

Cumberland County Subdivision and Land Development Review Report

Municipality:	North Middleton	Surveyor/ Engineer:	Rettew	Owner/ Developer:	Paramount Portfolio LMS, Keytonne LLC
Plat Title:	Commercial Lots 106-107 for Keystone Arms				
Plat Status:	Preliminary/Final	Plat Type:	Subdivision and Land Development		
# of New Lots:	1	# of New Dwelling Units:	60	New Acreage Subdivided/Developed:	3.03
				Total Tract Acreage:	3.03
Zoning District:	Neighborhood Commercial	Proposed Land Use:	residential multi family		
Date Received:	8/17/2020	County Review:	9/2/2020	Reviewed by:	SH
				Checked by:	EG

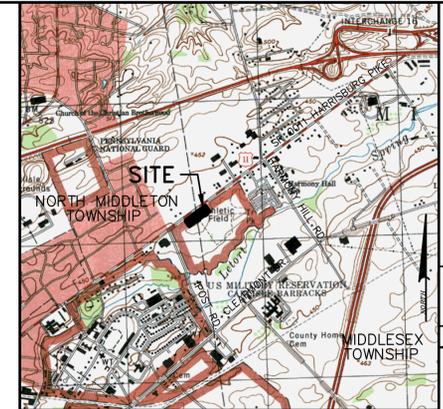
- Plat appears to comply with applicable regulations.
- Plat appears to generally comply with applicable regulations; revisions may be required, as indicated.
- Plat appears to need substantial revision, as indicated.

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

1. The Lot Table should indicate that a minimum of 30% of the lot area should be common open space (Zoning 204-48.H.10). Further, the General Notes should indicate that the owner of the land shall maintain the common open space (Zoning 204-27.B).
2. Sheet 9 indicates that Green Giant Arborvitae will be planted. American Arborvitae shall not be used to meet buffer yard requirements (Zoning 204-27.I.1.E). The Township should verify compliance with the Zoning Ordinance.
3. The Lighting Plan should include a 10' x 10' illuminance grid of footcandles to verify compliance (Zoning 204-37.B.9.D.2).
4. It appears that the plan is proposing a lot consolidation. The title of the plan should indicate a Subdivision and Land Development Plan (SLDO 180-24.B.2).
5. The title of the plan indicates that the lots are commercial. The Applicant should verify the title and the proposed development (SLDO 180-24.B.2).
6. The title should indicate that the project is located in North Middleton Township and Middlesex Township (SLDO 180-24.B.3).
7. Sheet 4 indicates that the site is located in the Commercial/Light Industrial Zone. The Lot Table on the Cover Sheet indicates that the site is located in the Neighborhood Commercial Zone. The plan should be consistent (SLDO 180-24.B.13).
8. The Cumberland County Planning Commission signature block should be changed to indicate a review by the Cumberland County Planning Department. Further, the signature will be provided by the Director of Planning (SLDO 180-24.B.32).

9. The General Notes should address the Pennsylvania DEP sewage planning requirements (SLDO 180-25.B).
10. The plan indicates that variances regarding building setbacks and parking are required. If approved, the plan should reference the Zoning Hearing Board meeting and any conditions associated with the waiver requests (SLDO 180-27.B.11).
11. The requested waivers/modifications should include a date of approval (SLDO 180-27.B.11).
12. Sidewalks should be provided (SLDO 180-38).
13. It appears that Middlesex Township has waived their review of the plan. The Waivers/Modifications or the General Notes should indicate this decision. Otherwise, signature blocks for Middlesex Township should be provided on the plan.
14. 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>.

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN COMMERCIAL LOTS # 106 & 107 FOR KEYSTONE ARMS NORTH MIDDLETON TOWNSHIP, CUMBERLAND COUNTY, PENNSYLVANIA



SITE LOCATION MAP
1"=2000'

