No: 25-030

Dauphin County Subdivision/Land Development Review Report

Municipality	City of Harrisburg	Surveyor	HRG	Engineer	ARM Group LLC

Plat Title: Commonwealth Charter Academy 25th Street Land Development Plan

Zoning District: I – Institutional | Proposed Land Use: Institutional Charter School

Plat Status:		**Plat Type:**		**Regulations:**	
	Preliminary		Subdivision		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	0	6.49	10

Date Received	Staff Review	Official County Review
2/2/2025 & 3/12/2025	3/20/2025	3/20/2025

Reviewed by: GD | Checked by: | Parcel No. 13-030-007

Project Description: The existing school building is proposed to be renovated. The northern half of the building will be demolished and rebuilt. The property will be redeveloped with site and stormwater improvements.

- ***When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.***
- ***Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.***
- ***When applicable, zoning compliance to be verified by Municipal Zoning Officer.***
- ***Appropriate sewage module component should be processed prior to final plat approval.***
- ***Final plats must be recorded within 90 days of approval.***

Review comment with cited ordinance provisions are based on municipal regulations on file with the County Planning Commission.

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

#25-030

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)

1) Full review should be completed to determine if full compliance. Statement on sheet/Application is perhaps not adequate to give assurance all provisions are met.

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):

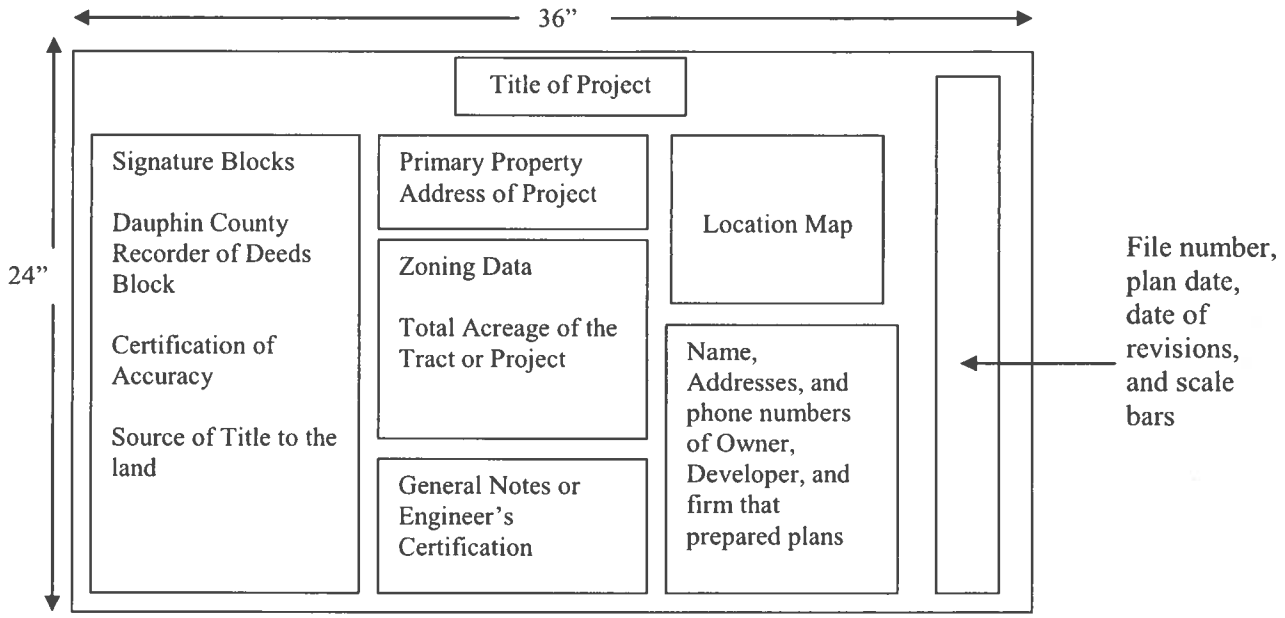


Figure 1

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
2) 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

2) Engineer to determine the adequacy of the stormwater design, in particular, noted would the openchannel on the rear of property to function - and not enter onto the driveway; Also outfall from the the detention facility appears to just ~~discharge~~ flow onto the street. is this acceptable?

