No: 25-037

Dauphin County Subdivision/Land Development Review Report

Municipality	City of Harrisburg	Surveyor	Susquehanna Civil Inc	Engineer	Stantec Services Inc
Plat Title	City of Harrisburg Park Maintenance Facility				
Zoning District	Industrial (IND)			Proposed Land Use	Municipal Owned Use

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

# of Lots	# of New Lots	# of New D.U.s	Acreage Subdivided/Developed	Total Acreage
1	0	0	2.82	2.82

Date Received	3-12-2025	Staff Review	4/2/2025	Official County Review	4/2/2025
Reviewed by	GD	Checked by		Parcel No.	07-074-001

Project Description: The purpose of the plan is the construction of a new City of Harrisburg Parks Maintenance Facility. Site improvements including curbs, sidewalks, parking lot, and a stormwater management facility.

- ***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. By 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):

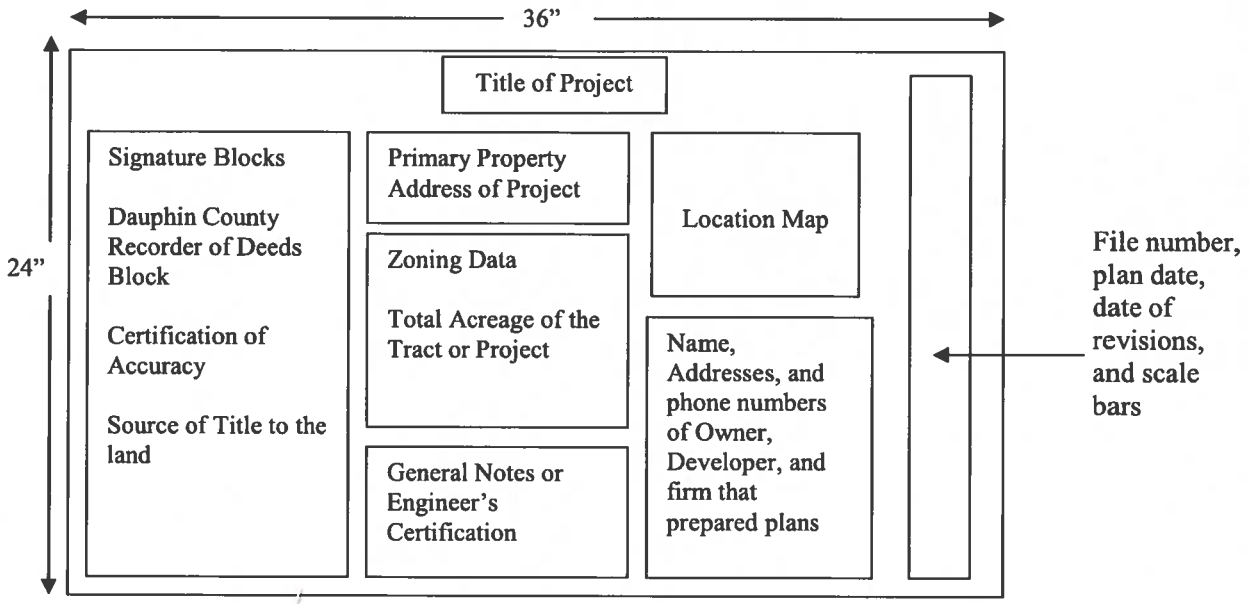


Figure 1

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 See Comment on Last page
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 See NOTE last Page
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 See Note last page
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

	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	☐	☒	☐	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(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: 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

	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)

Comment: Herr Street has a de-celleration/turning lane heading north/adjacent to the site. As there is to be the proposed redevelopment of the neighboring CAT garage - it is unlikely the busses will be using this lane on Herr Street. Consideration should be given to making this area within the right of way into a walk way/bike way. This will enhance the connection of the neighborhood to the proposed but transfer facility.

- As a related comment, the adjacent Dr. Claude E. Nichols St - could be modified to be a trail/walking path. This would be a good Public access trail/access from the neighborhood to Both adjacent Park (Sunshine Park fields and courts) as well to the transit facility

- TCRPC/HATS would be willing to work with city/CAT/PennDOT to explore opportunities to achieve these proposed suggestions/concepts.

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS

CITY OF HARRISBURG PARKS MAINTENANCE FACILITY

1002 N. 12TH STREET, CITY OF HARRISBURG, DAUPHIN COUNTY, PA

FOR

SUSQUEHANNA REGIONAL TRANSPORTATION AUTHORITY (SRTA)

PRELIMINARY/FINAL LAND DEVELOPMENT PLANS
Issue/Revision
2025.02.11
XXX.XXX.XXX

REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION
REVIEWED THIS ____ DAY OF _____ 20__,

_____CHAIRMAN

_____SECRETARY

REVIEWED BY THE CITY OF HARRISBURG ENGINEER
REVIEWED THIS ____ DAY OF _____ 20__,

_____CITY ENGINEER

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF HARRISBURG
THIS ____ DAY OF _____ 20__,

_____EXECUTIVE SECRETARY

THIS PLAN APPROVED BY THE COUNCIL OF THE CITY OF HARRISBURG
THIS ____ DAY OF _____ 20__,

_____MAYOR

_____PRESIDENT OF CITY COUNCIL

_____CITY CLERK

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.

_____, 20___, _____.

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR DAUPHIN COUNTY, PENNSYLVANIA
IN PLAN BOOK ____ VOL ____ PG ____ DATE _____.

_____RECORDER

OWNER'S ACKNOWLEDGMENT

STATE OF PENNSYLVANIA

COUNTY OF DAUPHIN

ON THIS___DAY OF _____, 20__, BEFORE ME THE UNDERSIGNED, PERSONALLY APPEARED: _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THE HE IS THE OWNER (OR EQUITABLE OWNER) OF THE PROPERTY SHOWN ON THIS PLAN AS SUSQUEHANNA REGIONAL TRANSPORTATION AUTHORITY, THAT THE "LAND DEVELOPMENT PLANS" THEREOF WAS MADE AT DIRECTION, AND ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.
WITNESS MY HAND AND SEAL THE DAY DATE AND ABOVE WRITTEN.

OWNERS : _____

OFFICER : _____

NOTARY PUBLIC : _____

MY COMMISSION EXPIRES : _____

Know what's below.
Call before you dig.
SERIAL#: 20221401408--000
ONE--CALL DATE: 05/20/2022

STATEMENT OF INTENT
THE PURPOSE OF THIS PLAN IS THE CONSTRUCTION OF A NEW CITY OF HARRISBURG PARKS MAINTENANCE FACILITY. SITE IMPROVEMENTS INCLUDING CURBS, SIDEWALKS, PARKING LOT, AND A STORMWATER MANAGEMENT SYSTEM.

