

ORDINANCE NO. 708

AN ORDINANCE OF THE TOWNSHIP OF DERRY, DAUPHIN COUNTY, PENNSYLVANIA, AMENDING CHAPTER 225 (ZONING), ARTICLE IX (AMENDMENTS), §225-905 (ZONING MAP AMENDMENTS) OF THE CODE OF THE TOWNSHIP OF DERRY TO CHANGE THE ZONING CLASSIFICATION OF 65.893 ACRES OF LAND LOCATED EAST OF MIDDLETOWN ROAD, NORTH OF KAYLOR ROAD, AND SOUTH AND WEST OF STOVERDALE ROAD FROM A CONSERVATION CLASSIFICATION TO A PLANNED CAMPUS WEST CLASSIFICATION AND AN ACTIVE-ADULT COMMUNITY OVERLAY CLASSIFICATION, AND TO CHANGE THE ZONING CLASSIFICATION OF 53.531 ACRES OF LAND IDENTIFIED AS TAX PARCEL 24-029-049, LOCATED NORTH OF ROUTE 322, WEST OF ROUTE 39/HERSHEYPARK DRIVE, AND SOUTH OF EAST MAIN STREET TO AN ACTIVE-ADULT COMMUNITY OVERLAY CLASSIFICATION

BE IT ENACTED AND ORDAINED, by the Board of Supervisors of the Township of Derry, Dauphin County, Pennsylvania, as follows:

SECTION 1: Chapter 225, Article IX (Amendments), §225-905 of the Code of the Township of Derry is hereby amended by amending 'Official Zoning Map – 1, Base Zoning Districts' and 'Official Zoning Map – 2, Overlays' to change the zoning classification of 65.893 acres of land from a Conservation classification to a Planned Campus West classification and an Active-Adult Community Overlay classification in accordance with the following description:

ALL THAT CERTAIN piece, parcel or lot of land situate on the east side of Middletown Road between Stoverdale Road and Kaylor Road in Derry Township, Dauphin County, Pennsylvania and being more fully bound and described as follows:

BEGINNING at a point at the intersection of the easterly right-of-way line of Middletown Road and the southerly right-of-way line of Stoverdale Road; thence along said Stoverdale Road line S 68°04'03" E a distance of 483.70 feet to a point; thence N 21°42'48" E a distance of 35.37 feet to a point near the centerline of Stoverdale Road; thence in and along Stoverdale Road cartway S 68°42'39" E a distance of 686.51 feet to a point on the south side of the cartway; thence S 51°19'32" E a distance of 3.99 feet to a point on the southerly right-of-way line of Stoverdale Road; thence along said line the following three (3) courses:

1. By a curve to the left having a radius of 275.80 feet, an arc length of 65.77 feet, and having a chord bearing of N 74°05'12" E a distance of 65.61 feet to a point;
2. N 67°15'20" E a distance of 115.11 feet to a point;

3. By a curve to the right having a radius of 151.60 feet, an arc length of 65.54 feet, and having a chord bearing of N 79°38'24" E a distance of 65.03 feet to a point;

Thence N 33°33'52" E a distance of 34.17 feet to a point near the centerline of Stoverdale Road; thence in and along Stoverdale cartway the following three (3) courses:

1. By a curve to the right having a radius of 181.60 feet, an arc length of 161.39 feet, and having a chord bearing of S 56°52'06" E a distance of 156.13 feet to a point;
2. S 31°25'10" E a distance of 118.87 feet to a point;
3. S 38°46'05" E a distance of 54.67 feet to a point;

Thence extending through lands now or formerly Gary W. Sr. & Nancy L. Garver, Trustees (tax parcel 24-055-066), Lisa Garver (tax parcel 24-055-002), and Jason J. & Kathryn A. Garver (tax parcel 24-055-101) respectively; S 41°55'54" W a distance of 1,905.09 feet to a point on the northerly right-of-way line of Kaylor Road; thence along said right-of-way line of Kaylor Road the following five (5) courses:

1. N 85°31'36" W a distance of 85.87 feet to a point;
2. By a curve to the left having a radius of 329.19 feet, an arc length of 127.53 feet, and having a chord bearing of S 83°22'35" W a distance of 126.73 feet to a point;
3. S 72°16'41" W a distance of 59.33 feet to a point;
4. By a curve to the right having a radius of 215.01 feet, an arc length of 140.90 feet, and having a chord bearing of N 88°56'56" W a distance of 138.39 feet to a point;
5. N 70°10'33" W a distance of 1,093.02 feet to a point on the easterly right-of-way line of Middletown Road;

