No: 26-034

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: East Hanover Township | Surveyor: Burget & Associates, Inc. | Engineer: N/A

Plat Title: Lot Line Revision Subdivision Plan – Overlands of Nicholas D. & Nadine Jessup

Zoning District: | Proposed Land Use:

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

# of Lots	# of New Lots	# of DUs	Acs Subdiv /Devel	Total Acres
2	1	0	0	20.00

Date Received: 03/30/2026 | Staff Review: 04/09/2026 | Official County Review: 04/09/2026

Project Description: The purpose of the plan is to consolidate an existing 10.00 acre tract (Ex. Lot 1) and an existing 10.00 acre tract (Ex. Lot 2) to create one consolidated building lot.

Reviewed by BS Checked by _____ Tax Map Parcel # 25-021-056 & 25-021-70

- *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: None identified.

Comments:

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

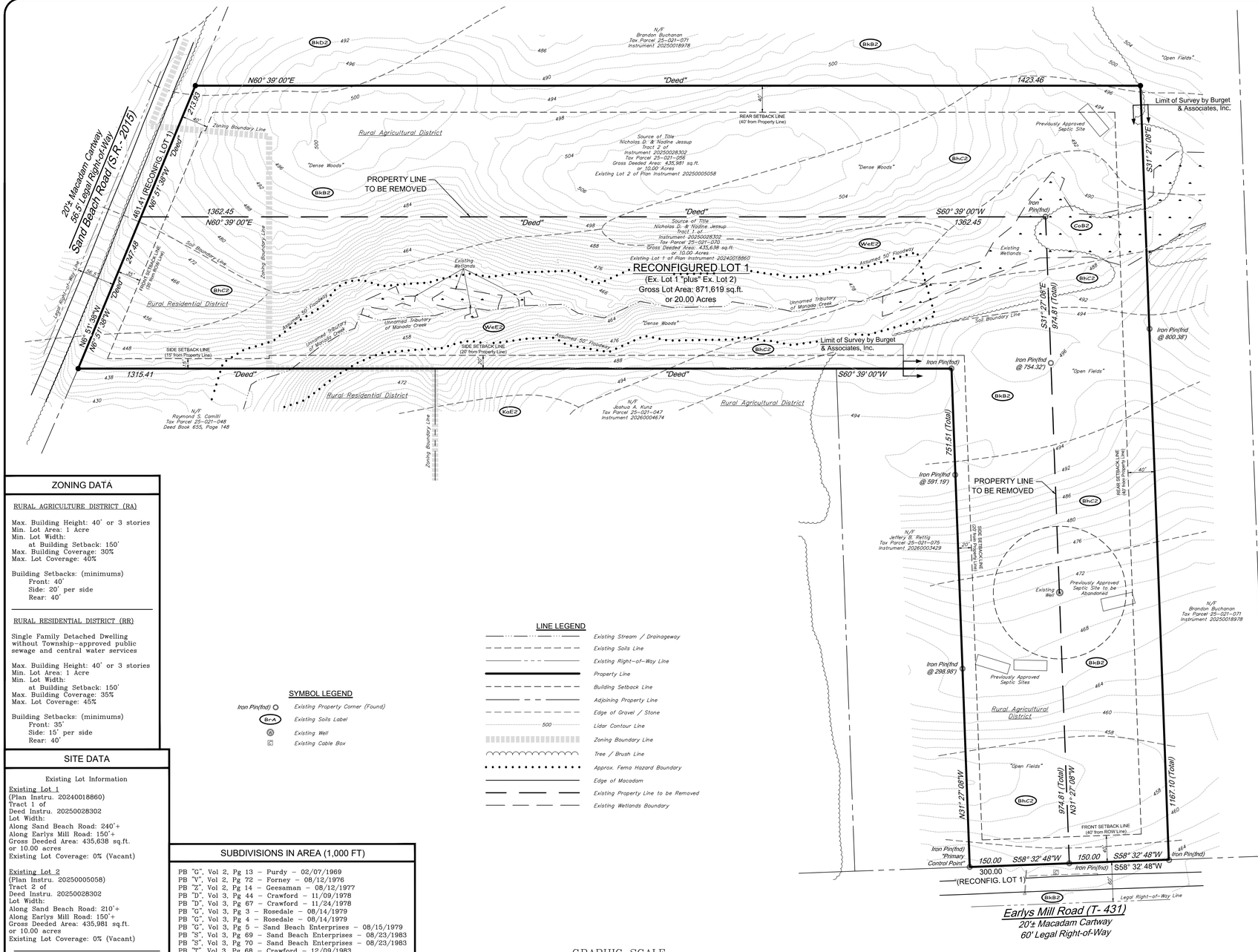
2. Section 410 of the SALDO requires a submittal of a Utility Plan. Determine whether this requirement is still applicable for a non-building plan.

