

No: 24-047

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

MunicipalityDerry Township

SurveyorEvans

Engineer/RLAKrieger

Plat TitleSwimHershey

Zoning DistrictPlanned Campus North

Proposed Land UseRecreation

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 Lots1

Proposed # of Lots1

Proposed # of New DUs0

Subdivided / Developed Acres0.79

Total Acres44.29

Date Received05/13/24

Staff Review

05/24/24

Official County Review

05/24/24

Reviewed byDMK

Checked by

Tax Map Parcel #24-004-045

- 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.

- The following certifications, signatures and approvals (or approved waivers) are required prior to plan recording:
 - Surveyor/engineer name, seal and signature [S-LD §185-13E(4a)(32, 33)]
 - Ownership and dedicatory statements with notarization [S-LD §185-13E(4a)(46, 47)]
 - Erosion and sedimentation control [S-LD §185-13E(4a)22]
 - Stormwater management plan [S-LD §185-13E(5f);185-26]
 - DEP sewage planning module [S/LD – §185-13E(5b)]
 - Lighting plan and professional certification [S-LD §185-33E]
- 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].
- Provide data substantiating minimum fire hydrant flow requirement, flow availability, recharge capabilities, and duration of flow [S-LD §185-36].
- Provide statement from applicable utilities regarding approval of proposed facilities and capacity to provide service [S-LD §185-13E(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.

