No: 26-017

Dauphin County Subdivision/Land Development Review Report

Municipality	City of Harrisburg	Surveyor	Civil and Environmental Cons.	Engineer	Civil and Environmental Cons.

Plat Title: Storage Five Harrisburg P/F Land Development Plan (1171 South Cameron Street).

Zoning District: Industrial (I) | Proposed Land Use: Industrial (Storage Units)

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

# of Lots	# of New Lots	# of New D.U.s	Acreage Subdivided/Developed	Total Acreage
2	0	0	3.72	3.72

Date Received	Staff Review	Official County Review
1/16/26	1/28/2026	1/28/2026

Reviewed by: GD | Checked by: | Parcel No. 01-028-030

Project Description: Redevelop the site to function as a self storage business

- ***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 Dauphin County Planning Commission staff has reviewed this plan at the request of the Harrisburg City Planning Department, as a requirement of State Code. The review is based on the current Subdivision & Land Development Ordinance, Chapter 7-5. According to the Pennsylvania Municipal Planning Code definition, the proposed development does qualify as a Subdivision/Land Development and was reviewed against those City requirements. The review recognizes the type of development being proposed but given no other options, the review was performed against the current ordinance. In an effort to reduce the duplication of producing the review comments, the staff has highlighted, on the City's own checklist, the development requirements missing and most pertinent to this review and attached that checklist to this cover page.

2. The plan is missing a required signature block and owner certification. These elements must be added and properly executed before the plan can be recorded.

City of Harrisburg
Subdivision and/or Land Development Checklist

Please use this checklist as a guide for submitting a Subdivision and/or Land Development Plan application. The content of this checklist is drawn from Chapter 7-501 of the Subdivision and Land Development Ordinance and will be used by City and County Planning Staff to evaluate your plans; however, it should not be used as a replacement for, or in lieu of the SALD Code. Applicants are encouraged to refer to the Code when preparing plans.

DRAFTING STANDARDS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
1	X	☐	☐	505.3(d)	Twenty-three (23) total copies of the plans shall be submitted with the application. **Four (4)** sets shall measure **24" x 36"** (required by Dauphin County Recorder of Deeds), and nineteen **(19)** sets shall measure **11" by 17" or half sheet size.**
2	X	☐	☐	505.3(b)	Dimensions shall be in feet and decimals; bearings shall be in degrees, minutes and seconds. Lot line descriptions shall read in a clockwise direction.

All plans should include a cover sheet following the guidelines listed below.

COVER SHEET

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
3	X	☐	☐	505.4(1)	Title of the project
4	X	☐	☐	505.1(A&B) 505.4(3) 505.10(1)	Name, address, phone number of the owner of the tract, the developer/ subdivider, and the firm that prepared the plans
5	X	☐	☐	505.4(4) 505.10(1)	File Number assigned by the firm, the plan date, and the date(s) of all revisions.
6	X	☐	☐	505.4(7) 505.10(1)	The total acreage of the tract or project
7	X	☐	☐	505.4(8) 505.10(1)	The district, setbacks, lot size, and/or density requirements of the City's Zoning Ordinance
8	X	☐	☐	505.1(c)	A location map, relating the project area to its location in the city
9	☐	X	☐	505.6(12) 505.10(8)(l)	A statement on the Plan indicating that all zoning approvals have been obtained
10	☐	X	☐	505.6(13) 505.10(8)(m)	A statement on the Plan indicating any existing or proposed waivers have been granted by City Council
11	☐	X	☐	505.10(8)(o)	A source of title to the land, as shown by book of the Dauphin County Recorder of Deeds (for Final Plans)
12	☐	X	☐	505.7(e) 505.10(9) (f)(i)	Certification of the engineer, surveyor or landscape architect, to the effect that the plans are accurate (See Appendix No. 1 in the SD/LD Code)
13	☐	X	☐	505.7(e) 505.10(9) (f)(iii)	Signature block as it will appear on the Final Plan (See Appendices No. 2 A to 2-C and No. 3 A to 3 B)

14	☐	☐	☐	505.10(9)(f)(iv)	Notation space to accommodate the Dauphin County Recorder of Deeds information (including Plan Book, Volume and Page)

The preferred layout of the cover sheet is represented in Figure 1 (below):

