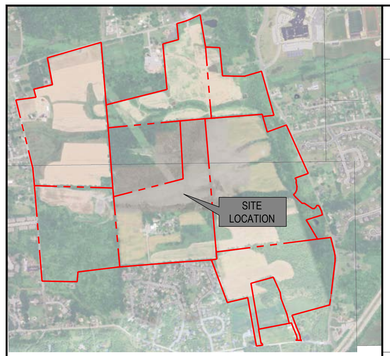


VICINITY MAP
SCALE = 1" = 1,000'

N
1,000' 500' 0' 1,000'
SCALE: 1"= 1,000'

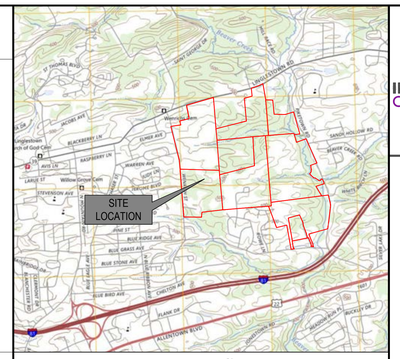
MASTER PLAN

WENRICH STREET DEVELOPMENT

FOR

YINGST HOMES & TRIPLE CROWN CORP.

LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY, PENNSYLVANIA



LOCATION MAP
SCALE = 1" = 2,000'

N
2,000' 1,000' 0' 2,000'
SCALE: 1"= 2,000'

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.678.6750
www.IntegratedConsultingLLC.com

PLAN PREPARERS

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043

CONTACT: JUSTIN KUHN P.E.
TELEPHONE: (717) 386-1362
EMAIL ADDRESS: JUSTIN@INTEGRATEDDP.COM

INTEGRATED CONSULTING

EQUITABLE LANDOWNER AND DEVELOPER

FISHING CREEK VALLEY ASSOCIATES, LP
JOHN ZERVANOS
4712 SMITH STREET
HARRISBURG, PA 17109

TELEPHONE: 717-652-2663
EMAIL ADDRESS: JZERVANOS@YINGSTHOMES.COM

TRIPLE CROWN CORPORATION
NICOLAS DISANTO
6388 FLANK DRIVE, SUITE 100
HARRISBURG, PA 17112

TELEPHONE: 717-657-5729
EMAIL ADDRESS: DISANTONJ@TRIPLECROWNCORP.COM

YINGST HOMES, INC
Our Reputation is Building

Triple Crown Corporation
DEVELOPERS ■ BUILDERS ■ MANAGERS
"Providing excellence in real estate services since 1977"

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROPOSE THE SUBDIVISION OF EXISTING TRACTS TO CREATE A RESIDENTIAL DEVELOPMENT OF MIXED HOUSING TYPES AND OPEN SPACE.

MODIFICATIONS

THE APPLICANT IS HEREBY REQUESTING THE FOLLOWING MODIFICATIONS FROM THE LOWER PAXTON TOWNSHIP ZONING ORDINANCE:

MODIFICATION:
SECTION 203-338.J.1.d - CUL-DE-SACS

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS ACCURATE AND CORRECT AS INDICATED.

MATTHEW DAVIS, PLS DATE

PLAN DATE

ISSUE DATE: JULY 28, 2025

REVISED: AUGUST 26, 2025
SEPTEMBER 22, 2025

AREA AND BULK REGULATIONS

LOCATION:	1301 WENRICH ST, LINGLESTOWN, PA 17112
PARCEL(S):	35-007-020, 35-019-007, 35-019-040, 35-007-031, 35-019-011
ZONE:	NDO-(NEIGHBORHOOD DESIGN OVERLAY DISTRICT (NDD)
USE:	RESIDENTIAL AND OPEN SPACE

