Plat Num: 20-058

Cumberland County Subdivision and Land Development Review Report

Municipality:	North Middleton	Surveyor/ Engineer:	Rettew	Owner/ Developer:	Keystone Arms Phase Two
Plat Title:	Keystone Arms – North Middleton				
Plat Status:	Final			Plat Type:	S Subdivision
# of New Lots:	4	# of New Dwelling Units:	0	New Acreage Subdivided/Developed:	6.76
Total Tract Acreage:	25.87				
Zoning District:	R-2			Proposed Land Use:	Residential
Date Received:	3/30/2020	County Review:	4/17/2020	Reviewed by:	EG
Checked by:					

☐ Plat appears to comply with applicable regulations.

☒ Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.

☐ Plat appears to need substantial revision, as indicated.

Review comments with cited ordinance provisions are based on municipal regulations on file with the County Planning Department.

1. General note #18 should read Cumberland County Recorder of Deeds.
2. The table of Site Data references Existing Conditions for the total site as well as for North Middleton and Middlesex townships. The calculation provided for number of lots and number of dwelling units is listed as 0 and 1 on the table. This should be clarified.
3. The township should determine if a waiver is required to review the plan submitted as a final plan. (SALDO 180-16)
4. Lots 5-20, 21-36, 40-55 and 71-87 appear to be in private ownership, and will not be affected by the proposed consolidation. Lot owner information for these lots should be included in the plan. (SALDO 180-24.B.7)
5. The Zoning Action described pertains to a Highway Commercial zoning change. The area or use affected by this zoning change should be indicated in the plan. (SALDO 180-24.B.13)
6. The zoning boundary to the north of MacArthur Drive should be labeled in the plan. (SALDO 180-24.B.13)
7. The township should verify the dwelling unit density in effect at the time of the original plan submission.
8. When obtaining the county signature for the final plan recording process, the applicant / engineer should provide a CD that includes a .dwg AutoCAD file that shows all of the parcel boundaries, lot lines, building footprints, road rights-of-way and the edge of pavement. For more information, please visit the Cumberland County Planning Department website at: https://www.ccpa.net/3185/Plan-Submission-Recording-Procedures.

FINAL MAJOR LOT CONSOLODATION SUBDIVISION
FOR
KEYSTONE ARMS
NORTH MIDDLETON TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

