No: 25-094

Dauphin County Subdivision/Land Development Review Report

Municipality	City of Harrisburg	Surveyor	Matthew Davis PLS	Engineer	Integrated Consulting
Plat Title	Handles Helping Hand Townhomes at Market Street				
Zoning District	Residential Medium	Proposed Land Use	Residential		

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

# of Lots	5	# of New Lots	4	# of New D.U.s	4	Acreage Subdivided/Developed	0.17	Total Acreage	0.17

Date Received	9/19/25	Staff Review	10/1/20205	Official County Review	10/1/2025
Reviewed by	GD	Checked by		Parcel No.	09-052-018, 19,20,21, 22

Project Description: To propose the consolidation of five vacant parcels and the subdivision and construction of four townhomes.

- ***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	☒	☐	☐	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	☒	☐	☐	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	☒	☐	☐	505.4(1)	Title of the project
4	☒	☐	☐	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	☒	☐	☐	505.4(4) 505.10(1)	File Number assigned by the firm, the plan date, and the date(s) of all revisions.
6	☒	☐	☐	505.4(7) 505.10(1)	The total acreage of the tract or project
7	☒	☐	☐	505.4(8) 505.10(1)	The district, setbacks, lot size, and/or density requirements of the City's Zoning Ordinance
8	☒	☐	☐	505.1(c)	A location map, relating the project area to its location in the city
9	☒	☐	☐	505.6(12) 505.10(8)(l)	A statement on the Plan indicating that all zoning approvals have been obtained
10	☒	☐	☐	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	☒	☐	☐	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	☒	☐	☐	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	☒	☐	☐	505.7(e) 505.10(9) (f)(iii)	Signature block as it will appear on the Final Plan (See Appendices No. 2 A to 2-C and No. 3 A to 3 B)

14	☒	☐	☐	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):

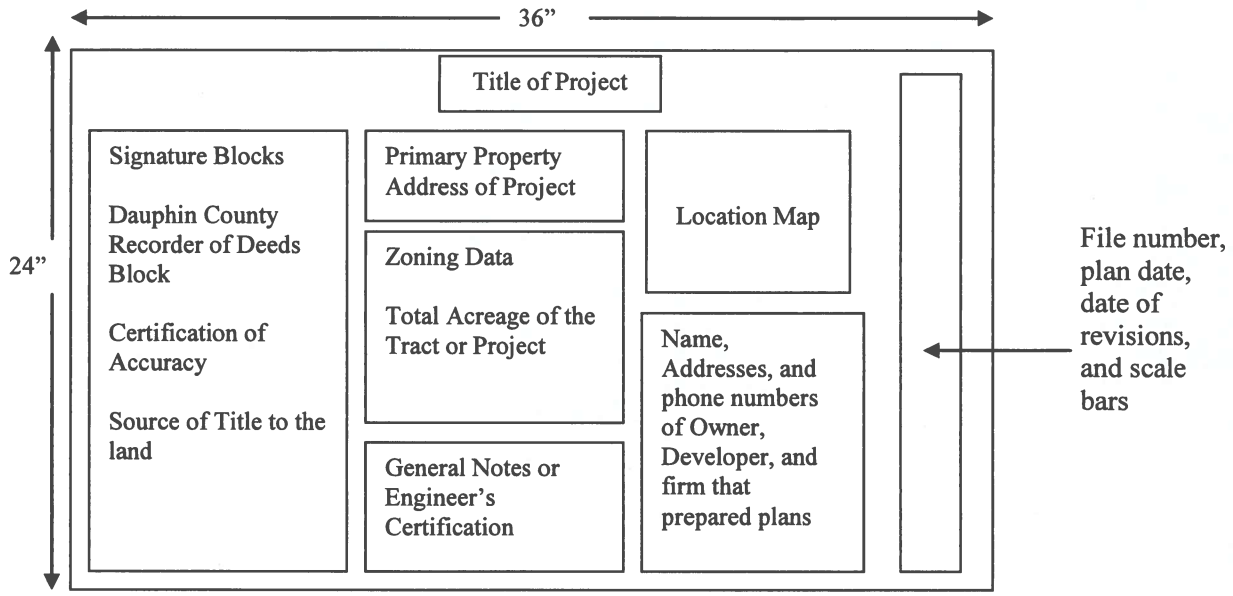


Figure 1

BASIC PLAN REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
15	☒	☐	☐	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	☒	☐	☐	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	☐	☒	☐	505.4(2)	Location of any municipal boundary line (if applicable)
18	☒	☐	☐	505.4(5)	A north arrow, a graphic scale, and a written scale
19	☒	☐	☐	505.4(6)	The entire existing tract boundary with bearings and distances
20	☒	☐	☐	505.4(7)	The total acreage of each tract involved with the project
21	☒	☐	☐	505.4(9)	The location of existing lot line markers along the perimeter of the existing tract
22	☒	☐	☐	505.4(10)	A location map, relating the project site to at least 2 intersections of street centerlines
23	☒	☐	☐	505.4(11)	Property address(es) as assigned by the City's Registrar of Real Estate
24	☒	☐	☐	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	☒	☐	☐	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	☐	☒	☐	505.10(5)	Location of historic structures, wetlands, unbuildable portions of the site, or other significant features

27	☒	☐	☐	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	☒	☐	☐	7-505.6(2) 505.10(8)(B)	Lot lines, with accurate bearings and distances and lot areas for all parcels
29	☒	☐	☐	505.6(3) 505.10(8)(C)	Block and lot numbers in consecutive order
30	☒	☐	☐	505.6(5) 505.10(8)(E)	Total number of lots, units of occupancy, density, and proposed land use
31	☒	☐	☐	505.6(6) 505.10(8)(F)	Easements and rights-of-way
32	☒	☐	☐	505.6(7) 505.10(8)(G)	Building setback lines with distances from front, rear, and side yard property lines
33	☐	☒	☐	505.6(8) 505.10(8)(H)	Identification of buildings to be demolished
34	☐	☒	☐	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	☒	☐	☐	505.6(14) 505.10(8)(N)	Street names
36	☒	☐	☐	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	☒	☐	☐	505.10(8)(R)	Identification of any lands to be dedicated
38	☒	☐	☐	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	☒	☐	☐	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	☒	☐	☐	505.5(3)(B) 505.10(6)(B)	Sanitary sewer mains
41	☒	☐	☐	505.5(3)(B) 505.10(6)(B)	Water supply mains
42	☒	☐	☐	505.5(3)(B) 505.10(6)(B)	Fire hydrants
43	☒	☐	☐	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	☒	☐	☐	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	☒	☐	☐	505.5(4)(A) 505.10(7)(B)	Sanitary sewer mains
46	☒	☐	☐	505.5(4)(A)	Water supply mains

				505.10(7)(B)	
47	☒	☐	☐	505.5(4)(A) 505.10(7)(B)	Fire hydrants
48	☒	☐	☐	505.5(4)(A) 505.10(7)(B)	Buildings
49	☒	☐	☐	505.5(4)(D) 505.10(7)(B)	Stormwater management facilities
50	☒	☐	☐	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	☒	☐	☐	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	☐	☒	☐	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	☐	☒	☐	505.7(d) 505.10(9)(E)	Traffic Impact Study, if required by City Engineer
54	☐	☒	☐	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	☐	☒	☐	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	☐	☒	☐	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	☒	☐	☐	507.7(1)(B)	Where existing trees are removed along the street right-of-way, supplemental plantings required
58	☐	☒	☐	507.7(2)(A)	Maintenance easement provided along all stream, river banks, and lake edges. Minimum width of easement to be 25 feet
59	☐	☒	☐	507.7(2)(B)	Water frontage to be preserved as open space whenever possible
60	☐	☒	☐	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	☒	☐	☐	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	☐	☒	☐	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

