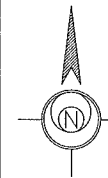


CONDITIONAL USE SUBDIVISION PLAN FOR CREBILLY FARM PLAN A/PROPOSED DEVELOPMENT

TAX MAP PARCEL NUMBER 67-4-30, 67-4-31, 67-4-32, 67-4-33,
67-4-33.1, 67-4-134, 67-4-29, 67-4-29.1, 67-4-29.2,
67-4-29.3, 67-4-29.4
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA



SHEET INDEX

SUBDIVISION PLANS		
SHEET NO.	REFERENCE NO.	DESCRIPTION
1	SD01.01	COVER SHEET
2	SD03.01	EXISTING FEATURES PLAN
3A	SD03.02	OVERALL EXISTING RESOURCES PRIMARY CONSERVATION AREAS
3B	SD03.03	OVERALL EXISTING RESOURCES SECONDARY CONSERVATION AREAS
3C	SD03.04	OVERALL EXISTING RESOURCES OPEN SPACE AREA
3D	SD03.05	POTENTIAL DEVELOPMENT AREAS CONCEPT MAP
3E	SD03.06	POTENTIAL DEVELOPMENT AREA/BUILDING SITE WITH CONSERVATION DISTURBANCE
3F	SD03.07	LAYOUT OF STREETS AND TRAILS
3G	SD03.08	PROPOSED DEVELOPMENT
4A	SD04.01	OVERALL LOT LAYOUT PLAN PLAN A/PROPOSED DEVELOPMENT
4B	SD04.02	TYPICAL LOT LAYOUT PLAN PLAN A/PROPOSED DEVELOPMENT
4C	SD04.03	OVERALL OPEN SPACE PLAN
4D	SD04.04	ACTIVE RECREATION PLAN
5-23	SD05.01 - SD05.19	GRADING PLAN PLAN A/PROPOSED DEVELOPMENT
24-43	SD07.01 - SD07.20	ROAD PROFILES PLAN A/PROPOSED DEVELOPMENT
44A-44D	SD09.01 - SD09.04	LANDSCAPE PLAN
44E	SD09.21	LANDSCAPE DETAIL
45	SD10.01	ALTERNATIVE PLAN A/PROPOSED 30' SPACING DEVELOPMENT

OWNERS OF RECORD

CREBILLY FARM FAMILY ASSOCIATES, LP
DAVID M. ROBINSON, LAURIE S. ROBINSON,
DAVID G. ROBINSON
501 WEST STREET ROAD
WEST CHESTER, PA. 19382
610-399-5191

APPLICANT/DEVELOPER

TOLL PA XVIII, L.P.
250 GIBRALTAR ROAD
HORSHAM, PA 19044
215-938-8000

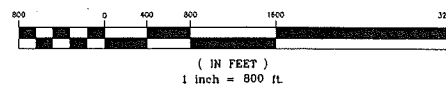
ENGINEER, SURVEYOR, PLANNER, LANDSCAPE ARCHITECT

ESE CONSULTANTS, INC.
250 GIBRALTAR ROAD
SUITE 2E
HORSHAM, PA 19044
215-914-2050

LOCATION MAP

SCALE: 1"=800'

GRAPHIC SCALE



Know what's Below.
Call before you dig.

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250 Gibraltar Road,
Suite 2E
Horsham, PA 19044
Tel: 215-914-2050
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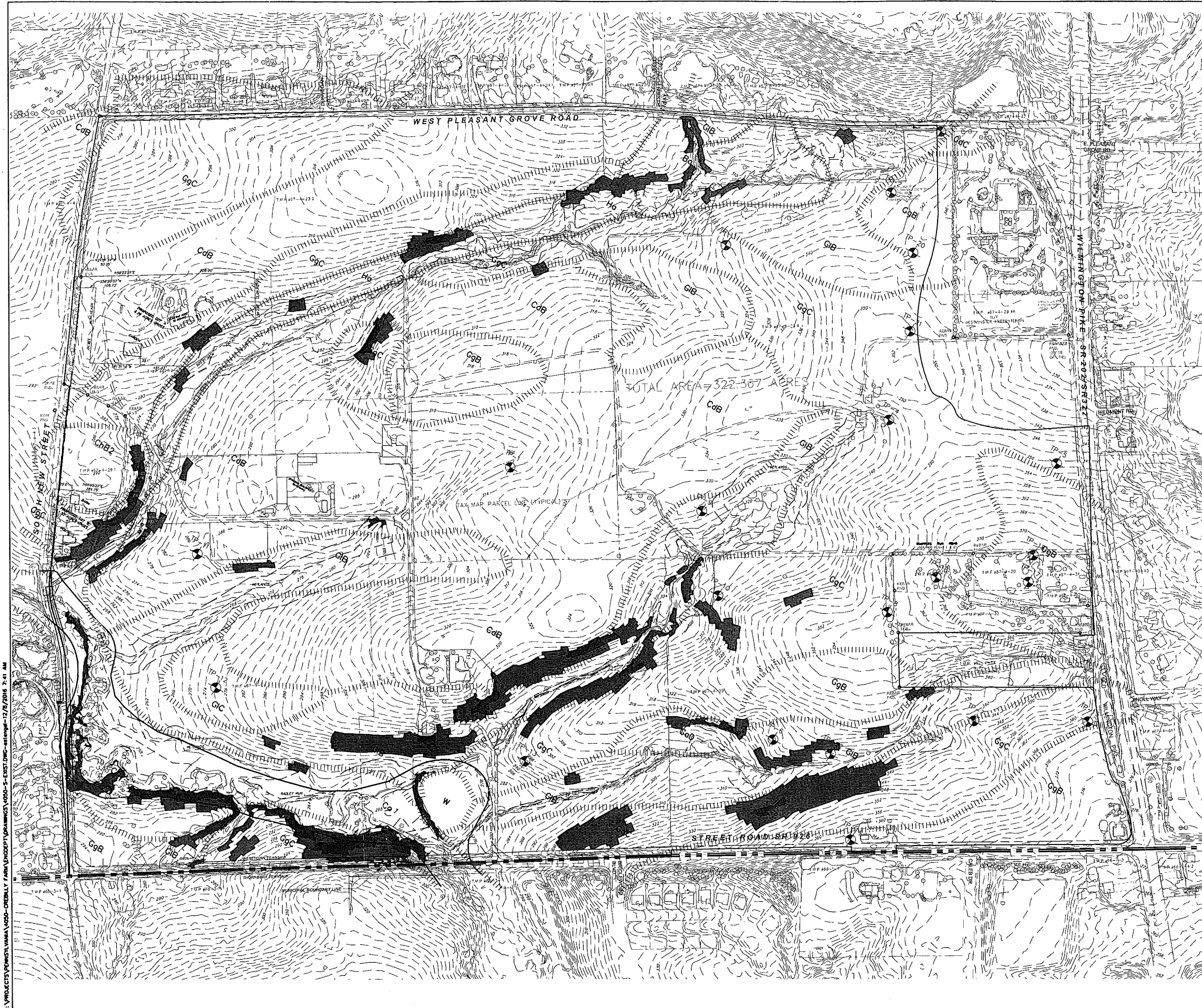
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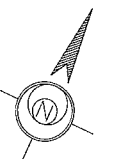
COVER SHEET
PLAN A/PROPOSED DEVELOPMENT

CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16 SCALE: AS NOTED
DESIGN: JMM DRAWN: EJS
JOB NO.: 4050 FILE NAME: 4050-S-COVER
REF. NO.: SD01.01
SHEET NO.: 1 OF 45



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Soil Types
 The soil information for the project is found in the USDA NRCS Climates Soil Resource Report for Chester County, Pennsylvania. The following legend defines the soil types.

Soil Type	Symbol	Fill Pattern
Black Soil Layer	Sb	Diagonal lines \
Chromic Soil Layer, 1 to 8 percent slope	Cd	Diagonal lines /
Chromic Soil Layer, 9 to 18 percent slope	Cd	Diagonal lines \
Chromic Soil Layer, 19 to 35 percent slope	Cd	Diagonal lines /
Urochromic Soil Layer	Cu	Diagonal lines \
Ultisol Soil Layer, 15 to 25 percent slope	Ud	Diagonal lines /
Ultisol Soil Layer, 26 to 35 percent slope	Ud	Diagonal lines \
Ultisol Soil Layer, 36 to 45 percent slope	Ud	Diagonal lines /
Ultisol Soil Layer, 46 to 55 percent slope	Ud	Diagonal lines \
Ultisol Soil Layer, 56 to 65 percent slope	Ud	Diagonal lines /
Ultisol Soil Layer, 66 to 75 percent slope	Ud	Diagonal lines \
Ultisol Soil Layer, 76 to 85 percent slope	Ud	Diagonal lines /
Ultisol Soil Layer, 86 to 95 percent slope	Ud	Diagonal lines \
Water		

GROSS TRACT AREA = 322.36 AC.

EXISTING FEATURES:	Area (Ac)
FLOOD PLAIN DISTRICT	14.16
SLOPES 15%-25% (1)	12.42
SLOPES >25% (1)	1.74
WETLANDS	11.29

- (1) ALL AREAS NOT IN 15%-25% AND >25% ARE <15% SLOPES.
- (2) RESOURCES ARE CALCULATED AS OUTSIDE HIGHER CLASS RESOURCES SHOWN ON PLANS. RESOURCES DO NOT OVERLAP.

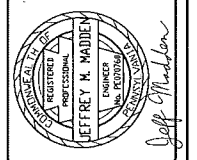
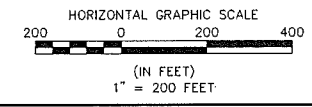
LEGEND

(Solid line)	EXISTING DIRT/GRAVEL ROAD
(Dashed line)	EXISTING R.O.W.
(Dash-dot line)	EXISTING BOUNDARY LINE
(Double dashed line)	EXISTING EASEMENT
(Solid line with dots)	MAJOR CONTOURS
(Dotted line with dots)	MINOR CONTOURS
(Dashed line with dots)	EXISTING SETBACK LINE
(Dotted line with dots)	EXISTING SPOT ELEVATION
(Dotted line with dots)	EXISTING TREE LINE
(Dotted line with dots)	EXISTING DECIDUOUS TREE
(Dotted line with dots)	EXISTING SHRUB
(Dotted line with dots)	EXISTING SIGN
(Dotted line with dots)	EXISTING MAIL BOX
(Dotted line with dots)	EXISTING UTILITY POLE
(Dotted line with dots)	EXISTING INLET
(Dotted line with dots)	EXISTING MANHOLE
(Dotted line with dots)	EXISTING 15-25% SLOPES
(Dotted line with dots)	EXISTING >25% SLOPES
(Dotted line with dots)	SOILS LINE
(Dotted line with dots)	SOILS TYPE
(Dotted line with dots)	MINOR STREAM
(Dotted line with dots)	CONCRETE MONUMENT
(Dotted line with dots)	WETLANDS
(Dotted line with dots)	SHWT SOILS
(Dotted line with dots)	FLOODPLAIN (100 YEAR)
(Dotted line with dots)	TEST PIT

NOTE: THE SITE VEGETATION IS GENERALLY FARMLAND, AND PASTURE WITH A FEW TREE MASSES.

FLOOD PLAIN TAKEN FROM PANEL 0250 F FLOOD INSURANCE RATE MAP, CHESTER COUNTY PENNSYLVANIA, MAP NUMBER 42029C0260F, LAST REVISED SEPTEMBER 29, 2005.

WETLAND DELINEATION PERFORMED BY MIKE WARRICK OF ESE CONSULTANTS, JULY, 2016.



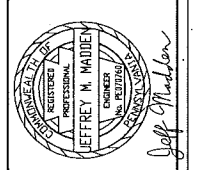
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 Suite 2E
 Horsesham, PA 19044
 Tel: 215-914-2050
 Fax: 215-293-5488

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REV.	DATE	DESCRIPTION
1	12/09/16	REV. PER CONDITIONAL USE APPLICATION REVIEW (12/17/16)

EXISTING FEATURES PLAN
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 200'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-EXIST
REF. NO.: SD03.01	
SHEET NO.: 2	OF 45



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GROSS TRACT AREA = 322.36 AC.

PRIMARY CONSERVATION AREAS:

FLOOD PLAIN DISTRICT	14.16
SLOPES 15%-25% (1)	12.42
SLOPES >25% (1)	1.74
WETLANDS	11.29

- (1) ALL AREAS NOT IN 15%-25% AND >25% ARE <15% SLOPES.
- (2) RESOURCES ARE CALCULATED AS OUTSIDE HIGHER CLASS RESOURCES SHOWN ON PLANS. RESOURCES DO NOT OVERLAP.

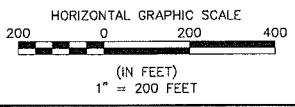
LEGEND

	EXISTING DIRT/GRAVEL ROAD
	EXISTING R.O.W.
	EXISTING BOUNDARY LINE
	EXISTING EASEMENT
	MAJOR CONTOURS
	MINOR CONTOURS
	EXISTING SETBACK LINE
	EXISTING SPOT ELEVATION
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE
	EXISTING SHRUB
	EXISTING SIGN
	EXISTING MAIL BOX
	EXISTING UTILITY POLE
	EXISTING INLET
	EXISTING MANHOLE
	EXISTING OFFSITE TRAIL
	PRIMARY CONSERVATION AREAS
	MINOR STREAM
	CONCRETE MONUMENT
	WETLANDS
	FLOODPLAIN (100 YEAR)

NOTE: THE SITE VEGETATION IS GENERALLY FARMLAND, AND PASTURE WITH A FEW TREE MASSES.

FLOOD PLAIN TAKEN FROM PANEL 0260 F FLOOD INSURANCE RATE MAP, CHESTER COUNTY PENNSYLVANIA, MAP NUMBER 42029C0260F, LAST REVISED SEPTEMBER 29, 2006.

WETLAND DELINEATION PERFORMED BY MIKE WARRICK OF ESE CONSULTANTS, JULY, 2016.



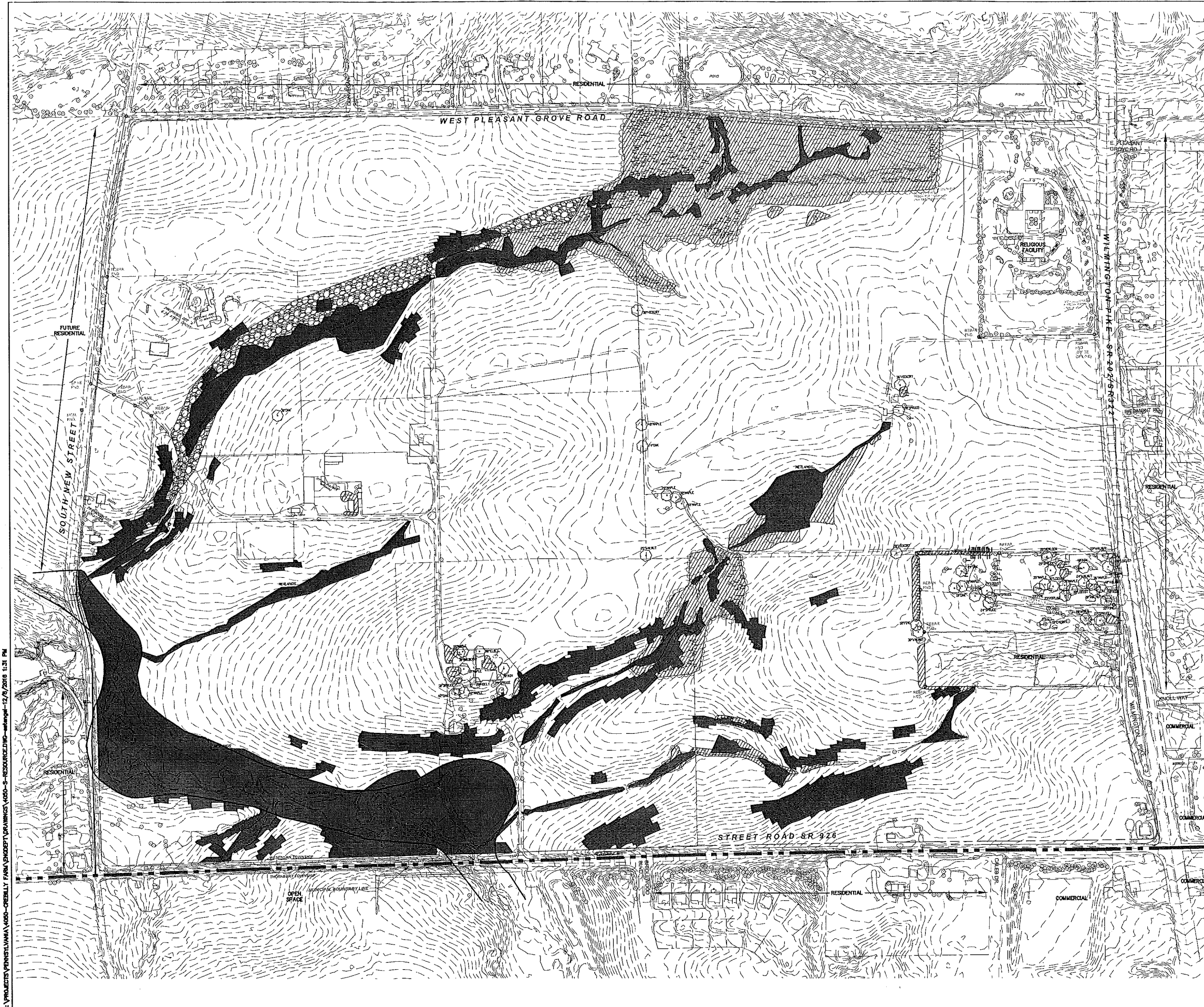
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OVERALL EXISTING RESOURCES
 PRIMARY CONSERVATION AREAS

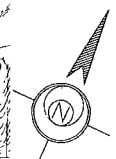
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/08/16	SCALE: 1" = 200'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4000-5	FILE NAME: 4000-5-RESOURCE
REF. NO.: SD03.02	
SHEET NO.: 3A	OF 45

REV.	DATE	DESCRIPTION



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SECONDARY CONSERVATION AREAS:

WOODLANDS/TREE LINES	INCLUDED
SPECIMEN TREES (>18" DIA)	INCLUDED
SEASONAL HIGH WATERTABLE	INCLUDED
SCENIC VIEWS FROM INSIDE SITE	NOT QUANTIFIABLE
RIDGE LINES	NOT QUANTIFIABLE
SCENIC VIEWS FROM EXISTING STREETS AND TRAILS	NOT QUANTIFIABLE

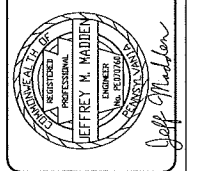
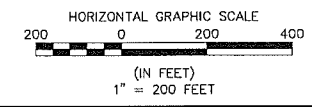
OVERALL TOTAL AREA 27.28 AC.

(1) SPECIMEN TREES (>18" DIA.) WERE SURVEYED AND ARE SHOWN IN LIMIT OF DISTURBANCE ONLY.
 (2) RESOURCES ARE CALCULATED AS OUTSIDE HIGHER CLASS RESOURCES SHOWN ON PLANS. RESOURCES DO NOT OVERLAP.

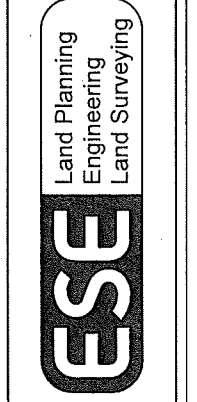
LEGEND

	EXISTING DIRT/GRAVEL ROAD
	EXISTING R.O.W.
	EXISTING BOUNDARY LINE
	EXISTING EASEMENT
	EXISTING SETBACK LINE
	EXISTING SPOT ELEVATION
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE
	EXISTING SHRUB
	EXISTING SIGN
	EXISTING MAIL BOX
	EXISTING UTILITY POLE
	EXISTING INLET
	EXISTING MANHOLE
	PRIMARY CONSERVATION AREAS
	SECONDARY CONSERVATION AREAS
	SEASONAL HIGH WATERTABLE
	SPECIMEN TREE
	MINOR STREAM
	CONCRETE MONUMENT
	WETLANDS
	FLOODPLAIN (100 YEAR)

NOTE: THE SITE VEGETATION IS GENERALLY FARMLAND, AND PASTURE WITH A FEW TREE MASSES.



