

**LOWER PAXTON TOWNSHIP  
DAUPHIN COUNTY, PENNSYLVANIA**

**ORDINANCE 2024-03**

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF LOWER PAXTON TOWNSHIP AMENDING ORDINANCE 06-05, THE LOWER PAXTON TOWNSHIP ZONING ORDINANCE.**

19374

**NOW THEREFORE**, it is hereby ordained by the Board of Supervisors of Lower Paxton Township, Dauphin County, Pennsylvania, that the Lower Paxton Township Zoning Ordinance is amended as follows:

**SECTION ONE.** The Zoning Map of Lower Paxton Township is hereby amended as follows:

- A. The R-1, Low Density Residential District as shown on the Zoning Map is hereby decreased by deleting there from all that certain land more fully described below, said land hereby being hereafter designated, reclassified and rezoned to be included in and added to the OSD, Open Space Overlay District as more fully set forth below.
- B. The OSD, Open Space Overlay District is hereby increased by adding thereto and including therein all that certain land more fully described below.
- C. The following described land situated in the Township of Lower Paxton Township is hereby rezoned and reclassified from R-1, Low Density Residential District to OSD, Open Space Development Overlay District.

ALL THAT CERTAIN TRACT of land situate in the Township of Lower Paxton, County of Dauphin, State of Pennsylvania, bounded and described as follows:

All that certain tract or parcel of land situate in **Lower Paxton Township, Dauphin County, Pennsylvania**, as shown on a Preliminary Subdivision Plan for S&A Homes, Inc., as recorded in the Office of the Recorder of Deeds for Dauphin County, Pennsylvania, in Record Book 5564, Page 410, Tax ID No. 35-067-098 more particularly bounded and described as follows to wit: BEGINNING at a pk nail on the northern right-of-way line of Union Deposit Road, said point also being the southeast corner of lands now or formerly of Terrance L. James & Carol R. Powley; Then north and west along lands now or formerly Terrance L. James & Carol R. Powley; Then west along lands now or formerly of Terrance L. James, along lands now or formerly of Randolph A. & Tracy M. Gambelunghe, along lands now or formerly of Ernest V. Marsico, along lands now or formerly of Anthony & Virginia L. Mosca, along lands now or formerly of Paul M. & Vicky L. Valcis, along lands now or formerly of Matthew J. Behler & Holly L. Kline, along lands now or formerly of Marilyn L. Steele, and along lands now or formerly of Lower Paxton Township; Then north along lands now or formerly of Central Dauphin School District; Then east, north and west along lands now or formerly of Paxton

Investment Group, LLC; Then north and west along lands now or formerly of Antonio & Rosino Lio; Then north and west along lands now or formerly of Central Dauphin School District; Then east and north along lands now or formerly of Joel Gershman; Then east and north along lands now or formerly of Dawn J. Kopp; Then east and south along lands now or formerly of Scott D. & Elaine M. Martin, the southern right-of-way line of Kay Street and the southern right-of-way line of Debbie Lane; Then south and east along lands now or formerly of Randy E. & Jessie L. Raber; Then east along lands now or formerly of Randy E. & Jessie L. Raber; Then south along lands now or formerly of Harold E. Rudy, Jr.; Then south along lands now or formerly of Dianne M. & Samuel B. Keeler; Then west along lands now or formerly of William E. March; Then west and south along lands now or formerly of William E. & Mildred I. March; Then west along lands now or formerly of Ross H. Wittle, Jr., along lands now or formerly of Ross H. & Isabelle K. Wittle, Jr., along lands now or formerly of Larry R. & Kathleen A. Cobaugh, and along lands now or formerly of Stephen D. & Debra K. Avery; Then west and south along lands now or formerly of Jesse L. & Jean M. Potteiger to a point on the northern right-of-way line of Union Deposit Road (S.R. 3020); Then along the northern right-of-way line of Union Deposit Road to a point, THE PLACE OF BEGINNING. Containing 44.3101 acres.

CONTAINING 44.3101 acres of land.

**SECTION TWO.** The Township Zoning Officer is directed to revise the Zoning Map in accordance with this Ordinance.

**SECTION THREE.** All other sections, parts and provisions of the Lower Paxton Township Zoning Ordinance 2006 shall remain in full force and effect as previously enacted and amended.

**SECTION FOUR.** In the event any provisions, sections, sentences, clause, or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality, or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses, or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall remain in full force and effect.

**SECTION FIVE.** This Ordinance shall take effect and be in force five (5) days after its enactment by the Board of Supervisors of Lower Paxton Township as provided by law.

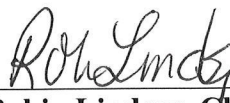
**DULY ORDAINED and ENACTED** this 9 day of July, 2024, by the Board of Supervisors of Lower Paxton Township, Dauphin County, Pennsylvania, in lawful session duly assembled.

**(Signature page to follow)**

ATTEST:

  
\_\_\_\_\_  
Chris Judd, Secretary

**BOARD OF SUPERVISORS  
LOWER PAXTON TOWNSHIP**

By:   
\_\_\_\_\_  
Robin Lindsey, Chair

19374

SEAL

Attachment to

**APPLICATION FOR AMENDMENT TO ZONING ORDINANCE  
TO THE  
BOARD OF SUPERVISORS, LOWER PAXTON TOWNSHIP**

9. **REZONING**

The Applicant, S&A Homes, Inc., formerly S&A Custom Built Homes, Inc. (“S&A” or the “Applicant”) is the owner of an approximately 44.3 acre property, as described in Dauphin County Record Book 5564, Page 410, and as Tax Parcel 25-067-098, located along Union Deposit Road in Lower Paxton Township, Dauphin County Pennsylvania (the “Property”). The Property was purchased from the Central Dauphin School District in 2004.

The Property is zoned as part of the R-1 Residential-Low Density District in accordance with the Lower Paxton Township Zoning Ordinance (the “Ordinance”). The Property adjoins the Institutional District to the west, the R-3 Residential High Density District to the northwest, the R-1 District to the immediate south, the R-3 Residential High Density District across Union Deposit Road, and the R-1 District to the northeast and east of the Property. All of the adjacent properties are either completely or primarily developed properties. A plan showing the existing site conditions is included with the Application.

In 2007, the Township approved a preliminary subdivision plan for the Property utilizing the TRND Overlay which allowed for the development of 57 single-family detached dwelling lots (the “2007 Plan”). However, due to the recession and financial crisis of 2008-2010, the 2007 Plan was not developed except for the construction of the boulevard entrance at Union Deposit Road, which was installed pursuant to a PennDOT HOP issued in 2009.

Subsequently, in 2013, Applicant sought to rezone the Property to R-3 Residential High Density, to allow for development of smaller residential lots and a greater area of preserved open space. This rezoning was not approved. Likewise, in 2021, Applicant sought variance relief from the Zoning Hearing Board to allow for development of smaller lots, but that relief was not granted.

