No: 25-046

Dauphin County Subdivision/Land Development Review Report

Municipality	City of Harrisburg	Surveyor	Cornerstone Consulting	Engineer	Cornerstone Consulting
Plat Title	Penn Center Campus				
Zoning District	INS – Institutional	Proposed Land Use	Multi Family Residential, Retail, Restaurant		

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

# of Lots	1	# of New Lots	4	# of New D.U.s	275	Acreage Subdivided/Developed	6.36	Total Acreage	6.36

Date Received	4/10/2025	Staff Review	4/21/2025	Official County Review	4/21/2025
Reviewed by	GD	Checked by		Parcel No.	10-042-001

Project Description: Commercial Subdivision

- ***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)

Note - Zoning Approval being sought for plan. Note should indicate the date and approval if so granted.

In addition, plan not reviewed in compliance with zoning code provisions due to this uncertain status

14	X	☐	☐	505.10(9)(f)(iv)	Notation space to accommodate the Dauphin County Recorder of Deeds information (including Plan Book, Volume and Page)

The preferred layout of the cover sheet is represented in Figure 1 (below):

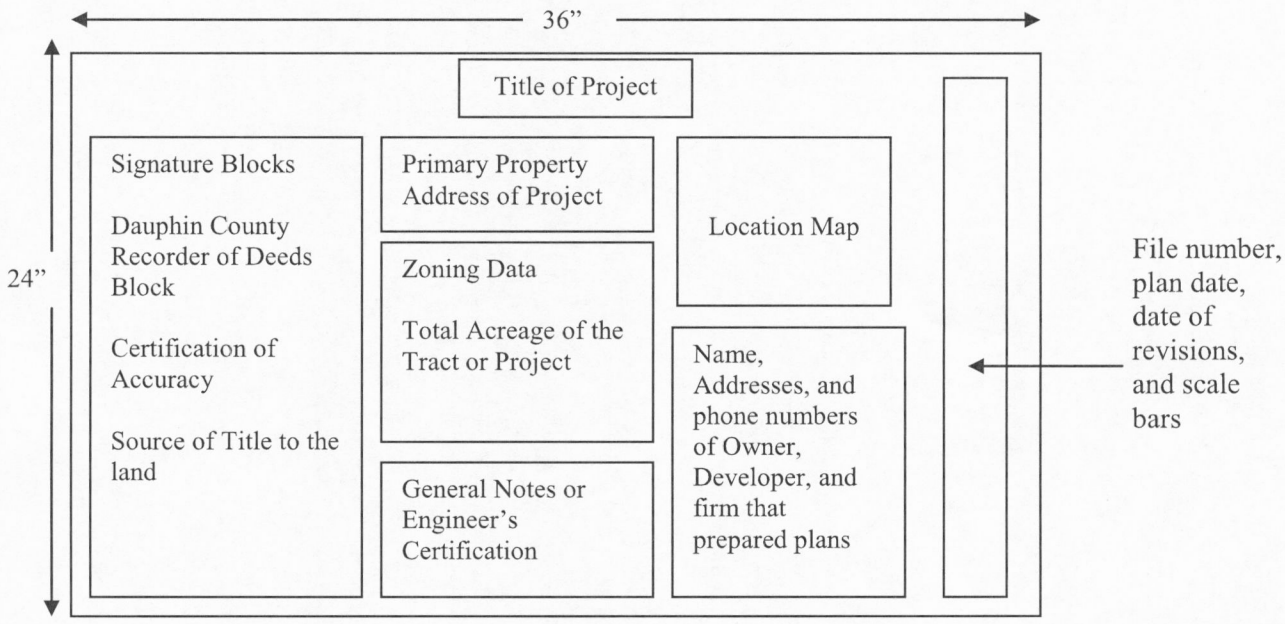


Figure 1

BASIC PLAN REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
15	X	☐	☐	505.9(1) 505.10 (11)(A)	Check or money order made out to "City Treasurer" in an amount specified on Subdivision/Land Development Fee Schedule
16	X	☐	☐	505.9(2) 505.10 (11)(B)	Check made out to Dauphin County Planning Commission in an amount specified on Subdivision/Land Development Fee Schedule
17	☐	X	☐	505.4(2)	Location of any municipal boundary line (if applicable)
18	X	☐	☐	505.4(5)	A north arrow, a graphic scale, and a written scale
19	X	☐	☐	505.4(6)	The entire existing tract boundary with bearings and distances
20	X	☐	☐	505.4(7)	The total acreage of each tract involved with the project
21	X	☐	☐	505.4(9)	The location of existing lot line markers along the perimeter of the existing tract
22	X	☐	☐	505.4(10)	A location map, relating the project site to at least 2 intersections of street centerlines
23	X	☐	☐	505.4(11)	Property address(es) as assigned by the City's Registrar of Real Estate
24	X	☐	☐	505.5(1) 505.10(3)	Existing contours, at an interval of 2 feet for land with an average slope of four percent (4%) or less and at a minimum vertical interval of 5 feet for more steeply sloping land
25	X	☐	☐	505.5(2) 505.10(4)	Names of all adjacent landowners and the names and plan book numbers of all recorded plans for adjacent projects