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REV.	DATE	DESCRIPTION

OVERALL EXISTING RESOURCES
SECONDARY CONSERVATION AREAS

CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

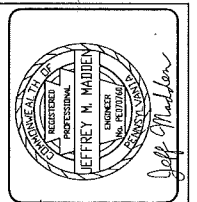
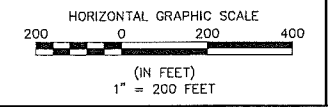
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JOB NO.: 4050	FILE NAME: 4650-5-RESOURCE
REF. SHEET NO.: SD03.03	SHEET NO.: 3B OF 45



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- LEGEND**
- EXISTING DIRT/GRAVEL ROAD
 - EXISTING R.O.W.
 - EXISTING BOUNDARY LINE
 - EXISTING EASEMENT
 - EXISTING SETBACK LINE
 - EXISTING SPOT ELEVATION
 - EXISTING TREE LINE
 - EXISTING DECIDUOUS TREE
 - EXISTING SHRUB
 - EXISTING SIGN
 - EXISTING MAIL BOX
 - EXISTING UTILITY POLE
 - EXISTING INLET
 - EXISTING MANHOLE
 - PRIMARY CONSERVATION AREAS
 - SECONDARY CONSERVATION AREAS
 - SEASONAL HIGH WATER TABLE (SECONDARY CONSERVATION AREAS)
 - OPEN SPACE
 - SPECIMEN TREE
 - MINOR STREAM
 - CONCRETE MONUMENT
 - WETLANDS
 - FLOODPLAIN (100 YEAR)
- NOTE: THE SITE VEGETATION IS GENERALLY FARMLAND, AND PASTURE WITH A FEW TREE MASSES.



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REV.	DATE	DESCRIPTION

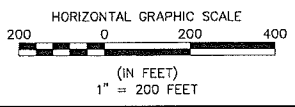
OVERALL EXISTING RESOURCES
OPEN SPACE AREA
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	12/08/16	SCALE:	1" = 200'
DESIGN:	JMM	DRAWN:	EJS
JOB NO.:	4059	FILE NAME:	4050-S-RESOURCE
REF. NO.:		SD03.04	
SHEET NO.:	3C	OF	45



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- LEGEND**
- EXISTING DIRT/GRAVEL ROAD
 - EXISTING R.O.W.
 - EXISTING BOUNDARY LINE
 - EXISTING EASEMENT
 - EXISTING SETBACK LINE
 - EXISTING SPOT ELEVATION
 - EXISTING TREE LINE
 - EXISTING DECIDUOUS TREE
 - EXISTING SHRUB
 - EXISTING SIGN
 - EXISTING MAIL BOX
 - EXISTING UTILITY POLE
 - EXISTING INLET
 - EXISTING MANHOLE
 - PRIMARY CONSERVATION AREAS
 - SECONDARY CONSERVATION AREAS
 - SPECIMEN TREE
 - POTENTIAL DEVELOPMENT AREA (BEFORE CONSERVATION DISTURBANCE)
 - MINOR STREAM
 - CONCRETE MONUMENT
 - WETLANDS
 - FLOODPLAIN (100 YEAR)
 - SEASONAL HIGH WATER TABLE
 - OPEN SPACE



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REV.	DATE	DESCRIPTION

**POTENTIAL DEVELOPMENT AREAS
CONCEPT MAP**

CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/08/16	SCALE: 1" = 200'
DESIGN: JAM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-RESOURCE
REF. NO.: SD03.05	
SHEET NO.: 3D	OF 45



NOTE:
SEE SHEET 3G FOR GRAPHIC ANALYSIS LOCATIONS OF HOW THE PROPOSED DEVELOPMENT WILL RESPECT AND INCORPORATE THE IMPORTANT RESOURCES OF THE SITE AND BE COORDINATED WITH RESOURCES, OPEN SPACE/TRAIL CORRIDORS AND VIEWS ON SURROUNDING PROPERTIES.

GROSS TRACT AREA = 322.36 AC.

PRIMARY CONSERVATION AREAS:

FLOOD PLAIN DISTRICT	14.16
SLOPES 15%-25% (1)	12.42
SLOPES >25% (1)	1.74
WETLANDS	11.29

(1) ALL AREAS NOT IN 15%-25% AND >25% ARE <15% SLOPES.
(2) RESOURCES ARE CALCULATED AS OUTSIDE HIGHER CLASS RESOURCES SHOWN ON PLANS. RESOURCES DO NOT OVERLAP.

SECONDARY CONSERVATION AREAS:

WOODLANDS/TREE LINES	INCLUDED
SPECIMEN TREES (>18" DIA)	INCLUDED
SEASONAL HIGH WATER TABLE	INCLUDED
SCENIC VIEWS FROM INSIDE SITE	NOT QUANTIFIABLE
RIDGE LINES	NOT QUANTIFIABLE
SCENIC VIEWS FROM EXISTING STREETS AND TRAILS	NOT QUANTIFIABLE

OVERALL TOTAL AREA 27.28 AC.

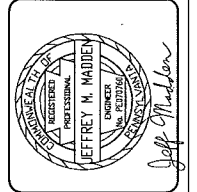
(1) SPECIMEN TREES (>18" DIA.) WERE SURVEYED AND ARE SHOWN IN LIMIT OF DISTURBANCE ONLY.
(2) RESOURCES ARE CALCULATED AS OUTSIDE HIGHER CLASS RESOURCES SHOWN ON PLANS. RESOURCES DO NOT OVERLAP.

DISTURBED TOTAL AREA 11.90 AC. (43.6%) (<50% ALLOWED)

LEGEND

[Symbol]	EXISTING DIRT/GRAVEL ROAD
[Symbol]	EXISTING R.O.W.
[Symbol]	EXISTING BOUNDARY LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING SETBACK LINE
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING DECIDUOUS TREE
[Symbol]	EXISTING SHRUB
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING MAIL BOX
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING INLET
[Symbol]	EXISTING MANHOLE
[Symbol]	PRIMARY CONSERVATION AREAS
[Symbol]	SECONDARY CONSERVATION AREAS
[Symbol]	SPECIMEN TREE
[Symbol]	POTENTIAL DEVELOPMENT AREAS
[Symbol]	PRIMARY DISTURBED AREAS (PERMITTED)
[Symbol]	SECONDARY DISTURBED AREAS (PERMITTED)
[Symbol]	MINOR STREAM
[Symbol]	CONCRETE MONUMENT
[Symbol]	WETLANDS
[Symbol]	FLOODPLAIN (100 YEAR)
[Symbol]	POTENTIAL DEVELOPMENT AREA (BEFORE CONSERVATION DISTURBANCE)
[Symbol]	SEASONAL HIGH WATER TABLE
[Symbol]	OPEN SPACE
[Symbol]	LOCATION OF BUILDING SITES

HORIZONTAL GRAPHIC SCALE
200 0 200 400
(IN FEET)
1" = 200 FEET



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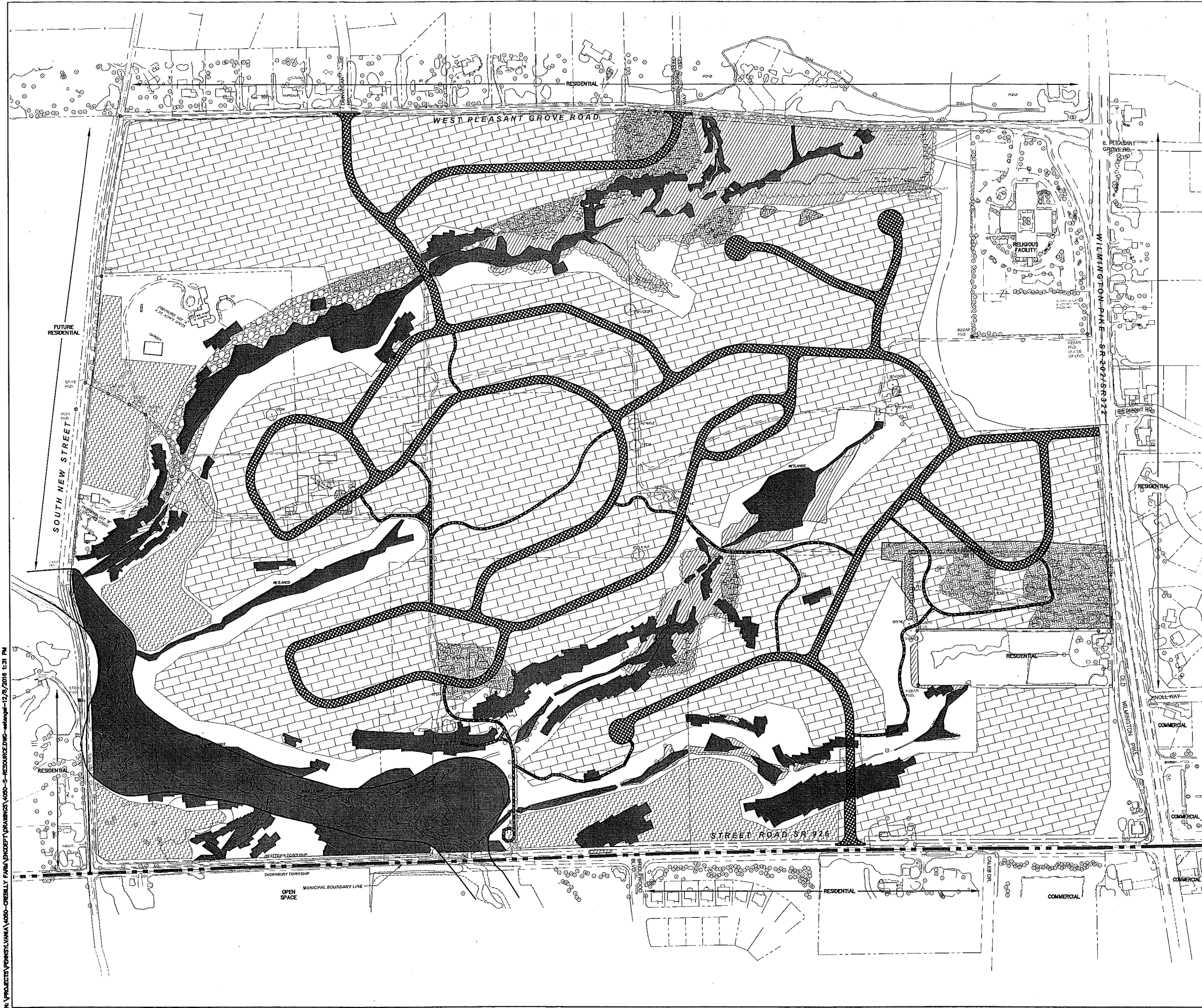
REV.	DATE	DESCRIPTION

POTENTIAL DEVELOPMENT AREA/BUILDING SITES WITH CONSERVATION DISTURBANCE

CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

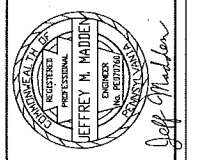
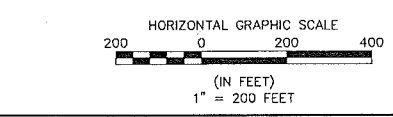
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DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-3-RESOURCE
REF. NO.: SD03.06	SHEET NO.: 3E OF 45

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LEGEND

	EXISTING DIRT/GRAVEL ROAD
	EXISTING R.O.W.
	EXISTING BOUNDARY LINE
	EXISTING EASEMENT
	EXISTING SETBACK LINE
	EXISTING SPOT ELEVATION
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE
	EXISTING SHRUB
	EXISTING SIGN
	EXISTING MAIL BOX
	EXISTING UTILITY POLE
	EXISTING INLET
	EXISTING MANHOLE
	PRIMARY CONSERVATION AREAS
	SECONDARY CONSERVATION AREAS
	SPECIMEN TREE
	STREETS AND TRAILS
	POTENTIAL DEVELOPMENT AREAS
	PRIMARY DISTURBED AREAS (PERMITTED)
	SECONDARY DISTURBED AREAS (PERMITTED)
	MINOR STREAM
	CONCRETE MONUMENT WETLANDS
	FLOODPLAIN (100 YEAR)
	SEASONAL HIGH WATER TABLE
	OPEN SPACE
	LOCATION OF BUILDING SITES



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REV.	DATE	DESCRIPTION	DRAWN

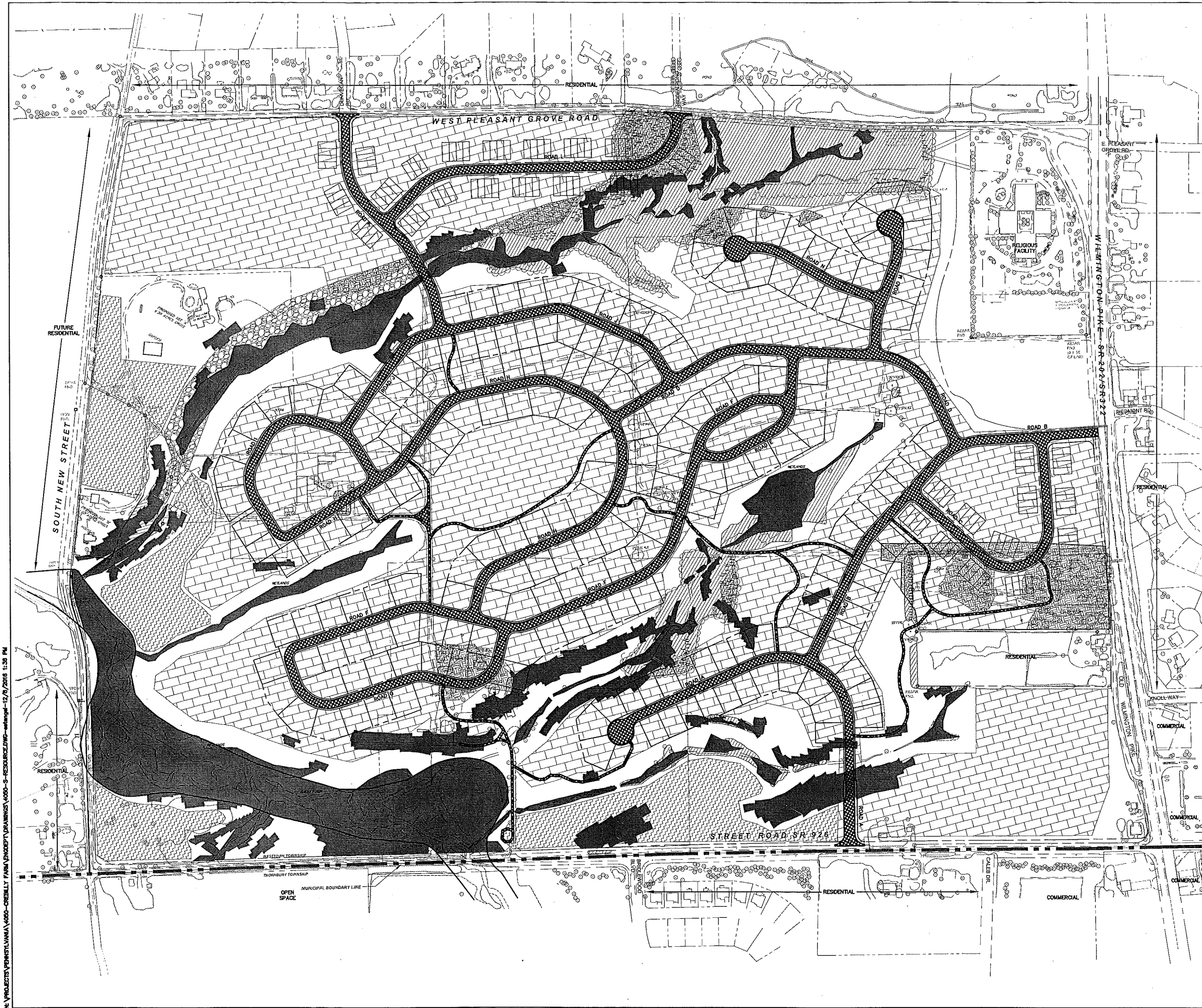
LAYOUT OF STREETS AND TRAILS

CREBILLY FARM

WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/08/16	SCALE: 1" = 200'
DESIGNER: AM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-RESOURCE
REF. NO.: SD03.07	
SHEET NO.: 3F	OF 45

H:\PROJECTS\PENNSYLVANIA\4050-CREBILLY FARM\CONCEPT\URBAN\4050-S-RESOURCE.DWG - 12/8/2016 1:31 PM



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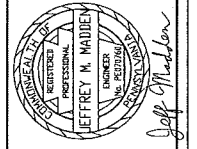
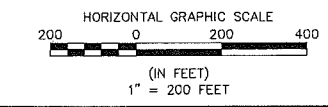
LEGEND

- EXISTING DIRT/GRAVEL ROAD
- EXISTING R.O.W.
- EXISTING BOUNDARY LINE
- EXISTING EASEMENT
- EXISTING SETBACK LINE
- EXISTING SPOT ELEVATION
- EXISTING TREE LINE
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- EXISTING SIGN
- EXISTING MAIL BOX
- EXISTING UTILITY POLE
- EXISTING INLET
- EXISTING MANHOLE
- PRIMARY CONSERVATION AREAS
- SECONDARY CONSERVATION AREAS
- SPECIMEN TREE
- STREETS AND TRAILS
- POTENTIAL DEVELOPMENT AREAS
- PRIMARY DISTURBED AREAS (PERMITTED)
- SECONDARY DISTURBED AREAS (PERMITTED)
- SEASONAL HIGH WATER TABLE
- OPEN SPACE
- LOCATION OF BUILDING SITES
- MINOR STREAM
- CONCRETE MONUMENT WETLANDS
- FLOODPLAIN (100 YEAR)
- PROPOSED R.O.W.
- PROPOSED PROPERTY LINE

NOTE: THE SITE VEGETATION IS GENERALLY FARMLAND, AND PASTURE WITH A FEW TREE MASSES.

FLOOD PLAIN TAKEN FROM PANEL 0280 F FLOOD INSURANCE RATE MAP, CHESTER COUNTY PENNSYLVANIA, MAP NUMBER 42029C0260F, LAST REVISED SEPTEMBER 29, 2006.

WETLAND DELINEATION PERFORMED BY MIKE WARRICK OF ESE CONSULTANTS, JULY, 2016.



