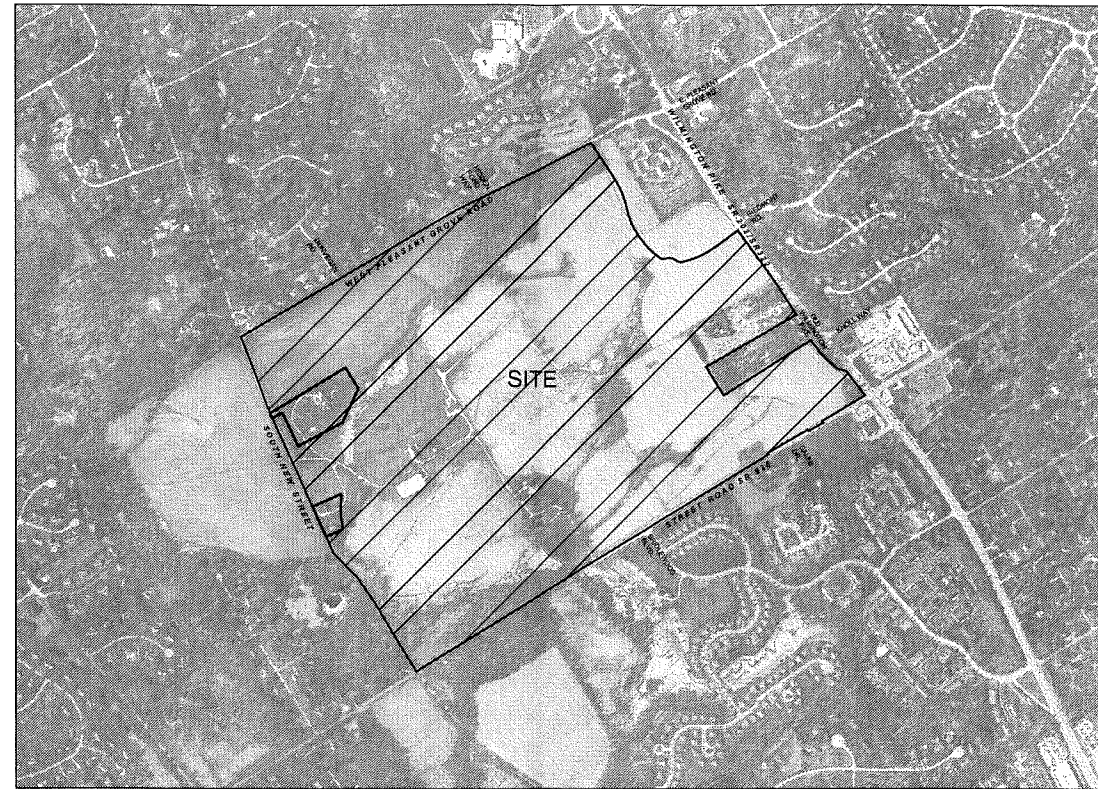


CONDITIONAL USE SUBDIVISION PLAN FOR CREBILLY FARM PLAN A/PROPOSED DEVELOPMENT

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	OVERALL EXISTING RESOURCES AND SITE ANALYSIS MAP
3	SD04.01	OVERALL LOT LAYOUT PLAN A/PROPOSED DEVELOPMENT
4	SD04.02	OVERALL OPEN SPACE PLAN
5-23	SD05.01 - SD05.19	GRADING PLAN A/PROPOSED DEVELOPMENT
24-43	SD07.01 - SD07.20	ROAD PROFILES PLAN A/PROPOSED DEVELOPMENT
44	SD09.01	LANDSCAPE PLAN
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

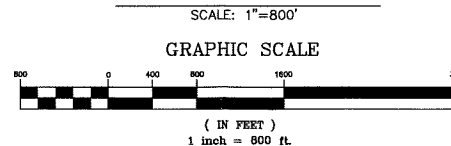
APPLICANT/DEVELOPER

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



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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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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
-SHWT SOILS (13.07 AC X .25):	3.26 ACRES
ADJUSTED TRACT AREA	290.20 ACRES

ALL AREAS ARE ESTIMATED AND SUBJECT TO FURTHER SITE ANALYSIS AND FIELD SURVEY

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

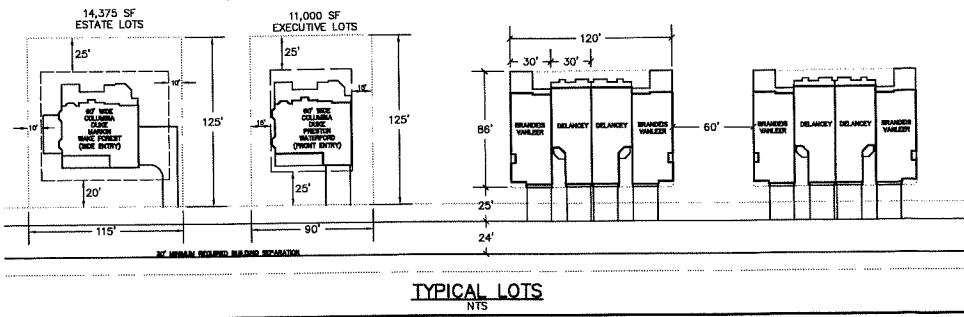
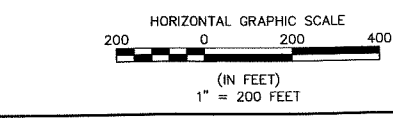
LOD	LIMIT OF DISTURBANCE
[Hatched Area]	PROPOSED EFFLUENT DISPOSAL AREA

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

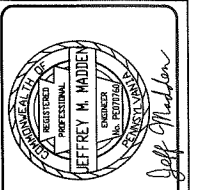
- NOTES:
- ALL ROADS ARE TO BE TWO WAYS.
 - REQUIRED PARKING IS TO BE DONE IN THE GARAGES AND DRIVEWAYS
 - LAND DEVELOPMENT AND LAND DISTURBANCE SHALL NOT BE MORE THAN 50% OF SECONDARY CONSERVATION AREAS.

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

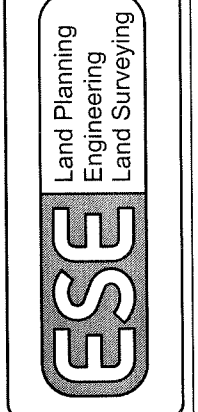
SITE IS A TRIBUTARY TO THE CHESTER CREEK (PART OF DARBY-CRUM CREEK WATERSHED) AND THIS IS CLASSIFIED AS TSF/MF.



N. PROJECT PENNSYLVANIA - CREBILLY FARM PROPERTY PARCEL NO. 9 - OVERALL LAYOUT - 10/17/2016 8:02 AM



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DATE	10/7/16
DESIGN	JMM
JOB NO.	4050
REF. NO.	
SCALE	1" = 200'
DRAWN	EJS
FILE NAME	4050-S-OVERALL
SHEET NO.	3 OF 45

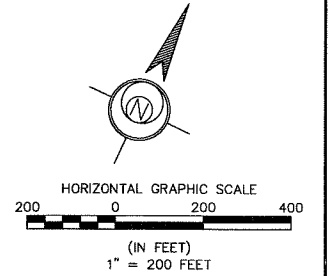
OVERALL LOT LAYOUT
 PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10-7-16
 SCALE: 1" = 200'
 DESIGN: EES
 DRAWN: EES
 JOB NO.: 4050
 FILE NAME: 4050-S-OPENSPACE
 REF. NO.: SD04.02
 SHEET NO.: 4 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)

- 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



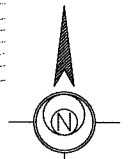
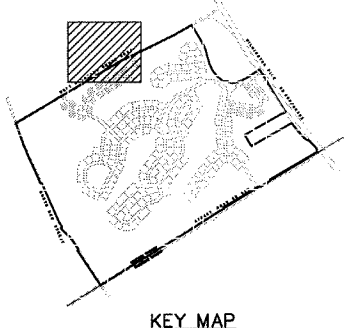
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REV.	DATE	DESCRIPTION

OVERALL OPEN SPACE PLAN
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

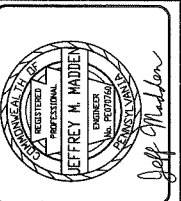
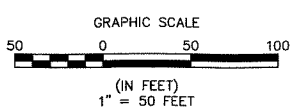
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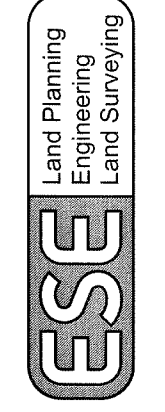
- MULTIFAMILY SHALL BE DESIGNED IN ACCORDANCE WITH:
- ROW OF TOWNHOMES SHALL NOT EXCEED 120' IN ANY DIMENSION, NOR SHALL EXCEED FIVE DWELLINGS IN SINGLE STRUCTURE OR CONTINUOUS ROW.
 - MAXIMUM IMPERVIOUS COVERAGE IS NOT MORE THAN 45% OF GROSS AREA.

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



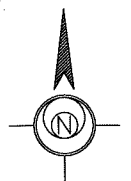
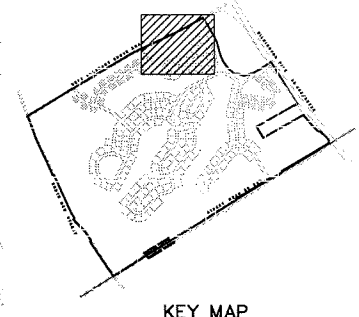
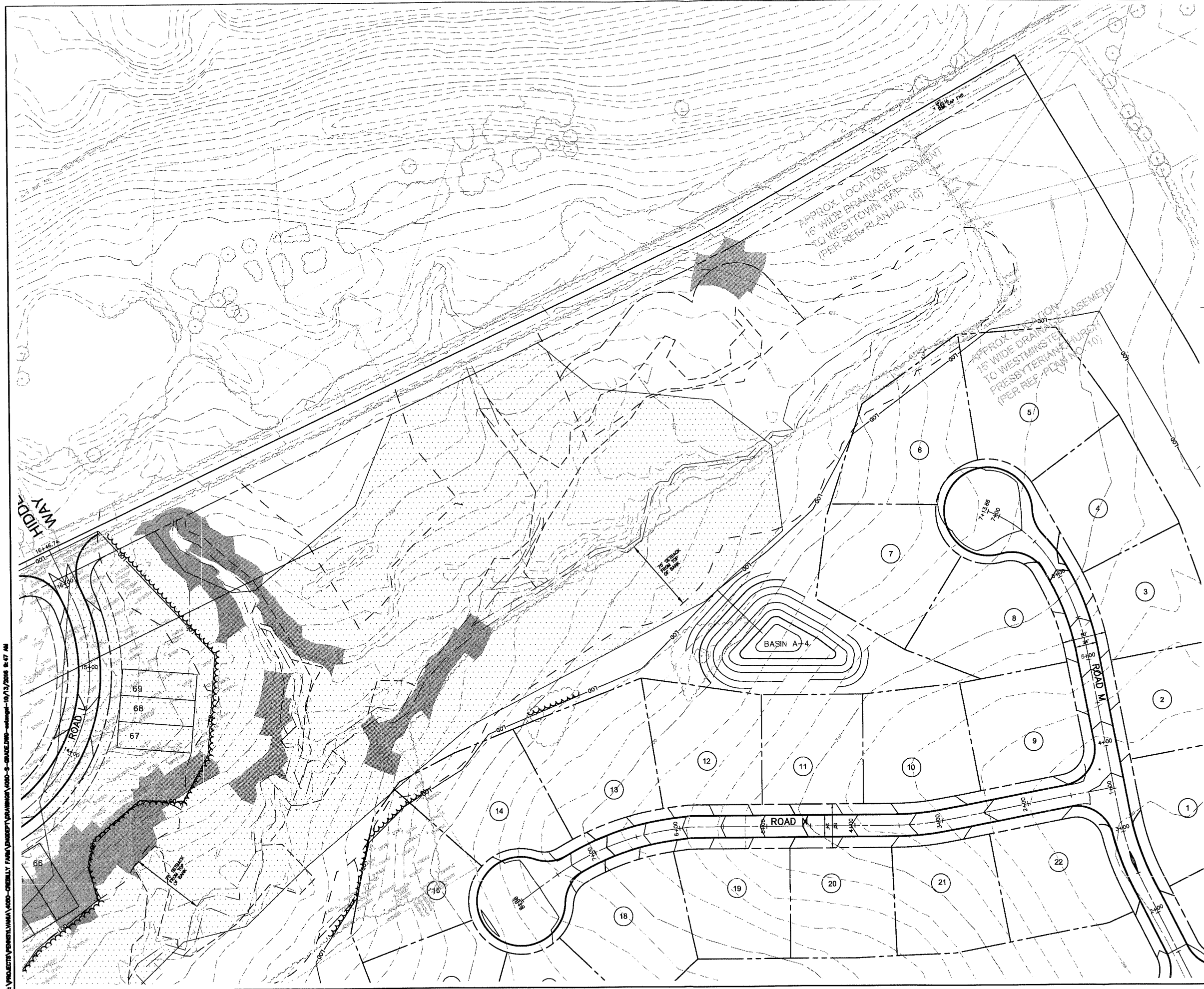
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 Fax: 215-293-5488



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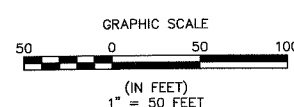
GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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



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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	TOWNSHIP LINE
	PROPOSED SWALE LOCATION
	PROPOSED EFFLUENT DISPOSAL AREA
	EXISTING 15-25% SLOPES
	EXISTING >25% SLOPES



JEFFREY M. MADDEE
REGISTERED PROFESSIONAL ENGINEER
STATE OF PENNSYLVANIA
NO. 25482

Jeff Maddie

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PLAN A/PROPOSED DEVELOPMENT

CREBILLY FARM

WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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

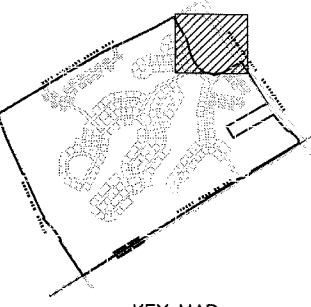
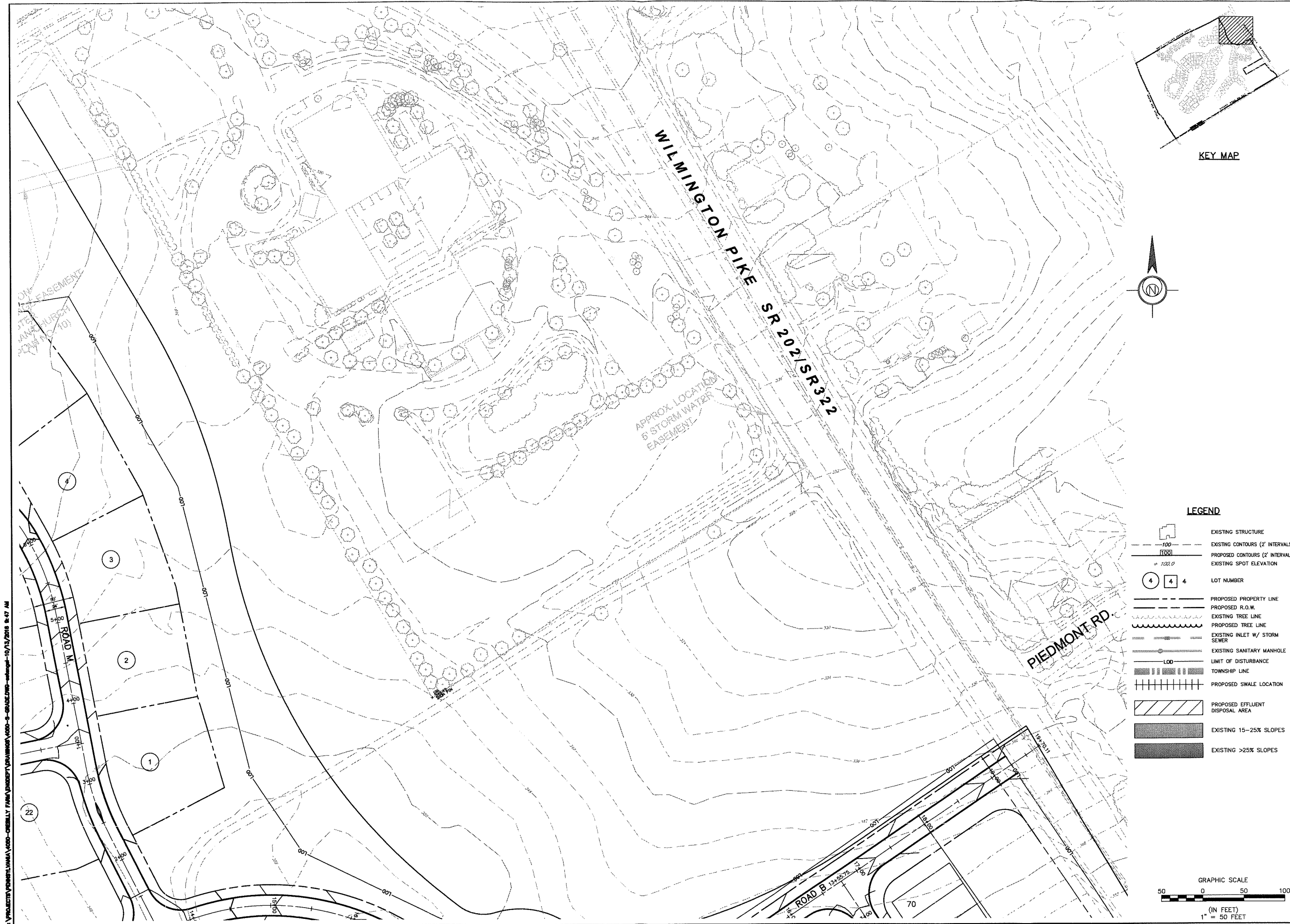
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REF. NO.: SD05.02

