No: 25-020

Dauphin County Subdivision/Land Development Review Report

Municipality	City of Harrisburg	Surveyor		Engineer	Josh Weidler BL Companies
Plat Title	Eden Village of Harrisburg Land Development Plan				
Zoning District	RF- Riverfront District			Proposed Land Use	Dwelling Detached

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

# of Lots	1	# of New Lots	1	# of New D.U.s	32	Acreage Subdivided/Developed	6	Total Acreage	6

Date Received	1/27/2025	Staff Review	2/20/2025	Official County Review	2/20/2025
Reviewed by	GD	Checked by		Parcel No.	09-015-010

Project Description: Construction of a tiny home neighborhood for the homeless.

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

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

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

25-020

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.

Items not provided are either not applicable, waiver requested, or Pending as noted

DRAFTING STANDARDS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
1	X	☐	☐	505.3(d)	Twenty-three (23) total copies of the plans shall be submitted with the application. **Four (4)** sets shall measure **24" x 36"** (required by Dauphin County Recorder of Deeds), and nineteen **(19)** sets shall measure **11" by 17" or half sheet size.**
2	X	☐	☐	505.3(b)	Dimensions shall be in feet and decimals; bearings shall be in degrees, minutes and seconds. Lot line descriptions shall read in a clockwise direction.

All plans should include a cover sheet following the guidelines listed below.

COVER SHEET

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
3	X	☐	☐	505.4(1)	Title of the project
4	X	☐	☐	505.1(A&B) 505.4(3) 505.10(1)	Name, address, phone number of the owner of the tract, the developer/ subdivider, and the firm that prepared the plans
5	X	☐	☐	505.4(4) 505.10(1)	File Number assigned by the firm, the plan date, and the date(s) of all revisions.
6	X	☐	☐	505.4(7) 505.10(1)	The total acreage of the tract or project
7	X	☐	☐	505.4(8) 505.10(1)	The district, setbacks, lot size, and/or density requirements of the City's Zoning Ordinance
8	X	☐	☐	505.1(c)	A location map, relating the project area to its location in the city
9	X	☐	☐	505.6(12) 505.10(8)(l)	A statement on the Plan indicating that all zoning approvals have been obtained
10	X	☐	☐	505.6(13) 505.10(8)(m)	A statement on the Plan indicating any existing or proposed waivers have been granted by City Council
11	X	☐	☐	505.10(8)(o)	A source of title to the land, as shown by book of the Dauphin County Recorder of Deeds (for Final Plans)
12	X	☐	☐	505.7(e) 505.10(9) (f)(i)	Certification of the engineer, surveyor or landscape architect, to the effect that the plans are accurate (See Appendix No. 1 in the SD/LD Code)
13	X	☐	☐	505.7(e) 505.10(9) (f)(iii)	Signature block as it will appear on the Final Plan (See Appendices No. 2 A to 2-C and No. 3 A to 3 B)

