No: 26-053

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality Derry Township Surveyor Turpin Engineer/RLA McCollum/Ember

Plat Title 1245 Cocoa Ave Hotel

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

Plat Status: ___ Preliminary; X Final; ___ P/F; ___ Minor

Plat Type: ___ Subdivision; X Land Development

Regulations: ___ County; X Municipal; X Zoning; X S&LD

Existing # of Lots 1 Proposed # of Lots 1 Proposed # of New DUs 0 Subdivided / Developed Acres 2.67 Total Acres 2.72

Date Received 05/11/26 Staff Review 05/27/26 Official County Review 05/27/26

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 §185-13E(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. Final lighting plan shall be certified by a professional engineer [S-LD §185-33E, H].
3. Provide data substantiating minimum fire hydrant flow, availability, recharge and duration requirements are met (if not provided with preliminary plan approval) [S-LD §185-36B (6, 7)].
4. Provide any other reasonable data the Township may require to evaluate the land development proposal [S-LD §185-13E(5f)].
5. Provide the approved FEMA letter of map revision to Derry Township.

Plan No. 26-053

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	✓		

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

ZONING DATA

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

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (GROSS)	N/A	2.72 AC (118,465 SF)	2.72 AC (118,465 SF)
MINIMUM LOT AREA (NET)	N/A	2.71 AC (117,936 SF)	2.67 AC (116,298 SF)
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%	61.9% ** (73,024 SF) (1.68 AC)	41.0% ** (47,694 SF) (1.09 AC)
MAXIMUM IMPERVIOUS COVERAGE	60%	38.1% ** (45,024 SF) (1.03 AC)	59.0% ** (68,611 SF) (1.58 AC)
SENSITIVE AREA SETBACK LINE *	50 FT	50 FT	50 FT
MINIMUM LANDSCAPE BUFFER	15 FT	15 FT	15 FT

* SITE ACCESS AND UTILITIES ARE PERMITTED IN THE SENSITIVE AREA SETBACK
** BASED ON NET LOT AREA

PARKING CALCULATION

VEHICLE PARKING SPACES
REQUIRED PARKING RATIO: 1 SPACE PER ROOM PLUS 0.75 SPACES PER EMPLOYEE ON LARGEST SHIFT. 8 EMPLOYEES ASSUMED ON LARGEST SHIFT.

REQUIRED	PROPOSED
112 SPACES	113 SPACES

ADA PARKING SPACES
PARKING LOT SIZE: 101 TO 150 SPACES

REQUIRED	PROPOSED
5 SPACES	5 SPACES

BICYCLE PARKING SPACES
REQUIRED PARKING RATIO: 2 PER 50 AUTOMOBILE PARKING SPACES
112 AUTOMOBILE SPACES / 50 = 2.24 X 2 = 5 SPACES

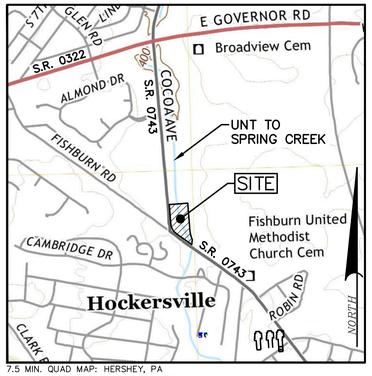
REQUIRED	PROPOSED
5 SPACES	5 SPACES

EV PARKING SPACES

REQUIRED	PROPOSED
0 SPACES	2 SPACES

OFF-STREET LOADING AND UNLOADING SPACE CALCULATION

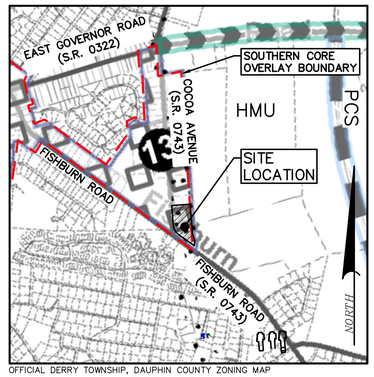
REQUIRED SPACE: 1 SPACE PER EVERY 20,000 SF OF GROSS FLOOR AREA
17,530 GROSS FLOOR AREA / 20,000 = 1 SPACE REQUIRED
1 SPACE PROVIDED (9'x18') SOUTH OF BUILDING



7.5 MIN. QUAD MAP: HERSHEY, PA

LOCATION MAP

SCALE: 1"=1000'



OFFICIAL DERRY TOWNSHIP, DAUPHIN COUNTY ZONING MAP

ZONING MAP

SCALE: 1"=1000'

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.