Thence along the easterly right-of-way line of Middletown Road the following twelve (12) courses:

1. N 36°32'30" E a distance of 238.81 feet to a point;
2. N 32°03'28" E a distance of 167.25 feet to a point;
3. N 39°22'53" E a distance of 200.01 feet to a point;
4. N 44°37'43" E a distance of 300.67 feet to a point;

5. N 40°16'24" E a distance of 51.40 feet to a point;
6. N 26°31'03" E a distance of 131.02 feet to a point;
7. N 37°20'30" E a distance of 103.01 feet to a point;
8. N 27°48'01" E a distance of 325.00 feet to a point;
9. N 21°12'20" E a distance of 43.54 feet to a point;
10. N 30°54'05" E a distance of 202.86 feet to a point;
11. N 56°44'21" E a distance of 98.91 feet to a point;
12. N 25°05'43" E a distance of 109.78 feet to a point, the point of BEGINNING.

CONTAINING 65.893 acres.

SECTION 2: Chapter 225, Article IX (Amendments), §225-905 of the Code of the Township of Derry is hereby amended by amending 'Official Zoning Map – 2, Overlays' to add an Active-Adult Community Overlay classification to the property identified on the Dauphin County Tax Maps as Tax Parcel ID #24-029-049, which is generally described as follows:

That portion of land identified as being part of Lot No. 1 on the attached Exhibit A, located north of Route 322, west of Route 39/Hersheypark Drive, south of East Main Street, and east of Tax Map Parcel No. 31-57-001.

CONTAINING approximately 53.531 acres.

SECTION 3: All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION 4: If any section, subsection, or clause of this ordinance is held, for any reason, to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance.

SECTION 5: The Board of Supervisors finds that this ordinance is consistent with the overall goals of the Comprehensive Plan of Derry Township.

ORDAINED AND ENACTED into law this _____ day of _____, 2018,
to become effective five days from the date hereof.