26	X	☐	☐	505.10(5)	Location of historic structures, wetlands, unbuildable portions of the site, or other significant features

27	X	☐	☐	505.6(1) 505.10(8)(A)	Layout of streets, alleys, sidewalks, including cartway and rights-of-way widths. For Final Plans this shall include distances and bearings, with curve segments comprised of radius, tangent, arc, and chord
28	X	☐	☐	7-505.6(2) 505.10(8)(B)	Lot lines, with accurate bearings and distances and lot areas for all parcels
29	X	☐	☐	505.6(3) 505.10(8)(C)	Block and lot numbers in consecutive order
30	X	☐	☐	505.6(5) 505.10(8)(E)	Total number of lots, units of occupancy, density, and proposed land use
31	X	☐	☐	505.6(6) 505.10(8)(F)	Easements and rights-of-way
32	X	☐	☐	505.6(7) 505.10(8)(G)	Building setback lines with distances from front, rear, and side yard property lines
33	☐	X	☐	505.6(8) 505.10(8)(H)	Identification of buildings to be demolished
34	☐	X	☐	505.6(9) 505.10(8)(I)	Typical cross section of each street ***proposed*** or to be ***improved*** as part of the application. Cross section shall include entire right-of-way width
35	X	☐	☐	505.6(14) 505.10(8)(N)	Street names
36	X	☐	☐	505.10(8)(P)	Location and material of all permanent monuments and lot line markers, noting that all monuments and markers are set, or indicating when they will be set (for Final Plans)
37	☐	X	☐	505.10(8)(R)	Identification of any lands to be dedicated
38	☐	X	☐	505.7(c)(4) 505.10(9)(D)(iv) 507.7(1)(c)	Provide a Landscaping Plan

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

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
39	X	☐	☐	505.5(3)(A) 505.10(6)(A)	Approximate location and name of existing rights-of-way and cartways for streets, access drives, and service streets
40	☐	X	☐	505.5(3)(B) 505.10(6)(B)	Sanitary sewer mains
41	☐	X	☐	505.5(3)(B) 505.10(6)(B)	Water supply mains
42	☐	X	☐	505.5(3)(B) 505.10(6)(B)	Fire hydrants
43	☐	X	☐	505.5(3)(D) 505.10(6)(C)	Storm water management facilities which effect storm water runoff on the site. Include the size, capacity, and condition of existing stormwater management system

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

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
44	X	☐	☐	505.5(4)(A) 505.10(7)(A)	The location, name, and dimensions of existing rights-of-way and cartways for streets, access drives, driveways, and service streets
45	☐	X	☐	505.5(4)(A) 505.10(7)(B)	Sanitary sewer mains
46	☐	X	☐	505.5(4)(A)	Water supply mains

