No: 25-086

Dauphin County Subdivision/Land Development Review Report

Municipality	City of Harrisburg	Surveyor	Susquehanna Civil, Inc	Engineer	Stantec Consulting Services, Inc

Plat Title: Preliminary S&LD Plan for Capital Region Operations & Maintenance Facility and Transfer Center

Zoning District: Industrial (IND)/ Open Space Recreational (OS) | Proposed Land Use: Industrial

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

# of Lots	# of New Lots	# of New D.U.s	Acreage Subdivided/Developed	Total Acreage
5	1	0	19.94	19.94

Date Received	Staff Review	Official County Review
8/1/2025	8/14/2025	8/14/2025

Reviewed by: GD | Checked by: | Parcel No. 07-074-003 (and 6 others)

Project Description: The purpose of the plan is the construction of a new Capital Region Operations & Maintenance Facility and Transfer Center. Site Improvements include curbs, sidewalks, parking lot, and stormwater management.

- ***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.

2. In addition, provided are some general observations:
   a. The subdivision plan indicated that several streets or portions of, (Forster St, Goodwill St, Dr. Claude E Nichols St, and Florence St.) are to be vacated in order to allow for the development. Note that these are to be separate actions and receive their own review procedure (including review opportunity /submission to the DCPC)/. No final action on the subdivision should be taken until this procedure is properly completed.

   b. As this facility is to be used for considerable bus movement, a review by the City traffic engineer and PennDOT should be completed to determine the adequacy of the current roadway is able to accommodate the anticipated buss flow and movement. If additional facilities are to be considered appropriate, then those facilities should be represented on the land development plan.

City of Harrisburg
Subdivision and/or Land Development Checklist

Please use this checklist as a guide for submitting a Subdivision and/or Land Development Plan application. The content of this checklist is drawn from Chapter 7-501 of the Subdivision and Land Development Ordinance and will be used by City and County Planning Staff to evaluate your plans; however, it should not be used as a replacement for, or in lieu of the SALD Code. Applicants are encouraged to refer to the Code when preparing plans.

DRAFTING STANDARDS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
1	X	☐	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):

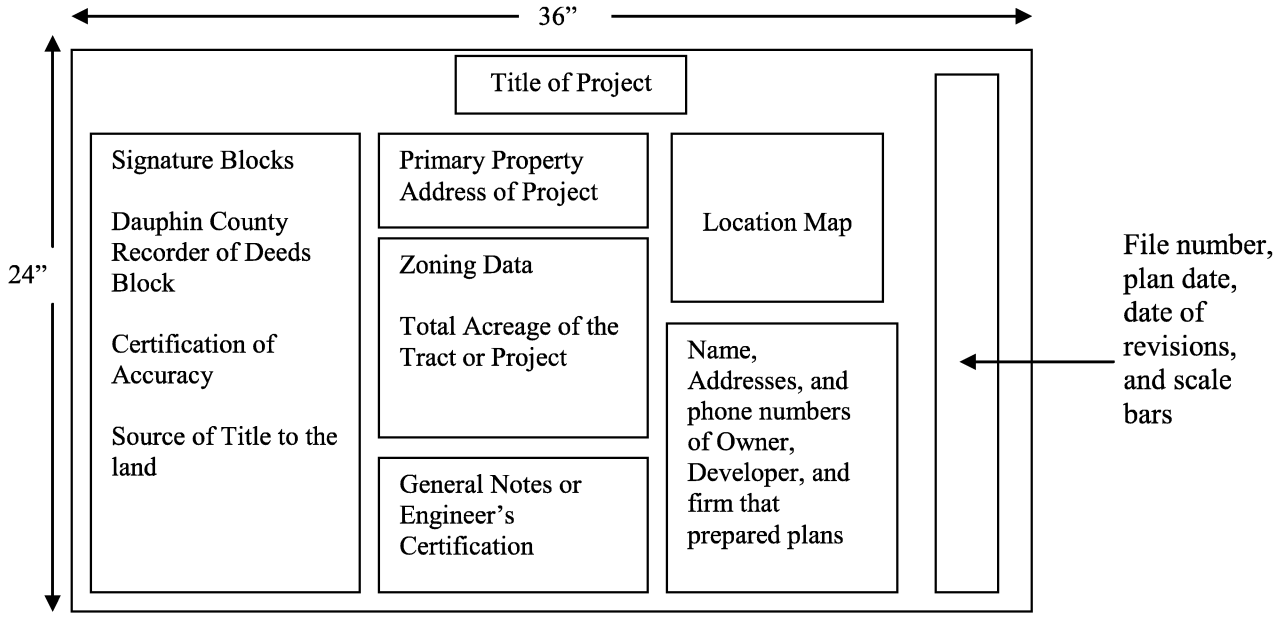


Figure 1

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

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

See Note

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

Natural Features Preservation

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

ADDITIONAL SUBDIVISION AND LAND DEVELOPMENT REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
62	X	□	□	505.7(f)	For Preliminary Plan calling for installation of improvements beyond two years, a schedule of the timing of the improvements
63	X	□	□	505.10(9)(A)	Notification from PA D.E.P. that either approval of the Sewer Facility Plan Revision or Supplement has been granted or that such approval is not required (Plan Revision Modular for Land Development)
64	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	□	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	☐	☒	☐	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 See Note

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

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

EASEMENT REQUIREMENTS

	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	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

	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)

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

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

_____RECORDER

ENGINEER CERTIFICATION

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

_____ _____.
ENGINEER SIGNATURE DATE

SURVEYOR CERTIFICATION

I , DYLAN B. SITES, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY THAT THIS PLAN, PREPARED FROM A FIELD SURVEY, CORRECTLY REPRESENTS THE PROPOSED LOTS AS SURVEYED BY ME FOR THE OWNERS, AND THAT THE REQUIREMENTS OF THE CITY OF HARRISBURG'S SUBDIVISION AND LAND DEVELOPMENT ORDINANCE HAVE BEEN FULLY COMPLIED WITH, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DYLAN B. SITES, P.L.S.
SUSQUEHANNA CIVIL, INC.
50 GRUMBACHER ROAD
YORK, PA 17406

_____ _____.
SURVEYOR SIGNATURE DATE

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 "SUBDIVISION AND 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 : _____

PRELIMINARY SUBDIVISION AND LAND DEVELOPMENT PLAN

FOR

CAPITAL REGION OPERATIONS & MAINTENANCE FACILITY AND TRANSFER CENTER

901 N CAMERON STREET

CITY OF HARRISBURG, DAUPHIN COUNTY, PA

STATEMENT OF INTENT
THE PURPOSE OF THIS PLAN IS TO CONSOLIDATE LOTS 3, 4, 5, 6, AND 7 INTO ONE LOT AND IS THE CONSTRUCTION OF A NEW CAPITAL REGION OPERATIONS & MAINTENANCE FACILITY AND TRANSFER CENTER. 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 WETLANDS WERE IDENTIFIED WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN FOR CAPITAL REGION OPERATIONS & MAINTENANCE FACILITY AND TRANSFER CENTER. WETLAND W1 WILL BE PERMANENTLY IMPACTED BY THE PROPOSED PROJECT. IMPACTS TO WETLAND W1 WILL BE PERMITTED UNDER 25 PA. CODE CHAPTER 105. AN APPROVED JURISDICTIONAL DETERMINATION BY THE UNITED STATES ARMY CORPS OF ENGINEERS (CORPS) DETERMINED THAT WETLAND W1 IS NOT SUBJECT TO CORPS REGULATORY JURISDICTION.
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.