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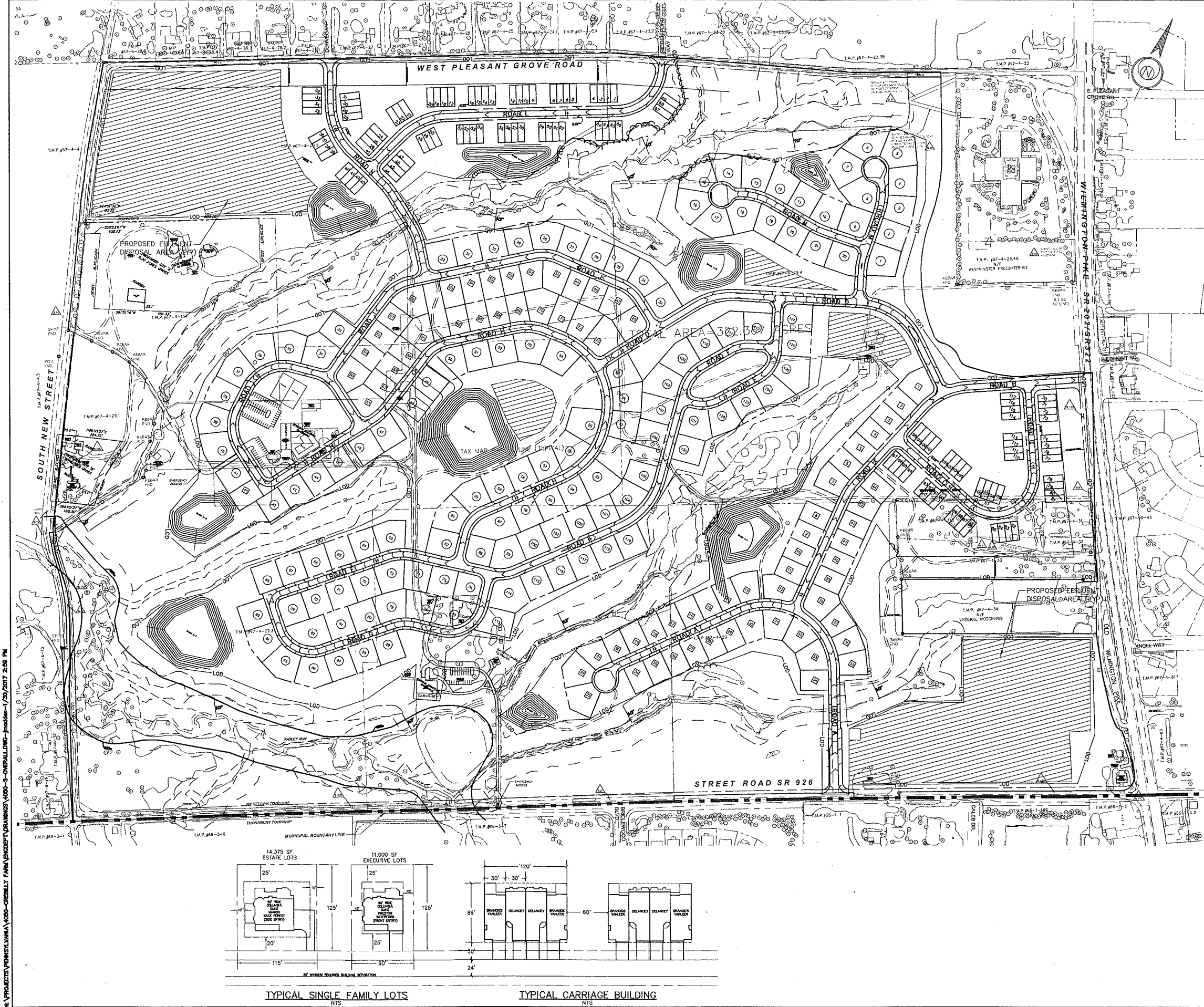
REV.	DATE	DESCRIPTION

PROPOSED DEVELOPMENT

CREBILLY FARM

WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/09/16	SCALE: 1" = 200'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-RESOURCE
REF. NO.:	SD03.08
SHEET NO.:	3G OF 45



TRACT AREA CALCULATION 170-1519A:

CURRENT ZONING:	A/C DISTRICT
GROSS SITE AREA:	322.36 ACRES
-ULT. ROW	8.50 ACRES
NET AREA:	313.86 ACRES
-FLOODPLAIN (14.16 AC X .75):	10.62 ACRES
-SLOPES 25% (1.74 AC X .75):	1.31 ACRES
-WETLANDS (11.29 AC X .75):	8.47 ACRES
-SHRUB SOILS (13.07 AC X .25):	3.26 ACRES
ADJUSTED TRACT AREA	290.20 ACRES

ALL AREAS ARE ESTIMATED AND SUBJECT TO FURTHER SITE-SPECIFIC SURVEY AND FIELD DATA.

PERMITTED DENSITY 170-1519B:

FLEXIBLE DEVELOPMENT OPTION	290.20 AC X 1.1 DU/AC = 319 DU
W MAX DENSITY BONUS 1.5 DU/AC = 435 DU	
SINGLE FAMILY DETACHED & TOWNHOMES	

PROPOSED SITE PLAN DATA:

GROSS TRACT AREA:	322.36 ACRES
-ULTIMATE RIGHT OF WAY (EST.)	8.50 ACRES
-OUT PARCEL A	6.20 ACRES
-OUT PARCEL B	1.50 ACRES
PROJECT AREA	306.16 ACRES
-REQUIRED OPEN SPACE:	193.41 ACRES
-STORMWATER	12.00 ACRES
NET DEVELOPABLE AREA:	100.75 ACRES

LEGEND

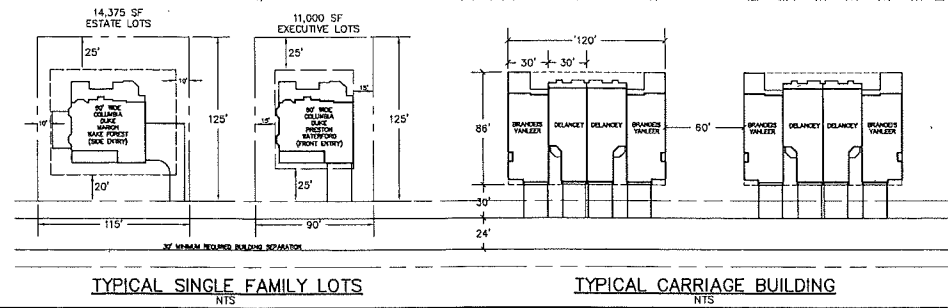
LOD	LIMIT OF DISTURBANCE
[Hatched Area]	PROPOSED EFFLUENT DISPOSAL AREA

EXISTING HOMES	2
ESTATE/EXECUTIVE LOTS (115'X125')	127
EXECUTIVE/COURTYARD LOTS (90'X125')	73
CARRIAGE HOMES	117
TOTAL PROPOSED HOMES	317

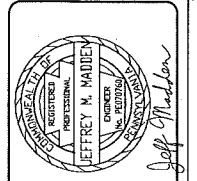
- NOTES:**
- ALL ROADS ARE TO BE TWO WAYS.
 - REQUIRED PARKING IS TO BE DONE IN THE GARAGES AND DRIVEWAYS.
 - LAND DEVELOPMENT AND LAND DISTURBANCE SHALL NOT BE MORE THAN 50% OF SECONDARY CONSERVATION AREAS.

SITE IS A TRIBUTARY TO THE RADLEY RUN (PART OF BRANDYWINE WATERSHED) AND THIS IS CLASSIFIED AS WYF/ME.

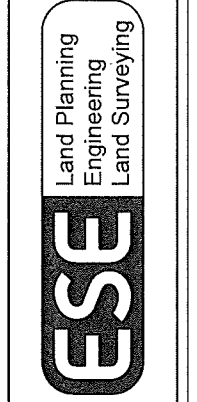
SITE IS A TRIBUTARY TO THE CHESIER CREEK (PART OF DARBY-CRUM CREEK WATERSHED) AND THIS IS CLASSIFIED AS TSF/ME.



PROJECT: PENNSYLVANIA - CREBILLY FARM (SUBJECT TO VARIATION) - OVERALL DWG - 1/20/2017 2:58 PM



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 Fax: 215-293-5488



REV.	DATE	BY	DESCRIPTION
1	12/08/16	REV. PBL.	CONDITIONAL USE APPLICATION REVIEW (R. 11/7/16)
			DRAIN

**OVERALL LOT LAYOUT
 PLAN A/PROPOSED DEVELOPMENT**

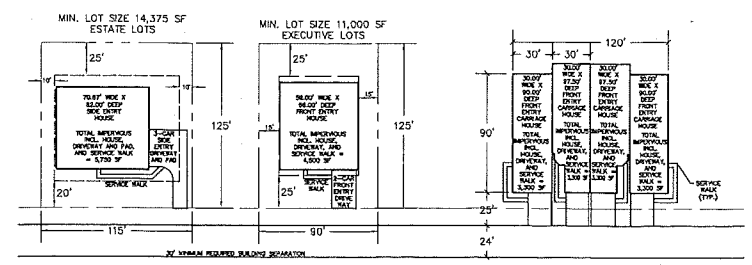
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	10/7/16	SCALE:	1" = 200'
DESIGN:	JMM	DRAWN:	EJS
JOB NO.:	4050	FILE NAME:	050-S-OVERALL
REF. NO.:			
SHEET NO.:	SD04.01		
	4A of 45		

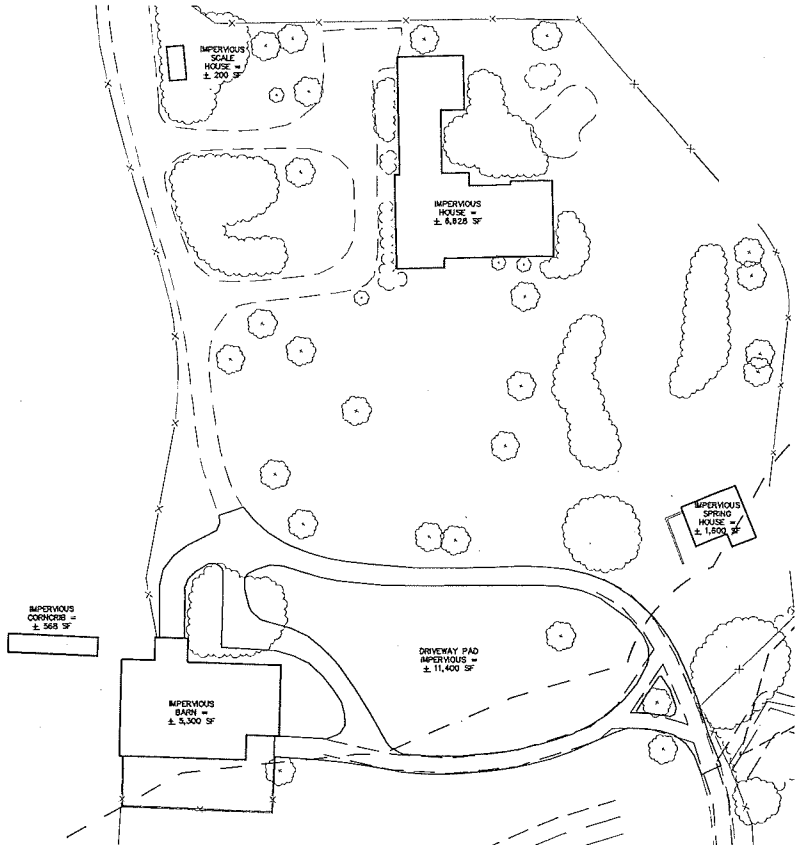


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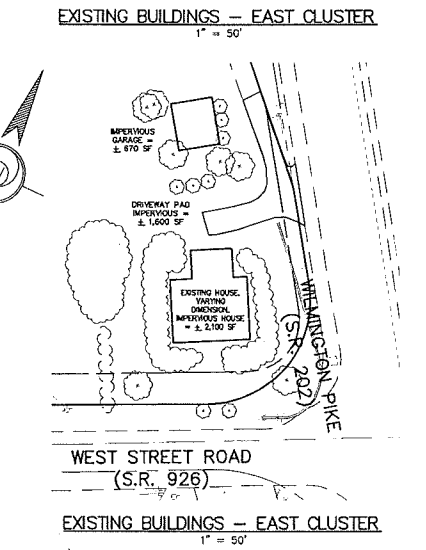
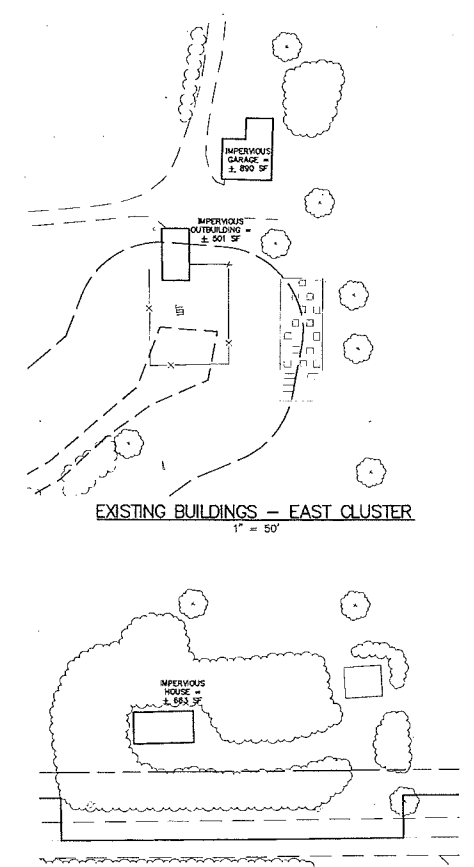
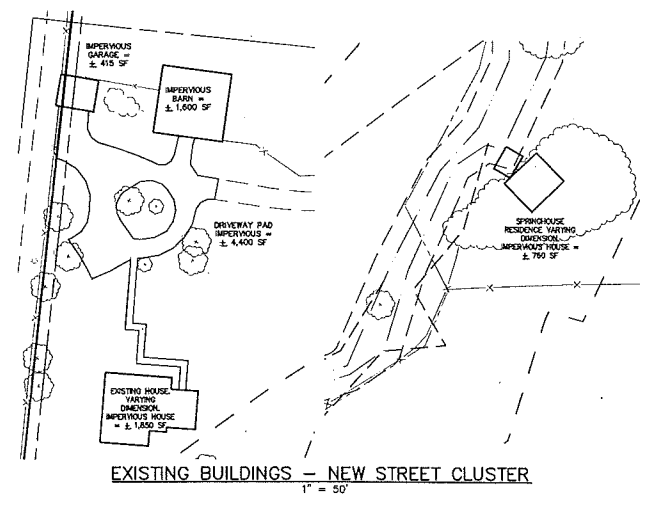
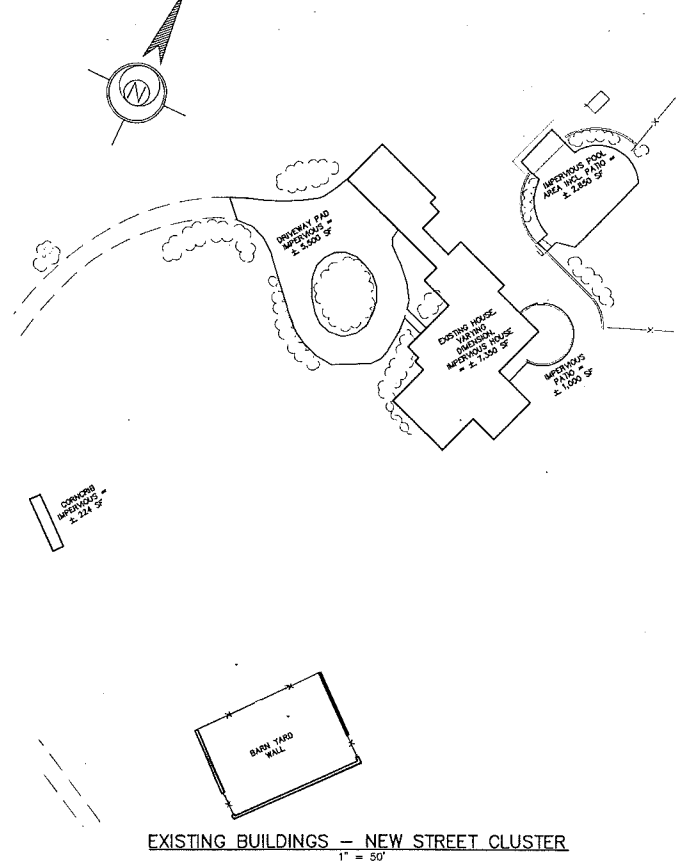
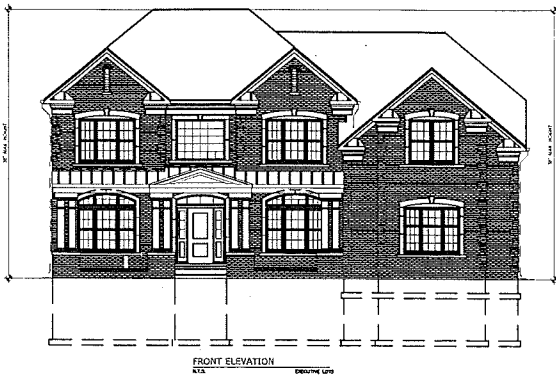
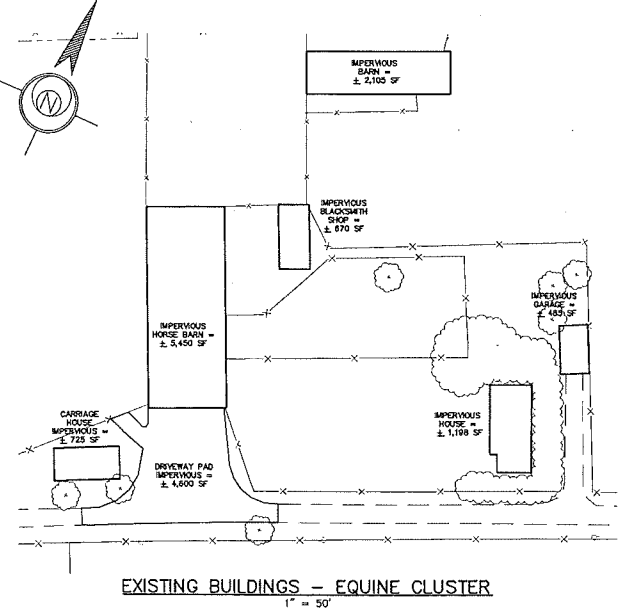
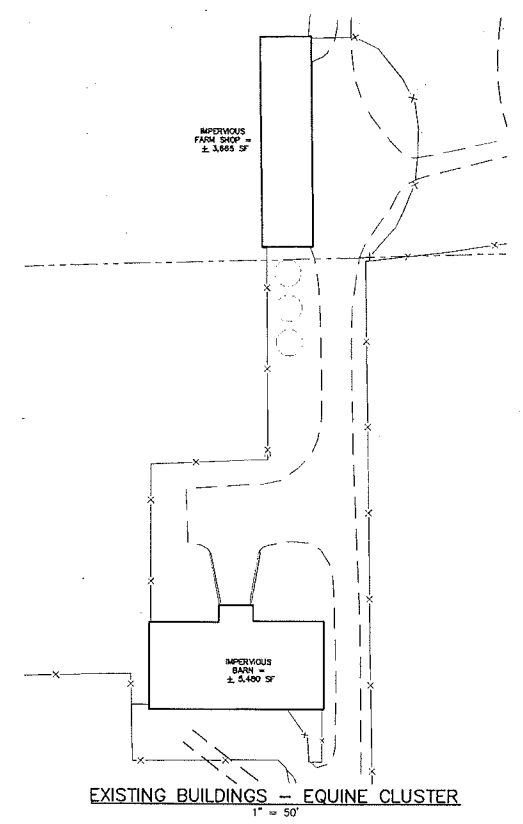
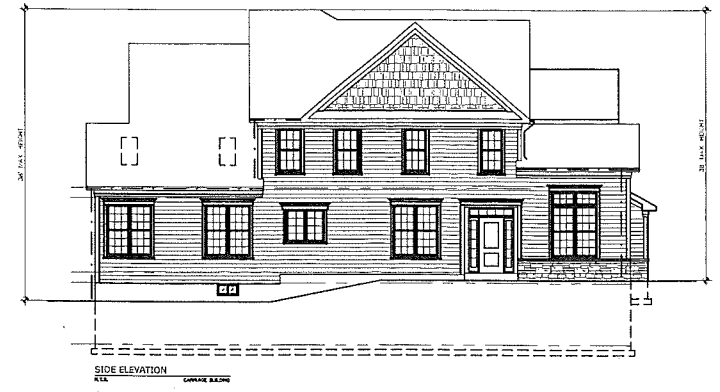
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GENERAL SINGLE FAMILY LOT LAYOUT NTS
GENERAL CARRIAGE BUILDING LAYOUT NTS



BUILDING HEIGHT NOTES:
MAXIMUM PERMITTED 38'
BUILDING HEIGHT IS MEASURED FROM "MEAN LEVEL OF THE GROUND SURROUNDING THE BUILDING TO THE HIGHEST POINT ON THE ROOF, PROVIDED THAT CHIMNEYS, SPIRES, TOWERS, ELEVATOR AND OTHER UNOCCUPIED UTILITY PENTHOUSES, TANKS AND SIMILAR PROJECTIONS SHALL NOT BE INCLUDED IN CALCULATING THE HEIGHT."
BUILDING HEIGHT OF EXISTING HOMES TO REMAIN ARE NOT SUBJECT TO CURRENT ORDINANCE BUILDING HEIGHT REQUIREMENTS AND WILL REMAIN AS IS.
BUILDING HEIGHT OF EXISTING BUILDINGS TO BE CONVERTED TO COMMUNITY CENTER ARE NOT SUBJECT TO CURRENT ORDINANCE BUILDING MAXIMUM HEIGHT AND WILL BE THE SAME, OR VERY CLOSE TO THE SAME HEIGHT AS THE EXISTING BUILDING.



