No: 26-004

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Susquehanna Township	Surveyor	Burget Associates, Inc.	Engineer	Integrated Consulting
Plat Title	Preliminary Subdivision & Land Development Plan for Beaufort Terrace				
Zoning District	R-1 Low Density Residential / C-Conservation	Proposed Land Use	Residential / Open Space		

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

Plat Type: X Subdivision; X Land Development

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

Existing # of Lots	Proposed # of Lots	Proposed # of New DUs	Subdivided / Developed Acres	Total Acres
1	79	73	67	117

Date Received	12/10/25	Staff Review	12/17/25	Official County Review 12/17/25

Reviewed by LG Checked by ARK Tax Map Parcel # 62-009-001

Project Description: Preliminary Plan proposes to subdivide the existing tract into 79 total lots (73 residential and 5 open space) and to construct public streets, stormwater management facilities, utilities, and associated public improvements.

- *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.*

Plan Comments:

1. The Dauphin County Planning Commission approval block needs to have two signature lines: one for the Chairperson and one for the Secretary. The block currently reads "Director of Planning" and must be corrected.
2. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance are to be in place before final approval.
3. It appears a number of lots may be constrained due to setback requirements and steep slope. Verify that all lots currently planned for residential development are in fact usable for this purpose.
4. Documentation verifying that all existing utilities are capable of supporting this new development is to be provided.

5. TIS is still to be provided. Traffic calming measures should be reviewed with the Township to ensure best locations and final design for interventions.
6. Sidewalks should be constructed along both sides of all streets in the plan, including Mountain View Road for future connectivity to other networks in the vicinity of this project.
7. Local emergency services should provide input on the adequacy of the firetruck turnaround plan, in particular the access to Albright Lane. Further the proper location of hydrants should also be reviewed to ensure adequate placement.
8. Further review of the waiver requests regarding maximum slope for a minor street and leveling area at intersections is needed to ensure that all streets within the project area provide adequate and safe access, especially with respect to emergency vehicles.
9. A lighting plan for the property is to be provided and reviewed by the Township for suitability.
10. Township engineer should verify that E&S plan meets all requirements.
11. It appears that a portion of the stormwater infrastructure proposed to be dedicated on Lot 79 may slightly cross over into proposed Lot 30. This should be verified.
12. Susquehanna Township School District should be given the opportunity to provide input on this plan and any impacts on the future capacity of the District.
13. Additional information about proposed plans for the recreation areas is needed to properly review. The plan ought to consider future connections to alternative transportation opportunities and bike/ped network in the area.

Plan No. 26-004

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 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	X		
Water mains	X		
21. Proposed man-made features shown – Building (s)	X		
Storm drainage facilities	X		
Sewer disposal – public (x) on-lot ( )	X		
Water supply – public (x) 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 (see comment 1)		X	
34. PADOT Highway Occupancy Permit statement shown			X
35. Consistency with Future Land Use plans - County plans	X		
Municipal plans	X		

PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN

BEAUFORT TERRACE

FOR

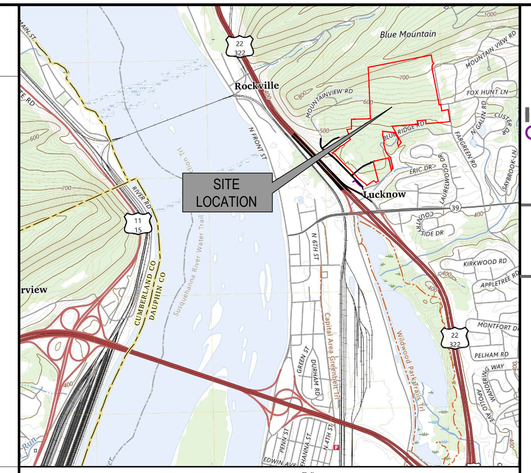
REIFF LAND TIMBER, LLC

SUSQUEHANNA TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA



VICINITY MAP
SCALE = 1" = 800'

N
800' 400' 0' 800'
SCALE: 1"= 800'



LOCATION MAP
SCALE = 1" = 2,000'

N
2,000' 1,000' 0' 2,000'
SCALE: 1"= 2,000'

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN SERIAL NUMBER IS 20252792045, SUBMITTED ON 10/06/205.