				505.10(7)(B)	
47	☐	X	☐	505.5(4)(A) 505.10(7)(B)	Fire hydrants
48	X	☐	☐	505.5(4)(A) 505.10(7)(B)	Buildings
49	☐	X	☐	505.5(4)(D) 505.10(7)(B)	Stormwater management facilities
50	☐	X	☐	505.5(4)(C) 505.10(7)(C)	The location of existing rights-of-way for electric, gas, and oil transmission lines and railroads
51	☐	X	☐	505.5(4)(D) 505.10(7)(D)	The size, capacity, and condition of the existing stormwater management system

Certificates and Notifications

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
52	X	☐	☐	505.7(b) 505.10(9)(B)	Correspondence from the owner or lessee of any electric transmission lines, gas pipelines, or petroleum projects transmission lines, located within the tract, stating any conditions on the use of the land and the minimum building setback and/or right-of-way line
53	☐	X	☐	505.7(d) 505.10(9)(E)	Traffic Impact Study, if required by City Engineer
54	☐	X	☐	505.10(9)(A)	Notification of approval from PA D.E.P. for any stormwater management facilities that effect an existing watercourse or have an upland drainage area greater than one-half mile; or that no approval is required
55	☐	X	☐	505.10(9)(J)	For plans which require access to a State Highway, the inclusion of the following plan note: "A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law", before driveway access 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	☐	☐	☐	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

Land Development Plans ***must include*** drawings of the proposed development showing: N/A

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
67	☐	☐	☐	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	☐	☐	☐	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

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

	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	☐	☐	☐	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	☐	☐	☐	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 N/A

	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

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

See previous note regarding review

Building Design Guidelines N/A

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
87	☐	☐	☐	507.6(1)	Compatibility with existing structures
88	☐	☐	☐	507.6(2)	Design incorporates architectural details found on adjacent buildings
89	☐	☐	☐	507.6(3)	Building materials reflect surrounding development

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

	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)(l)	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: 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	☐	☐	☐	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	☐	☐	☐	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) (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) (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) (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)

Plans provided indicated only a minimal amount of information. As it is recognized that was to be a subdivision application of already pre-developed land, it was not clear the regarding the relocation of lot lines and redistribution of property lines from the 3 page document provided.

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 LABELLED "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 SUBDIVISION PLAN
PENN CENTER CAMPUS
(FORMERLY POLYCLINIC CAMPUS)

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 #1	221,436 SF	175 RESIDENTIAL APT. UNITS,	210
		5,000 SF RESTAURANT	35
		3,200 SF JAZZ CLUB	26
		4,500 SF FITNESS CLUB	50
PENN CENTER #2	29,474 SF	35 RESIDENTIAL APT. UNITS	42
PENN CENTER #3	112,082 SF	100 RESIDENTIAL APT. UNITS	120
		4,000 SF & RETAIL	25
		TOTAL SPACES REQUIRED:	508

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
RESTAURANT:	1 SPACE FOR EVERY 200 SF OF GROSS FLOOR AREA AND 1 SPACE PER EMPLOYEE
FITNESS CENTER:	1 SPACE FOR EVERY 100 SF OF GROSS FLOOR AREA AND 1 SPACE PER EMPLOYEE

TABULATION OF PROPOSED PARKING ALLOCATION:

PENN CENTER LOTS 1, 2, & 3

PARKING DECK*	220
LOT 1 PARKING AREAS	31
UPPER PARKING LOT	74
LOWER PARKING LOT	121
TOTAL PARKING PROVIDED:	446

*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: DC – DOWNTOWN CENTER DISTRICT

MAX BUILDING HEIGHT: 45' MIN., NO MAX
MIN LOT AREA AND DENSITY: 1,200 SF

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 – NO MIN.
REAR – NO MIN.

