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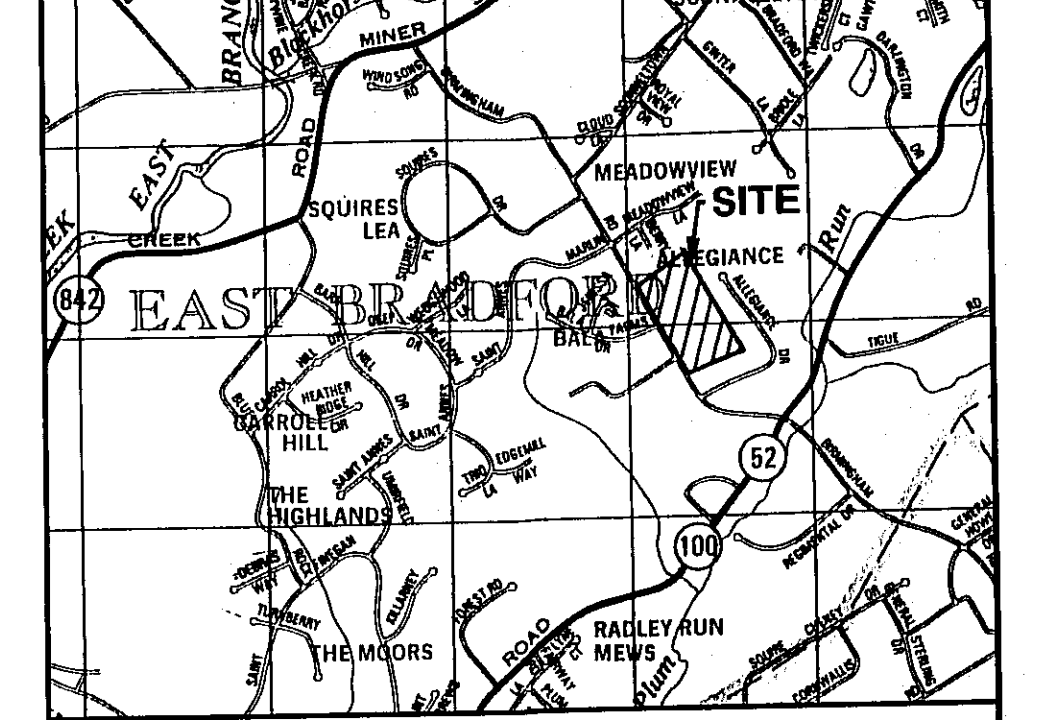
RECORDED BY DEEDS  
CHESTER COUNTY, PA  
99 FEB 19 PM 2:02

N/L  
SHAWN C. & MARY E. LAWSON  
D.B. 3610-895

N/L  
DANIEL J. & DENISE DORAN  
D.B. 3673-433  
LOT 6 "ALLEGIANCE" SUBD.

N/L  
MICHAEL J. & BARBARA O'MALLEY  
D.B. 3663-1011  
LOT 5 "ALLEGIANCE" SUBD.

N/L  
MICHAEL B. & BARBARA A. CREED  
D.B. 3597-2088  
LOT 4 "ALLEGIANCE" SUBD.



SITE LOCATION MAP  
SCALE: 1" = 2,000'

REVIEWED by the Planning Commission of East Bradford Township, Chester County, Pa., this 3rd day of August, 1998

APPROVED by the Board of Supervisors of East Bradford Township, Chester County, Pa., this 1st day of February, 1999

REVIEWED by the Chester County Planning Commission this 26 day of May, 1998

APPROVED by the East Bradford Township Engineer; Paul J. Hand 8/2/98

Recorded in the Office of the Recorder of Deeds of Chester County at West Chester, Pennsylvania in Plan book          day of          19    

COMMONWEALTH OF PENNSYLVANIA COUNTY OF CHESTER SS:  
On the 2nd day of October, A.D. 1998

before me, the subscriber, a Notary Public of the Commonwealth of Pennsylvania, residing in West Chester who acknowledges himself to be the owner of the above described land and that as such to do so, he executed the foregoing plan by signing his name by himself as John A. Drury

that he is the owner of the designated land, that necessary approval of the plan has been obtained and is endorsed thereon and that he desires that the foregoing plan may be duly recorded.

Nelissa J. Thruer  
Notary Public  
My Commission Expires May 6, 2002

A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (PL. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW", BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED.

ANY WORK WITHIN OR NEAR PENN DOT RIGHT-OF-WAYS SHALL BE IN ACCORDANCE WITH FIGURE 10A OF PENN DOT PUBLICATION 203.

THE PERMITEE OF THE HIGHWAY OCCUPANCY PERMIT MUST MAINTAIN GOOD, CLEAR SIGHT DISTANCES FOR THE MOTORISTS BY REMOVING OR REDUCING ALL RELATED SIGHT DISTANCE OBSTRUCTIONS (TREES, SHRUBS, EMBANKMENTS, ETC.)

8. 7-21-98 REV. LAYOUT TO 5 LOT PLAN WITH SHARED DRIVEWAY.

1. 6-19-98 REV. PER TOWNSHIP ENGINEER'S REVIEW LETTER (MEMORANDUM) DATED JUNE 12, 1998.

