No: 26-078

Dauphin County Subdivision/Land Development Review Report

Municipality	City of Harrisburg	Surveyor	Eustace Engineering	Engineer	Eustice Engineering
Plat Title	Preliminary Final Land Development Plans – TLC Capstone				
Zoning District	Residential Medium Density District (RM)	Proposed Land Use	Residential		

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

# of Lots	26	# of New Lots	5	# of New D.U.s	34	Acreage Subdivided/Developed	1.05	Total Acreage	1.05

Date Received	9-9-2026*	Staff Review	9-23-2026	Official County Review	9-23-2026
Reviewed by	GD	Checked by		Parcel No.	09-016-036 (and 25 others)

Project Description: To consolidate the existing parcels to construct 34 new multi-family units

- ***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.

* In addition, provided are some general observations:

   a. There was initial confusion and a lack of coordination because the County did not receive the plan information from the City. Instead, the applicant provided the information and the required review fee directly to the County. Because this submission was finalized on September 3, the County completed its review based entirely on the form and quality of the documentation provided by the applicant.

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):

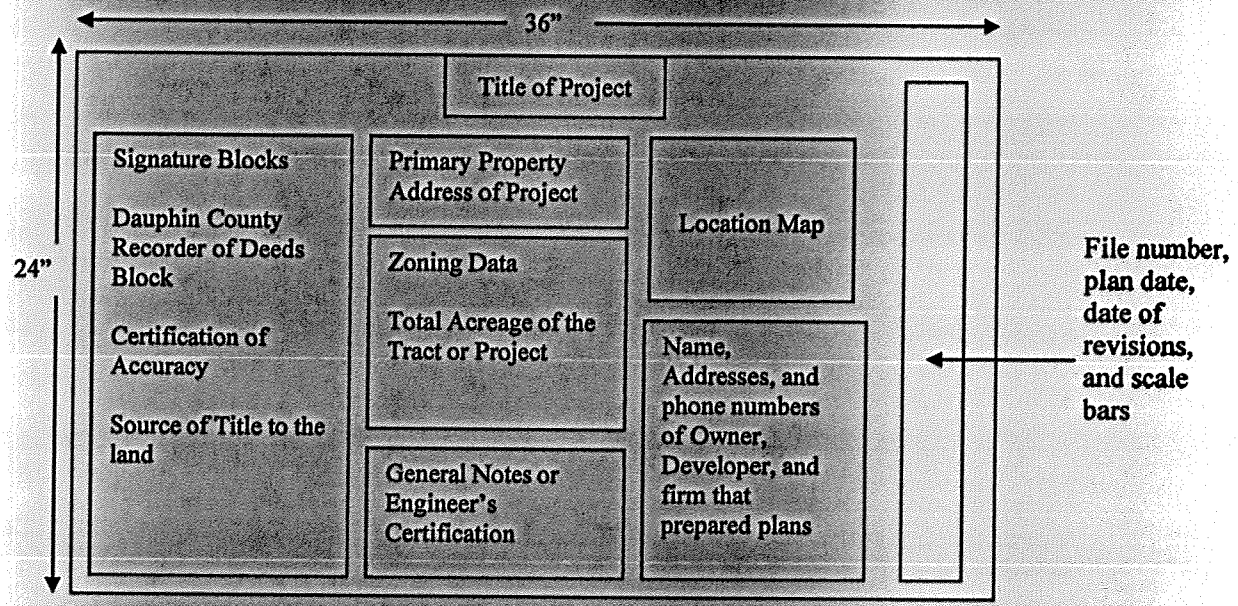


Figure 1

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
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	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, parkingcompounds, streets, access drives, driveways, and all other significant planned facilities
65	X	☐	☐	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	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
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 Bike racks??
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	X	☐	507.5(d)	Non-residential lots shall provide adequate space for yards, off-street loading and unloading, and parking

Building Design Guidelines

If receive variances - note the date and case # for each relief

	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(l)	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	☐	☐	☐	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	☐	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 N/A

	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)

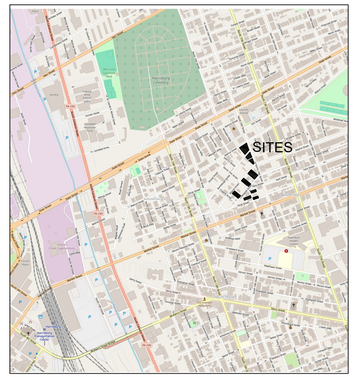
Preliminary/Final Land Development Plans

TLC CAPSTONE

N. 15th Street & Regina Street, City of Harrisburg, Dauphin County, Pennsylvania, 17102

prepared for

TLC Work-Based Training Program, Inc.



Location Map
Scale: 1" = 1000'

Site Data

Parcels to be Consolidated
Tax Parcel Numbers Listed by Address

Lot	Address	Tax Parcel No.	Zoning	Total Area*	Owner
1	1561 Walnut Street	09-016-036	RM		N/F Redevelopment Authority
	1559 Walnut Street	09-016-035	RM		N/F Redevelopment Authority
				10,117 SF	
2	62 N 16th Street	09-016-039	RM		N/F Redevelopment Authority
	64 N 16th Street	09-016-038	RM		N/F Redevelopment Authority
	66 N 16th Street	09-016-037	RM		N/F Redevelopment Authority
				3,364 SF	
3	1534 Regina St	09-016-063	RM		N/F Redevelopment Authority
	58 N 16th Street	09-016-041	RM		N/F Redevelopment Authority
				3,472 SF	
4	1521 Regina Street	09-023-005	RM		N/F Redevelopment Authority
	1523 Regina Street	09-023-004	RM		N/F Redevelopment Authority
	1525 Regina Street	09-023-003	RM		N/F Redevelopment Authority
	1527 Regina Street	09-023-002	RM		N/F Redevelopment Authority
				6,574 SF	
5	1501 Regina Street	09-023-014	RM		N/F Rafael Carbonel
	1505 Regina Street	09-023-013	RM		N/F Janet Jackson
				3,750 SF	
6	27 N. 15th Street	09-023-028	RM		N/F Redevelopment Authority
	25 N. 15th Street	09-023-029	RM		N/F Redevelopment Authority
	23 N. 15th Street	09-023-030	RM		N/F Redevelopment Authority
				3,600 SF	
7	15 N. 15th Street	09-023-034	RM		N/F Redevelopment Authority
	13 N. 15th Street	09-023-035	RM		N/F Redevelopment Authority
	11 N. 15th Street	09-023-036	RM		N/F Redevelopment Authority
				3,675 SF	
8	12 N. 15th Street	09-022-008	RM		N/F Redevelopment Authority
	14 N. 15th Street	09-022-007	RM		N/F Redevelopment Authority
	16 N. 15th Street	09-022-006	RM	6,000 SF	N/F Redevelopment Authority
9	1429 1/2 Regina Street	09-019-034	RM		N/F C&C Homes LLC
	1431 Regina Street	09-019-033	RM		N/F Redevelopment Authority
	1433 Regina Street	09-019-032	RM		N/F Redevelopment Authority
	1433 1/2 Regina Street	09-019-031	RM		N/F Redevelopment Authority
				5,000 SF	

