No: 25-109

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: East Hanover Township | Surveyor: Honor Engineering Co. – James Hartman | Engineer: N/A

Plat Title: 1803 Sand Beach Road for KPI Management LLC

Zoning District: Rural-Residential | Proposed Land Use: Multi/Single-Family

Plat Status:	___ Preliminary	**Plat Type**:	X Subdivision	**Regulations**:	___ County
	X Final				X Municipal
	___ P/F		___ Land Development		X Zoning
	___ Minor				X S&LD

# of Lots	# of New Lots	# of DUs	Acs Subdiv /Devel	Total Acres
1	2	0	3.319	3.319

Date Received	Staff Review	Official County Review
10/2/2025	10/6/2025	10/6/2025

Reviewed by ARK Checked by _____ Tax Map Parcel # 25-020-023

Project Description: Subdivide 1 lot into 2 lots.

- *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.*

Waivers Requested: Section 719.A.1 – Sidewalks and Trails

Comments:

1. All signatures and notarizations must be obtained before the plan is brought in for signing.

2. Verify location of primary control point and any existing or proposed easements, if applicable.

3. As the lots are abutting an arterial street, it appears that curbing is required according to Section 715 (Curbs) of the Required Improvements and Design Standards. Verify the location of any existing or proposed curbing or provide a waiver request for the requirement.

4. The applicant should clarify that Proposed Lot 2, while having a conforming use, is a non-conforming lot due to the existing dwelling being placed within the front yard setback area. Regulations as established in Section 1304 Non-Conformities (General Regulations) shall be followed.

5. Verify the locations of the septic area as it relates to the well isolation area. It appears that the septic area of Lot 1 is completely within the well isolation area.

6. Verify that a valid Highway Occupancy Permit (HOP) is on file for Sand Beach Road.

7. The applicant has requested relief from recreational land dedication or fee-in-lieu. The Township should determine whether a formal waiver request is required.

Plan No. 25-109

Plat Specifications	Yes	No	N/A
1. Name of proposed subdivision/land development shown	X		
2. Owner/developer name, address & telephone number shown	X		
3. Municipality name shown	X		
4. Tax parcel number/Deed reference shown/Instrument #	X		
5. North point shown	X		
6. Map scale shown (written/graphic)	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer/landscape architect shown Need signatures		X	
9. Location map shown	X		
10. Total property map (bearings, distances, area, primary control point) shown	X		
11. Names of adjacent landowners/subdivision shown	X		
12. Lot numbers shown	X		
13. Lot dimensions shown	X		
14. Lot areas shown	X		
15. Permanent monuments and markers shown	X		
16. Building setbacks shown	X		
17. Existing natural features shown - Wetlands	X		
Floodplains			X
Woodlands, streams, etc.	X		
18. Contours at required interval shown	X		
19. Easements shown and identified None identified.		X	
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities		X	
Sewer mains/Septic	X		
Water mains/Well	X		
21. Proposed man-made features shown – Building (s) / Structure (s)			X
Storm drainage facilities			X
Sewer disposal – public () on-lot (X)			X
Water supply – public () well (X)			X
22. Existing streets shown - Name	X		
R/W width	X		
Paving width		X	
Dedicated R/W width	X		
23. Proposed streets shown - Name			X
R/W width			X
Paving width			X
Profiles			X
24. Curbs shown		X	
25. Sidewalks shown Waiver requested.		X	
26. Existing and proposed coverage shown	X		
27. Parking schedule provided shown			X
28. Traffic study completed			X
29. Recreation area shown/fee in-lieu-of provided Request for relief.		X	
30. Erosion and sedimentation control plan shown			X
31. Statement of ownership, signature and notarization shown Statement shown; signatures required.	X		
32. Dedicatory statement shown Statement shown; signatures required.	X		
33. Approval blocks shown	X		
34. PADOT Highway Occupancy Permit statement shown		X	
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

SIMPLE SUBDIVISION PLAN
OF
1803 SAND BEACH ROAD
FOR
KPI MANAGEMENT, LLC



LOCATION MAP

0 2,000' 4,000'

1"=2,000'

SHEET INDEX

SHEET 1 – COVER
SHEET 2 – EXISTING CONDITIONS PLAN
SHEET 3 – PROPOSED SUBDIVISION PLAN

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LANDS OF PAUL W. AND DONNA M. KUPPRAT (TAX PARCEL 25–020–023) INTO 2 LOTS.

