



Stephen R. Reed, Mayor  
AND  
Harrisburg City Council



## City of Harrisburg Subdivision and/or Land Development Application

*Note: The Planning Bureau must review all applications for completeness.  
Contact Jennifer Boyer at 717-255-6637 to schedule a meeting.*

Project Name or Plan Title

Primary Property Address

Tax Parcel ID Number

Please List All Property Addresses And Tax Parcel ID Numbers  
Involved In The Project *(Use Additional Sheets If Necessary)*

Zoning District(s)

### Application Type (check one):

- |                                                         |                                                        |
|---------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Lot Add-On Plan                | <input type="checkbox"/> Sketch Plan                   |
| <input type="checkbox"/> Preliminary Subdivision        | <input type="checkbox"/> Preliminary Land Development  |
| <input type="checkbox"/> Final Subdivision              | <input type="checkbox"/> Final Land Development        |
| <input type="checkbox"/> Combined P/F Subdivision       | <input type="checkbox"/> Combined P/F Land Development |
| <input type="checkbox"/> Combined P/F Subdivision & LDP |                                                        |

### Project Narrative

Please answer each of the following questions/statements. Provide as much information and be as specific as possible. (Use additional sheets if necessary)

1. What is the purpose of this project?

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2. Describe the current or previous use of the property. Is the proposed use permitted in the current zoning district?

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**Subdivision and Land Development Application**

**Applicant**

Name \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

<b>Applicant's Status</b>	
(Circle or Check One)	
Owner	<input type="checkbox"/>
Lessee	<input type="checkbox"/>
Equitable Owner	<input type="checkbox"/>
Contract Purchaser	<input type="checkbox"/>

**Main Contact for the Project**

Name \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

**Site Plan Designer**

Name \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

**Property Owner**

Name \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

**Please provide the following information about this project:**

1.) Square footage of non-residential buildings	sq. ft.
2.) Number of resulting lots	lots
3.) Number of buildings / units to be built	_____ # of bldgs      _____ # of units
4.) Is a new street proposed? (yes/no)	<input type="checkbox"/> Yes <input type="checkbox"/> No
5.) What is the proposed name for the new street?	
6.) How many lineal feet will the proposed street be?	Feet
7.) Economic Analysis:	
Construction Value of Project: \$ _____	
Total Value of Project: \$ _____	
Current Real Estate Taxes paid: City \$ _____	School \$ _____                      County \$ _____
Expected Taxes upon completion (after any tax abatement) City \$ _____	School \$ _____                      County \$ _____
Number of construction jobs: _____	
Number of new permanent jobs: Full-time living wage _____ Other Full-time _____ Part-time _____	

**Items To Be Submitted With This Application.**

Failure to do so WILL delay the review process.

- Check made payable to the **“City Treasurer”** for the correct amount (see the fee schedule)
- Landscaping Plan
- Dauphin County Planning Commission application and fee (check made payable to **“Dauphin County Planning Commission”**)
- Lighting Plan
- Twenty-one (21) copies of the plans:  
Four (4) sets of **24” x 36”**  
Seventeen (17) sets of **11” x 17” or half size (Folded plans are appreciated)**
- Stormwater management plans
- Parking and circulation plan
- Following the Planning Commission Meeting – Three (3) sets of 24” x 36” will be provided with any corrections requested by the HPC or City Staff
- Traffic Study (if required by the City Engineer)
- Completed Checklist (use attached document)
- Electronic copies on a disk of all material – Two copies. One for the City of Harrisburg and one for Dauphin County Planning Commission. (All layers shall be in Microstation and GIS format.)
- Narrative description of the project (Please answer all questions with as much detail as possible.)
- A D.E.P. Sewer Module or Waiver
- Elevation drawings including all visible sides and facade materials

If already submitted, please note the submittal date:

\_\_\_\_\_

**APPLICANT / OWNER CERTIFICATION**

**I hereby certify that the proposed work is authorized by the owner of record and that I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial or criminal penalties, or revocation of any permit pursuant to this application. I agree that work will not commence prior to final approval.**

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

*The owner must sign this application. The applicant signature is required when different from owner*

## Subdivision and Land Development Applications Fee Schedule

	<b>Subdivision Fees</b>	<b>Land Development Fees</b>
Combined Preliminary/ Final Plan	\$550 + \$35 per lot	\$550 + \$35 per 5,000 square feet of floor area
Preliminary Plan	\$350 + \$35 per lot	\$350 + \$35 per 5,000 square feet of floor area
Final Plan	\$300 + \$35 per lot	\$300 + \$35 per 5,000 square feet of floor area
Lot Add-on	\$200	
Revised Final Plan	\$200	\$200
Waiver	\$50 per waiver	\$50 per waiver
Sketch Plan	\$150	\$150

\*Should a public hearing be required, the applicant shall reimburse the City for the cost incurred for publication of legal notices, for any associated mailing costs, and for any stenographic services utilized for the hearing.

