No: 26-037

Dauphin County Subdivision/Land Development Review Report

Municipality	City of Harrisburg	Surveyor	Todd Lyons, PLS.	Engineer	Integrated Consultants
Plat Title	Multi-Family Development at 100 N. 13th Street				
Zoning District	Residential Medium		Proposed Land Use	Residential	

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

# of Lots	13	# of New Lots	1	# of New D.U.s	12	Acreage Subdivided/Developed	0.48	Total Acreage	0.48

Date Received	4/2/2026	Staff Review	4/30/2026	Official County Review	4/30/2026
Reviewed by	GD	Checked by		Parcel No.	08-025-029

Project Description: To propose the consolidation of 13 existing parcels into one lot and redevelop existing building into 12 multi family units and associated 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 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 indicates several vacation of easements and or alleys associated with the consolidation of the lots. This action should be undertaken as a separate review and action as to allow for other parties (utilities, etc) the notification to comment on proposed action.

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	X	☐	☐	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):

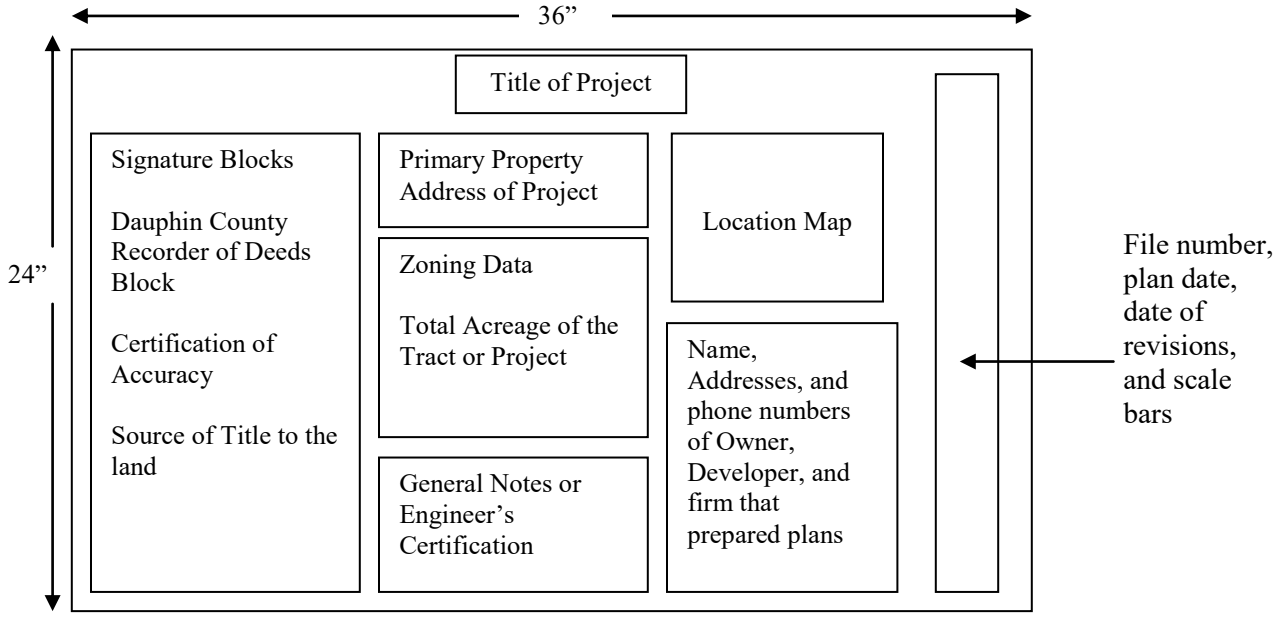


Figure 1

BASIC PLAN REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
15	X	☐	☐	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	X	☐	☐	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	☐	X	☐	505.4(2)	Location of any municipal boundary line (if applicable)
18	X	☐	☐	505.4(5)	A north arrow, a graphic scale, and a written scale
19	X	☐	☐	505.4(6)	The entire existing tract boundary with bearings and distances
20	X	☐	☐	505.4(7)	The total acreage of each tract involved with the project
21	X	☐	☐	505.4(9)	The location of existing lot line markers along the perimeter of the existing tract
22	X	☐	☐	505.4(10)	A location map, relating the project site to at least 2 intersections of street centerlines
23	X	☐	☐	505.4(11)	Property address(es) as assigned by the City’s Registrar of Real Estate
24	X	☐	☐	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	X	☐	☐	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	X	☐	☐	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 * See Below
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

* Vacation of proposed alley must be done in a seperate action

				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 to a 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	☐	X	☐	505.7(f)	For Preliminary Plan calling for installation of improvements beyond two years, a schedule of the timing of the improvements
63	☐	X	☐	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	X	☐	☐	505.10(8)(D)	For Land Development Plans, the location and configuration of proposed buildings, parking compounds, streets, access drives, driveways, and all other significant planned facilities
65	X	☐	☐	505.10(8)(Q)	For Land Development Plans, a grading plan, which shall include finished grades and ground floor elevations (may be provided on separate sheets, need not be recorded)
66	☐	X	☐	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	X	☐	☐	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	X	☐	☐	505.7(c)(1) 505.10(9)(D)(i)	Elevation of all visible sides, including façade materials Not provided in DCPC plans
69	X	☐	☐	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	X	☐	☐	505.7(c)(3) 505.10(9)(D)(iii)	Details of significant architectural features
71	X	☐	☐	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	X	☐	☐	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	X	☐	☐	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	X	☐	☐	505.10(8)(K)(ii)	All plans and profiles of the proposed stormwater management facilities
75	X	☐	☐	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	X	□	□	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	X	□	□	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	□	X	□	507.4(b)	Blocks shall not exceed 750 feet and must be compatible with the City's existing grid system
79	□	X	□	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	X	□	□	507.5(a)(1)	Size, depth, width, and orientation of lots shall conform to City zoning requirements
81	X	□	□	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	X	□	□	507.5(a)(3)	Where feasible lot lines should follow municipal boundaries rather than cross them
83	X	□	□	507.5(a)(4)	Remnants of land shall be incorporated into existing or proposed lots
84	X	□	□	507.5(b)(1)	All lots shall abut a street, existing or proposed
85	X	□	□	507.5(b)(2)	Double or reverse frontage lots shall be avoided
86	X	□	□	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	X	□	□	507.6(1)	Compatibility with existing structures
88	X	□	□	507.6(2)	Design incorporates architectural details found on adjacent buildings
89	X	□	□	507.6(3)	Building materials reflect surrounding development

