRY TOWNSHIP STORMWATER MANAGEMENT

RECORDER OF DEEDS CERTIFICATE

PAGE \_\_\_\_\_. WITNESS MY SEAL OF OFFICE THIS DAY OF \_

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA, IN SUBDIVISION PLAN BOOK \_

#### LIST OF PUBLIC UTILITIES

COMCAST CABLE COMMUNICATIONS INC C/O USIC LOCATING SERVICES INC 13085 HAMILTON CROSSING BLVD STE 200 CONTACT: USIC OFFICE PERSONNEL

DERRY TOWNSHIP MUNICIPAL AUTHORITY HERSHEY, PA. 17033

FIRSTENERGY CORP 76 S MAIN ST AKRON, OH. 443081890 CONTACT: OFFICE PERSONNEL

WREHKOP@DTMA.COM

MILTON HERSHEY SCHOOL 201 HOMESTEAD LN PO BOX 830 HERSHEY, PA. 17033 CONTACT: MIKE KOEGLER KOEGLERM@MHS-PA.ORG

PENNSYLVANIA AMERICAN WATER 800 W HERSHEY PARK DR HERSHEY, PA. 17033 CONTACT: MICHAEL RAGER

PPL ELECTRIC UTILITIES WILKES BARRE, PA. 18702 CONTACT: MARK SANTAYANA MCSANTAYANA@PPLWEB.COM

**EQUITABLE OWNER** 

SWIM HERSHEY

84 SOUTH HILLS DRIVE

(717) 579-0989

**SOURCE OF TITLE** 

DAUPHIN COUNTY, PA

TAX MAP NO.: 24-004-045

DEED BOOK: D.B 1366

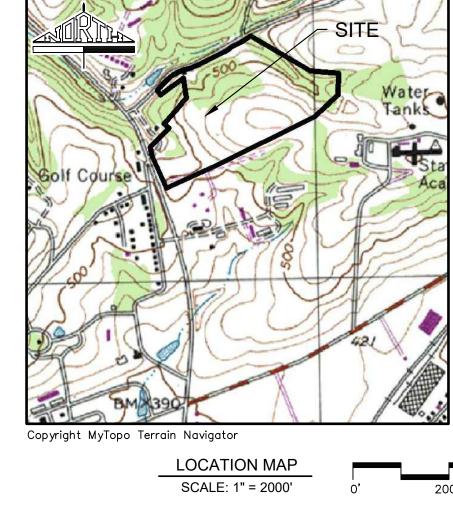
DEED PAGE: 181

CROWN CASTLE 2000 CORPORATE DR CANONSBURG, PA. 15317 CONTACT: REBECCA BYRD REBECCA.BYRD@CROWNCASTLE.COM

VERIZON NORTH 2241 W GRANDVIEW BLVD ERIE, PA. 16506 CONTACT: MICHAEL GEARY MICHAEL.GEARY@VERIZON.COM

UGI UTILITIES INC 1301 A I P DR MIDDLETOWN, PA. 17057 CONTACT: JOANNE ARCHFIELD JARCHFIELD@UGI.COM

CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES (3) WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND (10) WORKING 1-800-242-1776 DAYS IN DESIGN STAGE - STOP CALL



### REQUESTED MODIFICATIONS

THE FOLLOWING WAIVERS OF THE DERRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE WERE REQUESTED

SECTION 185-22.D.(3) - CARTWAY WIDTH

2. SECTION 185-22.E(5) - CURBS

3. SECTION 185-34.A - SIDEWALKS 4. SECTION 185-31 - STREET TREES

5. SECTION 185-12..D.(2) & 185-13.E.(3) - PLAN SCALE

#### LAND DEVELOPMENT PLAN LD-1 COVER SHEET GENERAL NOTES OVERALL EXISTING CONDITIONS PLAN LD-4 EXISTING CONDITIONS & DEMOLITION PLAN LD-5 EXISTING CONDITIONS & DEMOLIITON PLAN LD-6 OVERALL SITE PLAN LD-8 LAYOUT PLAN ID-9 FASEMENT PLAN LD-10 EASEMENT PLAN LD-11 GRADING PLAN LD-12 GRADING PLAN LD-13 UTILITY PLAN LD-14 UTILITY PLAN LD-15 UTILITY PLAN LD-16 LANDSCAPE NOTES AND DETAILS LD-17 LANDSCAPE PLAN LD-18 LANDSCAPE PLAN LD-19 SEWER PROFILES LD-20 WATER PROFILES LD-21 SITE DETAILS LD-22 SITE DETAILS LD-23 SANITARY DETAILS POST CONSTRUCTION STORMWATER MANAGEMENT PLAN SW-24 COVER SHEET SW-25 GENERAL NOTES SW-26 EXISTING CONDITIONS PLAN SW-27 BMP LOCATION MAP SW-28 PCSM GRADING PLAN SW-29 PCSM GRADING PLAN SW-30 ACCESS DRIVE PROFILE SW-31 STORM PROFILES SW-32 STORM PROFILES