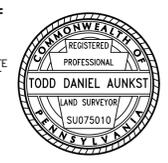
GENERAL NOTES

- 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.
- NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN AN AREA OF AN EASEMENT THAT WOULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY RETIEW ASSOCIATES, INC.
- THE SITE SHALL BE SERVED WITH PUBLIC WATER AND PUBLIC SANITARY SEWER FACILITIES.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITIES AT LEAST 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. ALL UTILITIES HAVE BEEN IDENTIFIED BASED ON THE BEST AVAILABLE INFORMATION AND LISTED ON THESE PLANS IN ACCORDANCE WITH ACT 187 REQUIREMENTS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES AND ALL EFFORTS SHALL BE UNDERTAKEN TO PROTECT EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE TO UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. RESTORATION OF ALL EXISTING SURFACE IMPROVEMENTS DAMAGED OR ALTERED DURING CONSTRUCTION, INCLUDING LANDSCAPING, SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL MAKE PROVISIONS FOR MAINTAINING THE SAFE FLOW OF TRAFFIC DURING CONSTRUCTION WITHIN THE SITE AND THE EXISTING ROAD RIGHT-OF-WAY WHILE ENTERING AND LEAVING THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS RELATIVE TO THE CONSTRUCTION PROPOSED ON THIS PLAN.
- ALL STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND TO THE STANDARDS OF THE MUNICIPAL ORDINANCES.
- 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.
- THE CONTRACTOR SHALL INSPECT EXISTING SITE/PROJECT AREA CONDITIONS AND VERIFY ALL EXISTING UTILITIES, QUANTITIES AND MATERIALS PRIOR TO THE START OF CONSTRUCTION.
- STORMWATER FACILITIES, INCLUDING SWALES, STORM PIPING, AND APPURTENANCES SHALL BE MAINTAINED IN GOOD WORKING CONDITION BY THE DEVELOPER OR THE SUCCESSIVE LAND OWNER. THE (MUNICIPALITY) SHALL HAVE THE RIGHT TO INSPECT THE FACILITIES AT ANY TIME; REQUIRE THE OWNER TO TAKE CORRECTIVE MEASURES AND ASSIGN THE OWNER REASONABLE TIME PERIODS FOR ANY NECESSARY ACTION; AUTHORIZE MAINTENANCE TO BE DONE AND LIEN ALL COST OF THE WORK AGAINST THE PROPERTIES OF THE OWNER RESPONSIBLE FOR MAINTENANCE.
- THE STREET, CURBS, AND SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE TOWNSHIPS AS APPLICABLE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ALL PAVEMENT MARKINGS, STREET SIGNS, TRAFFIC DIRECTIONAL AND CONTROL SIGNS SHOWN ON THIS PLAN IN ACCORDANCE WITH APPLICABLE STATE OR MUNICIPAL REGULATIONS AND SPECIFICATIONS. ALL SIGNAGE SHALL BE CONSISTENT WITH EXISTING SIGNAGE WITHIN THE TOWNSHIPS.
- NO OBJECT SHALL BE PERMITTED WHICH OBSCURES VISION WITHIN THE CLEAR SIGHT TRIANGLE.
- THE MUNICIPALITIES SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY AREA NOT DEDICATED FOR THE PUBLIC USE.
- A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428) KNOWN AS THE "STATE HIGHWAY LAW" BEFORE ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT, AND THE APPROVAL OF THIS PLAN IN NO WAY IMPLIES OR GUARANTEES THAT SUCH A PERMIT CAN BE ACQUIRED. (NO WORK IS PROPOSED WITHIN THE STATE HIGHWAY)
- THERE ARE NO WETLANDS FOUND ON THE SITE.
- THERE ARE NO FLOODPLAINS FOUND ON THIS SITE.
- THE ENGINEER AND SURVEYOR HAVE CONDUCTED A SITE INVESTIGATION TO VERIFY EXISTING SITE CONDITIONS AND COVERAGES.
- ALL EXISTING AND PROPOSED EASEMENTS AND UTILITIES ARE SHOWN HEREIN.
- NO DIRECT ACCESS FROM THE SUBJECT PARCEL TO SR 0011 HARRISBURG PIKE IS PERMITTED.
- ALL LINE PAINTING WITHIN DEDICATED RIGHT-OF-WAYS AND CROSSWALKS SHALL BE THERMOPLASTIC PAINT.
- THE STORMWATER MANAGEMENT BMP'S CONSTRUCTED WITH THE OVERALL DEVELOPMENT WERE ADEQUATELY SIZED TO HANDLE ANTICIPATED PEAK RUNOFF FROM THE SUBJECT LOTS AS BUILT-OUT CONDITIONS ASSUMING 70% MAXIMUM IMPERVIOUS COVERAGE AS ALLOWED BY TOWNSHIP ZONING ORDINANCES IN PLACE AT THE TIME OF THE ORIGINAL APPROVAL.
- THE TOWNSHIPS HAVE THE RIGHT TO INSPECT THE LANDSCAPE PLACEMENT IMMEDIATELY AFTER INSTALLATION TO REVIEW PLACEMENT OF MATERIAL TO DETERMINE THE ADEQUACY OF BUFFERING AND REQUEST ADDITIONAL LANDSCAPING IN ACCORDANCE WITH THE ORDINANCE.
- LOTS 106 & 107 ARE INCLUDED WITHIN THE NPDES PERMIT # PA032114008 BOUNDARY.
- THE REQUIRED FEE IN LIEU OF DEDICATION OF RECREATION LANDS WAS PAID FOR DURING THE PRIOR SUBDIVISION PLAN APPROVED FOR THE OVERALL DEVELOPMENT.
- TRENCH EXCAVATIONS IN KARST REGIONS OF THE TOWNSHIP SHALL BE BACKFILLED DAILY AND TEMPORARY BERMS OR DIKES SHALL BE CONSTRUCTED AROUND ALL EXCAVATIONS, INCLUDING THOSE FOR UTILITY TRENCHES, BUILDING FOUNDATIONS, ETC., TO PREVENT ENTRY OF SURFACE WATER.

CERTIFICATION OF SURVEY ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS TRUE AND CORRECT AND MIDDLESEX 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).

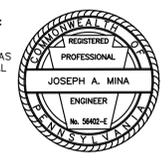
DATE: _____



CERTIFICATION OF PLAN ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS TRUE AND CORRECT AND MIDDLESEX 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 COMMISSION

THE CUMBERLAND COUNTY PLANNING COMMISSION, AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247, OF 1968, AS AMENDED, REVIEWED THIS PLAN ON _____ AND A COPY OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING COMMISSION IN CPCO FILE NO. _____. THIS CERTIFICATE DOES NOT INDICATE APPROVAL OR DISAPPROVAL OF THE PLAN BY THE CUMBERLAND COUNTY PLANNING COMMISSION, AND THE COMMISSION DOES NOT REPRESENT NOR GUARANTEE THAT THIS PLAN COMPLIES WITH THE VARIOUS ORDINANCES, RULES, REGULATIONS, OR LAWS OF THE LOCAL MUNICIPALITY, THE COMMONWEALTH, OR THE FEDERAL GOVERNMENT.

