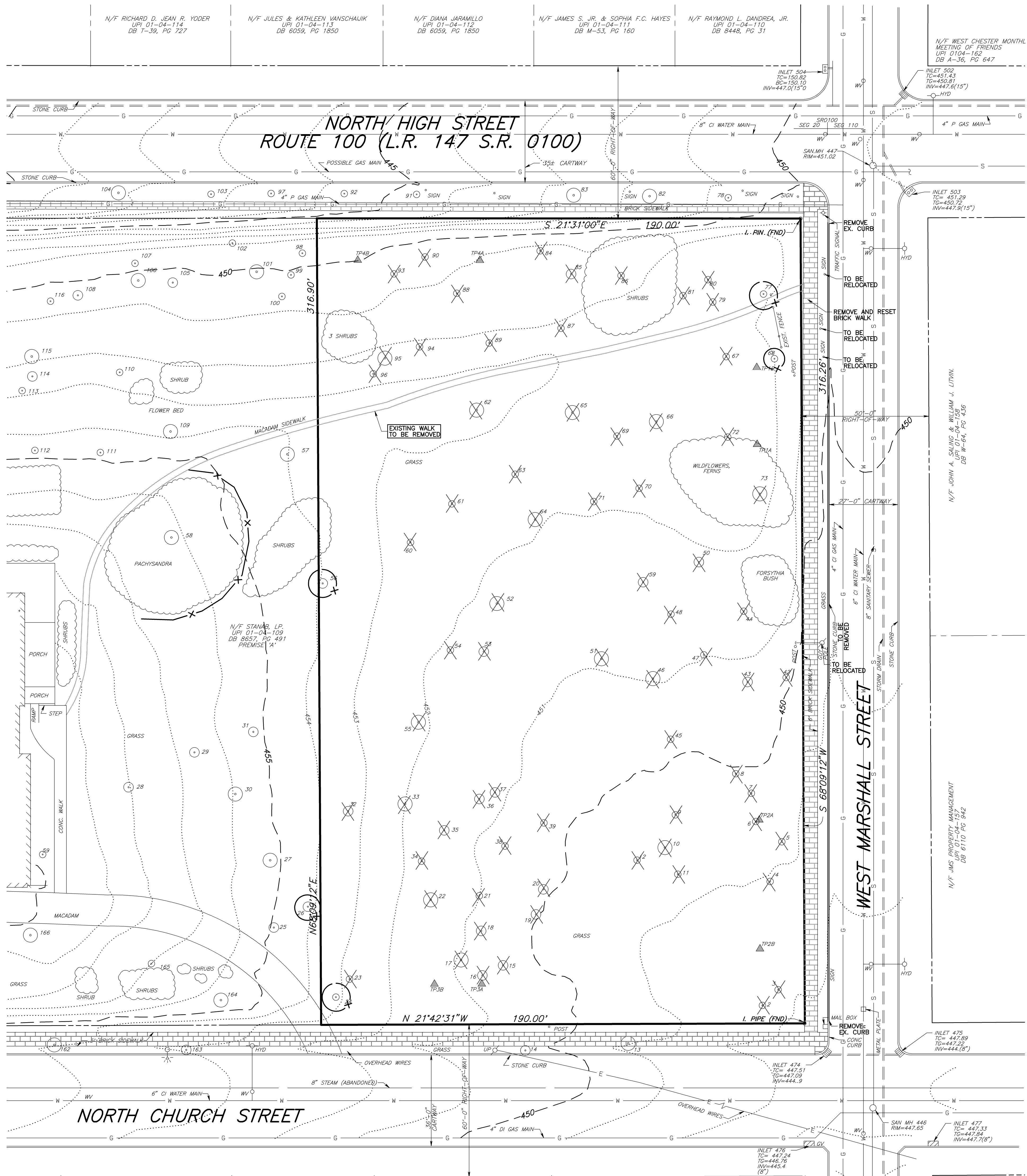
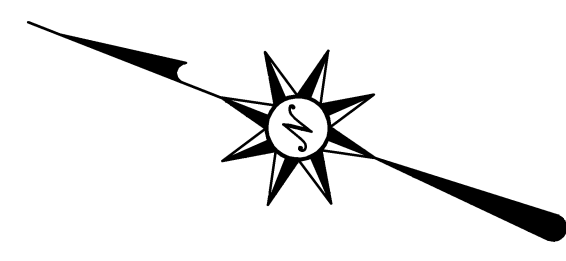


