



ZONING:

TRACT	EXISTING_ZONE
PARCEL 0115:	R-3,R-4
PARCEL 0136:	R-2,R-4

LEGEND:

	WETLAND		STEEP SLOPE 20-30%
	RBA BUFFER		STEEP SLOPE >30%
	FLOODPLAIN		STREAM

SOIL CLASSIFICATION:

GdB: VERY DEEP, MODERATELY WELL OR SOMEWHAT POORLY DRAINED SOIL
 ChC2: MODERATELY DEEP, WELL DRAINED, RESIDUALLY WEATHERED SOIL
 Co: VERY DEEP, MODERATELY WELL OR SOMEWHAT POORLY DRAINED SOIL
 CpA: DEEP OR VERY DEEP, POORLY DRAINED SOIL
 GdC: VERY DEEP, WELL DRAINED SOIL
 GdD: SOIL COMPLEX CONTAINING SOILS WITH INCLUSIONS IN CLOSE ASSOCIATION OF SOILS WITH PROPERTIES OF GdB, PaB, PaC
 Ho: VERY DEEP, POORLY DRAINED SOIL
 PaB, PaC, PaD: VERY DEEP, SOMEWHAT EXCESSIVELY DRAINED SOIL

GdB, Co, GdB & PaB REPRESENT PRIME AGRICULTURE SOILS. GREATER THAN 50% OF THESE SOILS WILL BE UNDISTURBED AS REQUIRED.

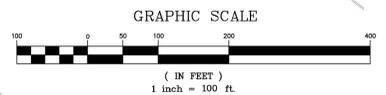
- GENERAL NOTES:**
- THIS PLAN IS THE EXCLUSIVE PROPERTY OF ESE CONSULTANTS, INC., AND TOLL BROTHERS, INC. ALL RIGHTS AND REMEDIES ARE HEREBY RESERVED. THIS PLAN MAY NOT BE REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS, INC., AND TOLL BROTHERS, INC.
 - TOPOGRAPHIC MAP PREPARED BY ESE CONSULTANTS, INC.
 - WETLANDS INFORMATION PROVIDED BY DEL-VL SOIL & ENVIRONMENTAL CONSULTANTS, INC.
 - FLOODPLAIN LOCATIONS TAKEN FROM FEMA COMMUNITY PANEL 42028C0260F.
 - SOILS INFORMATION TAKEN FROM NATURAL RESOURCE CONSERVATION SERVICES

- SURVEY NOTES:**
- PLANIMETRIC AND TOPOGRAPHIC FEATURES COMPILED BY ESE CONSULTANTS, INC. UTILIZING PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY, AERIAL PHOTOGRAPHY PERFORMED BY KEYSTONE AERIAL SERVICES ON MAY 23, 2014 WITH A PHOTO SCALE OF 3.4cm GSD.
 - PHOTOGRAMMETRIC MAPPING HAS BEEN COMPILED IN ACCORDANCE WITH PROCEDURES THAT HAVE BEEN DEMONSTRATED TO COMPLY WITH THE AMERICAN SOCIETY OF PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) CLASS 1 STANDARD FOR A HORIZONTAL MAPPING SCALE OF 1"=50' AND A CONTOUR INTERVAL OF 1'.
 - AERIAL CONTROL PROVIDED BY ESE CONSULTANTS, INC., ON JULY 6, 2015.
 - FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. BUILDING OUTLINES REPRESENT APPROXIMATE ROOF LINE LOCATIONS AS SEEN ON THE AERIAL PHOTOGRAPHY.
 - DELINEATED AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBTAINED BY VEGETATION OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
 - THE HORIZONTAL DATUM IS ON PENNSYLVANIA SOUTH ZONE STATE PLAN COORDINATE SYSTEM NAD83.
 - THE VERTICAL DATUM IS NAVD83. SITE BENCH MARK J11732. BENCH MARK 186' SOUTH OF INTERSECTION OF TIGUE ROAD AND LENAPE ROAD. MONUMENT IS 9' WEST OF WESTERN EDGE OF LENAPE ROAD.
 - EXISTING BOUNDARIES SHOWN ARE BASED ON PLAN OF PROPERTY TITLED "TIGUE PROPERTY", PREPARED BY ESE CONSULTANTS, INC., DATED SEPTEMBER 14, 2015.

SURVEY LEGEND:

	HYDRANT		MISCELLANEOUS FEATURE
	VALVE		DEFINED TREE LOCATION
	MANHOLE		UNDEFINED TREE LOCATION
	CURB INLET		SHRUB
	INLET		SPOT ELEVATION
	WELLHEAD		FLAG POLE
	STREET LAMP		PALM TREE
	PRIVATE LAMP		SWAMP
	UTILITY POLE		HORIZ. & VERT. AERIAL CONTROL
	UTILITY POLE & LAMP		HORIZ. AERIAL CONTROL
	SUPPORT POLE		VERT. AERIAL CONTROL
	UTILITY TOWER		OBSCURED AREA
	POST		TRELLINE
	SINGLE POST SIGN		BRUSH/SHRUBLINE
	DOUBLE POST SIGN		WATER
	PRIVATE MAILBOX		SWAMP
	PUBLIC MAILBOX		TRAIL
	OBSCURED AREA		STONEWALL
	TRELLINE		FENCE
	BRUSH/SHRUBLINE		CONSTRUCTION/TEMPORARY FENCE
	WATER		GUIDE RAIL
	SWAMP		MAPPING LIMIT

PARCEL LOCATED WITHIN 300' OF STRODES MILL HISTORIC DISTRICT



PLEASE NOTE PARCEL 0115 HAS BEEN IDENTIFIED AS A CLASS I DOE HISTORIC RESOURCE *PLEASE NOTE LENAPE & TIGUE ROAD ARE IDENTIFIED AS PART OF THE BRANDYWINE SCENIC BYWAY* *PLEASE NOTE TIGUE ROAD IS IDENTIFIED AS A SCENIC ROAD OF EAST BRADFORD TOWNSHIP*

ESE Consultants, Inc.
 250 Gibraltar Road,
 Suite 2E
 Horsham, PA 19044
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 FAX: 215-293-5488

Land Planning
 Engineering
 Land Surveying

ESE

REV.	DATE	DESCRIPTION

EXISTING CONDITIONS PLAN
TIGUE TRACT
EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PA

DATE:	01-19-16	SCALE:	1"=100'
DESIGN:	JTB	DRAWN:	JTB
JOB NO.:	3895	FILE NAME:	EXISTING CON.
REF. NO.:			
SHEET NO.:	2	OF	8