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

3)

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

4)

3) See back sheet (Page 8)
4) See note #2

				(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(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)(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

5)

5)

EASEMENT REQUIREMENTS

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

5) Though not a street - see note 3 about driveways + intersectin/interactin with Berryhill St. (to avoid the jog).

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

CONDOMINIUM PROJECT REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
118	☐	x	☐	505.8(4)	Floor plans for all buildings
119	☐	x	☐	505.8(3)	Statement of proposed use for each unit and restrictions on use, if any
120	☐	x	☐	505.8(2)	Description of common elements, with allocation of the proportionate undivided interest expressed as a percentage assigned to each unit
121	☐	x	☐	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	☐	x	☐	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)

3) Questin on several driveway issues/design? A) Would it be better to have the one entrance be perperdinalar to the Berryhill St. As this Locatmj drive patterns may be difficult to manuever dud to not being directly across from street B) Has bus movement been discussed - or potential drop off / car conflicts to be present during drop off and pickup times? C) There is a sign about "trucks use delivery Entrance". Which one is that Entrance? D) SIDEWALKS? there should be a pedestrian plan presented with discussin on the Providing of sidewalks at least to the level that was previously on the site - If not greater amount (as this is a school in which pedestrian / neighborhood connectin is to be encouraged.)

DRAWINGS FOR PRELIMINARY / FINAL LAND DEVELOPMENT PLAN

COMMONWEALTH CHARTER ACADEMY

CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA

FEBUARY 2025

ZONING INFORMATION			
INSTITUTIONAL DISTRICT (INS)			
	REQUIRED	PROVIDED	UNITS
MINIMUM LOT AREA:	5,000	435,700	SF
MINIMUM LOT WIDTH (AT SETBACK):	50	777	FT
FRONT YARD (FROM C/L):	20	195	FT
SIDE YARD:	20	158	FT
REAR YARD:	20	359	FT
MAXIMUM LOT COVERAGE (IMPERVIOUS):	75	30	%
BUILDING HEIGHT:	100	27.5	FT

PROJECT LOCATION:
555 S. 25TH STREET
HARRISBURG, PA

LIST OF SHEETS

SHEET NO.	DESCRIPTION	SHEET NO.	DESCRIPTION
1	COVER SHEET *	13	EROSION & SEDIMENT CONTROL DETAILS (1 OF 3)
2	EXISTING CONDITIONS PLAN	14	EROSION & SEDIMENT CONTROL DETAILS (2 OF 3)
3	DEMOLITION PLAN	15	EROSION & SEDIMENT CONTROL DETAILS (3 OF 3)
4	SITE LAYOUT PLAN	16	EROSION & SEDIMENT CONTROL NOTES
5	GRADING PLAN	17	OVERALL PLANTING DETAILS (PREPARED BY STRADA, L1.02)
6	UTILITY PLAN	18	LANDSCAPE PLAN (PLANTING PLAN PREPARED BY STRADA L4.03)
7	PROFILE SHEET (1 OF 2)	19	LANDSCAPE PLAN (PLANTING PLAN PREPARED BY STRADA L4.04)
8	PROFILE SHEET (2 OF 2)	20	LIGHTING PLAN (PREPARED BY REPCO II
9	CONSTRUCTION DETAIL SHEET	21	ELEVATION PLAN (PREPARED BY SIGMA7, A-501(N))
10	PCSM PLAN	22	ELEVATION DRAWING (PREPARED BY SIGMA7, A-502(N))
11	PCSM DETAILS	23	EXTERIOR ELEVATIONS (PREPARED BY STRADA, A2.01(S))
12	EROSION & SEDIMENT CONTROL PLAN	24	EXTERIOR ELEVATIONS (PREPARED BY STRADA, A2.02(S))
	* INDICATES PLANS TO BE RECORDED	25	EXTERIOR ELEVATIONS (PREPARED BY STRADA, A2.03(S))