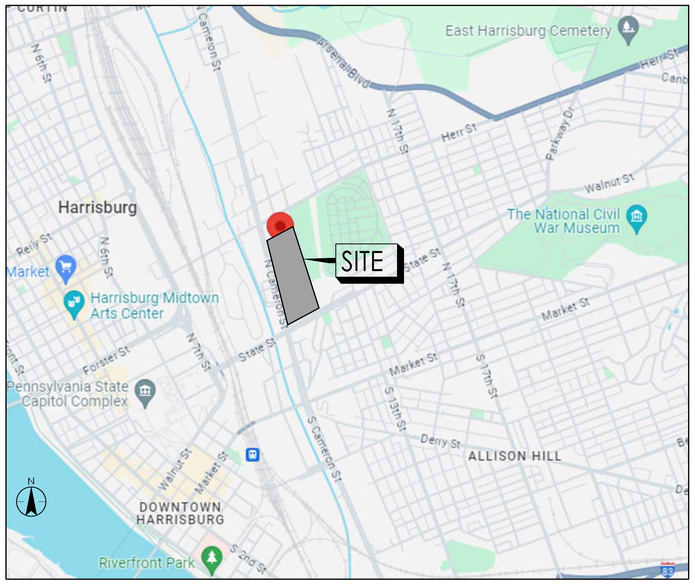
PROJECT SCHEDULE (GENERAL)
CONSTRUCTION START: SPRING 2026
CONSTRUCTION END: WINTER 2028

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
- SUBSURFACE FINDINGS AND PARAMETERS REPORT PREPARED BY NAVARRO & WRIGHT CONSULTING ENGINEERS INC. DATED SEPTEMBER 2023 AS REVISED.
- 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 WILL BE SUBMITTED TO PENNDOT.
- POST CONSTRUCTION STORMWATER MANAGEMENT REPORT PREPARED BY NEWELL TERESKA & MACKAY (NTM) ENGINEERING DATED JUNE 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	6/2/2025	



LOCATION MAP

EXISTING ZONING DATA (HARRISBURG, PA)

IND: INDUSTRIAL DISTRICT

	REQUIRED	EXISTING SRTA LOT 3 – 901 N CAMERON ST	PROPOSED LOT
MINIMUM LOT AREA AND DENSITY	5,000 S.F.	262,814 S.F.	870,206 S.F.
MINIMUM LOT WIDTH AT LOT FRONTAGE	30 FEET	534 FT	553 FT
MAXIMUM IMPERVIOUS LOT COVERAGE	75%	99.5%*	67.9%
MINIMUM SETBACKS:			
FRONT YARD	10 FT	64.13 FT	175.56 FT
SIDE YARD	5 FT	33.70 FT	118.87 FT
REAR YARD	5 FT	51.31 FT	69.76 FT
MAXIMUM PRINCIPAL BUILDING HEIGHT	NO MAXIMUM		

* EXISTING NONCONFORMING

RELATED REPORTS

- POST-CONSTRUCTION STORMWATER MANAGEMENT REPORT
- EROSION AND SEDIMENT POLLUTION CONTROL REPORT
- WETLAND DELINEATION REPORT
- VEHICLE TRACKING EXHIBITS

OWNER/APPLICANT:
SUSQUEHANNA REGIONAL TRANSPORTATION AUTHORITY
901 N CAMERON ST 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

SITE INFORMATION

1. PROPERTY BEING KNOWN AND DESIGNATED AS 901 N CAMERON STREET, IN CITY OF HARRISBURG & DAUPHIN COUNTY, COMMONWEALTH OF PENNSYLVANIA.

EXISTING PARCEL IDENTIFICATION NUMBERS (PIN):

- 07-074-003-000-0000
- 08-026-001-000-0000
- 08-030-003-000-0000
- 08-030-004-000-0000
- 08-030-008-000-0000
- 08-030-009-000-0000
- 08-030-014-000-0000
- 08-031-009-000-0000
- 08-031-001-000-0000
- 08-031-002-000-0000
- 08-026-002-000-0000
- 07-091-001-000-0000

TOTAL PROJECT AREA = 870,206 SF OR 19.977 AC.

WATERSHED: PAXTON CREEK

Sheet List Table

Sheet Description	Sheet Title
G-001	COVER SHEET
C-101	OVERALL EXISTING CONDITIONS PLAN
C-102	PARTIAL EXISTING CONDITIONS PLAN (SOUTH)
C-103	PARTIAL EXISTING CONDTIONS PLAN (NORTH)
C-104	EXISTING CONDITIONS PLAN (SITE)
C-105	PARTIAL EXISTING SITE CONDITIONS PLAN (SOUTH)
C-106	PARTIAL EXISTING SITE CONDITIONS PLAN (NORTH)
C-107	PARTIAL EXISTING UTILITY CONDITIONS PLAN (SOUTH)
C-108	PARTIAL EXISTING UTILITY CONDITIONS PLAN (NORTH)
C-110	SUBDIVISION PLAN - EXISTING CONDITIONS
C-111	SUBDIVISION PLAN
C-112	PARTIAL BUILDING & UTILITY DEMOLITION - STAGE 2B
C-113	PARTIAL SITE DEMOLITION - STAGE 2A
C-114	PARTIAL UTILITY DEMOLITION - STAGE 2A
C-115	PARTIAL SITE DEMOLITION - STAGE 3
C-116	PARTIAL UTILITY DEMOLITION - STAGE 3
C-121	OVERALL SITE PLAN
C-122	PARTIAL SITE PLAN (SOUTH)
C-123	PARTIAL SITE PLAN (NORTH)
C-131	OVERALL GRADING PLAN
C-132	PARTIAL GRADING PLAN (SOUTH)
C-133	PARTIAL GRADING PLAN (NORTH)
C-134	DETAILED GRADING
C-135	DETAILED GRADING
C-151	UTILITY PLAN
C-201	SANITARY SEWER PROFILES
C-211	STORM SEWER PROFILES
C-212	STORM SEWER PROFILES
C-213	STORM SEWER PROFILES
C-214	STORM SEWER PROFILES
C-501	CONSTRUCTION DETAILS
C-502	CONSTRUCTION DETAILS
C-503	FENCE AND GATE DETAILS
C-504	STORM SEWER DETAILS
C-505	SANITARY SEWER DETAILS
C-506	WATER LINE DETAILS
C-507	WATER LINE DETAILS
C-508	VEHICLE TURNING ANALYSIS 1
C-509	VEHICLE TURNING ANALYSIS 2
L-101	OVERALL LANDSCAPE PLAN
L-102	PARTIAL LANDSCAPE PLAN (SOUTH)
L-103	PARTIAL LANDSCAPE PLAN (NORTH)
L-104	LANDSCAPING ENLARGEMENT PLAN
L-501	LANDSCAPE NOTES AND DETAILS
A2-100	OVERALL BUILDING ELEVATIONS

ALL LAND DEVELOPMENT PLANS TO BE RECORDED

E&S Plans Sheet List Table

Sheet Description	Sheet Title
C-141	E&S - COVER
C-142	E&S - EXISTING CONDITIONS
C-143	E&S - STAGE 1
C-144.1	E&S - STAGE 2A (SOUTH)
C-144.2	E&S - STAGE 2B (SOUTH)
C-144.3	E&S - STAGE 2C
C-145.1	E&S - STAGE 3A
C-145.2	E&S - STAGE 3B
C-146	E&S - STAGE 4
C-148.1	CONVEYANCE SYSTEM TO PAXTON CREEK
C-149.1	E&S - DETAILS
C-149.2	E&S - DETAILS
C-149.3	E&S - DETAILS
C-149.4	E&S - DETAILS

E&S PLANS NOT TO BE RECORDED

PCSM Plans Sheet List Table

Sheet Description	Sheet Title
C-801	PCSM COVER
C-802	PCSM - EXISTING CONDITIONS DRAINAGE AREA MAP
C-803	PCSM - PROPOSED DRAINAGE AREA MAP
C-804	PCSM - EXISTING CONDITIONS
C-805	PCSM - PROPOSED CONDITIONS (PHASE 1) NORTH
C-806	PCSM - PROPOSED CONDITIONS (PHASE 1) SOUTH
C-807	PCSM - DETAILS
C-808	PCSM - DETAILS
C-809	PCSM - DETAILS
C-810	PCSM - DETAILS