NET TRACT AREA CALCULATION:

PARCEL: 51-007-0115		
ZONING DISTRICT	R-3	R-4
TRACT AREA	32.30 Acres	22.11 Acres
FLOOD PLAIN	1.09 Acres	2.43 Acres
STEEP SLOPES	6.16 Acres	2.07 Acres
RIGHT-OF-WAY	1.12 Acres	.09 Acres
BASIN AREA	1.24 Acres	.57 Acres
NET TRACT AREA	22.69 Acres	16.95 Acres

DENSITY CALCULATIONS:

ZONING DISTRICT	NET TRACT AREA	DENSITY MULTIPLIER	PERMITTED DENSITY	PROPOSED DENSITY
R-3: PARCEL 0115	22.69 ACRES	X 1.0 (FOR SINGLE-FAMILY)	22 DWELLING UNITS	22 DWELLING UNITS

TRACT COVERAGE CALCULATION:

ZONING DISTRICT	ALLOWABLE COVERAGE	PROPOSED COVERAGE
R-3: PARCEL 0115	15% or 4.67 Acres	* 1.3 Acres

* REMAINDER OF ALLOWABLE COVERAGE WILL BE DIVIDED UP EVENLY AMONGST LOTS TO ALLOW FOR DECKS, PATIOS, ETC.

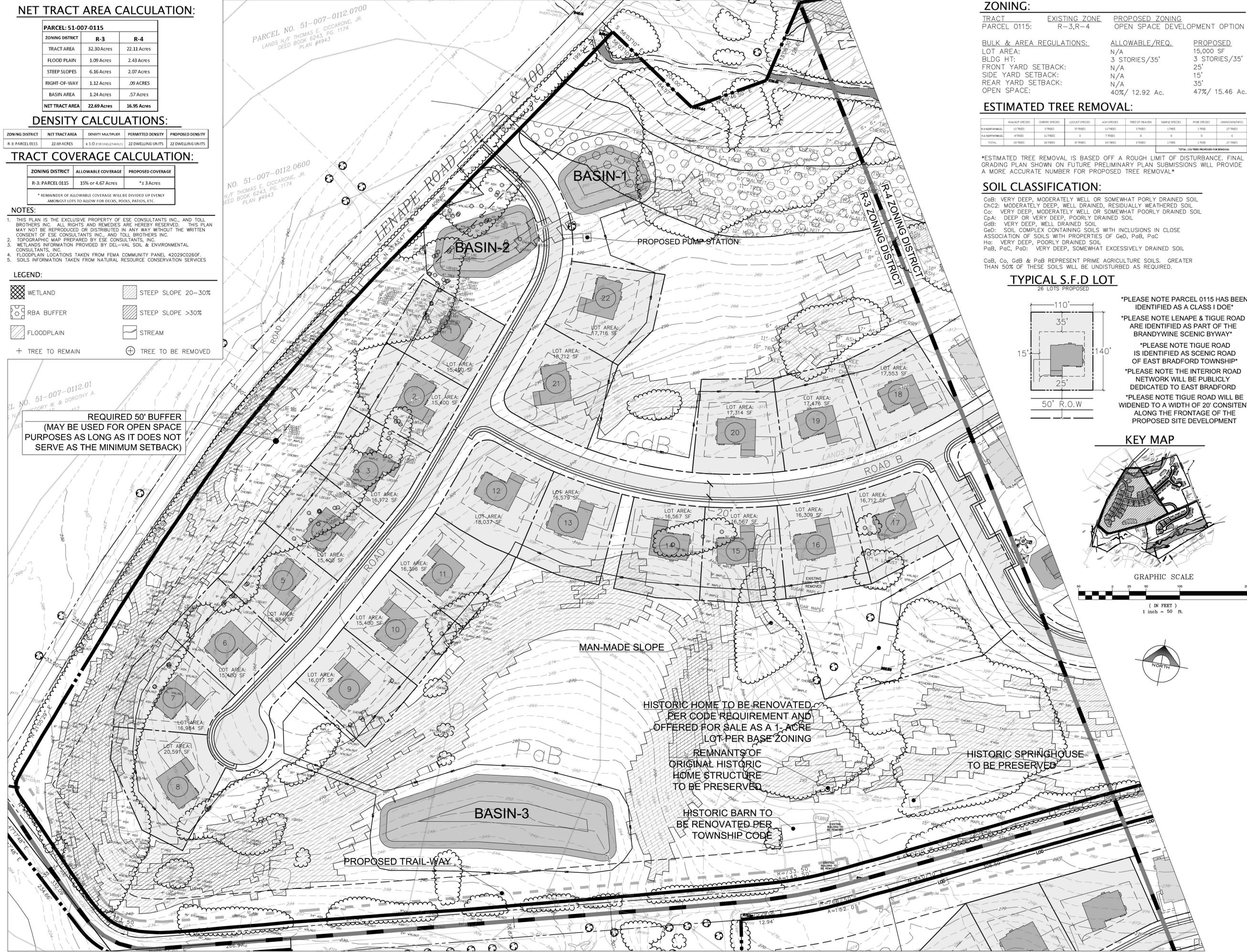
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- SOILS INFORMATION TAKEN FROM NATURAL RESOURCE CONSERVATION SERVICES

LEGEND:

- WETLAND
- RBA BUFFER
- FLOODPLAIN
- TREE TO REMAIN
- STEEP SLOPE 20-30%
- STEEP SLOPE >30%
- STREAM
- TREE TO BE REMOVED

REQUIRED 50' BUFFER
(MAY BE USED FOR OPEN SPACE PURPOSES AS LONG AS IT DOES NOT SERVE AS THE MINIMUM SETBACK)



ZONING:

TRACT	EXISTING ZONE	PROPOSED ZONING
PARCEL 0115:	R-3,R-4	OPEN SPACE DEVELOPMENT OPTION

BULK & AREA REGULATIONS:	ALLOWABLE/REQ.	PROPOSED
LOT AREA:	N/A	15,000 SF
BLDG HT:	3 STORIES/35'	3 STORIES/35'
FRONT YARD SETBACK:	N/A	25'
SIDE YARD SETBACK:	N/A	15'
REAR YARD SETBACK:	N/A	35'
OPEN SPACE:	40%/ 12.92 Ac.	47%/ 15.46 Ac.

