No: 26-057

Dauphin County Subdivision/Land Development Review Report

Municipality	City of Harrisburg	Surveyor	Dennis Burkhard	Engineer	
Plat Title	1539 North 6th St. for CPI Funds Management				
Zoning District	Institutional (INS)	Proposed Land Use	Parking Lot		

Plat Status:	___ Preliminary	**Plat Type:**	x Subdivision	**Regulations:**	___ County		
	___ Final		___ 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
2	1	0	0.19	0.19

Date Received	5/28/2026	Staff Review	6/11/2026	Official County Review	6/11/2026
Reviewed by	GD	Checked by		Parcel No.	07-025-021

Project Description: Lot Consolidation

- ***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	☐	☐	**N/A**	505.6(12) 505.10(8)(l)	A statement on the Plan indicating that all zoning approvals have been obtained Is parking field permitted?
10	☐	☐	**N/A**	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)

*Setback is presented in text but not shown on plans

** Waivers have been requested - so not a NA response?

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):

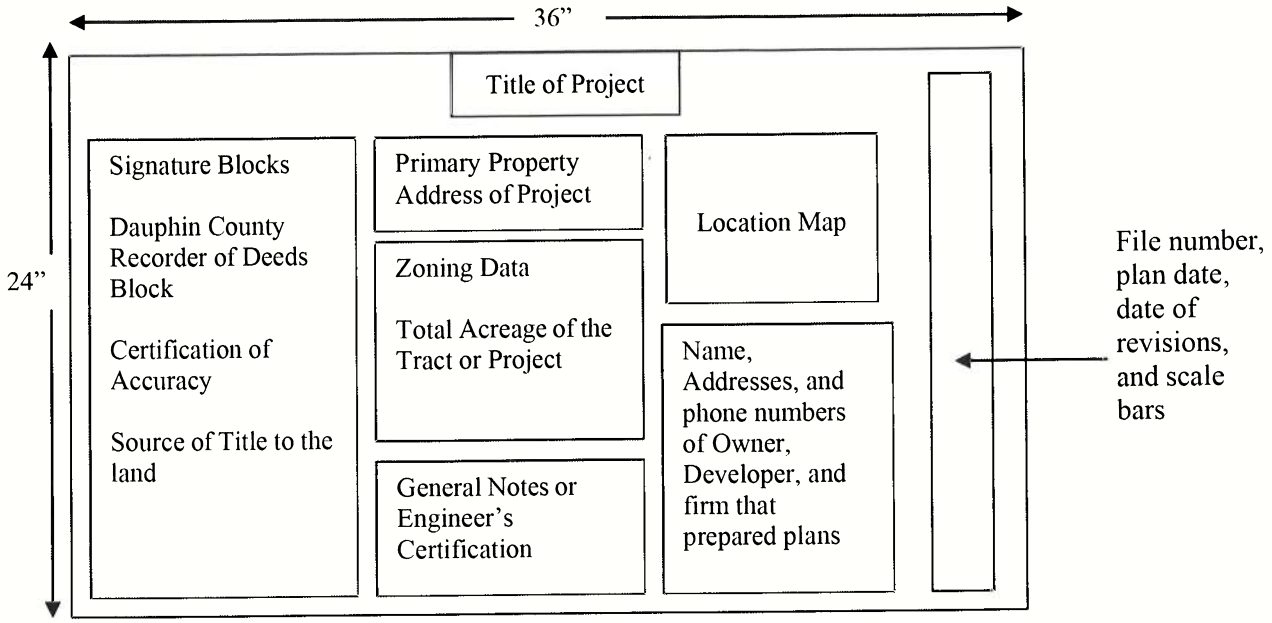


Figure 1

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	☐	☐	**N/A**	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 See previous note
33	☐	☐	**N/A**	505.6(8) 505.10(8)(H)	Identification of buildings to be demolished
34	☐	☐	**N/A**	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) No permanent markers shown
37	☐	☐	**N/A**	505.10(8)(R)	Identification of any lands to be dedicated
38	☐	☐	**N/A**	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	☐	☐	**N/A**	505.5(3)(B) 505.10(6)(B)	Sanitary sewer mains Note on plan indicates that it is responsibility of the the next owner to locate. Should be completed with this application.
41	☐	☐	**N/A**	505.5(3)(B) 505.10(6)(B)	Water supply mains
42	☐	☐	**N/A**	505.5(3)(B) 505.10(6)(B)	Fire hydrants
43	☐	☐	**N/A**	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 *

