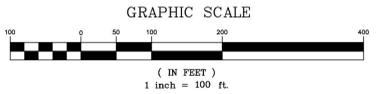


12" DBH TREES NEAR OR IN PROPOSED L.O.D.

Tree #	Species	DBH	Notes
1	Black Walnut	12"	
2	Black Walnut	12"	
3	Black Walnut	12"	
4	Black Walnut	12"	
5	Black Walnut	12"	
6	Black Walnut	12"	
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96	Black Walnut	12"	
97	Black Walnut	12"	
98	Black Walnut	12"	
99	Black Walnut	12"	
100	Black Walnut	12"	

* PARCEL 0115 HAS BEEN IDENTIFIED AS A CLASS I DOE*



LEGEND:

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

- 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 WAY WITHOUT THE WRITTEN CONSENT OF ESE CONSULTANTS INC., AND TOLL BROTHERS INC.
 - 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
- 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 THE 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 OBSCURED 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 JUI7322. BENCH MARK 186' SOUTH OF INTERSECTION OF TIGIE ROAD AND LENAPE ROAD. MONUMENT IS 9' WEST OF WESTERN EDGE OF LENAPE ROAD.
 - EXISTING BOUNDARIES SHOWN ARE BASED ON PLAN OF PROPERTY TITLED "TIGIE 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 | SWAMP |
| STREET LAMP | PALM TREE |
| PRIVATE LAMP | FLAG POLE |
| UTILITY POLE | SWAMP |
| UTILITY POLE & LAMP | PALM TREE |
| SUPPORT POLE | FLAG POLE |
| UTILITY TOWER | SWAMP |
| POST | HORIZ. & VERT. AERIAL CONTROL |
| SINGLE POST SIGN | HORIZ. AERIAL CONTROL |
| DOUBLE POST SIGN | VERT. AERIAL CONTROL |
| PRIVATE MAILBOX | PUBLIC MAILBOX |
| OBSCURED AREA | TRELLIS |
| TRELLIS | BRUSH/SHRUBLINE |
| WATER | SWAMP |
| SWAMP | TRAIL |
| TRAIL | STONEWALL |
| FENCE | CONSTRUCTION/TEMPORARY FENCE |
| GUIDELINE | GUIDE RAIL |
| MAPPING LIMIT | MAPPING LIMIT |

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

ESE CONSULTANTS, INC.
250 CHESTNUT ROAD,
SUITE 2E
HORSHAM, PA 19044
TEL: 215-914-2050
FAX: 215-293-5488

ESE
Land Planning
Engineering
Land Surveying

DATE:	SCALE:
10-05-2015	100
DESIGN:	DRAWN:
JTB	JTB
JOB NO.:	FILE NAME:
3895	EXISTING CON
REF. NO.:	
SHEET NO.:	OF
1	1