No: 25-072

# Dauphin County Subdivision/Land Development Review Report

| | | | | | |
|---|---|---|---|---|---|
| Municipality | City of Harrisburg | Surveyor | Jeffery McDonald/GFT | Engineer | Jesse Lindsey/GFT |
| Plat Title | Capital Region Water 1081 Elliot Street Land Development | | | | |
| Zoning District | Industrial (IND) | Proposed Land Use | Industrial | | |

| | | | | | |
|---|---|---|---|---|---|
| **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 | 1 | # of New Lots | 0 | # of New D.U.s | 0 | Acreage Subdivided/Developed | 2.45 | Total Acreage | 6.4 |

| | | | | | |
|---|---|---|---|---|---|
| Date Received | 6/23/2025 & 7/1/2025 (payment) | Staff Review | 7/18/2025 | Official County Review | 7/18/2025 |
| Reviewed by | GD | Checked by | | Parcel No. | 01-049-045 |

**Project Description**: The land development of an existing largely vacant industrial lot with new 14,732 SF industrial facility and associated site facilities.

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

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

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

2. In addition, provided are some general observations:
   a. DCPC/TCRPC records indicate that the entire site lies within the 100-year floodplain. However, this condition does not appear to be clearly reflected on the submitted site plan. We recommend this be more prominently identified.

   b. Spring Creek, which intersects the property, is currently impaired due to urban runoff and storm sewer impacts. In light of this, we encourage the incorporation of water quality Best Management Practices (BMPs) within the development to support and enhance stream health.

# 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)<br>505.4(3)<br>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)<br>505.10(1) | File Number assigned by the firm, the plan date, and the date(s) of all revisions. |
| 6 | X | ☐ | ☐ | 505.4(7)<br>505.10(1) | The total acreage of the tract or project |
| 7 | X | ☐ | ☐ | 505.4(8)<br>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)<br>505.10(8)(l) | A statement on the Plan indicating that all zoning approvals have been obtained |
| 10 | X | ☐ | ☐ | 505.6(13)<br>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)<br>505.10(9)<br>(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)<br>505.10(9)<br>(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)<br>(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):

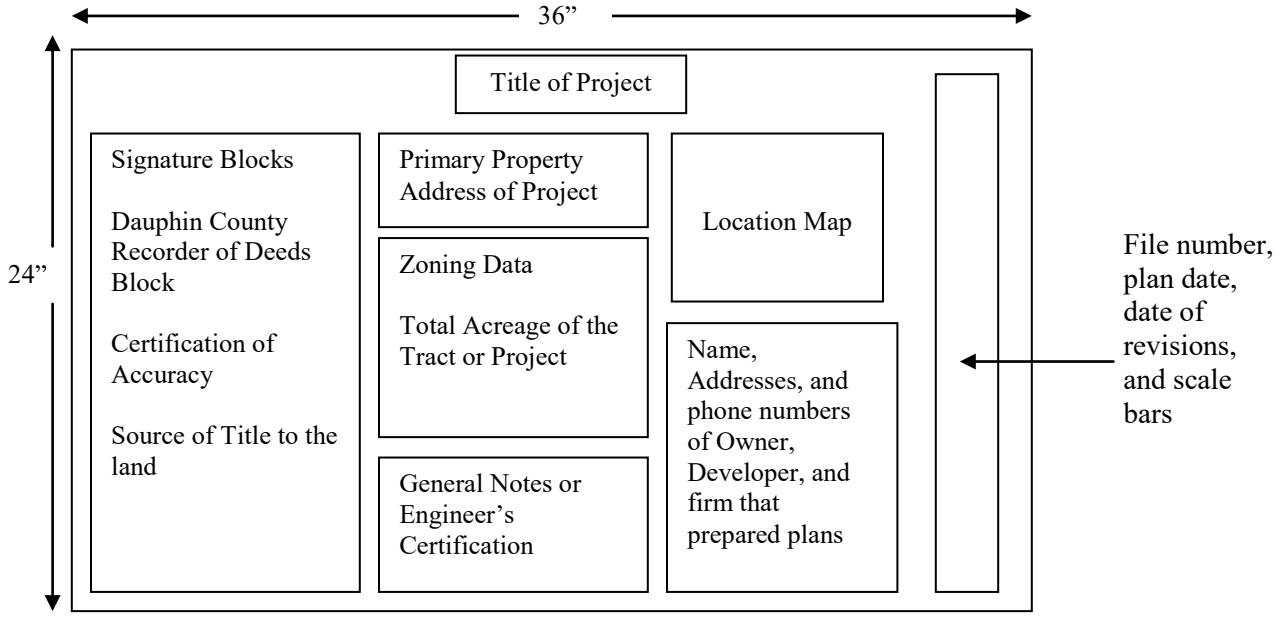



**Figure 1**

***BASIC PLAN REQUIREMENTS***

| | Provided | Not Provided | Waiver Requested | Ordinance | Standards |
|---|---|---|---|---|---|
| 15 | X | ☐ | ☐ | 505.9(1)<br>505.10<br>(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)<br>505.10<br>(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)<br>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)<br>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 |

