No: 25-085

Dauphin County Subdivision/Land Development Review Report

Municipality	Jackson Township	Surveyor	D. Allen Hornberger	Engineer	
Plat Title	Final Subdivision Plan and Lot Add On Plan for Jan L. and the Late Donald E. Ayers and Cory A. Ayers-McCartney				
Zoning District	NA	Proposed Land Use	No construction proposed at this time (per the application)		

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

# of Lots	1	# of New Lots	3	# of New D.U.s	0	Acreage Subdivided/Developed	10.003 and 1.436	Total Acreage	43.58

Date Received	7/31/2025	Staff Review	8/8/2025	Official County Review	8/8/2025

Reviewed by GD Checked by ARK Parcel no: 32-021-019

Project Description: to subdivide a 10.003 acre non buildable lot and a 1.436 acre add on lot from Jan Ayers existing 43.583 acre property.

- ***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 comment with cited ordinance provisions are based on municipal regulations on file with the *County Planning Commission.*

Waivers Requested:

- Preliminary Plan review and approval
- Soil Requirements
- Providing Contours
- Scale requirements
- The applicant has provided a statement which appears to be seeking a non-building waiver. In support of this request a formal waiver request should be and may have been submitted.

Comments:

1. The applicant is seeking plan approval with a non-building waiver for one, but perhaps several, of the lots associated with this application. This waiver request is for "Non-Building Lot 1". Note # 5 also indicates that the residual lot is also not to be built upon.

   The Township ordinance appears to be silent regarding the applicability or permissibility of this request. Section 201-A.2. of the subdivision regulations states that the purpose of such regulations is to ensure "the site is suitable for building purposes and human habitation." However, Section 107 of the Pennsylvania Municipalities Planning Code allows for the approval of non-building waivers when the proposal is exclusively for agricultural use.

To qualify for such a waiver, the following provisions must be met: a) The proposed parcels are to be used strictly for agricultural purposes; b) Each parcel must be greater than 10 acres in size; and c) No new roads, easements, or dwellings are proposed.

2. It is acknowledged that Lot #1 contains existing structures; however, it has been identified as a "non-building lot." Given the nature of the subdivision, the residual parcel—identified as the remaining portion of Parcel #32-021-019—also constitutes a newly created lot under this action. As such, the potential for future development on this parcel should be clearly documented and evaluated as part of the subdivision review process and whether acceptable to be given the non-building lot allowance.

3. Furthermore, the configuration presented appears to result in a three-lot subdivision, not a single-lot subdivision as indicated in the application submitted to Dauphin County. This discrepancy should be addressed to ensure accurate representation and proper review under applicable planning and sewage regulations.

4. It is recommended that the Township solicitor review this submission and associated analysis. If both parcels are to be designated as non-building lots, the solicitor should prepare appropriate waiver language for inclusion with the subdivision plan. This language must ensure compliance with Township sewage regulations and the applicable provisions of the Pennsylvania Municipalities Planning Code.

5. The Township Sewage Enforcement Officer should be consulted prior to issuing the requested Non-Building Waiver. To obtain Pennsylvania DEP approval, a Planning Waiver and Non-Building Declaration Form must be submitted for review. This form must be signed by the property owner, the municipal Sewage Enforcement Officer (if applicable), and the Township. Upon approval, the Township will receive a sewage waiver receipt from the PA DEP, authorizing the subdivision to proceed without full sewage planning.