ALL PCSM PLANS TO BE RECORDED

Lighting Plans Sheet List Table

Sheet Description	Sheet Title
E1-001	LUMINAIRE SCHEDULE
E1-002	SITE LIGHTING DEVELOPMENT PLAN

ALL LIGHTING PLANS TO BE RECORDED

JUNE 2, 2025
PROJECT NUMBER: 202713162

Revision by appd YYYY.MM.DD

\\corp\pw\HARRISBURG\PROJECTS\202713162\Design\Civil\Sheet_Files\Cover\202713162-COVER.dwg [Layout: C-001] [Model] [Page] [Tab] [Date] [Time] [Login] [Plotter] [Plot Style] [Plot Scale] [Plot Area] [Plot Offset] [Plot Setup] [Layer] [Layer State] [Layer Freeze] [Layer Thaw] [Layer Lock] [Layer Unlock] [Layer Color] [Layer Linetype] [Layer Lineweight] [Layer Plot] [Layer No Plot] [Layer Current] [Layer Previous] [Layer Match] [Layer Isolate] [Layer Unisolate] [Layer Off] [Layer On] [Layer Freeze All] [Layer Thaw All] [Layer Lock All] [Layer Unlock All] [Layer Color All] [Layer Linetype All] [Layer Lineweight All] [Layer Plot All] [Layer No Plot All] [Layer Current All] [Layer Previous All] [Layer Match All] [Layer Isolate All] [Layer Unisolate All] [Layer Off All] [Layer On All

UTILITY COMPANY CONTACT INFORMATION

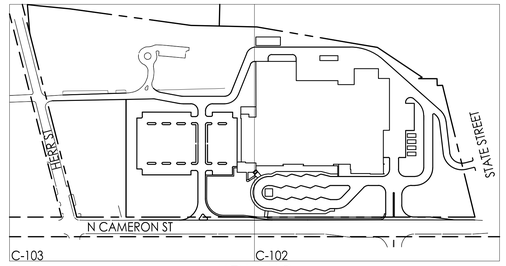
COMPANY NAME	ADDRESS	PHONE NUMBER
CAPITAL REGION WATER (WATER & SEWER)	3003 N. FRONT STREET HARRISBURG, PA 17110	(888) 510-0606
UGI PENN NATURAL GAS	150 POWER BOULEVARD ARCHBALD, PA 18403	(570) 876-4631
PPL ELECTRIC UTILITIES CORPORATION	600 LARCH STREET SCRANTON, PA 18509	(800) 342-5775
VERIZON	1095 AVENUE OF THE AMERICAS NEW YORK, NY 10036	(877) 300-4498

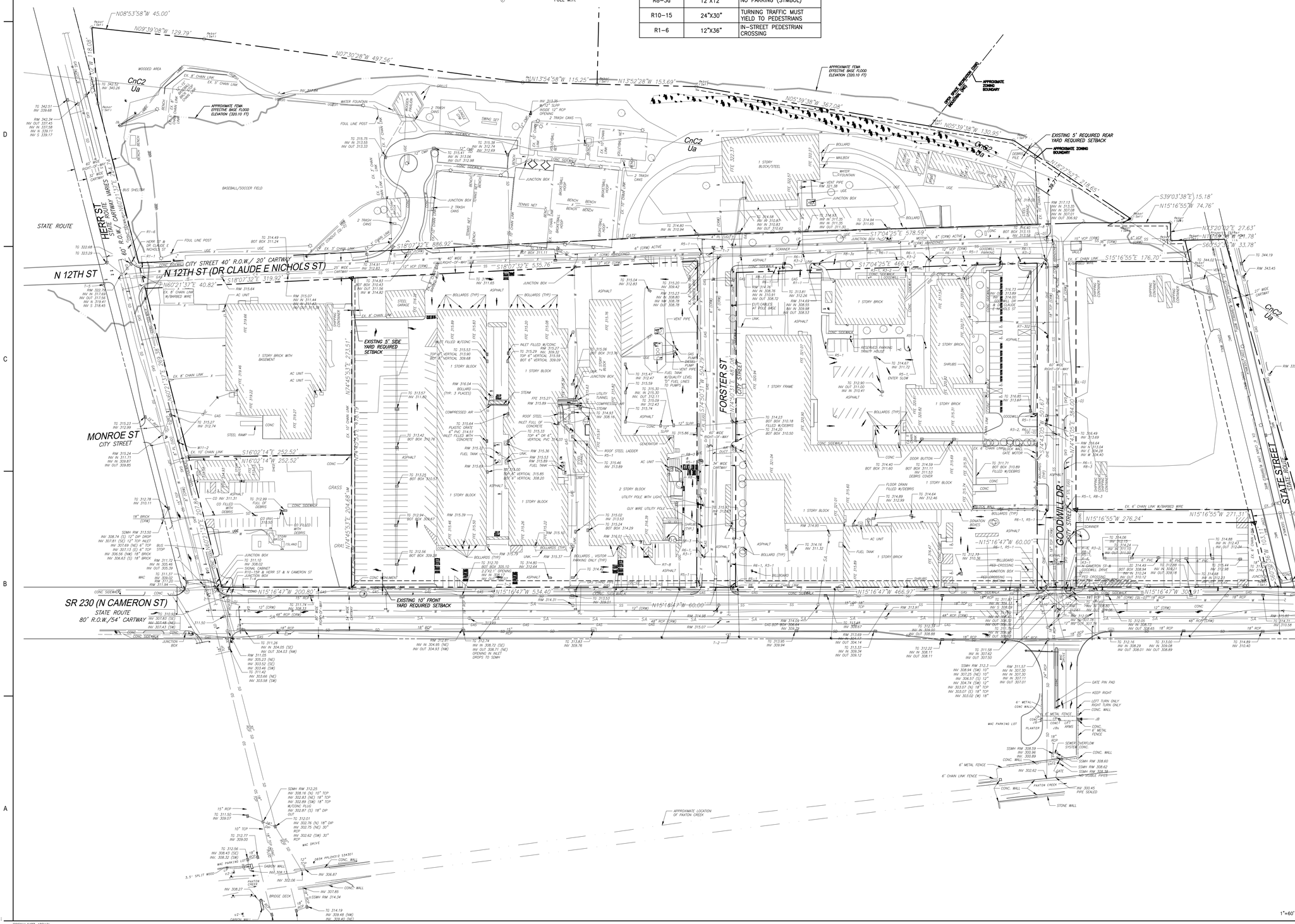
EXISTING LEGEND

CONCRETE CURB
CONC. SIDEWALK
BUILDING
FENCELINE
FENCELINE WOODEN
CONTOURS
PROPERTY LINE
SETBACK LINE
EASEMENT
STREAM BUFFER
100 YEAR WATER SURFACE ELEVATION PER FEMA
STREAM
TREELINE
DECIDUOUS TREE
EVERGREEN TREE
GUIDERAIL
SOIL LINE
GUIDE WIRE
SIGN
BOLLARD
LIGHT POLE
GROUND LIGHT
TYPE 'C' INLET
TYPE 'M' INLET
TYPE 'DW' ENDWALL
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.
UNDERGROUND POWER
WATER LINE
GAS LINE
UNKNOWN UTILITY

REGULATORY SIGNAGE

SERIES	SIZE	DESCRIPTION
R1-1	30"x30"	STOP
R3-2	24"x24"	NO LEFT TURN
R5-1	30"x30"	DO NOT ENTER
R6-1(L)(R)	36"x12"	ONE WAY (LEFT) (RIGHT)
R8-3	24"x30"	NO PARKING
R7-8	12"x18"	RESERVED PARKING – ADA
R8-3a	12"x12"	NO PARKING (SYMBOL)
R10-15	24"x30"	TURNING TRAFFIC MUST YIELD TO PEDESTRIANS
R1-6	12"x36"	IN-STREET PEDESTRIAN CROSSING





Stantec

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Tel: (717) 691-3355 • www.stantec.com

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NOTES:

1. THE EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SUSQUEHANNA CIVIL IN JUNE OF 2022 AND SUPPLEMENTED IN FEBRUARY OF 2024.
   1.1. HORIZONTAL CONTROL IS TIED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), NORTH AMERICAN DATUM (NAD) 1983 (2011), BASED ON GPS OBSERVATIONS.
   1.2. VERTICAL DATUM – NAVD 1988, AS ESTABLISHED BY GPS OBSERVATION SEPTEMBER 2018.
2. BOUNDARY SHOWN ON THIS SURVEY PLAN IS FOR REFERENCE ONLY AND IS BASED ON PLATS AND PLANS PROVIDED BY SUSQUEHANNA CIVIL.
3. THE BASE SURVEY USED FOR DEVELOPMENT OF THESE PLANS WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS A VALID TITLE REPORT WOULD DISCLOSE. FOR TITLE AND CONVEYANCE PURPOSES ONLY.
4. ATTENTION IS CALLED TO HARRISBURG CITY ZONING CODE AS AMENDED. PROPERTY IS ZONED INDUSTRIAL AND OPEN SPACE RECREATION.
5. 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.
6. UTILITY INFORMATION 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 LEXIS GROUP LLC, DATED 3/16/2023 REVISED 8/1/2023. THE LOCATION OF UNDERGROUND UTILITIES IS TAKEN FROM PUBLIC RECORDS AND FIELD LOCATION OF VENTS, VALVES, MANHOLES, INLETS ETC. THE EXTENT, EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND DEPTHS, IN THE AREA OF PROPOSED CONSTRUCTION, 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.
7. 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

   CnC2—CHAVIES FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
   Ua—URBAN LAND, ALLUVIAL MATERIALS
8. 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.
9. CONTRACTOR TO REFER TO PHASE I ENVIRONMENTAL SITE ASSESSMENT, PREPARED BY MICHAEL BAKER INTERNATIONAL REVISED MARCH 7, 2023 & PHASE II ENVIRONMENTAL SITE ASSESSMENT, PREPARED BY MICHAEL BAKER INTERNATIONAL REVISED OCTOBER 18, 2024.
10. SUBSURFACE FINDINGS AND PARAMETERS REPORT, PREPARED BY NAVARRO & WRIGHT, DATED SEPTEMBER 18, 2023, REVISED DATED JUNE 7, 2024.
11. SOIL MANAGEMENT PLAN PREPARED BY MICHAEL BAKER INTERNATIONAL, DATED FEBRUARY 27, 2024, REVISED OCTOBER 18, 2024.
12. IN PREVIOUS DEMOLITION PHASE, THE GOODWILL BUILDINGS, PARKS & REC BUILDINGS, AND ALL ABOVE GROUND SITE FEATURES ASSOCIATED WITH THE BUILDINGS TO HAVE BEEN DEMOLISHED. THE PROPOSED PARKS & REC BUILDINGS AND SITE IMPROVEMENTS TO HAVE BEEN CONSTRUCTED ON LOTS AT THE CORNER OF N. CAMERON STREET AND HERR STREET.
13. FOR CONSTRUCTION PHASING PLANS, REFER TO SHEETS C-124 & C-125.
14. REFER TO PENNDOT HOP PLANS FOR ALL WORK TO OCCUR IN N. CAMERON STREET.
15. PAVEMENT DESIGN REPORT PREPARED BY NARARRO & WRIGHT, DATED OCTOBER 18, 2023.

Revision	By	Appd	YYYY.MM.DD
File Name: 2027131626-101ET	KL	NRY	BS	2024.03.29
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Permit/Seal

PRELIMINARY NOT FOR CONSTRUCTION

Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project

pennsylvania
DEPARTMENT OF TRANSPORTATION

PRELIMINARY LAND DEVELOPMENT PLANS

CAPITAL REGION OPERATIONS & MAINTENANCE FACILITY AND TRANSFER CENTER
901 N. CAMERON STREET HARRISBURG, PA 17101

Title

OVERALL EXISTING CONDITIONS PLAN

Project No.	Scale
2027131626	AS INDICATED
Revision	Drawing No.
0	C-101

\\us05x-pcfs01.\shared_projects\2027131626\1 100 records\civil\ arcgis\export_files\land development plan 2027131626-101.mxf

ORIGINAL SHEET - ARCH E1

UTILITY COMPANY CONTACT INFORMATION

COMPANY NAME	ADDRESS	PHONE NUMBER
CAPITAL REGION WATER (WATER & SEWER)	3003 N. FRONT STREET HARRISBURG, PA 17110	(888) 510-0606
UGI PENN NATURAL GAS	150 POWER BOULEVARD ARCHBALD, PA 18403	(570) 876-4631
PPL ELECTRIC UTILITIES CORPORATION	600 LARCH STREET SCRANTON, PA 18509	(800) 342-5775
VERIZON	1095 AVENUE OF THE AMERICAS NEW YORK, NY 10036	(877) 300-4498

EXISTING LEGEND

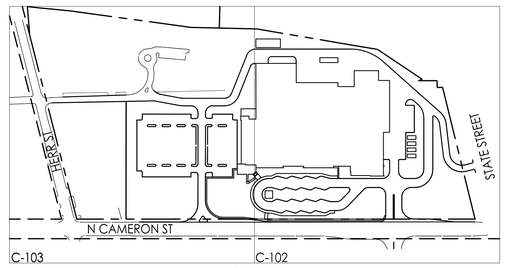
CONCRETE CURB; CONC. SIDEWALK; BUILDING; FENCELINE; FENCELINE WOODEN; CONTOURS; PROPERTY LINE; SETBACK LINE; EASEMENT; STREAM BUFFER; 100 YEAR WATER SURFACE ELEVATION PER FEMA; STREAM; TREELINE; DECIDUOUS TREE; EVERGREEN TREE; GUIDERAIL; SOIL LINE

