Plat Num: 20-059

Cumberland County Subdivision and Land Development Review Report

Municipality:	Middlesex	Surveyor/ Engineer:	Rettew Associates	Owner/ Developer:	Keystone Arms Phase Two
Plat Title:	Keystone Arms - Middlesex Twp				
Plat Status:	Final			Plat Type:	Subdivision
# of New Lots:	7	# of New Dwelling Units:		New Acreage Subdivided/Developed:	17.96
Total Tract Acreage:	49.4				
Zoning District:	VC			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. The Township should verify the referenced sections for waivers requested pertaining to site context map, site analysis report and supporting documentation.
2. The plan should include a statement regarding compliance with all township regulations in effect at the time of filing the plan. (SALDO 501.A.16)
3. Lots 111-116 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 501.A.19)
4. The dwelling units described in the Lot Area Tabulations refer to townhouse units. It appears that Lot 272 includes apartment units within the housing units. The existing apartments should be referenced in the dwelling type column.
5. The Zoning Data table on the cover sheet should include required side setbacks for corner lots and address parking requirements and provisions. (Zoning, 14.38 B.3 and 14.38.C, SALDO 501.A.21)
6. 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 CONSOLIDATION SUBDIVISION

FOR

KEYSTONE ARMS

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

GENERAL NOTES

1. BENCHMARK: SOUTH FLANGE BOLT, TOP OF HYDRANT; ELEVATION = 447.65 (USGDS DATUM) LOCATED APPROXIMATELY 1350 FEET EAST OF THE INTERSECTION OF POST ROAD AND HARRISBURG PIKE ON THE SOUTH SIDE OF HARRISBURG PIKE.
2. PLAN REFERENCE: FINAL MAJOR LOT CONSOLIDATION SUBDIVISION FOR KEYSTONE ARMS, PREPARED BY RETTEW ASSOCIATES, INC, DATED JANUARY 28, 2013, LAST REVISED FEBRUARY 27, 2013.
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. BOUNDARY AND TOPOGRAPHIC SURVEY BY RETTEW ASSOCIATES, INC.
6. THE SITE SHALL BE SERVED WITH PUBLIC WATER AND PUBLIC SANITARY SEWER FACILITIES.
7. THERE SHALL BE NO CHANGES OR DEVIATION FROM THESE PLANS UNLESS APPROVED BY THE ENGINEER. SUCH PLAN CHANGES, SHOULD THEY BECOME NECESSARY, ARE SUBJECT TO MUNICIPAL ORDINANCES.
8. NO OBJECT SHALL BE PERMITTED WHICH OBSCURES VISION WITHIN THE CLEAR SIGHT TRIANGLE.
9. THE MUNICIPALITY SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY AREA NOT DEDICATED FOR THE PUBLIC USE.
10. THE WETLAND LINES SHOWN ON THIS PLAN ARE BASED UPON WETLAND DELINEATION CONDUCTED BY RETTEW ASSOCIATES.
11. 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) AND THE RETTEW FLOODPLAIN STUDY DATED JANUARY 9, 2006.
12. OPEN SPACE/RECREATION REQUIREMENTS HAVE BEEN PREVIOUSLY SATISFIED BY THE DEVELOPER CONSTRUCTING A PASSIVE RECREATIONAL AREA THAT INCLUDES A NATURE TRAIL SYSTEM.
13. MONUMENTS AND MARKERS WILL BE PLACED IN ACCORDANCE WITH TOWNSHIP REQUIREMENTS.
14. NO DWELLING UNITS ARE PROPOSED TO BE LOCATED WITHIN THE FEMA DEFINED FLOODPLAIN.
15. THE ENGINEER AND SURVEYOR HAVE CONDUCTED A SITE INVESTIGATION TO VERIFY EXISTING SITE CONDITIONS AND COVERAGES.
16. ALL EXISTING AND PROPOSED EASEMENTS AND UTILITIES ARE SHOWN HEREIN.
17. ACT 537 SEWAGE PLANNING MODULE NO. A3-21915-182-3 AND A3-21920-181-3 WERE APPROVED BY THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON MAY 20, 2004.
18. ALL EXISTING LOT INFORMATION TAKEN FROM PREVIOUSLY APPROVED FINAL REVISED SUBDIVISION PLAN FOR KEYSTONE ARMS ASSOCIATES, RECORDED IN PB 93, PG. 42. NO ADDITIONAL FLOWS ARE PROPOSED.
19. 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 SEVEN (7) CONTIGUOUS PARCELS OF LAND AND SHALL BE IDENTIFIED AS SHOWN BELOW AND AS SHOWN ON SHEETS FOUR AND FIVE (4 & 5). ANY FUTURE PROPOSAL TO SUBDIVIDE THESE LOTS SO MERGED SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND THE MIDDLESEX TOWNSHIP ZONING ORDINANCE IN EFFECT AT THAT TIME.

LOTS 177, 183, 189, 195 & 201 SHALL BE IDENTIFIED AS LOT 177
LOTS 207, 213, 219, 225, 231, 242, 248, 254, 260 & 266 SHALL BE IDENTIFIED AS LOT 207
LOTS 272, 278, 280, 285 & 298 SHALL BE IDENTIFIED AS LOT 272
LOTS 118 THROUGH 143 & 326 THROUGH 330 SHALL BE IDENTIFIED AS LOT 118
LOTS 144 THROUGH 160 & 171 THROUGH 176 SHALL BE IDENTIFIED AS LOT 144
LOTS 117 & 166 THROUGH 170 SHALL BE IDENTIFIED AS LOT 117
LOTS 108 THROUGH 110 SHALL BE IDENTIFIED AS LOT 108

WAIVERS/MODIFICATIONS

FROM S.A.L.D.O. (MIDDLESEX):

SECTION 502.c.(3) – A WAIVER OF THE REQUIREMENT TO PROVIDE A PRELIMINARY PLAN.