STREETS, ACCESS STREETS, AND DRIVES – ADDITIONAL REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
90	□	X	□	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	□	X	□	505.6(10)	Street centerline profile for each proposed street shown on the plan
92	□	X	□	505.6(1) 505.7(a)	Sketch of future street system, where Preliminary Plan covers only a part of the entire landholdings
93	□	X	□	505.10(9)(C)	Notice from postmaster that the proposed street names

					are acceptable
94	□	X	□	505.10(9)(l)	Maintenance agreement for street which is not to be offered for dedication
95	□	X	□	507.2(a)(5)	Street arrangement provides for continuation of streets in adjoining areas
96	□	X	□	507.2(a)(5)	Provide for proper projection of streets where adjoining areas are not subdivided
97	□	X	□	507.2(a)5)	New streets carried to the boundaries of the tract to be subdivided
98	□	X	□	507.2(a)(7)	Residential alleys are discouraged, unless site design calls for rear access parking; 22-foot minimum width if used
99	□	X	□	507.2(a)(7)	Adequate alleys or off-street loading and unloading required in commercial or industrial areas
100	□	X	□	507.2 (c)(1)	Cartways to be minimum of 11-foot travel lanes
101	□	X	□	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	□	X	□	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	□	X	□	507.2(e)(3)	Tangents between curves according to Engineering specifications
104	□	X	□	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	□	X	□	507.2(f)(2)	Intersections involving the junction of more than two streets are prohibited
106	□	X	□	507.2(f)(3)	Street jogs with centerline off-sets of less than 125 feet avoided
107	□	X	□	507.2(f)(5)	Intersections with major streets shall be located not less than 800 feet apart
108	□	X	□	507.2(h)	Street grades in accordance with Engineering specifications
109	□	X	□	505.6(14)	New street names shall not duplicate existing names
110	□	X	□	507.2(j)(1)	Direct access from residential lots to arterials shall be avoided
111	□	□	X	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	X	□	□	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	X	□	□	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	X	□	□	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	□	□	X	507.3(a)(1)	Minimum width shall be twenty (20) feet
116	X	□	□	507.3(a)(2)	When possible, easements shall be centered on the side

					or rear lot lines or along the front lot lines
117	☐	X	☐	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)

PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

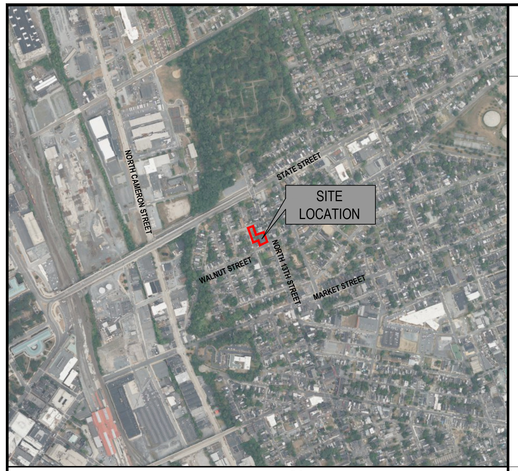
PROPOSED MULTIFAMILY DEVELOPMENT

AT

100 N. 13TH STREET

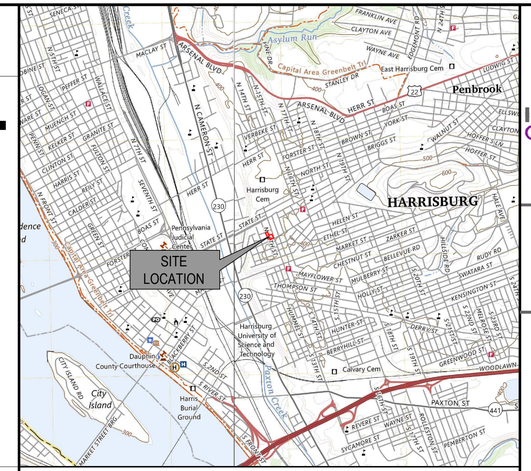
HARRISBURG CITY

DAUPHIN COUNTY, PENNSYLVANIA



VICINITY MAP
SCALE = 1" = 800'

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


SITE LOCATION
HARRISBURG
Penbrook
Asylum Run
Capital Area Greenbelt Trl
East Harrisburg Cem
Harrisburg Cem
Pennsylvania Capitol Complex
Harrisburg University of Science and Technology
Dauphin County Courthouse
Cavalry Cem
City Island
Harris Burial Ground
Paxton Creek
PAXTON ST
MARKET ST
STATE ST
FORSTER ST
WALNUT ST
CHESTNUT ST
HERR ST
ARSENAL BLVD
N 13TH ST
N 6TH ST
N CAMERON ST
N 2ND ST
N FRONT ST
MAGNOLIA ST
WOODBINE ST
WOODLAWN
SYCAMORE ST
PENNSYLVANIA AVE
CLAYTON AVE
WAYNE AVE
MALLAY ST
HERBERT ST
BOAS ST
BRIGGS ST
HOOVER ST
HELEN ST
ETHEL ST
BELLEVUE RD
SHASARA ST
KENSINGTON ST
GREENWOOD ST
MAYFLOWER ST
THOMPSON ST
HUNTER ST
MEREDITH ST
HIGHBERRY ST
MAINE ST
CRANE ST
CRESCENT ST
CRAWFORD AVE
CRESTVIEW ST
CRESTMONT ST
CRESTWOOD ST
CRESTLINE ST
CRESTVIEW TER
CRESTVIEW CT
CRESTMONT CT
CRESTWOOD CT
CRESTLINE CT

Project Parcel List:

A) 119 1/2 Linden St.
Tax Parcel 08-025-029
Deed Ref. - Inst. 20200001204

B) 119 Linden St
Tax Parcel 08-025-030
Deed Ref. - Inst. 20200001204

C) 117 1/2 Linden St.
Tax Parcel 08-025-031
Deed Ref. - 20200001204

D) 117 Linden St
Tax Parcel 08-025-032
Deed Ref. - 20200001204

E) 115 Linden St
Tax Parcel 08-025-033
Deed Ref. - 20200001204

F) 113 Linden St
Tax Parcel 08-025-034
Deed Ref. - 20200001204

G) 111 Linden St.
Tax Parcel 08-025-035
Deed Ref. - 20200001204

H) 109 Linden St.
Tax Parcel 08-025-036
Deed Ref. - 20200001204

I) 107 Linden St.
Tax Parcel 08-025-037
Deed Ref. - 20210006282

J) 105 N. Linden St.
Tax Parcel 08-025-038
Deed Ref. - 20210099038

K) 112 N. 13th St.
Tax Parcel 08-025-049
Deed Ref. - 20200001204

L) 100 N. 13th St.
Tax Parcel 08-025-050
Deed Ref. - 20200001204

Adjacent Owner List:

1) Samuel Branch III
121 N. Linden St.
Tax Parcel 08-025-028
Deed Ref. - Inst. 20070041463

2) Stephon Samuel
126 N. 13th St
Tax Parcel 08-025-043
Deed Ref. - Inst. 20210013234