PLAN OF SUBDIVISION FOR **JOHN A. DRURY** ISSUED **OCT - 2 1998**

EAST BRADFORD TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc. CIVIL ENGINEERS

55 Country Club Drive Suite 100 Downingtown, PA 19335 Phone: (610) 518-1360 Fax: (610) 518-1255

Project- 1939 Date- 11-5-97 Scale- 1" = 50' Drawn- P.A.G. Checked- D.L.H. File- LIM-SUB1 Ver- 000 Sheet- 1 OF 10

Table with 6 columns: LINE, ARC, CHORD BEARING, RADIUS, DELTA, CHORD. Contains data for various lines and arcs on the plan.

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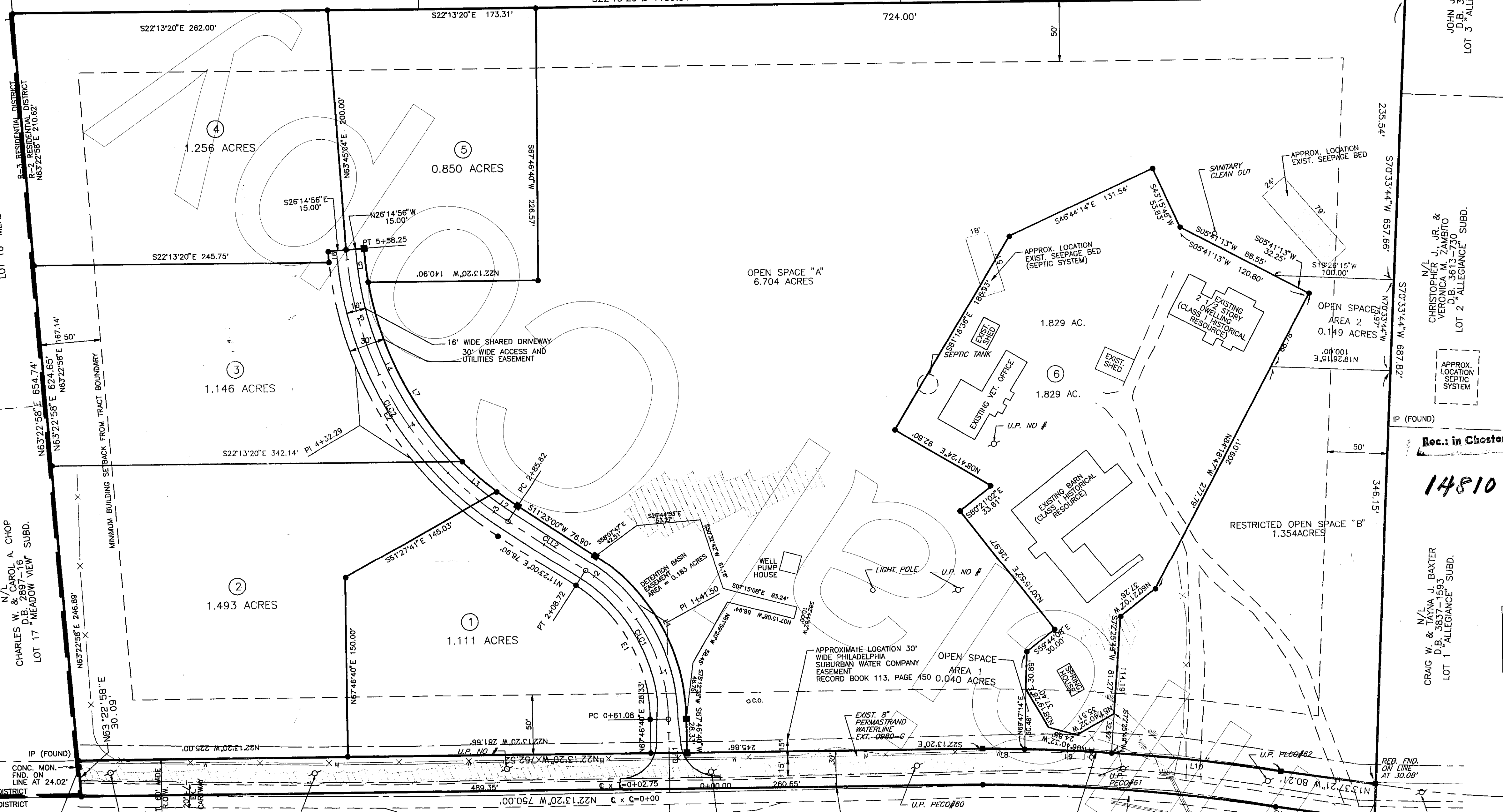
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GENERAL NOTES  
1. Record Owner: John A. Drury, P. O. Box 3125, West Chester, PA 19381

2. Boundary from field survey by Edward B. Walsh and Associates, Inc., dated November/December 1997.

3. Topography shown hereon was taken from a "Final Plan" of "Allegiance" Subdivision by N. M. Laka, Inc., Engineers and Surveyors, dated November 18, 1994, last revised August 18, 1994, and supplemented by Edward B. Walsh and Associates, Inc.

