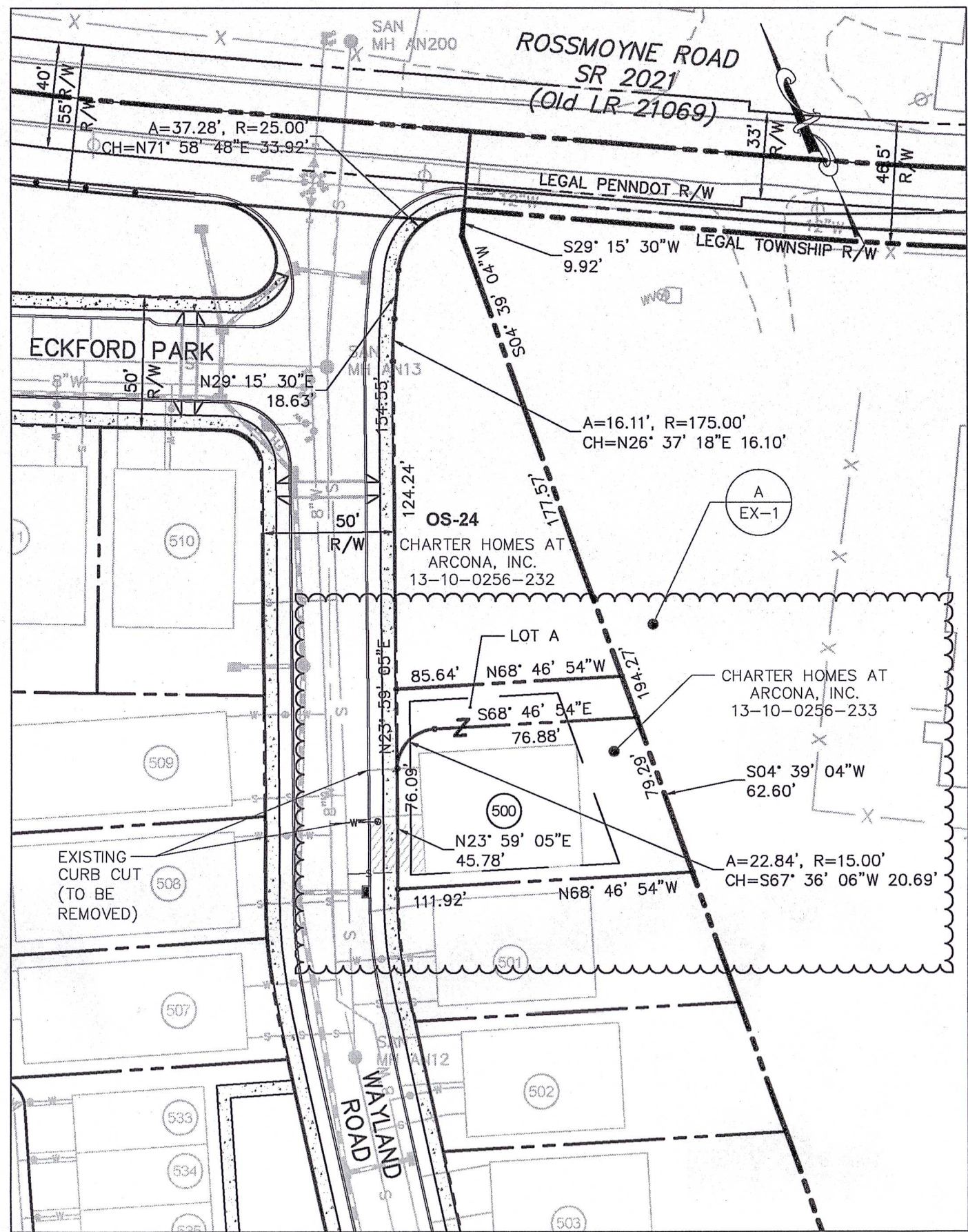