RECORDER OF DEEDS CERTIFICATE

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

RECORDER _____

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 _____

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

PARAMOUNT PORTFOLIO LMS TIC KEYSTONE LLC, et al
120 NORTH POINTE BLVD.
SUITE 301
LANCASTER, PA 17601

SOURCE OF TITLE

COMMERCIAL LOT 106 8 MACARTHUR DRIVE CARLISLE, PA 17013	COMMERCIAL LOT 107 7 MACARTHUR DRIVE CARLISLE, PA 17013
DEED BOOK 201505630 PIN 29-07-0467-008	DEED BOOK 201505630 PIN 29-07-0467-007

ZONING RELIEF REQUIRED

204-35.C(2)(G), TABLE 204-35.B AVARIANCE TO PERMIT 120 PARKING SPACES (TWO PER DWELLING UNIT) AND NO RECREATION VEHICLE STORAGE SPACES.

204-48.H(9)(D) A DIMENSIONAL VARIANCE TO PERMIT THE BUILDINGS TO BE SET BACK LESS THAN 15 FEET FROM THE PARKING LOT.

LOT TABLE

	REQUIRED	PROVIDED
MINIMUM LOT AREA	1 ACRES	3,208 ACRES
MINIMUM LOT WIDTH	150 FT.	587.96
FRONT BUILDING SETBACK	35 FT.	35 FT.
SIDE BUILDING SETBACK	30 FT.	30 FT.
REAR BUILDING SETBACK	35 FT.	35 FT.
MAXIMUM BUILDING HEIGHT	35 FT.	35 FT.
MAXIMUM DENSITY	12 U./ACRE	18.69 U./ACRE **
MAXIMUM IMPERVIOUS COVERAGE	55%	52.14%
MINIMUM OPEN SPACE	30%	47.86%
BUILDING SETBACK TO DRIVES/PARKING	15 FT.	5.87' *
MAXIMUM UNITS PER BUILDING	12 UNITS	12 UNITS

* VARIANCE REQUIRED
** OVERALL DENSITY FOR ENTIRE KEYSTONE ARMS DEVELOPMENT IS MET PER ORIGINAL APPROVAL.

PARKING SCHEDULE

BUILDING USE	# UNITS	REQUIREMENT	TOTAL SPACES
APARTMENTS	60	3 SPACE/UNIT	180

PARKING PROVIDED:
REGULAR SPACE 114
HANDICAP SPACE 6
TOTAL SPACES 120*

* VARIANCE REQUIRED

WAIVERS/MODIFICATIONS

FROM NORTH MIDDLETON TOWNSHIP S.A.L.D.O.

ARTICLE V, PRELIMINARY PLAN

THESE LOTS WERE PART OF THE OVERALL DEVELOPMENT FOR KEYSTONE ARMS AS A PLANNED COMMERCIAL LOT. DUE TO THE SIZE AND COMPLEXITY OF THE SITE, AND NO PUBLIC IMPROVEMENTS ARE PROPOSED, WE DO NOT BELIEVE THERE IS ANY BENEFIT TO REVIEWING THE PLAN AS BOTH A PRELIMINARY AND FINAL PLAN. THEREFORE, WE REQUEST A WAIVER OF THE PRELIMINARY PLAN PROCESS.

ARTICLE X: STORMWATER MANAGEMENT PLAN AND DESIGN CRITERIA

THE OVERALL STORMWATER MANAGEMENT, CONSISTING OF BASIN, BMP'S, ETC., WAS APPROVED AND INSTALLED IN ACCORDANCE WITH THE OVERALL DEVELOPMENT LAND DEVELOPMENT PLAN. THAT DESIGN ACCOUNTED FOR THE DEVELOPMENT OF THE COMMERCIAL LOTS ALONG SR 11, AND MAXIMUM IMPERVIOUS AREAS. THE PROPOSED DEVELOPMENT OF LOTS #106 & #107 MEET THE IMPERVIOUS COVERAGE; THEREFORE, NO ADDITIONAL BMP'S ARE REQUIRED. WE HAVE SUBMITTED THE NECESSARY CONVEYANCE CALCULATIONS FOR TYING INTO THE EXISTING STORMWATER PIPING SYSTEM IN MACARTHUR DRIVE. AS A FORMALITY, WE ARE REQUESTING A WAIVER OF PROVIDING STORMWATER MANAGEMENT FACILITIES FOR THIS PLAN.

ARTICLE VII SECTION 180-44: TRAFFIC IMPACT STUDIES

A: A TRAFFIC STUDY FOR THE OVERALL DEVELOPMENT WAS APPROVED IN THE ORIGINAL SUBDIVISION PLAN. IT IS ANTICIPATED THAT THE TRIPS GENERATED FROM THE APARTMENT USE WILL BE EQUAL OR LESS THAN THOSE FOR THE COMMERCIAL USE. THEREFORE, WE REQUEST A WAIVER OF THE REQUIREMENT OF A TRAFFIC IMPACT STUDY.