GENERAL NOTES

1. SITE BENCHMARK: SOUTH FLANGE BOLT, TOP OF HYDRANT; ELEVATION = 447.65 (USGDS DATUM) LOCATED APPROXIMATELY 1350 FEET EAST OF INTERSECTION OF POST ROAD AND HARRISBURG PIKE ON SOUTH SIDE OF HARRISBURG PIKE.
2. PLAN REFERENCE: FINAL MAJOR LOT CONSOLIDATION SUBDIVISION FOR KEYSTONE ARMS, PREPARED BY RETTEW ASSOCIATES, INC, DATED MARCH 19, 2010 LAST REVISED JULY 15, 2010.
3. THE INTENT OF THIS PLAN IS CONSOLIDATION OF THE LOTS LISTED. NO OTHER CHANGES TO APPROVED SUBDIVISION PLANS IS PROPOSED. NO IMPROVEMENTS ARE PROPOSED TO ANY OF THE AFFECTED LOTS.
4. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT.
5. SURVEY BY RETTEW ASSOCIATES, INC.
6. NO OBJECT SHALL BE PERMITTED WHICH OBSCURES VISION WITHIN THE CLEAR SIGHT TRIANGLE.
7. NO NEW DRIVEWAY ACCESS IS PROPOSED WITH THIS PLAN.
8. THE WETLAND LINES SHOWN ON THIS PLAN ARE BASED UPON WETLAND DELINEATION CONDUCTED BY RETTEW ASSOCIATES.
9. THE FLOODPLAIN LINES SHOWN ON THIS PLANS ARE BASED UPON FEMA FLOODPLAIN MAPPING. (NORTH MIDDLETON TOWNSHIP COMMUNITY PANEL 420367 0010 B, PANEL 10 OF 10, APRIL 1, 1982 AND MIDDLESEX TOWNSHIP COMMUNITY PANEL 420363 0015 PANEL 15 OF 15, JUNE 15, 1981).
10. OPEN SPACE/RECREATION REQUIREMENTS WERE PREVIOUSLY APPROVED TO BE SATISFIED BY MEANS OF GRANTING A CONSERVATION EASEMENT TO THE LETORT REGIONAL AUTHORITY . THIS SAME AREA IS PROPOSED TO BE DEVELOPED INTO A PASSIVE RECREATIONAL AREA BY THE DEVELOPER THROUGH THE CREATION OF A NATURE TRAIL SYSTEM THAT IS CONSISTENT WITH INPUT FROM THE LETORT REGIONAL AUTHORITY, NORTH MIDDLETON TOWNSHIP AND MIDDLESEX TOWNSHIP.
11. MONUMENTS AND MARKERS WILL BE PLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
12. NO DWELLING UNITS ARE PROPOSED TO BE LOCATED WITHIN THE FEMA DEFINED FLOODPLAIN.
13. ALL EXISTING AND PROPOSED EASEMENTS AND UTILITIES ARE SHOWN ON THE PREVIOUSLY APPROVED LAND DEVELOPMENT PLAN FOR KEYSTONE ARMS.
14. THE DEVELOPER INTENDS TO OWN ALL PARCELS RESULTING FROM THE SUBDIVISION PLAN AND UTILIZE THE UNITS FOR RENTING ONLY. THE DEVELOPER, PRIOR TO SELLING ANY INDIVIDUAL LOT, MUST CREATE A HOME OWNERS ASSOCIATION AND HAVE THAT ENTITY PROFESSIONALLY OPERATED.
15. SIDEWALKS ARE PROPOSED ON BOTH SIDES OF ALL STREETS TO BE DEDICATED WITH THE EXCEPTION OF THE NORTH SIDE OF MACARTHUR DRIVE AND THE SOUTH SIDE OF SR 0011 HARRISBURG PIKE.
16. ACT 537 SEWAGE PLANNING MODULE NO. A3-21915-182-3 AND A3-21920-0181-3 ARE APPROVED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON MAY 20, 2004. NO ADDITIONAL FLOWS ARE PROPOSED.
17. ALL EXISTING LOT INFORMATION TAKEN FROM PREVIOUSLY APPROVED FINAL REVISED SUBDIVISION PLAN FOR KEYSTONE ARMS ASSOCIATES, RECORDED IN PB 93, PG. 42.
18. THE FOLLOWING LOTS AS SHOWN ON THE FINAL REVISED SUBDIVISION PLAN FOR KEYSTONE ARMS, RECORDED IN THE CUMBERLAND COUNTY RECORDED OF DEEDS OFFICE AT PLAN BOOK 93, PAGE 42 SHALL BE MERGED INTO FOUR (4) CONTIGUOUS PARCELS OF LAND AND SHALL BE IDENTIFIED AS SHOWN BELOW AND AS SHOWN ON SHEET THREE (3). ANY FUTURE PROPOSAL TO SUBDIVIDE THESE LOTS SO MERGED SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE NORTH MIDDLETON TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE NORTH MIDDLETON TOWNSHIP ZONING ORDINANCE IN EFFECT AT THAT TIME.

   LOTS 37 THROUGH 39 SHALL BE IDENTIFIED AS LOT 37
   LOTS 56 THROUGH 71 SHALL BE IDENTIFIED AS LOT 56
   LOTS 88 THROUGH 104 SHALL BE IDENTIFIED AS LOT 88
   LOTS 1 THROUGH 3 SHALL BE IDENTIFIED AS LOT 1

LIST OF DRAWINGS

* 1 OF 3. . . . . .COVER SHEET
* 2 OF 3. . . . . .EXISTING CONDITIONS PLAN
* 3 OF 3. . . . . .SUBDIVISION PLAN
* DENOTES SHEETS TO BE RECORDED

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE FOR RECORDING OF DEEDS, IN AND FOR CUMBERLAND COUNTY, PENNSYLVANIA, IN SUBDIVISION PLAN BOOK _____, VOLUME _____ PAGE _____. WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20___.