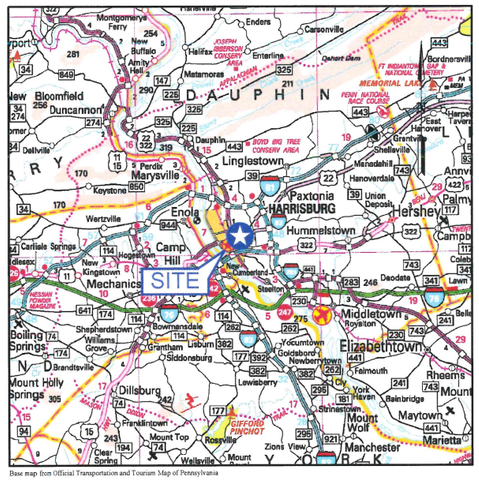
PARKING REQUIREMENTS:

BUILDING USE PER HARRISBURG ZONING CODE 7-327.6A: SCHOOL, PUBLIC OR PRIVATE, PRIMARY OR SECONDARY.

NUMBER OF MINIMUM OFF STREET PARKING: 1 SPACE FOR EVERY 4 STUDENTS AND 1 SPACE FOR EVERY STUDENT 16 YEARS AND OLDER AND 1 SPACE FOR EACH SCHOOL EMPLOYEE.

58 EMPLOYEES, 1 PER EMPLOYEE = 58 SPACES
10 STUDENTS OVER 16 YEARS OLD, 1 PER STUDENT = 1O SPACES

TOTAL PARKING REQUIRED = 68 SPACES
TOTAL PARKING PROVIDED = 74 SPACES



Base map from Official Transportation and Tourism Map of Pennsylvania

VICINITY MAP
SCALE: 1" = 5 Miles

PREPARED FOR:

COMMONWEALTH CHARTER ACADEMY CHARTER SCHOOL
1 INNOVATION WAY
HARRISBURG, PA 17110
(717)645-0863

PA ONE CALL
ACT 287, AS AMENDED

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

PENNSYLVANIA ACT 287 (1974) AS AMENDED, REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIG IN THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH. PA ONE-CALL SERIAL NO. 20241750346 HAS BEEN ASSIGNED TO THIS PROJECT ON 08-18-24.

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT 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 _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN. THAT HE/SHE IS AUTHORIZED TO ACT OF THE CORPORATION'S BEHALF, AND ACKNOLOGES THIS PLAN TO BE THE ACT OF THE CORPORATION, AND THAT HE/SHE DESIRES THE SAME TO BE RECORDED AS SUCH AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOES AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO PUBLIC USE

OWNER: _____
SIGNATURE TITLE

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

_____ _____
MY COMMISSION EXPIRES: (NOTARY PUBLIC OR OTHER OFFICER)

CERTIFICATIONS OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE CITY OF HARRISBURG.

BOUNDARY/TOPOGRAPHIC SURVEY AND LOT CONSOLIDATION
PROFESSIONAL LAND SURVEYOR: CODY JONES, PLS, HRG, 369 EAST PARK DRIVE, HARRISBURG, PA 17111

_____, 2025 _____
SIGNATURE

I _____, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE CITY OF HARRISBURG'S STORMWATER MANAGEMENT ORDINANCE.

LAND DEVELOPMENT PLANS
REGISTERED PROFESSIONAL ENGINEER: JARED C. HOCKENBERRY, P.E., ARM GROUP LLC,
4600 LENA DRIVE, SUITE 201, MECHANICSBURG, PA 17055

_____, 2025 _____
SIGNATURE

RECORDER OF DEEDS
RECEIPT AND RECORDING

REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION

THIS ___ DAY OF ___, 20___.

CHAIRMAN _____

SECRETARY _____

REVIEWED BY THE CITY OF HARRISBURG ENGINEER

THIS ___ DAY OF ___, 20___.

CITY ENGINEER _____

REVIEWED BY PLANNING COMMISSION OF THE CITY OF HARRISBURG

RECOMMENDED FOR APPROVAL BY THE PLANING COMMUNION OF THE CITY OF HARRISBURG

THIS ___ DAY OF ___, 20___.

EXECUTIVE SECRETARY_____

APPROVAL BY THE COUNCIL OF THE CITY OF HARRISBURG

THIS PLAN APPROVED BY THE COUNCIL OF THE CITY OF HARRISBURG

THIS ___ DAY OF ___, 20___.