   NO DEVELOPMENT IS PROPOSED WITH THIS PLAN.

2. THIS SURVEY HORIZONTALLY REFERENCES THE NORTH AMERICAN DATUM OF 1983 (NAD 83–2011)(EPOCH:2010:0000) PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (3702) GRID, ESTABLISHED VIA KEYNETGPS VRS (VIRTUAL REFERENCE STATION SYSTEM).
3. TOPOGRAPHIC AND BOUNDARY CONDITIONS ON THIS PLAN HAVE BEEN ESTABLISHED THROUGH FIELD SURVEY BY HONOR ENGINEER CO. PERFORMED IN APRIL 2025.
4. CONTOURS SHOWN HEREON ARE A PRODUCT OF STATEWIDE LIDAR MAPPING TAKEN FROM THE PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) REPOSITORY.
5. THIS SURVEY IS UNDER AND SUBJECT TO ANY INFORMATION THAT MAY BE DISCLOSED BY A COMPLETE AND ACCURATE TITLE REPORT.
6. WETLANDS SHOWN ON THIS PLAN ARE SCALED FROM THE NATIONAL WETLANDS INVENTORY MAPPING. NO WETLAND DELINEATION WAS PERFORMED AS PART OF THIS SURVEY.
7. THE SURVEYED PROPERTY IS NOT WITHIN A DEFINED FEMA FLOODPLAIN AREA AS PER THE FLOOD INSURANCE RATE MAP FOR DAUPHIN COUNTY, MAP NUMBER 42043C0358D, EFFECTIVE AUGUST 2, 2012.
8. THE LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND FEATURES, FIELD OBSERVATIONS/SURVEY, AND RECORD DRAWINGS PROVIDED BY UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
9. THE LEGAL RIGHT–OF–WAY OF SAND BEACH ROAD (S.R. 2015) IS 46.5 FEET AS PER DAUPHIN COUNTY QUARTER SESSION DOCKET 1809–1815 PAGE 18 DATED 5/14/1809 AND FINAL SUBDIVISION PLAN PHASE I SAND BEACH ENTERPRISES DATED 11/21/1978 RECORDED IN PLAN BOOK G, VOLUME 3 PAGE 5.

   SAND BEACH ROAD (S.R. 2015) IS CLASSIFIED AS A ARTERIAL ROAD BY EAST HANOVER TOWNSHIP, HAVING A TOWNSHIP RIGHT–OF–WAY OF 80 FEET (40 FEET FROM CENTERLINE).
10. IN COMPLIANCE WITH PENNSYLVANIA ACT 50 OF 2017 (EFFECTIVE APRIL 28, 2018) ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE A COMPILATION OF ACTUAL FIELD LOCATIONS AND DATA FURNISHED FROM INFORMATION SUPPLIED BY OTHERS. HONOR ENGINEER CO. ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS OF ANY UNDERGROUND UTILITIES AS DEPICTED ON THIS DRAWING. ANY REQUESTS FOR ADDITIONAL UNDERGROUND UTILITY INFORMATION SHOULD BE DIRECTED TO THAT RESPECTIVE UTILITY COMPANY.

ZONING INFORMATION

DISTRICT – R–R – RURAL RESIDENTIAL DISTRICT
MIN. LOT AREA – SINGLE FAMILY DETACHED DWELLING WITHOUT TOWNSHIP APPROVED PUBLIC SEWAGE AND CENTRAL WATER = 43,560 SQ. FT. (1 ACRE)
MIN. LOT WIDTH = 150'
MAXIMUM BUILDING HEIGHT (ALL USES) = 40 FEET OR 3 STORIES, WHICHEVER IS MORE RESTRICTIVE.
SETBACKS (ALL USES)
FRONT = 35', 25' ABUTTING A LOCAL STREET
SIDE = 15'
REAR = 40'
MAXIMUM PERCENT BUILDING COVERAGE = 35%
MAXIMUM PERCENT LOT COVERAGE = 45%

