No: 25-086

Dauphin County Subdivision/Land Development Review Report

Municipality	City of Harrisburg	Surveyor	Cornerstone Consulting	Engineer	Cornerstone Consulting
Plat Title	Penn Center Campus Penn Cetner # 3 Preliminary / Final Land Development				
Zoning District	CN – Commercial Neighborhood	Proposed Land Use	Multi Family Residential, Retail, Restaurant		

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

# of Lots	# of New Lots	# of New D.U.s	Acreage Subdivided/Developed	Total Acreage
1	0	98	1.1	1.1

Date Received	8/11/2025	Staff Review	8/21/2025	Official County Review	8/21/2025
Reviewed by	GD	Checked by		Parcel No.	10-042-001

Project Description: Commercial Land Development – Lot #3 of the Pinnacle Health Hospitals Polyclinic Hospital conversion into 98 housing 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.

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):

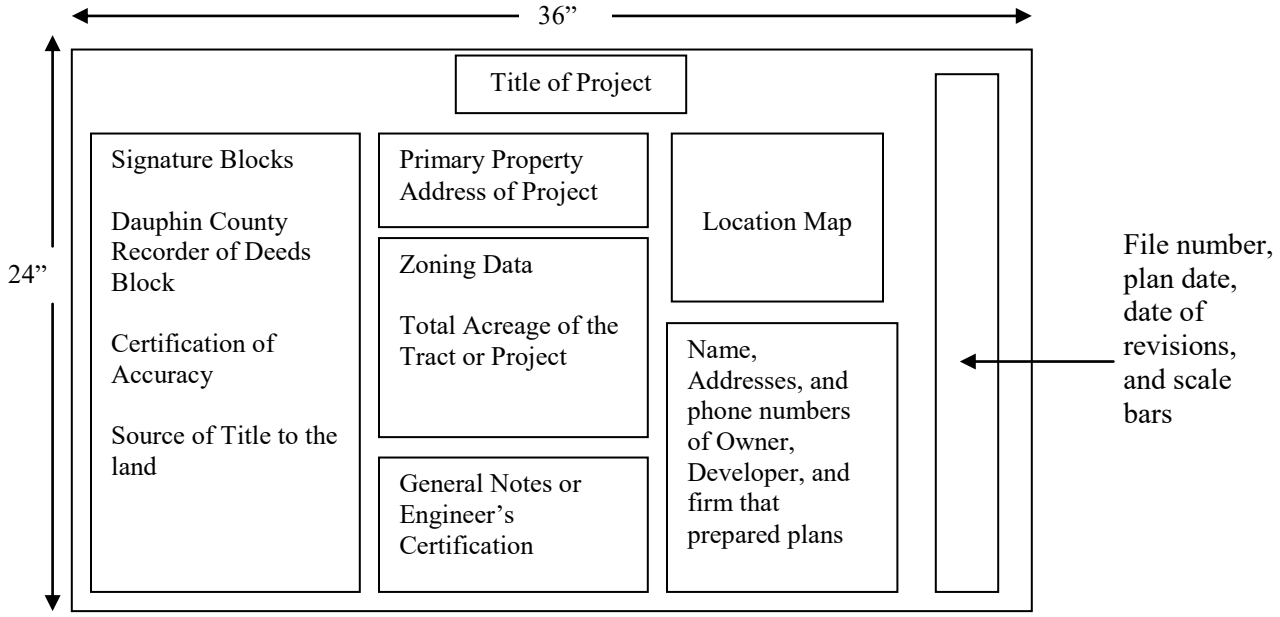


Figure 1

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:**

If no new storm-water to be added, then assurance should be given that development is to not created additional burden to the current storm-water collection system

	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 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
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

		X		(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)(I)	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 N/A

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

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

CONDOMINIUM PROJECT REQUIREMENTS 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)

REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION
THIS _____ DAY OF _____, 2025.

CHAIRMAN _____

SECRETARY _____

REVIEWED BY THE CITY OF HARRISBURG ENGINEER
THIS _____ DAY OF _____, 2025

CITY ENGINEER _____

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF HARRISBURG
THIS _____ DAY OF _____, 2025.

EXECUTIVE SECRETARY _____

THIS PLAN APPROVED BY THE COUNCIL OF THE CITY OF HARRISBURG
THIS _____ DAY OF _____, 2025.

MAYOR _____

PRESIDENT OF CITY COUNCIL _____

CITY CLERK _____

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS IN AND FOR DAUPHIN COUNTY PENNSYLVANIA IN

PLAN BOOK_____VOL._____PG._____

DATE _____

RECORDER _____

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS DAY THE _____ DAY OF _____ 2025
BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED.

_____
(NAME)

BEING _____ OF
(TITLE)

_____
(NAME OF CORPORATION)

WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON THE BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION FURTHER ACKNOWLEDGES, THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE–(EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION"). HOWEVER, THE APPROVAL BY THE COMMISSION OF THE PRELIMINARY PLAN OR THE APPROVAL BY THE CITY COUNCIL OF THE PRELIMINARY PLAN SHALL NOT IMPOSE ANY DUTY UPON 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 ORDINANCE.

_____
(SIGNATURE)

_____
(CORPORATE SEAL)

_____
MY COMMISSION EXPIRES

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT AS REQUIRED BY THE CITY OF HARRISBURG'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

CORNERSTONE CONSULTING ENGINEERS AND DESIGN SERVICES, INC.
(NAME)

213 W. MAIN STREET
(STREET)

LANSDALE, PA 19446
(CITY AND STATE)

_____
(SIGNATURE) JOHN B. ANDERSON, P.E.

_____
(DATE)

SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN REFLECTS A SURVEY MADE BY CORNERSTONE CONSULTING ON OR ABOUT FEBRUARY 12, 2025 AND THAT ALL BEARINGS, DISTANCES, AND AREAS SHOWN ARE CORRECT.

CORNERSTONE CONSULTING ENGINEERS AND DESIGN SERVICES, INC.
(NAME)

213 W. MAIN STREET
(STREET)

LANSDALE, PA 19446
(CITY AND STATE)

_____
(SIGNATURE) STEVEN J. ROMICH, PLS

_____
(DATE)

PRELIMINARY / FINAL LAND DEVELOPMENT PLAN
PENN CENTER CAMPUS
(FORMERLY POLYCLINIC CAMPUS)
PENN CENTER #3

2601 NORTH THIRD STREET
CITY OF HARRISBURG
DAUPHIN COUNTY,
PENNSYLVANIA 17110

OWNER / SUBDIVIDER:

PENNMARK HARRISBURG HOLDINGS, LLC
1000 W. GERMANTOWN
SUITES, A2/A4
PLYMOUTH MEETING, PA 19462
(267) 767-4151

DEED REFERENCE
INSTRUMENT # 20240006067
TAX PARCEL
10-42-01

PARKING REQUIREMENTS:

TABULATION OF PARKING REQUIREMENTS:

BUILDING	GROSS	USE	SPACE REQUIREMENTS
PENN CENTER #3	87,511 SF	96 RESIDENTIAL APT. UNITS	115
		3,700 SF OF RETAIL	19
		TOTAL SPACES REQUIRED:	134

PROPOSED PARKING REQUIREMENTS:

DWELLING, MULTIFAMILY: 1 SPACE PER UNIT AND 1 SPACE FOR EACH 5 UNITS FOR GUEST PARKING
RETAIL STORE: 1 SPACE FOR EVERY 200 SF OF GROSS FLOOR AREA AND 1 SPACE PER EMPLOYEE

TABULATION OF PROPOSED PARKING ALLOCATION:

PENN CENTER LOTS 3 & 4

UPPER PARKING LOT	74
LOWER PARKING LOT	60
TOTAL PARKING PROVIDED:	134

*EASEMENT PROVIDED FOR THE USE OF 220 SPACES WITH THE PARKING STRUCTURE LOCATED AT TMP# 10-36-37, 10-36-39, 10-36-40. ADDRESSES OF PARKING STRUCTURE ARE 409 REELS LANE, 404 & 410 SCHUYLKILL STREET

ZONING DATA:

EXISTING ZONING: INS – INSTITUTIONAL DISTRICT
PROPOSED ZONING: CN – COMMERCIAL NEIGHBORHOOD DISTRICT

MAX BUILDING HEIGHT: 75 FT MAX
MIN LOT AREA AND DENSITY: 1,200 SF PER DWELLING UNIT OR 2,000 SQUARE FEET FOR NON-RESIDENTIAL.

MIN YARD SETBACKS:
FRONT – SHALL CONFORM TO THE EXISTING PREVAILING SETBACK WITHIN THE BLOCK, EXCEPT A MINIMUM 5 FEET WHERE NO SUCH SETBACK IS PREVAILING.
SIDE – 4 FEET EACH EXCEPT 0 FEET AT THE SHARED LOT LINE OF LAWFULLY ATTACHED STRUCTURES.
REAR – 5 FT

MIN. LOT WIDTH: 20 FT

MAX. IMPERVIOUS LOT COVERAGE – 95%

SITE DATA:

TOTAL PROPERTY ACREAGE (GROSS): 1.105 ACRES (PENN CENTER #3)

PROPOSED RIGHT-OF-WAY FOR DEDICATION: 0 ACRES

PROPOSED PARK / OPEN SPACE FOR DEDICATION: 0 ACRES

PROPOSED NUMBER OF LOTS: ONE (1) LOTS

EXISTING SEWER SERVICE: PUBLIC
EXISTING WATER SERVICE: PUBLIC

PROPOSED USES – SEE PARKING SCHEDULE

PARKING DATA:

TABULATION OF EXISTING PARKING:

PARKING DECK	– 220 (PER EASEMENT AGREEMENT)
LOT 1 PARKING AREAS	– 31
"UPPER LOT"	– 74
"LOWER LOT"	– 121
	446 TOTAL SPACES ALLOCATED TO PENNMARK HARRISBURG HOLDINGS, LLC

446 TOTAL PARKING SPACES AVAILABLE

PLAN PREPARER

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM



LOCATION MAP 1" = 2000' ±

GENERAL NOTES:

1. PENNMARK HARRISBURG HOLDING LLC. IS THE OWNER OF THE PROPERTY IN THE VICINITY OF AN AREA GENERALLY BOUNDED BY THIRD STREET, WICONISCO STREET, FOURTH STREET AND SCHUYLKILL STREET, WHICH AREA IS FORMERLY KNOWN AS "THE POLYCLINIC CAMPUS".
2. THIS PLAN PROPOSES THE CHANGE IN USE FOR LOT 3 AS CONTAINED ON THE SUBDIVISION PLAN OF A PORTION OF THE POLYCLINIC CAMPUS. SAID PORTION IS THAT BOUNDED BY WICONISCO AND FOURTH STREET. IT IS THE DESIRE OF THE APPLICANT TO REDEVELOP THE BUILDING ON LOT 3 FOR 96 RESIDENTIAL UNITS AND A 3,700 SF RETAIL SPACE.
3. SPECIFICALLY, THIS PLAN PROPOSES A REDEVELOPMENT OF "THE EDUCATION BUILDING" NOW SHOWN TO BE PENN CENTER #3 WITH USE OF THE EXISTING PARKING AREAS NEXT TO THE BUILDING AND THE "LOWER PARKING AREA" KNOWN AS LOT 4 ON THE PLAN.
5. NO NEW BUILDINGS OR OTHER FACILITIES ARE CONTEMPLATED BY THIS PLAN.
6. PARKING TO ACCOMMODATE ALL PROPOSED USES IS PROVIDED ON "PENN CENTER CAMPUS".
7. PENNMARK HARRISBURG HOLDINGS, LLC. AGREES TO MAKE A PORTION OF THE SPACES OWNED BY IT AND A PORTION OF THOSE LEASED BY IT AVAILABLE FOR USES WITHIN THE BUILDINGS KNOW AS PENN CENTER #1, #2, & #3.
8. CROSS-EASEMENTS WILL BE PROVIDED BETWEEN THE OWNERS OF THE FOUR (4) LOTS CREATED BY THIS PLAN TO PERMIT THE INGRESS. EGRESS, AND USE OF PARKING SPACES AND AISLES WITHIN THE PARKING LOT HEREIN DESIGNATED AS THE "UPPER LOT", THE "LOWER LOT" AND THE OFF-SITE PARKING STRUCTURE.
9. NO WETLAND OR 100-YEAR FLOODPLAIN AREAS EXIST ON THE SUBJECT PROPERTY.
10. ALL EXISTING BUILDINGS ARE SHOWN HEREON ARE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
11. NO DEDICATION OF STREETS OR OTHER LAND AREAS IS PROPOSED BY THIS PLAN.
12. NO EARTH DISTURBANCE IS CONTEMPLATED BY THIS PLAN

LIST OF DRAWINGS:

SHEET	TITLE
1.	COVER SHEET
2.	EXISTING CONDITIONS PLAN
3.	LAND DEVELOPMENT PLAN

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

NO	BY	DESCRIPTION	DATE

REVISIONS

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania 15122 - 1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 055336
MARYLAND LICENSE No. 29313
NEW JERSEY LICENSE No. 24GE-E20400
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION
PRELIMINARY / FINAL
LAND DEVELOPMENT PLANS
PENN CENTER #3
2601 N THIRD STREET
TPN #10-042-001
CITY OF HARRISBURG
DAUPHIN COUNTY
COMMONWEALTH OF
PENNSYLVANIA, 17110