ESTIMATED TREE REMOVAL:

WALNUT SPECIES	CHERRY SPECIES	LOCUST SPECIES	ASH SPECIES	TREE OF HEAVEN	MAPLE SPECIES	PINE SPECIES	UPPER/OTHER SPECIES
15 TREES	3 TREES	0 TREES	11 TREES	3 TREES	1 TREE	1 TREE	27 TREES
47 TREES	11 TREES	0 TREES	9 TREES	0 TREES	0 TREES	0 TREES	27 TREES
TOTAL: 62 TREES	14 TREES	0 TREES	20 TREES	3 TREES	1 TREE	1 TREE	54 TREES

TOTAL: 130 TREES PROPOSED FOR REMOVAL.

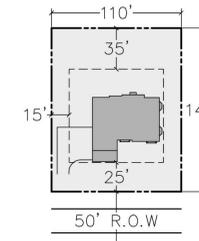
ESTIMATED TREE REMOVAL IS BASED OFF A ROUGH LIMIT OF DISTURBANCE. FINAL GRADING PLAN SHOWN ON FUTURE PRELIMINARY PLAN SUBMISSIONS WILL PROVIDE A MORE ACCURATE NUMBER FOR PROPOSED TREE REMOVAL

SOIL CLASSIFICATION:

CoB: VERY DEEP, MODERATELY WELL OR SOMEWHAT POORLY DRAINED SOIL
 ChC2: MODERATELY DEEP, WELL DRAINED, RESIDUALLY WEATHERED SOIL
 Co: VERY DEEP, MODERATELY WELL OR SOMEWHAT POORLY DRAINED SOIL
 GpA: DEEP OR VERY DEEP, POORLY DRAINED SOIL
 GdB: VERY DEEP, WELL DRAINED SOIL
 GeD: SOIL COMPLEX CONTAINING SOILS WITH INCLUSIONS IN CLOSE ASSOCIATION OF SOILS WITH PROPERTIES OF GeD, PaB, PaC
 Ha: VERY DEEP, POORLY DRAINED SOIL
 PaB, PaC, PaD: VERY DEEP, SOMEWHAT EXCESSIVELY DRAINED SOIL

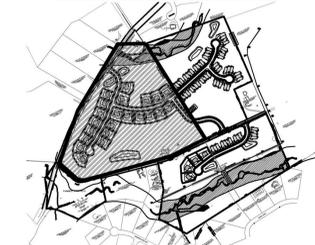
CoB, Co, GdB & PaB REPRESENT PRIME AGRICULTURE SOILS. GREATER THAN 50% OF THESE SOILS WILL BE UNDISTURBED AS REQUIRED.

TYPICAL S.F.D LOT
26 LOTS PROPOSED

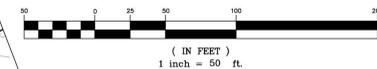


- *PLEASE NOTE PARCEL 0115 HAS BEEN IDENTIFIED AS A CLASS I DOE*
- *PLEASE NOTE LENAPE & TIGUE ROAD ARE IDENTIFIED AS PART OF THE BRANDYWINE SCENIC BYWAY*
- *PLEASE NOTE TIGUE ROAD IS IDENTIFIED AS SCENIC ROAD OF EAST BRADFORD TOWNSHIP*
- *PLEASE NOTE THE INTERIOR ROAD NETWORK WILL BE PUBLICLY DEDICATED TO EAST BRADFORD
- *PLEASE NOTE TIGUE ROAD WILL BE WIDENED TO A WIDTH OF 20' CONSISTENT ALONG THE FRONTAGE OF THE PROPOSED SITE DEVELOPMENT

KEY MAP



GRAPHIC SCALE



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Suite 2E
Horseshoe, PA 19044
TEL: 215-914-2050
FAX: 215-293-5488