3. According to the Dauphin County Parcel Viewer Existing Lot 1 is identified as tax parcel 25-021-067 and owned by a different entity. This should be clarified/corrected.

4. A note stating a Highway Occupancy Permit issued from the Pennsylvania Department of Transportation is required prior to accessing the State Highway needs to be shown.

Plan No. 26-034

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		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			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
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		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		



ZONING DATA

RURAL AGRICULTURE DISTRICT (RA)

Max. Building Height: 40' or 3 stories
Min. Lot Area: 1 Acre
Min. Lot Width:
at Building Setback: 150'
Max. Building Coverage: 30%
Max. Lot Coverage: 40%

Building Setbacks: (minimums)
Front: 40'
Side: 20' per side
Rear: 40'

RURAL RESIDENTIAL DISTRICT (RR)

Single Family Detached Dwelling without Township-approved public sewage and central water services

Max. Building Height: 40' or 3 stories
Min. Lot Area: 1 Acre
Min. Lot Width:
at Building Setback: 150'
Max. Building Coverage: 35%
Max. Lot Coverage: 45%

Building Setbacks: (minimums)
Front: 35'
Side: 15' per side
Rear: 40'

SITE DATA

Existing Lot Information

Existing Lot 1
(Plan Instru. 20240018860)
Tract 1 of
Deed Instru. 20250028302
Lot Width:
Along Sand Beach Road: 240'+
Along Earlys Mill Road: 150'+
Gross Deeded Area: 435,638 sq.ft.
or 10.00 acres
Existing Lot Coverage: 0% (Vacant)

Existing Lot 2
(Plan Instru. 20250005058)
Tract 2 of
Deed Instru. 20250028302
Lot Width:
Along Sand Beach Road: 210'+
Along Earlys Mill Road: 150'+
Gross Deeded Area: 435,981 sq.ft.
or 10.00 acres
Existing Lot Coverage: 0% (Vacant)

Existing Lot Information

Reconfigured Lot 1
Lot Width:
Along Sand Beach Road: 260'+
Along Earlys Mill Road: 300'+
Gross Surveyed Area: 871,619 sq.ft.
or 20.00 acres
Existing Lot Coverage: 0%
Water & Septic: On-Lot (Proposed)

LINE LEGEND

- Existing Stream / Drainageway
- Existing Soils Line
- Existing Right-of-Way Line
- Property Line
- Building Setback Line
- Adjoining Property Line
- Edge of Gravel / Stone
- 500 Lidar Contour Line
- Zoning Boundary Line
- Tree / Brush Line
- Approx. Fema Hazard Boundary
- Edge of Macadam
- Existing Property Line to be Removed
- Existing Wetlands Boundary

SYMBOL LEGEND

- Iron Pin(fnd) — Existing Property Corner (Found)
- Br-A — Existing Soils Label
- Existing Well
- Existing Cable Box

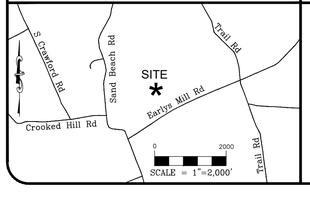
SUBDIVISIONS IN AREA (1,000 FT)