# Dauphin County Planning Commission

## Application for Plan Review

Please complete entire form before submission

Municipality				Plat Title			
Surveyor				Engineer			
Plan Classification: <input type="checkbox"/> Subdivision <input type="checkbox"/> Land Development <input type="checkbox"/> Combined				<input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> P/F <input type="checkbox"/> Minor			
Owner/Developer				Phone Number			
Address							
Total Tract Area:				Subdivided Area: (Subdivision)			
				Developed Area: (Land Development)			
Existing # of Lots:		Proposed # of Lots:		Proposed # of New Dwelling Units:			
Existing Sewerage	<input type="checkbox"/> Public	<input type="checkbox"/> On-Lot	<input type="checkbox"/> None	Proposed Sewerage	<input type="checkbox"/> Public	<input type="checkbox"/> On-Lot	<input type="checkbox"/> None
Existing Water	<input type="checkbox"/> Public	<input type="checkbox"/> Well	<input type="checkbox"/> None	Proposed Water	<input type="checkbox"/> Public	<input type="checkbox"/> Well	<input type="checkbox"/> None
Zoning District:							
Existing Land Use:				Proposed Land Use:			
Are any zoning variances/subdivision waivers requested? ___YES ___NO							
List variances/waivers requested:							
Purpose of the Plan:							
Fees Submitted: \$		Check Number:		Signed by:		Date:	

\*\*\*The Dauphin County Planning Commission meeting is held on the first Monday of each month. The cut off date for plan submission for County Approval is nine (9) days prior to the meeting.

### MUNICIPAL ACCEPTANCE STATEMENT

The Township/Borough of \_\_\_\_\_ has received the above plan and hereby authorizes the bearer to deliver same to the **Dauphin County Planning Commission Office, 112 Market Street, 2<sup>nd</sup> Floor, Harrisburg, PA 17101-2015, (717) 234-2639.**

If plan is being submitted for Dauphin County Approval, the Township/Borough will review the plan and provide written comments within 30 days to: Dauphin County Planning Commission,

Signed \_\_\_\_\_ Date \_\_\_\_\_

Municipal Secretary or Official \_\_\_\_\_

**DAUPHIN COUNTY SUBDIVISION AND LAND DEVELOPMENT  
PLAN FEE SCHEDULE 2009  
(Effective May 13, 2009)**

**REVIEWS**

The fee schedule for Subdivision and Land Development Plats submitted for Dauphin County Planning Commission Review and Comment action is as follows:

**1. Separate Subdivision and Land Development Applications**

Subdivision by Lots

\$175.00 base fee, plus  
\$4.00 per lot  
\$3,000 maximum

Residential Land Development

\$175.00 base fee, plus  
\$4.00 per dwelling unit  
\$3,000 maximum

Non-Residential Land Development

\$175.00 base fee, plus  
\$5.00 / 1,000 sq. ft. of proposed building footprint. If no building is proposed, only the base fee applies.  
\$3,000 maximum

**2. Combined Subdivision and Land Development Applications**

Residential

\$175.00 base fee, plus  
\$4.00 per lot, plus  
\$4.00 per dwelling unit  
\$3,000 maximum

Non-Residential

\$175.00 base fee, plus  
\$5.00 / 1,000 sq. ft. of proposed building footprint. If no building is proposed, only the base fee applies.  
\$3,000 maximum

**3. Sewage Module**

\$50.00

*All fees are to be paid by check, made payable to the "Dauphin County Planning Commission."*

*Original Effective Date: 11/7/94 Revised: 9/22/99 & 12/19/07, 1/1/09, and 5/13/09*



## City of Harrisburg Subdivision and/or Land Development Checklist

Please use this checklist as a guide for submitting a Subdivision or Land Development Plan. The content of this checklist is drawn from Chapter 7-5 of the Subdivision and Land Development Code and will be used by the 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.

