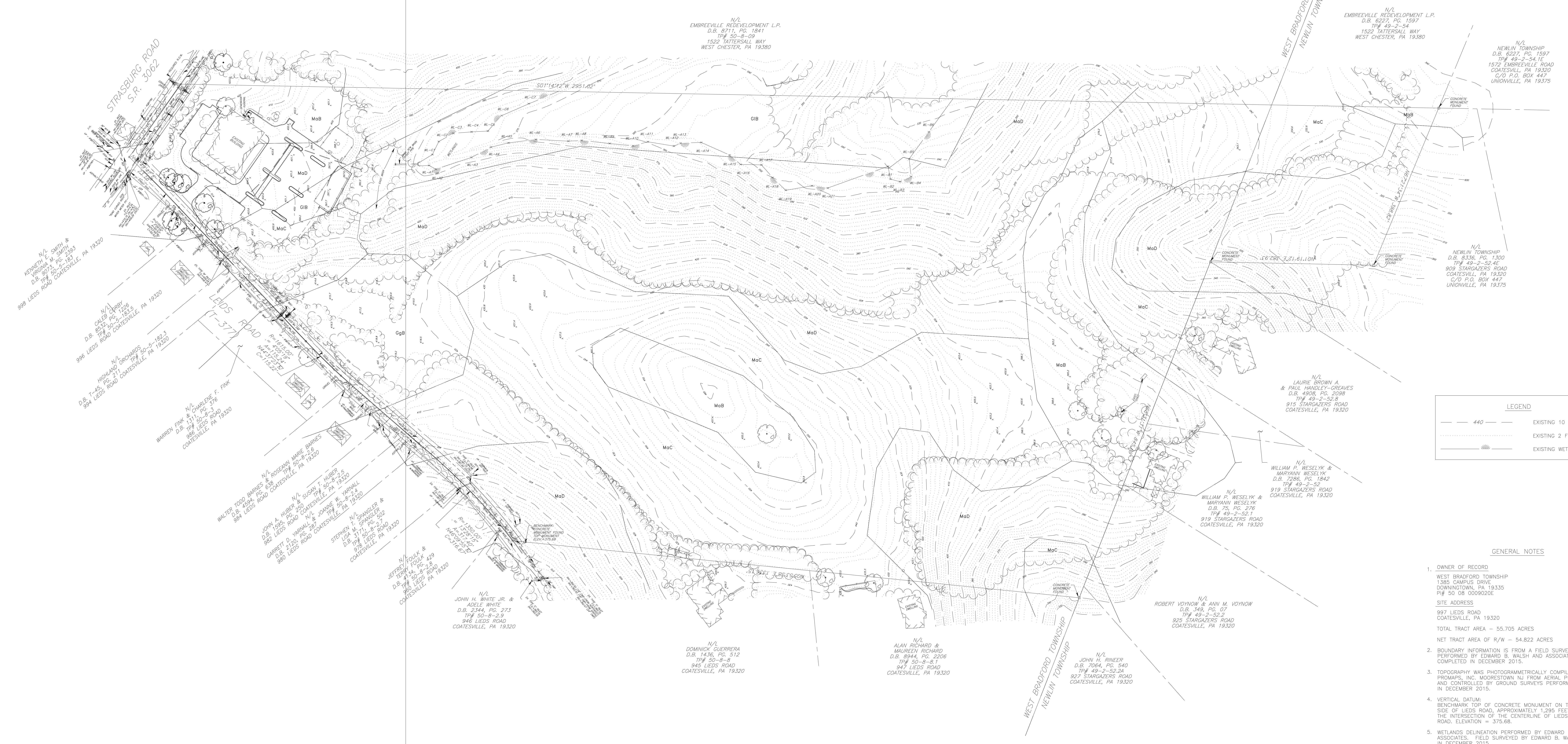
LOCATION MAP
SCALE: 1"=2000'


