No: 26-072

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality	Susquehanna Township	Surveyor	Biscon Aero	Engineer	Josh Weidler
Plat Title	Final Minor Subdivision Plan for Villas of Beaufort II – Lot 3A				
Zoning District	Medium Density Residential (R-2)	Proposed Land Use	Residential Lot/Vacant Lot		

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

Existing # of Lots	1	Proposed # of Lots	4	Proposed # of New DUs	0	Subdivided / Developed Acres	1.12	Total Acres	1.82

Date Received	7/16/26	Staff Review	7/22/26	Official County Review	7/22/26

Reviewed by LG Checked by AK Tax Map Parcel # 62-063-COM

Project Description: The purpose of this plan is to subdivide the existing parcel (No. 62-063-COM) owned by Villas of Beaufort II, Inc., into four separate parcels, with the intent to create 4 separate residential lots for future residential development.

- *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.*

Subdivision and Land Development Comments:

1. All signatures, certifications, dedications, and notarizations required by the subdivision and land development ordinance are to be in place before final approval.

2. Sidewalks are to be installed on both sides of the street in accordance with Township specifications (Section 22-1107). Understanding a waiver request to not install sidewalks along Brandywine Road is being requested, it is strongly recommended that sidewalks be constructed to allow for future connection to neighboring properties and safe pedestrian movement.

3. Cartway width is to be displayed on the plan, and the Township should confirm that the street meets the minimum cartway width requirements per Section 22-502-4E.

4. Since the proposed subdivision is located along a dead-end street, it is recommended that Township emergency services staff review and verify that there is sufficient access for emergency vehicles.

5. Ensure adjacent properties and roads are correctly labeled on the plan.

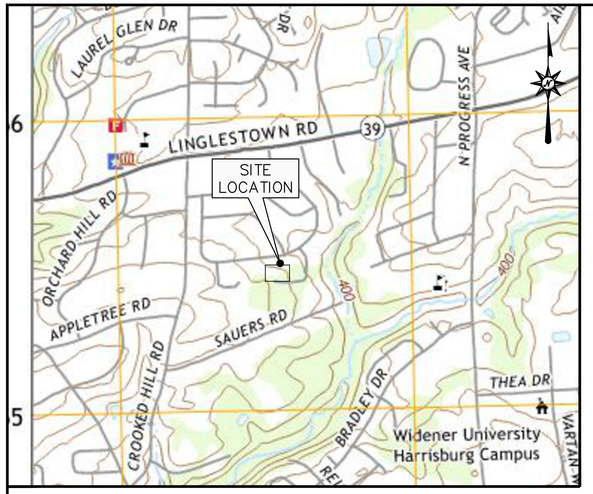
6. Lot numbers appear to be incorrectly labeled on the Subdivision Plan and should be corrected before final approval.

7. Dauphin County Parcel data shows the parcel as two separate parcels, with #62-063-009 being the parcel proposed for subdivision (see image below). Clarification on the property boundary limits should be clearly specified on the plan.



Plan No. 26-072

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 (see comment 6)	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 (see comment 1)	X		
32. Dedicatory statement shown (see comment 1)	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		



LOCATION MAP

SCALE: 1" = 800'

FINAL
MINOR SUBDIVISION PLAN
FOR
VILLAS OF BEAUFORT II - LOT 3A

BRANDYWINE COURT

SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PENNSYLVANIA

PREPARED FOR:

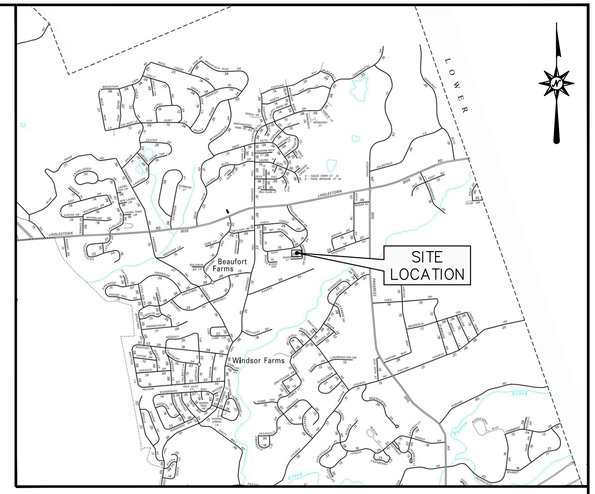
VILLAS OF BEAUFORT II, INC
C/O: MR. CRAIG ADLER, ESQUIRE
CAPOZZI ADLER, P.C.
355 NORTH 21ST STREET, SUITE 205
CAMP HILL, PA 17011

PREPARED BY:

ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

BL Companies

2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 651-9850



VICINITY MAP

SCALE: 1"=2000'