THE APPLICANT IS REQUESTING A WAIVER OF THIS SECTION DUE TO THE MINOR NATURE OF REVISIONS.
ACTION: APPROVAL __/__/__

SECTIONS 502.b.(1),(2), and (4) – A WAIVER OF THE REQUIREMENT TO PROVIDE A SITE CONTEXT MAP, SITE ANALYSIS REPORT AND SUPPORTING DOCUMENTATION.

THE APPLICANT IS REQUESTING A WAIVER OF SUBMITTING THESE ARTICLES.
ACTION: APPROVAL __/__/__

ZONING ACTION

MIDDLESEX TOWNSHIP – SPECIAL EXCEPTION UNDER SECTION 9.04.I OF THE ZONING ORDINANCE TO PERMIT MULTIPLE DWELLING STRUCTURES IN THE VC-VILLAGE CENTER DISTRICT.
ACTION: APPROVED DECEMBER 9, 2009

ZONING DATA MIDDLESEX TOWNSHIP (VC – VILLAGE CENTER DISTRICT)

	REQUIRED	PROVIDED
MINIMUM LOT AREA (VC)	4,000 SF/DU (2 BR. UNITS) 5,000 SF/DU (3 BR. UNITS)	SEE BELOW
MINIMUM FRONT YARD SETBACK (VC) TOWNHOUSE	25 FT.	25 FT.
MINIMUM REAR YARD SETBACK (VC)	35 FT.	35 FT.
MINIMUM ARTERIAL ROAD SETBACK (VC)	75 FT.	75 FT.
MAXIMUM LOT COVERAGE (BUILDING) (VC)	25%	23.72% MAX. (LOT 1)
MAXIMUM BUILDING HEIGHT (VC)	35'	35'
MAXIMUM IMPERVIOUS COVERAGE (VC)	50%	31.06% MAX. (LOT 1)
REAR TO REAR TOWNHOUSE SETBACK (VC)	70 FT.	70 FT. MIN.
PARALLEL TOWNHOUSE SETBACK (VC)	70 FT.	70 FT. MIN.
SEWER	PUBLIC	PUBLIC
WATER	PUBLIC	PUBLIC

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

MIDDLESEX TOWNSHIP CERTIFICATION

MIDDLESEX TOWNSHIP PLANNING COMMISSION

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

_____
CHAIRMAN

MIDDLESEX TOWNSHIP ENGINEER

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

_____
ENGINEER

MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS PLAN APPROVAL CERTIFICATION

THIS PLAN APPROVED OR CONDITIONALLY APPROVED THE _____ DAY OF _____, 20____ BY THE MIDDLESEX TOWNSHIP BOARD OF SUPERVISORS.

ALL CONDITIONS, IF ANY IMPOSED WITH RESPECT TO SUCH APPROVAL HAVE BEEN MET ON THIS _____ DAY OF _____, 20____.

_____
CHAIRMAN, BOARD OF SUPERVISORS

_____
TOWNSHIP SECRETARY

CERTIFICATION OF SURVEY ACCURACY

I HEREBY CERTIFY TO THE BOARD OF SUPERVISORS OF MIDDLESEX TOWNSHIP THAT TO THE BEST OF MY KNOWLEDGE, BASED ON RECENT ACTUAL OBSERVATION OF THE SITE, THE SURVEY AND PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA. THE ERROR OF CLOSURE SHALL NOT BE MORE THAN ONE PART IN TEN THOUSAND (10,000).

DATE: _____

_____
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER _____

GENERAL PLAN/REPORT DATA

I HEREBY CERTIFY TO THE BOARD OF SUPERVISORS OF MIDDLESEX TOWNSHIP THAT TO THE BEST OF MY KNOWLEDGE, BASED ON RECENT ACTUAL OBSERVATION OF THE SITE, THE SPECIFIC DETAILS AND PLAN SHOWN AND DESCRIBED HEREON ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE MIDDLESEX TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND IN ACCORDANCE WITH THE LAWS OF THE COMMONWEALTH OF PENNSYLVANIA.

