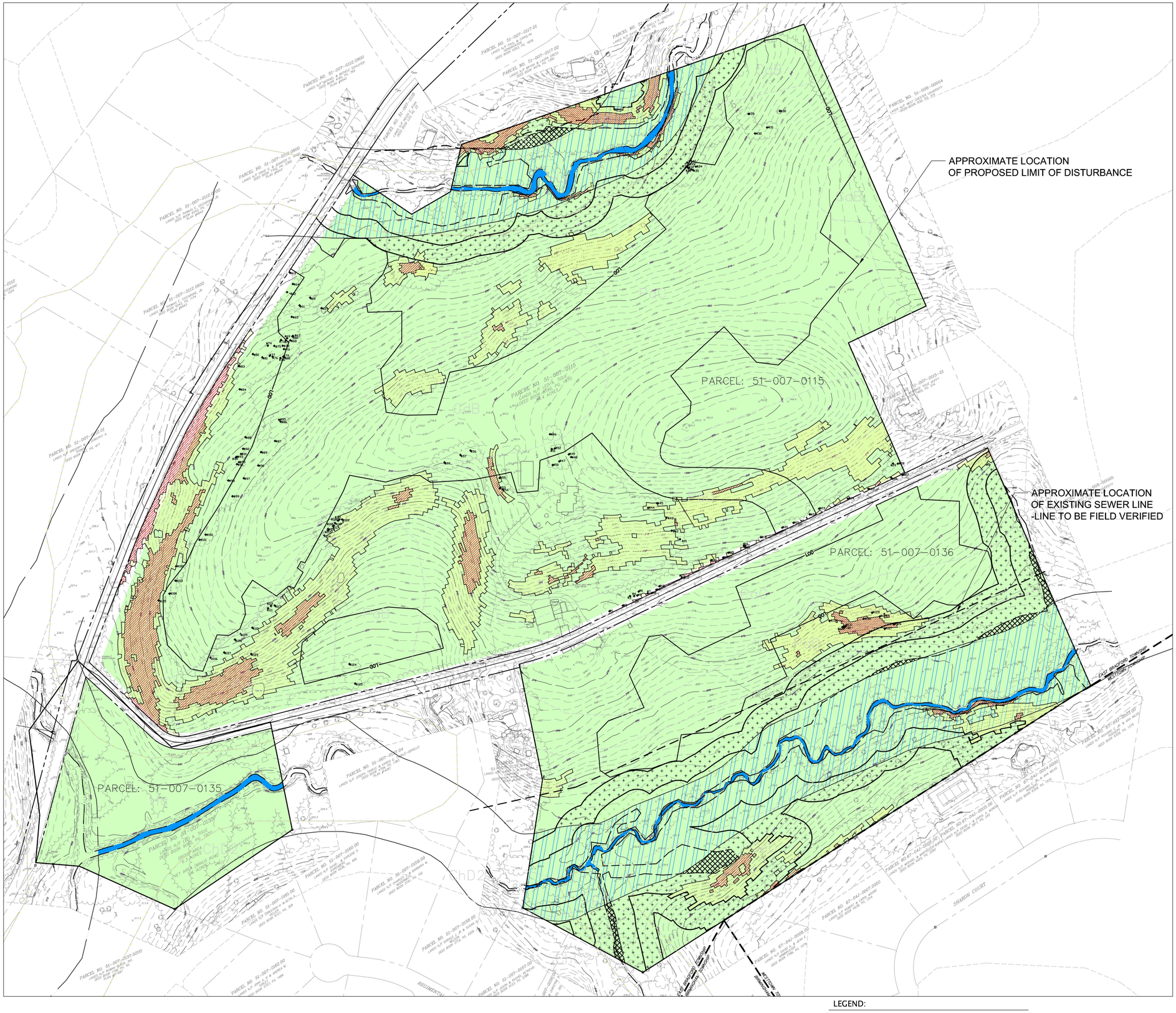

* PARCEL 0115 HAS BEEN IDENTIFIED AS A CLASS I DOE*

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LEGEND:

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

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

Tree #	Diameter (in.)	Common Name
1	14	ash sp.
2	14	sugar maple
3	15	sugar maple
4	36	sugar maple
5	14	sugar maple
6	16	sugar maple
7	28	ash sp.
8	28	ash sp.
9	46	ash sp.
10	15	elm sp.
11	38 (15,12)	sugar maple
12	54*	ash sp.
13	54*	ash sp.
14	21	tree of heaven
15	12	black walnut
16	13	black cherry
17	14	ash sp.
18	19	ash sp.
19	12	black walnut
20	29 (19,15,10)	black cherry
21	12	black walnut
22	12	cherry sp.
23	41	ash sp.
24	15	black walnut
25	14	tree of heaven
26	12	tree of heaven
27	12	tree of heaven
28	12	tree of heaven
29	20	tree of heaven
30	17	black cherry
31	23 (14,14,10)	hickory sp.
32	21	black cherry
33	21	black cherry
34	17	ash sp.
35	14	ash sp.
36	25	ash sp.
37	19	ash sp.
38	15	ash sp.
39	14	ash sp.
40	14	ash sp.
41	31 (17,14)	ash sp.
42	26	sugar maple
43	28 (19,9,10)	ash sp.
44	15	ash sp.
45	24 (21,11,9)	tree of heaven
46	23	honey locust
47	12	white pine
48	23	spruce sp.
49	18	black walnut
50	15	sugar maple
51	17	honey locust
52	20	white pine
53	48 (24,20)	ash sp.
54	19	sugar maple
55	16	sugar maple
56	14	pear sp.
57	28	ash sp.
58	19	black locust
59	14	black locust
60	15 (12,8)	black locust
61	16	black locust
62	14	black walnut
63	22 (16,10,8,6)	black walnut sp.
64	12	black locust
65	15	black locust
66	14	black locust
67	12	black locust
68	13	black locust
69	14	black locust
70	15	black locust
71	15	black locust
72	13	black locust
73	14	black locust
74	22	black locust
75	13	black locust
76	13	black locust
77	14	black locust
78	14	black locust
79	17	black locust
80	14	black locust
81	15	black locust
82	28	ash sp.
83	21	black locust
84	16	black walnut
85	22	black locust
86	22	black locust
87	42*	black locust
88	17	silver maple
89	12	black locust
90	15	tree of heaven
91	18	silver maple
92	13	black locust
93	13	silver maple
94	13	black locust
95	28	black locust
96	19	silver maple
97	37 (13,11)	black locust
98	36	silver maple
99	23	black walnut
100	17	black locust
101	12	black locust
102	19	black walnut
103	22 (13,11)	black walnut
104	14	black walnut
105	24	ash sp.
106	12	black locust
107	24	ash sp.
108	18	black walnut
109	21	black walnut
110	32	white mulberry
1106	23	white mulberry
112	24 (21,18)	black walnut
113	18	black walnut
114	14	black walnut
115	16	tree of heaven
116	17	tree of heaven
117	18	tree of heaven
118	16	tree of heaven
119	14	tree of heaven
120	20	tree of heaven
121	17	tree of heaven
122	21	tree of heaven
123	30	tree of heaven
124	17	black locust
125	33	black cherry
126	42	black cherry
127	23	tree of heaven
128	16	tree of heaven
129	14	tree of heaven
130	12	tree of heaven
131	14	tree of heaven
132	12	tree of heaven
133	23	tree of heaven
134	17 (14,5)	tree of heaven
135	12	tree of heaven

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 1 STANDARD FOR A HORIZONTAL MAPPING SCALE OF 1"=50' AND A CONTOUR INTERVAL OF 1'.
3. AERIAL CONTROL PROVIDED BY ESE CONSULTANTS, INC., ON JULY 6, 2015.
4. 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.
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

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ESE Land Planning Engineering Land Surveying

REV.	DATE	DESCRIPTION	DRAWN

EXISTING CONDITIONS PLAN

TIGUE TRACT

EAST BRADFORD TOWNSHIP, CHESTER COUNTY, PA

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