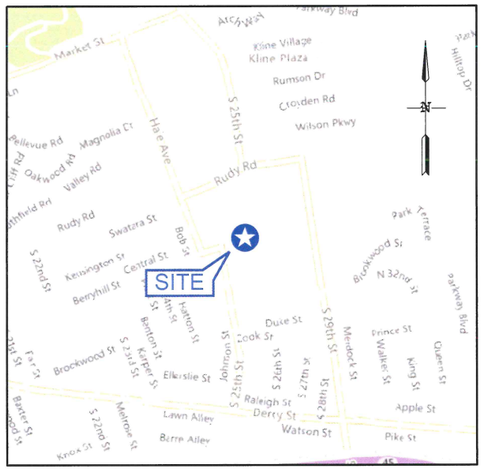
PERFORMANCE STANDARDS

TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED PLANS PRESENTED HEREIN COMPLY WITH THE ORDINANCES OF THE CITY OF HARRISBURG (UNLESS OTHERWISE NOTED BELOW)

WAIVERS

NO WAIVERS REQUESTED

STAMP OF COUNTY PLANNING COMMISSION



LOCATION MAP
SCALE: 1" = 800'

PREPARED BY:

ARM Group LLC
Engineers and Scientists
www.armgroup.net
4600 Lena Drive, Suite 201 • Mechanicsburg, PA 17055
Ph: (717) 508-0589

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designed MDP
checked JCH
drawn SEH
date 02/07/2025
project 24011010.02

COVER SHEET

CITY OF HARRISBURG
DAUPHIN COUNTY, PA

CCA 25TH STREET HARRISBURG

Sheet 1

P:\Sigma7 Design Group\24011010.02 CCA, Academic Center Civil\Dwg\Production_Land Development Plans\24011010.02-SHEET_Cover Sheet.dwg, Plotted: February 7, 2025



NOTES:

1. EXISTING TOPOGRAPHY AND EXISTING FEATURES HAVE BEEN CREATED FROM SURVEY PROVIDED BY: HERBERT, ROWLAND & GRUBIC, INC. , DATED: 10/15/2024.
2. ELEVATIONS ARE IN FEET ABOVE MEAN SEA LEVEL DATUM (NOTE: "MEAN SEA LEVEL DATUM" REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929/1988). A SITE SPECIFIC COORDINATE SYSTEM IS USED FOR THE HORIZONTAL DATUM.
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4. NO KNOWN LOCATIONS OF HISTORIC STRUCTURES, WETLANDS, UNBUILDABLE PORTIONS OF THE SITE, OR OTHER SIGNIFICANT FEATURES EXIST

LEGEND

- EXISTING GROUND SURFACE ELEVATION CONTOURS (FT.)
- EXISTING PAVED ROAD
- EXISTING BUILDING
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FENCELINE
- EXISTING TREELINE
- EXISTING UTILITY EASEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING WALL FEATURE / RETAINING WALL
- EXISTING UNDERGROUND GAS LINE
- EXISTING SEWER LINE
- EXISTING STORM SEWER
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING ELECTRICAL METER
- EXISTING FIRE HYDRANT
- EXISTING DROP INLET
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING VALVE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING TEST PIT LOCATION

EXISTING SOILS

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
BeB2	Bedington shaly silt loam, 3-8% slopes, moderately eroded	B
BeC2	Bedington shaly silt loam, 8-15% slopes, moderately eroded	B

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designed MDP
checked JCH
drawn SEH
date 02/07/2025
project 2401101002