WAIVERS/MODIFICATIONS:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

SECTION 185-12.D.(3).(a).[9] - SHOW ALL REQUIRED FEATURES WITHIN 200 FEET OF THE SITE
- TO ALLOW NOT ALL EXISTING FEATURES WITHIN 200 FEET OF THE SITE TO BE SHOWN.

SECTION 185-31 - STREET TREES TO BE PLANTED IN EXISTING ROW
- TO PROVIDE THE REQUIRED STREET TREES OUTSIDE OF THE EXISTING ROW AND OUTSIDE OF STREET FRONTAGE.

SECTION 185-34.A.(1) - SIDEWALKS ALONG ABUTTING STREETS SHALL BE LOCATED FOUR INCHES FROM ROW LINE
- TO ALLOW SIDEWALK ALONG A PORTION OF THE STREET FRONTAGE OUTSIDE THE ROW IN AN ACCESS EASEMENT.

STORMWATER MANAGEMENT ORDINANCE:

SECTION 174-20.C(6) - MATCHING PIPE CROWNS
- TO ALLOW MATCHING INVERTS OF PIPES AT INLET I-3.

SECTION 174-20.C(7) - MINIMUM 2" INVERT ELEVATION DROP
- TO PROVIDE 0" DROP AT INLETS I-1, I-2, AND I-3.

LIST OF DRAWINGS

NOTE: ALL PLANS ARE TO BE RECORDED

PLAN SHEET NO.	TITLE
1 OF 31.	COVER SHEET
2 OF 31.	NOTES
3 OF 31.	OVERALL EXISTING CONDITIONS PLAN
4 OF 31.	EXISTING CONDITIONS/DEMOLITION PLAN
5 OF 31.	LAYOUT PLAN
6 OF 31.	GRADING PLAN
7 OF 31.	GRADING ENLARGEMENT PLAN
8 OF 31.	UTILITY PLAN
9 OF 31.	ZONING REQUIRED LANDSCAPING PLAN
10 OF 31.	PROPOSED LANDSCAPING PLAN
11 OF 31.	LIGHTING PLAN
12 OF 31.	EASEMENT PLAN
13 OF 31.	PIPE PROFILES
14 OF 31.	PIPE PROFILES
15 OF 31.	SITE DETAILS
16 OF 31.	SITE DETAILS
17 OF 31.	SITE DETAILS
18 OF 31.	UTILITY DETAILS
19 OF 31.	UTILITY DETAILS
20 OF 31.	PCSM COVER SHEET
21 OF 31.	PCSM PLAN
22 OF 31.	PCSM NOTES
23 OF 31.	PCSM NOTES
24 OF 31.	PCSM DETAILS
25 OF 31.	PCSM DETAILS
26 OF 31.	ESC COVER SHEET
27 OF 31.	ESC PLAN
28 OF 31.	ESC NOTES
29 OF 31.	ESC NOTES AND DETAILS
30 OF 31.	ESC DETAILS
31 OF 31.	ESC DETAILS

SUPPLEMENTAL PLANS

TRUCK TURNING EXHIBIT
HOP PLANS (BY TPD, INC.)

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)

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

CHAIRMAN _____

SECRETARY_____

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_____

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.