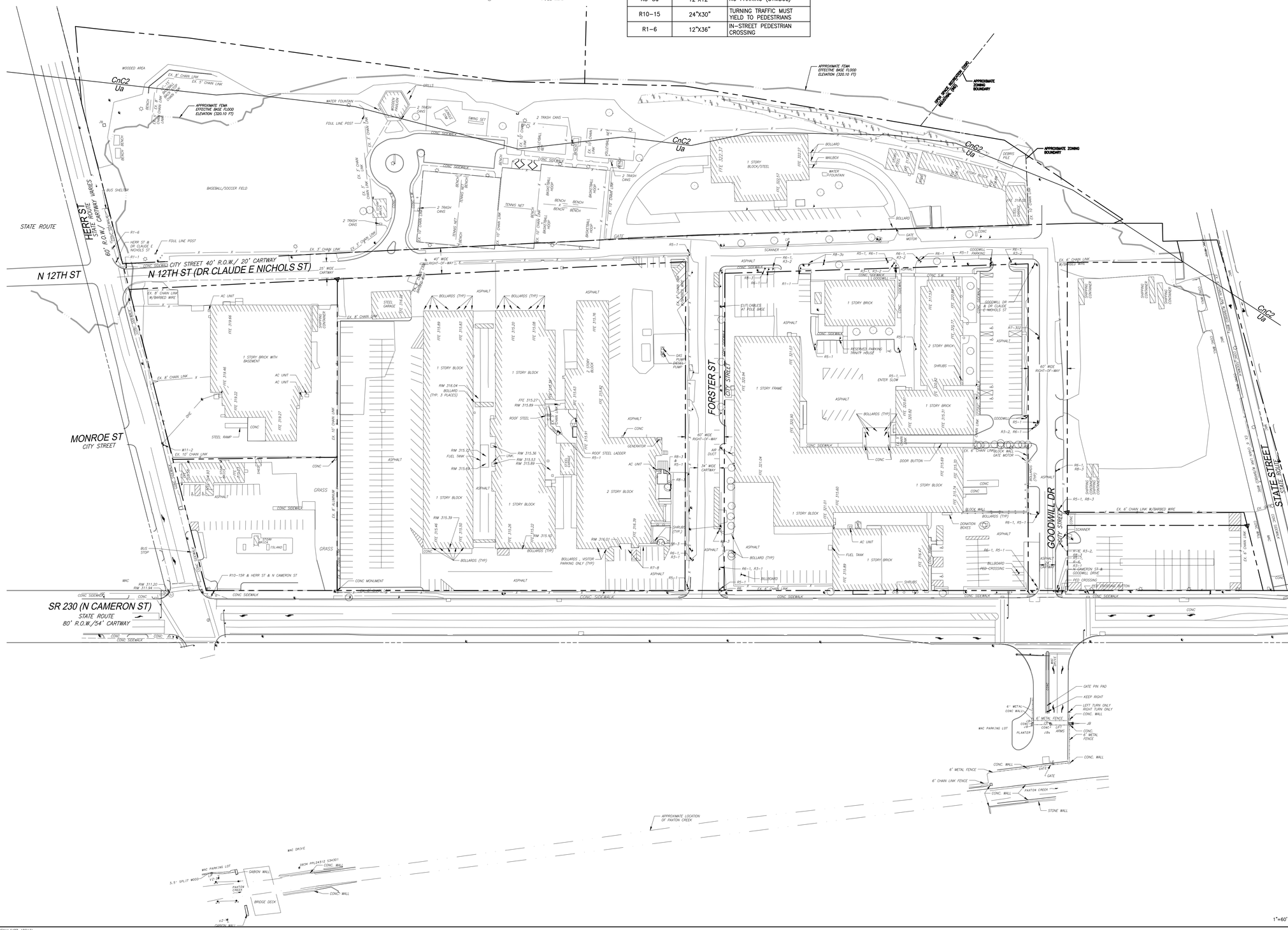
GUIDE WIRE; SIGN; BOLLARD; LIGHT POLE; GROUND LIGHT; TYPE 'C' INLET; TYPE 'M' INLET; TYPE 'DW' ENDWALL; UTILITY POLE; FIRE HYDRANT; GAS VALVE; WATER VALVE; CLEAN-OUT; SANITARY SEWER CLEAN-OUT; STORM M.H.; SANITARY M.H.; WATER M.H.; FUEL M.H.

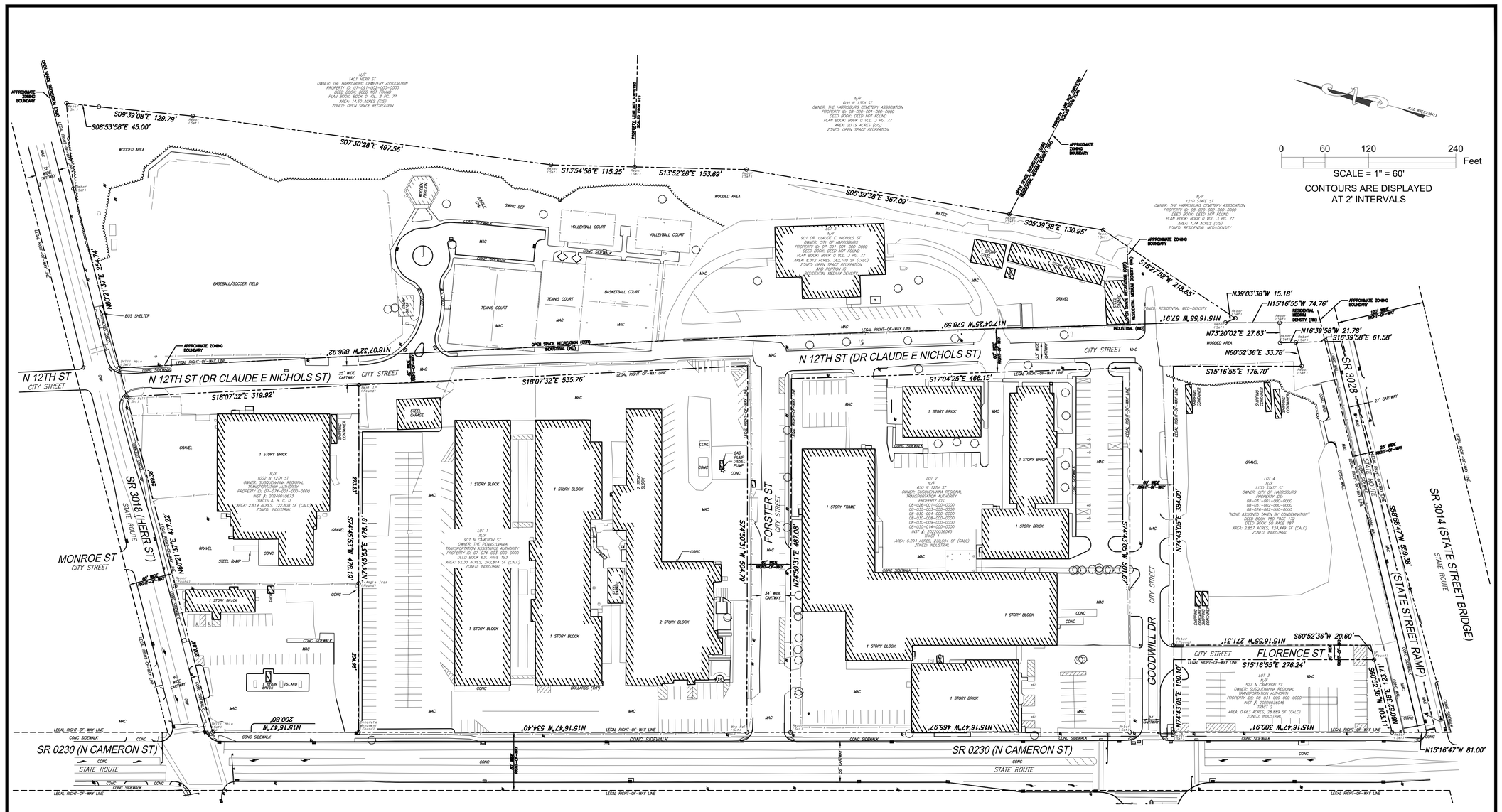
OVERHEAD ELECTRIC; SANITARY SEWER W/ M.H.; STORM SEWER W/M.H.; UNDERGROUND POWER; WATER LINE; GAS LINE; UNKNOWN UTILITY

REGULATORY SIGNAGE

SERIES	SIZE	DESCRIPTION
R1-1	30"x30"	STOP
R3-2	24"x24"	NO LEFT TURN
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R6-1(L)(R)	36"x12"	ONE WAY (LEFT) (RIGHT)
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R8-3a	12"x12"	NO PARKING (SYMBOL)
R10-15	24"x30"	TURNING TRAFFIC MUST YIELD TO PEDESTRIANS
R1-6	12"x36"	IN-STREET PEDESTRIAN CROSSING