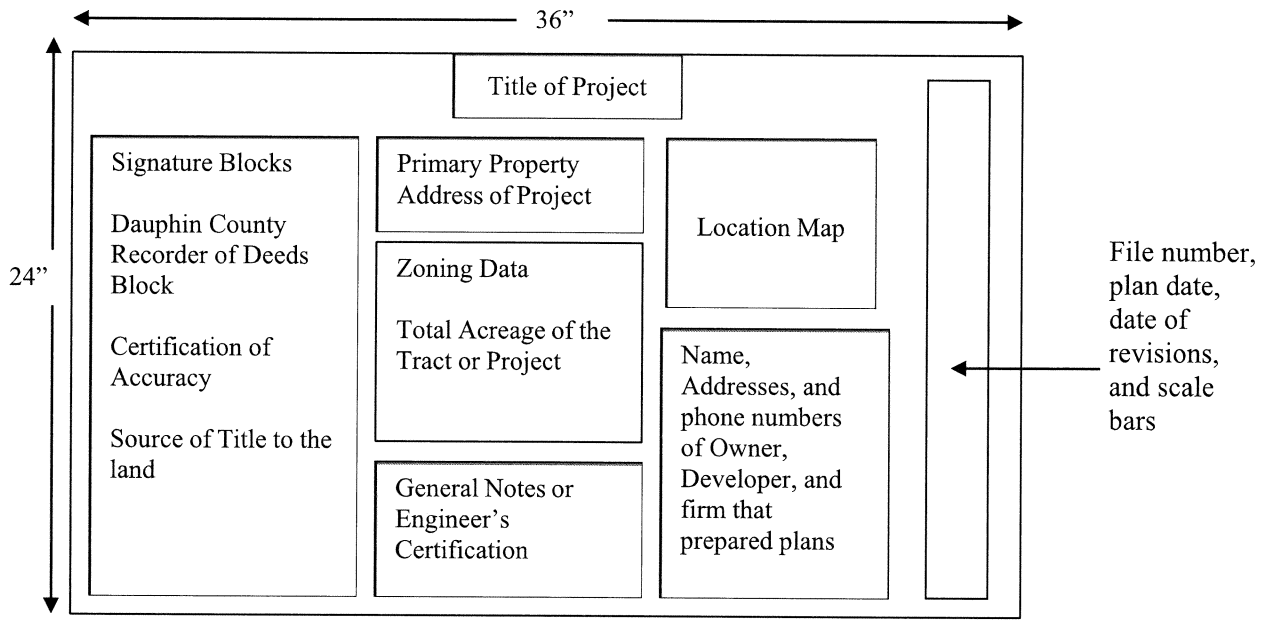


Figure 1

BASIC PLAN REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
15	☒	☐	☐	505.9(1) 505.10 (11)(A)	Check or money order made out to "City Treasurer" in an amount specified on Subdivision/Land Development Fee Schedule
16	☒	☐	☐	505.9(2) 505.10 (11)(B)	Check made out to Dauphin County Planning Commission in an amount specified on Subdivision/Land Development Fee Schedule
17	☐	☒	☐	505.4(2)	Location of any municipal boundary line (if applicable)
18	☒	☐	☐	505.4(5)	A north arrow, a graphic scale, and a written scale
19	☒	☐	☐	505.4(6)	The entire existing tract boundary with bearings and distances
20	☒	☐	☐	505.4(7)	The total acreage of each tract involved with the project
21	☒	☐	☐	505.4(9)	The location of existing lot line markers along the perimeter of the existing tract
22	☒	☐	☐	505.4(10)	A location map, relating the project site to at least 2 intersections of street centerlines
23	☒	☐	☐	505.4(11)	Property address(es) as assigned by the City's Registrar of Real Estate
24	☒	☐	☐	505.5(1) 505.10(3)	Existing contours, at an interval of 2 feet for land with an average slope of four percent (4%) or less and at a minimum vertical interval of 5 feet for more steeply sloping land
25	☒	☐	☐	505.5(2) 505.10(4)	Names of all adjacent landowners and the names and plan book numbers of all recorded plans for adjacent projects
26	☐	☒	☐	505.10(5)	Location of historic structures, wetlands, unbuildable portions of the site, or other significant features

27	X	☐	☐	505.6(1) 505.10(8)(A)	Layout of streets, alleys, sidewalks, including cartway and rights-of-way widths. For Final Plans this shall include distances and bearings, with curve segments comprised of radius, tangent, arc, and chord
28	X	☐	☐	7-505.6(2) 505.10(8)(B)	Lot lines, with accurate bearings and distances and lot areas for all parcels
29	X	☐	☐	505.6(3) 505.10(8)(C)	Block and lot numbers in consecutive order
30	X	☐	☐	505.6(5) 505.10(8)(E)	Total number of lots, units of occupancy, density, and proposed land use
31	☐	X	☐	505.6(6) 505.10(8)(F)	Easements and rights-of-way
32	X	☐	☐	505.6(7) 505.10(8)(G)	Building setback lines with distances from front, rear, and side yard property lines
33	X	☐	☐	505.6(8) 505.10(8)(H)	Identification of buildings to be demolished
34	☐	X	☐	505.6(9) 505.10(8)(I)	Typical cross section of each street ***proposed*** or to be ***improved*** as part of the application. Cross section shall include entire right-of-way width
35	X	☐	☐	505.6(14) 505.10(8)(N)	Street names
36	X	☐	☐	505.10(8)(P)	Location and material of all permanent monuments and lot line markers, noting that all monuments and markers are set, or indicating when they will be set (for Final Plans)
37	☐	X	☐	505.10(8)(R)	Identification of any lands to be dedicated
38	☐	X	☐	505.7(c)(4) 505.10(9)(D)(iv) 507.7(1)(c)	Provide a Landscaping Plan

The following when located **within fifty feet of the site:**

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
39	☐	X	☐	505.5(3)(A) 505.10(6)(A)	Approximate location and name of existing rights-of-way and cartways for streets, access drives, and service streets
40	X	☐	☐	505.5(3)(B) 505.10(6)(B)	Sanitary sewer mains
41	X	☐	☐	505.5(3)(B) 505.10(6)(B)	Water supply mains
42	X	☐	☐	505.5(3)(B) 505.10(6)(B)	Fire hydrants
43	☐	X	☐	505.5(3)(D) 505.10(6)(C)	Storm water management facilities which effect storm water runoff on the site. Include the size, capacity, and condition of existing stormwater management system

The following when located **within the site:**

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
44	☐	X	☐	505.5(4)(A) 505.10(7)(A)	The location, name, and dimensions of existing rights-of-way and cartways for streets, access drives, driveways, and service streets
45	X	☐	☐	505.5(4)(A) 505.10(7)(B)	Sanitary sewer mains
46	X	☐	☐	505.5(4)(A)	Water supply mains

				505.10(7)(B)	
47	X	☐	☐	505.5(4)(A) 505.10(7)(B)	Fire hydrants
48	X	☐	☐	505.5(4)(A) 505.10(7)(B)	Buildings
49	☐	X	☐	505.5(4)(D) 505.10(7)(B)	Stormwater management facilities
50	☐	X	☐	505.5(4)(C) 505.10(7)(C)	The location of existing rights-of-way for electric, gas, and oil transmission lines and railroads
51	☐	X	☐	505.5(4)(D) 505.10(7)(D)	The size, capacity, and condition of the existing stormwater management system

Certificates and Notifications

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
52	☐	X	☐	505.7(b) 505.10(9)(B)	Correspondence from the owner or lessee of any electric transmission lines, gas pipelines, or petroleum projects transmission lines, located within the tract, stating any conditions on the use of the land and the minimum building setback and/or right-of-way line
53	☐	X	☐	505.7(d) 505.10(9)(E)	Traffic Impact Study, if required by City Engineer
54	☐	X	☐	505.10(9)(A)	Notification of approval from PA D.E.P. for any stormwater management facilities that effect an existing watercourse or have an upland drainage area greater than one-half mile; or that no approval is required
55	☐	X	☐	505.10(9)(J)	For plans which require access to a State Highway, the inclusion of the following plan note: "A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law", before driveway access toa State Highway is permitted. Access to the State highway shall only be as authorized by a Highway Occupancy Permit, and City Council's/Planning Commission's approvals of this plan implies that such permit can be acquired."

Natural Features Preservation

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
56	☐	X	☐	507.7(1)(A)	Trees with a caliper of six inches (6") or more, measures at a height of 4-1/2 feet above grade, are to be retained, if not within proposed cartway, or sidewalk portion of street right-of-way, or within 15 feet of a proposed building
57	☐	X	☐	507.7(1)(B)	Where existing trees are removed along the street right-of-way, supplemental plantings required
58	☐	X	☐	507.7(2)(A)	Maintenance easement provided along all stream, river banks, and lake edges. Minimum width of easement to be 25 feet
59	☐	X	☐	507.7(2)(B)	Water frontage to be preserved as open space whenever possible
60	☐	X	☐	507.7(2)(C)	Access to be provided to the water and to maintenance easement area. Width of access points to be minimum of 50 feet
61	X	☐	☐	507.7(3)	Existing terrain to be preserved when possible. Cut and fill to be kept to a minimum

