No: 25-115

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: East Hanover Township | Surveyor: N/A | Engineer: SRE Investments, LLC

Plat Title: Lot Line Adjustment Plan – 391 & 449 Carlson Road

Zoning District: Rural Residential (RR) & Rural Agricultural (RA) | Proposed Land Use: Residential

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

Plat Type: X Subdivision; ___ Land Development

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

# of Lots: 2 | # of New Lots: 2 | # of DUs: 0 | Acs Subdiv /Devel: 28.01 | Total Acres: 28.01

Date Received: 10/24/2025 | Staff Review: 10/27/2025 | Official County Review: 10/27/2025

Reviewed by: ARK | Checked by: _____ | Tax Map Parcel #: 25-020-001; 25-017-019

Project Description: Lot line adjustment only – no development or construction is planned for the property at this time.

- *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 401 (B)(3) Plan Sheet Size; Section 704(O)(2) Right-of-Way Dedication; Section 704.E Street Construction; Section 715 Curbs; Section 719 Sidewalks & Trails; Section 724 Street Trees.

Comments:

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

2. Please adjust the Dauphin County Planning Commission approval block to have two signature lines: one for the Chairperson and one for the Secretary.

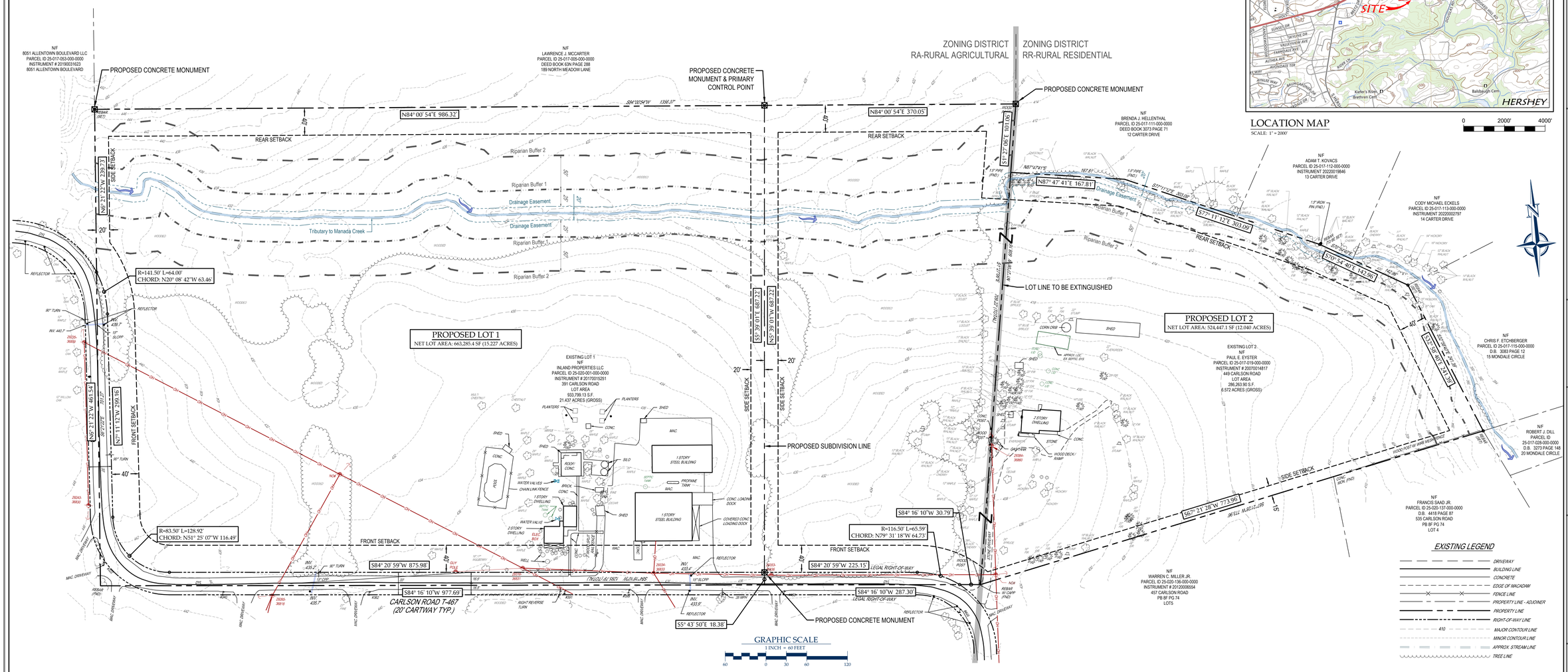
3. The Township should note that this lot line adjustment will result in the Proposed Lot 2 being split zoned between two districts. It may be pertinent to consider rezoning at some point in the future.