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MAXIMUM DWELLING UNIT DENSITY	308 D.	5 DWELLING UNITS PER GROSS BUILDABLE ACRE 232.79 AC X 5 UNITS = 1,164 UNITS	770 UNITS
2	MINIMUM LOT AREA	§308 D	SINGLE-FAMILY DETACHED: 6,000 SF DUPLEX: 4,500 SF TOWNHOUSE: 2,000 SF PER UNIT	SEE LOT TABLE
3	MAXIMUM LOT AREA[1]	§308 D	SINGLE-FAMILY DETACHED: 10,000 SF DUPLEX: 7,500 SF TOWNHOUSE: 3,500 SF PER UNIT	SEE LOT TABLE
4	MINIMUM LOT WIDTH AT SETBACK	§308 D	SINGLE-FAMILY DETACHED: 55 FT DUPLEX: 40 FT TOWNHOUSE: 22 FT	SEE LOT TABLE
5	MINIMUM LOT WIDTH AT FRONTAGE	§308 D	SINGLE-FAMILY DETACHED: 45 FT DUPLEX: 35 FT TOWNHOUSE: 22 FT	SEE LOT TABLE
6	MAXIMUM LOT COVER[2]	§308 D	SINGLE-FAMILY DETACHED: 65% DUPLEX: 70% TOWNHOUSE: 75%	SEE LOT TABLE
7	MINIMUM FRONT YARD	§308 E	RESIDENTIAL UNIT: 10 FT SINGLE-FAMILY DETACHED FRONTING A COMMUNITY GREEN: 5 FT	REAR LOAD: 10 FT FRONT LOAD: 25 FT
8	MAXIMUM FRONT YARD	§308 E	RESIDENTIAL UNIT: 25 FT SINGLE-FAMILY DETACHED FRONTING A COMMUNITY GREEN: 10 FT	REAR LOAD: 10 FT FRONT LOAD: 25 FT
9	MINIMUM SIDE YARD	§308 E	RESIDENTIAL UNIT: 5 FT TOWNHOUSE: 5 FT END UNIT	5 FT
10	MINIMUM REAR YARD[3]	§308 E	RESIDENTIAL UNIT: 25 FT	25 FT
11	GARAGE MINIMUM FRONT YARD	§308 F	ATTACHED GARAGE, FRONT LOAD, PUBLIC ROW: 20 FT ATTACHED GARAGE, SIDE LOAD, PUBLIC ROW: 20 FT CARRIAGE HOUSE, FRONT LOAD, PUBLIC ROW: 50 FT CARRIAGE HOUSE, SIDE LOAD, PUBLIC ROW: 50 FT CARRIAGE HOUSE, ALLEY LOAD, PRIVATE ROW: 30 FT ATTACHED GARAGE, ALLEY LOAD, PRIVATE ROW: 25 FT	25 FT
12	GARAGE MINIMUM SIDE YARD (EACH)	§308 F	ATTACHED GARAGE, FRONT LOAD, PUBLIC ROW: 5 FT ATTACHED GARAGE, SIDE LOAD, PUBLIC ROW: 5 FT CARRIAGE HOUSE, FRONT LOAD, PUBLIC ROW: 3 FT CARRIAGE HOUSE, SIDE LOAD, PUBLIC ROW: 3 FT CARRIAGE HOUSE, ALLEY LOAD, PRIVATE ROW: 5 FT ATTACHED GARAGE, ALLEY LOAD, PRIVATE ROW: 5 FT	30 FT
13	GARAGE MINIMUM SIDE YARD (COMBINED)	§308 F	ATTACHED GARAGE, FRONT LOAD, PUBLIC ROW: 10 FT ATTACHED GARAGE, SIDE LOAD, PUBLIC ROW: 10 FT CARRIAGE HOUSE, FRONT LOAD, PUBLIC ROW: 8 FT CARRIAGE HOUSE, SIDE LOAD, PUBLIC ROW: 10 FT CARRIAGE HOUSE, ALLEY LOAD, PRIVATE ROW: 10 FT ATTACHED GARAGE, ALLEY LOAD, PRIVATE ROW: 10 FT	30 FT
14	GARAGE MINIMUM REAR YARD	§308 F	ATTACHED GARAGE, FRONT LOAD, PUBLIC ROW: 25 FT ATTACHED GARAGE, SIDE LOAD, PUBLIC ROW: 25 FT CARRIAGE HOUSE, FRONT LOAD, PUBLIC ROW: 5 FT CARRIAGE HOUSE, SIDE LOAD, PUBLIC ROW: 5 FT CARRIAGE HOUSE, ALLEY LOAD, PRIVATE ROW: 5 FT ATTACHED GARAGE, ALLEY LOAD, PRIVATE ROW: 10 FT	10 FT
15	MAXIMUM BUILDING HEIGHT[4]	§308 H. 1.	40 FT	<40 FT
16	PEDESTRIAN PATHS	308 J.8.c	50 LF OF WALKING PATH PER BUILDABLE ACRE IS ENCOURAGED 232.79 AC X 50 LF = 11,640 LF	13,106 LF
17	COMMUNITY GREEN	§308 J. 10. a	TOTAL AREA OF COMMUNITY GREEN SHALL BE 875 SF PER DWELLING UNIT 770 UNITS X 875 SF = 673,750 SF	676,186 SF OF COMMUNITY GREEN 878 SF/DWELLING UNIT

NOTES:
1. FIVE PERCENT OF THE TOTAL NUMBER OF LOTS MAY EXCEED THE RESPECTIVE MAXIMUM LOT SIZE PROVISIONS.
2. MAXIMUM LOT COVERAGE PERCENTAGE REFERS TO THE AREA OF LOT COVERED BY IMPERVIOUS SURFACES OR STRUCTURES AS A PERCENTAGE OF THE TOTAL BUILDING LOT AREA.
3. MINIMUM REAR YARD SETBACK CAN BE LESS THAN 25 FT FOR THE PURPOSES OF LOCATING ATTACHED GARAGES, CARRIAGE HOUSES OR OTHER ACCESSORY STRUCTURES.
4. A MINIMUM OF 75% OF ALL PRINCIPAL RESIDENTIAL DWELLING UNITS SHALL BE A MINIMUM OF 2 STORIES ABOVE GROUND AND A MINIMUM OF 90% OF ALL PRINCIPAL RESIDENTIAL DWELLING UNITS THAT FRONT A COMMUNITY GREEN SHALL BE 2 STORIES ABOVE GROUND.
5. ALL REQUIREMENTS ARE FOR THE LISTED UNIT TYPES UNDERSTANDING THAT THEY HAVE ATTACHED GARAGES AND NOT CARRIAGE HOUSES.

