No: 25-050

Dauphin County Subdivision/Land Development Review Report

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

Plat Title: Todd P. and Tonya L. Spindle and Leslie L. and Betty L. Wiest Trust 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
2	1	0	0.64	4.27

Date Received: 4/17/2025 | Staff Review: 4/22/2024 | Official County Review: 4/22/2025

Reviewed by: GD | Checked by: | Parcel No: 67-10-038

Project Description: Proposed Subdivision for a 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 existing barn located on Lot no 2 appears to encroach on the proposed dedicated area for Dimsey Road. In addition, several structures are located within the newly established setback line. As this land is being provided by the applicant to adjust the apparent construction of the township road onto their property, the township should fully consider waiving any restriction for this occurrence. If the township is agreement with this allowance, then a note should be placed on the plan acknowledging the encroachment so as to not create any future concerns or questions.

2. If this is not acceptable to the township, then perhaps consider reducing the level of dedicated roadway to match the current edge of pavement. As a result, there would be a roadway right of way less than 50 feet in this location. This should be an acceptable arrangement for this township road.

3. In either of these consideration, it is recommended the township consult with your solicitor to determine if there is any concern in the advancement of either of these options.

4. Address recreation requirements. (Section 709). As this is a minor action, waivers should be considered. In addition, the township may wish to consider modifying ordinance requirement to address future situations that mirror this type of development.

Plan No. 24-050

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	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	x		
	Water mains/Well	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			
23. Proposed streets shown -	Name			x
	R/W width *(see note)*	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 *(see note)*				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		

SOIL TYPES:

AbB2- Albrights silt loam 3-10% Slope
BtB2- Brinkerton and Armagh silt loams 3-8% Slope
CkD2- Calvin-Klinesville shaly silt loams 15-25% Slope
ClB2- Calvin-Leck Kill shaly silt loams 3-8% Slope
ClC2- Calvin-Leck Kill shaly silt loams 8-15% Slope
DcB2- Dekalb channery sandy loam 3-8% Slope
DcC2- Dekalb channery sandy loam 8-15% Slope
KaE2- Klinesville shaly silt loam 25-50% Slope

AREA TABULATION:

EXISTING LOT NO. 2
Lot Area- 175,944 S.F. or 4.04 Acres
R/W Area- 10,298 S.F. or 0.23 Acres
Total Area- 186,242 S.F. or 4.27 Acres

EXISTING LOT NO. 5
Lot Area- 93,080 S.F. or 2.14 Acres
R/W Area- 10,849 S.F. or 0.25 Acres
Total Area- 103,929 S.F. or 2.39 Acres

PROPOSED AREA 5A
Total Area- 27,985 S.F. or 0.64 Acres

EXISTING LOT 5 + AREA 5A
Total Area- 131,914 S.F. or 3.03 Acres

WETLANDS NOTE:

All wetland areas, including riverine systems, are to be protected and remain undisturbed. A wetland does exist in the form of PUBHh- Palustrine, Unconsolidated Bottom, Permanently Flooded, Diked/Impounded.

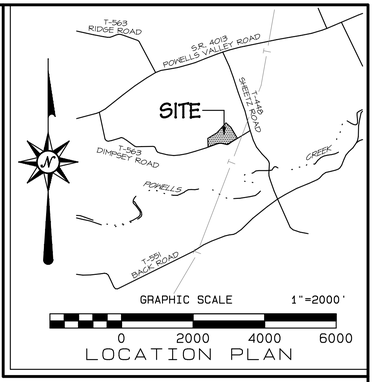
HIGHWAY OCCUPANCY PERMIT

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

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

LINE / CURVE TABLE:

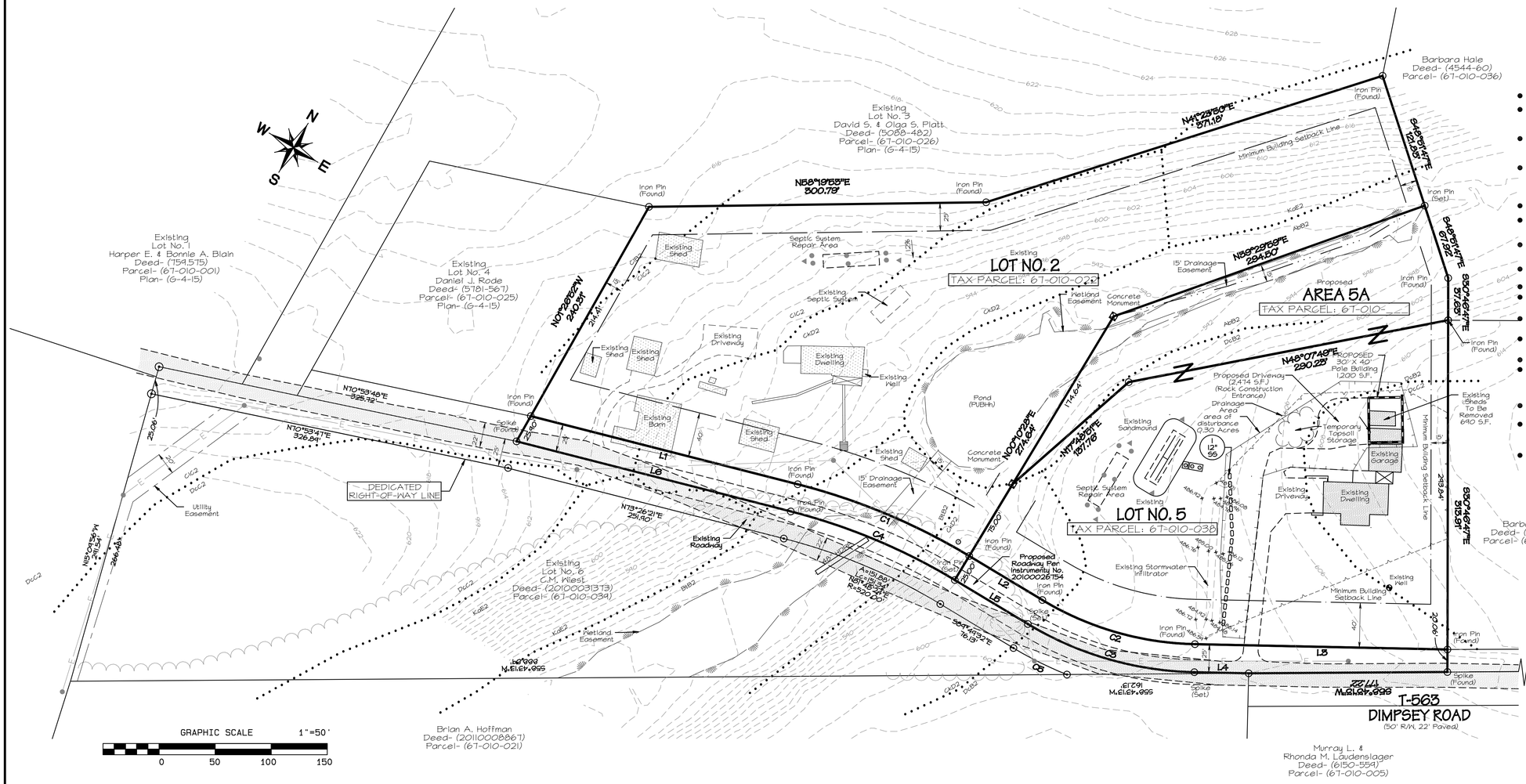
LINE	ARC	CHORD BEARING	RADIUS	DELTA	CHORD
L1	245.70'	N73°26'21"E			
C1	166.44'	N81°48'24"E	510.00'	16°44'07"	165.80'
L2	76.13'	S84°46'32"E			
C2	143.31'	N75°14'44"E	275.00'	29°51'26"	141.64'
L3	225.28'	N60°18'04"E			
L4	48.51'	S60°18'03"W			
C3	156.33'	S75°14'44"W	300.00'	29°51'26"	154.57'
L5	76.13'	N84°44'32"W			
C4	159.19'	S81°48'24"W	545.00'	16°44'07"	158.62'
L6	252.46'	S73°26'21"W			
C5	53.36'	N85°28'14"E	325.00'	9°24'26"	53.30'