Entire property is not shown.

| | | | | | |
|---|---|---|---|---|---|
| 27 | X | | | 505.6(1)<br>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)<br>505.10(8)(B) | Lot lines, with accurate bearings and distances and lot areas for all parcels |
| 29 | | X | | 505.6(3)<br>505.10(8)(C) | Block and lot numbers in consecutive order |
| 30 | X | | | 505.6(5)<br>505.10(8)(E) | Total number of lots, units of occupancy, density, and proposed land use |
| 31 | X | | | 505.6(6)<br>505.10(8)(F) | Easements and rights-of-way |
| 32 | X | | | 505.6(7)<br>505.10(8)(G) | Building setback lines with distances from front, rear, and side yard property lines |
| 33 | X | | | 505.6(8)<br>505.10(8)(H) | Identification of buildings to be demolished |
| 34 | | X | | 505.6(9)<br>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)<br>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)<br>505.10(9)(D)(iv)<br>507.7(1)(c) | Provide a Landscaping Plan<br>Will be submitted with final plan |

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

| | Provided | Not Provided | Waiver Requested | Ordinance | Standards |
|---|---|---|---|---|---|
| 39 | X | | | 505.5(3)(A)<br>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)<br>505.10(6)(B) | Sanitary sewer mains |
| 41 | X | | | 505.5(3)(B)<br>505.10(6)(B) | Water supply mains |
| 42 | X | | | 505.5(3)(B)<br>505.10(6)(B) | Fire hydrants |
| 43 | | X | | 505.5(3)(D)<br>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 |

None found on existing site

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

| | Provided | Not Provided | Waiver Requested | Ordinance | Standards |
|---|---|---|---|---|---|
| 44 | X | | | 505.5(4)(A)<br>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)<br>505.10(7)(B) | Sanitary sewer mains None found on existing site |
| 46 | X | | | 505.5(4)(A) | Water supply mains |

Note the right of way for Elliott Street. Is it a public street? If not is there an access easement?

| | | | | | |
|---|---|---|---|---|---|
| | | | | 505.10(7)(B) | |
| 47 | X | □ | □ | 505.5(4)(A)<br>505.10(7)(B) | Fire hydrants |
| 48 | X | □ | □ | 505.5(4)(A)<br>505.10(7)(B) | Buildings |
| 49 | □ | X | □ | 505.5(4)(D)<br>505.10(7)(B) | Stormwater management facilities |
| 50 | X | □ | □ | 505.5(4)(C)<br>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)<br>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 |
|---|---|---|---|---|---|---|
| N/A | 52 | □ | X | □ | 505.7(b)<br>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)<br>505.10(9)(E) | Traffic Impact Study, if required by City Engineer |
| N/A | 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 |
| N/A | 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 |
|---|---|---|---|---|---|---|
| N/A | 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 |
| N/A | 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 |
|---|---|---|---|---|---|
| N/A 62 | ☐ | ☒ | ☐ | 505.7(f) | For Preliminary Plan calling for installation of improvements beyond two years, a schedule of the timing of the improvements |
| 63 | ☐ | ☒ | ☐ | 505.10(9)(A) | Notification from PA D.E.P. that either approval of the Sewer Facility Plan Revision or Supplement has been granted or that such approval is not required (Plan Revision Modular for Land Development) |
| 64 | ☒ | ☐ | ☐ | 505.10(8)(D) | For Land Development Plans, the location and configuration of proposed buildings, parking compounds, streets, access drives, driveways, and all other significant planned facilities |
| 65 | ☒ | ☐ | ☐ | 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 | ☐ | ☒ | ☐ | 505.10(9)(H) | Approval from the City Solicitor of the Improvement Construction Guarantee |

Will be provided with final plan.

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 | ☒ | ☐ | ☐ | 505.7(c)(2) 505.10(9)(D)(ii) | Location and floor area of all existing and proposed buildings, structures, and other improvements, including height, types of units, and uses |
| 70 | ☒ | ☐ | ☐ | 505.7(c)(3) 505.10(9)(D)(iii) | Details of significant architectural features |
| 71 | ☒ | ☐ | ☐ | 505.7(c)(5) 505.10(9)(D)(v) | Vehicular and Pedestrian Circulation Plan, including parking, service areas, waiting areas, and major access points |
| 72 | ☒ | ☐ | ☐ | 505.7(c)(6) 505.10(9)(D)(vi) | Lighting, screening, drainage, and dimensions of all off-street parking areas |

Lighting to be provided with final plan.