NDD UNIT TOTALS

#	DEVELOPMENT TYPE	LOAD	UNITS	REQUIREMENTS	PROPOSED
1	TOTAL NDD SITE		770		100.00%
2	SINGLE-FAMILY DETACHED DWELLING UNIT	SINGLE FAMILY FRONT LOAD	143	55%-65%	56.10%
		SINGLE FAMILY REAR LOAD	175		
		SINGLE FAMILY SIDE LOAD	114		
		SINGLE FAMILY FLAG LOT	0		
3	DUPLEX DWELLING UNIT	DUPLEX FRONT LOAD	25	<25%	19.74%
		DUPLEX REAR LOAD	0		
		DUPLEX SIDE LOAD	127		
4	TOWNHOUSE DEWLLING UNIT	TOWNHOUSE FRONT LOAD	32	<25%	24.16%
		TOWNHOUSE REAR LOAD	154		

NDD NET OPEN SPACE

#	DEVELOPMENT TYPE	SF	ACRES
1	TOTAL OPEN SPACE	5,048,524	115.91
2	EXCLUSION OF EASEMENTS AND UTILITY ROW	-537,074	-12.34
3	EXCLUSION OF STORMWATER FACILITIES	-583,069	-13.38
4	NET OPEN SPACE	3,928,231	90.18

NDD OPEN SPACE

#	DEVELOPMENT TYPE	SF	ACRES	PERCENT
1	NDD AREA	11,681,336	268.17	100.00%
2	GROSS BUILDABLE AREA (% OF NDD AREA)	10,140,143	232.79	86.81%
3	NET OPEN SPACE (% OF GROSS BUILDABLE AREA)	3,928,231	90.18	38.74%

MINIMUM LOT SIZES

#	GARAGE ORIENTATION	MIN. WIDTH = MAX. DEPTH	MAX. WIDTH = MIN. DEPTH
1	SINGLE FAMILY SIDE LOAD	90' X 100'	80' X 110'
	Corner	90' X 100'	80' X 110'
2a	SINGLE FAMILY REAR LOAD (Attached Garage)	55' X 110'	50' X 120'
	Corner	60' X 110'	55' X 120'
2b	SINGLE FAMILY REAR LOAD (Detached Garage)	40' X 120'	45' X 100'
	Corner	45' X 120'	50' X 100'
3	SINGLE FAMILY FRONT LOAD	60' X 110'	65' X 100'
	Corner	65' X 110'	70' X 100'
4	SINGLE FAMILY FLAG LOT	VARIES	
5a	TOWNHOUSE REAR LOAD (Attached Garage)	22' X 100'	24' X 85'
	Side	27' X 100'	29' X 75'
	Corner	32' X 100'	34' X 65'
5b	TOWNHOUSE REAR LOAD (Detached Garage)	22' X 100'	20' X 80'
	Side	27' X 100'	30' X 80'
	Corner	32' X 100'	34' X 80'
6	TOWNHOUSE FRONT LOAD	22' X 100'	24' X 90'
	Side	27' X 100'	29' X 90'
	Corner	32' X 100'	34' X 90'
7	DUPLEX SIDE LOAD	55' X 110'	60' X 100'
	Corner	55' X 110'	60' X 100'
8	DUPLEX REAR LOAD (Attached Garage)	40' X 115'	60' X 100'
	Corner	45' X 115'	60' X 100'
9	DUPLEX FRONT LOAD	40' X 115'	60' X 100'
	Corner	45' X 115'	60' X 100'
10	COMMUNITY GREEN		

NDD BUILDABLE AREA ANALYSIS

AREA OF ANALYSIS	SF	ACRE
TOTAL SITE	11,681,336	268.17
FLOODPLAIN	855,841	19.65
WATER BODIES	32,696	0.75
WETLAND AREAS	614,690	14.11
>25% NATURAL SLOPES	37,966	0.87
BUILDABLE AREA	10,140,143	232.79

ROAD WIDTHS

STREET TYPE	CARTWAY WIDTH	RIGHT-OF-WAY
LOCAL ROAD	30 FT	50 FT
ALLEY	20 FT	24 FT

PHASING TABLE

PHASE	PROPOSED UNITS
1	215
2	215
3	215
4	125
TOTAL:	770

MASTER PLAN
WRENRICH STREET DEVELOPMENT
FOR
YINGST HOMES & TRIPLE CROWN CORP.
LOWER PAXTON TOWNSHIP
DAUPHIN COUNTY

PROFESSIONAL SEAL

DRAWN	KJN
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/28/2025
PROJECT NO.	25-0437
CAD FILE: MASTER PLAN	