Applicant is now requesting a zoning map amendment to include the Property within the Open Space Development (OSD) Overlay District, provisions of the Lower Paxton Township Zoning Ordinance, in accordance with Section 203-311.B. Inclusion of the Property in the OSD Overlay would allow for the development of the Property in accordance with the OSD Overlay requirements of Section 203-311. Under these provisions, Applicant could develop the property with the residential density that would be allowed under the R-1 Residential District while preserving a substantial portion of the Property (approximately 47%), including areas with sensitive environmental features, as open space areas. Without the OSD Overlay, Applicant would be limited to developing the Property as a traditional subdivision with large home lots, without large contiguous areas of preserved open space.

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For the purposes of illustration, included with this Application is the draft Design Yield Plan, showing the potential lot yield under the base R-1 Residential District Zoning, and the Open Space Development sketch plan showing the intended OSD layout. Following the inclusion of the Property within the OSD Overlay, Applicant would proceed submitting formal development application in accordance with this OSD layout.

The proposed inclusion of this Property within the OSD Overlay is also appropriate as it would offer a perfect transition between the Institutional District to the west, the R-3 Residential-High Density District to the northwest and south, and the R-1 Districts to the northeast and east of the Property. At present there is no transitional district between the Institutional or R-3 Districts and the R-1 Districts to the northeast and east.

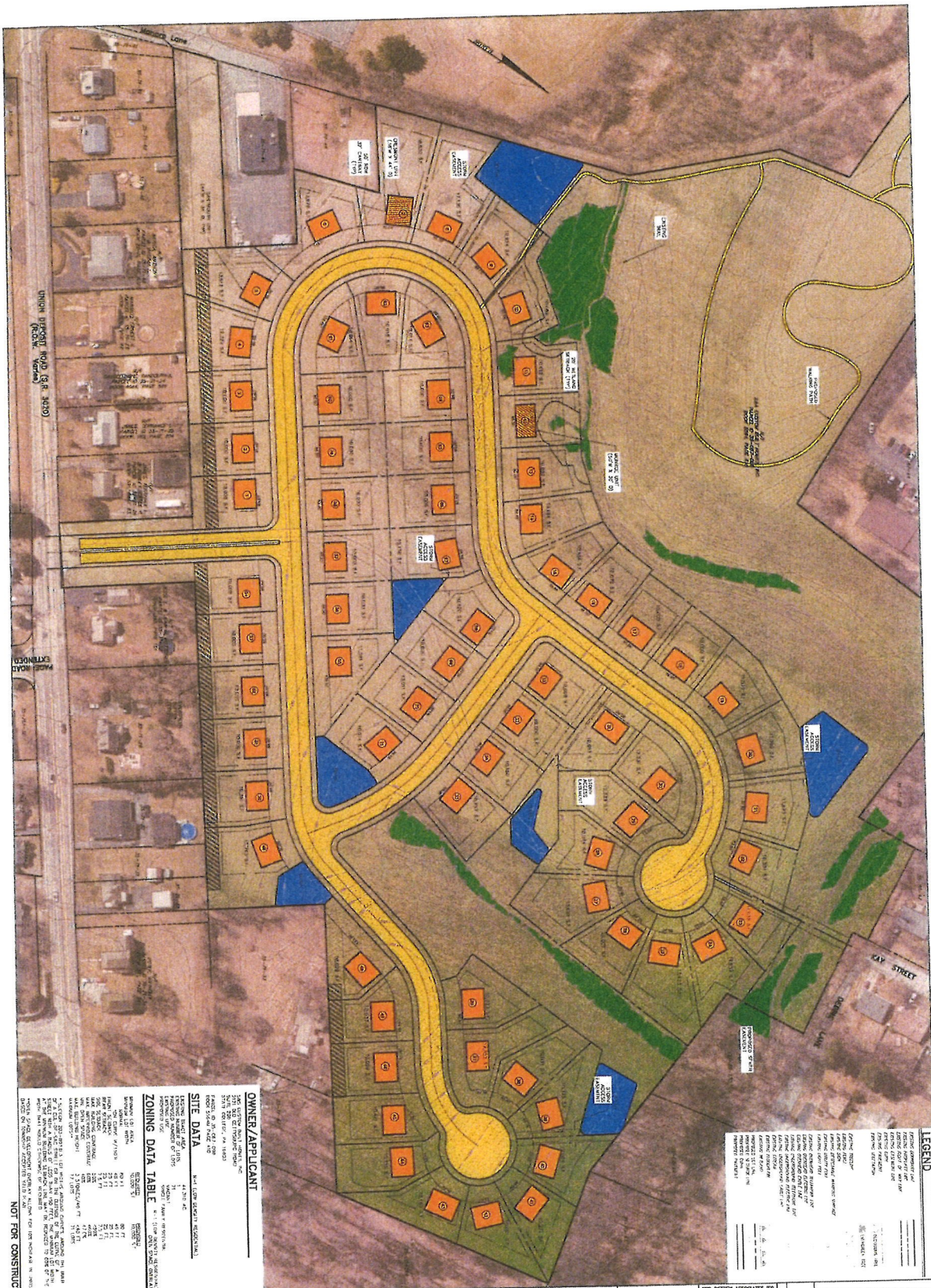
The proposed inclusion of the Property within the OSD Overlay is consistent with the 2018 Comprehensive Plan of Lower Paxton Township, as the Draft Land Use Plan identifies the Property as Low Density Residential with "Open Space Development Encouraged."

The proposed map amendment is also consistent with the objectives and policies of the Land Use Action Plan for Lower Paxton Township. Specifically, Strategy L.3 encourages allowing Open Space Development Option in selected areas. The substantial goal of such developments is to "to have substantial areas of open space permanently preserved within any new development. New homes have to be located on the most suitable portions of a tract, in a manner that protects important natural features, including maintaining natural stream corridors. (p. 23). This type of Open Space development can help to maintain the scenic character of the Township by preserving ridgelines, creek valleys and woodlands. These green spaces then provide visual relief between developments. Preserved open space can often increase values of adjacent homes. Open Space development also can avoid stormwater problems by reducing alterations to the environment. (p. 24). An Open Space Development would also facilitate Goal N.1 related to Natural Resource Conservation of substantial areas of the Property and facilitate the conceptual "Neighborhood Off-Road Trail as depicted on the Greenway Plan.

Finally, the proposed rezoning is consistent with the Dauphin County Comprehensive Plan , which includes this Property within the Community Service Area (Map P6-1) and Plan Growth Areas as part of the Suburban Core.