MIN. LOT WIDTH: 20 FT

MAX. IMPERVIOUS LOT COVERAGE – 100%

SITE DATA:

TOTAL PROPERTY ACREAGE (GROSS): 6.36 ACRES (LOTS TO BE SUBDIVIDED)

PROPOSED RIGHT-OF-WAY FOR DEDICATION: 0 ACRES

PROPOSED PARK / OPEN SPACE FOR DEDICATION: 0 ACRES

PROPOSED NUMBER OF LOTS: FOUR (4) LOTS

EXISTING SEWER SERVICE: PUBLIC
EXISTING WATER SERVICE: PUBLIC

PROPOSED USES – SEE PARKING SCHEDULE

PARKING DATA:

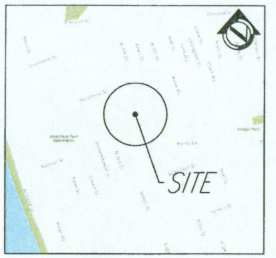
TABULATION OF EXISTING PARKING:

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: 215-362-2400
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 SUBDIVISION OF A PORTION OF THE POLYCLINIC CAMPUS. SAID PORTION IS THAT BOUNDED BY THIRD STREET, WICONISCO, FOURTH STREET, AND POLYCLINIC AVENUE. IT IS THE DESIRE OF THE APPLICANT TO CREATE SEPARATE LOTS ON WHICH CERTAIN BUILDINGS CONTAINED WITHIN THE SUBJECT PROPERTY MAY BE SEPARATED ONE FROM ANOTHER.
3. SPECIFICALLY, THIS PLAN PROPOSES A SEPARATE LOT FOR THE STRUCTURE KNOWN AS "THE MAIN BUILDING" WHICH IS NOW SHOWN ON THE PLAN TO BE PENN CENTER #1, A SEPARATE LOT FOR "THE KLINE BUILDING" NOW SHOWN TO BE PENN CENTER #2, AND "THE EDUCATION BUILDING" NOW SHOWN TO BE PENN CENTER #3. THE "LOWER PARKING AREA" WILL BECOME A SEPARATE LOT KNOWN AS LOT 4 ON THE PLAN.
4. PENN CENTER #1 WILL BE RENOVATED FOR 175 MULTI-FAMILY RESIDENTIAL UNITS, TWO (2) RESTAURANTS AND A FITNESS CENTER. PENN CENTER #2 WILL BE RENOVATED FOR 35 MULTI-FAMILY RESIDENTIAL UNITS. PENN CENTER #3 WILL BE RENOVATED FOR 100 MULTI-FAMILY UNITS AND TWO (2) RETAIL SPACES.
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" AND SUPPLEMENTAL PARKING BEYOND SPACES REQUIRE BY APPLICABLE ORDINANCES IS PROVIDED ON OFF-SITE FACILITIES OWNED BY OTHERS. SUCH OFF-SITE FACILITIES ARE AVAILABLE BY VIRTUE OF AN ACCESS EASEMENT.
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.	SUBDIVISION PLAN

CLIENT DATA

Cornerstone
Consulting Engineers & Design Services, Inc.
213 West Main Street . Lansdale . PA 19446
Phone: 215-362-2600 Fax: 215-362-2400
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1700
Lehigh Valley Region 610-625-2500
Philadelphia Region 215-362-2600

REVISIONS

NO	BY	DESCRIPTION	DATE

PENNSYLVANIA ONE-CALL SYSTEM, INC.
925 Irwin Run Road, West Mifflin, Pennsylvania 15122-1159
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J.B. ANDERSON
PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 034478
PENNSYLVANIA LICENSE No. PE 063150
MARYLAND LICENSE No. 35033
NEW JERSEY LICENSE No. 24GE04039400
VIRGINIA LICENSE No. 0402.067.732

PROJECT LOCATION
PRELIMINARY SUBDIVISION PLANS
2601 N THIRD STREET
TPN #10-042-001
CITY OF HARRISBURG
DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA, 17110