UTILITIES:

COMPANY: CABLE PROTECTION SERVICES INC
ADDRESS: PO BOX 4816
MIDLOTHIAN, VA. 23112
CONTACT: DEBBIE KING
EMAIL: DEBBIE_KING@CABLEPS.COM
PHONE: 804-562-3409

COMPANY: VEOLIA WATER PENNSYLVANIA LLC
ADDRESS: 6310 ALLENTOWN BOULEVAD
HARRISBURG, PA. 17112
CONTACT: CHRISTOPHER BRIDE
E-MAIL: CHRISTOPHER.BRIDE@VEOLIA.COM
PHONE: 717-901-6317

COMPANY: VERIZON PENNSYLVANIA
ADDRESS: 1050 VIRGINIA DRIVE
FORT WASHINGTON, PA. 19034
CONTACT: DIANA REDILLA
EMAIL: DIANE.C.REDILLA@VERIZON.COM
PHONE: 215-591-6210

COMPANY: HARRISBURG CITY OF
ADDRESS: 1002 N 7TH STREET
HARRISBURG, PA 17104
CONTACT: VERONICA LEFEVER
EMAIL: VALEFEVER@HARRISBURGPA.GOV
PHONE: 717-857-5157

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 437 BLUE CHURCH RD
PAXINOS, PA 17860
CONTACT: DOUG HAUPT
E-MAIL: DLHAUPT@PPLWEB.COM
PHONE: 570-490-5684

COMPANY: SUSQUEHANNA TOWNSHIP AUTHORITY
ADDRESS: 1900 LINGLESTOWN ROAD
HARRISBURG, PA. 17110
CONTACT: TRAVIS MEASE
E-MAIL: TMEASE@SUSQUEHANNATWP.COM
PHONE: 717-233-7143

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR
MIDDLETOWN, PA. 17057-5987
CONTACT: GEOFFREY FERGUSON
EMAIL: GFERGUSON@UGI.COM
PHONE: 610-807-3118

COMPANY: SUSQUEHANNA TOWNSHIP AUTHORITY
ADDRESS: 1900 LINGLESTOWN ROAD
HARRISBURG, PA. 17110
CONTACT: CLINT KREIGER
E-MAIL: CKREIGER@SUSQUEHANNATWP.COM
PHONE: 717-233-7143

COMPANY: BUCKEYE PARTNERS
ADDRESS: THE BUCKEYE BUILDING
6161 HAMILTON BLVD, ALLENTOWN, PA 18106
CONTACT: BRANDON ALLEN
EMAIL: BALLEN@BUCKEYE.COM
PHONE: 216-318-2124



CDC	MEMBER NAME	RESPONSE	RESPONSE DATE
AQ1	COMCAST	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION	10/6/2025 11:21
DH	VEOLIA WATER PENNSYLVANIA INC	DID NOT RESPOND THROUGH PA ONE CALL.	
HC	VERIZON PENNSYLVANIA LLC	DID NOT RESPOND THROUGH PA ONE CALL.	
HS	HARRISBURG CITY OF	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION	10/7/2025 6:55
IA	BUCKEYE PARTNERS	CLEAR. NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION	10/6/2025 11:25
PRD	PPL ELECTRIC UTILITIES CORPORATION	DID NOT RESPOND THROUGH PA ONE CALL.	
SXH	SUSQUEHANNA TWP AUTH/ SUSQUEHANNA TWP	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	10/7/2025 8:10
UI	UGI UTL HARRISBURG	DID NOT RESPOND THROUGH PA ONE CALL.	
SXH	SUSQUEHANNA TWP AUTH/ SUSQUEHANNA TWP	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	10/7/2025 8:10