19374



**LEGEND**  
 ZONING: OPEN SPACE (OS)  
 UTILITIES: WATER MAIN, SEWER MAIN, GAS MAIN  
 LANDSCAPE: TREES, GRASS, GROUND COVER  
 EROSION CONTROL: SLOPE, RETAINMENT WALL, CHANNEL  
 UTILITIES: POWER POLES, STREET LIGHTS  
 EXISTING: BUILDINGS, DRIVEWAYS, PATIOS  
 PROPOSED: HOUSES, DRIVEWAYS, PATIOS  
 NOTES:  
 1. ALL DISTANCES ARE AS SHOWN ON THIS PLAN.  
 2. ALL DIMENSIONS ARE IN FEET.  
 3. THE AREA SHOWN ON THIS PLAN IS FOR INFORMATION ONLY.  
 4. THE AREA SHOWN ON THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.  
 5. THE AREA SHOWN ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 6. THE AREA SHOWN ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 7. THE AREA SHOWN ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 8. THE AREA SHOWN ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 9. THE AREA SHOWN ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 10. THE AREA SHOWN ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 11. THE AREA SHOWN ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 12. THE AREA SHOWN ON THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

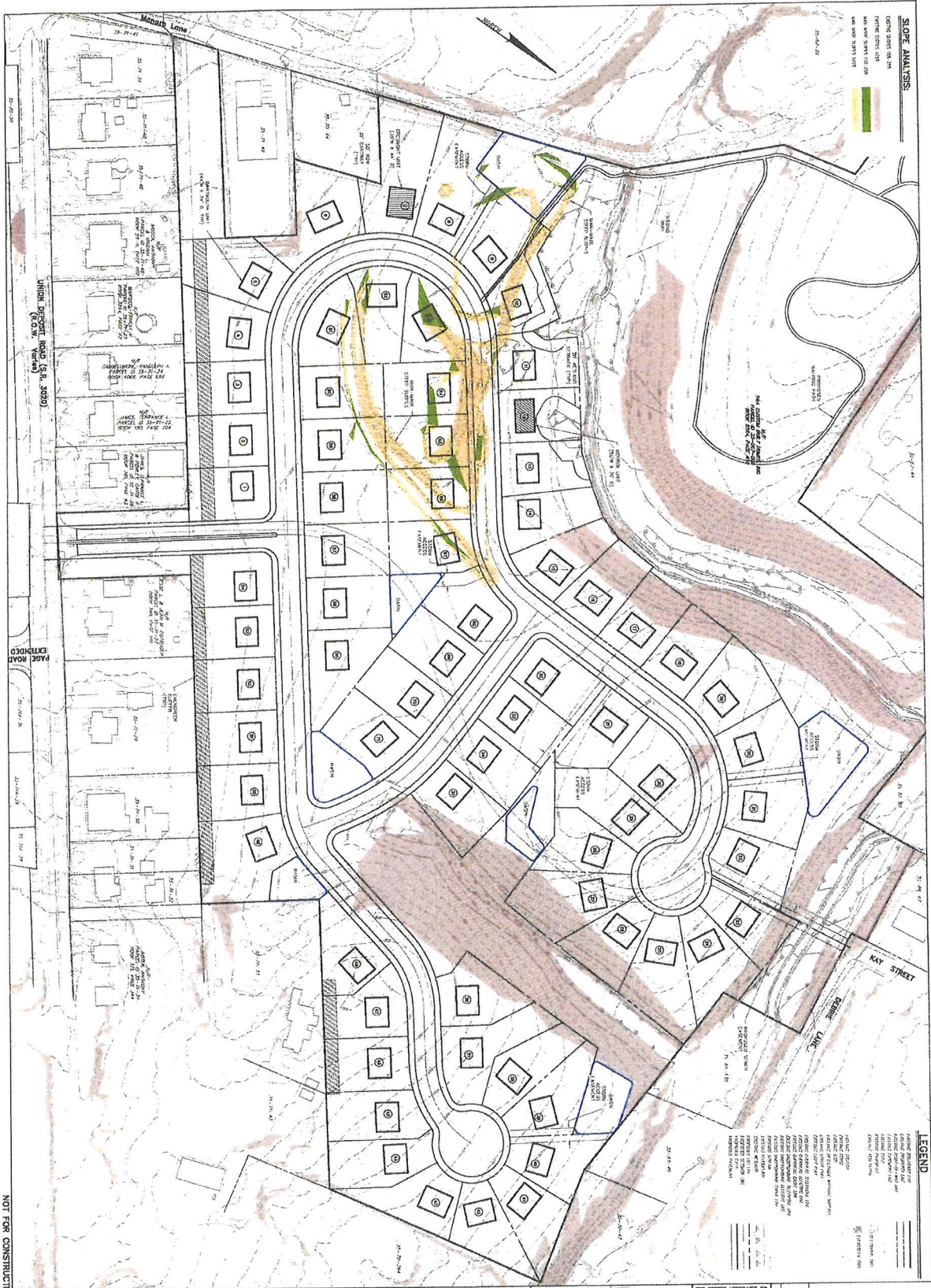
**OWNER/APPLICANT**  
 S&A HOMES  
 2121 OLD GETTYSBURG ROAD  
 SUITE 200  
 STATE COLLEGE, PA 16803

**SITE DATA**  
 TOTAL AREA: 1.12 ACRES  
 AREA COVERED BY LOT: 1.12 ACRES  
 AREA COVERED BY ROAD: 0.01 ACRES  
 AREA COVERED BY WATER: 0.01 ACRES

ZONING DATA TABLE		ZONING DATA TABLE	
PARAMETER	OS	OS	OS
MINIMUM LOT AREA	4000	4000	4000
MINIMUM LOT WIDTH	40	40	40
MINIMUM LOT DEPTH	100	100	100
MINIMUM SETBACK	10	10	10
MINIMUM FRONT YARD SETBACK	10	10	10
MINIMUM SIDE YARD SETBACK	10	10	10
MINIMUM REAR YARD SETBACK	10	10	10
MINIMUM FRONT SETBACK	10	10	10
MINIMUM SIDE SETBACK	10	10	10
MINIMUM REAR SETBACK	10	10	10
MINIMUM FRONT YARD SETBACK	10	10	10
MINIMUM SIDE YARD SETBACK	10	10	10
MINIMUM REAR YARD SETBACK	10	10	10

<p><b>RETTUE</b>          RETTUE Associates, Inc.          2020 Columbia Avenue, Lancaster, PA 17603          Phone: (717) 299-9100          Fax: (717) 299-9101          E-mail: rettue@rettue.com          Website: www.rettue.com</p>		<p><b>CLIENT</b>          S&amp;A HOMES          2121 OLD GETTYSBURG ROAD          SUITE 200          STATE COLLEGE, PA 16803</p>		<p><b>MANAGER</b>          D. BENSER, RLA</p> <p><b>DESIGNER</b>          JAR</p> <p><b>DATE</b>          10/15/2024</p> <p><b>SCALE</b>          1" = 50'</p>		<p><b>FOR RETTUE ASSOCIATES BY:</b></p> <p><b>DATE</b>          10/15/2024</p> <p><b>REVISION</b></p>	
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NOT FOR CONSTRUCTION/NOT FOR BIDDING



NOT FOR CONSTRUCTION/NOT FOR BIDDING

LOWER PAXTON TOWNSHIP      DALPHIN COUNTY, PA

DATE: 6/17/2025  
 SHEET NO. 5 OF 5  
 PROJECT NO. 15462507

STEEP SLOPE PLAN  
 OPEN SPACE ZONING EXHIBIT  
 FOR  
**S&A-MONTRAIL**

**RETTEW**

RETTEW Associates, Inc.  
 2020 Liberty Avenue, Lancaster, PA 17603  
 Phone (717) 299-8200  
 Email: info@rettew.com  
 Website: www.rettew.com

Engineers • Planners • Surveyors • Landscape Architects  
 Civil • Mechanical • Electrical