HERR ST
STATE ROUTE
60' R.O.W./ VARIES
N 12TH ST
N 12TH ST (DR CLAUDE E NICHOLS ST)
40' R.O.W./ 20' CARTWAY
25' WIDE CARTWAY
MONROE ST
CITY STREET
SR 230 (N CAMERON ST)
STATE ROUTE
80' R.O.W./54' CARTWAY
FORSTER ST
CITY STREET
GOODWILL DR
CITY STREET
STATE STREET
STATE ROUTE
APPROXIMATE FEMA EFFECTIVE BASE FLOOD ELEVATION (320.10 FT)
APPROXIMATE ZONING BOUNDARY
DEPT. SIGNS RESTRICTED (NEW) ARTERIAL (SR)
BASEBALL/SOCCER FIELD
1 STORY BLOCK/STEEL
1 STORY BRICK
1 STORY BRICK WITH BASEMENT
1 STORY BLOCK
1 STORY FRAME
2 STORY BLOCK
2 STORY BRICK
1 STORY BRICK
GOODWILL PARKING
RESERVED PARKING TRINITY HOUSE
ENTER SLOW
DOOR BUTTON
DONATION BOXES
BILLBOARD
PED-CROSSING
PUSH BUTTON
GATE MOTOR
SCANNER
GATE PIN PAD
KEEP RIGHT
LEFT TURN ONLY
RIGHT TURN ONLY
CONC. WALL
6' METAL FENCE
6' CHAIN LINK FENCE
GATE
STONE WALL
PAXTON CREEK
APPROXIMATE LOCATION OF PAXTON CREEK
MAC DRIVE
MAC PARKING LOT
GABION WALL
BRIDGE DECK
CONC. WALL
MAC PARKING LOT
BUS STOP
BUS SHELTER
TRAFFIC SIGNAL
TENNIS NET
BASKETBALL HOOP
BENCH
TRASH CANS
GRILLS
PICNIC TABLE
WATER FOUNTAIN
FOUL LINE POST
BOLLARD
MAILBOX
DEBRIS PILE
STEEL GARAGE
SHED
SIGNAL CONTROLLER
GENERATOR
AC UNIT
FUEL TANK
ROOF STEEL
ROOF STEEL LADDER
SHRUBS
SHRUBS (TYP.)
BOLLARDS (TYP)
BOLLARDS (TYP.)
BOLLARDS - VISITOR PARKING ONLY (TYP)
DATA COMM. DEMARC PANEL
CUT CABLES AT POLE BASE
STEEL RAMP
CONC. MONUMENT
RIM 311.20
RIM 311.34
R10-15R @ HERR ST & N CAMERON ST
R11-2
EX. 10' CHAIN LINK
EX. 8' CHAIN LINK
EX. 6' CHAIN LINK
EX. 5' CHAIN LINK
EX. 6' CHAIN LINK W/BARBED WIRE
EX. 6' CHAIN LINK W/SLOPED WIRE
EX. 6' ALUMINUM
EX. 8' CHAIN LINK W/BARBED WIRE
EX. 10' CHAIN LINK W/BARBED WIRE
EX. 6' CHAIN LINK W/BARBED WIRE
EX. 6' CHAIN LINK W/SLOPED WIRE
EX. 6' CONCRETE WALL
EX. 6' BLOCK WALL
EX. 6' CONC. WALL
EX. 6' CONC. WALL W/BARBED WIRE
EX. 6' CONC. WALL W/SLOPED WIRE
EX. 6' CONC. WALL W/ 6' METAL FENCE
EX. 6' CONC. WALL W/ 6' CHAIN LINK FENCE
EX. 6' CONC. WALL W/ 6' METAL FENCE
EX. 6' CONC. WALL W/ 6' CHAIN LINK FENCE
EX. 6' METAL CONC WALL
EX. 6' METAL FENCE
EX. 6' CHAIN LINK W/ 6' METAL FENCE
EX. 6' CHAIN LINK W/ 6' CHAIN LINK



EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING PROPERTY LINE TO BE REMOVED
- PROPOSED PROPERTY LINE
- RIGHT-OF-WAY EASEMENT
- APPROXIMATE ZONING BOUNDARY
- APPROXIMATE FEMA BASE FLOOD ELEVATION
- 316 MINOR CONTOUR LINE
- 320 MAJOR CONTOUR LINE
- FENCE LINE
- WOODS LINE
- BUILDING LINE
- PROPERTY CORNER FOUND, SET, OR TO BE SET
- STORM INLET
- TREE
- UTILITY POLE

PLAN GENERAL NOTES

1) THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE A PORTION OF LOT 5, AND CONSOLIDATE SAID PORTION WITH LOTS 1, 2, 3 AND 4 INTO A SINGLE COMBINED LOT FOR THE DEVELOPMENT OF A NEW RABBITTRANSIT FACILITY.
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) THE AVERAGE COMBINED FACTOR = 0.99995470
5) ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
6) SURVEY WAS PERFORMED BY SUSQUEHANNA CIVIL, INC FROM MAY 2022 TO NOVEMBER 2024.
7) BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS ENTIRELY WITHIN ZONE AE, (DETERMINED TO BE IN A BASE FLOOD ELEVATION AND REGULATORY FLOODWAY) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANNEL NUMBERS, 42043C0319D AND 42043C0339D, WHICH BEAR AN EFFECTIVE DATE OF 08/02/2012.
8) LOT NUMBERS 1, 2, 3, 4 AND A PORTION OF LOT 5 SHALL BE CONSOLIDATED TO AND BECOME AN INSEPARABLE PART OF LOT 1 AND CANNOT BE SUBDIVIDED OR SOLD SEPARATELY OR APART THEREFROM WITHOUT PRIOR APPROVAL FROM THE CITY OF HARRISBURG.
9) THESE PROPERTIES ARE SERVED BY PUBLIC WATER, SEWER, AND NATURAL GAS.
10) WETLANDS WERE DELINEATED BY NTM ENGINEERING, INC IN DECEMBER 2023. WETLANDS WERE SURVEYED BY SUSQUEHANNA CIVIL, INC IN JANUARY 2024.

SOURCE OF TITLE	DRAWING NO.
MULTIPLE SOURCES - SEE C-110	C-110
TAX MAP NUMBERS	
MULTIPLE TAX MAP NUMBERS - DRAWING NO. C-110	

DYLAN BRETT SITES, P.L.S.

SUBDIVISION PLAN - EXISTING CONDITIONS
FOR
SUSQUEHANNA REGIONAL TRANPORTATION AUTHORITY

CITY OF HARRISBURG, DAUPHIN COUNTY, PA
JOB NUMBER: 42065-05
DRAWING: SRTA LCP

DATE: JANUARY 31, 2025
REVISED: MAY 30, 2025

Stantec

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SUSQUEHANNACIVIL
50 GRUMBACHER RD. YORK, PA 17406 717-846-7151

Revision	By	Appd	YYYY.MM.DD
File Name: 2027131626-110 EX LOT CONSOLIDATION	KCS Dwn.	DBS Dsgn.	2025.01.31 Chkd. YYYY.MM.DD

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pennsylvania
DEPARTMENT OF TRANSPORTATION