* Plan does not appear to have these features depicted

Certificates and Notifications

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
52	☐	☐	N/A	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	☐	☐	N/A	505.7(d) 505.10(9)(E)	Traffic Impact Study, if required by City Engineer
54	☐	☐	N/A	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	☐	☐	N/A	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 toa 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	☐	☐	N/A	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	☐	☐	N/A	507.7(1)(B)	Where existing trees are removed along the street right-of-way, supplemental plantings required
58	☐	☐	N/A	507.7(2)(A)	Maintenance easement provided along all stream, river banks, and lake edges. Minimum width of easement to be 25 feet
59	☐	☐	N/A	507.7(2)(B)	Water frontage to be preserved as open space whenever possible
60	☐	☐	N/A	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	☐	☐	N/A	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	☐	☐	**N/A**	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	☐	☐	**N/A**	505.10(8)(D)	For Land Development Plans, the location and configuration of proposed buildings, parkingcompounds, streets, access drives, driveways, and all other significant planned facilities
65	☐	☐	**N/A**	505.10(8)(Q)	For Land Development Plans, a grading plan, whichshall include finished grades and ground floor elevations(may be provided on separate sheets, need not be recorded)
66	☐	☐	**N/A**	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	☐	☐	**N/A**	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	☐	☐	**N/A**	505.7(c)(1) 505.10(9)(D)(i)	Elevation of all visible sides, including façade materials
69	☐	☐	**N/A**	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	☐	☐	**N/A**	505.7(c)(3) 505.10(9)(D)(iii)	Details of significant architectural features
71	☐	☐	**N/A**	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	☐	☐	**N/A**	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	☐	☐	**N/A**	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	☐	☐	**N/A**	505.10(8)(K)(ii)	All plans and profiles of the proposed stormwater management facilities
75	☐	☐	**N/A**	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	☐	☐	**N/A**	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	☐	☐	**N/A**	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	☐	☐	**N/A**	507.4(b)	Blocks shall not exceed 750 feet and must be compatible with the City's existing grid system
79	☐	☐	**N/A**	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	☐	☐	**N/A**	507.5(a)(1)	Size, depth, width, and orientation of lots shall conform to City zoning requirements
81	☐	☐	**N/A**	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	☐	☐	**N/A**	507.5(a)(3)	Where feasible lot lines should follow municipal boundaries rather than cross them
83	☐	☐	**N/A**	507.5(a)(4)	Remnants of land shall be incorporated into existing or proposed lots
84	☐	☐	**N/A**	507.5(b)(1)	All lots shall abut a street, existing or proposed
85	☐	☐	**N/A**	507.5(b)(2)	Double or reverse frontage lots shall be avoided
86	☐	☐	**N/A**	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	☐	☐	**N/A**	507.6(1)	Compatibility with existing structures
88	☐	☐	**N/A**	507.6(2)	Design incorporates architectural details found on adjacent buildings
89	☐	☐	**N/A**	507.6(3)	Building materials reflect surrounding development

STREETS, ACCESS STREETS, AND DRIVES – ADDITIONAL REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
90	☐	☐	**N/A**	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	☐	☐	**N/A**	505.6(10)	Street centerline profile for each proposed street shown on the plan
92	☐	☐	**N/A**	505.6(1) 505.7(a)	Sketch of future street system, where Preliminary Plan covers only a part of the entire landholdings
93	☐	☐	**N/A**	505.10(9)(C)	Notice from postmaster that the proposed street names