DATE: _____

_____
DONALD ERIC BRINSER
REGISTERED LANDSCAPE ARCHITECT
RETISTRATION NUMBER 001447-L

PENNSYLVANIA
DONALD ERIC BRINSER
REGISTRATION NUMBER 001447-L
REGISTERED LANDSCAPE ARCHITECT

CUMBERLAND COUNTY PLANNING DEPARTMENT

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

_____
DIRECTOR OF PLANNING

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

LIST OF DRAWINGS

* 1 OF 3. . . . . .COVER SHEET
* 2 OF 3. . . . . .EXISTING CONDITIONS PLAN
* 3 OF 3. . . . . .SUBDIVISION PLAN

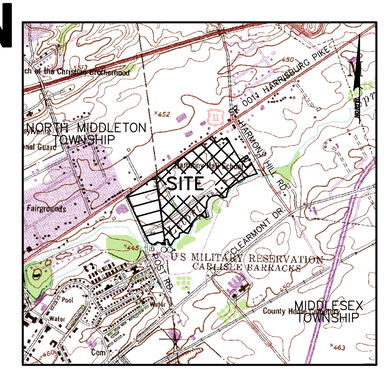
* DENOTES SHEETS TO BE RECORDED

LANDOWNER/SOURCE OF TITLE

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

PLAT BOOK 93, PAGE 42

LOT	PIN	LOT	PIN	LOT	PIN	LOT	PIN
108	21-19-1637-067	134	21-19-1637-125	154	21-19-1637-112	189	21-19-1637-262
109	21-19-1637-066	135	21-19-1637-142	155	21-19-1637-113	195	21-19-1637-268
110	21-19-1637-065	136	21-19-1637-143	156	21-19-1637-114	201	21-19-1637-274
117	21-19-1637-101	137	21-19-1637-144	157	21-19-1637-115	207	21-19-1637-249
118	21-19-1637-141	138	21-19-1637-145	158	21-19-1637-116	213	21-19-1637-243
119	21-19-1637-140	139	21-19-1637-146	159	21-19-1637-117	219	21-19-1637-237
120	21-19-1637-139	140	21-19-1637-147	160	21-19-1637-118	225	21-19-1637-231
121	21-19-1637-138	141	21-19-1637-148	166	21-19-1637-102	231	21-19-1637-225
122	21-19-1637-137	142	21-19-1637-149	167	21-19-1637-103	242	21-19-1637-214
123	21-19-1637-136	143	21-19-1637-150	168	21-19-1637-104	248	21-19-1637-208
124	21-19-1637-135	144	21-19-1637-075	169	21-19-1637-105	254	21-19-1637-202
125	21-19-1637-134	145	21-19-1637-076	170	21-19-1637-106	260	21-19-1637-196
126	21-19-1637-133	146	21-19-1637-077	171	21-19-1637-119	266	21-19-1637-190
127	21-19-1637-132	147	21-19-1637-078	172	21-19-1637-120	272	21-19-1637-183
128	21-19-1637-131	148	21-19-1637-079	173	21-19-1637-121	278	21-19-1637-189
129	21-19-1637-130	149	21-19-1637-107	174	21-19-1637-122	280	21-19-1637-156
130	21-19-1637-129	150	21-19-1637-108	175	21-19-1637-123	285	21-19-1637-161
131	21-19-1637-128	151	21-19-1637-109	176	21-19-1637-124	298	21-19-1637-176
132	21-19-1637-127	152	21-19-1637-110	177	21-19-1637-250	326	21-19-1637-151
133	21-19-1637-126	153	21-19-1637-111	183	21-19-1637-256	327	21-19-1637-152
						328	21-19-1637-153
						329	21-19-1637-154
						330	21-19-1637-155



SITE LOCATION MAP

1"=1000'

LOT AREA TABULATIONS

LOT	DWELLING TYPE	LOT AREA	IMPERVIOUS COVERAGE (%)	LOT COVERAGE (%)	OPEN SPACE (S.F.)
177	30 TOWNHOUSE UNITS	110,227 S.F., 2.530 AC.	31.06	23.72	75,987
207	60 TOWNHOUSE UNITS	227,540 S.F., 5.224 AC.	30.85	23.20	157,351
272	33 TOWNHOUSE UNITS	183,293 S.F., 4.208 AC.	23.73	16.09	139,805
118	31 TOWNHOUSE UNITS	126,029 S.F., 2.893 AC.	27.91	21.07	90,850
144	23 TOWNHOUSE UNITS	95,861 S.F., 2.201 AC.	28.32	19.98	68,712
117	6 TOWNHOUSE UNITS	23,572 S.F., 0.541 AC.	29.02	22.40	16,732
108	3 TOWNHOUSE UNITS	15,833 S.F., 0.363 AC.	23.54	13.51	12,106

REQUIRED OPEN SPACE AND PLAY AREA ARE SHOWN ON PLANS REFERENCED IN NOTE #2 AND ALL REQUIREMENTS WERE MET. CONSOLIDATION DOES NOT REDUCE OR ELIMINATEANY PREVIOUSLY APPROVED AREAS.

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

MANAGER: D. ERIC BRINSER
XREFS: TB
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 - Middlesex\34-06160-001-01-Cover-MD.dwg

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

SCALE
AS SHOWN

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

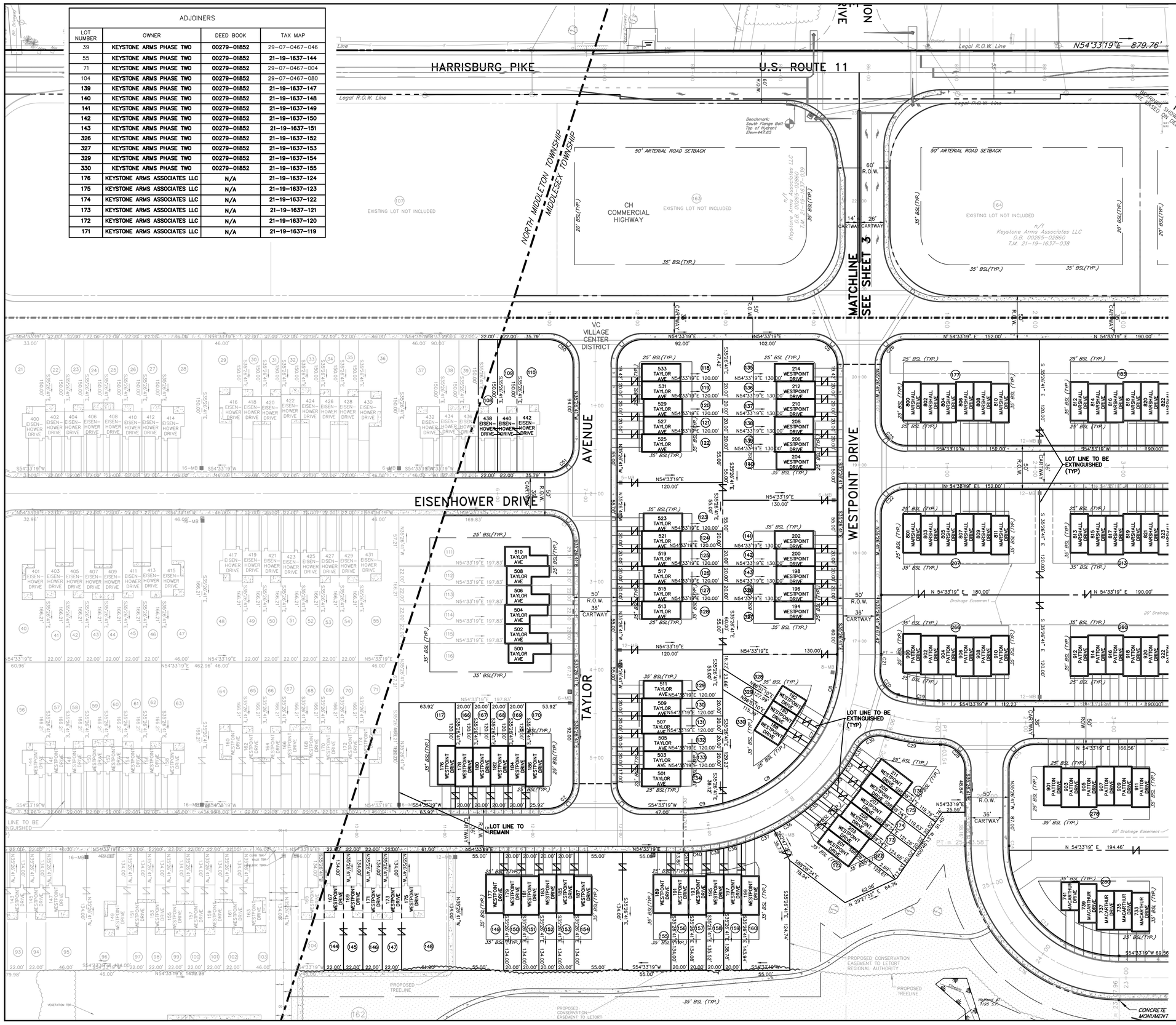
MIDDLESEX TOWNSHIP CUMBERLAND COUNTY, PA