Total Number of Multifamily Units: 34

Water Service: Public
Sanitary Sewer Service: Public

Zoning Data

ZONING DATA TABLE

DESCRIPTION	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4	PROPOSED LOT 5	PROPOSED LOT 6	PROPOSED LOT 7	PROPOSED LOT 8	PROPOSED LOT 9
CITY OF HARRISBURG	MEDIUM DENSITY RESIDENTIAL (RM)	RM	RM	RM	RM	RM	RM	RM	RM	RM
USE DESCRIPTION	MULTI-FAMILY DWELLING	MULTI-FAMILY DWELLING	MULTI-FAMILY DWELLING	MULTI-FAMILY DWELLING	MULTI-FAMILY DWELLING	MULTI-FAMILY DWELLING	MULTI-FAMILY DWELLING	MULTI-FAMILY DWELLING	MULTI-FAMILY DWELLING	MULTI-FAMILY DWELLING
EXISTING LOT AREA		10,117 SF (0.23 AC)	3,364 SF (0.08 AC)	3,472 SF (0.08 AC)	6,574 SF (0.15 AC)	3,750 SF (0.09 AC)	3,600 SF (0.08 AC)	3,675 SF (0.08 AC)	6,000 SF (0.14 AC)	5,000 SF (0.12 AC)
MINIMUM LOT AREA PER UNIT	750 SF	1,686 SF	1,682 SF	1,736 SF	1,644 SF	974 SF	900 SF	919 SF	1,500 SF	1,250 SF
MINIMUM LOT WIDTH AT STREET	20 FT	102.50 FT	66.00 FT	23.40 FT	50.61 FT	37.50 FT	48 FT	49.00 FT	60 FT	50 FT
BUILDING SETBACKS (BSBL)										
FRONT (FYSB)	MATCH EXISTING OR 5 FEET	5 FT	5 FT	5 FT	5 FT	0 FT	5 FT	5 FT	5 FT	5 FT
REAR (RYSB)	10 FT	N/A	10.71 FT	N/A	N/A	5 FT	10.0 FT	24.78 FT	26.82 FT	N/A
SIDE (SYSB)	4 FT AT ENDS	5 FT	5 FT	4 FT	4 FT	N/A	0.0 FT	0.0 FT	4 FT	0.0 FT **
PARKING SETBACKS (PSBL)										
FRONT (FYSB)	MATCH EXISTING OR 5 FEET	5 FT	N/A	N/A	3.15 FT	N/A	N/A	N/A	N/A	0.0 FT
REAR (RYSB)	10 FT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
SIDE (SYSB)	4 FT AT ENDS	4 FT	N/A	N/A	6.14 FT	N/A	N/A	N/A	N/A	4 FT
MAXIMUM IMPERVIOUS COVERAGE	85%	55%	37%	37%	68%	77%	71%	57%	50%	72%
MAXIMUM BUILDING HEIGHT	60 FT	<60 FT	<60 FT	<60 FT	<60 FT	<60 FT	<60 FT	<60 FT	<60 FT	<60 FT
MAXIMUM BUILDING WIDTH NO GREATER THAN 20% OF PREVAILING WIDTH ON BLOCK	20 FT + 20% = 24.0 FT	22 FT	22 FT	22 FT	22 FT	47.5 FT	22 FT	22.12 FT	22.57 FT	22 FT
MINIMUM PARKING STALL SIZE	9 FT x 18 FT	9 FT x 18 FT	9 FT x 18 FT	9 FT x 18 FT	9 FT X 18 FT	9 FT x 18 FT	9 FT x 18 FT	9 FT x 18 FT	9 FT x 18 FT	9 FT x 18 FT
MINIMUM NUMBER OF PARKING STALLS										
MULTI-FAMILY										
1 SPACE PER EACH MARKET RATE UNIT AND AND 0.5 SPACE PER EACH AFFORDABLE UNIT	100% = 0.5 SPACE PER EACH DWELLING UNIT	6 UNITS REQUIRED: 3 PROPOSED: 4	2 UNITS REQUIRED: 1 PROPOSED:0	2 UNITS REQUIRED: 1 PROPOSED:0	4 UNITS REQUIRED: 2 PROPOSED: 3	4 UNITS REQUIRED: 2 PROPOSED: 0	4 UNITS REQUIRED: 2 PROPOSED: 0	4 UNITS REQUIRED: 2 PROPOSED: 0	4 UNITS REQUIRED: 2 PROPOSED: 0	4 UNITS REQUIRED: 2 PROPOSED: 3

ZONING TABLE NOTES:
1 = ITEM REQUIRES A VARIANCE
2 * THE PROPOSED MULTI-FAMILY DWELLING USE IS PERMITTED WITHIN THE RM DISTRICT BY SPECIAL EXCEPTION APPROVED BY THE ZONING HEARING BOARD
3 ** THE EXISTING SETBACK IS 0.0 FEET

Plan Index

Drawing No.	Sheet No.	Name	Date	Last Revised
D 2445 01 04	1 OF 20	Existing Conditions & Demolition Plan	2/26/2026	6/4/2026
D 2445 01 05	2 OF 20	Plan of Property Consolidation	12/22/2025	6/4/2026
D 2445 01 06	3 OF 20	Land Development Plan A	4/30/2026	6/4/2026
D 2445 01 07	4 OF 20	Land Development Plan B	4/30/2026	6/4/2026
D 2445 01 08	5 OF 20	Grading Plan A	4/30/2026	6/4/2026
D 2445 01 09	6 OF 20	Grading Plan B	4/30/2026	6/4/2026
D 2445 01 10	7 OF 20	Utility Plan A	4/30/2026	6/4/2026
D 2445 01 11	8 OF 20	Utility Plan B	4/30/2026	6/4/2026
D 2445 01 12	9 OF 20	Construction Details	4/30/2026	6/4/2026
D 2445 01 14	10 OF 20	Utility Details A	4/30/2026	6/4/2026
D 2445 01 15	11 OF 20	Utility Details B	4/30/2026	6/4/2026
D 2445 01 16	12 OF 20	Landscape & Lighting Plan A	4/30/2026	6/4/2026
D 2445 01 17	13 OF 20	Landscape & Ligthing Plan B	4/30/2026	6/4/2026
D 2445 01 18	14 OF 20	Landscape & Lighting Notes & Details	4/30/2026	6/4/2026
D 2445 01 19	15 OF 20	Erosion & Sediment Control Plan	4/30/2026	6/4/2026
D 2445 01 20	16 OF 20	Erosion & Sediment Control Notes	4/30/2026	6/4/2026
D 2445 01 21	17 OF 20	Erosion & Sediment Control Details	4/30/2026	6/4/2026
D 2445 01 22	18 OF 20	Post Construction Stormwater Management Plan	4/30/2026	6/4/2026
D 2445 01 23	19 OF 20	Post Construction Stormwater Management Plan Notes	4/30/2026	6/4/2026
D 2445 01 24	20 OF 20	Post Construction Stormwater Management Plan Details	4/30/2026	6/4/2026

ACT 287 List of Utilities

All parties utilizing this plan and the information contained thereon are cautioned to comply with the requirements of the Pennsylvania Act 287 as amended by Pennsylvania Act 199, of 2004 entitled "Underground Utility Line Protection Law". All existing underground utilities are to be considered approximate only and are to be verified in the field by the contractor and the appropriate utility company prior to the commencement of the site work, in accordance with Act 287.