SHEET NO.: 6 OF 45

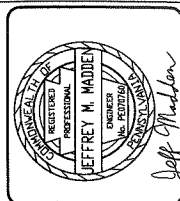
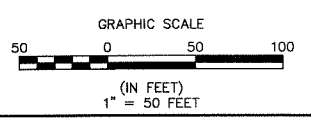
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KEY MAP

LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
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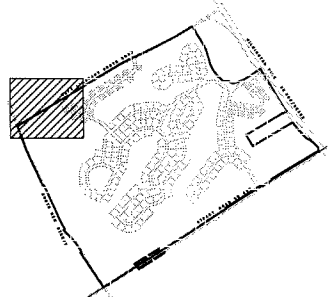
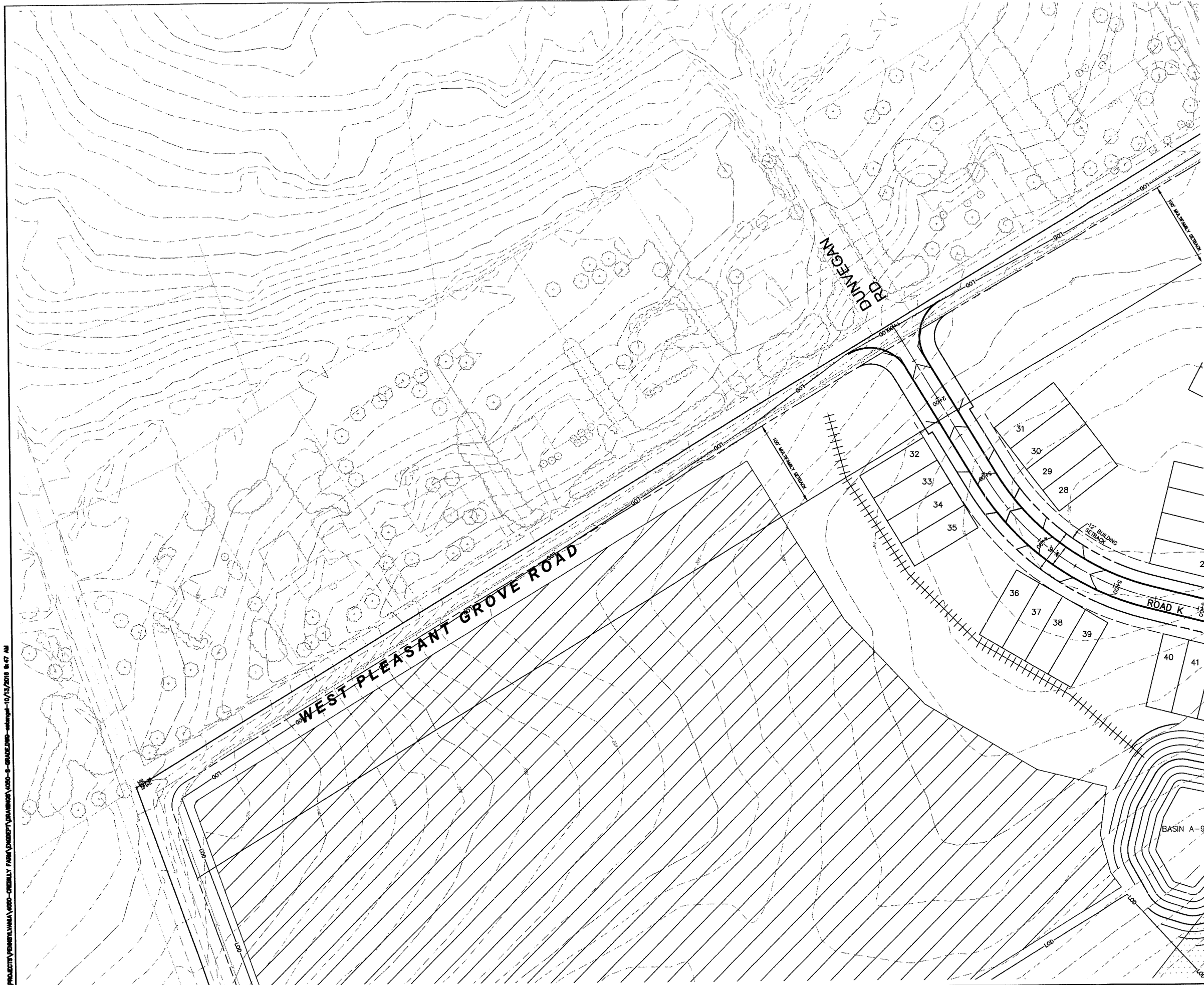
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PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

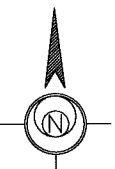
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REF. NO.: SD05.03	
SHEET NO.: 7	OF 45

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IN WINDUCTS PENNSYLVANIA VIDEO - CREBILLY FARM CONCEPT DEVELOPMENT (4050-S-GRADE) - 10/13/2016 8:47 AM

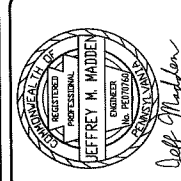
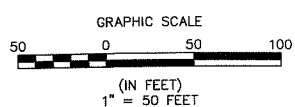


KEY MAP



LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
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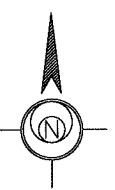
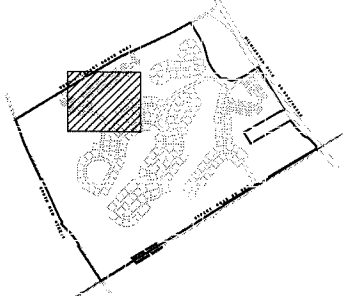
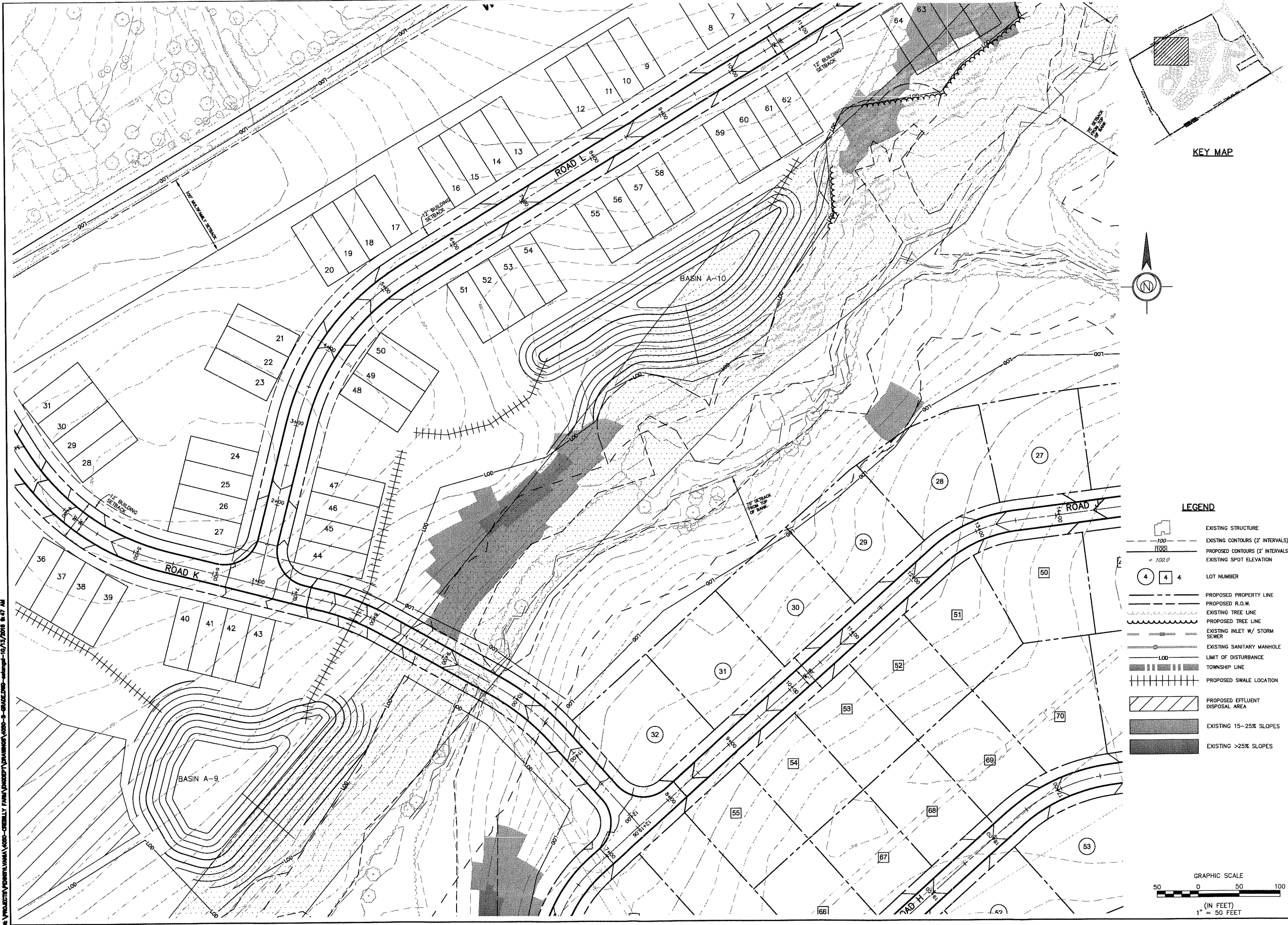
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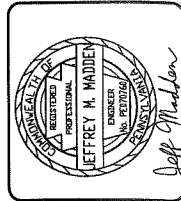
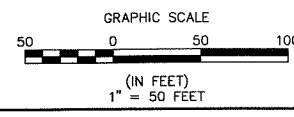
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PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 50'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-GRA01
REF. NO.: SD05.04	
SHEET NO.: 8	OF 45



LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
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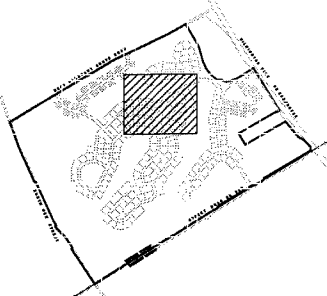
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REV.	DATE	DESCRIPTION

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
 SHEET NO.: **SD05.05**
9 OF **45**

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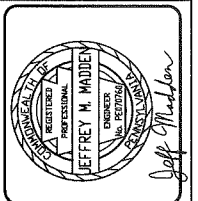
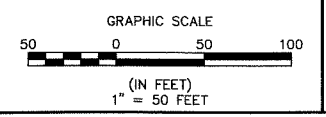


KEY MAP



LEGEND

	EXISTING STRUCTURE
	EXISTING CONTOURS (2' INTERVALS)
	PROPOSED CONTOURS (2' INTERVALS)
	EXISTING SPOT ELEVATION
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	EXISTING 15-25% SLOPES
	EXISTING >25% SLOPES



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REV.	DATE	DESCRIPTION	DRAWN

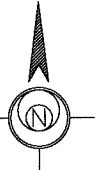
GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 50'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-GRADE
REF. NO.:	SD05.06
SHEET NO.:	10 OF 45

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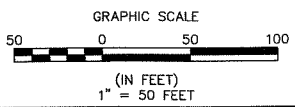


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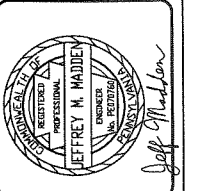


LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
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- LOT NUMBER
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- PROPOSED EFFLUENT DISPOSAL AREA
- EXISTING 15-25% SLOPES
- EXISTING >25% SLOPES



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REV.	DATE	DESCRIPTION

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-S-GRADE
REF. NO.:	SD05.08
SHEET NO.:	12 OF 45




















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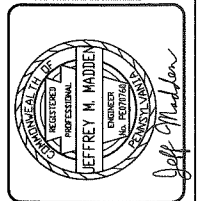
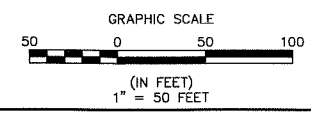


KEY MAP




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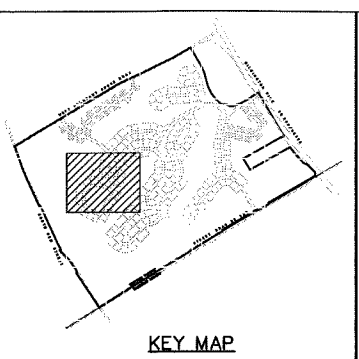
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GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 50'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-GRADE
REF. NO.:	SD05.09
SHEET NO.:	13 of 45

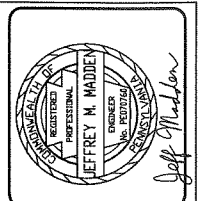
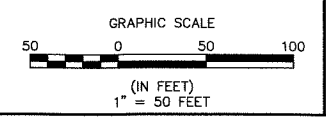


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LEGEND

	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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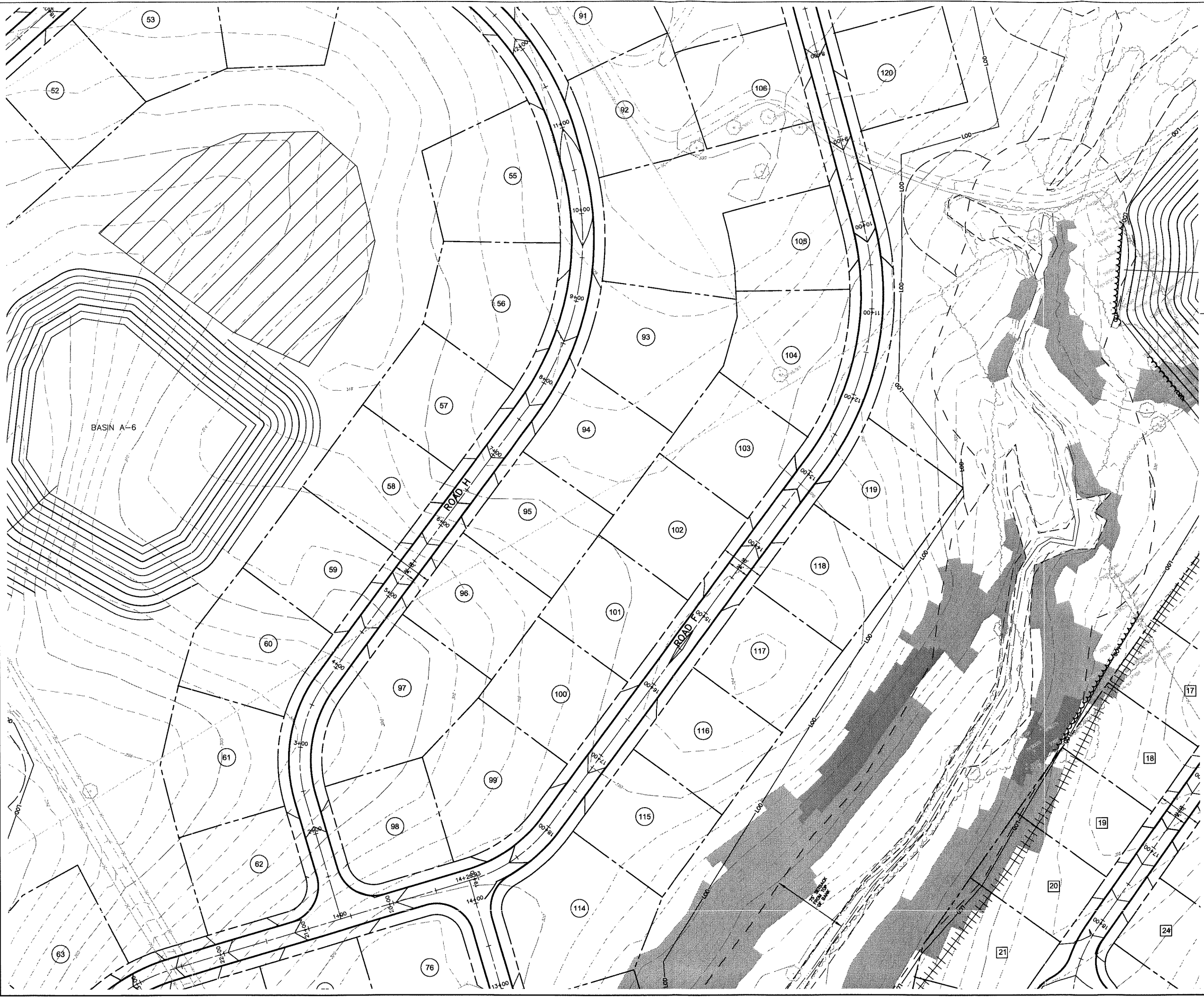
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REV.	DATE	DESCRIPTION