					are acceptable
94	☐	☐	**N/A**	505.10(9)(l)	Maintenance agreement for street which is not to be offered for dedication
95	☐	☐	**N/A**	507.2(a)(5)	Street arrangement provides for continuation of streets in adjoining areas
96	☐	☐	**N/A**	507.2(a)(5)	Provide for proper projection of streets where adjoining areas are not subdivided
97	☐	☐	**N/A**	507.2(a)5)	New streets carried to the boundaries of the tract to be subdivided
98	☐	☐	**N/A**	507.2(a)(7)	Residential alleys are discouraged, unless site design calls for rear access parking; 22-foot minimum width if used
99	☐	☐	**N/A**	507.2(a)(7)	Adequate alleys or off-street loading and unloading required in commercial or industrial areas
100	☐	☐	**N/A**	507.2 (c)(1)	Cartways to be minimum of 11-foot travel lanes
101	☐	☐	**N/A**	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	☐	☐	**N/A**	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	☐	☐	**N/A**	507.2(e)(3)	Tangents between curves according to Engineering specifications
104	☐	☐	**N/A**	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	☐	☐	**N/A**	507.2(f)(2)	Intersections involving the junction of more than two streets are prohibited
106	☐	☐	**N/A**	507.2(f)(3)	Street jogs with centerline off-sets of less than 125 feet avoided
107	☐	☐	**N/A**	507.2(f)(5)	Intersections with major streets shall be located not less than 800 feet apart
108	☐	☐	**N/A**	507.2(h)	Street grades in accordance with Engineering specifications
109	☐	☐	**N/A**	505.6(14)	New street names shall not duplicate existing names
110	☐	☐	**N/A**	507.2(j)(1)	Direct access from residential lots to arterials shall be avoided
111	☐	☐	**N/A**	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	☐	☐	**N/A**	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	☐	☐	**N/A**	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	☐	☐	**N/A**	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	☐	☐	**N/A**	507.3(a)(1)	Minimum width shall be twenty (20) feet
116	☐	☐	**N/A**	507.3(a)(2)	When possible, easements shall be centered on the side

					or rear lot lines or along the front lot lines
117	☐	☐	**N/A**	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

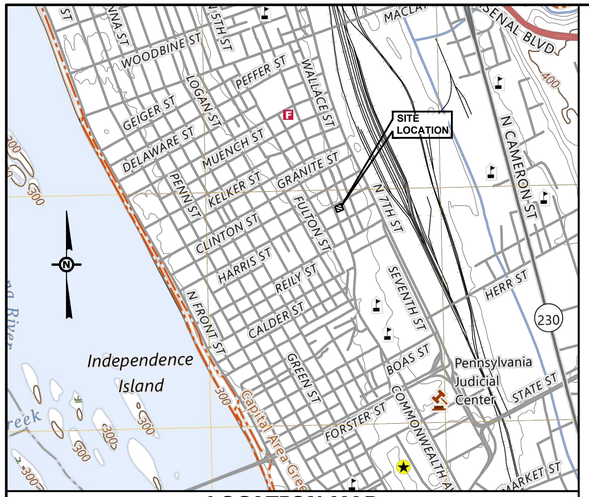
CONDOMINIUM PROJECT REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
118	☐	☐	**N/A**	505.8(4)	Floor plans for all buildings
119	☐	☐	**N/A**	505.8(3)	Statement of proposed use for each unit and restrictions on use, if any
120	☐	☐	**N/A**	505.8(2)	Description of common elements, with allocation of the proportionate undivided interest expressed as a percentage assigned to each unit
121	☐	☐	**N/A**	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	☐	☐	**N/A**	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 LOT CONSOLIDATION PLAN

1539 NORTH 6TH STREET
FOR
CPI FUNDS MANAGEMENT

CITY OF HARRISBURG
DAUPHIN COUNTY, PENNSYLVANIA



LOCATION MAP

SCALE: 1"=1000' FEET

PLANNING COMMISSION OF THE CITY OF HARRISBURG

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

THIS _____ DAY OF _____, 20_____

EXECUTIVE SECRETARY_____

COUNCIL OF THE CITY OF HARRISBURG

THIS PLAN APPROVED BY THE COUNCIL OF THE CITY OF HARRISBURG

THIS _____ DAY OF _____, 20_____

MAYOR _____

PRESIDENT OF
THE CITY COUNCIL_____

CITY CLERK_____

CITY OF HARRISBURG ENGINEER

THIS PLAN REVIEWED BY THE CITY OF HARRISBURG ENGINEER

THIS _____ DAY OF _____, 20_____.