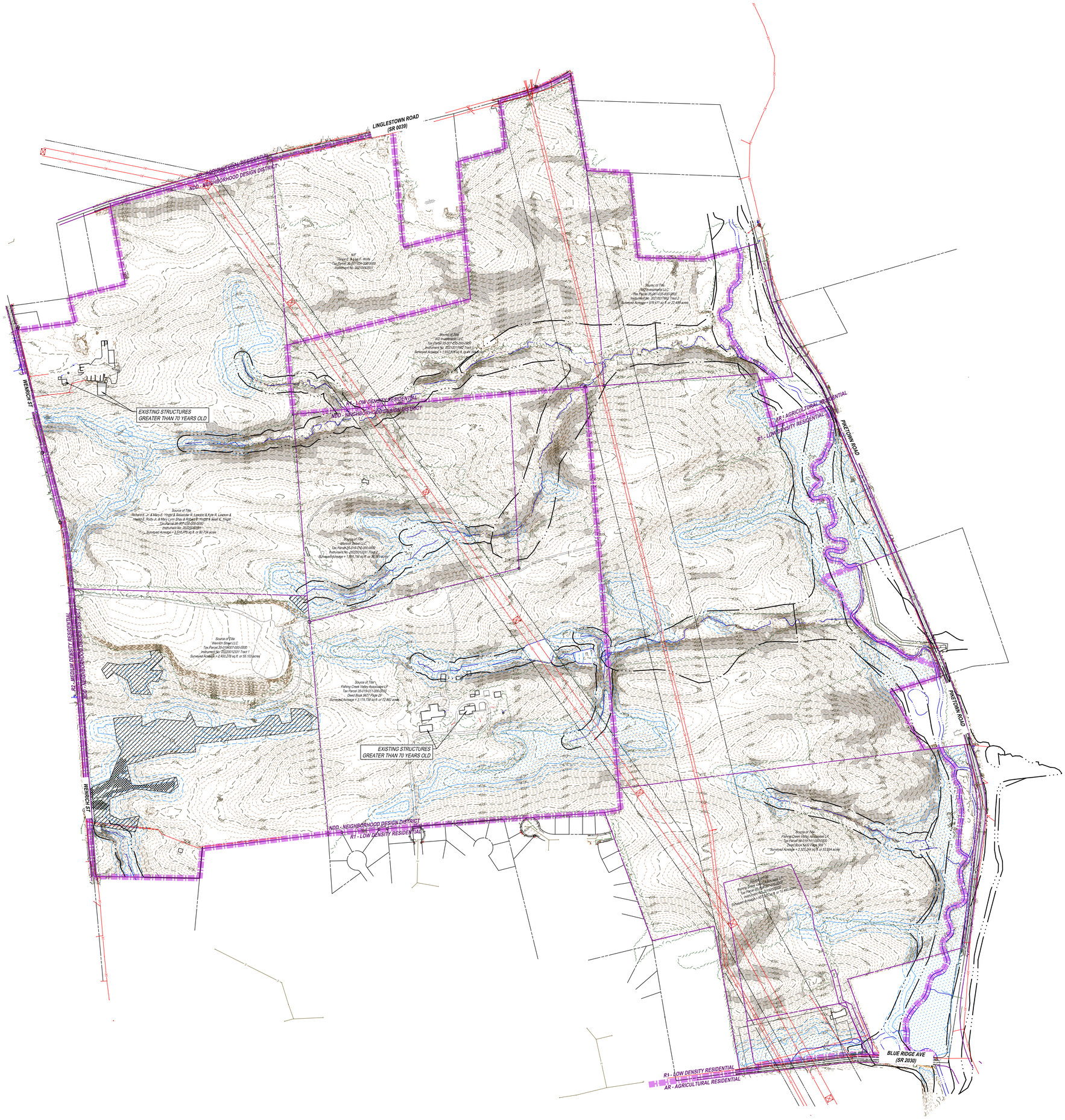
REVISIONS

NO.	DATE	DESCRIPTION
1	8/26/25	REVISED PER TOWNSHIP COMMENTS
2	9/22/25	REVISED PER TOWNSHIP COMMENTS

TITLE
COVER SHEET

SHEET NO.
01 of 06

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING ADJOINER LINE
- EXISTING EASEMENT
- EXISTING PROPERTY CORNER
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS LINE
- EXISTING WATERLINE
- EXISTING SANITARY SEWER FORCEMAIN
- EXISTING SANITARY SEWER LINE
- EXISTING STORM PIPE
- EXISTING EDGE OF MACADAM
- EXISTING STRIPING
- EXISTING EDGE OF CONCRETE
- EXISTING CURB
- EXISTING TREE LINE
- EXISTING STREAM
- EXISTING WETLANDS
- MUNICIPAL BOUNDARY
- ZONING BOUNDARY
- 100 YEAR FLOODPLAIN
- NATURAL SLOPES 15-25%
- NATURAL SLOPES >25%
- 50' WETLAND BUFFER
- 25' WETLAND BUFFER

NDD BUILDABLE AREA ANALYSIS

AREA OF ANALYSIS	SF	ACRE
TOTAL SITE	11,681,336	268.17
FLOODPLAIN	855,841	19.65
WATER BODIES	32,656	0.75
WETLAND AREAS	614,650	14.11
>25% NATURAL SLOPES	37,566	0.87
BUILDABLE AREA	10,140,143	232.79

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.678.6750
www.IntegratedConsultingLLC.com

MASTER PLAN

WRENRICH STREET DEVELOPMENT

FOR

YINGST HOMES & TRIPLE CROWN CORP.

LOWER PAXTON TOWNSHIP

DAUPHIN COUNTY

PROFESSIONAL SEAL

DRAWN	KJN
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/28/2025
PROJECT NO.	25-0437
CAD FILE: MASTER PLAN	

REVISIONS

NO.	DATE	DESCRIPTION
1	8/25/25	REVISED PER TOWNSHIP COMMENTS
2	9/9/25	REVISED PER TOWNSHIP COMMENTS

TITLE

EXISTING CONDITIONS

SHEET NO.

02 of 06

N

200' 100' 0' 200'

SCALE: 1"= 200'

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

LEGEND

- PROPOSED SINGLE FAMILY FRONT LOAD
- PROPOSED SINGLE FAMILY SIDE LOAD
- PROPOSED SINGLE FAMILY REAR LOAD
- PROPOSED SINGLE FAMILY FLAG LOT
- PROPOSED DUPLEX FRONT LOAD
- PROPOSED DUPLEX REAR LOAD
- PROPOSED DUPLEX SIDE LOAD
- PROPOSED TOWNHOUSE FRONT LOAD
- PROPOSED TOWNHOUSE REAR LOAD
- PROPOSED STORMWATER BASIN
- PROPOSED PEDESTRIAN TRAIL

NDD UNIT TOTALS

#	DEVELOPMENT TYPE	LOAD	UNITS	REQUIREMENTS	PROPOSED
1	TOTAL NDD SITE	30%-40% OPEN SPACE	770		100.00%
2	SINGLE-FAMILY DETACHED DWELLING UNIT	SINGLE FAMILY FRONT LOAD	143	55%-65%	55.19%
		SINGLE FAMILY REAR LOAD	175		
		SINGLE FAMILY SIDE LOAD	114		
		SINGLE FAMILY FLAG LOT	5		
3	DUPLEX DWELLING UNIT	DUPLEX FRONT LOAD	25	<25%	19.74%
		DUPLEX REAR LOAD	0		
		DUPLEX SIDE LOAD	127		
4	TOWNHOUSE DEWELLING UNIT	TOWNHOUSE FRONT LOAD	52	<25%	24.19%
		TOWNHOUSE REAR LOAD	154		