OWNER:  
**S&A HOMES**  
 2121 OLD GETTYSBURG ROAD  
 STATE COLLEGE, PA 16803

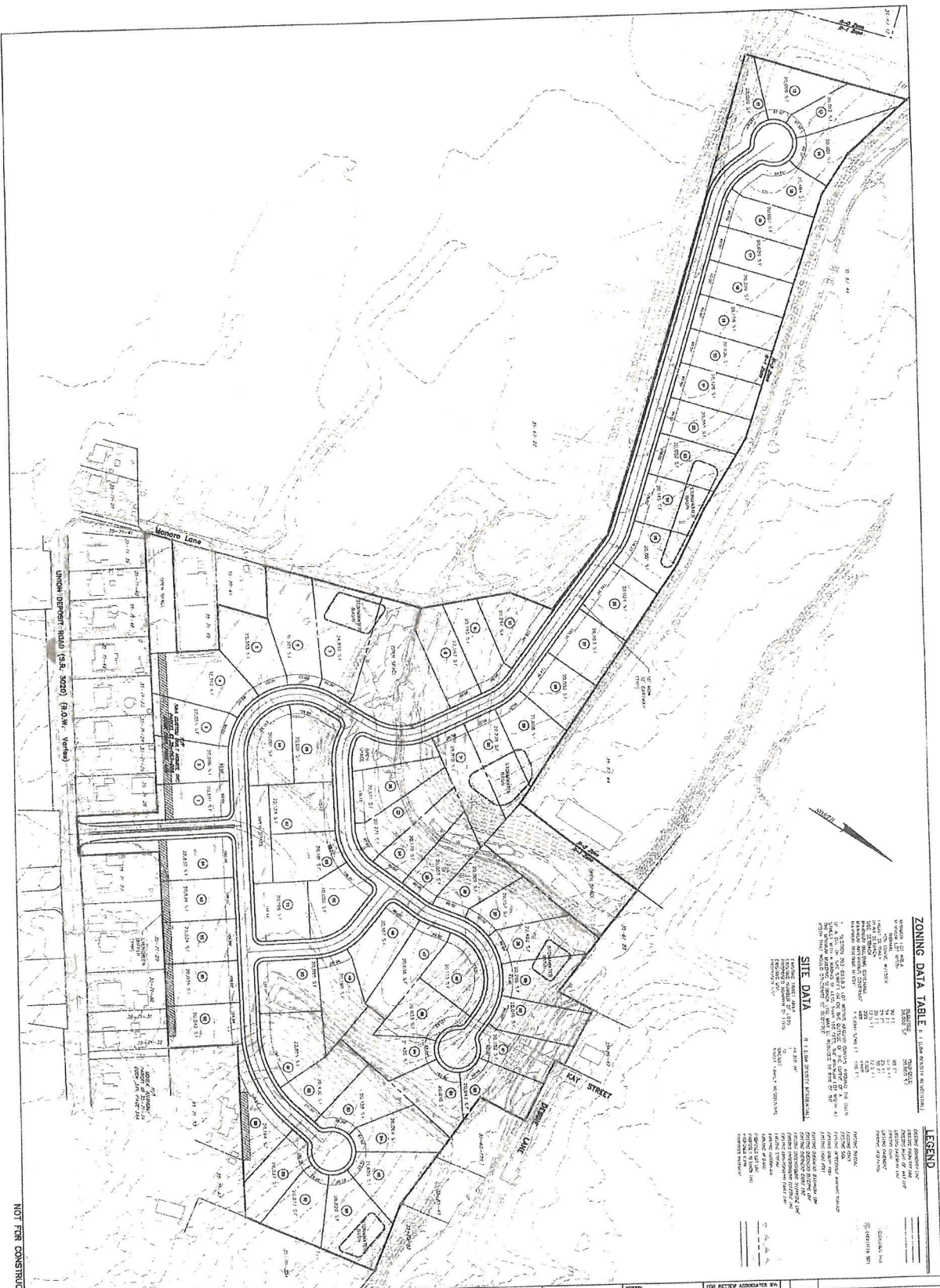
SCALE  
 1"=60'

MANAGER D. ERIC BRONSKER, RLA	DESIGNED BY DMD BVS	NO. OF SHEETS 5 OF 5
DRAWN BY LAK	CHECKED BY DCH	DATE 6/17/2025
TITLE CHIEF FELDBOOK HO S&A COLLEGE	PROJECT NO. 15462507	
ISSUED BY LAK	DATE 6/17/25	

FOR RETTEW ASSOCIATES BY		DATE	REVISION



19374



ZONING DATA TABLE

NUMBER	AREA	REMARKS
1	20000 ST	20000 ST
2	20000 ST	20000 ST
3	20000 ST	20000 ST
4	20000 ST	20000 ST
5	20000 ST	20000 ST
6	20000 ST	20000 ST
7	20000 ST	20000 ST
8	20000 ST	20000 ST
9	20000 ST	20000 ST
10	20000 ST	20000 ST
11	20000 ST	20000 ST
12	20000 ST	20000 ST
13	20000 ST	20000 ST
14	20000 ST	20000 ST
15	20000 ST	20000 ST
16	20000 ST	20000 ST
17	20000 ST	20000 ST
18	20000 ST	20000 ST
19	20000 ST	20000 ST
20	20000 ST	20000 ST

LEGEND

	R-1 ZONE
	PROPOSED R-1 ZONE
	OTHER ZONING
	STREET RIGHT OF WAY
	EASEMENT
	UTILITY
	BOUNDARY

SITE DATA

PROJECT LOCATION: 20000 ST, STATE COLLEGE, PA 16803  
 CLIENT: S&A-MONTRAIL  
 PROJECT NUMBER: 19374  
 DRAWING DATE: 4/21/2024  
 DRAWING SCALE: 1"=100'

NOT FOR CONSTRUCTION / NOT FOR BIDDING

R-1 ZONE DESIGN YIELD PLAN  
 OPEN SPACE ZONING EXHIBIT  
 FOR  
**S&A-MONTRAIL**  
 LOWER PAXTON TOWNSHIP     DAUPHIN COUNTY, PA