STRASBURG ROAD S.R. 3062
LIEDS ROAD T-377
N/L EMBREEVILLE REDEVELOPMENT L.P. D.B. 8711, PG. 1841 TP# 50-8-09 1522 TATTERSALL WAY WEST CHESTER, PA 19380
S01°14'42"W 2951.62'
N/L EMBREEVILLE REDEVELOPMENT L.P. D.B. 6227, PG. 1597 TP# 49-2-54 1522 TATTERSALL WAY WEST CHESTER, PA 19380
WEST BRADFORD TOWNSHIP
NEWLIN TOWNSHIP
N/L NEWLIN TOWNSHIP D.B. 6227, PG. 1597 TP# 49-2-54.1E 1572 EMBREEVILLE ROAD COATESVILL, PA 19320 C/O P.O. BOX 447 UNIONVILLE, PA 19375
CONCRETE MONUMENT FOUND
N67°21'34"W 398.82'
N01°19'12"E 382.93'
N/L NEWLIN TOWNSHIP D.B. 8336, PG. 1300 TP# 49-2-52.4E 909 STARGAZERS ROAD COATESVILL, PA 19320 C/O P.O. BOX 447 UNIONVILLE, PA 19375
GlB
MaD
MaC
MaB
GgB
WL-A12
WL-A13
WL-A14
WL-A15
WL-A16
WL-A17
WL-A18
WL-A19
WL-A20
WL-A21
WL-B1
WL-B2
WL-B3
WL-B4
WL-B5
WL-B6
EXISTING DWELLING
N/L LAURIE BROWN A. & PAUL HANDLEY-GREAVES D.B. 4908, PG. 2098 TP# 49-2-52.8 915 STARGAZERS ROAD COATESVILLE, PA 19320
N/L WILLIAM P. WESELYK & MARYANN WESELYK D.B. 7286, PG. 1842 TP# 49-2-52 919 STARGAZERS ROAD COATESVILLE, PA 19320
N/L WILLIAM P. WESELYK & MARYANN WESELYK D.B. 75, PG. 276 TP# 49-2-52.1 919 STARGAZERS ROAD COATESVILLE, PA 19320
N/L ROBERT VOYNOW & ANN M. VOYNOW D.B. 349, PG. 07 TP# 49-2-52.2 925 STARGAZERS ROAD COATESVILLE, PA 19320
N/L JOHN H. RINEER D.B. 7064, PG. 540 TP# 49-2-52.2A 927 STARGAZERS ROAD COATESVILLE, PA 19320
N/L ALAN RICHARD & MAUREEN RICHARD D.B. 8944, PG. 2206 TP# 50-8-8.1 947 LIEDS ROAD COATESVILLE, PA 19320
N/L DOMINICK GUERRERA D.B. 1436, PG. 512 TP# 50-8-8 945 LIEDS ROAD COATESVILLE, PA 19320
N/L JOHN H. WHITE JR. & ADELE WHITE D.B. 2344, PG. 273 TP# 50-8-2.9 946 LIEDS ROAD COATESVILLE, PA 19320
BENCHMARK: CONCRETE MONUMENT FOUND TOP MONUMENT ELEV.=375.68
R=1350.00' Δ=13°28'15" A=317.40' N46°09'55"E C=316.67'
N/L KENNETH T. SMITH & VIRGINIA M. SMITH 998 LIEDS ROAD COATESVILLE, PA 19320
N/L CALEB LARSEN 996 LIEDS ROAD COATESVILLE, PA 19320
N/L HIGHLAND ORCHARDS 994 LIEDS ROAD COATESVILLE, PA 19320
N/L BARREN FINK & CHARLENE E. FINK 986 LIEDS ROAD COATESVILLE, PA 19320
N/L WALTER TODD BARNES & ROSEANN MARIE BARNES 984 LIEDS ROAD COATESVILLE, PA 19320
N/L JOHN A. HUBER & SUSAN T. HUBER 982 LIEDS ROAD COATESVILLE, PA 19320
N/L GARRETT D. YARNALL & JOANNE B. YARNALL 980 LIEDS ROAD COATESVILLE, PA 19320
N/L STEPHEN M. SPANGLER & 978 LIEDS ROAD COATESVILLE, PA 19320
N/L JEFFREY FOULK & TERRY FOULK D.B. 4134, PG. 429 TP# 50-8-2.8 960 LIEDS ROAD COATESVILLE, PA 19320

