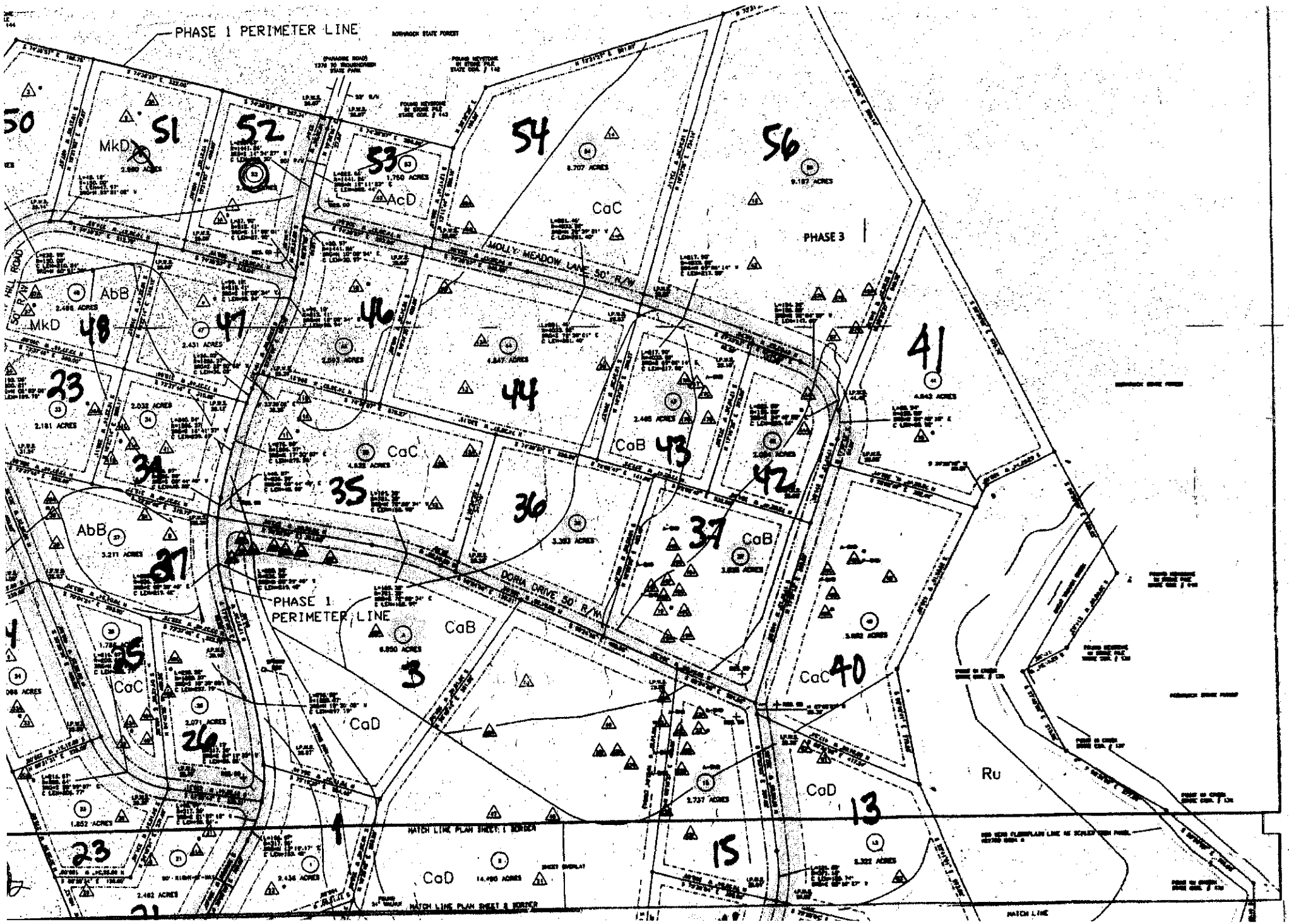
PHASE 1 PERIMETER LINE
MOLLY MEADOW LANE 50' R/W
PHASE 3
DORNA DRIVE 50' R/W
PHASE 1 PERIMETER LINE
MATCH LINE PLAN SHEET 1
MATCH LINE PLAN SHEET 2
MATCH LINE
MkD
AbB
AcD
CaC
CaB
CaD
Ru
50
51
52
53
54
56
48
47
46
44
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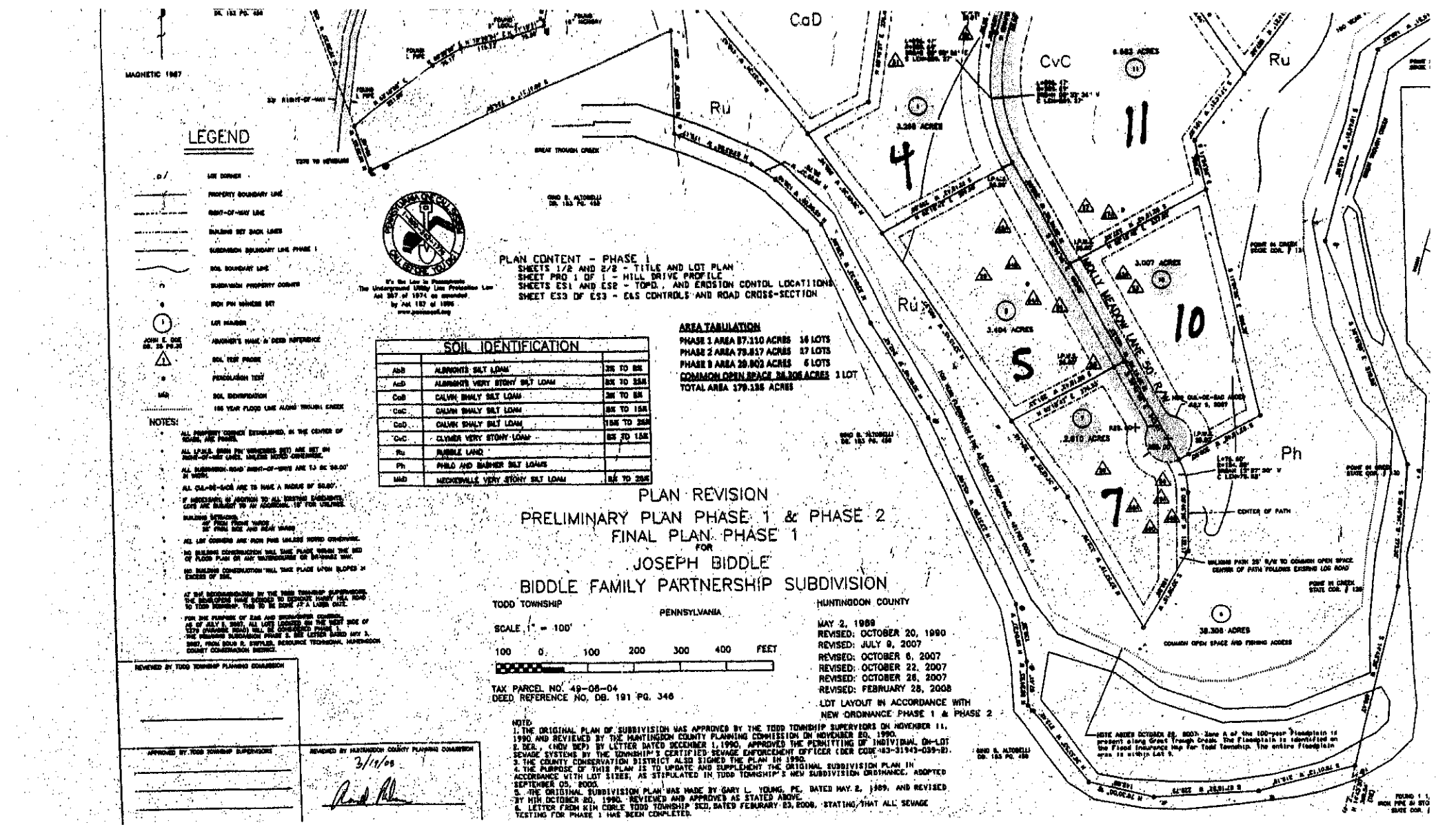
LEGEND
PROPERTY BOUNDARY LINE
RIGHT-OF-WAY LINE
BUILDING SET BACK LINES
SUBDIVISION BOUNDARY LINE PHASE 1
SOIL BOUNDARY LINE
SUBDIVISION PROPERTY CORNER
IRON PIN WHERE SET
LOT NUMBER
OWNER'S NAME & DEED REFERENCE
SOIL TEST PROBE
PERCOLATION TEST
SOIL IDENTIFICATION
100 YEAR FLOOD LINE ALONG TROUGH CREEK
NOTES:
ALL PROPERTY CORNER ESTABLISHED, IN THE CENTER OF ROADS, ARE PINNED.
