

WARRANT GRANTED

SECTION 502 A.2 FOR ALLOWING 38x66 SHEET SIZE.
 SECTION 612.3 FOR ALLOWING 10' OF 3A
 MODIFIED BASE COURSE FOR ROAD CONSTRUCTION
 SECTION 615.4 & 615.6 REQUIRING SIDEWALKS ON
 ONE SIDE.
 SECTION 615.7 OF CONSTRUCTION OF THE CONVEYANCE
 USE ORDER RESTRICTS NO MORE THAN 4 LOTS TO
 ACCESS A CUL-DE-SAC SURROUNDING A WALKER
 ACCESS. A CUL-DE-SAC SURROUNDING A WALKER
 CIRCUMFERENCE AND REVERSE RAIL-TO-SAC
 CIRCUMFERENCE.

SITE DATA

MIN. LOT SIZE 10,000 S.F.
 NUMBER OF LOTS 247 LOTS
 DEVELOPED TRACT AREA 142.885 ACRES (C)
 141.571 ACRES (N)
 PARCEL B 2.789 ACRES (N)
 TOTAL 148.544 ACRES (C)
 144.286 ACRES (N)

ROW CURVE DATA

CURVE LENGTH	RADIUS	CHORD	DELTA
1.1	150.00	149.99	1.57
1.2	150.00	149.98	1.72
1.3	150.00	149.97	1.87
1.4	150.00	149.96	2.02
1.5	150.00	149.95	2.17
1.6	150.00	149.94	2.32
1.7	150.00	149.93	2.47
1.8	150.00	149.92	2.62
1.9	150.00	149.91	2.77
2.0	150.00	149.90	2.92
2.1	150.00	149.89	3.07
2.2	150.00	149.88	3.22
2.3	150.00	149.87	3.37
2.4	150.00	149.86	3.52
2.5	150.00	149.85	3.67
2.6	150.00	149.84	3.82
2.7	150.00	149.83	3.97
2.8	150.00	149.82	4.12
2.9	150.00	149.81	4.27
3.0	150.00	149.80	4.42

OPEN SPACE CALCULATION

TOTAL OPEN SPACE REQUIRED @ 50% OF 148.544 TOTAL GROSS TRACT AREA = 72.272 ACRES
 TOTAL RESTRICTIVE OPEN SPACE = 84.978 ACRES
 TOTAL RESTRICTIVE OPEN SPACE NOT COUNTED = -0.900 ACRES (188.103.)
 TOTAL DEED RESTRICTED AREAS = 84.078 ACRES
 TOTAL OPEN SPACE PROVIDED = 73.178 ACRES

GENERAL NOTES

1. THIS SUBDIVISION PLAN IS PREPARED BY BRANDYWINE VALLEY ENGINEERS ASSOCIATES, INC. FOR EAST FALLOWFIELD TOWNSHIP SUBDIVISION PLAN # 04-44-02 DATED 6/7/99.
2. TOPOGRAPHIC INFORMATION FROM AERIAL PHOTOGRAPHY DATED APRIL 11, 1984 FROM AIR SURVEY CORP. A CONTROL POINT IS LOCATED AT THE INTERSECTION OF THE HEADWALL ON WEST SIDE OF YOUNGBURG ROAD ELEV. = 482.83 DATUM=USGS.
3. PUBLIC WATER AND SEWER ARE TO BE PROVIDED.
4. PERMANENT MARKERS AND MONUMENTS WILL BE INSTALLED UPON COMPLETION OF FINAL GRADING.
5. THE TOWNSHIP IS NOT RESPONSIBLE FOR CONSTRUCTION OR MAINTENANCE OF ANY AREA NOT DEDICATED FOR PUBLIC USE.
6. OPEN SPACE IS RESTRICTED FROM FURTHER SUBDIVISION.
7. OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION SUBJECT TO A CONTINUING OFFER OF DEDICATION TO THE TOWNSHIP.
8. ALL PERMANENT RESIDENT PARKING IS TO BE OFF STREET.
9. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ORDINANCE 613 OF THE SUBDIVISION LAND DEVELOPMENT ORDINANCE.
10. DRIVEWAYS SHALL BE SET AT ALL PROPERTY CORNERS EXCEPT WHERE MONUMENTS ARE TO BE SET.
11. THE PROPOSED METHOD OF SANITARY SEWER DISPOSAL IS IN COMPLIANCE WITH THE TOWNSHIP'S ACT 537 PLAN.
12. THE RECORDED PLANS SHALL BE REDUCED TO 30"x40" SHEETS.
13. MAX. ALLOWABLE IMPROVED LOT = 2,534 S.F. WHICH INCLUDE THE FOOTPRINT OF THE LARGEST ANTICIPATED HOUSE AND DRIVEWAY. 10'x14' SIDEWALK, 10'x10' CONC. PAD, AND A 35'-25' DRIVEWAY.
14. THE CITY OF COATESVILLE AUTHORITY AND ITS SUCCESSORS AND ASSIGNS SHALL PROVIDE PUBLIC SEWER AND PUBLIC WATER TO THE SITE. THE ONE-SITE WELL PREVIOUSLY LOCATED ON THE SITE SHALL NOT BE THE SOURCE OF THE PUBLIC WATER SUPPLY.
15. THE RECORDING OF THIS PLAN CONFIRMS FINAL SUBDIVISION AND LAND DEVELOPMENT APPROVAL PURSUANT TO THE TERMS SET FORTH IN THE CONDITIONAL USE DECISION AND AS SET FORTH IN THE CONDITIONAL USE DECISION AND AS SPECIFIED IN CORRESPONDENCE FROM THE TOWNSHIP SELECTOR HEREBY NOTED THAT A SUBDIVISION AND LAND DEVELOPMENT AGREEMENT HAS BEEN ENTERED INTO BY AND AMONG BRANDYWINE VALLEY ENGINEERS ASSOCIATES, INC., EAST FALLOWFIELD TOWNSHIP, AND APPROPRIATE CORP., AND EAST FALLOWFIELD TOWNSHIP AND APPROPRIATE CORP. IN LIEU OF THE COMPLETION OF THE PENNSYLVANIA MUNICIPAL PLANNING CODE 53 PA.C.S.A. SECTION 150904(A). IN LIEU OF THE COMPLETION OF FINAL APPROVAL AS TO PHASES IV AND V. FINAL APPROVAL IS CONDITIONED UPON THE COMPLETION OF ALL APPROPRIATE DEVELOPMENT AGREEMENTS, PURSUANT TO 53 PA.C.S.A. SECTION 150904(B).
16. THE RECORDING OF THIS PLAN CONFIRMS A PARCEL OF LAND IDENTIFIED AS PARCELS 143 AND 144 AS DEPICTED ON RECORDED SUBDIVISION PLAN PREPARED BY BRANDYWINE VALLEY ENGINEERS ASSOCIATES, INC. ON THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER COUNTY, ON OR ABOUT AUGUST 12, 1999, COMPRISED OF 6.073 ACRES, NOT LATER THAN JUNE 30, 2004, THROUGH THE RECORDING OF THIS PLAN. THE RECORDING OF THIS PLAN IS NOT TO BE A CONDITION OF ANY ACTION OR FAILURE TO ACT ON THE PART OF EAST FALLOWFIELD TOWNSHIP. THIS OFFER OF DEDICATION WILL EXPIRE.

OFFER OF DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND HEREBY LAY OFF, PLAY, AND SUBDIVIDE, SAID REAL ESTATE IN CONFORMANCE WITH THE ACT AND AS SET FORTH IN THE SUBDIVISION PLAN AND NOT HEREIN SEPARATED, AND HEREBY DEDICATED TO THE PUBLIC USE.

ZONING DATA

ZONED R-3 HIGH DENSITY RESIDENTIAL (10,000 S.F.)