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
SAMUEL ROBERT McCOLLUM
5031 RICHARD LANE #111
MECHANICSBURG, PA 17055
717-516-7474

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

NO. | DATE | REVISION

FOR RETTEW ASSOCIATES BY:
0441903637-SV-BASE
0441903637-LD-LAND
0441903637-LD-SWE
0441903637-LD-TOPO
0441903637-LD-GRAD
0441903637-LD-UTIL
0441903637-LD-LGHT
0441903637-LD-ESMT
0441903637-LD-LSCP
0441903637-LD-LOSS
0441903637-LD-BASE

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

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

AS NOTED

TOWNSHIP OF DERRY

PLAT NO. 1423

SUBMISSION DATE
5 MONTH 5 DAY 2026 YEAR

REVISION DATE

MONTH	DAY	YEAR

C. Emerick
DIR. OF COMMUNITY DEVELOPMENT

COVER SHEET
FINAL LAND DEVELOPMENT PLAN
FOR
1245 COCOA AVENUE HOTEL

DERRY TOWNSHIP DAUPHIN COUNTY, PA

DWG. NO. 0441903637
DATE: 05/01/26
SHEET NO. 1 OF 31

NOT FOR CONSTRUCTION/NOT FOR BIDDING

C:_Active\active\0441903637-high hotels\Dwgs\LD\Final\0441903637-Final Plan.dwg

NORTH

PROPERTY LINE CURVE TABLE						
Curve	Radius	Arc	Chord Bearing	Chord Length	Delta	Tangent Length
C2	130.00'	112.15'	N29° 47' 42"W	108.70'	49°25'35"	59.83'
C3	281.81'	98.97'	S15° 08' 37"E	98.46'	20°07'17"	50.00'
C4	85.40'	90.47'	S05° 08' 38"W	86.30'	60°41'54"	50.00'

EXISTING RIGHT-OF-WAY LINE TABLE		
Line	Bearing	Length
L2	N54° 30' 27"W	41.88'
L3	N35° 29' 33"E	13.29'
L4	S54° 30' 27"E	38.25'
L5	S35° 29' 33"W	7.20'
L6	S54° 30' 27"E	3.41'

EXISTING RIGHT-OF-WAY CURVE TABLE						
Curve	Radius	Arc	Chord Bearing	Chord Length	Delta	Tangent Length
C1	85.40'	6.09'	S33° 27' 01"W	6.09'	4°05'07"	3.05'

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/AIC
- 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
- FEMA MAPPED FLOODPLAIN
- CALCULATED FEMA 100-YR FLOODPLAIN
- BENCHMARK
- SOIL TYPE BOUNDARY LINE
- SOIL TYPE DESIGNATION — CmB
- ENVIRONMENTALLY SENSITIVE AREA

NET DEVELOPABLE AREA

SYMBOL	CONDITION/LOCATION	EFFECTIVE CAPACITY RATING FACTOR (A)	AREA (B)	NET DEVELOPABLE AREA (C)
	FLOODWAYS AND FLOOD FRINGE	0.10	156.11	15.61
	SLOPE AREAS GREATER THAN 10% BUT LESS THAN 20%	0.70	0	0
	SLOPE AREAS OF 20% BUT LESS THAN 30%	0.50	0	0
	SLOPE AREAS 30% OR GREATER	0.10	0	0
	AREAS OF STREAMS, PONDS, LAKES AND DAMS	0.10	0	0
	WETLANDS	0.10	0	0
	QUARRIES AND AREAS WITHIN 50 FEET PERIMETER OF QUARRIES	0	0	0
	CEMETERIES	0	0	0
	LANDFILLS	0	0	0
	EXISTING STREET RIGHTS-OF-WAY	0	529.89 SF	0
	ALL OTHER AREAS	1.0	117,779.51 SF 2.70 AC	117,779.51 SF 2.69 AC
	TOTALS		118,465.51 SF 2.72 AC	117,795.12 SF 2.70 AC NET DEVELOPABLE AREA

CALCULATION METHOD: (A) X (B) = (C)
NET DEVELOPABLE AREA = THE SUM OF COLUMN (C)

RECEIVING WATER CASSIFICATION WATER QUALITY DESIGNATION

RECEIVING WATERSHED: UNNAMED TRIBUTARY TO SPRING CREEK
DESIGNATED USE: WARM WATER FISHES (WWF) & MIGRATORY FISHES (MF)
EXISTING USE: NO SEPARATE CLASSIFICATION
ACT 167: SPRING CREEK EAST
RELEASE RATE DISTRICT: SUB WATERSHED 9 (SP 9)
CATEGORY 4 IMPAIRMENTS: NONE
CATEGORY 5 TMDL: AQUATIC LIFE, SOURCE AGRICULTURE– CAUSE SILTATION
FLOOD PLAIN ZONE: ZONE A– SPECIAL FLOOD HAZARD AREA "WITHOUT BASE FLOOD ELEVATION (BFE)" MAP# 42043C0369D

