| | |
|---|---|
| Width | 74,052 S.F. (prop. min.)<br>150' (req'd. min.)<br>150' (prop. min.) |
| osed Use | Single Family Detached Dwelling |
| ing Use | Vacant Agricultural |
| ge Disposal | On-Lot |
| r Supply | Well |
| ing Setbacks | Front 35'<br>Rear 30'<br>Side 15' |
| osed Street | 805.71 L.F. |

| RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|
| 25.00' | 21.55' | 22.69' | S 85°58'47" W |
| 25.00' | 22.55' | 22.69' | N 32°01'41" E |
| 60.00' | 102.72' | 90.62' | N 63°58'19" E |
| 60.00' | 78.87' | 69.29' | S 24°27'36" E |
| 60.00' | 126.29' | 103.58' | N 64°46'58" E |

| ARING | DISTANCE |
|---|---|
| 75°08'20" W | 35.00' |

N/F
Russell E. Miller
DB 67W,PG 1019

Previously Approved Subdivision Plan

Posted Speed Limit = 35 MPH
SIGHT DISTANCE
480 feet available
480 feet required
S 4° slope
250 feet available
250 feet required
6%-10% Slope

MAYWOOD ROAD (T-448)

THOMSON COURT

1.02 Acres
1.02 Acres
1.04 Acres
1.39 Acres (Gross)
1.187 Acres (net)
1.04 Acres (Net)
1.15 Acres (Gross)
1.09 Acres
Approx 3.03 Acres (Net)

Future Lot
Future Lot
Future Lot

RESERVED FOR FUTURE DEDICATION

35' Front Setback
15' Side Setback

Existing House
Garage
Existing Barn
Proposed Stormwater Easement
Existing Stormwater Easement
16' Ex. Cartway
Existing 24" C

N/F
David M. Young

N/F
S.P.C.A.

N/F
York Building Products, Co...
DB 1355,PG 341.8

NOTES:
Contours shown hereon are plotted from actual field topography and assumed U.S.G.S. map data.
The owner, his heirs or assigns shall, within six (6) months after receipt of written notice from Jackson Township, install concrete sidewalks which conforms to current Township standards.
All lot corners shall be marked with iron pins prior to recording of the Final Subdivision Plan.
The following waivers to the Jackson Township Subdivision and Land Development Ordinance are hereon required in writing with this plan and approved by the Jackson Township Board of Supervisors on the 4th Day of MAY, 2004.
Section 504.E Cul-de-sac length

No on-street parking is permitted in this development.
All utilities will be installed underground.
Access to Lot #4 shall be from Thomson Court only.
The owners of Lot #5 shall be responsible for the operation and maintenance of the proposed stormwater basin on lot #5.

LEGEND
▲ Probe Test Location
● Percolation Test Location

| DATE | REVISIONS | MARK |
|---|---|---|
| 11/12/04 | Revised Title Block & Plan Data Revised | |
| 1/28/04 | Revised Rt. Cap Recommended Waivers | |

TYPICAL LOCAL STREET CROSS SECTION
NO SCALE

# PRELIMINARY SUBDIVISION PLAN