No: 26-054

Dauphin County Subdivision/Land Development Review Report

Municipality	Wayne Township	Surveyor	Burch Associates	Engineer	
Plat Title	Mark E. Jr & Nancy K. Warfel, Judy A. Willard C. & Cody W. Stoneroad				
Zoning District	None	Proposed Land Use	Residential / Agriculture		

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	1	# of New D.U.s	0	Acreage Subdivided/Developed	18.60	Total Acreage	64.84

Date Received	5/18/2026	Staff Review	5/28/2026	Official County Review	5/28/2026
Reviewed by	GD	Checked by		Parcel No:	67-011-023

Project Description: Proposed Subdivision for side yard addition

- ***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. The plan appears to be a Lot Add-On plan and, as such, would be subject to review under the provisions of Section 402 of the Wayne Township Subdivision Ordinance. If this classification is correct, a preliminary plan review would not be required. Therefore, the Township should consult with its solicitor to determine whether the requested preliminary plan approval is necessary.

2. If the plan is to be considered a Lot Add-On plan, then the plan titles should clearly and accurately reflect this classification. At a minimum, this designation should be properly noted on the plan's title sheet.

3. It is acknowledged that no new development is proposed under this plan, and a non-building declaration is indicated. However, one of the existing parcels—Lot No. 1—contains an existing residence along with associated agricultural structures. Despite the absence of proposed activity, the plan should identify the locations of the existing water supply and on-lot sanitary sewage systems. This is necessary to ensure that the proposed action does not adversely impact or encroach upon these essential residential services.

Plan No. 26-054

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		x		
20. Existing man-made features shown -	Building (s)	x		
	Storm drainage facilities		x	
	Sewer mains/On-lot sewer system (see note)		x	
	Water mains/Well (see note)		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	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. PennDOT Highway Occupancy Permit statement shown		x		
35. Consistency with Future Land Use plans -	County plans	x		
	Municipal plans	x		

This plan recorded in the office of the
Recorder of Deeds in Dauphin County
this _____ day of _____, 2026 in
Instrument No. _____

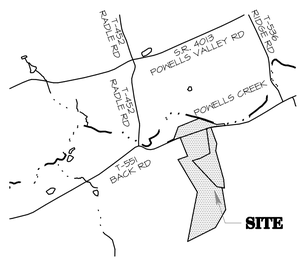
PRELIMINARY/FINAL SUBDIVISION PLAN
FOR

MARK E. WARFEL JR. & NANCY K. WARFEL & JUDY STONEROAD & JUDY A. & WILLIARD C. STONEROAD & CODY W. STONEROAD

Situated in
Wayne Township
Dauphin County, Pennsylvania

Date: April 8,2026

Drawing No: WT-144



GENERAL NOTES:

- Proposed: two lot subdivision.
- Existing Lot No. 1 is to remain Agricultural use
- Existing Lot No.5 has an existing dwelling located on it serviced by onlot sewage septic system and individual well.
- Area 3A has been proposed as a lot add-on to the adjoining Existing Parcel 67-011-023 to form a single lot consisting of 31.78 acres Area 3A may not be sold or retained as a stand alone lot.
- Land Uses:
  Past-Agricultural/Residential,
  Present- Agricultural/Residential
  Future- Agricultural/Residential
- 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. 1,5
- Deed Reference:
  Mark E. Warfel Jr. & Judy Stoneroad & Nancy Evans (4498-300)
  Judy A. & Willard C. Stoneroad & Cody W. Stoneroad (20250002576)
- Dauphin County Tax Parcel No. (67-011-004 & 67-011-023)
- 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.

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.

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:

Bb-Barbour Silt Loam
CkD2- Calvin-Klinesville Silt Loams 15 -25% 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
DlD - Dekalb and Lehew Very Stony Sandy Loam 8-25% Slopes
KaE2 - Klinesville shaly silt loam 25-50% Slopes

REVISIONS

DATE	DESCRIPTION

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of_____ 2026.
before me, the undersigned personally appeared
Owner(s) _____
Mark E. Warfel Jr.

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

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of_____ 2026.
before me, the undersigned personally appeared
Owner(s) _____
Nancy K. Warfel

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

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of_____ 2026.
before me, the undersigned personally appeared
Owner(s) _____
Judy A. Stoneroad Willard C. Stoneroad

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

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of_____ 2026.
before me, the undersigned personally appeared
Owner(s) _____
Cody W. Stoneroad

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

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.