- GENERAL NOTES**
- RECORD OWNER / APPLICANT: STANAB, LP, 433 W. MARKET STREET, WEST CHESTER, PA 19382 (610) 430-6255. ASSESSMENT MAP 1-4, PARCEL 109. SOURCE OF TITLE DEED BOOK 8657, PAGE 491. PREMISE 19' PER DEED. REFERENCE PLAN NO. 14109, RECORDED 11/5/1997. TOTAL TRACT AREA: 1.381-ACRES.
 - BOUNDARY AND TOPOGRAPHY INFORMATION TAKEN FROM PLAN OF SUBDIVISION FOR THE BARCLAY, PREPARED BY E. B. WALSH & ASSOCIATES, INC. DATED FEBRUARY 24, 1997. LAST REVISED AUGUST 12, 1997. BOUNDARY AND TOPOGRAPHIC SURVEY DATA DEPICTED ON SAID REFERENCED PLAN PER PLAN OF PROPERTY FOR THE BARCLAY HOME, PREPARED BY BRIDEMAN ASSOCIATES, PROFESSIONAL LAND SURVEYORS, DATED MAY 16, 1991, PROJECT NO. 1746. E. B. WALSH & ASSOCIATES, INC. HAS NOT PERFORMED A SURVEY OF THIS PARCEL.
 - PROJECT BENCHMARK: SANITARY SEWER LIM LOCATED AT THE INTERSECTION OF NORTH CHURCH STREET AND WEST MARSHALL STREET. ELEVATION = 447.65.
 - THE PROJECT IS LOCATED WITHIN THE TAYLOR RUN WATERSHED. THE PA DEP WATERSHED CLASSIFICATION IS TROUT STOCKING FISHERY (TSF).
 - NO WETLANDS OR FLOODPLAIN AREAS EXIST ONSITE.
 - SITE LIES WITHIN THE G (GABBRIO GNEISS AND GABBRIO) DISTRICT ACCORDING TO THE CHESTER COUNTY GEOLOGY SURVEY, PUBLISHED BY THE CHESTER COUNTY PLANNING COMMISSION, JUNE 1973.



ORIGINAL INFILTRATION TEST (4/2/13) RESULTS

BED	TEST PIT#	INFILTRATION RATE (IN/HR)	TESTING DEPTH	GROUND ELEVATION	TEST ELEVATION
1	1A	2.00	36"	452.00	449.00
	1B	4.50	36"	452.00	449.00
	AVG. 3.25				
2	2A	0.75	42"	449.50	446.00
	2B	0.50	42"	448.50	445.00
	AVG. 0.625				
3	3A	3.00	42"	450.80	447.30
	3B	13.50	54"	451.50	447.00
	AVG. 8.25				
4	4A	1.50	36"	451.00	448.00
	4B	1.50	36"	450.00	447.00
	AVG. 1.50				

FINAL INFILTRATION TEST (5/23/13) RESULTS

BED	TEST PIT#	INFILTRATION RATE (IN/HR)	TESTING DEPTH	GROUND ELEVATION	TEST ELEVATION	TOP OF BED	SWM DESIGN BOTTOM OF BED
1	1A	4.75	72"	452.00	446.00	450.00	446.00
	AVG. 4.75						
	2A	0.75	78"	449.50	443.00	447.00	443.00
2	2B	0.75	66"	448.50	443.00		
	AVG. 0.75						
	3 NOT TESTED. ORIGINAL TEST RESULTS ARE SUFFICIENT.						
4	4A	1.50	72"	451.00	445.00	450.00	447.00
	AVG. 1.50						