ADDITIONAL SUBDIVISION AND LAND DEVELOPMENT REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
62	☐	☒	☐	505.7(f)	For Preliminary Plan calling for installation of improvements beyond two years, a schedule of the timing of the improvements
63	☐	☒	☐	505.10(9)(A)	Notification from PA D.E.P. that either approval of the Sewer Facility Plan Revision or Supplement has been granted or that such approval is not required (Plan Revision Modular for Land Development)
64	☒	☐	☐	505.10(8)(D)	For Land Development Plans, the location and configuration of proposed buildings, parkingcompounds, streets, access drives, driveways, and all other significant planned facilities
65	☒	☐	☐	505.10(8)(Q)	For Land Development Plans, a grading plan, whichshall include finished grades and ground floor elevations(may be provided on separate sheets, need not be recorded)
66	☐	☒	☐	505.10(9)(H)	Approval from the City Solicitor of the Improvement Construction Guarantee

Land Development Plans ***must include*** drawings of the proposed development showing:

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
67	☐	☒	☐	505.7(c)(4) 505.10(9)(D)(iv) 507.7(1)(c)	Landscape Plan showing treatment of private and common open space, the perimeter of the site, and elevation drawings highlighting the landscaping
68	☐	☒	☐	505.7(c)(1) 505.10(9)(D)(i)	Elevation of all visible sides, including façade materials
69	☒	☐	☐	505.7(c)(2) 505.10(9)(D)(ii)	Location and floor area of all existing and proposed buildings, structures, and other improvements, including height, types of units, and uses
70	☐	☒	☐	505.7(c)(3) 505.10(9)(D)(iii)	Details of significant architectural features
71	☒	☐	☐	505.7(c)(5) 505.10(9)(D)(v)	Vehicular and Pedestrian Circulation Plan, including parking, service areas, waiting areas, and major access points
72	☒	☐	☐	505.7(c)(6) 505.10(9)(D)(vi)	Lighting, screening, drainage, and dimensions of all off-street parking areas

Design of the Utility Plan, which shall include the size, material, and vertical and horizontal locations of sanitary sewer, storm sewer, and water mains:

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
73	☐	☒	☐	505.10(8)(K)(i)	Include all calculations, assumptions, criteria, and references used in the design of stormwater management facilities, the establishment of existing facilities capacities, and the pre- and post-development discharge
74	☐	☒	☐	505.10(8)(K)(ii)	All plans and profiles of the proposed stormwater management facilities
75	☐	☒	☐	505.10(8)	For all basins, a plotting or tabulation of the storage

				(K)(iii)	volumes and discharge curves with corresponding water surface elevations, inflow hydrographs, and outflow hydrographs
76	☐	☒	☐	505.10(8) (K)(iv)	Guidelines for lot grading within the subdivision, identifying the direction of stormwater runoff within each lot, and the areas where runoff will be concentrated (show using topographic data)
77	☐	☒	☐	505.10(8) (K)(v)	Soil characteristics report and information on erosion and sediment control from the Dauphin County Soil and Water Conservation District

Block Layouts

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
78	☐	☒	☐	507.4(b)	Blocks shall not exceed 750 feet and must be compatible with the City's existing grid system
79	☐	☒	☐	507.4(c)	Residential blocks should be of sufficient depth to accommodate 2 tiers of lots

Lot Configurations

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
80	☒	☐	☐	507.5(a)(1)	Size, depth, width, and orientation of lots shall conform to City zoning requirements
81	☒	☐	☐	507.5(a)(2)	Side lot lines should be at right angles to straight street lines or radial to curved street lines, if practical
82	☒	☐	☐	507.5(a)(3)	Where feasible lot lines should follow municipal boundaries rather than cross them
83	☐	☒	☐	507.5(a)(4)	Remnants of land shall be incorporated into existing or proposed lots
84	☒	☐	☐	507.5(b)(1)	All lots shall abut a street, existing or proposed
85	☒	☐	☐	507.5(b)(2)	Double or reverse frontage lots shall be avoided
86	☒	☐	☐	507.5(d)	Non-residential lots shall provide adequate space for yards, off-street loading and unloading, and parking

Building Design Guidelines

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
87	☒	☐	☐	507.6(1)	Compatibility with existing structures
88	☒	☐	☐	507.6(2)	Design incorporates architectural details found on adjacent buildings
89	☒	☐	☐	507.6(3)	Building materials reflect surrounding development

STREETS, ACCESS STREETS, AND DRIVES – ADDITIONAL REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
90	☐	☒	☐	505.6(9) 505.10(I)	Typical cross section of each street proposed or to be improved as part of the application. Cross section shall include entire right-of-way width
91	☐	☒	☐	505.6(10)	Street centerline profile for each proposed street shown on the plan
92	☐	☒	☐	505.6(1) 505.7(a)	Sketch of future street system, where Preliminary Plan covers only a part of the entire landholdings
93	☐	☒	☐	505.10(9)(C)	Notice from postmaster that the proposed street names

					are acceptable
94	☐	☒	☐	505.10(9)(l)	Maintenance agreement for street which is not to be offered for dedication
95	☐	☒	☐	507.2(a)(5)	Street arrangement provides for continuation of streets in adjoining areas
96	☐	☒	☐	507.2(a)(5)	Provide for proper projection of streets where adjoining areas are not subdivided
97	☐	☒	☐	507.2(a)5)	New streets carried to the boundaries of the tract to be subdivided
98	☐	☒	☐	507.2(a)(7)	Residential alleys are discouraged, unless site design calls for rear access parking; 22-foot minimum width if used
99	☐	☒	☐	507.2(a)(7)	Adequate alleys or off-street loading and unloading required in commercial or industrial areas
100	☐	☒	☐	507.2 (c)(1)	Cartways to be minimum of 11-foot travel lanes
101	☐	☒	☐	507.2(c)(3)	Minimum street rights-of-way and cartway widths will be: STREET TYPE — R.O.W. WIDTH — CARTWAY **Arterial — determined by governing body after consultation with PennDOT** Collector — 60 feet — 22 feet Local — 50 feet — 22 feet Alley/service drive — 30 feet — 22 feet
102	☐	☒	☐	507.2(d)(3) 507.2(d)(5)	Permanent dead-end streets not longer than 500 feet and provided with a cul-de-sac, having minimum outside road diameter of 80 feet
103	☐	☒	☐	507.2(e)(3)	Tangents between curves according to Engineering specifications
104	☐	☒	☐	507.2(f)(1)	Centerlines of streets intersect as nearly to 90 degrees as possible, but not less than 75 degrees, or more than 105 degrees
105	☐	☒	☐	507.2(f)(2)	Intersections involving the junction of more than two streets are prohibited
106	☐	☒	☐	507.2(f)(3)	Street jogs with centerline off-sets of less than 125 feet avoided
107	☐	☒	☐	507.2(f)(5)	Intersections with major streets shall be located not less than 800 feet apart
108	☐	☒	☐	507.2(h)	Street grades in accordance with Engineering specifications
109	☐	☒	☐	505.6(14)	New street names shall not duplicate existing names
110	☐	☒	☐	507.2(j)(1)	Direct access from residential lots to arterials shall be avoided
111	☐	☒	☐	507.2(j)(2)	Driveways on corner lots shall be located 40 feet from the point of intersection of the nearest street right-of-way
112	☐	☒	☐	507.2(j)(3) (A)	Access roads/driveways shall be: no less than 24 feet in width for multi-family residential, and all non-residential development
113	☐	☒	☐	507.2(j)(3) (B)	Access roads/driveways shall be no less than 10 feet for single family residential subdivisions, and no greater than 20 feet at the street line
114	☐	☒	☐	507.2(j)(5) (A&B)	Grade on access road/driveway shall not exceed 8% on arterial and 10% on collector or minor street