SOILS CLASSIFICATION

HaB2: HAGERSTOWN SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED HYDROLOGIC SOIL GROUP: B

Lt: LINDSIDE SILT LOAM HYDROLOGIC SOIL GROUP: C

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:
04419035J7–SV–BASE
04419035J7–SV–LAND
04419035J7–LD–LAND
04419035J7–LD–TOPS
04419035J7–LD–GRAD
04419035J7–LD–DETL
04419035J7–LD–ESMT
04419035J7–LD–ENVI
04419035J7–LD–LEGN
04419035J7–LD–UTIL
04419035J7–GE–BASE

MANAGER: KEVIN M. EMBER, RLA
DESIGN BY: CHKD BY: KWE
DRAWN BY: ELIN 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"=40' — 0, 20', 40', 80', 120'

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

OVERALL EXISTING CONDITIONS PLAN
FINAL LAND DEVELOPMENT PLAN
FOR
1245 COCOA AVENUE HOTEL

DERRY TOWNSHIP DAUPHIN COUNTY, PA

DWG. NO. 0441903637
DATE: 05/01/26
SHEET NO. 3 OF 31

NOT FOR CONSTRUCTION/NOT FOR BIDDING



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	
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	
FEMA MAPPED FLOODPLAIN	
CALCULATED FEMA 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.

REVISION | DATE | NO.

FOR RETTEW ASSOCIATES BY:
0441903637-SV-BASE
0441903637-LD-BASE
0441903637-LD-LAND
0441903637-LD-ZONE
0441903637-LD-USGS
0441903637-SV-TOPO
0441903637-LD-GRAD
0441903637-LD-DETL
0441903637-LD-DEMO
0441903637-LD-UTIL
0441903637-LD-ESMT
0441903637-LD-LGHT
0441903637-LD-LEGN
0441903637-LD-EROS
0441903637-GE-BASE

MANAGER: KEVIN M. EMBER, RLA
DESIGN BY: | CHKD BY: KME
DRAWN BY: ELN | CHKD BY: KME
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
FINAL LAND DEVELOPMENT PLAN
FOR
1245 COCOA AVENUE HOTEL