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

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

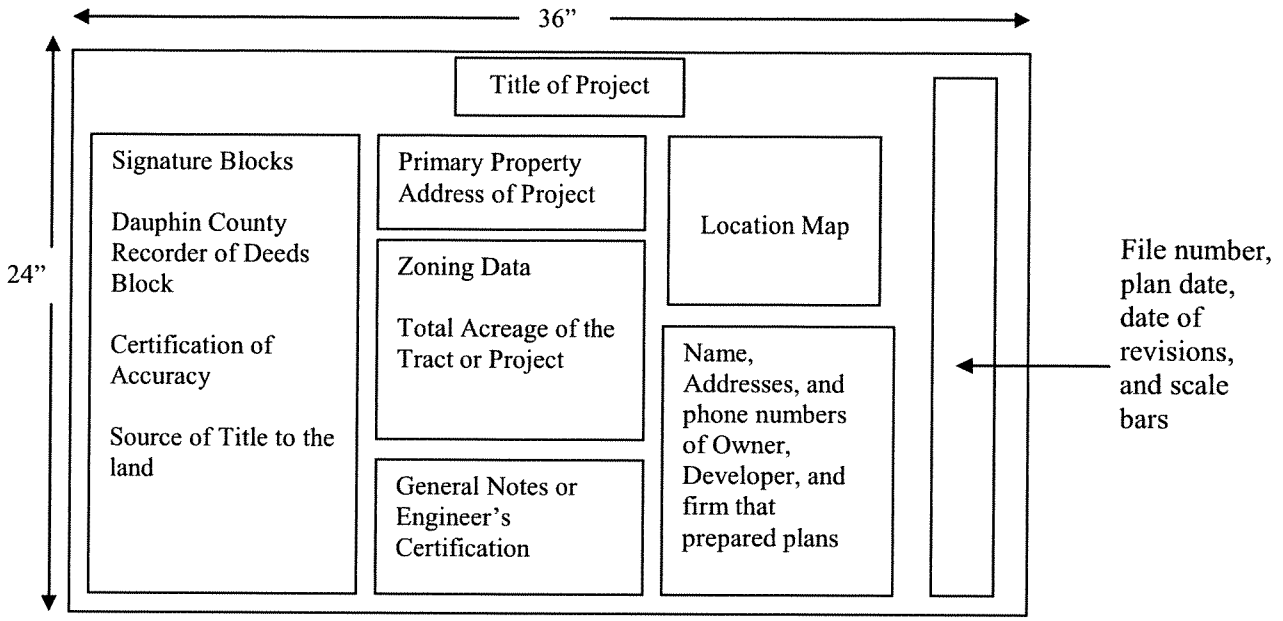


Figure 1

BASIC PLAN REQUIREMENTS

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

See note on page 8

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

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

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

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

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

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

Certificates and Notifications

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

Natural Features Preservation

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
56	☐	X	X	507.7(1)(A)	Trees with a caliper of six inches (6") or more, measures at a height of 4-1/2 feet above grade, are to be retained, if not within proposed cartway, or sidewalk portion of street right-of-way, or within 15 feet of a proposed building
57	X	☐	☐	507.7(1)(B)	Where existing trees are removed along the street right-of-way, supplemental plantings required
58	X	☐	☐	507.7(2)(A)	Maintenance easement provided along all stream, river banks, and lake edges. Minimum width of easement to be 25 feet
59	X	☐	☐	507.7(2)(B)	Water frontage to be preserved as open space whenever possible
60	X	☐	☐	507.7(2)(C)	Access to be provided to the water and to maintenance easement area. Width of access points to be minimum of 50 feet
61	X	☐	☐	507.7(3)	Existing terrain to be preserved when possible. Cut and fill to be kept to a minimum

ADDITIONAL SUBDIVISION AND LAND DEVELOPMENT REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
62	☐	X	☐	505.7(f)	For Preliminary Plan calling for installation of improvements beyond two years, a schedule of the timing of the improvements
63	☐	X Pending	☐	505.10(9)(A)	Notification from PA D.E.P. that either approval of the Sewer Facility Plan Revision or Supplement has been granted or that such approval is not required (Plan Revision Modular for Land Development)
64	X	☐	☐	505.10(8)(D)	For Land Development Plans, the location and configuration of proposed buildings, parking compounds, streets, access drives, driveways, and all other significant planned facilities
65	X	☐	☐	505.10(8)(Q)	For Land Development Plans, a grading plan, which shall include finished grades and ground floor elevations (may be provided on separate sheets, need not be recorded)
66	☐	X Pending	☐	505.10(9)(H)	Approval from the City Solicitor of the Improvement Construction Guarantee

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

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
67	X	☐	☐	505.7(c)(4) 505.10(9)(D)(iv) 507.7(1)(c)	Landscape Plan showing treatment of private and common open space, the perimeter of the site, and elevation drawings highlighting the landscaping
68	X	☐	☐	505.7(c)(1) 505.10(9)(D)(i)	Elevation of all visible sides, including façade materials
69	X	☐	☐	505.7(c)(2) 505.10(9)(D)(ii)	Location and floor area of all existing and proposed buildings, structures, and other improvements, including height, types of units, and uses
70	X	☐	☐	505.7(c)(3) 505.10(9)(D)(iii)	Details of significant architectural features
71	X	☐	☐	505.7(c)(5) 505.10(9)(D)(v)	Vehicular and Pedestrian Circulation Plan, including parking, service areas, waiting areas, and major access points
72	X	☐	☐	505.7(c)(6) 505.10(9)(D)(vi)	Lighting, screening, drainage, and dimensions of all off-street parking areas