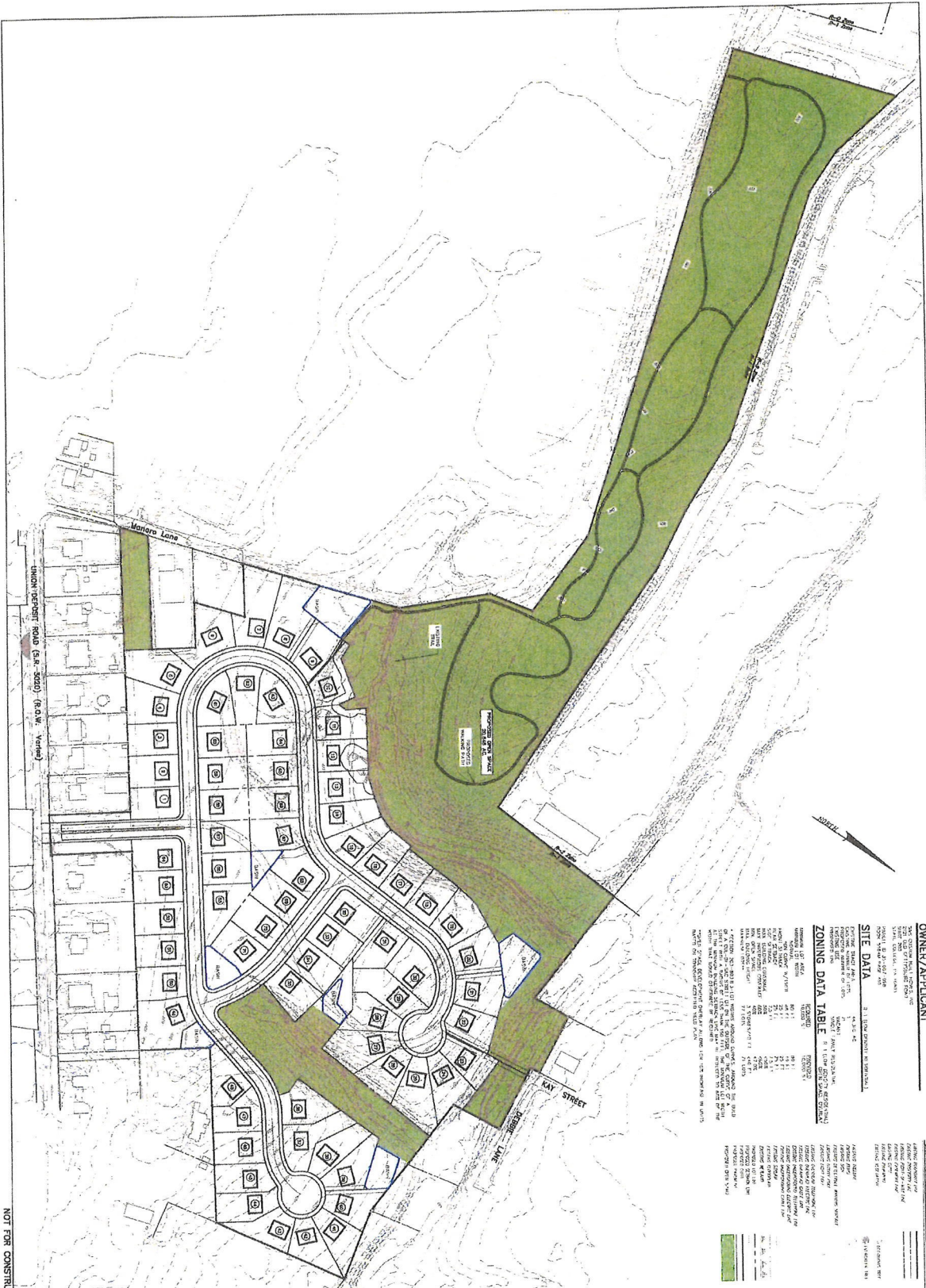
**RETTEW**  
 RETTEW Associates, Inc.  
 6320 Lakeside Avenue, Lemoyne, PA 17053  
 Phone (717) 768-8338  
 Fax (717) 768-8339  
 Email [rettew@rettew.com](mailto:rettew@rettew.com)  
 Website [www.rettew.com](http://www.rettew.com)

CLIENT  
 S&A HOMES  
 2121 OLD GETTYSBURG ROAD  
 SUITE 200  
 STATE COLLEGE, PA 16803

MANAGER: D. ERIC BRINSER, PLA  
 DESIGN BY: JMS  
 DRAWN BY: PULLANO WJ  
 CHECK BY: JMS  
 SCALE: 1"=100'  
 DATE: 4/21/2024

NO.	DATE	REVISION

NO.	DATE	REVISION



**OWNER/APPLICANT**

THE DISTRICT REALTY PARTNERSHIP, INC.  
 1000 MARKET STREET, SUITE 200  
 PHILADELPHIA, PA 19106

**SITE DATA**

DATE: 6/17/2024  
 SCALE: 1" = 50'

**ZONING DATA TABLE**

NO.	DESCRIPTION	AREA (SQ. FT.)
1	RESIDENTIAL SINGLE-FAMILY	10,000
2	RESIDENTIAL MEDIUM-DENSITY	20,000
3	RESIDENTIAL HIGH-DENSITY	30,000
4	RESIDENTIAL LOW-DENSITY	40,000
5	RESIDENTIAL VERY-LOW-DENSITY	50,000
6	RESIDENTIAL EXTREMELY-LOW-DENSITY	60,000
7	RESIDENTIAL SUPER-LOW-DENSITY	70,000
8	RESIDENTIAL ULTRA-LOW-DENSITY	80,000
9	RESIDENTIAL HYPER-LOW-DENSITY	90,000
10	RESIDENTIAL MEGA-LOW-DENSITY	100,000

**LEGEND**

- RESIDENTIAL SINGLE-FAMILY
- RESIDENTIAL MEDIUM-DENSITY
- RESIDENTIAL HIGH-DENSITY
- RESIDENTIAL LOW-DENSITY
- RESIDENTIAL VERY-LOW-DENSITY
- RESIDENTIAL EXTREMELY-LOW-DENSITY
- RESIDENTIAL SUPER-LOW-DENSITY
- RESIDENTIAL ULTRA-LOW-DENSITY
- RESIDENTIAL HYPER-LOW-DENSITY
- RESIDENTIAL MEGA-LOW-DENSITY

NOT FOR CONSTRUCTION/NOT FOR BIDDING

DATE: 6/17/2024  
 SHEET NO. 3 OF 3  
 SHEET NO. 13-10-2024

**OVERALL SITE PLAN  
 OPEN SPACE ZONING EXHIBIT  
 FOR  
 S&A-MONTRAIL**

LOWER PAXTON TOWNSHIP DAUPHIN COUNTY, PA

**RETTEW**  
 RETTEW Associates, Inc.  
 2020 Lakeside Drive, Lancaster, PA 17603  
 Phone: (717) 740-6300  
 Email: rettetw@rettetw.com  
 Website: www.rettetw.com