Utilities:

Company: Capital Region Water
Address: 3003 N. Front Street, Harrisburg, PA 17110
Contact: Thomas York
Email: thomas.york@capitalregionwater.com

Company: PPL Electric Utilities Corporation
Address: 434 Susquehanna Trail, Northumberland, PA 17857
Contact: Doug Haupt
Email: dlhaupt@pplweb.com

Company: UGI UTL Harrisburg
Address: 1301 AIP Drive, Middletown, PA 17057
Contact: Stephen Bateman
Email: sbateman@ugi.com

Company: Verizon Pennslyvania LLC
Address: 1026 Hay Street, Pittsburgh, PA 15221
Contact: Deborah Barum
Email: d.delia@verizon.com

Company: Harrisburg City of
Address: 1007 N 7th ST, Harrisburg, PA 17104
Contact: Veronica Lefever
Email: valefever@harrisburgpa.gov

Variances & Special Exceptions Approved on May 18, 2026

Section 7-305.7 - Multi-Family use is permitted by special exception within the RM district. (Special Exception)
Section 7-307.3A - The maximum building shall be no greater than 20% of prevailing width on block. (Lot 5)
Section 7-307.3A - The minimum front yard setback shall be 5 feet. (Lot 5)
Section 7-307.3A - The minimum side yard setback shall be 4 feet each except 0 feet at the shared lot line of lawfully attached dwellings. (Lots 6, 7 & 9)
Section 7-327.6B - 0.5 parking spaces shall be provided per Affordable Housing dwelling unit. (Lots 2, 3, 5, 6, 7 & 8; Special Exception)
Section 7-327.9(a)(4) - Parking areas shall not be within a required yard setback (Lots 4 & 9).
Section 7-307.13 - Preservation of existing trees (12" or greater; Lots 4, 6 & 9).

Waivers Requested

Section 7-503.3 A. - A preliminary plan must be submitted for all subdivisions and land developments.
Section 7-513.1 A. - Subdivision and land development applicants may be required to submit a traffic impact study.

prepared by

EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

161 South 32nd Street
1st Floor
Camp Hill, PA 17011

Tel: (717) 260-3493
Fax: (215) 346-8759
www.eustaceeng.com

General Notes

1. Boundary and topographic information shown hereon reflects existing site conditions as of November 5, 2025 per a field survey performed by Eustace Engineering.
2. This property is subject to all easements, restrictions and agreements of record.
3. The bearings shown hereon are referenced are based on NAD83 State Plane Coordinate System (Pennsylvania South Zone).
4. Horizontal Control is based on NAD83 State Plane Coordinate System (Pennsylvania South Zone). Elevations and contours shown hereon are based on NAVD88.
5. Bench Mark: Manhole in the center of Regina Street, 14.6 feet northwest of the centerline of 15th Street. Elevation: 403.37'
6. Right-of-way dimensions shown on the plan are based on the City of Harrisburg Right of Way map.
7. These properties have access to Walnut St, Bombaugh St, Regina St, Crabapple St, Ethel St, N 15th St, and N 16th St as shown hereon.
8. The property described on this survey does not lie within a Special Flood Hazard Area ("SFHA) as defined by the Federal Emergency Management Agency; the property lies within Zone X (Unshaded) of the Flood Insurance Rate Map, determined to be outside the 0.2% annual chance floodplain as shown on Flood Insurance Rate Map No. 4207570182H, dated November 18, 2015.
9. Vegetation as shown heron is approximate and is for graphic depiction purposes.
10. Future Development of this property is subject to the rules, regulations, codes, and ordinances of Harrisburg City, Dauphin County and the Commonwealth of Pennsylvania as they may apply.
11. A building and/or zoning permit is required for any changes to the conditions that exist within these property's.
12. Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
13. Utilities (water, gas, electric, telephone and sewer) are available and service the Property and all utilities lines enter the premises through adjoining public streets.
14. No above tanks were observed during the survey of the property. No excavations were made to observe underground storage tanks during the survey of the property.
15. At the time of the survey, there was not any evidence of wetlands delineation, observed in the process of conducting the fieldwork.
16. As shown were on telephone, telegraph or electric power poles, wire or lines located on, over-hanging or crossing the Property.
17. Building setbacks shown per RM zoning district requirements.
18. The applicant intends to consolidate the existing parcels listed on lot consolidation plans as part of this application.
19. All proposed curb radii shall be five (5) feet unless otherwise noted.
20. All installed monuments and survey markers must be certified by a professional land surveyor licensed in Pennsylvania.
21. No areas are offered for dedication.
22. All monuments to be set shall be 6" x 6" x 36" long concrete or 4" steel pipe filled with concrete.
23. Any new drinking water, wastewater, or stormwater connections require Water Service and Fire Protection Service, Sanitary Sewer Service, and Stormwater Service applications to be submitted to Capital Region Water by contractor 60 days prior to construction. The applications must be approved, and all fees paid in full for prior to installation.
24. Capital Region Water requires a pre-construction meeting for any project requiring new water, sewer, fire, and/or storm connections 60 days prior to installation. Contact Micaela Swart at 717-216-5235 to schedule a meeting

Plan Purpose

The purpose of this plan is to consolidate 26 parcels into 9 parcels and to construct affordable multi-family buildings with a total of 34 units and associated site improvements.

Equitable Landowner and Developer

TLC Construction & Renovations, LLC
Harrisburg Uptown Building
1821 Fulton Street, Suite 201
Harrisburg, PA 17102

Contact: Tarik Casteel
Telephone: 717-565-9343
Email: trcasteel38@gmail.com

Certification of Ownership, Acknowledgement of Plan and Offer of Dedication

Commonwealth of Pennsylvania
County of Dauphin

On this, the _____ day of _____, 20____, before me, the undersigned officer, personally appeared _____ being _____ of _____, who being duly sworn according to law, desposes, and says that the corporation is the _____ of the property shown on this plan, that he is authorized to execute said plan on behalf of the corporation, that the plan is the act and deed of the corporation, that the corporation desires further acknowledges, that all streets and other property, identified as proposed public use - (excepting those area labeled "NOT FOR DEDICATION"). However the approval by the Commission of the Final Plan or the approval by City Council of the Preliminary / Final Plan shall impose and duty upond the City concerning acceptance, maintenance or improvement of any such dedicated areas or portions of same until the proper authorities of the City actually accept same by ordinacne.

_____
Signature of Individual

_____
Signature and Seal of Notary Public

My Commission Expires_____, 20

Dauphin County Planning Commission

Reviewed by the Dauphin County Planning Planning Commission on
This _____ day of _____, 20____, ____

_____ Attest _____
Chairman Executive Secretary

City of Harrisburg Planning Commission

Recommended for approval by the Planning Commission of the City of Harrisburg
This _____ day of _____, 20____,

_____ Executive Secretary

City of Harrisburg Engineer

Reviewed by the City of Harrisburg Engineer
This _____ day of _____, 20____,

_____ City Engineer

City of Harrisburg Council

This plan approved by the Council of the City of Harrisburg
This _____ day of _____, 20____,