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

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

				(K)(iii)	volumes and discharge curves with corresponding water surface elevations, inflow hydrographs, and outflow hydrographs
76	X	☐	☐	505.10(8) (K)(iv)	Guidelines for lot grading within the subdivision, identifying the direction of stormwater runoff within each lot, and the areas where runoff will be concentrated (show using topographic data)
77	☐	X Pending	☐	505.10(8) (K)(v)	Soil characteristics report and information on erosion and sediment control from the Dauphin County Soil and Water Conservation District

Block Layouts N/A - Not a Subdivision Plan

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

Lot Configurations N/A - Not a Subdivision Plan

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

Building Design Guidelines

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

STREETS, ACCESS STREETS, AND DRIVES – ADDITIONAL REQUIREMENTS

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

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

EASEMENT REQUIREMENTS

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

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

CONDOMINIUM PROJECT REQUIREMENTS N/A - Not a Condominium

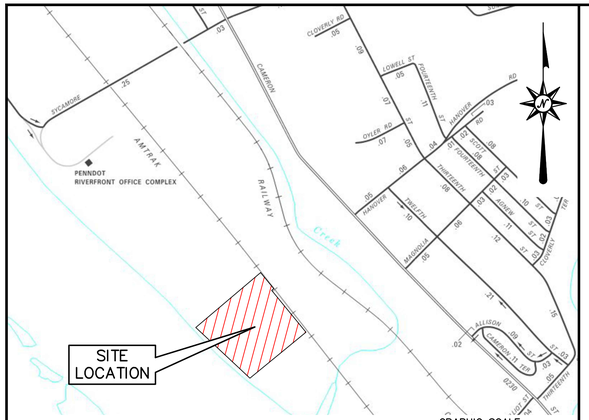
	Provided	Not Provided	Waiver Requested	Ordinance	Standards
118	☐	X	☐	505.8(4)	Floor plans for all buildings
119	☐	X	☐	505.8(3)	Statement of proposed use for each unit and restrictions on use, if any
120	☐	X	☐	505.8(2)	Description of common elements, with allocation of the proportionate undivided interest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

NOTE: #26 -. Information indicated former steel mill location. Any post clean-up completed / concerns associated with land development for residential purposes?

: A review of the TCRPC ~~draft~~ mapping database indicates unidentified historic resource located on the property. Consultation with the State Historic Preservation office is advised.

PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN
EDEN VILLAGE OF HARRISBURG

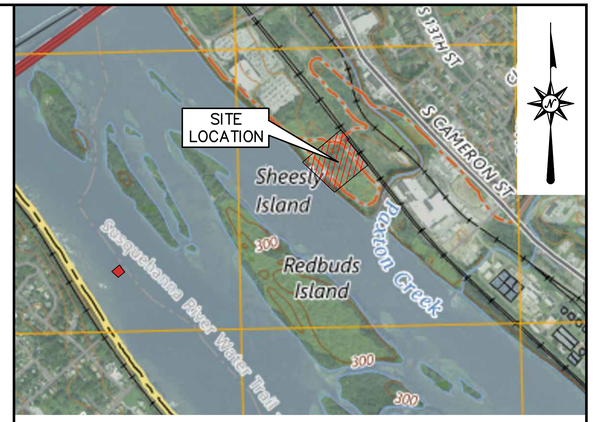
1103 SOUTH FRONT STREET
CITY OF HARRISBURG, DAUPHIN COUNTY, PA



LOCATION MAP

SCALE: 1"=500'

GRAPHIC SCALE
500 250 0 500
SCALE IN FEET



VICINITY MAP

SCALE: N.T.S.