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78	SWM DETAILS
79	SWM DETAILS
80	TURNING MANUEVER DETAIL

SUPPLEMENTAL PLANS:
- E&S PLAN

PLAN PREPARERS

INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055

CONTACT: ZANE GEIST, P.E.
TELEPHONE: 724-304-1043
EMAIL ADDRESS: ZANE@INTEGRATEDDP.COM

EQUITABLE LANDOWNER AND DEVELOPER

REIFF LAND TIMBER, LLC
1134 LANDIS ROAD
EPHRATA, PA 17522

CONTACT: LAMAR REIFF
TELEPHONE: 717-468-4720
EMAIL ADDRESS: REIFFBROTHERS@GMAIL.COM

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROPOSE THE SUBDIVISION OF THE EXISTING PARCEL INTO 78 LOTS CONSISTING OF 73 SINGLE FAMILY DETACHED HOMES, 5 OPEN SPACE LOTS, SIDEWALKS, ROADS, AND ASSOCIATED IMPROVEMENTS.

WAIVER REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVER(S) FROM THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

WAIVER TYPE:		APPROVAL DATE
SECTION 22-502-9-A	MAXIMUM SLOPE OF 10% SLOPE	
SECTION 22-1004-C	DISTURBANCE OF SLOPES 15-25%	
SECTION 22-1004-B	DISTURBANCE OF SLOPES > 25%	
SECTION 22-504-2	MAXIMUM BLOCK LENGTH	
SECTION 22-502-7-D	5% LEVELING AREA AT INTERSECTIONS	
SECTION 22-1001-1	TREE PRESERVATION AND PLANTING AND WOODLAND PROTECTION	
SECTION 22-1107-1	WAIVER OF SIDEWALK REQUIREMENTS	

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVER(S) FROM THE SUSQUEHANNA TOWNSHIP STORMWATER MANAGEMENT ORDINANCE

WAIVER TYPE:		APPROVAL DATE
SECTION 19-501-3-H	DEWATERING TIME MAXIMUM OF 72 HOURS	
SECTION 19-501-H	MINIMUM VELOCITY OF 2.5 FPS	

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

JOE BURGET, PLS — DATE

CIVIL ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

ZANE GEIST, P.E. No. 093557 — DATE

AREA AND BULK REGULATIONS

LOCATION:	BLUE RIDGE ROAD, HARRISBURG, PA 17110
PARCEL(S):	62-009-001-000-0000
USE:	SINGLE-FAMILY DETACHED DWELLING UNITS
ZONE:	CONSERVATION (C) DISTRICT

#	ITEM	SECTION:	REQUIREMENTS	PROPOSED
1	MAXIMUM RESIDENTIAL DENSITY	§27-604.1.	0.50 UNITS / ACRE	0.50 UNITS / ACRE (35 UNITS / 70 ACRES)
2	MINIMUM LOT AREA	§27-604.2.	1 ACRE	1.00 ACRE (LOT 12)
3	MINIMUM LOT WIDTH	§27-604.3.	100 FT	140 FT
4	MINIMUM FRONT YARD	§27-604.4.A.	50 FT	50 FT
5	MINIMUM SIDE YARD	§27-604.4.B.	40 FT	40 FT
6	MINIMUM REAR YARD	§27-604.4.C.	50 FT	50 FT
7	MAXIMUM IMPERVIOUS LOT COVERAGE	§27-604.5.	30%	12% (LOT 12)
8	MAXIMUM PRINCIPAL BUILDING HEIGHT	§27-604.6.	30 FT	30 FT
ZONE:	LOW DENSITY RESIDENTIAL (R-1) DISTRICT			
#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MAXIMUM RESIDENTIAL DENSITY	§27-604.1.A.	2 UNITS / ACRE	0.8 UNITS / ACRE (38 UNITS / 47.4 ACRES)
2	MINIMUM LOT AREA	§27-604.1.B.	20,000 SF	20,000 SF (LOT 66)
3	MINIMUM LOT WIDTH	§27-604.1.C.	100 FT	100 FT
4	MINIMUM FRONT YARD	§27-604.1.D.(1)	30 FT	30 FT
5	MINIMUM SIDE YARD	§27-604.1.D.(2)	15 FT	15 FT
6	MINIMUM REAR YARD	§27-604.1.D.(3)	30 FT	30 FT
7	MAXIMUM IMPERVIOUS LOT COVERAGE	§27-604.1.E.	40%	25% (LOT 64)
8	MAXIMUM PRINCIPAL BUILDING HEIGHT	§27-604.2	30 FT	30 FT