EASEMENT REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
115	☐	☒	☐	507.3(a)(1)	Minimum width shall be twenty (20) feet
116	☐	☒	☐	507.3(a)(2)	When possible, easements shall be centered on the side

					or rear lot lines or along the front lot lines
117	☐	☒	☐	507.3(b)	If subdivision is traversed by a water course or drainageway, an easement shall be provided conforming with the line of such water course or drainageway

CONDOMINIUM PROJECT REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
118	☐	☒	☐	505.8(4)	Floor plans for all buildings
119	☐	☒	☐	505.8(3)	Statement of proposed use for each unit and restrictions on use, if any
120	☐	☒	☐	505.8(2)	Description of common elements, with allocation of the proportionate undivided interest expressed as a percentage assigned to each unit
121	☐	☒	☐	505.8(1)	Statement of intent to submit the property to the provisions of the Unit Property Act, Act 117 of 1963, as amended (Preliminary Plan)
122	☐	☒	☐	505.10(10)	Declaration, Declaration Plan and Code of Regulations required by the Unit Property Act, Act 117 of 1963 as amended (Final Plan - may be provided on a separate sheet)

Although Paxton Creek does not intersect the subject parcel, it is located in close proximity to the site. Paxton Creek is identified as having an established TMDL in this watershed segment. The applicant should ensure that proposed stormwater management measures and site design practices are consistent with applicable TMDL requirements and do not contribute to impairment within the Paxton Creek watershed

STORAGE FIVE HARRISBURG, LLC
PRELIMINARY/FINAL LAND DEVELOPMENT PACKAGE
CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA
DECEMBER 2025

PROJECT TEAM

OWNER/DEVELOPER

STORAGE FIVE HARRISBURG, LLC
P.O. BOX 1042
SEABROOK, TEXAS 77586
CHRIS CATANIA
EMAIL: CHRIS@BUONPROPERTIES.COM

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
4350 NORTHERN PIKE, SUITE 141
MONROEVILLE, PA 15146
JOHN J. FRYDRYCH, P.E.
(724) 327-5200

SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
4350 NORTHERN PIKE, SUITE 141
MONROEVILLE, PA 15146
PETE BROTHERS, P.L.S.
(724) 327-5200

LIST OF CONTACTS

SANITARY SEWER SERVICE

CAPITAL REGION WATER
3003 N. FRONT STREET
HARRISBURG, PA 17110
PH: 888-510-0606
CONTACT: MAYNARD GARDNER
EMAIL: MAYNARD.GARDNER@CAPITALREGIONWATER.COM

STORM WATER FACILITIES

CAPITAL REGION WATER
3003 N. FRONT STREET
HARRISBURG, PA 17110
PH: 888-510-0606
CONTACT: MAYNARD GARDNER
EMAIL: MAYNARD.GARDNER@CAPITALREGIONWATER.COM

WATER SERVICE

CAPITAL REGION WATER
3003 N. FRONT STREET
HARRISBURG, PA 17110
PH: 888-510-0606
CONTACT: MAYNARD GARDNER
EMAIL: MAYNARD.GARDNER@CAPITALREGIONWATER.COM

ELECTRIC SERVICE

PPL ELECTRIC UTILITIES CORPORATION
1801 BROOKWOOD STREET
HARRISBURG, PA 17104
CONTACT: DOUG HAUPT
PH: 811-342-5775

GAS SERVICE

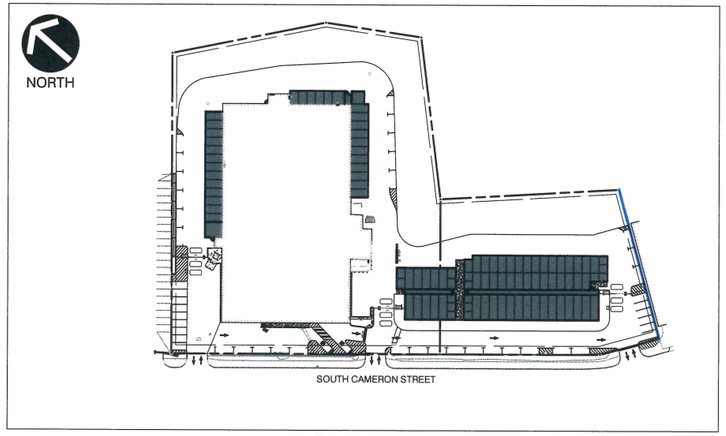
UGI UTILITIES, INC.
1 UGI DRIVE
DENVER PA 17517
CONTACT: GEOFFREY FERGUSON
EMAIL: GFERGUSON@UGI.COM

COMMUNICATION SERVICES

COMCAST
210 PINE STREET
HARRISBURG, PA 17101
CONTACT: ASHLEY DONALDSON
PH: 833-708-6849

VERIZON
VERIZON PENNSYLVANIA LLC
900 RACE STREET
PHILADELPHIA, PA 19107
CONTACT: VICTOR WOOD
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FRONTIER COMMUNICATIONS OF PA, INC.
37 DILLER AVENUE
NEW HOLLAND, PA 17557
CONTACT: JEFFREY TRUMBOWER
EMAIL: JEFFTRUMBOWER@ USICLLC.COM



SITE MAP
SCALE: 1" = 80'

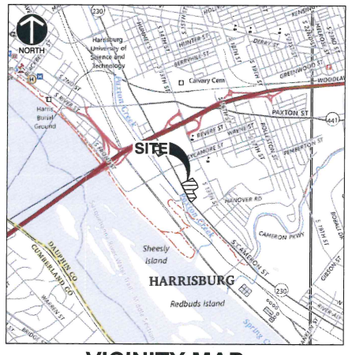
Sheet List Table	
Sheet Number	**Sheet Title**
C000	COVER SHEET
C001	GENERAL NOTES
C100	EXISTING CONDITIONS
C101	DEMOLITION PLAN
C200	SITE PLAN
C300	GRADING PLAN
C400	STORMWATER MANAGEMENT PLAN & SITE UTILITY PLAN
C401	STORMWATER NOTES
C402	STORMWATER DETAILS
C600	LIGHTING PLAN
C800	SITE DETAILS (1 OF 3)
C801	SITE DETAILS (2 OF 3)
C802	SITE DETAILS (3 OF 3)
C900	EROSION AND SEDIMENT CONTROL PLAN
C901	EROSION AND SEDIMENT CONTROL NOTES
C902	EROSION AND SEDIMENT CONTROL DETAILS

NOTES:

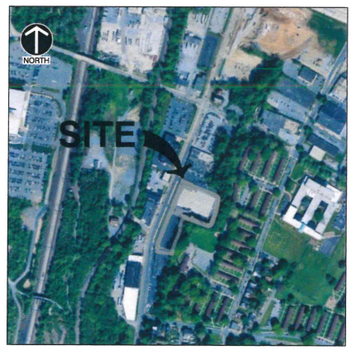
1.) THE BASIS OF BEARING IS GRID NORTH DERIVED FROM POST PROCESSING METHODS USING THE NORTH AMERICAN DATUM OF 1983 (2011) STATE PLANE COORDINATES, PA SOUTH ZONE 3702. THE VERTICAL DATUM IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATIONS BASED ON GEOID18.