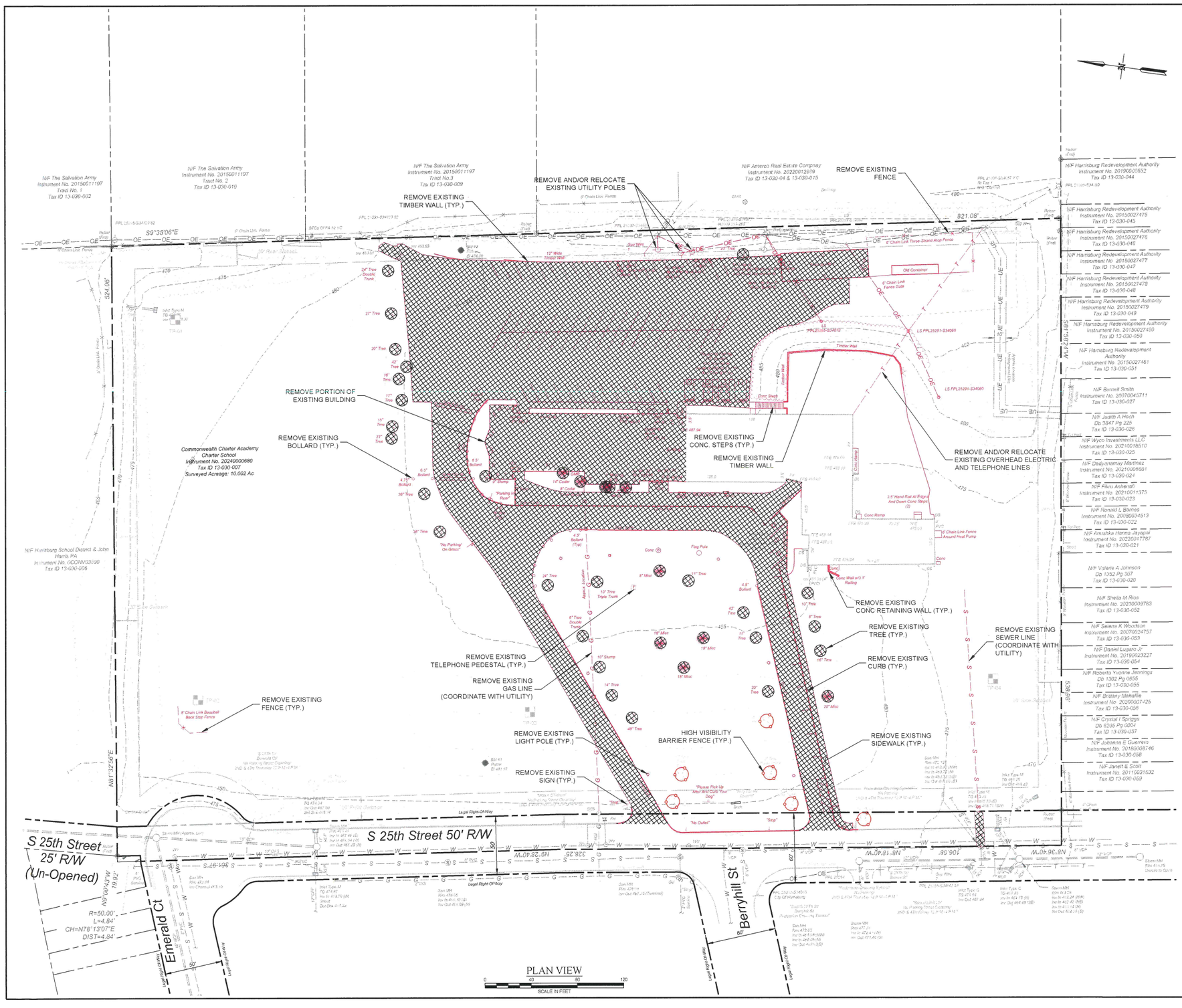
EXISTING CONDITIONS PLAN

CITY OF HARRISBURG
DAUPHIN COUNTY, PA

CCA 25TH STREET HARRISBURG

Sheet 2

P:\Projects\Design Group\2401010002\1-5\A Academic Center\Civil Dwg Production\Land Development Plan\2401010002 Existing Site Conditions Plan.dwg Plotted: February 7, 2025



NOTES:

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4. NO KNOWN LOCATIONS OF HISTORIC STRUCTURES, WETLANDS, UNBUILDABLE PORTIONS OF THE SITE, OR OTHER SIGNIFICANT FEATURES EXIST