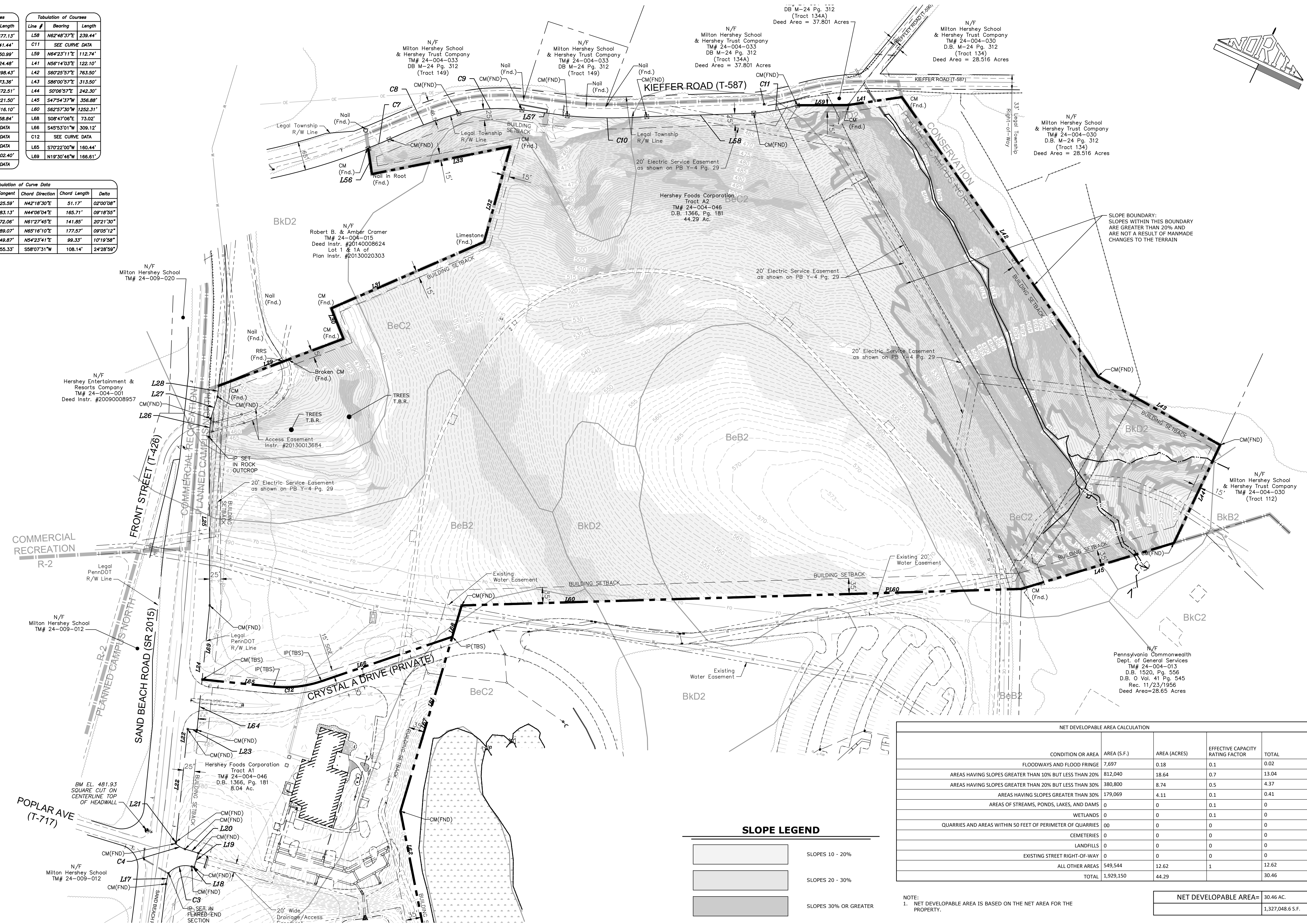
Plan No. 24-047

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	✓		
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 request)	✓		
7. Date of plan preparation shown	✓		
8. Certification of surveyor/engineer shown (need seal, signature)		✓	
9. Location map shown	✓		
10. Total property map (bearings, distances, area, primary control point) shown	✓	no pcg	
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 (waiver request)		✓	
25. Sidewalks shown (waiver request)		✓	
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 signatures/ notarization)	✓		
33. Approval blocks shown	✓		
34. PADOT Highway Occupancy Permit statement shown	✓		
35. Consistency with Future Land Use plans - County plans	✓		
Municipal plans	✓		

Tabulation of Courses		
Line #	Bearing	Length
L25	N25°36'05"W	377.13'
L26	N19°30'45"W	41.44'
L27	N8°12'11"W	50.99'
L28	N19°41'29"E	24.48'
L29	N44°00'20"E	298.43'
L30	N47°06'46"W	73.36'
L31	N41°09'15"E	372.51'
L32	N59°49'45"W	221.50'
L33	S53°25'15"W	316.10'
L56	N33°41'45"W	58.84'
C7	SEE CURVE DATA	
C8	SEE CURVE DATA	
C9	SEE CURVE DATA	
L57	N72°11'33"E	102.40'
C10	SEE CURVE DATA	

Line #	Bearing	Length
L58	N62°48'57"E	239.44'
C11	SEE CURVE DATA	
L59	N64°23'11"E	112.74'
L41	N56°14'03"E	122.10'
L42	S60°25'57"E	763.50'
L43	S86°00'57"E	313.50'
L44	S0°08'57"E	242.30'
L45	S45°54'37"W	356.68'
L60	S62°57'30"W	1252.31'
L68	S08°47'06"E	73.02'
L69	S45°53'01"W	309.12'
C12	SEE CURVE DATA	
L65	S70°22'00"W	160.44'
L69	N19°30'46"W	166.61'

Curve #	Length	Radius	Tangent	Chord Direction	Chord Length	Delta
C7	51.17'	1464.36'	25.59'	N42°18'30"E	51.17'	02°00'08"
C8	165.90'	1020.39'	83.13'	N44°06'04"E	165.71'	09°18'55"
C9	142.60'	401.31'	72.06'	N61°27'45"E	141.85'	20°20'30"
C10	177.76'	1120.86'	89.07'	N65°16'10"E	177.57'	09°05'12"
C11	99.46'	551.52'	49.87'	N54°23'41"E	99.33'	10°19'58"
C12	108.98'	255.00'	55.33'	S58°07'31"W	108.14'	24°28'59"

[illegible]