3) Titus W. Gilmore
124 N. 13th St.
Tax Parcel 08-025-044
Deed Ref. - Inst. 20190033494

4) Vicmar Almonte Molina
122 N. 13th St.
Tax Parcel 08-025-045
Deed Ref. - Inst. 20190020914

5) Joseph L. Cobb Jr.
120 N. 13th St.
Tax Parcel 08-025-046
Deed Ref. - Inst. 20060006648

6) Titus Gilmore
116 N. 13th St.
Tax Parcel 08-025-047
Deed Ref. - Inst. 20220000494

7) Jose R. Hernandez
114 N. 13th St.
Tax Parcel 08-025-048
Deed Ref. - Inst. 20140032780

8) Anthony J. Vogel
1256 Walnut St.
Tax Parcel 08-025-042
Deed Ref. - DB. 2673, Pg. 167

9) Marcia D. Revis
1254 Walnut St.
Tax Parcel 08-025-041
Deed Ref. - 20110007343

10) Kera D. McCullough
1252 Walnut St
Tax Parcel 08-025-040
Deed Ref. - DB. 5592, Pg. 320

11) Dorsey M. Meredith
1250 Walnut St.
Tax Parcel 08-025-039
Deed Ref. - H-59, Pg. 518

12) Bethuel Temple Church Of Christ #2
70 N. 13th St.
Tax Parcel 09-009-016
Deed Ref. - Inst. 20070043210

13) Great Foods Inc.
43 Linden St.
Tax Parcel 09-009-015
Deed Ref. - Inst. 20110024654

14) G & G Property Services LLC
1261 Walnut St.
Tax Parcel 09-009-013
Deed Ref. - Inst. 20140005565

15) Frank A. Swanson
1248 Walnut St.
Tax Parcel 08-025-027
Deed Ref. - Inst. 20150016287

16) Clonsky & Keyes LLC
104 Linden St.
Tax Parcel 08-025-017
Deed Ref. - Inst. 20070033156

17) Clonsky & Keys LLC
106 Linden St.
Tax Parcel 08-025-016
Deed Ref. - Inst. 20070048409

18) Clonsky & Keys LLC
108 Linden St.
Tax Parcel 08-025-015
Deed Ref. - Inst. 20070033157

19) Rafiya Sultana
110 Linden St.
Tax Parcel 08-025-014
Deed Ref. - Inst. 20180024628

20) Erven Thames
112 Linden St.
Tax Parcel 08-025-013
Deed Ref. - Inst. 20190029753

21) Erven L. Thames
114 N. Linden St.
Tax Parcel 08-025-012
Deed Ref. - Inst. 20200024189

22) Erven Thames
116 Linden St.
Tax Parcel 08-025-011
Deed Ref. - DB. 3090, Pg. 184(2)

23) Erven Thames
118 Linden St.
Tax Parcel 08-025-010
Deed Ref. - DB. 3090, Pg. 184(1)

24) Summit Terrace Homeowners
Common Area
Tax Parcel 08-025-009
Deed Ref. - DB. 3205, Pg. 397

25) Lorine A. Hankersom
126 Linden St.
Tax Parcel 08-024-029
Deed Ref. - DB. 2469, Pg. 16

26) Harrisburg Redevelopment Authority
123 Linden St.
Tax Parcel 08-024-046
Deed Ref. - DB. 1554, Pg. 514

27) James E. Hawkins
132 N. 13th St.
Tax Parcel 08-024-055
Deed Ref. - Inst. 20160017821

28) Alfred D. Sloan
127 N. 13th St.
Tax Parcel 08-022-082
Deed Ref. - Inst. 20100010189

29) Alfred D. Sloan
123 N. 13th St.
Tax Parcel 08-022-083
Deed Ref. - DB. 2343, Pg. 144

30) Antonio T. Collins
121 N. 13th St.
Tax Parcel 08-022-084
Deed Ref. - Inst. 20160027369

31) Harrisburg Home Investment LLC
115 N. 13th St.
Tax Parcel 08-022-085
Deed Ref. - Inst. 20170033824

32) 77 Estate F LLC
113 N. 13th St.
Tax Parcel 08-022-086
Deed Ref. - Inst. 20210026199

33) Vickie Marie Gray
111 N. 13th St.
Tax Parcel 08-022-087
Deed Ref. - Inst. 20190014180

34) Vickie Marie Gray
109 N. 13th St.
Tax Parcel 08-022-088
Deed Ref. - Inst. 20190014181

35) Peggy J. Swann
107 N. 13th St.
Tax Parcel 08-022-089
Deed Ref. - Inst. 20060022720

36) Susan W. Stevens
105 N. 13th St.
Tax Parcel 08-022-090
Deed Ref. - DB. 2636, Pg. 423

37) Cathy A. Dehaven
103 N. 13th St.
Tax Parcel 08-022-092
Deed Ref. - Inst. 20150014091

38) Winston R. Palmer
63 N. 13th St.
Tax Parcel 09-014-001
Deed Ref. - Inst. 20060044155