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

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

| | | | | | |
|---|---|---|---|---|---|
| | | | | (K)(iii) | volumes and discharge curves with corresponding water surface elevations, inflow hydrographs, and outflow hydrographs |
| 76 | 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 |

N/A **Block Layouts**

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

N/A **Lot Configurations**

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

**Building Design Guidelines**

| | Provided | Not Provided | Waiver Requested | Ordinance | Standards |
|---|---|---|---|---|---|
| 87 | 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 |

N/A ***STREETS, ACCESS STREETS, AND DRIVES – ADDITIONAL REQUIREMENTS***

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

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

N/A ***EASEMENT REQUIREMENTS***

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

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

N/A ***CONDOMINIUM PROJECT REQUIREMENTS***

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

# PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

## FOR

## CAPITAL REGION WATER

## 1081 ELLIOT ST

## CITY OF HARRISBURG, DAUPHIN COUNTY, PA

### PURPOSE STATEMENT:

THE PURPOSE OF THIS PLAN IS THE LAND DEVELOPMENT OF AN EXISTING VACANT INDUSTRIAL SITE INTO A 14,732 SF INDUSTRIAL BUILDING AND ASSOCIATED SITE FACILITIES.

### DAUPHIN COUNTY PLANNING COMMISSION

REVIEWED THIS _____ DAY OF _____ 20___ BY THE DAUPHIN COUNTY PLANNING COMMISSION.

_____
DIRECTOR OF PLANNING

### HARRISBURG CITY ENGINEER

REVIEWED BY THE HARRISBURG CITY ENGINEER.
RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20___.

_____
CITY ENGINEER

### HARRISBURG PLANNING COMMISSION

REVIEWED BY THE HARRISBURG PLANNING COMMISSION.
RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20___.

_____
CHAIRMAN

### HARRISBURG CITY COUNCIL CERTIFICATION

THIS PLAN APPROVED OR CONDITIONALLY APPROVED THIS _____ DAY OF _____, 20___ BY THE LEMOYNE BOROUGH COUNCIL.

ALL CONDITIONS, IF ANY IMPOSED WITH RESPECT TO SUCH APPROVAL HAVE BEEN MET ON THIS ____ DAY OF _____ 20___.

_____ _____
COUNCIL CHAIR BOROUGH SECRETARY

### OWNER'S CERTIFICATION AND DEDICATION STATEMENT

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED HAS LEGAL OR EQUITABLE TITLE TO THE LAND SHOWN AND THAT THE PLAN AS PRESENTED HEREIN IS THEIR ACT AND DEED. ALL ROADS AND STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY OFFERED FOR PUBLIC USE.

_____
FOR CAPITAL REGION WATER TITLE

STATE OF _____

COUNTY OF _____

ON THIS ____ DATE OF _____ 20___ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTURMENT, AND ACKNOWLEDGES THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED

IN WITNESS THEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

_____

### MUNICIPAL OFFICIAL CERTIFICATION

_____ (MUNICIPAL OFFICIAL OR DESIGNEE), ON THIS DATE _____, 20____ (SIGNATURE DATE), HAS REVIEWED AND HEREBY CERTIFIES THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE MUNICIPAL ORDINANCE NO. (NUMBER ASSIGNED TO ORDINANCE).

### RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR DAUPHIN COUNTY THIS _____ DAY OF _____, 20___ .

INSTURMENT NUMBER_____

### PLAN WAIVERS:

THE FOLLOWING SUBDIVISION AND LAND DEVELOPMENT PLAN WAIVERS HAVE BEEN REQUESTED AS PART OF THIS LAND DEVELOPMENT PLAN:

- 505.7.d REQUIREMENT TO SUBMIT A TRAFFIC IMPACT STUDY

### ZONING DATA

| | | | |
|---|---|---|---|
| | | WATER SUPPLY | PUBLIC |
| PROPERTY ADDRESS | 1081 ELLIOT ST<br>HARRISBURG, PA 17104 | SEWAGE DISPOSAL | PUBLIC |
| OWNER | CAPITAL REGION WATER<br>3003 NORTH FRONT STREET<br>HARRISBURG, PA 17110 | SETBACKS | FRONT - 10'<br>SIDE - 5'<br>REAR - 5' |
| PLANS PREPARED BY | TRANSYSTEMS<br>300 STERLING PARKWAY, SUITE 200<br>MECHANICSBURG, PA 17050<br>717-691-2520 | LOT WIDTH | REQUIRED MIN. BY CODE: 30'<br>PROVIDED: |
| | | BUILDING HEIGHT | NO MAXIMUM |
| TAX PARCEL ID | 01-049-045 | PARKING: | INDUSTRIAL USE,<br>REQ. 1 SPACE / 1,000 SQ. FT, OR 1 SPACE FOR EACH EMPLOYEE |
| SOURCE OF TITLE | DAUPHIN COUNTY RECORDER OF DEEDS | | |
| PROPERTY AREA | REQUIRED MIN. BY CODE: 5,000 SF<br>6.40 ACRES | | REQ. 15 SPACES<br>PROV. 36 SPACES |
| ZONING | INDUSTRIAL (IND) | IMPERVIOUS COVER: | MAX BY CODE: 75 %<br>EXISTING: 23%<br>PROPOSED 33% |
| USE | EXISTING: INDUSTRIAL<br>PROPOSED: INDUSTRIAL | | |