Land Planning
Engineering
Land Surveying

ESE

DATE	DESCRIPTION

CONDITIONAL USE PLAN

TIGUE TRACT
EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PA

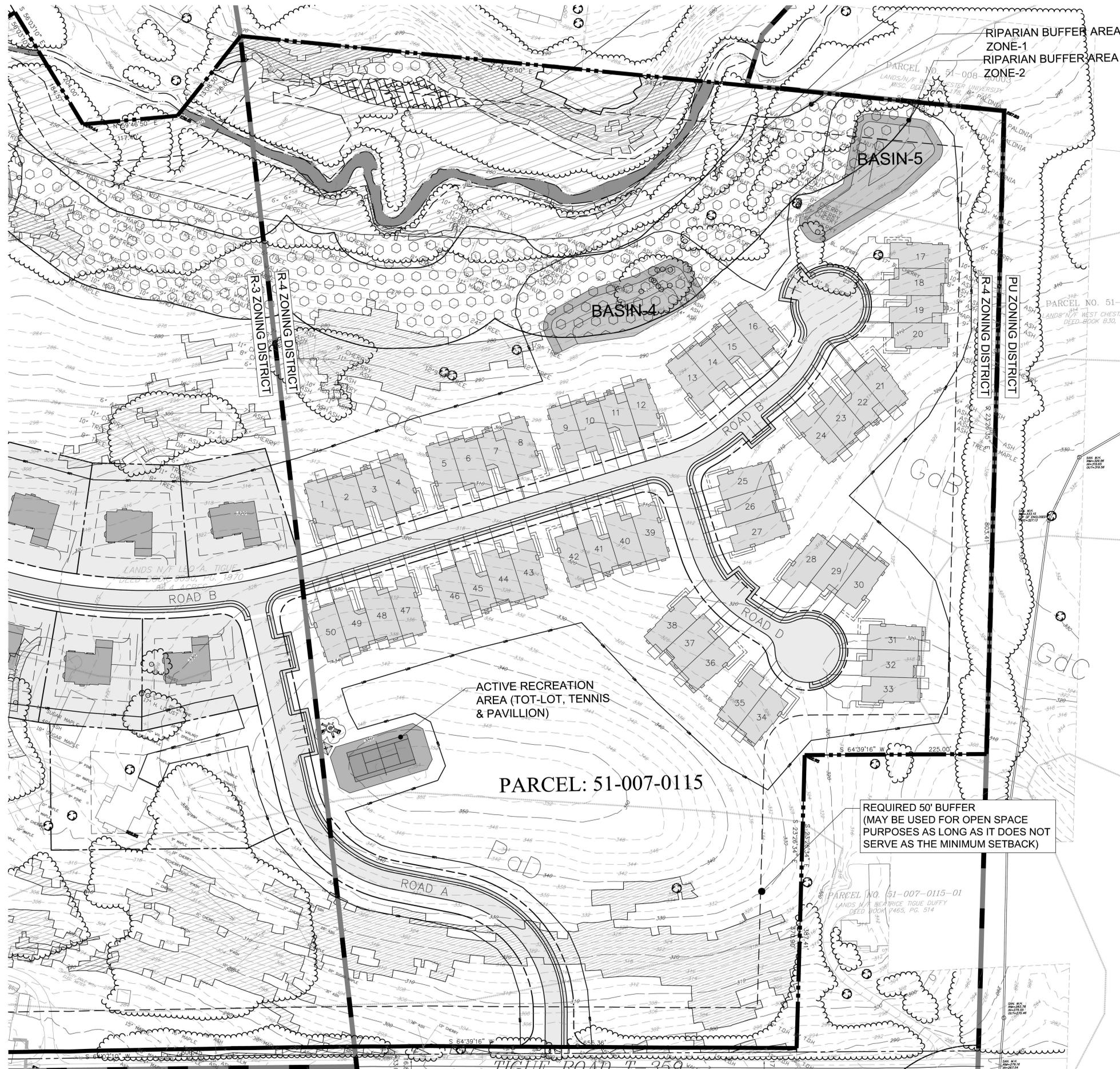
DATE	SCALE
01/19/16	AS SHOWN

DESIGN	DRAWN
JTB	JTB

JOB NO.	FILE NAME
1895	

REF. NO.

SHEET NO. **4** OF **8**

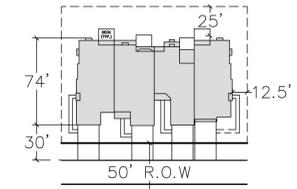


ZONING:

TRACT	EXISTING ZONE	PROPOSED ZONING
PARCEL 0115:	R-3,R-4	OPEN SPACE DEVELOPMENT OPTION

BULK & AREA REGULATIONS:	ALLOWABLE /REQ.	PROPOSED
LOT AREA:	N/A	N/A
BLDG HT:	3 STORIES/35'	3 STORIES/35'
BUILDING SEPARATION:	20'	25'
OPEN SPACE:	50%/ 11.05 Ac.	50%/ 11.05 Ac.

TYPICAL CARRIAGE HOME
64 CARRIAGES PROPOSED



NET TRACT AREA CALCULATION:

PARCEL: 51-007-0115		
ZONING DISTRICT	R-3	R-4
TRACT AREA	32.30 Acres	22.11 Acres
FLOOD PLAIN	1.09 Acres	2.43 Acres
STEEP SLOPES	6.16 Acres	2.07 Acres
RIGHT-OF-WAY	1.12 Acres	.09 ACRES
BASIN AREA	1.29 Acres	.59 Acres
NET TRACT AREA	22.64 Acres	16.93 Acres

TRACT COVERAGE CALCULATION:

ZONING DISTRICT	ALLOWABLE COVERAGE	PROPOSED COVERAGE
R-4: PARCEL 0115	30% or 6.06 Acres	± 4 Acres

DENSITY CALCULATIONS:

ZONING DISTRICT	NET TRACT AREA	DENSITY MULTIPLIER	PERMITTED DENSITY	PROPOSED DENSITY
R-4: PARCEL 0115	16.93 ACRES	X 3.5 (FOR MULTI-FAMILY)	59 DWELLING UNITS	50 DWELLING UNITS

ESTIMATED TREE REMOVAL:

	WALNUT SPECIES	CHERRY SPECIES	LOCUST SPECIES	ASH SPECIES	TREE OF HEAVEN	MAPLE SPECIES	PINE SPECIES	UNKNOWN/AMBIG.
R-4-NORTH PANEL	17 TREES	3 TREES	17 TREES	17 TREES	3 TREES	1 TREE	1 TREE	27 TREES
R-4-NORTH PANEL	4 TREES	11 TREES	0	7 TREES	0	0	0	0
TOTAL	21 TREES	14 TREES	17 TREES	24 TREES	3 TREES	1 TREE	1 TREE	27 TREES

TOTAL: 130 TREES PROPOSED FOR REMOVAL

KEY MAP:



SOILS DESCRIPTION:

CbB: VERY DEEP, MODERATELY WELL OR SOMEWHAT POORLY DRAINED SOIL
 ChC2: MODERATELY DEEP, WELL DRAINED, RESIDUALLY WEATHERED SOIL
 Co: VERY DEEP, MODERATELY WELL OR SOMEWHAT POORLY DRAINED SOIL
 CpA: DEEP OR VERY DEEP, POORLY DRAINED SOIL
 GdB: VERY DEEP, WELL DRAINED SOIL
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 Ha: VERY DEEP, POORLY DRAINED SOIL
 PaB, PaC, PaD: VERY DEEP, SOMEWHAT EXCESSIVELY DRAINED SOIL

CbB, Co, GdB & PaB REPRESENT PRIME AGRICULTURE SOILS. GREATER THAN 50% OF THESE SOILS WILL BE UNDISTURBED AS REQUIRED.

LEGEND:

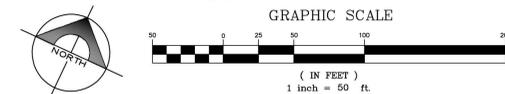
	WETLAND		STEEP SLOPE 20-30%
	RBA BUFFER		STEEP SLOPE >30%
	FLOODPLAIN		STREAM
	+ TREE TO REMAIN		⊕ TREE TO BE REMOVED

NOTES:

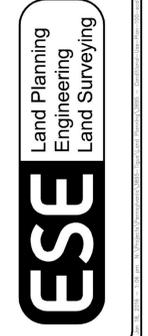
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 *PLEASE NOTE THE INTERIOR ROAD NETWORK WILL BE PUBLICLY DEDICATED TO EAST BRADFORD
 *PLEASE NOTE TIGUE ROAD WILL BE WIDENED TO A WIDTH OF 20' CONSISTENT ALONG THE FRONTAGE OF THE PROPOSED SITE DEVELOPMENT

REQUIRED 50' BUFFER
 (MAY BE USED FOR OPEN SPACE PURPOSES AS LONG AS IT DOES NOT SERVE AS THE MINIMUM SETBACK)