PB "G", Vol 2, Pg 13 – Purdy – 02/07/1969
PB "V", Vol 2, Pg 72 – Forney – 08/12/1976
PB "Z", Vol 2, Pg 14 – Geesaman – 08/12/1977
PB "D", Vol 3, Pg 44 – Crawford – 11/09/1978
PB "D", Vol 3, Pg 67 – Crawford – 11/24/1978
PB "G", Vol 3, Pg 3 – Rosedale – 08/14/1979
PB "G", Vol 3, Pg 4 – Rosedale – 08/14/1979
PB "G", Vol 3, Pg 5 – Sand Beach Enterprises – 08/15/1979
PB "S", Vol 3, Pg 69 – Sand Beach Enterprises – 08/23/1983
PB "S", Vol 3, Pg 70 – Sand Beach Enterprises – 08/23/1983
PB "Y", Vol 3, Pg 68 – Crawford – 12/09/1983
PB "X", Vol 3, Pg 66 – Nash – 02/20/1985
PB "Y", Vol 3, Pg 91 – Reese – 06/25/1985
PB "D", Vol 4, Pg 55 – Sand Beach Enterprises – 04/16/1986
PB "S", Vol 4, Pg 7 – Vandenburg – 05/28/1986
PB "P", Vol 5, Pg 71 – Gamber – 08/02/1993
PB "K", Vol 6, Pg 63 – Sand Beach Enterprises – 02/05/1997
Instru. 20110004838 – Hershey Trust Company – 05/14/2011
Instru. 20240012804 – Sand Beach Enterprises – 06/20/2024
Instru. 20240018860 – Sand Beach Enterprises – 09/03/2024
Instru. 20250005058 – Sand Beach Enterprises – 03/07/2025

GRAPHIC SCALE

80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

LOCATION MAP



"AOR's / WAIVERS" REQUESTED - EAST HANOVER TOWNSHIP

AOR APPROVED ON SUBDIVISION PLAN — DATE APPROVED

NONE

PLAN GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE AN EXISTING 10.00 ACRE TRACT (EX. LOT 1) AND AN EXISTING 10.00 ACRE TRACT (EX. LOT 2) TO CREATE ONE CONSOLIDATED BUILDING LOT.
2. THIS PLAN WAS CREATED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. EXISTING LOT 1 AND 2 ARE BOTH VACANT TRACTS.
4. NO COVENANTS (OTHER THAN THOSE SHOWN ON THIS PLAN) ARE KNOWN NOR ARE PROPOSED BY THIS PLAN.
5. CONTOURS ON THIS PLAN ARE TAKEN FROM LIDAR DATA.
6. INFORMATION ON THIS PLAN IS FROM PLAN INSTRUMENTS 20250005058 AND 20240018860, OR THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY BURGET & ASSOC'S, INC. IN 2025 & 2026.
7. ACCORDING TO THE NATIONAL FLOOD INSURANCE MAP(S) FOR EAST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA; THE SITE FALLS WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).
8. NO EARTH MOVING ACTIVITIES ARE BEING PROPOSED BY THIS PLAN.
9. ANY FUTURE IMPROVEMENTS TO ANY LOT ON THIS PLAN MAY REQUIRE SUBMITTAL/APPROVAL BY EAST HANOVER TOWNSHIP PRIOR TO ANY CONSTRUCTION ACTIVITIES.
10. ANY FUTURE EARTH MOVING ACTIVITIES WITH MORE THAN 1 ACRE OF DISTURBANCE, WILL REQUIRE AN NPDES PERMIT FROM THE DAUPHIN COUNTY CONSERVATION DISTRICT PRIOR TO ANY CONSTRUCTION.
10. WETLANDS EXIST WITHIN THE SITE AS DETERMINED BY A DELINEATION ON PRIOR PLAN.