_____ Mayor
_____ President of City Council
_____ City Clerk

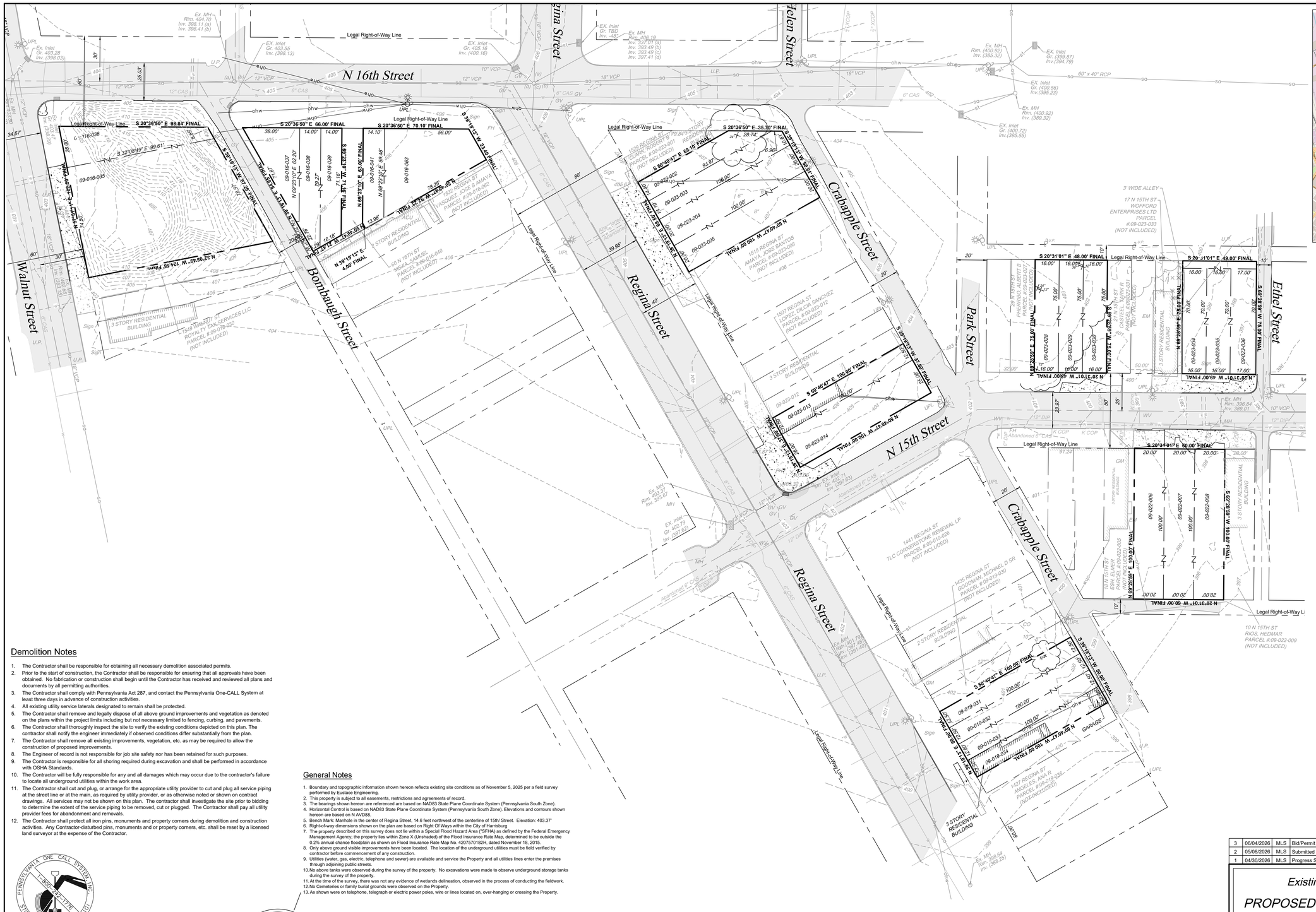
Civil Engineer's Certification

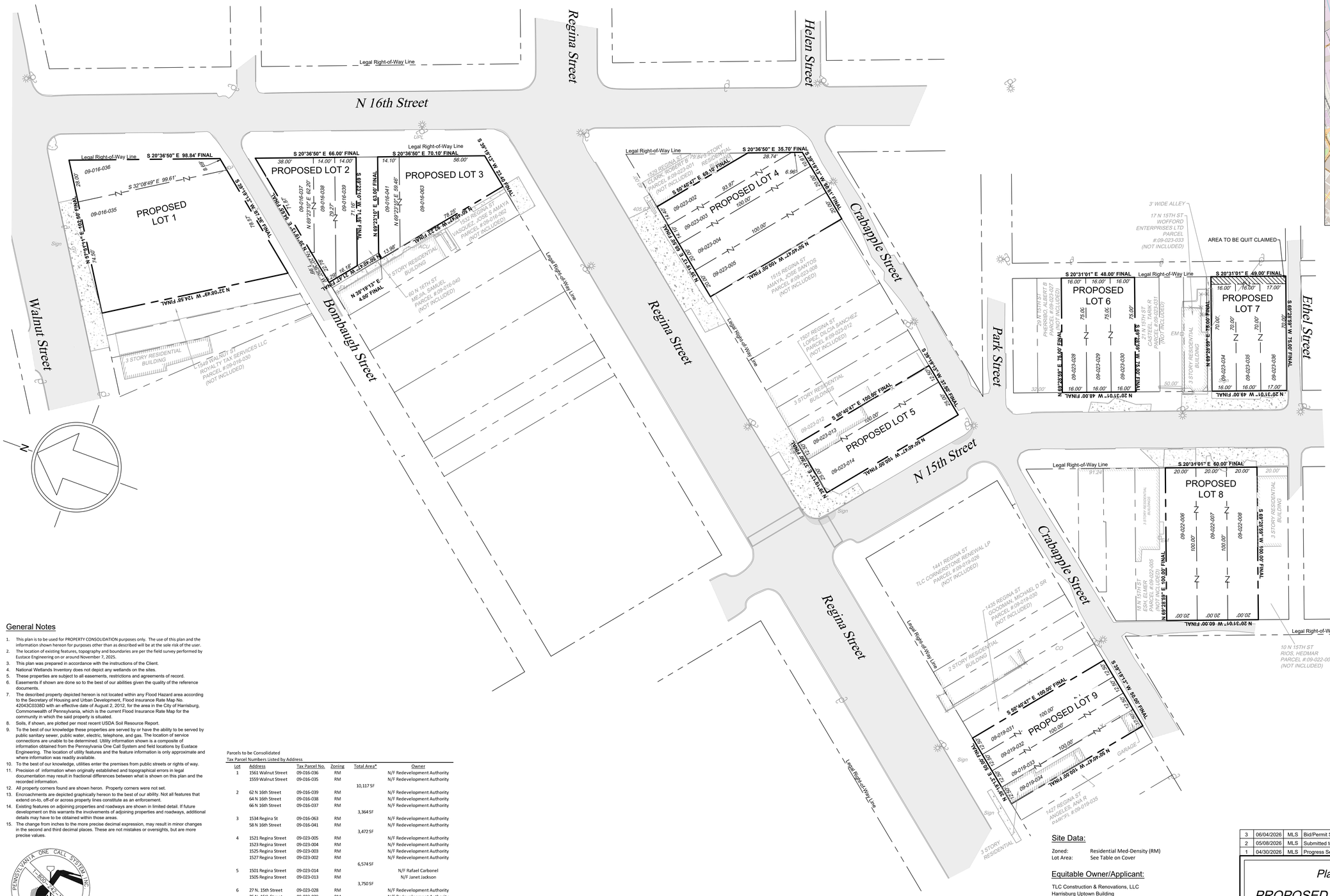
CERTIFICATE OF ACCURACY

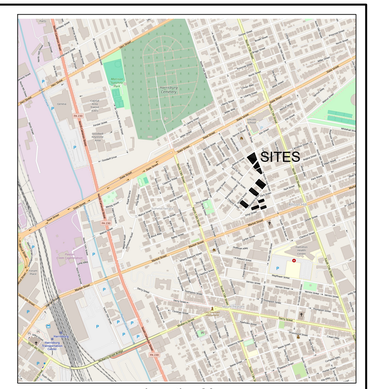
I hereby certify that, to the best of my knowledge, this plan is accurate and correct as indicated.