### IMPROVEMENT CONSTRUCTION GUARANTEE

IMPROVEMENT CONSTRUCTION GUARANTEE REVIEWED BY THE HARRISBURG CITY SOLICITOR.
RECOMMENDED FOR APPROVAL THIS _____ DAY OF _____, 20___.

_____
CITY SOLICITOR

### STORMWATER OPERATION & MAINTENANCE STATEMENT

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED WILL TAKE RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF ALL STORMWATER BMPS ON THE SITE AS SPECIFIED ON SHEET C402.

_____
FOR CAPITAL REGION WATER TITLE

### AS-BUILT PLANS, CERTIFICATE AND INSPECTION NOTE

THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS OF ALL SWM BMPS INCLUDED IN THE APPROVED SWM PLAN. THE AS-BUILT PLANS AND AN EXPLANATION OF ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE BOROUGH.

THE AS-BUILT SUBMISSION SHALL INCLUDE A CERTIFICATION OF COMPLETION SIGNED BY A QUALIFIED PROFESSIONAL VERIFYING THAT ALL PERMANENT SWM BMPS HAVE BEEN CONSTRUCTED ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS. IF ANY LICENSED QUALIFIED PROFESSIONALS CONTRIBUTED TO THE CONSTRUCTION PLANS, THEN A LICENSED QUALIFIED PROFESSIONAL MUST SIGN THE COMPLETION CERTIFICATE.

AFTER RECEIPT OF THE COMPLETION CERTIFICATION BY THE BOROUGH, THE BOROUGH MAY CONDUCT A FINAL INSPECTION.

### LAND DEVELOPMENT NOTES:

SEWER FACILITIES PLANNING MODULE EXEMPTION PA DEPARTMENT OF ENVIRONMENTAL PROTECTION CODE #A3-21803-043-3E, AUTHORIZATION NO. __, RECEIVED __

### SURVEYORS CERTIFICATION

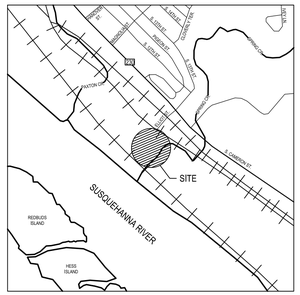
TO THE BEST OF MY KNOWLEDGE BASED ON RECENT ACTUAL OBSERVATION OF THE SITE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LEMOYNE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND IN ACCORDANCE WITH LAWS OF THE COMMONWEALTH OF PENNSYLVANIA.

_____ 20___ _____

### ENGINEERS CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE BASED ON RECENT ACTUAL OBSERVATION OF THE SITE, THE ENGINEERING DETAILS AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE LEMOYNE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA.

_____ 20___ _____




LOCATION MAP

### INDEX OF DRAWINGS

| LAND DEVELOPMENT | | |
|---|---|---|
| SHT. NO. | DWG. NO. | SHEET TITLE |
| G100 | 1 | TITLE SHEET |
| C100 | 2 | OVERALL EXISTING CONDITIONS PLAN |
| C101 | 3 | DEMOLITION PLAN |
| C201 | 4 | SITE LAYOUT PLAN |
| C202 | 5 | SITE DETAILS |
| C203 | 6 | SITE DETAILS |
| C301 | 7 | GRADING & UTILITY PLAN |
| C401 | 8 | STORMWATER MANAGEMENT PLAN |
| C402 | 9 | STORMWATER MANAGEMENT NOTES |
| C601 | 10 | LANDSCAPING PLAN |

### OWNER/ APPLICANT

CHARLOTTE KATZENMOYER
CAPITAL REGION WATER
3003 NORTH FRONT STREET
HARRISBURG, PA 17110
PHONE: (888) 510-0606
EMAIL: CHARLOTTE.KATZENMOYER@CAPITALREGIONWATER.COM

### ENGINEER

TRANSYSTEMS
300 E. JOPPA RD. SUITE 200
BALTIMORE, MD 21286
JESSE LINDSAY, PE
PA LICENSE No. PE085342
PHONE: (410)512-4523
EMAIL: JLINDSAY@TRANSYSTEMS.COM