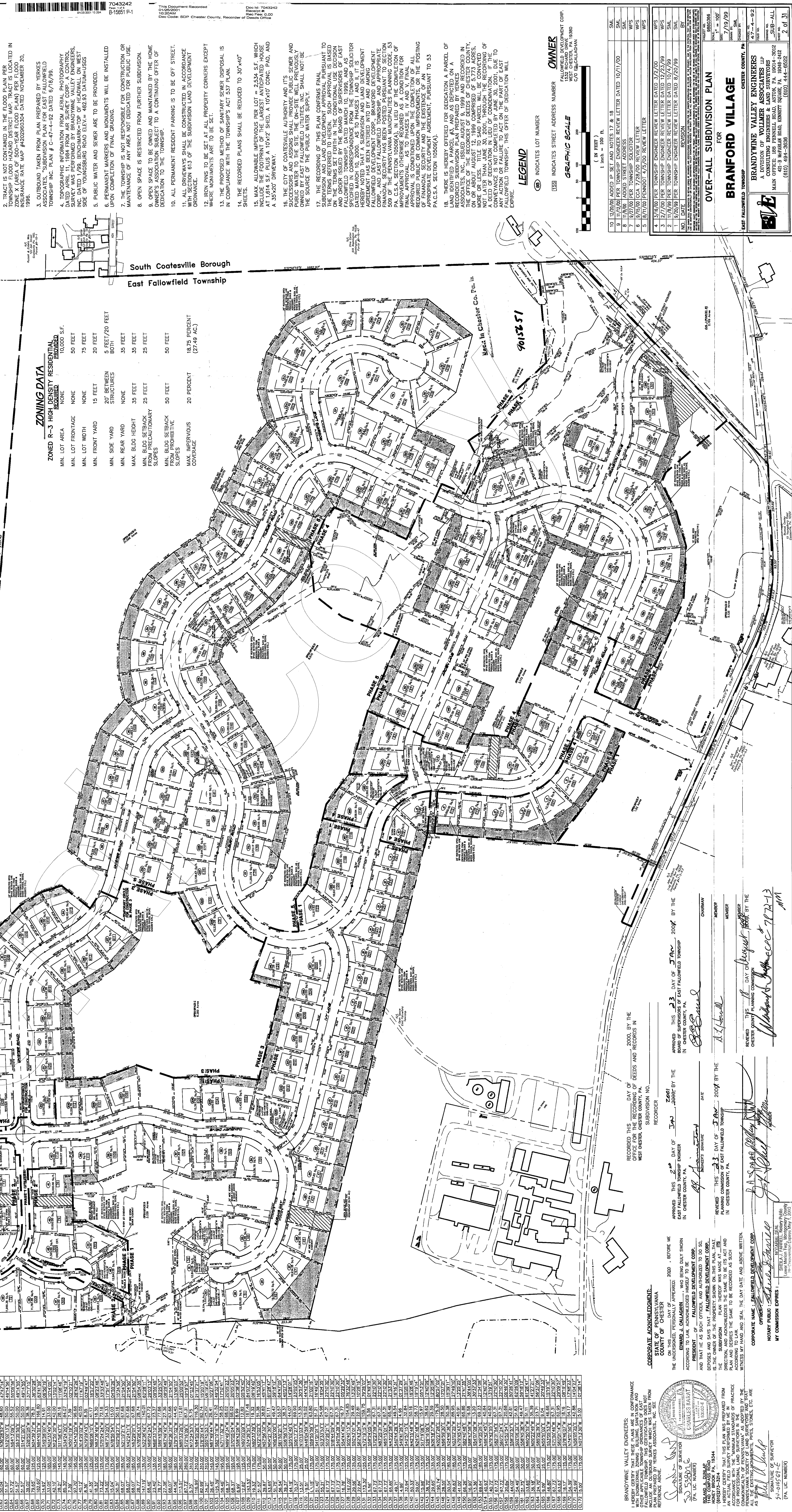
MIN. LOT AREA	NONE
MIN. LOT FRONTAGE	NONE
MIN. LOT WIDTH	75 FEET
MIN. FRONT YARD	15 FEET
MIN. REAR YARD	5 FEET/20 FEET STRUCTURES BOTH
MIN. SIDE YARD	NONE
MIN. REAR YARD	35 FEET
MAX. BLDG. HEIGHT	35 FEET
MIN. BLDG. SETBACK FROM PRECAGONARY	25 FEET
SLOPES	50 FEET
MIN. BLDG. SETBACK FROM PROHIBITIVE	50 FEET
SLOPES	15 PERCENT
MAX. IMPROVED COVERAGE	20 PERCENT (27.49 AC.)

LEGEND

INDICATES LOT NUMBER
 INDICATES STREET ADDRESS NUMBER
 OWNER
 BRANDYWINE VALLEY ENGINEERS ASSOCIATES, INC.
 435 MILLERSVILLE AVENUE
 CHESTER, PA 19380
 (610) 336-6600

OVER-ALL SUBDIVISION PLAN FOR BRANFORD VILLAGE

A DIVISION OF VOLLMER ASSOCIATES LP
 CONSULTING ENGINEERS & LAND SURVEYORS
 MAIN OFFICE: 3000 MARKET STREET, SUITE 100, PHILADELPHIA, PA 19104-3402
 (610) 494-9696



LOT CURVE DATA

CURVE LENGTH	RADIUS	CHORD	DELTA
1.1	150.00	149.99	1.57
1.2	150.00	149.98	1.72
1.3	150.00	149.97	1.87
1.4	150.00	149.96	2.02
1.5	150.00	149.95	2.17
1.6	150.00	149.94	2.32
1.7	150.00	149.93	2.47
1.8	150.00	149.92	2.62
1.9	150.00	149.91	2.77
2.0	150.00	149.90	2.92
2.1	150.00	149.89	3.07
2.2	150.00	149.88	3.22
2.3	150.00	149.87	3.37
2.4	150.00	149.86	3.52
2.5	150.00	149.85	3.67
2.6	150.00	149.84	3.82
2.7	150.00	149.83	3.97
2.8	150.00	149.82	4.12
2.9	150.00	149.81	4.27
3.0	150.00	149.80	4.42

CENTERLINE CURVE DATA

CURVE LENGTH	RADIUS	CHORD	DELTA
1.1	150.00	149.99	1.57
1.2	150.00	149.98	1.72
1.3	150.00	149.97	1.87
1.4	150.00	149.96	2.02
1.5	150.00	149.95	2.17
1.6	150.00	149.94	2.32
1.7	150.00	149.93	2.47
1.8	150.00	149.92	2.62
1.9	150.00	149.91	2.77
2.0	150.00	149.90	2.92
2.1	150.00	149.89	3.07
2.2	150.00	149.88	3.22
2.3	150.00	149.87	3.37
2.4	150.00	149.86	3.52
2.5	150.00	149.85	3.67
2.6	150.00	149.84	3.82
2.7	150.00	149.83	3.97
2.8	150.00	149.82	4.12
2.9	150.00	149.81	4.27
3.0	150.00	149.80	4.42