CONTENTS

Sheet Number	Sheet Title
G0.00	COVER SHEET
V1.00	EXISTING CONDITION PLAN
C1.00	SUBDIVISION PLAN
C1.100	DETAILS

SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS

THIS PLAN APPROVED BY THE SUSQUEHANNA TOWNSHIP BOARD OF COMMISSIONERS, AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED

ON THIS _____ DAY OF _____, 20___,

_____ PRESIDENT

_____ SECRETARY

WAIVER / MODIFICATION REQUESTS

WAIVER/ DEFERRAL AND SECTION REQUESTING WAIVER/ DEFERRAL FROM: APPROVED

1. SECTION 22–404 (PRELIMINARY PLAN PROCEDURE) _____
2. SECTION 22–1107 (SIDEWALKS) DEFERRAL _____

SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE SUSQUEHANNA TOWNSHIP PLANNING COMMISSION

ON THIS _____ DAY OF _____, 20___,

_____ CHAIRMAN

_____ SECRETARY

RECORDER OF DEEDS

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY

ON THIS _____ DAY OF _____, 20___,

PLAN BOOK _____ VOLUME _____ PAGE _____ INSTRUMENT _____

CERTIFICATE OF OWNERSHIP (OWNER)

STATE OF _____

COUNTY OF _____

ON THIS, THE _____ DAY OF _____, 20___, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARS,

OWNER(S) _____

OWNER(S) _____

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTORIAL SEAL THE DAY AND DATE ABOVE WRITTEN

_____ NOTARY PUBLIC

MY COMMISSION EXPIRES _____, 20___.

SUSQUEHANNA TOWNSHIP ENGINEER

THIS PLAN REVIEWED BY THE SUSQUEHANNA TOWNSHIP ENGINEER

ON THIS _____ DAY OF _____, 20___,

_____ TOWNSHIP ENGINEER

DAUPHIN COUNTY PLANNING COMMISSION

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION

ON THIS _____ DAY OF _____, 20___,

_____ CHAIRMAN

_____ SECRETARY

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE EXISTING PARCEL (No. 62-063-COM) OWNED BY VILLAS OF BEAUFORT II, INC. INTO TWO SEPARATE PARCELS, WITH THE INTENT TO CREATE TWO SEPARATE RESIDENTIAL LOTS FOR FUTURE RESIDENTIAL DEVELOPMENT.

OWNER:

VILLAS OF BEAUFORT II, INC.
C/O: MR. CRAIG ADLER, ESQUIRE
CAPOZZI ADLER, P.C.
355 NORTH 21ST STREET, SUITE 205
CAMP HILL, PA 17011
PHONE: 717-233-4101

CERTIFICATION OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 20___

_____ GREGORY CONDON, P.L.S.
REG. NO. P.L.S. SU32480E

CERTIFICATION OF ACCURACY (ENGINEER)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUSQUEHANNA TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 20___