**CLIENT**  
 S&A HOMES  
 2121 OLD GETTYSBURG ROAD  
 SUITE 200  
 STATE COLLEGE, PA 16803

**MANAGER**  
 D. ERIC BRANER, RLA

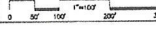
**DESIGN BY**  
 JAR DCB

**DESIGN CHECK**  
 PULLONOK MD  
 MIA GILBERT

**DRAWN BY**  
 DCB  
 DCB

**FOR RETTEW ASSOCIATES BY:**

NO.	DATE	REVISION



DATE: 6/17/2024  
 TIME: 10:00 AM

PROJECT NO. 13-10-2024

19374

**PROPERTY OWNER ADDITIONER LIST**

PARCEL NUMBER      OWNER      DEED REFERENCE

PARCEL NUMBER	OWNER	DEED REFERENCE
21-10-40	100 WAGON WHEEL ROAD	
21-10-41	100 WAGON WHEEL ROAD	
21-10-42	100 WAGON WHEEL ROAD	
21-10-43	100 WAGON WHEEL ROAD	
21-10-44	100 WAGON WHEEL ROAD	
21-10-45	100 WAGON WHEEL ROAD	
21-10-46	100 WAGON WHEEL ROAD	
21-10-47	100 WAGON WHEEL ROAD	
21-10-48	100 WAGON WHEEL ROAD	
21-10-49	100 WAGON WHEEL ROAD	
21-10-50	100 WAGON WHEEL ROAD	
21-10-51	100 WAGON WHEEL ROAD	
21-10-52	100 WAGON WHEEL ROAD	
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21-10-57	100 WAGON WHEEL ROAD	
21-10-58	100 WAGON WHEEL ROAD	
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21-10-78	100 WAGON WHEEL ROAD	
21-10-79	100 WAGON WHEEL ROAD	
21-10-80	100 WAGON WHEEL ROAD	
21-10-81	100 WAGON WHEEL ROAD	
21-10-82	100 WAGON WHEEL ROAD	
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21-10-85	100 WAGON WHEEL ROAD	
21-10-86	100 WAGON WHEEL ROAD	
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21-10-91	100 WAGON WHEEL ROAD	
21-10-92	100 WAGON WHEEL ROAD	
21-10-93	100 WAGON WHEEL ROAD	
21-10-94	100 WAGON WHEEL ROAD	
21-10-95	100 WAGON WHEEL ROAD	
21-10-96	100 WAGON WHEEL ROAD	
21-10-97	100 WAGON WHEEL ROAD	
21-10-98	100 WAGON WHEEL ROAD	
21-10-99	100 WAGON WHEEL ROAD	
21-10-100	100 WAGON WHEEL ROAD	



**SLOPE ANALYSIS**

STAIR CASES 1:10%  
 SLOPE 1:12% TO 1:15%  
 SLOPE 1:16% TO 1:19%  
 SLOPE 20% OR GREATER

**LEGEND**

EXISTING ZONING  
 PROPOSED ZONING  
 FLOOD HAZARD  
 UNDESIRABLE USES  
 ROAD RIGHT OF WAY  
 EASEMENTS  
 ETC.

**OWNER/APPLICANT**

DATE OF SUBMITTAL: 11/15/2011  
 PROJECT: 100 WAGON WHEEL ROAD  
 SHEET NO.: 21-10-100  
 SCALE: AS SHOWN  
 DRAWN BY: J. D. BRONKHORST  
 CHECKED BY: J. D. BRONKHORST

**SITE DATA**

SECTION: 10, TOWNSHIP 11N, RANGE 7W  
 COUNTY: LANCASTER, PA  
 AREA: 10.0 ACRES  
 ZONING: RESIDENTIAL

EXISTING CONDITIONS PLAN  
 OPEN SPACE ZONING EXHIBIT  
 FOR

**S&A-MONTRAIL**

LOWER PAXTON TOWNSHIP      DAUPHIN COUNTY, PA

**RETTEW**

RETTEW Associates, Inc.  
 2025 Clearfield Avenue  
 State College, PA 16803  
 Phone: (814) 237-1200  
 Fax: (814) 237-1201  
 Email: [info@rettew.com](mailto:info@rettew.com)  
 Website: [www.rettek.com](http://www.rettek.com)

**CLIENT**

S&A HOMES  
 2121 OLD GETTYSBURG ROAD  
 SUITE 200  
 STATE COLLEGE, PA 16803

**SCALE**

1" = 100'

0    50'    100'    150'    200'

