



August 25, 2025

Lower Paxton Township
425 Prince Street,
Harrisburg, PA 17109

Re: Master Plan Submission #1
Wenrich Street Property
Lower Paxton Township, Dauphin County, PA
Project No. 25-0437

Township Manager:

We are in receipt of the review letter for the above-referenced project. Accordingly, we have revised the Land Development items to address the comments contained therein. Responses to the comments are listed in the order they were provided and are in ***bold and italic type***.

ZONING (CHAPTER 203)

1. For the modifications requested, more information is needed as to which lots are affected and calculations provided as to the percentage of lots affected in modification 1, locations of the clubhouse and Community Green referenced in modification 4, as well as the delineation of the location of where the sidewalks are proposed/not proposed, per modification 3. We recommend that any modification requests be submitted and acted upon at preliminary plan state when more information is available to evaluate the requests.

Response: The modification for Lot Standards, Sidewalks, and Community Green Size has been removed. A few units are over the maximum lot size, but the total is less than 5% of the total unit count of 769 (38 are allowed to be over the maximum lot size).

2. Delineate 15-25% slopes and slopes >25%. Hatching on the plan may indicate these areas, but it is unclear as they are not labeled, and the hatching does not appear in the legend. Please reconcile [203-308.L.4].

Response: The designated hatches have been added to the legend on Sheet 02.

3. Show proposed cartway widths, approximate lot lines and dimensions, and nonresidential uses [203-308.L.5].

Response: Proposed cartway widths and approximate lot lines and dimensions are provided in a table on Sheet 01 and 03. There are no proposed non-residential uses.

4. Show the proposed layout of the homes [203-308.L.8].

Response: Lot Layouts for each unit type and configuration have been added to Sheet 05.

5. It's recommended lots and features are labeled so they can be referenced [203-308.L.8].

Response: Labels have been added to lots. See Sheet 03.

6. Correct the calculation for maximum dwelling unit density in the Area and Bulk Regulations Table. Five (5) dwelling units are permitted per gross buildable acre vs. site acreage [203-308.D].

Response: Gross Buildable Area has been recalculated based on guidelines and unit density tables have been updated. See Sheet 01.

7. Correct the open space calculations provided on the NDD Open Space tables on Sheets 1 and 4 (i.e. $39\% \times 268.17 \text{ ac.} = 104.58 \text{ ac.}$)

Response: Percentages are now shown to two decimal places for accuracy.

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8. The proposed percentage provided for Duplex Dwelling Units in the NDD Unit Totals table appears to be erroneous. Our calculations show 18% of 709 total units would be 127 duplex units. Please reconcile.

Response: Percentages are now shown to two decimal places for accuracy.

9. It cannot be determined if the proposed flag lots meet the minimum requirements for such with the information shown on the plan. Please reconcile [203-305.C.6 & 203-308.L.5]

Response: All flag lots have been eliminated from the plan.

10. It appears the proposed number of flag lots exceed the number permitted. Please reconcile [203-305.C.6].

Response: All flag lots have been eliminated from the plan.

11. Clarify how end unit townhomes with alley-only access along Wenrich Street will back their vehicles out of the side-loaded garage to exit the alley?

Response: A turnaround will be provided for end units to be able to back into the garage or back into the turnaround to exit the alley.

12. Multiple proposed lots show access via alley only. An alley is defined as a passage of way open to public travel which affords generally a secondary means of vehicular access to abutting lots and is not intended for general traffic circulation [203-202.Definitions]

Response: Only two lots are proposed to have access via alley alone. Alleys will not be used for general traffic circulation. Emergency Vehicle turning movements will be provided with the preliminary plan submission.

13. The townhomes proposed along Wenrich Street appear to be isolated from the rest of the development, not meeting the NDD objectives. Please adjust the layout as necessary [203-308.A.8].

Response: The townhomes along Wenrich Street have been eliminated and the units across from Whisper Wood Lane have been connected to the rest of the development with a street extending north.

14. There is no access shown between the Northern one third of the development with the Southern two thirds. These two sections being isolated from one another do not meet the intent of the Neighborhood Design Overlay District. Please adjust the layout as necessary [203-308.A.6 & 8].

Response: A new connection has been provided linking the northern and southern sections of the development.

15. For dwelling lots with wetland encroachments, please show these lots are buildable while maintaining the required wetland setback [203-402.A.3 & 203-308.L.8].

Response: The 25-ft and 50-ft wetland buffers have been added to Sheet 02, 03, and 04.

Land disturbance shall not occur within 50-feet of the wetlands boundary. Areas where roads and dwellings and trails appear to conflict with this requirement [203-402.A.4].

Response: Wetland buffers have been added to the plan. Refer to modification request letter for land disturbance.

16. Multiple dwelling lots appear to be potentially in conflict with slopes steeper than 25%. Please confirm these lots are buildable without impacting these slopes [203-402.B.3 & 203-402.B.4].

Response: Many of the conflicting lots were with man-made slopes steeper than 25%; the existing conditions has been revised to only include natural steel slopes. See Sheet 02 and 03.

17. Imagery taken from the FEMA Flood Map Service Center shows a potential conflict with dwelling lots being proposed in Zone A. Please reconcile [203-403.F.1.b].

Response: Dwelling lots have been revised to ensure the home and any grading are not with FEMA mapped Zone A or AE; it is the applicant's intent to prepare a study of the assumed floodplains and the Zone A floodplains and submit to the township floodplain administrator. Lot layouts may change once the floodplain modeling has been completed.

18. Provide calculations showing the proposed stormwater BMP's and public facilities are not considered as Common Open Space [203-202.Definitions].

Response: Additional Open Space calculations are provided on Sheet 04.

19. Correct the Zoning District labels along the Southern portion of the property, as it appears they are flipped.

Response: Zoning labels have been corrected. See Sheet 02-04.

SUBDIVISION AND LAND DEVELOPMENT (CHAPTER 180)

1. Confirm that it is feasible to meet all driveway grade requirements (max. 20% slope) with the proposed layout shown on the Master Plan [180-503.I.10].
2. Confirm that it is feasible to meet all road grade requirements (max. 10% slope) with the proposed layout shown on the Master Plan [180-503.L].
3. Minimum 25 ft. wide drainage easements, extending a minimum 10 ft. from the top of bank, will be required for all streams and water courses. Please confirm that these lots will remain buildable with these easements in place as the Master Plan shows the streams traversing several lots, and the Zoning Plan shows several proposed dwellings in conflict with streams and surrounding areas [180-504.I].
4. Conservation easements will need to be provided for natural features such as slopes exceeding 25%, regulatory wetlands, and streams. In particular, it appears that the 25% slope areas would be disturbed for access/roadway construction per the Master Plan. Confirm that these lots will remain buildable with these easements in place [180-504.I].

Response: The current design can and will comply with the SALDO requirements listed above.

Please do not hesitate to reach out if there are any comments or concerns.

Respectfully Submitted,

Integrated Consulting



Elliot Shibley, RLA

Sr. Project Manager, Partner

Items included with this resubmission:

- 1 Comment-response letter (this document)
- 2 Master Plan
- 2 Modification Letter