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

DATE:	10/7/16	SCALE:	1" = 50'
DESIGN:	MM	DRAWN:	EJS
JOB NO.:	4050	FILE NAME:	4050-9-GRADE
REF. NO.:	SD05.10	SHEET NO.:	14 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

GRAPHIC SCALE

(IN FEET)
1" = 50 FEET

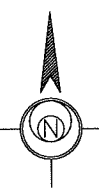
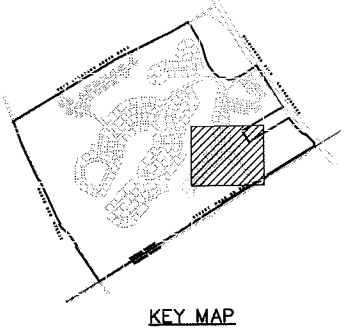
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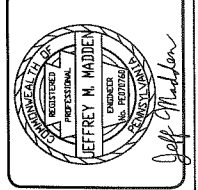
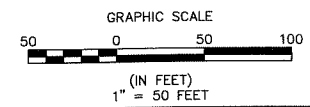
GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 50'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-GRADING
REF. NO.: SD05.11	
SHEET NO.: 15	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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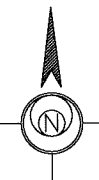
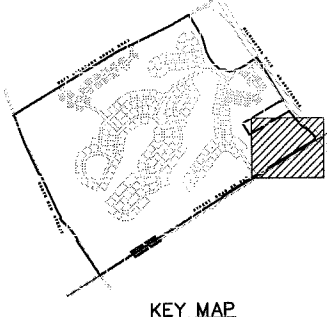
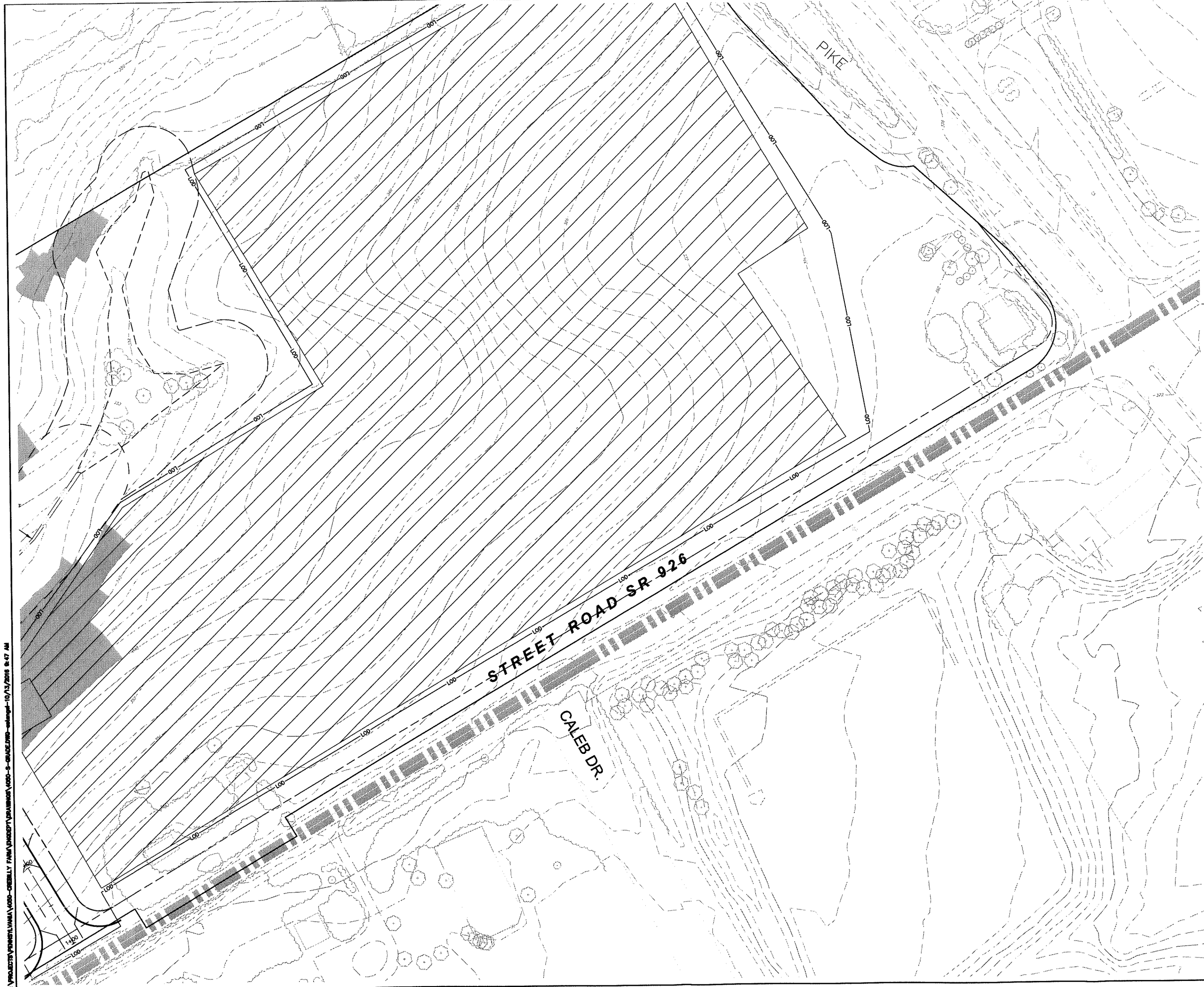
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PLAN A/PROPOSED DEVELOPMENT**

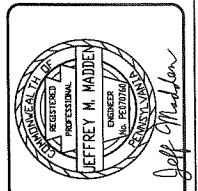
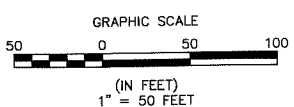
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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JOB NO: 4050	FILE NAME: 4050-S-GRADE
REF. NO: SD05.12	SHEET NO: 16 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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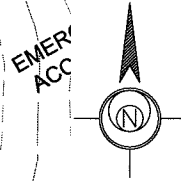
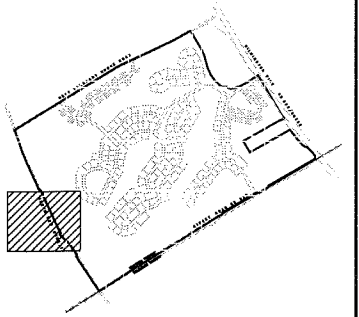
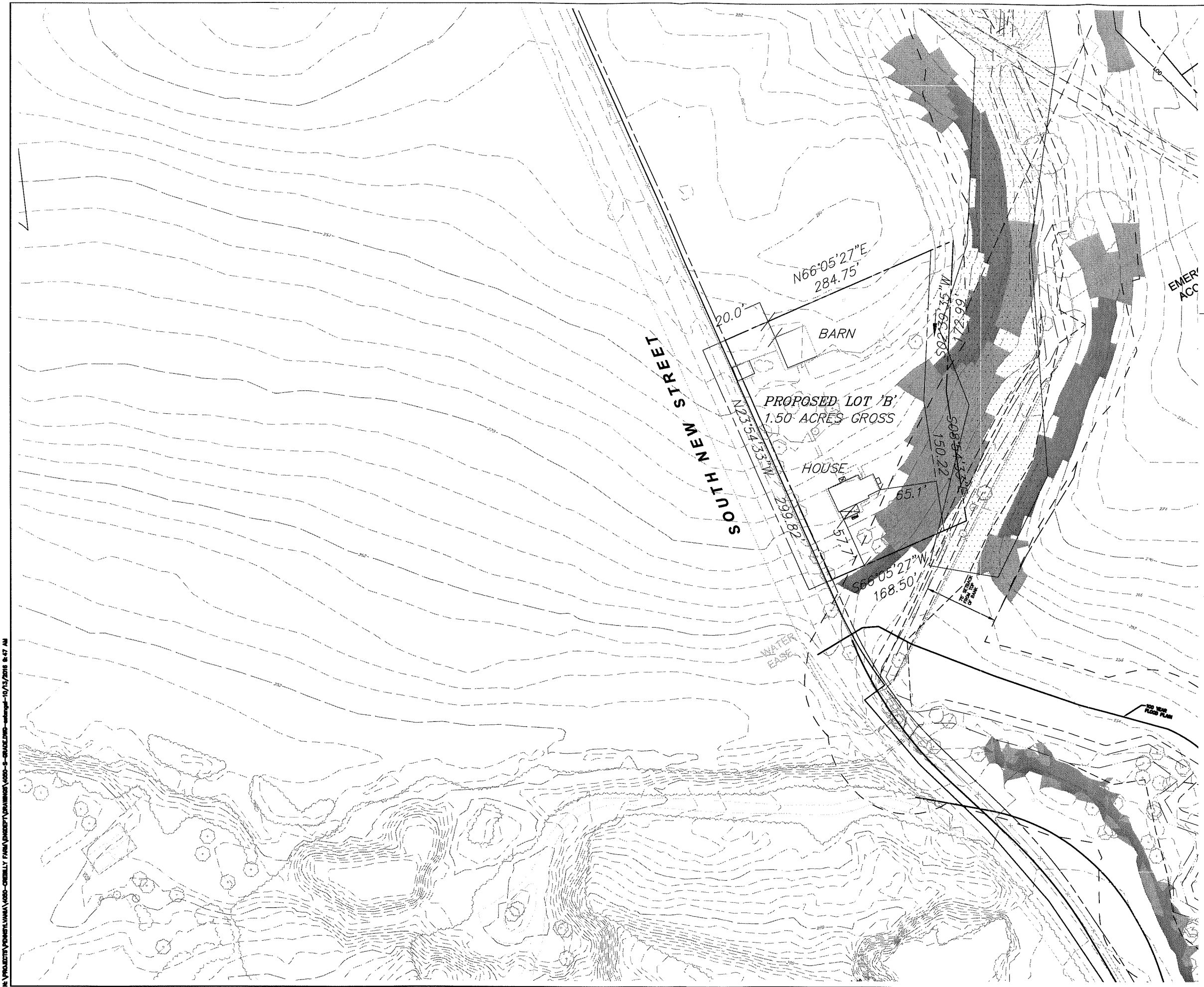
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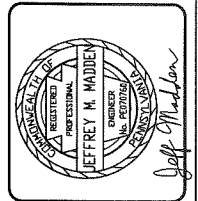
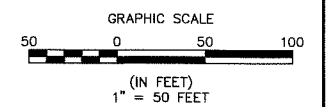
GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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SHEET NO.:	17 OF 45

IN PRODUCTION PER STATE PLAN 4050 - CREBILLY FARM SUBDIVISION, WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA - 10/13/2016 9:47 AM



- 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
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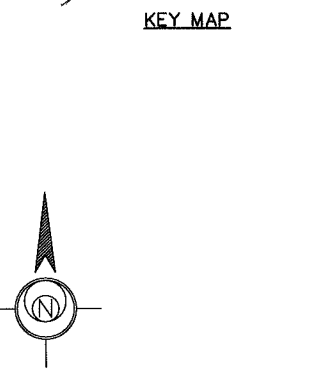
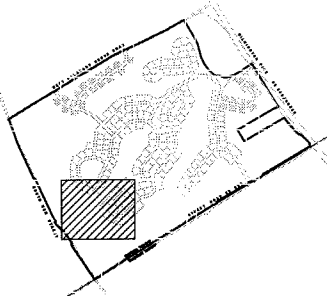
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REV.	DATE	DESCRIPTION

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

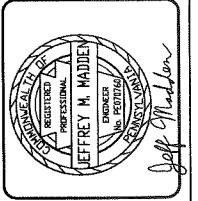
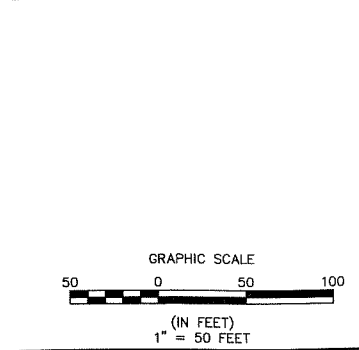
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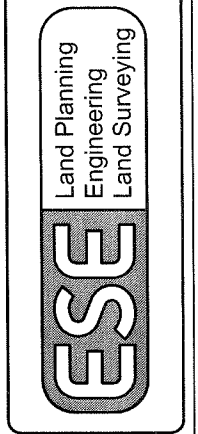


LEGEND

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	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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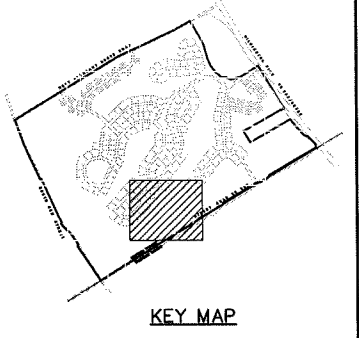
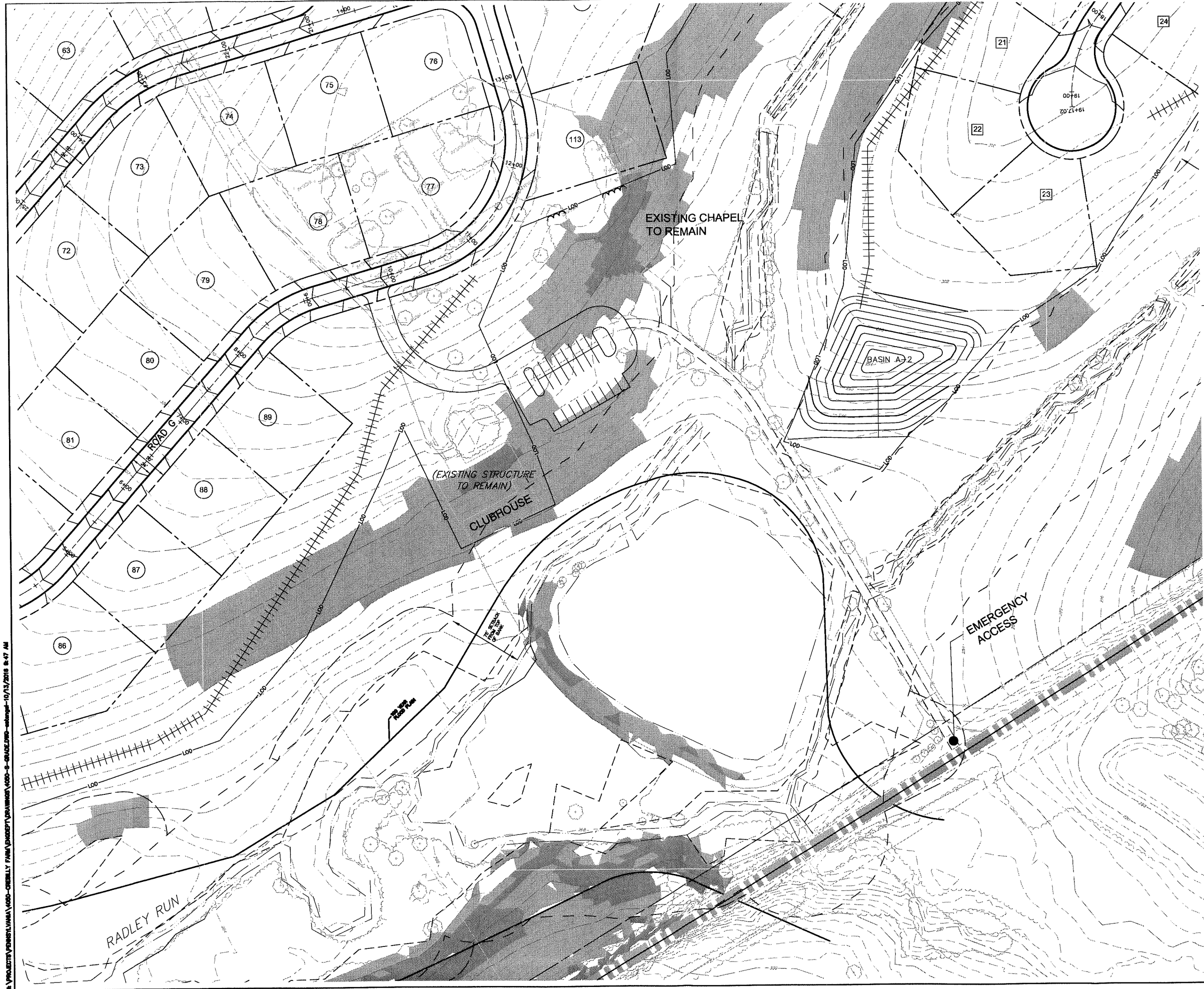