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

	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:

	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

	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

Plan indicates several requested variances regarding this matter. Date and case number of approval should be provided on plan (upon approval)

	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

No building elevations were provided

	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

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
90	☐	☒	☐	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	☐	☒	☐	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: 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 see earlier note regarding waivers / variances

	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

	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)

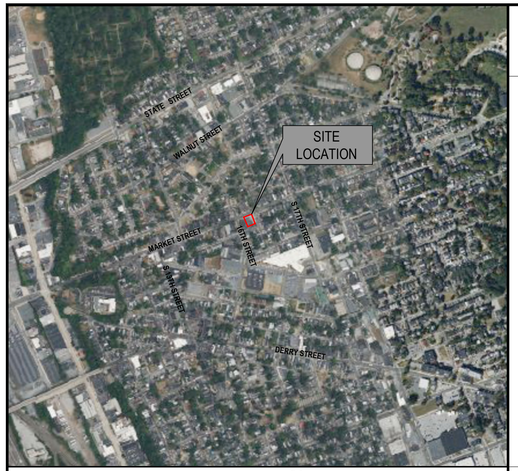
PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

HANDLES HELPING HAND TOWNHOMES

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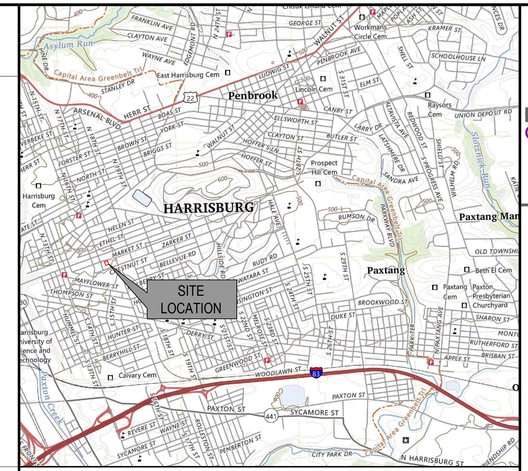
MARKET STREET

CITY OF HARRISBURG
DAUPHIN COUNTY, PENNSYLVANIA



VICINITY MAP
SCALE = 1" = 800'

N
800' 400' 0' 800'
SCALE: 1"= 800'



LOCATION MAP
SCALE = 1" = 2,000'

N
2,000' 1,000' 0' 2,000'
SCALE: 1"= 2,000'

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN SERIAL NUMBER IS 20250302528, SUBMITTED ON 01/30/2025.

UTILITIES:

COMPANY: CAPITAL REGION WATER
ADDRESS: 3003 N FRONT ST
HARRISBURG, PA 17110
CONTACT: THOMAS YORK
EMAIL: THOMAS.YORK@CAPITALREGIONWATER.COM

COMPANY: COMCAST
ADDRESS: 4601 SMITH STREET
HARRISBURG, PA 17109
CONTACT: MICHAEL SWEIGARD
E-MAIL: MIKE_SWEIGARD@CABLE.COMCAST.COM

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DRIVE
FORT WASHINGTON, PA 19034
CONTACT: DIANE REDILIA
E-MAIL: DIANE.C.REDILLA@VERIZON.COM

COMPANY: UGI UTILITIES
ADDRESS: 1301 AIP DR
MIDDLETOWN, PA 17057
CONTACT: GEOFFREY FERGUSON
E-MAIL: GFERGUSON@UGI.COM

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 437 BLUE CHURCH ROAD
PAXINOS, PA 17860
CONTACT: DOUG HAUPT
EMAIL: DLHAUPT@PPLWEB.COM

COMPANY: HARRISBURG CITY OF
ADDRESS: 1002 N 7TH ST
HARRISBURG, PA 17104
CONTACT: VERONICA LEFEVER
EMAIL: VALEFEVER@HARRISBURGPA.GOV



CDC	Member Name		Response	Notes	Response Date	Initials
BW	CAPITAL REGION WATER		DID NOT RESPOND THROUGH PA ONE CALL.			
HC	VERIZON PENNSYLVANIA LLC		DID NOT RESPOND THROUGH PA ONE CALL.			
HIS	HARRISBURG CITY OF		DID NOT RESPOND THROUGH PA ONE CALL.			
PRD	PPL ELECTRIC UTILITIES CORPORATION		DID NOT RESPOND THROUGH PA ONE CALL.			
SB	COMCAST CABLE COMMUNICATIONS INC		DID NOT RESPOND THROUGH PA ONE CALL.			
UI	UGI UTL HARRISBURG		DID NOT RESPOND THROUGH PA ONE CALL.			

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

MATTHEW DAVIS, PLS — DATE

CIVIL ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

ZANE GEIST, P.E. No. 093557 — DATE

SHEET INDEX

#	SHEET TITLE
01	COVER SHEET
02	EXISTING CONDITIONS PLAN
03	DEMOLITION & LOT CONSOLIDATION PLAN
04	SITE, EASEMENT, LANDSCAPE PLAN
05	GRADING, DRAINAGE & UTILITY PLAN
06	PROFILES
07	DETAILS
08	DETAILS
09	E&S CONTROL PLAN
10	E&S DETAILS
11	E&S DETAILS

PLAN PREPARERS

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043

CONTACT: ZANE GEIST
TELEPHONE: 724-304-1043
EMAIL ADDRESS: ZANE@INTERGRATEDDP.COM

EQUITABLE LANDOWNER AND DEVELOPER

HANDLES HELPING HANDS FOUNDATION
SHAUN O'TOOLE
220 PINE STREET
HARRISBURG, PA 17101

CONTACT: SHAUN O'TOOLE
TELEPHONE: 717-856-7308
EMAIL ADDRESS: SOTOOLE@OTOOLELAWOFFICE.COM

PROPERTY OWNER

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG
10 N 2ND STREET, UNIT 405
P.O. BOX 2157
HARRISBURG, PA 17105-2157
PHONE: 717-255-3000

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROPOSE CONSOLIDATION OF 5 VACANT PROPERTIES AND SUBDIVISION INTO FOUR PARCELS FOR THE CONSTRUCTION OF FOUR, 3-STORY SINGLE-FAMILY ATTACHED DWELLING UNITS AND ASSOCIATED IMPROVEMENTS.

VARIANCE REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING VARIANCE FROM THE CITY OF HARRISBURG ZONING ORDINANCE:

TYPE:		APPROVAL DATE
SECTION 7-307-3A	MINIMUM LOT WIDTH FOR LOTS 2&3	

SPECIAL EXCEPTION

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING SPECIAL EXCEPTION FROM THE CITY OF HARRISBURG ZONING ORDINANCE:

TYPE:		APPROVAL DATE
SECTION 7-327.6A	-OFF-STREET PARKING SPACES	

WAIVER REQUEST

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING WAIVER(S) FROM THE CITY OF HARRISBURG SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

WAIVER TYPE:		APPROVAL DATE
SECTION 7-503.3	PRELIMINARY PLAN APPLICATION	

SITE DATA

TOTAL AREA OF TRACT:	0.17 ACRES
NUMBER OF UNITS:	4 UNITS
NUMBER OF LOTS:	4 LOTS
DENSITY:	712 SF / 1 RESIDENTIAL UNIT 7,451 SF / 4 RESIDENTIAL UNITS
WATER SERVICE:	PUBLIC
SANITARY SEWER SERVICE:	PUBLIC
EXISTING PARCELS:	09-052-018, 019, 020, 021 & 022

PARCEL DATA

PARCEL ID NUMBER:	PARCEL ADDRESS	DEED BOOK, PAGE
09-052-018-000-0000	1613 MARKET ST.	3326, 392
09-052-019-000-0000	1611 MARKET ST.	5382, 598
09-052-020-000-0000	1609 MARKET ST.	4911, 98
09-052-021-000-0000	1607 MARKET ST.	5382, 600
09-052-022-000-0000	1605 MARKET ST.	5382, 602

* HARRISBURG REDEVELOPMENT AUTHORITY IS THE CURRENT OWNER OF ALL FIVE (5) LOTS ABOVE.

