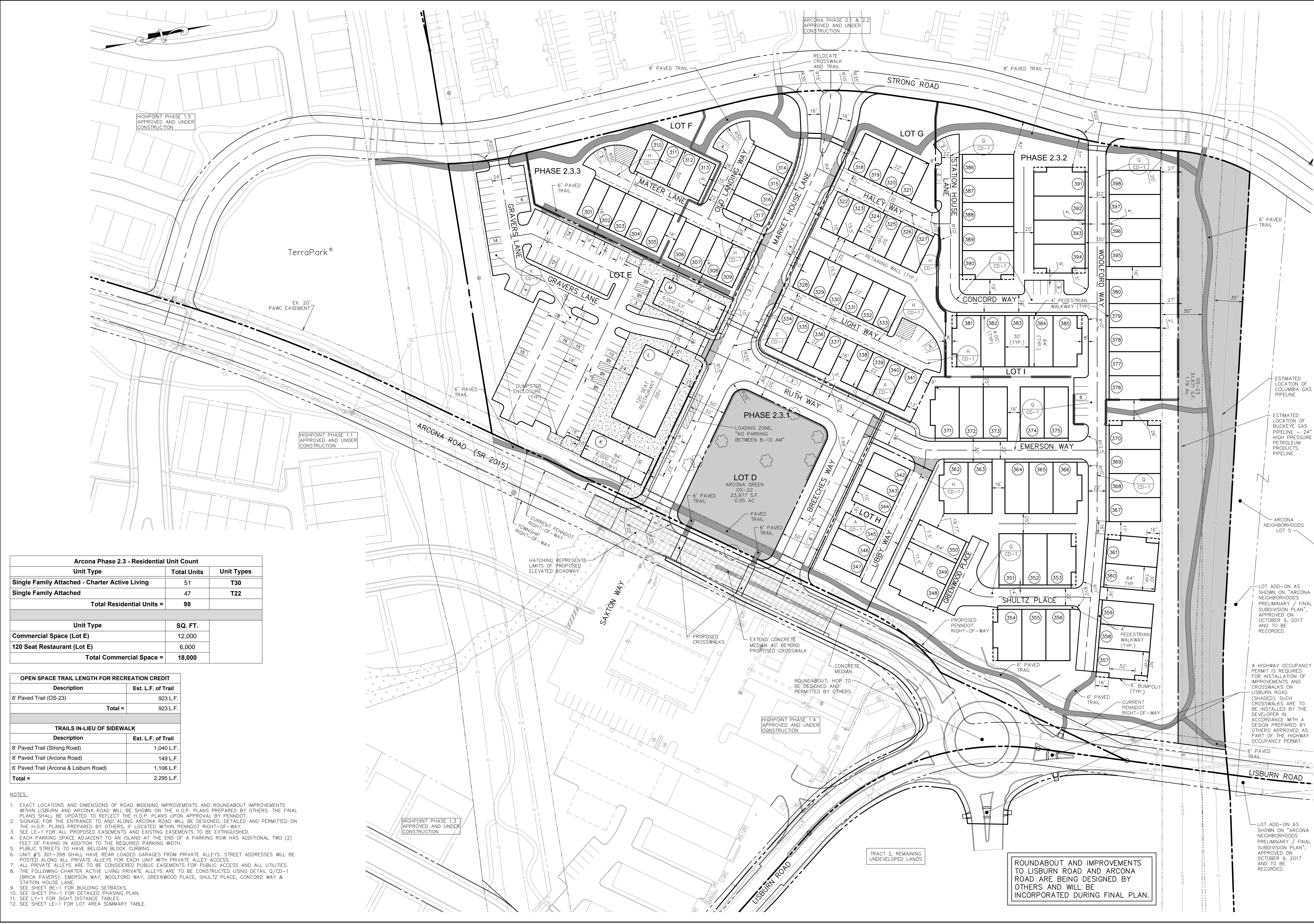


ARCONA - PHASE 2.3
 Lower Allen Twp./Cumberland Co., PA
 CHARTER HOMES & NEIGHBORHOODS
LAYOUT PLAN

Drafting: D. TURNER
 Checked by: G. MITCHELL KING PE, PLS
 Project Engineer: G. MITCHELL KING PE, PLS
 Project Surveyor: G. MITCHELL KING PE, PLS
 Scale: 1" = 50'

313 W. Liberty St.,
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TOWNE SQUARE ENGINEERING
 Civil Engineers & Land Planners

12/27/17	REV. PER P.C. AND CLIENT COMMENTS
12/19/17	ADDRESSED CLIENT COMMENTS
12/13/17	REV. PER 11/29/17 L.A.W.P. STAFF COMMENTS
11/21/17	REV. PER 11/20/17 ROUNDABOUT CHANGES
DATE	REVISIONS



Unit Type	Total Units	Unit Types
Single Family Attached - Charter Active Living	51	T30
Single Family Attached	47	T22
Total Residential Units =	98	

Unit Type	SQ. FT.
Commercial Space (Lot E)	12,000
120 Seat Restaurant (Lot F)	6,000
Total Commercial Space =	18,000

Description	Est. L.F. of Trail
6' Paved Trail (OS-23)	923 L.F.
Total =	923 L.F.

Description	Est. L.F. of Trail
8' Paved Trail (Strong Road)	1,040 L.F.
8' Paved Trail (Arcona Road)	149 L.F.
6' Paved Trail (Arcona & Lisburn Road)	1,106 L.F.
Total =	2,295 L.F.

- 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.
 - PUBLIC 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.
 - THE FOLLOWING CHARTER ACTIVE LIVING PRIVATE ALLEYS ARE TO BE CONSTRUCTED USING DETAIL Q/CD-1 (BRICK PAVERS): EMERSON WAY, WOOLFORD WAY, GREENWOOD PLACE, SHULTZ PLACE, CONCORD WAY & STATION HOUSE LANE.
 - SEE SHEET BE-1 FOR BUILDING SETBACKS.
 - SEE SHEET PH-1 FOR DETAILED PHASING PLAN.
 - SEE LY-1 FOR SIGHT DISTANCE TABLES.
 - SEE SHEET LE-1 FOR LOT AREA SUMMARY TABLE.

ROUNDABOUT AND IMPROVEMENTS TO LISBURN ROAD AND ARCONA ROAD ARE BEING DESIGNED BY OTHERS AND WILL BE INCORPORATED DURING FINAL PLAN.

LOT ADD-ON AS SHOWN ON "ARCONA NEIGHBORHOODS PRELIMINARY / FINAL SUBDIVISION PLAN", APPROVED ON OCTOBER 9, 2017 AND TO BE RECORDED.

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED FOR INSTALLATION OF IMPROVEMENTS AND CROSSWALKS ON LISBURN ROAD (SHADED). SUCH CROSSWALKS ARE TO BE INSTALLED BY THE DEVELOPER IN ACCORDANCE WITH A DESIGN PREPARED BY OTHERS APPROVED AS PART OF THE HIGHWAY OCCUPANCY PERMIT.