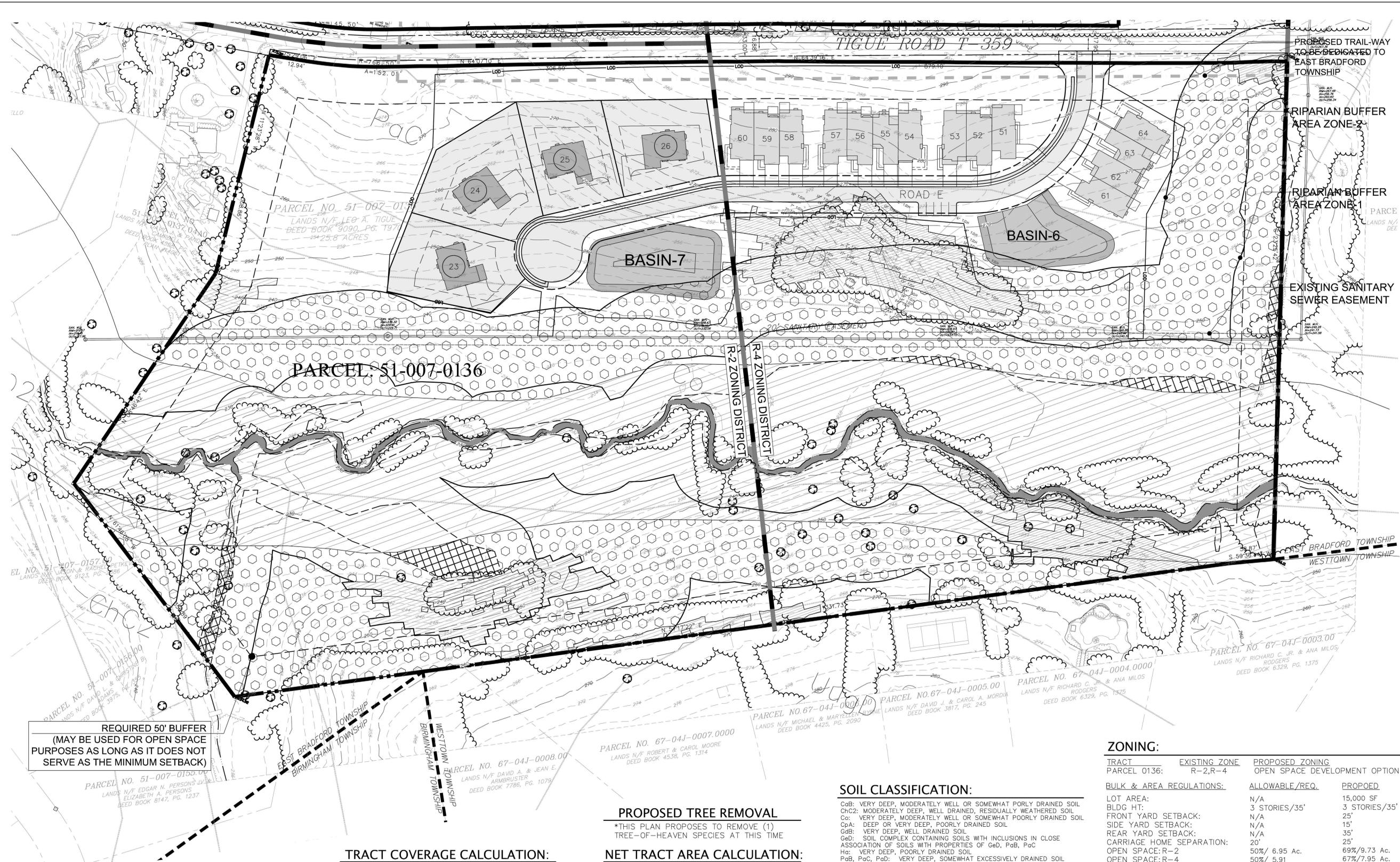
ESE Consultants, Inc.
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 TEL: 215-914-2050
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OPEN SPACE DEVELOPMENT OPTION
 R-4 ZONE
 50 SCALE PLAN

CONDITIONAL USE PLAN
 TIGHE TRACT
 EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PA

DATE: 01/19/16	SCALE: 50
DESIGN: JTB	DRAWN: JTB
CJOB NO.: 1895	FILE NAME: ---
REF. NO.:	
SHEET NO.: 5	OF 8



REQUIRED 50' BUFFER
(MAY BE USED FOR OPEN SPACE PURPOSES AS LONG AS IT DOES NOT SERVE AS THE MINIMUM SETBACK)

PROPOSED TREE REMOVAL
*THIS PLAN PROPOSES TO REMOVE (1) TREE-OF-HEAVEN SPECIES AT THIS TIME

TRACT COVERAGE CALCULATION:

ZONING DISTRICT	ALLOWABLE COVERAGE	PROPOSED COVERAGE
R-2: PARCEL 0136	15% or 2.07 Acres	*1.9 Acres
R-4: PARCEL 0136	30% or 3.49 Acres	±1.5 Acres

* REMAINDER OF ALLOWABLE COVERAGE WILL BE DIVIDED UP EVENLY AMONGST LOTS TO ALLOW FOR DECKS, POOLS, PATIOS, ETC.

NET TRACT AREA CALCULATION:

ZONING DISTRICT	PARCEL: 51-007-0136	
	R-2	R-4
TRACT AREA	13.93 Acres	11.82 Acres
FLOOD PLAIN	4.01 Acres	3.56 Acres
STEEP SLOPES	.64 Acres	1.12 Acres
RIGHT-OF-WAY	.11 Acres	.17 Acres
BASIN AREA	.34 Acres	.28 Acres
SANITARY EASEMENT	.34 Acres	.32 Acres
NET TRACT AREA	8.49 Acres	6.37 Acres

DENSITY CALCULATION:

ZONING DISTRICT	NET TRACT AREA	DENSITY MULTIPLIER	PERMITTED DENSITY	PROPOSED DENSITY
R-2: PARCEL 0136	8.49 ACRES	x .55 (FOR SINGLE-FAMILY)	4 DWELLING UNITS	4 DWELLING UNITS
R-4: PARCEL 0136	6.37 ACRES	x 3.5 (FOR MULTI-FAMILY)	22 DWELLING UNITS	14 DWELLING UNITS

SOIL CLASSIFICATION:

CoB: VERY DEEP, MODERATELY WELL OR SOMEWHAT POORLY DRAINED SOIL
 ChC2: MODERATELY DEEP, WELL DRAINED, RESIDUALLY WEATHERED SOIL
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CoB, Co, CoB & PaB REPRESENT PRIME AGRICULTURE SOILS. GREATER THAN 50% OF THESE SOILS WILL BE UNDISTURBED AS REQUIRED.