CITY ENGINEER_____

DAUPHIN COUNTY PLANNING COMMISSION

THIS PLAN WAS REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION

THIS _____ DAY OF _____, 20_____

CHAIRMAN_____

SECRETARY_____

RECORDER OF DEEDS CERTIFICATE

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

THIS _____ DAY OF _____, 20_____.

INSTRUMENT NUMBER:_____

CERTIFICATION OF OWNERSHIP, AND ACKNOWLEDGMENT OF PLAN FOR TENANT-IN-COMMON OWNER PENDLETON 1521 NORTH SIXTH SPE LLC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE_____DAY OF_____, 20_____, BEFORE ME

THE UNDERSIGNED OFFICER, PERSONALLY APPEARED_____ WHO BEING
NAME
DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE

_____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY DESIRE
OWNER(S)/TITLE
THE SAME TO BE THEIR ACT AND PLAN, THAT THEY ACKNOWLEDGE THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

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(S) SIGNATURE

PENDLETON 1521 NORTH SIXTH SPE LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: SPC HARRISBURG LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: PENDLETON II L.L.C., A NEW JERSEY LIMITED LIABILITY COMPANY, ITS MANAGER

_____ _____
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES_____, 20____.

CERTIFICATION OF OWNERSHIP, AND ACKNOWLEDGMENT OF PLAN FOR TENANT-IN-COMMON OWNER SPCK 1521 NORTH SIXTH SPE LLC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE_____DAY OF_____, 20_____, BEFORE ME

THE UNDERSIGNED OFFICER, PERSONALLY APPEARED_____ WHO BEING
NAME
DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE

_____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY DESIRE
OWNER(S)/TITLE
THE SAME TO BE THEIR ACT AND PLAN, THAT THEY ACKNOWLEDGE THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

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(S) SIGNATURE

SPCK 1521 NORTH SIXTH SPE LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: RIC HARRISBURG LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: PENDLETON II L.L.C., A NEW JERSEY LIMITED LIABILITY COMPANY, ITS MANAGER

_____ _____
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES_____, 20____.

CERTIFICATION OF OWNERSHIP, AND ACKNOWLEDGMENT OF PLAN FOR TENANT-IN-COMMON OWNER CAMDEN NORTH SIXTH STREET LLC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE_____DAY OF_____, 20_____, BEFORE ME

THE UNDERSIGNED OFFICER, PERSONALLY APPEARED_____ WHO BEING
NAME
DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE

_____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY DESIRE
OWNER(S)/TITLE
THE SAME TO BE THEIR ACT AND PLAN, THAT THEY ACKNOWLEDGE THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

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(S) SIGNATURE

CAMDEN NORTH SIXTH STREET LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: CONSOLIDATED DEVELOPMENT HOLDING COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: CHELWYN ASSOCIATES, L.P., A PENNSYLVANIA LIMITED PARTNERSHIP, ITS MANAGER
BY: CHELWYN, INC., A DELAWARE CORPORATION, ITS GENERAL PARTNER

_____ _____
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES_____, 20____.

CERTIFICATION OF OWNERSHIP, AND ACKNOWLEDGMENT OF PLAN FOR TENANT-IN-COMMON OWNER WF ONE, LLC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE_____DAY OF_____, 20_____, BEFORE ME

THE UNDERSIGNED OFFICER, PERSONALLY APPEARED_____ WHO BEING
NAME
DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE

_____ OF THE PROPERTY SHOWN ON THIS PLAN, THAT THEY DESIRE
OWNER(S)/TITLE
THE SAME TO BE THEIR ACT AND PLAN, THAT THEY ACKNOWLEDGE THE SAME TO BE RECORDED AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

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(S) SIGNATURE

WF ONE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

_____ _____
NOTARY PUBLIC SIGNATURE

MY COMMISSION EXPIRES_____, 20____.