_____
RECORDER

FINAL PLAN APPROVAL STATEMENT

APPROVED BY _____
AND ALL CONDITIONS IMPOSED WITH RESPECT TO SUCH APPROVAL WERE COMPLETED ON THIS ____ DAY OF _____, 20___.

NORTH MIDDLETON TOWNSHIP CERTIFICATION

REVIEWED BY THE NORTH MIDDLETON TOWNSHIP PLANNING COMMISSION THIS _____ DAY OF _____, ____.

_____ _____

REVIEWED BY THE NORTH MIDDLETON TOWNSHIP ENGINEER THIS _____ DAY OF _____, ____.

_____ _____

APPROVED BY THE NORTH MIDDLETON TOWNSHIP SUPERVISORS THIS _____ DAY OF _____, ____.

_____ _____

CERTIFICATION OF WETLAND DELINEATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WETLAND DETERMINATION IS TRUE AND CORRECT AND THE NORTH MIDDLETON AND MIDDLESEX TOWNSHIPS MAY RELY UPON THE ACCURACY THEREOF. THE WETLAND DELINEATOR HAS BEEN TO THE SITE AND OBSERVED THE PRESENT CONDITION AND THE PLAN INDICATES THE ACTUAL CONDITION OF THE SITE .

DATE: _____

_____

CERTIFICATION OF SURVEY ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS TRUE AND CORRECT AND NORTH MIDDLETON TOWNSHIP MAY RELY UPON THE ACCURACY THEREOF. THE SURVEYOR HAS BEEN TO THE SITE AND OBSERVED THE PRESENT CONDITION AND THE PLAN INDICATES THE ACTUAL CONDITION OF THE SITE, ALL AS REQUIRED BY THE APPLICABLE STANDARDS OF THE STATE REGISTRATION BOARD FOR PROFESSIONAL LAND SURVEYORS. THE ERROR OF CLOSURE SHALL NOT BE MORE THAN ONE PART IN FIVE THOUSAND (5,000).

DATE: _____

_____

CERTIFICATION OF PLAN ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS TRUE AND CORRECT AND NORTH MIDDLETON TOWNSHIP MAY RELY UPON THE ACCURACY THEREOF. THE ENGINEER HAS BEEN TO THE SITE AND OBSERVED THE PRESENT CONDITION AND THE PLAN INDICATES THE ACTUAL CONDITION OF THE SITE, ALL AS REQUIRED BY THE APPLICABLE STANDARDS OF THE STATE REGISTRATION BOARD FOR PROFESSIONAL ENGINEERS.

DATE: _____

_____

CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED THIS _____ DAY OF _____, 20__ BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.

_____
DIRECTOR OF PLANNING

CERTIFICATE OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____

ON THIS, THE ____ DAY OF _____, 20__ BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____ BEING _____ WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT THE PARTNERSHIP IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT HE IS AUTHORIZED TO EXECUTE SAID PLAN ON BEHALF OF THE SAME TO BE RECORDED ON BEHALF OF THE PARTNERSHIP AND FURTHER ACKNOWLEDGES THAT ALL STREETS, R.O.W. AND EASEMENTS IDENTIFIED AS PROPOSED PUBLIC PROPERTY ARE HEREBY DEDICATED TO THE PUBLIC USE. (EXCEPTING THOSE AREAS LABELED "NOT FOR DEDICATION")