PAUL W. AND DONNA M. KUPPRAT
PARCEL 25–020–023

EXISTING SITE DATA:

ZONE RR – RURAL RESIDENTIAL DISTRICT
EXISTING LAND USE: MULTI–FAMILY APARTMENT – NON–CONFORMING SINGLE–FAMILY DWELLING
EXISTING LOT AREA: GROSS = 144,590 SF – 3.319 AC. NET = 123,366 SF – 2.832 AC.
EXISTING NUMBER OF LOTS: 1
EXISTING BUILDING COVERAGE = 6.89%
EXISTING IMPERVIOUS COVERAGE: = 18.62%
EXISTING SANITARY SEWER SERVICE: ON LOT
EXISTING WATER SERVICE: PRIVATE

PROPOSED SITE DATA

PROPOSED NUMBER OF LOTS: 2

LOT 1

PROPOSED LAND USE: MULTI–FAMILY APARTMENT – NON–CONFORMING
PROPOSED LOT AREA: GROSS = 91,917 SF – 2.110 AC. NET = 78,627 SF – 1.805 AC.
PROPOSED LOT WIDTH @ SETBACK: 316.8'
PROPOSED BUILDING COVERAGE = 5.73%
PROPOSED IMPERVIOUS COVERAGE: 19.15%
EXISTING / PROPOSED SANITARY SEWER SERVICE = ON LOT
EXISTING / PROPOSED WATER SERVICE = PRIVATE

LOT 2

PROPOSED LAND USE: SINGLE FAMILY DWELLING
PROPOSED LOT AREA: GROSS = 52,673 SF – 1.209 AC. NET = 44,739 SF – 1.027 AC.
PROPOSED LOT WIDTH @ SETBACK: 201.4'
PROPOSED BUILDING COVERAGE = 8.92%
PROPOSED IMPERVIOUS COVERAGE: 17.68%
EXISTING / PROPOSED SANITARY SEWER SERVICE = ON LOT
EXISTING / PROPOSED WATER SERVICE = PRIVATE

DAUPHIN COUNTY PLANNING COMMISSION

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS_____DAY OF_____, 2025.

CHAIRMAN_____.

SECRETARY_____.

EAST HANOVER TOWNSHIP ENGINEER

APPROVED AND RECOMMENDED BY THE EAST HANOVER TOWNSHIP ENGINEER THIS_____DAY OF_____, 2025.

_____.
TOWNSHIP ENGINEER

EAST HANOVER TOWNSHIP BOARD OF SUPERVISIORS

THIS PLAN APPROVED BY THE BOARD OF SUPERVISORS OF EAST HANOVER TOWNSHIP THIS_____DAY OF_____, 2025.

PRESIDENT_____.

SECRETARY_____.

CERTIFICATION OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE EAST HANOVER TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE ERROR OF CLOSURE IS NO GREATER THAN ONE INCH (1") IN TEN THOUSAND FEET (10,000').

_____.
REGISTERED SURVEYOR

JAMES E. HARTMAN, PLS
1100 NORTH MOUNTAIN ROAD, SUITE 1
HARRISBURG, PA 17112
(717)–533–9077

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS THE__DAY OF___ 2025 BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED:

OWNER(S) _____.

OWNER(S) _____.

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND THE DATE ABOVE WRITTEN:

_____ _____
MY COMMISSION EXPIRES NOTARY PUBLIC

CERTIFICATION OF DEDICATION

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED ARE THE EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

OWNER(S)_____.

OWNER(S)_____.

OWNER/SUBDIVIDER

PAUL W. AND DONNA M. KUPPRAT
KPI MANAGEMENT, LLC
PO BOX 194
HERSHEY, PA 17033
717–319–3790

SOURCE OF TITLE

DEED BOOK 5430, PAGE 195
TAX PARCEL 25–020–023

REQUESTED WAIVERS

ON _____, ____, 2025 A WAIVER WAS GRANTED BY THE TOWNSHIP BOARD OF SUPERVISORS TO ORDINANCE 2021–05, AS AMENDED BY ORDINANCE NO. 2022–04, PART 7, SECTION 719, SUBSECTION A, TO ALLOW FOR NO SIDEWALKS AND TRAILS TO BE INSTALLED.