WETLAND CERTIFICATION

I, ZANE GEIST, HEREBY CERTIFY THAT THERE ARE NOT WETLANDS ON THE SUBJECT PROPERTY, THE PROPOSED PROJECT WILL NOT IMPACT OFF-SITE WETLANDS, AND PERMITS ARE NOT REQUIRED FROM THE STATE OR FEDERAL GOVERNMENT.

ZANE GEIST, P.E. No. 093557 — DATE

SWM SITE PLAN CERTIFICATION

I, ZANE GEIST, HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF CAPITAL REGION WATER'S WASTEWATER AND STORMWATER RULES AND REGULATIONS.

ZANE GEIST, P.E. No. 093557 — DATE

AREA AND BULK REGULATIONS

LOCATION:	1605-1613 MARKET STREET, HARRISBURG, PA 17103
PARCEL(S):	09-052-018; 09-052-19; 09-052-020; 09-052-021; 09-052-022
ZONE:	RESIDENTIAL MEDIUM (RM)
USE:	SINGLE-FAMILY ATTACHED DWELLINGS (PERMITTED USE)

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM LOT SIZE	§7-307.3A	1,500 SF	1,600 SF
	MAXIMUM LOT WIDTH	§7-307.3A	20 FT	16 FT (LOTS 2-3) 20 FT (LOTS 1 & 4)
2	MAXIMUM LOT COVER	§7-307.3A	70%	4,452 SF / 7,415 SF = 60.0%
3	MINIMUM FRONT YARD	§7-307.3A	0'	0'
4	MINIMUM SIDE YARD	§7-307.3A	4'	6.1'
5	MINIMUM REAR YARD	§7-307.3A	10'	30'
6	MAXIMUM BUILDING HEIGHT	§7-307.3A	45'	±32'
7	PARKING REQUIREMENTS	§7-327.6A	1 SPACE PER UNIT	S/E REQUESTED

* SPECIAL EXCEPTION FOR OFF-STREET PARKING (SECTION 7-327-6A)
* VARIANCE REQUESTED FOR MINIMUM LOT WIDTH FOR LOTS 2-3

AFFORDABLE HOUSING DEVELOPMENT STANDARDS (<80% MFI)

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	PERCENTAGE OF AFFORDABLE UNITS	§7-307.3B. (TABLE 2)	20%	100%
3	MINIMUM LOT AREA PER DWELLING UNIT	§7-307.3B. (TABLE 2)	750 SF / DU FOR RESIDENTIAL UNIT	1,600 SF / DU FOR RESIDENTIAL UNIT
4	MAXIMUM IMPERVIOUS LOT COVER	§7-307.3B. (TABLE 2)	85%	48.3% (LOTS 2&3)
5	MAXIMUM BUILDING HEIGHT	§7-307.3B. (TABLE 2)	60 FT	<45 FT

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH CITY OF HARRISBURG STANDARDS AND SPECIFICATIONS, DAUPHIN COUNTY STANDARDS AND SPECIFICATIONS, PENNSYLVANIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, 2010 ADA STANDARDS, AND STATE BUILDING CODE IN THE ABOVE REFERENCED INCREASING HIERARCHY. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
2. THE CONTRACTOR SHALL VERIFY ALL SITE AND BUILDING CONDITIONS IN THE FIELD AND CONTACT THE CIVIL ENGINEER AND ARCHITECT IF THERE ARE ANY QUESTIONS OR CONFLICTS REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO BIDDING. ANY CONFLICT BETWEEN THE DRAWINGS AND SPECIFICATIONS SHALL BE CONFIRMED WITH THE OWNER'S CONSTRUCTION MANAGER PRIOR TO BIDDING.
3. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.
4. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORD DRAWINGS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES AND STORMWATER SYSTEM) TO THE OWNER AT THE END OF CONSTRUCTION.
5. THE ENGINEER IS NOT RESPONSIBLE FOR SITE SAFETY MEASURES TO BE EMPLOYED DURING CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH CFR 29 PART 1926 FOR EXCAVATION, TRENCHING, AND TRENCH PROTECTION REQUIREMENTS.
6. INFORMATION ON EXISTING UTILITIES AND STORM DRAINAGE SYSTEMS HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL OR COUNTY OR STATE RECORD MAPS AND/OR FIELD SURVEY AND IS NOT GUARANTEED CORRECT OR COMPLETE. UTILITIES AND STORM DRAINAGE SYSTEMS ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STORM DRAINAGE SYSTEMS INCLUDING SERVICES. PRIOR TO DEMOLITION OR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA PENNSYLVANIA811 72 HOURS BEFORE COMMENCEMENT OF WORK AT PA (800) 242-1776 OR AT 811 AND VERIFY ALL UTILITY AND STORM DRAINAGE SYSTEM LOCATIONS. THE CONTRACTOR SHALL EMPLOY THE USE OF A UTILITY LOCATING COMPANY TO PROVIDE SUBSURFACE UTILITY ENGINEERING CONSISTING OF DESIGNATING UTILITIES AND STORM PIPING ON PRIVATE PROPERTY WITHIN THE CONTRACT LIMIT AND CONSISTING OF DESIGNATING AND LOCATING WHERE PROPOSED UTILITIES AND STORM PIPING CROSS EXISTING UTILITIES AND STORM PIPING WITHIN THE CONTRACT LIMITS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED, EXISTING PIPING OR OTHER UTILITY BE UNCOVERED DURING EXCAVATION, CONSULT THE CIVIL ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH WORK IN THIS AREA.
7. IF PLANS AND OR SPECIFICATIONS ARE IN CONFLICT, THE MOST STRINGENT SHALL APPLY.
8. ALL NOTES AND DIMENSIONS DESIGNATED "TYPICAL" APPLY TO ALL LIKE OR SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
9. CONTRACTOR(S) TO TAKE AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE WORK AND BE RESPONSIBLE FOR COORDINATION OF SAME. FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
10. NO CONSTRUCTION OR DEMOLITION SHALL BEGIN UNTIL APPROVAL OF THE FINAL PLANS IS GRANTED BY ALL GOVERNING AND REGULATORY AGENCIES.
11. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY ZONING PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT AND OBTAIN FROM DAUPHIN COUNTY AND CITY OF HARRISBURG ALL CONSTRUCTION PERMITS, INCLUDING ANY PENNDOT PERMITS, SEWER AND WATER CONNECTION PERMITS, AND ROADWAY CONSTRUCTION PERMITS. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
12. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, DRAINAGE STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, SWALE, PAVEMENT MARKINGS, OR SIGNAGE DISTURBED DURING DEMOLITION AND/OR CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER, AS APPROVED BY THE CIVIL ENGINEER, AND TO THE SATISFACTION OF THE OWNER AND CITY OF HARRISBURG.
13. THE SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND PUBLIC SEWER.
14. NO PART OF THE PROJECT PARCEL IS LOCATED WITHIN ANY FEMA DESIGNATED FLOOD HAZARD AREAS PER FEMA MAP #42043C0338D, DATE EFF. 08/02/2012.
15. THERE ARE NO WETLANDS LOCATED ON THE SITE.
16. ALL CONSTRUCTION WITHIN A PENNDOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
17. AN EASEMENT SHALL BE EXECUTED WITH THE CITY OF HARRISBURG FOR ENCROACHMENTS IN THE RIGHT-OF-WAY OF MARKET STREET.
18. NO AREAS OF THE PROPOSED PROJECT ARE PROPOSED TO BE OFFERED FOR DEDICATION.
19. NO APPROVAL IS REQUIRED FROM PADEP FOR ANY STORMWATER MANAGEMENT FACILITIES.
20. THE OPERATION & MAINTENANCE (O&M) AGREEMENT IS PART OF THE STORMWATER MANAGEMENT SITE PLAN AND REPORT.
21. CAPITAL REGION WATER AND ITS DESIGNEES ARE GRANTED ACCESS TO ALL STORMWATER MANAGEMENT EASEMENTS VIA THE NEAREST PUBLIC RIGHT-OF-WAY.
22. CAPITAL REGION WATER REQUIRES A PRE-CONSTRUCTION MEETING FOR ANY PROJECT REQUIRING NEW WATER, SEWER, FIRE AND/OR STORM CONNECTIONS 60 DAYS PRIOR TO INSTALLATION.