NOTES:

1. ON OCTOBER 8, 2024, NTM ENGINEERING PERFORMED A WETLANDS PRESENCE/ABSENCE DETERMINATION, AND NO WETLANDS WERE IDENTIFIED WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN FOR THE CITY OF HARRISBURG PARKS MAINTENANCE FACILITY PHASE.
2. ACCORDING TO THE FEMA FLOOD INSURANCE STUDY FOR DAUPHIN COUNTY, THE PROJECT SITE IS LOCATED IN THE 100-YEAR FLOODPLAIN (ZONE AE) OF PAXTON CREEK.
3. THIS PLAN IS INTENDED TO BE IN COMPLIANCE WITH ALL ZONING REQUIRMENTS. NO ZONING VARIANCES OR MODIFICATIONS ARE BEING REQUESTED.
4. ATTENTION IS CALLED TO HARRISBURG CITY ZONING CODE AS AMENDED. PROPERTY IS ZONED INDUSTRIAL.

PROJECT SCHEDULE (GENERAL)
CONSTRUCTION START: WINTER 2025
CONSTRUCTION END: SPRING 2026

RELATED REPORTS AND PERMITS

- PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT PREPARED BY MICHAEL BAKER INTERNATIONAL DATED MARCH 7, 2023 AS REVISED
- PHASE II ENVIRONMENTAL SITE ASSESSMENT PREPARED BY MICHAEL BAKER INTERNATIONAL DATED OCTOBER 18, 2024 AS REVISED
- SOIL MANAGEMENT PLAN PREPARED BY MICHAEL BAKER INTERNATIONAL DATED OCTOBER 18, 2024 AS REVISED
- GEOTECHNICAL REPORT PREPARED BY SUSQUEHANNA CIVIL INC. DATED SEPTEMBER 2024
- SUBSURFACE UTILITY ENGINEERING INVESTIGATION PLANS PREPARED BY THE LEXIS GROUP DATED AUGUST 30, 2024 AS REVISED
- HIGHWAY OCCUPANCY PERMIT (HOP) APPLICATION AND PLANS PREPARED BY STANTEC CONSULTING SERVICES, INC DATED JANUARY 22, 2025. SUBMITTED TO PENNDOT ON JANUARY 23, 2025.
- POST CONSTRUCTION STORMWATER MANAGEMENT REPORT PREPARED BY NEWELL TERESKA & MACKAY (NTM) ENGINEERING DATED JANUARY 2025.
- CHAPTER 102 NPDES/SWM/E&S PERMIT PREPARED BY NTM, SUBMITTED JANUARY 24, 2025.
- CHAPTER 106 FLOODPLAIN/H&H PERMIT PREPARED BY NTM, SUBMITTED JANUARY 24, 2025.

WAIVER REQUEST

SECTION	DESCRIPTION	STATUS	
		SUBMITTED DATE	ACTION / DATE
7-505.3.D	REQUESTING TO USE 30" X 42" PAPER SIZE	2/5/2025	

SHEET LIST TABLE

SHEET DESCRIPTION	SHEET TITLE
G-001	COVER SHEET
C-101	EXISTING CONDITIONS PLAN
C-111	SITE DEMOLITION
C-112	UTILITY DEMOLITION
C-121	SITE PLAN
C-131	GRADING PLAN
C-141	EROSION AND SEDIMENTATION POLLUTION CONTROL PLAN COVER
C-142	EROSION AND SEDIMENTATION POLLUTION CONTROL PLAN – EXISTING CONDTIONS
C-144.1	EROSION AND SEDIMENTATION POLLUTION CONTROL PLAN STAGE 1
C-144.2	EROSION AND SEDIMENTATION POLLUTION CONTROL PLAN STAGE 2
C-147.1	EROSION AND SEDIMENTATION POLLUTION CONTROL DETAILS
C-147.2	EROSION AND SEDIMENTATION POLLUTION CONTROL DETAILS
C-147.3	EROSION AND SEDIMENTATION POLLUTION CONTROL DETAILS
C-147.4	EROSION AND SEDIMENTATION POLLUTION CONTROL DETAILS
C-148.1	EROSION AND SEDIMENTATION POLLUTION CONTROL NOTES
C-151	UTILITY PLAN
C-201	SANITARY & STORM SEWER PROFILES
C-501	CONSTRUCTION DETAILS
C-502	SANITARY & STORM SEWER DETAILS
C-503	VEHICLE TURNING ANALYSIS
C-801	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN COVER
C-802	POST CONSTRUCTION STORMWATER MANAGEMENT – EXISTING DRAINAGE AREA MAP
C-803	POST CONSTRUCTION STORMWATER MANAGEMENT – PROPOSED DRAINAGE AREA MAP
C-804	POST CONSTRUCTION STORMWATER MANAGEMENT – EXISTING CONDITIONS
C-805	POST CONSTRUCTION STORMWATER MANAGEMENT – PROPOSED CONDITIONS
C-806	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN DETAILS
C-809	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
C-810	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
L-101	LANDSCAPE PLAN
L-501	LANDSCAPE NOTES & DETAILS
E0-003	ELECTRICAL SITE PLAN
E0-003A	ELECTRICAL SITE PLAN LIGHTING CALCULATIONS
E2-701	ELECTRICAL SCHEDULES
A2-100	BUILDING ELEVATIONS

SITE INFORMATION

1. PROPERTY BEING KNOWN AND DESIGNATED AS 1002 N. 12TH STREET, IN CITY OF HARRISBURG & DAUPHIN COUNTY, COMMONWEALTH OF PENNSYLVANIA.

EXISTING PARCEL IDENTIFICATION NUMBERS (PIN):

- 07-074-001-000-0000
- 07-074-002-000-0000
- 07-074-004-000-0000
- 07-074-005-000-0000
- 07-074-007-000-0000

TOTAL PROJECT AREA = 122,808 SF OR 2.82 AC.

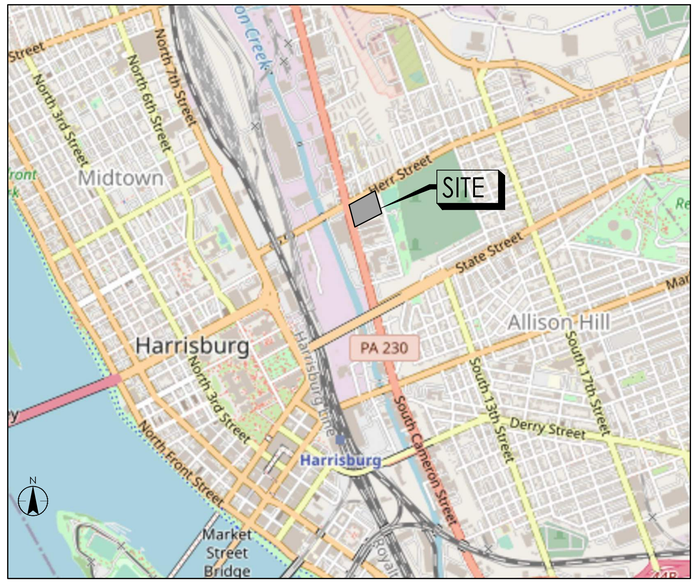
WATERSHED: PAXTON CREEK

EXISTING ZONING DATA (HARRISBURG, PA)