LEGEND

— — 440 — —	EXISTING 10 FEET CONTOURS
- - - - - - -	EXISTING 2 FEET CONTOURS
——⌒——	EXISTING WETLAND BOUNDARY

GENERAL NOTES

1. OWNER OF RECORD

   WEST BRADFORD TOWNSHIP
   1385 CAMPUS DRIVE
   DOWNINGTOWN, PA 19335
   PI# 50 08 0009020E

   SITE ADDRESS

   997 LIEDS ROAD
   COATESVILLE, PA 19320

   TOTAL TRACT AREA – 55.705 ACRES

   NET TRACT AREA OF R/W – 54.822 ACRES

2. BOUNDARY INFORMATION IS FROM A FIELD SURVEY PERFORMED BY EDWARD B. WALSH AND ASSOCIATES, INC. COMPLETED IN DECEMBER 2015.
3. TOPOGRAPHY WAS PHOTOGRAMMETRICALLY COMPILED BY PROMAPS, INC. MOORESTOWN NJ FROM AERIAL PHOTOGRAPHY AND CONTROLLED BY GROUND SURVEYS PERFORMED BY EBWA IN DECEMBER 2015.
4. VERTICAL DATUM:
   BENCHMARK TOP OF CONCRETE MONUMENT ON THE SOUTHEAST SIDE OF LIEDS ROAD, APPROXIMATELY 1,295 FEET SOUTHWEST OF THE INTERSECTION OF THE CENTERLINE OF LIEDS AND STRASBURG ROAD. ELEVATION = 375.68.
5. WETLANDS DELINEATION PERFORMED BY EDWARD B. WALSH AND ASSOCIATES. FIELD SURVEYED BY EDWARD B. WALSH AND ASSOCIATES IN DECEMBER 2015.
6. SOILS PLOTTED FROM WEB SOIL SURVEY.

ACT 287 as amended SERIAL NUMBER ______________
Edward B. Walsh & Associates, Inc. does not guarantee the accuracy of the locations for existing subsurface utility lines, structures, etc. shown on the plans, nor does E. B. Walsh & Assoc., Inc. guarantee that all subsurface utility lines, structures, etc. are shown.

Contractor shall verify the location and elevations of all subsurface utility lines, structures, etc. before the start of work, by calling the Pennsylvania One Call System at 1-800-242-1776.

UTILITIES NOTIFIED

PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776
STOP–CALL BEFORE YOU DIG!

UPI NO. 50-8-9.2 E

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT. THIS NOTICE APPLIES TO INFORMATION FOR THIS PROJECT INCLUDING PLANS OF SAME PREPARED BY OTHERS, E.G. UTILITY COMPANY PLANS. THIS NOTICE IS GIVEN AS PER ACT 287 OF THE COMMONWEALTH OF PENNSYLVANIA. SERIAL #

SOILS CLASSIFICATION

GgB	GLENELG SILT LOAM, 3 TO 8 PERCENT SLOPES
GlB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES

OWNER OF RECORD

WEST BRADFORD TOWNSHIP
1385 CAMPUS DRIVE
DOWNINGTOWN, PA 19335
UPI# 50-8-9.2 E

SITE ADDRESS

997 LIEDS ROAD
COATESVILLE, PA 19320

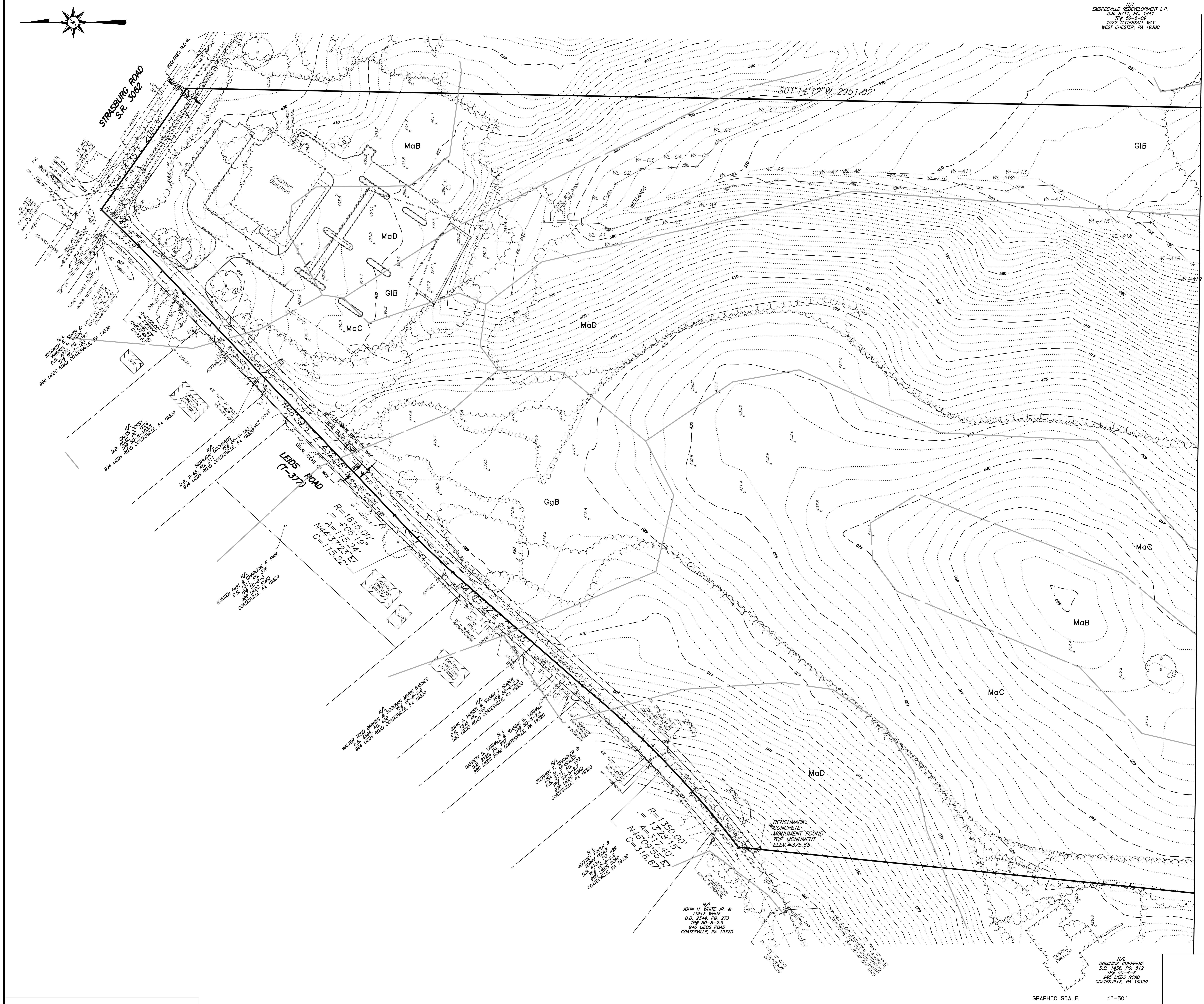
GRAPHIC SCALE 1"=100'
0 100 200 300

PLAN OF PROPERTY
LIEDS ROAD PARK
FOR
WEST BRADFORD TOWNSHIP
WEST BRADFORD TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
LIONVILLE PROFESSIONAL CENTER
125 Dowlin Forge Rd.
Exton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080

Project–2800-210
Date–1-18-16
Scale–1"= 100'
Drawn–DB
Checked–TJG
Sheet–1 OF

Plotted: 1/22/2016 *File:* F:\JB\2800-210\2800-210-S.pro



GRAPHIC SCALE 1"=50'

0 50 100 150

UPI NO. 50-8-9.2 E

SOILS CLASSIFICATION

GgB	GLENELG SILT LOAM, 3 TO 8 PERCENT SLOPES
GIB	GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
MaB	MANOR LOAM, 3 TO 8 PERCENT SLOPES
MaC	MANOR LOAM, 8 TO 15 PERCENT SLOPES
MaD	MANOR LOAM, 15 TO 25 PERCENT SLOPES

LEGEND

— — 440 — —	EXISTING 10 FEET CONTOURS
········	EXISTING 2 FEET CONTOURS
——— ———	EXISTING WETLAND BOUNDARY

OWNER OF RECORD

WEST BRADFORD TOWNSHIP
1385 CAMPUS DRIVE
DOWNINGTOWN, PA 19335
UPI# 50-8-9.2 E

SITE ADDRESS

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COATESVILLE, PA 19320

PLAN OF PROPERTY
LIEDS ROAD PARK
FOR
WEST BRADFORD TOWNSHIP
WEST BRADFORD TOWNSHIP CHESTER COUNTY, PA.

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Exton, Pennsylvania 19341
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Fax: 610-903-0080

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Checked–TJG
Sheet–2 OF

Plotted: 1/22/2016 **File:** F:\JB\2800–210\2800–210–S.pro

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LEGEND

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PLAN OF PROPERTY
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FOR
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Sheet–3 OF

Plotted: 1/22/2016 ***File:*** F:\JB\2800–210\2800–210–S.pro