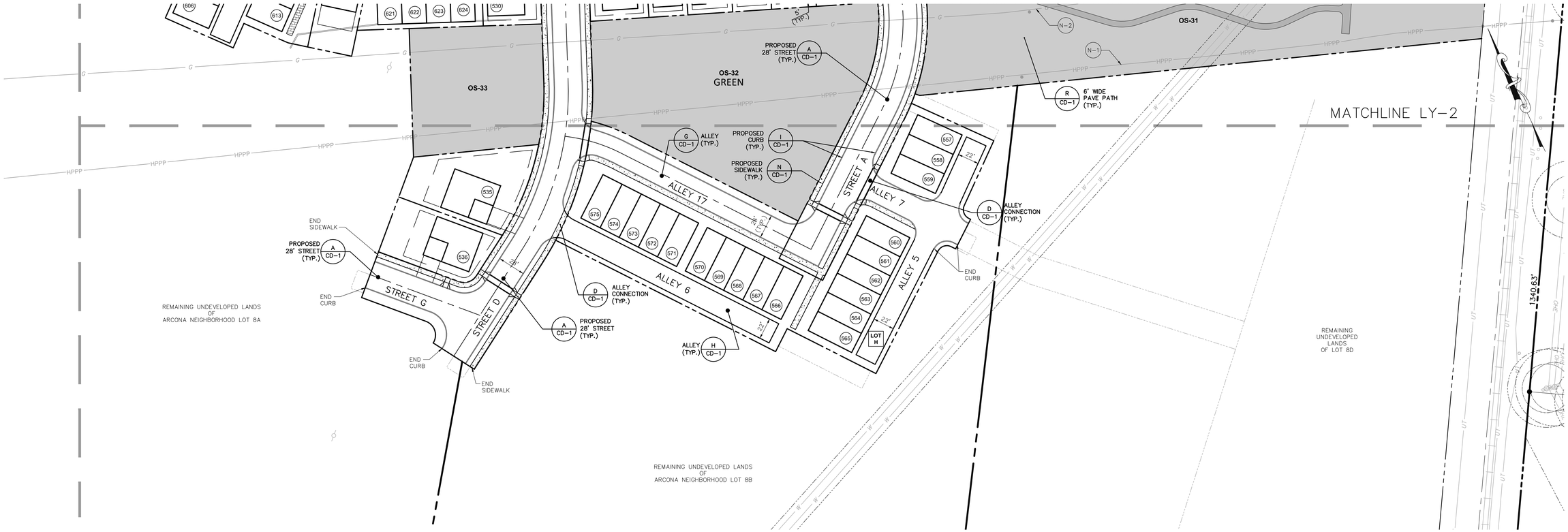

LOT #	Approved Address	Phase No.
500	???? Street A Mechanicsburg PA 17055	8.1
501	???? Street A Mechanicsburg PA 17055	8.1
502	???? Street A Mechanicsburg PA 17055	8.1
503	???? Street A Mechanicsburg PA 17055	8.1
504	???? Street A Mechanicsburg PA 17055	8.1
505	???? Street A Mechanicsburg PA 17055	8.1
506	???? Street B Mechanicsburg PA 17055	8.1
507	???? Street A Mechanicsburg PA 17055	8.1
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514	???? Street B Mechanicsburg PA 17055	8.1
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518	???? Street B Mechanicsburg PA 17055	8.1
519	???? Street B Mechanicsburg PA 17055	8.1
520	???? Street B Mechanicsburg PA 17055	8.1
521	???? Street D Mechanicsburg PA 17055	8.1
522	???? Street D Mechanicsburg PA 17055	8.1
523	???? Street D Mechanicsburg PA 17055	8.1
524	???? Alley 10 Mechanicsburg PA 17055	8.1
525	???? Alley 10 Mechanicsburg PA 17055	8.1
526	???? Alley 10 Mechanicsburg PA 17055	8.1
527	???? Alley 10 Mechanicsburg PA 17055	8.1
528	???? Alley 9 Mechanicsburg PA 17055	8.1
529	???? Street D Mechanicsburg PA 17055	8.1
530	???? Street D Mechanicsburg PA 17055	8.1
531	???? Alley 15 Mechanicsburg PA 17055	8.1
532	???? Alley 15 Mechanicsburg PA 17055	8.1
533	???? Alley 13 Mechanicsburg PA 17055	8.1
534	???? Alley 15 Mechanicsburg PA 17055	8.1
535	???? Street D Mechanicsburg PA 17055	8.1
536	???? Street D Mechanicsburg PA 17055	8.1
537	???? Street A Mechanicsburg PA 17055	8.1
538	???? Street A Mechanicsburg PA 17055	8.1
539	???? Street A Mechanicsburg PA 17055	8.1
540	???? Street A Mechanicsburg PA 17055	8.1
541	???? Street A Mechanicsburg PA 17055	8.1
542	???? Alley 4 Mechanicsburg PA 17055	8.1