MINIMUM LOT SIZES

#	GARAGE ORIENTATION	MIN WIDTH + MAX DEPTH	MAX WIDTH + MIN DEPTH
1	SINGLE FAMILY SIDE LOAD	90' X 100'	80' X 110'
	Corner	90' X 100'	80' X 110'
2a	SINGLE FAMILY REAR LOAD (Attached Garage)	55' X 110'	50' X 120'
	Corner	60' X 110'	55' X 120'
2b	SINGLE FAMILY REAR LOAD (Detached Garage)	40' X 120'	45' X 100'
	Corner	45' X 120'	50' X 100'
3	SINGLE FAMILY FRONT LOAD	60' X 110'	65' X 100'
	Corner	60' X 110'	70' X 100'
4	SINGLE FAMILY FLAG LOT	VARIES	
5a	TOWNHOUSE REAR LOAD (Attached Garage)	22' X 100'	24' X 80'
	Side	27' X 100'	29' X 75'
	Corner	32' X 100'	34' X 85'
5b	TOWNHOUSE REAR LOAD (Detached Garage)	22' X 100'	25' X 80'
	Side	27' X 100'	30' X 80'
	Corner	32' X 100'	34' X 80'
6	TOWNHOUSE FRONT LOAD	22' X 100'	24' X 90'
	Side	27' X 100'	29' X 90'
	Corner	32' X 100'	34' X 90'
7	DUPLEX SIDE LOAD	55' X 110'	60' X 100'
	Corner	55' X 110'	60' X 100'
8	DUPLEX REAR LOAD (Attached Garage)	40' X 115'	60' X 100'
	Corner	45' X 115'	60' X 100'
9	DUPLEX FRONT LOAD	40' X 115'	60' X 100'
	Corner	45' X 115'	60' X 100'
10	COMMUNITY GREEN		

ROAD WIDTHS

STREET TYPE	CARTWAY WIDTH	RIGHT-OF-WAY
LOCAL ROAD	30 FT	50 FT
ALLEY	20 FT	24 FT

200' 100' 0' 200'
SCALE: 1"= 200'

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.678.6750
www.IntegratedConsultingLLC.com

DAUPHIN COUNTY

MASTER PLAN

WRENRICH STREET DEVELOPMENT

FOR

YINGST HOMES & TRIPLE CROWN CORP.

LOWER PAXTON TOWNSHIP

PROFESSIONAL SEAL

DRAWN	KJN
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/28/2025
PROJECT NO.	25-0417
CAD FILE: MASTER PLAN	

REVISIONS

NO.	DATE	DESCRIPTION
1	08/05/25	REVISED PER TOWNSHIP COMMENTS
2	09/22/25	REVISED PER TOWNSHIP COMMENTS

TITLE

MASTER PLAN

SHEET NO.

03 of 06

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

LEGEND

- PROPOSED COMMUNITY GREEN
- PROPOSED OPEN SPACE
- PROPOSED STORMWATER BASIN
- PROPOSED PEDESTRIAN TRAIL

NDD NET OPEN SPACE

#	DEVELOPMENT TYPE	SF	ACRES
1	TOTAL OPEN SPACE	5,648,524	115.91
2	EXCLUSION OF EASEMENTS AND UTILITY ROW	-537,674	-12.34
3	EXCLUSION OF STORMWATER FACILITIES	-583,015	-13.38
4	NET OPEN SPACE	3,528,231	90.18

NDD OPEN SPACE

#	DEVELOPMENT TYPE	SF	ACRES	PERCENT
1	NDD AREA	11,681,336	268.17	100.00%
2	GROSS BUILDABLE AREA (% OF NDD AREA)	10,140,143	232.79	86.81%
3	NET OPEN SPACE (% OF GROSS BUILDABLE AREA)	3,528,231	90.18	38.74%

N

200' 100' 0' 200'

SCALE: 1"= 200'

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.678.6756
www.IntegratedConsultingLLC.com

DAUPHIN COUNTY

MASTER PLAN

WRENRICH STREET DEVELOPMENT

FOR

YINGST HOMES & TRIPLE CROWN CORP.

LOWER PAXTON TOWNSHIP

PROFESSIONAL SEAL

DRAWN	KJN
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/28/2025
PROJECT NO.	25-0437
CAD FILE:	MASTER PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	08/25/25	REVISED PER TOWNSHIP COMMENTS
2	09/02/25	REVISED PER TOWNSHIP COMMENTS

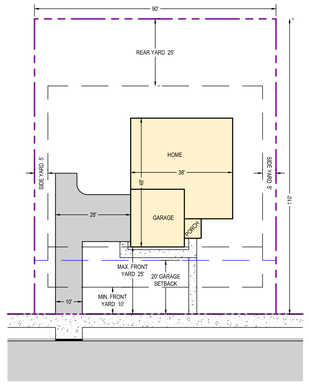
TITLE

OPEN SPACE PLAN

SHEET NO.