RECORDED THIS DAY OF JAN 2007 BY THE RECORDER

APPROVED THIS 23 DAY OF JAN 2007 BY THE BOARD OF SUPERVISORS OF EAST FALLOWFIELD TOWNSHIP

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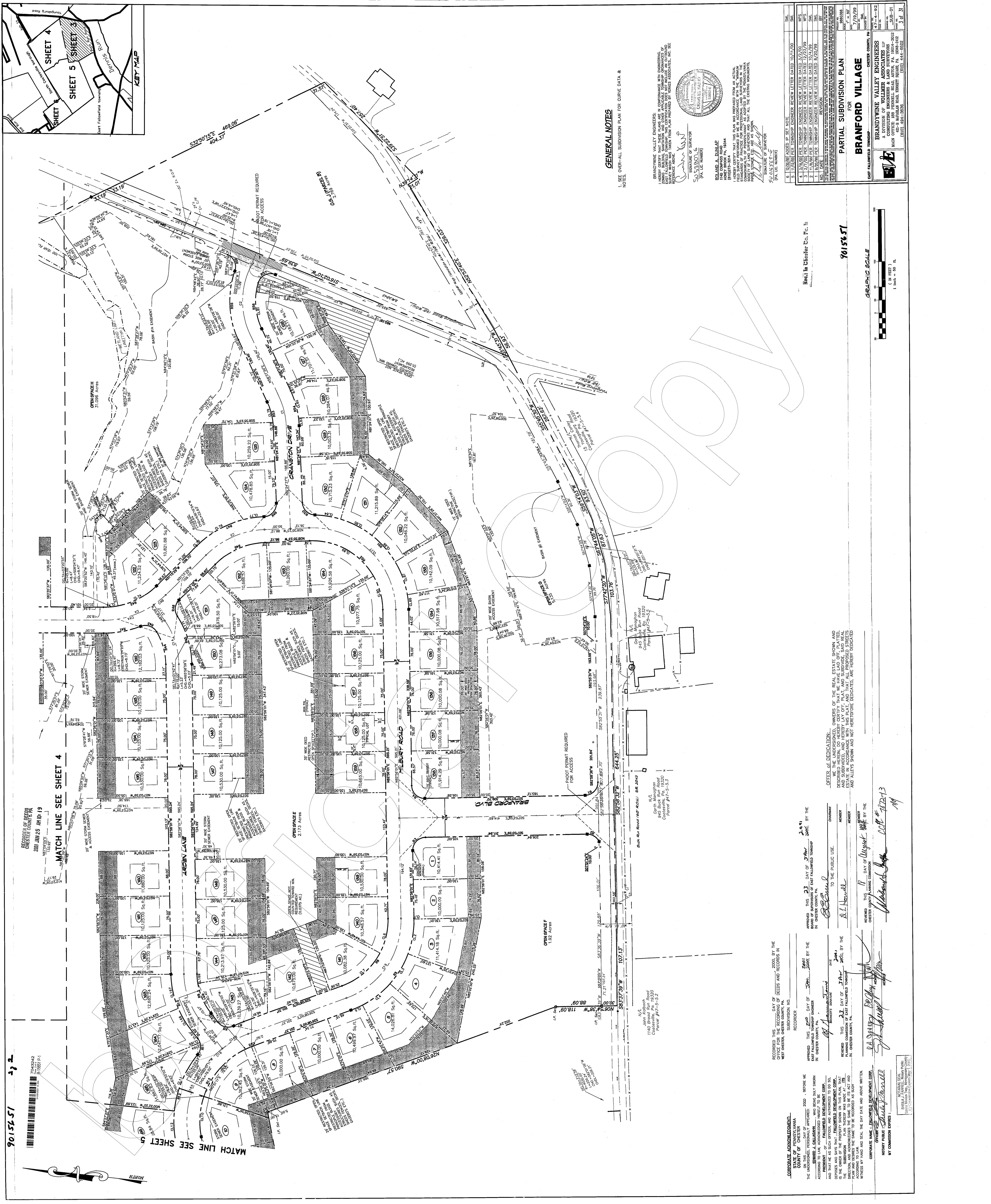
APPROVED THIS 23 DAY OF JAN 2007 BY THE BOARD OF SUPERVISORS OF EAST FALLOWFIELD TOWNSHIP

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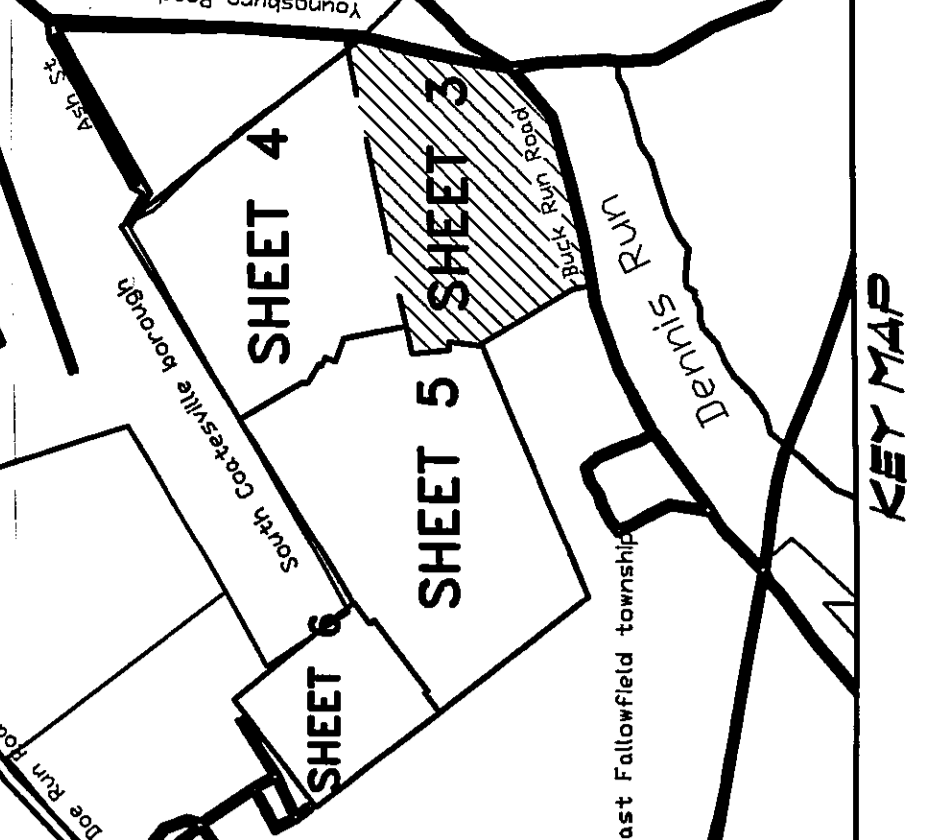


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RECORDED BY DEEDS
CHESTER COUNTY, PA
2011 JUN 25 AM 10:19

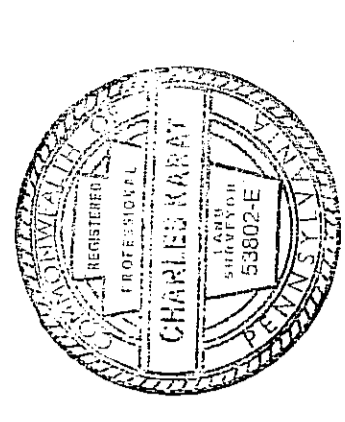
MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 5



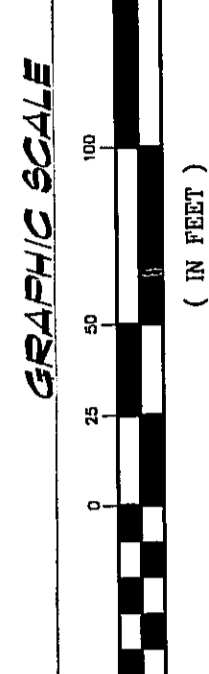
GENERAL NOTES
1. SEE OVER-ALL SUBDIVISION PLAN FOR CURVE DATA & NOTES.