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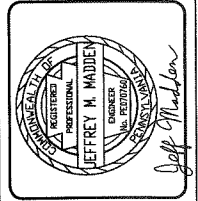
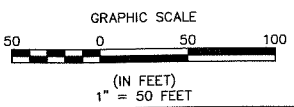
GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 50'
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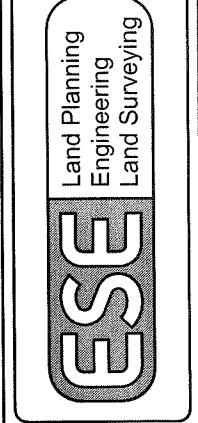
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- LEGEND**
- EXISTING STRUCTURE
 - EXISTING CONTOURS (2' INTERVALS)
 - PROPOSED CONTOURS (2' INTERVALS)
 - EXISTING SPOT ELEVATION
 - LOT NUMBER
 - PROPOSED PROPERTY LINE
 - PROPOSED R.O.W.
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - EXISTING INLET W/ STORM SEWER
 - EXISTING SANITARY MANHOLE
 - LIMIT OF DISTURBANCE
 - TOWNSHIP LINE
 - PROPOSED SWALE LOCATION
 - PROPOSED EFFLUENT DISPOSAL AREA
 - EXISTING 15-25% SLOPES
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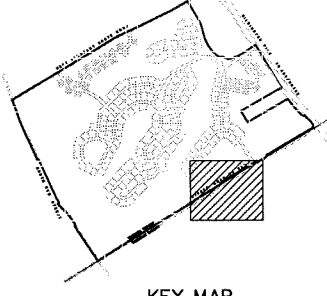


REV.	DATE	DESCRIPTION

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

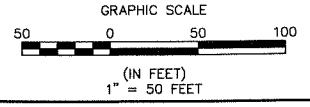
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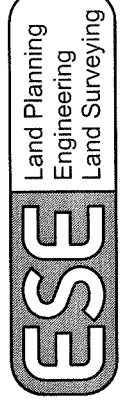


LEGEND

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



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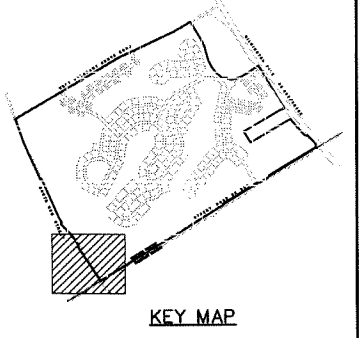
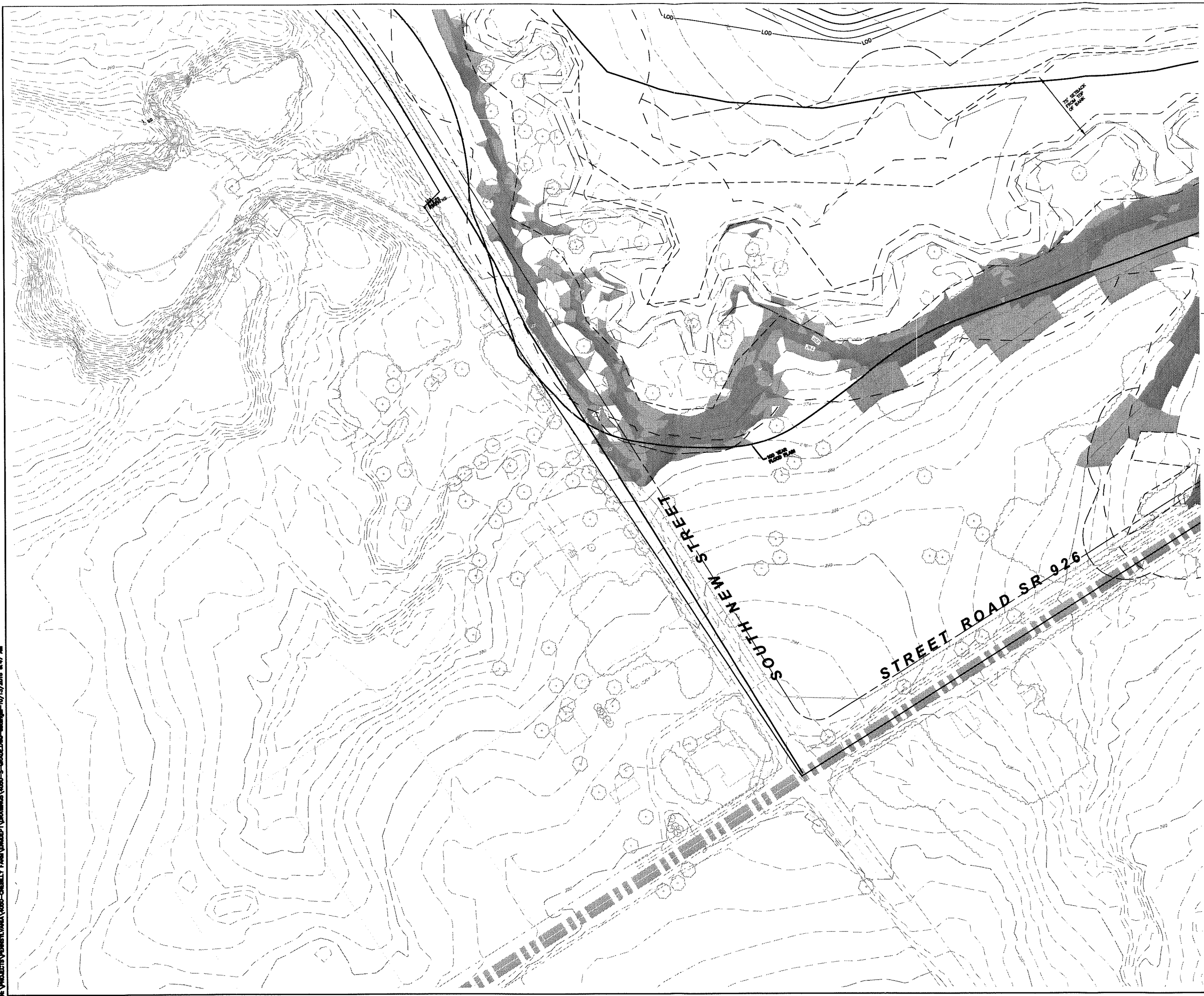
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GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

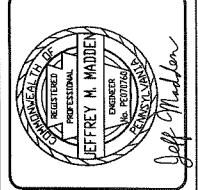
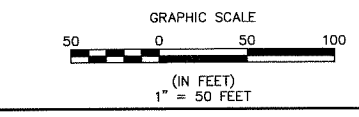
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REF. NO.:	SHEET NO.:
SD05.17	21 of 45

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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



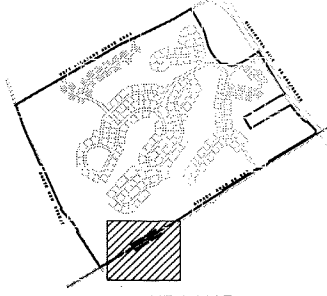
ESE Consultants, Inc.
 250 Gibraltar Road,
 Suite 2E
 Horsham, PA 19044
 Tel: 215-914-2050
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REV.	DATE	DESCRIPTION

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.:	SD05.18
SHEET NO.:	22 of 45

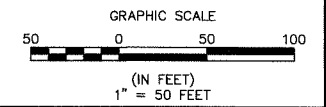


KEY MAP

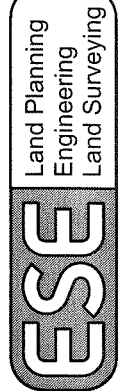


LEGEND

- 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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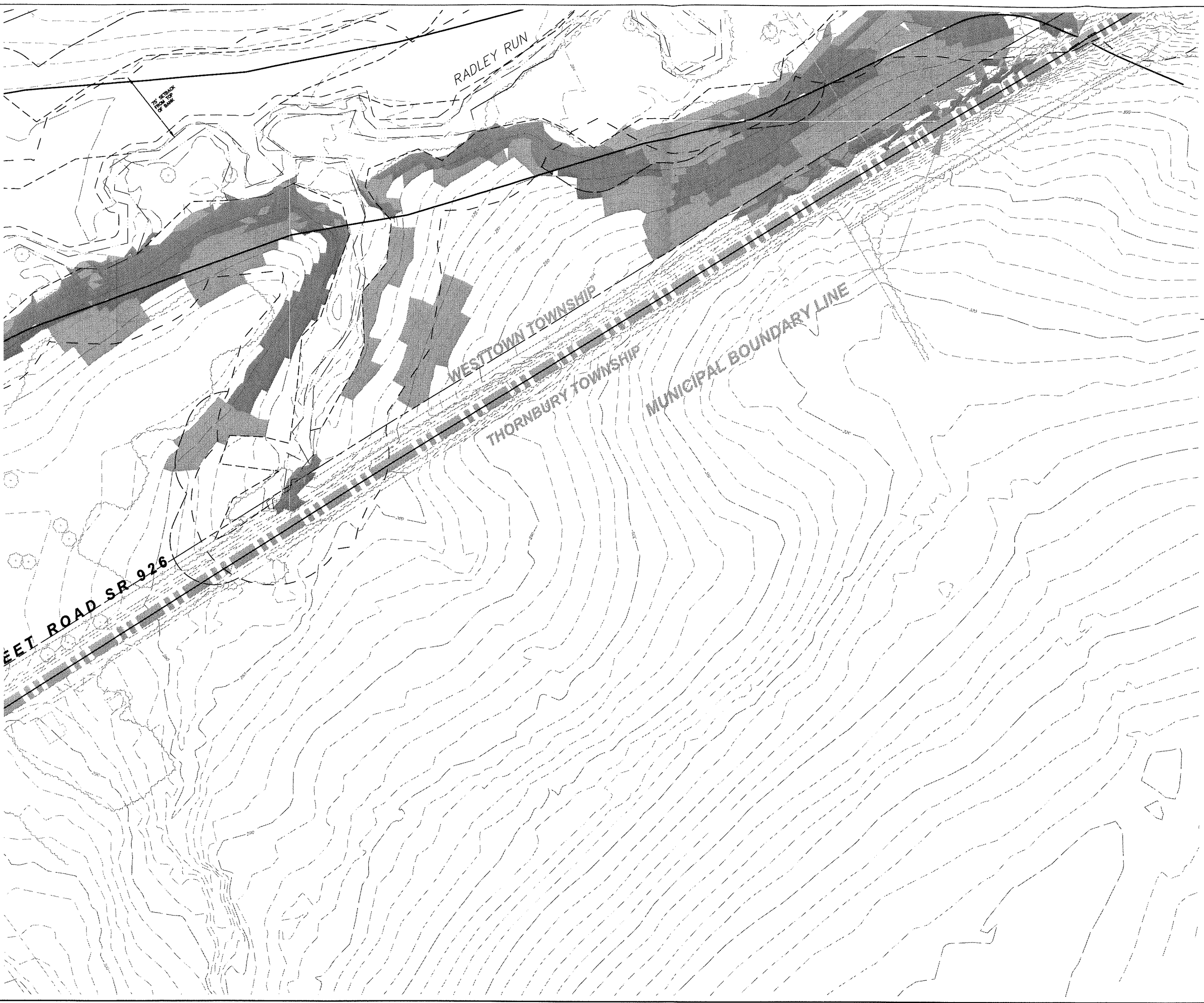


REV.	DATE	DESCRIPTION

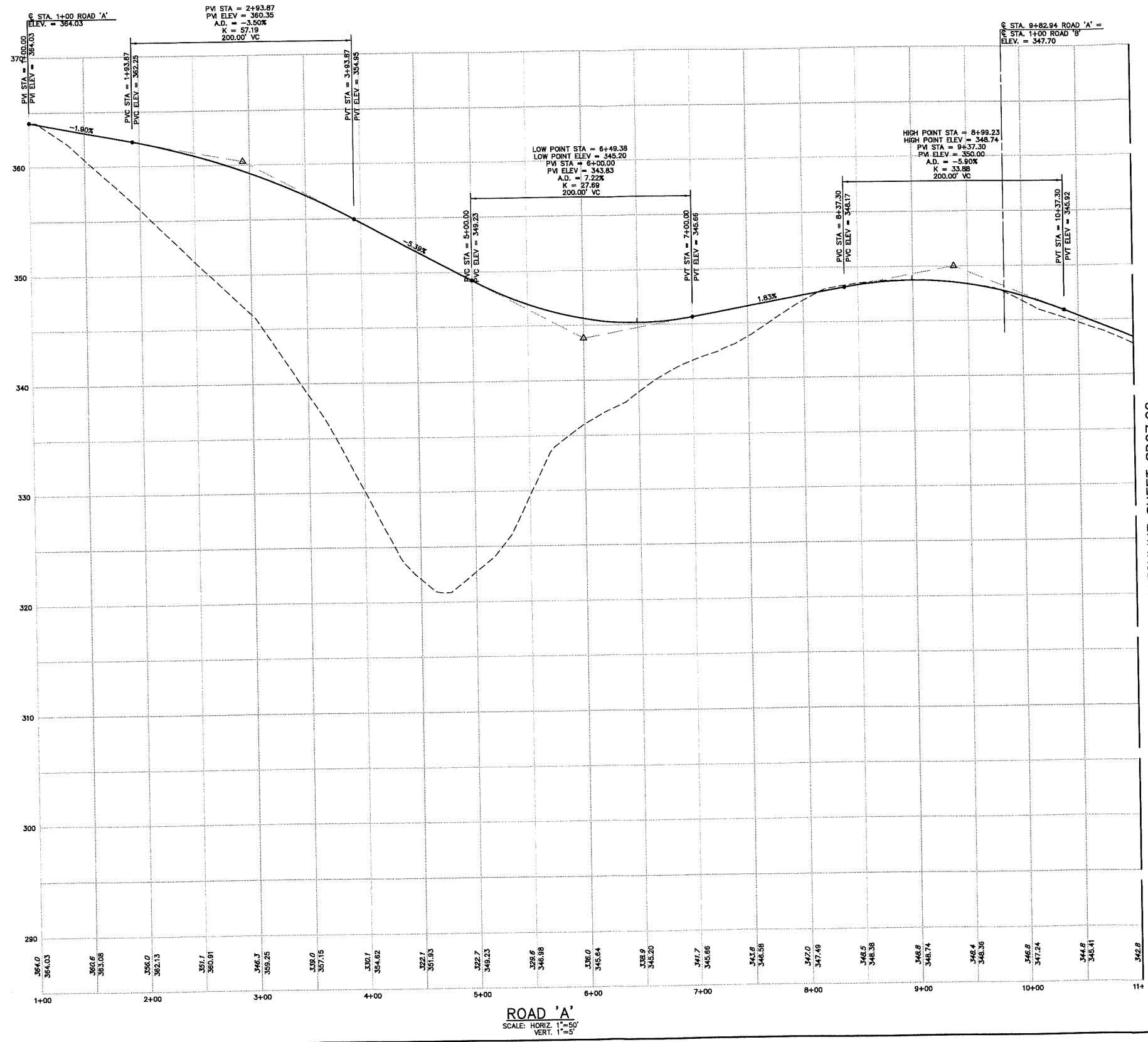
GRADING PLAN
PLAN A/PROPOSED DEVELOPMENT
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 50'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S--GRADE
REF. NO.: SD05.19	
SHEET NO.: 23	OF 45

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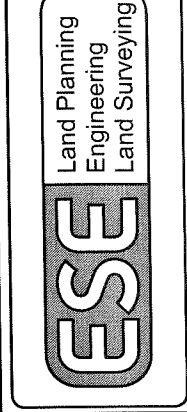
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MATCHLINE SHEET SD07.02