DATE: DECEMBER 30, 2019

SHEET NO. 1 OF 5

DWG. NO. 04-06160-001

ADJOINERS			
LOT NUMBER	OWNER	DEED BOOK	TAX MAP
39	KEYSTONE ARMS PHASE TWO	00279-01852	29-07-0467-046
55	KEYSTONE ARMS PHASE TWO	00279-01852	21-19-1637-144
71	KEYSTONE ARMS PHASE TWO	00279-01852	29-07-0467-004
104	KEYSTONE ARMS PHASE TWO	00279-01852	29-07-0467-080
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
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE — G
- EXISTING GAS VALVE
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING STORM HEADWALL/ENDWALL
- EXISTING STORM PIPE — 18" RCP
- EXISTING STREAM

LOT NUMBER	LOT AREA (SQ.FT.)
108	3,485
109	3,485
179	9,148
111	11,316
112	4,356
113	4,356
114	4,356
115	4,356
116	13,504
117	7,841
118	5,663
119	2,614
120	2,614
121	2,614
122	6,534
123	6,534
124	2,614
125	2,614
126	2,614
127	2,614
128	6,534
129	6,534
130	2,614
131	2,614
132	2,614
133	2,614
134	6,534
135	6,098
136	2,614
137	2,614
138	2,614
139	2,614
140	6,970

LOT NUMBER	LOT AREA (SQ.FT.)
141	6,970
142	2,614
143	2,614
144	3,049
145	3,049
146	3,049
147	3,049
148	8,276
149	7,405
150	2,614
151	2,614
152	2,614
153	2,614
154	7,405
155	7,405
156	2,614
157	2,614
158	2,614
159	2,614
160	8,276
171	6,534
172	2,614
173	2,614
174	2,614
175	2,614
176	7,841
326	2,614
327	2,614
328	6,534
329	2,614
330	6,970

LOT CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	ARC	BEARING	CHORD
C1	28.00'	90°00'00"	28.00'	43.98'	S80°26'41"E	39.60'
C2	28.00'	90°00'00"	28.00'	43.98'	S09°33'19"W	39.60'
C3	28.00'	90°00'00"	28.00'	43.98'	N80°26'41"W	39.60'
C4	28.00'	90°00'00"	28.00'	43.98'	N09°33'19"E	39.60'
C5	28.00'	90°00'00"	28.00'	43.98'	S80°26'41"E	39.60'
C6	175.00'	28°54'46"	45.12'	88.31'	S20°59'18"E	87.37'
C7	175.00'	06°33'06"	10.02'	20.01'	S03°15'22"E	20.00'
C8	175.00'	39°38'06"	63.06'	121.06'	S19°50'14"W	118.66'
C9	175.00'	14°54'02"	22.88'	45.51'	S47°06'18"W	45.38'
C28	28.00'	89°52'11"	27.94'	43.92'	S80°22'47"E	39.55'
C29	225.00'	16°01'02"	31.66'	62.90'	N62°41'39"E	62.70'
C30	28.00'	77°40'49"	22.54'	37.96'	S31°51'46"W	35.12'
C31	225.00'	3°12'18"	6.29'	12.59'	N05°22'29"W	12.58'
C32	225.00'	5°06'07"	10.02'	20.04'	N01°13'17"W	20.03'
C33	225.00'	5°05'52"	10.02'	20.02'	N03°52'43"E	20.01'
C34	225.00'	5°08'04"	10.09'	20.16'	N08°59'41"E	20.16'
C35	225.00'	5°12'53"	10.25'	20.48'	N14°10'09"E	20.47'
C36	225.00'	10°26'02"	20.54'	40.97'	N21°59'37"E	40.92'
C37	225.00'	10°14'58"	20.18'	40.25'	N32°20'07"E	40.20'
C38	225.00'	5°15'42"	10.34'	20.66'	N40°05'26"E	20.65'
C39	225.00'	5°09'43"	10.14'	20.27'	N45°18'08"E	20.26'
C40	225.00'	5°06'28"	10.04'	20.06'	N50°26'14"E	20.06'
C41	225.00'	1°33'51"	3.07'	6.14'	N53°46'23"E	6.14'
C50	28.00'	90°00'00"	28.00'	43.98'	N80°26'41"W	39.60'
C51	28.00'	90°00'00"	28.00'	43.98'	N09°33'19"E	39.60'