BRANDYWINE VALLEY ENGINEERS:
I HEREBY CERTIFY THAT THESE PLANS ARE IN CONFORMANCE WITH ENGINEERING ACT 101 AND THE REGULATIONS THEREUNDER AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF PENNSYLVANIA. THIS CERTIFICATION DOES NOT INCLUDE AN ENDORSEMENT OF ANY KIND OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON. THIS CERTIFICATION IS VALID ONLY FOR THE PROJECT AND DATE SPECIFIED ABOVE.
ROLAND A. DUNLAP
140 COMPASS ROAD
MILLSBORO, PA 19966
(610) 231-3214
ROLAND A. DUNLAP
REGISTERED PROFESSIONAL ENGINEER
PA LIC. NUMBER: 503539016



NO.	DATE	REVISION	BY
1	1/17/09	PER TOWNSHIP ENGINEER REVIEW LETTER DATED 1/17/09	WPS
2	1/27/09	PER TOWNSHIP ENGINEER REVIEW LETTER DATED 1/27/09	WPS
3	7/7/09	PER TOWNSHIP ENGINEER REVIEW LETTER DATED 7/7/09	WPS
4	1/14/10	PER TOWNSHIP ENGINEER REVIEW LETTER DATED 1/14/10	WPS
5	1/20/10	ADDED IF SET NOTE	SM
6	1/20/10	ADDED IF SET NOTE	SM

9015651



RECORDED THIS DAY OF NOVEMBER, 2000, BY THE OFFICE FOR THE RECORDING OF DEEDS AND RECORDS IN WEST CHESTER COUNTY, PA.
RECORDER: REBECCA L. HARRIS

APPROVED THIS 23 DAY OF JANUARY, 2001, BY THE BOARD OF SUPERVISORS OF EAST FALLOWFIELD TOWNSHIP IN CHESTER COUNTY, PA.
APPROVED: Edward J. Callaghan CHAIRMAN

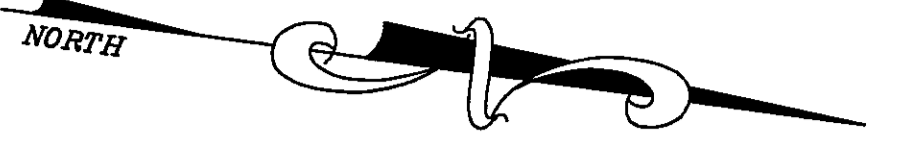
REVIEWED THIS 23 DAY OF JANUARY, 2001, BY THE PLANNING COMMISSION OF EAST FALLOWFIELD TOWNSHIP IN CHESTER COUNTY, PA.
REVIEWED: Debra J. Smith CHAIRMAN

OFFER OF DEDICATION:
WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY DEDICATE TO THE PUBLIC USE, AND SUBMIT, AND HEREBY LAY OUT, PLAT, AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT, AND THAT ALL PROPOSED STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE.

NOTARY PUBLIC: Debra J. Smith
BY COMMISSION EXPIRES: 10/15/03

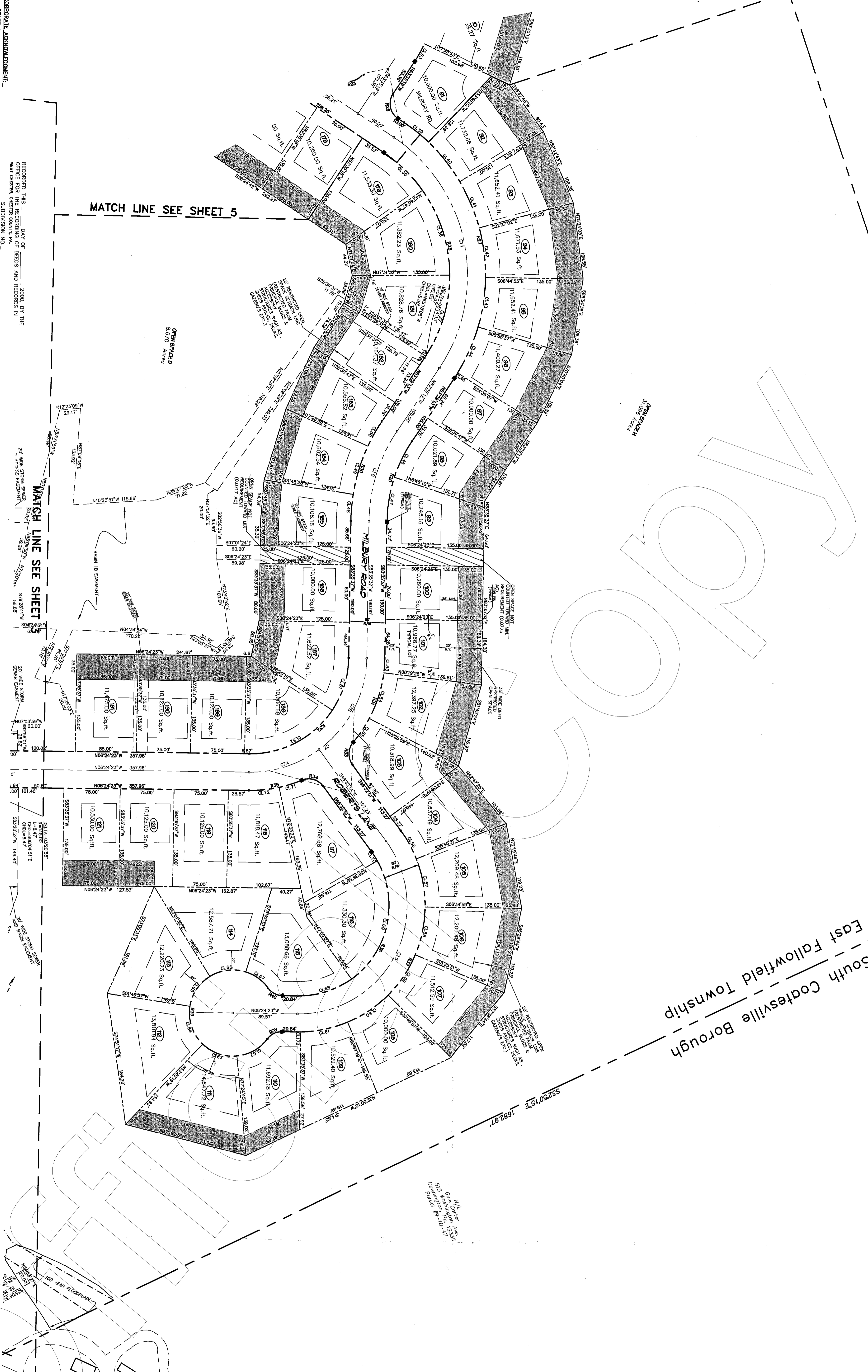
NOTARY PUBLIC
DEBRA J. SMITH
1117 W. CHESTER AVENUE
MILLSBORO, PA 19966
(610) 231-3214

7043342
81222-02
81661-P4



N64°12'54"E 2431.48'

East Fallowfield Township
South Cootesville Borough



MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 5

RECORDED THIS DAY OF 2000 BY THE OFFICE FOR THE RECORDING OF DEEDS AND RECORDS IN CHESTER COUNTY, PA.

RECORDED THIS DAY OF 2001 BY THE OFFICE FOR THE RECORDING OF DEEDS AND RECORDS IN CHESTER COUNTY, PA.

STATE OF PENNSYLVANIA
CORPORATE ADMINISTRATION
ON THIS DAY OF 2000, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED...

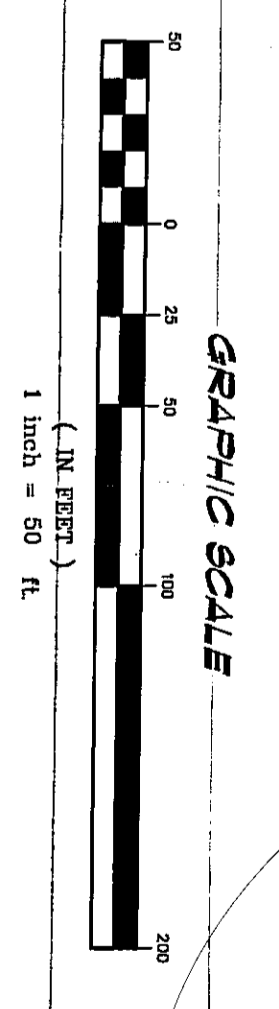
ON THIS DAY OF 2001, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED...