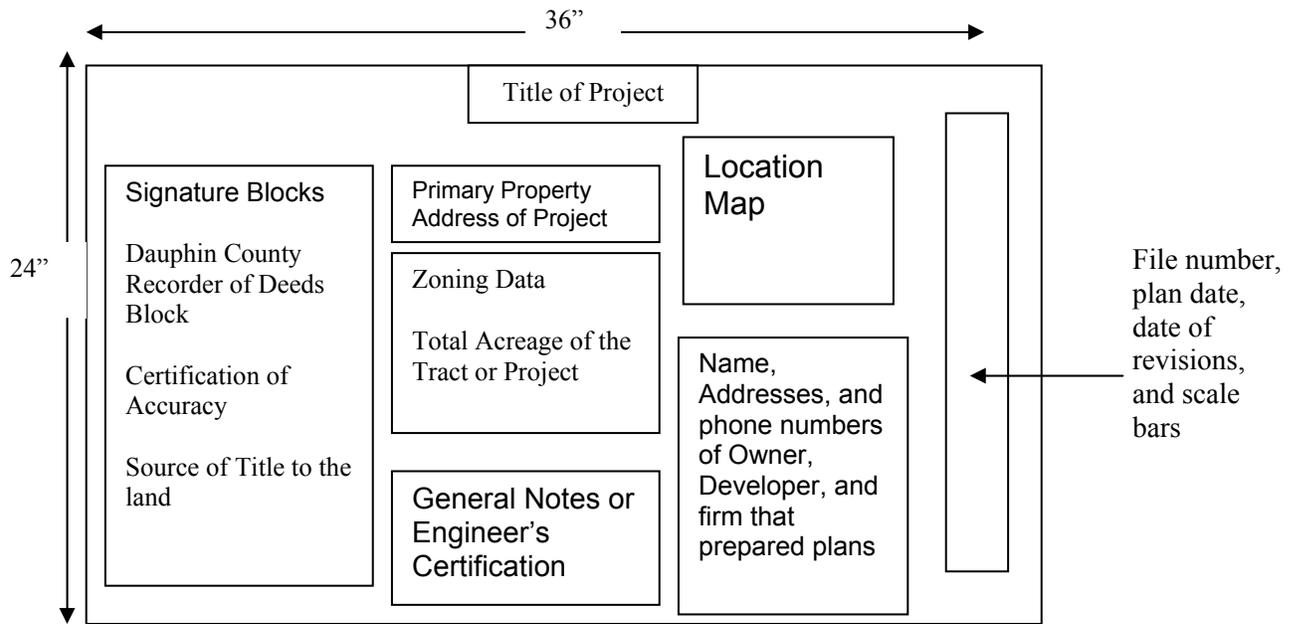
### *DRAFTING STANDARDS*

	Provided	No / Waiver Requested	N/A	Ordinance	Standards
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.3(d)	Twenty-one (21) copies of the plans shall be submitted with the application. <b>Four (4)</b> sets shall measure <b>24" by 36"</b> (required by Dauphin County Recorder of Deeds), and seventeen <b>(17)</b> sets shall measure <b>11" by 17" or half sheet size</b>
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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. The preferred layout of the plan is represented in Figure 1.

### *COVER SHEET*

	Provided	No / Waiver Requested	N/A	Ordinance	Standards
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.4(1)	Title of the project
4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.4(4) 505.10(1)	File Number assigned by the firm, the plan date, and the date(s) of all revisions
6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.4(7) 505.10(1)	The total acreage of the tract or project
7	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.4(8) 505.10(1)	The district, setbacks, lot size and/or density requirements of the City's Zoning Ordinance
8	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.1(c)	A location map, relating the project area to its location in the City
9	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.6(12) 505.10(8)(l)	A statement on the Plan indicating that all zoning approvals have been obtained
10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.10(9) (f)(iv)	Notation space to accommodate the Dauphin County Recorder of Deeds information (including Plan Book, Volume and Page)