LIST OF UTILITIES

BUCKEYE PIPE LINE CO. PO BOX 368 EMMAUS PA 18409-0368	SPRINT-CARLISLE 1201 WALNUT BOTTOM ROAD CARLISLE PA 17013
CARLISLE BOROUGH MUNICIPAL AUTHORITY 53 WEST SOUTH STREET CARLISLE PA 17013	SUNOCO PIPELINE LP 10 PENN CENTER 1801 MARKET STREET 26TH FLOOR PHILADELPHIA PA 19103
CARLISLE SUBURBAN AUTHORITY 240 CLEARWATER DRIVE CARLISLE PA 17013	UCI UTILITIES INC. 1500 PAXTON STREET HARRISBURG PA 17104
COLUMBIA GAS TRANSMISSION 525 HIGHLAND BLVD, SUITE 100 COATESVILLE PA 19320	MIDDLESEX TOWNSHIP AUTHORITY 350 N. MIDDLESEX ROAD CARLISLE PA 17013
NO CUTS 401 E. LOUTHER STREET CARLISLE PA 17013	PPL ELECTRIC UTILITIES CORP. 1801 BROOKWOOD STREET HARRISBURG PA 17104
NORTH MIDDLETON TOWNSHIP AUTHORITY 2051 SPRING ROAD CARLISLE PA 17013	

LIST OF DRAWINGS

- 1 OF 14COVER SHEET
- 2 OF 14EXISTING CONDITIONS & DEMOLITION PLAN
- 3 OF 14LOT CONSOLIDATION PLAN
- 4 OF 14LAYOUT PLAN
- 5 OF 14GRADING PLAN
- 6 OF 14UTILITY PLAN
- 7 OF 14PROFILES
- 8 OF 14PROFILES
- 9 OF 14LANDSCAPE & LIGHTING PLAN
- 10 OF 14EROSION & SEDIMENTATION CONTROL PLAN
- 11 OF 14EROSION & SEDIMENTATION CONTROL NOTES
- 12 OF 14EROSION & SEDIMENTATION CONTROL DETAILS
- 13 OF 14DETAILS
- 14 OF 14DETAILS

NO.	DATE	REVISION

FOR REVIEW ASSOCIATES BY:	DATE

MANAGER: D. ERIC BRINER, RLA	DESIGN BY: CHD BY: JAM	FIELDBOOK NO. DATA COLLECTOR	CHD BY: JAM
CLIENT: PARAMOUNT PORTFOLIO LMS TIC KEYSTONE LLC, et al	120 NORTH POINTE BLVD. SUITE 301	LANCASTER, PA 17601	
DRAWING REFERENCE: _____			

RETIEW
Retiew Associates, Inc.
5531 Market Street
Mechanicsburg, PA 17055
Phone: (717) 697-3551 • Fax: (717) 697-6853
Email: retiew@retiew.com
Website: www.retiew.com

Engineers • Planners • Surveyors • Landscape Architects
Environmental Consultants

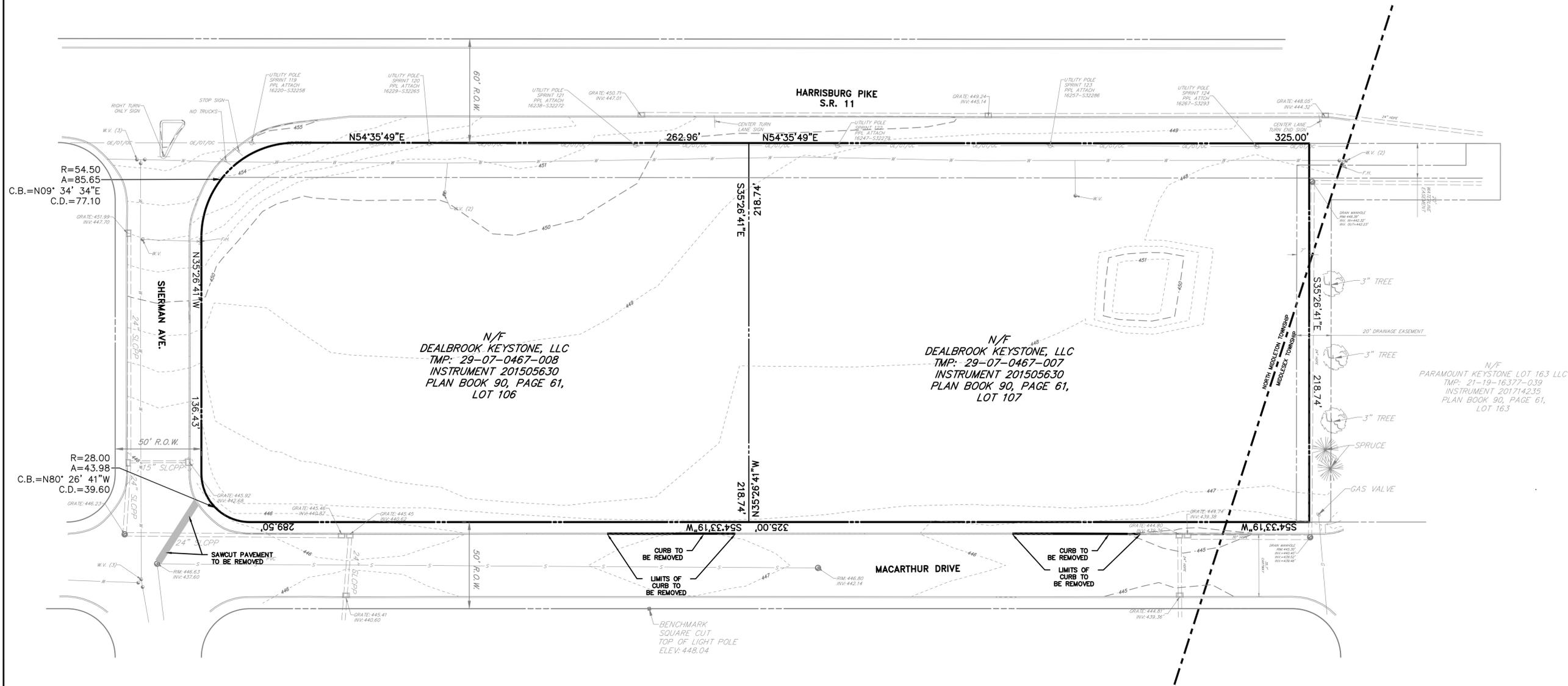
COVER SHEET
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
COMMERCIAL LOTS 106 & 107
FOR
KEYSTONE ARMS
NORTH MIDDLETON TOWNSHIP
CUMBERLAND COUNTY, PA

