



FINAL SUBDIVISION PLAN

The Estates at Pincrest

IN
ELIZABETH TOWNSHIP, LANCASTER COUNTY, PA.

Diehm & Sons, Inc.
Land Surveyors
Civil Engineers

15 Toll Gate Road
P.O. Box 228
Lititz, PA 17543

Phone: (717) 626-0175
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Project Title: _____
Scale: 1" = 50'
Sheet No.: 2 of 8

Client: _____

Project No.: 04199
Date: 7/4/07

Survey By: TDD
Checked By: TDD

Project Mgr.: _____
Checked By: _____

Responsible For GPS: _____
2/26/08 Per LCO/Per Review TCM
8/11/08 Per LCO/Per Review TCM

CURVE TABLE

CURVE	LENGTH	RADIUS	TAN	DELTA	CHORD	BRG
C1	153.44	293.00	79.18	34.5316°	N03°21'53"E	151.09
C2	152.47	400.00	77.17	21.5072°	N03°59'32"W	151.55
C3	41.06	25.00	26.86	94.0649°	S82°59'07"W	36.60
C4	121.92	227.00	62.47	30.4628°	S03°28'29"W	120.48
C5	122.00	225.00	62.47	21.5072°	S03°59'32"W	120.48
C6	306.30	60.00	40.82	291.3232°	S83°04'20"E	67.50
C7A	152.65	60.00	194.86	145.4616°	N101°11'12"W	114.69
C7B	152.65	60.00	194.86	145.4616°	S24°02'32"W	114.69
C8	193.47	20.00	10.58	55.2461°	S24°48'48"W	18.71
C9	142.95	375.00	72.35	21.5072°	N03°59'32"W	142.09
C10	247.00	30.00	32.0816	80.0922°	N03°09'22"E	152.43
C11	38.07	23.00	23.83	67.1439°	S83°23'39"E	34.90

LEGEND

- PROPOSED EASEMENT
- EXISTING STREAM
- WETLANDS (SEE NOTE 18)
- LOT MARKER
- CONCRETE MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED STREET NAME SIGN

NOTE:
STREET LIGHTING DESIGNED BY PPL ELECTRIC UTILITIES CORP.

SIGHT DISTANCE
WEST: -35' REQUIRED 90°
EAST: +18' REQUIRED 90°
WEST: -35' REQUIRED 90°
EAST: +18' REQUIRED 90°
(MEASURED)

GRAPHIC SCALE:
1 inch = 50 ft

PROPERTY OWNERS:

- n/ William D. Douglas G. & Francis I. G. Coleman
Tax Parcel 5K-5-1
Tax Acct. 240-88172-0-0000
- n/ Emanuel Lutheran Church
Deed 4-11-80
Tax Parcel 5K-5-1
Tax Acct. 240-8894-0-0000
- n/ Kenneth R. & Sheila M. Fair
Deed 5/27-256
Tax Parcel 5K-5-8
Tax Acct. 240-86820-0-0000
- n/ R. B. Associates
Deed 2/41-529
Tax Parcel 5K-5-9
Tax Acct. 240-99801-0-0000
- n/ Cynthia A. Hesse
Deed 10/30-077
Tax Parcel 5K-5-7
Tax Acct. 240-86882-0-0000
- n/ Joseph Z. & Yvonne M. Snyder
Deed 8/16-239
Tax Parcel 5K-5-6
Tax Acct. 240-86883-0-0000
- n/ Family L. & Marjorie A. Blum
Deed 4/57-596
Tax Parcel 5K10-2-40
Tax Acct. 240-23152-0-0000
- n/ John C. & Linda K. Miller
Deed 5/27-249
Tax Parcel 5K10-2-46
Tax Acct. 240-51912-0-0000
- n/ Todd A. & Gina B. Ansel
Deed 0-05-318
Tax Parcel 5K10-2-39
Tax Acct. 240-46309-0-0000
- n/ St. Johns Lutheran Cemetery
Deed 5/10-47
Tax Parcel 5K10-2-47
Tax Acct. 240-52239-0-0000
- n/ Emanuel Lutheran
Deed 3/25-521
Tax Parcel 5K10-2-49
Tax Acct. 240-89172-0-0000
- n/ Richard A. & Rylee A. Sasso
Deed 4/29-103
Tax Parcel 5K10-2-44
Tax Acct. 240-89191-0-0000

LOT INFORMATION:

- Lot No. 1, Bk. "A" Area=1.136 Ac. (SEE NOTE 18)
- Lot No. 2, Bk. "A" Area=1.795 Ac.
- Lot No. 3, Bk. "A" Area=3.305 Ac. (SEE NOTE 18)
- Lot No. 4, Bk. "A" Area=2.738 Ac.
- Lot No. 5, Bk. "A" Area=1.740 Ac.

STREET INFORMATION:

- EVERGREEN COURT
- 28th DIVISION HIGHWAY (SR 0322)
- SHARONA DRIVE (T-5993)

ZONING DISTRICT BOUNDARY:

- (R) RURAL ZONE
- (R-1) SUBURBAN RESIDENTIAL ZONE
- (I) INDUSTRIAL ZONE
- (VC) VILLAGE COMMERCIAL ZONE