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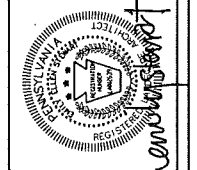
REV.	DATE	DESCRIPTION
1	12/29/16	REV. FOR CONDITIONAL USE APPLICATION REVIEW DR. 11/7/18
		EJS
		DRAWN

TYPICAL LOT LAYOUT PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/18	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-5-OVERALL
REF. NO.: SD04.02	
SHEET NO.: 4B	OF 45


OPEN SPACE DATA:
 CURRENT ZONING: A/C AGRICULTURAL CLUSTER
 RESIDENTIAL DISTRICT & R-1
 PROPOSED: FLEXIBLE DEVELOPMENT OPTION





SITE AREA: 322.36 ACRES
 ADJUSTED TRACT ACREAGE: 290.20 ACRES
 REQUIRED OPEN SPACE: 60% (193.41 AC)



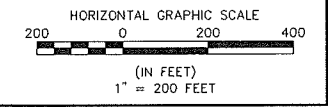
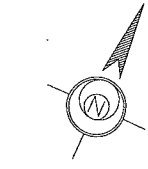
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 Horsham, PA 19044
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-  PROPOSED OPEN SPACE:
61% (197.15 AC)
-  PROPOSED NATURAL AREAS
93 ACRES
-  INFILTRATION AREAS
8 ACRES
-  PROPOSED EFFLUENT DISPOSAL AREA
25.5 ACRES

ALL OTHER AREAS SHALL BE CLASSIFIED AS LAWN

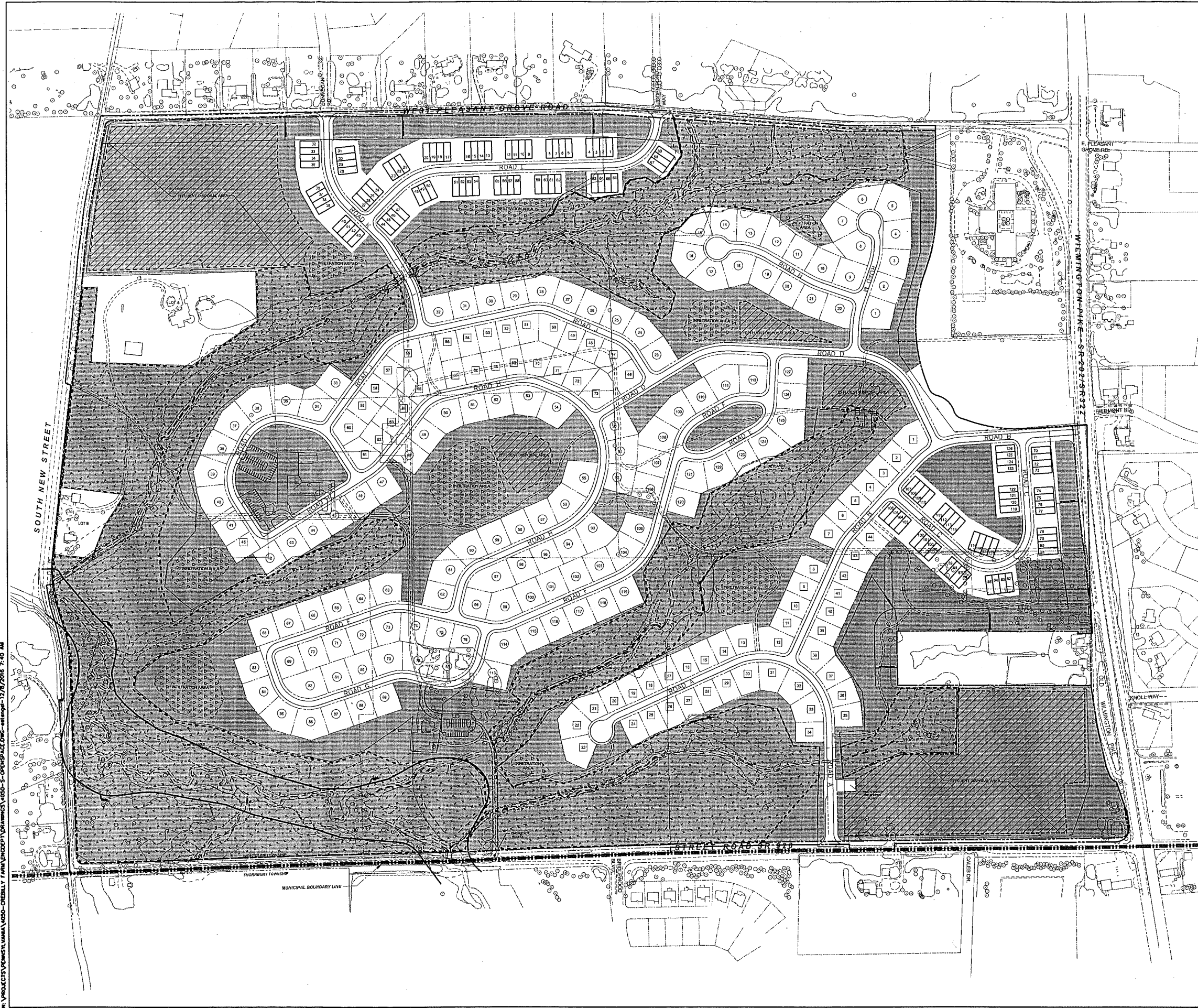


OVERALL OPEN SPACE PLAN

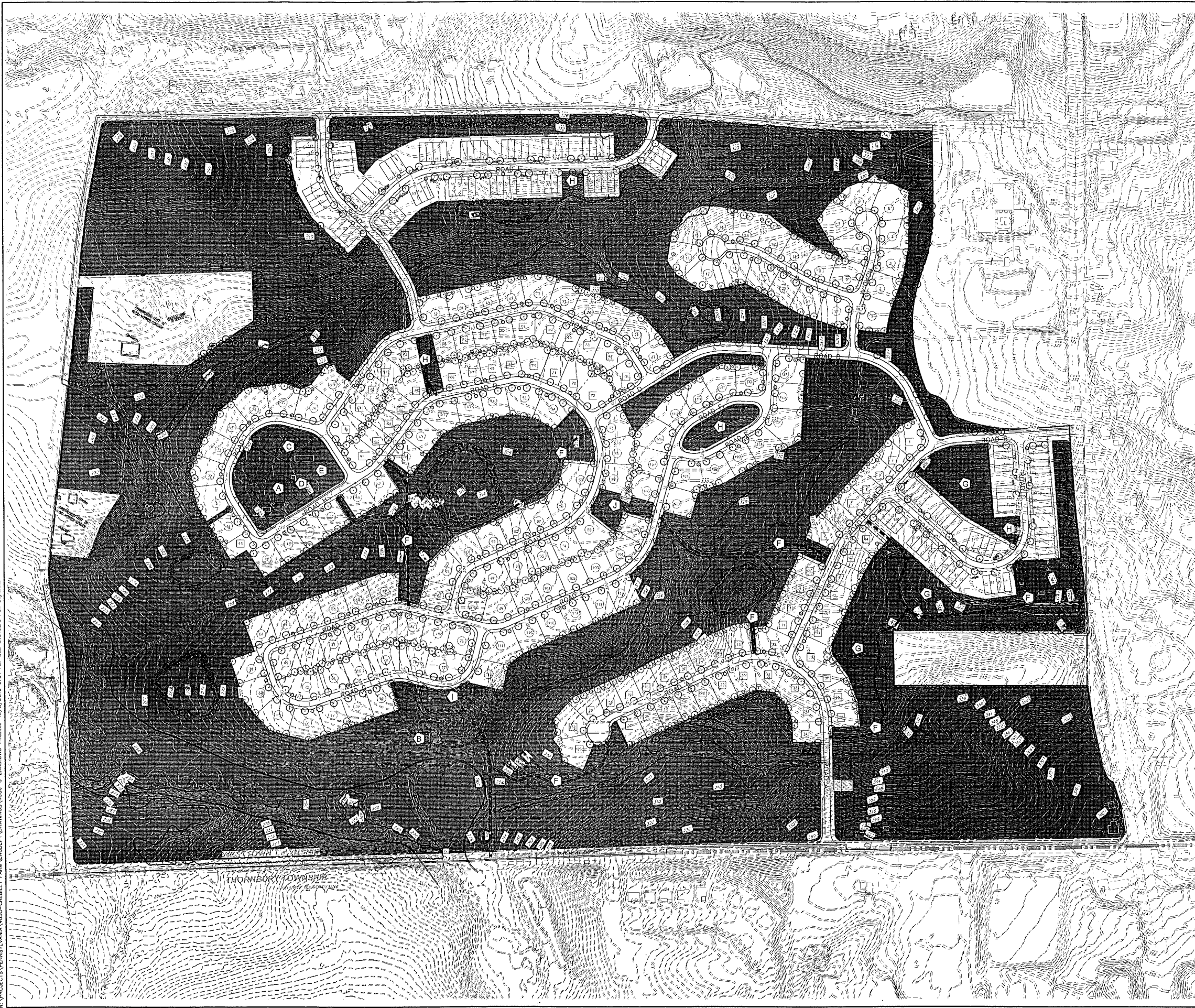
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10-7-16	SCALE: 1" = 200'
DESIGN: EES	DRAWN: EES
JOB NO.: 4050	FILE NAME: 4050-5-OPENSPACE
REF. NO.:	SD04.03
SHEET NO.:	4C OF 45

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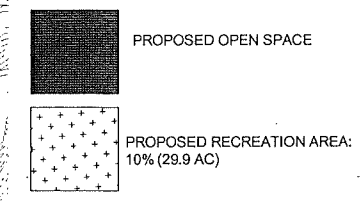
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OPEN SPACE DATA:
 CURRENT ZONING: A/C AGRICULTURAL CLUSTER
 RESIDENTIAL DISTRICT & R-1
 PROPOSED: FLEXIBLE DEVELOPMENT OPTION

SITE AREA: 322.36 ACRES
 ADJUSTED TRACT ACREAGE: 290.20 ACRES

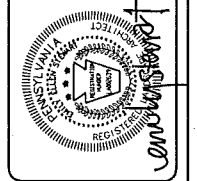
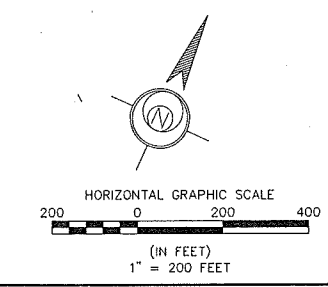
REQUIRED OPEN SPACE: 60% (193.41 AC)
 REQUIRED RECREATION AREA: 10% (29.02 AC)



COMMON OPEN SPACE:
 PROPOSED USES:
 ACTIVE RECREATION TO INCLUDE:

- (A) AMENITY FITNESS CENTER
- (B) COMMUNITY CLUBHOUSE
- (C) TENNIS COURTS
- (D) SWIMMING POOL
- (E) BOCCIE
- (F) FITNESS TRAILS* (indicated by a dashed line with dots)
- (G) MULTI-PURPOSE LAWN AREAS
- (H) POCKET PARK
- (I) PICNIC AREA
- (J) TOT LOT

* REPURPOSE EXISTING DRIVEWAYS & PATHS AS TRAILS WHERE FEASIBLE



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REV.	DATE	DESCRIPTION	DRAWN
1	12/08/16	REV PER CONDITIONAL USE APPLICATION REVIEW ETR 11/7/16	ECS

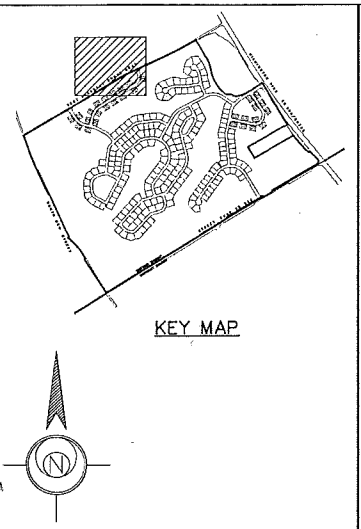
ACTIVE RECREATION PLAN

CREBILLY FARM

WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 12-7-2016	SCALE: 1" = 200'
DESIGN: EES	DRAWN: EES
JOB NO.: 4050	FILE NAME: 4050-S-LAND
REF. NO.:	SD09.00
SHEET NO.:	4D OF 45

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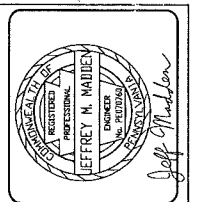
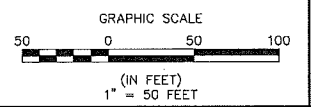


MULTIFAMILY SHALL BE DESIGNED IN ACCORDANCE WITH:

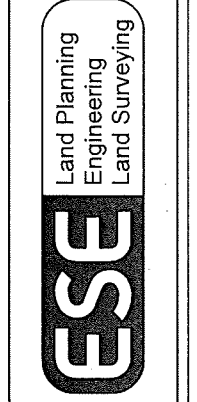
1. ROW OF TOWNHOMES SHALL NOT EXCEED 120' IN ANY DIMENSION, NOR SHALL EXCEED FIVE DWELLINGS IN SINGLE STRUCTURE OR CONTINUOUS ROW.
2. MAXIMUM IMPERVIOUS COVERAGE IS NOT MORE THAN 45% OF GROSS AREA.

LEGEND

	EXISTING STRUCTURE
	EXISTING CONTOURS (2' INTERVALS)
	PROPOSED CONTOURS (2' INTERVALS)
	EXISTING SPOT ELEVATION
	LOT NUMBER
	PROPOSED PROPERTY LINE
	PROPOSED R.O.W.
	EXISTING TREE LINE
	PROPOSED TREE LINE
	EXISTING INLET W/ STORM SEWER
	EXISTING SANITARY MANHOLE
	LIMIT OF DISTURBANCE
	TOWNSHIP LINE
	PROPOSED SWALE LOCATION
	PROPOSED EFFLUENT DISPOSAL AREA
	EXISTING 15-25% SLOPES
	EXISTING >25% SLOPES



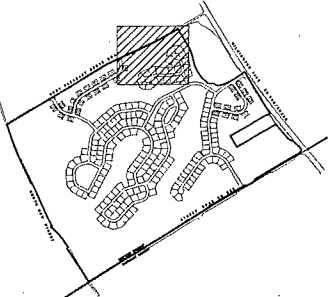
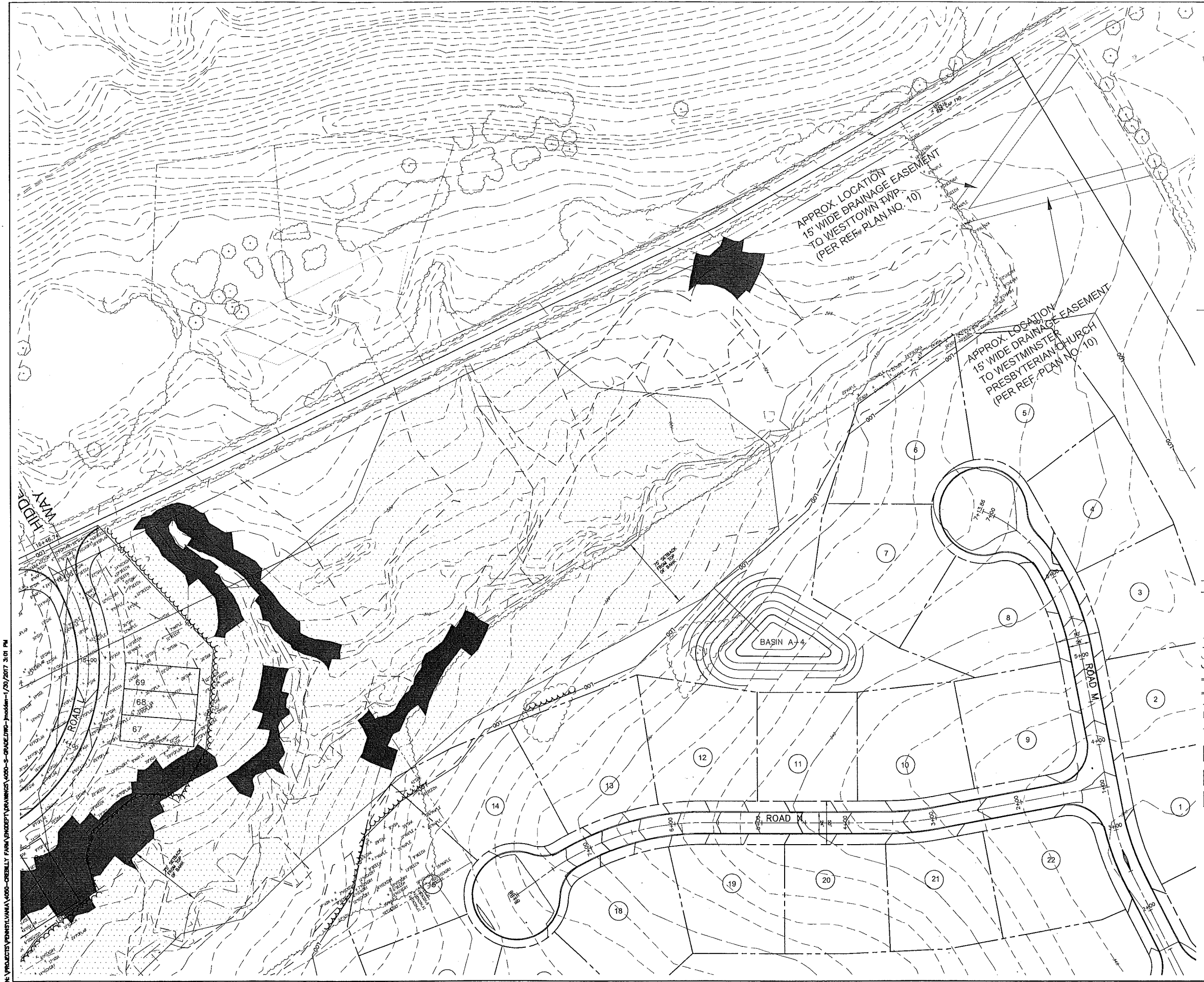
ESE Consultants, Inc.
250 Gibraltar Road,
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Horsham, PA 19044
Tel: 215-914-2050
Fax: 215-293-5488



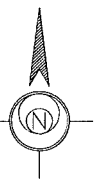
REV.	DATE	DESCRIPTION
1	12/09/16	REV. PER. CONDITIONAL USE APPLICATION REVIEW LTR 11/7/16

GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 50'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-9-GRADE
REF. NO.: SD05.01	
SHEET NO.: 5	OF 45

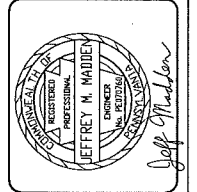
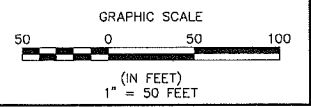


KEY MAP



LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
- LOT NUMBER
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
- EXISTING SANITARY MANHOLE
- LIMIT OF DISTURBANCE
- TOWNSHIP LINE
- PROPOSED SWALE LOCATION
- PROPOSED EFFLUENT DISPOSAL AREA
- EXISTING 15-25% SLOPES
- EXISTING >25% SLOPES