MANAGER:	JACOB KRIEGER, RLA	CHECKED BY:
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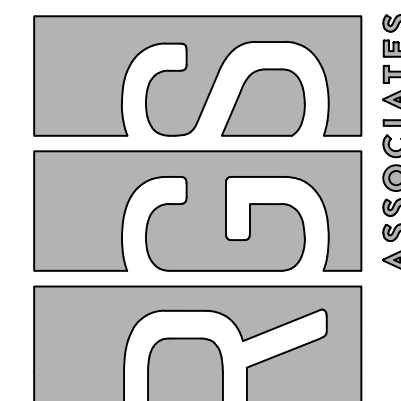
CLIENT SWIMHERSHEY
SOUTH HILLS DRIVE

OVERALL EXISTING CONDITIONS PLAN

PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN
SWIMHERSHEY

situated in
Derry Township, Dauphin Co.

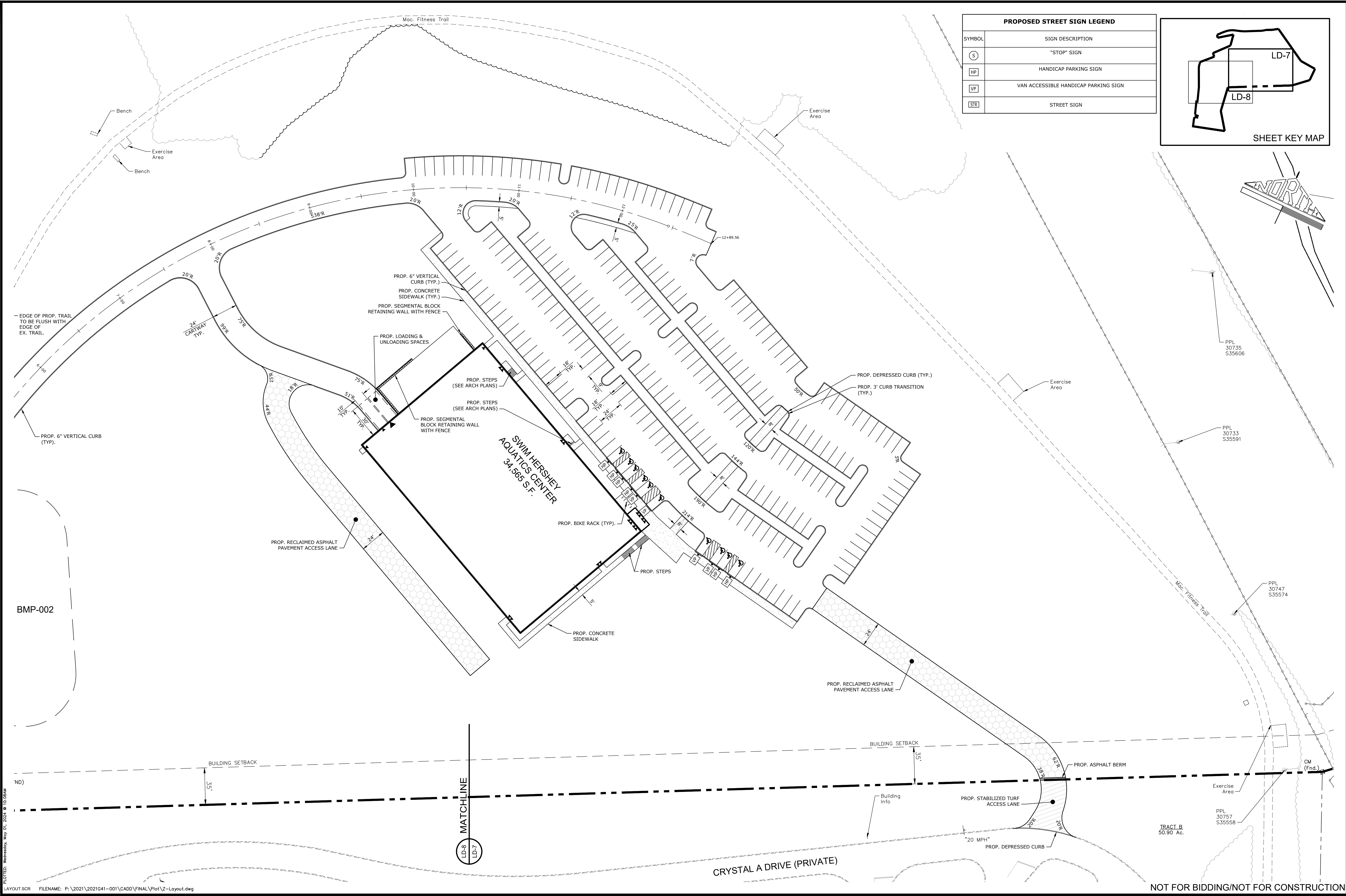
Land Planning
Landscape Architecture
Civil Engineering