IND: INDUSTRIAL DISTRICT

	REQUIRED	EXISTING PARCEL: (WITH FOLLOWING IDs) 07-074-001-000-0000 07-074-002-000-0000 07-074-004-000-0000 07-074-005-000-0000 07-074-007-000-0000	PROPOSED LOT
MINIMUM LOT AREA AND DENSITY	5,000 S.F.	122,808 S.F. (2.819 AC)	122,808 S.F.
MINIMUM LOT WIDTH AT LOT FRONTAGE	30 FEET	193.2 FT	200 FT
MAXIMUM IMPERVIOUS LOT COVERAGE	75%	91.53% * (112,401 S.F.)	59.3%
MINIMUM SETBACKS:			
FRONT YARD	10 FT	4.91 FT *	15.93 FT
SIDE YARD	5 FT	NA	NA
REAR YARD	5 FT	39.91 FT	36.41 FT
MAXIMUM PRINCIPAL BUILDING HEIGHT	NO MAXIMUM	±25 FT	30 FT

* EXISTING NONCONFORMING



LOCATION MAP

1"=1000' 0 1000' 1500' 2000'

OWNER/APPLICANT:
SUSQUEHANNA REGIONAL TRANSPORTATION AUTHORITY
901 N CAMERON STREET HARRISBURG, PA 17101
PHONE: (717) 238-8304

DESIGNER:
STANTEC CONSULTING SERVICES INC.
5000 RITTER ROAD SUITE 102
MECHANICSBURG, PA 17055
Tel: (717) 691-3355
www.stantec.com

Stantec

FEBRUARY 11, 2025
PROJECT NUMBER: 202713164

\\ca0ctxfp01\shared_projects\202713164\1 | 08 records\ed_wip\cad\planning_portal\sht\cover_sht\202713164-g001 2025.02.03 08:37 PM
ORIGINAL SHEET - ANSI D

N

EXISTING LEGEND

CONCRETE CURB
CONC. SIDEWALK
BUILDING SLAB/FOUNDATION
FENCELINE
FENCELINE WOODEN
CONTOURS
PROPERTY LINE
SETBACK LINE
EASEMENT
ZONING BOUNDARY
FEMA 100-YEAR FLOODPLAIN
SIGN
BOLLARD
LIGHT POLE
TYPE 'C' INLET
TYPE 'M' INLET
UTILITY POLE
FIRE HYDRANT
GAS VALVE
WATER VALVE
CLEAN-OUT
SANITARY SEWER CLEAN-OUT
STORM M.H.
SANITARY M.H.
WATER M.H.
FUEL M.H.
OVERHEAD ELECTRIC
SANITARY SEWER W/ M.H.
STORM SEWER W/M.H.
COMBINED STORM AND SANITARY SEWER W/M.H.
UNDERGROUND POWER
WATER LINE
GAS LINE
UNKNOWN UTILITY

EXISTING ZONING DATA (HARRISBURG, PA)

IND: INDUSTRIAL DISTRICT

	REQUIRED	EXISTING PARCEL: (WITH FOLLOWING IDs) 07-074-001-000-0000 07-074-002-000-0000 07-074-004-000-0000 07-074-005-000-0000 07-074-007-000-0000
MINIMUM LOT AREA AND DENSITY	5,000 S.F.	122,808 S.F. (2.819 AC)
MINIMUM LOT WIDTH AT LOT FRONTAGE	30 FEET	193.2 FT
MAXIMUM IMPERVIOUS LOT COVERAGE	75%	91.53% * (112,401 S.F.)
MINIMUM SETBACKS:		
FRONT YARD	10 FT	4.91 FT *
SIDE YARD	5 FT	NA
REAR YARD	5 FT	39.91 FT
MAXIMUM PRINCIPAL BUILDING HEIGHT	NO MAXIMUM	±25 FT

* EXISTING NONCONFORMING

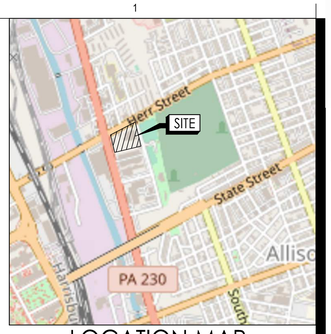
UTILITY COMPANY CONTACT INFORMATION

COMPANY NAME	ADDRESS	CONTACT	EMAIL ADDRESS	PHONE NUMBER
CAPITAL REGION WATER (WATER & SEWER)	3003 N. FRONT STREET HARRISBURG, PA 17110	MICAELA SWART	Micaela.Swart@capitalregionwater.com	(717) 216-5235
UGI PENN NATURAL GAS	150 POWER BOULEVARD ARCHBALD, PA 18403	RYAN HANNA	rhanna@ugi.com	(717) 279-1786
PPL ELECTRIC UTILITIES CORPORATION	600 LARCH STREET SCRANTON, PA 18509	RYAN GEMBE	RDGembe@pplweb.com	(717) 257-5677
VERIZON	1095 AVENUE OF THE AMERICAS NEW YORK, NY 10036	NA	NA	(877) 300-4498

NOTES:

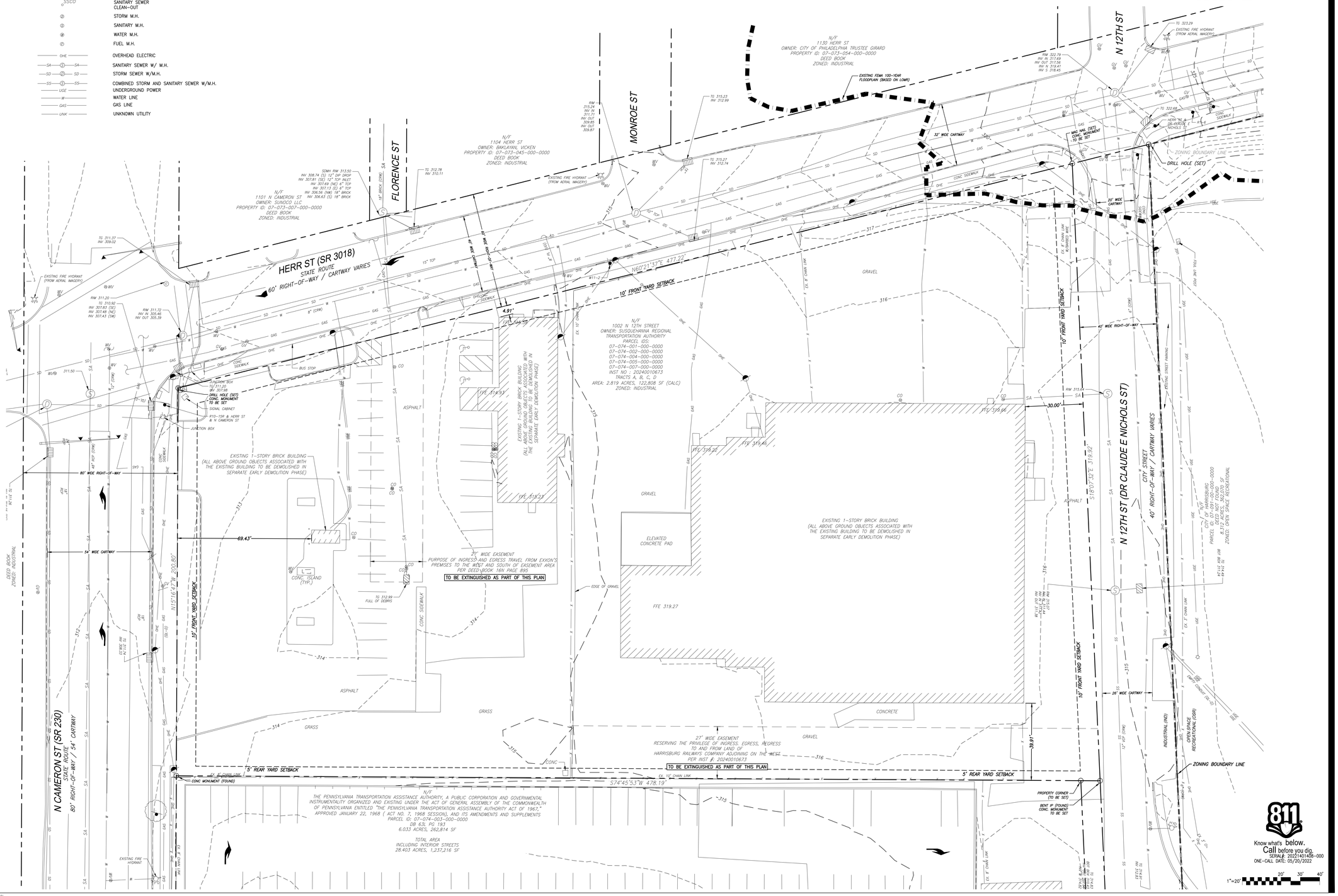
1. THIS SURVEY PLAN IS THE RESULT OF A TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY SUSQUEHANNA CIVIL FROM MAY OF 2022 TO NOVEMBER OF 2024. THE BOUNDARY SURVEY CLOSURE HAS AN INDEX OF ERROR = 1/324,877.
2. THE HORIZONTAL DATUM IS BASED ON THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), NORTH AMERICAN DATUM (NAD) 1983 (2011) BASED ON GPS OBSERVATIONS MAY 2022.
3. VERTICAL DATUM – NAVD 1988, AS ESTABLISHED BY GPS OBSERVATIONS MAY 2022.
4. THIS SURVEY PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS A VALID TITLE REPORT WOULD DISCLOSE. NOT FOR CONSTRUCTION. FOR TITLE AND CONVEYANCE PURPOSES ONLY.
5. UTILITY INFORMATION OBTAINED FROM SURFACE EVIDENCE OBSERVED IN THE FIELD AND FROM SUBSURFACE UTILITY EXPLORATION (SUE). A "SUE INVESTIGATION OF UNDERGROUND UTILITIES VERIFIED UTILITY LOCATIONS" PLAN WAS PREPARED BY THE LEXIS GROUP LLC, DATED 3/16/2023 REVISED 8/1/2023. ALL UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE THE EXTENT AND EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH PA ACT NO.287.
6. SOIL DELINEATION LINES TAKEN FROM WEB SOIL SURVEY URL: HTTP://WEBSOILSURVEY.NRCS.USDA.GOV. COORDINATE SYSTEM: WEB MERCATOR (EPSG:3857). THIS PRODUCT IS GENERATED FROM THE USDA-NRCS CERTIFIED DATA AS OF SOIL SURVEY AREA: DAUPHIN COUNTY, PENNSYLVANIA SURVEY AREA DATA: VERSION 21, SEPTEMBER 4, 2024.

   Ua–URBAN LAND, ALLUVIAL MATERIALS
7. THE LOCATION OF ALL FEATURES AND APPURTENANCES SHOWN HEREON ARE A GRAPHIC REPRESENTATION OF THE SITE. NO COORDINATE VALUES HAVE BEEN CREATED FOR THESE FEATURES. THE USER OF THESE PLANS ASSUMES ALL RESPONSIBILITY FOR THE PLACEMENT AND/OR CONSTRUCTION OF THE SAME.



LOCATION MAP

1"=1000' 0 1000' 1500' 2000'



811 Know what's below. Call before you dig. SERIAL#: 20221401458-000 ONE-CALL DATE: 05/20/2022

1"=20' 0 20' 30' 40'

ORIGINAL SHEET - ARCH E1

Stantec

Stantec Consulting Services Inc.
5000 Ritter Road Suite 102
Mechanicsburg, PA 17055
Tel: (717) 691-3355 • www.stantec.com

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Keyplan

Issue/Revision	YYYY.MM.DD
PRELIMINARY/FINAL LAND DEVELOPMENT PLANS	2025.02.11

Permit/Seal

Client/Project Logo

pennsylvania
DEPARTMENT OF TRANSPORTATION

Client/Project
CITY OF HARRISBURG PARKS MAINTENANCE FACILITY

CITY OF HARRISBURG
1002 N. 12TH STREET
HARRISBURG, PA 17101

Title
EXISTING CONDITIONS PLAN

Project No.	Scale
2027731641	As indicated
Revision	Drawing No.
0	C-101

N

EXISTING LEGEND

- CONCRETE CURB
- CONC. SIDEWALK
- BUILDING SLAB/FOUNDATION
- FENCELINE
- PROPERTY LINE
- SETBACK LINE
- EASEMENT
- CONTAMINATED SOIL AREA

DEMOLITION LEGEND

- CONCRETE CURB
- FENCELINE
- CONCRETE TO BE REMOVED
- ASPHALT PAVING TO BE REMOVED
- BUILDING AND FOUNDATION TO BE REMOVED
- GRAVEL TO BE REMOVED
- SITE ACCESS LOCATION

UTILITY COMPANY CONTACT INFORMATION

COMPANY NAME	ADDRESS	CONTACT	EMAIL ADDRESS	PHONE NUMBER
CAPITAL REGION WATER (WATER & SEWER)	3003 N. FRONT STREET HARRISBURG, PA 17110	MICAELA SWART	Micaela.Swart@capitalregionwater.com	(717) 216-5235
UGI PENN NATURAL GAS	150 POWER BOULEVARD ARCHBALD, PA 18403	RYAN HANNA	rhanna@ugi.com	(717) 279-1786
PPL ELECTRIC UTILITIES CORPORATION	600 LARCH STREET SCRANTON, PA 18509	RYAN GEMBE	RDGembe@pplweb.com	(717) 257-5677
VERIZON	1095 AVENUE OF THE AMERICAS NEW YORK, NY 10036	NA	NA	(877) 300-4498