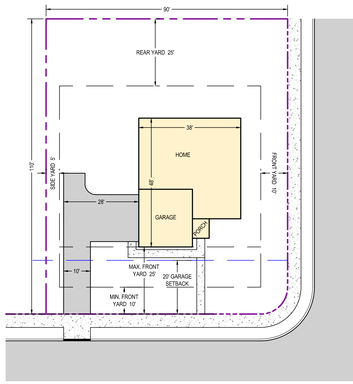
04 of 06

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



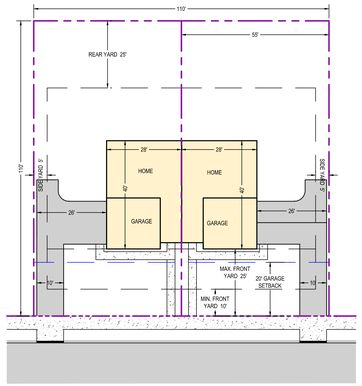
SINGLE-FAMILY DETACHED

SCALE: 1"=20' (SIDE LOAD / INTERIOR LOT)



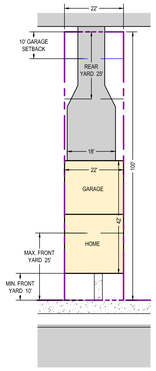
SINGLE-FAMILY DETACHED

SCALE: 1"=20' (SIDE LOAD / CORNER LOT)



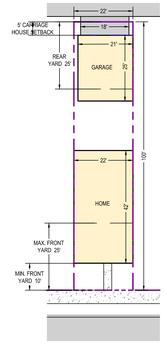
DUPLEX ATTACHED

SCALE: 1"=20' (SIDE LOAD / INTERIOR LOT)



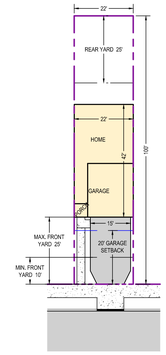
TOWNHOUSE ATTACHED

SCALE: 1"=20' (REAR LOAD / INTERIOR LOT)



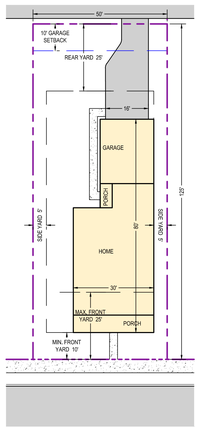
TOWNHOUSE ATTACHED W/ CARRIAGE HOUSE

SCALE: 1"=20' (REAR LOAD / INTERIOR LOT)



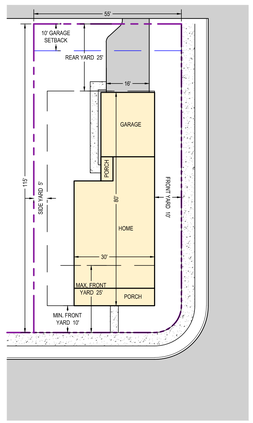
TOWNHOUSE ATTACHED

SCALE: 1"=20' (FRONT LOAD / INTERIOR LOT)



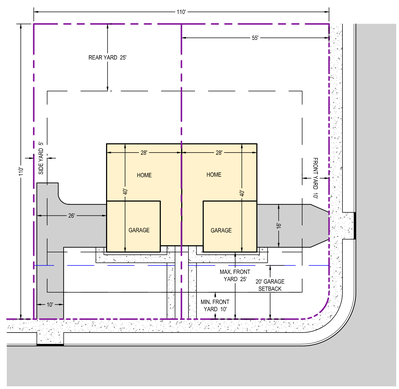
SINGLE-FAMILY DETACHED

SCALE: 1"=20' (REAR LOAD / INTERIOR LOT)



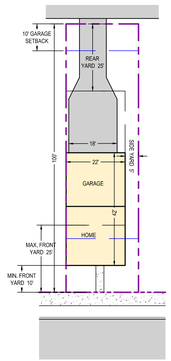
SINGLE-FAMILY DETACHED

SCALE: 1"=20' (REAR LOAD / CORNER LOT)



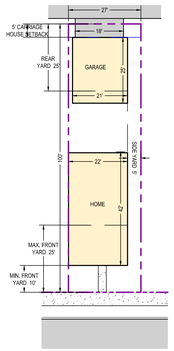
DUPLEX ATTACHED

SCALE: 1"=20' (SIDE LOAD / CORNER LOT)



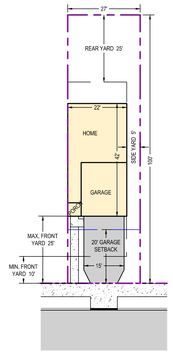
TOWNHOUSE ATTACHED

SCALE: 1"=20' (REAR LOAD / SIDE LOT)



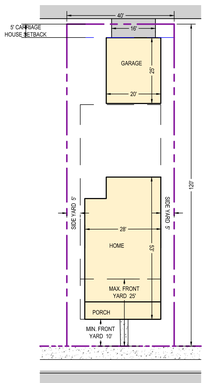
TOWNHOUSE ATTACHED W/ CARRIAGE HOUSE

SCALE: 1"=20' (REAR LOAD / SIDE LOT)



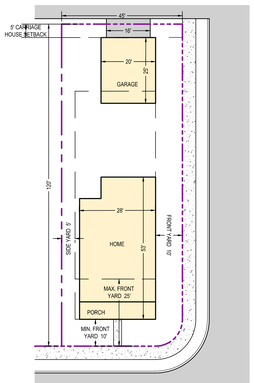
TOWNHOUSE ATTACHED

SCALE: 1"=20' (FRONT LOAD / SIDE LOT)



SINGLE-FAMILY DETACHED W/ CARRIAGE HOUSE

SCALE: 1"=20' (REAR LOAD / INTERIOR LOT)