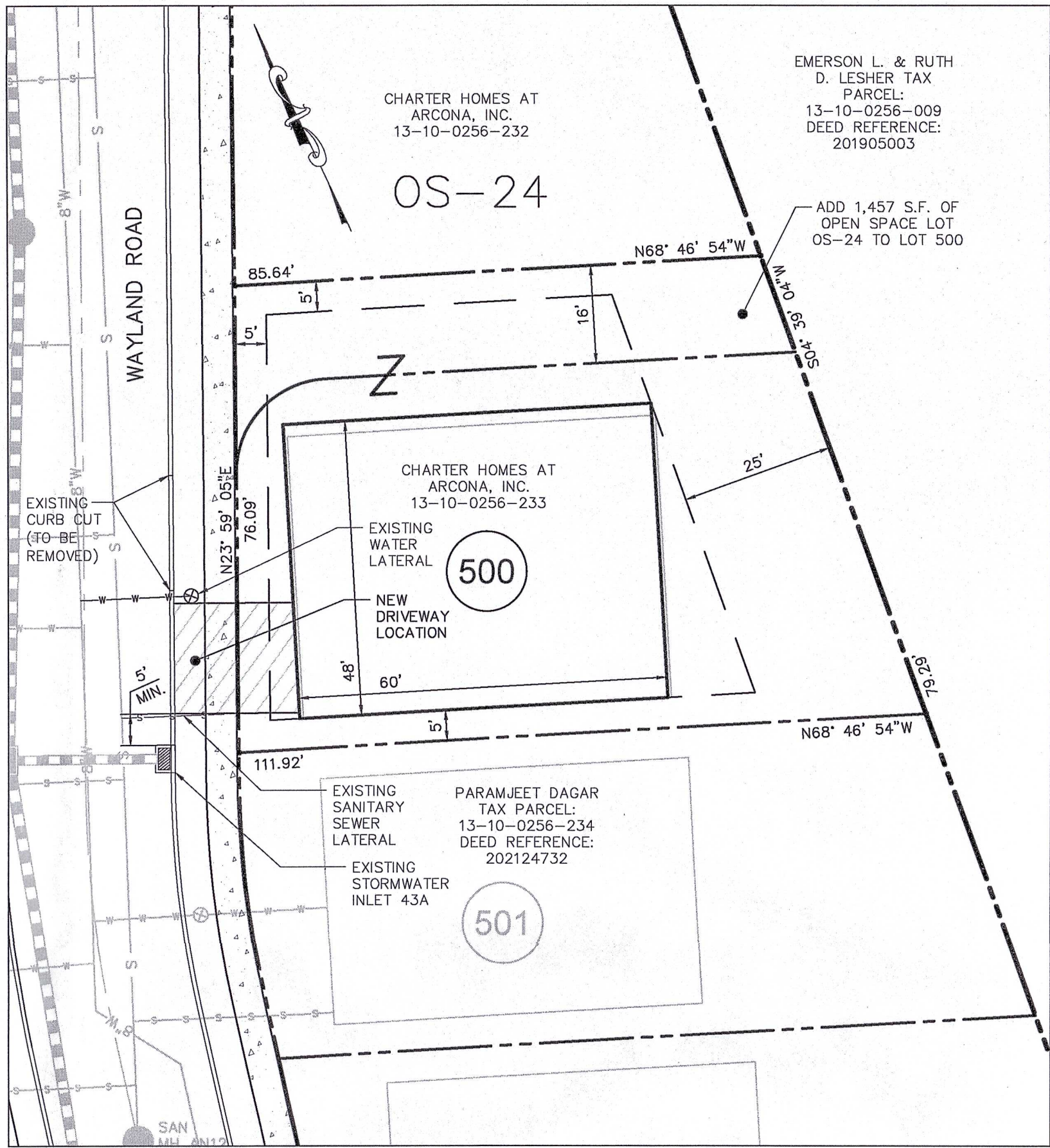