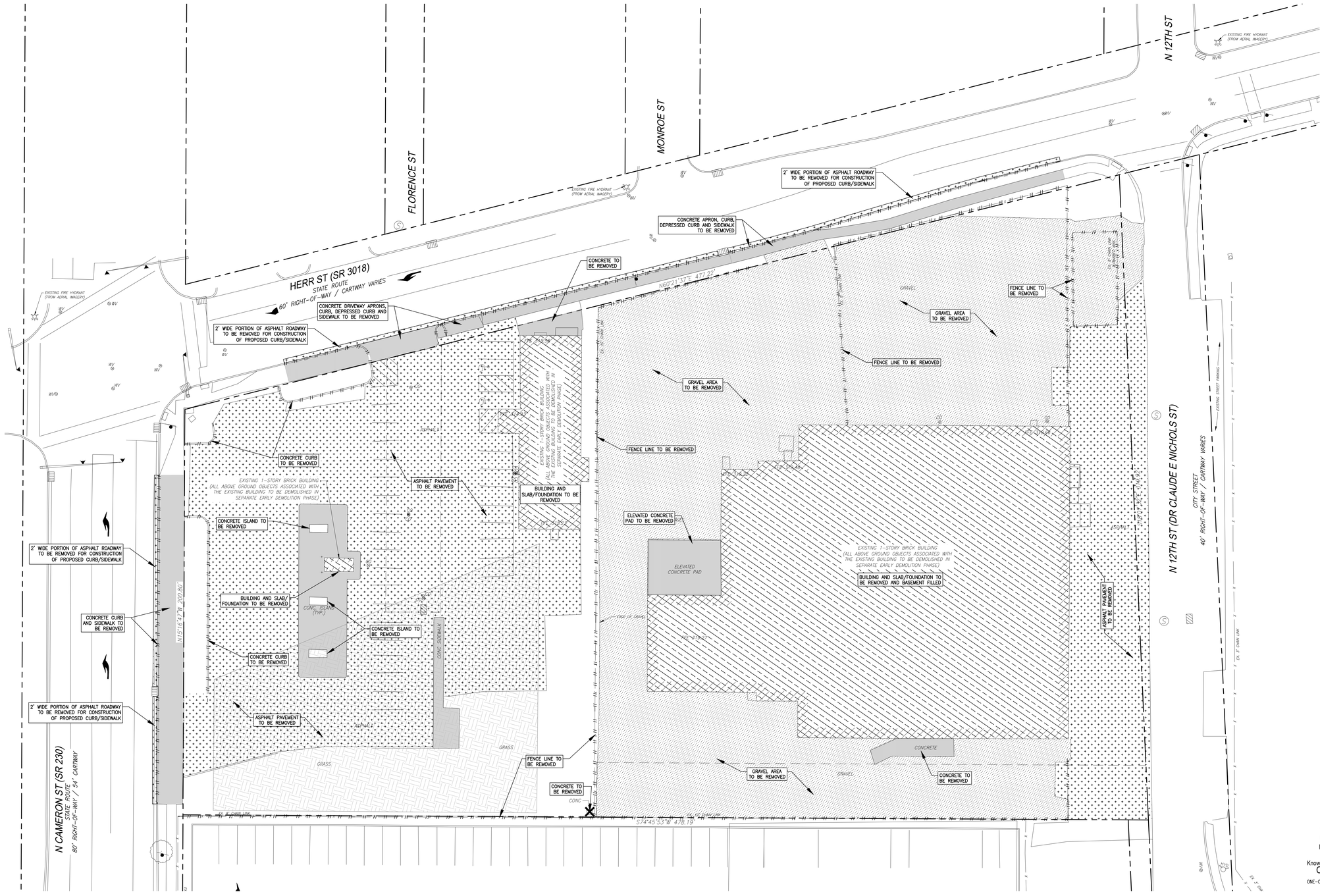
REFER TO SHEET C-112 FOR UTILITY DEMOLITION INFORMATION

GENERAL DEMOLITION NOTES

1. UTILITY INFORMATION FROM SURFACE EVIDENCE OBSERVED IN THE FIELD BY SUSQUEHANNA CIVIL, TOGETHER WITH SUE INVESTIGATION BY LEXIS GROUP REFER TO PLAN TITLED SUE INVESTIGATION OF UNDERGROUND UTILITIES VERIFIED UTILITY LOCATIONS DATED 03/16/2023.
2. CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION MANAGER (CM) FOR LOCATION OF STAGING AND CONSTRUCTION TRAILERS.
3. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION AND REPORT ALL DISCREPANCIES TO THE CONSTRUCTION MANAGER (CM).
4. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ANY POSSIBLE CONFLICTS BETWEEN THE EXISTING AND PROPOSED UTILITIES DURING CONSTRUCTION.
5. INSTALL CONSTRUCTION FENCE WITH CONSTRUCTION ACCESS GATES AROUND WORK AREAS. DETOUR ALL PEDESTRIAN AND VEHICULAR TRAFFIC AROUND THE WORK AREA. ANY FENCE INSTALLATION THAT MAY IMPACT PEDESTRIAN OR VEHICULAR CIRCULATION OR POTENTIALLY IMPACT THE CIRCULATION OF EMERGENCY VEHICLES ADJACENT TO THE WORK AREA MUST BE COORDINATED WITH AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
6. REFER TO CONSTRUCTION SEQUENCE AND E&S PLANS FOR PROPER ORDER OF UTILITY DEMOLITION (I.E INLETS, MANHOLES, PIPES, ETC.)
7. BUILDINGS AND SITE FEATURES INCLUDING ALL EXISTING FOUNDATION, PAVEMENT, CURBING, TREES, LIGHTS, TRANSFORMERS, POLES, CONCRETE PADS AND ENCLOSURES, DRAINAGE PIPING AND OTHER OBJECTS SHALL BE REMOVED AND DISPOSED OF PROPERLY.
8. ALL UTILITIES SERVICES TO AND ON THE SITE SHALL BE PERMANENTLY TERMINATED OR TEMPORARILY SHUT OFF IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITY REQUIREMENTS.
9. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR ANY AND ALL DEMOLITION. INCLUDING HAZARDOUS MATERIAL IN ACCORDANCE WITH PADEP REQUIREMENTS.
10. THE REMOVAL OF EXISTING STORAGE TANKS ARE TO BE COMPLETED IN ACCORDANCE WITH PADEP REGULATIONS FOR TANK REMOVAL.
11. ALL MATERIALS AND WASTES SHALL BE DISPOSED OF IN ACCORDANCE WITH THE PADEP'S SOLID WASTE MANAGEMENT REGULATIONS AT 25 PA CODE 260.1 ET. SEQ. AND 287.1 ET. SEQ.
12. CONTRACTOR TO REMOVE PORTIONS OF CONSTRUCTION FENCE UPON COMPLETION OF ALL OTHER SITE CONSTRUCTION ACTIVITIES. EXISTING GATES TO BE RELOCATED DURING CONSTRUCTION AS REQUIRED.
13. REMOVAL OF EXISTING UTILITIES AND UNDERGROUND STRUCTURES IF REQUIRED FOR CONSTRUCTION SHALL BE INCLUDED. THIS WORK SHALL INCLUDE, BUT NOT NECESSARILY BE LIMITED TO, THE REMOVAL, SALVAGE, DEMOLITION IN PLACE, ABANDONMENT, OR OTHER DISPOSITION OF EXISTING UTILITIES, UNDERGROUND STRUCTURES, OR OTHER FACILITIES SHOWN ON THE PLANS, ENCOUNTERED IN THE COURSE OF THE WORK.