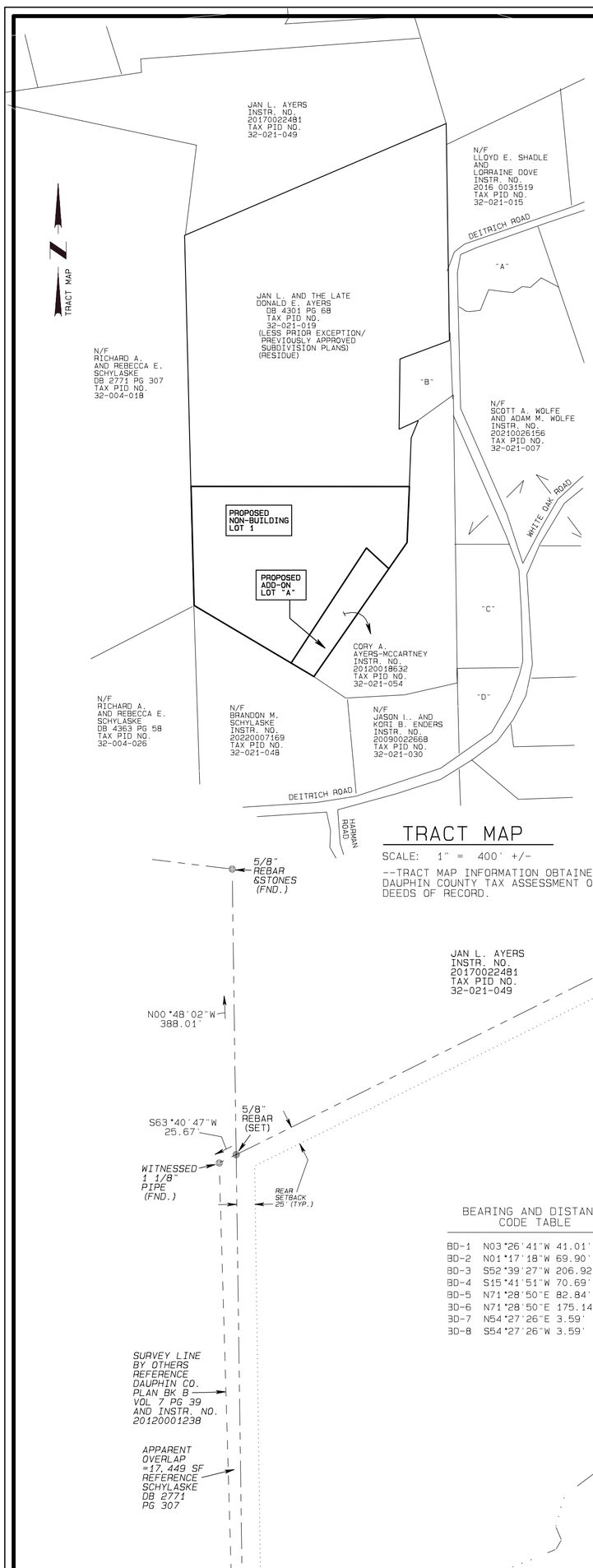
6. In consideration of the previous item regarding the potential for future development if no waivers are to be granted, the Township Engineer is to confirm the need to submit stormwater management plan. (SALDO Section 605).

7. It is indicated there is an exiting right of way agreement in place to access for the existing and proposed new lots. No dimensions for the area are shown. It is advised that this legal extent of the right of way or access route area be depicted on the plan.

8. A note should be placed on the plan indicated the stream on the lot is Armstrong Creek and is considered a non-impaired stream. There is a total maximum daily load (TMDL) plan in place for Armstrong Creek and its tributaries. This means the amount and type of discharge into the water body is regulated. Contact the County Conservation District for more information.

Plan No. 25-085

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	X		
5. North point shown	X		
6. Map scale shown (written/graphic) *(waiver requested)*	X		
7. Date of plan preparation shown	X		
8. Certification of surveyor/engineer shown	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 *(no lot number for existing lot 32-021-019)*		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 *(see note)*	X		
Floodplains *(see note)*	X		
Woodlands, streams *(see note)*		X	
18. Contours at required interval shown		X	
19. Easements shown and identified *(see note)*		X	
20. Existing man-made features shown - Building (s)	X		
Storm drainage facilities *(see note)*		X	
Sewer mains (*ON LOT)*	X		
Water mains (*WELLS)*	X		
21. Proposed man-made features shown – Building (s)			X
Storm drainage facilities			X
Sewer disposal – public () on-lot ()			X
Water supply – public () well ()			X
22. Existing streets shown - Name	X		
R/W width *(see note)*	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			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			X
30. Erosion and sedimentation control plan shown		X	
31. Statement of ownership, signature and notarization shown	X		
32. Dedicatory statement shown	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		



TRACT MAP

SCALE: 1" = 400' +/-

--TRACT MAP INFORMATION OBTAINED FROM DAUPHIN COUNTY TAX ASSESSMENT OFFICE AND DEEDS OF RECORD.