DERRY TOWNSHIP | DAUPHIN COUNTY, PA

DWG. NO. 0441903637
DATE: 05/01/26
SHEET NO. 4 OF 31

NOT FOR CONSTRUCTION/NOT FOR BIDDING

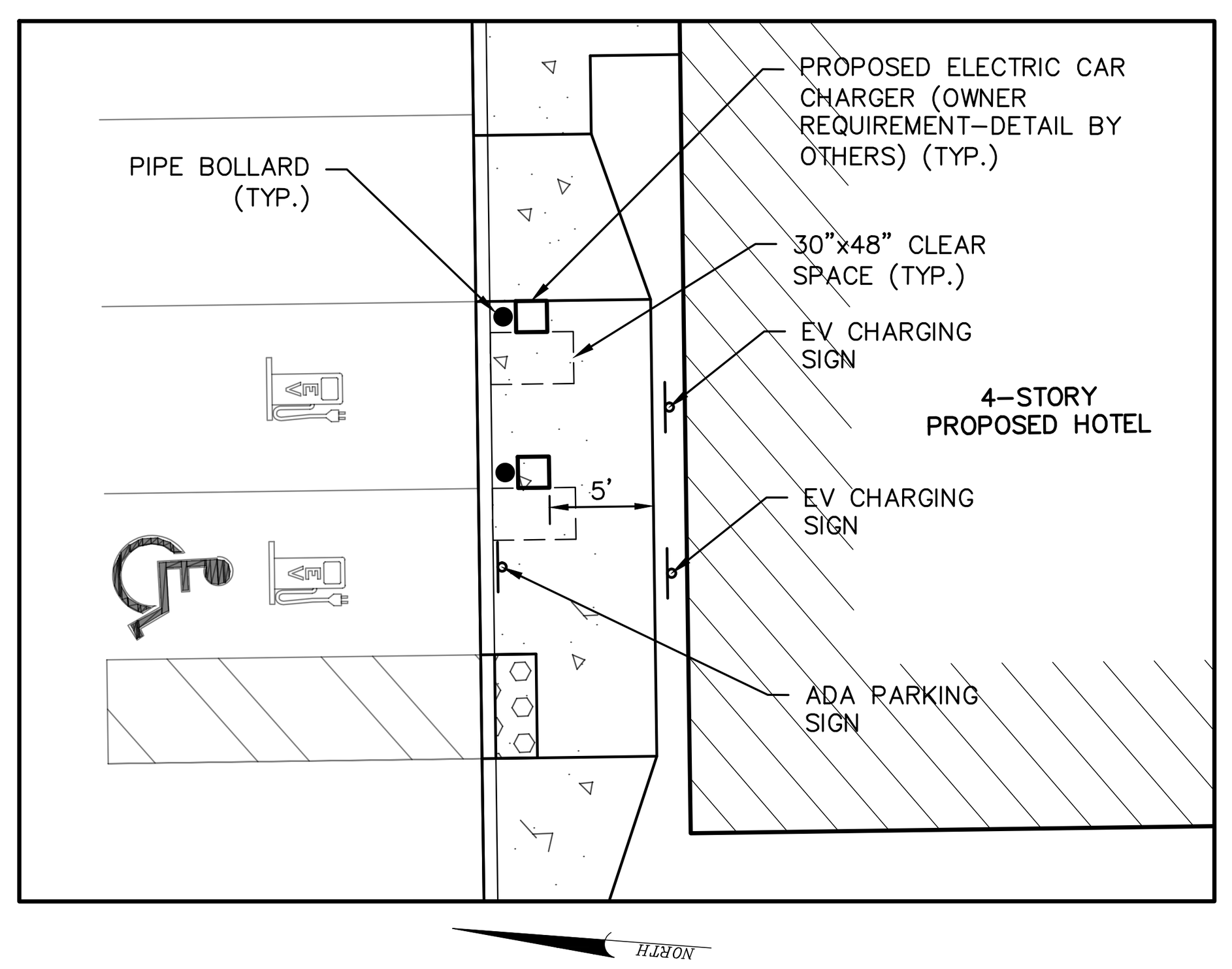
C:_RettewVault\WIP\0441903637-High Hotels\Sheets\LD\Final\0441903637-Final Plan.dwg



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	TANGENT LENGTH
C1	127.50'	49° 25' 45"	109.99'	N54° 30' 30"W	106.61'	58.68'
C2	85.40'	56° 36' 47"	84.38'	N31° 24' 30"E	80.99'	46.00'

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'+



EV PARKING SPACE DETAIL

SCALE: 1"=10'

HOP NOTE

REFER TO HOP PLANS FOR IMPROVEMENTS WITHIN THE PENNDOT ROW.

LEGEND

EXISTING BOUNDARY LINE	PROPOSED RIGHT-OF-WAY LINE
EXISTING ADJOINER BOUNDARY LINE	PROPOSED CURB
EXISTING RIGHT-OF-WAY LINE	PROPOSED EDGE OF PAVEMENT
EXISTING EASEMENT LINE	PROPOSED POROUS CONCRETE SIDEWALK
EXISTING CURB	PROPOSED STAMPED CONCRETE
EXISTING PAVEMENT	PROPOSED SETBACK LINE
EXISTING VEGETATION — DECIDUOUS TREE	PROPOSED BUILDING
EXISTING TREE LINE	PROPOSED LIGHT DUTY PAVEMENT
EXISTING BRUSH LINE	PROPOSED PADOT PAVEMENT (SEE HOP PLANS)
EXISTING SIGN	PROPOSED RETAINING WALL
EXISTING LIGHT POLE	PROPOSED FENCE
EXISTING UTILITY POLE	PROPOSED DETECTABLE WARNING SURFACE
EXISTING OVERHEAD ELECTRIC LINE — OE	PROPOSED ADA SIGN — A
EXISTING UNDERGROUND UTILITIES — UT	PROPOSED STOP SIGN — B
EXISTING UNDERGROUND ELECTRIC LINE — UE	NO PARKING/FIRE LANE SIGN — C
EXISTING UNDERGROUND ELECTRIC/CABLE LINE — UE/UC	EV CHARGING SIGN — D
EXISTING UNDERGROUND FIBER OPTIC LINE — FO	SIDEWALK CLOSED SIGN — E
EXISTING ELECTRIC BOX	NO PARKING/LOADING ZONE SIGN — F
EXISTING CABLE BOX	PROPOSED ADA RAMP TYPE — 2
EXISTING WATER LINE — W	CONCRETE MONUMENT (TO BE SET) — CM
EXISTING WATER VALVE	MAG NAIL (TO BE SET) — MN
EXISTING WATER METER	IRON PIN (REBAR) (TO BE SET) — IP
EXISTING SANITARY SEWER LINE — S	
EXISTING CLEANOUT — CO	
EXISTING GAS LINE — G	
EXISTING GAS VALVE — GV	
EXISTING SANITARY SEWER MANHOLE	
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	
FEMA MAPPED FLOODPLAIN	
CALCULATED FEMA 100-YR FLOODPLAIN	
LIMIT OF ENVIRONMENTALLY SENSITIVE AREA	