PREPARED FOR:

EDEN VILLAGE OF HARRISBURG
4075 LINGLESTOWN ROAD #169
HARRISBURG PA, 17112

PREPARED BY:

ARCHITECTURE
ENGINEERING
ENVIRONMENTAL
LAND SURVEYING

BL Companies

2601 Market Place, Suite 350
Harrisburg, PA 17110
(717) 651-9850
(717) 651-9858 Fax

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 20241171866

UTILITIES PROVIDED BY PA ONE CALL:

COMCAST
4601 SMITH STREET
HARRISBURG, PA 17109
ATTN: MICHAEL SWEIGARD
EMAIL: mike_sweigard@cable.comcast.com

VERIZON BUSINESS
400 INTERNATIONAL PARKWAY
RICHARDSON, TX 75081
ATTN: DEAN BOYERS
EMAIL: investigations@verizon.com

CAPITAL REGION WATER
212 LOCUST STREET, SUITE 500
HARRISBURG, PA 17101
ATTN: THOMAS YORK
EMAIL: thomas.york@capitalregionwater.com

PPL ELECTRIC UTILITIES CORPORATION
503 NEW MARKET STREET
WILKES BARRE, PA 18702
ATTN: MARK SANTAYANA
EMAIL: mcsantayana@pplweb.com

UGI UTILITIES, INC
1301 AIP DRIVE
MIDDLETOWN, PA 17057
ATTN: STEPHEN BATEMAN
EMAIL: sbateman@ugi.com

DAUPHIN COUNTY PLANNING COMMISSION

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION

THIS _____ DAY OF _____, 20___.

CHAIRMAN _____ SECRETARY _____

CITY OF HARRISBURG ENGINEER

THIS PLAN REVIEWED BY THE CITY OF HARRISBURG ENGINEER

THIS _____ DAY OF _____, 20___.

CITY ENGINEER _____

CITY OF HARRISBURG PLANNING COMMISSION

THIS PLAN RECOMMENDED FOR APPROVAL BY THE CITY OF HARRISBURG PLANNING COMMISSION

THIS _____ DAY OF _____, 20___.

EXECUTIVE SECRETARY _____

Sheet List Table

1	G0.00	COVER SHEET
2	G0.01	GENERAL NOTES
3	V1.00	EXISTING CONDITION PLAN
4	C0.00	DEMOLITION PLAN
5	C1.00	SITE PLAN
6	C1.100	DETAILS
7	C2.00	GRADING AND DRAINAGE PLAN
8	C2.20	PROFILES
9	C2.100	DETAILS
10	C2.101	DETAILS
11	C3.00	SITE UITLITY PLAN
12	C3.100	DETAILS
13	C3.20	PROFILES
14	C5.00	LANDSCAPE PLAN
15	C5.100	LANDSCAPING DETAILS
16	C6.00	LIGHTING PLAN
17	C6.100	LIGHTING NOTES AND DETAILS

SUPPLEMENTAL PLANS:
1. TRUCK MOVEMENT EXHIBIT
2. EXTERIOR BUILDING ELEVATION PLAN

VARIANCES / SPECIAL EXCEPTIONS REQUESTED

THE APPLICANT HAS REQUESTED THE FOLLOWING VARIANCES AND SPECIAL EXCEPTIONS OF THE CITY OF HARRISBURG CHAPTER 7.300 ZONING ORDINANCE:

		APPROVAL DATE
§7-305.7 (TABLE)	PROVIDE SPECIAL EXCEPTION FOR USE NOT DESCRIBED	10/21/2024
§7-305.7 (TABLE)	PROVIDE VARIANCE FOR HEIGHT NOT BETWEEN MIN AND MAX	10/21/2024

WAIVERS REQUESTED

APPROVAL DATE

1. SALDO §7-503.3.A – A PRELIMINARY PLAN MUST BE SUBMITTED FOR ALL SUBDIVISIONS AND LAND DEVELOPMENTS.
2. SALDO §7-507.5.E.1 – SPACE BETWEEN BUILDINGS WHERE LAND DEVELOPMENT IS PROPOSED.
3. SALDO §7-507.2.J(3)(a) – ACCESS ROADS SHALL BE NO LESS THAN 24 FEET IN WIDTH AT THE STREET LINE AND SHALL CLEARLY BE DEFINED BY THE USE OF CURBING.
4. SALDO §7-507.7 – NATURAL FEATURES PRESERVATION – TREE PRESERVATION AND PLANTING.
5. SALDO §7-513 – TRAFFIC IMPACT STUDY
6. SWM §9-907.1(b)(10) – STORMWATER MANAGEMENT FACILITY BOTTOM ELEVATIONS MUST BE GREATER THAN ADJACENT FLOODPLAIN ELEVATIONS.
7. SWM §9-903.4 – RATE CONTROLS. POST DEVELOPMENT RUNOFF RATES SHALL BE LESS THAN OR EQUAL TO PRE-DEVELOPMENT RATES.