### SURVEYOR

TRANSYSTEMS
300 E. JOPPA RD. SUITE 200
BALTIMORE, MD 21286
JEFFREY A. MCDONALD, PLS
PA LICENSE No. SU075582
PHONE: (410) 512-4535

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |


TRANSYSTEMS
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.transystems.com


I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

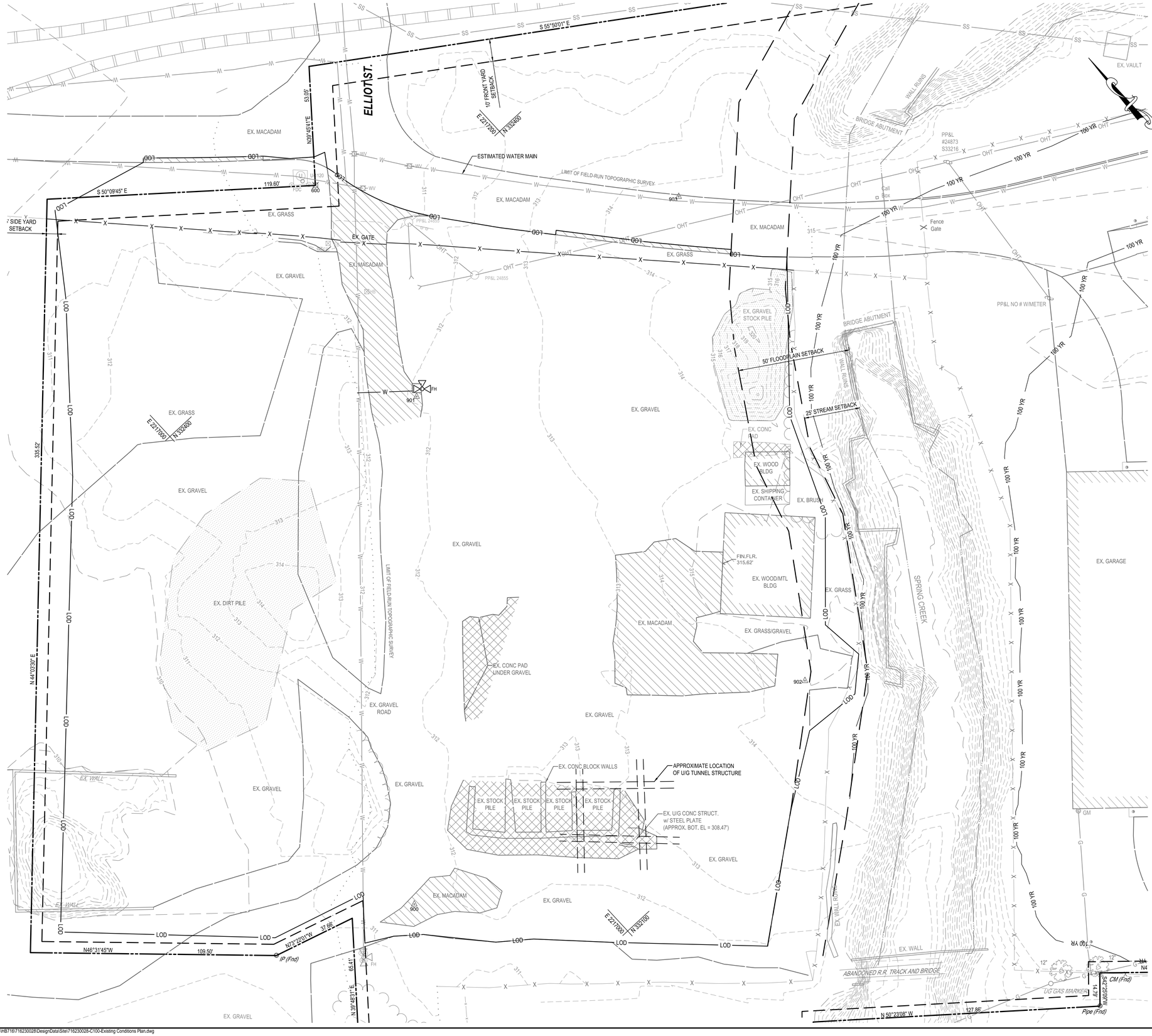
License #27734 Expiration Date: 07/12/24

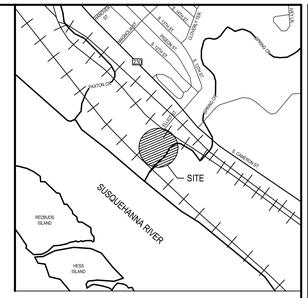
TITLE SHEET

AWTF BUILDING SPACE
CAPITAL REGION WATER
662 S. CAMERON STREET
HARRISBURG, PA 17104

| | |
|---|---|
| DESIGNED: | E.A.S. |
| DRAWN: | R.S. |
| CHECKED: | R.H. |
| SCALE: | 1"=20' |
| DATE: | 05/14/2025 |
| PROJECT: | 716230028 |
| DRAWING: | G100 |