ROAD 'A'
SCALE: HORIZ. 1"=50'
VERT. 1"=5'

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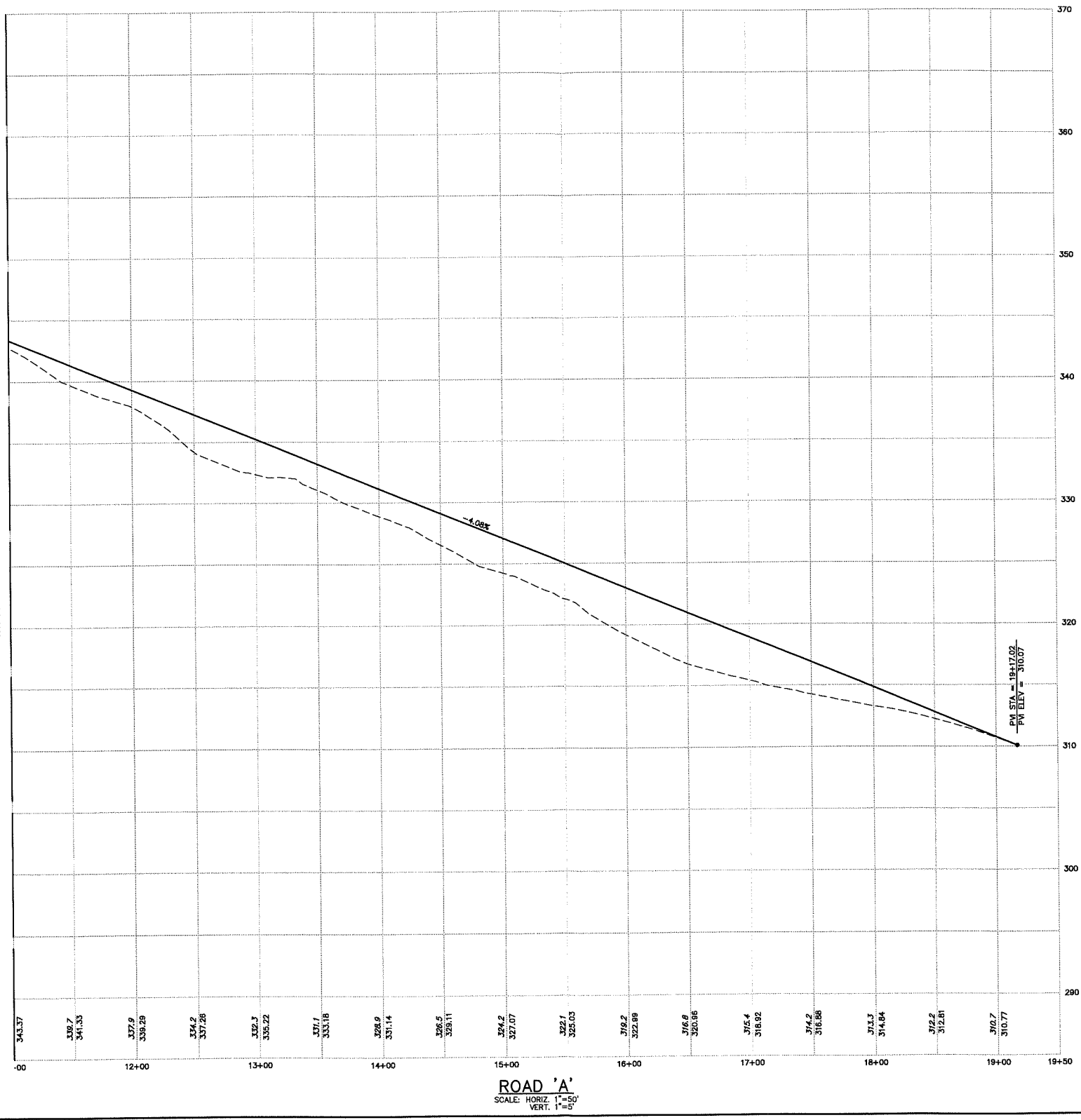
REV.	DATE	DESCRIPTION

ROAD PROFILE ROAD 'A'	
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-PROF-R
REF. NO.: SD07.01	
SHEET NO.: 24 OF 45	



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MATCHLINE SHEET SD07.01

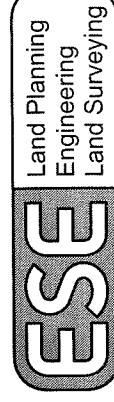


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SCALE: HORIZ 1" = 50'
VERT. 1" = 5'

DATE: 10/7/16	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-PROF-R
REF. NO.:	SHEET NO.: SD07.02
	SHEET NO.: 25 OF 45

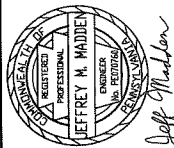
ROAD PROFILE
ROAD 'A'
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

REV.	DATE	DESCRIPTION

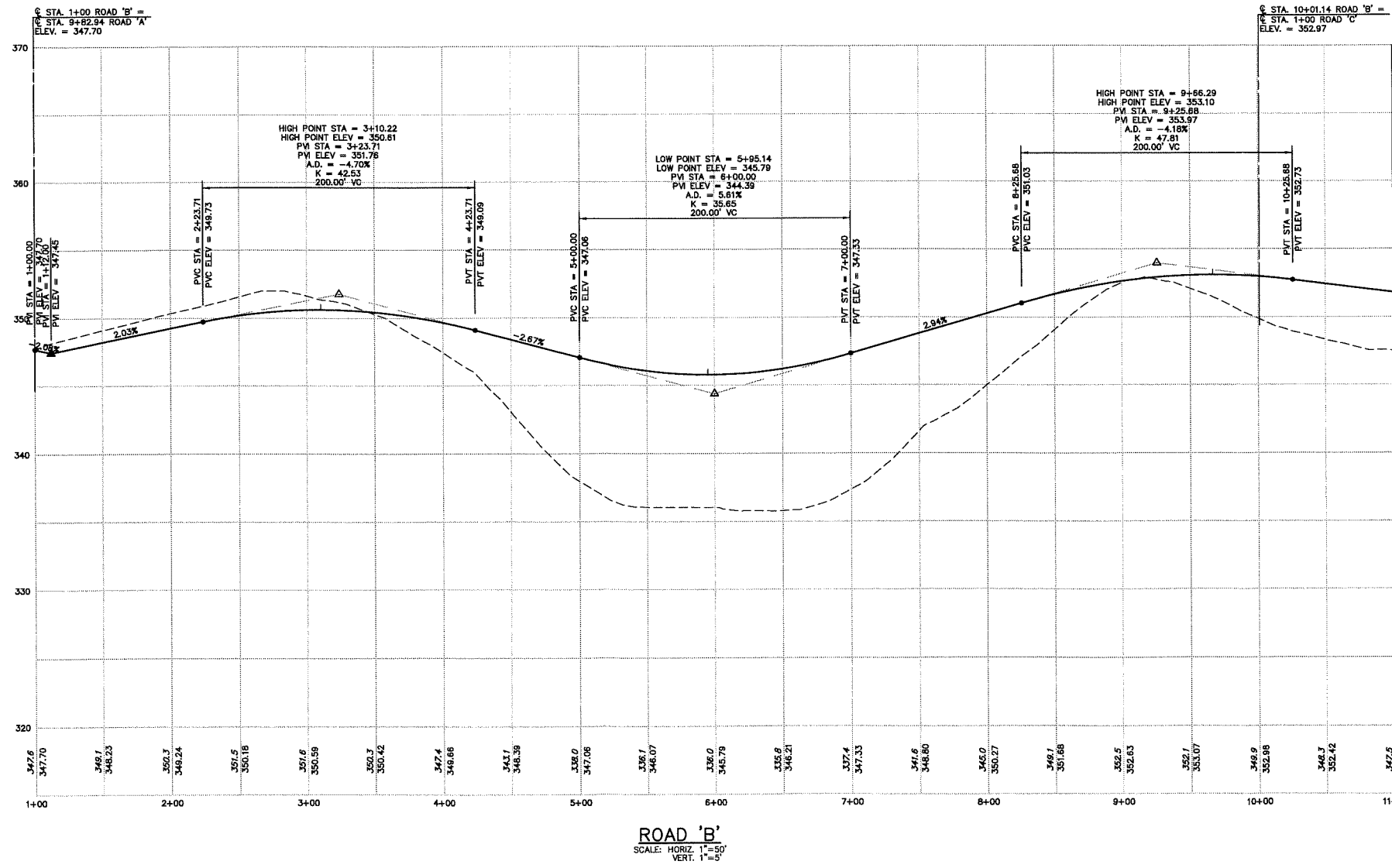


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MATCHLINE SHEET SD07.04

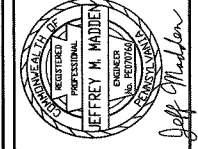
DATE: 10/7/16
SCALE: AS NOTED
DESIGN: JMM
DRAWN: EJS
JOB NO.: 4050
FILE NAME: 4050-S-PROF-R
REF. NO.: SD07.03
SHEET NO.: 26 OF 45

ROAD PROFILE
ROAD 'B'
CREBBLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

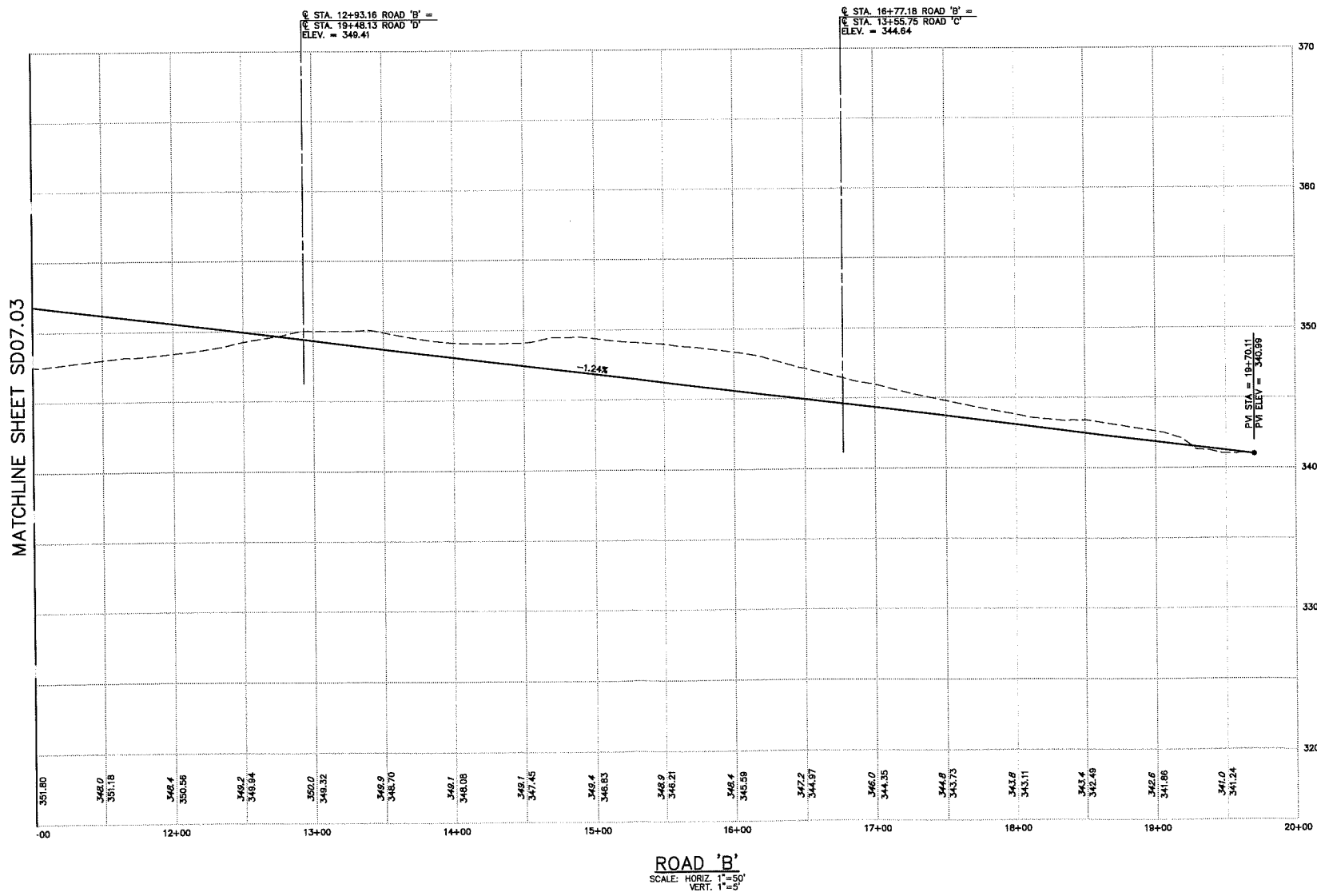
REV.	DATE	DESCRIPTION	DRAWN

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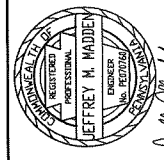


MATCHLINE SHEET SD07.03

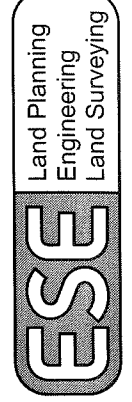
± STA. 12+93.16 ROAD 'B' =
± STA. 13+48.13 ROAD 'D' =
ELEV. = 349.41

± STA. 16+77.18 ROAD 'B' =
± STA. 13+55.76 ROAD 'C' =
ELEV. = 344.64

PM STA = 19+70.11
PI ELEV = 346.89



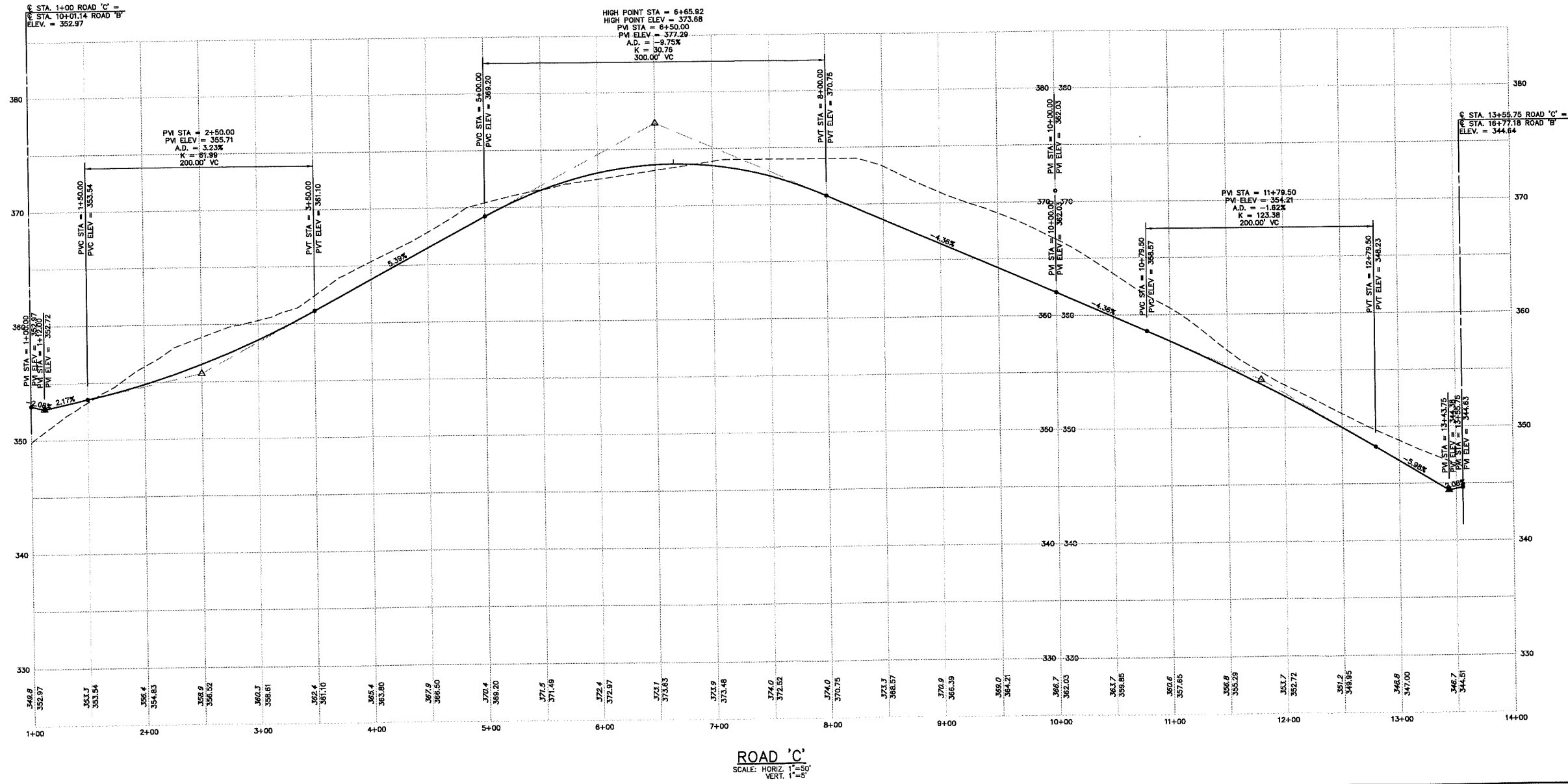
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Fax: 215-293-5488