LEGEND

- EXISTING GROUND SURFACE ELEVATION CONTOURS (FT.)
- EXISTING PAVED ROAD
- EXISTING BUILDING
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FENCELINE
- EXISTING TREELINE
- EXISTING UTILITY EASEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING WALL FEATURE / RETAINING WALL
- EXISTING UNDERGOUND GAS LINE
- EXISTING SEWER LINE
- EXISTING STORM SEWER
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING ELECTRICAL METER
- EXISTING FIRE HYDRANT
- EXISTING DROP INLET
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING VALVE
- EXISTING SIGN
- EXISTING BOLLARD
- AREA OF DEMOLITION
- AREA OF CLEARING AND GRUBBING
- EXISTING FENCELINE TO BE REMOVED
- EXISTING WATER LINE TO BE REMOVED OR ABANDONED
- EXISTING SEWER LINE TO BE REMOVED OR ABANDONED
- EXISTING ELECTRIC TO BE REMOVED OR ABANDONED
- EXISTING GAS TO BE REMOVED OR ABANDONED
- EXISTING COMMUNICATION TO BE REMOVED OR ABANDONED
- EXISTING TREE TO BE REMOVED
- EXISTING SIGN TO BE REMOVED
- EXISTING BOLLARD TO BE REMOVED
- EXISTING TELEPHONE PEDESTAL TO BE REMOVED
- EXISTING LIGHT POLE TO BE REMOVED

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Designed	MDP	
Checked	JCH	
Drawn	SEH	
Date	02/07/2025	
Project No.	240110101.02	

DEMOLITION PLAN

CITY OF HARRISBURG
DAUPHIN COUNTY, PA

CCA 25TH STREET HARRISBURG

Sheet 3

P:\Spain\Design\Design 240110101.02 CCA Academic Center\Civil Drwg\Production_Land Development Plans\240110101.02-SMO - Demolition Plan.dwg Plotted: 2/6/2025 7:20:51

NOTES:

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LEGEND

- EXISTING GROUND SURFACE ELEVATION CONTOURS (FT.)
- EXISTING PAVED ROAD
- EXISTING BUILDING
- EXISTING UTILITY POLE
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FENCELINE
- EXISTING TREELINE
- EXISTING UTILITY EASEMENT
- EXISTING PROPERTY LINE
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- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- EXISTING ELECTRICAL METER
- EXISTING FIRE HYDRANT
- EXISTING DROP INLET
- EXISTING SEWER MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING VALVE
- EXISTING SIGN
- EXISTING BOLLARD
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED BUILDING
- PROPOSED FENCE
- PROPOSED PAVED ROAD
- PROPOSED STORMWATER PIPE
- PROPOSED STORMWATER INLET
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED OVERHEAD ELECTRICAL LINE
- PROPOSED FIBER OPTIC LINE
- PROPOSED ELECTRIC/FIBER OPTIC MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED UTILITY POLE
- PROPOSED LIGHT POLE

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No.	Revision	Date	By

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designed	drawn	checked	date	project
MDP	SEH	JCH	02/07/2025	240110102

SITE LAYOUT PLAN

CITY OF HARRISBURG
DAUPHIN COUNTY, PA

CCA 25TH STREET HARRISBURG

Sheet 4

PLAN VIEW
SCALE IN FEET

NOTES:

1. EXISTING TOPOGRAPHY AND EXISTING FEATURES HAVE BEEN CREATED FROM SURVEY PROVIDED BY: HERBERT, ROWLAND & GRUBIC, INC. , DATED: 10/15/2024.
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- EXISTING PAVED ROAD
- EXISTING BUILDING
- EXISTING FENCELINE
- EXISTING TREELINE
- EXISTING UTILITY EASEMENT
- EXISTING PROPERTY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING WALL FEATURE / RETAINING WALL
- EXISTING TEST PIT LOCATION
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED BUILDING
- PROPOSED FENCE
- PROPOSED PAVED ROAD
- PROPOSED STORMWATER PIPE
- PROPOSED STORMWATER INLET
- PROPOSED FINAL GRADE CONTOURS
- PROPOSED CHANNEL
- PROPOSED SPOT ELEVATION

PLAN VIEW
SCALE IN FEET

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Designed	MDP
Checked	JCH
Drawn	SEH
Date	02/07/2025
Project No.	240111010.02