SUBDIVISION AND LOT ADD-ON
ARCONA PHASE 8.1 LOT 500 &
OPEN SPACE LOT OS-24
1" = 50'



ENLARGEMENT - LOT 500 LOT LINE ADJUSTMENT PLAN
1" = 20'

OWNER:
Charter Homes at Arcona Inc.
322 North Arch Street
Lancaster, PA 17603

SOURCE OF TITLE - LOT OS-24:
Instrument Number - 202035221
Tax Map 13-10-0256-232

OWNER:
Charter Homes at Arcona Inc.
322 North Arch Street
Lancaster, PA 17603

SOURCE OF TITLE - LOT 500:
Instrument Number - 202035221
Tax Map 13-10-0256-233

ZONING:
R-2 Single Family Residential
District (TND Overlay)

EXISTING WATER SERVICE:
PUBLIC

EXISTING SEWER SERVICE:
PUBLIC

NOTES:

- THE PURPOSE OF THIS PLAN IS TO CHANGE THE LOT LINE BETWEEN LOT 500 AND OS-24. LOT A, CURRENTLY PART OF OPEN SPACE 24 AND OWNED BY CHARTER HOMES AT ARCONA, INC., WILL BE JOINED IN COMMON WITH LOT 500, CURRENTLY OWNED BY CHARTER HOMES AT ARCONA, INC.
- THE TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS OBTAINED FROM AERIAL SURVEY PERFORMED BY AERO-METRIC, JOB # 71060625, COMPLETED ON SEPTEMBER 18, 2006, (FLIGHT PHOTOS TAKEN SPRING 2006), AND ADDITIONAL FEATURES FIELD LOCATED BY HOWELL KLINE SURVEYING, LLC, DURING THE MONTHS OF MARCH - APRIL, 2015, MAY - SEPTEMBER 2017, MAY - JUNE 2019 AND DECEMBER 2019.
- AS-BUILT LOCATION OF EXISTING SANITARY SEWER LATERAL, WATER LATERAL, STORM INLET AND CURB CUT PROVIDED BY CH&N SITE CONSTRUCTION ON SEPTEMBER 17, 2021. AN AS-BUILT SURVEY OF STREET AND UTILITIES SIGNED / SEALED BY PLS WILL BE PROVIDED FOR WAYLAND ROAD AT TIME OF STREET DEDICATION TO TOWNSHIP.
- THE PRODUCT BOX SHOWN ON LOT 500 IS TAKEN FROM PRELIMINARY/FINAL LAND DEVELOPMENT AND SUBDIVISION PLAN, ARCONA NEIGHBORHOOD 8.1, LAST REVISED OCTOBER 21, 2020, AND AN EXHIBIT PROVIDED BY CHARTER HOMES AT ARCONA, INC.
- THE PROPERTY BOUNDARY DATA IS BASED ON PRELIMINARY/FINAL LAND DEVELOPMENT AND SUBDIVISION PLAN, ARCONA NEIGHBORHOOD 8.1, LAST REVISED OCTOBER 21, 2020. RECORDED IN PLAN BOOK # 202034003.
- THE OWNER WILL PROVIDE A NOTARIZED CERTIFICATE OF OWNERSHIP SIGNATURE PRIOR TO FINAL PLAN RECORDATION.
- UNDERGROUND WATER, SEWER, STORM AND ELECTRIC AND OTHER UTILITIES HAVE BEEN INSTALLED ALONG WAYLAND ROAD. CONTRACTOR TO RELOCATE AS REQUIRED.
- A FEMA DESIGNATED FLOODPLAIN IS NOT PRESENT ON THE ARCONA NEIGHBORHOOD 8.1 PROPERTY INCLUSIVE OF LOT 500 AND OS-24.
- THE WETLAND DELINEATION ON THE ARCONA NEIGHBORHOOD 8 PROJECT REPORT WAS PERFORMED BY VORTEX ENVIRONMENTAL, INC. DATED JULY 29, 2019. FIELD LOCATION OF WETLAND FLAGS WAS PERFORMED BY HOWELL KLINE SURVEYING, LLC. THERE ARE NO WETLANDS ON LOT 500 OR OS-24.
- A PA ONE-CALL SYSTEM NOTIFICATION WAS MADE, SERIAL NO. 20192382941.
- INDIVIDUAL LOT GRADING PLANS SHALL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR LOT 500.

LOT TABLE				
RECORDED FINAL PLAN			PROPOSED LOT LINE ADJUSTMENT	
LOT #	AREA (S.F.)	AREA (Ac.)	AREA (S.F.)	AREA (Ac.)
500	6,050 S.F.	0.139 Ac.	7,507 S.F.	0.172 Ac.
OS-24	11,089 S.F.	0.255 Ac.	9,632 S.F.	0.221 Ac.
TOTAL	17,139 S.F.	0.393 Ac.	17,139 S.F.	0.393 Ac.

ZONING INFORMATION - ARCONA Neighborhood 8.1 (Lot 500 & OS-24)

LOCATION: Off Rossmoyne Road, Lower Allen Township, Cumberland County, PA

ZONE: R-2, Single-Family Rural Residential District, Traditional Neighborhood Development Overlay

#	ITEM	REQUIRED	PROPOSED	VARIANCE
1	MINIMUM LOT AREA - Single-Family Detached	4,000 s.f.	≥ 4,000 s.f.	NO
2	MINIMUM LOT WIDTH - Single-Family Detached	40 ft.	≥ 40 ft.	NO
3	MINIMUM SETBACK - FRONT - Single-Family Detached	5 ft.	≥ 5 ft.	NO
4	MAXIMUM SETBACK - FRONT - Single-Family Detached	25 ft.	≤ 25 ft.	NO
5	MINIMUM SETBACK - SIDE - Single-Family Detached	Total no less than 10 ft. - 5 ft. one side.	10 ft. / ≥ 5 ft.	NO
6	MINIMUM SETBACK - REAR - Single-Family Detached	25 ft.	≥ 25 ft.	NO