CARBONATE GEOLOGY CERTIFICATION

IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO VERIFY IF THE SITE IS UNDERLAIN BY LIMESTONE. THE FOLLOWING NOTE SHALL BE ATTACHED TO ALL DRAINAGE PLANS AND SIGNED AND SEALED BY THE DEVELOPERS ENGINEER/SURVEYOR/LANDSCAPE ARCHITECT/GEOLOGIST: "I, _____, CERTIFY THAT THE PROPOSED DETENTION BASIN (CIRCLE ONE) IS/ IS NOT UNDERLAIN BY LIMESTONE."

STORMWATER MANAGEMENT CERTIFICATION

I, _____, HEREBY CERITFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF SUSQUEHANNA TOWNSHIPS STORMWATER MANAGEMENT ORDINANCE.

WETLAND CERTIFICATION

I, _____, HEREBY CERTIFY THAT THERE (ARE / ARE NOT) WETLANDS ON THE SUBJECT PROPERTY, THE PROPOSED PROJECT (WILL / WILL NOT) IMPACT OFF-SITE WETLANDS, AND PERMITS (ARE / ARE NOT) REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

FLOODPLAIN CERTIFICATION

I, _____, HEREBY CERTIFY THAT THE PROPERTY (IS / IS NOT) WITHIN A FEMA DETERMINED FLOODPLAIN, FLOODWAY ,OR FLOOD HAZARD AREA. IF THE PROPERTY IS WITHIN A FEMA DETERMINED FLOODPLAIN, FLOODWAY OR FLOOD HAZARD AREA, THE DETERMINED ZONE IS _____ AND THE THERE (IS / IS NOT) A DEFINED BASE FLOOD ELEVATION. AN ELEVATION CERTIFICATE SHALL BE PROVIDED AS APPLICABLE.

PHASING SCHEDULE

PHASE 1 - R1 DISTRICT (LOTS 38-77)
PHASE 2 - CONSERVATION DISTRICT (LOTS 1-37 & 78)

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE_____ DAY OF _____,20___, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT HIS/HER DIRECTION, THAT HE/SHE ACKNOWLEDGES THE SAME TO BE HIS/HER ACT AND PLAN, THAT HE/SHE DESIRES 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 PUBLIC USE.

OWNER: _____(PRINT) OWNER: _____(PRINT)

NOTARY PUBLIC: _____(PRINT) MY COMMISSION EXPIRES _____, 20 ____.

TOWNSHIP PLANNING COMMISSION

RECOMMENDED FOR APPROVAL BY THE TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

CHAIRMAN: _____(PRINT)

TOWNSHIP BOARD OF SUPERVISORS

APPROVED BY THE SUSQUEHANNA TOWNSHIP BOARD OF SUPERVISORS AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS _____ DAY OF _____, 20___.

CHAIRMAN: _____(PRINT) SECRETARY: _____(PRINT)

TOWNSHIP ENGINEER

REVIEWED BY SUSQUEHANNA TOWNSHIP ENGINEER THIS _____ DAY OF _____, 20___.

TWP. ENGINEER: _____(PRINT)

COUNTY PLANNING COMMISSION

REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20___.

DIRECTOR OF PLANNING: _____(PRINT)

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR _____ COUNTY, PENNSYLVANIA, IN PLAN BOOK _____, PAGE _____, THIS _____DAY OF_____, 20____.