CERTIFICATE OF OWNERSHIP & ACKNOWLEDGMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF _____
BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

JAN L. AYERS _____ DATE _____

THE LATE DONALD E. AYERS _____ DATE _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAID THAT THEY ARE THE OWNER AND OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

SIGNATURE OF NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

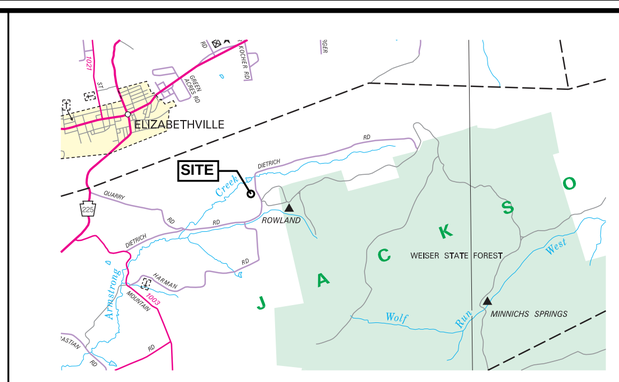
CERTIFICATE OF OWNERSHIP & ACKNOWLEDGMENT OF PLAN

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF _____
BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED

COREY A. AYERS-MCCARTNEY _____ DATE _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAID THAT THEY ARE THE OWNER AND OR EQUITABLE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