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF DAUPHIN

ON THIS, THE ____ DAY OF _____, 20___ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ BEING _____ OF _____, _____ WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THE CORPORATION IS THE _____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY ARE AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, THAT THE PLAN IS THE ACT AND DEED OF THE CORPORATION, THAT THE CORPORATION DESIRES 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 AREA LABELED "NOT FOR DEDICATION").
HOWEVER, THE APPROVAL BY THE COMMISSION OF THE FINAL PLAN OR THE APPROVAL BY CITY COUNCIL OF THE PRELIMINARY/ FINAL PLAN SHALL 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.

OWNER — NOTARY

MY COMMISSION EXPIRES _____, 20____

SWM ACKNOWLEDGEMENT

I, THE _____ OF THE PROPERTIES SHOWN HEREON, ACKNOWLEDGE THE PROPERTY DRAINAGE SYSTEMS AND STORMWATER MANAGEMENT FACILITIES ARE FIXTURES THAT CANNOT BE ALTERED OR REMOVED WITHOUT PRIOR APPROVAL BY CAPITAL REGION WATER.

OWNER

COUNTY PLANNING COMMISSION

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

CHAIRMAN — ATTEST — SECRETARY

CITY PLANNING COMMISSION

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

EXECUTIVE SECRETARY

CITY ENGINEER

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

CITY ENGINEER

CITY COUNCIL

THIS PLAN APPROVED BY COUNCIL OF THE CITY OF HARRISBURG THIS_____ DAY OF _____, 20___.

MAYOR

PRESIDENT OF CITY COUNCIL

CITY CLERK

RECORDER OF DEEDS

PLAN DATE

ISSUE DATE: SEPTEMBER 05, 2025

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PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN
HANDLES HELPING HAND TOWNHOMES
AT
MARKET STREET
CITY OF HARRISBURG
DAUPHIN COUNTY

PROFESSIONAL SEAL

DRAWN	YC
REVIEWED	ZEG
SCALE	AS NOTED
DATE	09/05/2025
PROJECT NO.	24-0416
CAD FILE:	01 - LD COVERSHEET

REVISIONS

NO.	DATE	DESCRIPTION

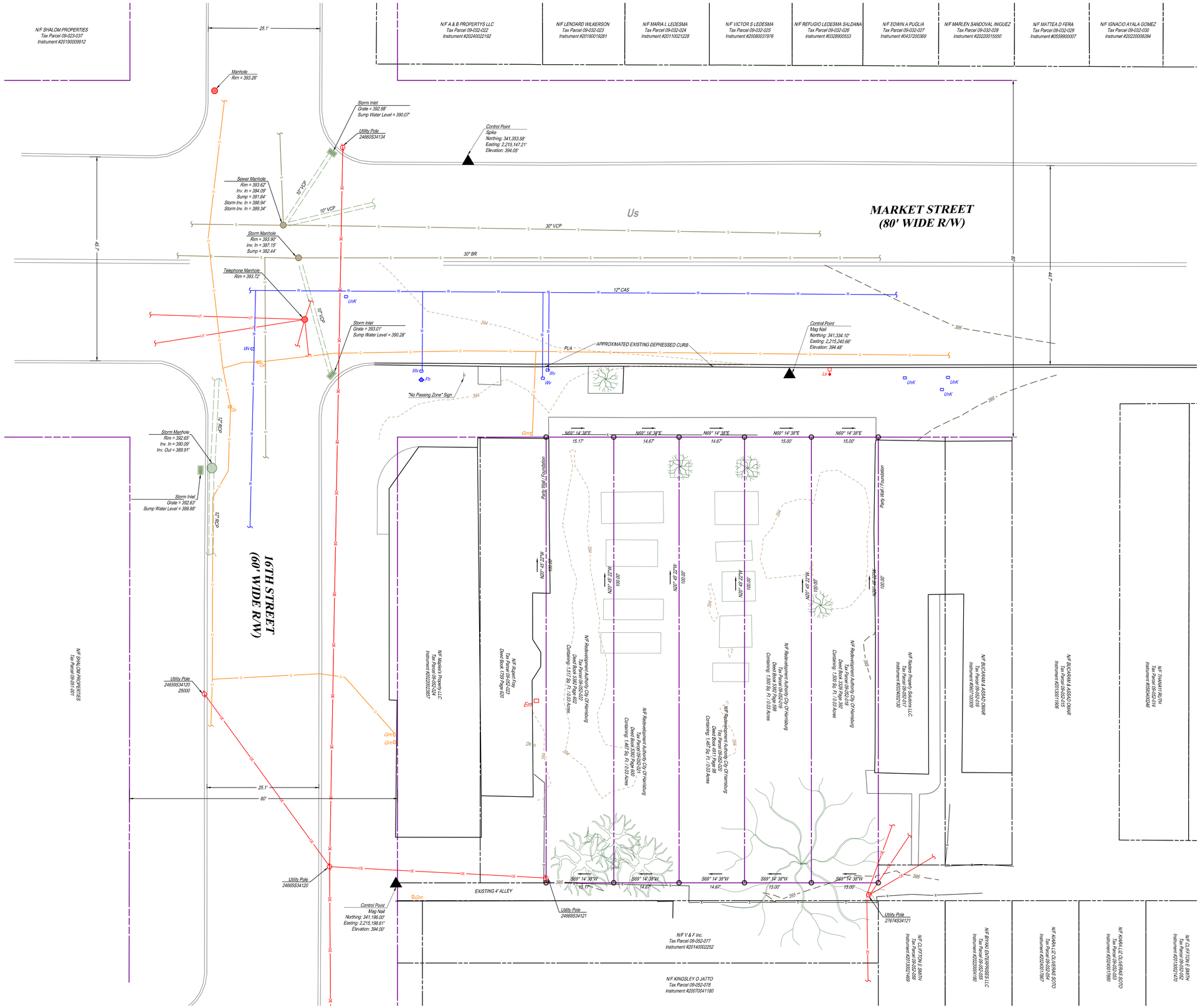
TITLE
COVER SHEET

SHEET NO.
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$1/2025, DEFAULT, C:\USERS\DEFAULT.T\DESKTOP-FNNM9GN\INTEGRATED\2-DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2024\416 ON HILL 1605-1613 MARKET STREET\DWG\LDP - LD COVERSHEET DWG\LDP COVER SHEET