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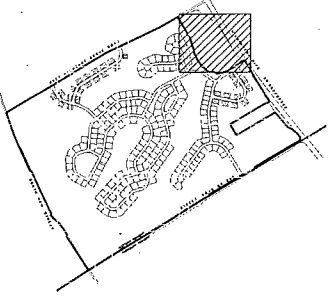


REV.	DATE	DESCRIPTION
1	12/09/16	REV. PER. CONDITIONAL USE APPLICATION REVIEW LTR 11/7/16

GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 50'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-GRADE
REF. NO.: SD05.02	
SHEET NO.: 6	OF 45

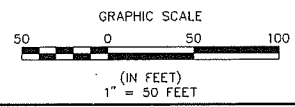
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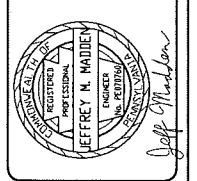
KEY MAP

LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
- LOT NUMBER
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
- EXISTING SANITARY MANHOLE
- LIMIT OF DISTURBANCE
- TOWNSHIP LINE
- PROPOSED SWALE LOCATION
- PROPOSED EFFLUENT DISPOSAL AREA
- EXISTING 15-25% SLOPES
- EXISTING >25% SLOPES



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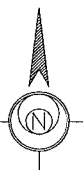
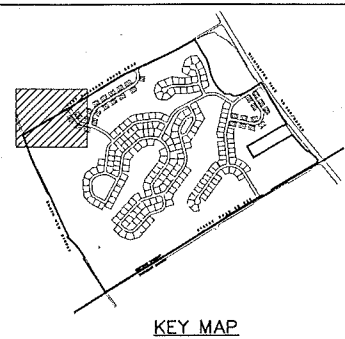
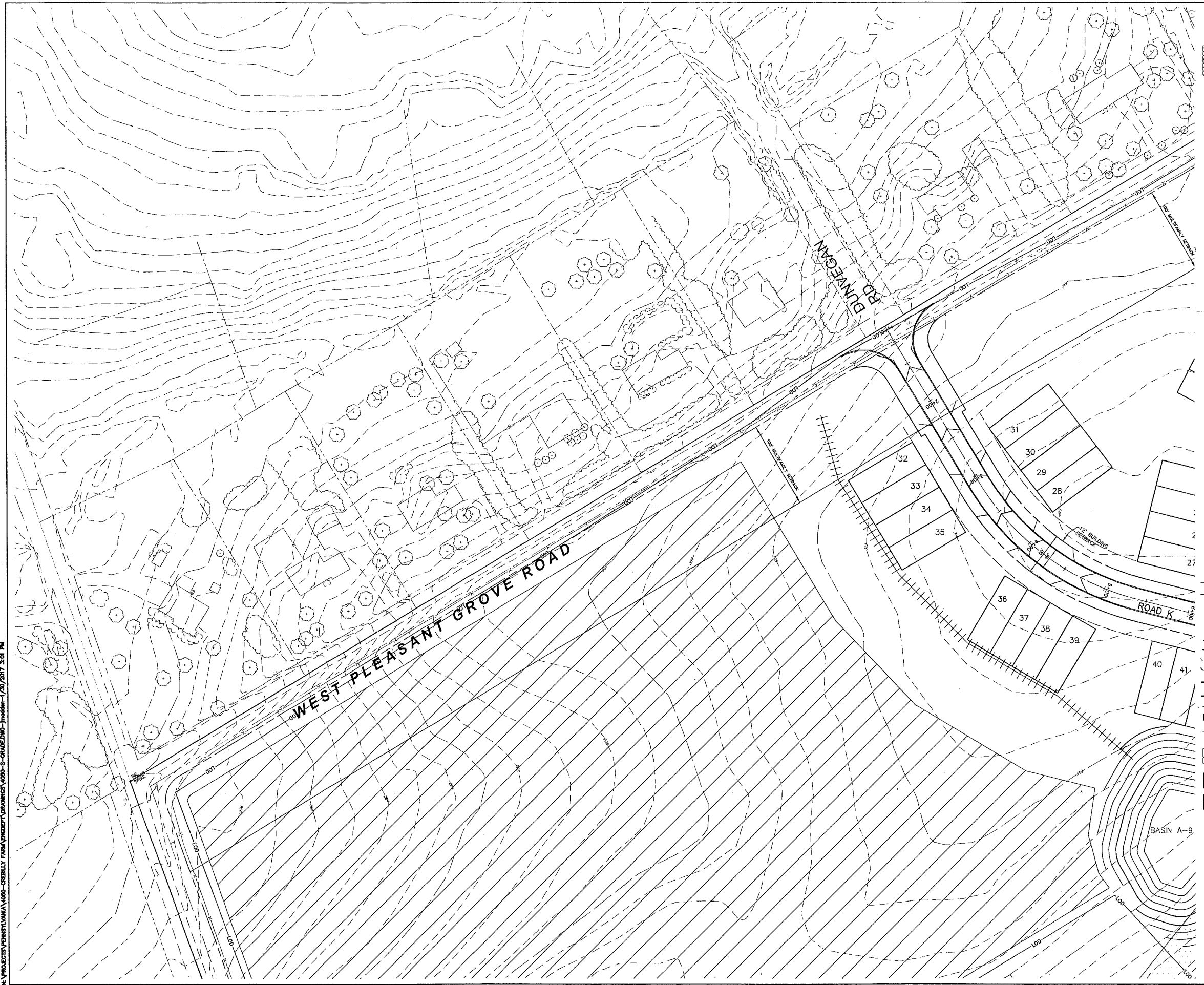


REV.	DATE	DESCRIPTION
1	12/09/16	REV PER CONDITIONAL USE APPLICATION REVIEW EIR 11/7/16

GRADING PLAN
 PLAN A/PROPOSED DEVELOPMENT
 CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	10/7/16	SCALE:	1" = 50'
DESIGN:	JMM	DRAWN:	EJS
JOB NO.:	4050	FILE NAME:	4050-S-GRADE
REF. NO.:	SD05.03		
SHEET NO.:	7	OF	45

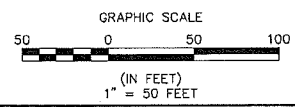
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KEY MAP

LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
- LOT NUMBER
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
- EXISTING SANITARY MANHOLE
- LIMIT OF DISTURBANCE
- TOWNSHIP LINE
- PROPOSED SWALE LOCATION
- PROPOSED EFFLUENT DISPOSAL AREA
- EXISTING 15-25% SLOPES
- EXISTING >25% SLOPES



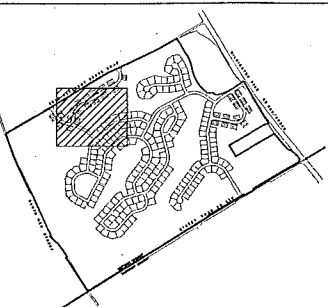
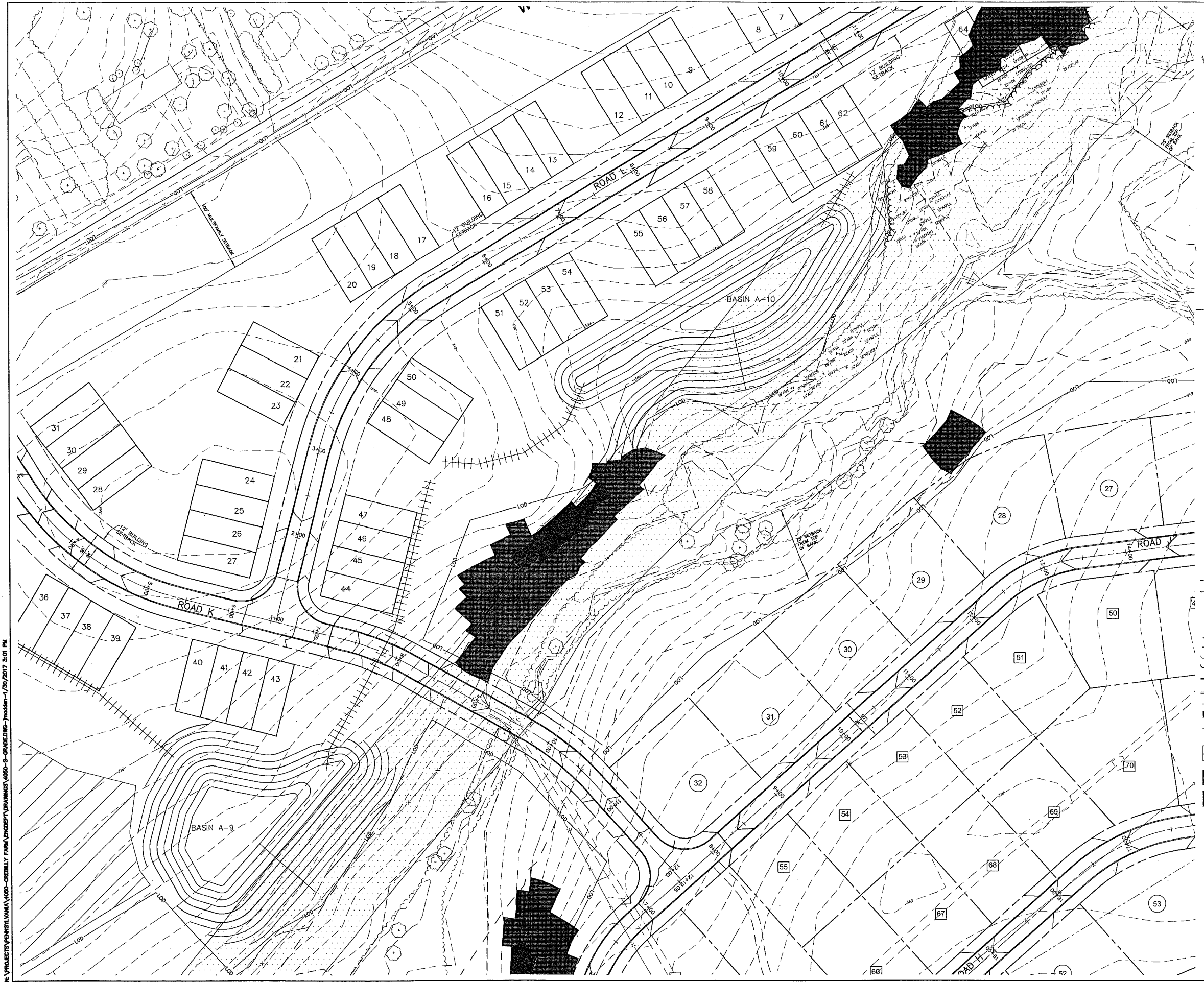
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REV.	DATE	DESCRIPTION
1	12/09/16	REV. PER. CONDITIONAL USE APPLICATION REVIEW LR 11/17/16

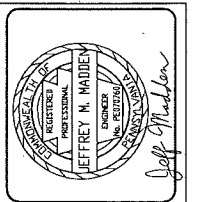
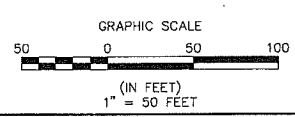
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PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-3-GRADE
REF. NO.:	SD05.04
SHEET NO.:	8 of 45



LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
- LOT NUMBER
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
- EXISTING SANITARY MAN-HOLE
- LIMIT OF DISTURBANCE
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- EXISTING 15-25% SLOPES
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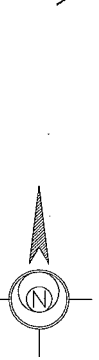
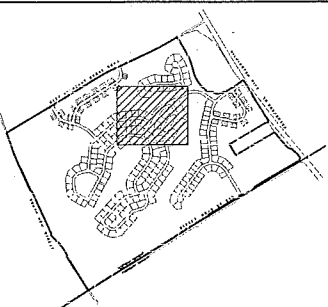
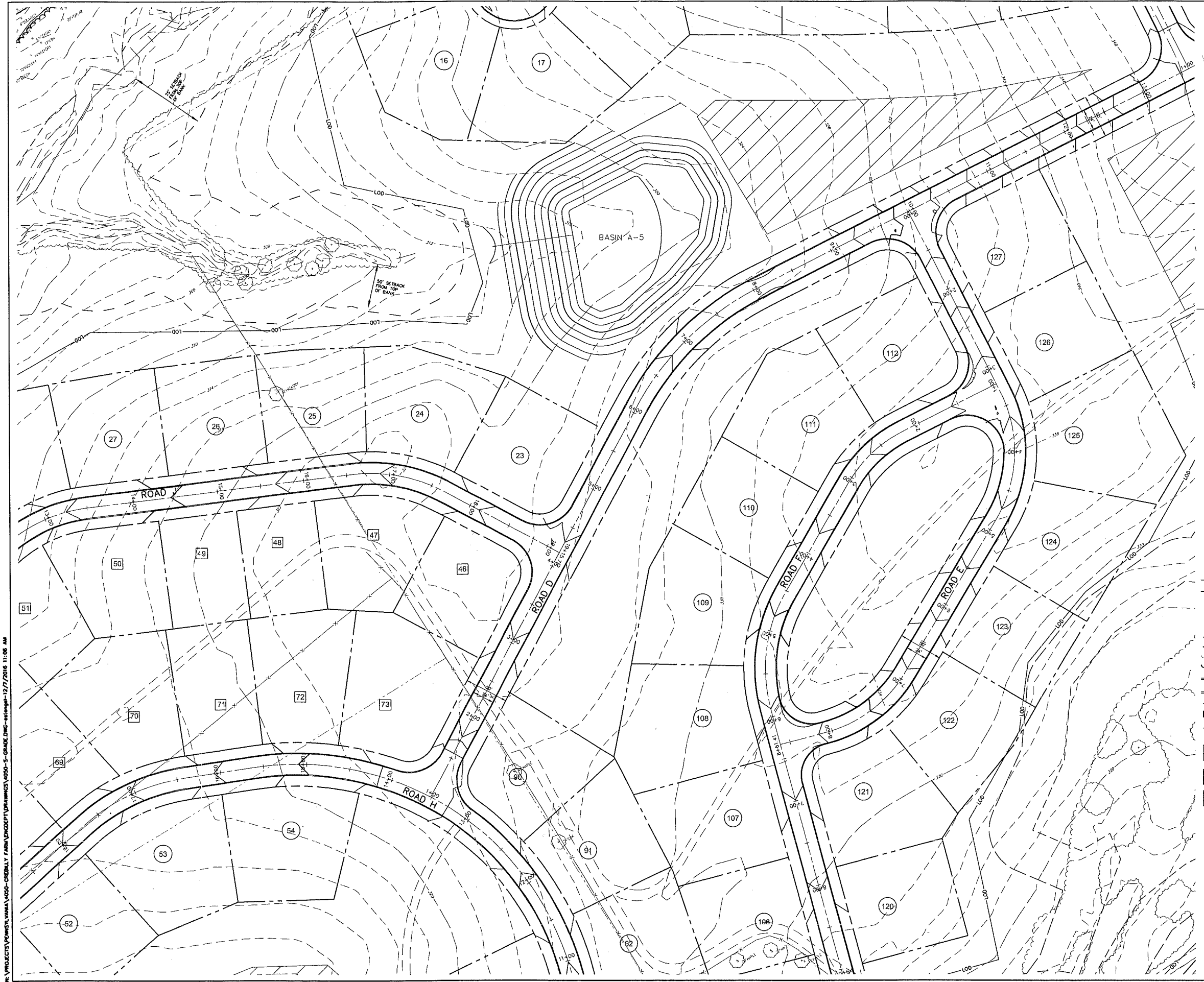
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3		
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GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

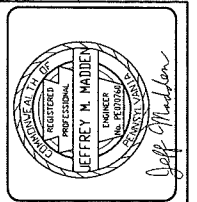
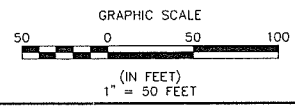
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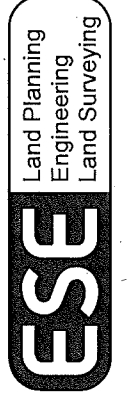


LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
- LOT NUMBER
- PROPOSED PROPERTY LINE
- PROPOSED R.O.M.
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
- EXISTING SANITARY MANHOLE
- LIMIT OF DISTURBANCE
- TOWNSHIP LINE
- PROPOSED SWALE LOCATION
- PROPOSED EFFLUENT DISPOSAL AREA
- EXISTING 15-25% SLOPES
- EXISTING >25% SLOPES



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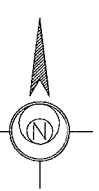
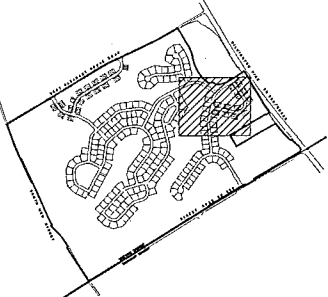


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		EJS (DRAWN)

GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 50'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-GRADE
REF: SD05.06	
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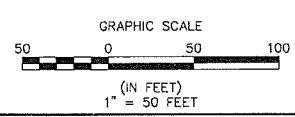


KEY MAP

LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
- LOT NUMBER
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
- EXISTING SANITARY MANHOLE
- LIMIT OF DISTURBANCE
- TOWNSHIP LINE
- PROPOSED SWALE LOCATION
- PROPOSED EFFLUENT DISPOSAL AREA
- EXISTING 15-25% SLOPES
- EXISTING >25% SLOPES

SEE NOTE 4.A.10
50' ACCESS EAS



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1	12/09/16	REV. PER. CONDITIONAL USE APPLICATION REVIEW LTR 11/7/16

GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT

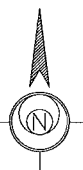
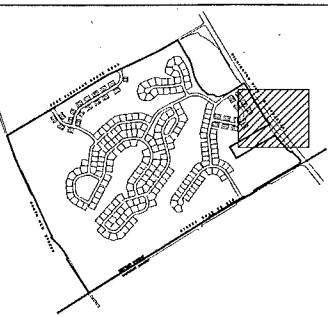
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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REF. SHEET NO.: SD05.07	SHEET NO.: 11 OF 45

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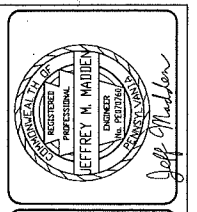
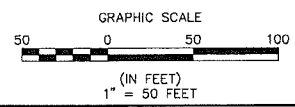
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KEY MAP

LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
- LOT NUMBER
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
- EXISTING SANITARY MANHOLE
- LIMIT OF DISTURBANCE
- TOWNSHIP LINE
- PROPOSED SWALE LOCATION
- PROPOSED EFFLUENT DISPOSAL AREA
- EXISTING 15-25% SLOPES
- EXISTING >25% SLOPES



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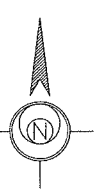
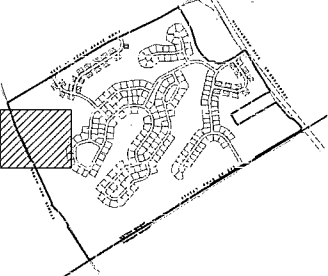
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GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 50'
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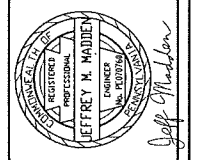
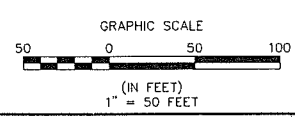
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KEY MAP

LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
- LOT NUMBER
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
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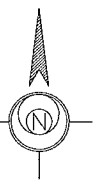
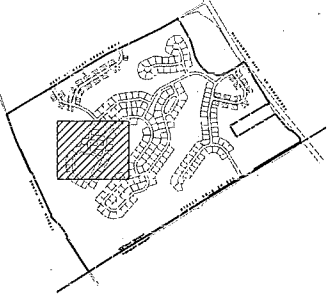
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GRADING PLAN
 PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	10/7/16	SCALE:	1" = 50'
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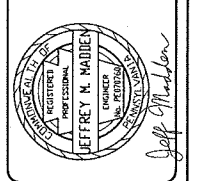
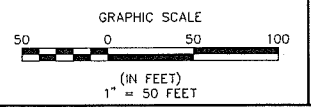