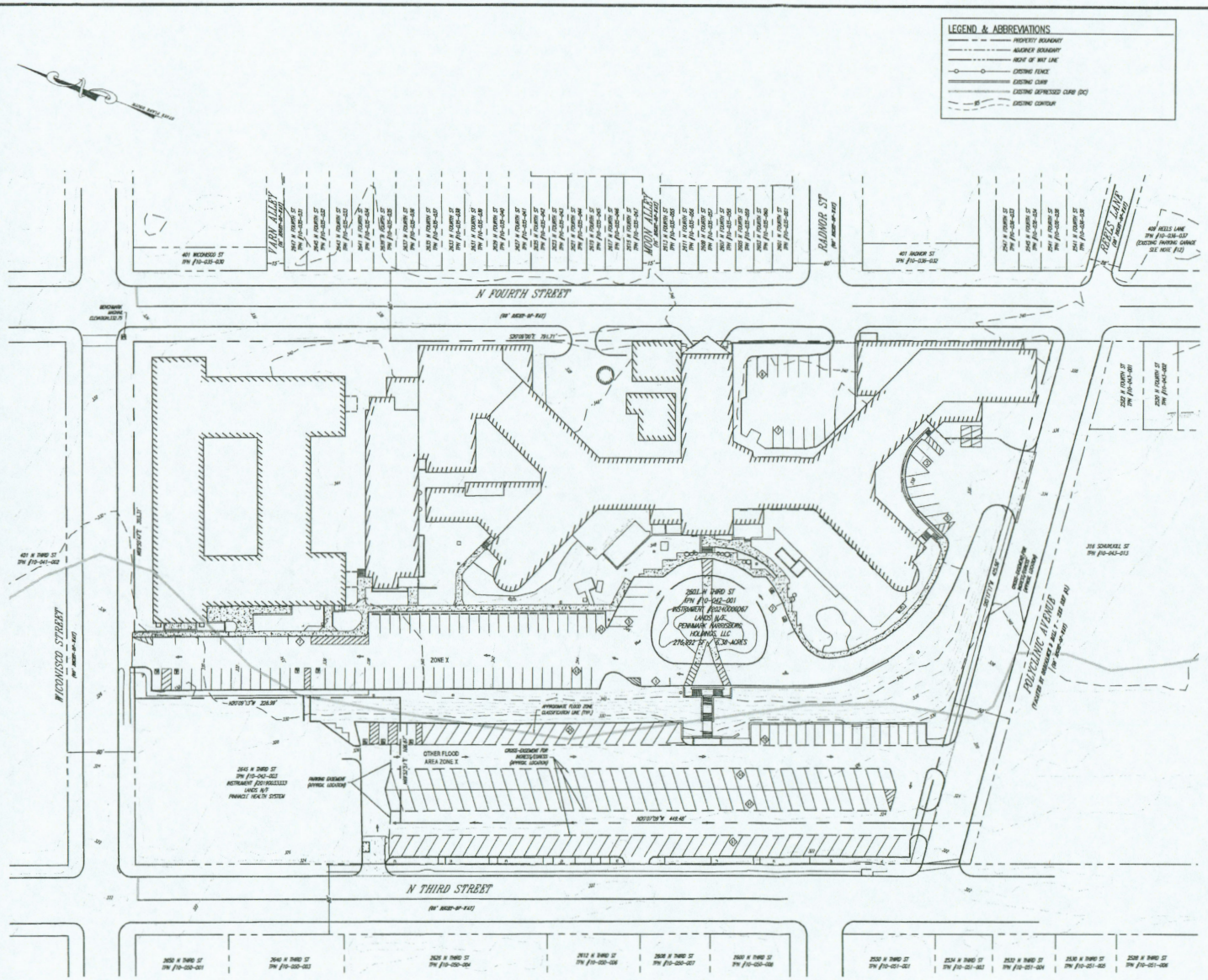
FOR
PENNMARK HARRISBURG HOLDINGS, LLC

TITLE
COVER SHEET

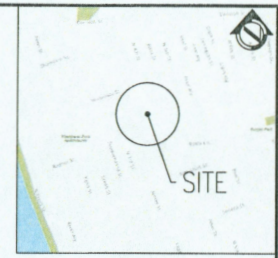
PROJ #	23-01-40	DATE	02-12-2025
CAD ID:	23-01-40	DRN BY:	LDK
SCALE	AS NOTED	CHK BY:	JBA

SHEET 1 OF 3

REVISION 0



EXISTING CONDITIONS PLAN
SCALE: 1" = 40'