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJOINER LINE
- EXISTING PROPERTY CORNER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UTILITY POLE
- EXISTING LIGHT STANDARD
- EXISTING GAS LINE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING WATER HYDRANT
- EXISTING WATERLINE
- EXISTING WATERVALVE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- EXISTING INLET STRUCTURE
- EXISTING STORM PIPE
- EXISTING SIGN
- EXISTING STRIPING
- EXISTING EDGE OF CONCRETE
- EXISTING CURB
- EXISTING FENCE
- EXISTING TREE OR SHRUB
- EXISTING TOWNSHIP MONUMENT OR BENCHMARK
- SOIL OR GEOLOGY TYPE

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITH THE BENEFIT OF A TITLE SEARCH.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY TERRAVIZ GEOSPATIAL, COMPLETED IN JANUARY, 2025.
3. PROPERTY LINES SHOWN ARE BASED ON PROPERTY CORNER MARKERS AND OTHER EVIDENCE FOUND AND CURRENT DEEDS OF RECORD.
4. CONTOURS AND ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATES, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 - NAD83 (2011).
6. UNDERGROUND UTILITIES ARE SHOWN BASED UPON SURFACE INDICATIONS, PRIOR PLAN PREPARED BY OTHERS, UTILITY INFORMATION AND RECORDED INFORMATION. AS SUCH, THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY, AND MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY ON THIS SITE. INFORMATION GATHERED FOR THIS SITE WAS BASED ON PENNSYLVANIA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. PA ONE-CALL SERIAL NO. 20250060136 WAS ASSIGNED ON JANUARY 6, 2025.
6. THE SUBJECT PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF HARRISBURG, MAP NO. 42043C0338D, EFFECTIVE DATE AUGUST 02, 2012.

SOILS INFORMATION

Us URBAN LAND, NON-HYDRIC

GEOLOGY INFORMATION

Ohg GRAYWACKE OF HAMBURG SEQUENCE, ORDOVICIAN

SCALE: 1"= 10'

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PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

HANDLES HELPING HAND TOWNHOMES

AT

MARKET STREET

DAUPHIN COUNTY

CITY OF HARRISBURG

PROFESSIONAL SEAL

DRAWN	YC
REVIEWED	ZEG
SCALE	AS NOTED
DATE	09/05/2025
PROJECT NO.	24-0416
CAD FILE:	02 - EXISTING CONDITIONS

REVISIONS NO.	DATE	DESCRIPTION

TITLE

EXISTING CONDITIONS PLAN

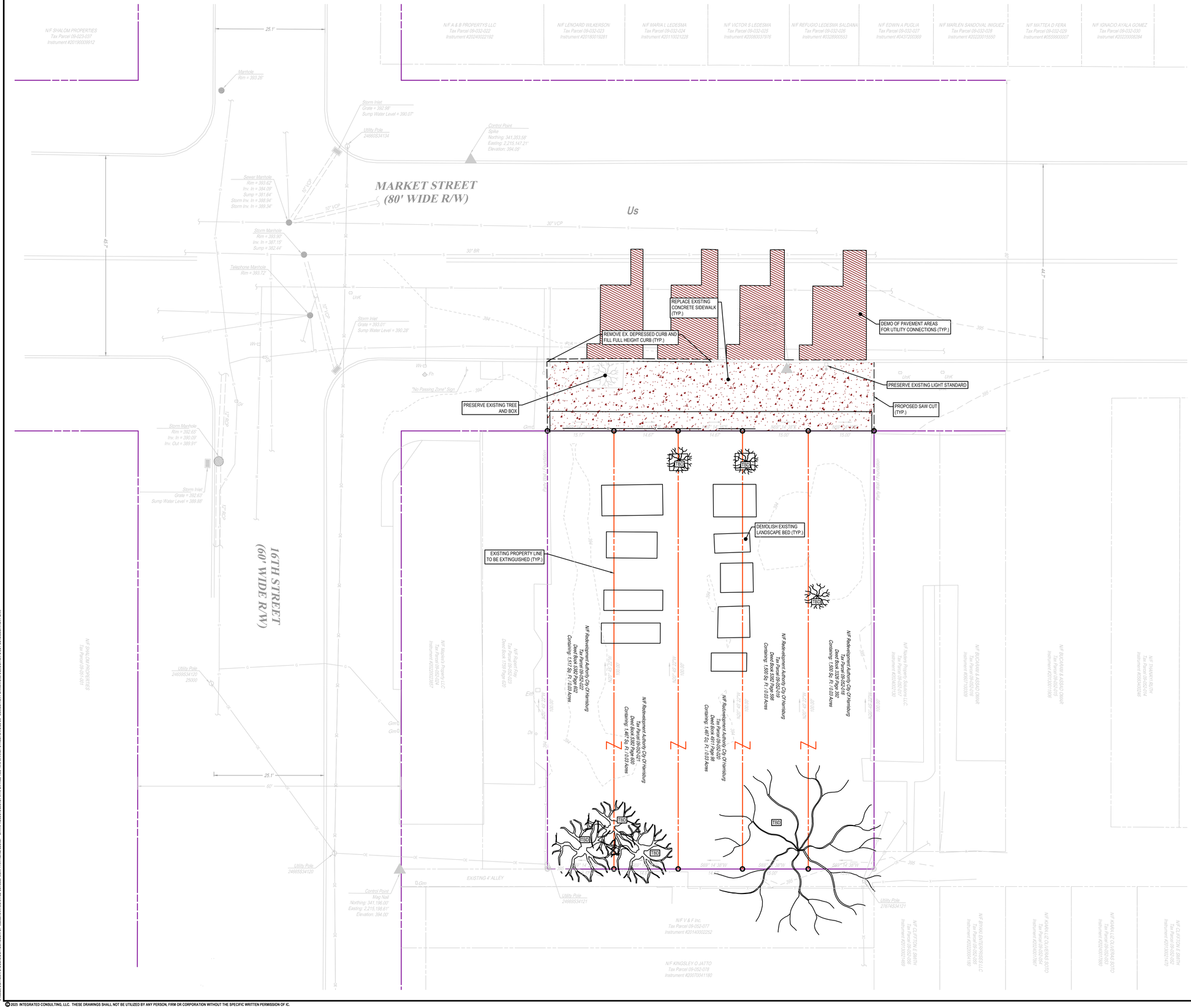
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LEGEND

- DEMOLISH MACADAM
- DEMOLISH CONCRETE
- DEMOLISH FENCE
- PROPOSED SAW CUT LINE
- TBD — DENOTES A FEATURE TO BE DEMOLISHED
- PROPOSED LANDHOOK

DEMOLITION PLAN NOTES

1. SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
2. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
3. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF ALL BUILDING DEMOLITION DEBRIS IN AN APPROVED OFF-SITE LANDFILL.
4. THE CONTRACTOR SHALL CUT AND PLUG, OR ARRANGE FOR THE APPROPRIATE UTILITY PROVIDER TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR AT THE MAIN, AS REQUIRED BY THE UTILITY PROVIDER, OR AS OTHERWISE NOTED OR SHOWN ON THE CONTRACT DRAWINGS. ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL INVESTIGATE THE SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED. THE CONTRACTOR SHALL PAY ALL UTILITY PROVIDER FEES FOR ABANDONMENTS AND REMOVALS.
5. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL STABILIZE THE SITE AND KEEP EROSION CONTROL MEASURES IN PLACE UNTIL THE COMPLETION OF HIS WORK OR UNTIL THE COMMENCEMENT OF WORK BY THE SITE CONTRACTOR, WHICHEVER OCCURS FIRST, AS REQUIRED OR DEEMED NECESSARY BY THE ENGINEER OR OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE MAINTENANCE OF EXISTING EROSION AND SEDIMENTATION CONTROLS AND FOR INSTALLATION OF ANY NEW SEDIMENT AND EROSION CONTROLS AS PER THE SEDIMENT AND EROSION CONTROL PLAN, AT THAT TIME.
7. BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE OVEREXCAVATED 2' AND BACKFILLED AS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
8. THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.