_____ JOSHUA B. WEIDLER P.E.
REG. NO. PE 75259

DATES

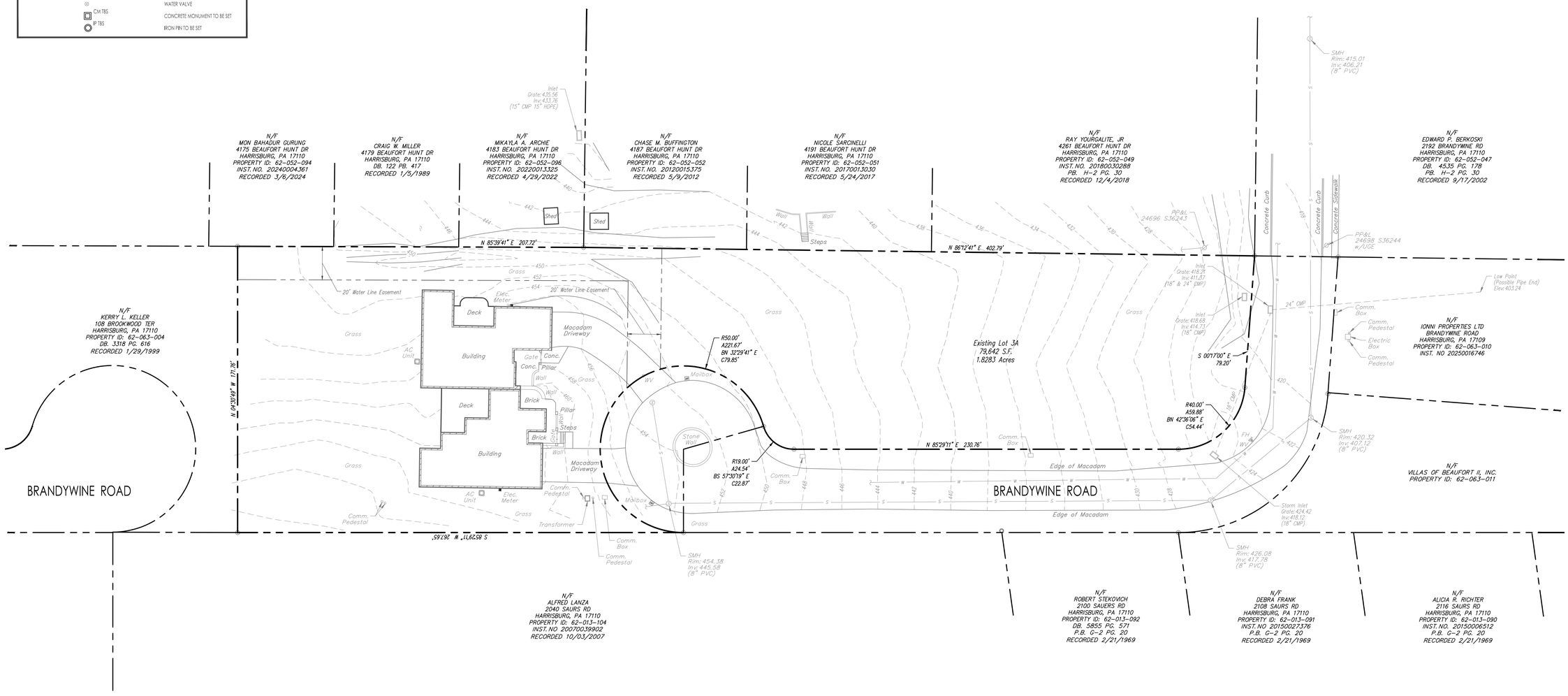
ISSUE DATE: JULY 6, 2026

REVISION:

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LEGEND

- PROPERTY LINE
- EASEMENT LINE
- CONTOUR 5'
- CONTOUR 1'
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- UTILITY POLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- CM TBS — CONCRETE MONUMENT TO BE SET
- IP TBS — IRON PIN TO BE SET



811 Know what's **below.** **Call** before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20242073752

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

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Engineering
Environmental
Land Surveying
BL Companies
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Harrisburg, PA 17110
(717) 651-9850

FINAL MINOR SUBDIVISION PLAN FOR VILLAS OF BEAUFORT II - LOT 3A

BROOKWOOD TERRACE AND BRANDYWINE COURT
SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY, PA

REVISIONS
No. | Date | Desc.

Designed	J.W.B.
Drawn	T.C.S.
Reviewed	A.J.B.
Scale	1" = 30'
Project No.	2600999
Date	07/06/2026
CAD File:	V2600999-01