2.) FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., DATED 08/13/2025 AND 08/14/2025.

3.) THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED. THE PA ONE CALL TICKET NO. IS 20252162235.



VICINITY MAP
VICINITY MAP BY THE USGS - THE NATIONAL MAP US TOPO
1"=2000'



PROJECT LOCATION
BASE IMAGE FROM GOOGLE EARTH
IMAGERY DATE 04/28/2024
1"=500'

ONE CALL SERIAL NO.: 20252162235

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

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY ACT 50 (2017) REQUIRES NO LESS THAN 3 WORKING DAYS NOTICE NOR MORE THAN 10 WORKING DAYS NOTICE FROM EXCAVATORS WHO ARE ABOUT TO: DIG, DRILL, BLAST, AUGER, BORE, GRADE, OR REMOVE ANY EARTH, ROCK OR OTHER MATERIAL IN THE CONSTRUCTION PHASE, FOR LOCATION REQUESTS IN THE STATE OF PENNSYLVANIA. CALL TOLL FREE 1-800-242-1776.
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM PLANS AND MARKINGS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES CI/ASCE 38-2, QUALITY LEVEL C). OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE USE OF TEST PITS, SURVEYS OR OTHER METHODS OF OBTAINING DATA IS RECOMMENDED. IN THE EVENT OF DAMAGE OR VIOLATION OF ACT 50, EXCAVATORS AND PROJECT OWNERS ARE REQUIRED TO FILE AN ALLEGED VIOLATION REPORT (AVR) WITHIN TEN (10) DAYS OF THE OCCURRENCE. DESIGNERS ARE REQUIRED TO FILE AN AVR WITHIN TEN (10) DAYS OF THE OCCURRENCE. FACILITY OWNERS ARE REQUIRED TO FILE AN AVR WITHIN THIRTY (30) DAYS OF THE OCCURRENCE OF ANY DAMAGE IN EXCESS OF $2,500 OR IF AN EXCAVATOR HAS DAMAGED THE FACILITY MORE THAN TWICE IN 6 MONTHS. REGARDLESS OF THE RESPONSIBLE PARTY, ALL STAKEHOLDERS ARE REQUIRED TO FILE AN AVR.

REFERENCE

1. BOUNDARY SURVEY BY N|V|S GLOBAL, INC., DRAWING: ALTA AND LAND TITLE SURVEY PREPARED FOR STORAGE FIVE HARRISBURG, DATED: 03/03/2025.
2. FLOODWAY BOUNDARY BY N|V|S GLOBAL, INC., DRAWING: ALTA AND LAND TITLE SURVEY PREPARED FOR STORAGE FIVE HARRISBURG, DATED: 03/03/2025.
3. FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 08/13/2025 AND 08/14/2025.

REGISTERED PROFESSIONAL
JOHN JOSEPH FRYDRYCH
ENGINEER
049953
COMMONWEALTH OF PENNSYLVANIA

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC ENGINEERS AND LANDSCAPE ARCHITECTS, LLC. ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

Civil & Environmental Consultants, Inc.
4350 Northern Pike
Suite 141
Monroeville, PA 15146
Ph: 724.327.5200
www.cecinc.com