ZONING:

TRACT	EXISTING ZONE	PROPOSED ZONING
PARCEL 0136:	R-2,R-4	OPEN SPACE DEVELOPMENT OPTION

BULK & AREA REGULATIONS:	ALLOWABLE/REQ.	PROPOSED
LOT AREA:	N/A	15,000 SF
BLDG HT:	3 STORIES/35'	3 STORIES/35'
FRONT YARD SETBACK:	N/A	25'
SIDE YARD SETBACK:	N/A	15'
REAR YARD SETBACK:	N/A	35'
CARRIAGE HOME SEPARATION:	20'	25'
OPEN SPACE:R-2	50%/ 6.95 Ac.	69%/9.73 Ac.
OPEN SPACE:R-4	50%/ 5.91	67%/7.95 Ac.

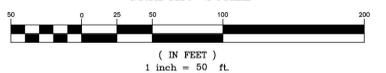
LEGEND:

- WETLAND
- RBA BUFFER
- FLOODPLAIN
- STEEP SLOPE 20-30%
- STEEP SLOPE >30%
- STREAM

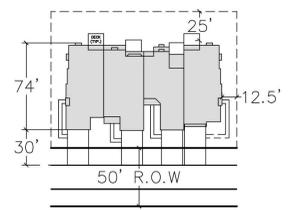
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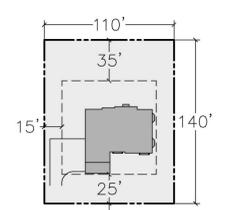
GRAPHIC SCALE



TYPICAL CARRIAGE HOME
64 CARRIAGES PROPOSED



TYPICAL S.F.D LOT
26 LOTS PROPOSED

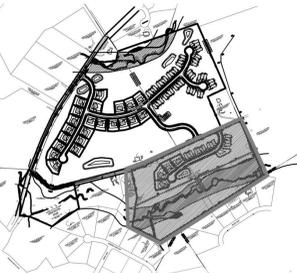


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*PLEASE NOTE THE INTERIOR ROAD NETWORK WILL BE PUBLICLY DEDICATED TO EAST BRADFORD TOWNSHIP

*PLEASE NOTE TIGUE ROAD WILL BE WIDENED TO A WIDTH OF 20' CONSISTENT ALONG THE FRONTAGE OF THE PROPOSED SITE DEVELOPMENT

KEY MAP:



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Land Planning
Engineering
Land Surveying



REV.	DATE	DESCRIPTION

OPEN SPACE DEVELOPMENT OPTION
R-2/R-4 ZONE
50 SCALE PLAN

CONDITIONAL USE PLAN
TIGUE TRACT
EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PA

DATE: 01/19/16	SCALE: 1"=50'
DESIGN: JTB	DRAWN: JTB
JOB NO.: 1895	FILE NAME: ---
REF. NO.:	
SHEET NO.: 6	OF 8



FIGURE TRACT - WATERSHED SUMMARIES

WATERSHED DESCRIPTION	PEAK RUNOFF RATES (CFS)					
	1 Year	2 Year	5 Year	10 Year	25 Year	100 Year
NE Quad	0.08	0.79	4.38	10.19	18.91	28.57
SE Quad	0.08	0.79	4.38	10.19	18.91	28.57
SW Quad	0.08	0.79	4.38	10.19	18.91	28.57
NW Quad going South	0.08	0.79	4.38	10.19	18.91	28.57
NW Quad going North	0.08	0.79	4.38	10.19	18.91	28.57

	1 Year	2 Year	5 Year	10 Year	25 Year	100 Year
TOTAL PRE DEVELOPED	2.88	8.63	23.12	30.62	63.03	114.55
TOTAL ALLOWABLE POST DEVELOP	2.88	23.12	30.62	63.03	114.55	114.55
TOTAL POST DEVELOPED	1.70	2.26	7.94	10.77	31.38	58.11

Peak Runoff Rate Control

Per the East Bradford Subdivision Ordinance, the maximum runoff rate below has been applied to the overall site. The post-developed flow rate has been reduced to be less than the pre-developed flow at all the study points. The runoff calculations for these areas were calculated from the 100 A.S.D. The calculations have been done using the SCS TR-55 method to generate the flow.

Design Storm	Pre-Developed	Post-Developed
1-yr	2.88 cfs	1.70 cfs
2-yr	8.63 cfs	2.26 cfs
5-yr	23.12 cfs	7.94 cfs
10-yr	30.62 cfs	10.77 cfs
25-yr	63.03 cfs	31.38 cfs
100-yr	114.55 cfs	58.11 cfs

RBA MANAGEMENT PLAN:

NARRATIVE:

THE TIGUE PROPERTY IS BEING PROPOSED FOR DEVELOPMENT OF 64 CARRIAGE HOMES, 26 SFD-HOMES AND THE HISTORIC RESTORATION OF 1-EXISTING HOME FOR A TOTAL OF (91) HOMES OVERALL. THE DEVELOPMENT IS BEING PROPOSED UNDER THE OPEN SPACE DEVELOPMENT OPTION, A CONDITIONAL USE, OF EAST BRADFORD TOWNSHIP ZONING DISTRICT. THE SITE CONTAINS AREAS OF STEEP SLOPES, WETLAND, FLOODPLAIN AND TWO EXISTING STREAMS, PLUM RUN ON THE NORTHERN PARCEL AND AN UN-NAMED TRIBUTARY OF PLUM RUN ON THE SOUTHERN PARCEL. AS IS CONSISTENT WITH THE TOWNSHIP DEFINITION, THESE STREAMS HAVE AN ASSOCIATED RIPARIAN BUFFER AREA ADJACENT TO THE STREAM BANK. DUE TO THE IMPAIRED STATUS OF BOTH OF THESE STREAMS, THE RIPARIAN BUFFER AREA IS AT A MINIMUM, 150' MEASURED HORIZONTALLY FROM THE TOP OF THE STREAM BANK. THE RBA (RIPARIAN BUFFER AREA) IS BROKEN DOWN INTO TWO SEGMENTS, ZONE-1 AND ZONE-2 AS NOTED ON THE PLANS. THE RIPARIAN BUFFER AREA ON THIS PROPERTY IS MADE UP MOSTLY OF LOW-LYING LAND THAT DOES INCUR SOME AREAS OF STEEPLY SLOPED GROUND. THE VEGETATIVE QUALITY IS SOMEWHAT MIXED, VARYING FROM TYPICAL PLANTS ASSOCIATED WITH WETLAND AND STREAM-SIDE PLANT COMMUNITIES TO INVASIVE AND EXOTIC PLANTS. DUE TO THE AGRICULTURAL HISTORY OF THE PROPERTY, SOME AREAS OF THE RIPARIAN BUFFER, AS IS EXISTING TODAY, MAY ACTUALLY BE CONTRIBUTING TO THE POTENTIAL POLLUTANT DISCHARGE INTO PLUM RUN AND THE ASSOCIATED TRIBUTARY.