SIGNATURE OF NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



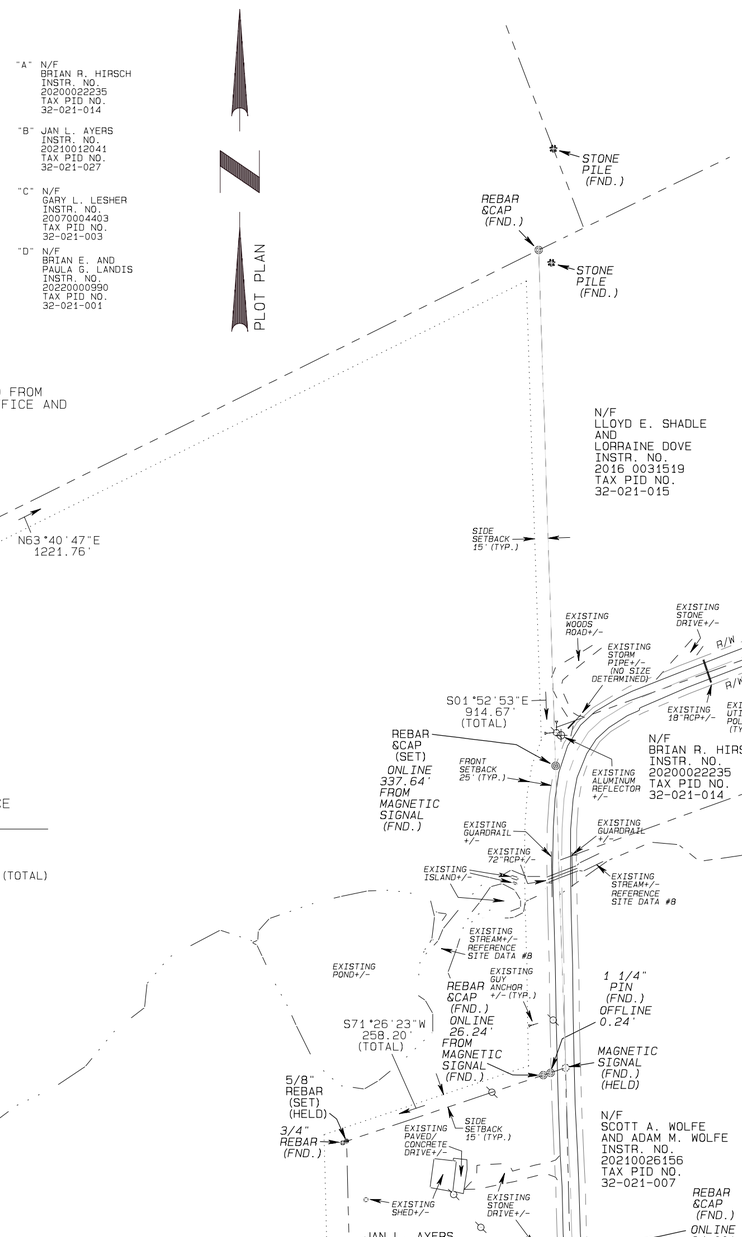
LOCATION MAP

SCALE: 1"= 1 MILE+/-

NON-BUILDING DECLARATION --- PROPOSED NON-BUILDING LOT 1 & PROPOSED ADD-ON LOT "A"

"AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF EXISTING USE. NO PORTION OF PROPOSED NON-BUILDING LOT 1 AND PROPOSED ADD-ON LOT "A" OF THIS PROPERTY/SUBDIVISION ARE APPROVED BY JACKSON OWNSHIP OR THE DEPT. 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 MUNICPALITY 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. SECTIONS 750.1 ET. SEQ.) 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 JACKSON TOWNSHIP, WHO ARE CHARGED WITH ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS."

RECORDED IN THE OFFICE OF
THE RECORDER OF DEEDS,
IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA



BEARING AND DISTANCE CODE TABLE

BD-1	N03°26'41"W 41.01'
BD-2	N01°17'18"W 69.90'
BD-3	S52°39'27"W 206.92' (TOTAL)
BD-4	S15°41'51"W 70.69'
BD-5	N71°28'50"E 82.84'
BD-6	N71°28'50"E 175.14'
BD-7	N54°27'26"E 3.59'
BD-8	S54°27'26"W 3.59'