OWNER/APPLICANT/DEVELOPER

PENDLETON 1521 NORTH SIXTH SPE LLC, SPCK 1521 NORTH SIXTH SPE LLC,
CAMDEN NORTH SIXTH STREET LLC, WF ONE, LLC

C/O:
CPI FUNDS MANAGEMENT
195 NORTH STREET, SUITE 100
TETERBORO, NJ 07608

CONTACT: EVIN FELICIANO
TELEPHONE: 973.769.4249

SITE DATA

CONSOLIDATED LOT AREA: 27,238 SF (0.63 AC)

THIS INCLUDES THE CONSOLIDATION OF THE FOLLOWING PARCELS:

ADDRESS: 1539 N. 6TH ST.
TAX PARCEL: 07-025-021
TOTAL TRACT AREA: 1,900 SQ.FT.

ADDRESS: 1541 N. 6TH ST.
TAX PARCEL: 07-025-020
TOTAL TRACT AREA: 1,900 SQ.FT.

ADDRESS: 1543 N. 6TH ST.
TAX PARCEL: 07-025-019
TOTAL TRACT AREA: 4,387.01 SQ.FT.

ZONING DATA

ZONING DISTRICT: INS (INSTITUTIONAL)

EXISTING USE: VACANT LOT

MAX. BUILDING HEIGHT:	100 FEET
MAX. IMPERVIOUS COVERAGE:	75%
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	20 FEET
REAR YARD SETBACK	20 FEET

CONSOLIDATED PARCEL 3

PROPERTY OWNER(S): 1. PENDLETON 1521 NORTH SIXTH SPE LLC
2. SPCK 1521 NORTH SIXTH SPE LLC
3. CAMDEN NORTH SIXTH STREET LLC
4. WF ONE, LLC

SITE ADDRESS: 1539 N 6TH ST, HARRISBURG, PA 17102
TOTAL LOT AREA: 0.188± ACRES

SALDO WAIVER REQUEST

THE FOLLOWING WAIVERS OF THE CITY OF HARRISBURG SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED BY THE APPLICANT:

SECTION 7-505.2 REQUIREMENT FOR PRELIMINARY PLAN.
SECTION 7-505.3 PLAN TO BE SHOWN AT A SCALE OF 30 FEET TO THE INCH.

PLAN PREPARER

KUROWSKI AND WILSON, LLC
2201 N FRONT ST, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
PROJECT MANAGER: DENNIS P. BURKHARD, PLS

CERTIFICATION OF ACCURACY (SURVEY)

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE SURVEY SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT AS REQUIRED BY THE CITY OF HARRISBURG SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

_____, 20_____

*_____
DENNIS P. BURKHARD, PLS

*SIGNATURE AND SEAL OF THE REGISTERED SURVEYOR RESPONSIBLE FOR THE PREPARATION OF THE PLAN.

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — DENNIS P. BURKHARD — LAND SURVEYOR — No.43332-R — PENNSYLVANIA

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS THE LOT CONSOLIDATION OF 1539 NORTH 6TH STREET, SHOWN ON THIS PLAN AS "PARCEL 3", OF WHICH CONSISTS OF "TRACT 1", "TRACT 2", AND "TRACT 3".
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL UTILITY LINES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. KUROWSKI AND WILSON, LLC ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND UTILITIES DEPICTED HEREON. ANY REQUEST FOR ADDITIONAL UTILITY INFORMATION SHOULD BE DIRECTED TO THAT RESPECTIVE UTILITY COMPANY.
3. THE SITE IS SERVED BY PUBLIC WATER.
4. THE SITE IS SERVED BY PUBLIC SEWER.
5. NO PORTIONS OF THE SITE LIE WITHIN THE 100-YEAR FLOOD FRINGE AREA.
6. THE SITE DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE CITY ORDINANCES IN EFFECT AT THE TIME OF THIS LOT CONSOLIDATION PLAN SUBMISSION.
7. THERE ARE NO WETLANDS WITHIN THE PROJECT SITE.

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	LOT CONSOLIDATION & SUBDIVISION PLAN

PARKING DATA

USE: VACANT LOT **18 SPACES PROVIDED**

UTILITY INFORMATION

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 UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776.