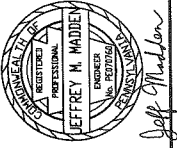
ROAD PROFILE
ROAD 'B'
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-PROF
REF. NO.:	SD07.04
SHEET NO.:	27 OF 45

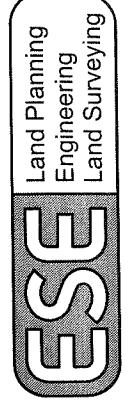
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ROAD 'C'
SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



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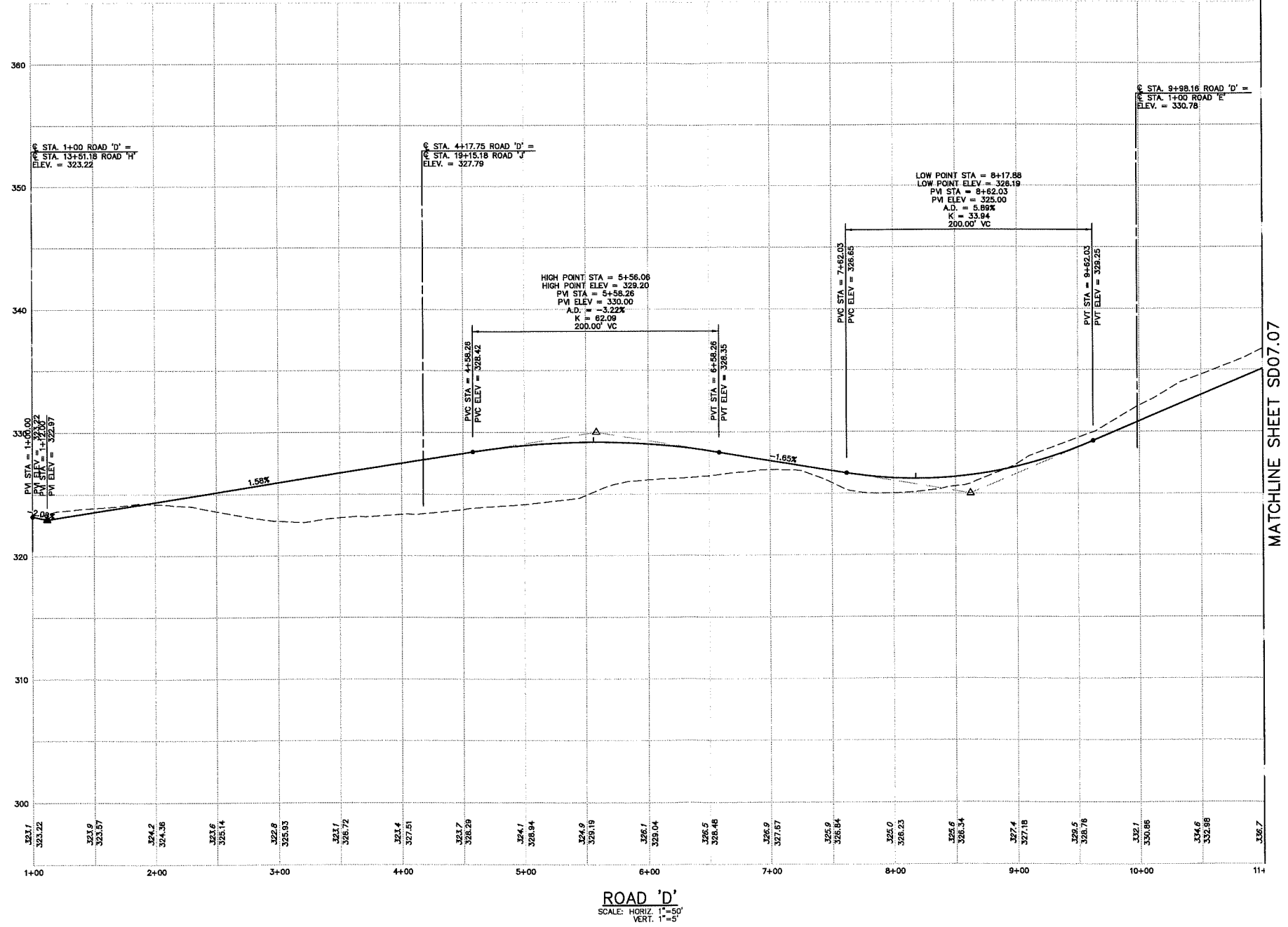


REV.	DATE	DESCRIPTION

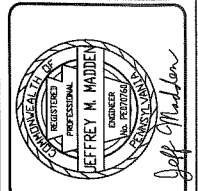
ROAD PROFILE
ROAD 'C'
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-PROF-DWG
REF. NO.: SD07.05	
SHEET NO.: 28	OF 45

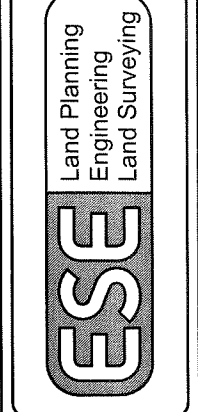
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MATCHLINE SHEET SD07.07



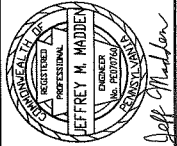
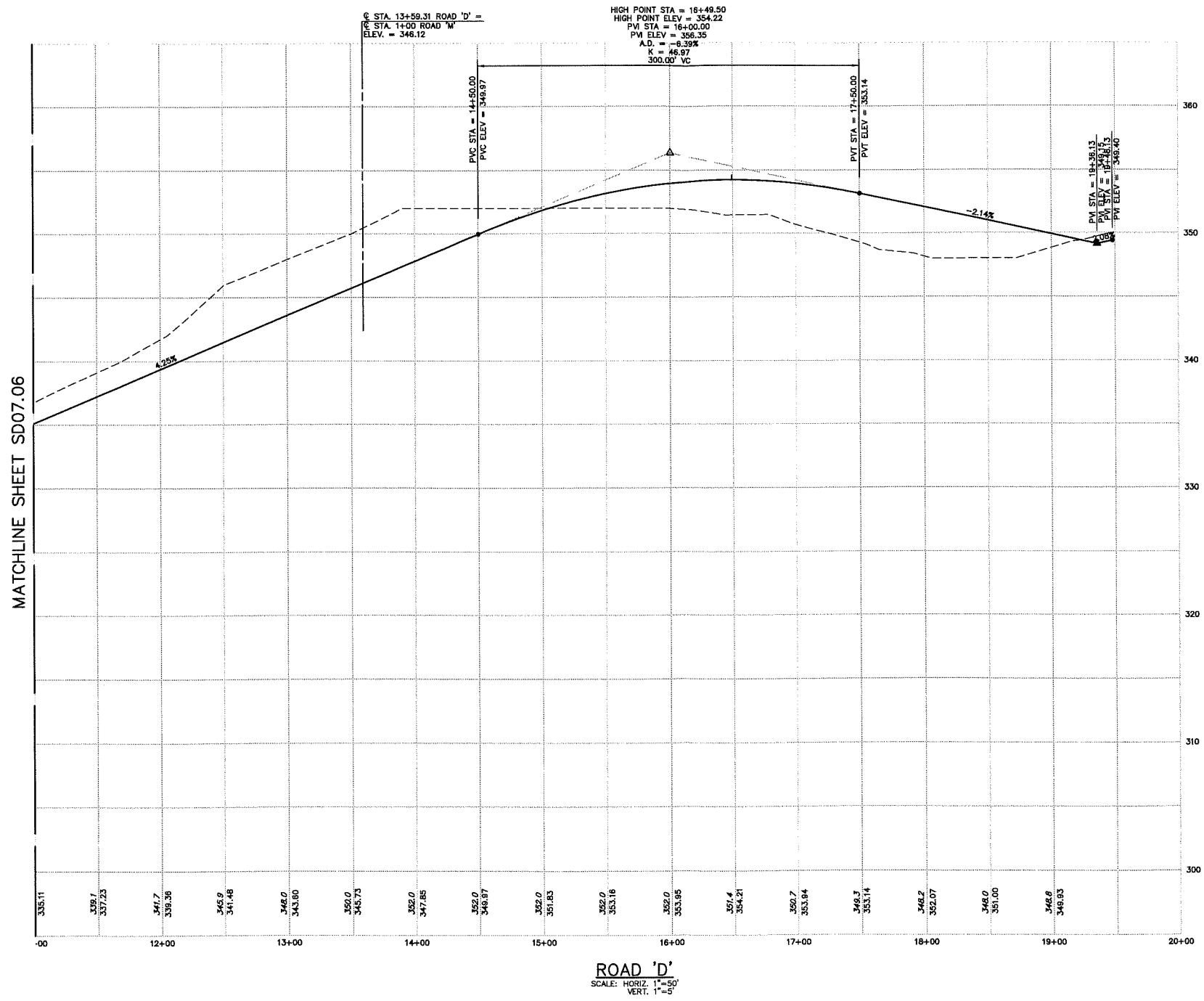
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REV.	DATE	DESCRIPTION	DRAWN

ROAD PROFILE
ROAD 'D'
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-PROF-R
REF. NO.: SD07.06	
SHEET NO.: 29	OF 45



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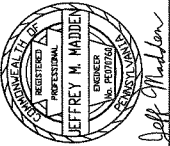
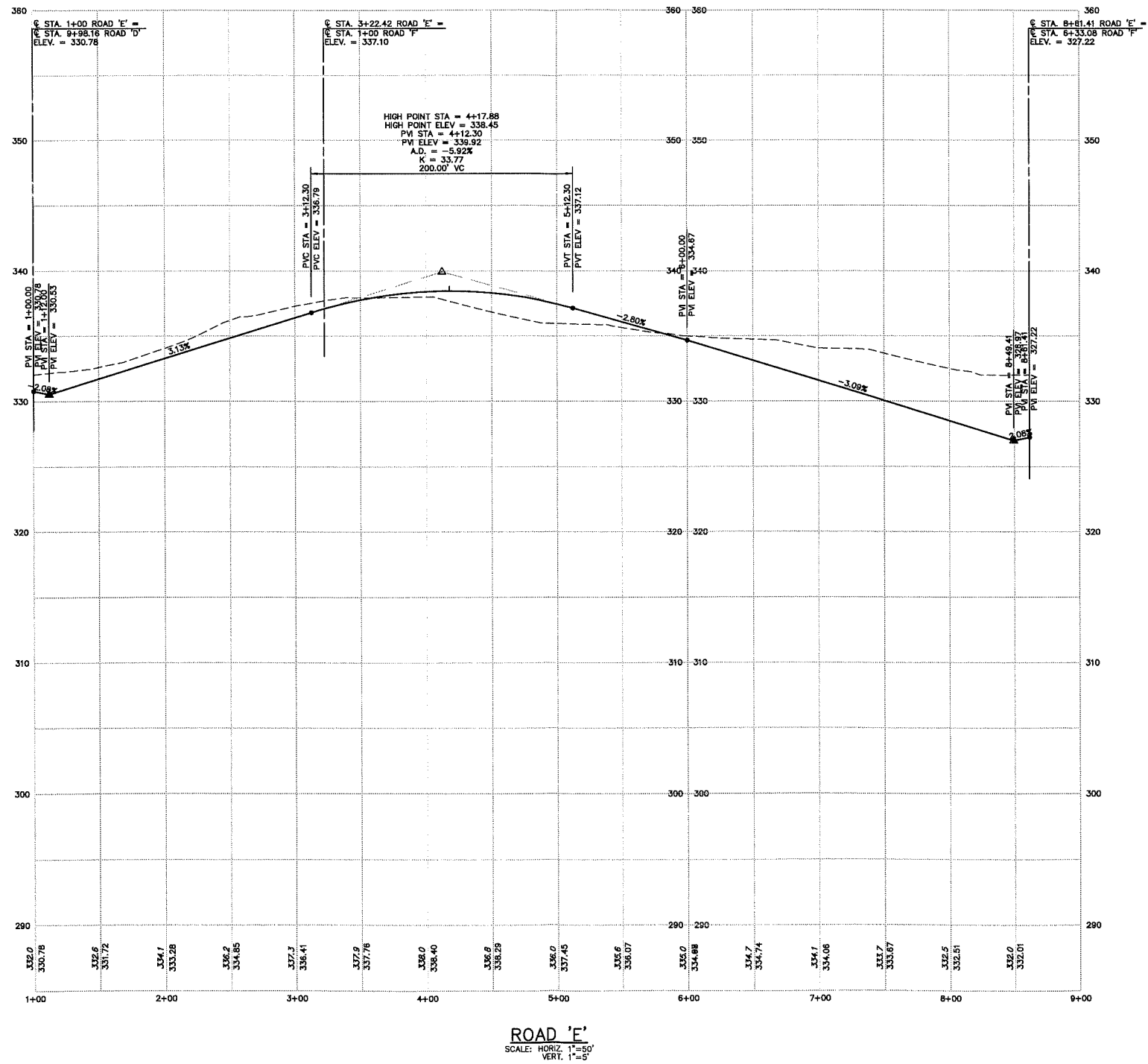
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REV.	DATE	DESCRIPTION	DRAWN

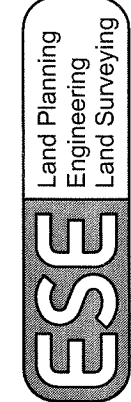
ROAD PROFILE
ROAD 'D'
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-PROF-R
REF. NO.:	SD07.07
SHEET NO.:	30 OF 45

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JEFFREY M. MADJEN
ENGINEER
101597
PENN. STATE



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REV.	DATE	DESCRIPTION

ROAD PROFILE ROAD 'E'	
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-PROF-R
REF. NO.: SD07.08	
SHEET NO.: 31	OF 45