RECORDER OF DEEDS CERTIFICATE

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR DAUPHIN COUNTY

THIS _____ DAY OF _____, 20___. INSTRUMENT# _____

WETLANDS CERTIFICATION

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

_____, 20 25

JOSHUA B. WEIDLER
REG. NO. PE 075259

STORMWATER MANAGEMENT CERTIFICATION

I HEREBY CERTIFY THAT THE STORMWATER MANAGEMENT SITE PLAN MEETS ALL DESIGN STANDARDS AND DESIGN CRITERIA OF CITY OF HARRISBURG STORMWATER MANAGEMENT ORDINANCE.

_____, 20 25

JOSHUA B. WEIDLER
REG. NO. PE 075259

CERTIFICATION OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE LAND DEVELOPMENT PLANS DEPICTED AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE CITY OF HARRISBURG SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 20 25

JOSHUA B. WEIDLER
REG. NO. PE 075259

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 TO THE ACCURACY REQUIRED BY THE CITY OF HARRISBURG SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 20 25

MIKE WADEL, P.L.S.
WADEL-MELL INC.

CERTIFICATE OF EQUITABLE OWNERSHIP AND ACKNOWLEDGEMENT OF PLAN CORPORATE

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF _____

ON THIS, THE _____ DAY OF _____, 20___ BEFORE ME THE UNDERSIGNER

PERSONALLY APPEARED_____

BEING _____ OF _____,

THE ___OWNER___ OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE/SHE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE CORPORATION, AND THAT THE CORPORATION DESIRES THE SAME TO BE RECORDED AND ON BEHALF OF THE CORPORATION.

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

MY COMMISSION EXPIRES _____, 20___.

EQUITABLE OWNER _____ NOTARY PUBLIC _____

LANDOWNER CERTIFICATION

I, _____ (OWNER) ACKNOWLEDGE THAT THE STORMWATER BMPS ARE FIXTURES THAT CANNOT BE REMOVED OR ALTERED WITHOUT PRIOR APPROVAL BY THE CITY OF HARRISBURG.

CITY OF HARRISBURG CITY COUNCIL

THIS PLAN APPROVED BY THE CITY COUNCIL OF THE CITY OF HARRISBURG

THIS _____ DAY OF _____, 20___.

MAYOR _____

PRESIDENT OF CITY COUNCIL _____ CITY CLERK _____

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PERMIT THE CONSTRUCTION OF A NEW TINY HOME VILLAGE WITH A ±2,400 S.F. COMMUNITY CENTER, 32 DWELLING UNITS, AND ALL ASSOCIATED IMPROVEMENTS ON THE SUBJECT PROPERTY OF ±6.497 ACRES.

SITE ADDRESS

1103 SOUTH FRONT STREET
HARRISBURG, PA 17104

SOURCE OF TITLE

THE GREEN CHAIR TRUST
W. RAYMOND BUCKS, TRUSTEE
DEED INSTRUMENT 20060011115
PLAN INSTRUMENT 20210025843
T.M.P. 01-049-047

DATES

ISSUE DATE: JANUARY 3, 2025

APPLICANT/ EQUITABLE OWNER:
EDEN VILLAGE OF HARRISBURG
4075 LINGLESTOWN ROAD, #169
HARRISBURG PA, 17112
C/O: KHARY LANE
PHONE: 717-756-6906