_____
Mark E. Warfel Jr.

Mark E. Warfel Jr.
271 Jones Slough Road
Kingston,Ga 30145
Phone:(678)-642-7110

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.

_____
Nancy K. Warfel

Nancy K. Warfel
1938 Brion Road
Middlebrg,Pa 17842
Phone:(570)-742-2724

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.

_____
Judy A. Stoneroad

_____
Willard C. Stoneroad

Judy A. & Willard C. Stoneroad
2581 Back Road
Halifax,Pa 17032
Phone:(717)-497-4267

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.

_____
Cody W. Stoneroad

Cody W. Stoneroad
120 Main Street
Lykens,Pa 17045
Phone:(717)-514-8331

GRAPHIC SCALE 1"=2000'

0 2000 4000 6000

LOCATION PLAN:

AREA TABULATION:

EXISTING LOT NO. 1 (67-011-004)
Total Area- 1,440,103 S.F. or 33.06 Acres

EXISTING LOT NO. 3 (67-011-023)
Total Area- 574,305 S.F. or 13.18 Acres

PROPOSED LOTNO.3A (67-011-_____)
Toatal Area 810,303 S.F. Or 18.60 Acres

EXISTING LOT NO. 3 (67-011-023)
Lot No.3 + AREA 3A'=
New Total Area- 1,384,608 S.F. or 31.78 Acres

Total Area of Subdivision- 2,824,711 S.F. or 64.84 Acres

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

PLANNING WAIVER & NONBUILDING DECLARATION

As of the date of this plot plan recording, the subdivision described herein is and shall be dedicated for the express purpose of silvicultural use. No portion of Lot No.1,Lot No.3 & Area No. 3A of the subdivision are approved by Wayne 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 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 Wayne Township, who are charged with administering the Sewage Facilities Act to determine the form of sewage facilities planning required and the procedure and requirement for obtaining appropriate permits and approval.

LEGEND

- Sign
- 620.00 Spot Elevation
- 620.00 Proposed Elevation
- OH T Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- W Existing Waterline
- Existing Light Standard
- Property Corner
- 600 Existing Contour
- TRF Turf Reinforcement Matting
- RCE Rock Construction Entrance
- Fence Line
- Deep Probe
- Unsuitable Probe
- Shrub
- Utility Pole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- A1 Traverse Point
- CB2 Soil Types
- CC2
- Building Setback Line
- SS Silt Soxx
- 1600 Proposed Contour

This plan approved by the Wayne Township Board of Supervisors this__ day of _____, 2026.

Chairman _____

Secretary _____

This plan reviewed in the final stage by Dauphin County Planning Commission this __ day of_____,2026.

Chairman _____

Secretary _____

I hereby certify that the stormwater management plan shown on this plan meets all design standards and criteria of the Wayne Township Subdivision and Land Development Ordinance and the survey meets all accuracy requirements.

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
WILLIAM ABNER BURCH
LAND SURVEYOR
No. 22834-E

William A Burch PLS
BURCH ASSOCIATES
Property & Engineering Surveys
340 Berrysburg Road; Suite 1
Millersburg, PA 17061
Phone: (717) 642-2214