HONOR ENGINEER CO.
1100 NORTH MOUNTAIN ROAD
HARRISBURG, PA 17112
WWW.HONORENGINEER.COM
PHONE: 717-533-9077

REV.	DESCRIPTION	DATE

SIMPLE SUBDIVISION PLAN
FOR
1803 SAND BEACH ROAD
FOR
KPI MANAGEMENT, LLC
EAST HANOVER TWP, DAUPHIN COUNTY, PA

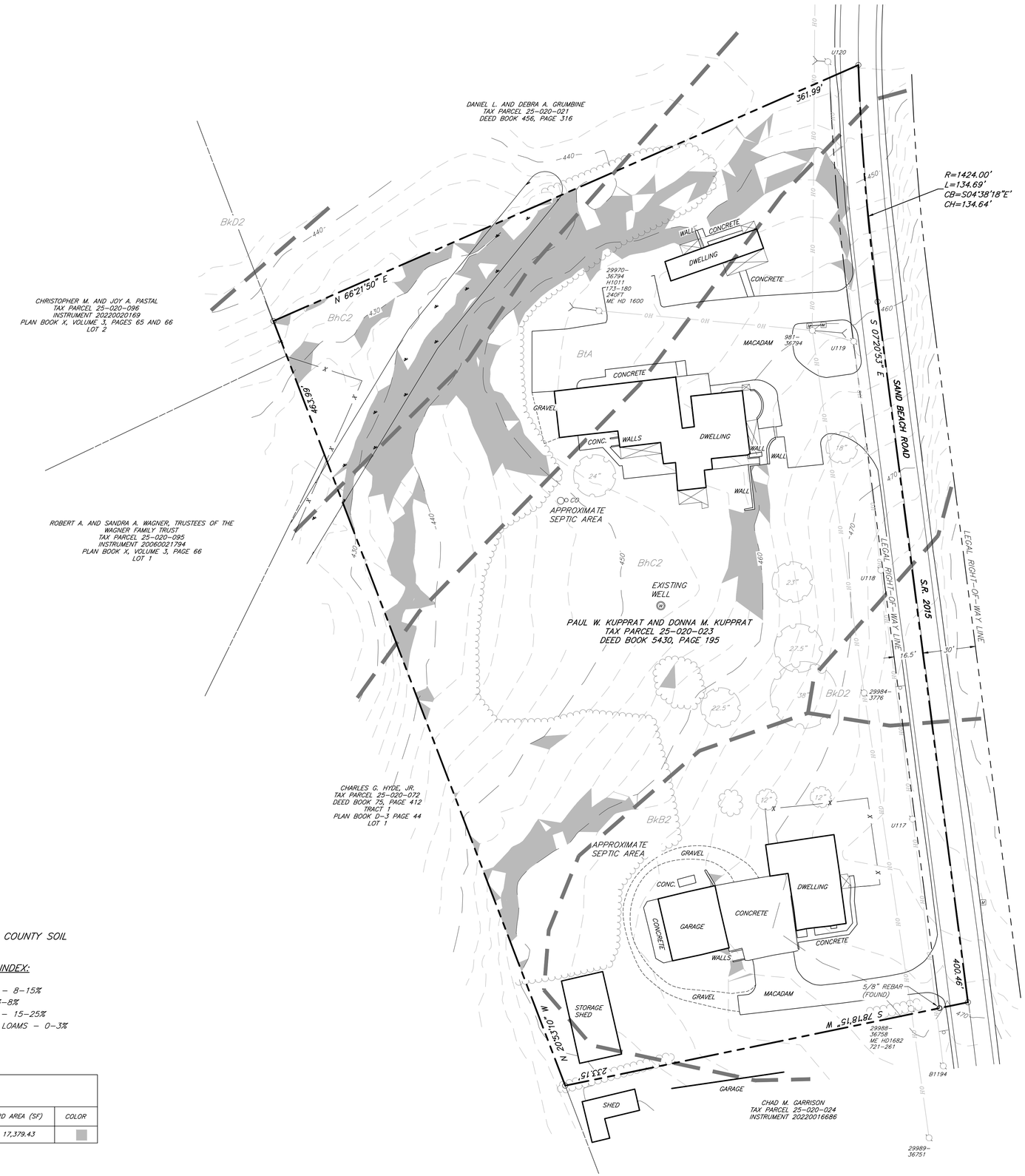
SIGNATURE AND SEAL OF PROFESSIONAL

SIGNATURE AND SEAL OF PROFESSIONAL

COVER

PROJECT #:	4140-25001
DATE:	09/08/2025
DRAWN BY:	JSA
CHECKED BY:	JEH
SCALE:	AS SHOWN

SHEET 1 OF 3



NAD 83
PA SOUTH ZONE GRID

LEGEND

- RIGHT-OF-WAY
- PROPERTY BOUNDARY
- SOIL TYPE BOUNDARY
- BUILDING SETBACK
- FENCE LINE
- WOODS LINE
- 2' CONTOUR INTERVAL
- 10' CONTOUR INTERVAL
- OVERHEAD ELECTRIC LINE
- UTILITY POLE
- CLEAN OUT
- SIGN
- MAILBOX
- DECIDUOUS TREE
- SHRUB
- WETLANDS

EXISTING LOT AREA

GROSS AREA =	144,590 SF OR 3.319 AC.
LESS LEGAL R/W =	8,799 SF OR 0.202 AC.
NET AREA =	135,791 SF OR 3.117 AC.

SOILS PLOTTED FROM DAUPHIN COUNTY SOIL SURVEY

DAUPHIN COUNTY SOIL INDEX:

BhC2 – BERKS CHANNERY SILT LOAM – 8–15%
BkB2 – BERKS SHALY SILT LOAM – 3–8%
BkD2 – BERKS CHANNERY SILT LOAM – 15–25%
BtA – BRINKERTON AND ARMAGH SILT LOAMS – 0–3%

SLOPES TABLE

No.	MINIMUM SLOPE	MAXIMUM SLOPE	2D AREA (SF)	COLOR
1	25.00%	100.00%	17,379.43	

0' 60' 120'
SCALE: 1" = 30'