_____
KEYSTONE ARMS PHASE TWO, LP

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

_____
(NOTARY PUBLIC)

_____
MY COMMISSION EXPIRES

LANDOWNER/SOURCE OF TITLE

KEYSTONE ARMS PHASE TWO, LP
120 NORTH POINTE BLVD, SUITE 300
LANCASTER PA 17601
TEL: 717-519-0100

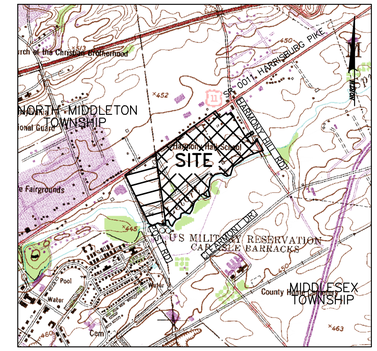
LOT	PIN	LOT	PIN	LOT	PIN
1	29-07-0467-010	67	29-07-0467-076	100	29-07-0467-084
2	29-07-0467-011	68	29-07-0467-077	101	29-07-0467-083
3	29-07-0467-012	69	29-07-0467-078	102	29-07-0467-082
37	29-07-0467-046	70	29-07-0467-079	103	29-07-0467-081
38	29-07-0467-047	71	29-07-0467-004	104	29-07-0467-080
39	29-07-0467-048	88	29-07-0467-096		
56	29-07-0467-065	89	29-07-0467-095		
57	29-07-0467-066	90	29-07-0467-094		
58	29-07-0467-067	91	29-07-0467-093		
59	29-07-0467-068	92	29-07-0467-092		
60	29-07-0467-069	93	29-07-0467-091		
61	29-07-0467-070	94	29-07-0467-090		
62	29-07-0467-071	95	29-07-0467-089		
63	29-07-0467-072	96	29-07-0467-088		
64	29-07-0467-073	97	29-07-0467-087		
65	29-07-0467-074	98	29-07-0467-086		
66	29-07-0467-075	99	29-07-0467-085		

SOURCE OF TITLE

DEED REFERENCE	DB-K-20 PAGE 146
TAX MAP NUMBER	TM 29-07-0467-004

ZONING ACTION

NORTH MIDDLETON TOWNSHIP – CHANGE OF ZONING USE FROM R-2 HIGH DENSITY RESIDENTIAL TO H-C HIGHWAY COMMERCIAL WAS APPROVED BY THE TOWNSHIP OF NORTH MIDDLETON.
ACTION: APPROVED: SEPTEMBER 4, 2003 DOCKET NO.: 2003-5
MIDDLESEX TOWNSHIP - SPECIAL EXCEPTION UNDER A PREVIOUS LAND DEVELOPMENT PLAN.
ACTION: MIDDLESEX TOWNSHIP ZONING OFFICER HAS STATED THAT THE KEYSTONE ARMS DEVELOPMENT IS IN COMPLIANCE WITH THE PREVIOUSLY GRANTED SPECIAL EXCEPTION. THIS ACTION IS STILL APPLICABLE TO THE KEYSTONE ARMS SUBDIVISION AND LAND DEVELOPMENT PLAN.



SITE LOCATION MAP
1"=1000'

SITE DATA

	EX. COND. TOTAL SITE	EX. COND. NMT	EX. COND. MT	PROP. TOTAL SITE	PROP. NMT
SITE AREA (GROSS)	65.054	31.684	33.370	65.054	31.684
SITE AREA (NET) *	62.178	29.932	32.246	48.158	25.866
NO. OF LOTS 1		1	0	81	69
NO. OF DU 1		1	0	317	132
DENSITY	0.02	0.03	0.00	4.87	4.17
LOT COVERAGE (BUILDING)				4.36 AC	2.25 AC
LOT COVERAGE %				9.05%	8.69%
IMPERVIOUS COVERAGE				20.46 AC	10.36 AC
PERCENT IMPERVIOUS				31.46%	32.69%
LAND USE	RES./OPEN SPACE	RES./OPEN SPACE	RES./OPEN SPACE	COMMERCIAL/ RES./OPEN SPACE	COMMERCIAL/ RES.TOWNHOUSE/ OPEN SPACE

* DENOTES NET AREA OR AREA MINUS ROW FROM PROPOSED OR EXISTING ROADS

ZONING DATA
NORTH MIDDLETON TOWNSHIP (R-2 DISTRICT)