EXISTING BUILDING FOUNDATION AND BASEMENT DEMOLITION NOTES

1. REFER TO GEOTECHNICAL REPORT PREPARED BY SUSQUEHANNA CIVIL INC. DATED SEPTEMBER 2024 FOR EXISTING SOIL CONDITIONS, BORINGS, AND FOUNDATIONS.
2. ALL EXISTING BUILDING FOUNDATIONS AND WALLS TO BE REMOVED TO PROPOSED DEPTH BELOW FINISHED GRADE WHERE AS NOT IN CONFLICT WITH NEW BUILDING OR OTHER ASSOCIATED PROJECT STRUCTURES.
3. CONTRACTOR TO PUNCH HOLES IN EXISTING BASEMENT SLAB TO ALLOW FOR DRAINAGE.
4. BASEMENT VOID AREA TO BE FILLED WITH APPROVED FILL MATERIAL.
5. CONTRACTOR HAS THE OPTION TO REMOVED AND PROCESS (CRUSH) EXISTING BUILDING MATERIAL FOR RE-USE AS FILL MATERIAL. SEE SPECIFICATIONS FOR CRUSHED MATERIAL SIZING, SECTION 31 23 23.
6. NO CRUSHED MATERIAL, BRICK OR CONCRETE WITH ASBESTOS OF HAZARDOUS CONTAINING MATERIAL IS TO BE USED AS FILL MATERIAL. DISPOSED OF AS PER SPECIFICATION SECTIONS 02 82 33 AND 02 83 33.
7. THE APPROVED FILL MATERIAL SHALL BE PLACED IN EXISTING BASEMENTS IN 8-INCH THICK LOOSE LIFTS AND COMPACTED WITH THE LARGEST VIBRATORY COMPACTION EQUIPMENT AVAILABLE FOR THE SPECIFIC AREA TO BE COMPACTED. A MINIMUM OF FOUR PASSES SHALL BE CONDUCTED USING VIBRATORY COMPACTION EQUIPMENT IN EACH LIFT.
8. THE CRUSHED FILL MATERIAL SHALL BE USED AT THE DEEPEST DEPTH AND SHALL NOT BE USED WITHIN 2 FEET OF THE FINAL PLANNED GRADE. THE TOP 2 FEET OF FILL SHALL CONSIST OF IMPORTED TOPSOIL. A MINIMUM OF 6-INCHES OF TOPSOIL SHALL BE USED FOR THE UPPER LAYER.


HERR ST (SR 3018)
STATE ROUTE
60' RIGHT-OF-WAY / CARTWAY VARIES
FLORENCE ST
MONROE ST
N 12TH ST
N CAMERON ST (SR 230)
STATE ROUTE
80' RIGHT-OF-WAY / 54' CARTWAY
N 12TH ST (DR CLAUDE E NICHOLS ST)
CITY STREET
40' RIGHT-OF-WAY / CARTWAY VARIES
EXISTING FIRE HYDRANT (FROM AERIAL IMAGERY)
CONCRETE TO BE REMOVED
CONCRETE DRIVEWAY APRONS, CURB, DEPRESSED CURB AND SIDEWALK TO BE REMOVED
2' WIDE PORTION OF ASPHALT ROADWAY TO BE REMOVED FOR CONSTRUCTION OF PROPOSED CURB/SIDEWALK
CONCRETE APRON, CURB, DEPRESSED CURB AND SIDEWALK TO BE REMOVED
FENCE LINE TO BE REMOVED
GRAVEL AREA TO BE REMOVED
CONCRETE CURB TO BE REMOVED
ASPHALT PAVEMENT TO BE REMOVED
BUILDING AND SLAB/FOUNDATION TO BE REMOVED
EXISTING 1-STORY BRICK BUILDING (ALL ABOVE GROUND OBJECTS ASSOCIATED WITH THE EXISTING BUILDING TO BE DEMOLISHED IN SEPARATE EARLY DEMOLITION PHASE)
CONCRETE ISLAND TO BE REMOVED
ELEVATED CONCRETE PAD TO BE REMOVED
ELEVATED CONCRETE PAD
BUILDING AND SLAB/FOUNDATION TO BE REMOVED AND BASEMENT FILLED
CONCRETE CURB AND SIDEWALK TO BE REMOVED
CONC. ISLAND (TYP.)
CONC. SIDEWALK
ASPHALT PAVEMENT TO BE REMOVED
GRASS
GRAVEL
CONCRETE
CONC
N15°16'42"W 200.80'
S74°53'59"W 478.19'
N60°21'37"E 477.22'
EXISTING 1-STORY BRICK BUILDING (ALL ABOVE GROUND OBJECTS ASSOCIATED WITH THE EXISTING BUILDING TO BE DEMOLISHED IN SEPARATE EARLY DEMOLITION PHASE)
CITY STREET
40' RIGHT-OF-WAY / CARTWAY VARIES
EXISTING STREET PARKING
EX. 3" CMA LINE
EX. 3" CMA LINE
EX. 6" CMA LINE
EX. 8" CMA LINE
EX. 12

PROPOSED ZONING DATA (HARRISBURG, PA)

IND: INDUSTRIAL DISTRICT

	REQUIRED	PROPOSED LOT
MINIMUM LOT AREA AND DENSITY	5,000 S.F.	122,808 S.F.
MINIMUM LOT WIDTH AT LOT FRONTAGE	30 FEET	200 FT
MAXIMUM IMPERVIOUS LOT COVERAGE	75%	59.3%
MINIMUM SETBACKS:		
FRONT YARD	10 FT	15.93 FT
SIDE YARD	5 FT	NA
REAR YARD	5 FT	36.41 FT
MAXIMUM PRINCIPAL BUILDING HEIGHT	NO MAXIMUM	30 FT

