Width	77,372 S.F. (prop. min.)
	150' (req'd. min.)
	150' (prop. min.)
osed Use	Single Family Detached Dwelling
ing Use	Vacant Agricultural
ge Disposal	On-Lot
r Supply	Well
ing Setbacks	Front 35'
	Rear 30'
	Side 15'
osed Street	805.71 L.F.

RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
25.00'	23.55	22.69'	S 85°59'47" W
25.00'	23.55	22.69'	N 24°01'41" E
60.00'	101.72'	90.62'	N 63°58'15" E
60.00'	72.91'	69.69'	S 22°57'36" E
60.00'	114.25'	103.58'	N 64°46'56" E

ARING	DISTANCE
75°06'20" W	35.00'

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

N/F
David M. Young

N/F
S.P.C.A.

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

Previously Approved Subdivision Plan

MAYWOOD ROAD (T-448)

THOMSON COURT

Future Lot 1

Future Lot

Future Lot

Approx 3.51 Acres

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)

1.69 Acres

RESERVED FOR FUTURE DEDICATION

35' Front Setback

15' Side Setback

25' Ex. Legal R.O.W.

16' Ex. Cartway

Existing 24" C

EXISTING HOUSE

BARN

GARAGE

EXISTING BARN

Proposed Stormwater Easement

Proposed Stormwater Basin

Posted Speed Limit = 35 MPH
450 feet available
285 feet required
6-8% slope

250 feet available
221 feet required
6-10% slope

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
4/12/04	Revised Title Block & Twp. Engineer	
1/20/04	Revised Mr. Cox Percolation Tests	

TYPICAL LOCAL STREET CROSS SECTION
NO SCALE

PRELIMINARY SUBDIVISION PLAN