_____ _____
Martin J. Eustace, III, P.E. No. 048891-E Date

PROJECT NO. 2445-01


N 16th Street
N 15th Street
Walnut Street
Bombaugh Street
Regina Street
Crabapple Street
Park Street
Ethel Street
Legal Right-of-Way Line
Legal Right-of-Way Line
S 20°36'50" E 98.84' FINAL
S 20°36'50" E 66.00' FINAL
S 20°36'50" E 70.10' FINAL
S 20°36'50" E 35.70' FINAL
S 20°31'01" E 48.00' FINAL
S 20°31'01" E 49.00' FINAL
S 20°34'01" E 60.00' FINAL
N 27°09'49" W 124.58' FINAL
N 20°31'01" W 49.00' FINAL
N 20°31'01" W 60.00' FINAL
S 69°28'59" W 75.00' FINAL
S 69°28'59" W 100.00' FINAL
S 50°40'47" E 100.00' FINAL
S 39°19'13" W 50.00' FINAL
N 50°40'47" W 100.00' FINAL
N 39°19'13" E 4.00' FINAL
09-016-035
09-016-036
09-016-037
09-016-038
09-016-039
09-016-041
09-016-063
09-023-002
09-023-003
09-023-004
09-023-005
09-023-012
09-023-013
09-023-014
09-019-031
09-019-032
09-019-033
09-019-034
09-023-028
09-023-029
09-023-030
09-023-034
09-023-035
09-023-036
09-022-006
09-022-007
09-022-008
1520 REGINA ST TLC CORNERSTONE RENEWAL LP PARCEL #09-019-026 (NOT INCLUDED)
1507 REGINA ST LOPEZ, DILCIA SANCHEZ PARCEL #09-023-012 (NOT INCLUDED)
1515 REGINA ST AMAYA, JOSE SANTOS PARCEL #09-023-008 (NOT INCLUDED)
1502 REGINA ST VASQUEZ JOSE S AMAYA PARCEL #09-016-063 (NOT INCLUDED)
1441 REGINA ST TLC CORNERSTONE RENEWAL LP PARCEL #09-019-026 (NOT INCLUDED)
1436 REGINA ST GOODMAN, MICHAEL D SR PARCEL #09-019-030 (NOT INCLUDED)
1427 REGINA ST ANGELES, ANA S PARCEL #09-019-035 (NOT INCLUDED)
29 N 7TH ST PHERRIBO, ALBERT B PARCEL #09-023-027 (NOT INCLUDED)
21 N 15TH ST S.C.S.T. LAND TRUST R PARCEL #09-023-031 (NOT INCLUDED)
17 N 15TH ST WOFFORD ENTERPRISES LTD PARCEL #09-023-033 (NOT INCLUDED)
10 N 15TH ST RIOS, HEOMAR PARCEL #:09-022-009 (NOT INCLUDED)
1549 WALNUT ST ROYAL TAX SERVICES LLC PARCEL #:09-078-000 (NOT INCLUDED)
1449 WALNUT ST PARCEL #:09-016-040 (NOT INCLUDED)
60 N 16TH ST MEJIA, SAMUEL PARCEL #:09-016-040 (NOT INCLUDED)
3 STORY RESIDENTIAL BUILDING
2 STORY RESIDENTIAL BUILDING
3 STORY RESIDENTIAL BUILDINGS
3 STORY RESIDENTIAL BUILDING
3 STORY RESIDENTIAL BUILDINGS
3 STORY RESIDENTIAL BUILDING
GARAGE
3' WIDE ALLEY
Ex. MH Rim. 404.70 Inv. 398.11 (a) Inv. 396.41 (b)
Ex. Inlet Gr. 403.28 Inv. (398.03)
Ex. Inlet Gr. 403.55 Inv. (398.13)
Ex. Inlet Gr. 405.16 Inv. (400.16)
Ex. Inlet Gr. TBD Inv. -48'
Ex. MH Rim. 406.19 Inv. 337.01 (a) Inv. 393.49 (b) Inv. 393.49 (c) Inv. 397.41 (d)
Ex. MH Rim. (400.92) Inv. (385.32)
EX. Inlet Gr. (399.87) Inv.(394.79)
EX. Inlet Gr. (400.56) Inv.(395.23)
Ex. MH Rim. (400.92) Inv. (389.32)
EX. Inlet Gr. (400.72) Inv.(395.55)
Ex. MH Rim. 396.64 Inv. 389.01
Ex. MH Rim. 403.67 Inv. 393.67
Ex. Inlet Gr. 402.79 Inv. 397.63
Ex. MH Rim. 401.79 Inv. 397.79 (a) Inv. 397.40 (b)
Ex. MH Rim. 398.64 Inv. (388.25)
Abandoned 6" CAS
Abandoned 6" CAS
Abandoned 6" CAS





Location Map
Scale: 1" = 1000'

Legend

- Property Line / Right-of-Way
- Property Line TBR
- Existing Building
- Existing Edge of Pavement
- Existing Curb
- Existing Concrete
- Existing Asphalt Paving
- UP Existing Utility Pole

General Notes

1. This plan is to be used for PROPERTY CONSOLIDATION purposes only. The use of this plan and the information shown hereon for purposes other than as described will be at the sole risk of the user.
2. The location of existing features, topography and boundaries are per the field survey performed by Eustace Engineering on or around November 7, 2025.
3. This plan was prepared in accordance with the instructions of the Client.
4. National Wetlands Inventory does not depict any wetlands on the sites.
5. These properties are subject to all easements, restrictions and agreements of record.
6. Easements if shown are done so to the best of our abilities given the quality of the reference documents.
7. The described property depicted hereon is not located within any Flood Hazard area according to the Secretary of Housing and Urban Development, Flood insurance Rate Map No. 42043C0338D with an effective date of August 2, 2012, for the area in the City of Harrisburg, Commonwealth of Pennsylvania, which is the current Flood Insurance Rate Map for the community in which the said property is situated.
8. Soils, if shown, are plotted per most recent USDA Soil Resource Report.
9. To the best of our knowledge these properties are served by or have the ability to be served by public sanitary sewer, public water, electric, telephone, and gas. The location of service connections are unable to be determined. Utility information shown is a composite of information obtained from the Pennsylvania One Call System and field locations by Eustace Engineering. The location of utility features and the feature information is only approximate and where information was readily available.
10. To the best of our knowledge, utilities enter the premises from public streets or rights of way.
11. Precision of information when originally established and topographical errors in legal documentation may result in fractional differences between what is shown on this plan and the recorded information.
12. All property corners found are shown heron. Property corners were not set.
13. Encroachments are depicted graphically hereon to the best of our ability. Not all features that extend on-to, off-of or across property lines constitute as an enforcement.
14. Existing features on adjoining properties and roadways are shown in limited detail. If future development on this warrants the involvements of adjoining properties and roadways, additional details may have to be obtained within those areas.
15. The change from inches to the more precise decimal expression, may result in minor changes in the second and third decimal places. These are not mistakes or oversights, but are more precise values.