**DRAWING INDEX** 

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SW-39 MATERIAL SPECIFICATIONS SW-40 PRE DEVELOPMENT DRAINAGE AREA MAP SW-41 POST DEVELOPMENT DRAINAGE AREA MAP SW-42 POST DEVELOPMENT SUB DRAINAGE AREA MAP

SW-38 OPERATION & MAINTENANCE NOTES

**EROSION AND SEDIMENT CONTROL PLAN** 

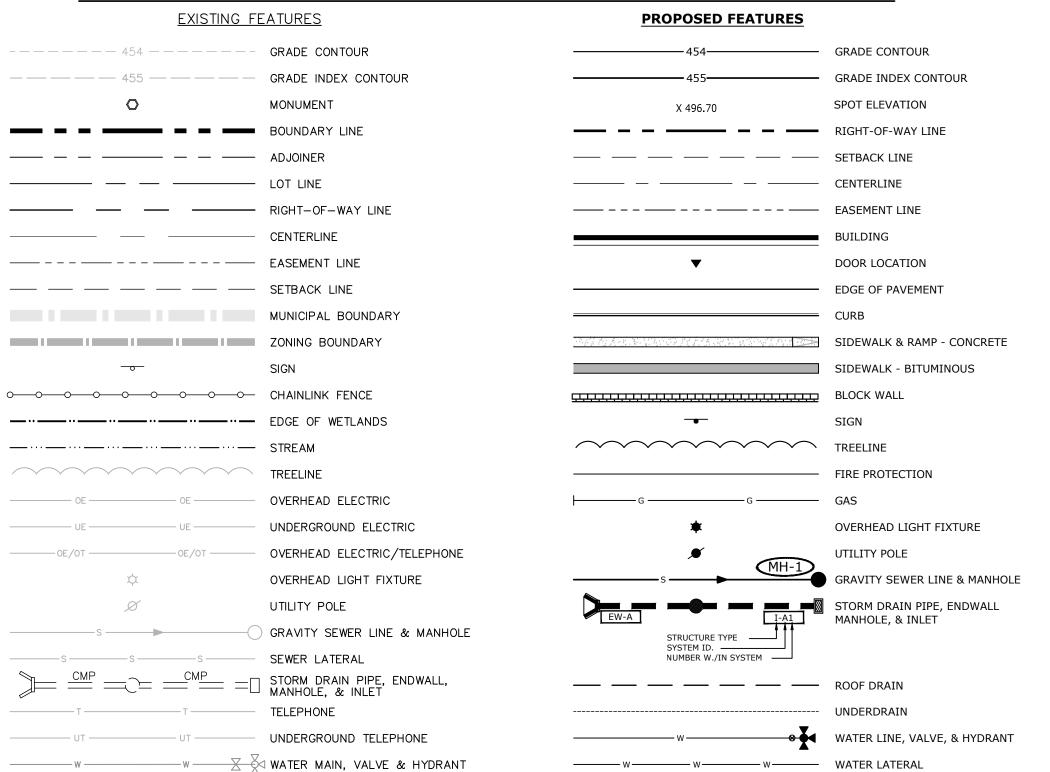
ES-1 COVER SHEET ES-2 GENERAL NOTES ES-3 EXISTING CONDITIONS & DEMOLITION PLAN

ES-4 E&S DRAINAGE AREA MAP ES-5 EROSION & SEDIMENT CONTROL PLAN **EROSION & SEDIMENT CONTROL PLAN** ES-7 E&S DETAILS

ES-8 E&S DETAILS ES-9 E&S DETAILS

ES-10 O&M NOTES ES-11 MATERIAL SPECS

#### SITE FEATURE LEGEND



## **TOWNSHIP** DERRY PLAT NO. <u>1389</u> SUBMISSION DATE REVISION DATE Day \_\_\_\_\_ <u>C. Emerick</u> Sig.-Director of Community Development NOT FOR BIDDING/NOT FOR CONSTRUCTION

Reviewed this \_\_\_\_ day

By The Dauphin County

Planning Commission.

of \_\_\_\_\_, 20\_\_\_\_.

### 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 they are the equitable owners 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 It is hereby certified that the undersigned is/are the equitable owner(s) of the within plat and that all streets or parts thereof not previously dedicated are hereby tendered for dedication to public use.

The plan recommended for approval by the Derry Township Planning Commission this \_\_\_

This plan approved by the Derry Township Supervisors

I hereby certify this survey to be

I hereby certify this plan to be

ASSOCIATES

Land Planning Landscape Architecture Civil Engineering

53 West James Street Suite 101, Lancaster, PA 17603 (717) 715-1396 FAX: (717) 435-8277 221 W. Philadelphia Street (717) 854-3910 FAX: (717) 854-3920 PO BOX 841 Camp Hill, PA 17001

E-mail: info@rgsassociates.com FILENAME: P:\2021\2021G41-001\CADD\FINAL\Plot\Z-Cover.dwg

**COVER SHEET** 

PRELIMINARY/FINAL LAND DEVOLOPMENT PLAN

FOR SWIMHERSHEY

situated in Derry Township, Dauphin Co.

Date: MAY 07, 2024 Project No. 2021G41-001 Sheet LD-1 of 42