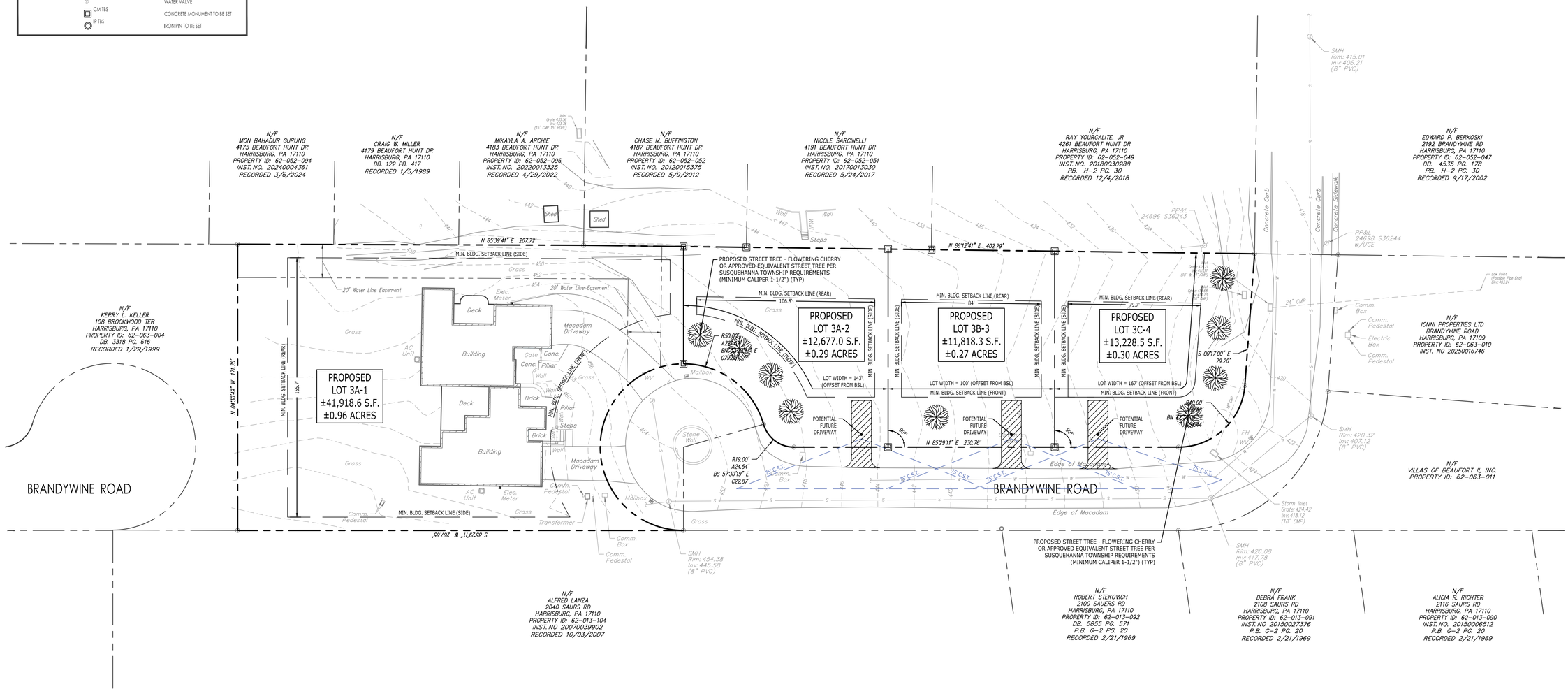
Title
EXISTING CONDITIONS PLAN

Sheet No.
V1.00

7/6/2026, TSUMLIN, G:\JOBS2\600\2600999\DWGS\V2600999-01.DWG,V1.00 24X36 2DSC
Xref (s): , XS-01, XZ-01

LEGEND

- PROPERTY LINE
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STREET TREE CALCULATIONS

§22-1009.3.A.(3) STANDARD FOR STREET TREES

FOR MINOR AND/OR LOCAL STREETS DEFINED HEREIN ONE STREET TREE SHALL BE PROVIDED FOR EVERY 40 FEET WITH THE EXCEPTION THAT SINGLE-FAMILY RESIDENTIAL USES SHALL PROVIDE THE ONE STREET TREE EVERY 50 LINEAR FEET.

TOTAL LOT WIDTH 410'/50 = 9 STREET TREES REQUIRED (9 STREET TREES PROVIDED)

ZONING INFORMATION

LOCATION: SUSQUEHANNA TOWNSHIP, DAUPHIN COUNTY

ZONE: MEDIUM DENSITY RESIDENTIAL (R-2)

USE: RESIDENTIAL LOTS

ITEM #	ITEM	REQUIREMENTS	PROPOSED LOT 3A-1	PROPOSED LOT 3A-2	PROPOSED LOT 3A-3	PROPOSED LOT 3A-4
1	MINIMUM LOT AREA	10,000 S.F.	±48,889 S.F. ±0.96 ACRES	±12,677 S.F. ±0.29 ACRES	±11,818.3 S.F. ±0.27 ACRES	±13,228.5 S.F. ± 0.30 ACRES
2	MINIMUM LOT WIDTH	75 FEET	±155 FEET	±106 FEET	±84 FEET	±78 FEET
3	MINIMUM FRONT SETBACK	30 FEET	30 FEET	30 FEET	30 FEET	30 FEET
4	MINIMUM SIDE SETBACK	8 FEET	8 FEET	8 FEET	8 FEET	8 FEET
5	MINIMUM REAR SETBACK	30 FEET	30 FEET	30 FEET	30 FEET	30 FEET
6	MAX. IMPERVIOUS LOT COVERAGE	40 PERCENT	±21.2 PERCENT	N/A	N/A	N/A
7	MAXIMUM BUILDING HEIGHT	30 FEET	TBD	TBD	TBD	TBD

SUBDIVISION NOTES

1. THE PROPOSED SUBDIVISION IS FOR FOUR LOTS FROM TAX PARCEL 62-063-COM.
2. PROPOSED LOTS WILL BE SERVICED BY PUBLIC SEWER AND WATER FACILITIES.
3. ALL FUTURE DEVELOPMENT MUST CONFORM TO THE SUSQUEHANNA TOWNSHIP ZONING ORDINANCE, INCLUDING OTHER APPLICABLE TOWNSHIP ORDINANCES, AS WELL AS DAUPHIN COUNTY AND FEDERAL REGULATIONS.
4. IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY FOR ASSURING THE CONTINUED FUNCTIONALITY AND REQUIRED MAINTENANCE OF THE WATERMAIN EASEMENT.

GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

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Sheet No.
C1.00

7/6/2026, TSUMLIN, G:\JOBS\26\00\2600999\DWG\SB2600999-01.DWG,C1.00 24X36 20SC
Xref (S): ; XB-01 ; XZ-01 ; XC-01