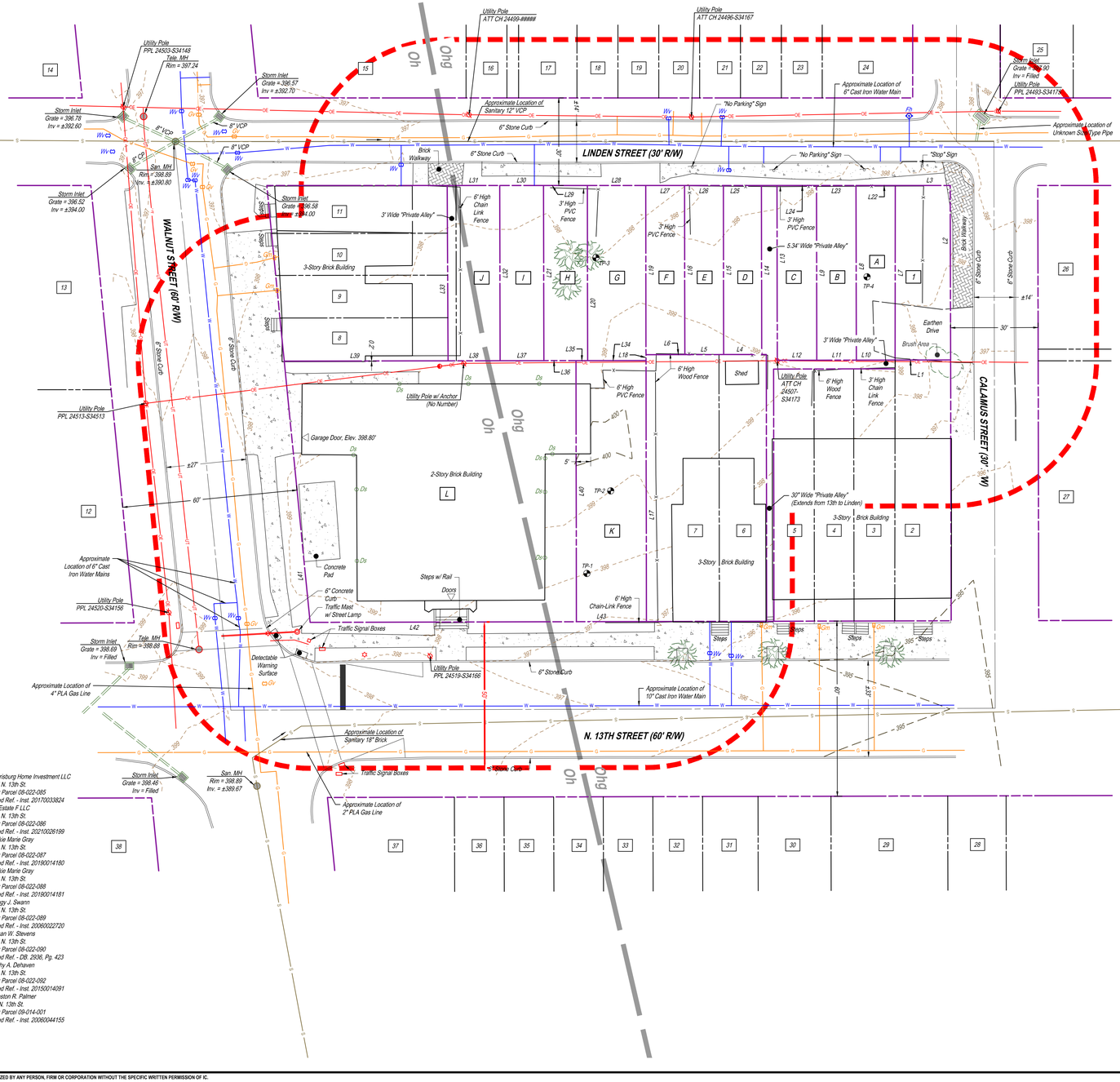
PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	19.03'	N20° 02' 04"W
L2	59.78'	N69° 56' 11"E
L3	18.83'	N19° 56' 10"W
L4	13.04'	N20° 02' 04"W
L5	13.30'	N20° 02' 04"W
L6	13.30'	N20° 02' 04"W
L7	59.81'	N70° 07' 34"E
L8	59.84'	N69° 57' 56"E
L9	59.86'	N69° 57' 56"E
L10	13.27'	N20° 02' 04"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	13.54'	N20° 02' 04"W
L12	13.54'	N20° 02' 04"W
L13	59.88'	N69° 57' 56"E
L14	57.89'	N69° 57' 56"E
L15	57.92'	N69° 57' 56"E
L16	57.94'	N69° 57' 56"E
L17	89.42'	N69° 57' 56"E
L18	2.00'	N69° 57' 56"E
L19	57.96'	N69° 57' 56"E
L20	60.00'	N69° 57' 56"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	60.02'	N69° 57' 56"E
L22	13.44'	N19° 56' 10"W
L23	13.54'	N19° 56' 10"W
L24	13.54'	N19° 56' 10"W
L25	13.04'	N19° 56' 10"W
L26	13.30'	N19° 56' 10"W
L27	13.30'	N19° 56' 10"W
L28	20.00'	N19° 56' 10"W
L29	15.00'	N19° 56' 10"W
L30	15.00'	N19° 56' 10"W

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L31	18.00'	N19° 56' 10"W
L32	60.05'	N69° 57' 56"E
L33	60.08'	S69° 47' 44"W
L34	20.00'	N20° 02' 04"W
L35	4.00'	N20° 02' 04"W
L36	11.00'	N20° 02' 04"W
L37	15.00'	N20° 02' 04"W
L38	17.82'	N20° 02' 04"W
L39	56.14'	N20° 02' 04"W
L40	89.44'	N69° 57' 56"E

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	89.93'	S64° 24' 08"W
L42	91.24'	S20° 04' 38"E
L43	24.00'	S20° 04' 38"E



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJOINER LINE
- EXISTING EASEMENT
- 350 EXISTING MAJOR CONTOUR
- 349 EXISTING MINOR CONTOUR
- OE EXISTING OVERHEAD ELECTRIC
- UE EXISTING UNDERGROUND ELECTRIC
- UT EXISTING UNDERGROUND TELEPHONE
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING LIGHT STANDARD
- G EXISTING GAS LINE
- Gv EXISTING GAS VALVE
- Gm EXISTING GAS METER
- Fh EXISTING WATER HYDRANT
- W EXISTING WATERLINE
- Wv EXISTING WATERVALVE
- S EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- EXISTING INLET STRUCTURE
- EXISTING STORM PIPE
- EXISTING SIGN
- EXISTING TRAFFIC MAST
- EXISTING EDGE OF MACADAM
- EXISTING STRIPING
- EXISTING EDGE OF CONCRETE
- EXISTING CURB
- EXISTING FENCE
- EXISTING TREE OR SHRUB
- Oh GEOLOGY TYPE
- GEOLOGY TYPE BOUNDARY LINE
- 50 FT OFFSET FROM PROPERTY BOUNDARY

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY K&W ENGINEERS AND CONSULTANTS, COMPLETED IN SEPTEMBER, 2021.
3. PROPERTY LINES SHOWN ARE BASED ON PROPERTY CORNER MARKERS AND OTHER EVIDENCE FOUND, CURRENT DEEDS OF RECORD.
4. CONTOURS AND ELEVATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
6. RIGHT-OF-WAY LINES SHOWN FOR ALL STREETS SHOWN ARE BASED ON FIELD SURVEY LOCATIONS, AND CITY OF HARRISBURG RIGHT-OF-WAY DATA.
7. UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ON-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20212514330 WAS ASSIGNED ON SEPTEMBER 8, 2021.
8. SOME UTILITIES AND UNDERGROUND PIPE LOCATIONS COULD NOT BE VERIFIED AND FURTHER INVESTIGATION IS REQUIRED. APPROXIMATE UTILITY AND PIPE LOCATIONS SHOWN ARE BASED ON GIS DATA PROVIDED BY THE CITY OF HARRISBURG.
9. THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF HARRISBURG, PANEL NO. 42043C0338D, EFFECTIVE DATE AUGUST 2, 2012.
10. ALL SANITARY AND STORM SEWER INVERT ELEVATION INFORMATION IS SHOWN PER CRW'S ONLINE ARCGIS MAPPING TOOL.