May 13, 2025 - 2:55pm User: ekolek
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## VICINITY MAP

SCALE: 1" = 2000'

### TRANSYSTEMS SURVEY TRAVERSE CONTROL LISTING

| PT# | NORTHING | EASTING | ELEV. | DESCRIPTION |
|---|---|---|---|---|
| 600 | 332,438.1191 | 2,217,123.5949 | 311.211 | CONC MON W/ DISK "PP&L Co. MON No.6" |
| 900 | 332,173.2854 | 2,216,938.3948 | 311.335 | MAGNAIL |
| 901 | 332,338.4497 | 2,217,092.7021 | 311.979 | MAGNAIL |
| 902 | 332,128.1604 | 2,217,133.6043 | 314.855 | TRANSYSTEMS RC |
| 903 | 332,324.5151 | 2,217,238.7936 | 314.364 | MAGNAIL |

### GENERAL NOTES

1. THIS PLAT IS BASED UPON A FIELD-RUN TOPOGRAPHIC SURVEY PERFORMED BY TRANSYSTEMS IN SEPTEMBER, 2024 AND REFLECTS SITE CONDITIONS AS OF THAT DATE.
2. COORDINATES AND DIRECTIONS SHOWN HEREON ARE REFERRED TO THE PENNSYLVANIA SOUTH STATE PLANE COORDINATE SYSTEM, NAD 83/2011 AS DETERMINED FROM REAL TIME KINEMATIC SURVEYING AS BROADCAST BY THE LEICA SMARTNET NETWORK.
3. ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY R.T.K. G.P.S. OBSERVATIONS AS BROADCAST BY THE LEICA SMARTNET NETWORK(GEOID18).
4. ADDITIONAL SPOT ELEVATIONS RESIDE IN THE ELECTRONIC VERSION OF THIS DRAWING BUT ARE NOT PLOTTED HEREON.
5. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. THE DESCRIPTION OF THE UNDERGROUND UTILITIES AS SHOWN HEREON WERE BASED SOLELY UPON FIELD OBSERVATIONS AND HAVE NOT BEEN COMPARED TO OR VERIFIED WITH RECORD UTILITY DRAWINGS OR FIELD TEST PITS. THE SIZE, TYPE AND LOCATION OF THE UTILITY LINES SHOULD BE VERIFIED BY THE USER OF THIS DRAWING.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ACTUAL SITE CONDITIONS PRIOR TO THE START OF ANY WORK. THERE IS NO WARRANTY OR GUARANTEE ON THE COMPLETENESS OR CORRECTNESS OF THE EXISTING CONDITION INFORMATION. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO THE START OF ANY WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "MISS UTILITY" AT 1-800-257-7777 THREE DAYS PRIOR TO THE START OF ANY EXCAVATION WORK.
8. THE WORDS "CERTIFY" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE UNDERSIGNED SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

FLOODPLAIN NOTE: SPRING CREEK ADJACENT TO THE PROJECT SITE IS LOCATED IN A FEMA DETAILED STUDY AREA. SPRING CREEK WEST CROSS SECTION B FROM THE DAUPHIN COUNTY FIS PROVIDES A 100-YEAR FLOODPLAIN ELEVATION OF 316' (VERTICAL DATUM NGVD 29). THE SURVEY USES VERTICAL DATUM NAVD 88, SO THE 100-YEAR WATER SURFACE ELEVATION WAS CONVERTED TO 315.31' USING THE NGS NCAT.

### LEGEND

| | EXISTING |
|---|---|
| BUILDING | EX. BLDG. |
| PAVING | EX. PAVING |
| CONCRETE WALK | EX. CONC. |
| PROPERTY LINE | |
| RIGHT-OF-WAY | |
| BLDG. SETBACK | |
| CURB | |
| WALL | |
| FENCE | X |
| CONTOUR | 15 / 14 |
| SPOT ELEVATION | x 14.85 |
| STORM DRAIN | D |
| SANITARY | SS |
| WATER | W |
| OVERHEAD ELECTRIC | OHE |
| ELECTRIC | E |
| GAS | G |
| MANHOLE | D S E |
| INLET | |
| ELECTRIC BOX | E.B. |
| POWER POLE | PP |
| WATER VALVE | WV |
| GAS VALVE | GV |
| FIRE HYDRANT | |
| BOLLARD | |
| SIGN | |
| ROOF DRAIN | RD |
| DECIDUOUS TREE | |
| TREELINE | |
| 100YR FLOODPLAIN | 100YR |
| SURVEY LIMITS | |
| TRAVERSE STATION | 900 |
| LIMIT OF DISTURBANCE | LOD |

CAUTION:
IF THIS DRAWING IS A REDUCTION, USE THE GRAPHIC SCALES.