LOCATION MAP 1" = 1000' ±

NOTES:

1. PROPERTY SHOWN AS PARCEL #10-042-001; 2501 N THIRD STREET, CITY OF HARRISBURG, DAUPHIN COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. GROSS AREA OF PARCEL #10-042-001 IS: 276,822 SQUARE FEET OR 6.36 ACRES.
3. PROPERTY OWNER: PENNMARK HARRISBURG HOLDINGS, LLC
1100 W GERMANTOWN PIKE, SUITES 42/44
PLYMOUTH MEETING, PA 19462
(267) 767-4151
4. REPRESENTATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND DO NOT PURPORT TO BE AS-BUILT LOCATIONS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY AND ARE NOT GUARANTEED. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
5. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNERSTONE CONSULTING ENGINEERS AND DESIGN SERVICES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING (LATEST DATE (FEBRUARY 12, 2025)).
6. COPYRIGHT © 2025, CORNERSTONE CONSULTING ENGINEERS AND DESIGN SERVICES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.
7. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "SURVEY" OR "SURVEYED" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
8. DATUM BASED UPON PENNSYLVANIA STATE PLANE (SOUTH/ ZONE 3702) USING HORIZONTAL VALUES FROM ANGLES AND VERTICAL VALUES FROM MAGNETIC BEARINGS AND DISTANCES SHOWN ARE BASED ON THE DESCRIPTION CONTAINED WITHIN THE DEED OF RECORD AS WELL AS STATE PLANE INFORMATION.
9. SITE BENCHMARK IS ARBITRAL SET, ELEVATION = 333.75', TO ENSURE THAT THERE HAS BEEN NO ALTERATION OF THE SURVEY BENCHMARK SINCE THE TIME OF THE FIELD SURVEY, IT IS RECOMMENDED THAT THE BENCHMARK BE CONFIRMED IF USED FOR CONSTRUCTION OR ANOTHER SURVEY DOCUMENT. IT IS ALSO RECOMMENDED THAT ANY CONTRACTOR ESTABLISH THEIR OWN CONSTRUCTION BENCHMARK BASED ON THE SURVEY BENCHMARK AND VERIFIED WITH PROPOSED ELEVATIONS OF OTHER EXISTING IMPROVEMENTS.
10. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, LAND SERVICES USA, LLC, FILE # PHA25-4288 MC, DATED MARCH 27, 2024.
11. DEED OF RECORD BEING INSTRUMENT #20240006867.
12. TOGETHER WITH THE PERPETUAL RIGHT TO USE TWO HUNDRED TWENTY (220) OF THE PARKING SPACES LOCATED IN THE PARKING GARAGE AT FOURTH & SCHUYLKILL STREETS, AS RECORDED IN DEED BOOK 5809 PAGE 136.
13. UNDER & SUBJECT TO PARKING AND CROSS-INGRESS/EGRESS EASEMENT(S) AS RECORDED IN PLAN BOOK X, VOL. 8 PG 31-33 (NOT #3) AND DEED BOOK 5826 PAGE 302.
14. UNDER & SUBJECT TO AN ELEVATED WALKWAY EASEMENT ONCE AND ABOVE THE FORMER POLICLINIC STREET AS RECORDED IN DEED BOOK 5826 PAGE 346 AND IN PLAN BOOK X VOL. 8, PAGE 31-33 (NOT #3) THE ELEVATED WALKWAY HAS SINCE BEEN REMOVED.
15. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD WHETHER SHOWN HEREON OR NOT.
16. THE RESEARCH FOR THIS PLAN IS LIMITED TO THE DEED(S) OF RECORD FOR THE SUBJECT AND ADJOINING PARCELS, AND ANY EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS THAT ARE CONTAINED WITHIN THE RECITALED DEEDS.
17. IT IS RECOMMENDED THAT AREAS INDICATED AS INACCESSIBLE, OR AREAS SHOWN ON THE PLAN HEREIN THAT ARE NOT COMPLETE DUE TO BEING INACCESSIBLE, SHOULD BE REVIEWED BY THE CLIENT TO DETERMINE WHETHER OR NOT ADDITIONAL SURVEY WORK IS NECESSARY. REMOVAL OF THIS NOTE FROM THE SURVEY DOCUMENT WILL REQUIRE ADDITIONAL FIELD SURVEY.
18. THE PROPERTY OWNER AND/OR CLIENT SHALL PROVIDE WRITTEN COMMUNICATION TO THE UNDERSIGNED SHOULD THERE BE A DISPUTE REGARDING THE BOUNDARY AND/OR THE CONTENTS OF THIS SURVEY.
19. ANY POTENTIAL ENCROACHMENT SHOWN ON THIS PLAN ARE PROVIDED TO DEPICT THE PHYSICAL LOCATION OF ANY POTENTIALLY ENCROACHING STRUCTURE AND/OR IMPROVEMENT AND IS NOT A STATEMENT OF JUDGEMENT AS TO THE OWNERSHIP OF SAID ENCROACHMENT OR ANY PROPERTY THEREBY AFFECTED.
20. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FEMA FLOOD MAP ZONE(S): OTHER AREAS/ZONE X, (SEE MAP REFERENCE #3).
21. BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY. THE COURSES DESCRIBED HEREON WERE DETERMINED BY FOUND MONUMENTS, ADJOINERS AND RESULTING CALCULATIONS.