SOILS INFORMATION

Us URBAN LAND, SHALE MATERIALS (NON-HYDRIC)

GEOLOGY INFORMATION

Oh HAMBURG SEQUENCE ROCKS

Ohg GRAYWACKE OF HAMBURG SEQUENCE

N

20' 10' 0' 20'

SCALE: 1"= 20'

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PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

PROPOSED MULTIFAMILY DEVELOPMENT

AT

100 N. 13TH STREET

DAUPHIN COUNTY

HARRISBURG CITY

PROFESSIONAL SEAL

DRAWN	MLS
REVIEWED	ZEG
SCALE	AS NOTED
DATE	04/02/2026
PROJECT NO.	26-0562
CAD FILE:	02 - EXISTING CONDITIONS

REVISIONS		
NO.	DATE	DESCRIPTION

TITLE

EXISTING CONDITIONS PLAN

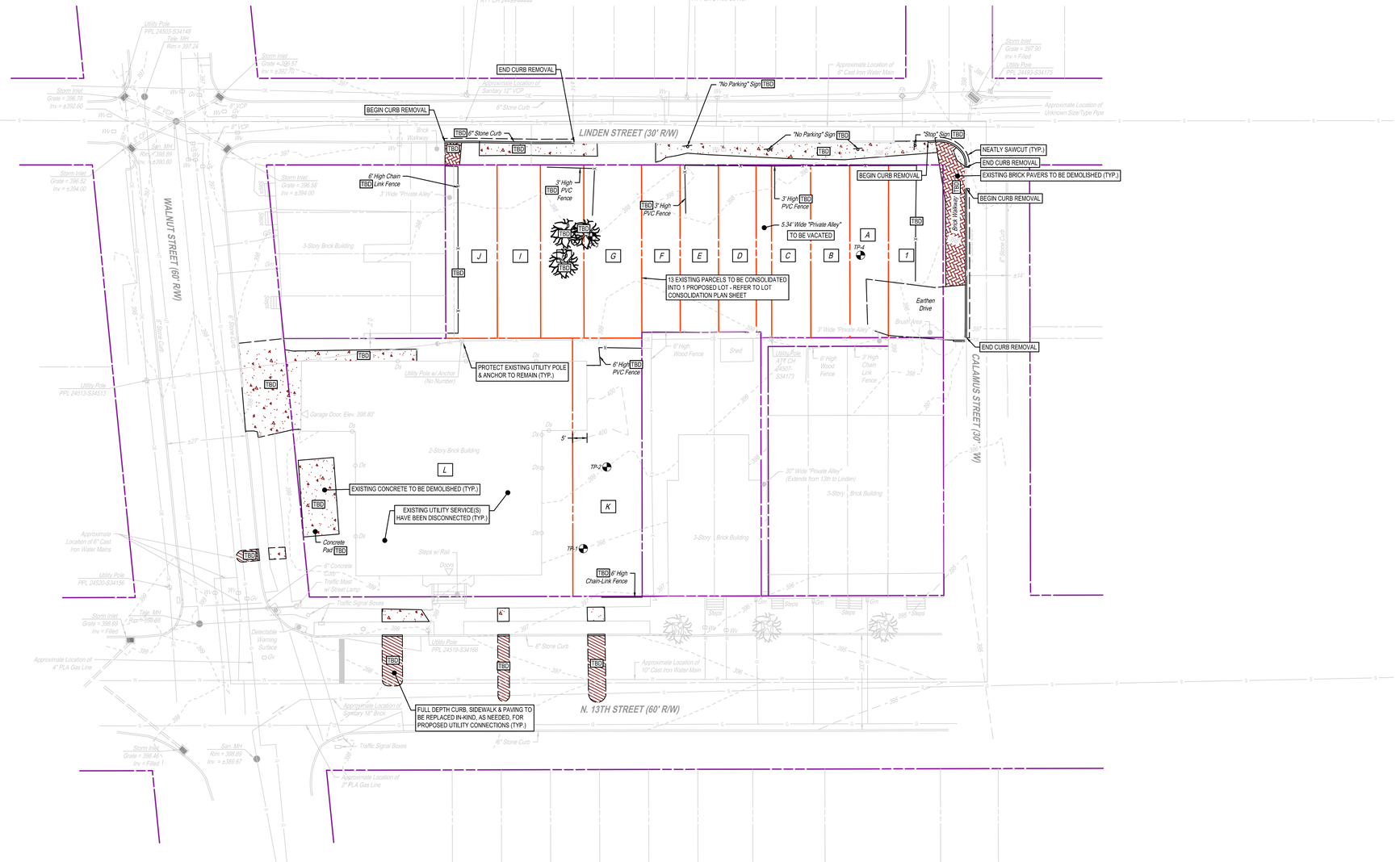
SHEET NO.

02 of 14

42026_DEFAULT_CUSERSDEFAULT_DESKTOPINTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2026\26-0562 100 N 13TH STREET\CIVIL\02 - EXISTING CONDITIONS\DWG\02 EXISTING CONDITIONS PLAN

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LEGEND

- DEMOLISH MACADAM
- DEMOLISH BRICK PAVERS
- DEMOLISH CONCRETE
- DEMOLISH WOODS/VEGETATION
- PROPOSED SAW CUT LINE
- TBD — DENOTES A FEATURE TO BE DEMOLISHED

DEMOLITION PLAN NOTES

1. ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE. CONTRACTOR SHALL SECURE ANY PERMITS, PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
2. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
3. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
4. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
5. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
6. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
7. THE DEMOLITION CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE SITE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
8. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH. DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT, COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
9. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.

N

20' 10' 0' 20'

SCALE: 1"= 20'

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PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

PROPOSED MULTIFAMILY DEVELOPMENT

AT

100 N. 13TH STREET

DAUPHIN COUNTY

HARRISBURG CITY

PROFESSIONAL SEAL

DRAWN	MLS
REVIEWED	ZEG
SCALE	AS NOTED
DATE	04/02/2026
PROJECT NO.	26-0562
CAD FILE:	03 - DEMOLITION PLAN

REVISIONS

NO.	DATE	DESCRIPTION

TITLE

DEMOLITION PLAN

SHEET NO.