FOR
PENNMARK HARRISBURG
HOLDINGS, LLC

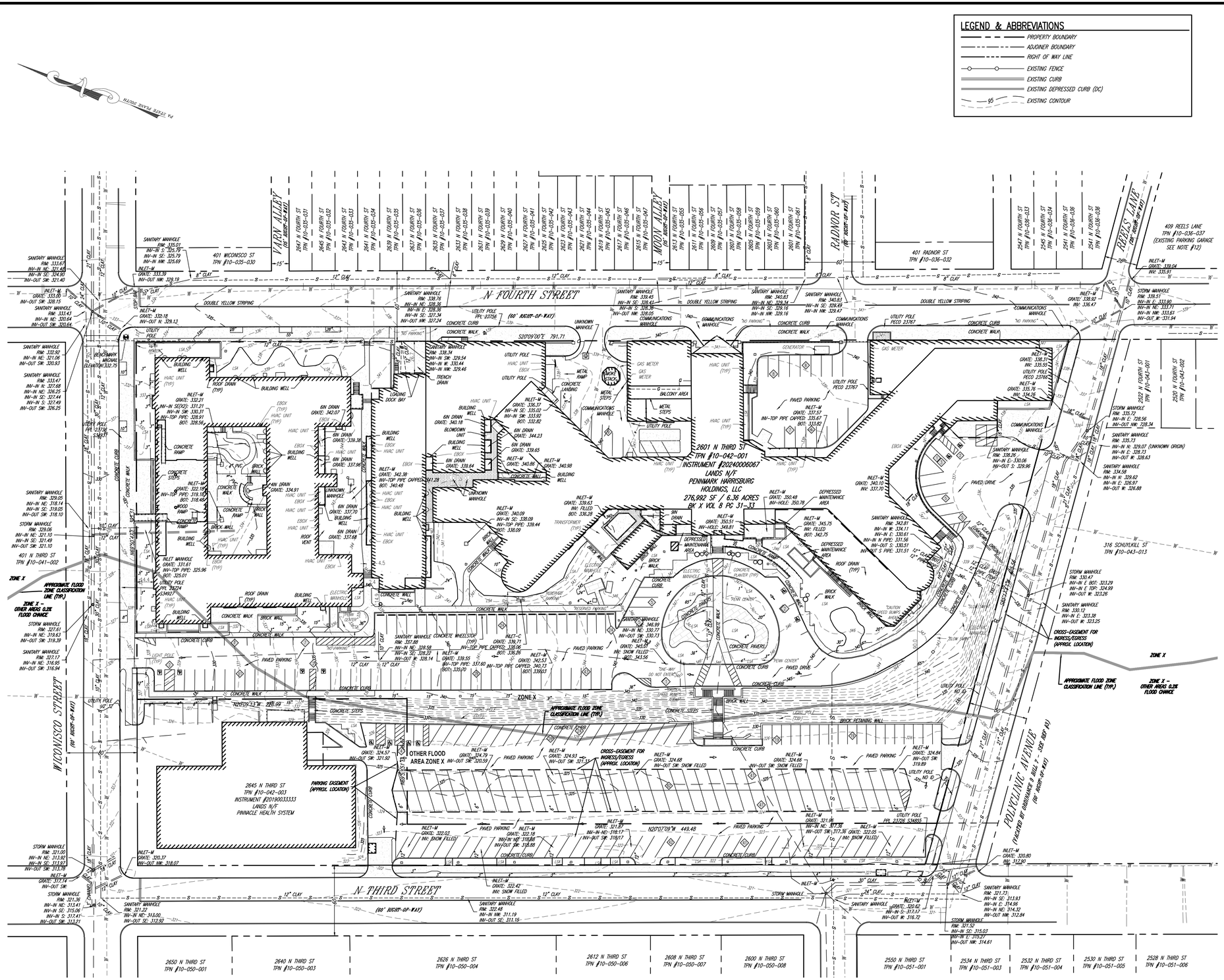
TITLE

COVER SHEET

PROJ. #	25-0140	DATE	07-30-2025
CAD ID.	25-0140	DRN BY	LDK
SCALE	AS NOTED	CHK BY	SJR

SHEET 1 OF 3

REVISION 0


LEGEND & ABBREVIATIONS
PROPERTY BOUNDARY
ADJOINER BOUNDARY
RIGHT OF WAY LINE
EXISTING FENCE
EXISTING CURB
EXISTING DEPRESSED CURB (DC)
95 EXISTING CONTOUR
PA STATE PLANE SOUTH
N FOURTH STREET
N THIRD STREET
WICONISCO STREET
VARN ALLEY
MOON ALLEY
RADNOR ST
REELS LANE
POLYCLINIC AVENUE
401 WICONISCO ST TPN #10-035-030
401 RADNOR ST. TPN #10-036-032
409 REELS LANE TPN #10-036-037 (EXISTING PARKING GARAGE SEE NOTE #12)
2601 N THIRD ST TPN #10-042-001 INSTRUMENT #20240006067 LANDS N/F PENNMARK HARRISBURG HOLDINGS, LLC 276,992 SF / 6.36 ACRES BK X VOL 8 PG 31-33
3645 N THIRD ST TPN #10-042-003 INSTRUMENT #201900333333 LANDS N/T PINNACLE HEALTH SYSTEM
S27°09'00"E 791.71
N27°07'09"W 449.48
N27°07'09"W 225.69
OTHER FLOOD AREA ZONE X
ZONE X
ZONE X - OTHER AREAS 0.2% FLOOD CHANCE
APPROXIMATE FLOOD ZONE CLASSIFICATION LINE (TYP.)
PARKING EASEMENT (APPROX. LOCATION)
CROSS-EASEMENT FOR INGRESS/EGRESS (APPROX. LOCATION)
CROSS-EASEMENT FOR INGRESS/EGRESS (APPROX. LOCATION)
2650 N THIRD ST TPN #10-050-001
2640 N THIRD ST TPN #10-050-003
2626 N THIRD ST TPN #10-050-004
2612 N THIRD ST TPN #10-050-006
2608 N THIRD ST TPN #10-050-007
2600 N THIRD ST TPN #10-050-008
2550 N THIRD ST TPN #10-051-001
2534 N THIRD ST TPN #10-051-003
2532 N THIRD ST TPN #10-051-004
2530 N THIRD ST TPN #10-051-005
2528 N THIRD ST TPN #10-051-006
316 SCHUYLKILL ST TPN #10-043-013
2520 N FOURTH ST TPN #10-043-002
2532 N FOURTH ST TPN #10-043-001
2541 N FOURTH ST TPN #10-036-033
2545 N FOURTH ST TPN #10-036-034
2541 N FOURTH ST TPN #10-036-036
2541 N FOURTH ST TPN #10-036-038
2847 N FOURTH ST TPN #10-035-031
2845 N FOURTH ST TPN #10-035-032
2843 N FOURTH ST TPN #10-035-033
2841 N FOURTH ST TPN #10-035-034
2839 N FOURTH ST TPN #10-035-035
2837 N FOURTH ST TPN #10-035-036
2835 N FOURTH ST TPN #10-035-037
2833 N FOURTH ST TPN #10-035-038
2831 N FOURTH ST TPN #10-035-039
2829 N FOURTH ST TPN #10-035-040
2827 N FOURTH ST TPN #10-035-041
2825 N FOURTH ST TPN #10-035-042
2823 N FOURTH ST TPN #10-035-043
2821 N FOURTH ST TPN #10-035-044
2819 N FOURTH ST TPN #10-035-045
2817 N FOURTH ST TPN #10-035-046
2815 N FOURTH ST TPN #10-035-047
2813 N FOURTH ST TPN #10-035-055
2811 N FOURTH ST TPN #10-035-056
2809 N FOURTH ST TPN #10-035-057
2807 N FOURTH ST TPN #10-035-058
2805 N FOURTH ST TPN #10-035-059
2803 N FOURTH ST TPN #10-035-060
2801 N FOURTH ST TPN #10-035-061
401 N THIRD ST TPN #10-041-002
SANITARY MANHOLE RIM: 333.67 INV-IN NE: 321.48 INV-IN SE: 324.80 INV-OUT SW: 321.40
SANITARY MANHOLE RIM: 333.01 INV-IN S: 325.79 INV-IN SE: 325.79 INV-IN NW: 325.69
SANITARY MANHOLE RIM: 338.76 INV-IN E: 328.16 INV-IN SE: 327.24 INV-OUT NW: 327.24
SANITARY MANHOLE RIM: 339.45 INV-IN SE: 328.45 INV-OUT NW: 328.05
SANITARY MANHOLE RIM: 340.83 INV-IN NE: 329.54 INV-IN SE: 329.16 INV-IN NW: 329.16
SANITARY MANHOLE RIM: 340.83 INV-IN SE: 329.49 INV-IN NW: 329.47
SANITARY MANHOLE RIM: 338.34 INV-IN SW: 329.54 INV-IN W: 330.44 INV-IN NW: 329.46
SANITARY MANHOLE RIM: 346.99 INV-IN NE: 330.77 INV-OUT SW: 330.73
SANITARY MANHOLE RIM: 345.51 INV-OUT SW: 343.56
SANITARY MANHOLE RIM: 338.26 INV-IN S: 326.26 INV-OUT NW: 326.05
SANITARY MANHOLE RIM: 338.92 INV-IN E: 328.97 INV-OUT W: 326.88
SANITARY MANHOLE RIM: 338.26 INV-IN E: 330.06 INV-OUT S: 329.96
SANITARY MANHOLE RIM: 334.58 INV-IN N: 329.62 INV-IN E: 328.97 INV-OUT W: 326.88
SANITARY MANHOLE RIM: 329.05 INV-IN NE: 318.14 INV-IN SE: 318.05 INV-OUT SW: 318.10
SANITARY MANHOLE RIM: 332.92 INV-IN NE: 321.08 INV-IN SE: 320.93
SANITARY MANHOLE RIM: 333.47 INV-IN N: 327.68 INV-IN NE: 326.25 INV-IN SE: 327.44 INV-IN S: 327.49 INV-OUT SW: 326.25
STORM MANHOLE RIM: 329.06 INV-IN NE: 321.10 INV-IN SE: 321.49 INV-OUT SW: 321.10
STORM MANHOLE RIM: 327.61 INV-IN NE: 319.63 INV-OUT SW: 319.39
SANITARY MANHOLE RIM: 327.17 INV-IN NE: 316.95 INV-OUT SW: 316.94
STORM MANHOLE RIM: 321.00 INV-IN NE: 313.92 INV-IN SE: 313.92 INV-OUT SW: 313.78
STORM MANHOLE RIM: 321.96 INV-IN NE: 313.41 INV-IN SE: 313.06 INV-IN S: 317.41 INV-OUT SW: 313.21
INLET-M GRATE: 333.00 INV-OUT N: 329.64
INLET-M GRATE: 332.18 INV-OUT N: 329.13
INLET-M GRATE: 333.39 INV-OUT N: 329.19
INLET-M GRATE: 332.21 INV-IN SE(2): 331.21 INV-IN SW: 330.31 INV-TOP PIPE: 328.91 BOT: 328.56
INLET-M GRATE: 332.10 PIPE: 319.10 BOT: 318.46