PARKING DATA

USE	HARRISBURG CITY REQUIREMENT	SPACES REQUIRED	SPACES PROPOSED
OFFICE	1 SPACE/500 SQ. FT. OF GROSS FLOOR AREA	7 SPACES (3,270 SQ. FT.)	
PUBLIC UTILITY FACILITY	1 SPACE/1,000 SQ. FT. OR 1 SPACE FOR EACH EMPLOYEE	30 SPACES (16,500 SQ. FT.) (21 CURRENT EMPLOYEES / 30 FUTURE EMPLOYEES)	38 SPACES
		37 TOTAL SPACES	38 TOTAL SPACES
ACCESSIBLE PARKING SPACES	PARKING LOTS WITH 26 TO 50 SPACES	2 ACCESSIBLE SPACES	2 ACCESSIBLE SPACES (2 VAN)
	TOTAL ONSITE PARKING SPACES (STANDARD AND ACCESSIBLE)	37 SPACES (35 REGULAR + 2 ADA)	38 SPACES (36 REGULAR + 2 ADA)
BICYCLE PARKING AREA	REQUIRED WHEN 10 OR MORE OFF-STREET PARKING SPACES PROPOSED ONSITE	RACK DESIGNED TO ALLOW A BICYCLE TO BE LOCKED TO THE FRAME AND WHEEL WITH FOUR-FOOT-WIDE ACCESS AISLE	2 INVERTED 'U' RACKS WITH FOUR-FOOT-WIDE ACCESS AISLE

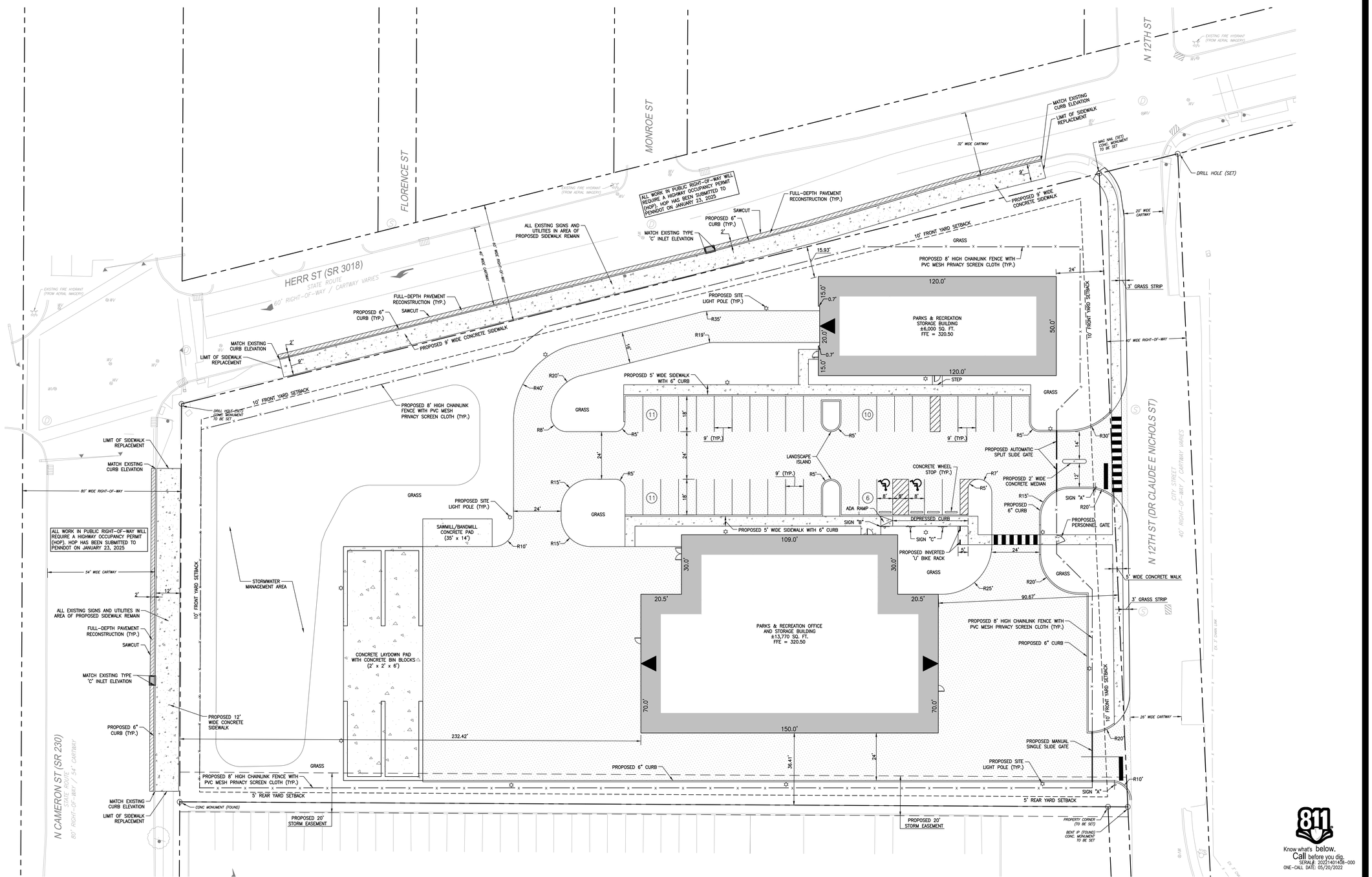
PARKING SPACE REQUIREMENTS PER CITY OF HARRISBURG – ZONING ORDINANCE, § 7-327.6A OFF-STREET PARKING REQUIREMENTS.
ACCESSIBLE PARKING PER CITY OF HARRISBURG – ZONING ORDINANCE, 7-327.7. ACCESSIBLE OFF-STREET PARKING REQUIREMENTS.

SIGN TABULATION

PLAN CALL OUT	SERIES	SIZE	DESCRIPTION	COUNT
A	R1-1	30"x30"	STOP	2
B	R7-8 R7-8F	12"X18" (R7-8) 12"X18" (R7-8F)	ADA CAR ACCESSIBLE	1
C	R7-8 R7-8F R7-8F	12"X18" (R7-8) 12"X6" (R7-8P) 12"X18" (R7-8F)	ADA VAN ACCESSIBLE	2

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	
SETBACK LINE	
EASEMENT LINE	
CONCRETE CURB	
CONC. SIDEWALK	
BUILDING	
DOOR LOCATION	
OVERHEAD DOOR LOCATION	
STOP BAR WITH STOP SIGN	
FENCELINE CHAINLINK	
SIGN	
UTILITY POLE	
LIGHT POLE	
ASPHALT PAVING	
CONCRETE LAYDOWN PAD	
FULL DEPTH PAVEMENT RESTORATION	



Know what's below. Call before you dig.
SERIAL#: 20221401408–000
ONE-CALL DATE: 05/20/2022

1"=20'
20' 30' 40'

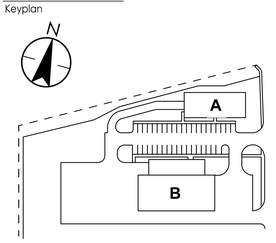
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Mechanicsburg, PA 17055
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Keyplan