OWNER:
THE GREEN CHAIR TRUST
W. RAYMOND BUCKS, TRUSTEE
400 BRIDGE STREET, SUITE 4
NEW CUMBERLAND PA, 17070

G0.00 No. 1 of 17

BL JOB No. 2300527

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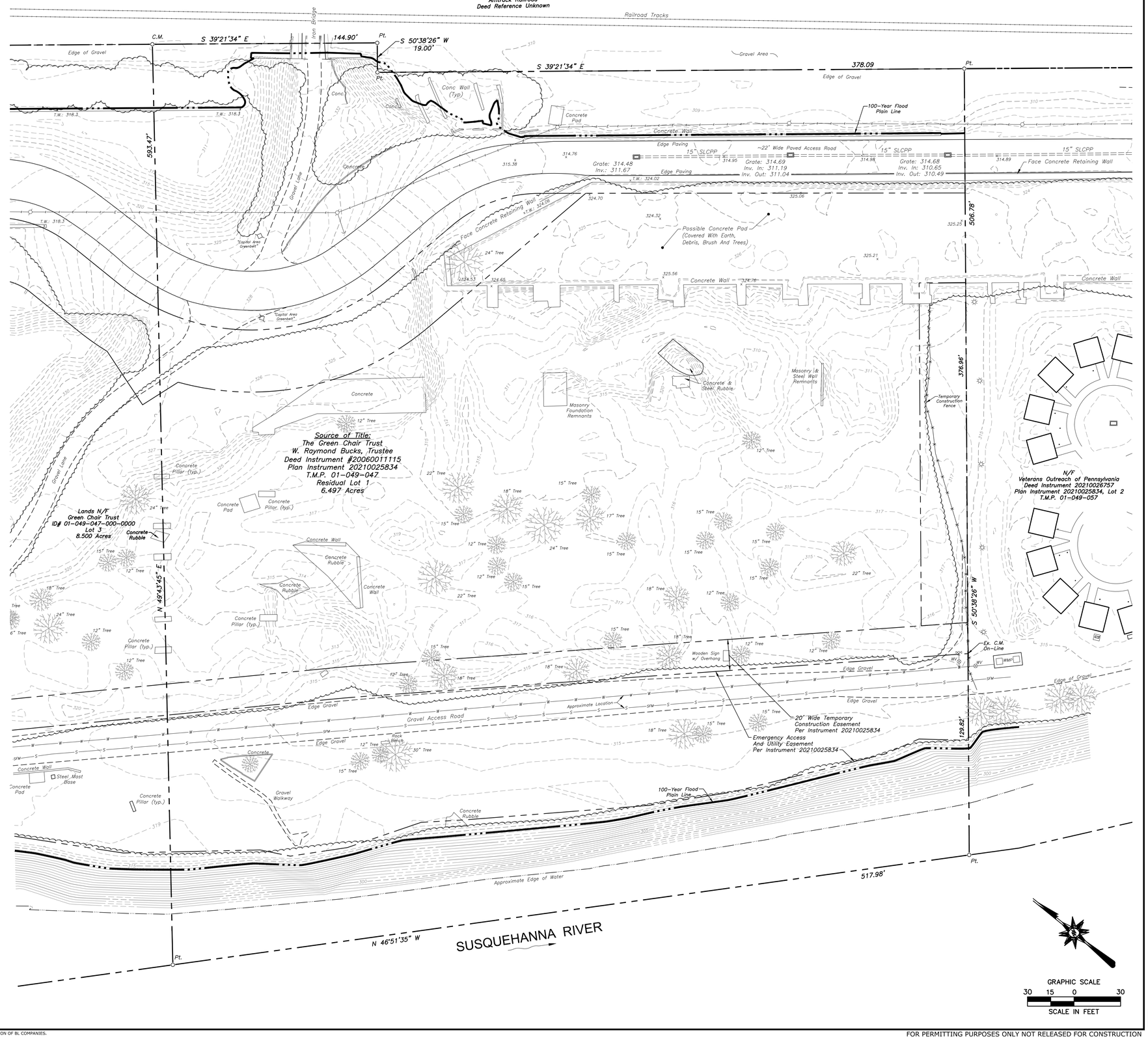
FOR PERMITTING PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION

LEGEND

- PROPERTY LINE
- R.O.W./EASEMENT LINE
- CONTOUR
- WATER LINE
- ELECTRIC LINE
- SANITARY SEWER LINE
- SANITARY SEWER LINE
- RAILROAD
- Ex. EXISTING
- T.W. TOP WALL
- C.M. CONCRETE MONUMENT
- Pt. POINT
- T.M.P. TAX MAP & PARCEL
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- WOODS/BRUSH
- ADJOINER LINE
- OVERHEAD ELECTRIC
- WATER LINE
- SANITARY SEWER LINE
- FENCE LINE
- STORMWATER PIPE
- PROPERTY CORNER
- LIGHT POLE/ LAMP
- GUY WIRE
- UTILITY POLE
- STORMWATER INLET
- WATER MANHOLE
- WV WATER VALVE
- WELL
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- SIGN
- HANDICAPPED SYMBOL
- WMP WATER METER PIT
- DECIDUOUS TREE