53'125'40" E
 350' 47'



LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
- LOT NUMBER
- PROPOSED PROPERTY LINE
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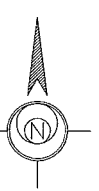
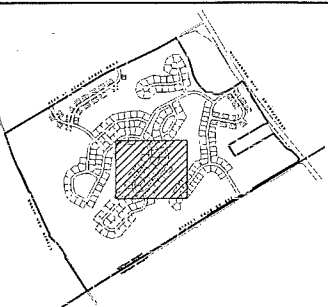
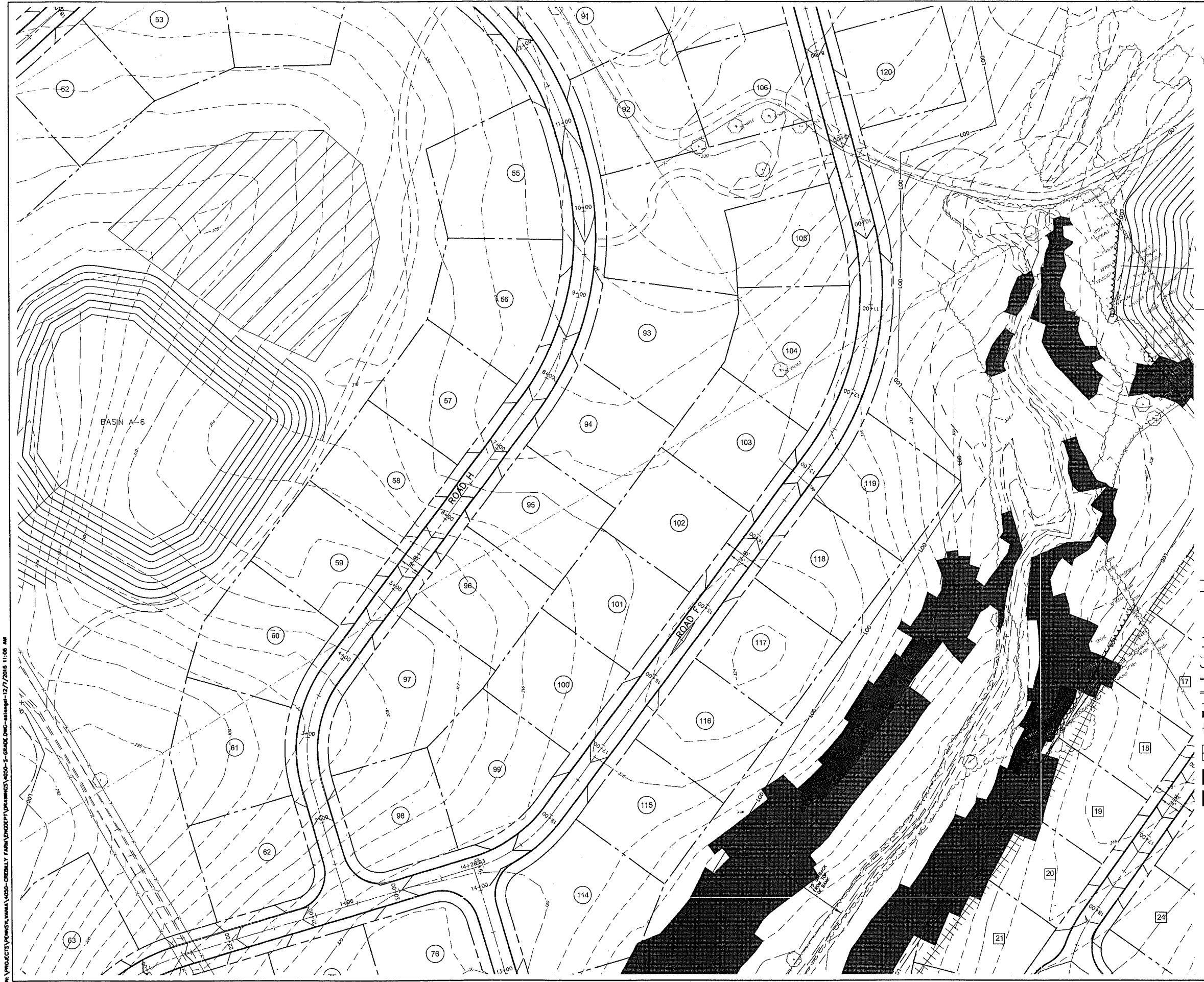
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		DRAWN

**GRADING PLAN
 PLAN A/PROPOSED DEVELOPMENT**

CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16 SCALE: 1" = 50'
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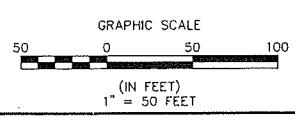
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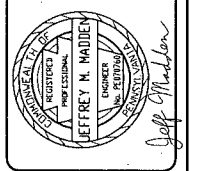
KEY MAP

LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
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- LIMIT OF DISTURBANCE
- TOWNSHIP LINE
- PROPOSED SWALE LOCATION
- PROPOSED EFFLUENT DISPOSAL AREA
- EXISTING 15-25% SLOPES
- EXISTING >25% SLOPES



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GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 50'
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JOB NO.: 4050	FILE NAME: 4050-5-GRADE
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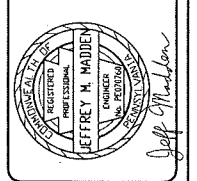
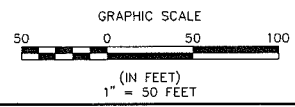
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KEY MAP

LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
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- EXISTING TREE LINE
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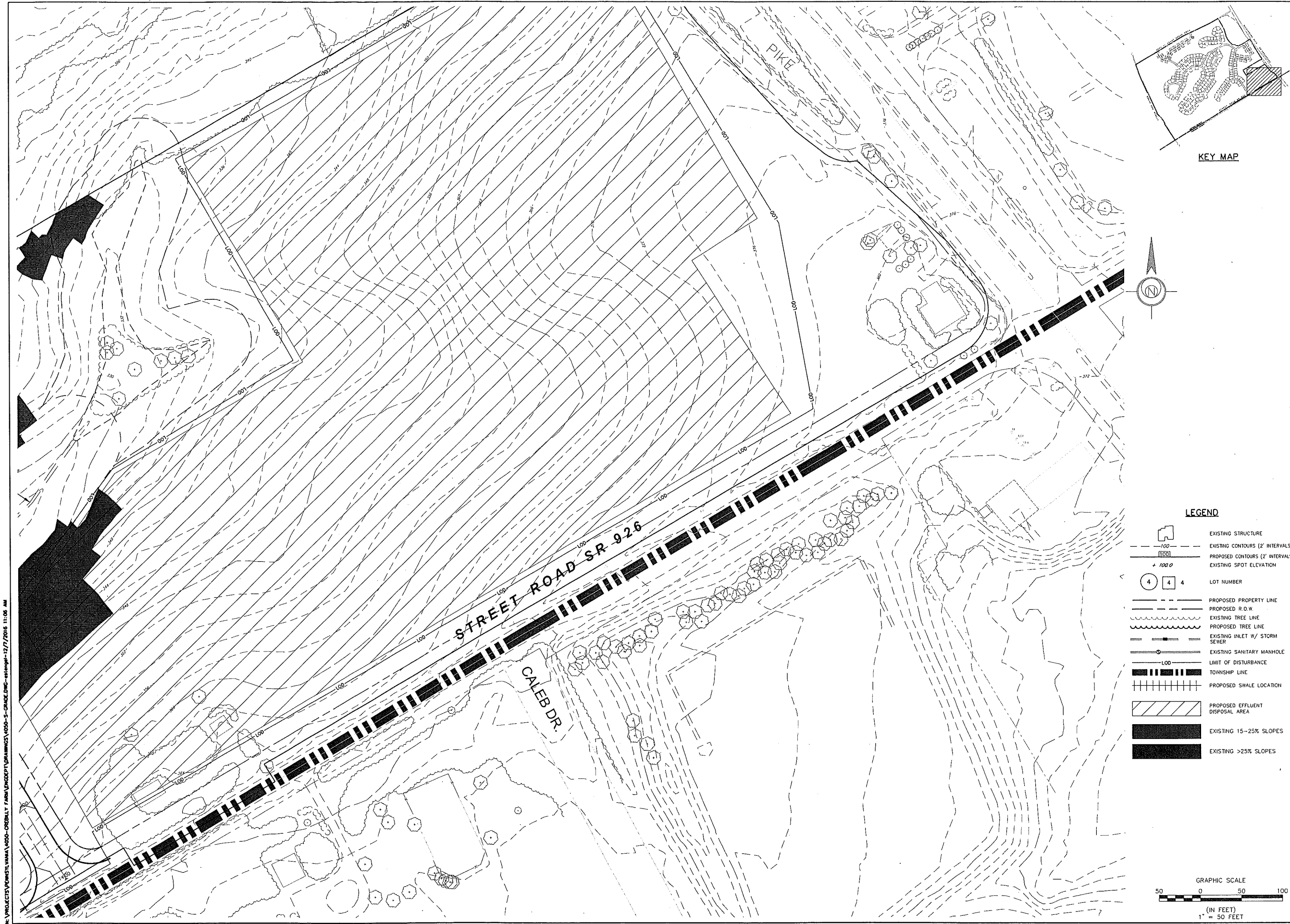
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1	12/09/16	REV. PER. CONDITIONAL USE APPLICATION REVIEW LTR 11/17/16	EJS	DRW

GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 50'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-GRADE
REF. NO.: SD05.12	
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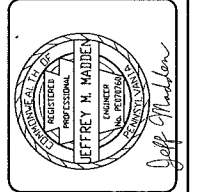
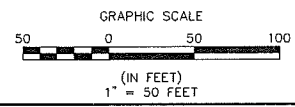


KEY MAP



LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
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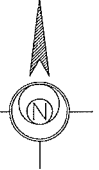
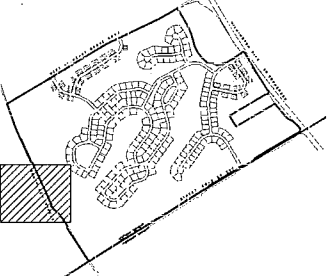
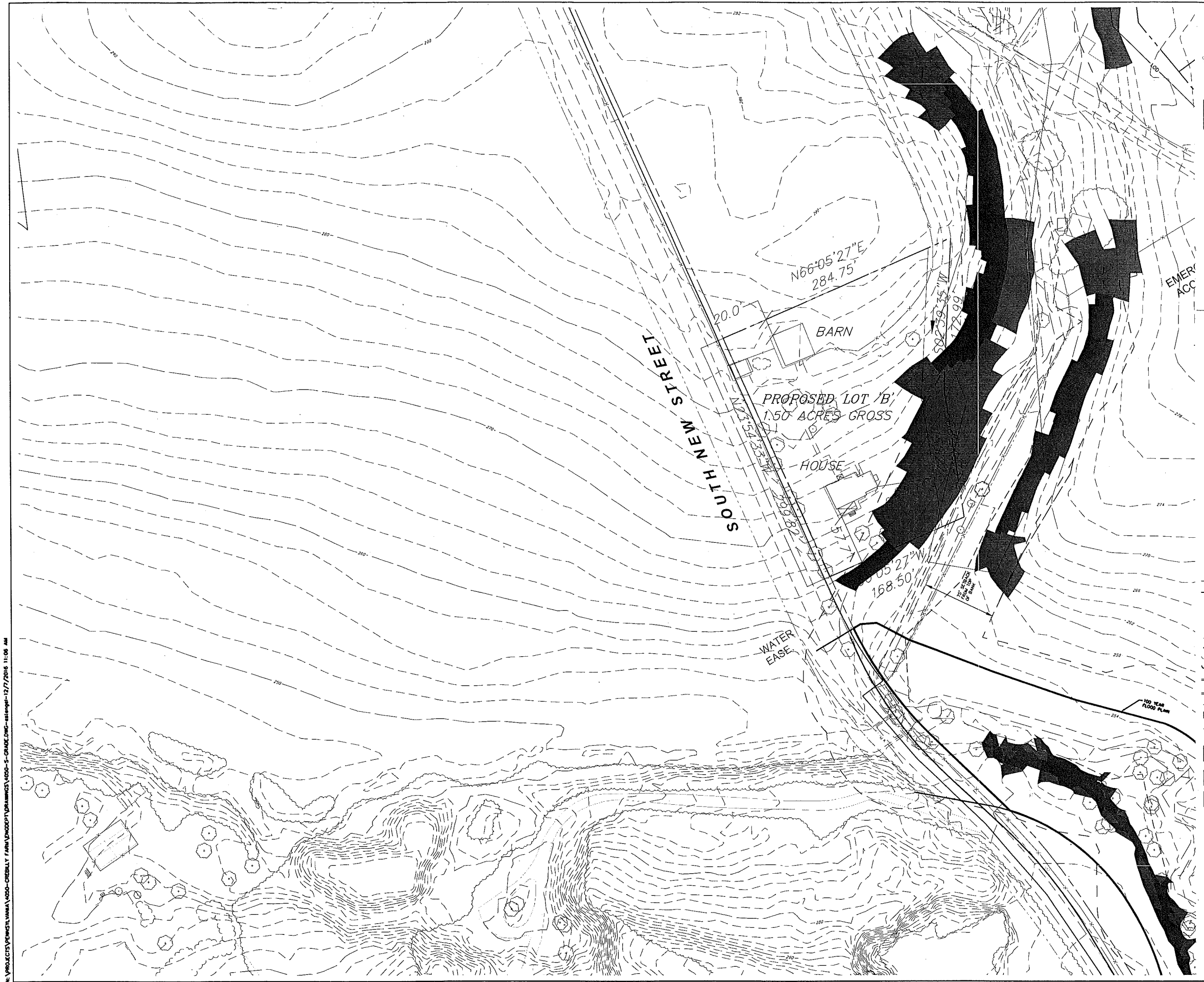
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REV.	DATE	DESCRIPTION	DRAWN
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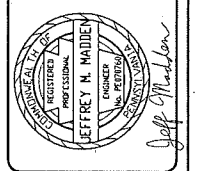
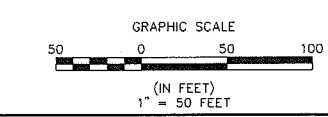
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PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 50'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-GRADE
REF. NO.: SD05.13	
SHEET NO.: 17	OF 45



LEGEND

	EXISTING STRUCTURE
	EXISTING CONTOURS (2' INTERVALS)
	PROPOSED CONTOURS (2' INTERVALS)
	EXISTING SPOT ELEVATION
	LOT NUMBER
	PROPOSED PROPERTY LINE
	PROPOSED R.O.W.
	EXISTING TREE LINE
	PROPOSED TREE LINE
	EXISTING INLET W/ STORM SEWER
	EXISTING SANITARY MANHOLE
	LIMIT OF DISTURBANCE
	TOWNSHIP LINE
	PROPOSED SWALE LOCATION
	PROPOSED EFFLUENT DISPOSAL AREA
	EXISTING 15-25% SLOPES
	EXISTING >25% SLOPES



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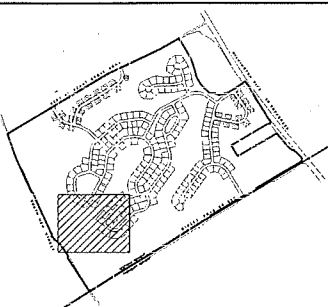
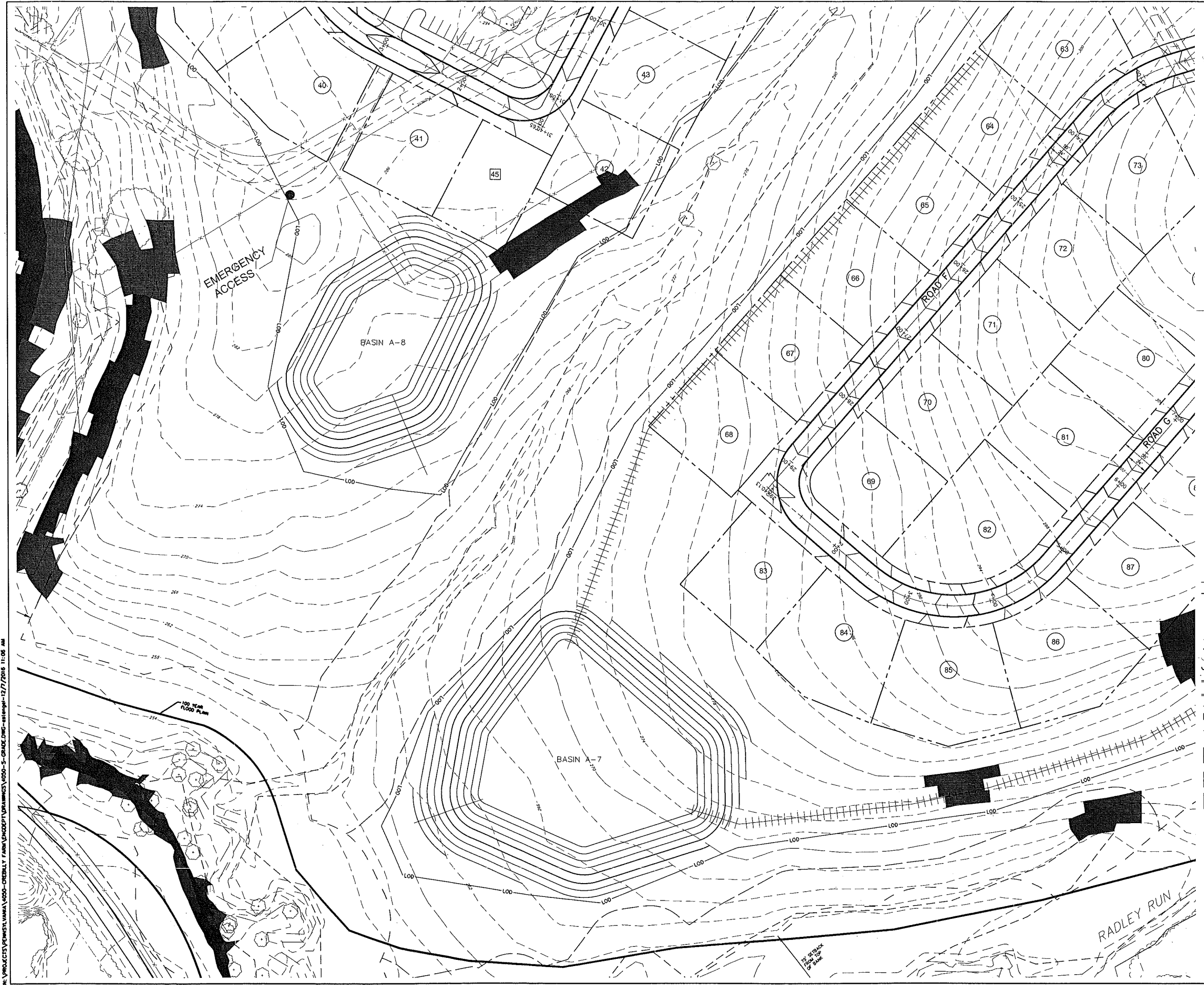
REV.	DATE	DESCRIPTION
1	12/08/16	REV. PER. CONDITIONAL USE APPLICATION REVIEW EIR 11/17/16

GRADING PLAN
 PLAN A/PROPOSED DEVELOPMENT

CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

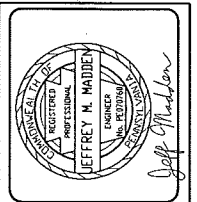
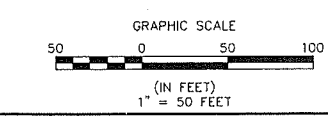
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SHEET NO.: 18	OF 45