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND SHOWN HEREIN, DO HEREBY CERTIFY THAT WE HAVE Laid OFF, PLATTED, ESTABLISHED AND RECORDED THIS SUBDIVISION PLAN IN ACCORDANCE WITH THIS ACT AND THAT ALL PROPOSED STREETS TO BE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

OFFICE OF THE COUNTY ENGINEER
COUNTY ENGINEER
OFFICE OF THE COUNTY ENGINEER

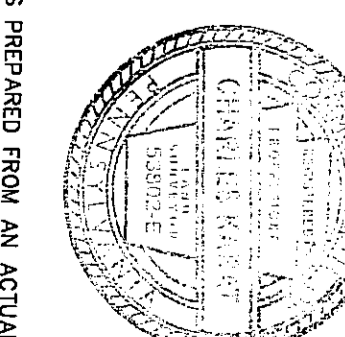
OFFICE OF THE COUNTY ENGINEER
COUNTY ENGINEER
OFFICE OF THE COUNTY ENGINEER

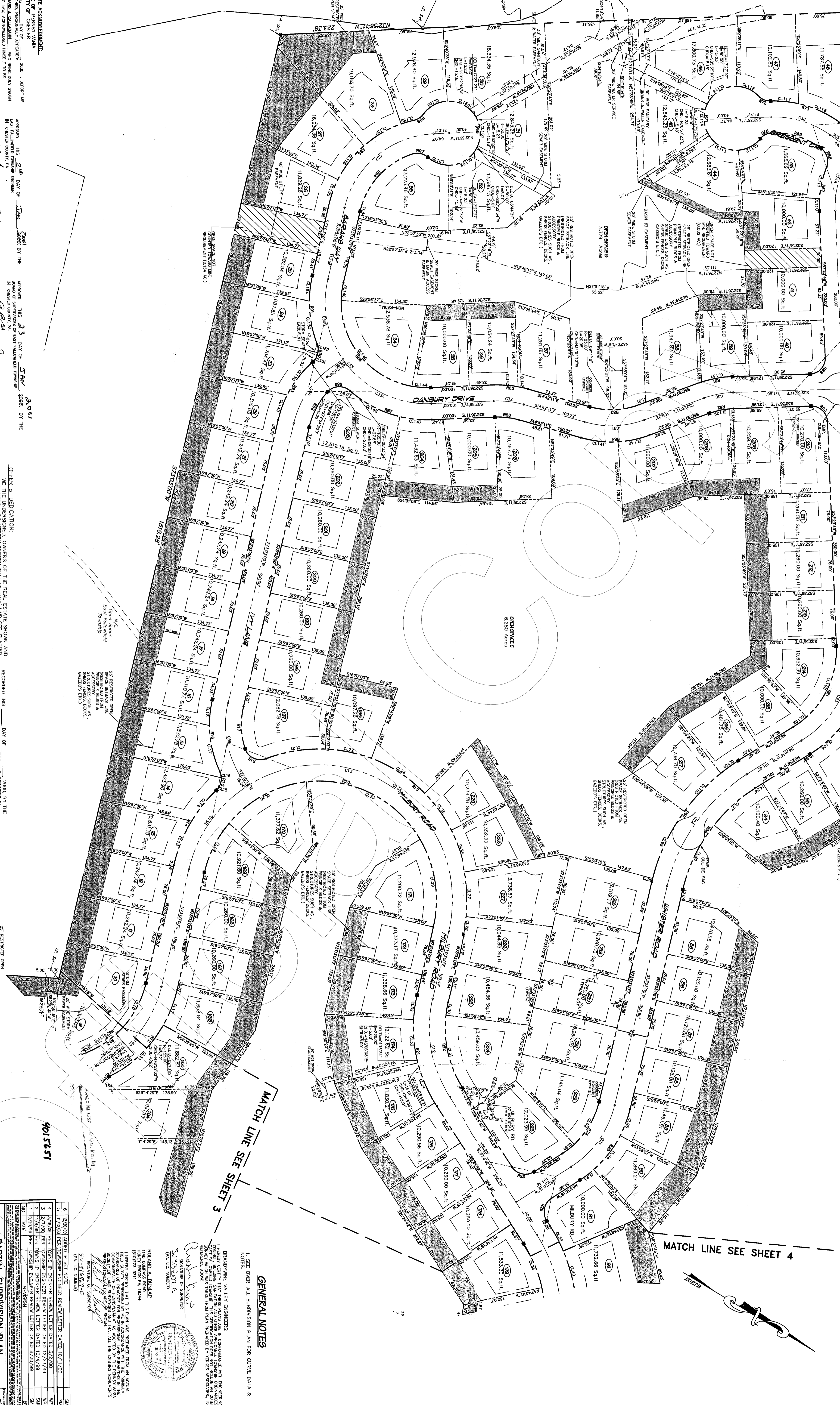
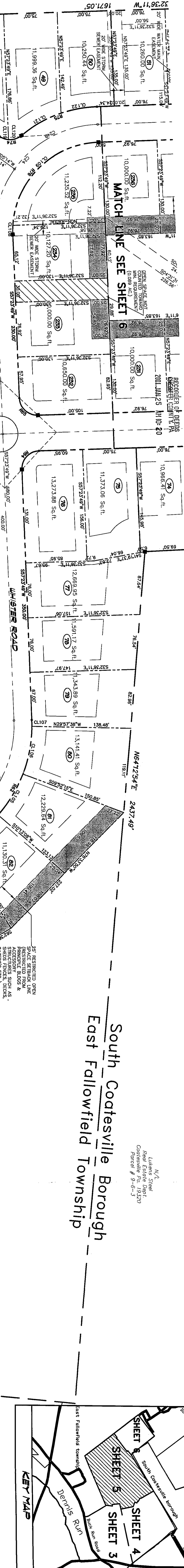
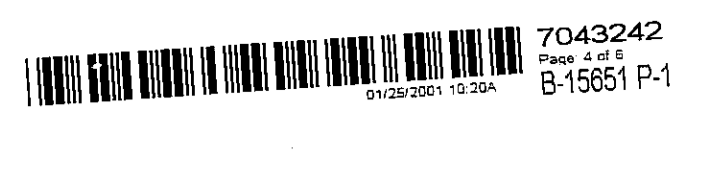
OFFICE OF THE COUNTY ENGINEER
COUNTY ENGINEER
OFFICE OF THE COUNTY ENGINEER



GENERAL NOTES
1. SEE OVER-ALL SUBDIVISION PLAN FOR CURVE DATA & NOTES.

BRANDYWINE VALLEY ENGINEERS, INC. ENGINEERS AND ARCHITECTS
5.11 ACRES PER TOWNSHIP ENGINEER REVIEW LETTER DATED 03/11/00
1. 7/27/00 PER TOWNSHIP ENGINEER REVIEW LETTER DATED 3/27/00
2. 11/27/00 PER TOWNSHIP ENGINEER REVIEW LETTER DATED 10/29/00
3. 11/27/00 PER TOWNSHIP ENGINEER REVIEW LETTER DATED 6/20/00
4. 11/27/00 PER TOWNSHIP ENGINEER REVIEW LETTER DATED 6/20/00
5. 11/27/00 PER TOWNSHIP ENGINEER REVIEW LETTER DATED 6/20/00
PARTIAL SUBDIVISION PLAN
FOR
BRANDY VILLAGE





CORPORATE ACKNOWLEDGMENT
 STATE OF PENNSYLVANIA
 COUNTY OF CHESTER
 I, the undersigned, Clerk of the Board of Supervisors of East Fallowfield Township, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on this 23rd day of JAN 2001.