REVISION | DATE | NO.

FOR RETTEW ASSOCIATES BY:
0441903637-SV-BASE
0441903637-LD-BASE
0441903637-LD-LAND
0441903637-LD-ZONE
0441903637-LD-USGS
0441903637-SV-TOPO
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0441903637-LD-UTIL
0441903637-LD-DETL
0441903637-LD-DEMO
0441903637-LD-ESMT
0441903637-LD-LGHT
0441903637-LD-LEGN
0441903637-LD-EROS
0441903637-GE-BASE

MANAGER: KEVIN M. EMBER, RLA
DESIGN BY: KME | CHKD BY: KME
DRAWN BY: ELN | CHKD BY: KME
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


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LAYOUT PLAN
FINAL LAND DEVELOPMENT PLAN FOR
1245 COCOA AVENUE HOTEL

DERRY TOWNSHIP — DAUPHIN COUNTY, PA

DWG. NO. 0441903637
DATE: 05/01/26
SHEET NO. 5 OF 31

NOT FOR CONSTRUCTION/NOT FOR BIDDING



LEGEND

EXISTING BOUNDARY LINE		PROPOSED RIGHT-OF-WAY LINE	
EXISTING ADJOINER BOUNDARY LINE		PROPOSED CURB	
EXISTING RIGHT-OF-WAY LINE		PROPOSED EDGE OF PAVEMENT	
EXISTING EASEMENT LINE		PROPOSED CONCRETE SIDEWALK	
EXISTING CURB		PROPOSED BUILDING	
EXISTING PAVEMENT		PROPOSED RETAINING WALL	
EXISTING VEGETATION	DECIDUOUS TREE	PROPOSED FENCE	X
EXISTING TREE LINE		PROPOSED STORM INLET	
EXISTING BRUSH LINE		PROPOSED STORM PIPE	
EXISTING SIGN		PROPOSED STORM STRUCTURE LABEL	I-50
EXISTING LIGHT POLE		PROPOSED UNDERGROUND INFILTRATION BED	
EXISTING UTILITY POLE		PROPOSED ROOF DRAIN	RD
EXISTING OVERHEAD ELECTRIC LINE	OE	PROPOSED AREA DRAIN	AD
EXISTING UNDERGROUND UTILITIES	UT	PROPOSED WATER LATERAL	W
EXISTING UNDERGROUND ELECTRIC LINE	UE	PROPOSED SANITARY SEWER LATERAL	LAT
EXISTING UNDERGROUND ELECTRIC/CABLE LINE	UE/UC	PROPOSED GAS LATERAL	G
EXISTING UNDERGROUND FIBER OPTIC LINE	FO	PROPOSED UNDERGROUND ELECTRIC	UE
EXISTING ELECTRIC BOX		PROPOSED CONTOUR LINE (MAJOR)	350
EXISTING CABLE BOX		PROPOSED CONTOUR LINE (MINOR)	349
EXISTING WATER LINE	W	PROPOSED CLAY TRENCH	
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			
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			
FEMA MAPPED FLOODPLAIN			
CALCULATED FEMA 100-YR FLOODPLAIN			
LIMIT OF ENVIRONMENTALLY SENSITIVE AREA			

INLET BOX NOTE

CORNER PENETRATIONS OF THE INLET BOXES ARE NOT PERMITTED.