- LEGEND**
- 430' — EXISTING INDEX CONTOUR
 - EXISTING INTERIOR CONTOUR
 - PROPOSED CONTOUR
 - EXISTING INLET
 - EXISTING STORM SEWER PIPE
 - PROPOSED STORM SEWER PIPE
 - PROPOSED YARD DRAIN
 - PROPOSED DOWN SPOUT DISCHARGE POINT
 - PROPOSED CLEANOUT
 - EXISTING WELL
 - PROPOSED MONUMENT
 - EXISTING MANHOLE
 - PROPOSED MANHOLE
 - EXISTING CLEANOUT
 - EXISTING SANITARY SEWER PIPE
 - PROPOSED SANITARY SEWER PIPE
 - EXISTING GAS LINE
 - EXISTING ELECTRIC LINE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - SOILS LINE
 - EXISTING EDGE OF PAVEMENT
 - PROPOSED CURB
 - PROPOSED ROLLED CURB
 - EXISTING CURB
 - EXISTING BUILDING
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - LIGHT POLE & FIXTURE
 - PROPOSED SPOT ELEVATION
 - EXISTING SIGN
 - PROPOSED SIGN
 - WATER METER
 - WATER VALVE
 - EXISTING D-W ENDWALL
 - PROPOSED D-W ENDWALL
 - EXISTING UTILITY POLE
 - EXISTING SOIL TEST PIT LOCATION
 - EXISTING TREELINE / BRUSH
 - EXISTING TREE
 - TREE PROTECTION FENCE
 - BMP DRAINAGE AREA
 - LIMIT OF DISTURBANCE / NPDES PERMIT BOUNDARY

NUMBER	TYPE	CALIPER (Inches)	SPREAD (Feet)
1	Maple	34.5	37
2	Flowering Dogwood	6.7	33
3	Flowering Dogwood	7.6	30
4	Bigleaf Magnolia	7.6	25
5	Flowering Dogwood	7.4	22
6	Flowering Dogwood	6.3	30
7	Flowering Dogwood	8.7	26
8	Flowering Dogwood	7.6	22
9	Flowering Dogwood	7.6	17
10	Sweet Buckeye	9.6	62
11	Flowering Dogwood	6.2	22
12	Flowering Dogwood	6.4	24
13	Maple	26.3	26
14	Maple	22.2	54
15	Black Oak	14.5	22
16	Black Oak	14.3	32
17	Black Pine	2.2	14
18	Black Oak	15.2	16
19	Black Oak	21.5	54
20	Pin Oak	12.9	48
21	Hickory	8.5	39
22	Red Oak	25.7	52
23	Flowering Dogwood	9.2	36
24	Japanese Maple	8	34
25	Japanese Maple	13.2	34
26	Flowering Dogwood	14.3	24
27	Black Oak	24.3	56
28	Golden Rain Tree	19.3	50
29	American Holly	13	30
30	White Mulberry	34	64
31	Austrian Pine	19.9	42
32	Black Oak	15.3	44
33	Green Ash	31.3	70
34	Japanese Maple	6	30
35	Horseshoe	12.8	26
36	Black Walnut	26	48
37	Oak	12.5	48
38	Hickory	5.1	19
39	Eastern Headlock	1.5	8
40	Maple	23.8	46
41	Maple	26.5	36
42	Shall-bark Hickory	9	32
43	Flowering Dogwood	18.3	32
44	Flowering Dogwood	9	34
45	Flowering Dogwood	8.1	26
46	Tulip poplar	43.8	80
47	Flowering Dogwood	6.3	22
48	Flowering Dogwood	8.7	32
50	black Oak	19.7	44
51	American Beech	39.5	70
52	Oak	24.1	62
53	Eastern Hemlock	19.5	50
54	Magnolia	8	26
55	White Pine	30.6	56
56	Norway Spruce	16	24
57	Japanese Maple	27.5	48
58	Ginkgo	69.8	92
59	Holly	Multi-stem	14
60	Flowering Dogwood	8.3	24
61	Flowering Dogwood	8.3	24
62	Norway Maple	26.2	44
63	Flowering Dogwood	9.6	36
64	Tulip Poplar	30	50
65	Tulip poplar	29.7	56
66	Norway Maple	35.1	72
67	Norway Maple	11	28
68	Hydrangea	8	16
69	Flowering Dogwood	4.5	19
70	Japanese Maple	4	19
71	Magnolia	6	24
72	Flowering Dogwood	7.8	24
73	Eastern Hemlock	29.5	36
74	Maple	21	34
75	Maple	8	29
76	Maple	27	54
77	Hydrangea	3	Double 10
78	Bradford pear	1.5	10
79	Flowering Dogwood	9.7	30
80	Flowering Dogwood	9.7	30
81	Japanese Maple	4	24
82	Maple	27.3	60
83	Maple	27.3	42
84	Flowering Dogwood	7.5	12
85	Flowering Dogwood	18	32
86	Flowering Dogwood	8.8	36
87	Flowering Dogwood	11.2	28
88	Flowering Dogwood	8.8	18
89	Eastern hemlock	5.5	20
90	Flowering Dogwood	9	14
91	Flowering Dogwood	5.2	16
92	Bradford pear	2.9	12
93	Eastern Hemlock	10	28
94	Flowering Dogwood	10	24
95	Magnolia	45.8	84
96	Flowering Dogwood	6.7	34
97	Bradford pear	2	10
98	Flowering Dogwood	8.2	22
99	Flowering Dogwood	8.4	28
100	Flowering Dogwood	7.9	28
101	Flowering Dogwood	26.1	38
102	Flowering Dogwood	18.3	18
103	Flowering Dogwood	5.2	14
104	Maple	33.5	54
105	Hickory	13.4	42
106	White Pine	34.8	58
107	Flowering Dogwood	5.2	14
108	White pine	21.9	40
109	Weeping Cherry	24.7	38
110	Kousa Dogwood	10.2	26
111	Fake Orange	Multi-stem	20
112	Flowering Dogwood	10.2	Double 20
113	Flowering Dogwood	7.8	32
114	Japanese Maple	13	26
115	European Larch	38	79
116	Flowering Dogwood	8	32
162	Maple	27.7	60
163	Maple	12.5	36
164	European Larch	29.5	36
165	Sourwood	9.7	24
166	European Larch	38.8	64