4. The opening of the driveway serving Proposed Lot 2 appears to exist within the adjacent lot (457 Carlson Road). Verify that there is an appropriate access easement in place.

5. Likewise, the two existing driveways (one serving Proposed Lot 2 and one serving 457 Carlson Road) have no distance between them and are located along a curve in the road. Verify the speed limit on Carlson Road and the safe sight distance, as well as compliance with any applicable driveway permits on file with the Township.

Plan No. 25-115

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 and notarization.		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
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 Waiver requested.		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		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 & SITE DATA:

EXISTING TOTAL SITE AREA - 28.009 GROSS ACRES (2-LOTS)
EXISTING LOT # 1 - 21.437 GROSS ACRES (933,799.13 S.F.)
EXISTING LOT # 2 - 6.572 GROSS ACRES (286,263.90 S.F.)
ZONING CLASSIFICATION - RURAL AGRICULTURE (RA) & RURAL RESIDENTIAL (RR)

ZONING REGULATIONS:

	RURAL AGRICULTURE (RA)	RURAL RESIDENTIAL (RR)
MINIMUM LOT AREA:	ONE (1) ACRE	ONE (1) ACRE
MINIMUM LOT WIDTH:	150 FEET	150 FEET
MINIMUM FRONT SETBACK:	40 FEET	35 FEET
MINIMUM SIDE SETBACK:	20 FEET- EACH YARD	15 FEET - EACH YARD
MINIMUM REAR SETBACK:	40 FEET	40 FEET
MAXIMUM BUILDING HEIGHT:	40 FEET	40 FEET
MAXIMUM BUILDING COVERAGE:	30 PERCENT	35 PERCENT
MAXIMUM LOT COVERAGE:	40 PERCENT	45 PERCENT
WATER SERVICE:	EXISTING ON-LOT	
SEWER SERVICE:	EXISTING ON-LOT	

SUBDIVISION PLAN NOTES:

1. THE PURPOSE OF THIS LOT LINE ADJUSTMENT PLAN IS TO SUBDIVIDE 5.58 ACRES FROM EXISTING LOT # 1 AND COMBINE IT WITH EXISTING LOT #2. NO OTHER CONSTRUCTION OR DEVELOPMENT ACTIVITIES ARE PROPOSED AT THIS TIME.
2. TO THE BEST OF THE PROPERTY OWNERS' KNOWLEDGE, THERE ARE NO GAS OR OIL WELLS LOCATED ON THE SUBJECT PROPERTIES.
3. THE SUBJECT PROPERTIES DO NOT CONTAIN ANY REGULATORY STEEP SLOPE AREAS.
4. NO REGULATORY WETLAND AREAS EXIST ON THE PROPERTIES IN ACCORDANCE WITH THE NATIONAL WETLANDS INVENTORY MAPPING. A WETLAND DENEATION REPORT WAS NOT REQUIRED TO BE PREPARED FOR THE PROPERTIES BY EAST HANOVER TOWNSHIP.
5. NO REGULATORY FLOODPLAIN AREAS EXIST ON THE SUBJECT PROPERTIES ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENGY (FEMA) FLOOD INSURANCE MAP FOR EAST HANOVER TOWNSHIP - MAP NUMBER 420377. THE PROPERTIES ARE IN ZONE X - AREAS OF MIMIMAL FLOOD HAZARD.
6. NO NEW SEWAGE FLOW OR FACILITIES ARE PROPOSED AS PART OF THIS PLAN. A DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) PLANNING WAIVER & NON-BUILDING DECLARATION HAS BEEN FILED WITH EAST HANOVER TOWNSHIP AND DEP AS PART OF THIS PLAN.
7. THE ADDRESSES OF THE SUBJECT PROPERTIES ARE 391 (LOT # 1) AND 449 (LOT # 2) CARLSON ROAD HUMMELSTOWN, PA 17036-9482.
8. CONSTRUCT CONCRETE MONUMENTS PER TOWNSHIP SPECIFICATIONS.