REFERENCES:

1. TAX MAPS AND AERIAL IMAGERY OF DAUPHIN COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. MAP ENTITLED "FINAL FLOOD INSURANCE RATE MAP, DAUPHIN COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)," PANEL 317 OF 501, MAP NUMBER 42043C0317D, EFFECTIVE AUGUST 2, 2013.
3. A CERTAIN MAP ENTITLED "PRELIMINARY/FINAL SUBDIVISION PLAN – PINNACLE," PREPARED BY H. EDWARD BLACK & ASSOCIATES, P.C., PROJECT #2015.0, CONSISTING OF THREE SHEETS AND SAID MAP AS FILED IN THE OFFICE OF THE RECORDER OF DEEDS FOR DAUPHIN COUNTY IN PLAN BOOK X, VOL. 8, PG. 231-33, DATED 12-04-02.
4. A CERTAIN MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY" OF COMMUNITY HEALTH MEDICAL OFFICE BUILDING PREPARED BY MERCER SURVEYING & MAPPING, LAST DATED 06/26/14, SUBJECT PROPERTY BEING LOT 1 ON SAID PLAN.

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

CLIENT DATA

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NO.	DESCRIPTION	DATE

REVISIONS

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STEVEN J. ROMICH
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA LICENSE NO. SU-077121-E

PROJECT LOCATION
PRELIMINARY SUBDIVISION PLANS
2501 N THIRD STREET
TPN #10-042-001
CITY OF HARRISBURG
DAUPHIN COUNTY
COMMONWEALTH OF PENNSYLVANIA, 17110