Serial Number: 20253521849 20253522038 20253522092 20253521782 20253522057 20253522106 20253522026 20253522068 20253522117

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

Parcels to be Consolidated
Tax Parcel Numbers Listed by Address

Lot	Address	Tax Parcel No.	Zoning	Total Area*	Owner
1	1561 Walnut Street	09-016-036	RM		N/F Redevelopment Authority
	1559 Walnut Street	09-016-035	RM		N/F Redevelopment Authority
				10,117 SF	
2	62 N 16th Street	09-016-039	RM		N/F Redevelopment Authority
	64 N 16th Street	09-016-038	RM		N/F Redevelopment Authority
	66 N 16th Street	09-016-037	RM		N/F Redevelopment Authority
				3,364 SF	
3	1534 Regina St	09-016-063	RM		N/F Redevelopment Authority
	58 N 16th Street	09-016-041	RM		N/F Redevelopment Authority
				3,472 SF	
4	1521 Regina Street	09-023-005	RM		N/F Redevelopment Authority
	1523 Regina Street	09-023-004	RM		N/F Redevelopment Authority
	1525 Regina Street	09-023-003	RM		N/F Redevelopment Authority
	1527 Regina Street	09-023-002	RM		N/F Redevelopment Authority
				6,574 SF	
5	1501 Regina Street	09-023-014	RM		N/F Rafael Carbonel
	1505 Regina Street	09-023-013	RM		N/F Janet Jackson
				3,750 SF	
6	27 N. 15th Street	09-023-028	RM		N/F Redevelopment Authority
	25 N. 15th Street	09-023-029	RM		N/F Redevelopment Authority
	23 N. 15th Street	09-023-030	RM		N/F Redevelopment Authority
				3,600 SF	
7	15 N. 15th Street	09-023-034	RM		N/F Redevelopment Authority
	13 N. 15th Street	09-023-035	RM		N/F Redevelopment Authority
	11 N. 15th Street	09-023-036	RM		N/F Redevelopment Authority
				3,675 SF	
8	12 N. 15th Street	09-022-008	RM		N/F Redevelopment Authority
	14 N. 15th Street	09-022-007	RM		N/F Redevelopment Authority
	16 N. 15th Street	09-022-006	RM	6,000 SF	N/F Redevelopment Authority
9	1429 1/2 Regina Street	09-019-034	RM		N/F C&C Homes LLC
	1431 Regina Street	09-019-033	RM		N/F Redevelopment Authority
	1433 Regina Street	09-019-032	RM		N/F Redevelopment Authority
	1433 1/2 Regina Street	09-019-031	RM		N/F Redevelopment Authority
				5,000 SF	

Site Data:

Zoned: Residential Med-Density (RM)
Lot Area: See Table on Cover

Equitable Owner/Applicant:

TLC Construction & Renovations, LLC
Harrisburg Uptown Building
1821 Fulton Street, Suite 201
Harrisburg, PA 17102-1522

GRAPHIC SCALE
0 15 30 60 120
DRAWING SCALE: 1" = 30'

3	06/04/2026	MLS	Bid/Permit Set; Revised per DCCD; submitted to City
2	05/08/2026	MLS	Submitted to CRW and NPDES
1	04/30/2026	MLS	Progress Set

Plan of Property Consolidation

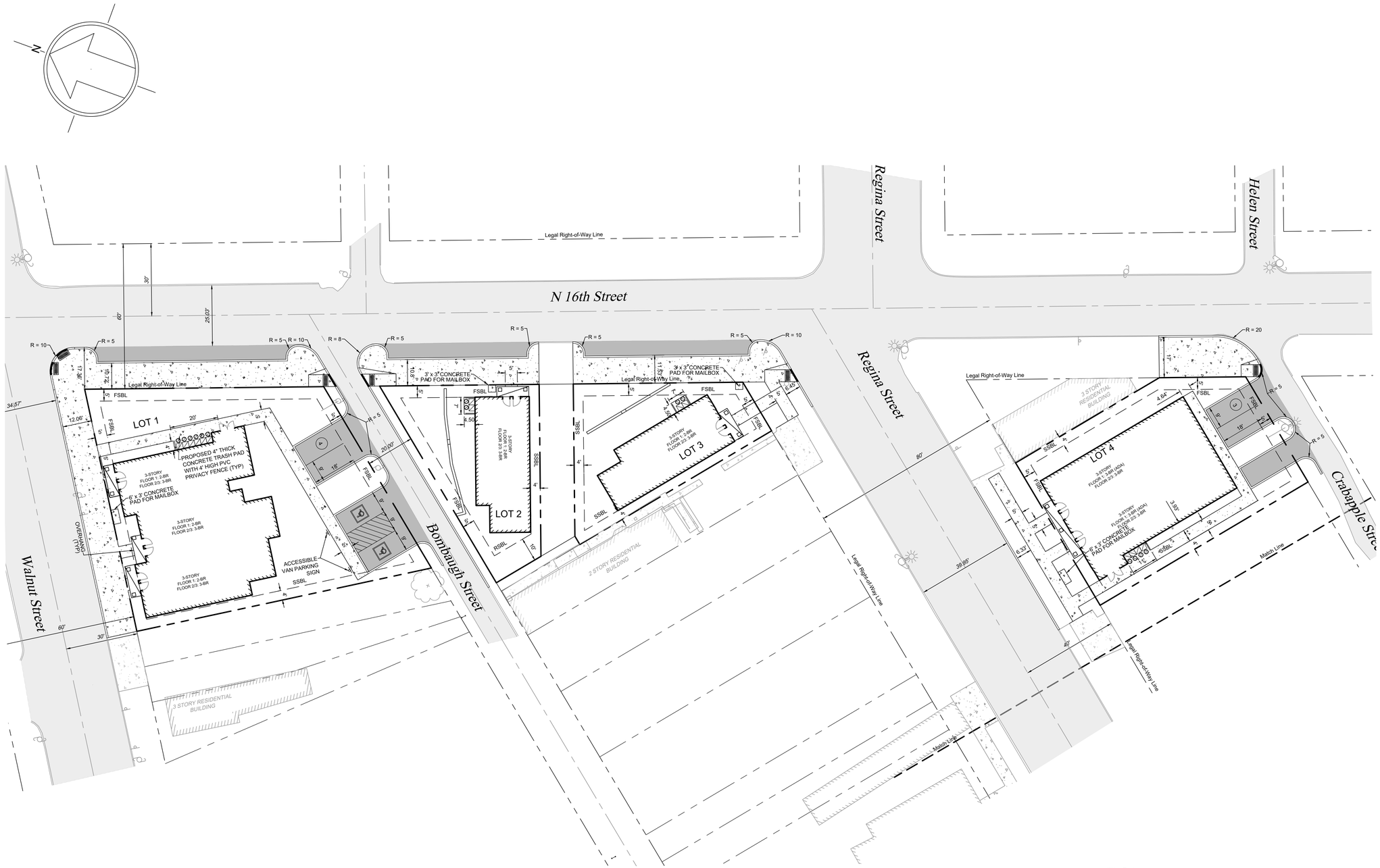
PROPOSED TLC CAPSTONE RENEWAL PHFA

N. 15th Street & Regina Street, City of Harrisburg, Dauphin County, Pennsylvania

EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
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Fax: (215) 346-8759
www.eustaceeng.com
G. Windsor Tracy Jr., P.L.S.
PA Lic. SU044568E

DRAWN BY	MLS
CHECKED BY	MWW
DATE	12-22-2025
DRAWING No.	D 2445 01 05

x:\PROJECTS\2400 - 2499\2445\01 - 15th street phase 2\AutoCAD\DRAWINGS\Land Development\02 - Consolidation Plans.dwg May 13, 2026





Location Map
Scale: 1" = 1000'

Legend

- Property Line / Right-of-Way
- Setback Line
- Existing Building
- Existing Edge of Pavement
- Existing Curb
- Existing Concrete
- Existing Asphalt Paving
- Existing Fence
- Existing Fire Hydrant
- Existing Utility Pole
- Existing Sign
- Existing Water Valve
- Existing Light Standard
- Existing Inlet
- Proposed Asphalt Area
- Proposed Building
- Proposed Edge of Pavement
- Proposed Curb
- Proposed Concrete
- Proposed Fence
- Proposed Sign

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 (TOLL FREE) STOP! CALL BEFORE YOU DIG!