	REQUIRED	PROVIDED
MINIMUM LOT AREA	2,400 SF/UNIT	SEE TABLE
MAXIMUM DENSITY	10 UNIT/AC	4.07 UNIT/AC
MINIMUM LOT WIDTH	20 FT.	22 FT.
MAXIMUM LOT COVERAGE	55%	32.69%
MINIMUM FRONT YARD SETBACK	35 FT.	35 FT.
MINIMUM SIDE YARD SETBACK	20 FT./END UNITS	20 FT./END UNITS
MINIMUM REAR YARD SETBACK	35 FT.	35 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT.
FRONT TO FRONT TOWNHOUSE SETBACK	70 FT.	70 FT.
REAR TO REAR TOWNHOUSE SETBACK	70 FT.	70 FT.
PARALLEL TOWNHOUSE SETBACK	70 FT.	70 FT.
MINIMUM TOWNHOUSE SIDE TO SIDE SETBACK	20 FT.	20 FT.
SEWER	PUBLIC	PUBLIC
WATER	PUBLIC	PUBLIC

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS: TB

MANAGER: D. ERIC BRINSER
DESIGN BY: KME | CHKD BY: DEB
SURV. CHIEF: | FIELDBOOK NO. BAR COLLECTOR
DRAWN BY: KME | CHKD BY: DEB
DRAWING REFERENCE: Z:\Shared\Projects\04160\04-06160-001\Cad\Subdivision 2019 - North Middleton\04-06160-001-01-Cover-NM.dwg

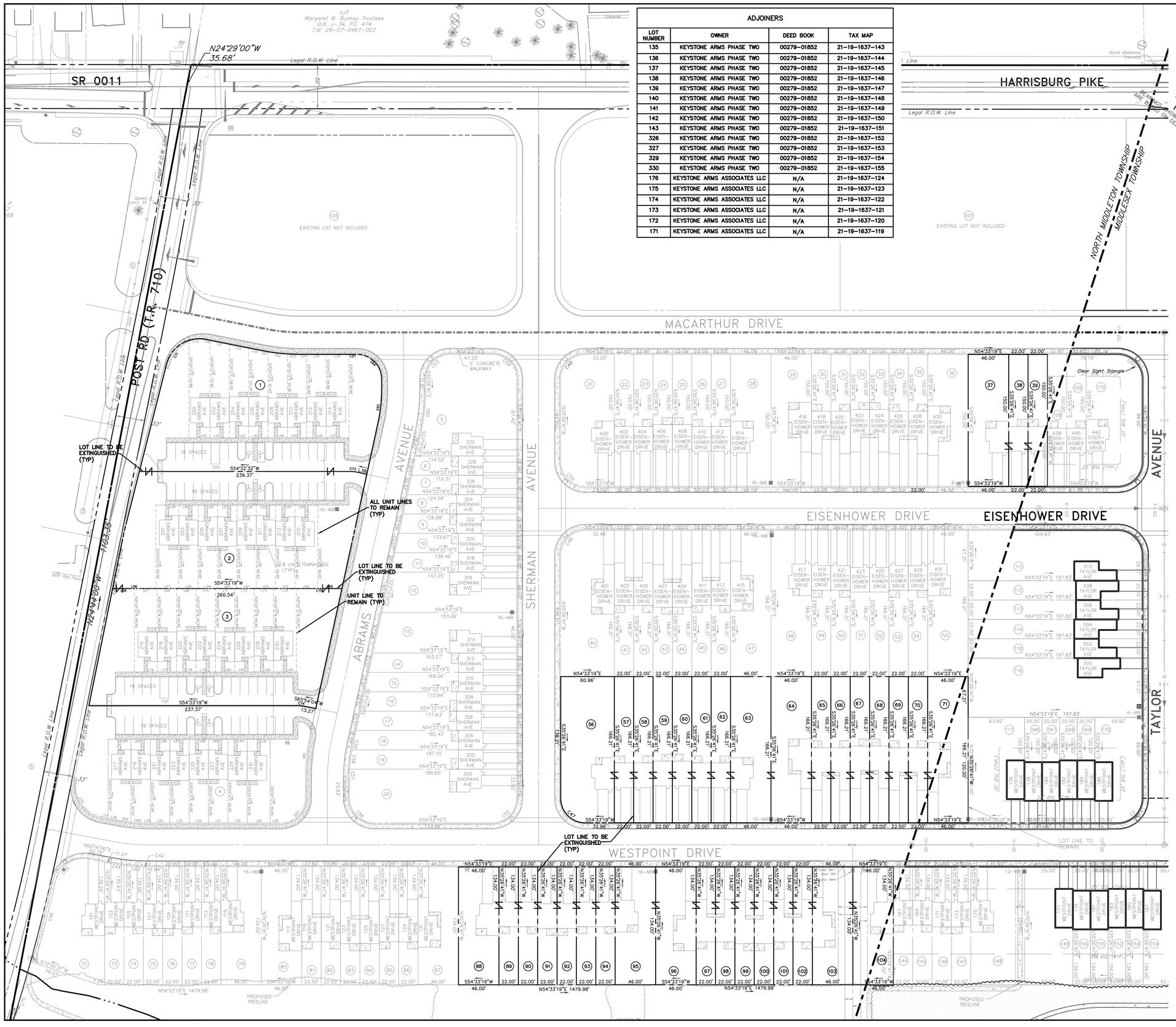
CLIENT
KEYSTONE ARMS PHASE TWO, LP
120 NORTH POINTE BOULEVARD
SUITE 300
LANCASTER, PA 17601
ATTN: DAVID E. MARSCHKA
(717) 519-0100