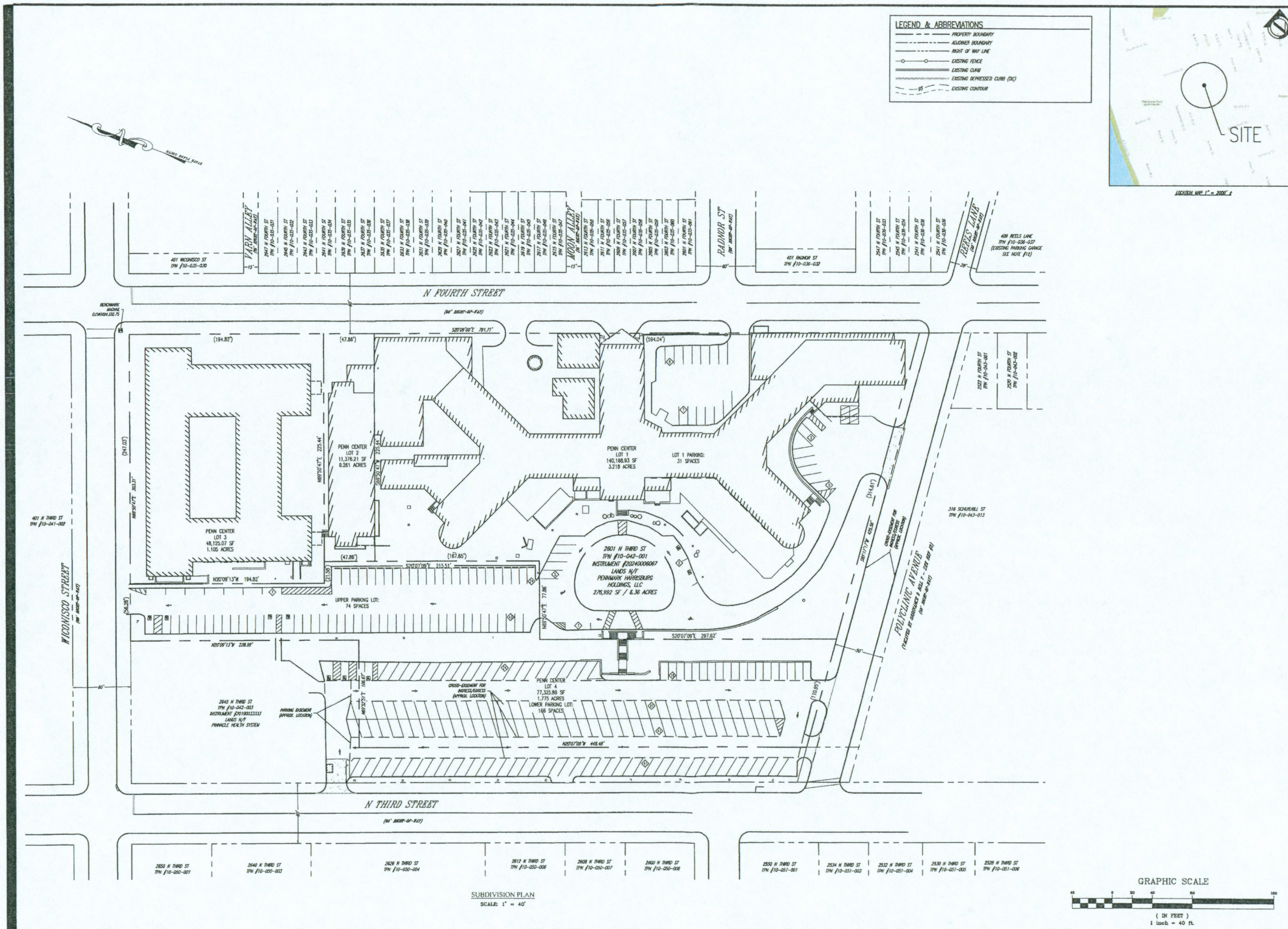
FOR
PENNMARK HARRISBURG HOLDINGS, LLC

TITLE
EXISTING CONDITIONS PLAN

PROJ. #	22-0140	DATE:	03-12-2025
CAD ID:	22-0140	DRN BY:	LDK
SCALE:	AS NOTED	CHK BY:	SJR

SHEET 2 OF 3

REVISION 0



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Lehigh Valley Region 610-820-8200
Pocono Region 570-839-1770

REVISIONS

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West Mifflin, Pennsylvania
15122 - 1078

811

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STEVEN J. ROMICH
PENNSYLVANIA PROFESSIONAL LAND SURVEYOR

PROJECT LOCATION
PRELIMINARY
SUBDIVISON PLANS

2601 N THIRD STREET
TPN #10-042-001
CITY OF HARRISBURG
DAUPHIN COUNTY
COMMONWEALTH OF
PENNSYLVANIA, 17110

FOR
PENNMARK HARRISBURG
HOLDINGS, LLC

TITLE

SUBDIVISION
PLAN

PROJ. #	25-0140	DATE	02-12-2025
CAD ID.	25-0140	DRN BY	LDK
SCALE	AS NOTED	CHK BY	SJR

SHEET 3 OF 3

REVISION 0