INLET-M GRATE: 331.61 INV-TOP PIPE: 325.96 BOT: 325.01
INLET-M GRATE: 342.07
INLET-M GRATE: 339.38
INLET-M GRATE: 337.90
INLET-M GRATE: 337.70
INLET-M GRATE: 337.68
INLET-M GRATE: 342.38 INV-TOP PIPE CAPPED BOT: 340.48
INLET-M GRATE: 335.17 INV-IN SE: 335.02 INV-IN SW: 333.92 BOT: 332.82
INLET-M GRATE: 335.57 INV-IN SW: 333.92 BOT: 332.82
INLET-M GRATE: 340.98 INV-OUT: 340.98
INLET-M GRATE: 340.09 INV-IN SE: 338.09 INV-TOP PIPE: 339.44 BOT: 338.09
INLET-M GRATE: 339.63 INV: FILLED BOT: 336.28
INLET-M GRATE: 350.48 INV-HOLE: 350.78
INLET-M GRATE: 350.51 INV-TOP PIPE: 339.64 BOT: 339.09
INLET-M GRATE: 350.51 INV-HOLE: 340.81
INLET-M GRATE: 345.75 INV: FILLED BOT: 340.75
INLET-M GRATE: 340.10 INV: 337.70
INLET-M GRATE: 342.81 INV-IN W: 334.11 INV-IN E: 330.61 INV-IN N PIPE: 331.56 INV-OUT S: 330.51 INV-OUT S PIPE: 331.51
INLET-M GRATE: 342.53 INV-IN SW: 340.73 INV-OUT SW: 340.73 BOT: 339.03
INLET-M GRATE: 342.53 INV-IN SW: 340.73 INV-OUT SW: 340.73 BOT: 339.03
INLET-M GRATE: 339.55 INV-TOP PIPE: 337.60 BOT: 335.70
INLET-M GRATE: 324.57 INV-OUT SW: 321.92
INLET-M GRATE: 324.79 INV-OUT: 320.59
INLET-M GRATE: 324.93 INV-OUT SW: 321.33
INLET-M GRATE: 324.68 INV-OUT SW: SNOW FILLED
INLET-M GRATE: 324.66 INV-OUT SW: SNOW FILLED
INLET-M GRATE: 324.84 INV-OUT SW: 319.89
INLET-M GRATE: 322.01 INV: SNOW FILLED
INLET-M GRATE: 321.87 INV-IN NE: 316.17 INV-OUT SW: 316.17
INLET-M GRATE: 321.96 INV-IN NE: 317.35 INV-OUT SW: 317.36
INLET-M GRATE: 322.05 INV: SNOW FILLED
INLET-M GRATE: 322.47 INV: SNOW FILLED
INLET-M GRATE: 322.48 INV-IN NW: 311.19 INV-OUT SE: 311.15
INLET-M GRATE: 320.62 INV-IN S: 317.17 INV-OUT W: 316.72
INLET-M GRATE: 320.80 RIM: 312.80
INLET-M GRATE: 320.37 INV-OUT NW: 318.07
INLET-M GRATE: 317.14 INV-OUT SW:
INLET-M GRATE: 331.61 INV-TOP PIPE: 325.96 BOT: 325.01
INLET-M GRATE: 339.04
INLET-M GRATE: 339.09
INLET-M GRATE: 339.04 INV: 335.91
STORM MANHOLE RIM: 339.51 INV-IN E: 333.90 INV-IN NE: 333.71 INV-IN NW: 333.61 INV-OUT W: 331.94
STORM MANHOLE RIM: 330.47 INV-IN E POR: 321.20 INV-IN E TOP: 324.89 INV-OUT W: 323.26
STORM MANHOLE RIM: 330.12 INV-IN E: 323.38 INV-OUT W: 323.25
STORM MANHOLE RIM: 335.73 INV-IN N: 329.07 (UNKNOWN ORIGIN) INV-IN E: 328.13 INV-OUT W: 328.63
STORM MANHOLE RIM: 335.72 INV-IN E: 728.56 INV-OUT NW: 728.34
STORM MANHOLE RIM: 321.52 INV-IN SE: 315.03 INV-IN E: 315.27 INV-OUT NW: 314.61
STORM MANHOLE RIM: 321.73 INV-IN SE: 313.93 INV-IN E: 314.96 INV-IN NE: 314.32 INV-OUT NW: 312.84
SANITARY MANHOLE RIM: 338.26 INV-IN E: 330.06 INV-OUT S: 329.96
SANITARY MANHOLE RIM: 334.58 INV-IN N: 329.62 INV-IN E: 328.97 INV-OUT W: 326.88
SANITARY MANHOLE RIM: 330.47 INV-IN E POR: 321.20 INV-IN E TOP: 324.89 INV-OUT W: 323.26
SANITARY MANHOLE RIM: 330.12 INV-IN E: 323.38 INV-OUT W: 323.25
SANITARY MANHOLE RIM: 339.51 INV-IN E: 333.90 INV-IN NE: 333.71 INV-IN NW: 333.61 INV-OUT W: 331.94
SANITARY MANHOLE RIM: 339.04 INV: 336.47
SANITARY MANHOLE RIM: 338.92 INV: 328.97
SANITARY MANHOLE RIM: 335.73 INV-IN N: 329.07 (UNKNOWN ORIGIN) INV-IN E: 328.13 INV-OUT W: 328.63
SANITARY MANHOLE RIM: 335.72 INV-IN E: 728.56 INV-OUT NW: 728.34
SANITARY MANHOLE RIM: 321.73 INV-IN SE: 313.93 INV-IN E: 314.96 INV-IN NE: 314.32 INV-OUT NW: 312.84
SANITARY MANHOLE RIM: 321.52 INV-IN SE: 315.03 INV-IN E: 315.27 INV-OUT NW: 314.61
SANITARY MANHOLE RIM: 321.22 INV-IN NE: 313.00 INV-OUT SE: 312.92
SANITARY MANHOLE RIM: 322.48 INV-IN NW: 311.19 INV-OUT SE: 311.15
SANITARY MANHOLE CONCRETE WHEELSTOP (TYP) RIM: 337.88 INV-IN NE: 328.58 INV-IN SE: 328.23 INV-OUT W: 328.14
SANITARY MANHOLE RIM: 346.99 INV-IN NE: 330.77 INV-OUT SW: 330.73
SANITARY MANHOLE RIM: 345.51 INV-OUT SW: 343.56
SANITARY MANHOLE RIM: 339.45 INV-IN SE: 328.45 INV-OUT NW: 328.05
SANITARY MANHOLE RIM: 338.76 INV-IN E: 328.16 INV-IN SE: 327.24 INV-OUT NW: 327.24
SANITARY MANHOLE RIM: 340.83 INV-IN NE: 329.54 INV-IN SE: 329.16 INV-IN NW: 329.16
SANITARY MANHOLE RIM: 340.83 INV-IN SE: 329.49 INV-IN NW: 329.47
SANITARY MANHOLE RIM: 338.34 INV-IN SW: 329.54 INV-IN W: 330.44 INV-IN NW: 329.46
SANITARY MANHOLE RIM: 338.26 INV-IN S: 326.26 INV-OUT NW: 326.05
SANITARY MANHOLE RIM: 338.92 INV-IN E: 328.97 INV-OUT W: 326.88
SANITARY MANHOLE RIM: 338.26 INV-IN E: 330.06 INV-OUT S: 329.96
SANITARY MANHOLE RIM: 334.58 INV-IN N: 329.62 INV-IN E: 328.97 INV-OUT W: 326.88
SANITARY MANHOLE RIM: 330.47 INV-IN E POR: 321.20 INV-IN E TOP: 324.89 INV-OUT W: 323.26
SANITARY MANHOLE RIM: 330.12 INV-IN E: 323.38 INV-OUT W: 323.25
SANITARY MANHOLE RIM: 339.51 INV-IN E: 333.90 INV-IN NE: 333.71 INV-IN NW: 333.61 INV-OUT W: 331.94