6 STA. 1+00 ROAD 'F' =
3 STA. 3+22.42 ROAD 'E' =
ELEV. = 337.10

6 STA. 6+33.08 ROAD 'F' =
6 STA. 6+61.41 ROAD 'E' =
ELEV. = 327.22

LOW POINT STA = 11+75.58
LOW POINT ELEV = 318.36
PW STA = 12+00.00
PW ELEV = 316.74
A.D. = 4.41%
K = 87.97
300.00' VC

HIGH POINT STA = 15+48.73
HIGH POINT ELEV = 324.07
PW STA = 15+21.71
PW ELEV = 325.00
A.D. = -4.04%
K = 49.55
200.00' VC

PVC STA = 14+21.71
PVC ELEV = 322.43

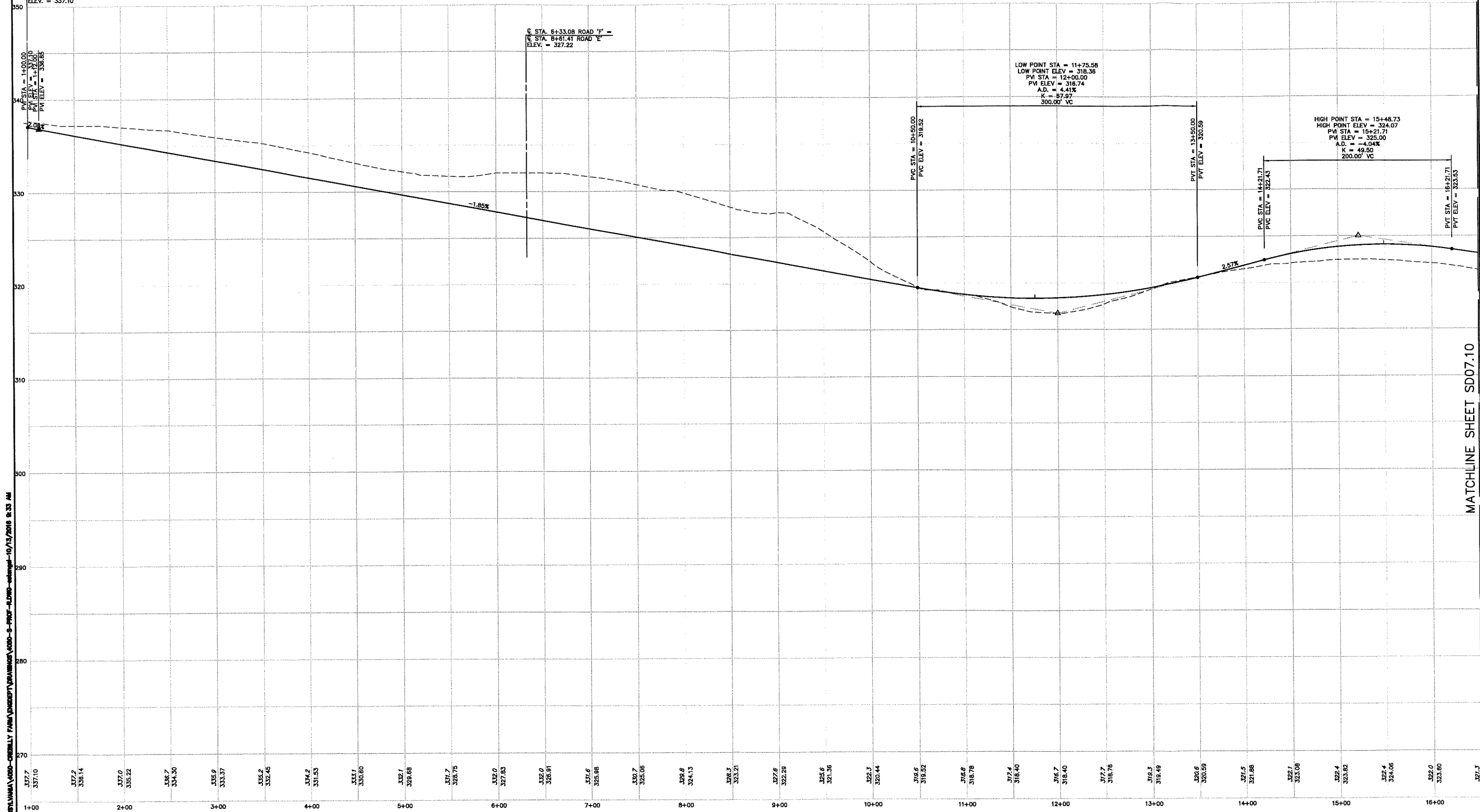
PVT STA = 16+21.71
PVT ELEV = 323.53

PVC STA = 10+50.00
PVC ELEV = 319.52

PVT STA = 15+50.00
PVT ELEV = 320.59

-1.65%

2.57%



MATCHLINE SHEET SD07.10

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ROAD 'F'
SCALE: HORIZ. 1"=50'
VERT. 1"=5'

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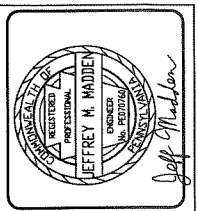
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REV.	DATE	DESCRIPTION	DRAWN

ROAD PROFILE
ROAD 'F'

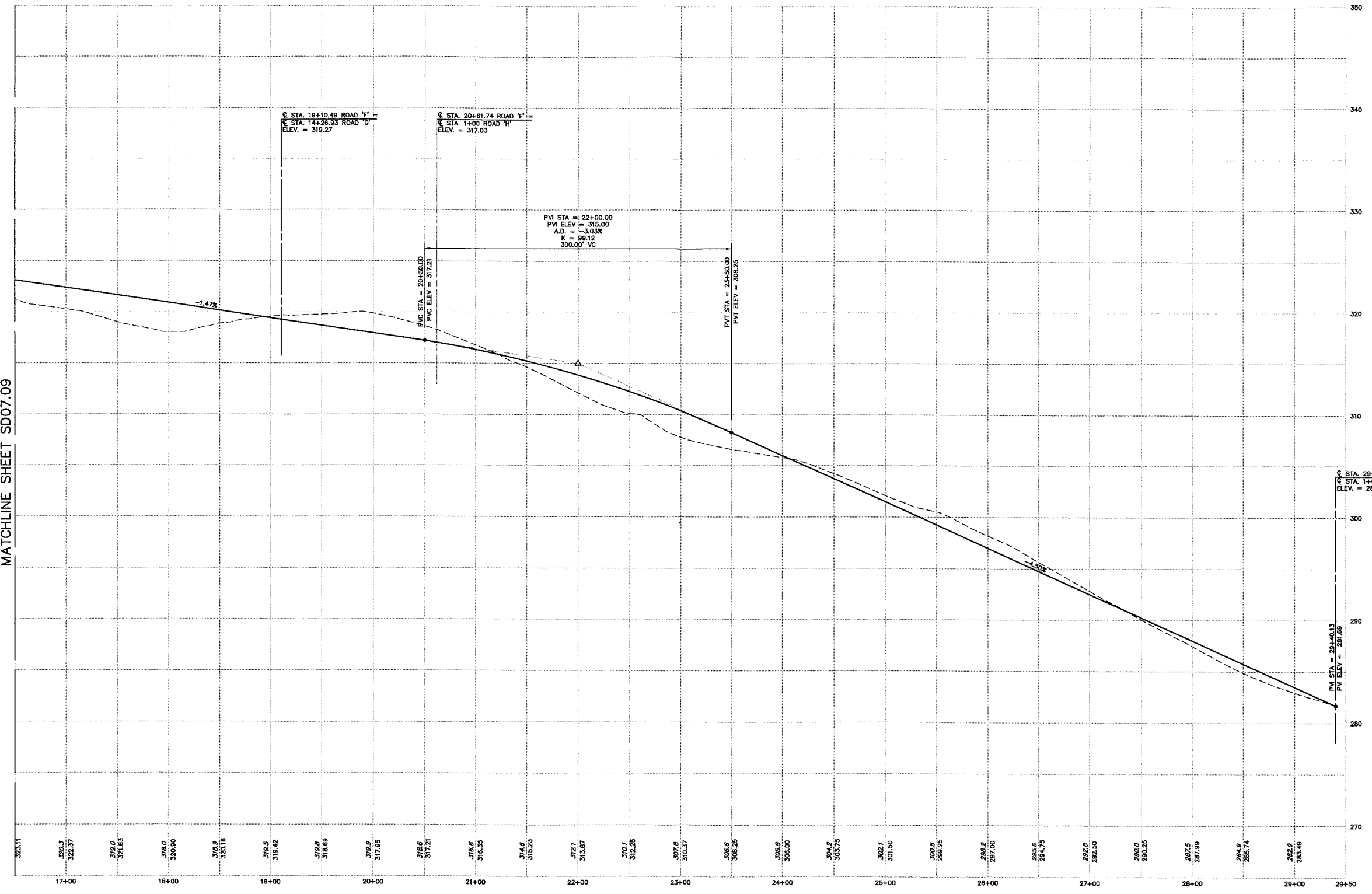
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-PROF-R
REF. NO.:	SD07.09
SHEET NO.:	32 OF 45

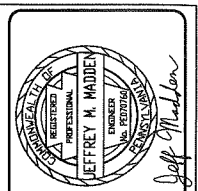


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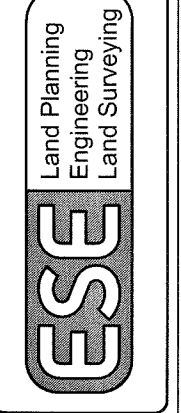
MATCHLINE SHEET SD07.09



ROAD 'F'
 SCALE: HORIZ. 1"=50'
 VERT. 1"=5'



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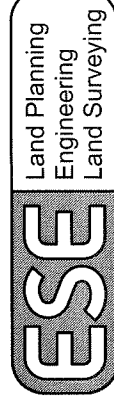
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ROAD PROFILE
ROAD 'F'
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16 SCALE: AS NOTED
 DESIGN: JMM DRAWN: EJS
 JOB NO.: 4050 FILE NAME: 4050-S-PROF-R
 SHEET NO.: **SD07.10**
33 OF **45**



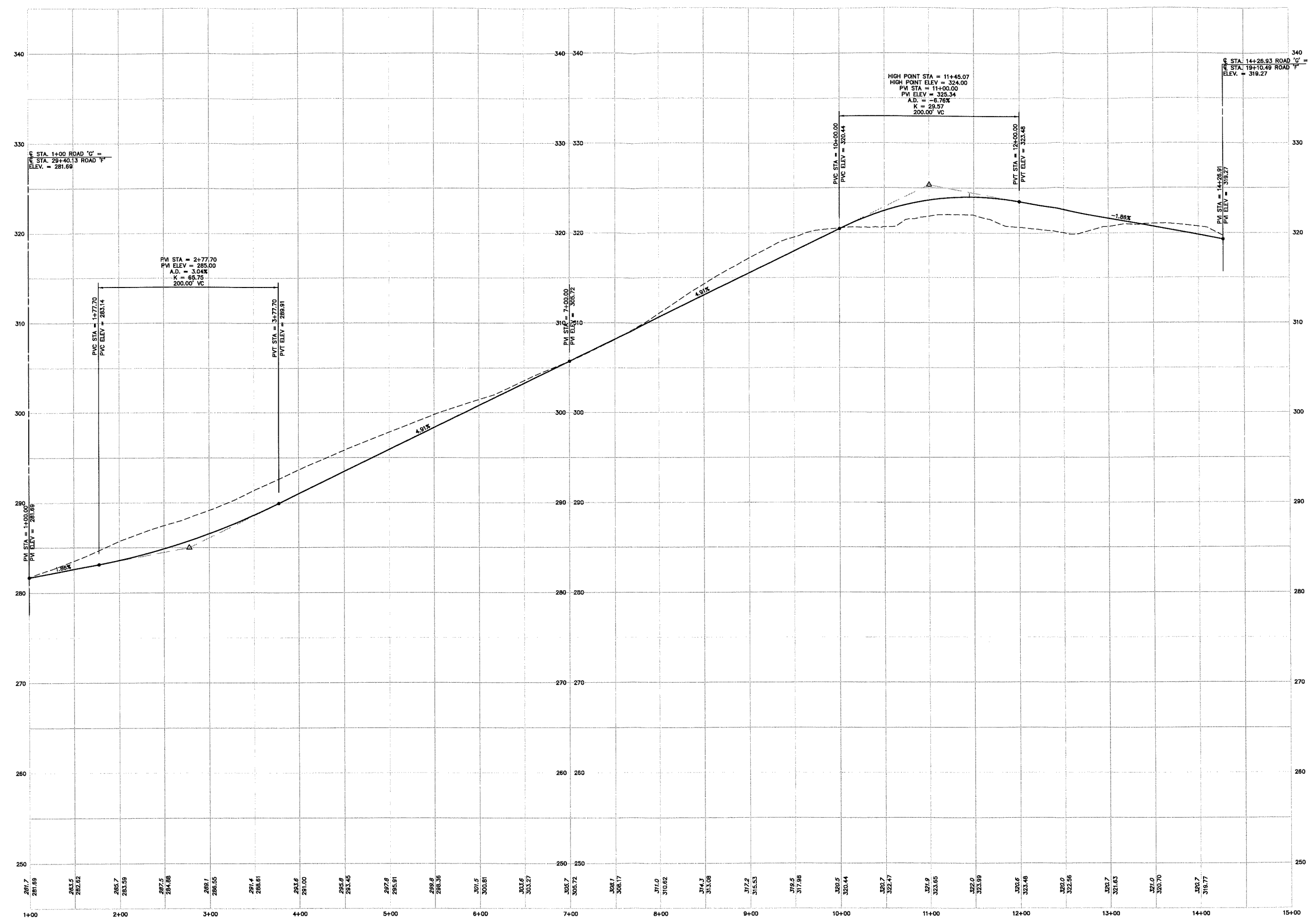
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REV.	DATE	DESCRIPTION	DRAWN

ROAD PROFILE
ROAD 'G'
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-PROF-R
 REF. NO.: SD07.11
 SHEET NO.: 34 OF 45

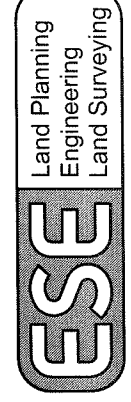


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ROAD 'G'
 SCALE: HORIZ. 1"=50'
 VERT. 1"=5'



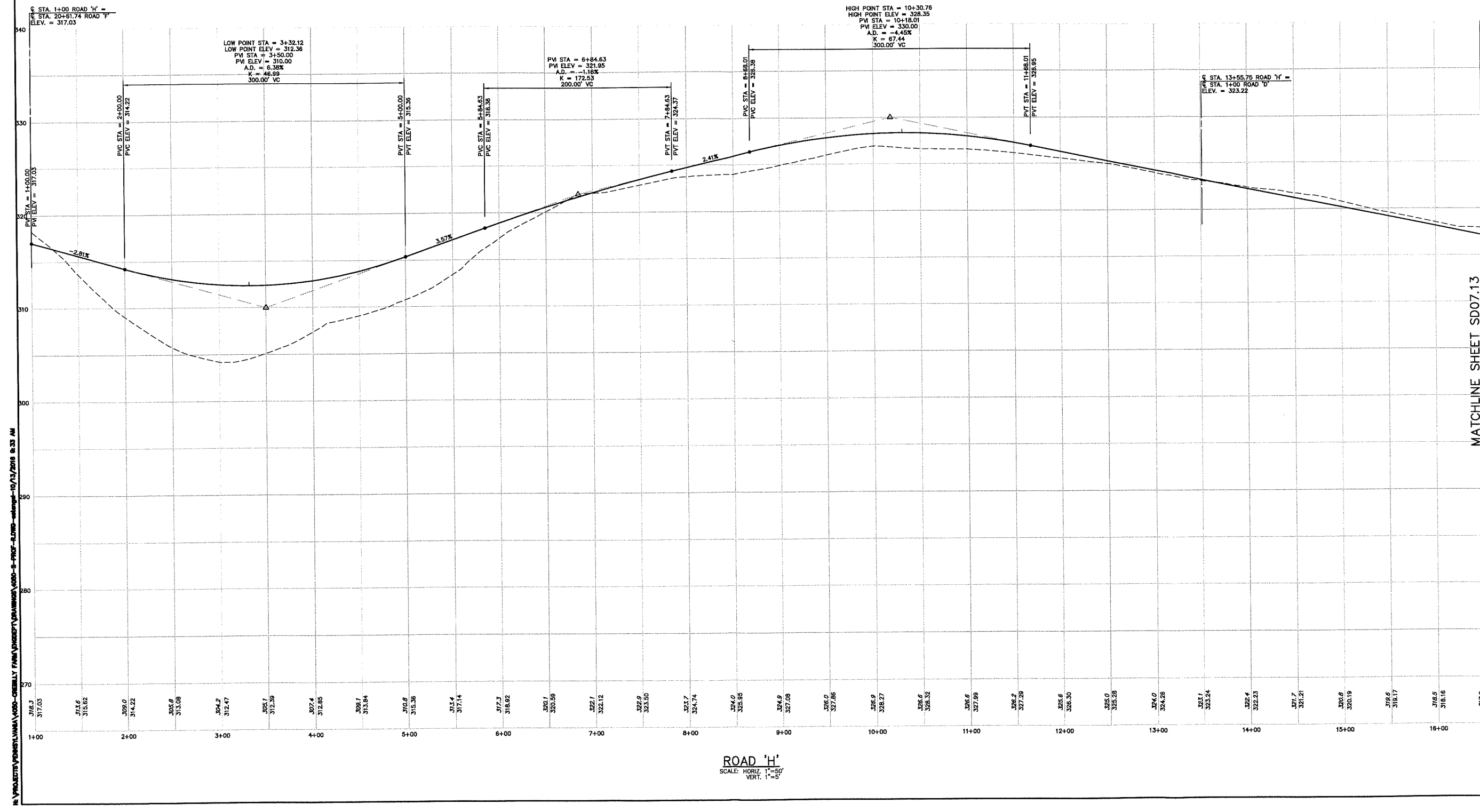
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REV.	DATE	DESCRIPTION

ROAD PROFILE
ROAD 'H'
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-PROF-8
 REF. NO.: SD07.12
 SHEET NO.: 35 OF 45