PRELIMINARY SUBDIVISION & LAND DEVELOPMENT PLAN

CAPITAL REGION OPERATIONS & MAINTENANCE FACILITY AND TRANSFER CENTER
901 N. CAMERON STREET HARRISBURG, PA 17101

Title

SUBDIVISION PLAN - EXISTING CONDITIONS

Project No.	Scale
2027131626	AS INDICATED
Revision	Drawing No.
0	C-110

Plot By: BRETTSITES on 31 JAN 2025 at 4:57pm
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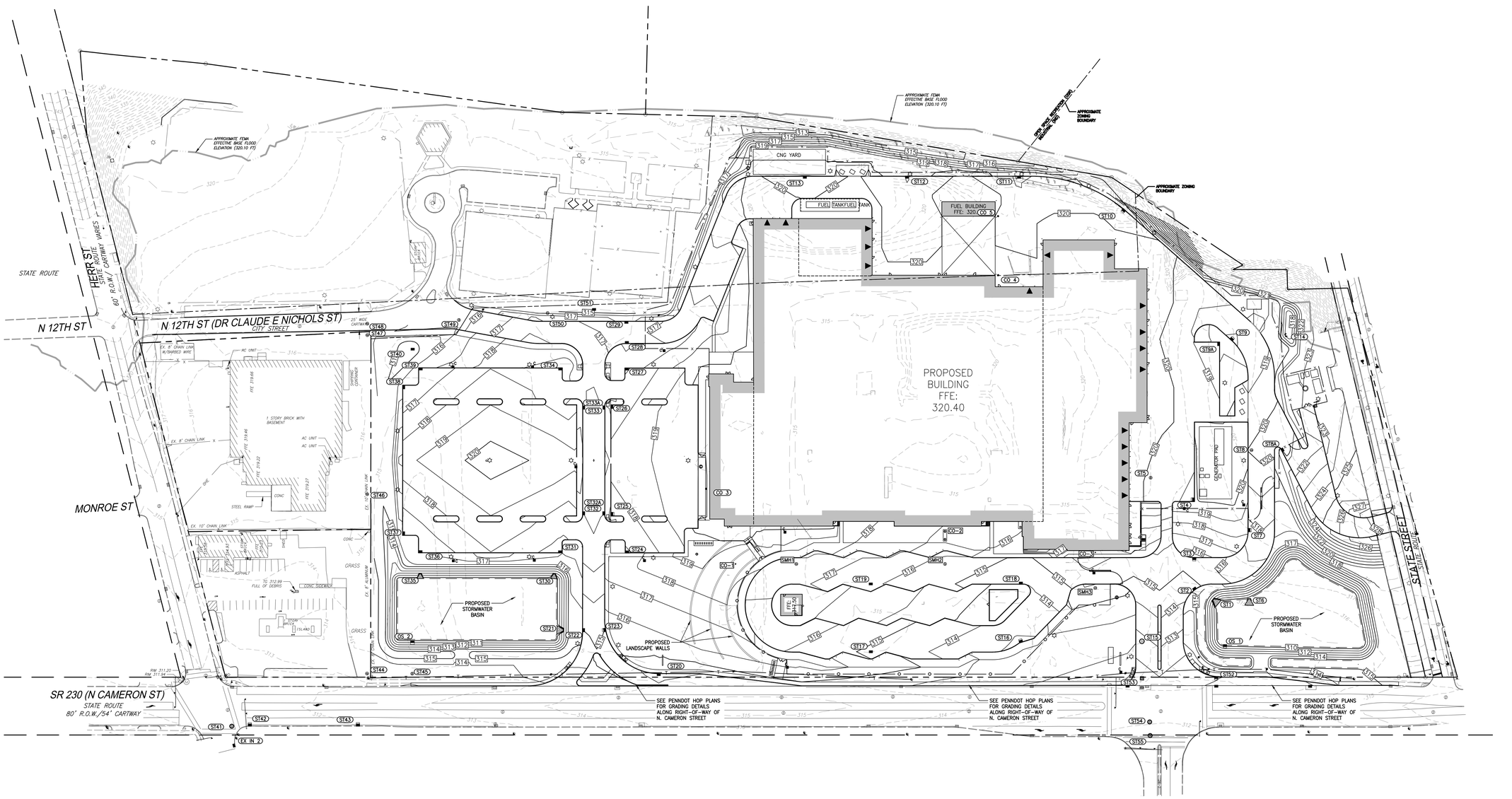
ORIGINAL SHEET - ARCH E1

UTILITY COMPANY CONTACT INFORMATION

COMPANY NAME	ADDRESS	PHONE NUMBER
CAPITAL REGION WATER (WATER & SEWER)	3003 N. FRONT STREET HARRISBURG, PA 17110	(888) 510-0606
UGI PENN NATURAL GAS	150 POWER BOULEVARD ARCHBALD, PA 18403	(570) 876-4631
PPL ELECTRIC UTILITIES CORPORATION	600 LARCH STREET SCRANTON, PA 18509	(800) 342-5775
VERIZON	1095 AVENUE OF THE AMERICAS NEW YORK, NY 10036	(877) 300-4498

LEGEND

EXISTING	PROPOSED
PROPERTY LINE	
CONCRETE CURB	
CONC. SIDEWALK	
BUILDING	
DOOR LOCATION	
OVERHEAD DOOR LOCATION	
STOP BAR WITH STOP SIGN	
SECURITY FENCELINE	
DECORATIVE FENCELINE	
GUIDERAIL	
RIGHT OF WAY	
STREAM	
STREAM BUFFER	
SIGN	
VEHICLE ACCESS PATH	
X 90.00 SPOT GRADES	TC/GG
97 CONTOURS	97
HALF CONTOURS	
ELECTRIC MANHOLE	
SANITARY SEWER MANHOLE	SMH#
SANITARY SEWER CLEANOUT	CO#
RIP RAP OUTFALL STRUCTURE	
STORM STRUCTURE	
STORM SEWER MANHOLE	ST#
STORMWATER CLEANOUT	CO#



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NOTES:

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   1.1. HORIZONTAL CONTROL IS TIED TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE), NORTH AMERICAN DATUM (NAD) 1983 (2011), BASED ON GPS OBSERVATIONS.
   1.2. VERTICAL DATUM – NAVD 1988, AS ESTABLISHED BY GPS OBSERVATION SEPTEMBER 2018.
2. BOUNDARY SHOWN ON THIS SURVEY PLAN IS FOR REFERENCE ONLY AND IS BASED ON PLATS AND PLANS PROVIDED BY SUSQUEHANNA CIVIL.
3. THE BASE SURVEY USED FOR DEVELOPMENT OF THESE PLANS WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS A VALID TITLE REPORT WOULD DISCLOSE. FOR TITLE AND CONVEYANCE PURPOSES ONLY.
4. ATTENTION IS CALLED TO HARRISBURG CITY ZONING CODE AS AMENDED. PROPERTY IS ZONED INDUSTRIAL AND OPEN SPACE RECREATION.
5. 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.
6. UTILITY INFORMATION 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 LEXIS GROUP LLC, DATED 3/16/2023 REVISED 8/1/2023. THE LOCATION OF UNDERGROUND UTILITIES IS TAKEN FROM PUBLIC RECORDS AND FIELD LOCATION OF VENTS, VALVES, MANHOLES, INLETS ETC. THE EXTENT, EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND DEPTHS, IN THE AREA OF PROPOSED CONSTRUCTION, 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.
7. 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

   CnC2---CHAVIES FINE SANDY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
   Ud---URBAN LAND, ALLUVIAL MATERIALS
8. 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.
9. CONTRACTOR TO REFER TO PHASE I ENVIRONMENTAL SITE ASSESSMENT, PREPARED BY MICHAEL BAKER INTERNATIONAL REVISED MARCH 7, 2023 & PHASE II ENVIRONMENTAL SITE ASSESSMENT, PREPARED BY MICHAEL BAKER INTERNATIONAL REVISED OCTOBER 18, 2024.
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13. FOR CONSTRUCTION PHASING PLANS, REFER TO SHEETS C-124 & C-125.
14. REFER TO PENNDOT HOP PLANS FOR ALL WORK TO OCCUR IN N. CAMERON STREET.
15. PAVEMENT DESIGN REPORT PREPARED BY NARARRO & WRIGHT, DATED OCTOBER 18, 2023.

Revision	By	Appd	YYYY.MM.DD
File Name: 2027131626-131GP	KL Dwn.	NRY Dsgn.	BS Chkd.	2024.03.29 YYYY.MM.DD

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Client/Project

pennsylvania
DEPARTMENT OF TRANSPORTATION

PRELIMINARY LAND DEVELOPMENT PLANS

CAPITAL REGION OPERATIONS & MAINTENANCE FACILITY AND TRANSFER CENTER
901 N. CAMERON STREET HARRISBURG, PA 17101

Title

OVERALL GRADING PLAN

Project No.	Scale
2027131626	AS INDICATED
Revision	Drawing No.
0	C-131

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ORIGINAL SHEET - ARCH E1

PROPOSED ZONING DATA (HARRISBURG, PA)

IND: INDUSTRIAL DISTRICT

	REQUIRED	PROPOSED LOT
MINIMUM LOT AREA AND DENSITY	5,000 S.F.	870,206 S.F.
MINIMUM LOT WIDTH AT LOT FRONTAGE	30 FEET	553 FT
MAXIMUM IMPERVIOUS LOT COVERAGE	75%	67.9%
MINIMUM SETBACKS:		
FRONT YARD	10 FT	175.56 FT
SIDE YARD	5 FT	118.87 FT
REAR YARD	5 FT	69.76 FT
MAXIMUM PRINCIPAL BUILDING HEIGHT	NO MAXIMUM	