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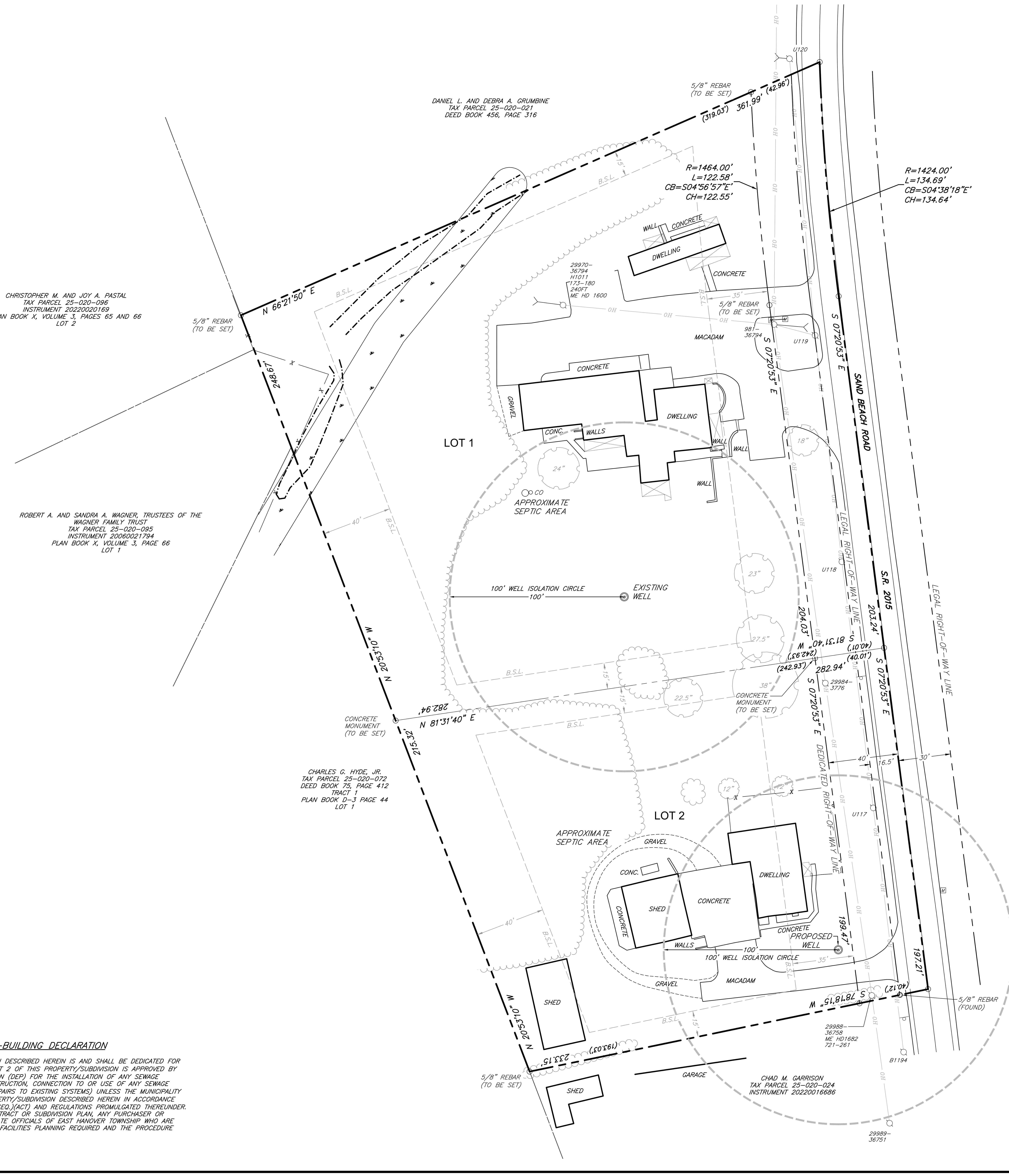
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EXISTING CONDITIONS PLAN

PROJECT #:	4140-25001
DATE:	09/08/2025
DRAWN BY:	JSA
CHECKED BY:	JEH
SCALE:	1" = 30'

SHEET 2 OF 3



NAD 83
PA SOUTH ZONE GRID

LEGEND

- RIGHT-OF-WAY
- PROPERTY BOUNDARY
- SOIL TYPE BOUNDARY
- BUILDING SETBACK
- FENCE LINE
- WOODS LINE
- 2' CONTOUR INTERVAL
- 10' CONTOUR INTERVAL
- OH — OVERHEAD ELECTRIC LINE
- UTILITY POLE
- CO — CLEAN OUT
- SIGN
- M — MAILBOX
- 10" — DECIDUOUS TREE
- SHRUB
- WETLANDS
- B.S.L. — MINIMUM BUILDING SETBACK LINE

LOT AREAS

LOT 1

GROSS AREA =	91,917 SF OR 2.110 AC.
LESS TOWNSHIP R/W (40') =	13,290 SF OR 0.305 AC.
NET AREA =	78,627 SF OR 1.805 AC.

LOT 2

GROSS AREA =	52,673 SF OR 1.209 AC.
LESS TOWNSHIP R/W (40') =	7,934 SF OR 0.182 AC.
NET AREA =	44,739 SF OR 1.027 AC.

0' 60' 120'

SCALE: 1" = 30'

REQUEST FOR PLANNING WAIVER & NON-BUILDING DECLARATION

AS OF THE DATE OF THIS PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF LOT ADDITION USE. NO PORTION OF LOT 1 OR LOT 2 OF THIS PROPERTY/SUBDIVISION IS APPROVED BY EAST HANOVER TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTION 750.1 ET SEQ.)(ACT) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF EAST HANOVER TOWNSHIP WHO ARE CHARGED WITH ADMINISTERING THE ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.

HONOR ENGINEER CO.
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