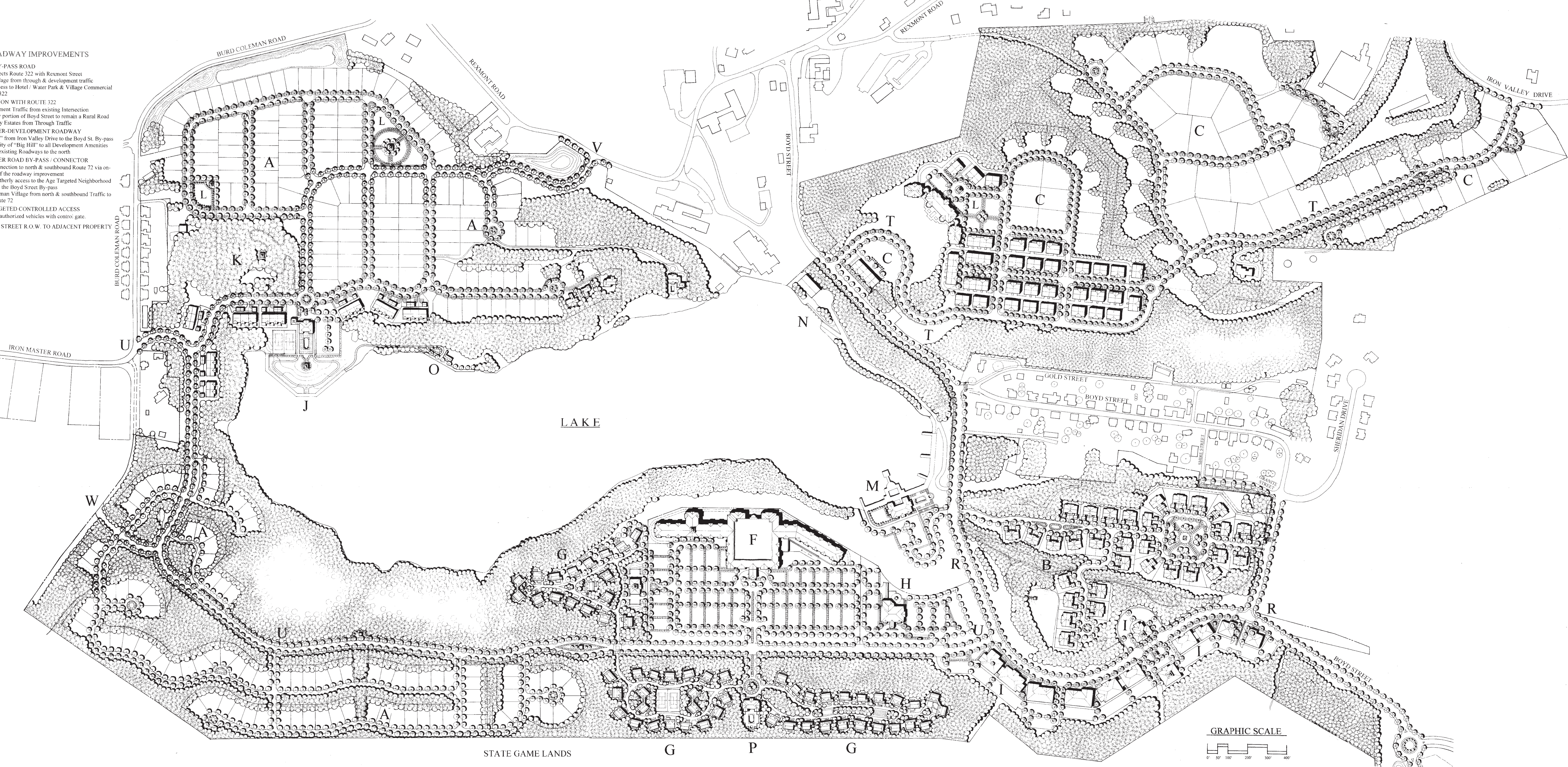


CONCEPT PLAN SUMMARY

RESIDENTIAL NEIGHBORHOODS	590 DU
A AGE TARGETED NEIGHBORHOOD (WEST)	253 DU
• Single Family Detached Lots (65' to 100' x 130' Lots)	230 DU
• Village Townhome Units (3 & 2 DU per Building)	23 DU
B AGE TARGETED TWIN NEIGHBORHOOD	62 DU
• Estate Twin Lots (50' x 115' Lots)	62 DU
C "BIG HILL" NEIGHBORHOOD	170 DU
• Estate Single Family Lots (150' x 200' Lots)	37 DU
• Transition Single Family Lots (110' x 130' Lots)	31 DU
• Village Single Family Lots (90' x 80' Lots)	3 DU
• Village Twin Lots (46' x 80' Lots)	50 DU
• Lakeview Townhomes (30' x 100' Lots)	22 DU
• Lakeview Manor Home (2.5 Stories with Parking under the Building)	27 DU
D AGE TARGETED NEIGHBORHOOD (EAST)	66 DU
• "Cottage" Single Family Lots (85' to 70' x 120' Lots)	66 DU
E FOREST CONSERVATION NEIGHBORHOOD	39 DU
• Estate Single Family Lots (150' x 200' Lots)	39 DU
SPECIAL USE AREAS	
F HOTEL / WATER PARK	
• 250 to 400 Rooms	
• 4 Story with Indoor water Park Amenity	
G HOTEL / GOLF COURSE RELATED GUEST COTTAGES	
• 60 Individual Cottage Suites with Golf Cart Access	
• Associated Recreation Amenity	
H POTENTIAL RESTAURANT SITE & REMOTE PARKING	
• One Story Restaurant with Outdoor Dining overlooking Lake	
• Remote Long Term Parking for Waterside Recreation Amenity	
I VILLAGE COMMERCIAL AREA	
• 150,000 SF total in 1, 2 & 3 story buildings	
• Retail Shops, Restaurants etc. with Non-retail Uses above	
• "Main Street" Streetscape with Special Paving, Lighting & Street Furniture	
J AGE TARGETED CLUB FACILITY	
• Community Building & Outdoor Pool, Spa & Deck	
• Tennis Court: & areas for Lawn Sports	
• Floating Boat Docks at the Water's Edge	
• Dedicated & On-street Parking	
K "OUTLOOK HILL" PARK	
• Nature Trails & Summit Overlook	
L NEIGHBORHOOD GREENS	
• Passive & Active Recreation Uses	
M HOTEL RELATED WATER ACCESS AMENITY	
• Potential Restaurant / Cabana Bldg. With Outdoor Pool, Spa & Deck	