03 of 14

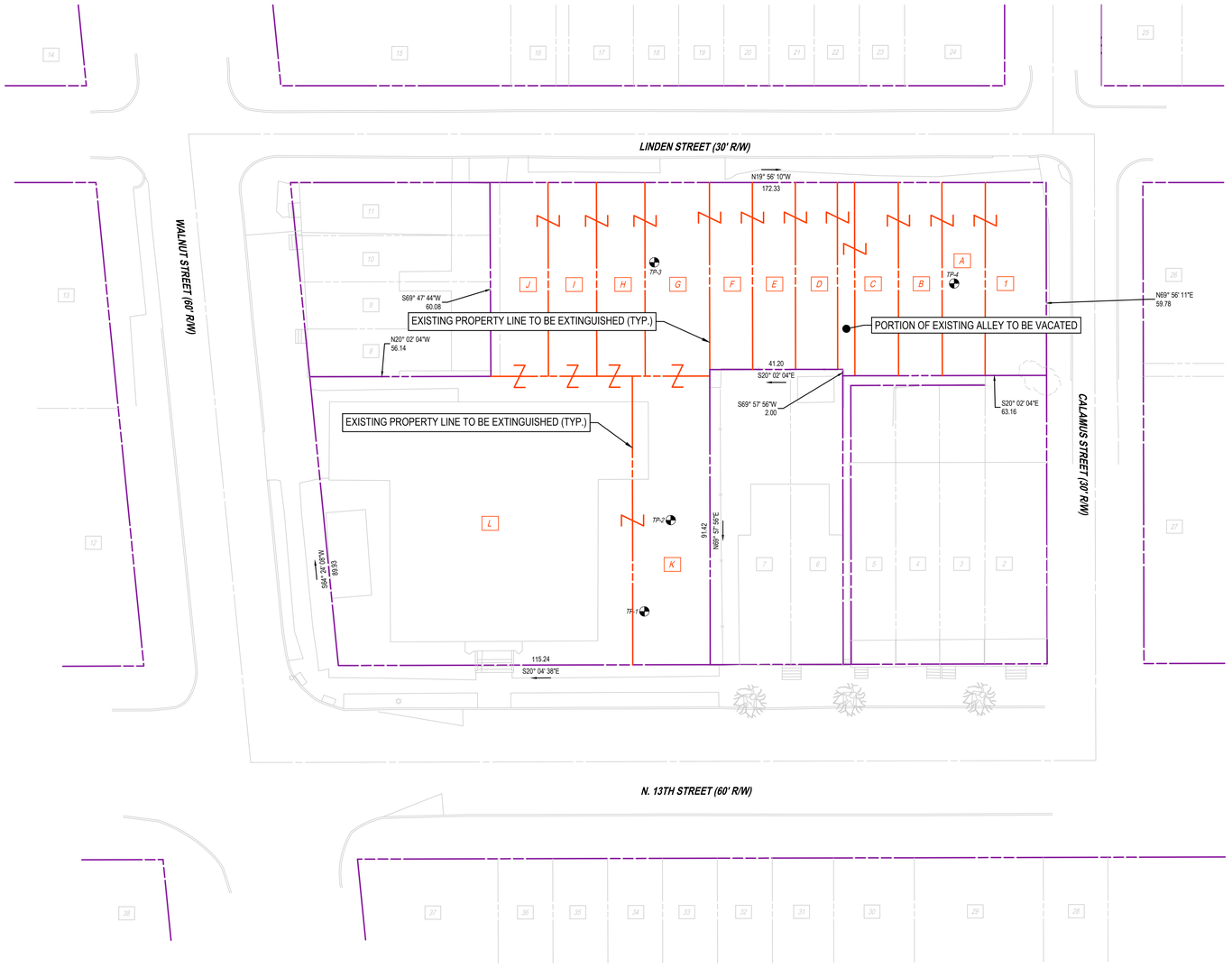
42026, DEFAULT, C:\USERS\DEFAULT.DESKTOP-N4TBDVI\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2025\25-0562 100 N 13TH STREET\DWGS\03 - DEMOLITION PLAN.DWG,03 DEMOLITION PLAN,

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LEGEND

- EXISTING RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- PROPERTY LINE TO BE EXTINGUISHED
- PROPOSED LANDHOOK



20' 10' 0' 20'

SCALE: 1"= 20'

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PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

PROPOSED MULTIFAMILY DEVELOPMENT

AT

100 N. 13TH STREET

DAUPHIN COUNTY

HARRISBURG CITY

PROFESSIONAL SEAL

DRAWN	MLS
REVIEWED	ZEG
SCALE	AS NOTED
DATE	04/02/2026
PROJECT NO.	26-0562
CAD FILE:	
04 - LOT CONS PLAN	

REVISIONS

NO.	DATE	DESCRIPTION

TITLE

LOT CONSOLIDATION PLAN

SHEET NO.

04 of 14

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PLANT SCHEDULE

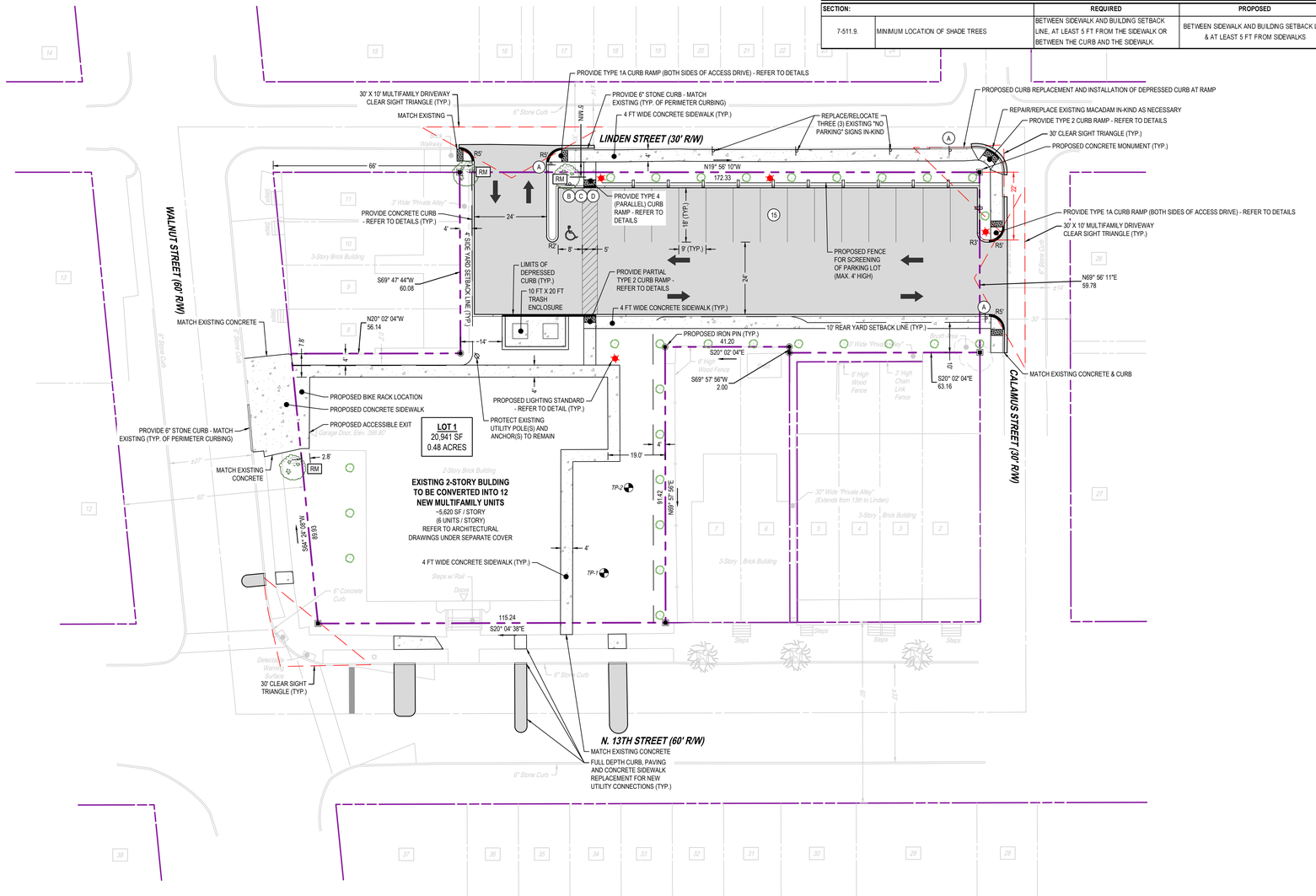
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER/SIZE	ROOT	NOTES
DECIDUOUS TREES						
	RM	3	Acer rubrum Red Maple	2.5"cal	B&B	6' Br./Full heads
DECIDUOUS SHRUBS						
	TC	28	Taxus canadensis Canada Yew	18-24"	3 gal	Full