SINGLE-FAMILY DETACHED W/ CARRIAGE HOUSE

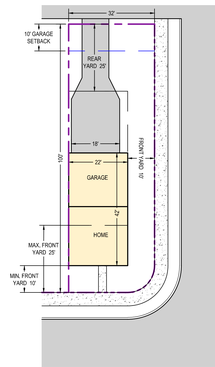
SCALE: 1"=20' (REAR LOAD / CORNER LOT)

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- GARAGE SETBACK LINE
- DRIVEWAY / CARTWAY
- DRIVEWAY / CARTWAY
- SIDEWALK
- DEPRESSED CURB

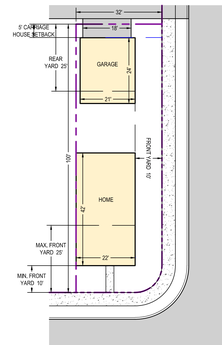
MINIMUM LOT SIZES

#	GARAGE ORIENTATION	MIN WIDTH → MAX DEPTH	MAX WIDTH → MIN DEPTH
1	SINGLE FAMILY SIDE LOAD	90' X 100'	80' X 110'
	Corner	90' X 100'	80' X 110'
2a	SINGLE FAMILY REAR LOAD (Attached Garage)	55' X 110'	50' X 120'
	Corner	60' X 110'	55' X 120'
2b	SINGLE FAMILY REAR LOAD (Detached Garage)	40' X 120'	40' X 100'
	Corner	45' X 120'	50' X 100'
3	SINGLE FAMILY FRONT LOAD	60' X 110'	65' X 100'
	Corner	65' X 110'	70' X 100'
4	SINGLE FAMILY FLAG LOT	VARIES	
5a	TOWNHOUSE REAR LOAD (Attached Garage)	22' X 100'	24' X 80'
	Side	27' X 100'	29' X 70'
	Corner	32' X 100'	34' X 80'
5b	TOWNHOUSE REAR LOAD (Detached Garage)	22' X 100'	25' X 80'
	Side	27' X 100'	30' X 80'
	Corner	32' X 100'	34' X 80'
6	TOWNHOUSE FRONT LOAD	22' X 100'	24' X 90'
	Side	27' X 100'	29' X 90'
	Corner	32' X 100'	34' X 90'
7	DUPLEX SIDE LOAD	55' X 110'	50' X 100'
	Corner	55' X 110'	60' X 100'
8	DUPLEX REAR LOAD (Attached Garage)	40' X 115'	50' X 100'
	Corner	45' X 115'	60' X 100'
9	DUPLEX FRONT LOAD	40' X 115'	50' X 100'
	Corner	45' X 115'	60' X 100'
10	COMMUNITY GREEN		



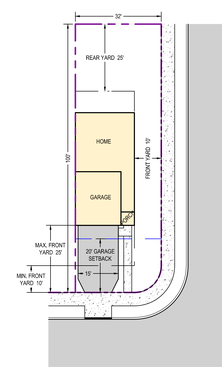
TOWNHOUSE ATTACHED

SCALE: 1"=20' (REAR LOAD / CORNER LOT)



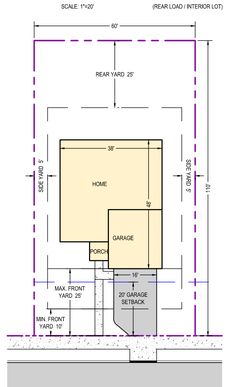
TOWNHOUSE ATTACHED W/ CARRIAGE HOUSE

SCALE: 1"=20' (REAR LOAD / CORNER LOT)



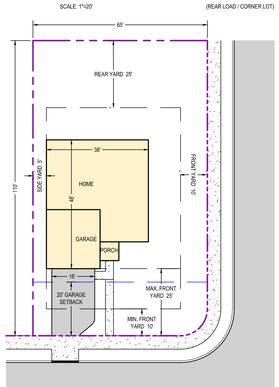
TOWNHOUSE ATTACHED

SCALE: 1"=20' (FRONT LOAD / CORNER LOT)



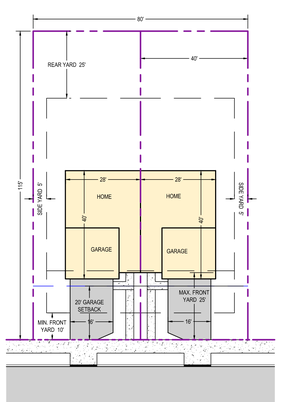
SINGLE-FAMILY DETACHED

SCALE: 1"=20' (FRONT LOAD / INTERIOR LOT)



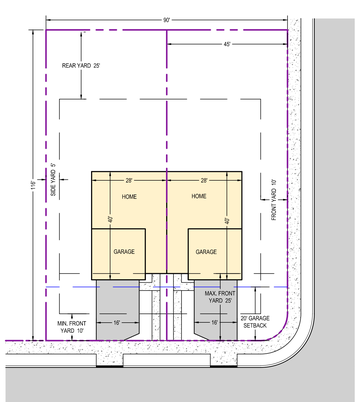
SINGLE-FAMILY DETACHED

SCALE: 1"=20' (FRONT LOAD / CORNER LOT)



DUPLEX ATTACHED

SCALE: 1"=20' (FRONT LOAD / INTERIOR LOT)



DUPLEX ATTACHED

SCALE: 1"=20' (FRONT LOAD / CORNER LOT)

20' 10' 0' 20'
SCALE: 1"= 20'

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.678.6750
www.IntegratedConsultingLLC.com

DAUPHIN COUNTY

MASTER PLAN

WRENRICH STREET DEVELOPMENT

FOR

YINGST HOMES & TRIPLE CROWN CORP.