Pa. Lic. No. 22834-E

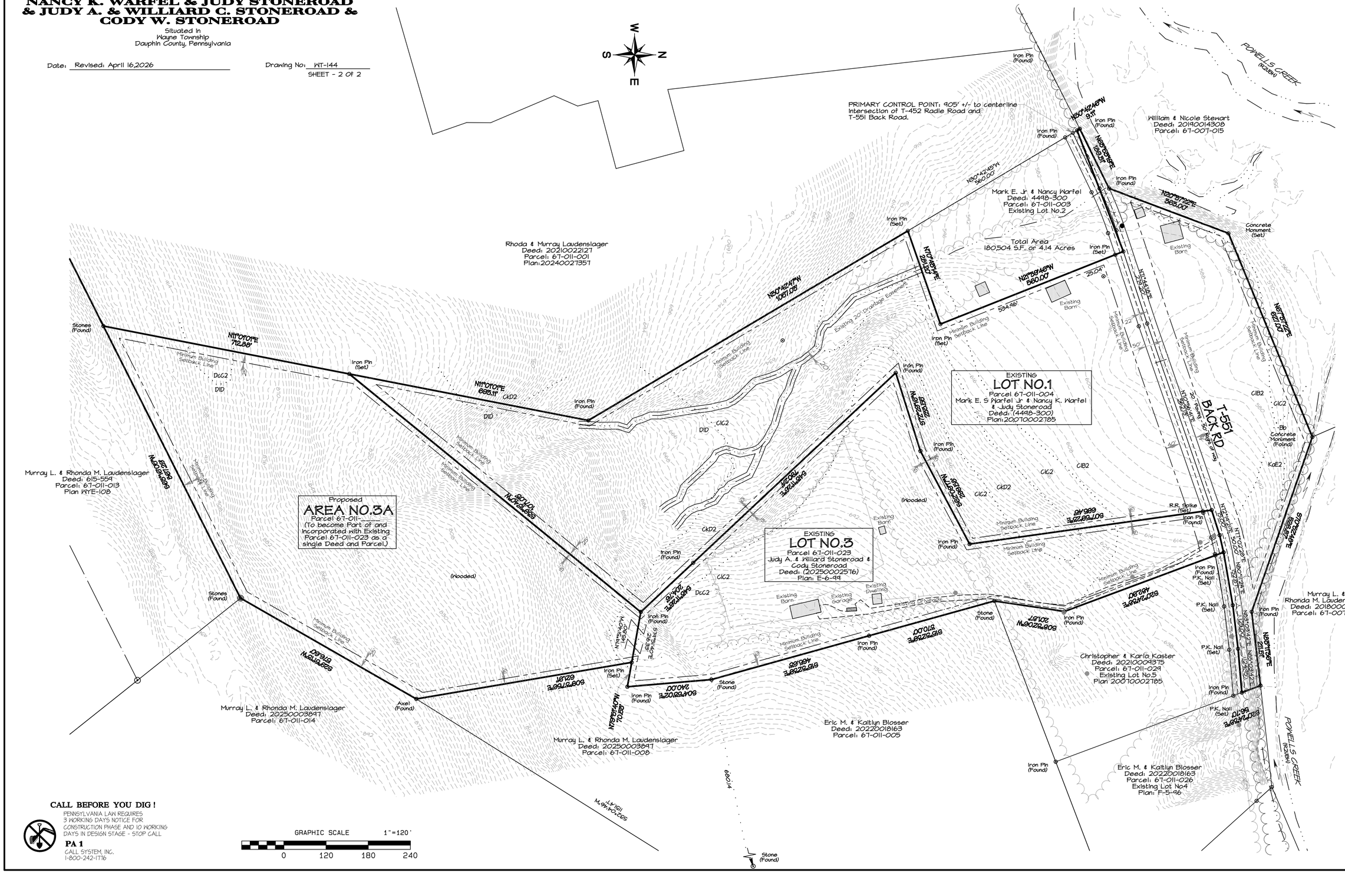
PRELIMINARY/FINAL SUBDIVISION PLAN
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MARK E. WARFEL JR. & NANCY K. WARFEL & JUDY STONEROAD & JUDY A. & WILLIARD C. STONEROAD & CODY W. STONEROAD

Situated In
Wayne Township
Dauphin County, Pennsylvania

Date: Revised: April 16,2026

Drawing No: WT-144
SHEET - 2 OF 2


PRIMARY CONTROL POINT: 905' +/- to centerline Intersection of T-452 Radle Road and T-551 Back Road.
Iron Pin (Found)
N80°42'46"W 9.11'
N20°51'42"E 159.13'
N20°51'42"E 365.00'
William & Nicole Stewart Deed: 20190014308 Parcel: 67-007-015
POWELLS CREEK (Eastern)
Mark E. Jr & Nancy Warfel Deed: 4498-300 Parcel: 67-011-003 Existing Lot No.2
N80°42'46"W 560.00'
Total Area 180504 S.F. or 4.14 Acres
N27°59'46"W 560.00'
25.04'
N17°44'46"E 281.25'
N17°44'46"E 251.07'
534.46'
Existing Barn
Existing Barn
Existing Barn
Concrete Monument (Set)
Iron Pin (Set)
Iron Pin (Set)
Iron Pin (Set)
Rhoda & Murray Laudenslager Deed: 20210022127 Parcel: 67-011-001 Plan:20240027357
N80°42'46"W 1067.08'
Existing 20' Drainage Easement
Minimum Building Setback Line
Minimum Building Setback Line
Minimum Building Setback Line