**MANAGER**  
D. ERIC BRONKHORST, P.E.

**DESIGNED BY**  
J.W.R.

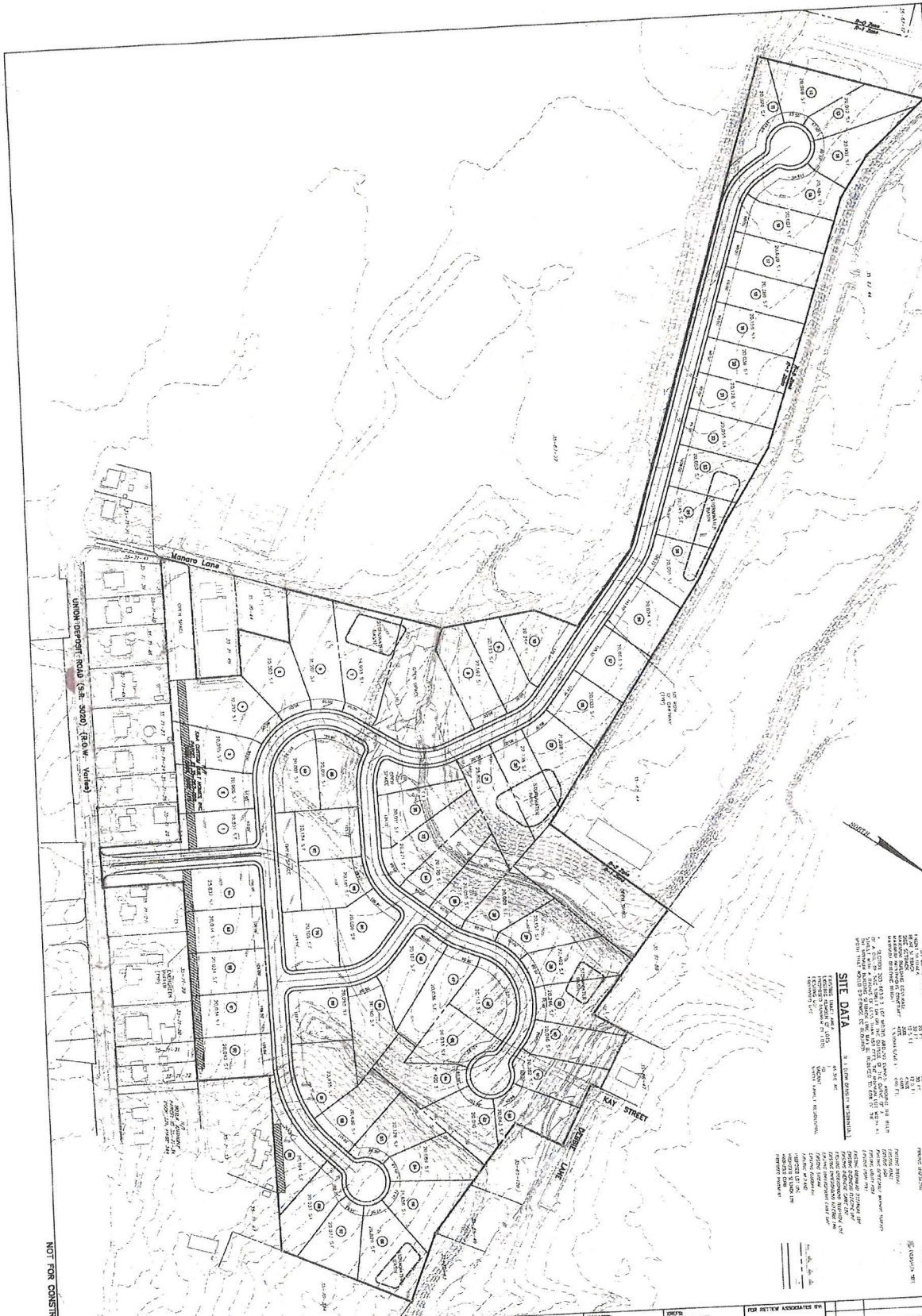
**CHECKED BY**  
P.E. BRONKHORST

**DRAWN BY**  
A.S.N.

**DATE**  
11/15/2011

NO.	DATE	REVISION

NOT FOR CONSTRUCTION/NOT FOR BIDDING



**ZONING DATA TABLE** - (SEE ZONING MAP FOR CONTINUED)

UNITS	MINIMUM	MAXIMUM
MINIMUM LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.
MINIMUM LOT WIDTH	30 FT.	30 FT.
MINIMUM FRONT YARD SETBACK	10 FT.	10 FT.
MINIMUM SIDE YARD SETBACK	5 FT.	5 FT.
MINIMUM REAR YARD SETBACK	5 FT.	5 FT.
MINIMUM FRONT SETBACK FROM ADJACENT LOT	5 FT.	5 FT.
MINIMUM SIDE SETBACK FROM ADJACENT LOT	5 FT.	5 FT.
MINIMUM REAR SETBACK FROM ADJACENT LOT	5 FT.	5 FT.
MINIMUM SETBACK FROM CORNER	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT ROAD	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT RAILROAD	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT WATERWAY	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT AIRWAY	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT POWERLINE	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT TELEPHONE LINE	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT CABLE TV LINE	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT FENCE	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT WALL	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT DRIVE	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT ALLEY	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT EASEMENT	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT ENCROACHMENT	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT OBSTRUCTION	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT SIGN	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT LIGHT FIXTURE	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT UTILITY POLE	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT SIGN SUPPORT	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT SIGN FOUNDATION	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT SIGN STRUCTURE	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT SIGN CANOPY	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT SIGN PANEL	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT SIGN LETTERING	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT SIGN GRAPHICS	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT SIGN ILLUMINATION	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT SIGN STRUCTURE	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT SIGN FOUNDATION	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT SIGN CANOPY	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT SIGN PANEL	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT SIGN LETTERING	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT SIGN GRAPHICS	5 FT.	5 FT.
MINIMUM SETBACK FROM CENTERLINE OF ADJACENT SIGN ILLUMINATION	5 FT.	5 FT.

**LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	EXISTING LOT
(Symbol)	EXISTING LOT WITH PROPOSED ZONING
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE AND WALL
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE AND WALL AND DRIVE
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE AND WALL AND DRIVE AND ALLEY
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE AND WALL AND DRIVE AND ALLEY AND EASEMENT
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE AND WALL AND DRIVE AND ALLEY AND EASEMENT AND ENCROACHMENT
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE AND WALL AND DRIVE AND ALLEY AND EASEMENT AND ENCROACHMENT AND OBSTRUCTION
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE AND WALL AND DRIVE AND ALLEY AND EASEMENT AND ENCROACHMENT AND OBSTRUCTION AND SIGN
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE AND WALL AND DRIVE AND ALLEY AND EASEMENT AND ENCROACHMENT AND OBSTRUCTION AND SIGN AND LIGHT FIXTURE
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE AND WALL AND DRIVE AND ALLEY AND EASEMENT AND ENCROACHMENT AND OBSTRUCTION AND SIGN AND LIGHT FIXTURE AND UTILITY POLE
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE AND WALL AND DRIVE AND ALLEY AND EASEMENT AND ENCROACHMENT AND OBSTRUCTION AND SIGN AND LIGHT FIXTURE AND UTILITY POLE AND SIGN SUPPORT
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE AND WALL AND DRIVE AND ALLEY AND EASEMENT AND ENCROACHMENT AND OBSTRUCTION AND SIGN AND LIGHT FIXTURE AND UTILITY POLE AND SIGN SUPPORT AND SIGN FOUNDATION
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE AND WALL AND DRIVE AND ALLEY AND EASEMENT AND ENCROACHMENT AND OBSTRUCTION AND SIGN AND LIGHT FIXTURE AND UTILITY POLE AND SIGN SUPPORT AND SIGN FOUNDATION AND SIGN CANOPY
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE AND WALL AND DRIVE AND ALLEY AND EASEMENT AND ENCROACHMENT AND OBSTRUCTION AND SIGN AND LIGHT FIXTURE AND UTILITY POLE AND SIGN SUPPORT AND SIGN FOUNDATION AND SIGN CANOPY AND SIGN PANEL
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE AND WALL AND DRIVE AND ALLEY AND EASEMENT AND ENCROACHMENT AND OBSTRUCTION AND SIGN AND LIGHT FIXTURE AND UTILITY POLE AND SIGN SUPPORT AND SIGN FOUNDATION AND SIGN CANOPY AND SIGN PANEL AND SIGN LETTERING
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE AND WALL AND DRIVE AND ALLEY AND EASEMENT AND ENCROACHMENT AND OBSTRUCTION AND SIGN AND LIGHT FIXTURE AND UTILITY POLE AND SIGN SUPPORT AND SIGN FOUNDATION AND SIGN CANOPY AND SIGN PANEL AND SIGN LETTERING AND SIGN GRAPHICS
(Symbol)	EXISTING LOT WITH PROPOSED ZONING AND SETBACKS AND UTILITIES AND SIGNAGE AND LIGHTING AND FENCE AND WALL AND DRIVE AND ALLEY AND EASEMENT AND ENCROACHMENT AND OBSTRUCTION AND SIGN AND LIGHT FIXTURE AND UTILITY POLE AND SIGN SUPPORT AND SIGN FOUNDATION AND SIGN CANOPY AND SIGN PANEL AND SIGN LETTERING AND SIGN GRAPHICS AND SIGN ILLUMINATION

NOT FOR CONSTRUCTION/NOT FOR BIDDING

R-1 ZONE DESIGN YIELD PLAN  
OPEN SPACE ZONING EXHIBIT  
FOR  
**S&A-MONTRAIL**  
LOWER PAXTON TOWNSHIP  
DAUPHIN COUNTY, PA

**RETTEW**  
RETTEW ASSOCIATES, INC.  
2025 Columbia Avenue, Lancaster, PA 17603  
Phone (717) 399-4300  
Fax (717) 399-4306  
Email: info@rettew.com  
Website: www.rettew.com

CLIENT  
**S&A HOMES**  
2121 OLD GETTYSBURG ROAD  
SUITE 200  
STATE COLLEGE, PA 16803

MANAGED BY: **ERIC BRINSER, RLA**  
DESIGN BY: **RETTEW**  
DRAWN BY: **JAR**  
CHECKED BY: **WENDY OHAY**  
DATE: **11/14/2017**  
SCALE: **1"=100'**