DATE:	08/14/2020
SHEET NO.	1 of 14
DWG. NO.	104022001



LEGEND

EXISTING BOUNDARY LINE	---
EXISTING RIGHT-OF-WAY LINE	---
EXISTING EASEMENT LINE	---
EXISTING CURB	---
EXISTING PAVEMENT	---
EXISTING TOWNSHIP BOUNDARY	---
EXISTING CONTOUR LINE	---
EXISTING MAILBOX	---
EXISTING UTILITY POLE	---
EXISTING OVERHEAD TELEPHONE LINE	---
EXISTING UNDERGROUND TELEPHONE LINE	---
EXISTING OVERHEAD ELECTRIC LINE	---
EXISTING TELEPHONE BOX	---
EXISTING GAS LINE	---
EXISTING GAS VALVE	---
EXISTING WELL	---
EXISTING WATER VALVE	---
EXISTING FIRE HYDRANT	---
EXISTING WATER LINE	---
EXISTING SANITARY SEWER MANHOLE	---
EXISTING SANITARY SEWER LINE	---
EXISTING STORM MANHOLE	---
EXISTING STORM INLET	---
EXISTING STORM HEADWALL/ENDWALL	---
EXISTING STORM PIPE	---
PAVING TO BE REMOVED	---

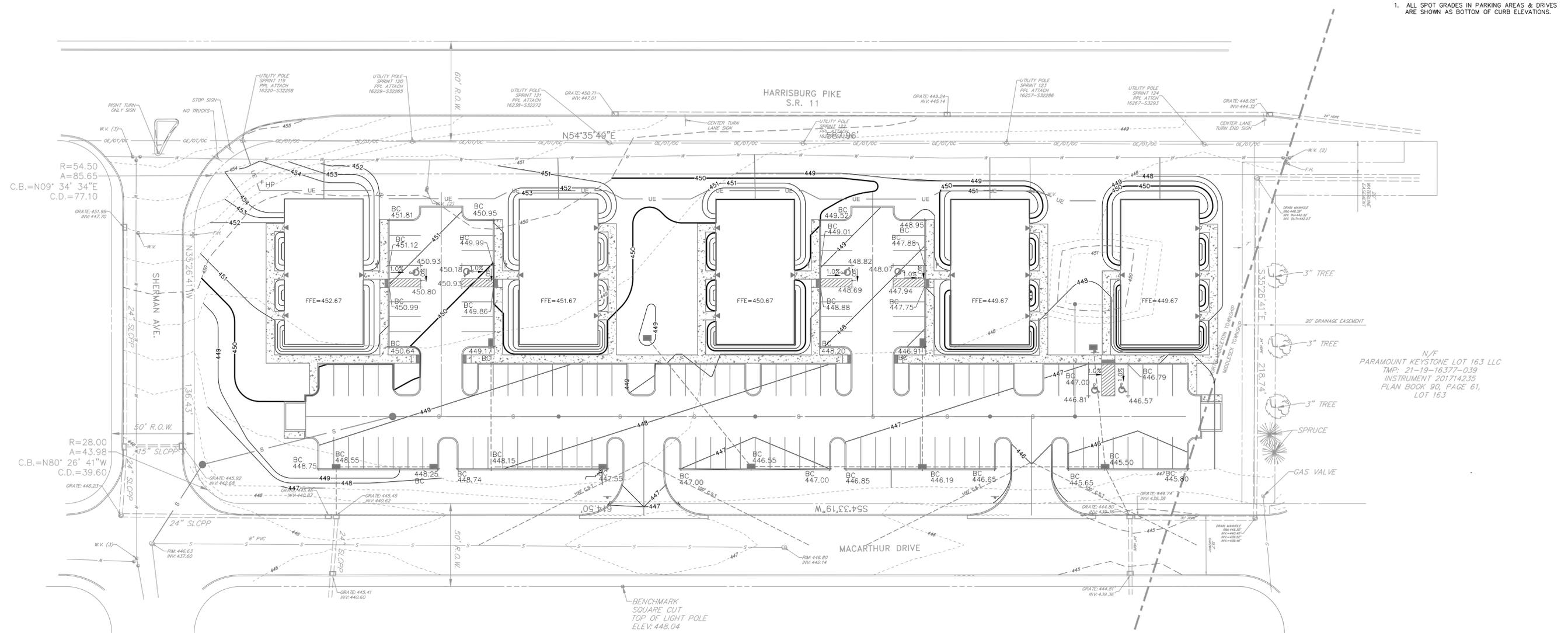


RETTEW <small>Associates, Inc. • 5511 York Road • Mechanicsburg, PA 17055 Phone: (717) 697-3551 • Fax: (717) 697-6953 Email: retrew@retrew.com Website: www.retrew.com</small>	
EXISTING CONDITIONS & DEMOLITION PLAN PRELIMINARY/FINAL LAND DEVELOPMENT PLAN COMMERCIAL LOTS 106 & 107 FOR KEYSTONE ARMS	NORTH MIDDLETON TOWNSHIP CUMBERLAND COUNTY, PA DATE: 08/14/2020 SHEET NO. 2 OF 14 DWG. NO. 104022001
CLIENT PARAMOUNT PORTFOLIO LMS TIC KEYSTONE LLC, et al 120 NORTH POINT BLVD. SUITE 301 LANCASTER, PA 17601	MANAGER D. ERIC BRINSER, RLA DESIGN BY: JAM SURV. CHIEF: JAM DRAWN BY: JAM
FOR RETTEW ASSOCIATES BY:	DRAWING REFERENCE: C:\Retrew\Projects\104022001-44.Lot 106-107\Sheets\LD\Final\104022001-Final.LD.dwg
AREAS:	SCALE 1" = 30' 0 15' 30' 60' 90'