GRADING PLAN

CCA 25TH STREET HARRISBURG

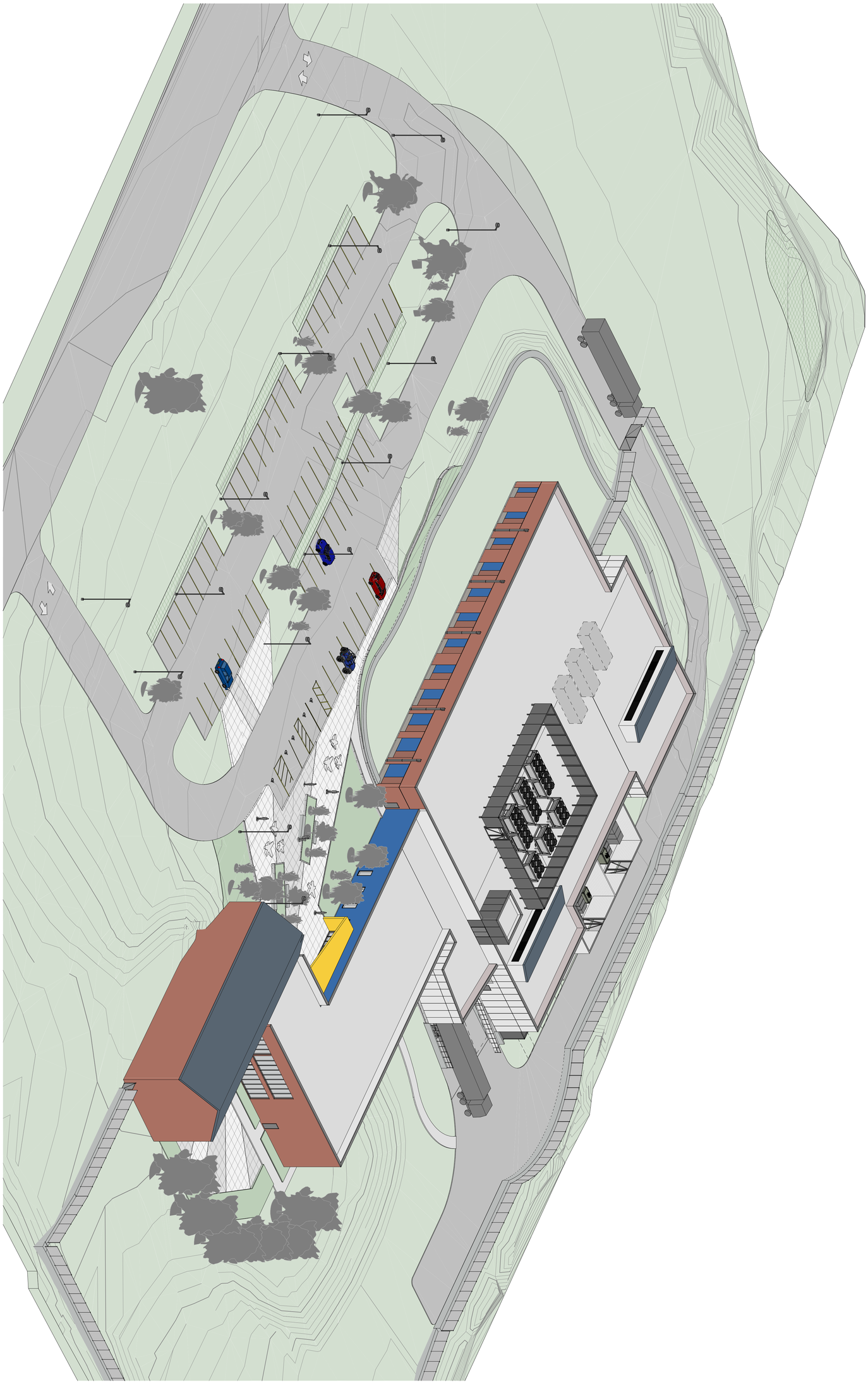
CITY OF HARRISBURG
DAUPHIN COUNTY, PA

Sheet 5

P:\Projects\Design\2401101002\11-Civil\Admin\Current Civil Dwg Files\Active - Land Development Plan\2401101002-ESMP_GrAdng Plan.dwg, 2/7/2025 1:49:07 PM, Michael Hall

11/8/2024 12:20:18 PM

1 3D MASSING VIEW



SHEET SK-01

JOB 0822

PROJECT Commonwealth Charter Academy

555 South 25th Street
Harrisburg, PA 17104

SHEET MASSING

#	DESCRIPTION	DATE

0 4' 8' 16'

TRUE

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SIGMA7

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New York, NY 10016 t. 212 779 7100 f. 212 779 7110