SCALE

RETTEW
RETTEW Associates, Inc.
5031 Richard Lane, Suite 111, Mechanicsburg, PA 17055
Phone: (717) 697-3555 • Fax (717) 697-8953
Email: info@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

COVER SHEET
FINAL MAJOR LOT CONSOLIDATION SUBDIVISION
FOR
KEYSTONE ARMS
NORTH MIDDLETON TOWNSHIP CUMBERLAND COUNTY, PA

DATE: DECEMBER 30, 2019
SHEET NO. ____ OF 3
DWG. NO. 04-06160-001



ADJOINERS

LOT NUMBER	OWNER	DEED BOOK	TAX MAP
135	KEYSTONE ARMS PHASE TWO	00279–01852	21–19–1637–143
136	KEYSTONE ARMS PHASE TWO	00279–01852	21–19–1637–144
137	KEYSTONE ARMS PHASE TWO	00279–01852	21–19–1637–145
138	KEYSTONE ARMS PHASE TWO	00279–01852	21–19–1637–146
139	KEYSTONE ARMS PHASE TWO	00279–01852	21–19–1637–147
140	KEYSTONE ARMS PHASE TWO	00279–01852	21–19–1637–148
141	KEYSTONE ARMS PHASE TWO	00279–01852	21–19–1637–149
142	KEYSTONE ARMS PHASE TWO	00279–01852	21–19–1637–150
143	KEYSTONE ARMS PHASE TWO	00279–01852	21–19–1637–151
326	KEYSTONE ARMS PHASE TWO	00279–01852	21–19–1637–152
327	KEYSTONE ARMS PHASE TWO	00279–01852	21–19–1637–153
329	KEYSTONE ARMS PHASE TWO	00279–01852	21–19–1637–154
330	KEYSTONE ARMS PHASE TWO	00279–01852	21–19–1637–155
176	KEYSTONE ARMS ASSOCIATES LLC	N/A	21–19–1637–124
175	KEYSTONE ARMS ASSOCIATES LLC	N/A	21–19–1637–123
174	KEYSTONE ARMS ASSOCIATES LLC	N/A	21–19–1637–122
173	KEYSTONE ARMS ASSOCIATES LLC	N/A	21–19–1637–121
172	KEYSTONE ARMS ASSOCIATES LLC	N/A	21–19–1637–120
171	KEYSTONE ARMS ASSOCIATES LLC	N/A	21–19–1637–119

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING SETBACK LINE
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING ZONING BOUNDARY
- EXISTING VEGETATION — DECIDUOUS TREE / EVERGREEN TREE
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL — W
- EXISTING WATER VALVE — WV
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE — S
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX — T
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING STORM PIPE — 18" RCP
- EXISTING STREAM