APPROVED THIS 23rd DAY OF JAN 2001 BY THE BOARD OF SUPERVISORS OF EAST FALLOWFIELD TOWNSHIP
 N. CHESTER COUNTY, PA.
 [Signature]
 CLERK

APPROVED THIS 23rd DAY OF JAN 2001 BY THE BOARD OF SUPERVISORS OF EAST FALLOWFIELD TOWNSHIP
 N. CHESTER COUNTY, PA.
 [Signature]
 CLERK

APPROVED THIS 23rd DAY OF JAN 2001 BY THE BOARD OF SUPERVISORS OF EAST FALLOWFIELD TOWNSHIP
 N. CHESTER COUNTY, PA.
 [Signature]
 CLERK

OFFER OF DEDICATION
 WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY CERTIFY THAT WE HAVE LAD OF, PLATED, AND SUBMITTED TO THE BOARD OF SUPERVISORS OF EAST FALLOWFIELD TOWNSHIP, N. CHESTER COUNTY, PA., AND THAT ALL IMPROVED STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE.

RECORDED THIS DAY OF 2001 BY THE OFFICE FOR THE RECORDING OF DEEDS AND RECORDS IN CHESTER COUNTY, PA.
 [Signature]
 RECORDER

GENERAL NOTES
 1. SEE OVER-ALL SUBDIVISION PLAN FOR CURVE DATA & NOTES.
 2. BRANFORD VILLAGE ENGINEERS, INC. HAS CONDUCTED A SURVEY OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS SUITABLE FOR THE PROPOSED DEVELOPMENT.
 3. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWNSHIP.
 4. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE SUBDIVISION ACT OF 1952.
 5. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE SUBDIVISION ACT OF 1952.

BRANDY VINE VALLEY ENGINEERS, INC.
 A DIVISION OF VOLLMER ASSOCIATES, LTD.
 CONSULTING ENGINEERS AND ARCHITECTS
 1000 W. MARKET STREET, SUITE 200
 CHESTER, PA. 19380-2412
 (610) 414-0500
 (610) 414-0505
 FAX (610) 414-0505

PARTIAL SUBDIVISION PLAN FOR BRANFORD VILLAGE

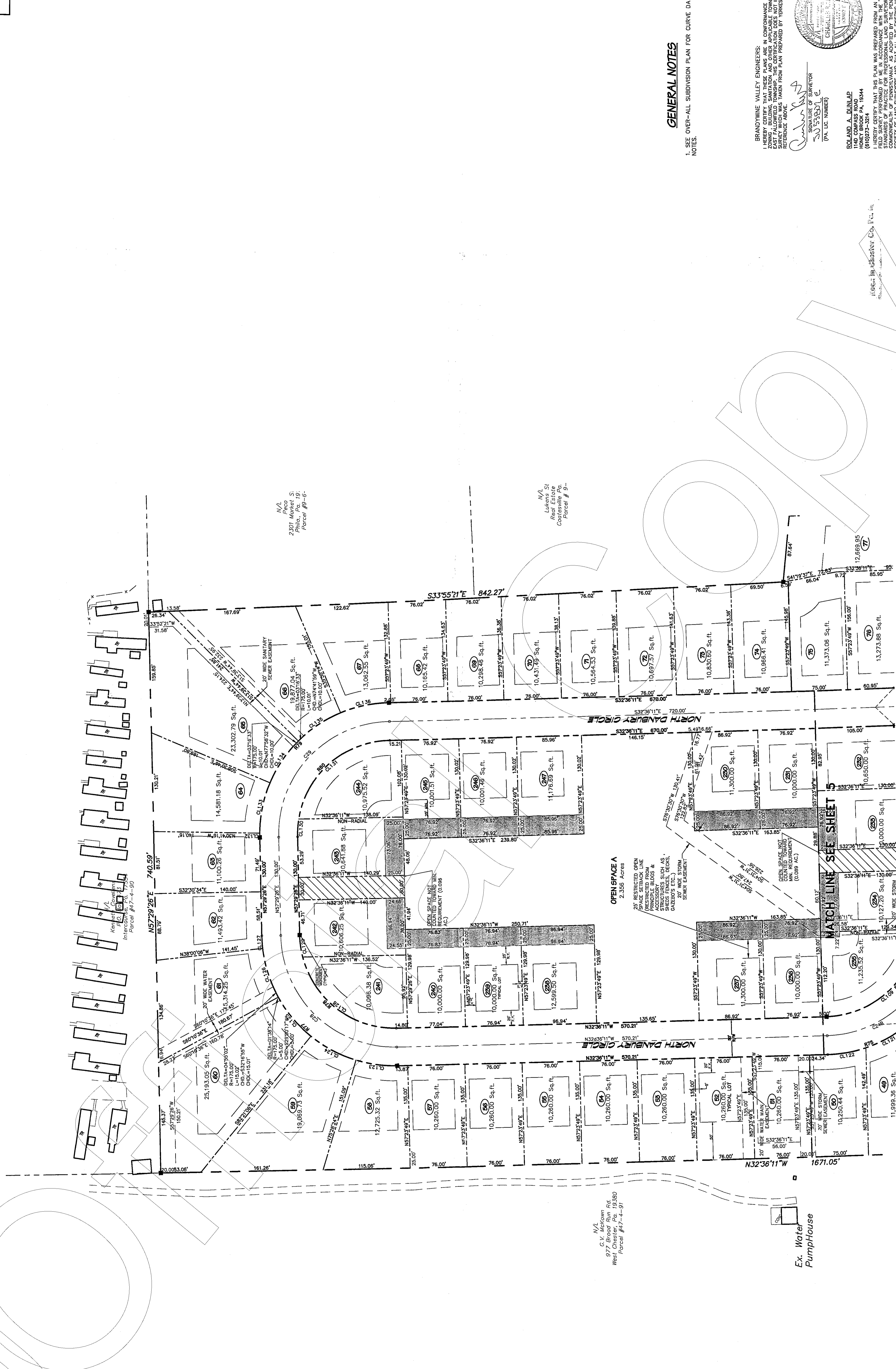
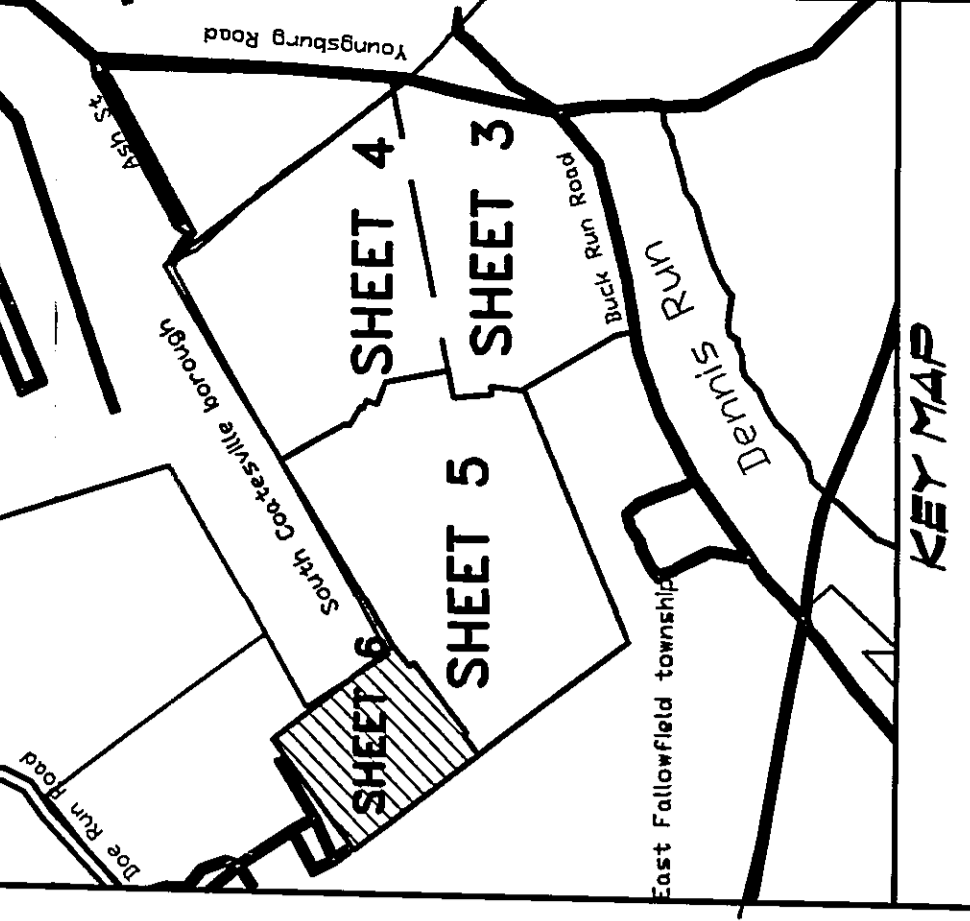
NO.	DATE	REVISION	BY
1	1/23/01	AS NOTED & SET NOTE	SM
2	1/23/01	PER TOWNSHIP ENGINEER REVIEW LETTER DATED 1/23/01	SM
3	1/23/01	PER TOWNSHIP ENGINEER REVIEW LETTER DATED 1/23/01	SM
4	1/23/01	PER TOWNSHIP ENGINEER REVIEW LETTER DATED 1/23/01	SM
5	1/23/01	PER TOWNSHIP ENGINEER REVIEW LETTER DATED 1/23/01	SM