HOP NOTE

REFER TO HOP PLANS FOR IMPROVEMENTS WITHIN THE PENNDOT ROW.

REVISION | NO. | DATE

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0441903637-LD-USGS
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UTILITY PLAN
FINAL LAND DEVELOPMENT PLAN
FOR

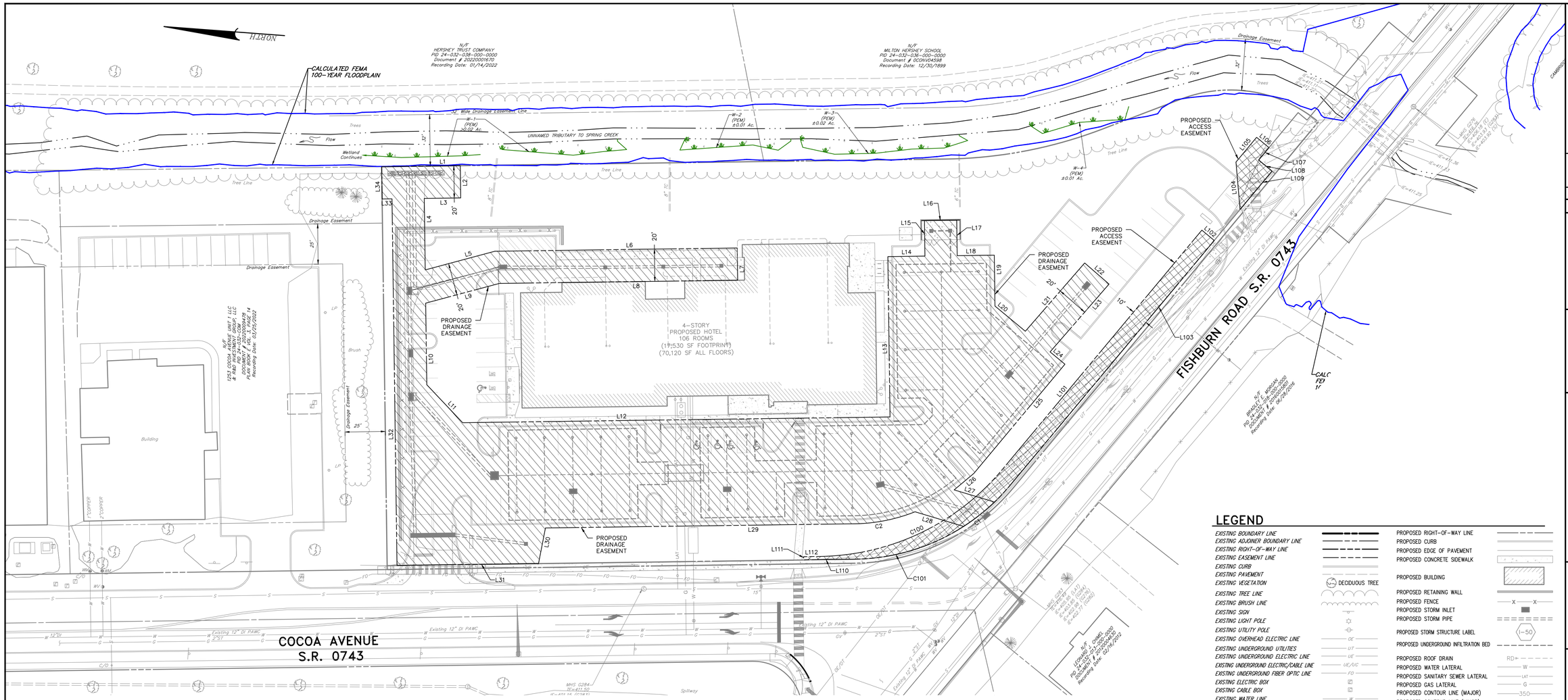
1245 COCOA AVENUE HOTEL

DERRY TOWNSHIP | DAUPHIN COUNTY, PA

DWG. NO. 0441903637
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DRAINAGE EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S05° 04' 57"E	48.74
L2	S84° 55' 03"W	20.00
L3	N05° 04' 57"W	22.60
L4	S84° 55' 27"W	44.37
L5	S19° 18' 39"E	44.67
L6	S05° 04' 06"E	150.32
L7	S84° 55' 54"W	20.00
L8	N05° 04' 06"W	147.82
L9	N19° 18' 39"W	47.25
L10	S84° 55' 27"W	50.65
L11	S42° 20' 45"W	32.37
L12	S05° 04' 06"E	265.02
L13	N84° 55' 54"E	99.52
L14	S05° 04' 06"E	23.00
L15	N84° 56' 10"E	22.00
L16	S05° 03' 45"E	20.00
L17	S84° 56' 11"W	22.00
L18	S05° 04' 06"E	23.00
L19	S84° 55' 54"W	31.56
L20	S35° 29' 09"W	24.48

DRAINAGE EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	S53° 19' 49"E	56.14
L22	S36° 40' 11"W	20.00
L23	N53° 19' 49"W	55.72
L24	S35° 29' 09"W	11.94
L25	N54° 30' 27"W	88.21
L26	N44° 08' 54"W	15.94
L27	S12° 27' 32"W	26.15
L28	N12° 27' 32"E	31.49
L29	N05° 04' 06"W	191.60
L30	N83° 17' 09"W	22.47
L31	N05° 04' 33"W	87.76
L32	N84° 55' 27"E	227.50
L33	N05° 04' 57"W	6.14
L34	N84° 55' 03"E	20.00

CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC	BEARING	CHORD
C1	127.50'	10° 58' 49"	24.43'	N42° 36' 13"W	24.40'
C2	105.50'	20° 54' 31"	38.50'	N15° 31' 22"W	38.29'

ACCESS EASEMENT LINE TABLE		
LINE #	DIRECTION	LENGTH