STORAGE FIVE HARRISBURG, LLC
1171 S. CAMERON STREET
CITY OF HARRISBURG
DAUPHIN COUNTY, PENNSYLVANIA

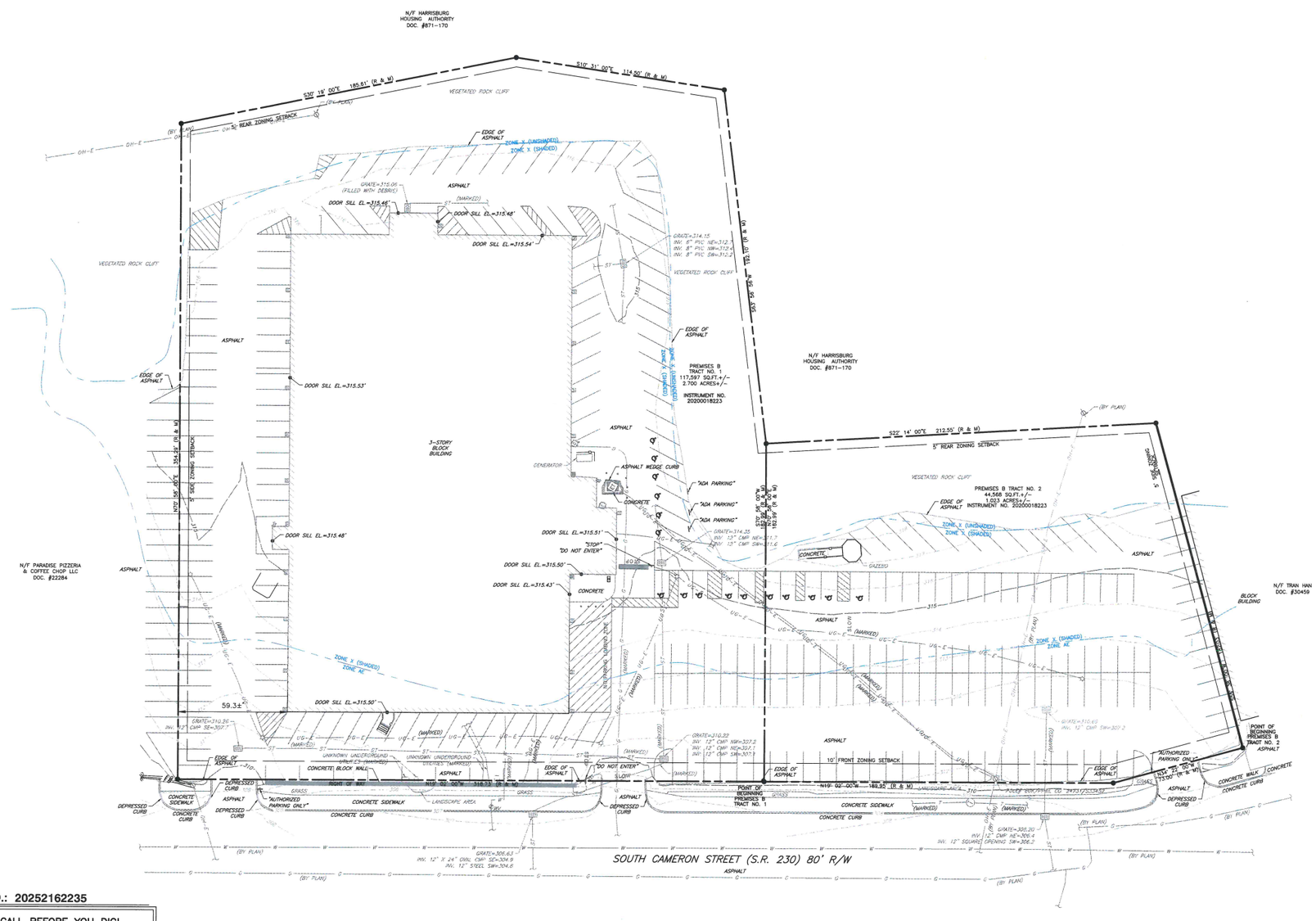
COVER SHEET

DATE: DECEMBER 2025
DRAWN BY: DMM
DWG SCALE: AS NOTED
CHECKED BY: ST
PROJECT NO: 352-982
APPROVED BY: JJF*
*HAND SIGNATURE ON FILE

DRAWING NO.: C000

P:\352-982\352-982 | <ADD\Dwg\C401-Land Development Plans\352982_C401_C800.dwg(C000) | ST(12/15/2025 - dmcneily) - LP: 12/15/2025 7:26 PM

NORTH



LEGEND:

- EXISTING PROPERTY LINES
- BUILDING SETBACK LINES
- 870 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING FLOOD ZONE
- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- W EXISTING WATER LINE
- FO EXISTING FIBER OPTIC LINE
- T EXISTING TELEPHONE LINE
- UG-E EXISTING UNDERGROUND ELEC. LINE
- OH-E EXISTING OVERHEAD WIRES
- EXISTING HANDRAIL
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- FLAG POLE
- SIGN
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- BOLLARD
- ADA PARKING SYMBOL
- RECTANGULAR CATCH BASIN
- SQUARE INLET
- DOWNSPOUT
- GAS METER
- WATER BOX (WATER VALVE)
- FIRE HYDRANT
- FIRE DEPT. CONNECTION (BLDG.)
- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC PULL BOX
- TRANSFORMER
- TELEPHONE MANHOLE

ONE CALL SERIAL NO.: 20252162235

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

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SCALE IN FEET
0 30 60

REVISION RECORD

NO.	DATE	DESCRIPTION

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Civil & Environmental Consultants, Inc.
4350 Northern Pike
Suite 141
Monroeville, PA 15146
Ph: 724.327.5200
www.cecinc.com

STORAGE FIVE HARRISBURG, LLC
1171 S. CAMERON STREET
CITY OF HARRISBURG
DAUPHIN COUNTY, PENNSYLVANIA

EXISTING CONDITIONS

*HAND SIGNATURE ON FILE

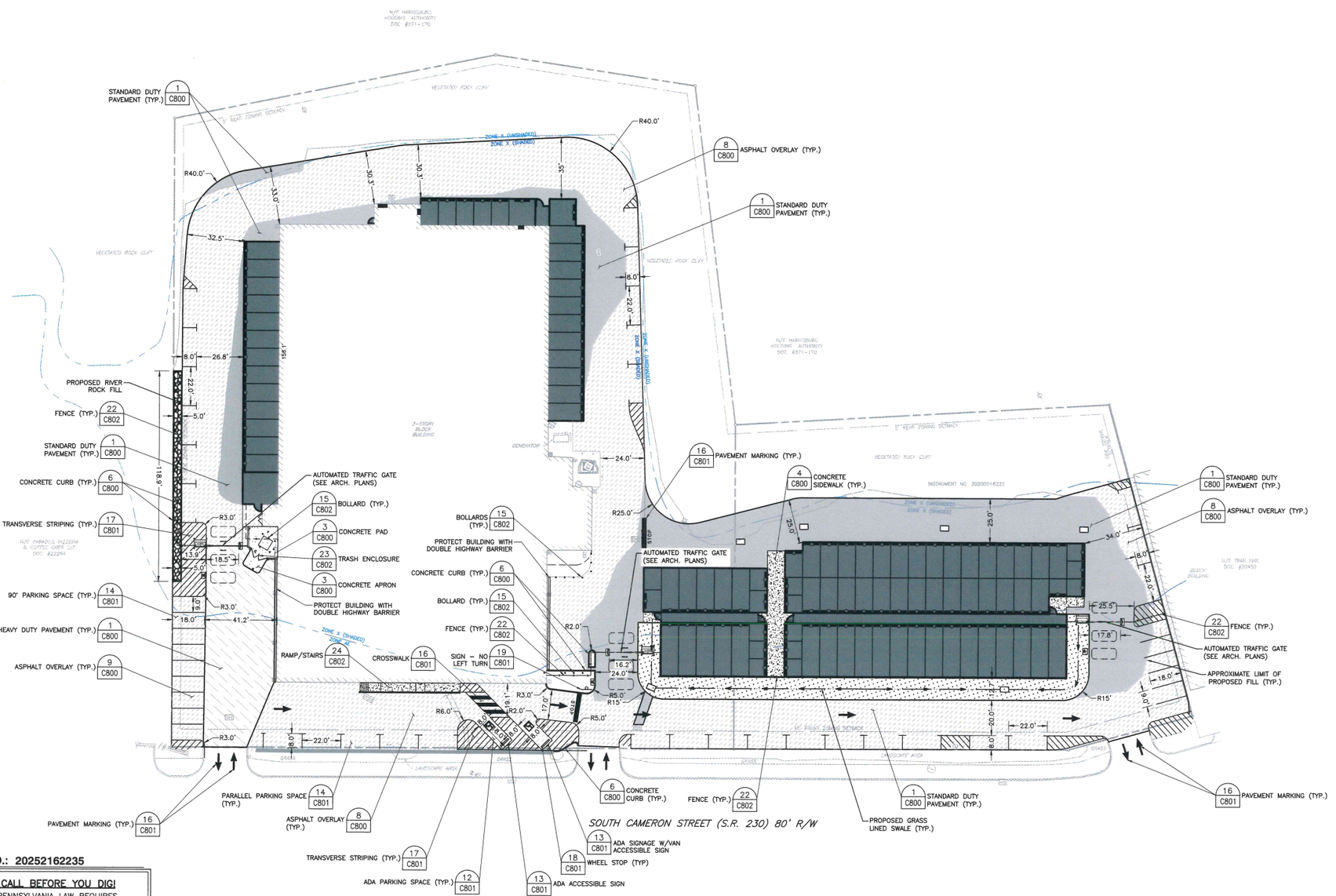
DATE: DECEMBER 2025
DRAWN BY: DMM
DWG SCALE: 1"=30'
CHECKED BY: ST
PROJECT NO: 352-982
APPROVED BY: JJP*