Serial Number: 20253521849 20253522038 20253522092
20253521782 20253522057 20253522106
20253522026 20253522068 20253522117

Act 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 2004 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

General Notes

1. The location of existing features, topography and boundaries are per the field survey performed by Eustace Engineering on or around November 5, 2025.
2. National Wetlands Inventory does not depict any wetlands on site.
3. The described property depicted hereon is not located within any Flood Hazard area.
4. The subject propertys has access to Walnut Street, Bombaugh Street, Regina Street, Crabapple Street, N 16th Street, N 15th Street, & Ethel Street.
5. This sites presently contains no striped and un-striped on-site standard and handicapped parking spaces.
6. Future development of this property is subject to the rules, regulations, codes and ordinances of Harrisburg City, Dauphin County and the Commonwealth of Pennsylvania as they may apply.
7. A building and/or zoning permit is required for any changes to the conditions that exist within these propertys.
8. Building setbacks shown hereon are per RM zoning district requirements.
9. The applicant intends to consolidate the existing parcels listed on the cover sheet as part of this application.
10. All proposed curb radii shall be five (5) feet unless otherwise noted.
11. All curbing within the proposed parking lot shall be six (6) inches in height.
12. No trees, hedge, shrubbery or other obstruction whatsoever will be permitted within the clear site triangle.
13. The applicant is proposing to construct nine three story multi family residential buildings.
14. All installed monuments and survey markers must be certified by a professional land surveyor licensed in Pennsylvania.
15. All monuments to be set shall be 6" x 6" x 36" long concrete or 4": steel pipe filled with concrete.
16. A blanket easement shall be placed over the entire site and granted for inspection by the CRW.

Site Data:

Zoned: Residential Med-Density (RM)
Lot Area: See Table on Cover

Equitable Owner/Applicant:

TLC Construction & Renovations, LLC
Harrisburg Uptown Building
1821 Fulton Street, Suite 201
Harrisburg, PA 17102-1522

GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

SHEET 3 OF 20

2	06/04/2026	MLS	Bid/Permit Set; Revised per DCCD; submitted to City
1	05/08/2026	MLS	Submitted to CRW and NPDES

Land Development Plan A

PROPOSED TLC CAPSTONE RENEWAL PHFA

N. 15th Street & Regina Street, City of Harrisburg, Dauphin County, Pennsylvania

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 048891-E

EUSTACE ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS

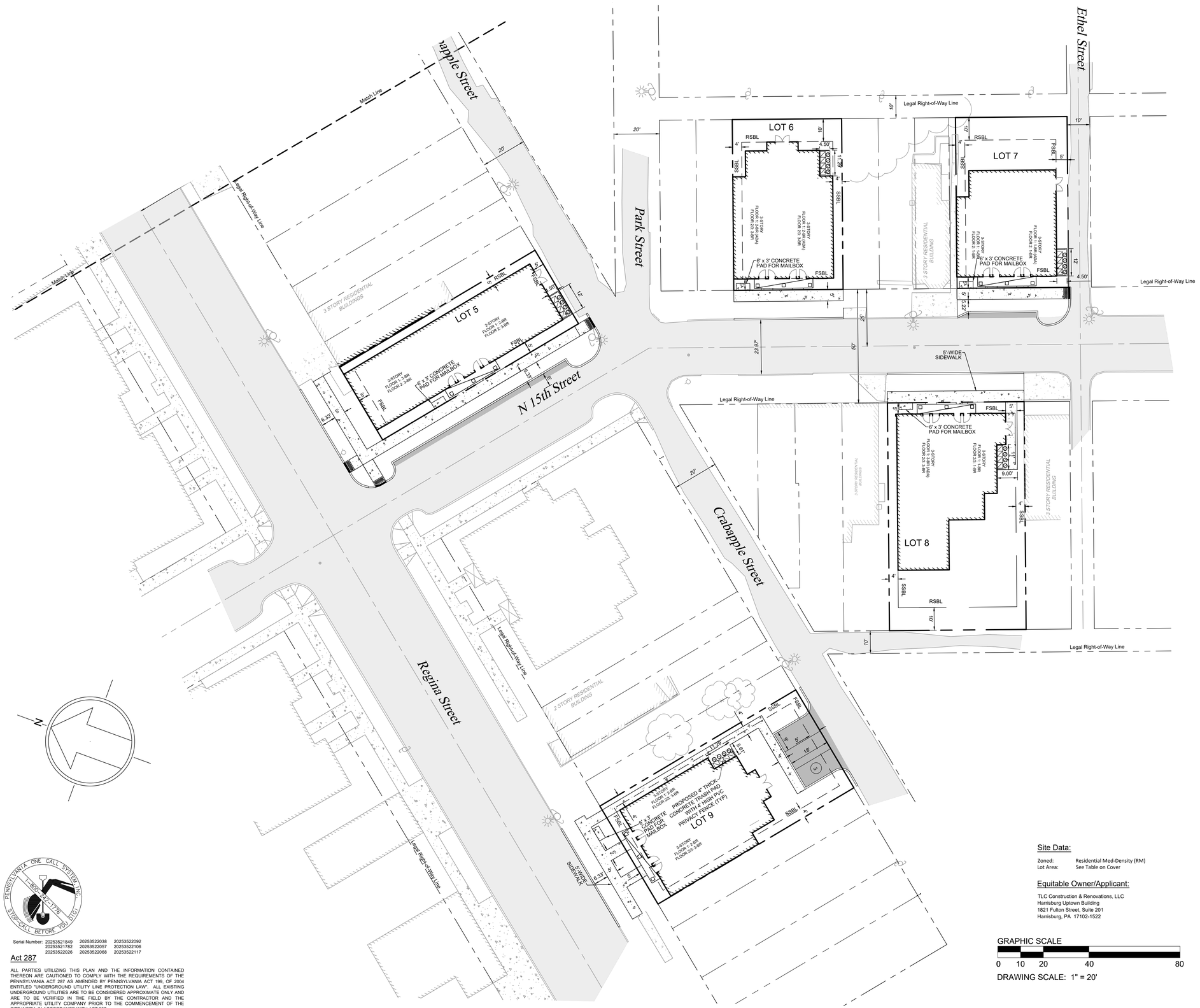
161 S. 32nd Street
1st Floor
Camp Hill, PA 17011

Tel: (717) 260-3493
Fax: (215) 346-8759
www.eustaceeng.com

Martin J. Eustace, III, P.E.
PA Lic. #E048891E

DRAWN BY MLS
CHECKED BY MWW
DATE 04-30-2026
DRAWING No. D 2445 01 06

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Location Map
Scale: 1" = 1000'

Legend

- Property Line / Right-of-Way
- Setback Line
- Existing Building
- Existing Edge of Pavement
- Existing Curb
- Existing Concrete
- Existing Asphalt Paving
- Existing Fence
- Existing Fire Hydrant
- Existing Utility Pole
- Existing Sign
- Existing Water Valve
- Existing Light Standard
- Existing Inlet
- Proposed Asphalt Area
- Proposed Building
- Proposed Edge of Pavement
- Proposed Curb
- Proposed Concrete
- Proposed Fence
- Proposed Sign

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GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