THE CONDITIONAL USE PLAN, AS PRESENTED, PROPOSES TO LOCATE PORTIONS OF (5) STORM WATER FACILITIES WITHIN ZONE-2 OF THE RBA BUFFER ALONG WITH 1-2 SANITARY EASEMENT TIE-INS PERPENDICULAR TO THE EXISTING SANITARY LINE ON THE SOUTHERN PARCEL. MAJOR IMPACTS WILL INCLUDE THE REMOVAL OF EXISTING TREES AND SHRUBS, THE GRADING REQUIRED TO BUILD THE STORM WATER FACILITIES AND THE ASSOCIATED COMPENSATORY PLANTING/MAINTENANCE OF THE RBA ZONE-2. THE POSITIVE IMPACTS OF LOCATING THESE STRUCTURES AS SHOWN ON THE PLAN IS THE ABILITY TO CONTROL RUN-OFF INTO THE STREAMS, IMPROVE WATER QUALITY AND GROUND WATER DISCHARGE AS WELL AS THE REMOVAL OF INVASIVE PLANT SPECIES.

SIGNAGE:

THE APPLICANT, WITH IN-SIGHT FROM EAST BRADFORD TOWNSHIP, WILL DEVELOP SIGNAGE LOCATED EVERY 150' ALONG THE EDGE OF ZONE-2 OF THE RBA BUFFER. THE SIGNAGE WILL BE PERMANENT AND IDENTIFY THE BUFFER AS WELL AS NOTE THE NEED FOR MINIMAL DISTURBANCE WITHIN THE RBA.

RBA MANAGEMENT PLAN NARRATIVE:

THE RBA SHALL BE INSPECTED ANNUALLY BY THE PROPERTY OWNER, OR H.O.A. IMMEDIATELY FOLLOWING SEVERE STORMS FOR EVIDENCE OF SEDIMENT DEPOSIT, EROSION OR CONCENTRATED FLOW CHANNELS, AS WELL AS THE REEMERGENCE OF INVASIVE EXOTICS. PROMPT CORRECTIVE ACTION SHALL BE TAKEN TO STOP EROSION AND RESTORE SHEET FLOW.

THE RBA SHALL HAVE ALL INVASIVE PLANT SPECIES IDENTIFIED, REMOVED AND RE-PLANTED WITH APPROPRIATE NATIVE VEGETATION THAT IS CONDUCTIVE TO IMPROVED STREAM-HABITAT HEALTH AND IN COMPLIANCE WITH THE EAST BRADFORD TOWNSHIP LAND DEVELOPMENT REGULATIONS.

THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED IN THE RBA: EXCESSIVE USE OF FERTILIZERS, PESTICIDES OR OTHER CHEMICALS; VEHICULAR TRAFFIC OR EXCESSIVE PEDESTRIAN TRAFFIC; LITTER; AND REMOVAL OR DISTURBANCE OF VEGETATION THAT AIDS EROSION CONTROL AND BUFFERING OBJECTIVES.

SOIL CLASSIFICATION:

GdB: VERY DEEP, MODERATELY WELL OR SOMEWHAT POORLY DRAINED SOIL
 ChC2: MODERATELY DEEP, WELL DRAINED, RESIDUALLY WEATHERED SOIL
 Co: VERY DEEP, MODERATELY WELL OR SOMEWHAT POORLY DRAINED SOIL
 ChD: DEEP OR VERY DEEP, POORLY DRAINED SOIL
 GdB: VERY DEEP, WELL DRAINED SOIL
 GdD: SOIL COMPLEX CONTAINING SOILS WITH INCLUSIONS IN CLOSE ASSOCIATION OF SOILS WITH PROPERTIES OF GdD, PaB, PaC
 Ho: VERY DEEP, POORLY DRAINED SOIL
 PaB, PaC, PaD: VERY DEEP, SOMEWHAT EXCESSIVELY DRAINED SOIL

GdB, Co, GdB & PaB REPRESENT PRIME AGRICULTURE SOILS. GREATER THAN 50% OF THESE SOILS WILL BE UNDISTURBED AS REQUIRED.

LEGEND:

- WETLAND
- FLOODPLAIN
- RBA BUFFER
- STREAM

- NOTES:**
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 - TOPOGRAPHIC MAP PREPARED BY ESE CONSULTANTS, INC.
 - WETLANDS INFORMATION PROVIDED BY DEL-VAL SOIL & ENVIRONMENTAL CONSULTANTS, INC.
 - FLOODPLAIN LOCATIONS TAKEN FROM FEMA COMMUNITY PANEL 42029C0260F.
 - SOILS INFORMATION TAKEN FROM NATURAL RESOURCE CONSERVATION SERVICES.

NORTH

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

DATE: 01/19/16 SCALE: 1/8" = 100'

DESIGN: JM DRAWING: JTB

JOB NO.: 1895 FILE NAME:

REF. NO.:

SHEET NO.: 7 OF 8

ESE Consultants, Inc.
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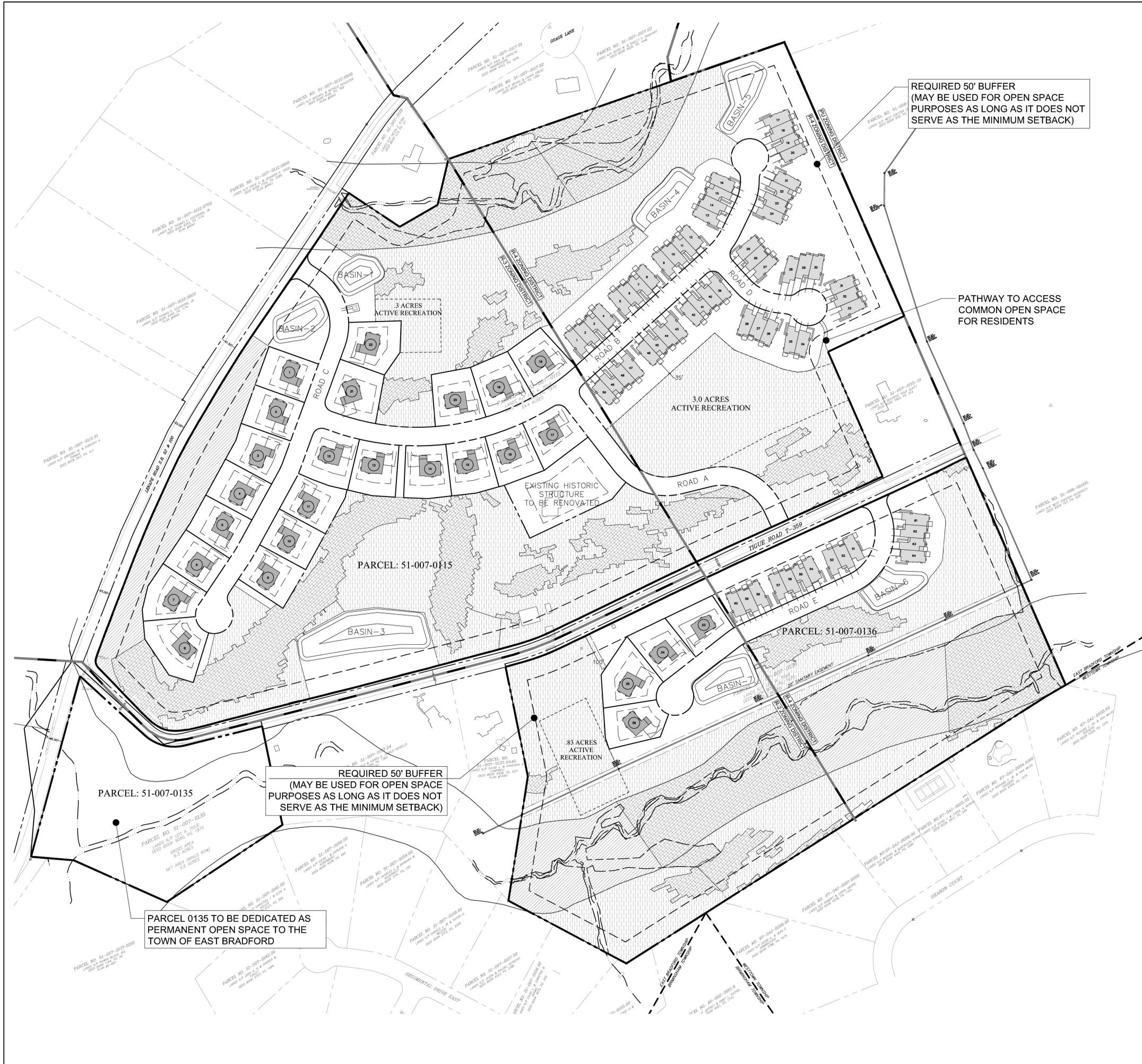
Land Planning
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CONDITONAL USE PLAN

TIGUE TRACT
 EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PA

STORM WATER
 MANAGEMENT
 PLAN
 100 SCALE PLAN



ZONING:

TRACT	EXISTING ZONE	PROPOSED ZONING
PARCEL 0115:	R-3,R-4	OPEN SPACE DEVELOPMENT OPTION
PARCEL 0136:	R-2,R-4	OPEN SPACE DEVELOPMENT OPTION

ZONING DISTRICT	REG. OPEN SPACE	UNCONSTRAINED OPEN SPACE	CONSTRAINED OPEN SPACE	PROPOSED OPEN SPACE	ADDITIONAL OPEN SPACE
R-4: PARCEL 0115	50% OF 11.05 ACRES	6.96 ACRES	40% OF 4.09 ACRES	11.05 ACRES	0 ACRES
R-4: PARCEL 0136	50% OF 5.91 ACRES	3.56 ACRES	40% OF 3.36 ACRES	5.90 ACRES	2.03 ACRES
R-3: PARCEL 0115	40% OF 12.90 ACRES	8.20 ACRES	40% OF 5.16 ACRES	13.36 ACRES	2.10 ACRES
R-3: PARCEL 0136	50% OF 6.95 ACRES	5.20 ACRES	40% OF 2.78 ACRES	7.98 ACRES	1.75 ACRES
TOTAL OPEN SPACE=64.19 ACRES					

* UNCONSTRAINED OPEN SPACE REFERS TO PROPOSED OPEN SPACE AREAS UNENCUMBERED BY STEEP SLOPES, FLOODPLAIN AND WETLANDS

** CONSTRAINED OPEN SPACE REFERS TO PROPOSED OPEN SPACE AREAS ENCUMBERED BY STEEP SLOPES, FLOODPLAIN AND WETLANDS

*** ADDITIONAL OPEN SPACE REFERS TO LAND THAT IS BEING PROVIDED IN ADDITION TO WHAT IS REQUIRED UNDER THE OPEN SPACE DEVELOPMENT OPTION

ACTIVE RECREATION LAND

REQUIRED LAND: 2,000 SF/DWELLING UNIT OR 4.13 ACRES FOR 90 PROPOSED DWELLING UNITS

PROPOSED ACTIVE RECREATION STRUCTURES:
 60' X 120' TENNIS COURT
 12' X 12' PAVILLION
 TOT LOT

REC. ACTIVITIES POSSIBLE IN DESIGNATED AREA:
 FRISBEE GOLF/GAMES
 SOCCER
 TENNIS
 HIKING
 PET TRAINING/DOG PARK
 CROSS-COUNTRY SKIING
 YOGA
 CROQUET
 KICKBALL
 FOOTBALL
 COMMUNITY GARDEN
 PICNIC/PARTY

MINIMUM AREA FOR OPEN SPACE:
 100' X 100' / 2 ACRE PARCEL MIN.

LEGEND:

- CONSTRAINED OPEN SPACE
- UNCONSTRAINED OPEN SPACE
- ADDITIONAL OPEN SPACE

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NORTH

GRAPHIC SCALE

(IN FEET)
 1 inch = 100 ft.

DATE: 07/19/2016 SCALE: 1/8" = 100'

DESIGN: JTB DRAWN: JTB

JOB NO.: 3895 FILE NAME:

REF. NO.:

SHEET NO.: **8** OF **8**

ESE

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OPEN SPACE DEVELOPMENT OPTION
OPEN SPACE EXHIBIT
100 SCALE PLAN

CONDITIONAL USE PLAN
TIGHE TRACT
EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PA