

SIGHT DISTANCE ANALYSIS					
Direction	Posted Speed (mph)	Grade (%)	Sight Distances (feet)		
			SSSD	PROP	
Gravers Lane Intersection with Strong Road					
Proposed Movements	To the left	25	-7	159	200+
	To the right	25	+3	143	200+
Market House Lane Intersection with Strong Road					
Proposed Movements	To the left	25	+1	145	200+
	To the right	25	+1	145	200+
Woolford Way Intersection with Strong Road					
Proposed Movements	To the left	25	-1	148	200+
	To the right	25	+1	145	200+

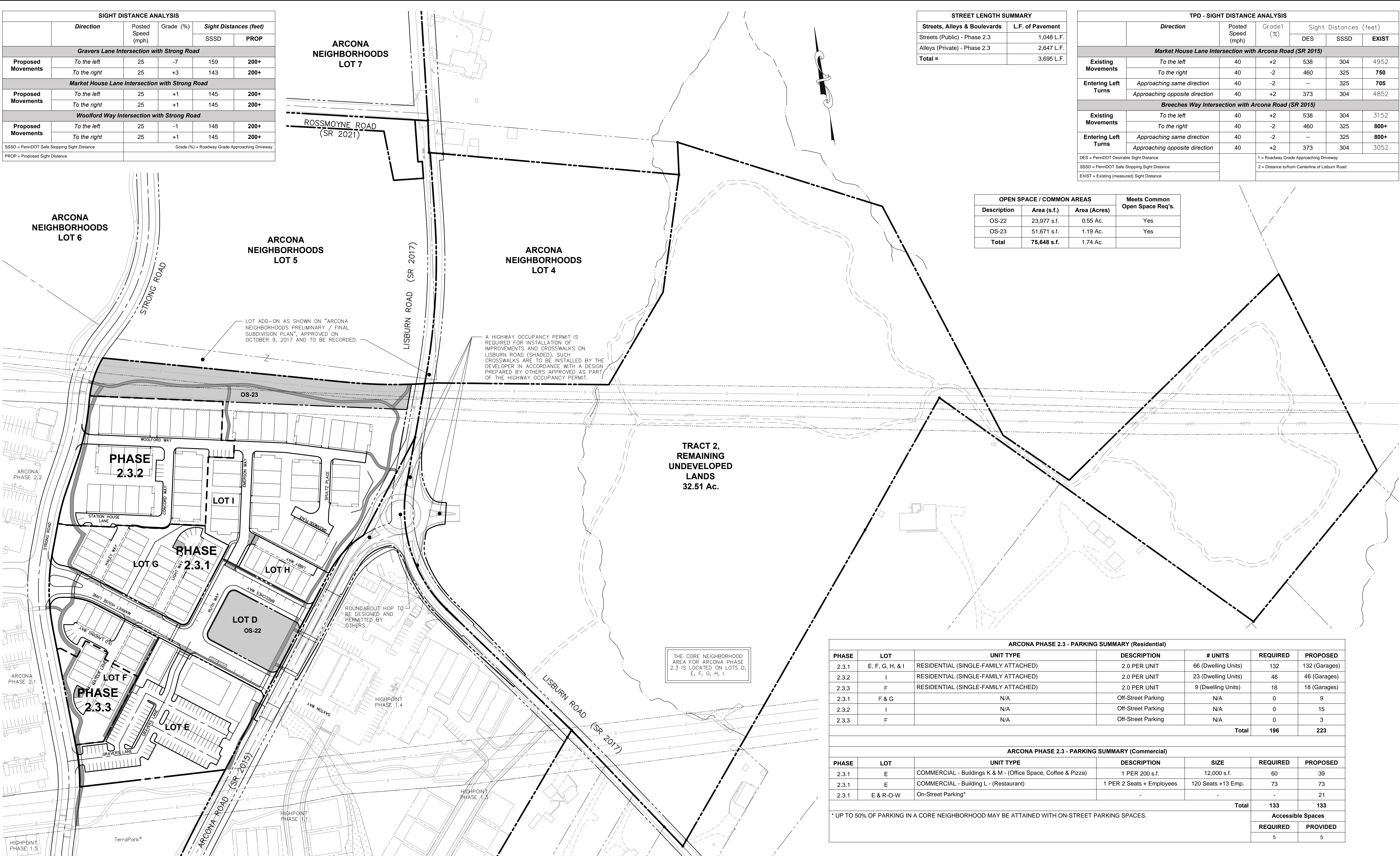
SSSD = PennDOT Safe Stopping Sight Distance Grade (%) = Roadway Grade Approaching Driveway
 PROP = Proposed Sight Distance