LOT NUMBER	LOT AREA (SQ.FT.)
37	6,970
38	3,485
39	3,485
56	10,019
57	3,485
58	3,485
59	3,485
60	3,485
61	3,485
62	3,485
63	7,841
64	7,841
65	3,485
66	3,485
67	3,485
68	3,485
69	3,485
70	3,485
71	7,841
88	7,841
89	3,049
90	3,049
91	3,049
92	3,049
93	3,049
94	3,049
95	7,841
96	7,841
97	3,049
98	3,049
99	3,049
100	3,049
101	3,049
102	3,049
103	7,841
104	7,841

LOT CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	ARC	BEARING	CHORD
C47	28.00'	90°00'00"	28.00'	43.98'	S80°26'41"E	39.60'

NO.	REVISION	DATE

FOR RETTEW ASSOCIATES BY:

XREFS:
TB 04-06160-001-TB-SD 2013-ALTA-SED
04-06160-001-LD-Base-Survey-SDP-Plan

MANAGER: D. ERIC BRINSER
DESIGN BY: KME | CHKD BY: DEB
SURV. CHIEF: FIELDBOOK NO. BAR COLLECTOR
DRAWN BY: KME | CHKD BY: DEB
DRAWING REFERENCE: Z:\Shared\Projects\04160\04-06160-001\Cad\Subdivision 2019 - North Middleton\04-06160-001-02-Existing Conditions.dwg

CLIENT
KEYSTONE ARMS PHASE TWO, LP
120 NORTH POINTE BOULEVARD
SUITE 300
LANCASTER, PA 17601
ATTN: DAVID E. MARSCHKA
(717) 519-0100

SCALE
0 25' 50' 100' 150'
1"=50'

RETTEW
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Email: info@rettew.com
Website: www.rettew.com
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Environmental Consultants

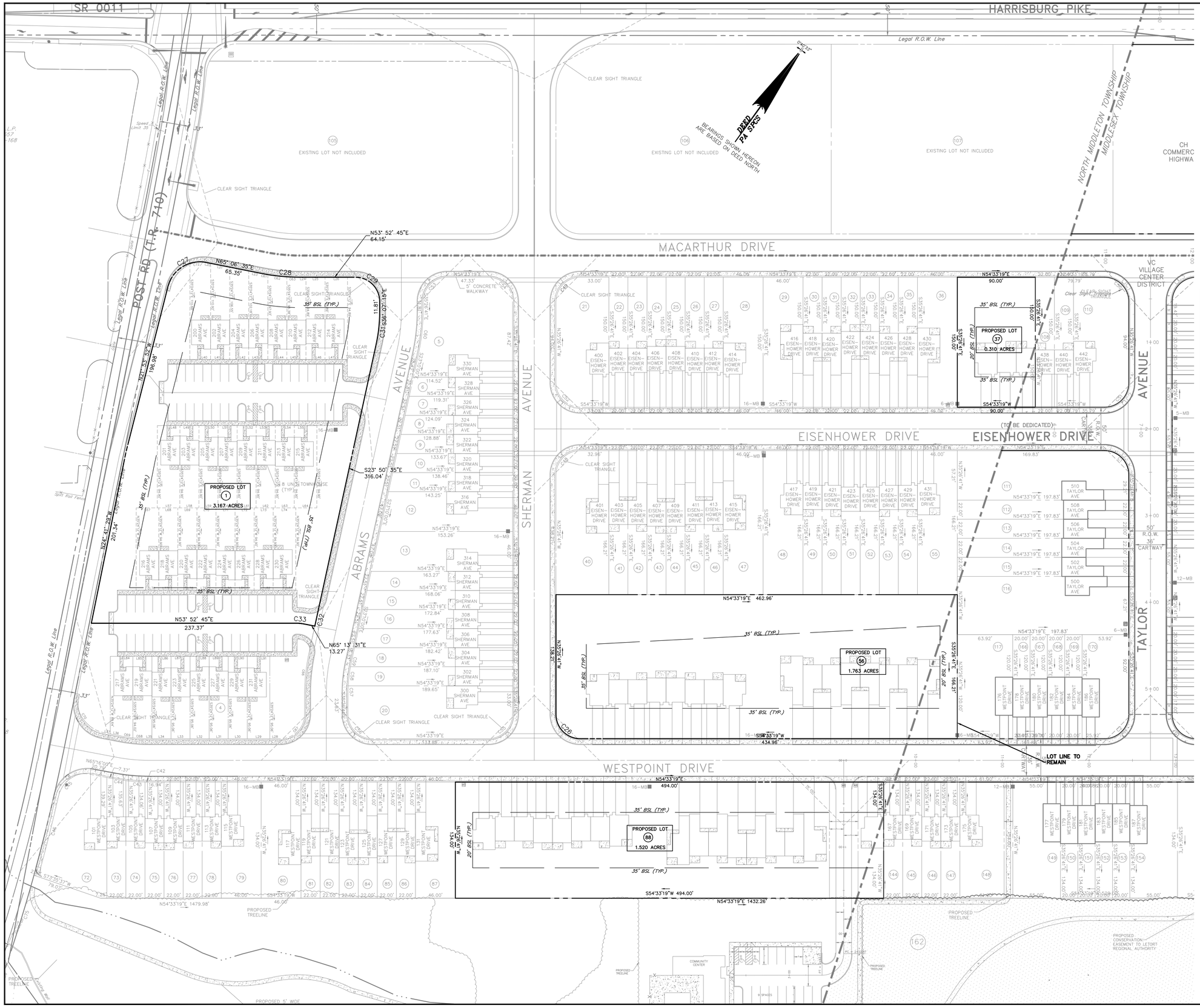
EXISTING CONDITIONS PLAN
FINAL MAJOR LOT CONSOLIDATION SUBDIVISION FOR
KEYSTONE ARMS