ALL LOTS SHOWN PIN MONUMENTS SET ARE SET ON RIGHT-OF-WAY LINES, UNLESS NOTED OTHERWISE.
ALL SUBDIVISION ROAD RIGHT-OF-WAYS ARE TO BE 50.00' IN WIDTH.
ALL CUL-DE-SACS ARE TO HAVE A RADIUS OF 50.00'.
IF NECESSARY, IN ADDITION TO ALL EXISTING EASEMENTS, LOTS ARE SUBJECT TO AN ACCESSWAY, IF FOR UTILITIES.
BUILDING SETBACKS:
40' FROM FRONT YARD
30' FROM SIDE AND REAR YARD
ALL LOT CORNERS ARE IRON PINS UNLESS NOTED OTHERWISE.
NO BUILDING CONSTRUCTION SHALL TAKE PLACE WITHIN THE 100 YR FLOOD PLAIN OR ANY WATERCOURSE OR SWALE WAY.
NO BUILDING CONSTRUCTION WILL TAKE PLACE UPON SLOPES IN EXCESS OF 25%.
AT THE RECOMMENDATION BY THE TODD TOWNSHIP SUPERVISORS THE SUBDIVIDER HAVE AGREED TO IMPROVE LOWRY HILL ROAD TO TODD STANDARD. THIS TO BE DONE AT A LATER DATE.
FOR THE PURPOSE OF SOIL AND EROSION CONTROL, AS OF JULY 1, 1997, ALL LOTS LOCATED ON THE WEST SIDE OF LOWRY HILL ROAD (SR0453, T0643) WILL BE CONSIDERED PHASE 2. THE REMAINING SUBDIVISION PHASE 1, SEE LETTER DATED MAY 2, 1997, FROM DOUG D. STEFFLER, RESOURCE TECHNICIAN, HUNTINGDON COUNTY CONSERVATION DISTRICT.