SANITARY MANHOLE RIM: 339.04 INV: 336.47
SANITARY MANHOLE RIM: 338.92 INV: 328.97
SANITARY MANHOLE RIM: 335.73 INV-IN N: 329.07 (UNKNOWN ORIGIN) INV-IN E: 328.13 INV-OUT W: 328.63
SANITARY MANHOLE RIM: 335.72 INV-IN E: 728.56 INV-OUT NW: 728.34
SANITARY MANHOLE RIM: 321.73 INV-IN SE: 313.93 INV-IN E: 314.96 INV-IN NE: 314.32 INV-OUT NW: 312.84
SANITARY MANHOLE RIM: 321.52 INV-IN SE: 315.03 INV-IN E: 315.27 INV-OUT NW: 314.61
SANITARY MANHOLE RIM: 321.22 INV-IN NE: 313.00 INV-OUT SE: 312.92
SANITARY MANHOLE RIM: 322.48 INV-IN NW: 311.19 INV-OUT SE: 311.15
STORM MANHOLE RIM: 329.06 INV-IN NE: 321.10 INV-IN SE: 321.49 INV-OUT SW: 321.10
STORM MANHOLE RIM: 327.61 INV-IN NE: 319.63 INV-OUT SW: 319.39
STORM MANHOLE RIM: 321.00 INV-IN NE: 313.92 INV-IN SE: 313.92 INV-OUT SW: 313.78
STORM MANHOLE RIM: 321.96 INV-IN NE: 313.41 INV-IN SE: 313.06 INV-IN S: 317.41 INV-OUT SW: 313.21
STORM MANHOLE RIM: 329.05 INV-IN NE: 318.14 INV-IN SE: 318.05 INV-OUT SW: 318.10
STORM MANHOLE RIM: 332.92 INV-IN NE: 321.08 INV-IN SE: 320.93
STORM MANHOLE RIM: 333.47 INV-IN N: 327.68 INV-IN NE: 326.25 INV-IN SE: 327.44 INV-IN S: 327.49 INV-OUT SW: 326.25
STORM MANHOLE RIM: 329.06 INV-IN NE: 321.10 INV-IN SE: 321.49 INV-OUT SW: 321.10
STORM MANHOLE RIM: 327.61 INV-IN NE: 319.63 INV-OUT SW: 319.39
STORM MANHOLE RIM: 327.17 INV-IN NE: 316.95 INV-OUT SW: 316.94
STORM MANHOLE RIM: 321.00 INV-IN NE: 313.92 INV-IN SE: 313.92 INV-OUT SW: 313.78
STORM MANHOLE RIM: 321.96 INV-IN NE: 313.41 INV-IN SE: 313.06 INV-IN S: 317.41 INV-OUT SW: 313.21
STORM MANHOLE RIM: 329.05 INV-IN NE: 318.14 INV-IN SE: 318.05 INV-OUT SW: 318.10
STORM MANHOLE RIM: 332.92 INV-IN NE: 321.08 INV-IN SE: 320.93
STORM MANHOLE RIM: 333.47 INV-IN N: 327.68 INV-IN NE: 326.25 INV-IN SE: 327.44 INV-IN S: 327.49 INV-OUT SW: 326.25
STORM MANHOLE RIM: 329.06 INV-IN NE: 321.10 INV-IN SE: 321.49 INV-OUT SW: 321.10
STORM MANHOLE RIM: 327.61 INV-IN NE: 319.63 INV-OUT SW: 319.39
STORM MANHOLE RIM: 327.17 INV-IN NE: 316.95 INV-OUT SW: 316.94
STORM MANHOLE RIM: 321.00 INV-IN NE: 313.92 INV-IN SE: 313.92 INV-OUT SW: 313.78
STORM MANHOLE RIM: 321.96 INV-IN NE: 313.41 INV-IN SE: 313.06 INV-IN S: 317.41 INV-OUT SW: 313.21
STORM MANHOLE RIM: 321.52 INV-IN SE: 315.03 INV-IN E: 315.27 INV-OUT NW: 314.61
STORM MANHOLE RIM: 321.73 INV-IN SE: 313.93 INV-IN E: 314.96 INV-IN NE: 314.32 INV-OUT NW: 312.84
STORM MANHOLE RIM: 320.62 INV-IN S: 317.17 INV-OUT W: 316.72
STORM MANHOLE RIM: 320.80 RIM: 312.80
STORM MANHOLE RIM: 335.72 INV-IN E: 728.56 INV-OUT NW: 728.34
STORM MANHOLE RIM: 335.73 INV-IN N: 329.07 (UNKNOWN ORIGIN) INV-IN E: 328.13 INV-OUT W: 328.63
STORM MANHOLE RIM: 339.51 INV-IN E: 333.90 INV-IN NE: 333.71 INV-IN NW: 333.61 INV-OUT W: 331.94
STORM MANHOLE RIM: 339.04 INV: 335.91
STORM MANHOLE RIM: 330.47 INV-IN E POR: 321.20 INV-IN E TOP: 324.89 INV-OUT W: 323.26
STORM MANHOLE RIM: 330.12 INV-IN E: 323.38 INV-OUT W: 323.25
STORM MANHOLE RIM: 321.52 INV-IN SE: 315.03 INV-IN E: 315.27 INV-OUT NW: 314.61
STORM MANHOLE RIM: 321.73 INV-IN SE: 313.93 INV-IN E: 314.96 INV-IN NE: 314.32 INV-OUT NW: 312.84
STORM MANHOLE RIM: 320.62 INV-IN S: 317.17 INV-OUT W: 316.72
STORM MANHOLE RIM: 320.80 RIM: 312.80
UTILITY POLE PPL 23756
UTILITY POLE PPL 23757
UTILITY POLE PECO 23767
UTILITY POLE PECO 23768
UTILITY POLE PPL 23726 536655
UTILITY POLE NO ID
BENCHMARK ARROW ELEVATION=332.75
BENCHMARK ELEVATION=332.79
BUILDING WELL
ROOF DRAIN (TYP)
HVAC UNIT (TYP)
EBOX (TYP)
ROOF VENT
CONCRETE RAMP
CONCRETE STEPS
BRICK WALL
CONCRETE WALK
CONCRETE CURB
LOADING DOCK BAY
LSA
BUILDING
UNKNOWN MANHOLE
6IN DRAIN
SIN DRAIN
TRANSFORMER
ELECTRIC MANHOLE
GAS METER
METAL STEPS
BALCONY AREA
COMMUNICATIONS MANHOLE
UNKNOWN MANHOLE
BLOWDOWN UNIT
GENERATOR
PAVED PARKING
PAVED DRIVE
DEPRESSED MAINTENANCE AREA
CONCRETE PAVERS
"PENN CENTER"
"CAUTION RAISED BUMPER"
"SLOW SPEED"
"DO NOT ENTER"
"TIME-AWAY DO NOT ENTER"
"RESERVED PARKING"
"NO PARKING"
"COMMUNICATIONS MANHOLE"
"GAS METER"
"GENERATOR"
"PAVED PARKING"
"PAVED DRIVE"
"BRICK RETAINING WALL"
"CONCRETE PAVERS"
"CONCRETE CURB"
"CONCRETE WALK"
"CONCRETE STEPS"
"BRICK WALL"
"ROOF DRAIN"
"HVAC UNIT"
"EBOX"
"ROOF VENT"
"LOADING DOCK BAY"
"BUILDING WELL"
"BUILDING"
"UNKNOWN MANHOLE"
"6IN DRAIN"
"SIN DRAIN"
"TRANSFORMER"
"ELECTRIC MANHOLE"
"GAS METER"
"METAL STEPS"
"BALCONY AREA"
"COMMUNICATIONS MANHOLE"
"UNKNOWN MANHOLE"
"BLOWDOWN UNIT"
"GENERATOR"
"PAVED PARKING"
"PAVED DRIVE"
"DEPRESSED MAINTENANCE AREA"
"CONCRETE PAVERS"