BRANDY VINE VALLEY ENGINEERS, INC.
 A DIVISION OF VOLLMER ASSOCIATES, LTD.
 CONSULTING ENGINEERS AND ARCHITECTS
 1000 W. MARKET STREET, SUITE 200
 CHESTER, PA. 19380-2412
 (610) 414-0500
 (610) 414-0505
 FAX (610) 414-0505

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5-1507 P-1

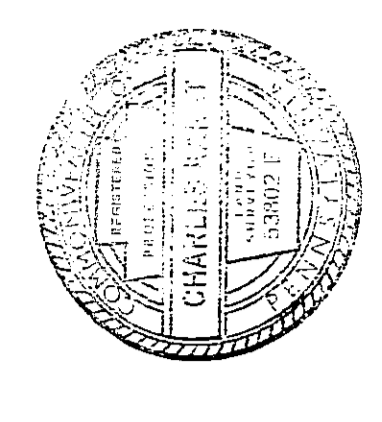
REGISTER OF DEEDS
CHESTER COUNTY, PA
2001 JUN 25 AM 10:20



GENERAL NOTES

1. SEE OVER-ALL SUBDIVISION PLAN FOR CURVE DATA & NOTES.

BRANDYWINE VALLEY ENGINEERS
HEREBY CERTIFY THAT THESE PLANS ARE IN CONFORMANCE WITH ENGINEERING, SURVEYING AND LAND SURVEYING LAWS AND REGULATIONS OF THE COMMONWEALTH OF PENNSYLVANIA AND THAT ALL THE EXISTING MONUMENTS HAVE BEEN RECORDED IN THE PUBLIC RECORDS OF CHESTER COUNTY, PA.



EDWARD J. CALLAHAN
1140 COMPASS ROAD
SUITE 200
GROVERVILLE, PA 17037
(717) 733-1111
PA. LIC. NUMBER: 10002

NO.	DATE	REVISION
1	10/20/00	PER TOWNSHIP ENGINEER REVIEW LETTER DATED 10/21/00
2	11/27/00	PER TOWNSHIP ENGINEER REVIEW LETTER DATED 11/27/00
3	11/27/00	PER TOWNSHIP ENGINEER REVIEW LETTER DATED 11/27/00
4	11/27/00	PER TOWNSHIP ENGINEER REVIEW LETTER DATED 11/27/00
5	11/27/00	PER TOWNSHIP ENGINEER REVIEW LETTER DATED 11/27/00

**PARTIAL SUBDIVISION PLAN
FOR
BRANFORD VILLAGE**

BRANDYWINE VALLEY ENGINEERS
A DIVISION OF VOLLMER ASSOCIATES, L.P.
MAIN OFFICE: 188 PENNELL ROAD, ASTORIA, PA 19014-2012
TEL: 717-733-1111
FAX: 717-733-1112
WWW.BVENGINEERS.COM

OFFICE OF DEDICATION:
WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND SUBDIVIDED, AND HEREBY LAY OFF, PLAT, AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT, AND THAT ALL PROPOSED STREETS AND ALLEYS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC USE.

THIS IS THE 23RD DAY OF MAY 2001, BY THE
OWNER OF SAID SUBDIVISION, EAST FALLOWFIELD TOWNSHIP
IN CHESTER COUNTY, PA.

RECORDED THIS 20TH DAY OF MAY 2001, BY THE
OFFICE FOR THE RECORDING OF DEEDS AND RECORDS IN
WEST CHESTER, CHESTER COUNTY, PA.

RECORDED THIS 23RD DAY OF MAY 2001, BY THE
PLANNING COMMISSION OF EAST FALLOWFIELD TOWNSHIP
IN CHESTER COUNTY, PA.

TO THE PUBLIC USE.

DATE: 2001

DATE: 2001

BY: [Signature]

BY: [Signature]

BY: [Signature]

REVIEWED THIS 16TH DAY OF May 2001, BY THE
CHESTER COUNTY PLANNING COMMISSION

BY: [Signature]

BY: [Signature]

NOTARY PUBLIC: [Signature]

NOTARY PUBLIC: [Signature]

NOTARY PUBLIC: [Signature]

MY COMMISSION EXPIRES: [Date]

MY COMMISSION EXPIRES: [Date]

MY COMMISSION EXPIRES: [Date]



TREE DENSITY TABLE

TOTAL TRACT WOODLAND AREA	= 33.77 AC
TOTAL AMOUNT OF WOODLAND TO BE REMOVED	= 3.27 AC (9.68% OF TOTAL WOODLAND)
SURVEY AREA	= 10,000 SF (100' X 100')
TOTAL NUMBER OF TREES GREATER THAN 8" CALIPER WITHIN SURVEY AREA	= 32
ESTIMATED NUMBER OF TREES PER ACRE (32 X 4.35)	= 140
TOTAL NUMBER OF TREES GREATER THAN 8" CALIPER TO BE REMOVED (3.27 AC @ 140 TREES PER ACRE)	= 394

MIDDLE-TOWER MIX	
ITEM NAME	QUANTITY
1" DB	10
2" DB	20
3" DB	30
4" DB	40
5" DB	50
6" DB	60
7" DB	70
8" DB	80
9" DB	90
10" DB	100
11" DB	110
12" DB	120
13" DB	130
14" DB	140
15" DB	150
16" DB	160
17" DB	170
18" DB	180
19" DB	190
20" DB	200
21" DB	210
22" DB	220
23" DB	230
24" DB	240
25" DB	250
26" DB	260
27" DB	270
28" DB	280
29" DB	290
30" DB	300
31" DB	310
32" DB	320
33" DB	330
34" DB	340
35" DB	350
36" DB	360
37" DB	370
38" DB	380
39" DB	390
40" DB	400
41" DB	410
42" DB	420
43" DB	430
44" DB	440
45" DB	450
46" DB	460
47" DB	470
48" DB	480
49" DB	490
50" DB	500
51" DB	510
52" DB	520
53" DB	530
54" DB	540
55" DB	550
56" DB	560
57" DB	570
58" DB	580
59" DB	590
60" DB	600
61" DB	610
62" DB	620
63" DB	630
64" DB	640
65" DB	650
66" DB	660
67" DB	670
68" DB	680
69" DB	690
70" DB	700
71" DB	710
72" DB	720
73" DB	730
74" DB	740
75" DB	750
76" DB	760
77" DB	770
78" DB	780
79" DB	790
80" DB	800
81" DB	810
82" DB	820
83" DB	830
84" DB	840
85" DB	850
86" DB	860
87" DB	870
88" DB	880
89" DB	890
90" DB	900
91" DB	910
92" DB	920
93" DB	930
94" DB	940
95" DB	950
96" DB	960
97" DB	970
98" DB	980
99" DB	990
100" DB	1000