PA ONE-CALL SERIAL NUMBER: 20250590630
PA ONE-CALL SERIAL NUMBER DATE: FEBRUARY 28, 2025

PENNSYLVANIA ONE CALL SYSTEM, INC. — 1-800-242-1776 — PA ONE-CALL BEFORE YOU DIG

THE FOLLOWING UTILITY FACILITY OWNERS WERE NOTIFIED BY THE PA ONE-CALL SYSTEM, INC.

COMPANY: CAPITAL REGION WATER
ADDRESS: 3003 N FRONT ST HARRISBURG, PA. 17110
CONTACT: THOMAS YORK
EMAIL: thomas.york@capitalregionwater.com
PHONE: 717-216-5260

COMPANY: EVERSTREAM
ADDRESS: ATTN GUY HASLETT 111 S INDEPENDENCE MALL E SUITE 608 PHILADELPHIA, PA. 19106
CONTACT: EVERSTREAM GIS DEPARTMENT
EMAIL: utilityreview@everstream.net
PHONE: 216-296-3295

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DR FORT WASHINGTON, PA. 19034
CONTACT: DIANE REDILLA
EMAIL: diane.c.redilla@verizon.com
PHONE: 215-591-6210

COMPANY: HARRISBURG CITY OF
ADDRESS: 1002 N 7TH ST HARRISBURG, PA. 17104
CONTACT: VERONICA LEFEVER
EMAIL: valefever@harrisburgpa.gov
PHONE: 717-857-5157

COMPANY: VERIZON BUSINESS FORMERLY MCI
ADDRESS: 400 INTERNATIONAL PKWY RICHARDSON, TX. 75081
CONTACT: ROBERT BUTLER
EMAIL: robert.butler@one.verizon.com
PHONE: 469-886-4091

COMPANY: PPL ELECTRIC UTILITIES CORPORATION
ADDRESS: 437 BLUE CHURCH RD PAXINOS, PA. 17860
CONTACT: DOUG HAUPT
EMAIL: dlhaupt@pplweb.com
PHONE: 570-490-5684

COMPANY: COMCAST
ADDRESS: 4601 SMITH STREET HARRISBURG, PA. 17109
CONTACT: MICHAEL SWEIGARD
EMAIL: mike_sweigard@cable.comcast.com
PHONE: 717-298-6450

COMPANY: UGI UTILITIES INC
ADDRESS: 1301 AIP DR MIDDLETOWN, PA. 17057-5987
CONTACT: GEOFFREY FERGUSON
EMAIL: GFERGUSON@UGI.COM
PHONE: 610-807-3118

COMPANY: USIC LOCATING SERVICES LLC
ADDRESS: 9045 N RIVER ROAD SUITE 300 INDIANAPOLIS, IN. 46240
CONTACT: USIC DISPATCH
PHONE: 800-778-9140

K&W SINCE 2005
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

PRELIMINARY /FINAL LOT CONSOLIDATION PLAN
1539 N. 6TH STREET
FOR
CPI FUNDS MANAGEMENT
CITY OF HARRISBURG
DAUPHIN COUNTY, PA