ZONING BULK AND AREA REQUIREMENTS:

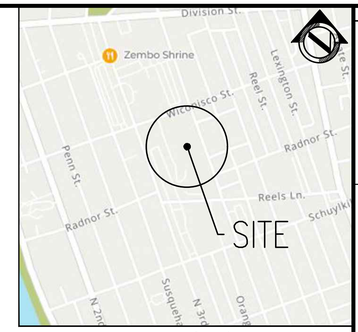
EXISTING ZONING: INS – INSTITUTIONAL DISTRICT
PROPOSED ZONING: CN – COMMERCIAL NEIGHBORHOOD DISTRICT

MINIMUM LOT REQUIREMENTS:	REQUIRED CN	PENN CENTER LOT 3 EXISTING	PENN CENTER LOT 3 PROPOSED	PENN CENTER LOT 4 EXISTING	PENN CENTER LOT 4 PROPOSED
MIN. LOT AREA AND DENSITY:	1,220 SF PER DWELLING UNIT (OR 2,000 SF FOR NON-RES)	1.105 ACRES (48,125 SF)	1.105 ACRES (48,125 SF)	1.775 ACRES (77,325 SF)	1.775 ACRES (77,325 SF)
MIN. LOT WIDTH:	20 FT	194.82 FT	194.82 FT	56.28 FT	56.28 FT
MIN. FRONT YARD	SHALL CONFORM TO THE EXISTING PREVAILING SETBACK WITHIN THE BLOCK, EXCEPT A MINIMUM 5 FEET WHERE NO SUCH SETBACK IS PREVAILING.	13.4 FT	13.4 FT	N/A	N/A
MIN. SIDE YARD:	4 FEET EACH EXCEPT 0 FEET AT THE SHARED LOT LINE OF LAWFULLY ATTACHED STRUCTURES.	7.7 FT	7.7 FT	N/A	N/A
MIN. REAR YARD:	5 FT	2.4 FT	2.4 FT	N/A	N/A
MAX. IMPERVIOUS COVERAGE:	95%	67.23% (32,354) SF	67.23% (32,354) SF	82.95% (64,138) SF	82.95% (64,138) SF
MAX. BUILDING HEIGHT:	75 FT	35.10 FT	35.10 FT	N/A	N/A