POSITIVE GRADES MIX	
ITEM NAME	QUANTITY
1" DB	10
2" DB	20
3" DB	30
4" DB	40
5" DB	50
6" DB	60
7" DB	70
8" DB	80
9" DB	90
10" DB	100
11" DB	110
12" DB	120
13" DB	130
14" DB	140
15" DB	150
16" DB	160
17" DB	170
18" DB	180
19" DB	190
20" DB	200
21" DB	210
22" DB	220
23" DB	230
24" DB	240
25" DB	250
26" DB	260
27" DB	270
28" DB	280
29" DB	290
30" DB	300
31" DB	310
32" DB	320
33" DB	330
34" DB	340
35" DB	350
36" DB	360
37" DB	370
38" DB	380
39" DB	390
40" DB	400
41" DB	410
42" DB	420
43" DB	430
44" DB	440
45" DB	450
46" DB	460
47" DB	470
48" DB	480
49" DB	490
50" DB	500
51" DB	510
52" DB	520
53" DB	530
54" DB	540
55" DB	550
56" DB	560
57" DB	570
58" DB	580
59" DB	590
60" DB	600
61" DB	610
62" DB	620
63" DB	630
64" DB	640
65" DB	650
66" DB	660
67" DB	670
68" DB	680
69" DB	690
70" DB	700
71" DB	710
72" DB	720
73" DB	730
74" DB	740
75" DB	750
76" DB	760
77" DB	770
78" DB	780
79" DB	790
80" DB	800
81" DB	810
82" DB	820
83" DB	830
84" DB	840
85" DB	850
86" DB	860
87" DB	870
88" DB	880
89" DB	890
90" DB	900
91" DB	910
92" DB	920
93" DB	930
94" DB	940
95" DB	950
96" DB	960
97" DB	970
98" DB	980
99" DB	990
100" DB	1000



LANDSCAPE ARCHITECT WILL HAVE EMPLOY ATTEMPT TO SAVE THE CALIFERN TREES OR
LARGER TREES WILL BE REMOVED BY 15% CALIFERN TO REMAIN AND/OR



OPEN SPACE NOTES

1. A WOODLAND RESTRICTION AREA SHALL LEAVE ALL EXISTING WOODLAND AND TREES IN PLACE UNLESS OTHERWISE NOTED.
2. THE LANDSCAPE ARCHITECT SHALL PROVIDE A SCHEDULE OF TREE REPLACEMENT AND REMOVALS AND SHALL PROVIDE A SCHEDULE OF TREE REPLACEMENT THAT IS CONSISTENT WITH THE SCHEDULE OF TREE REPLACEMENT AND REMOVALS.
3. THE LANDSCAPE ARCHITECT SHALL PROVIDE A SCHEDULE OF TREE REPLACEMENT AND REMOVALS THAT IS CONSISTENT WITH THE SCHEDULE OF TREE REPLACEMENT AND REMOVALS.
4. THE LANDSCAPE ARCHITECT SHALL PROVIDE A SCHEDULE OF TREE REPLACEMENT AND REMOVALS THAT IS CONSISTENT WITH THE SCHEDULE OF TREE REPLACEMENT AND REMOVALS.
5. THE LANDSCAPE ARCHITECT SHALL PROVIDE A SCHEDULE OF TREE REPLACEMENT AND REMOVALS THAT IS CONSISTENT WITH THE SCHEDULE OF TREE REPLACEMENT AND REMOVALS.

TREE REPLACEMENT SCHEDULE

1. REMOVALS SHALL BE MADE BY THE HOMEOWNER ASSOCIATION, MANAGEMENT OR LANDSCAPE ARCHITECT.
2. REPLACEMENTS SHALL BE MADE BY THE HOMEOWNER ASSOCIATION, MANAGEMENT OR LANDSCAPE ARCHITECT.
3. REPLACEMENTS SHALL BE MADE BY THE HOMEOWNER ASSOCIATION, MANAGEMENT OR LANDSCAPE ARCHITECT.
4. REPLACEMENTS SHALL BE MADE BY THE HOMEOWNER ASSOCIATION, MANAGEMENT OR LANDSCAPE ARCHITECT.
5. REPLACEMENTS SHALL BE MADE BY THE HOMEOWNER ASSOCIATION, MANAGEMENT OR LANDSCAPE ARCHITECT.

GENERAL NOTES

1. THE HOMEOWNER SHALL BE GIVEN A COPY OF THE OPEN SPACE MANAGEMENT PLAN WITHIN THE LANDSCAPE ARCHITECT'S REPORT.
2. ALL AREAS SHALL BE MAINTAINED AS OPEN SPACE.
3. THE HOMEOWNER SHALL BE GIVEN A COPY OF THE OPEN SPACE MANAGEMENT PLAN WITHIN THE LANDSCAPE ARCHITECT'S REPORT.
4. THE HOMEOWNER SHALL BE GIVEN A COPY OF THE OPEN SPACE MANAGEMENT PLAN WITHIN THE LANDSCAPE ARCHITECT'S REPORT.
5. THE HOMEOWNER SHALL BE GIVEN A COPY OF THE OPEN SPACE MANAGEMENT PLAN WITHIN THE LANDSCAPE ARCHITECT'S REPORT.

OPEN SPACE CALCULATION

TOTAL GROSS TRACT AREA = 74.4 ACRES
 TOTAL RESTRICTED OPEN SPACE = 64.697 ACRES
 TOTAL RESTRICTED OPEN SPACE NOT COUNTED = 0.888 ACRES (1187 SQ FT)
 TOTAL OPEN SPACE PROVIDED = 13.62 ACRES

SITE WOODLAND DATA

TOTAL WOODLAND AREA	= 33.77 AC
TOTAL WOODLAND AREA PROPOSED FOR REMOVAL	= 3.27 AC (9.68%)
TOTAL WOODLAND AREA PROTECTED BY THE PLAN	= 30.5 AC (90.32%)

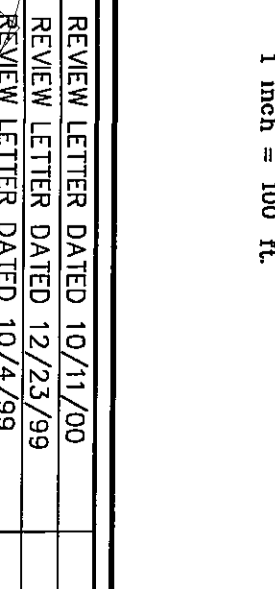
OPEN SPACE DATA

TOTAL RESTRICTED OPEN SPACE	= 64.697 AC
TOTAL AMOUNT OF FLOOD HAZARD AREAS (100 YD) WITHIN OPEN SPACE	= 0.010 AC
TOTAL AMOUNT OF WETLAND AREAS WITHIN OPEN SPACE	= .98 AC
TOTAL AMOUNT OF SLOPES 25% AND GREATER WITHIN OPEN SPACE	= 2.25 AC
TOTAL AMOUNT OF OPEN SPACE LESS AREAS OF FLOOD HAZARD, WETLANDS AND 25% SLOPES	= 61.3 AC

LEGEND

- WOODLAND RESTRICTION ELEMENT AREA
- WOODLAND RESTRICTION REQUIRED FOR LAND DEVELOPMENT RESTRICTIONS
- WETLAND AREA, 100 YD BUFFER PER VARS (SEE SCHEDULE)
- MAINTAINED LANDSCAPE OPENING

GRAPHIC SCALE



BRANDFORD VILLAGE

FOR THE

BRANDFORD VILLAGE

BRANDFORD VILLAGE ENGINEERS
 A DIVISION OF VOLLMER ASSOCIATES LP
 CONSULTING ENGINEERS & LAND SURVEYORS
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