LEGEND	
EXISTING BOUNDARY LINE	---
PROPOSED LOT LINE	---
EXISTING RIGHT-OF-WAY LINE	---
EXISTING CURB	---
PROPOSED CURB	---
EXISTING PAVEMENT	---
PROPOSED PAVEMENT	---
EXISTING TOWNSHIP BOUNDARY	---
EXISTING CONTOUR LINE	---
PROPOSED CONTOUR LINE	---
PROPOSED SPOT ELEVATION	+500.00
PROPOSED FINISHED FLOOR ELEVATION	FFE=500.00
PROPOSED PIPE OUTLET PROTECTION	□
EXISTING STORM MANHOLE	○
PROPOSED STORM MANHOLE	○
EXISTING STORM INLET	□
PROPOSED STORM INLET	□
EXISTING STORM HEADWALL/ENDWALL	---
PROPOSED STORM HEADWALL/ENDWALL	---
EXISTING STORM PIPE	---
PROPOSED STORM PIPE	---

NOTE:
 1. ALL SPOT GRADES IN PARKING AREAS & DRIVES ARE SHOWN AS BOTTOM OF CURB ELEVATIONS.



<p>FOR RETIEW ASSOCIATES BY:</p>	<p>NO. DATE</p>
<p>MANAGER: D. ERIC BRINSER, RLA DESIGN BY: JAM SURV. CHIEF: JON DRAWN BY: JAM</p>	<p>CHKD BY: JAM DATA COLLECTOR: JAM CHD BY: JAM</p>
<p>CLIENT: PARAMOUNT PORTFOLIO LMS TIC KEYSTONE LLC, et al 120 NORTH POINT BLVD. SUITE 301 LANCASTER, PA 17601</p>	<p>DRAWING REFERENCE: C:\Retiew\Drawings\104022001-44.Lot 106-107\Sheets\AD\Final\104022001-Final.Dwg</p>
<p>SCALE: 1"=30'</p>	<p>0 15' 30' 60' 90'</p>
<p>RETIEW Associates, Inc. 5511 Rockwell Road, Mechanicsburg, PA 17055 Phone: (717) 697-3551 • Fax: (717) 697-6953 Email: retiew@retiew.com Website: www.retiew.com</p>	
<p>Engineers • Planners • Surveyors • Landscape Architects Environmental Scientists</p>	
<p>GRADING PLAN PRELIMINARY/FINAL LAND DEVELOPMENT PLAN COMMERCIAL LOTS 106 & 107 FOR KEYSTONE ARMS NORTH MIDDLETON TOWNSHIP CUMBERLAND COUNTY, PA</p>	
<p>DATE: 08/14/2020</p>	
<p>SHEET NO. 5 OF 14</p>	
<p>DWG. NO. 104022001</p>	

TOWNSHIP REQUIREMENTS TABLE - ZONING ORDINANCE				
SECTION #	REQUIREMENT	AREA	REQUIRED LANDSCAPING	PROVIDED LANDSCAPING
§204-26H.(1)	DUMPSTER, TRASH-HANDLING, RECYCLING, AND STORAGE AREAS SHALL BE SCREENED WITH LEVEL 3 SCREENING FROM ADJACENT PROPERTIES AND FROM PUBLIC VIEW FROM THE STREET RIGHT-OF-WAY.	2 DUMPSTER AREAS	LEVEL 3 SCREENING: OPTION A	6' HIGH RETAINING WALL AND AN EVERGREEN BUFFER (LEVEL 3, OPTION A)
§204-35(5)(c)	WHEN A PARKING LOT IS LOCATED IN A YARD WHICH ABUTS A STREET RIGHT-OF-WAY, A LANDSCAPED STRIP SCREENED WITH A MINIMUM 2 1/2 FOOT HIGH HEDGE, BERM, FENCE, WALL, OR OTHER MEASURE TO PREVENT DISTRACTION AND CONFUSION FROM PARKING CARS HEADLIGHTS, SHALL BE PROVIDED ALONG THE ENTIRE STREET LINE.		MINIMUM 2.5' HIGH HEDGE	MINIMUM 2.5' HIGH HEDGE
§203-35(5)(b)	IN ANY PARKING LOT CONTAINING 20 OR MORE PARKING SPACES, 5% OF THE TOTAL AREA OF THE PARKING LOT SHALL BE DEVOTED TO INTERIOR LANDSCAPING. FOR THE PURPOSE OF COMPUTING THE TOTAL AREA OF ANY PARKING LOT, ALL AREAS WITHIN THE PERIMETER OF THE PARKING LOT SHALL BE COUNTED, INCLUDING ALL PARKING SPACES, ACCESS DRIVES, AISLES, ISLANDS, AND CURBED AREAS. AT LEAST ONE SHADE TREE SHALL BE PROVIDED FOR EACH 300 SF, OR FRACTION THEREOF, OF REQUIRED INTERIOR LANDSCAPING AREA.	47,720 SF TOTAL PARKING. 2,386 SF = 5% OF TOTAL AREA.	1 TREE PER 300 SF OF 2,386 SF REQUIRED INTERIOR LANDSCAPING AREA 8 TREES	16 TREES