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PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

HANDLES HELPING HAND TOWNHOMES

AT

MARKET STREET

CITY OF HARRISBURG

DAUPHIN COUNTY

PROFESSIONAL SEAL

DRAWN	YC
REVIEWED	ZEG
SCALE	AS NOTED
DATE	09/05/2025
PROJECT NO.	24-0416
CAD FILE:	03 - DEMOLITION PLAN

REVISIONS NO.	DATE	DESCRIPTION

TITLE

DEMOLITION & LOT CONSOLIDATION PLAN

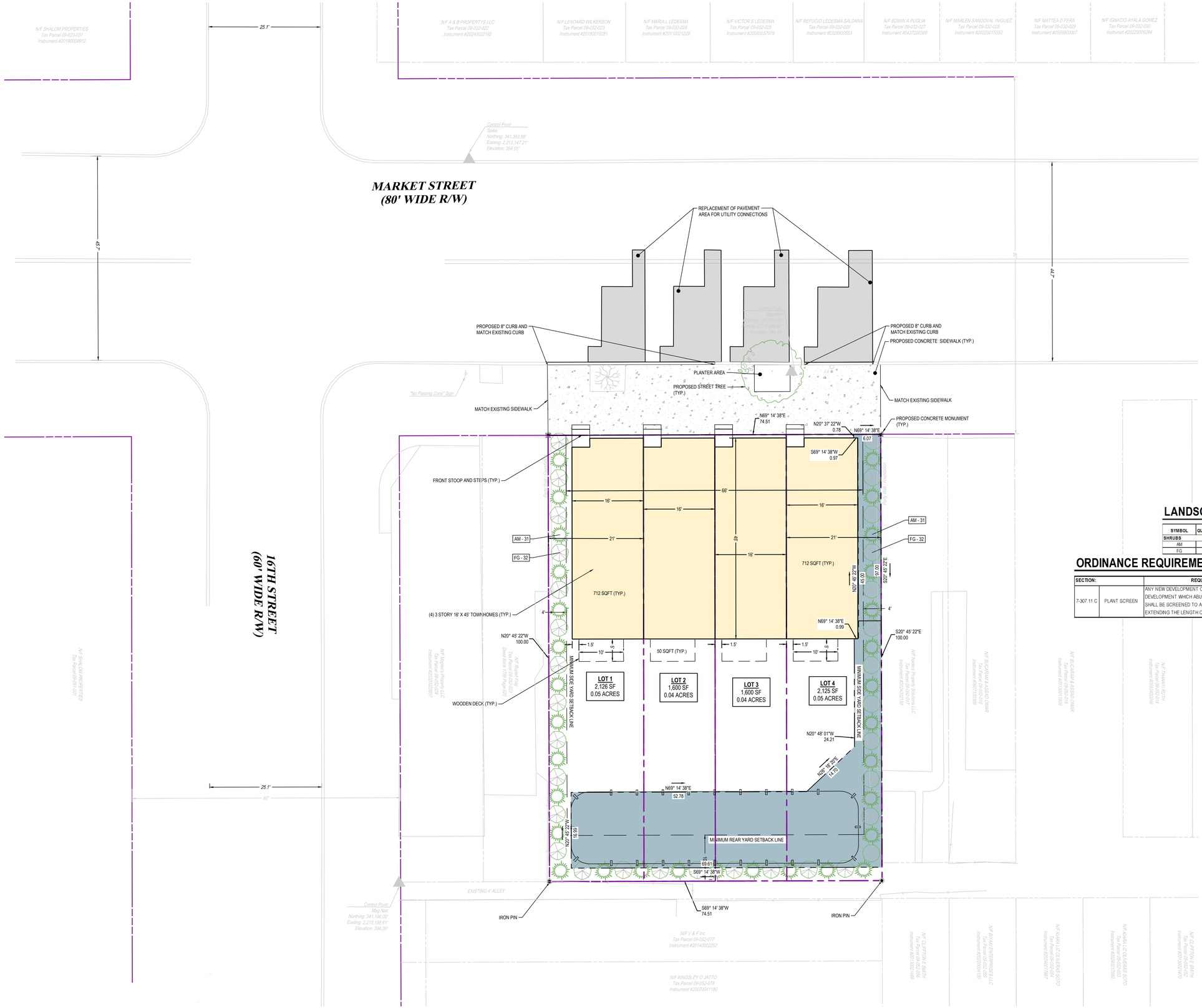
SHEET NO.

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9/4/2025, DEFAULT, C:\USERS\DEFAULT.DESKTOP-B2S5SNH\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2024\24-0416 ON HILL 1801-1815 MARKET STREET\WORKING\ - DEMOLITION PLAN.DWG BY DEMOLITION & LOT CONSOLIDATION PLAN

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LEGEND

- PROPOSED PROPERTY LINE
- PROPOSED YARD SETBACK LINE
- PROPOSED BUILDING
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED CONCRETE
- PROPOSED CURB
- PROPOSED CONCRETE MONUMENT PROPERTY CORNER MARKER
- PROPOSED IRON PIN PROPERTY CORNER MARKER
- PROPOSED SHRUBS (FG, AM)
- PROPOSED SPLIT RAIL FENCE
- PROPOSED STORM/DRAINAGE EASEMENT

SITE PLAN NOTES

1. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS AND MATERIALS PER PLANS AND SPECIFICATIONS TO THE OWNER AND CIVIL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW.
2. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
3. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, RAISED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.
4. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
5. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
6. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7' VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
7. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
8. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND

EASEMENT PLAN NOTES

1. SWM CONSERVATION EASEMENTS FOR CONVEYANCE FACILITIES SHALL BE LOCATED AND OFFSET FROM THE CENTER OF THE RESPECTIVE CONVEYANCE FACILITY AS INSTALLED UNLESS SHOWN OTHERWISE. UNDERGROUND CONVEYANCE FACILITIES CAN BE IDENTIFIED FROM THE SURFACE STRUCTURES.
2. NOTHING SHALL BE PLACED, PLANTED OR SET WITHIN THE SWM CONSERVATION EASEMENT UNLESS SHOWN OTHERWISE.

LANDSCAPING SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	CALIPER/SIZE	ROOT	NOTES
SHRUBS						
AM	31	Aronia melanocarpa	Black Chokeberry	18-24"	3 gal	Full, matching plants
FG	32	Fothergilla gardenii	Dwarf Fothergilla	18-24"	3 gal	Full, matching plants

ORDINANCE REQUIREMENTS - ZONING §7-307.11

SECTION:		REQUIRED	PROPOSED	VARIANCE
7-307.11.C	PLANT SCREEN	ANY NEW DEVELOPMENT OR EXPANSION OF A NEW DEVELOPMENT WHICH ABUTS A RESIDENTIAL USE SHALL BE SCREENED TO A HEIGHT OF AT LEAST 3 FT EXTENDING THE LENGTH OF THE LOT LINE.	PLANT SCREENING ALONG ABUTTING RESIDENTIAL USES, A MINIMUM OF 3 FT HIGH.	NO

N

10' 05' 0' 10'

SCALE: 1"= 10'