Description	Highpoint (rev.)	Strong Road	Arcona Ph. 2.1 & 2.2 (Rev.)	Arcona Ph. 2.3 (Rev.)	Arcona Ph. 8.1 (Rev.)	Total
Walking Trails	7,385 L.F. +/-	0 L.F. +/-	2,865 L.F. +/-	2,295 L.F. +/-	1,930 L.F. +/-	14,475 L.F. +/-
Site Acreage	42.9 Ac. +/-	2.1 Ac. +/-	17.0 Ac. +/-	13.3 Ac. +/-	29.5 Ac. +/-	104.8 Ac. +/-
Common OS	11.9 Ac. +/-	0.0 Ac. +/-	3.7 Ac. +/-	1.7 Ac. +/-	6.9 Ac. +/-	24.3 Ac. +/-
# Residential Units	183 (171)	0	282	107	135	707 (695)
Unit Density	3.99	0.00	16.59	8.03	4.58	6.63

Development Site			Open Space			Village			Residential		
Highpoint	Development Site	% Total	Rec. Lands	Common OS	Total OS Area	% Total	% Total	% Total	% Total	% Total	% Total
Highpoint Phase 1.1	17.39 Ac. +/-	40%	0.00 Ac. +/-	5.69 Ac. +/-	5.69 Ac. +/-	13%	0.00 Ac. +/-	0%	11.70 Ac. +/-	27%	27%
Highpoint Phase 1.2	5.94 Ac. +/-	14%	0.00 Ac. +/-	0.71 Ac. +/-	0.71 Ac. +/-	2%	0.00 Ac. +/-	0%	5.23 Ac. +/-	12%	12%
Highpoint Phase 1.3	4.94 Ac. +/-	11%	0.00 Ac. +/-	1.27 Ac. +/-	1.27 Ac. +/-	3%	0.00 Ac. +/-	0%	3.67 Ac. +/-	8%	8%
Highpoint Phase 1.4	7.00 Ac. +/-	16%	0.00 Ac. +/-	1.05 Ac. +/-	1.05 Ac. +/-	2%	5.95 Ac. +/-	14%	0.00 Ac. +/-	0%	0%
Highpoint Phase 1.5	8.06 Ac. +/-	19%	1.85 Ac. +/-	1.35 Ac. +/-	3.20 Ac. +/-	7%	0.00 Ac. +/-	0%	4.86 Ac. +/-	11%	11%
Highpoint (rev.) sub-total =	43.33 Ac. +/-	100%	1.85 Ac. +/-	10.07 Ac. +/-	11.92 Ac. +/-	27.5%	5.95 Ac. +/-	13.7%	25.46 Ac. +/-	58.8%	58.8%
Arcona Phase 2.1 & 2.2	Development Site	% Total	Rec. Lands	Common OS	Total OS Area	% Total	Village	% Total	Residential	% Total	% Total
Arcona Phase 2.1	6.49 Ac. +/-	38%	0.00 Ac. +/-	0.00 Ac. +/-	0.00 Ac. +/-	0%	0.00 Ac. +/-	0%	6.49 Ac. +/-	38%	38%
Arcona Phase 2.2	10.49 Ac. +/-	62%	0.00 Ac. +/-	3.68 Ac. +/-	3.68 Ac. +/-	22%	0.00 Ac. +/-	0%	6.81 Ac. +/-	40%	40%
Arcona Phase 2.1 & 2.2 sub-total =	16.98 Ac. +/-	100%	0.00 Ac. +/-	3.68 Ac. +/-	3.68 Ac. +/-	21.7%	0.00 Ac. +/-	0.0%	13.30 Ac. +/-	78.3%	78.3%
Arcona Phase 2.3	Development Site	% Total	Rec. Lands	Common OS	Total OS Area	% Total	Village	% Total	Residential	% Total	% Total
Arcona Phase 2.3.1	10.49 Ac. +/-	79%	0.00 Ac. +/-	1.74 Ac. +/-	1.74 Ac. +/-	13%	8.75 Ac. +/-	66%	0.00 Ac. +/-	0%	0%
Arcona Phase 2.3.2	2.22 Ac. +/-	17%	0.00 Ac. +/-	0.00 Ac. +/-	0.00 Ac. +/-	0%	2.22 Ac. +/-	17%	0.00 Ac. +/-	0%	0%
Arcona Phase 2.3.3	0.62 Ac. +/-	5%	0.00 Ac. +/-	0.00 Ac. +/-	0.00 Ac. +/-	0%	0.62 Ac. +/-	5%	0.00 Ac. +/-	0%	0%
Arcona Phase 2.3 sub-total =	13.33 Ac. +/-	100%	0.00 Ac. +/-	1.74 Ac. +/-	1.74 Ac. +/-	13.1%	11.59 Ac. +/-	86.9%	0.00 Ac. +/-	0.0%	0.0%
Arcona Neighborhood 8	Development Site	% Total	Rec. Lands	Common OS	Total OS Area	% Total	Village	% Total	Residential	% Total	% Total
Arcona Phase 8.1	29.47 Ac. +/-	100%	0.00 Ac. +/-	6.93 Ac. +/-	6.93 Ac. +/-	24%	0.00 Ac. +/-	0%	22.54 Ac. +/-	76%	76%
Arcona Neighborhood 8 sub-total =	29.47 Ac. +/-	100%	0.00 Ac. +/-	6.93 Ac. +/-	6.93 Ac. +/-	23.5%	0.00 Ac. +/-	0.0%	22.54 Ac. +/-	76.5%	76.5%