• Floating Boat Dock & Ramp	
• Short Term Parking	
N WINTER BOAT & FLOATING DOCK STORAGE AREA	
• Boat House with small Dock & Boat Ramp	
• Boat Trailer Turnaround	
O POTENTIAL ADDITIONAL BOATING / RECREATION AREA	
P GUEST COTTAGE AMENITY ISLAND	
• Community / Meeting Building with Outdoor Recreation Amenities	
Q "NATURE PRESERVE" AREA	
• 30 Acre Park with Walking, Jogging & Nature Trails	
• Trailhead Parking & Pergola Area	

POTENTIAL ROADWAY IMPROVEMENTS

- R BOYD STREET BY-PASS ROAD**
 - Realignment connects Route 322 with Rexmont Street
 - Protects Miners Village from through & development traffic
 - Provides direct access to Hotel / Water Park & Village Commercial Areas from Route 322
- S NEW INTERSECTION WITH ROUTE 322**
 - Removes Development Traffic from existing Intersection
 - Allows the easterly portion of Boyd Street to remain a Rural Road
 - Protects Iron Valley Estates from Through Traffic
- T NEW NORTH INTER-DEVELOPMENT ROADWAY**
 - Connects "Big Hill" from Iron Valley Drive to the Boyd St. By-pass
 - Provides connectivity of "Big Hill" to all Development Amenities avoiding travel on existing Roadways to the north
- U NEW IRON MASTER ROAD BY-PASS / CONNECTOR**
 - Provides direct connection to north & southbound Route 72 via on-ramps to the west of the roadway improvement
 - Provides direct southerly access to the Age Targeted Neighborhood from Route 322 via the Boyd Street By-pass
 - Protects Burd Coleman Village from north & southbound Traffic to the Turnpike & Route 72
- V NORTH AGE TARGETED CONTROLLED ACCESS**
 - Limited access for authorized vehicles with control gate.
- W POTENTIAL STUB STREET R.O.W. TO ADJACENT PROPERTY**



AMENDMENT as of : 01/15/10

"CORNWALL" CONCEPTUAL MASTER PLAN : ILLUSTRATIVE CONCEPTUAL SITE PLAN
 BOROUGH OF CORNWALL, LEBANON COUNTY, PENNSYLVANIA

SCALE : 1" = 120'
 DATE : 05/22/09

HeuserDESIGN
 30 Shadyhill Rd
 Moylan, PA 19065
 Planning / Site Design