GENERAL NOTES:

1. THIS PLAN IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY WADEL MELL, INC. ON APRIL 15, 2024 AND REFLECTS SITE CONDITIONS AS OF THAT DATE. (VERTICAL DATUM: NAVD 1988; HORIZONTAL DATUM NAD 1983 PA SOUTH ZONE)
2. THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOOD ZONE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM MAPS #42043C0426D, EFFECTIVE AUGUST 2, 2012. THE FLOOD LINE SHOWN WAS ADJUSTED TO THE NAVD 88 DATUM.
3. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THE SURVEY TO LOCATE BURIED UTILITIES. BECAUSE THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS, THEY SHOULD BE VERIFIED PRIOR TO ANY EARTHMOVING ACTIVITIES.
4. WATER AND SEWER SERVICES ARE PUBLIC.
5. DEBRIS, RUBBLE, AND CONCRETE ARE FOUND SCATTERED THROUGHOUT THE WOODED AREAS SHOWN ON THIS PLAN.
6. BOUNDARY SHOWN HEREON RELECTS INSTRUMENT 20210025834.



GRAPHIC SCALE
30 15 0 30
SCALE IN FEET

811 Know what's below. Call before you dig.

PENNSYLVANIA ACT 287 (1974) AS AMENDED BY PENNSYLVANIA ACT 199 (2004) REQUIRES NO LESS THAN THREE (3) WORKING DAYS AND NO MORE THAN (10) WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH. PA ONE-CALL SERIAL NO. 20201972226-000

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Architecture
Engineering
Environmental
Land Surveying
BL Companies
2601 Market Place
Suite 350
Harrisburg, PA 17110
(717) 943-1665

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
EDEN VILLAGES OF HARRISBURG
1103 SOUTH FRONT STREET
CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA

REVISIONS
No. Date Desc.

Designed	H.A.W.
Drawn	J.R.J.
Reviewed	J.B.W.
Scale	1" = 30'
Project No.	2300527
Date	01/03/2025
CAD File: V230052701	