NO.	REVISION	DATE

FOR RETTEW ASSOCIATES BY:

XREFS:
TB 04-06160-001-LD-BASE-Overall-Site-Plan
TB 04-06160-001-TB-SP-2010

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

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

SCALE 1"=50' — 0 25' 50' 100' 150'

RETTEW
RETTEW Associates, Inc.
5031 Richard Lane, Suite 111, Mechanicsburg, PA 17055
Phone (717) 697-8933 Fax (717) 697-8953
Email: info@rettew.com
Website: www.rettew.com
Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

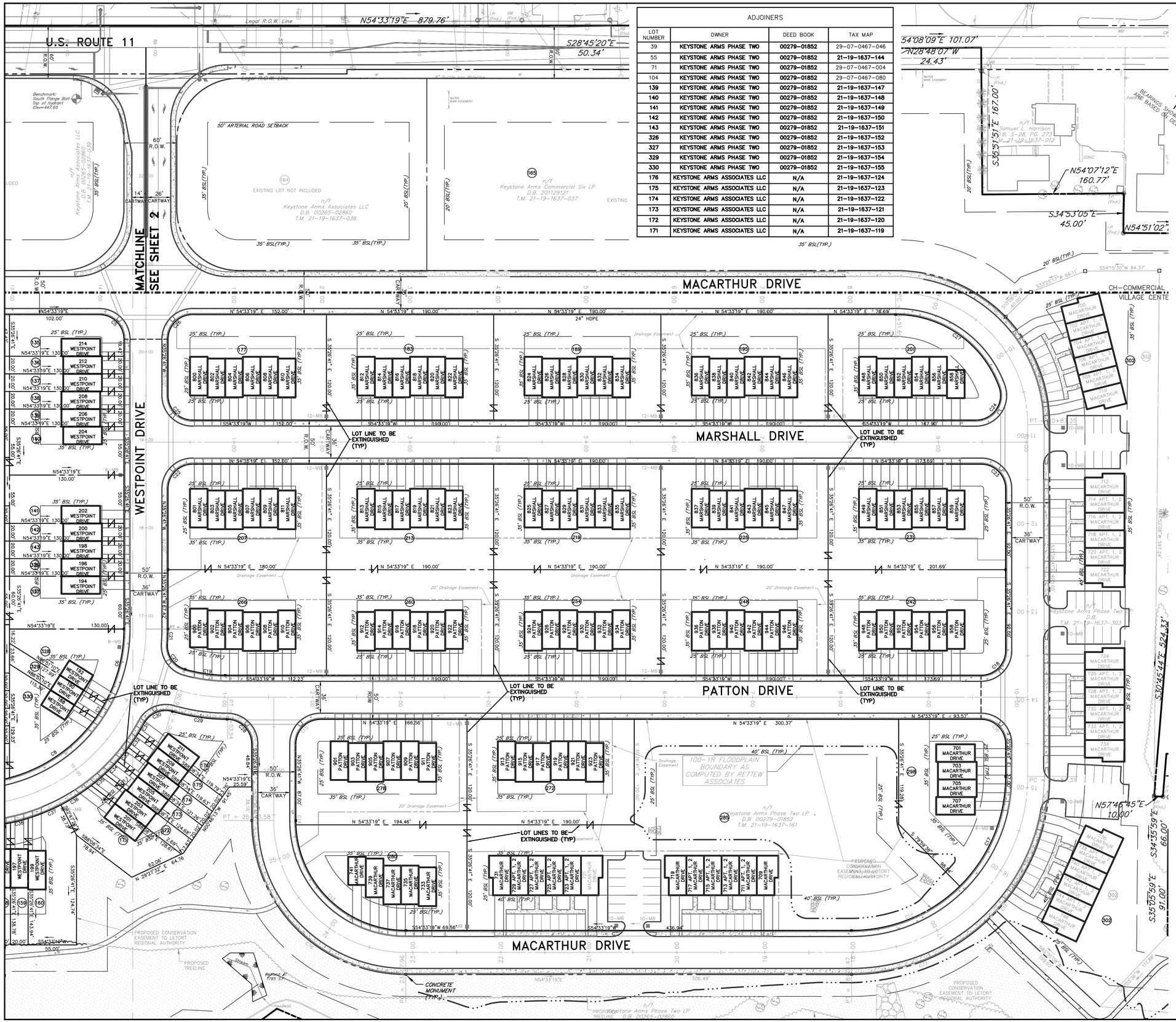
EXISTING CONDITIONS PLAN
FINAL MAJOR LOT CONSOLIDATION SUBDIVISION
FOR
KEYSTONE ARMS

