ZONING:

TRACT	EXISTING ZONE
PARCEL 0115:	R-3,R-4
PARCEL 0136:	R-2,R-4

LEGEND:

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

SOIL CLASSIFICATION:

CaB: VERY DEEP, MODERATELY WELL OR SOMEWHAT PORLY 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
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

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

Unit Mix

20 Single Family Detached

70 Carriage Homes (Attached)

1 Historic Barn Conversion

91 Total Dwelling Units

Alternative Layout Plan A

TCA: 3-17-2016

PARCEL LOCATED WITHIN 300' OF STRODES MILL HISTORIC DISTRICT

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

NORTH

GENERAL NOTES:

1. 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.
2. TOPOGRAPHIC MAP PREPARED BY ESE CONSULTANTS, INC.
3. WETLANDS INFORMATION PROVIDED BY DEL-VAL SOIL & ENVIRONMENTAL CONSULTANTS, INC.
4. FLOODPLAIN LOCATIONS TAKEN FROM FEMA COMMUNITY PANEL 42029C0260F.
5. SOILS INFORMATION TAKEN FROM NATURAL RESOURCE CONSERVATION SERVICES

SURVEY NOTES:

1. PLANIMETRIC AND TOPOGRAPHIC FEATURES COMPILED BY ESE CONSULTANTS, INC. UTILIZING PHOTOGRAMETRIC METHODS FROM AERIAL PHOTOGRAPHY. AERIAL PHOTOGRAPHY PERFORMED BY KEYSTONE AERIAL SERVICES ON MAY 23, 2014 WITH A PHOTO SCALE OF 3.4cm GSD
2. 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 I STANDARD FOR A HORIZONTAL MAPPING SCALE OF 1"=50' AND A CONTOUR INTERVAL OF 1'.
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5. DELINEATED AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
6. THE HORIZONTAL DATUM IS ON PENNSYLVANIA SOUTH ZONE STATE PLAN COORDINATE SYSTEM NAD83.
7. THE VERTICAL DATUM IS NAVD88. SITE BENCH MARK JU1732. BENCH MARK 186' SOUTH OF INTERSECTION OF TIGUE ROAD AND LENAPE ROAD. MONUMENT IS 9' WEST OF WESTERN EDGE OF LENAPE ROAD.
8. EXISTING BOUNDARIES SHOWN ARE BASED ON PLAN OF PROPERTY TITLED "TIGUE PROPERTY", PREPARED BY ESE CONSULTANTS, INC., DATED SEPTEMBER 14, 2015.

SURVEY LEGEND:

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

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
TEL: 215-914-2050
FAX: 215-293-5488

ESE Land Planning Engineering Land Surveying

DRAWN | DESCRIPTION | DATE | REV.

EXISTING CONDITIONS PLAN

TIGUE TRACT

EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PA

DATE: 01/19/16	SCALE: 100
DESIGN:	DRAWN: JTB
JOB NO.: 3895	FILE NAME: EXISTING CON.
REF. NO.:	
SHEET NO.: 1 OF 8	

ZONING:

TRACT	EXISTING ZONE
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PARCEL 0136:	R-2,R-4

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Unit Mix

105 Carriage Homes (Attached)

1 Single Family Detached

1 Historic Barn Conversion

107 Total Dwelling Units

Alternative Layout Plan B

TCA: 3-17-2016

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- FENCE
- CONSTRUCTION/TEMPORARY FENCE
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- MAPPING LIMIT

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