NORTH MIDDLETON TOWNSHIP CUMBERLAND COUNTY, PA

DATE: DECEMBER 30, 2019

SHEET NO. 2 OF 3

DWG. NO. 04-06160-001



LEGEND

- EXISTING BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING SETBACK LINE
- EXISTING CURB
- EXISTING PAVEMENT
- EXISTING ZONING BOUNDARY
- EXISTING VEGETATION — DECIDUOUS TREE; EVERGREEN TREE
- EXISTING TREELINE
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- EXISTING OVERHEAD TELEPHONE LINE — OT
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- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE — G
- EXISTING GAS VALVE — GV
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING STORM PIPE — 18" RCP
- EXISTING STREAM

LOT CURVE DATA:

CURVE TABLE

CURVE #	RADIUS	DELTA	ARC	BEARING	CHORD
C26	28.00'	90° 00' 00"	43.98'	S80° 26' 41"E	39.60'
C27	38.00'	87° 00' 27"	57.71'	N22° 16' 55"E	52.32'
C28	225.00'	11° 13' 49"	44.10'	N60° 10' 14"E	44.03'
C29	28.00'	90° 00' 00"	43.98'	S80° 26' 41"E	39.60'
C31	175.00'	12° 16' 41"	37.50'	S29° 18' 21"E	37.43'
C32	207180.03'	0° 00' 17"	17.10'	S23° 10' 10"E	17.10'
C33	37.50'	11° 20' 46"	7.43'	N60° 13' 42"E	7.41'

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS: TB 04-06160-001-LD-BASE-Overall-Site-Plan 04-06160-001-Pb-SD 2013-REVISED

MANAGER: D. ERIC BRINSER
DESIGN BY: KME
CHKD BY: DEB
SURV. CHIEF:
FIELDBOOK NO. DATA COLLECTOR
DRAWN BY: KME
CHKD BY: DEB
DRAWING REFERENCE: Z:\Shared\Projects\06160\04-06160-001\Cad\Subdivision 2019 - North Middleton\04-06160-001-03-Subdivision-NM.dwg

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(717) 519-0100

SCALE 1"=60'
0 30' 60' 120' 180'

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SUBDIVISION PLAN
FINAL MAJOR LOT CONSOLIDATION SUBDIVISION
FOR
KEYSTONE ARMS
NORTH MIDDLETON TOWNSHIP CUMBERLAND COUNTY, PA

DATE: DECEMBER 30, 2019
SHEET NO. 3 OF 3
DWG. NO. 04-06160-001