○ 101 DENOTES TREE AND IDENTIFICATION NUMBER

TREE DATA TAKEN FROM PLAN OF PROPERTY FOR THE BARCLAY HOME, PREPARED BY BRIDEMAN ASSOCIATES, PROFESSIONAL LAND SURVEYORS, DATED MAY 16, 1991, PROJECT NO. 1746.

- EXISTING TREE
- ⊗ EXISTING TREE TO BE REMOVED

ACT 199 SERIAL NUMBER 20130371652
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 & Associates, 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:
AQUA PENNSYLVANIA
CONDUIT CABLE
PECO ENERGY
VERIZON
WEST CHESTER BOROUGH



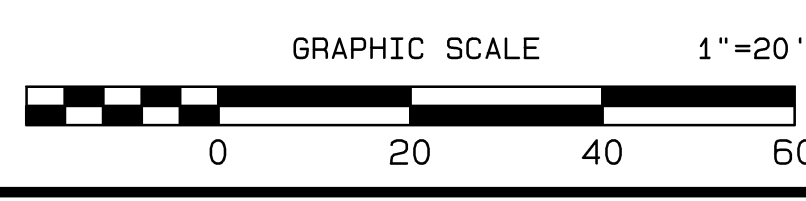
ASSESSMENT MAP 1-4, PARCEL 109, (UPI NO. 1-4-109)

SOILS
U1B—Urban land, Gladstone Complex, 0 to 8 percent slopes

SOILS CLASSIFICATION TABLE

SOIL SYMBOL	SOIL NAME	DEPTH TO SEASONAL HIGH WATER	DEPTH TO BEDROCK	ERODIBILITY	ROAD FILL	HYDROLOGIC GROUP	HYDRIC SOILS	SLOPE
U1B	URBAN LAND GLADSTONE COMPLEX	6.5'	6.5'	MODERATELY ERODED	NOT RATED	B		0-2%

RECORD OWNER / APPLICANT
STANAB, LP,
433 W. MARKET STREET
WEST CHESTER, PA 19382
(610) 430-6255
PARCEL 1-4-109



FINAL CONSERVATION PLAN / DEMOLITION PLAN

5. 07/17/13 REV. PER TOWNSHIP ENGINEER REVIEW COMMENTS.
4. 07/10/13 REV. PER TOWNSHIP ENGINEER REVIEW COMMENTS.
3. 06/18/13 REV. PER NPDES PERMIT REQUIREMENTS.
2. 06/03/13 REV. PER BOROUGH EGR REVIEW LTR DATED MAY 7, 2013 AND PUBLIC WORKS COMMENTS.
1. 04/18/13 REV. PER BOROUGH EGR REVIEW LTR AND REDUCE TO 4 LOTS

PLAN OF SUBDIVISION FOR HARTSHORNE MANOR

WEST CHESTER BOROUGH CHESTER COUNTY, PA

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Exton, Pennsylvania 19341
Phone (610) 303-0060
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www.ebwashstn.com

Daniel H. Daley
Professional Engineer
No. 10000
State of Pennsylvania

Project- 1868-A
Date- 02/11/13
Scale- 1"=20'
Drawn- AGH
Checked- DHD
Sheet- 2 OF 7

Plotted: 7/17/2013 File: F:\B\1868\1868A-83.prc