MIDDLESEX TOWNSHIP — CUMBERLAND COUNTY, PA

DATE: DECEMBER 30, 2019

SHEET NO. 2 OF 5

DWG. NO. 04-06160-001



ADJOINERS

LOT NUMBER	OWNER	DEED BOOK	TAX MAP
39	KEYSTONE ARMS PHASE TWO	00279-01852	29-07-0467-046
55	KEYSTONE ARMS PHASE TWO	00279-01852	21-19-1637-144
71	KEYSTONE ARMS PHASE TWO	00279-01852	29-07-0467-004
104	KEYSTONE ARMS PHASE TWO	00279-01852	29-07-0467-080
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
EXISTING WATER VALVE — WV
EXISTING FIRE HYDRANT
EXISTING WATER LINE — W
EXISTING SANITARY SEWER MANHOLE
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 NUMBER	LOT AREA (SQ.FT.)	LOT NUMBER	LOT AREA (SQ.FT.)
108	3,485	141	6,970
109	3,485	142	2,614
179	9,148	143	2,614
111	11,316	144	3,049
112	4,356	145	3,049
113	4,356	146	3,049
114	4,356	147	3,049
115	4,356	148	8,276
116	13,504	149	7,405
117	7,841	150	2,614
118	5,663	151	2,614
119	2,614	152	2,614
120	2,614	153	2,614
121	2,614	154	7,405
122	6,534	155	7,405
123	6,534	156	2,614
124	2,614	157	2,614
125	2,614	158	2,614
126	2,614	159	2,614
127	2,614	160	8,276
128	6,534	171	6,534
129	6,534	172	2,614
130	2,614	173	2,614
131	2,614	174	2,614
132	2,614	175	2,614
133	2,614	176	7,841
134	6,534	326	2,614
135	6,098	327	2,614
136	2,614	328	6,534
137	2,614	329	2,614
138	2,614	330	6,970
139	2,614		
140	6,970		

LOT CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	ARC	BEARING	CHORD
C1	28.00'	90°00'00"	28.00'	43.98'	S80°26'41"E	39.60'
C2	28.00'	90°00'00"	28.00'	43.98'	S09°33'19"W	39.60'
C3	28.00'	90°00'00"	28.00'	43.98'	N80°26'41"W	39.60'
C4	28.00'	90°00'00"	28.00'	43.98'	N09°33'19"E	39.60'
C5	28.00'	90°00'00"	28.00'	43.98'	S80°26'41"E	39.60'
C6	175.00'	28°54'46"	45.12'	88.31'	S20°59'18"E	87.37'
C7	175.00'	06°33'06"	10.02'	20.01'	S03°15'22"E	20.00'
C8	175.00'	39°38'06"	63.06'	121.06'	S19°50'14"W	118.66'
C9	175.00'	14°54'02"	22.88'	45.51'	S47°06'18"W	45.38'
C28	28.00'	89°52'11"	27.94'	43.92'	S80°22'47"E	39.55'
C29	225.00'	16°01'02"	31.66'	62.90'	N62°41'39"E	62.70'
C30	28.00'	77°40'49"	22.54'	37.96'	S31°51'46"W	35.12'
C31	225.00'	3°12'18"	6.29'	12.59'	N05°22'29"W	12.58'
C32	225.00'	5°06'07"	10.02'	20.04'	N01°13'17"W	20.03'
C33	225.00'	5°05'52"	10.02'	20.02'	N03°52'43"E	20.01'
C34	225.00'	5°08'04"	10.09'	20.16'	N08°59'41"E	20.16'
C35	225.00'	5°12'53"	10.25'	20.48'	N14°10'09"E	20.47'
C36	225.00'	10°26'02"	20.54'	40.97'	N21°59'37"E	40.92'
C37	225.00'	10°14'58"	20.18'	40.25'	N32°20'07"E	40.20'
C38	225.00'	5°15'42"	10.34'	20.66'	N40°05'26"E	20.65'
C39	225.00'	5°09'43"	10.14'	20.27'	N45°18'08"E	20.26'
C40	225.00'	5°06'28"	10.04'	20.06'	N50°26'14"E	20.05'
C41	225.00'	1°33'51"	3.07'	6.14'	N53°46'23"E	6.14'
C50	28.00'	90°00'00"	28.00'	43.98'	N80°26'41"W	39.60'
C51	28.00'	90°00'00"	28.00'	43.98'	N09°33'19"E	39.60'

REVISION	DATE	NO.

FOR RETTEW ASSOCIATES BY:

XREFS: TB 04-06160-001-LD-BASE-Overall-Site-Plan TB 04-06160-001-TB-SP2-2017

MANAGER: D. ERIC BRINSER
DESIGN BY: KME | CHKD BY: DEB
SURV. CHIEF: FIELDBOOK NO. | DRAWN BY: KME | CHKD BY: DEB
DRAWING REFERENCE: Z:\Shared\Projects\06160\04-06160-001\Cad\Subdivision 2019 - Middlesex\34-06160-001-E2-Existing Conditions-MD.dwg

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

SCALE 1"=50' — 0 25' 50' 100' 150'