1"=20'-0" (20 0 10 20 40)

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |


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300 East Joppa Road, Suite 200
Baltimore, MD 21286
410.512.4500 www.transystems.com


I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License #27734 Expiration Date: 07/12/24

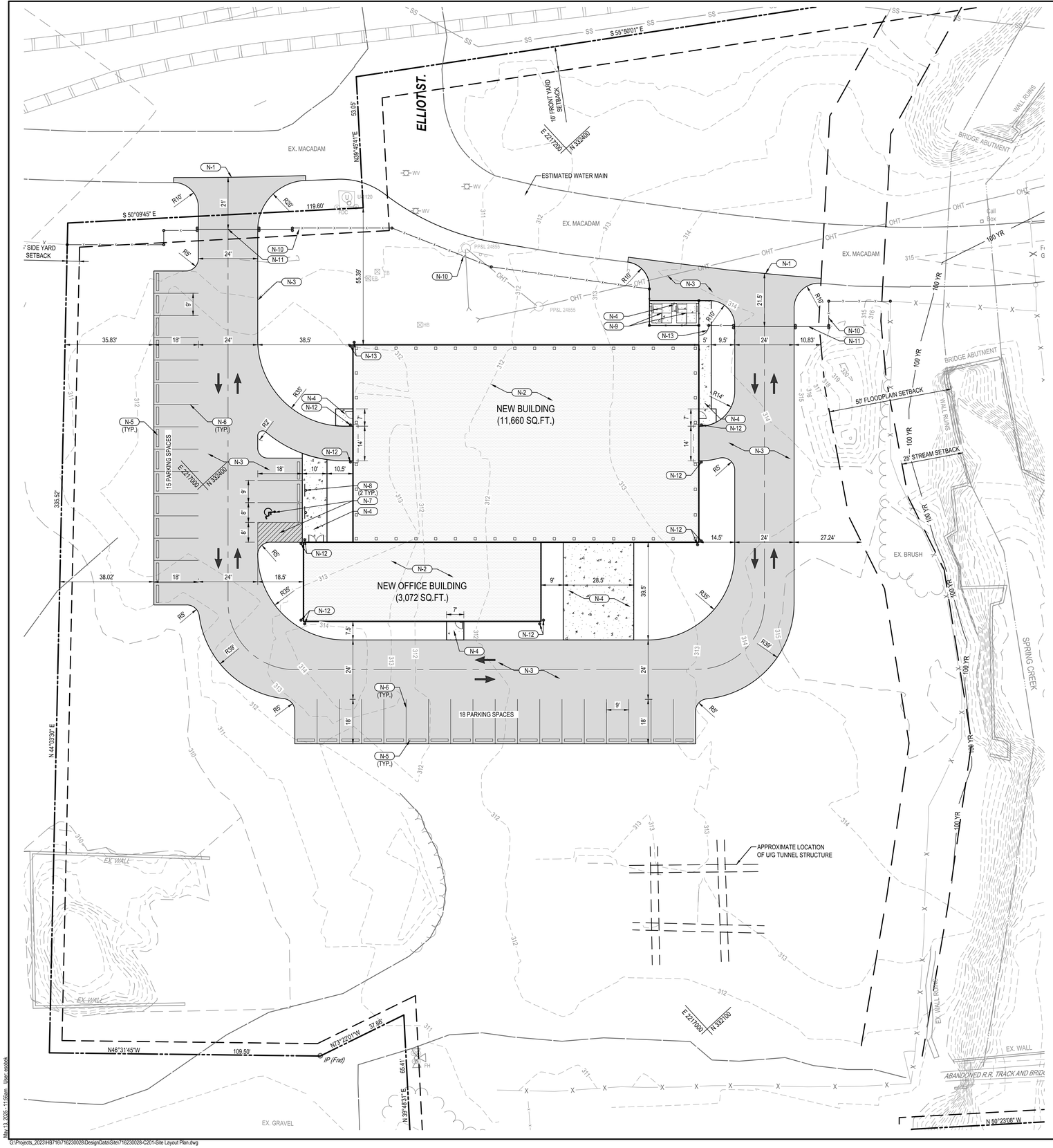
EXISTING CONDITIONS PLAN

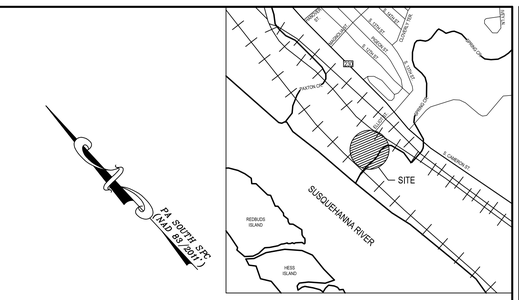
AWTF BUILDING SPACE
CAPITAL REGION WATER
1662 S. CAMERON STREET
HARRISBURG, PA 17104

| | |
|---|---|
| DESIGNED: | E.A.S. |
| DRAWN: | R.S. |
| CHECKED: | R.H. |
| SCALE: | 1"=20' |
| DATE: | 05/14/2025 |
| PROJECT: | 716230028 |
| DRAWING: | C100 |