SHADE TREE PLANT SCHEDULE				
SYM. KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
AR	6	Acer rubrum	Red Maple	MIN 2.5" CAL. B&B
GT	6	Gleditsia triacanthos 'inermis'	Thornless Honeylocust	MIN 2.5" CAL. B&B
QP	6	Quercus palustris	Pin Oak	MIN 2.5" CAL. B&B

EVERGREEN TREE PLANT SCHEDULE				
SYM. KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
JV	6	Juniperus virginiana	Eastern Redcedar	MIN 5' HT B&B
PA	5	Picea abies	Norway Spruce	MIN 5' HT B&B
PS	5	Pinus strobus	Eastern White Pine	MIN 5' HT B&B
TO	5	Thuja occidentalis 'Green Giant'	Green Giant Arborvitae	MIN 5' HT B&B

ORNAMENTAL TREE PLANT SCHEDULE				
SYM. KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
AP	3	Acer palmatum 'Bloodgood'	Japanese Maple	MIN 2" CAL. B&B
CK	4	Cornus kousa	Kousa Dogwood	MIN 2" CAL. B&B
MV	4	Magnolia virginiana	Sweet Bay Magnolia	MIN 2" CAL. B&B

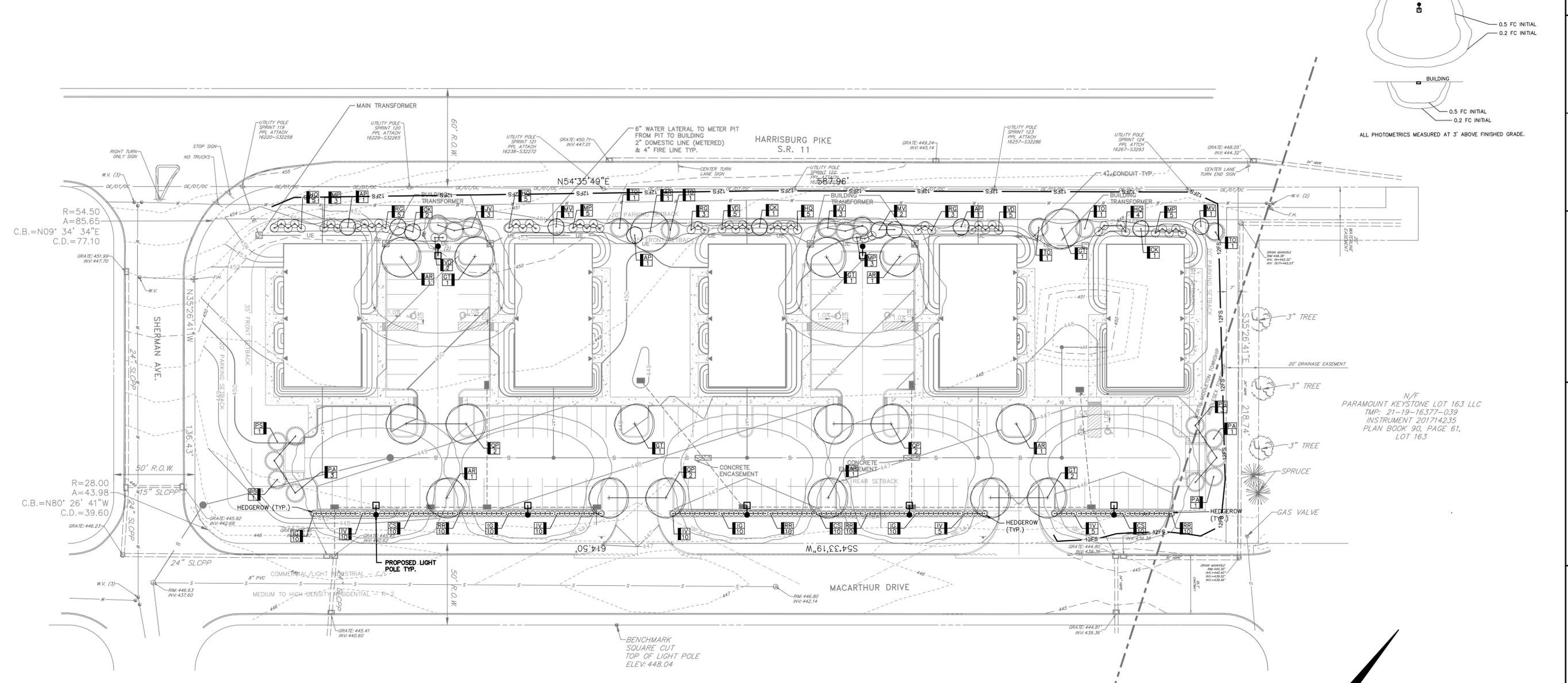
SHRUB PLANT SCHEDULE				
SYM. KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/CONDITIONS
CS	30	Cornus sericea 'Allemaans'	Red Twig Dogwood	MIN 3" GAL CONT.: MIN 2.5' HT
HQ	19	Hydrangea quercifolia	Oakleaf Hydrangea	MIN 3" GAL CONT.: MIN 2.5' HT
IG	40	Ilex glabra	Inkberry Holly	MIN 3" GAL CONT.: MIN 2.5' HT
IV	40	Itea virginica 'Henry's Garnet'	Henry's Garnet Virginia Sweetspire	MIN 3" GAL CONT.: MIN 2.5' HT
MP	16	Myrica pensylvanica	Northern Bayberry	MIN 3" GAL CONT.: MIN 2.5' HT
RG	11	Rhododendron 'Glacier'	Glacier Azalea	MIN 3" GAL CONT.: MIN 2.5' HT
RR	40	Rhododendron 'Robles'	Rose Robles Encore Azalea	MIN 3" GAL CONT.: MIN 2.5' HT
VD	12	Viburnum dentatum	Arrowwood Viburnum	MIN 3" GAL CONT.: MIN 2.5' HT