GENERAL NOTES

1. THE INTENT OF THIS FINAL SUBDIVISION AND LOT ADDITION PLAN IS TO CREATE PROPOSED NON-BUILDING LOT 1 AND PROPOSED ADD-ON LOT "A"(AS DETAILED IN GENERAL NOTE #3) FROM EXISTING LAND OF JAN L. AYERS.
2. PROPOSED NON-BUILDING LOT 1 CURRENTLY CONTAINS A HOUSE, SEVERAL SHEDS AND OUTBUILDINGS AND AN EXISTING WELL & EXISTING SEPTIC SYSTEM. NON-BUILDING LOT 1 WAS PREVIOUSLY TESTED FOR REPLACEMENT ON-LOT SEWAGE DISPOSAL REFERENCE DAUPHIN CO. MAP NO. 2012001238. NO DEVELOPMENT OR CONSTRUCTION IS PROPOSED FOR THIS LOT AT THIS TIME.
3. ADD ON LOT "A" (1.438 ACRES) WILL BE CREATED FROM EXISTING LAND OF JAN L. AND THE LATE DONALD E. AYERS AS RECORDED IN DB 3401 PAGE 68 (LESS PRIOR EXCEPTION/PREVIOUSLY APPROVED SUBDIVISION PLAN) . PROPOSED ADD-ON LOT "A" IS TO BE CONVEYED AND CONSIDERED AS A LOT ADDITION TO ADJOINING LANDS OF CORY A. AYERS-MCCARTNEY AS RECORDED IN INSTR. NO. 20120018632. PROPOSED ADD-ON LOT "A" SHALL NOT BE CONVEYED OR DEVELOPED INDEPENDENTLY THEREOF. NO NEW DEVELOPMENT OR CONSTRUCTION IS PROPOSED AT THIS TIME. THE LOTS, TAX PID NO. 32-021-054 AND ADD-ON LOT "A", ARE TO BE CONSIDERED ONE FOR FUTURE SUBDIVISION, LAND TRANSFERS, LAND DEVELOPMENT, AND/OR BUILDING PURPOSES.
4. A PERMIT FOR SEWAGE DISPOSAL HAS BEEN NEITHER REQUESTED NOR GRANTED FOR ADD-ON LOT "A" AND EXISTING LAND OF COREY A. AYERS-MCCARTNEY (INSTR. NO. 20120018632) . THE GRANTEES, THEIR HEIRS AND ASSIGNS ACCEPT THE RESPONSIBILITY FOR OBTAINING A PERMIT FOR ANY FUTURE SEWAGE FACILITIES AS REQUIRED FOR THE CONSOLIDATED LOT COMPRISED OF ADD ON LOT "A" AND THE EXISTING LAND OF CORY A. AYERS-MCCARTNEY, IF AT ANY TIME, SAME ARE NECESSARY.
5. THE RESIDUAL LOT IS CURRENTLY VACANT. NO DEVELOPMENT OR CONSTRUCTION IS PROPOSED FOR THIS LOT AT THIS TIME. THE RESIDUAL LOT WAS NOT TESTED FOR REPLACEMENT ON-LOT SEWAGE DISPOSAL.
6. NO ONE-CALL WAS PERFORMED DURING THE COURSE OF THIS SUBDIVISION SURVEY AND ALL UNDERGROUND UTILITIES ARE APPROXIMATE. PRIOR TO ANY EXCAVATION THE ONE-CALL PROCEDURE SHOULD BE COMPLETED. PHONE: 1 800 242 1776
7. THERE ARE NO FLOOD PLAINS ASSOCIATED WITH PROPOSED ADD-ON LOT "A", THE RESIDUAL LOT, OR THE EXISTING LOT OF AYERS-MCCARTNEY. REFERENCE FEMA FIRM MAP NO. 42043C0120D EFFECTIVE DATE 8/2/2012.
8. SURVEY DATA OBTAINED FROM FIELD SURVEY PERFORMED BY: D. ALLEN HORNBERGER, PLS FROM 2/9/24-DATE LISTED ON THIS PLAN
9. ALL FUTURE BUILDING CONSTRUCTION SHALL BE SETBACK A MINIMUM DISTANCE OF FIFTY (50) FEET FROM THE TOP OF BANK OF ALL UNSTUDIED STREAMS AND SURFACE DRAINAGES SHOWN HEREON. ALL FUTURE BUILDINGS SHALL ALSO BE SET BACK A MINIMUM OF 25' FROM THE RIGHT OF WAY OF DIETRICH ROAD (T-585) . ALL SIDE PROPERTY LINES SHALL HAVE 15' SETBACKS. REAR PROPERTY LINES SHALL HAVE 25' SETBACKS.
10. SUBJECT TO ANY AND ALL VALID RIGHT OF WAYS OR EASEMENTS WHETHER OF RECORD OR NOT.
11. A LOT ADDITION IS CONSIDERED A CONSOLIDATION AND THEREFORE, RESULTS IN THE CREATION OF TWO NEW LOT CONFIGURATIONS. LOT CONSOLIDATION MEETS THE DEFINITION OF A SUBDIVISION ACCORDING TO THE MUNICIPALITIES PLANNING CODE. UNDER THESE CIRCUMSTANCES, NEW DEEDS MUST BE DEVELOPED AS PART OF THE PROPERTY TRANSFER PROCESS AND ADEQUATE INFORMATION MUST BE AVAILABLE IN ORDER TO DEVELOP AN ACCURATE PROPERTY DESCRIPTION. THE PARENT AND RECIPIENT LOTS WILL STILL MEET THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REQUIREMENTS.
12. PROPOSED NON-BUILDING LOT 1, PROPOSED ADD-ON LOT "A", THE RESIDUAL LOT, AND THE EXISTING LOT OF AYERS-MCCARTNEY ARE CURRENTLY AND WILL BE ACCESSED FROM DEITRICH ROAD (T-585) USING AN EXISTING DRIVEWAY. THE EXISTING DRIVEWAY IS UNDER AND SUBJECT TO A RIGHT-OF-WAY AND ROAD MAINTENANCE AGREEMENT REFERENCE DAUPHIN CO. INSTR. NO. 20120009190.
13. ACCORDING TO THE US FISH AND WILDLIFE NATIONAL WETLANDS MAPPER THERE ARE APPARENT WETLANDS DESIGNATED "R3UBH" AND "PUBHh" OBSERVED ON OR NEAR THE RESIDUAL LOT. THERE ARE NO APPARENT WETLANDS OBSERVED ON OR NEAR PROPOSED NON-BUILDING LOT 1, PROPOSED ADD-ON LOT "A", OR THE EXISTING LOT OF AYERS-MCCARTNEY. FOR FUTURE DEVELOPMENT OR CONSTRUCTION ANY WETLANDS ENCOUNTERED WILL REQUIRE AN ENCROACHMENT PERMIT.
14. ANY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND/OR ZONING CRITERIA/REQUIREMENTS INCLUDING MINIMUM LOT SIZE, SETBACKS, USE, ETC. SHOWN HEREON ARE SUBJECT TO MODIFICATION AND OR REVISION BY THE CURRENT REGULATORY ENTITY. PRIOR TO ANY USE OF THIS INFORMATION IT SHALL BE CONFIRMED SAID INFORMATION IS CONGRUENT WITH THE REGULATORY ENTITY REQUIREMENTS CURRENTLY IN EFFECT.
15. TAX PARCEL 32-021-019(AYERS) AND TAX PARCEL 32-021-054(AYERS-MCCARTNEY) ARE ENROLLED IN THE CLEAN AND GREEN PROGRAM. THE APPLICANT OR LANDOWNERS SHOULD BE AWARE OF SECTION 137B.63 OF THE PA BULLETIN, AND IF THEY HAVE ANY QUESTIONS, THEY SHOULD CONTACT THE DAUPHIN COUNTY TAX ASSESSOR FOR MORE INFORMATION AT (717) 780-6101.