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
JOHN JOSEPH FRYDRYCH
ENGINEER
DATE: 12/15/2025

DRAWING NO.:
C100

P:\350-005\352-4821-CAD\Dwg\CAD\Dwg\C100 Existing Conditions.dwg, 12/15/2025 1:26 PM, dmcnulty

NORTH



LEGEND:

- EXISTING PROPERTY LINES
- BUILDING SETBACK LINES
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING FLOOD ZONE
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- BOLLARD
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- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC PULL BOX
- TRANSFORMER
- TELEPHONE MANHOLE
- PROPOSED CURB
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED ASPHALT OVERLAY
- PROPOSED CONCRETE
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- PROPOSED YARD DRAIN
- PROPOSED TYPE M INLET

ONE CALL SERIAL NO.: 20252162235

CALL BEFORE YOU DIG!
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3. FIELD SURVEY BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED 08/13/2025 AND 08/14/2025.

SCALE IN FEET
0 30 60

REGISTERED PROFESSIONAL ENGINEER
JOHN JOSEPH FRYDRYCH
ENGINEER
049863
COMMONWEALTH OF PENNSYLVANIA

REVISION RECORD

NO	DATE	DESCRIPTION

PROVIDED BY: CIVIL & ENVIRONMENTAL CONSULTANTS, INC. WILL BE PROVIDED BY: DAVID STARK AND ASSOCIATES, ARCHITECTS, P.C. WILL BE PROVIDED BY: LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY: CEC LANDSCAPE ARCHITECTURE, LLC

4350 Northern Pike
Suite 141
Monroeville, PA 15146
Ph: 724.327.5200
www.cecinc.com

Civil & Environmental Consultants, Inc.

STORAGE FIVE HARRISBURG, LLC
1171 S. CAMERON STREET
CITY OF HARRISBURG
DAUPHIN COUNTY, PENNSYLVANIA

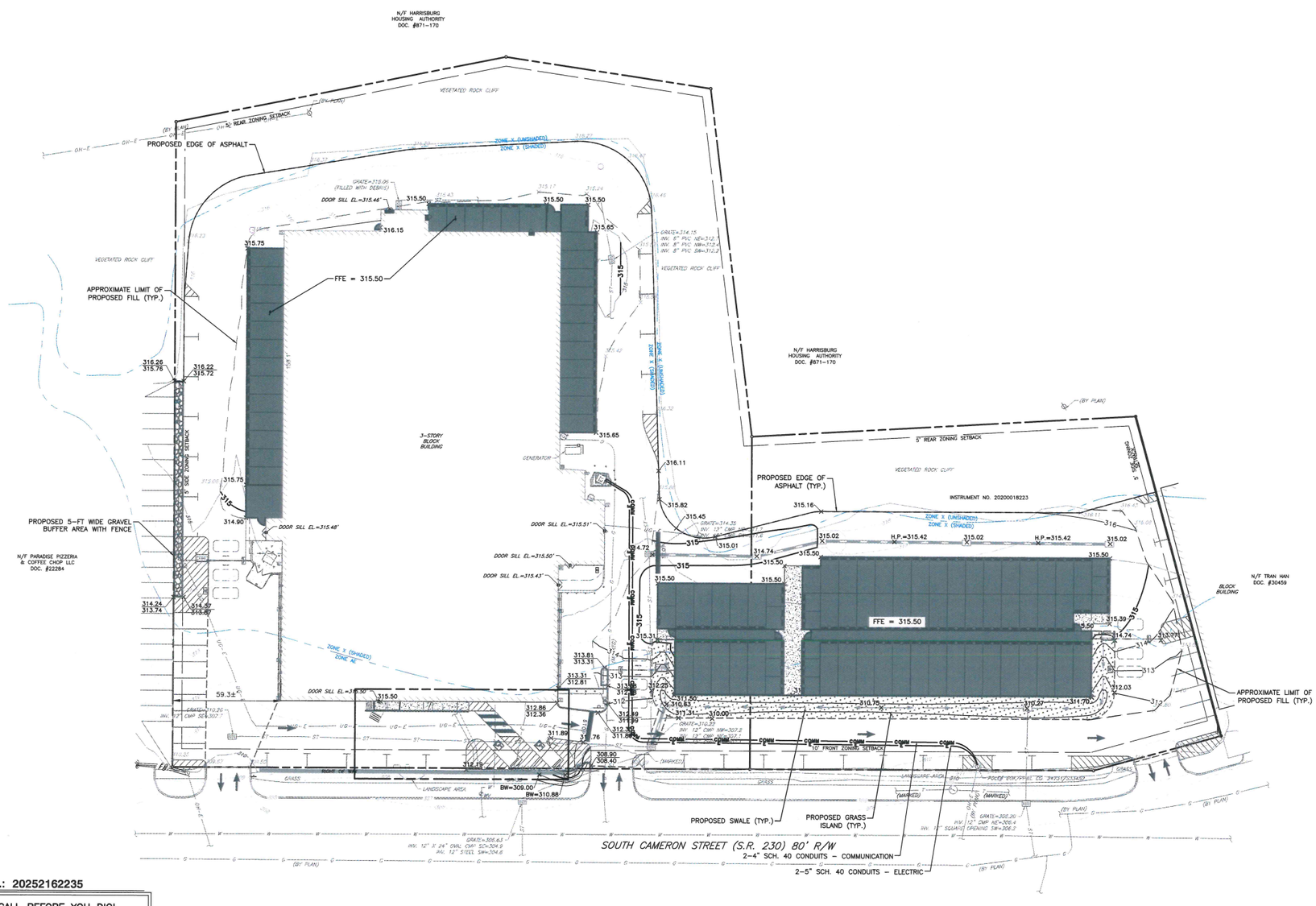
SITE PLAN

DATE:	DECEMBER 2025
DRAWN BY:	DMM
*HAND SIGNATURE ON FILE	
CHECKED BY:	ST
DWG SCALE:	1"=30'
PROJECT NO:	352-982
APPROVED BY:	JJF*

DRAWING NO.: **C200**

P:\350-000\352-982_CAD\Dwg\C101-Land Development Plans\352982-C101-C200.dwg(C200) LS (12/15/2025 - dmcnally) - LP: 12/15/2025 7:28 PM

NORTH



LEGEND:

- EXISTING PROPERTY LINES
- BUILDING SETBACK LINES
- 870 EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING FLOOD ZONE
- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- W EXISTING WATER LINE
- FO EXISTING FIBER OPTIC LINE
- T EXISTING TELEPHONE LINE
- UG-E EXISTING UNDERGROUND ELEC. LINE
- OH-E EXISTING OVERHEAD WIRES
- EXISTING HANDRAIL
- MAILBOX
- FLAG POLE
- SIGN
- LIGHT STANDARD
- BOLLARD
- ADA PARKING SYMBOL
- RECTANGULAR CATCH BASIN
- SQUARE INLET
- DOWNSPOUT
- GAS METER
- WATER BOX (WATER VALVE)
- FIRE HYDRANT
- FIRE DEPT. CONNECTION (BLDG.)
- UTILITY POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC PULL BOX
- TRANSFORMER
- TELEPHONE MANHOLE
- PROPOSED CURB
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED CONCRETE
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- PROPOSED FENCE
- 310 PROPOSED INDEX (MAJOR) CONTOUR
- 311 PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 5.00% PROPOSED SLOPE LABEL
- 311.66 X PROPOSED SPOT ELEVATION
- TC=311.50 BC=311.00 TOP OF CURB ELEVATION / BOTTOM OF CURB ELEVATION
- PROPOSED YARD DRAIN
- PROPOSED TYPE M INLET
- PROPOSED STORM PIPE

ONE CALL SERIAL NO.: 20252162235

CALL BEFORE YOU DIG!
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SCALE IN FEET
0 30 60

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, LLC. SURVEYING IN THE STATE OF PENNSYLVANIA WILL BE PROVIDED BY C.E.C. ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PENNSYLVANIA WILL BE PROVIDED BY C.E.C. LANDSCAPE ARCHITECTS, LLC.

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STORAGE FIVE HARRISBURG, LLC
1171 S. CAMERON STREET
CITY OF HARRISBURG
DAUPHIN COUNTY, PENNSYLVANIA

GRADING PLAN

DATE:	DECEMBER 2025
DRAWN BY:	DMM
CHECKED BY:	ST
DWG SCALE:	1"=30'
PROJECT NO.:	352-982
APPROVED BY:	JJF*

*HARD SIGNATURE ON FILE

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOHN JOSEPH FRYDRYCH ENGINEER

DRAWING NO.: **C300**

P:\352-0001\352-98821-1\400\Dwg\C197-Land Development Plans\352982-C197-C300.dwg(C300) 12/12/2025 - dmcnally - LP: 12/15/2025 7:26 PM

NORTH

N/F HARRISBURG HOUSING AUTHORITY DOC. #871-170

VEGETATED ROCK CLIFF

PROPOSED EDGE OF ASPHALT

5' REAR ZONING SETBACK

ZONE X (UNSHADED)
ZONE X (SHADED)

GRATE=315.06
(FILLED WITH DEBRIS)
DOOR SILL EL.=315.46'

GRATE=314.15
INV. 6" PVC NE=312.7
INV. 8" PVC NW=312.4
INV. 8" PVC SW=312.2

3-STORY BRICK BUILDING

GENERATOR

DOOR SILL EL.=315.48'

DOOR SILL EL.=315.51'

DOOR SILL EL.=315.50'

DOOR SILL EL.=315.43'

N/F PARADISE PIZZERIA & COFFEE CHOP LLC DOC. #22284

DOOR SILL EL.=315.30

59.3 LF

GRATE=310.26
INV. 12" CMP SW=307.1

15' SOIL ZONING SETBACK

RIGHT OF WAY

LANDSCAPE AREA

57.3 LF 12" HDPE @ 0.5%

1 PADOT STD INLET BOX
RIM=314.74
INV. IN (12"SE)=311.91
INV. OUT (12"NW)=311.91

36.9 LF 12" HDPE @ 0.5%

2 PADOT STD INLET BOX
RIM=315.02
INV. IN (12"SE)=312.09
INV. OUT (12"NW)=312.09

INSTRUMENT NO. 20200018223

79.5 LF 12" HDPE @ 0.5%

3 PADOT STD INLET BOX
RIM=315.02
INV. IN (12"SE)=312.49
INV. OUT (12"NW)=312.49

79.5 LF 12" HDPE @ 0.5%

4 PADOT STD INLET BOX
RIM=315.02
INV. OUT (12"NW)=312.89

N/F TRAN HAN
DOC. #30459

BLOCK BUILDING

6 PADOT STD INLET BOX
RIM=310.27

PROPOSED SWALE (TYP.)

13' FRONT ZONING SETBACK

GRATE=310.29
INV. 12" CMP NW=307.2
INV. 12" CMP SE=307.1

2-4" SCH. 40 CONDUITS - COMMUNICATION

2-5" SCH. 40 CONDUITS - ELECTRIC

GRATE=305.30
INV. 12" CMP NE=305.4
12" SQUARE OPENING SW=305.3

SOUTH CAMERON STREET (S.R. 230) 80' R/W

GRATE=306.63
INV. 12" X 24" OVAL CMP SE=304.9
INV. 12" STEEL SW=304.8

5 PADOT STD INLET BOX
RIM=310.63
INV. OUT (12"W)=308.00

22.2 LF 12" HDPE @ 3.6%

LEGEND:

- EXISTING PROPERTY LINES
- BUILDING SETBACK LINES
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- UTILITY POLE
- GUY WIRE
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- ELECTRIC PULL BOX
- TRANSFORMER
- TELEPHONE MANHOLE
- PROPOSED CURB
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED ASPHALT OVERLAY
- PROPOSED CONCRETE
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED BUILDING
- 310 PROPOSED INDEX (MAJOR) CONTOUR
- 311 PROPOSED INTERMEDIATE (MINOR) CONTOUR
- PROPOSED YARD DRAIN
- PROPOSED TYPE M INLET
- PROPOSED STORM PIPE

SCALE IN FEET
0 30 60

REVISION RECORD

NO	DATE	DESCRIPTION

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. SURVEYING IN THE STATE OF PENNSYLVANIA WILL BE PROVIDED BY CEC ENGINEERS & CONSULTANTS, LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF PA WILL BE PROVIDED BY D. LANDSCAPE ARCHITECTS, LLC.

4350 Northern Pike
Suite 141
Monroeville, PA 15146
Ph: 724.327.5200
www.cecinc.com

Civil & Environmental
Consultants, Inc.

STORAGE FIVE HARRISBURG, LLC
1171 S. CAMERON STREET
CITY OF HARRISBURG
DAUPHIN COUNTY, PENNSYLVANIA

STORMWATER MANAGEMENT PLAN & SITE UTILITY PLAN

*HAND SIGNATURE ON FILE

DATE:	DECEMBER 2025
DRAWN BY:	DMM
DWG SCALE:	1"=30'
CHECKED BY:	ST
PROJECT NO:	352-982
APPROVED BY:	JJF*

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL JOHN JOSEPH FRYGRYCH ENGINEER 049903 CIVIL

DRAWING NO.:
C400

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