ORDINANCE REQUIREMENTS - ZONING

SECTION:		REQUIRED	PROPOSED	VARIANCE
7-307.11.C.	MINIMUM RESIDENTIAL PLANTING SCREEN	ANY NEW DEVELOPMENT WHICH ABUTS A RESIDENTIAL USE SHALL PROVIDE PLANT SCREEN (AT LEAST 3' HIGH) WHICH EXTENDS THE LENGTH OF THE LOT LINE. ANY FENCING SHALL BE PLACED ON THE INSIDE OF ANY LANDSCAPED OR PLANT SCREEN AREA.	PLANT SCREEN WITH FENCING (AT LEAST 3' HIGH).	NO
7-307.12.A.	MINIMUM PARKING LOT SHADE TREES	ANY DEVELOPMENT OF 5 OR MORE NEW PARKING SPACES SHALL PROVIDE SHADE TREES WITHIN OR IMMEDIATELY AROUND THE EDGES OF THE PAVED AREAS. THE CITY MAY PERMIT SOME OR ALL OF THESE TREES TO BE WITHIN THE PUBLIC R/W.	SHADE TREES PROVIDED AROUND PAVED AREAS.	NO
7-307.12.B.	MINIMUM # OF PARKING LOT SHADE TREES	ONE DECIDUOUS TREE / EVERY 3,000 SF OF PAVED AREA (7,495 SF PAVED AREA / 3,000 **= 3 SHADE TREES TOTAL**)	3 SHADE TREES TOTAL.	NO
7-307.12.C.	MINIMUM PARKING LOT PLANTING SCREEN	ALL PARKING LOTS SHALL PROVIDE PLANT SCREEN (AT LEAST 3' HIGH) ALONG THE LENGTH OF THE LOT LINE. ANY FENCING SHALL BE PLACED ON THE INSIDE OF ANY LANDSCAPED OR PLANT SCREEN AREA.	PLANT SCREEN WITH FENCING (AT LEAST 3' HIGH).	NO

ORDINANCE REQUIREMENTS - SALDO

SECTION:		REQUIRED	PROPOSED	WAIVER
7-511.9.	MINIMUM LOCATION OF SHADE TREES	BETWEEN SIDEWALK AND BUILDING SETBACK LINE, AT LEAST 5 FT FROM THE SIDEWALK OR BETWEEN THE CURB AND THE SIDEWALK.	BETWEEN SIDEWALK AND BUILDING SETBACK LINE & AT LEAST 5 FT FROM SIDEWALKS	NO



LEGEND

- EXISTING RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED YARD SETBACK LINE
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY PAVEMENT
- (2) PROPOSED PARKING TOTAL
- PROPOSED STRIPING
- PROPOSED CROSSWALK
- PROPOSED HANDICAP PARKING SPACE
- PROPOSED LIGHT STANDARDS
- PROPOSED CURB
- (A) SITE SIGN
- PROPOSED IRON PIN
- PROPERTY CORNER MARKER
- PROPOSED CONCRETE MONUMENT
- PROPERTY CORNER MARKER
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED DECIDUOUS / ORNAMENTAL TREES
- RM
- MP
- PROPOSED SHRUBS

SIGN SCHEDULE

NO.	DOT NO./ SIGN SIZE	LEGEND	QTY.
A	R1-1 30"x30"	STOP	3
B	R7-8 12"x18"	RESERVED PARKING	1
C	R7-8P 6"x12"	VAN ACCESSIBLE	1
D	R7-8F 12"x18"	VIOLATORS SUBJECT TO FINE AND TOWING MIN. FINE $50 MAX. FINE $200	1

SITE PLAN NOTES

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
2. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
3. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, AND THE RAISED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.
4. 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.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
6. 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.
7. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
8. 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

9. PARKING SPACES SHALL BE STRIPED WITH 4" SWL; HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE, 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
10. 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).
11. 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.
12. ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
13. 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.

N

20' 10' 0' 20'

SCALE: 1"= 20'

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PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

PROPOSED MULTIFAMILY DEVELOPMENT

AT

100 N. 13TH STREET

DAUPHIN COUNTY

HARRISBURG CITY

PROFESSIONAL SEAL

DRAWN	MLS
REVIEWED	ZEG
SCALE	AS NOTED
DATE	04/02/2026
PROJECT NO.	26-0562
CAD FILE: 05 - SITE PLAN	

REVISIONS NO.	DATE	DESCRIPTION

TITLE

SITE & LANDSCAPE PLAN

SHEET NO.

05 of 14

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Native Detention Area Mix (ERNMX-183)		
Seeding Rate	20 lb per acre, or 1/2 lb per 1,000 sq ft	
Mix Type	Storm Water Management Facility Sites	
Species List	25%	Deertongue, 'Tioga' (Panicum clandestinum (Dichanthelium c.), 'Tioga
	25%	Fox Sedge, PA Ecotype (Carex vulpinoidea, PA Ecotype)
	20%	Virginia Wildrye, PA Ecotype (Elymus virginicus, PA Ecotype)
	20%	Switchgrass, 'Shawnee' (Panicum virgatum, 'Shawnee')
	5%	Autumn Bentgrass, PA Ecotype (Agrostis perennans, PA Ecotype)
	2%	Ticklegrass (Rough Bentgrass), PA Ecotype (Agrostis scabra, PA Ec
	1%	Soft Rush (Juncus effusus)
	1%	Path Rush, PA Ecotype (Juncus tenuis, PA Ecotype)
	1%	Green Bulrush, PA Ecotype (Scirpus atrovirens, PA Ecotype)

GEOTECHNICAL NOTES

1. INFILTRATION TESTING DURING CONSTRUCTION AND INSTALLATION OF SUITABLE SOIL MEDIA UNDER SUPERVISION OF GEOTECHNICAL ENGINEER IS RECOMMENDED TO VERIFY THAT DESIGN INFILTRATION RATES ARE ACHIEVED PRIOR TO FINAL BMP INSTALLATION.