PLAN DATE

ISSUE DATE: DECEMBER 5, 2025

INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055
717.678.6750
www.IntegratedConsultingLLC.com

PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN
BEAUFORT TERRACE
FOR
REIFF LAND TIMBER, LLC
DAUPHIN COUNTY
SUSQUEHANNA TOWNSHIP

PROFESSIONAL SEAL

DRAWN	YC
REVIEWED	ZEG
SCALE	AS NOTED
DATE	12/05/2025
PROJECT NO.	22-0247
CAD FILE:	01 - LD COVERSHEET

REVISIONS

NO.	DATE	DESCRIPTION

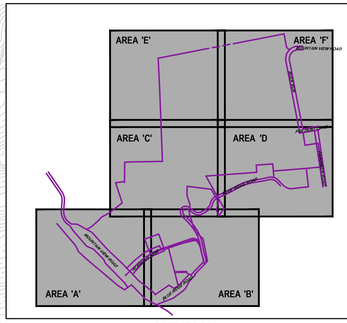
TITLE
COVER SHEET

SHEET NO.
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FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

12/3/2025, 0:57:44 A.M., C:\USERS\DEFAULT.USER\DESKTOP\TRUPOINT\GRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2022\2247 BEAUFORT TERRACE\DWG\2247 - LD COVERSHEET (3W2).DWG, 01 COVER SHEET



KEYMAP
SCALE 1=50

SURVEY NOTES

1. BOUNDARY INFORMATION AND TOPOGRAPHIC INFORMATION WITHIN ONSITE ROADWAY AREAS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY BURGET & ASSOCIATES, COMPLETED IN 2005 AND VERIFIED IN 2022. ALL OTHER TOPOGRAPHIC INFORMATION SHOWN IS BASED ON LIDAR CONTOURS.
2. CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
4. NO PORTION OF THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 42043C0309D, EFFECTIVE DATE AUGUST 2, 2012.

SOILS INFORMATION

BkD2	- BERKS CHANNERY SILT LOAM, 15-25% SLOPES, HSG-B, NON-HYDRIC
DlF	- DEKALB AND LEHEW VERY STONY SANDY LOAMS, 25-80% SLOPES, HSG-A, NON-HYDRIC
LaB2	- LAIDIG GRAVELLY LOAM, 3-8% SLOPES, MODERATELY ERODED, HSG-B, NON-HYDRIC
LaC2	- LAIDIG GRAVELLY LOAM, 8-20% SLOPES, MODERATELY ERODED, HSG-B, NON-HYDRIC
LdD	- LAIDIG VERY STONY LOAM, 8-25% SLOPES, HSG-B, NON-HYDRIC
WeE2	- WEIKERT SHALY LOAM, 25-40% SLOPES, MODERATELY ERODED, HSG-D, NON-HYDRIC

GEOLOGY INFORMATION

Om	- MARTINSBURG FORMATION

N

200' 100' 0' 200'
SCALE: 1"= 200'

INTEGRATED CONSULTING
4 KACEY COURT
MECHANICSBURG | PA | 17055
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www.IntegratedConsultingLLC.com

PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN

BEAUFORT TERRACE
FOR
REIFF LAND TIMBER, LLC

SUSQUEHANNA TOWNSHIP DAUPHIN COUNTY

PROFESSIONAL SEAL

DRAWN	YC
REVIEWED	ZEG
SCALE	AS NOTED
DATE	12/05/2025
PROJECT NO.	22-0247
CAD FILE: 02 - EXISTING CONDITIONS	

REVISIONS NO.	DATE	DESCRIPTION

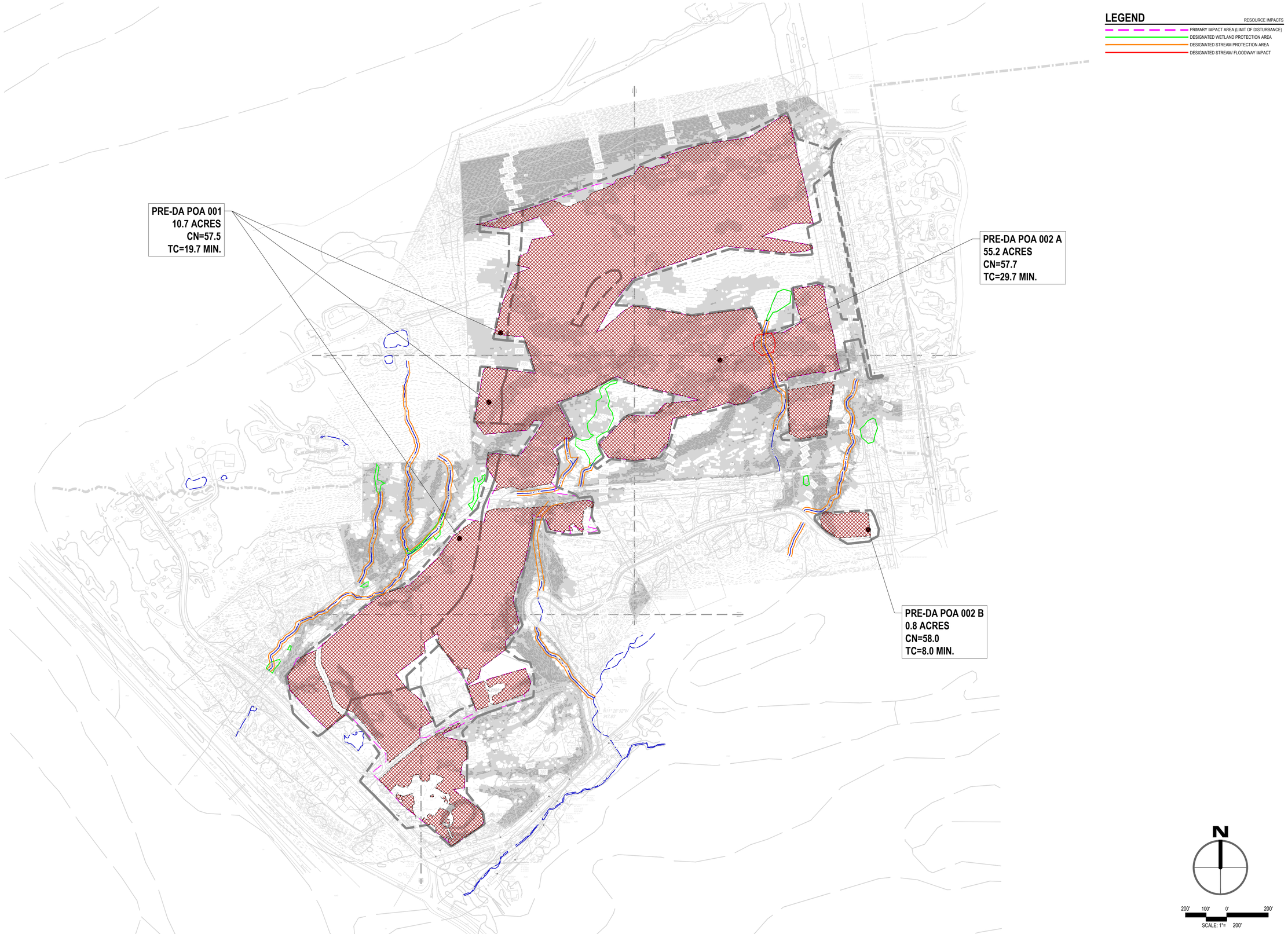
TITLE
EXISTING CONDITIONS PLAN OVERALL

SHEET NO.
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PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN

BEAUFORT TERRACE

FOR

REIFF LAND TIMBER, LLC

DAUPHIN COUNTY

SUSQUEHANNA TOWNSHIP

PROFESSIONAL SEAL

DRAWN	YC
REVIEWED	ZEG
SCALE	AS NOTED
DATE	12/05/2025
PROJECT NO.	22-0247
CAD FILE: 02.1 - ERSA	

REVISIONS

NO.	DATE	DESCRIPTION

TITLE

RESOURCE IMPACT PLAN

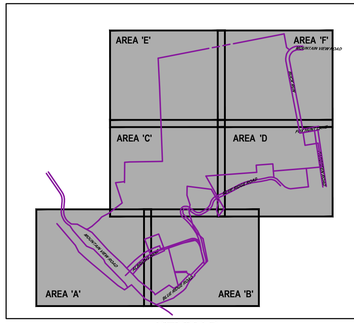
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KEYMAP
SCALE 1=50

LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED YARD SETBACK LINE
- PROPOSED IRON PIN PROPERTY CORNER MARKER
- PROPOSED CONCRETE MONUMENT PROPERTY CORNER MARKER
- PROPOSED PUBLIC RIGHT-OF-WAY TO BE DEDICATED
- PROPOSED OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
- PROPOSED ACCESS EASEMENT
- PROPOSED OPEN SPACE TO BE DEDICATED TO TOWNSHIP FOR RECREATIONAL PURPOSES
- PROPOSED EXTINGUISHMENT OF RIGHT-OF-WAY

PHASE 2
26 RESIDENTIAL LOTS
3 OPEN SPACE LOTS

PHASE 1
38 RESIDENTIAL LOTS
3 OPEN SPACE LOTS

PHASE 1
38 RESIDENTIAL LOTS
3 OPEN SPACE LOTS

PHASE 2
36 RESIDENTIAL LOTS
3 OPEN SPACE LOTS

PHASE 1
38 RESIDENTIAL LOTS
3 OPEN SPACE LOTS

N

200' 100' 0' 200'
SCALE: 1"= 200'

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PROJECT NO.	22-0247
CAD FILE:	04 - SUBD PLAN

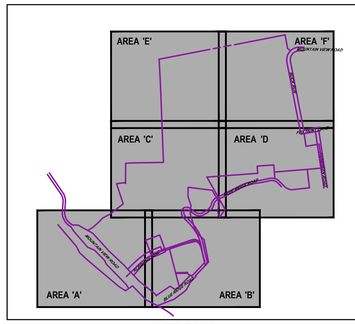
REVISIONS		
NO.	DATE	DESCRIPTION

TITLE
SUBDIVISION PLAN OVERALL

SHEET NO.
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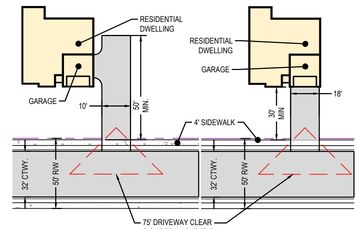
KEYMAP
SCALE 1=50

SITE PLAN NOTES

1. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
2. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
4. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
5. PAVEMENT MARKING KEY:

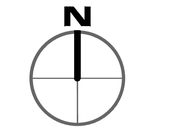
4"	SYDL	4"	SOLID YELLOW DOUBLE LINE
4"	SYL	4"	SOLID YELLOW LINE
4"	SWL	4"	SOLID WHITE LINE
12"	SWSB	12"	SOLID WHITE STOP BAR
4"	BWL	4"	BROKEN WHITE LINE 10' STRIPE 30' SPACE

6. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED. REFER TO APPLICABLE DETAIL(S).
7. THE CONTRACTOR SHALL REMOVE CONFLICTING PAVEMENT MARKINGS IN THE ROADWAY BY METHOD APPROVED BY THE AUTHORITY HAVING JURISDICTION OR PENNDOT AS APPLICABLE FOR THE LOCATION OF THE WORK.
8. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.



NOTE: VEHICLES ARE PERMITTED TO ENCROACH INTO DRIVEWAY CLEAR SIGHT TRIANGLES OUTSIDE OF THE STREET RIGHT-OF-WAY.

TYPICAL LOT LAYOUT
NOT TO SCALE



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PROFESSIONAL SEAL

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