ATTEST

BOARD OF SUPERVISORS
TOWNSHIP OF DERRY
DAUPHIN COUNTY, PENNSYLVANIA

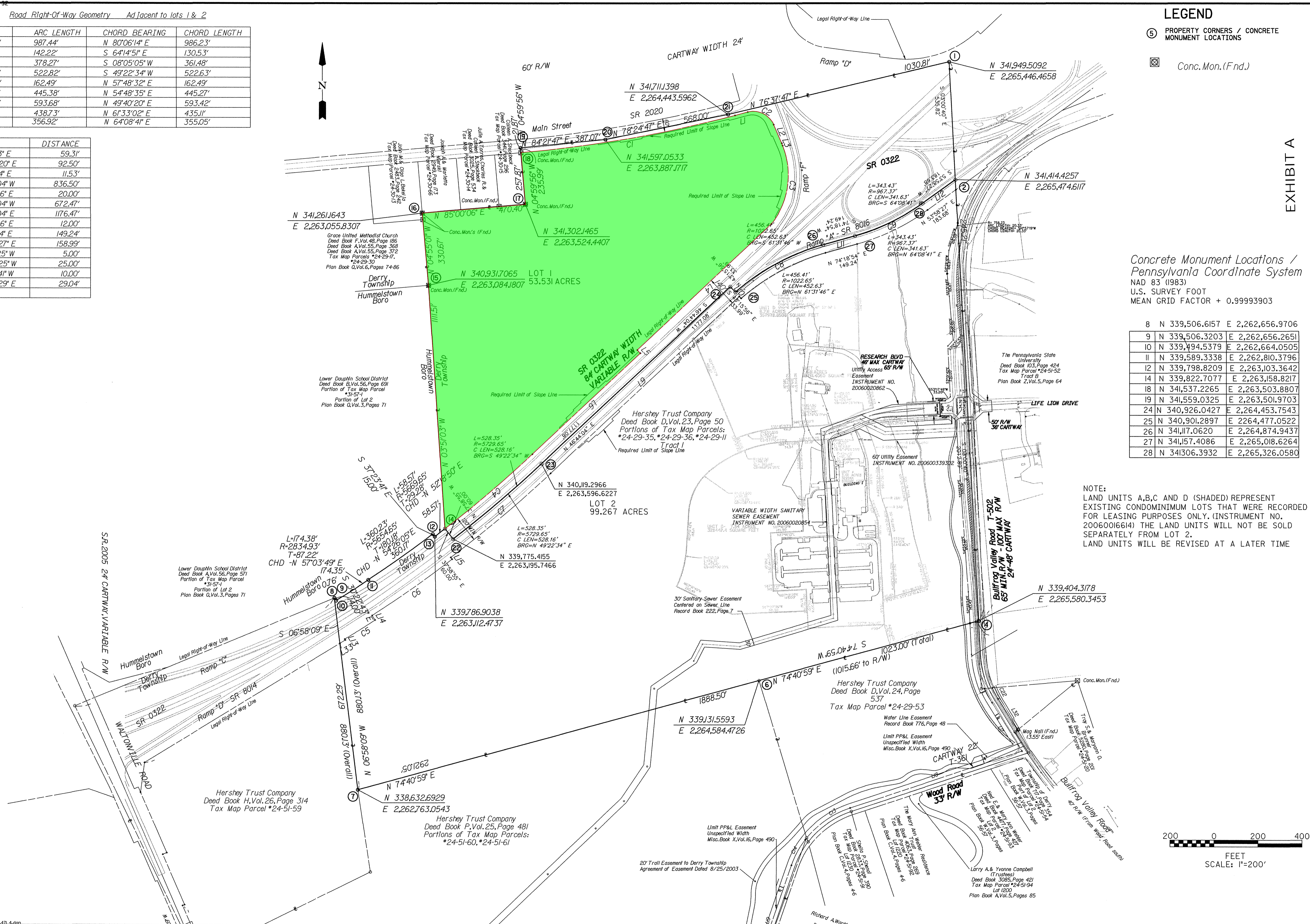
BY: _____
Secretary

BY: _____
Chairman

(Seal)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5759.58'	987.44'	N 80°06'14" E	986.23'
C2	100.00'	142.22'	S 64°14'51" E	130.53'
C3	364.00'	378.27'	S 08°05'05" W	361.48'
C4	5669.65'	522.82'	S 49°22'34" W	522.63'
C5	5824.65'	162.49'	N 57°48'32" E	162.49'
C6	5799.65'	445.38'	N 54°48'35" E	445.27'
C7	5789.65'	593.68'	N 49°40'20" E	593.42'
C8	984.65'	438.73'	N 61°33'02" E	435.11'
C9	1005.37'	356.92'	N 64°08'41" E	355.05'

LINE	BEARING	DISTANCE
L1	N 75°11'33" E	59.31'
L2	S 23°30'20" E	92.50'
L3	S 27°31'34" E	11.53'
L4	S 46°44'04" W	836.50'
L5	S 43°15'56" E	20.00'
L6	S 46°44'04" W	672.47'
L7	N 46°44'04" E	1176.47'
L10	S 43°15'56" E	12.00'
L11	N 74°18'54" E	149.24'
L12	N 53°58'27" E	158.99'
L13	N 31°23'25" W	5.00'
L14	S 32°59'25" W	25.00'
L15	N 37°23'44" W	10.00'
L33	N 58°28'29" E	29.04'



**BUCHART
HORN, INC.** / **ko**
**BASCO
ASSOCIATES**

Engineers, Architects and Planners

SUBDIVISION AND PRELIMINARY / FINAL
LAND DEVELOPMENT PLAN
FOR
HERSHEY CENTER
FOR APPLIED RESEARCH
PHASE II

REVISIONS AS PER TWP COMMENTS											KSF	B/B#(0)
I												
PROJECT No.: 7647I-00												
CAD FILE: 47L_4.dgn												
ENGR.: KSF												
DESIGN BY: STAFF												
DRAWN BY: STAFF												
CHECKED BY: SWT												
DATE: 8/3/07												
DRAWING INTENT IS TO INDICATE GENERAL ARRANGEMENT, DESIGN AND INTENT OF WORK AND IS PARTLY DIAGRAMMATIC.												
DRAWING SHALL NOT BE SCALED.												
© Buckner & Horn, Inc.												
SHEET TITLE												

PROPERTY
BOUNDARY
SUBDIVISION
PLAN

DRAWING
C4
SHEET 4 OF 31