PROFESSIONAL SEAL

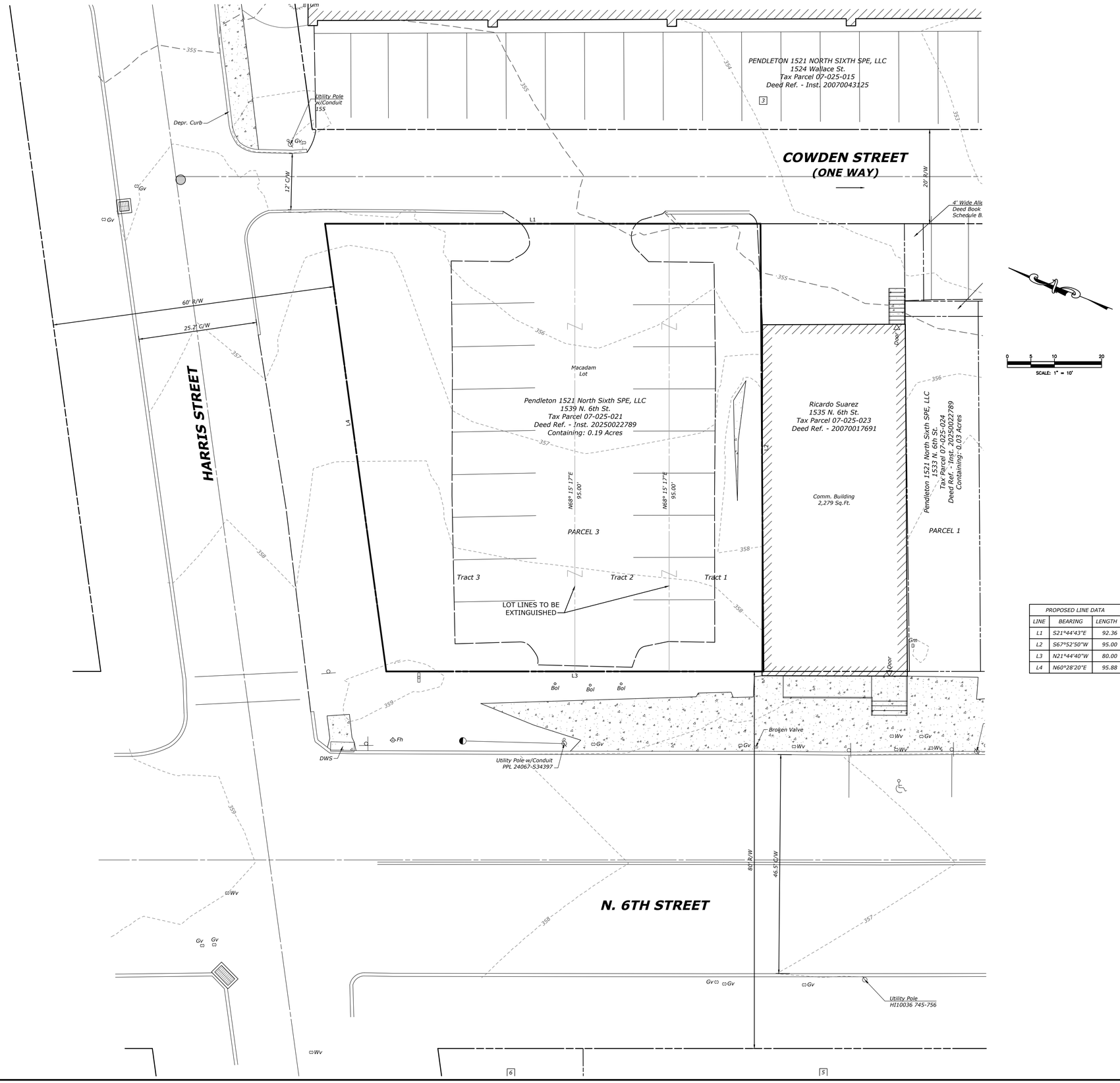
SCALE:	AS SHOWN
DATE:	FEBRUARY 19, 2026
K&W PROJECT:	2390.001
DRAWN BY:	JTM
CAD DRAWING:	2390001-A CVR.dwg

REVISIONS NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
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PLAN TYPE:
COVER SHEET

SHEET:
1 OF 2

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PROPOSED LINE DATA		
LINE	BEARING	LENGTH
L1	S21°44'43"E	92.36
L2	S67°52'50"W	95.00
L3	N21°44'40"W	80.00
L4	N60°28'20"E	95.88

K&W SINCE 2005
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717.635.2835
www.kandwengineers.com

LOT CONSOLIDATION PLAN

1539 N. 6TH STREET
FOR
CPI FUNDS MANAGEMENT

DAUPHIN COUNTY, PA

CITY OF HARRISBURG

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
DENNIS P. BURKHARD
LAND SURVEYOR
No.43332-R

PROFESSIONAL SEAL

SCALE:	AS SHOWN
DATE:	FEBRUARY 19, 2026
K&W PROJECT:	2390.001
DRAWN BY:	JTM
CAD DRAWING:	2390001-B LCP.dwg

REVISIONS NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

PLAN TYPE:
LOT CONSOLIDATION PLAN

SHEET:
2 OF 2

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