LOWER PAXTON TOWNSHIP

PROFESSIONAL SEAL

DRAWN	KJN
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/28/2025
PROJECT NO.	25-0437
CAD FILE: MASTER PLAN	

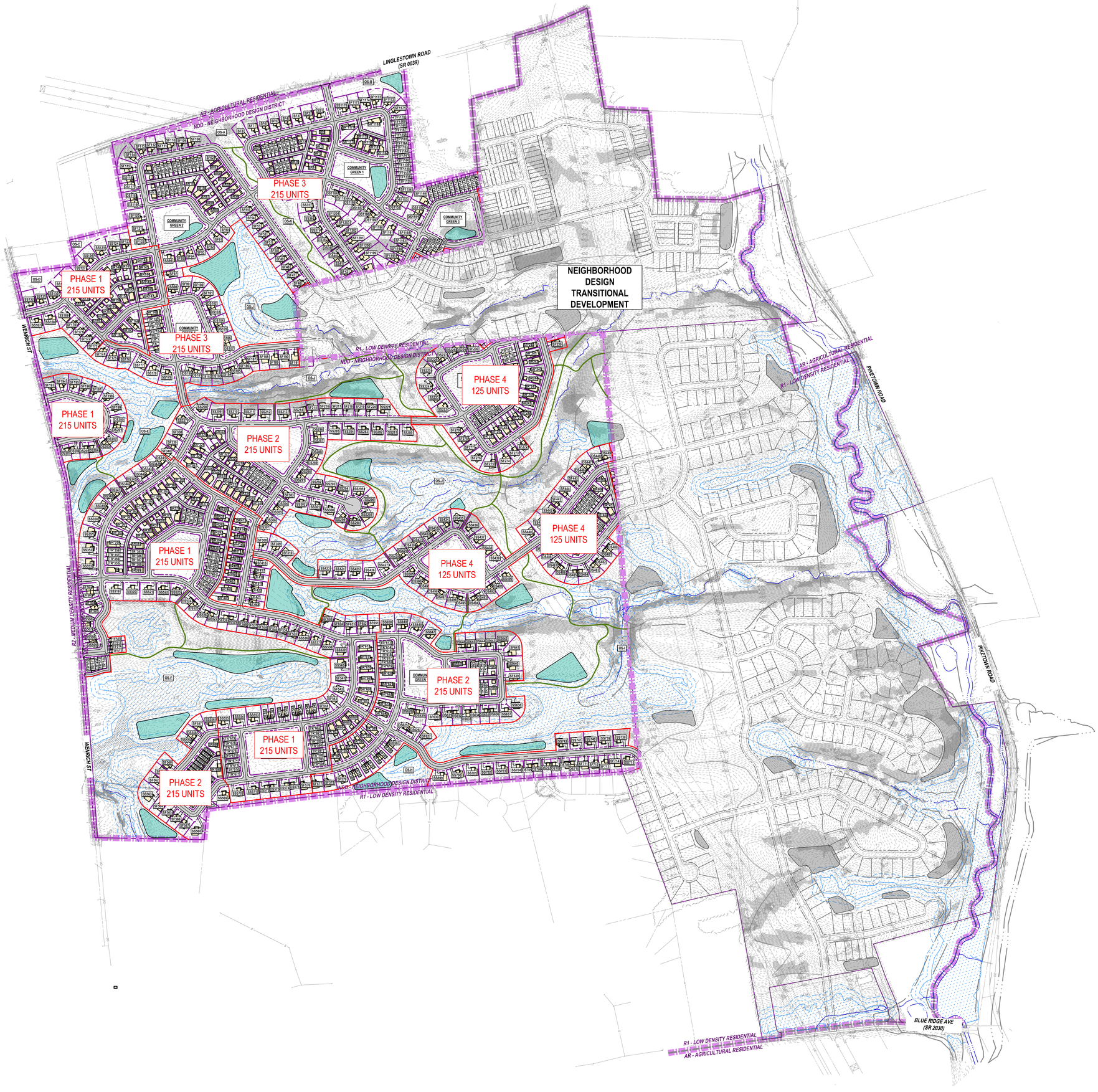
REVISIONS			
NO.	DATE	DESCRIPTION	
1	08/25/25	REVISED PER TOWNSHIP COMMENTS	
2	09/22/25	REVISED PER TOWNSHIP COMMENTS	

TITLE

LOT LAYOUTS

SHEET NO.

05 of 06



LEGEND

PHASING BOUNDARY

PHASING TABLE

PHASE	PROPOSED UNITS
1	215
2	215
3	215
4	125
TOTAL:	770

N

200' 100' 0' 200'

SCALE: 1"= 200'

INTEGRATED CONSULTING
430 NORTH FRONT STREET
WORMLEYSBURG | PA | 17043
717.678.6756
www.IntegratedConsultingLLC.com

DAUPHIN COUNTY

MASTER PLAN

WRENRICH STREET DEVELOPMENT

FOR

YINGST HOMES & TRIPLE CROWN CORP.

LOWER PAXTON TOWNSHIP

PROFESSIONAL SEAL

DRAWN	KJN
REVIEWED	JLK
SCALE	AS NOTED
DATE	07/28/2025
PROJECT NO.	25-0437
CAD FILE: MASTER PLAN	

REVISIONS

NO.	DATE	DESCRIPTION
1	08/25/25	REVISED PER TOWNSHIP COMMENTS
2	09/02/25	REVISED PER TOWNSHIP COMMENTS

TITLE

PHASING PLAN

SHEET NO.

06 of 06

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.