May 13, 2025 - 11:48am User: eestvik

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VICINITY MAP
SCALE: 1" = 2000'

## SITE DATA

| | | | |
|---|---|---|---|
| PROPERTY ADDRESS | 1081 ELLIOT ST<br>HARRISBURG, PA 17104 | WATER SUPPLY | PUBLIC |
| OWNER | CAPITAL REGION WATER<br>3003 NORTH FRONT STREET<br>HARRISBURG, PA 17110 | SEWAGE DISPOSAL | PUBLIC |
| PLANS PREPARED BY | TRANSYSTEMS<br>300 STERLING PARKWAY, SUITE 200<br>MECHANICSBURG, PA 17050<br>717-691-2520 | SETBACKS | FRONT - 10'<br>SIDE - 5'<br>REAR - 5' |
| TAX PARCEL ID | 01-049-045 | LOT WIDTH | REQUIRED MIN. BY CODE: 30'<br>PROVIDED: |
| SOURCE OF TITLE | DAUPHIN COUNTY RECORDER OF DEEDS | BUILDING HEIGHT | NO MAXIMUM |
| PROPERTY AREA | REQUIRED MIN. BY CODE: 5,000 SF<br>6.40 ACRES | PARKING: | INDUSTRIAL USE,<br>REQ. 1 SPACE / 1,000 SQ. FT, OR 1 SPACE FOR EACH EMPLOYEE<br>REQ. 15 SPACES<br>PROV. 36 SPACES |
| ZONING | INDUSTRIAL (IND) | | |
| USE | EXISTING: INDUSTRIAL<br>PROPOSED: INDUSTRIAL | IMPERVIOUS COVER: MAX BY CODE: | 75 %<br>EXISTING: 23%<br>PROPOSED 33% |

## LEGEND

| | EXISTING | NEW |
|---|---|---|
| BUILDING | EX. BLDG. | |
| PAVING | EX. PAVING | |
| CONCRETE WALK | EX. CONC. | |
| PROPERTY LINE | | |
| RIGHT-OF-WAY | | |
| BLDG. SETBACK | | |
| CURB | | |
| WALL | | |
| FENCE | X | X |

## CONSTRUCTION NOTES

N-1 MEET EXISTING CONDITIONS.
N-2 NEW BUILDING SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
N-3 NEW FULL DEPTH BITUMINOUS CONCRETE PAVING, SEE DETAIL #1 ON SHEET C202.
N-4 NEW CONCRETE PAVING, SEE DETAIL #2 ON SHEET C202.
N-5 NEW CONCRETE WHEEL STOP, SEE DETAIL #3 ON SHEET C202.
N-6 NEW 4" PARKING STRIPING, SEE DETAIL #4 ON SHEET C202.
N-7 NEW ADA PARKING STRIPING, SEE DETAIL #5 ON SHEET C202.
N-8 NEW ADA PARKING SIGN, SEE DETAIL #6 ON SHEET C202.
N-9 NEW DUMPSTER ENCLOSURE, SEE DETAIL #1 ON SHEET C203.
N-10 NEW 8'-0" HEIGHT CHAIN LINK FENCE, SEE DETAIL #2 ON SHEET C203
N-11 NEW ENTRANCE SLIDE GATE. SEE DETAIL #3 ON SHEET C203
N-12 NEW CONCRETE BOLLARD, SEE DETAIL #4 ON SHEET C203.
N-13 NEW 4'-0" WIDE MAN GATE, SEE DETAIL #5 ON SHEET C203.

CAUTION:
IF THIS DRAWING IS A REDUCTION,
USE THE GRAPHIC SCALES.

1"=20'-0" (20 0 10 20 40)

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| | | | |


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Baltimore, MD 21286
410.512.4500 www.transystems.com


I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License #27734 Expiration Date: 07/12/24

SITE LAYOUT PLAN

AWTF BUILDING SPACE
CAPITAL REGION WATER
1662 S. CAMERON STREET
HARRISBURG, PA 17104

| | |
|---|---|
| DESIGNED: | E.A.S. |
| DRAWN: | R.S. |
| CHECKED: | R.H. |
| SCALE: | 1"=20' |
| DATE: | 05/14/2025 |
| PROJECT: | 716230028 |
| DRAWING: | C201 |

May 13, 2025 - 11:59am User: esobek

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