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PRELIMINARY/FINAL SUBDIVISION & LAND DEVELOPMENT PLAN

HANDLES HELPING HAND TOWNHOMES

AT

MARKET STREET

DAUPHIN COUNTY

CITY OF HARRISBURG

PROFESSIONAL SEAL

DRAWN	YC
REVIEWED	ZEG
SCALE	AS NOTED
DATE	09/05/2025
PROJECT NO.	24-0416
CAD FILE:	06 - SITE PLAN

REVISIONS NO.	DATE	DESCRIPTION

TITLE

SITE, EASEMENT, LANDSCAPE PLAN

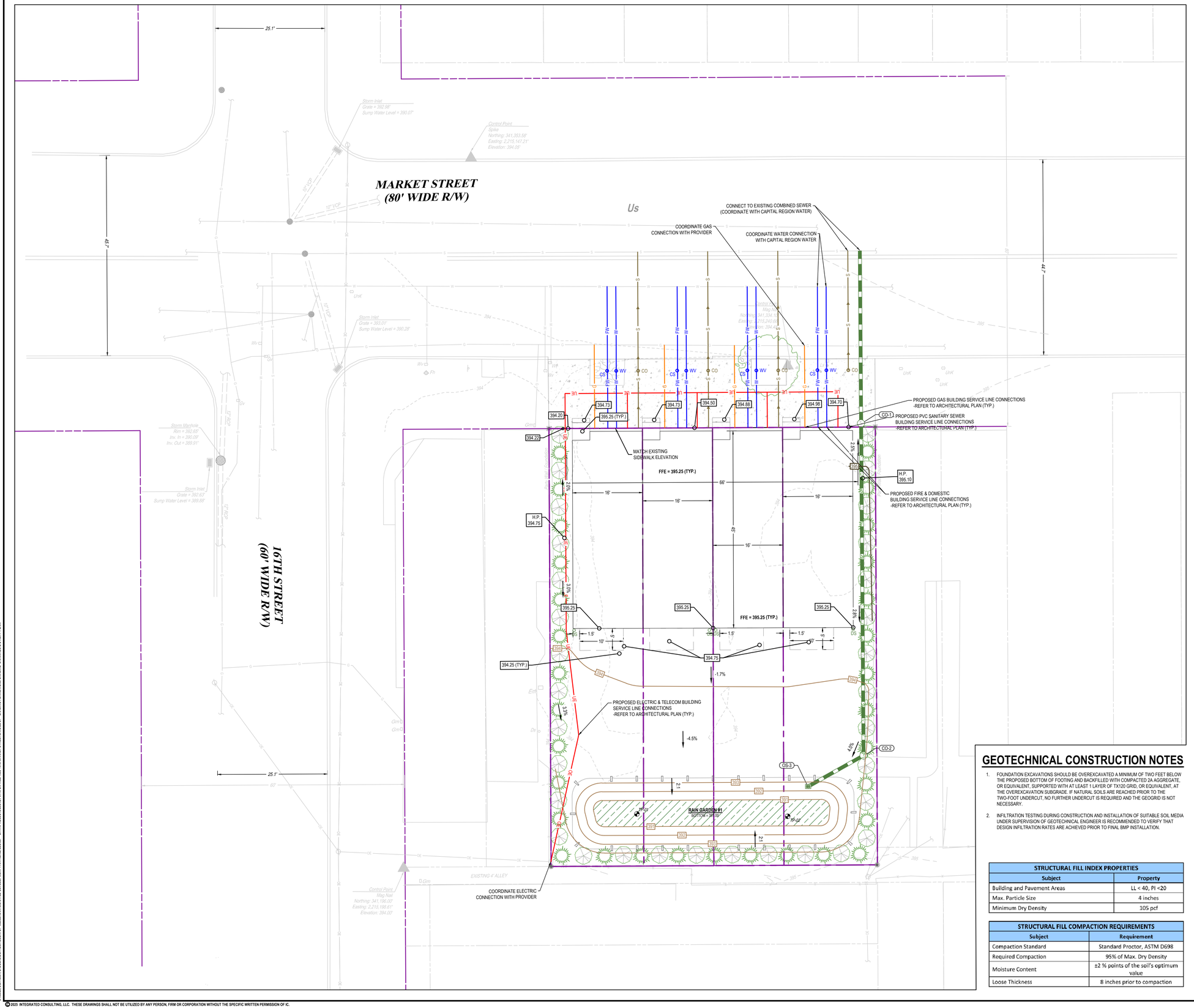
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9/4/2025, DEFAULT, C:\USERS\REFAULT\DESKTOP-R0S5SNH\INTEGRATED DEVELOPMENT PARTNERS, LLC\DP - DATA\PROJECTS\2024\24-0416 DR HILL 1165-1183 MARKET STREET\DWG\LDWG, SITE PLAN\24-0416 SITE EASEMENT LANDSCAPE PLAN

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LEGEND

- PROPOSED MAJOR CONTOUR (310)
- PROPOSED MINOR CONTOUR (309)
- PROPOSED SPOT ELEVATION: HIGH POINT OR LOW POINT (H.P. 310.20)
- PROPOSED SLOPE ARROW (1.0%)
- PROPOSED STORM PIPE
- PROPOSED STORM INLET STRUCTURE
- PROPOSED CLEANOUT (CO)
- PROPOSED DOWNSPOUT (DS)
- TEST LOCATION (TP)
- PROPOSED BASIN SEED MIXTURE
- PROPOSED WATER LINE (W)
- PROPOSED WATER VALVE (WV)
- PROPOSED FIRE LINE (FW)
- PROPOSED SANITARY SEWER LINE (S)
- PROPOSED CLEANOUT (CO)
- PROPOSED OVERHEAD ELECTRIC LINE (OE)
- PROPOSED GAS LINE (G)
- PROPOSED UNDERGROUND ELECTRIC LINE (UE)

GRADING & DRAINAGE NOTES

1. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE FOR USE IN FINAL LANDSCAPING.
2. THE CONTRACTOR SHALL COMPACT FILL IN LIFT THICKNESS PER THE GEOTECHNICAL REPORT UNDER ALL BUILDING AND STRUCTURE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS REQUIRED BY THE GEOTECHNICAL ENGINEER.
3. UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
4. THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
5. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
6. THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
7. BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
8. A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
9. THE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
10. PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADIENT DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.

UTILITY NOTES

1. THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
2. SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
3. GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.
4. ELECTRIC, AND TELECOMMUNICATIONS SERVICES SHALL BE INSTALLED UNDERGROUND FROM SERVICE POLE. THE CONTRACTOR SHALL PROVIDE AND INSTALL AND BACKFILL CONDUITS FOR TELECOMMUNICATIONS SERVICE, CONDUITS FOR ELECTRIC SERVICE PRIMARY, PVC CONDUITS FOR ELECTRICAL SECONDARY PER BUILDING ELECTRICAL PLANS, (SCHEDULE 80 UNDER PAVEMENT, SCHEDULE 40 IN NON PAVEMENT AREAS). SERVICES MAY BE INSTALLED IN A COMMON TRENCH WITH 12" CLEAR SPACE BETWEEN. MINIMUM COVER IS 36" ON ELECTRIC CONDUITS, AND 24" ON TELECOMMUNICATIONS CONDUITS. SERVICES SHALL BE MARKED WITH MAGNETIC LOCATOR TAPE AND SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH ELECTRIC UTILITY PROVIDER, AND TELECOMMUNICATIONS COMPANY STANDARDS. GALVANIZED STEEL ELECTRICAL CONDUIT SHALL BE USED AT POLE AND TRANSFORMER LOCATIONS. INSTALL HANDHOLES AS REQUIRED TO FACILITATE INSTALLATION AND AS REQUIRED BY UTILITY PROVIDER. INSTALL TRAFFIC LOAD QUALIFIED HANDHOLES IN VEHICULAR AREAS. INSTALL CONCRETE ENCASEMENT ON PRIMARY ELECTRIC CONDUITS IF REQUIRED BY ELECTRIC UTILITY PROVIDER.
5. ALL WATER LINES TO HAVE A MINIMUM COVER OF 4 FEET.
6. ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES (AWWA) AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS, AND FOR SANITARY SEWER SYSTEMS.