RETTEW
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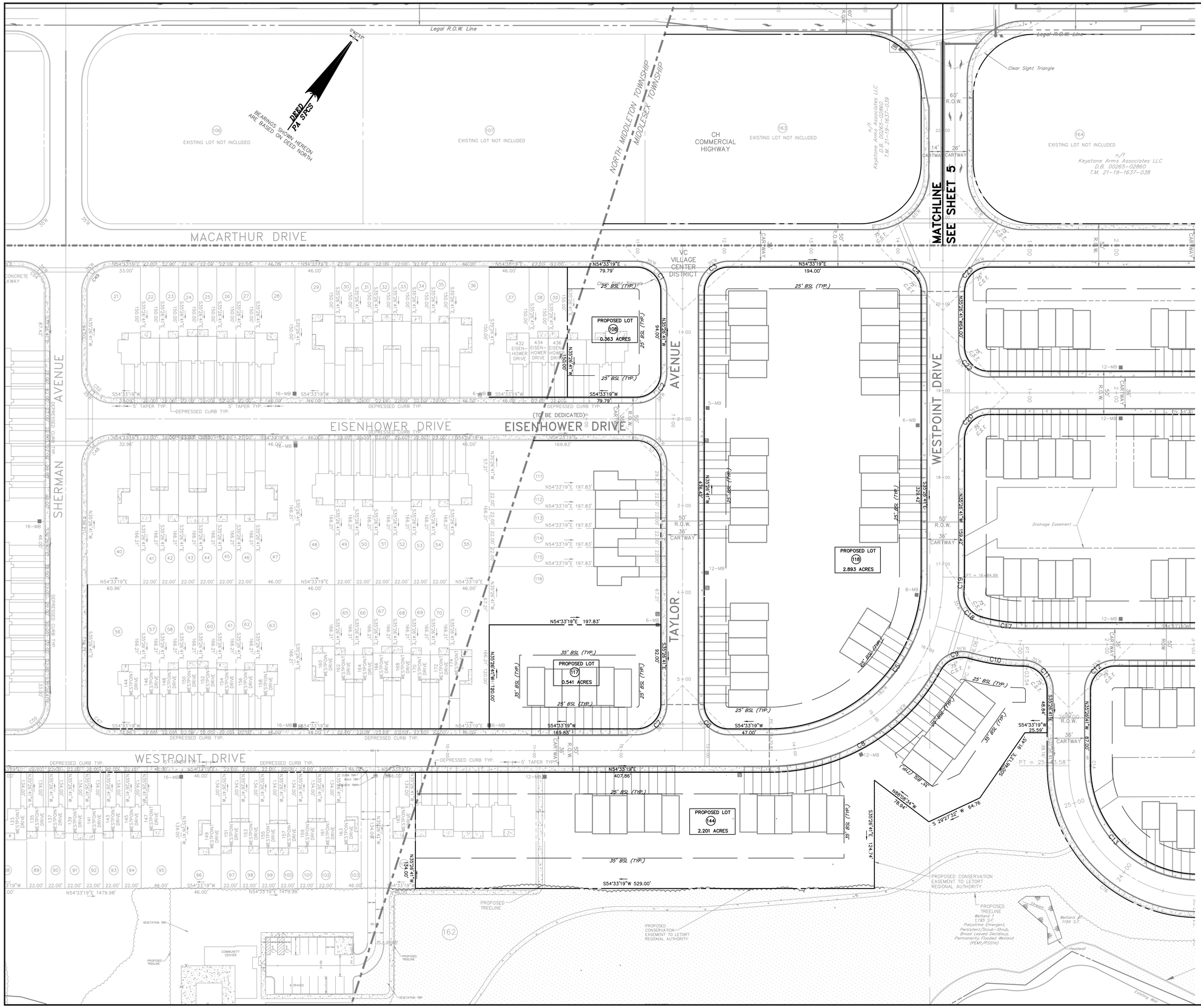
EXISTING CONDITIONS PLAN
FINAL MAJOR LOT CONSOLIDATION SUBDIVISION
FOR
KEYSTONE ARMS

MIDDLESEX TOWNSHIP — CUMBERLAND COUNTY, PA

DATE: DECEMBER 30, 2019

SHEET NO. 3 OF 5

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
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD TELEPHONE LINE — OT
- EXISTING UNDERGROUND TELEPHONE LINE — UT
- EXISTING OVERHEAD ELECTRIC LINE — OE
- EXISTING WELL
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE — W
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE — S
- EXISTING SANITARY SEWER FORCEMAIN — FM
- EXISTING TELEPHONE BOX
- EXISTING GAS LINE — G
- EXISTING GAS VALVE
- 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
C1	28.00'	90° 00' 00"	43.98'	S80° 26' 41"E	39.60'
C2	28.00'	90° 00' 00"	43.98'	S9° 33' 19"W	39.60'
C3	28.00'	90° 00' 00"	43.98'	N9° 33' 19"E	39.60'
C4	28.00'	90° 00' 00"	43.98'	S80° 26' 41"E	39.60'
C5	175.00'	75° 05' 58"	229.38'	S2° 06' 18"W	213.31'
C6	28.00'	90° 00' 00"	43.98'	N80° 26' 41"W	39.60'
C7	28.00'	90° 00' 00"	43.98'	S9° 33' 19"W	39.60'
C8	225.00'	61° 31' 57"	241.64'	N23° 47' 20"E	230.19'
C9	28.00'	77° 40' 49"	37.96'	N31° 51' 46"E	35.12'
C10	225.00'	16° 01' 02"	62.90'	N62° 41' 39"E	62.70'
C11	28.00'	89° 52' 11"	43.92'	S80° 22' 47"E	39.55'
C12	28.00'	90° 00' 00"	43.98'	N9° 33' 19"E	39.60'
C13	125.00'	87° 42' 27"	191.35'	N81° 35' 28"W	173.21'
C14	175.00'	90° 00' 00"	274.89'	S9° 33' 19"W	247.49'
C15	28.00'	90° 00' 00"	43.98'	S80° 26' 41"E	39.60'
C16	28.00'	90° 00' 00"	43.98'	S9° 33' 19"W	39.60'
C17	175.00'	15° 59' 01"	48.82'	S62° 32' 49"W	48.66'
C18	28.00'	78° 17' 25"	38.26'	N70° 18' 58"W	35.35'
C19	225.00'	4° 17' 00"	16.82'	N33° 18' 11"W	16.82'
C20	28.00'	90° 00' 00"	43.98'	N9° 33' 19"E	39.60'
C21	28.00'	90° 00' 00"	43.98'	S80° 26' 41"E	39.60'
C22	28.00'	90° 00' 00"	43.98'	N80° 26' 41"W	39.60'
C23	28.00'	90° 00' 00"	43.98'	N9° 33' 19"E	39.60'
C24	125.00'	70° 06' 46"	152.96'	N89° 36' 42"E	143.60'
C25	28.00'	109° 52' 45"	53.70'	S0° 23' 04"E	45.84'

NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
TB 04-06160-001-LD-BASE-Overall-Site
04-06160-001-TB-SQ-EXISTING-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 - Middlesex\04-06160-001-Subdivision-MD.dwg