SHEET 4 OF 20

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Land Development Plan B

PROPOSED TLC CAPSTONE RENEWAL PHFA

N. 15th Street & Regina Street, City of Harrisburg, Dauphin County, Pennsylvania

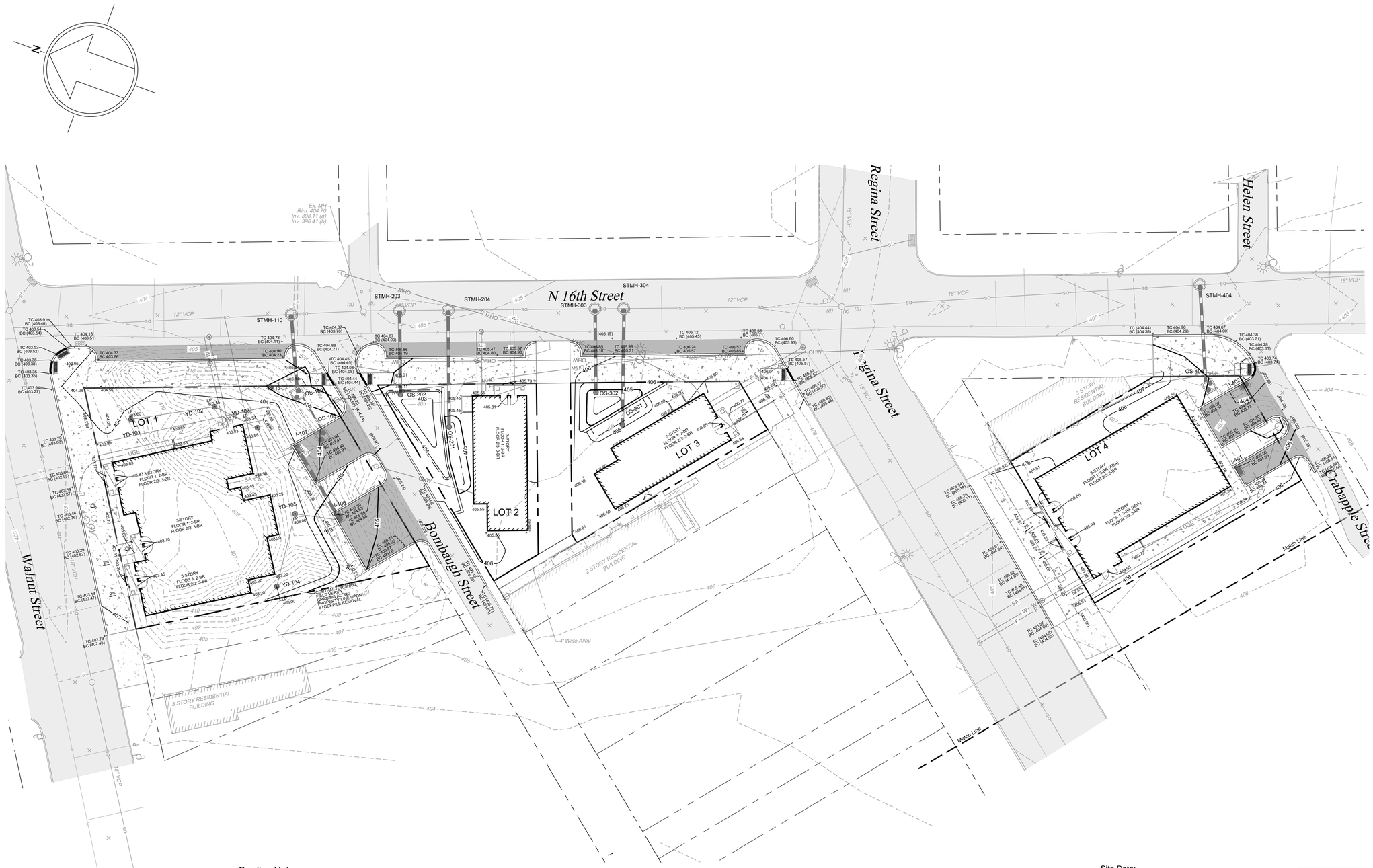
COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MARTIN J. EUSTACE, III ENGINEER 048891-E

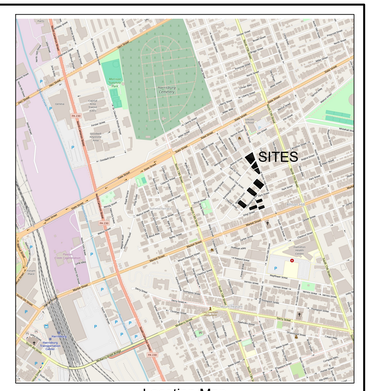
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Martin J. Eustace, III, P.E.
PA Lic. PE048891E

DRAWN BY	MLS
CHECKED BY	MWW
DATE	04-30-2026
DRAWING No.	D 2445 01.07

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Location Map
Scale: 1" = 1000'

Legend

- Property Line / Right-of-Way
- Existing Building
- Existing Edge of Pavement
- Existing Curb
- Existing Concrete
- Existing Asphalt Paving
- Existing Sanitary Sewer Line
- Existing Water Line
- Existing Gas Line
- Existing Storm Line
- Existing Overhead Wire
- Existing Fence
- Existing Minor Contour
- Existing Major Contour
- Existing Fire Hydrant
- Existing Utility Pole
- Existing Sign
- Existing Water Valve
- Existing Light Standard
- Existing Inlet
- Proposed Spot Grade
- Proposed Contour
- Proposed Index Contour
- Proposed Asphalt Area
- Proposed Building
- Proposed Edge of Pavement
- Proposed Curb
- Proposed Concrete
- Proposed Fence
- Proposed Inlet
- Proposed Outlet/Yard Drain
- Proposed Outlet Structure

PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776 STOP-CALL BEFORE YOU DIG

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Grading Notes

1. Horizontal Control is based on NAD83 State Plane Coordinate System (Pennsylvania South Zone). Elevations and contours shown hereon are based on N AVD88.
2. Bench Mark: Manhole in the center of Regina Street, 14.6 feet northwest of the centerline of 15th/ Street. Elevation: 403.37'
3. It is the responsibility of the contractor to review all drawings, specifications and referenced documents associated with the project scope of work prior to the start of construction. Should the contractor find a conflict with the documents relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to start of construction. Failure by the contractor to notify the engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full compliance with local regulations and codes.
4. The locations of all existing and proposed utilities are approximate and shall be confirm independently with local utility companies prior to commencement of any construction or excavation. All utility connection points shall be confirmed by the contractor in the field prior to commencement of construction. All discrepancies shall be report immediately in writing to the engineer.
5. All fill, compaction and backfill materials required for utility installation shall be per recommendations of the geotechnical engineer and shall be coordinated with the applicable utility company specifications.
6. The contractor shall comply with the latest standards of O.S.H.A. directives, or other agency having jurisdiction for excavation and trenching procedures.
7. All asphalt paving grades shall have 1.5% minimum slopes unless otherwise noted on the plan.
8. All ADA grades for parking space areas shall be 2% maximum slope in all directions.
9. All concrete gutter grades shall 1% minimum longitudinal slopes.
10. All accessible curb ramps shall conform with current ADAAG and ADA regulations.
11. All finish grade on lawn/grass slopes or swales shall be 3:1 maximum.
12. Any soil brought onto the site, including topsoil and other fill soil shall be certified clean soil. The contractor shall provide the owner and Municipality with written certifications from soil suppliers.
13. All construction shall be performed in accordance with the most recent edition of PennDOT Publication 408 and the City of Harrisburg Specifications and Design Standards.
14. The placement of fill shall be performed under the supervision of a geotechnical engineer. Refer to the Construction Sequencing within this plan set for additional information.

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SHEET 5 OF 20

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Grading Plan A

PROPOSED TLC CAPSTONE RENEWAL PHFA

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