Title
EXISTING CONDITION PLAN

Sheet No.
V1.00
No. 3 of 17

1/7/2025, TSMITH, \\BLCOMPANIES.COM\DFS\PROJ\VOL1\DBS2\JOB\230052701\DWG\V230052701.DWG,V1.00,

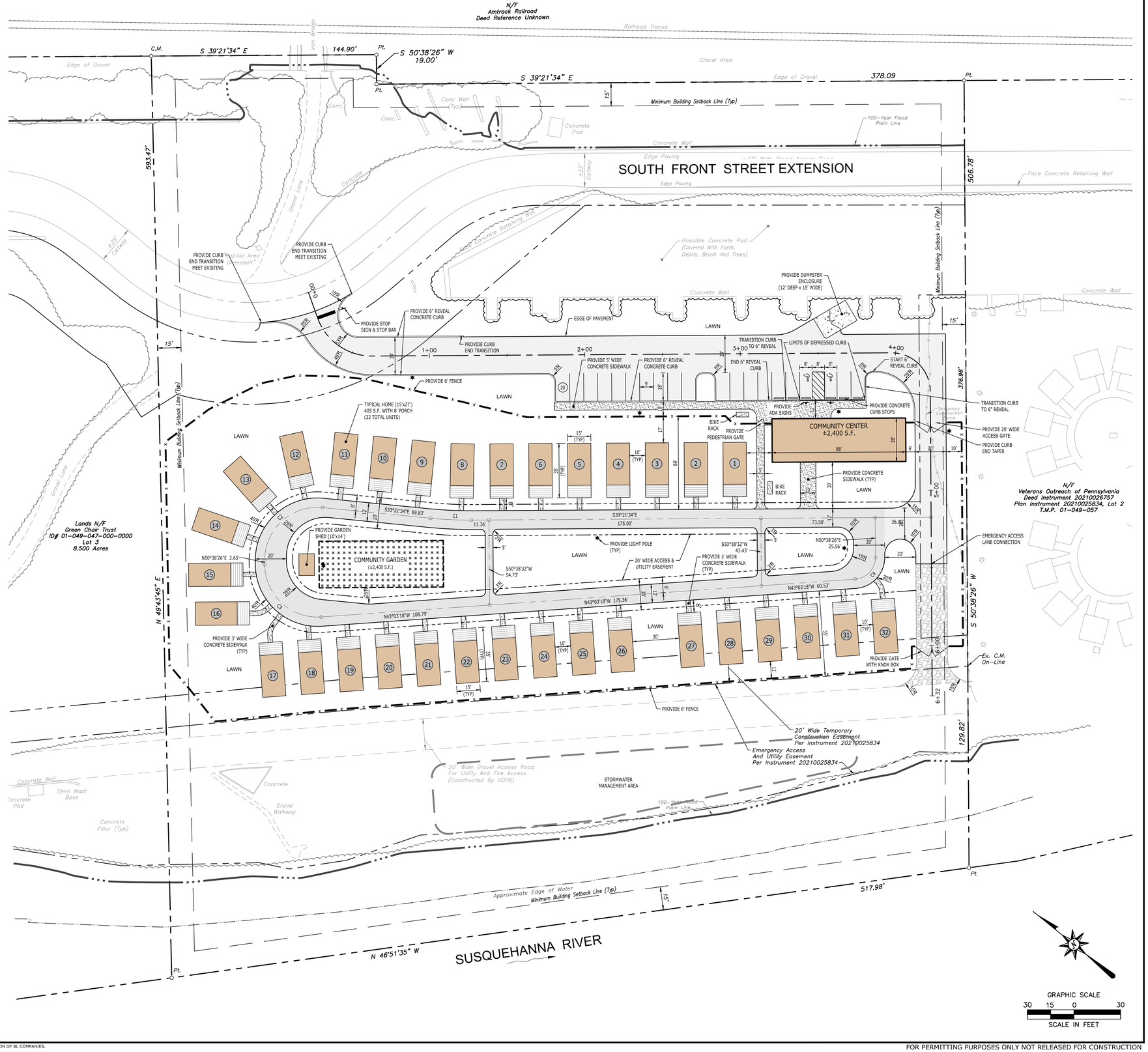
LEGEND

- PROPERTY LINE
- PROPERTY LINE
- CONCRETE CURB
- CONCRETE CURB CUT
- SIGN
- 6' HIGH CHAIN LINK FENCE
- COMMUNITY GARDEN AREA
- STANDARD ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- GRAVEL DRIVE

Center Line – Curve Table			
Curve #	Length	Radius	Delta
C1	26.18'	250.00'	6.0000
C2	56.97'	34.00'	96.0000
C3	55.60'	34.00'	93.6954
C4	21.09'	14.00'	86.3046

ZONING INFORMATION

LOCATION:	**CITY OF HARRISBURG, DAUPHIN COUNTY**		
ZONE:	**RIVERFRONT (RF)**		
USE:	**DWELLING DETACHED (PERMITTED USE)**		
ITEM #	**ITEM**	**REQUIREMENTS**	**PROPOSED**
1	MINIMUM LOT AREA	2,000 S.F.	±6.497 ACRES
2	MINIMUM LOT WIDTH	20 FEET	>±500 FEET
3	MINIMUM FRONT SETBACK	15 FEET	>15 FEET
4	MINIMUM SIDE SETBACK	10 FEET	>10 FEET
5	MINIMUM REAR SETBACK	15 FEET	>15 FEET
6	MAXIMUM BUILDING HEIGHT	36 FEET MIN/45 FEET MAX	<36 FEET
7	MAXIMUM LOT COVERAGE	75 PERCENT	±20 PERCENT



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Drawn	J.R.J.
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CAD File:	C230052710

Title
SITE PLAN

Sheet No.
C1.00
No. 5 of 17

1/7/2025, TSIMLIN, \\BLCOMPANIES.COM\DFS\PROJOBS\2300527\DWG\C230052710.DWG,C1.00,