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

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

RETTEW
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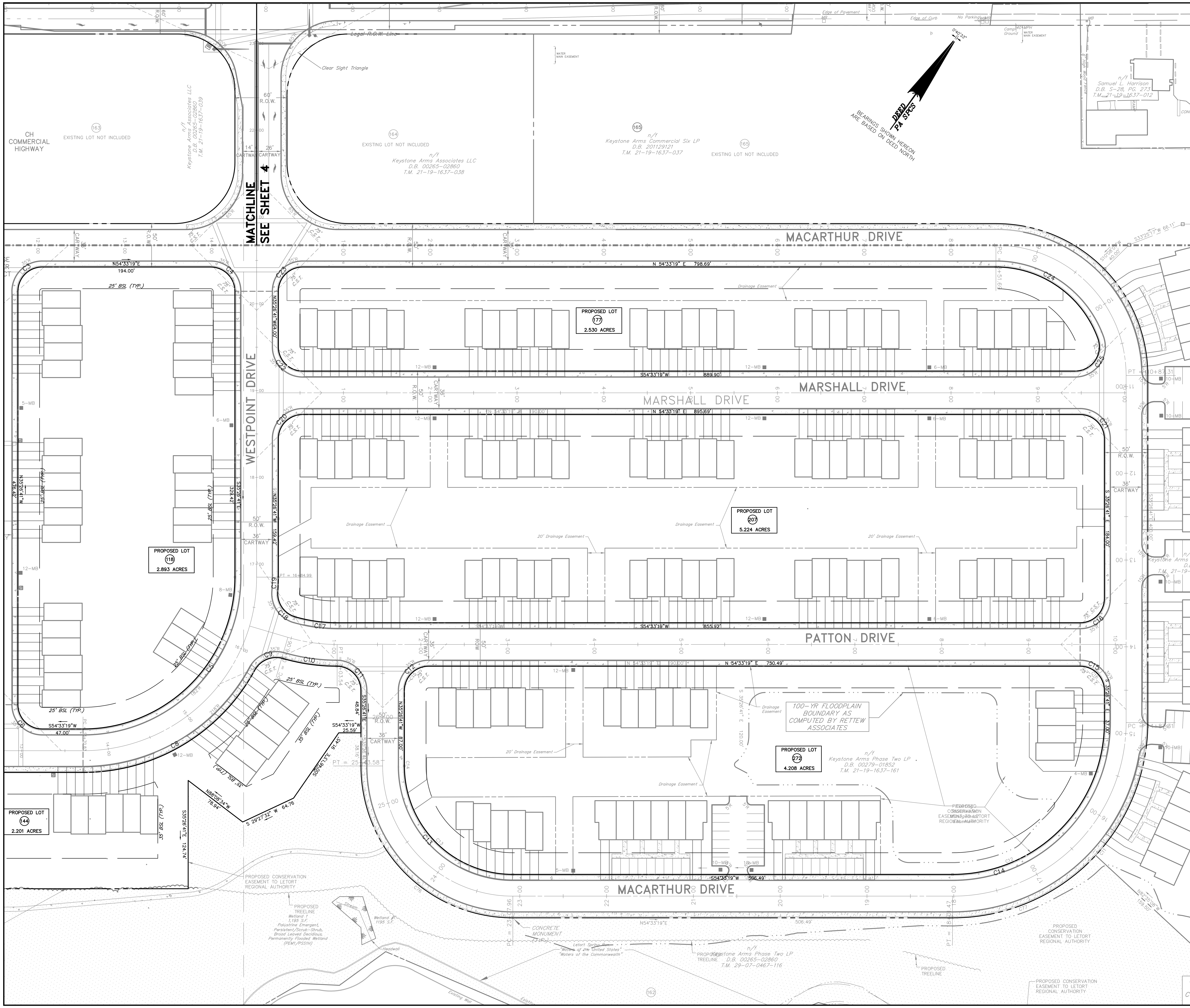
SUBDIVISION PLAN
FINAL MAJOR LOT CONSOLIDATION SUBDIVISION
FOR
KEYSTONE ARMS
MIDDLESEX TOWNSHIP CUMBERLAND COUNTY, PA

DATE: DECEMBER 30, 2019
SHEET NO. 4 OF 5
DWG. NO. 04-06160-001



LEGEND

EXISTING BOUNDARY LINE	
EXISTING RIGHT-OF-WAY LINE	
EXISTING EASEMENT LINE	
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EXISTING CURB	
EXISTING PAVEMENT	
EXISTING ZONING BOUNDARY	
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EXISTING TREELINE	
EXISTING FENCE	
EXISTING UTILITY POLE	
EXISTING OVERHEAD TELEPHONE LINE	OT
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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 CURVE DATA:

CURVE TABLE

CURVE #	RADIUS	DELTA	ARC	BEARING	CHORD
C1	28.00'	90° 00' 00"	43.98'	S80° 26' 41"E	39.60'
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NO.	DATE	REVISION

FOR RETTEW ASSOCIATES BY:

XREFS:
TB
xb
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 - Middlesex\04-06160-001-03-Subdivision-MD.dwg

CLIENT
KEYSTONE ARMS PHASE TWO, LP
120 NORTH POINTE BOULEVARD
SUITE 300
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ATTN: DAVID E. MARSCHKA
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SCALE 1"=60'
0 30' 60' 120' 180'

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Email: rettew@rettew.com
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SUBDIVISION PLAN
FINAL MAJOR LOT CONSOLIDATION SUBDIVISION
FOR

KEYSTONE ARMS

MIDDLESEX TOWNSHIP CUMBERLAND COUNTY, PA

DATE: DECEMBER 30, 2019

SHEET NO. 5 OF 5

DWG. NO. 04-06160-001