PLAN REVIEW AND APPROVAL CERTIFICATES

DAUPHIN COUNTY

This plan reviewed by the Dauphin Co. Planning Commission this _____ day of _____, 20__.

Secretary, Chairman,

EAST HANOVER TOWNSHIP

This plan recommended for approval by the East Hanover Township Planning Commission on this _____ day of _____, 20__.

Secretary, Chairman,

This plan approved by the East Hanover Township Board of Supervisors and all conditions imposed with respect to such approval were completed on this _____ day of _____, 20__.

Secretary, President,

This plan reviewed by the East Hanover Township Engineer on this _____ day of _____, 20__.

Township Engineer

STATEMENT OF OWNERSHIP

COUNTY OF_____
COMMONWEALTH/STATE OF_____

On this, _____ day of _____, 20__, before me, the undersigned officer,

personally appeared _____ who being duly sworn according to law, disposes and says they are the owner of the property shown on this plan, that the plan thereof was made at their direction, they they acknowledge the same to be their act and plan, that they desire the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

I / We, hereby acknowledge that the storm water BMP's are fixtures that cannot be altered or removed without prior approval by East Hanover Township and hereby grant East Hanover Township or their designees ingress to and egress from the nearest public right-of-way for access to the property for the purposes of inspecting said facilities.

We, understand that we as the property owners, shall be both the short and long term owners of the BMP and shall be the person responsible for the schedule of the maintenance responsibilities.

Owner _____
Nicholas D. Jessup

My Commission Expires _____, 20___.

STATEMENT OF OWNERSHIP

COUNTY OF_____
COMMONWEALTH/STATE OF_____

On this, _____ day of _____, 20__, before me, the undersigned officer,

personally appeared _____ who being duly sworn according to law, disposes and says they are the owner of the property shown on this plan, that the plan thereof was made at their direction, they they acknowledge the same to be their act and plan, that they desire the same to be recorded, and that all streets and other property identified as proposed public property (excepting those areas labeled "NOT FOR DEDICATION") are hereby dedicated to the public use.

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Owner _____
Nadine Jessup

My Commission Expires _____, 20___.

STATEMENT OF ACCURACY

I hereby certify that, to the best of my knowledge, the survey and plan shown and described hereon is true and correct to the accuracy required by East Hanover Township Subdivision and Land Development Ordinance.

To the best of my knowledge, belief and ability and based upon a visual inspection of the surface of the premises as shown hereon, no gas well exists.

The error of closure is no greater than one foot (1') in ten thousand feet (10,000').

_____, 20__. Professional Surveyor _____
Joe Allen Burget, Jr., P.L.S.

LAND OWNERS / DEVELOPERS

Owner:
Nicholas D. & Nadine Jessup
7226 Kelsey Court
Harrisburg, PA 17112
Phone: 215-317-5423

Site Location:
233 Earlys Mill Road
Hummelstown, PA 17036

REVISIONS	SOURCE OF TITLE	TAX MAP NUMBER
	Instrument 20250028302	Tax Parcel 25-021-056 Tax Parcel 25-021-070

SHEET NUMBER

Sheet 1 OF 1

BURGET & ASSOCIATES, INC.
"Professional Land Surveyors"
- CADD Training and Support
- ALTA Surveys
- Topographical Surveys
- Property Surveys
- FEMA Elevation Certificates
- GPS Mapping and Control Surveys
- Major and Minor Subdivisions

Web Site: www.burgetassociatesinc.com
1797 N.B. Road, New Bloomfield Pennsylvania 17068
Phone: 717-582-7011 Fax: 717-582-3557

Joe Allen Burget Jr., P.L.S.

LOT LINE REVISION SUBDIVISION PLAN

OVER LANDS OF

NICHOLAS D. & NADINE JESSUP

EAST HANOVER TOWNSHIP, DAUPHIN COUNTY, PA
JOB NUMBER: 25277
DRAWING NUMBER: 25277-003
Date: March 11th, 2026