GEOTECHNICAL CONSTRUCTION NOTES

1. FOUNDATION EXCAVATIONS SHOULD BE OVEREXCAVATED A MINIMUM OF TWO FEET BELOW THE PROPOSED BOTTOM OF FOOTING AND BACKFILLED WITH COMPACTED 2A AGGREGATE, OR EQUIVALENT, SUPPORTED WITH AT LEAST 1 LAYER OF TX120 GRID, OR EQUIVALENT, AT THE OVEREXCAVATION SUBGRADE. IF NATURAL SOILS ARE REACHED PRIOR TO THE TWO-FOOT UNDERCUT, NO FURTHER UNDERCUT IS REQUIRED AND THE GEOGRID IS NOT NECESSARY.
2. INFILTRATION TESTING DURING CONSTRUCTION AND INSTALLATION OF SUITABLE SOIL MEDIA UNDER SUPERVISION OF GEOTECHNICAL ENGINEER IS RECOMMENDED TO VERIFY THAT DESIGN INFILTRATION RATES ARE ACHIEVED PRIOR TO FINAL BMP INSTALLATION.

STRUCTURAL FILL INDEX PROPERTIES	
Subject	**Property**
Building and Pavement Areas	LL < 40, PI <20
Max. Particle Size	4 inches
Minimum Dry Density	105 pcf

STRUCTURAL FILL COMPACTION REQUIREMENTS	
Subject	**Requirement**
Compaction Standard	Standard Proctor, ASTM D698
Required Compaction	95% of Max. Dry Density
Moisture Content	±2 % points of the soil's optimum value
Loose Thickness	8 inches prior to compaction

SCALE: 1"= 10'

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CITY OF HARRISBURG

PROFESSIONAL SEAL

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REVIEWED	ZEG
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DATE	09/05/2025
PROJECT NO.	24-0416
CAD FILE:	07 - GRADING PLAN

REVISIONS		
NO.	DATE	DESCRIPTION

TITLE

GRADING, DRAINAGE & UTILITY PLAN

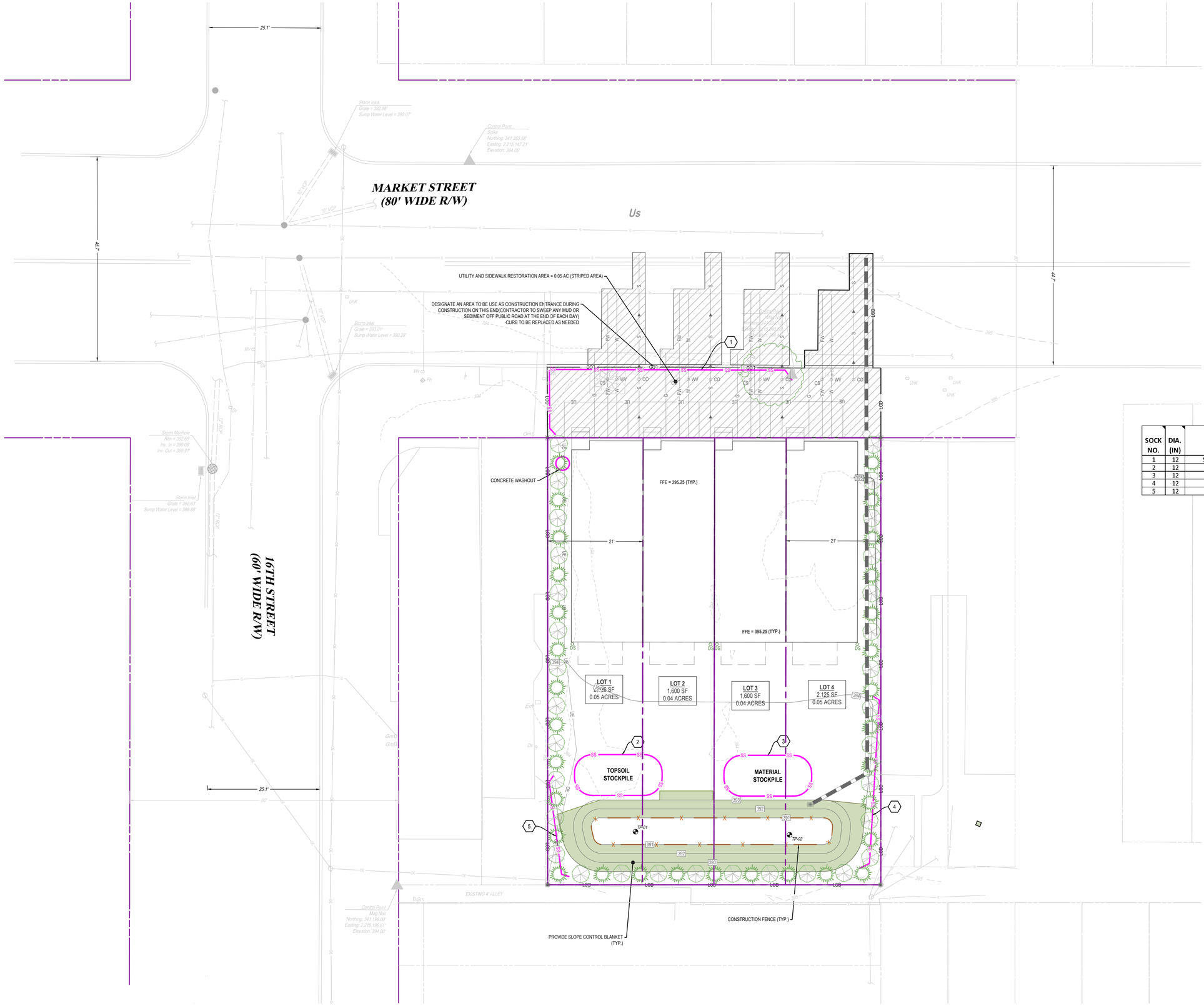
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LEGEND

- LOD — LIMIT OF DISTURBANCE
- UTILITY RESTORATION AREA
- SLOPE EROSION CONTROL BLANKET - REFER TO DETAIL
- SS — PROPOSED COMPOST FILTER SOCK
- X — X — CONSTRUCTION FENCE
- TOPSOIL STOCKPILE — PROPOSED TOPSOIL STOCKPILE
- MATERIAL STOCKPILE — PROPOSED MATERIAL STOCKPILE

E&S NOTES

LIMIT OF DISTURBANCE: 0.20 ACRES (INCLUDES 0.03 ACRES OF UTILITY RESTORATION)

RECEIVING WATERS

PAXTON CREEK (WWF/MF)

SOILS INFORMATION

Us — URBAN LAND, SHALE MATERIALS

GEOLOGY INFORMATION

Ohg — GRAYWACKE OF HAMBURG SEQUENCE, ORDOVICIAN

SOCK NO.	DIA. (IN)	LOCATION	SLOPE PERCENT	SLOPE LENGTH ABOVE BARRIER (FT)
1	12	Sidewalk Along Market Street	1	90
2	12	Around Topsoil Stockpile	10	10
3	12	Around Material Stockpile	10	10
4	12	East Side of Rain Garden 1	33	5
5	12	West Side of Rain Garden 1	33	8

50' 25' 0' 50'
SCALE: 1"= 50'

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CAD FILE:	13 - E&S PLAN

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E&S CONTROL PLAN

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