STRUCTURAL FILL INDEX PROPERTIES	
Subject	**Property**
Building and Pavement Areas	LL < 40, PI <20
Max. Particle Size	4 inches
Minimum Dry Density	105 pcf

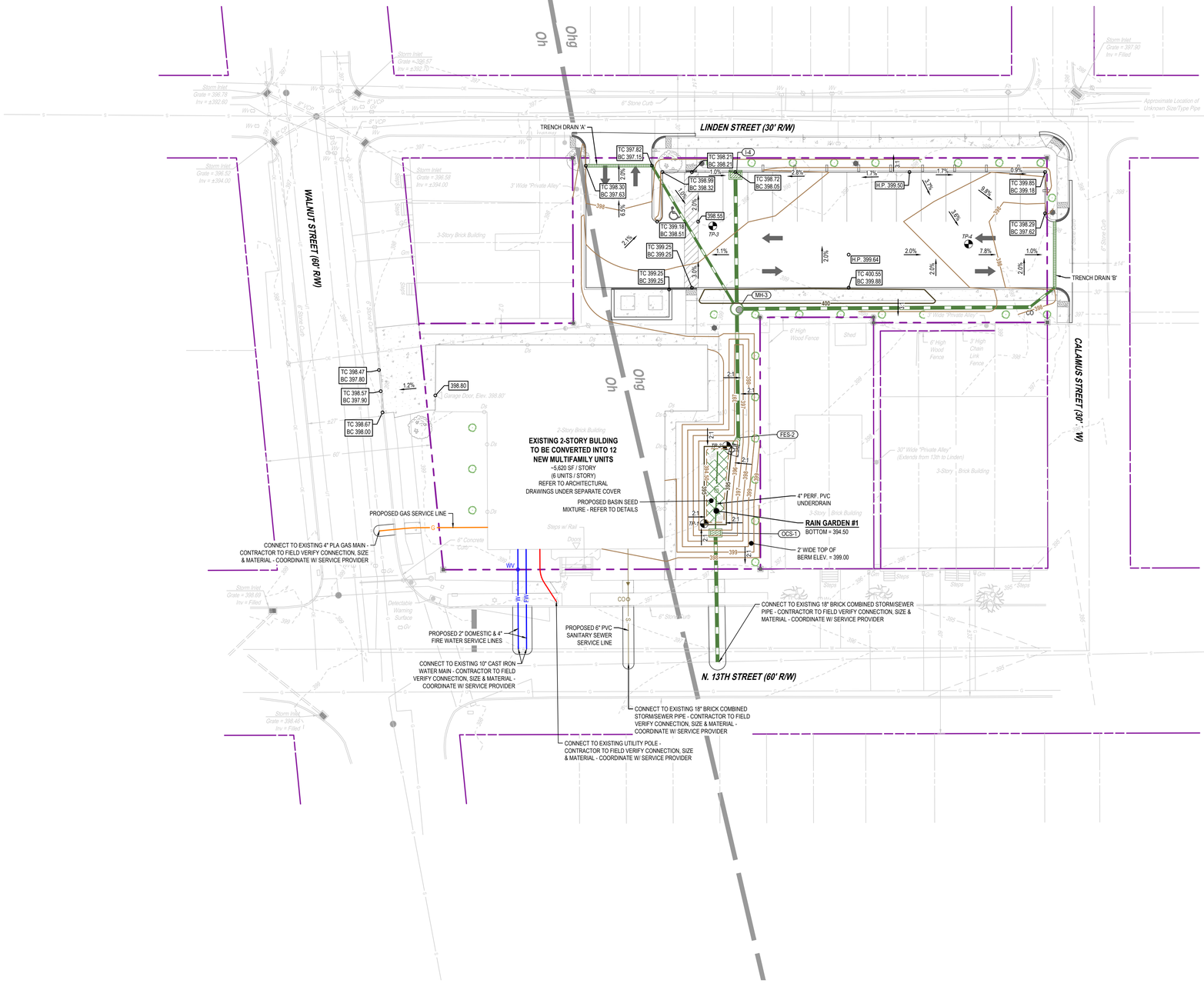
STRUCTURAL FILL COMPACTION REQUIREMENTS	
Subject	**Requirement**
Compaction Standard	Standard Proctor, ASTM D698
Required Compaction	95% of Max. Dry Density
Moisture Content	±2 % points of the soil's optimum value
Loose Thickness	8 inches prior to compaction

LEGEND

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED SPOT ELEVATION: FINISHED GRADE @ TOP OF CURB / FINISHED GRADE @ BOTTOM OF CURB
- PROPOSED SPOT ELEVATION: FINISHED GRADE @ TOP OF WALL / FINISHED GRADE @ BOTTOM OF WALL
- PROPOSED SPOT ELEVATION: HIGH POINT OR LOW POINT
- PROPOSED SLOPE ARROWS
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE STRUCTURE
- PROPOSED STORM INLET STRUCTURE
- PROPOSED CLEANOUT
- PROPOSED UNDERDRAIN
- PROPOSED RIPRAP APRON
- TEST LOCATION
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED CLEANOUT
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE
- PROPOSED BASIN SEED MIXTURE

GRADING, DRAINAGE & UTILITY NOTES

1. THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO SEDIMENT AND EROSION CONTROL PLAN FOR LIMIT OF DISTURBANCE AND EROSION CONTROL NOTES.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
3. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL PARKING, BUILDING, DRIVE, AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
4. UNDERDRAINS SHALL BE ADDED, IF DETERMINED NECESSARY IN THE FIELD BY THE OWNER/GEOTECHNICAL ENGINEER, AFTER SUBGRADE IS ROUGH GRADED.
5. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
6. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
7. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
8. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
9. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
10. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
11. SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
12. PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADIENT DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.
13. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
14. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
15. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.
16. ELECTRIC, AND TELECOMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND FROM SERVICE POLE SHOWN ON PLAN. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL PVC CONDUITS FOR TELECOMMUNICATIONS SERVICE. PVC CONDUITS FOR ELECTRIC SERVICE PRIMARY. PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS, (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELECOMMUNICATIONS CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC UTILITY PROVIDER, AND TELECOMMUNICATIONS COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL TRAFFIC LOAD QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.
17. ALL WATER LINES TO HAVE A MINIMUM COVER OF 4 FEET.
18. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES (AWWA) AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS, AND FOR SANITARY SEWER SYSTEMS.
19. PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADIENT DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.



INTEGRATED CONSULTING

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GRADING, DRAINAGE & UTILITY PLAN

SHEET NO.

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SCALE: 1"= 20'

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