PRELIMINARY/FINAL LAND DEVELOPMENT PLANS	2025.02.11
Issue/Revision	YYYY.MM.DD

Permit/Seal

Client/Project Logo

pennsylvania
DEPARTMENT OF TRANSPORTATION

Client/Project

CITY OF HARRISBURG PARKS MAINTENANCE FACILITY

CITY OF HARRISBURG
1002 N. 12TH STREET
HARRISBURG, PA 17101

Title

SITE PLAN

Project No.	Scale
2027131641	As indicated
Revision	Drawing No.
0	C-121

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ORIGINAL SHEET - ARCH E1

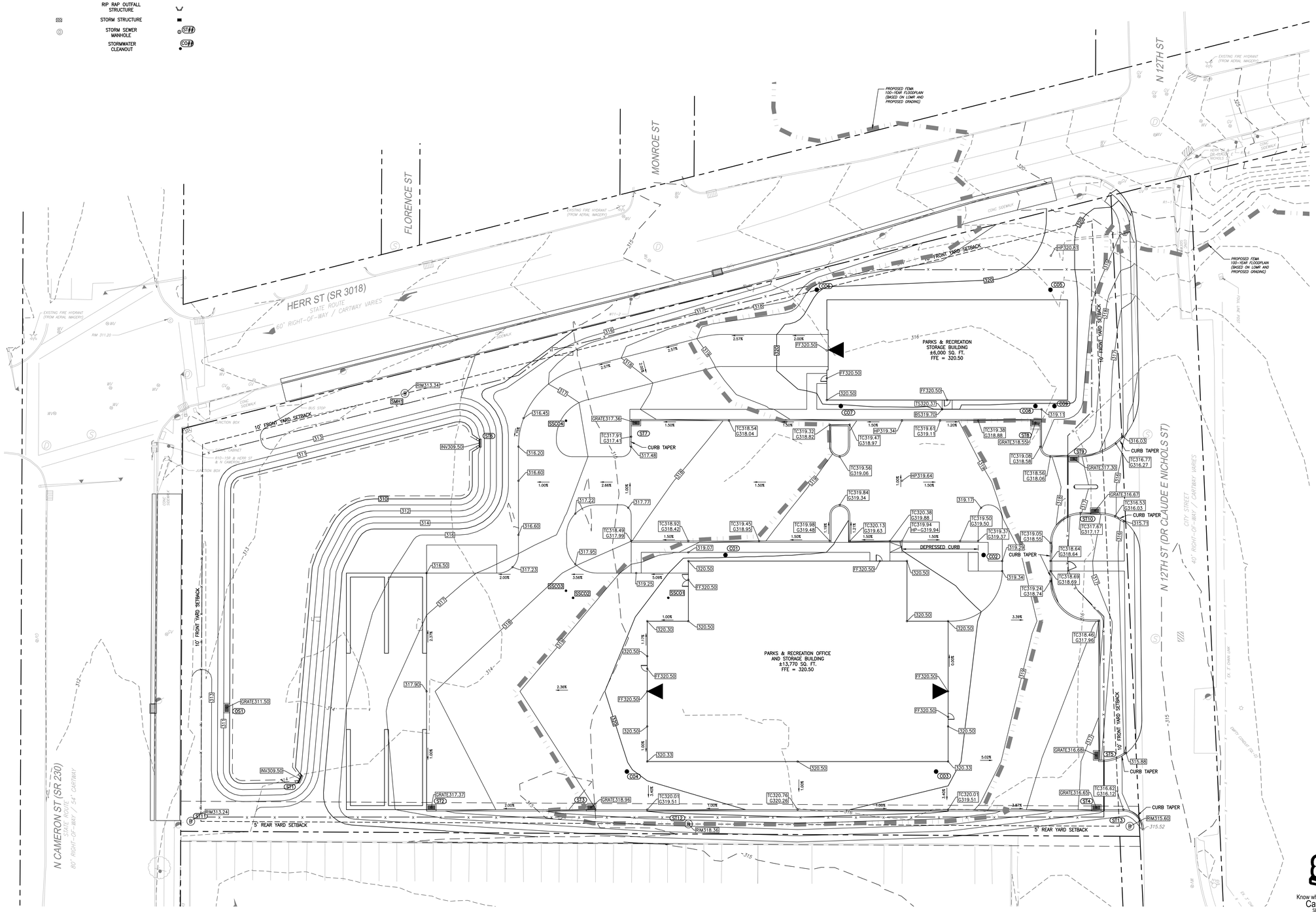
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	SETBACK LINE	
	EASEMENT LINE	
	CONCRETE CURB	
	CONC. SIDEWALK	
	DOOR LOCATION	
	OVERHEAD DOOR LOCATION	
x x	FENCELINE CHAINLINK	x x
	FEMA 100-YEAR FLOODPLAIN	
X 90.00	SPOT GRADES	TC00.00
97	CONTOURS	97
	ELECTRIC MANHOLE	
	SANITARY SEWER MANHOLE	
	SANITARY SEWER CLEANOUT	SSCO#
	RIP RAP OUTFALL STRUCTURE	
	STORM STRUCTURE	
	STORM SEWER MANHOLE	ST#
	STORMWATER CLEANOUT	CO#

UTILITY COMPANY CONTACT INFORMATION

COMPANY NAME	ADDRESS	CONTACT	EMAIL ADDRESS	PHONE NUMBER
CAPITAL REGION WATER (WATER & SEWER)	3003 N. FRONT STREET HARRISBURG, PA 17110	MICAELA SWART	Micaela.Swart@capitalregionwater.com	(717) 216-5235
UGI PENN NATURAL GAS	150 POWER BOULEVARD ARCHBALD, PA 18403	RYAN HANNA	rhanna@ugi.com	(717) 279-1786
PPL ELECTRIC UTILITIES CORPORATION	600 LARCH STREET SCRANTON, PA 18509	RYAN GEMBE	RDGembe@pplweb.com	(717) 257-5677
VERIZON	1095 AVENUE OF THE AMERICAS NEW YORK, NY 10036	NA	NA	(877) 300-4498

NOTE:
1. PROPOSED FEMA 100-YEAH FLOODPLAIN (BASED ON LOMR AND PROPOSED GRADING) IS 318.90.



Know what's below. Call before you dig.
SERIAL#: 20221401408-000
ONE-CALL DATE: 05/20/2022

1"=20' (20' 30' 40')

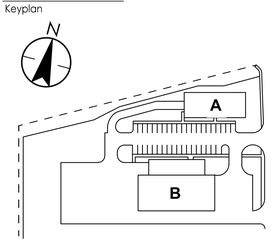
Stantec

Stantec Consulting Services Inc.
5000 Ritter Road Suite 102
Mechanicsburg, PA 17055
Tel: (717) 691-3355 • www.stantec.com

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Keyplan



PRELIMINARY/FINAL LAND DEVELOPMENT PLANS	2025.02.11
Issue/Revision	YYYY.MM.DD
Permit/Seal	
Client/Project Logo	

pennsylvania
DEPARTMENT OF TRANSPORTATION

Client/Project

CITY OF HARRISBURG PARKS MAINTENANCE FACILITY

CITY OF HARRISBURG
1002 N. 12TH STREET
HARRISBURG, PA 17101

Title

GRADING PLAN

Project No. 2027131641	Scale As indicated
Revision 0	Drawing No. C-131

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ORIGINAL SHEET - ARCH E1