LOCATION PLAN

GENERAL NOTES:

- Proposed: Subdivision for side yard addition.
- Lot No. 2 has an existing dwelling located on it and is serviced by its own on lot sewage disposal system and individual well.
- Existing Lot No. 5 has an existing dwelling located on it and is serviced by its own on lot sewage disposal system and individual well.
- Area 5A has been proposed as a lot add-on to the adjoining Existing parcel 67-010-038 to form a single lot consisting of 3.03 acres Area 5A may not be sold or retained as a stand alone lot.
- 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.
- Deed Reference: Todd P.& Tonya L. Spidle (20110035859) Leslie L. & Betty L. Wiest Trust (20150025064)
- Dauphin County Tax Parcel No. (67-010-022 & 67-010-038)
- Contours are from NVAD88.
- This plan is part of a small projects application and stormwater management design
- Land Uses: Past- residential , Present- residential , Future- residential
- The proposed project is not located in an area of Carbonate Geology or Karst Topography.
- The Area of Earth Disturbance is 0.30 Acre.
- Nothing shall be planted or placed within the stormwater easement which would adversely affect the function of the easement,or conflict with any conditions associated with such easement.
- The stormwater from the site will be infiltrated in the Stormwater infiltrators,eliminating any thermal impacts that may be created.
- Individual lot owners are responsible for assuring the continued functionality and required maintenance of the stormwater management easement.
- Receiving waters unnamed tributary to Powells Creek (TSF) Trout Stocking



CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE - STOP CALL
PA1 CALL SYSTEM, INC. 1-800-242-1776

Commonwealth of Pennsylvania
County of Dauphin
On this _____ day of_____ 2025.
before me, the undersigned personally appeared
Owner(s) _____
Todd P. Spidle Tonya L. Spidle
_____
Leslie L. Wiest Betty L. Wiest
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.

Owner(s) _____
Todd P. Spidle
_____
Tonya L. Spidle
_____
Leslie L. Wiest
_____
Betty L. Wiest

Todd P. & Tonya L. Spidle
241 Dimpsey Rd
Halifax, PA 17032
PHONE: (717) 345-6360

Leslie L. & Betty L. Wiest
249 Dimpsey Rd
Halifax, PA 17032

This plan approved by 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 _____

I hereby certify that this plan was prepared by me or under my supervision.
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL WILLIAM ABNER BURCH LAND SURVEYOR No. 22834-E
William A. Burch PLS
BURCH ASSOCIATES
Property & Engineering Surveys
340 Route 25 Suite 1
Millersburg, PA 17061
Phone: (717) 692-2214

Pa. Lic. No. 22834-E

LEGEND

- Sign
- 620.00 Spot Elevation
- 620.00 Proposed Elevation
- OH Overhead Telephone Line
- UG/T Underground Telephone Line
- E Overhead Electric Line
- UG/E Underground Electric Line
- Existing Waterline
- LT Std. Light Standard
- Property Corner
- Existing Contour
- Proposed Contour
- Fence Line
- Deep Probe
- Unsuitable Probe
- shrub
- Fire Hydrant
- Utility Pole
- Existing Sanitary Manhole
- Concrete Monument
- A Property Adjoiners
- Flag Pole
- #1 Traverse Point
- C18D / C12 Soil Types
- Wetland Area
- SS Filtrexx Silt Sock
- RCE Rock Construction Entrance

PRELIMINARY / FINAL SUBDIVISION PLAN
FOR
TODD P. & TONYA L. SPIDLE, LESLIE L. & BETTY L. WIEST TRUST

situate in
Wayne Township
Dauphin County, Pennsylvania

Date: March 21, 2025
Drawing No: KYE-140