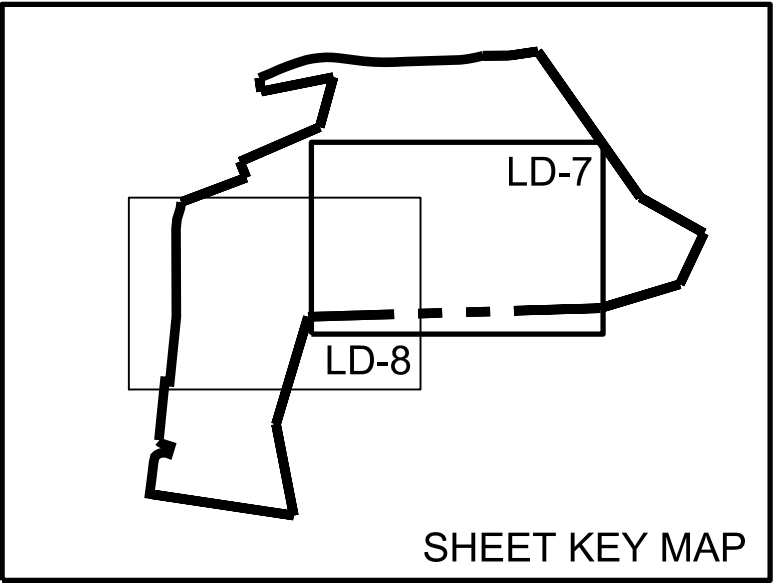
DATE: MAY 07, 2024

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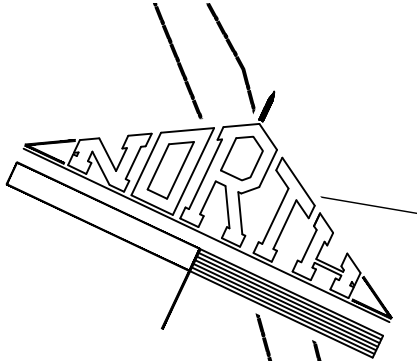
NOT FOR BIDDING/NOT FOR CONSTRUCTION



PROPOSED STREET SIGN LEGEND	
SYMBOL	SIGN DESCRIPTION
S	*"STOP" SIGN
HP	HANDICAP PARKING SIGN
VP	VAN ACCESSIBLE HANDICAP PARKING SIGN
STR	STREET SIGN



SHEET KEY MAP



MANAGER:
JACOB KRIEGER, PLA

DESIGN BY:
JPK

DRAWN BY:
TJD

CHECKED BY:
KAC

CHECKED BY:
FMV

CLIENT:
SWIMHERSHEY
84 SOUTH HILLS DRIVE
HERSHEY, PA 17033
(717) 579-0889

LAYOUT PLAN

PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN
SWIMHERSHEY
situated in
Derry Township, Dauphin Co.

Land Planning
Landscape Architecture
Civil Engineering

221 W. Philadelphia Street
Harrisburg, PA 17101
(717) 715-1596 FAX (717) 435-8277
(717) 854-3310 FAX (717) 854-3920

PO BOX 841
Camp Hill, PA 17001
E-mail: info@grassassociates.com
www.grassassociates.com

DATE: MAY 07, 2024

PROJECT NO.: 2021G41-001

Scale: 1" = 40'

0' 40' 80' 120'

NO. BY

DATE

REVISION

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