FOR RETTEW ASSOCIATES BY:  
DATE: \_\_\_\_\_  
REVISION: \_\_\_\_\_

19374



PROPERTY OWNER ADJOINER LIST			
PARCEL NUMBER	OWNER	DEED REFERENCE	
28 04 28	EXHIBITOR No. 05	2004 01 28 001	
28 04 29	EXHIBITOR No. 06	2004 01 28 002	
28 04 30	EXHIBITOR No. 07	2004 01 28 003	
28 04 31	EXHIBITOR No. 08	2004 01 28 004	
28 04 32	EXHIBITOR No. 09	2004 01 28 005	
28 04 33	EXHIBITOR No. 10	2004 01 28 006	
28 04 34	EXHIBITOR No. 11	2004 01 28 007	
28 04 35	EXHIBITOR No. 12	2004 01 28 008	
28 04 36	EXHIBITOR No. 13	2004 01 28 009	
28 04 37	EXHIBITOR No. 14	2004 01 28 010	
28 04 38	EXHIBITOR No. 15	2004 01 28 011	
28 04 39	EXHIBITOR No. 16	2004 01 28 012	
28 04 40	EXHIBITOR No. 17	2004 01 28 013	
28 04 41	EXHIBITOR No. 18	2004 01 28 014	
28 04 42	EXHIBITOR No. 19	2004 01 28 015	
28 04 43	EXHIBITOR No. 20	2004 01 28 016	
28 04 44	EXHIBITOR No. 21	2004 01 28 017	
28 04 45	EXHIBITOR No. 22	2004 01 28 018	
28 04 46	EXHIBITOR No. 23	2004 01 28 019	
28 04 47	EXHIBITOR No. 24	2004 01 28 020	
28 04 48	EXHIBITOR No. 25	2004 01 28 021	
28 04 49	EXHIBITOR No. 26	2004 01 28 022	
28 04 50	EXHIBITOR No. 27	2004 01 28 023	
28 04 51	EXHIBITOR No. 28	2004 01 28 024	
28 04 52	EXHIBITOR No. 29	2004 01 28 025	
28 04 53	EXHIBITOR No. 30	2004 01 28 026	
28 04 54	EXHIBITOR No. 31	2004 01 28 027	
28 04 55	EXHIBITOR No. 32	2004 01 28 028	
28 04 56	EXHIBITOR No. 33	2004 01 28 029	
28 04 57	EXHIBITOR No. 34	2004 01 28 030	
28 04 58	EXHIBITOR No. 35	2004 01 28 031	
28 04 59	EXHIBITOR No. 36	2004 01 28 032	
28 04 60	EXHIBITOR No. 37	2004 01 28 033	
28 04 61	EXHIBITOR No. 38	2004 01 28 034	
28 04 62	EXHIBITOR No. 39	2004 01 28 035	
28 04 63	EXHIBITOR No. 40	2004 01 28 036	
28 04 64	EXHIBITOR No. 41	2004 01 28 037	
28 04 65	EXHIBITOR No. 42	2004 01 28 038	
28 04 66	EXHIBITOR No. 43	2004 01 28 039	
28 04 67	EXHIBITOR No. 44	2004 01 28 040	
28 04 68	EXHIBITOR No. 45	2004 01 28 041	
28 04 69	EXHIBITOR No. 46	2004 01 28 042	
28 04 70	EXHIBITOR No. 47	2004 01 28 043	
28 04 71	EXHIBITOR No. 48	2004 01 28 044	
28 04 72	EXHIBITOR No. 49	2004 01 28 045	
28 04 73	EXHIBITOR No. 50	2004 01 28 046	
28 04 74	EXHIBITOR No. 51	2004 01 28 047	
28 04 75	EXHIBITOR No. 52	2004 01 28 048	
28 04 76	EXHIBITOR No. 53	2004 01 28 049	
28 04 77	EXHIBITOR No. 54	2004 01 28 050	
28 04 78	EXHIBITOR No. 55	2004 01 28 051	
28 04 79	EXHIBITOR No. 56	2004 01 28 052	
28 04 80	EXHIBITOR No. 57	2004 01 28 053	
28 04 81	EXHIBITOR No. 58	2004 01 28 054	
28 04 82	EXHIBITOR No. 59	2004 01 28 055	
28 04 83	EXHIBITOR No. 60	2004 01 28 056	
28 04 84	EXHIBITOR No. 61	2004 01 28 057	
28 04 85	EXHIBITOR No. 62	2004 01 28 058	
28 04 86	EXHIBITOR No. 63	2004 01 28 059	
28 04 87	EXHIBITOR No. 64	2004 01 28 060	
28 04 88	EXHIBITOR No. 65	2004 01 28 061	
28 04 89	EXHIBITOR No. 66	2004 01 28 062	
28 04 90	EXHIBITOR No. 67	2004 01 28 063	
28 04 91	EXHIBITOR No. 68	2004 01 28 064	
28 04 92	EXHIBITOR No. 69	2004 01 28 065	
28 04 93	EXHIBITOR No. 70	2004 01 28 066	
28 04 94	EXHIBITOR No. 71	2004 01 28 067	
28 04 95	EXHIBITOR No. 72	2004 01 28 068	
28 04 96	EXHIBITOR No. 73	2004 01 28 069	
28 04 97	EXHIBITOR No. 74	2004 01 28 070	
28 04 98	EXHIBITOR No. 75	2004 01 28 071	
28 04 99	EXHIBITOR No. 76	2004 01 28 072	
28 05 00	EXHIBITOR No. 77	2004 01 28 073	

**SLOPE ANALYSIS**

EXISTING SLOPE: 2% TO 10%  
 EXISTING SLOPE: 10% TO 15%  
 EXISTING SLOPE: 15% TO 20%  
 EXISTING SLOPE: 20% TO 25%  
 EXISTING SLOPE: 25% TO 30%  
 EXISTING SLOPE: 30% TO 35%  
 EXISTING SLOPE: 35% TO 40%  
 EXISTING SLOPE: 40% TO 45%  
 EXISTING SLOPE: 45% TO 50%  
 EXISTING SLOPE: 50% TO 55%  
 EXISTING SLOPE: 55% TO 60%  
 EXISTING SLOPE: 60% TO 65%  
 EXISTING SLOPE: 65% TO 70%  
 EXISTING SLOPE: 70% TO 75%  
 EXISTING SLOPE: 75% TO 80%  
 EXISTING SLOPE: 80% TO 85%  
 EXISTING SLOPE: 85% TO 90%  
 EXISTING SLOPE: 90% TO 95%  
 EXISTING SLOPE: 95% TO 100%

**OWNER/APPLICANT**

NAME: S&A MONTRAIL, INC.  
 ADDRESS: 304 GRIFFIN ROAD, STATE COLLEGE, PA 16803  
 PHONE: 717/337-1234  
 FAX: 717/337-1235  
 EMAIL: info@s&a-montrail.com  
 WEBSITE: www.s&a-montrail.com

**SITE DATA**

PROJECT NO: 19374  
 SHEET NO: 1 OF 1  
 DATE: 12/15/2011

**RETTEW**

RETTEW Associates, Inc.  
 2121 OLD GETTISBURG ROAD  
 SUITE 200  
 STATE COLLEGE, PA 16803  
 TEL: 717/337-1234  
 FAX: 717/337-1235  
 E-MAIL: info@rettew.com  
 WWW: www.rettew.com

**S&A - MONTRAIL**

EXISTING CONDITIONS PLAN  
 OPEN SPACE ZONING EXHIBIT  
 FOR

LOWER PAXTON TOWNSHIP DALLIEN COUNTY, PA

CLIENT: S&A HOMES  
 2121 OLD GETTISBURG ROAD  
 SUITE 200  
 STATE COLLEGE, PA 16803

DESIGNER: D. ERIC BRUNSER, PLA  
 CHECK BY: JAV  
 DATE: DEB  
 DRAWN BY: ASH  
 CHECK BY: DEB

SCALE: 1"=100'

FOR RETTEW ASSOCIATES BY:

NO.	DATE	REVISION

NOT FOR CONSTRUCTION/NOT FOR BIDDING