543	???? Alley 4 Mechanicsburg PA 17055	8.1
544	???? Alley 4 Mechanicsburg PA 17055	8.1
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565	???? Street A Mechanicsburg PA 17055	8.1
566	???? Alley 17 Mechanicsburg PA 17055	8.1
567	???? Alley 17 Mechanicsburg PA 17055	8.1
568	???? Alley 17 Mechanicsburg PA 17055	8.1
569	???? Alley 17 Mechanicsburg PA 17055	8.1
570	???? Alley 17 Mechanicsburg PA 17055	8.1
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573	???? Alley 17 Mechanicsburg PA 17055	8.1
574	???? Alley 17 Mechanicsburg PA 17055	8.1
575	???? Alley 17 Mechanicsburg PA 17055	8.1
576	???? Street D Mechanicsburg PA 17055	8.1
577	???? Street D Mechanicsburg PA 17055	8.1
578	???? Street D Mechanicsburg PA 17055	8.1
579	???? Street D Mechanicsburg PA 17055	8.1
580	???? Street D Mechanicsburg PA 17055	8.1
581	???? Alley 9 Mechanicsburg PA 17055	8.1
582	???? Alley 9 Mechanicsburg PA 17055	8.1
583	???? Alley 9 Mechanicsburg PA 17055	8.1
584	???? Alley 9 Mechanicsburg PA 17055	8.1
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589	???? Alley 16 Mechanicsburg PA 17055	8.1
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598	???? Alley 15 Mechanicsburg PA 17055	8.1
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614	???? Alley 14 Mechanicsburg PA 17055	8.1
615	???? Alley 14 Mechanicsburg PA 17055	8.1
616	???? Alley 14 Mechanicsburg PA 17055	8.1
617	???? Alley 13 Mechanicsburg PA 17055	8.1
618	???? Alley 13 Mechanicsburg PA 17055	8.1
619	???? Alley 13 Mechanicsburg PA 17055	8.1
620	???? Alley 13 Mechanicsburg PA 17055	8.1
621	???? Alley 13 Mechanicsburg PA 17055	8.1
622	???? Alley 13 Mechanicsburg PA 17055	8.1
623	???? Alley 13 Mechanicsburg PA 17055	8.1
624	???? Alley 13 Mechanicsburg PA 17055	8.1

NOTES:

1. IMPROVEMENTS TO ROSSMOYNE ROAD SHOWN ON THIS PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY. EXACT LOCATIONS AND DIMENSIONS OF ROAD WIDENING IMPROVEMENTS WITHIN ROSSMOYNE ROAD WILL BE SHOWN ON THE H.O.P. PLANS PREPARED BY OTHERS. THE FINAL PLANS SHALL BE UPDATED TO REFLECT THE H.O.P. PLANS UPON APPROVAL BY PENNDOT.
2. SIGNAGE FOR THE ENTRANCE TO AND ALONG ROSSMOYNE ROAD WILL BE DESIGNED, DETAILED AND PERMITTED ON THE H.O.P. PLANS PREPARED BY OTHERS, IF LOCATED WITHIN PENNDOT RIGHT-OF-WAY.
3. SEE EA-1 FOR ALL PROPOSED EASEMENTS AND EXISTING EASEMENTS TO BE EXTINGUISHED.
4. STREETS TO HAVE BELGIAN BLOCK CURBING.
5. UNIT #'S 507-513, 521-534, AND 537-624 SHALL HAVE REAR LOADED GARAGES FROM PRIVATE ALLEYS. STREET ADDRESSES WILL BE POSTED ALONG ALL PRIVATE ALLEYS FOR EACH UNIT WITH PRIVATE ALLEY ACCESS.
6. ALL PRIVATE ALLEYS ARE TO BE CONSIDERED PUBLIC EASEMENTS FOR PUBLIC ACCESS AND ALL UTILITIES.
7. EACH DWELLING UNIT WILL HAVE INDIVIDUAL REFUSE PICKUP. ALL RESIDENTIAL UNIT OWNERS ARE REQUIRED TO PLACE REFUSE AT A COLLECTION POINT ACCESSIBLE FOR TRUCK PICKUP, AS DIRECTED BY THE NEIGHBORHOOD ASSOCIATION DOCUMENTS.
8. EACH PARKING SPACE ADJACENT TO AN ISLAND AT THE END OF A PARKING ROW HAS AN ADDITIONAL TWO (2) FEET OF PAVING IN ADDITION TO THE REQUIRED PARKING WIDTH.
9. SEE SHEET LY-3 STREET ADDRESSES.
10. SEE SHEET LY-4 AND LY-5 FOR LOT AREAS, BEARINGS AND DISTANCES.

(N-1) BUCKEYE 24-INCH HIGH PRESSURE PETROLEUM PRODUCTS PIPELINE EASEMENT DESCRIBED IN MISC. BOK 127, PAGE 115 THE WIDTH OF PIPELINE EASEMENT IS NOT DEFINED IN THE INSTRUMENTS GRANTING SUCH EASEMENT. ALTHOUGH NOT SPECIFICALLY REQUIRED IN THE INSTRUMENT GRANTING SUCH EASEMENT, IT IS PRUDENT TO CONTACT THE HOLDER OF THE PIPELINE EASEMENT BEFORE PERFORMING WORK WITHIN 25 FEET OF THE PIPELINE.

(N-2) NISOURCE MIDSTREAM SERVICE, LLC EASEMENT DESCRIBED IN MISC. BOOK 81, PAGE 561 THE WIDTH OF PIPELINE EASEMENT IS NOT DEFINED IN THE INSTRUMENT GRANTING SUCH EASEMENT. ALTHOUGH NOT SPECIFICALLY REQUIRED IN THE INSTRUMENT GRANTING SUCH EASEMENT, IT IS PRUDENT TO CONTACT THE HOLDER OF THE PIPELINE EASEMENT BEFORE PERFORMING WORK WITHIN 25 FEET OF THE PIPELINE.

Sheet Number: 11 of 59
Project Number: 15-100-25
Date: FEBRUARY 26, 2020

ARCONA NEIGHBORHOOD 8.1

Lower Allen Township - Cumberland County, PA

CHARTER Homes & Neighborhoods

LAYOUT PLAN

Drafting: D TURNER
Checked by: –
Scale: 1"=50'

Project Manager: DAVID B. KEGERIZE PE
Project Engineer: G. MITCHELL KING PE, PLS
Project Surveyor: MATTHEW A. WAYMAN PLS

0 25 50 100 150

Seal: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL G. MITCHELL KING LAND SURVEYOR

TOWNE SQUARE ENGINEERING
313 W. Liberty St., Suite 241
Lancaster, PA 17603
Phone: (717) 283-4538
Civil Engineers & Land Planners

REVISIONS

DATE

Section Number: LY-3

L:\15-100-25\SHEETS\PRELIMINARY-FINAL - PHASE 8-1\LY-03.DWG

3/2/2020 5:52 PM

PRELIMINARY / FINAL PLAN