SURVEY NOTES:

1. HORIZONTAL DATUM: NORTH AMERICAN DATUM 1983, 2011 (NAD83)(2011)
2. COORDINATE SYSTEM: PENNSYLVANIA STATE PLANE, SOUTH ZONE
3. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
4. DISTANCES AND COORDINATES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET
5. EXISTING PROPERTY LINES AND RIGHT-OF-WAY LINES SHOWN ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY NAVARRO AND WRIGHT CONSULTING ENGINEERS, INC. AUGUST 2025.
6. THE LEGAL RIGHT-OF-WAY WIDTH FOR T-467 IS 33' PER EAST HANOVER TOWNSHIP, DAUPHIN COUNTY, RECORDS.
7. ALL ADJOINING PROPERTY INFORMATION SHOWN IS BASED ON INFORMATION AS RECORDED IN THE RECORDER OF DEEDS OFFICE FOR DAUPHIN COUNTY, PENNSYLVANIA.

PLANNING WAIVER & NON-BUILDING DECLARATION

AS OF THE DATE OF THIS PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF A LOT LINE ADJUSTMENT ONLY. NO CONSTRUCTION OR LAND DEVELOPEMENT IS PROPOSED AT THIS TIME. NO PORTION OF LOT NUMBERS 1 OR 2 OF THIS PROPERTY/SUBDIVISION ARE 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 EAST HANOVER TOWNSHIP 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. §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 FOR ANY FUTURE CONSTRUCTION ACTIVITIES.

LEGAL OWNER - EXISTING LOT # 1:

INLAND PROPERTIES, LLC
C/O - MR. JAY R. ZEIGLER
TRUSTEE FOR THE JAY R. ZEIGLER LIVING TRUST
7461 ALLENTOWN BOULEVARD
HARRISBURG, PA 17112
(717) 265-3402

LEGAL OWNER & APPLICANT - EXISTING LOT # 2:

MR. PAUL E. EYSTER
238 HILLENDALE ROAD
PITTSBURGH, PA 15237-1804
(412) 716-8763

PLAN WAIVERS:

ON THE _____ DAY OF _____, 2025 THE FOLLOWING PLAN WAIVERS WERE GRANTED BY THE EAST HANOVER TOWNSHIP BOARD OF SUPERVISORS FROM THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

PART 4 - SECTION 401 (B) (3) - PLAN SHEET SIZE OF 24" X 36"
PART 7 - SECTION 704 (O) (2) - RIGHT-OF-WAY DEDICATION, COLLECTOR STREETS
PART 7 - SECTION 704 (E) - PARTIAL STREET CONSTRUCTION
PART 7 - SECTION 715 - CURBS
PART 7 - SECTION 719 - SIDEWALKS AND TRAILS
PART 7 - SECTION 724 - STREET TREES

SUMMARY OF PROPOSED LOT AREAS:

PROPOSED LOT # 1
GROSS LOT AREA - 15.857 ACRES
LEGAL RIGHT-OF-WAY AREA - 0.630 ACRES
NET LOT AREA - 15.227 ACRES

PROPOSED LOT # 2
GROSS LOT AREA - 12.151 ACRES
LEGAL RIGHT-OF-WAY AREA - 0.111 ACRES
NET LOT AREA - 12.040 ACRES

CERTIFICATE OF OWNERSHIP & DEDICATORY STATEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, _____DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED, WHO HEREBY CERTIFIES THAT HE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN; THAT HE IS AUTHORIZED BY INLAND PROPERTIES, LLC TO EXECUTE SAID PLAN ON BEHALF OF THE COMPANY; THAT THE PLAN IS THE ACT AND DEED OF INLAND PROPERTIES, LLC AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW. IT IS FURTHER ACKNOWLEDGED THAT ALL STREETS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO EAST HANOVER TOWNSHIP FOR PUBLIC USE.

_____
JAY R. ZEIGLER, INLAND PROPERTIES, LLC
TRUSTEE FOR THE JAY R. ZEIGLER LIVING TRUST

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF OWNERSHIP & DEDICATORY STATEMENT

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, _____DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED INDIVIDUALPERSONALLY APPEARED, WHO HEREBY CERTIFIES THAT HE IS THE OWNER AND/OR EQUITABLE OWNER OF THE PROPERTY SHOWN ON THIS PLAN; THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN; THAT THE PLAN IS HIS ACT AND DEED AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW. IT IS FURTHER ACKNOWLEDGED THAT ALL STREETS AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO EAST HANOVER TOWNSHIP FOR PUBLIC USE.

_____
PAUL E. EYSTER, LEGAL OWNER

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

EAST HANOVER TOWNSHIP BOARD OF SUPERVISORS

THIS PLAN AS SHOWN HEREON, INCLUDING ALL REQUESTED WAIVERS, HAS BEEN APPROVED BY THE BOARD OF SUPERVISORS OF EAST HANOVER TOWNSHIP, DAUPHIN COUNTY ON THIS _____ DAY OF _____, 2025.

_____
CHAIRMAN, BOARD OF SUPERVISORS

DAUPHIN COUNTY PLANNING COMMISSION REVIEW

THIS PLAN HAS BEEN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2025.

_____
DIRECTOR

PROFESSIONAL CERTIFICATION - GAS WELLS

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, BELIEF, AND ABILITY AND BASED ON A VISUAL INSPECTION OF THE SURFACE OF THE PREMISES AS SHOWN HEREON, THAT NO GAS WELLS EXIST ON THE SUBJECT PROPERTIES.

_____ _____
JAMES S. SNYDER, P.E. DATE

PROFESSIONAL CERTIFICATION - SURVEYOR

I HEREBY CERTIFY THIS PLAN AND THE RELATED SURVEY WORK WAS PREPARED AND PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA. THIS CERTIFICATION IS NEITHER A WARRANTY NOR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

_____ _____
JAMES ROBERT AIKEN II, P.L.S. DATE
LICENSE#: SU075233
FOR AND ON BEHALF OF
NAVARRO & WRIGHT CONSULTING ENGINEERS, INC.

BY	REVISIONS	DATE

SRE Investments, LLC
Engineering & Development Consultants
360 Rabuck Drive
Harrisburg, PA 17112
(717) 579-5884 - Cell
james.snyder@comcast.net

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE
STOP CALL
PA 1 SYSTEM, INC.
1-800-242-1776
POCS SERIAL NUMBER
20252113701

ENGINEER'S SEAL

JAMES S. SNYDER, P.E.
LICENSE#: PE-038103-E

SURVEYOR'S SEAL

JAMES ROBERT AIKEN II, P.L.S.
LICENSE#: SU075233

LOT LINE REVISION PLAN
FOR
391 & 449 CARLSON ROAD
EAST HANOVER TOWNSHIP DAUPHIN COUNTY PENNSYLVANIA

DRAWN BY:	JSS
CHECKED BY:	JRA
SCALE:	1" = 60'
DATE:	OCTOBER 7, 2025

JOB NUMBER:
2507SV119

DRAWING DESCRIPTION:
LOT LINE REVISION PLAN

DRAWING NUMBER:
1 OF 1