**Figure 1**

**BASIC PLAN REQUIREMENTS**

	Provided	No / Waiver Requested	N/A	Ordinance	Standards
15	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.9(1) 505.10 (11)(A)	Check or money order made out to "City of Harrisburg Treasurer" in an amount specified on Subdivision/Land Development Fee Schedule
16	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.4(2)	Location of any municipal boundary line (if applicable)
18	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.4(5)	A north arrow, a graphic scale and a written scale
19	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.4(6)	The entire existing tract boundary with bearings and distances
20	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.4(7)	The total acreage of each tract involved with the project
21	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.4(9)	The location of existing lot line markers along the perimeter of the existing tract
22	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.4(10)	A location map, relating the project site to at least 2 intersections of street centerlines
23	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.4(11)	Property address(es) as assigned by the City's Registrar of Real Estate
24	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.10(5)	Location of historic structures, wetlands, unbuildable portions of the site, or other significant features
27	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7-505.6(2) 505.10(8)(B)	Lot lines, with accurate bearings and distances and lot areas for all parcels
29	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.6(3) 505.10(8)(C)	Block and lot numbers in consecutive order

30	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.6(5) 505.10(8)(E)	Total number of lots, units of occupancy, density, and proposed land use
31	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.6(6) 505.10(8)(F)	Easements, rights-of-way
32	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.6(7) 505.10(8)(G)	Building setback lines with distances from front, rear and side yard property lines
33	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.6(8) 505.10(8)(H)	Identification of buildings to be demolished
34	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.6(9) 505.10(8)(I)	Typical cross section of each street <b>proposed</b> or to be <b>improved</b> as part of the application. Cross section shall include entire right-of-way width
35	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.6(14) 505.10(8)(N)	Street Names
36	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.10(8)(R)	Identification of any lands to be dedicated
38	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	No / Waiver Requested	N/A	Ordinance	Standards
39	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.5(3)(B) 505.10(6)(B)	Sanitary Sewer mains
41	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.5(3)(B) 505.10(6)(B)	Water supply mains
42	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.5(3)(B) 505.10(6)(B)	Fire hydrants
43	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 storm water management system

The following when located within the site:

	Provided	No / Waiver Requested	N/A	Ordinance	Standards
44	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.5(4)(A) 505.10(7)(B)	Sanitary sewer mains
46	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.5(4)(A) 505.10(7)(B)	Water supply mains
47	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.5(4)(A) 505.10(7)(B)	Fire hydrants
48	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.5(4)(A) 505.10(7)(B)	Buildings
49	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.5(4)(D) 505.10(7)(B)	Storm water management facilities
50	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.5(4)(D) 505.10(7)(D)	The size, capacity and condition of the existing storm water management system

### Certificates and Notifications

	Provided	No / Waiver Requested	N/A	Ordinance	Standards
52	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.7(d) 505.10(9)(E)	Traffic Impact Study, if required by City Engineer
54	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.10(9)(A)	Notification of approval from PA D.E.P. for any storm water 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	No / Waiver Requested	N/A	Ordinance	Standards
56	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.7(1)(B)	Where existing trees are removed along the street right-of-way, supplemental plantings required
58	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.7(2)(A)	Maintenance easement provided along all stream, river banks and lake edges. Minimum width of easement to be 25 feet
59	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.7(2)(B)	Water frontage to be preserved as open space whenever possible
60	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.7(2)(C)	Access to be provided to the water and to maintenance easement area. Width of access points to be minimum of fifty feet
61	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	No / Waiver Requested	N/A	Ordinance	Standards
62	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.7(f)	For Preliminary Plan calling for installation of improvements beyond two years, a schedule of the timing of the improvements
63	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	No / Waiver Requested	N/A	Ordinance	Standards
67	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.7(c)(1) 505.10(9)(D)(i)	Elevation of all visible sides, including facade materials
69	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.7(c)(3) 505.10(9)(D)(iii)	Details of significant architectural features
71	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.7(c)(5) 505.10(9)(D)(v)	Vehicular and Pedestrian Circulation Plan, including parking, service areas, waiting areas, major access points
72	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	No / Waiver Requested	N/A	Ordinance	Standards
73	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.10(8)(K)(ii)	All plans and profiles of the proposed storm water management facilities
75	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.10(8)(K)(iii)	For all basins, a plotting or tabulation of the storage volumes and discharge curves with corresponding water surface elevations, inflow hydrographs, and outflow hydrographs
76	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.10(8)(K)(v)	Soil characteristics report and information on erosion and sediment control from the Dauphin County Soil and Water Conservation District

**Blocks**

	Provided	No / Waiver Requested	N/A	Ordinance	Standards
78	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.4(b)	Blocks shall not exceed 750 feet and must be compatible with the City's existing grid system
79	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.4(c)	Residential blocks should be of sufficient depth to accommodate 2 tiers of lots