L101	S54° 30' 27"E	193.25
L102	S35° 29' 33"W	10.00
L103	N54° 30' 27"W	197.68
L104	N80° 44' 25"E	29.53
L105	S54° 30' 27"E	20.00
L106	S35° 29' 33"W	10.00
L107	N54° 30' 27"W	10.00
L108	S35° 29' 33"W	10.79
L109	N54° 30' 27"W	30.97
L110	N05° 04' 43"W	31.83
L111	N84° 55' 17"E	2.00
L112	S05° 04' 43"E	10.02

ACCESS EASEMENT CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC	BEARING	CHORD	TANGENT LENGTH
C100	150.00'	49° 25' 45"	129.41'	S29° 47' 35"E	125.43'	69.04'
C101	127.50'	49° 25' 45"	109.99'	N29° 47' 35"W	106.61'	58.68'

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
- FEMA MAPPED FLOODPLAIN
- CALCULATED FEMA 100-YR FLOODPLAIN
- LIMIT OF ENVIRONMENTALLY SENSITIVE AREA
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPOSED FENCE — X — X
- PROPOSED STORM INLET
- PROPOSED STORM PIPE
- PROPOSED STORM STRUCTURE LABEL — I-50
- PROPOSED UNDERGROUND INFILTRATION BED
- PROPOSED ROOF DRAIN — RD
- PROPOSED WATER LATERAL — W
- PROPOSED SANITARY SEWER LATERAL — LAT
- PROPOSED GAS LATERAL — G
- PROPOSED CONTOUR LINE (MAJOR) — 350
- PROPOSED CONTOUR LINE (MINOR) — 349
- PROPOSED DRAINAGE EASEMENT
- PROPOSED ACCESS EASEMENT

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

0441903637-SV-BASE
0441903637-SV-EXIST
0441903637-LD-LAND
0441903637-LD-NEW
0441903637-LD-UGFS
0441903637-LD-GRAD
0441903637-LD-GRAD
0441903637-LD-DETL
0441903637-LD-ESMT
0441903637-LD-ESMT
0441903637-LD-LEGN
0441903637-LD-ESSS
0441903637-GE-BASE

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

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90' 60' 30' 15' 0

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