REVISED
(TYP.)

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF CUMBERLAND

On this, the 14th day of October, 2021, before me, the undersigned person, personally appeared Anthony Parada-Diedrich, Authorized Signatory of CHARTER HOMES AT ARCONA, INC., a Pennsylvania corporation, who being duly sworn according to the law, deposes and says that the corporation is the Owner of the property shown on this plan, that they are authorized to execute said plan on behalf of the corporation, that the plan is the act and deed of the corporation, that the corporation desires the same to be recorded and on behalf of the corporation.

William B. Shind
CHARTER HOMES AT ARCONA, INC.
Authorized Signatory

Commonwealth of Pennsylvania - Notary Seal
Deborah S. Witwer, Notary Public
Lancaster County
My commission expires March 5, 2025
Commission number 1213949

Deborah S. Witwer
My Commission Expires March 5, 2025

It is hereby certified that the undersigned are the owner(s) of the property shown in this plat and that all streets, easements and right-of-way or part thereof, if not previously dedicated are hereby tendered for dedication to the public use. That the stormwater management facilities and BMP's to be permanent fixtures can be altered or removed only after approval of a revised plan by Lower Allen Township.

Owner William B. Shind
CHARTER HOMES AT ARCONA, INC.
Authorized Signatory

CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED THIS 27 DAY OF August, 2021
BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

Kirk Stoner
DIRECTOR OF PLANNING

CERTIFICATE FOR APPROVAL BY THE BOARD OF COMMISSIONERS

Approved by the Board of Commissioners, Lower Allen Township, Cumberland County, PA

Approved this 27th day of September, 2021

Conditions of Approval Completed this 27th day of September, 2021

David A. Velt President William B. Shind Secretary



CERTIFICATE OF ACCURACY (PLAN)

I hereby certify that, to the best of my knowledge, the plan shown and described hereon is true and correct to the accuracy required by the Subdivision and Land Development Ordinance of Lower Allen Township.

For Towne Square Engineering

G. Mitchell King 9/20/21

RECORD INFORMATION

Recorded in the Cumberland County Courthouse
Recorded this 28th day of November, 2021
Instrument No. 202141024

Sheet Number:
1 of 1
Project Number:
15-100-25
Date:
JULY 26, 2021

ARCONA NEIGHBORHOOD 8.1 - LOT ADJUSTMENT PLAN

Lower Allen Twp./Cumberland Co., PA
CHARTER HOMES & NEIGHBORHOODS

LOT 500 - LOT LINE ADJUSTMENT PLAN

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

Project Manager:
DAVID B. KEEGER PE
Project Engineer:
G. MITCHELL KING PE, PLS
Project Surveyor:
G. MITCHELL KING PE, PLS

SEAL OF TOWNE SQUARE ENGINEERING

313 W. Liberty St.,
Suite 241
Lancaster, PA 17603
Phone: (717) 283-4538

Civil Engineers & Land Planners

REVISIONS

9/20/21
REV. PER TWP. ENGINEER LETTER DATED 9/13/21

DATE
9/20/21

Section Number:
EXB-1

15-100-25 SHEETS EXHIBITS 2021-07-28 - LOT 500 - LOT LINE ADJUSTMENT PLAN 01 EXB-01.DWG 9/21/2021 3:35 PM