STREET LENGTH SUMMARY	
Streets, Alleys & Boulevards	L.F. of Pavement
Streets (Public) - Phase 2.3	1,048 L.F.
Alleys (Private) - Phase 2.3	2,647 L.F.
Total =	3,695 L.F.

TPD - SIGHT DISTANCE ANALYSIS						
Direction	Posted Speed (mph)	Grade1 (%)	Sight Distances (feet)			
			DES	SSSD	EXIST	
Market House Lane Intersection with Arcona Road (SR 2015)						
Existing Movements	To the left	40	+2	538	304	4952
	To the right	40	-2	460	325	750
Entering Left Turns	Approaching same direction	40	-2	--	325	705
	Approaching opposite direction	40	+2	373	304	4852
Breeches Way Intersection with Arcona Road (SR 2015)						
Existing Movements	To the left	40	+2	538	304	3152
	To the right	40	-2	460	325	800+
Entering Left Turns	Approaching same direction	40	-2	--	325	800+
	Approaching opposite direction	40	+2	373	304	3052

DES = PennDOT Desirable Sight Distance 1 = Roadway Grade Approaching Driveway
 SSSD = PennDOT Safe Stopping Sight Distance 2 = Distance to/from Centerline of Lisburn Road
 EXIST = Existing (measured) Sight Distance

OPEN SPACE / COMMON AREAS			
Description	Area (s.f.)	Area (Acres)	Meets Common Open Space Req's.
OS-22	23,977 s.f.	0.55 Ac.	Yes
OS-23	51,671 s.f.	1.19 Ac.	Yes
Total	75,648 s.f.	1.74 Ac.	



ARCONA PHASE 2.3
 RECREATION AREA FACILITY NOTES:

- Recreation requirements are to be satisfied in accordance with the recreation proposal in the Overall Master Plan accepted by the Board of Commissioners on December 14, 2015. Under SALDO Section 192-60 E & F and 2015 Lower Allen Township fee schedule, Charter Homes is proposing to provide a recreation fee per dwelling unit in lieu of recreation land in the amount of (i) \$1,000 when the cumulative density for the Arcona TND, as reflected on approved preliminary plans, is less than or equal to six dwelling units per acre, (ii) \$1,250 when such cumulative density is greater than six but less than or equal to seven dwelling units per acre, (iii) \$1,500 when such cumulative density is greater than seven units per acre. This recreation fee per dwelling unit shall be paid when individual building permits are issued for the Highpoint community, and shall be reduced by the following:
 - Construct trails through Open Space 23.
- See sheet PH-1 for proposed completion schedule for the trails and sidewalks included in the credit for Recreation Facilities.

NOTES:

- EXACT LOCATIONS AND DIMENSIONS OF ROAD WIDENING IMPROVEMENTS AND ROUNDABOUT IMPROVEMENTS WITHIN LISBURN AND ARCONA 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.
- SIGNAGE FOR THE ENTRANCE TO AND ALONG ARCONA ROAD WILL BE DESIGNED, DETAILED AND PERMITTED ON THE H.O.P. PLANS PREPARED BY OTHERS, IF LOCATED WITHIN PENNDOT RIGHT-OF-WAY.
- SEE LE-1 FOR ALL PROPOSED EASEMENTS AND EXISTING EASEMENTS TO BE EXTINGUISHED.
- EACH PARKING SPACE ADJACENT TO AN ISLAND AT THE END OF A PARKING ROW HAS ADDITIONAL TWO (2) FEET OF PAVING IN ADDITION TO THE REQUIRED PARKING WIDTH.
- STREETS TO HAVE BELGIAN BLOCK CURBING.
- UNIT #S 301-398 SHALL HAVE REAR LOADED GARAGES FROM PRIVATE ALLEYS. STREET ADDRESSES WILL BE POSTED ALONG ALL PRIVATE ALLEYS FOR EACH UNIT WITH PRIVATE ALLEY ACCESS.
- ALL PRIVATE ALLEYS ARE TO BE CONSIDERED PUBLIC EASEMENTS FOR PUBLIC ACCESS AND ALL UTILITIES.
- REFUSE COLLECTION FOR BUILDINGS K, L & M TO BE DUMPSTER LOCATIONS. THE (LANDLORD) OF LOT E WILL INCLUDE IN EACH LEASE FOR COMMERCIAL SPACE WITHIN LOT E A PROVISION THAT REQUIRES THE TENANT TO TRANSPORT REFUSE TO THE LOCATIONS SHOWN ON LY-2. REFUSE COLLECTION WILL HAVE A CONTRACTED TRASH HAULER AS NEEDED. 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.
- SEE SHEET BE-1 FOR BUILDING SETBACKS.
- SEE SHEET PH-1 FOR DETAILED PHASING PLAN.
- SEE SHEET LE-1 FOR LOT AREA SUMMARY TABLE.

TRACT 2, REMAINING UNDEVELOPED LANDS
 32.51 Ac.

THE CORE NEIGHBORHOOD AREA FOR ARCONA PHASE 2.3 IS LOCATED ON LOTS D, E, F, G, H, I.

ARCONA PHASE 2.3 - PARKING SUMMARY (Residential)						
PHASE	LOT	UNIT TYPE	DESCRIPTION	# UNITS	REQUIRED	PROPOSED
2.3.1	E, F, G, H, & I	RESIDENTIAL (SINGLE-FAMILY ATTACHED)	2.0 PER UNIT	66 (Dwelling Units)	132	132 (Garages)
2.3.2	I	RESIDENTIAL (SINGLE-FAMILY ATTACHED)	2.0 PER UNIT	23 (Dwelling Units)	46	46 (Garages)
2.3.3	F	RESIDENTIAL (SINGLE-FAMILY ATTACHED)	2.0 PER UNIT	9 (Dwelling Units)	18	18 (Garages)
2.3.1	F & G	N/A	Off-Street Parking	N/A	0	9
2.3.2	I	N/A	Off-Street Parking	N/A	0	15
2.3.3	F	N/A	Off-Street Parking	N/A	0	3
Total					196	223

ARCONA PHASE 2.3 - PARKING SUMMARY (Commercial)						
PHASE	LOT	UNIT TYPE	DESCRIPTION	SIZE	REQUIRED	PROPOSED
2.3.1	E	COMMERCIAL - Buildings K & M - (Office Space, Coffee & Pizza)	1 PER 200 s.f.	12,000 s.f.	60	39
2.3.1	E	COMMERCIAL - Building L - (Restaurant)	1 PER 2 Seats + Employees	120 Seats +13 Emp.	73	73
2.3.1	E & R-O-W	On-Street Parking*	-	-	-	21
Total					133	133
					Accessible Spaces	
					REQUIRED	PROVIDED
					5	5

* UP TO 50% OF PARKING IN A CORE NEIGHBORHOOD MAY BE ATTAINED WITH ON-STREET PARKING SPACES.

DEVELOPMENT SITE									
PHASE	LOT	S.F.	ACRES	MULTI-FAMILY APARTMENT	SINGLE-FAMILY DETACHED	SINGLE-FAMILY ATTACHED	MIXED-USE	TOTAL RESIDENTIAL	COMMERCIAL
ARCONA PH. 2.3.1	D, E, F, G, H, & I	457,061 s.f.	10.493 Ac.	0	0	58	0	58 (D.U.)	18,000 s.f.
ARCONA PH. 2.3.2	I	96,745 s.f.	2.221 Ac.	0	0	23	0	23 (D.U.)	0 s.f.
ARCONA PH. 2.3.3	F	26,882 s.f.	0.617 Ac.	0	0	17	0	17 (D.U.)	0 s.f.
Total =		580,688 s.f.	13.331 Ac.	0	0	98	0	98 (D.U.)	18,000 s.f.