**Lots**

	Provided	No / Waiver Requested	N/A	Ordinance	Standards
80	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.5(a)(1)	Size, depth, width and orientation of lots shall conform to City Zoning requirements
81	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.5(a)(3)	Where feasible lot lines should follow municipal boundaries rather than cross them
83	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.5(a)(4)	Remnants of land shall be incorporated into existing or proposed lots
84	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.5(b)(1)	All lots shall abut a street, existing or proposed
85	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.5(b)(2)	Double or reverse frontage lots shall be avoided
86	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.5(d)	Nonresidential lots shall provide adequate space for yards, off-street loading and unloading and for parking

**Building Design Guidelines**

	Provided	No / Waiver Requested	N/A	Ordinance	Standards
87	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.6(1)	Compatibility with existing structures
88	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.6(2)	Design incorporates architectural details found on adjacent buildings
89	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.6(3)	Building materials reflect surrounding development

**STREETS, ACCESS STREETS, AND DRIVES ADDITIONAL REQUIREMENTS**

	Provided	No / Waiver Requested	N/A	Ordinance	Standards															
90	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.6(10)	Street centerline profile for each proposed street shown on the plan															
92	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.6(1) 505.7(a)	Sketch of future street system, where Preliminary Plan covers only a part of the entire landholdings															
93	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.10(9)(C)	Notice from postmaster that the proposed street names are acceptable															
94	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.10(9)(l)	Maintenance agreement for street which is not to be offered for dedication															
95	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.2(a)(5)	Street arrangement provides for continuation of streets in adjoining areas															
96	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.2(a)(5)	Provide for proper projection of streets where adjoining areas are not subdivided															
97	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.2(a)(5)	New streets carried to the boundaries of the tract to be subdivided															
98	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.2(a)(7)	Residential alleys are discouraged, unless site design calls for rear access parking. 22 foot minimum width if used															
99	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.2(a)(7)	Adequate alleys or off-street loading and unloading required in commercial or industrial areas															
100	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.2 (c)(1)	Cartways to be minimum of 11 foot travel lanes															
101	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.2(c)(3)	Minimum street rights-of-way and cartway widths shall be:  <table style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 5px;"><u>STREET TYPE</u></th> <th style="text-align: left; padding: 5px;"><u>R-O-W WIDTH</u></th> <th style="text-align: left; padding: 5px;"><u>CARTWAY</u></th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;"><b>Arterial</b></td> <td colspan="2" style="padding: 5px; text-align: center;"><b>determined by governing body after consultation with PennDOT</b></td> </tr> <tr> <td style="padding: 5px;">Collector</td> <td style="padding: 5px;">60 feet</td> <td style="padding: 5px;">22 feet</td> </tr> <tr> <td style="padding: 5px;">Local</td> <td style="padding: 5px;">50 feet</td> <td style="padding: 5px;">22 feet</td> </tr> <tr> <td style="padding: 5px;">Alley/service drive</td> <td style="padding: 5px;">30 feet</td> <td style="padding: 5px;">22 feet</td> </tr> </tbody> </table>	<u>STREET TYPE</u>	<u>R-O-W WIDTH</u>	<u>CARTWAY</u>	<b>Arterial</b>	<b>determined by governing body after consultation with PennDOT</b>		Collector	60 feet	22 feet	Local	50 feet	22 feet	Alley/service drive	30 feet	22 feet
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102	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.2(e)(3)	Tangents between curves according to Engineering specifications															
104	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.2(f)(2)	Intersections involving the junction of more than two streets are prohibited
106	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.2(f)(3)	Street jogs with centerline off-sets of less than 125 feet avoided
107	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.2(f)(5)	Intersections with major streets shall be located not less than 800 feet apart
108	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.2(h)	Street grades in accordance with Engineering specifications
109	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.6(14)	New street names shall not duplicate existing names
110	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.2(j)(1)	Direct access from residential lots to arterials shall be avoided
111	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	No / Waiver Requested	N/A	Ordinance	Standards
115	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.3(a)(1)	Minimum width shall be twenty feet (20 ft)
116	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	507.3(a)(2)	When possible, easements shall be centered on the side or rear lot lines or along the front lot lines
117	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	No / Waiver Requested	N/A	Ordinance	Standards
118	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.8(4)	Floor plans for all buildings
119	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.8(3)	Statement of proposed use for each unit and restrictions on use, if any
120	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	505.8(2)	Description of common elements, with allocation of the proportionate undivided interest expressed as a percentage assigned to each unit
121	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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)