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LEGEND

	EXISTING STRUCTURE
	EXISTING CONTOURS (2' INTERVALS)
	PROPOSED CONTOURS (2' INTERVALS)
	EXISTING SPOT ELEVATION
	LOT NUMBER
	PROPOSED PROPERTY LINE
	PROPOSED R.O.W.
	EXISTING TREE LINE
	PROPOSED TREE LINE
	EXISTING INLET W/ STORM SEWER
	EXISTING SANITARY MANHOLE
	LIMIT OF DISTURBANCE
	TOWNSHIP LINE
	PROPOSED SWALE LOCATION
	PROPOSED EFFLUENT DISPOSAL AREA
	EXISTING 15-25% SLOPES
	EXISTING >25% SLOPES



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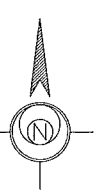
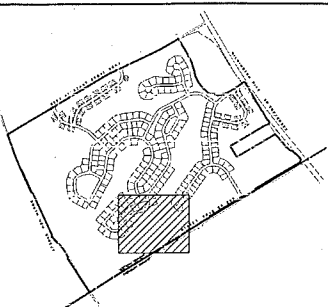
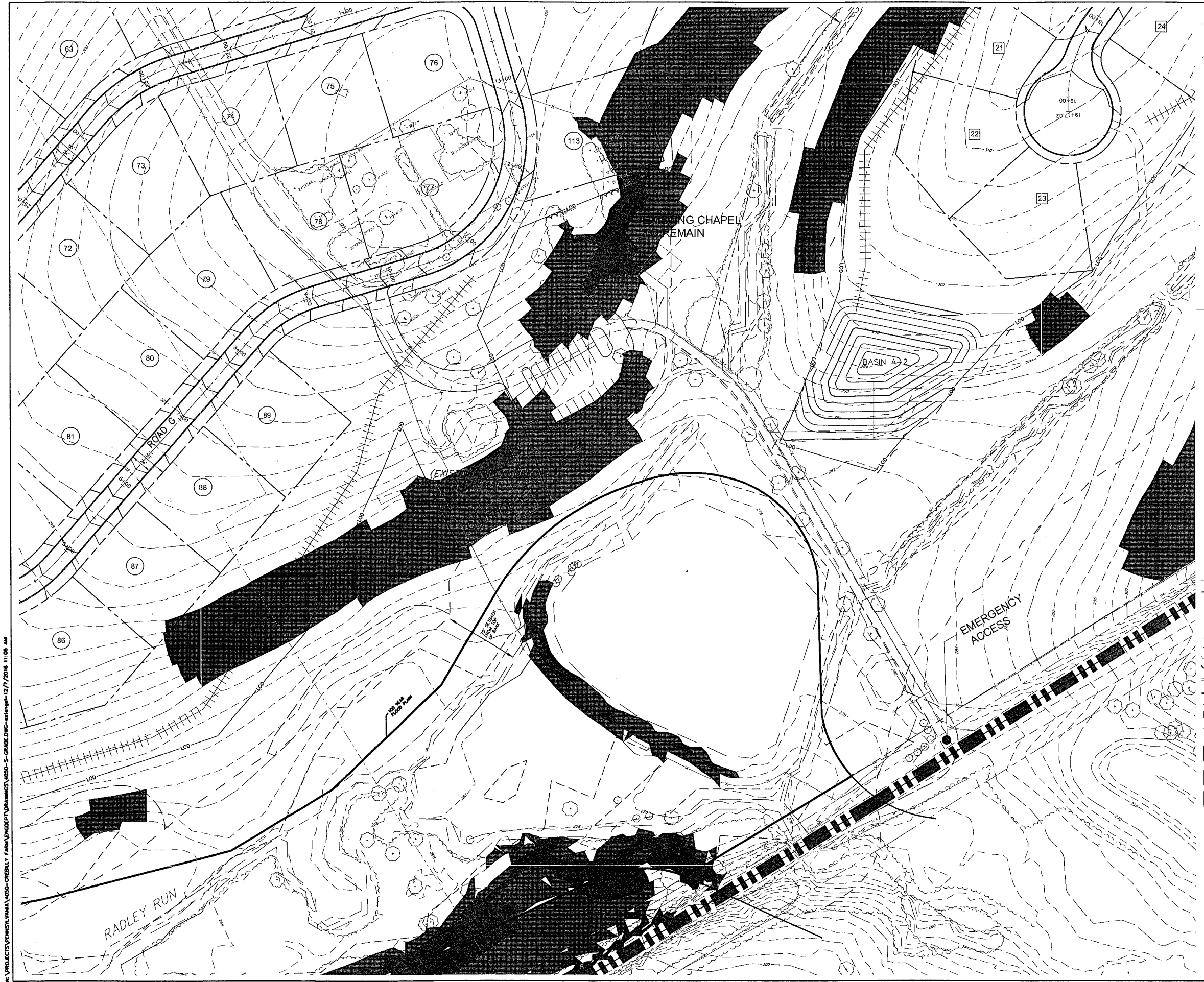
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REV.	DATE	DESCRIPTION
1	12/08/16	REV. PER. CONDITIONAL USE APPLICATION REVIEW LTR 11/7/16
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**GRADING PLAN
 PLAN A/PROPOSED DEVELOPMENT**
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

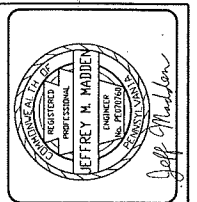
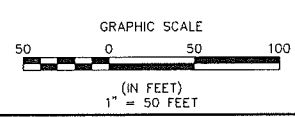
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SHEET NO.: 19	OF 45

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LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
- LOT NUMBER
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
- EXISTING SANITARY MANHOLE
- LIMIT OF DISTURBANCE
- TOWNSHIP LINE
- PROPOSED SWALE LOCATION
- PROPOSED EFFLUENT DISPOSAL AREA
- EXISTING 15-25% SLOPES
- EXISTING >25% SLOPES



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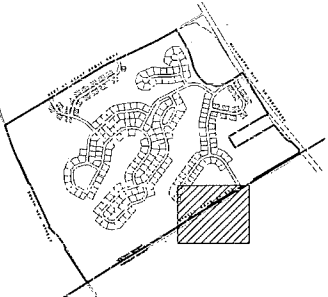
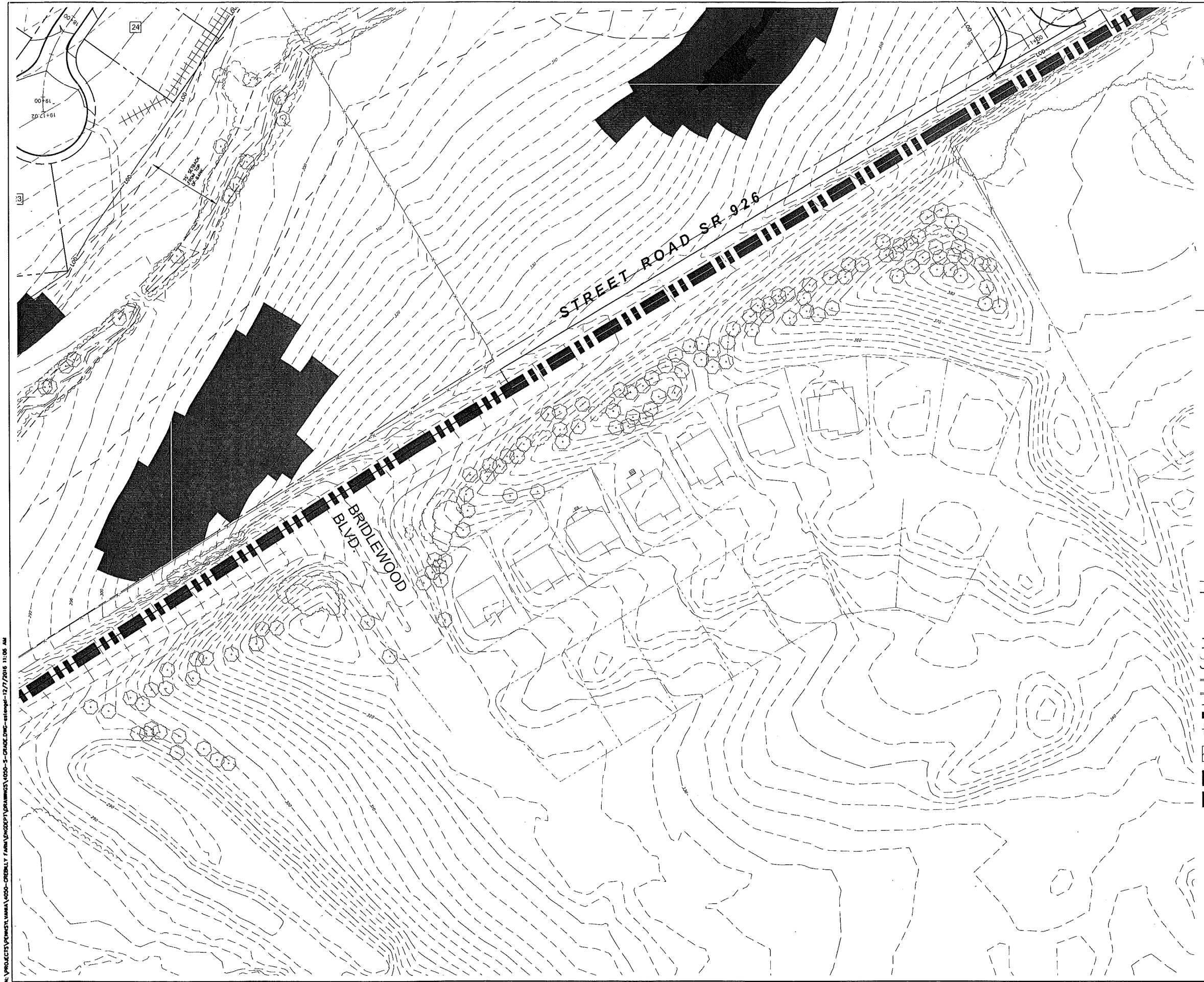
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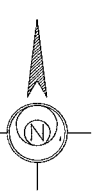
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PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 50'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-GRADE
REF. NO.: SD05.16	
SHEET NO.: 20	OF 45

PROJECT: PENNSYLVANIA, WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA, 4050-S-GRADE.DWG - ejs@ese.com - 12/7/2016 11:08 AM

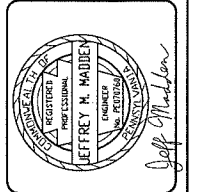
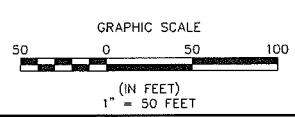


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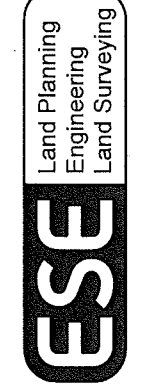


LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
- LOT NUMBER
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
- EXISTING SANITARY MANHOLE
- LIMIT OF DISTURBANCE
- TOWNSHIP LINE
- PROPOSED SWALE LOCATION
- PROPOSED EFFLUENT DISPOSAL AREA
- EXISTING 15-25% SLOPES
- EXISTING >25% SLOPES



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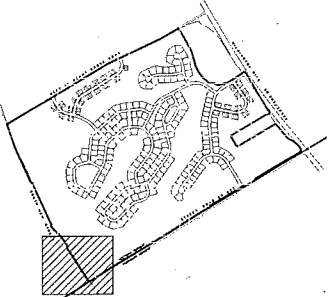
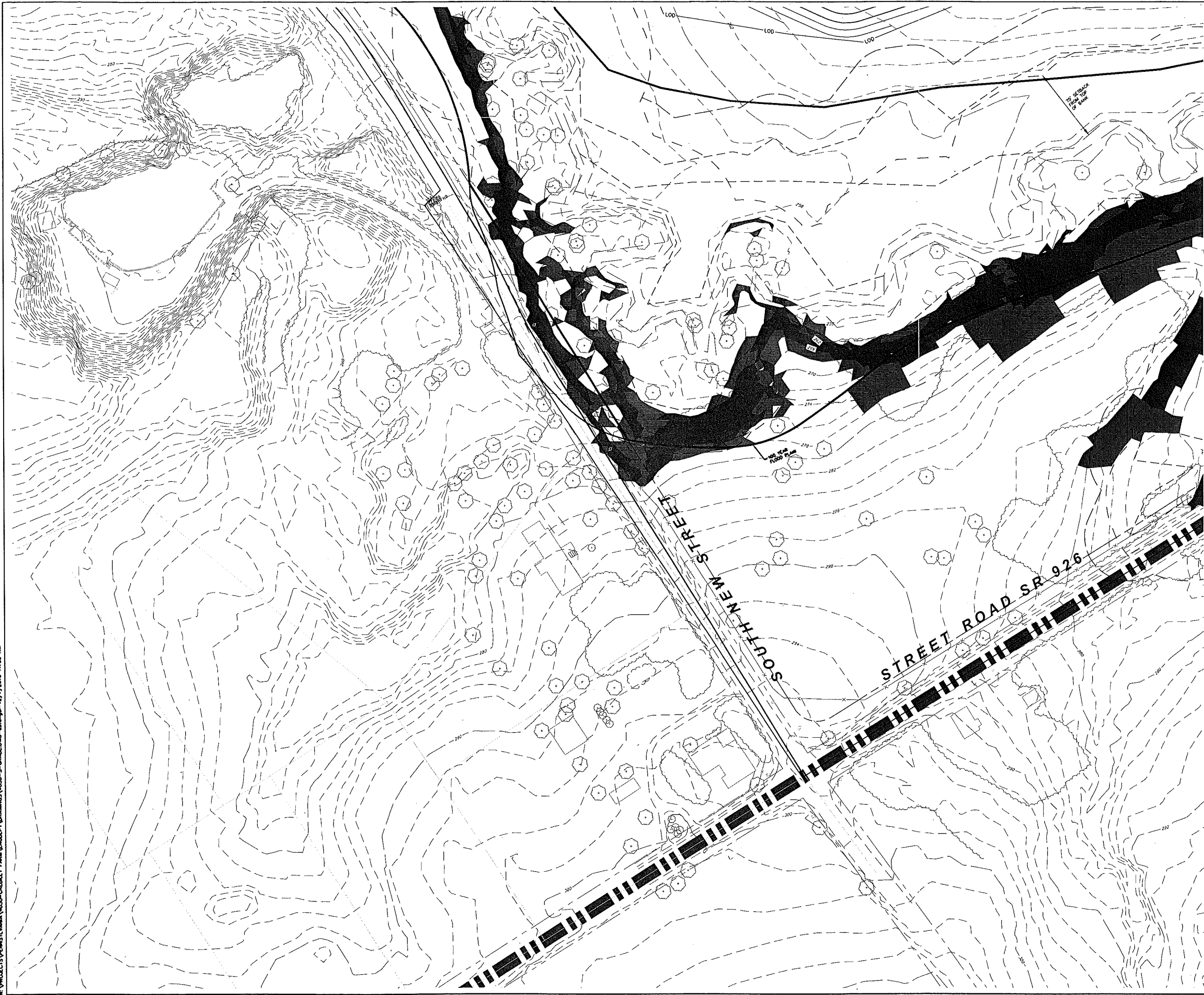
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GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 50'
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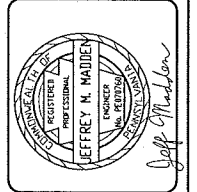
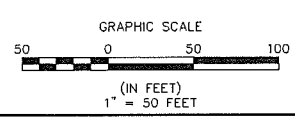
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KEY MAP

LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
- LOT NUMBER
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
- EXISTING SANITARY MANHOLE
- LIMIT OF DISTURBANCE
- TOWNSHIP LINE
- PROPOSED SWALE LOCATION
- PROPOSED EFFLUENT DISPOSAL AREA
- EXISTING 15-25% SLOPES
- >25% slope symbol"/> EXISTING >25% SLOPES



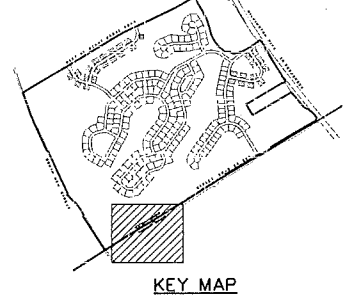
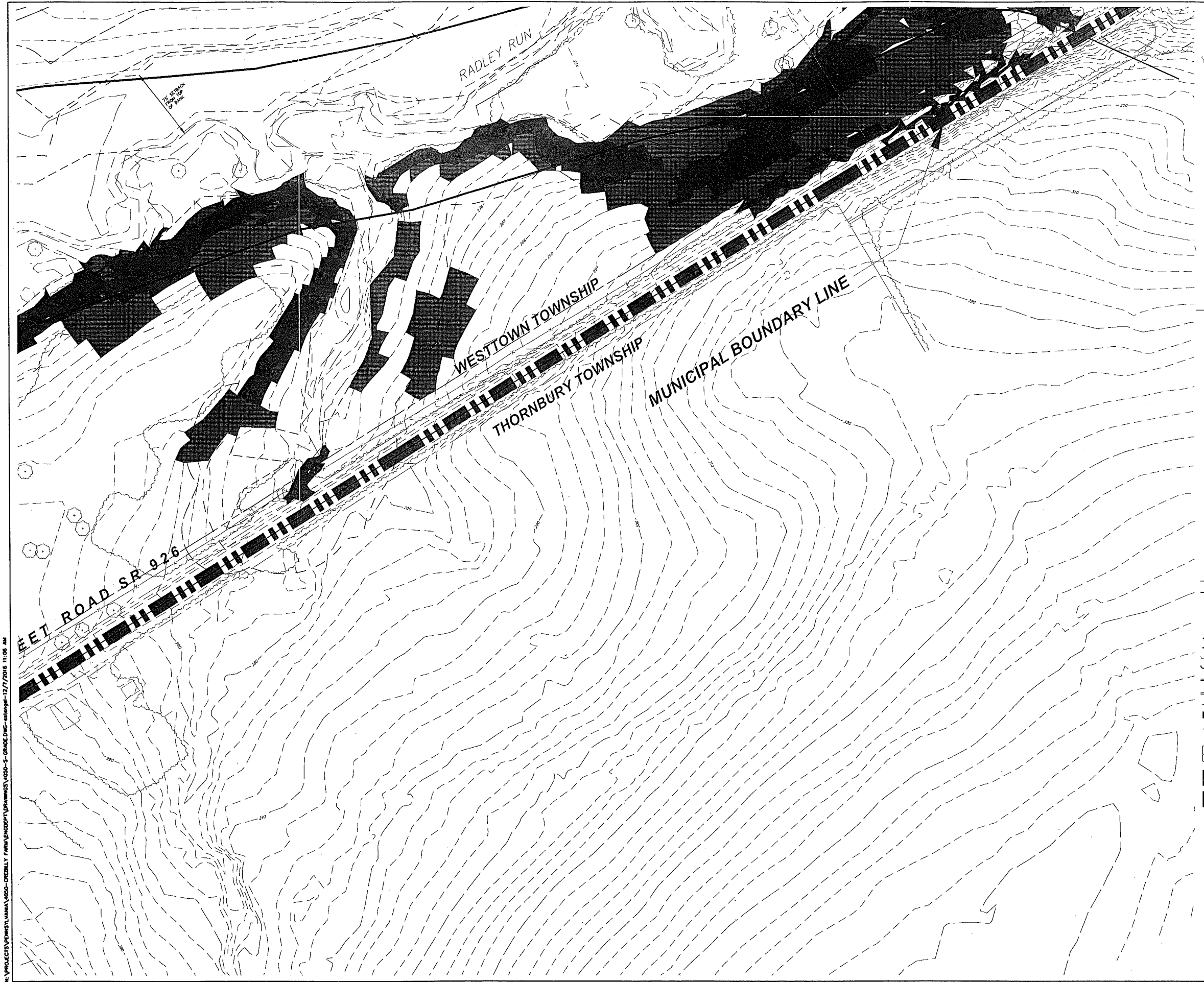
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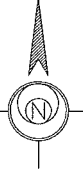
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		DRAWN

GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	10/7/16	SCALE:	1" = 50'
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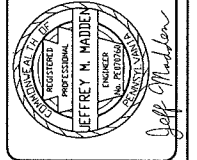
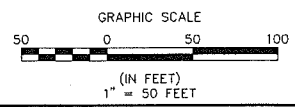


KEY MAP



LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
- LOT NUMBER
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
- EXISTING SANITARY MANHOLE
- LIMIT OF DISTURBANCE
- TOWNSHIP LINE
- PROPOSED SWALE LOCATION
- PROPOSED EFFLUENT DISPOSAL AREA
- EXISTING 15-25% SLOPES
- EXISTING >25% SLOPES



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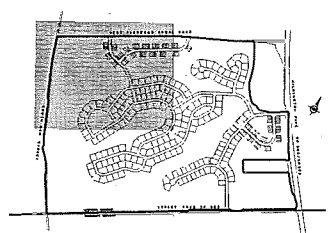
GRADING PLAN
 PLAN A/PROPOSED DEVELOPMENT
 CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	10/7/16	SCALE:	1" = 50'
DESIGN:	JHM	DRAWN:	EJS
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REF. NO.:		SHEET NO.:	SD05.19
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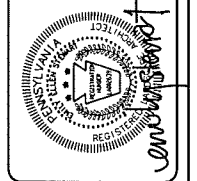
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KEY MAP

STREET FRONTAGE	BOTANICAL NAME	COMMON NAME	
	AC	ACEBILUM	BIRD WING
	AE	ACER NEGUNDO	SUGAR MAPLE
	CT	QUERCUS PRINCEPS	WHITE OAK
	FR	FRAXINUS AMERICANA	GREEN ASH
	LA	LIRIODENDRON TOURNEFORTII	YELLOW FLAME TREE
	AC	ACEBILUM	BIRD WING
	AE	ACER NEGUNDO	SUGAR MAPLE
	CT	QUERCUS PRINCEPS	WHITE OAK
	FR	FRAXINUS AMERICANA	GREEN ASH
	LA	LIRIODENDRON TOURNEFORTII	YELLOW FLAME TREE
	AC	ACEBILUM	BIRD WING
	AE	ACER NEGUNDO	SUGAR MAPLE
	CT	QUERCUS PRINCEPS	WHITE OAK
	FR	FRAXINUS AMERICANA	GREEN ASH
	LA	LIRIODENDRON TOURNEFORTII	YELLOW FLAME TREE
	AC	ACEBILUM	BIRD WING
	AE	ACER NEGUNDO	SUGAR MAPLE
	CT	QUERCUS PRINCEPS	WHITE OAK
	FR	FRAXINUS AMERICANA	GREEN ASH
	LA	LIRIODENDRON TOURNEFORTII	YELLOW FLAME TREE
	AC	ACEBILUM	BIRD WING
	AE	ACER NEGUNDO	SUGAR MAPLE
	CT	QUERCUS PRINCEPS	WHITE OAK
	FR	FRAXINUS AMERICANA	GREEN ASH
	LA	LIRIODENDRON TOURNEFORTII	YELLOW FLAME TREE

NOTES:
 1. SEE SHEET SD09.21 FOR PLANTING DETAILS & SCHEDULE
 2. LANDSCAPE PLAN IS CONCEPTUAL. EXACT LOCATION AND SPECIES TO BE COORDINATED WITH MORE DETAILED GRADING & UTILITY PLANS.

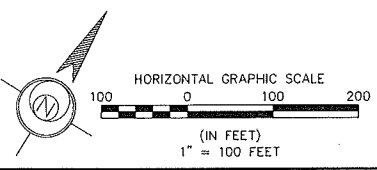


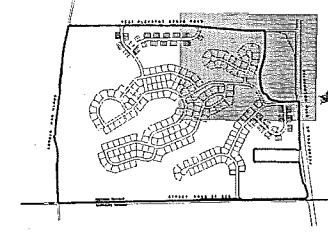
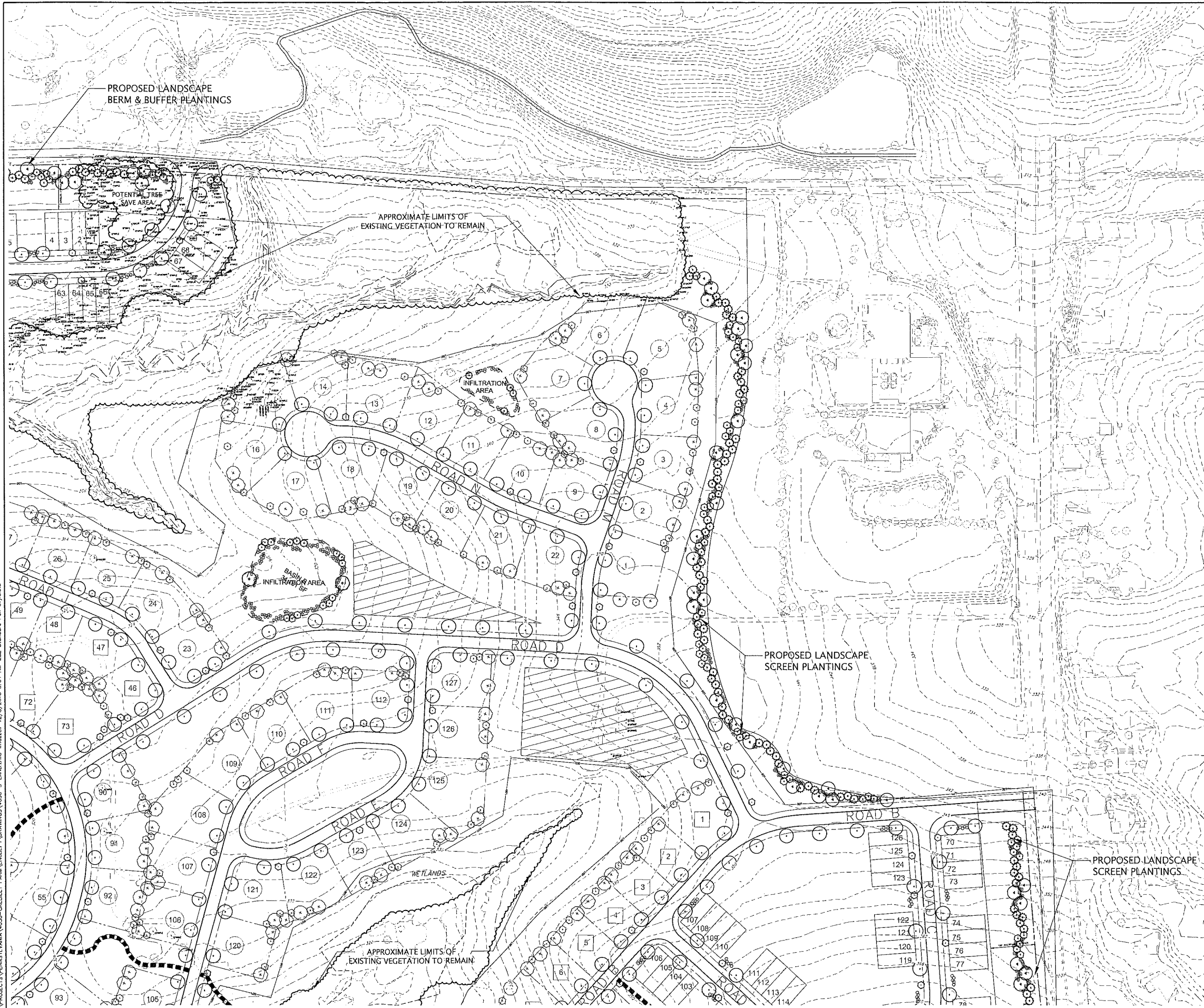
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LANDSCAPE PLAN
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 12-7-2016	SCALE: 1" = 100'
DESIGN: EES	DRAWN: EES
JOB NO: 4050	FILE NAME: 4050-S-LAND
REF: SD09.01	
SHEET NO: 44A	of 45





KEY MAP

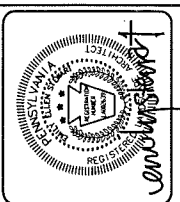
STREET FRONTAGE	BOTANICAL NAME	COMMON NAME
AS	ACER RUBRUM	RED MAPLE
AL	ALNUS INCANA	BLACK ALDER
CT	QUERCUS PRINCEPIS	THORNTON OAK
FR	FRAXINUS AMERICANA	WHITE BIRCH
GL	GLIRICIA ACUTIFOLIA	SWAMP WHITE OAK
LA	LIRIODENDRON TOURNEFORTII	AMERICAN SWEETGUM
PA	PAONIA PARVIFLORA	AMERICAN PAONIA
PR	PRUNELLA SP.	BLACK CHERRY
SA	SALIX BACCHARIS	WITCH HAZEL
SP	SPARGANGLIUM ANGUSTIFOLIUM	SWAMP SPICEWOOD
TR	TRILIARIA AMERICANA	WHITE TRILLIUM
VA	VIBURNUM SP.	BLACK HAWK
VI	VITIS SP.	AMERICAN GRAPES
YO	YUCCA SP.	AMERICAN YUCCA

OPEN SPACE	BOTANICAL NAME	COMMON NAME
AS	ACER RUBRUM	RED MAPLE
AL	ALNUS INCANA	BLACK ALDER
CT	QUERCUS PRINCEPIS	THORNTON OAK
FR	FRAXINUS AMERICANA	WHITE BIRCH
GL	GLIRICIA ACUTIFOLIA	SWAMP WHITE OAK
LA	LIRIODENDRON TOURNEFORTII	AMERICAN SWEETGUM
PA	PAONIA PARVIFLORA	AMERICAN PAONIA
PR	PRUNELLA SP.	BLACK CHERRY
SA	SALIX BACCHARIS	WITCH HAZEL
SP	SPARGANGLIUM ANGUSTIFOLIUM	SWAMP SPICEWOOD
TR	TRILIARIA AMERICANA	WHITE TRILLIUM
VA	VIBURNUM SP.	BLACK HAWK
VI	VITIS SP.	AMERICAN GRAPES
YO	YUCCA SP.	AMERICAN YUCCA

BASIN TREES	BOTANICAL NAME	COMMON NAME
AS	ACER RUBRUM	RED MAPLE
AL	ALNUS INCANA	BLACK ALDER
CT	QUERCUS PRINCEPIS	THORNTON OAK
FR	FRAXINUS AMERICANA	WHITE BIRCH
GL	GLIRICIA ACUTIFOLIA	SWAMP WHITE OAK
LA	LIRIODENDRON TOURNEFORTII	AMERICAN SWEETGUM
PA	PAONIA PARVIFLORA	AMERICAN PAONIA
PR	PRUNELLA SP.	BLACK CHERRY
SA	SALIX BACCHARIS	WITCH HAZEL
SP	SPARGANGLIUM ANGUSTIFOLIUM	SWAMP SPICEWOOD
TR	TRILIARIA AMERICANA	WHITE TRILLIUM
VA	VIBURNUM SP.	BLACK HAWK
VI	VITIS SP.	AMERICAN GRAPES
YO	YUCCA SP.	AMERICAN YUCCA

NOTES:
 1. SEE SHEET SD09.21 FOR PLANTING DETAILS & SCHEDULE.
 2. LANDSCAPE PLAN IS CONCEPTUAL. EXACT LOCATION AND SPECIES TO BE COORDINATED WITH MORE DETAILED GRADING & UTILITY PLANS.

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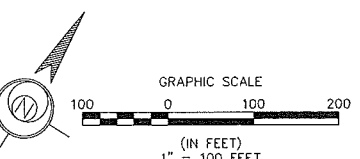


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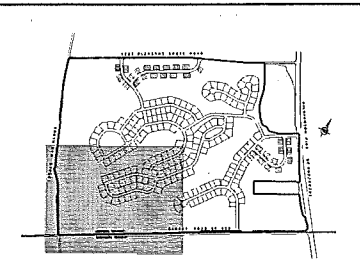
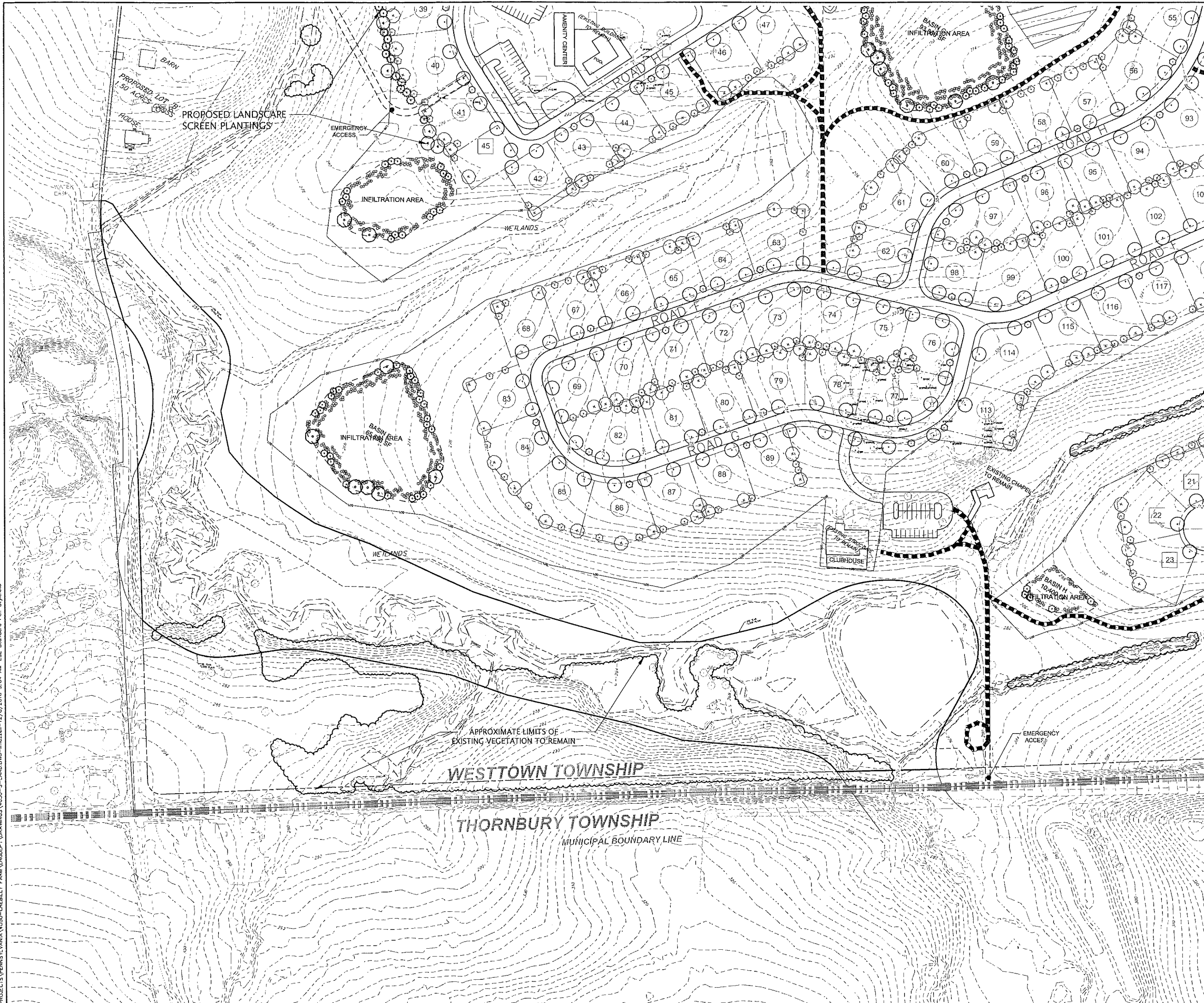
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REV.	DATE	DESCRIPTION
1	12/09/16	REV. PER. CONDITIONAL USE APPLICATION REVIEW LR 11/7/16

LANDSCAPE PLAN
 CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA



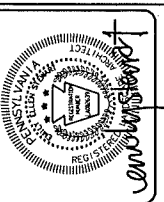
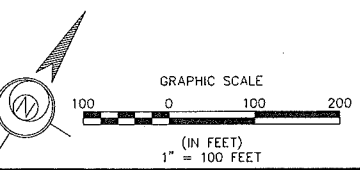
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 DESIGN: EES DRAWN: EES
 JOB NO.: 4050 FILE NAME: 4050-S-LAND
 REF. NO.: SD09.02
 SHEET NO.: 44B OF 45



KEY MAP

STREET FRONTAGE	BOTANICAL NAME	COMMON NAME
AS	ACER RUBRUM	RED MAPLE
AV	AVICENNIA GIBBERNA	BLACK WALNUT
BT	BETULA NIGRA	SWAMP WHITE BIRCH
CE	CORNUS FLORIDA	DOGWOOD
CO	CORYLUS CORNUTA	HAZEL
CR	CRATAEGUS MONSIEURII	CRATAEGUS
FR	FRAXINUS AMERICANA	WHITE BIRCH
GL	GLIRICIA SEPTENTRIONALIS	WINTER GREEN
GR	GRAPHELOIDES GLABRA	SMOKY MOUNTAIN DOGWOOD
IR	IRIS LAEVOGATA	BLUE FLAG
LA	LARIX LARicina	NOBLESSE PINE
LI	LIRIODENDRON TULIPIFERA	TULIP TREE
MA	MALVA SYRIACA	SYRIAN CLOVER
NY	NYCTAGINIA ALEXANDRINA	WITCHAMANTHA
PA	PANICUM VIRGATUM	CRACK DOG
PE	PERSEA CAROLINENSIS	FLORID PALM
PI	PISTIA STRIATA	FLORID PALM
PL	PLATANUS OCCIDENTALIS	WESTERN PLATANUS
PR	PRUNUS AMERICANA	AMERICAN CHERRY
QU	QUERCUS FLETCHERIANA	WHITE OAK
RE	REYNOLDSIA SPERMATOPHYTES	REYNOLDSIA
SA	SALICIX BACCHARIS	WEeping Willow
SC	SCYTHOPUS COCCINEUS	SCARLET OAK
SP	SPARGANGLIUM ANGUSTIFOLIUM	WATER HEMLOCK
ST	STYRACIA FLORIDA	SMOKY MOUNTAIN DOGWOOD
TA	TAXUS CANADENSIS	CANADIAN REDWOOD
TE	TEUKOCHIOS AFRICANA	AFRICAN BIRCH
TR	TRILIARIA EUROPEA	WHITE LILY
VA	VACCINIUM VITICOLA	WILD BLUEBERRY
VI	VIBURNUM SPICATUM	SPICEBUSH
VO	VONILIA FLORIDA	FLORID VANILLA
WE	WEINMANNIA LIBANI	LIBANUM
WI	WIKSTRÖMIA FLORIDA	FLORID WIKSTRÖMIA
YO	YUCCA FLORIDANA	FLORID PALM

NOTES:
 1. SEE SHEET SD09.21 FOR PLANTING DETAILS & SCHEDULE
 2. LANDSCAPE PLAN IS CONCEPTUAL. EXACT LOCATION AND SPECIES TO BE COORDINATED WITH MORE DETAILED GRADING & UTILITY PLANS.



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Land Planning
 Engineering
 Land Surveying

REV	DATE	DESCRIPTION	E.S.	DRAWN
1	12/09/16	REV PER. CONDITIONAL USE APPLICATION REVIEW LTR 11/7/16		

LANDSCAPE PLAN
 CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 12-7-2016	SCALE: 1" = 100'
DESIGN: EES	DRAWN: EES
JOB NO.: 4050	FILE NAME: 4050-S-LAND
REF. NO.: SD09.03	
SHEET NO.: 44C	OF 45

N: PROJECTS/PENNSYLVANIA/4050-CREBILLY FARM/CONCEPT DRAWINGS/4050-S-LAND.DWG-Imzozel-12/16 8:04 AM-ESE Standard Pen Style.ctb