4. Datum: U.S.G.S. (taken from above referenced "Final Plan").  
Site Bench Mark: Top of concrete monument found at northwest corner of site. Elevation: 350.96.

5. Soils data taken from the Chester and Delaware Counties Soil Survey Maps.

6. A PA DOT Highway Occupancy permit is required for the entrance drive onto S.R. 2001 (Birmingham Road).  
7. There are no known wells or septic systems within 100 feet of tract boundary except as shown hereon.

8. Property is subject to the following rights reservations, exceptions, etc., as disclosed in Manito Title Insurance Company commitment to insure file #35166-M, dated August 31, 1997:  
1) Rights granted to Great Valley Water Company as in Record Book 113, Pg. 450 (water line plotted from PSWCo. plan #A-3385).  
2) Provisions of Act 515 (not plottable).  
3) Notes and setback lines as shown on plan, regarded in Chester County Court House in Plan File #6992.

9. All conditions of the East Bradford Township Board of Supervisors Conditional Use decision dated September 7, 1997 and as modified by the Board of Supervisors on October 14, 1997 and as further modified by the second supplemental decision and order dated August 11, 1998, shall be incorporated into the plans.

10. Public water service to be provided by the Philadelphia Suburban Water Company (PSWCo.). Water distribution system shall be as defined by PSWCo.

11. Individual on-site septic systems located on each lot shall be utilized to provide sewage service for each lot.

12. Because matters with regard to final grading and drainage may be affected by grades and final locations in the field, the Board reserves the right to require such alterations to the stormwater drainage and erosion control systems as may be reasonably necessary to prevent the discharge of storm drainage across pathways and against buildings, and to cure problems of erosion occurring because of inadequate construction methods and against buildings, and to cure problems of erosion occurring because of inadequate construction methods and against buildings, the applicant shall have whatever time is specified in said notice to correct the condition(s) in accordance with the township's direction, which may include the installation of additional piping and such other corrective measures as are necessary to redirect drainage flows and to restore the surface of the ground and/or to prevent further erosion, as or necessary to redirect drainage flows and to restore the surface of the ground and/or to prevent further erosion.

ACT 187 SERIAL NUMBER 3150634  
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  
AT & T  
BELL ATLANTIC  
COLUMBIA GAS TRANSMISSION  
EAST BRADFORD TOWNSHIP  
PSW CO.  
PECO ENERGY  
SUBURBAN CABLE TV  
WEST CHESTER AREA MUNICIPAL AUTHORITY  
WEST CHESTER BOROUGH DEPARTMENT OF PUBLIC WORKS

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BIRMINGHAM ROAD  
L.R. 15087 (S.R. 2001)

LOT CURVE TABLE  
EASEMENT DATA TABLE  
R-O-W CURVE TABLE  
CENTERLINE CURVE TABLE

OWNER/APPLICANT  
John A. Drury  
20 Hagerty Boulevard  
Suite 8  
West Chester, PA 19382  
(610) 682-2218

EAST BRADFORD TOWNSHIP ZONING REQUIREMENTS  
R-2 Residential District - Open Space Development Option

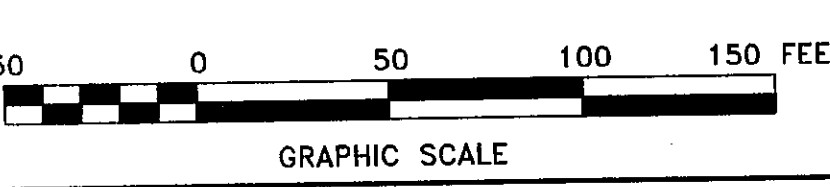
Table with 3 columns: Gross Tract Area, Net Tract Area, Open Space Multiplier. Lists various zoning requirements and standards.

WAIVER REQUESTS

- 1. A waiver is hereby requested for Section 95-17(2) of the East Bradford Subdivision Ordinance to allow the following standards for the private roadway:
- street width of 16 feet
- maximum centerline grade 10%
- carport paving section to be in accordance with detail on detail sheet.

- 1. A waiver is hereby requested for Section 95-17(4) of the East Bradford Subdivision and Land Development Ordinance to allow 5 lots each less than 3 acres in area to be served by a private street.

INDEX TO PLANS  
SHEET NUMBER  
TITLE PLAN 1 OF 10  
EXISTING FEATURES PLAN 2 OF 10  
GRADING AND UTILITIES PLAN 3 OF 10  
EROSION AND SEDIMENTATION CONTROL PLAN 4 OF 10  
STORMWATER MANAGEMENT PLAN 5 OF 10  
PROFILE PLAN 6 OF 10  
DETAIL SHEET 7 OF 10  
SIGNING AND STRIPING PLAN 8 OF 10  
WIDENING PLAN 9 OF 10  
SIGHT DISTANCE PROFILE PLAN 10 OF 10



LEGEND  
AREAS OF RESTRICTED OPEN SPACE LESS THAN 100 FT. WIDE  
STEEP SLOPES 20% & GREATER  
TO BE POSTED  
POSTAL NUMBERS  
ZONING DISTRICT BOUNDARY