DAUPHIN COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION

THIS _____DAY OF _____, 20____.

CHAIRMAN_____

SECRETARY_____

JACKSON TOWNSHIP SUPERVISORS APPROVAL CERTIFICATE

APPROVED BY THE JACKSON TOWNSHIP SUPERVISORS.

THIS _____DAY OF _____, 20____.

CHAIRMAN_____

SECRETARY_____

PROPOSED NON-BUILDING LOT 1 AREA	PROPOSED ADD-ON LOT "A" AREA
GROSS: 435,752 SF OR 10.003 ACRES	GROSS: 62,629 SF OR 1.438 ACRES

JAN L. AND THE LATE DONALD E. AYERS DB 4301 PG 68 AREA (LESS PRIOR EXCEPTION/PREVIOUSLY APPROVED SUBDIVISION PLANS)	CORY A. AYERS-MCCARTNEY INSTR. NO. 20120018632 AREA	CORY A. AYERS-MCCARTNEY INSTR. NO. 20120018632 AREA AND PROPOSED ADD-ON LOT "A" AREA CONSOLIDATED
(PRIOR TO SUBDIVISION)		
GROSS: 1,898,483 SF OR 43.583 ACRES	GROSS: 441,457 SF OR 10.134 ACRES	GROSS: 504,086 SF OR 11.572 ACRES
R/W: 4,414 SF OR 0.101 ACRES	R/W: 491 SF OR 0.011 ACRES	R/W: 491 SF OR 0.011 ACRES
NET: 1,894,069 SF OR 43.482 ACRES	NET: 440,966 SF OR 10.123 ACRES	NET: 503,595 SF OR 11.561 ACRES
(AFTER SUBDIVISION) (RESIDUE)		
GROSS: 1,400,102 SF OR 32.142 ACRES		
R/W: 4,414 SF OR 0.101 ACRES		
NET: 1,395,688 SF OR 32.041 ACRES		

WAIVER('S) REQUESTED:

1. A WAIVER OF PRE-APPLICATION PLANS & DATA REQUIREMENTS AND PRELIMINARY PLAN REQUIREMENTS PER SECTION 401.A OF THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE IS REQUESTED. WAIVER GRANTED ON / /25 BY THE JACKSON TOWNSHIP SUPERVISORS.
2. A WAIVER OF SECTION 401.A.1.a - SOIL SUITABILITY REQUIREMENTS OF THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE IS REQUESTED BECAUSE NO CONSTRUCTION IS PROPOSED BY THIS PLAN. WAIVER GRANTED ON / /25 BY THE JACKSON TOWNSHIP SUPERVISORS..
3. A WAIVER OF SECTION 401.A.1.c.5 - CONTOUR REQUIREMENTS OF THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE IS REQUESTED BECAUSE NO CONSTRUCTION IS PROPOSED BY THIS PLAN. WAIVER GRANTED ON / /25 BY THE JACKSON TOWNSHIP SUPERVISORS.
4. A WAIVER OF SECTION 401.A.1.c.5 - SCALE REQUIREMENTS OF THE JACKSON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE IS REQUESTED IN ORDER TO FIT THE PLAN ON ONE SHEET. WAIVER GRANTED ON / /25 BY THE JACKSON TOWNSHIP SUPERVISORS.

SITE DATA--

1. PROPERTY OWNER: JAN L. AND THE LATE DONALD E. AYERS, 576 DEITRICH RD, HALIFAX, PA 17032, 717 903-6131 & CORY A. AYERS-MCCARTNEY, 574 DEITRICH RD, HALIFAX, PA 17032, 717 579-0692
2. APPLICANT: JAN L. AYERS, 576 DEITRICH RD, HALIFAX, PA 17032, 717 903-6131
3. SITE ADDRESS: 576 DEITRICH RD, HALIFAX, PA 17032 (AYERS); 574 DEITRICH RD, HALIFAX, PA 17032 (AYERS-MCCARTNEY)
4. TAX PARCEL: 32-021-019(AYERS); 32-021-054(AYERS-MCCARTNEY)
5. SOURCE OF TITLE: DEED BOOK 3401 PAGE 68(AYERS) (LESS PRIOR EXCEPTION/PREVIOUSLY APPROVED SUBDIVISION PLANS); INSTR. NO. 20120018632(AYERS-MCCARTNEY)
6. TOTAL TRACT AREA: 43.583 ACRES (PRIOR TO SUBDIVISION)(AYERS); 10.134 ACRES (PRIOR TO LOT ADDITION) (AYERS-MCCARTNEY)
7. TOTAL NUMBER OF LOTS: 1 NON-BUILDING LOT, 1 ADD-ON LOT, 1 RESIDUAL LOT, 1 EXISTING LOT
8. DEP/FEMA FUTURE BUILDING SETBACK 50' FROM THE TOP OF BANK OF ALL UNSTUDIED STREAMS AND SURFACE DRAINAGES.
9. SETBACKS AND LOT REQUIREMENTS - PER JACKSON TOWNSHIP SALDO

MINIMUM LOT SIZE: 65,000 SF
MIN. LOT WIDTH 125'

FUTURE BUILDING SETBACKS

FRONT	40' FROM R/W OF ARTERIAL HIGHWAY
	30' FROM R/W OF COLLECTOR STREET
	25' FROM R/W OF MINOR STREET
SIDE	15'
REAR	25'

CERTIFICATION OF ACCURACY - PLAN

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MUNICIPALITY'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

DATE: June 2nd 20 25

D. ALLEN HORNBERGER
PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL D. ALLEN HORNBERGER LAND SURVEYOR NO. SU062783

FINAL SUBDIVISION AND LOT ADDITION PLAN

FOR

JAN L. AND THE LATE DONALD E. AYERS AND CORY A. AYERS-MCCARTNEY

LOCATED IN:	*PREPARED BY:*
JACKSON TWP, DAUPHIN COUNTY, PENNSYLVANIA	D. ALLEN HORNBERGER, P.L.S. HORNBERGER LAND SURVEYING, L.L.C. 3807 BUCKWHEAT VALLEY ROAD MT. PLEASANT MILLS, PA 17853 (570) 539-8383
SCALE: AS NOTED	DATE: 6/2/2025
SOURCE OF TITLE: DB 4301 PAGE 68(AYERS) INSTR. NO. 20120018632 (AYERS-MCCARTNEY)	TAX PARCEL: 32-021-019(AYERS) 32-021-054(AYERS-MCCARTNEY)