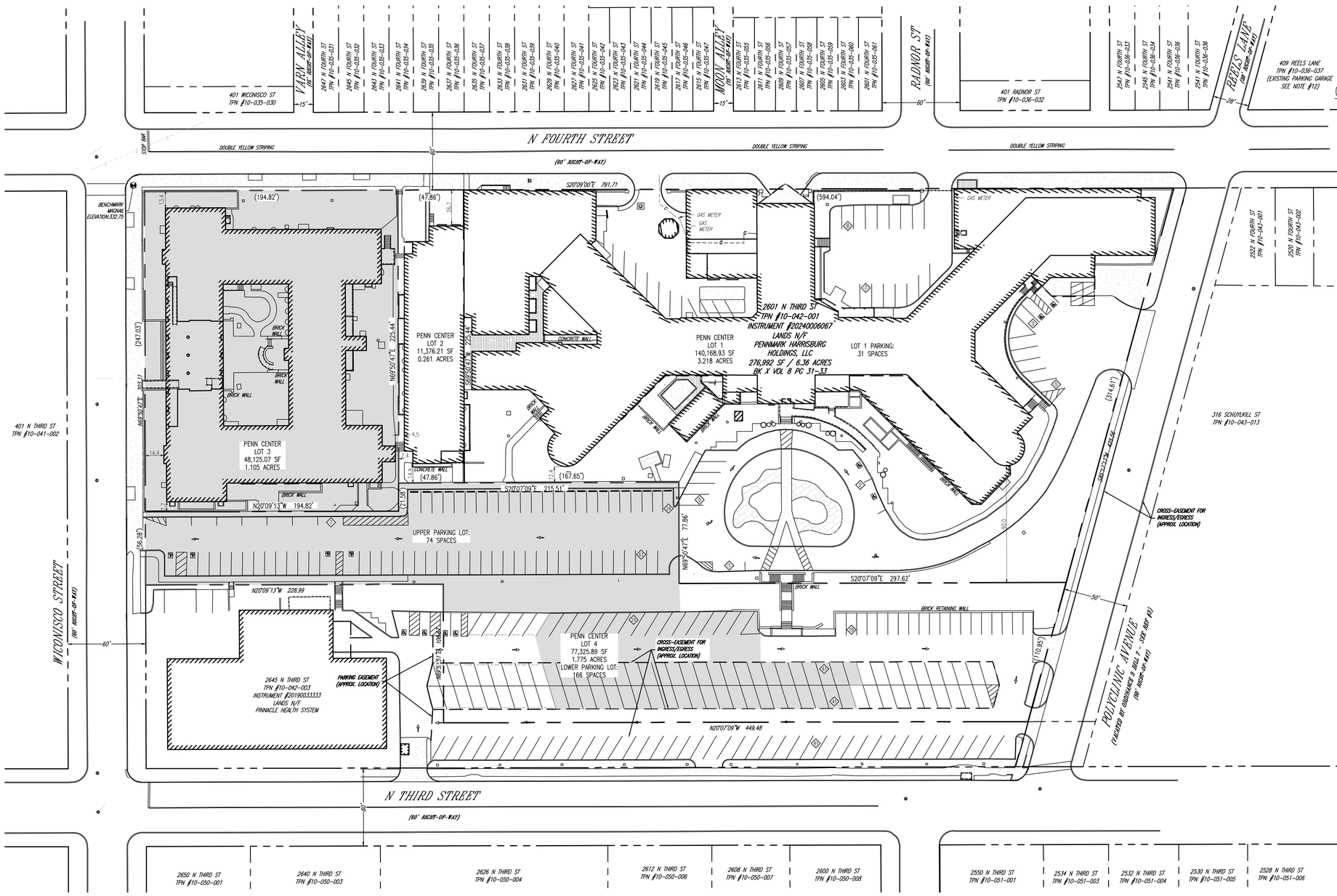
PA STATE PLANE SOUTH

LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- EXISTING FENCE
- EXISTING CURB
- EXISTING DEPRESSED CURB (DC)
- 95 EXISTING CONTOUR
- LOT 3 AND 4 DEVELOPMENT AREA



LOCATION MAP 1" = 2000' ±



LANDDEVELOPMENT PLAN
SCALE: 1" = 40'

GENERAL NOTES:

1. REFERENCES TO CORNERSTONE CONSULTING ENGINEERS & DESIGN SERVICES INC IN THESE NOTES AND IN THE PLAN SET MAY BE REFERRED TO IN ABBREVIATED FORMAT AS CORNERSTONE. REFERENCE TO THE PROFESSIONAL OF RECORD MAY BE EITHER THE ARCHITECT OF RECORD OR ENGINEER OF RECORD FOR A PARTICULAR DISCIPLINE, AND MAY BE ABBREVIATED AS 'ENGINEER' OR 'ARCHITECT'.
2. THE NOTES PROVIDED ON THIS PLAN APPLY TO ALL PLAN SHEETS.
3. EACH CONTRACTOR OR SUBCONTRACTOR SHALL ENSURE THEY HAVE A COMPLETE SET OF DOCUMENTS TO BID AND CONSTRUCT FROM. A CONTRACTOR AWARDED ANY PART OF THE PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT THEIR SUB-CONSULTANTS AND SUB-CONTRACTORS HAVE ALL PROJECT INFORMATION INCLUDING THESE NOTES.
4. THE CONSTRUCTION MANAGER, GC, OR CONTRACTOR RESPONSIBLE FOR MULTIPLE SCOPES OF THE PROJECT SHALL ENSURE THEY HAVE ALL PLANS SETS ASSOCIATED WITH THE PROJECT. THESE PLANS HAVE BEEN PREPARED FOR THE SCOPE SHOWN HEREIN AND OTHER SETS MAY HAVE BEEN DEVELOPED FOR OTHER DISCIPLINES OR OTHER PROJECT SCOPES.
5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED AND ARE IN THEIR POSSESSION. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS AND PERMITS ISSUED OR APPROVED BY PERMITTING AUTHORITIES.
6. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND MUNICIPAL OR AGENCY HAVING JURISDICTION STAMPED PLANS AT THE JOB SITE AT ALL TIMES. THE OWNER AND CONTRACTOR SHALL ENSURE THEY UNDERSTAND THE TIME PERIOD FOR WHICH ALL PERMITS AND APPROVALS COVER, AND IF A PERMIT OR APPROVAL IS SUBJECT TO EXPIRATION, SHALL EITHER RENEW OR RECEIVED AN EXTENSION, OR IDENTIFY THE NEED FOR SUCH RENEWAL OR EXTENSION IN WRITING TO THE OWNER.
7. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY WITH THE PROFESSIONAL OF RECORD AND CORNERSTONE THE PLAN REVISION AND PLAN DATES TO BE USED FOR CONSTRUCTION. THIS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CORNERSTONE IS NOT RESPONSIBLE FOR THE USE OF PLANS FOR WHICH THERE HAS BEEN A CHANGE TO THE RULES AND REGULATIONS, OR POLICIES SINCE THE PROJECT WAS APPROVED. IT SHALL BE THE OWNER AND CONTRACTORS' RESPONSIBILITY TO ENSURE ALL PERMITS AND APPROVALS ARE CURRENT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THEY HAVE REVIEWED ALL PLAN SETS AND REPORTS ASSOCIATED WITH THE PROJECT PRIOR TO PROVIDING A BID OR PROVIDING CONSTRUCTION SERVICES. SHOULD THERE BE DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS OR PERMITTING PLANS, THE CONTRACTOR SHALL PROVIDE AN RFI TO THE CLIENT, THE ENGINEER OF RECORD, ARCHITECT OF RECORD, AND THE PLAN PREPARER IF THE PLAN PREPARER IS NOT THE PROFESSIONAL OF RECORD, FOR RESOLUTION. PLEASE NOTE THAT RFI'S SHOULD BE SENT BY THE CONTRACTOR IN CHARGE OF ALL DISCIPLINES AND SHALL NOT BE SUBMITTED DIRECTLY BY SUBCONTRACTORS.
10. THE ENGINEER OF RECORD IS NOT RESPONSIBLE OR LIABLE FOR ANY SUBSURFACE CONDITIONS.
11. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
12. CONTRACTOR SHALL INCLUDE ALL WORK NECESSARY TO INSTALL THE IMPROVEMENTS ON THESE PLANS, INCLUDING BUT NOT LIMITED TO: LABOR, MATERIALS, DEMOLITION, MATERIAL REMOVAL AND DISPOSAL, QUALITY WORKMANSHIP OF IMPROVEMENTS AND REPAIRS, SCHEDULING, SAFETY COORDINATION AND MONITORING, CLEAN UP, TESTING, ONE CALL, SURVEY STAKEOUT, PERMITTING, PROJECT MANAGEMENT AND TRAFFIC CONTROLS.
13. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. NEITHER THE PROFESSIONAL ACTIVITIES OF CORNERSTONE, NOR THE PRESENCE OF CORNERSTONE'S EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS AS MAY BE REQUIRED BY ANY AUTHORITY.
15. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
16. THESE PLAN AND SPECIFICATION DOCUMENTS, AND ANY SUPPORTING DOCUMENTATION, ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM CORNERSTONE CONSULTING ENGINEERS & DESIGN SERVICES, INC HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY CORNERSTONE TO ANY PARTY WITH WHOM CORNERSTONE HAS NOT ENTERED INTO A CONTRACT.
17. ANY INFORMATION PROVIDED IN THE DESIGN DOCUMENTS RELATED TO SEQUENCING, PHASING, DESIGN TECHNIQUES SPECIFICATION OR DETAILING ARE PROVIDED FOR GENERAL GUIDANCE AS TO THE DESIRED END RESULT AND DESIGN INTENT AND IS NOT INTENDED TO REPLACE THE CONTRACTORS OBLIGATION IN: INVESTIGATING, THOROUGHLY UNDERSTANDING, APPROPRIATELY COORDINATING WITH THEIR SUB CONSULTANTS AND PROPERLY PRICING THE MEANS AND METHODS NECESSARY FOR PROPER AND SAFE COMPLETION OF THE PROJECT OR PHASE OF THE PROJECT.
18. CORNERSTONE AND THE ENGINEER OF RECORD ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD AND/OR CONSTRUCT IN STRICT COMPLIANCE WITH THE APPROVED PLANS, CURRENT CODES, RULES, STATUTES, ETC. IF THE PROJECT, OR PORTION OF THE PROJECT IS NOT CONSTRUCTED, THEN CORNERSTONE AND THE ENGINEER OR ARCHITECT OR RECORD SHALL BE HELD HARMLESS.
19. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RECORDS OF CONSTRUCTION THROUGHOUT THE PROCESS AND PROVIDE AN AS-BUILT AS COORDINATED WITH THE OWNER AT THE COMPLETION OF THE PROJECT.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY EASEMENTS OR AGREEMENTS ON ADJOINING PROPERTIES TO GAIN ACCESS TO THE SITE FOR DEMOLITION AND CONSTRUCTION AS MAY BE IDENTIFIED BY THE CONTRACTOR BASED ON THEIR MEANS AND METHODS.
21. THE BUILDING USED FOR THE DEVELOPMENT OF THESE PLANS WAS PROVIDED BY THE ARCHITECT OF RECORD. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE BUILDING SHOWN AND EXISTING FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF RECORD IN WRITING TO RESOLVE THE DISCREPANCY AND THE EFFECT IT MAY HAVE ON THE DESIGN.
22. REFER TO OTHER PLANS SHEETS FOR ADDITIONAL NOTES, DETAILS, AND SPECIFICATIONS.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 . Fax: 215-362-8400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

NO	BY	DESCRIPTION	DATE

REVISIONS

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078
811
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

J.B. ANDERSON
COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15438
PENNSYLVANIA LICENSE No. PE 095536
MARYLAND LICENSE No. 29313
NEW JERSEY LICENSE No. 24GE 050400
VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION
PRELIMINARY / FINAL
LAND DEVELOPMENT PLANS
PENN CENTER #3
2601 N THIRD STREET
TPN #10-042-001
CITY OF HARRISBURG
DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA, 17110

FOR
PENNMARK HARRISBURG HOLDINGS, LLC

TITLE

LAND DEVELOPMENT PLAN

PROJ. #	25-0140	DATE	07-30-2025
CAD ID.	25-0140	DRN BY	LDK
SCALE	AS NOTED	CHK BY	SJR

SHEET 3 OF 3

REVISION 0



A100

Mixed Use Building:
349 Wiconisco Street

#	DATE	REVISION
	4/5/21	Zoning Permit
	10/15/21	RCO Revision
2	3/24/22	Permit Revisions

AMBIT
ARCHITECTURE

412 SOUTH 2nd STREET
PHILADELPHIA, PA 19147
267.909.0004
WWW.AMBITARCHITECTURE.COM

1 A101 SECOND FLOOR PLAN
1/8" = 1'-0"

650 sf 1 Bedroom
715 sf 1 Bedroom
550 sf 1 Bedroom
530 sf 1 Bedroom
660 sf 1 Bedroom
470 sf Studio
625 sf 1 Bedroom
650 sf 1 Bedroom
620 sf 1 Bedroom
850 sf 2 Bedroom
650 sf 1 Bedroom
650 sf 1 Bedroom
735 sf 2 Bedroom
770 sf 2 Bedroom
790 sf 2 Bedroom
540 sf 1 Bedroom
650 sf 1 Bedroom
860 sf 2 Bedroom
650 sf 1 Bedroom
650 sf 1 Bedroom
670 sf 1 Bedroom
450 sf Studio
490 sf Studio
510 sf Studio
650 sf 1 Bedroom
650 sf 1 Bedroom
680 sf 1 Bedroom
610 sf 1 Bedroom
610 sf 1 Bedroom
610 sf 1 Bedroom
610 sf 1 Bedroom
630 sf 1 Bedroom

EQ

46' - 3 5/8"
119' - 9 1/8"
166' - 0 3/4"
42' - 1 1/4"
50' - 4"
44' - 0 3/4"
27' - 8"
23' - 6 5/8"
13' - 6 5/8"
5' - 0"
41' - 6 3/4"
40' - 4"
9' - 9 5/8"
58' - 10 3/8"
44' - 1 1/4"
14' - 0"
12' - 4"

#	DATE	REVISION
1	1/24/22	Permit Revisions
2	3/24/22	Permit Revisions

A101

Mixed Use Building:
349 Wiconisco Street

AMBIT
ARCHITECTURE

412 SOUTH 2nd STREET
PHILADELPHIA, PA 19147
267.909.0004
WWW.AMBITARCHITECTURE.COM