No: 25-104

Dauphin County Subdivision/Land Development Review Report

Municipality: Wayne Township | Surveyor: Burch Associates | Engineer:

Plat Title: Vicki Kermer Subdivision

Zoning District: None | Proposed Land Use: Residential

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

# of Lots	# of New Lots	# of New D.U.s	Acreage Subdivided/Developed	Total Acreage
1	3	3	3.58	35.41

Date Received: 9/19/2025 | Staff Review: 10/2/2025 | Official County Review: 10/2/2025

Reviewed by: GD | Checked by: | Parcel No: 67-010-002

Project Description: Subdivision of three lots for residential use

- ***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.*

1. Preliminary plan approval waiver requested.

2. Any future grading for house construction must be in accordance with Municipal and County regulations. In addition, any stormwater considerations are to also be addressed and considered at the time of building permit applications (as applicable).

Plan No. 24-104

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)		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		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 (note provided)			x
	Floodplains			x
	Woodlands, streams, etc.			x
18. Contours at required interval shown		x		
19. Easements shown and identified *(road dedication)*		x		
20. Existing man-made features shown -	Building (s)	x		
	Storm drainage facilities		x	
	Sewer mains/On-lot sewer system	x		
	Water mains/Well	x		
21. Proposed man-made features shown –	Building (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			
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 *(see note)*				x
31. Statement of ownership, signature and notarization shown		x		
32. Dedicatory statement shown		x		
33. Approval blocks shown		x		
34. PennDOT Highway Occupancy Permit statement shown		x		
35. Consistency with Future Land Use plans -	County plans	x		
	Municipal plans	x		

PRIMARY CONTROL POINT: 636' +/- to centerline intersection of S.R. 4013 Powells Valley Road and T-448 Sheetz Road.

Betty Reigle & Vicki Kemrer
Deed: 20240005828
Parcel: 67-010-031
Plan-(Q-4-37)
Lot No.2

Zachary & Laura Hile
Deed: 20240005828
Parcel: 67-010-031
Plan J-6-61
Lot No.3

David E. & Kendra J. Bordner
Deed: 1140-164
Parcel: 67-006-023

Jonthan D. & Shannon L. Tanner
Deed: 6341-213
Parcel: 67-005-018
Plan M-4-33

David S. & Olga S. Platt
Deed: 5088-482
Parcel: 67-010-026
Plan G-4-15

Barbara Hale
Deed: 4544-60
Parcel: 67-010-036
Plan H-8-70
Lot No.5

Barbara Hale
Deed: 2985-496
Parcel: 67-010-034
Plan M-6-50
Lot No.4

David C. & Tina M. Farence
Deed: 4544-65
Parcel: 67-010-037
Plan H-8-70
Lot No.6

Keith E. & Cynthia D. Kobel
Deed: 3473-381
Parcel: 67-010-003

Existing PARCEL 67-010-002
LOT NO.1

PROPOSED PARCEL 67-010-____
LOT NO.7

PROPOSED PARCEL 67-010-____
LOT NO.8

PROPOSED PARCEL 67-010-____
LOT NO.9

SEE 'SITE DISTANCE' DETAIL

T-448 SHEETZ ROAD

Existing Barn, Existing Garage, Existing Dwelling, Exist. Well, Exist. Septic System, Existing Driveway

Primary Septic System Area, Septic System Repair Area, Proposed Well, Minimum Building Setback Line, Proposed Driveway, Concrete Monument (Set), Iron Pin (Found), Iron Pin (Set), 20' Drainage Easement, 18"pipe

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. No wetlands exist on the mapping of this property, and no wetlands have been identified within the area of development.

SOIL TYPES:

AbB2 - Albrights silt loams 3-10% Slopes
ClB2 - Calvin-Leck Kill shaly silt loams 3-8% Slopes
ClC2 - Calvin-Leck Kill shaly silt loams 8-15% Slopes
DcC2 - Dekalb channery sandy loam 8-15% Slopes
KoE2 - Klinesville shaly silt loam 25-50% Slopes

HIGHWAY OCCUPANCY PERMIT

Access to the township road is authorized by a Township Highway Occupancy Permit. No building construction or work within the township road r/w may commence without said permit.

AREA TABULATION:

EXISTING LOT NO.1, PARCEL 67-010-002
Lot Area- 1,363,549 S.F. or 31.12 Acres
Right Of way 31,290 S.F. Or 0.71 Acres
Total Area 1,344,884 S.F. Or 31.83 Acres

PROPOSED LOT NO.7
Lot Area-49,280 S.F. or 1.13 Acres
Right Of way 3,371 S.F. Or 0.07 Acres
Total Area 52,651 S.F. Or 1.20 Acres

PROPOSED LOT NO.8
Lot Area- 48,600 S.F. or 1.12 Acres
Right Of way 3,315 S.F. Or 0.07 Acres
Total Area 51,915 S.F. Or 1.19 Acres

PROPOSED LOT NO.9
Lot Area- 48,600 S.F. or 1.12 Acres
Right Of way 3,315 S.F. Or 0.07 Acres
Total Area 51,915 S.F. Or 1.19 Acres

SITE TEST:

PROPOSED LOT NO.7
Primary Septic System
Probe No.1 34" Limiting Zone 9.23 Min./In.
Probe No.3 34" Limiting Zone 4% Slope
Repair Area
Probe No.2 24" Limiting Zone Min./In.
Probe No.4 24" Limiting Zone 5% Slope
PROPOSED LOT NO.8
Primary Septic System
Probe No.5 24 " Limiting Zone 6.3 Min./In.
Probe No.8 24" Limiting Zone 6% Slope
Repair Area
Probe No.6 25 " Limiting Zone 6.63Min./In.
Probe No.7 35" Limiting Zone 4% Slope
PROPOSED LOT NO.9
Primary Septic System
Probe No.9 48" Limiting Zone 28.67 Min./In.
Probe No.12 48" Limiting Zone 3% Slope
Repair Area
Probe No. 11 48" Limiting Zone 25.52 Min./In.
Probe No.12 48" Limiting Zone 3% Slope

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N77°36'46"E	360.01
L2	N77°36'46"E	25.00
L3	S12°54'54"E	135.00
L4	N12°54'54"W	135.00
L5	S77°05'06"W	360.00
L6	N12°54'54"W	138.55
L7	N77°05'06"E	25.00
L8	S12°54'54"E	139.00
L9	S12°54'54"E	135.00
L10	S77°05'06"W	360.00
L11	N77°05'06"E	25.00
L12	S12°54'54"E	135.00
L13	S12°54'54"E	135.00
L14	S77°05'06"W	360.00
L15	N12°54'54"W	135.00
L16	N12°54'54"W	135.00
L17	S77°05'06"W	25.00

LEGEND:

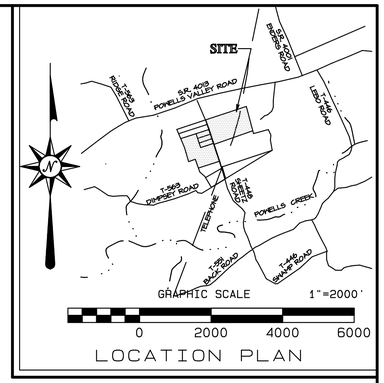
- X 820.00 Spot Elevation
- Overhead Telephone Line
- Underground Telephone Line
- E Overhead Electric Line
- Underground Electric Line
- Existing Waterline
- L1 S16 Light Standard
- Property Corner
- 4000 Existing Contour
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Utility Pole
- Concrete Monument
- (A) Property Adjoiners
- ClB2 Soil Types
- ClC2
- Building Setback Line

I hereby certify this plan to be correct as shown.

William A. Burch PLS
Pa. Lic. No. 22834-E
BURCH ASSOCIATES
Property & Engineering Surveys
340 Bernsburg Road, Millersburg, PA 17061
Phone: (717) 692-2274
www.burchsurveying.com

This plan approved by the Wayne Township Board of Supervisors this __ day of _____, 2025.
Chairman_____
Secretary_____
This plan reviewed in the final stage by Dauphin County Planning Commission this __ day of_____2025.
Chairman_____
Secretary_____

This plan recorded in the office of the Recorder of Deeds in Dauphin County this ____ day of_____, 2025 in Instrument No._____



GENERAL NOTES:

- Proposed: three lot subdivision.
- Existing Lot No. 1 is to remain Residential/Agricultural use a dwelling is situated on this lot and is serviced by its own on lot sewage disposal system and individual well.
- Proposed Lot No. 7 is intended for Residential use with a dwelling serviced by its own on lot sewage disposal system and individual well.
- Proposed Lot No. 8 is intended for Residential use with a dwelling serviced by its own on lot sewage disposal system and individual well.
- Proposed Lot No. 9 is intended for Residential use with a dwelling serviced by its own on lot sewage disposal system and individual well.
- Land Uses: Past-Agricultural, Present- Agricultural, Future- Agricultural
- Minimum Building Setbacks:Front-40',Side-15',Rear-25'.
- Upon subdivision approval, concrete monuments to be placed where indicated on this plan by the developer.
- Contours are from NAVD88.
- Off street parking will be provided on Lots No. 1,7, 8 & 9.
- Deed Reference: Vicki Kemrer (20160005322)
- Dauphin County Tax Parcel No. (67-010-002)
- A waiver of preliminary plans and data has been requested by the applicant.
- Stormwater & Erosion control plans will be required prior to any building permit approval. An N.P.D.E.S Permit will be required if more than 1 Acre of land disturbeds.
- No development is to take place as a result of this plan. In the event of any possible future development on these Lots, sufficient plans and data must first be submitted for review and approval by the proper local, county and state agencies.

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
CALL SYSTEM, INC.
1-800-242-1776

It is hereby certified that the undersigned is/are the equitable owner(s) of the within plat and that all streets or parts and not previously dedicated are hereby tendered for dedication to public use.
Owner(s) _____
Vicki Kemrer

Vicki Kemrer
106 Sheetz Road
Halifax, PA 17032
PHONE: 717-574-9298

Commonwealth of Pennsylvania
County of Dauphin
On this____ day of_____, 2025.
before me, the undersigned personally appeared
Owner(s) _____
Vicki Kemrer
who being duly sworn according to law deposes and says that they are the equitable owners of the property shown on this plat and that they acknowledge the same to be their act and plan and desire the same to be recorded as such according to law.
Witness my hand and seal the day and date written.

My commission expires NOTARY PUBLIC

FINAL SUBDIVISION PLAN FOR

VICKI KEMRER

situate in
Wayne Township
Dauphin County, Pennsylvania

GRAPHIC SCALE 1"=100'
0 100 200 300

Date: September 4,2025
Drawing No: WYE-141

SITE DISTANCE GRAPHIC SCALE 1"=60'
0 60 120 180