REVIEWED BY TODD TOWNSHIP PLANNING COMMISSION
APPROVED BY TODD TOWNSHIP SUPERVISORS
REVIEWED BY HUNTINGDON COUNTY PLANNING COMMISSION
3/19/08
PLAN CONTENT - PHASE 1
SHEETS 1/2 AND 2/2 - TITLE AND LOT PLAN
SHEET PRO 1 OF 1 - HILL DRIVE PROFILE
SHEETS ES1 AND ES2 - TOPO., AND EROSION CONTOL LOCATIONS
SHEET ES3 OF ES3 - E&S CONTROLS AND ROAD CROSS-SECTION
SOIL IDENTIFICATION
AbB ALBRIGHTS SILT LOAM 3% TO 8%
AcD ALBRIGHTS VERY STONY SILT LOAM 8% TO 35%
CaB CALVIN SHALY SILT LOAM 3% TO 8%
CaC CALVIN SHALY SILT LOAM 8% TO 15%
CaD CALVIN SHALY SILT LOAM 15% TO 25%
CvC CLYMER VERY STONY LOAM 8% TO 15%
Ru RUBBLE LAND
Ph PHILO AND BARNER SILT LOAMS
MkD MECKESVILLE VERY STONY SILT LOAM 8% TO 25%
AREA TABULATION
PHASE 1 AREA 87.110 ACRES 16 LOTS
PHASE 2 AREA 79.817 ACRES 17 LOTS
PHASE 3 AREA 20.903 ACRES 6 LOTS
COMMON OPEN SPACE 36.308 ACRES 1 LOT
TOTAL AREA 170.135 ACRES
PLAN REVISION
PRELIMINARY PLAN PHASE 1 & PHASE 2
FINAL PLAN PHASE 1
FOR
JOSEPH BIDDLE
BIDDLE FAMILY PARTNERSHIP SUBDIVISION
TODD TOWNSHIP
HUNTINGDON COUNTY
PENNSYLVANIA
SCALE 1" = 100'
100 0 100 200 300 400 FEET
TAX PARCEL NO. 49-08-04
DEED REFERENCE NO. DB. 191 PG. 346
MAY 2, 1989
REVISED: OCTOBER 20, 1990
REVISED: JULY 9, 2007
REVISED: OCTOBER 8, 2007
REVISED: OCTOBER 22, 2007
REVISED: OCTOBER 26, 2007
REVISED: FEBRUARY 28, 2008
LOT LAYOUT IN ACCORDANCE WITH NEW ORDINANCE PHASE 1 & PHASE 2
NOTE:
1. THE ORIGINAL PLAN OF SUBDIVISION WAS APPROVED BY THE TODD TOWNSHIP SUPERVISORS ON NOVEMBER 11, 1990 AND REVIEWED BY THE HUNTINGDON COUNTY PLANNING COMMISSION ON NOVEMBER 20, 1990.
2. DER, (NOW DEP) BY LETTER DATED DECEMBER 1, 1990, APPROVED THE PERMITTING OF INDIVIDUAL ON-LOT SEWAGE SYSTEMS BY THE TOWNSHIP'S CERTIFIED SEWAGE ENFORCEMENT OFFICER (DER CODE-483-31943-039-2).
3. THE COUNTY CONSERVATION DISTRICT ALSO SIGNED THE PLAN IN 1990.
4. THE PURPOSE OF THIS PLAN IS TO UPDATE AND SUPPLEMENT THE ORIGINAL SUBDIVISION PLAN IN ACCORDANCE WITH LOT SIZES, AS STIPULATED IN TODD TOWNSHIP'S NEW SUBDIVISION ORDINANCE, ADOPTED SEPTEMBER 05, 2003.
5. THE ORIGINAL SUBDIVISION PLAN WAS MADE BY GARY L. YOUNG, PE, DATED MAY 2, 1989, AND REVISED BY HIM OCTOBER 20, 1990. REVIEWED AND APPROVED AS STATED ABOVE.
6. LETTER FROM KIM CORLE TODD TOWNSHIP SEO, DATED FEBURARY 23, 2008, STATING THAT ALL SEWAGE TESTING FOR PHASE 1 HAS BEEN COMPLETED.
NOTE ADDED OCTOBER 26, 2007: Zone A of the 100-year floodplain is present along Great Trough Creek. The floodplain is identified on the Flood Insurance Map for Todd Township. The entire floodplain area is within Lot 9.
Ru
CaD
CvC
Ph
MOLLY MEADOW LANE 50' R/W
GREAT TROUGH CREEK
3.588 ACRES
3.404 ACRES
3.007 ACRES
2.610 ACRES
38.308 ACRES
COMMON OPEN SPACE AND FISHING ACRES
CENTER OF PATH
WALKING PATH 25' R/W TO COMMON OPEN SPACE CENTER OF PATH FOLLOWS EXISTING LOG ROAD
4
5
7
10
11