UTILITY COMPANY CONTACT INFORMATION

COMPANY NAME	ADDRESS	PHONE NUMBER
CAPITAL REGION WATER (WATER & SEWER)	3003 N. FRONT STREET HARRISBURG, PA 17110	(888) 510-0606
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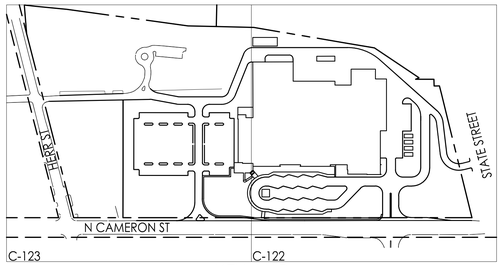
PARKING DATA

USE	HARRISBURG CITY REQUIREMENT	SPACES REQUIRED	SPACES PROPOSED
OFFICE	1 SPACE/500 SQ. FT. OF GROSS FLOOR AREA	51 SPACES (25,462 SQ. FT.)	
TRANSPORTATION TERMINAL	1 SPACE/200 SQ. FT. OF WAITING SPACE + 1 SPACE FOR EACH EMPLOYEE	218 SPACES (206,163 SQ. FT.) (218 EMPLOYEES)	269 SPACES
		269 TOTAL SPACES	269 TOTAL SPACES
ACCESSIBLE PARKING SPACES (AMERICANS WITH DISABILITIES ACT)	PARKING LOTS WITH 201 TO 300 SPACES=7 REQUIRED (ONE OF WHICH BEING VAN ACCESSIBLE)	7 ACCESSIBLE SPACES (5 CAR + 2 VAN)	7 ACCESSIBLE SPACES (5 CAR + 2 VAN)
	TOTAL ONSITE PARKING SPACES (STANDARD AND ACCESSIBLE)	276 SPACES (269 REGULAR + 7 ADA)	276 SPACES (269 REGULAR + 7 ADA)

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

SIGN TABULATION

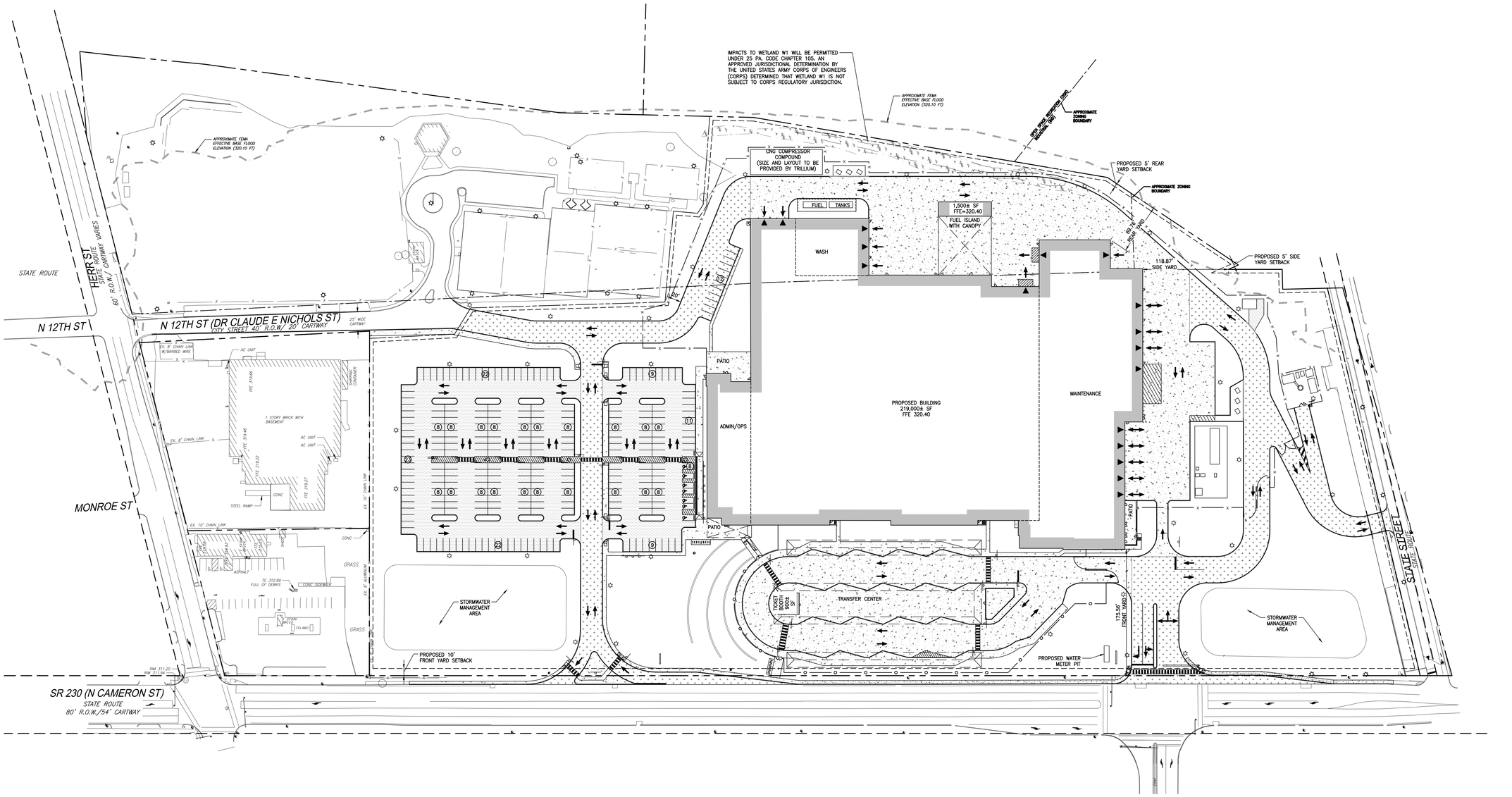
PLAN CALL OUT	SERIES	SIZE	DESCRIPTION
A	R1-1	30"x30"	STOP
B	R5-3-4	30"x24"	NO TRUCKS OR BUSES
C	R5-101	24"x30"	EMERGENCY AND AUTHORIZED VEHICLES ONLY
D	S-1	N/A	ADA CAR ACCESSIBLE
E	S-2	N/A	ADA VAN ACCESSIBLE
F	R3-2	24" X 24"	NO LEFT TURN
G	W11-2 & W16-7P	30"x30" (W11-2) 24"x12" (W16-7P)	PEDESTRIAN SIGN WITH DIAGONAL DOWNWARD POINTING ARROW
H	RP-5	12" X 18"	VISITOR PARKING
I	RP-5	12" X 18"	"KISS AND RIDE" PARKING



KEY MAP

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	SETBACK LINE	
	CONCRETE CURB	
	CONC. SIDEWALK	
	BUILDING	
	RETAINING WALL	
	DOOR LOCATION	
	OVERHEAD DOOR LOCATION	
	STOP BAR WITH STOP SIGN	
x x	FENCELINE CHAINLINK	x x
	FENCELINE DECORATIVE	
	GUIDERAIL	
	RIGHT OF WAY	
	SIGN	
	VEHICLE ACCESS PATH	
	ASPHALT PAVING	
	HEAVY DUTY ASPHALT PAVING	
	CONCRETE PAVING	
	LIMIT OF WETLANDS	



NOTE:

SEE LOT CONSOLIDATION PLAN SHEET C-111 FOR BEARINGS AND DISTANCES

1"=60' 0 60' 90' 120'

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Revision	By	Appd	YYYY.MM.DD
File Name: 2027131626-1215P	KL Dwn.	NRY Dsgn.	BS Chkd.	2024.03.29 YYYY.MM.DD

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PRELIMINARY LAND DEVELOPMENT PLANS

CAPITAL REGION OPERATIONS & MAINTENANCE FACILITY AND TRANSFER CENTER
901 N. CAMERON STREET HARRISBURG, PA 17101

Title

OVERALL SITE PLAN

Project No.	Scale
2027131626	AS INDICATED
Revision	Drawing No.
0	C-121

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ORIGINAL SHEET - ARCH E1