LEGEND

EXISTING BOUNDARY LINE
 EXISTING RIGHT-OF-WAY LINE
 EXISTING CURB
 EXISTING PAVEMENT
 PROPOSED PAVEMENT
 EXISTING TOWNSHIP BOUNDARY
 EXISTING UTILITY LINE
 EXISTING CONTOUR LINE
 EXISTING UTILITY POLE
 EXISTING OVERHEAD TELEPHONE LINE
 EXISTING UNDERGROUND TELEPHONE LINE
 EXISTING OVERHEAD ELECTRIC LINE
 EXISTING TELEPHONE BOX
 EXISTING GAS LINE
 EXISTING GAS VALVE
 EXISTING WELL
 EXISTING WATER VALVE
 EXISTING FIRE HYDRANT
 EXISTING WATER LINE
 EXISTING FIRE HYDRANT
 PROPOSED WATER VALVE
 PROPOSED THUR BLOCK
 PROPOSED WATER LINE
 EXISTING SANITARY SEWER MANHOLE
 EXISTING SANITARY SEWER LINE
 PROPOSED SANITARY SEWER MANHOLE
 PROPOSED SANITARY SEWER LINE

EXISTING STORM MANHOLE
 PROPOSED STORM MANHOLE
 EXISTING STORM INLET
 PROPOSED STORM INLET
 EXISTING STORM HEADWALL/ENDWALL
 PROPOSED STORM HEADWALL/ENDWALL
 PROPOSED PIPE OUTLET PROTECTION
 EXISTING STORM PIPE
 PROPOSED STORM PIPE
 PROPOSED EVERGREEN TREE
 PROPOSED DECIDUOUS TREE
 PROPOSED SHRUB
 LANDSCAPING TAG
 IDENTIFICATION SYMBOL
 QUANTITY

LS 'CHALLENGER' SERIES CHH-FT-400-MH-F, 400W METAL HALIDE LAMP, TYPE III DISTRIBUTION, FLAT LENS, 14"-0" ROUND TAPERED ALUMINUM POLE; HAPCO 21-365-PXX WITH MAST ARM ADAPTER-FIXTURE AVAILABLE WITH HOUSE-SIDE SHIELD
 LS 'CHALLENGER' SERIES CHWS FT 100 MH MT, CHALLENGER SMALL WALL SCONCE, 1-100W METAL HALIDE LAMP



LIGHTING & LANDSCAPING NOTES:

- POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO MIDDLESEX TOWNSHIP FOR REVIEW AND APPROVAL. REQUESTS FOR SUBSTITUTIONS SHALL BE ACCOMPANIED BY CATALOG CUTS OF THE PROPOSED EQUIPMENT AND LIGHTING PLANS, INCLUDING A POINT BY-POINT PLOT, AS REQUIRED ABOVE, THAT DEMONSTRATE FULL COMPLIANCE WITH THE PLAN PREVIOUSLY APPROVED BY MIDDLESEX TOWNSHIP.
- TOWNSHIP RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE ORDINANCE REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE BOARD OF SUPERVISORS, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE TOWNSHIP.
- ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA UNLESS OTHERWISE SPECIFICALLY APPROVED BY THE BOARD OF SUPERVISORS.
- INSTALLER SHALL NOTIFY MIDDLESEX TOWNSHIP TO ARRANGE FOR INSPECTION AND APPROVAL OF ALL EXTERIOR LIGHTING, INCLUDING BUILDING MOUNTED LIGHTING, PRIOR TO ITS INSTALLATION.
- ALL SHRUBBERY AND PLANTS SHALL HAVE A NORMAL HABITAT OF GROWTH, AND SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE OF DISEASE, INSECTS, INSECT EGGS AND LARVAE.
- PLANTINGS SHALL BE PERFORMED IN CONFORMANCE WITH GOOD NURSERY AND LANDSCAPE PRACTICES AND IN ACCORDANCE WITH OTHER STANDARDS THAT ARE ESTABLISHED BY THE TOWNSHIP.
- REQUIREMENTS FOR MEASUREMENTS, BRANCHING, GRADING, QUALITY AND BURLAPPING OF ALL SHRUBBERY SHALL FOLLOW THE CODE OF STANDARDS RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD NURSERY STOCK, ANSIZ60, 1-1973, AS AMENDED.
- ALL TREES & SHRUBS SHALL BE PLANTED WITHIN A MULCHED BED.
- ALL AREAS NOT IDENTIFIED AS PAWING, SIDEWALK OR PLANTING BEDS SHALL BE LAWN.

FOR REVIEW ASSOCIATES BY: [Stamp]

MANAGER: D. ERIC BRINSER, RLA
 DESIGN BY: JAM
 SURV. CHIEF: JON
 DRAWN BY: JON

CLIENT: PARAMOUNT PORTFOLIO LMS TIC KEYSTONE LLC, et al
 120 NORTH POINT BLVD. SUITE 301 LANCASTER, PA 17601

DRAWING REFERENCE: [Stamp]

DATE: 08/14/2020
 SHEET NO. 9 OF 14
 DWG. NO. 104022001

LANDSCAPE & LIGHTING PLAN
 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
 COMMERCIAL LOTS 106 & 107
 FOR
KEYSTONE ARMS
 NORTH MIDDLETON TOWNSHIP CUMBERLAND COUNTY, PA