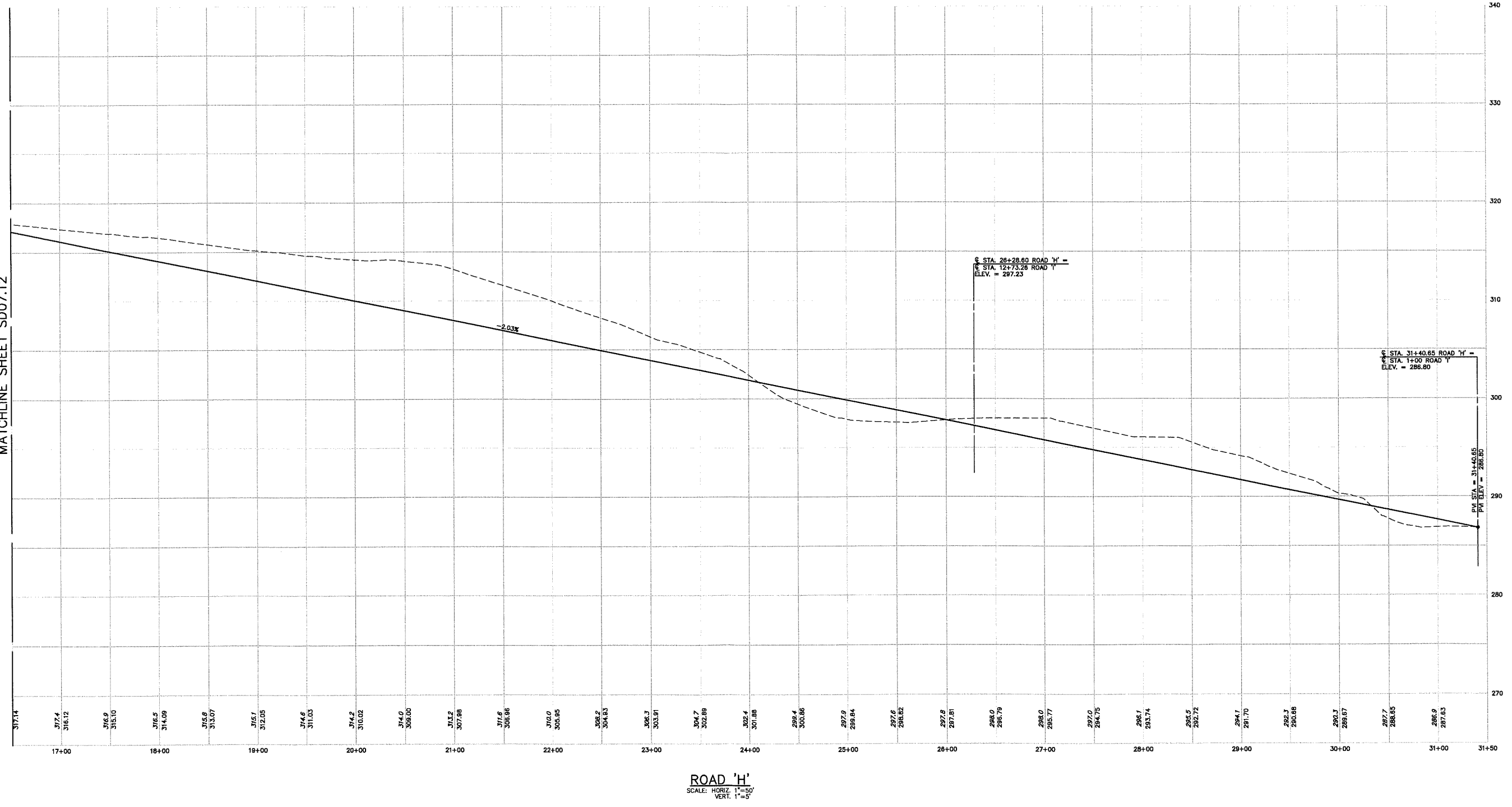


MATCHLINE SHEET SD07.13

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IN PROJECT PENNSYLVANIA ROAD-CREBILLY FARM (SHEETS) VARIOUS ADD-S-PROF-PLANS-10/13/2016 8:33 AM

MATCHLINE SHEET SD07.12



ROAD 'H'
SCALE: HORIZ. 1"=50'
VERT. 1"=5'

@ STA. 28+28.60 ROAD 'H' =
 @ STA. 12+73.28 ROAD 'Y'
 ELEV. = 297.23

@ STA. 31+40.65 ROAD 'H' =
 @ STA. 1+00 ROAD 'Y'
 ELEV. = 286.80



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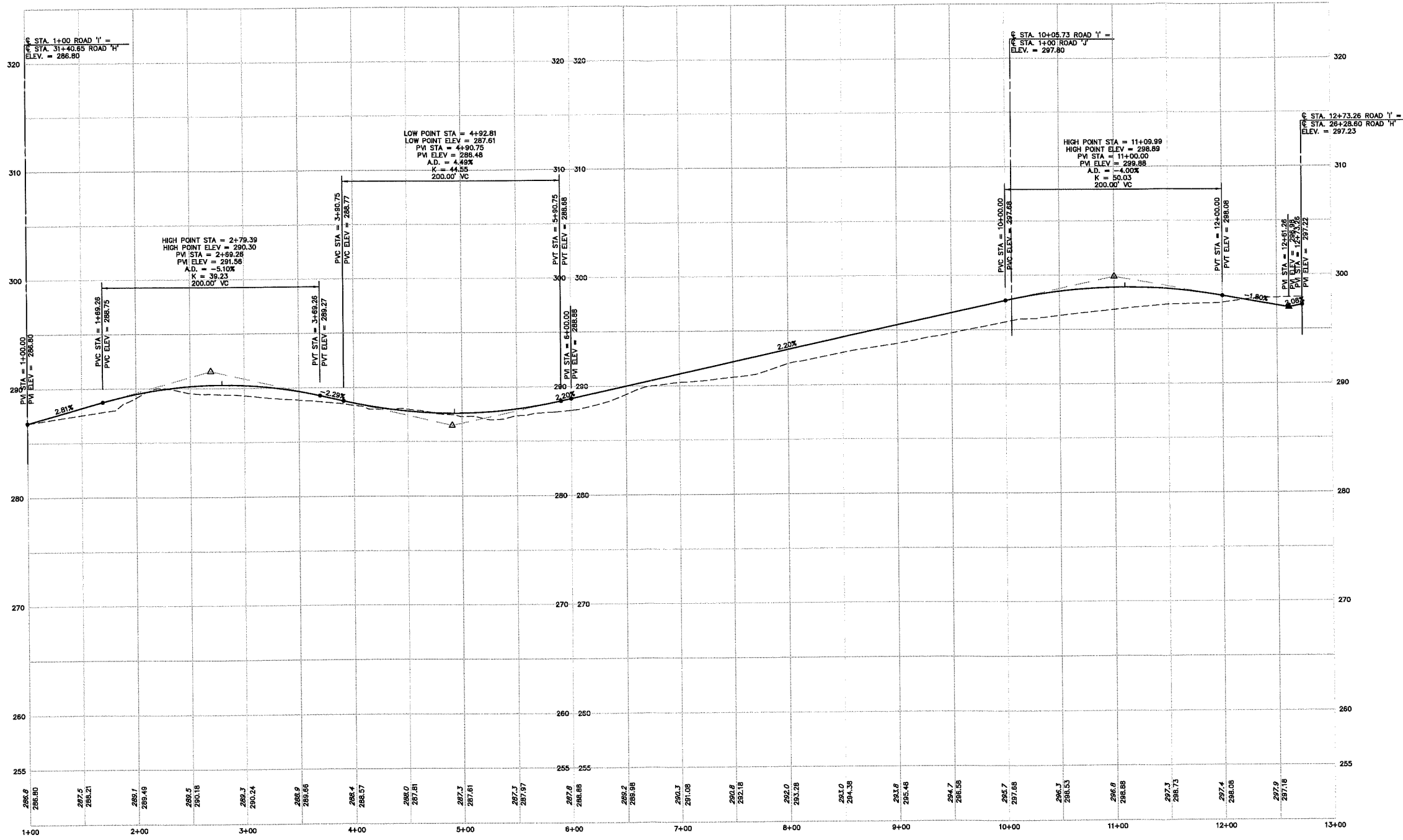
REV.	DATE	DESCRIPTION

ROAD PROFILE
ROAD 'H'

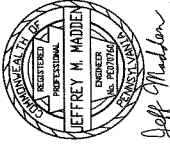
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-PROF-R
REF. NO.: SD07.13	
SHEET NO.: 36	OF 45

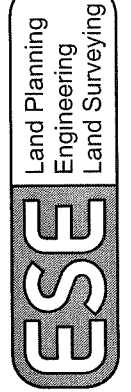
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ROAD 'I'
SCALE: HORIZ. 1"=50'
VERT. 1"=5'



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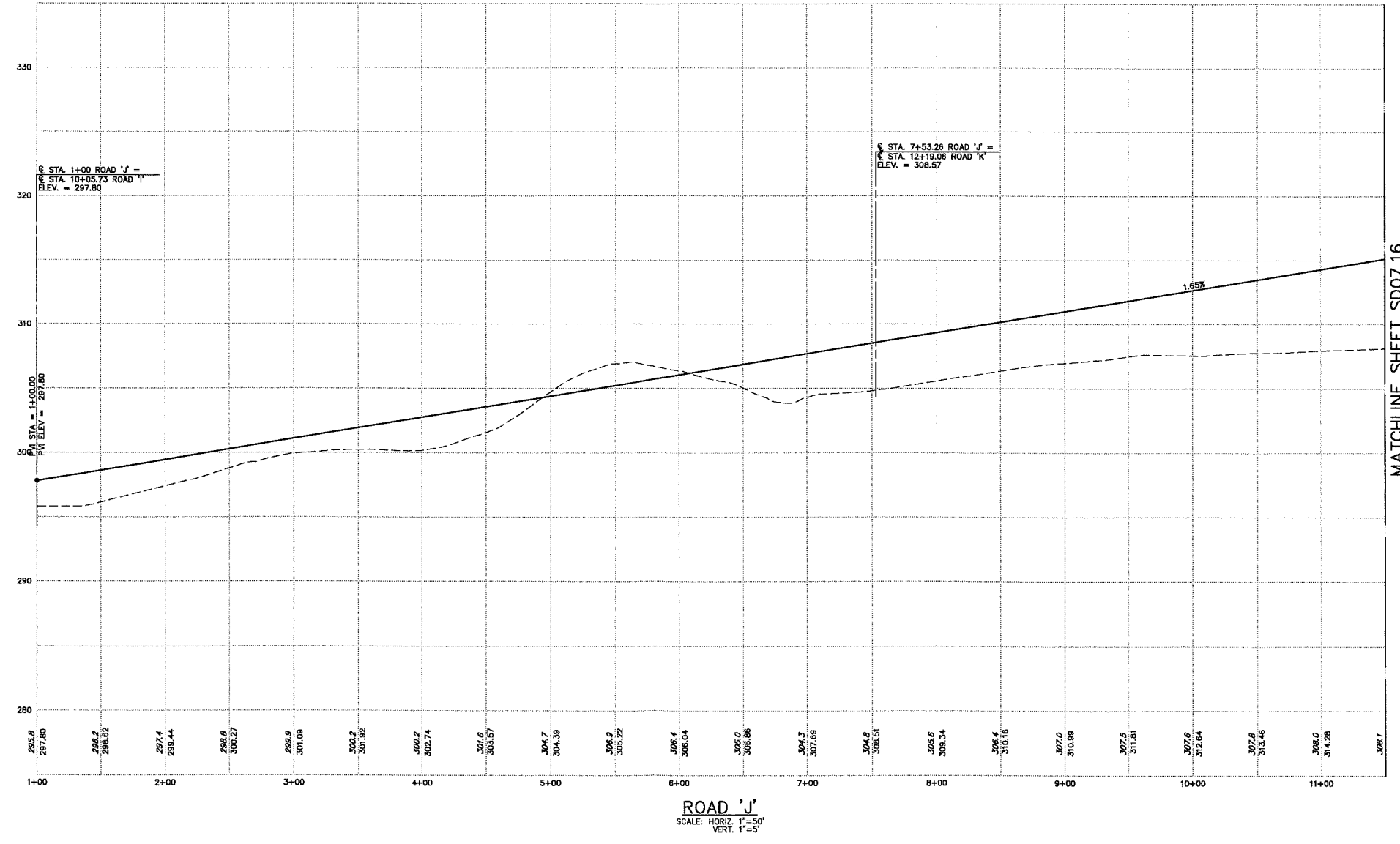
REV.	DATE	DESCRIPTION

ROAD PROFILE
ROAD 'I'

CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

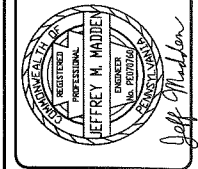
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JOB NO.: 4050	FILE NAME: 4050-S-PROF-R
REF. NO.: SD07.14	SHEET NO.: 37 OF 45

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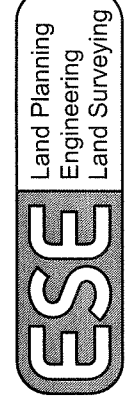


MATCHLINE SHEET SD07.16

ROAD 'J'
SCALE: HORIZ. 1"=50'
VERT. 1"=5'



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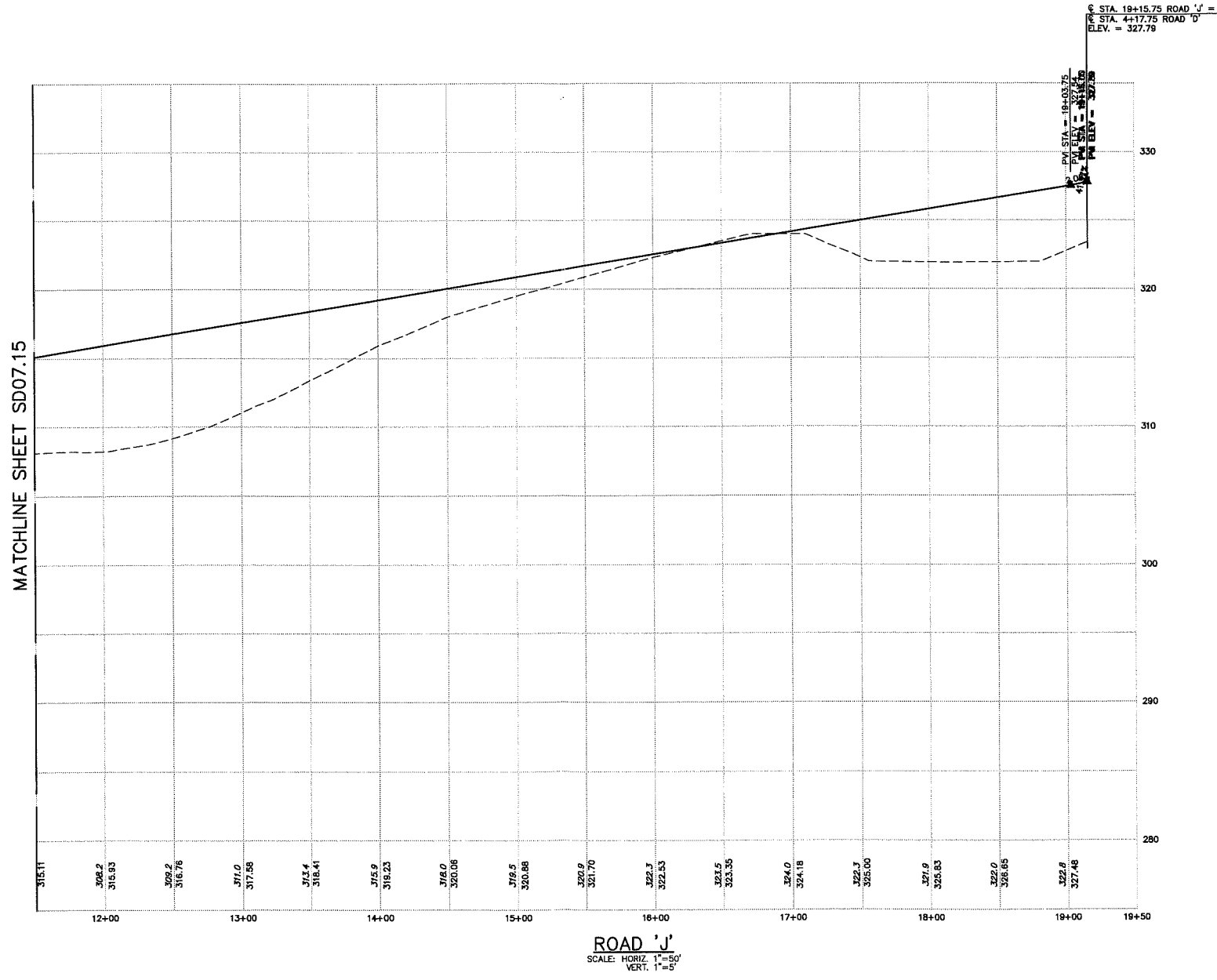
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ROAD PROFILE
ROAD 'J'

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-PROF-R
REF. SHEET NO.: SD07.15	SHEET NO.: 38 OF 45

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SHEET NO. 39 OF 45

FILE NO. SD07.16

JOB NO. 4050 FILE NAME: 4050-S-PROF-R

DESIGN: JMM DRAWN: EJS

DATE: 10/7/16 SCALE: AS NOTED

ROAD PROFILE
ROAD 'J'
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

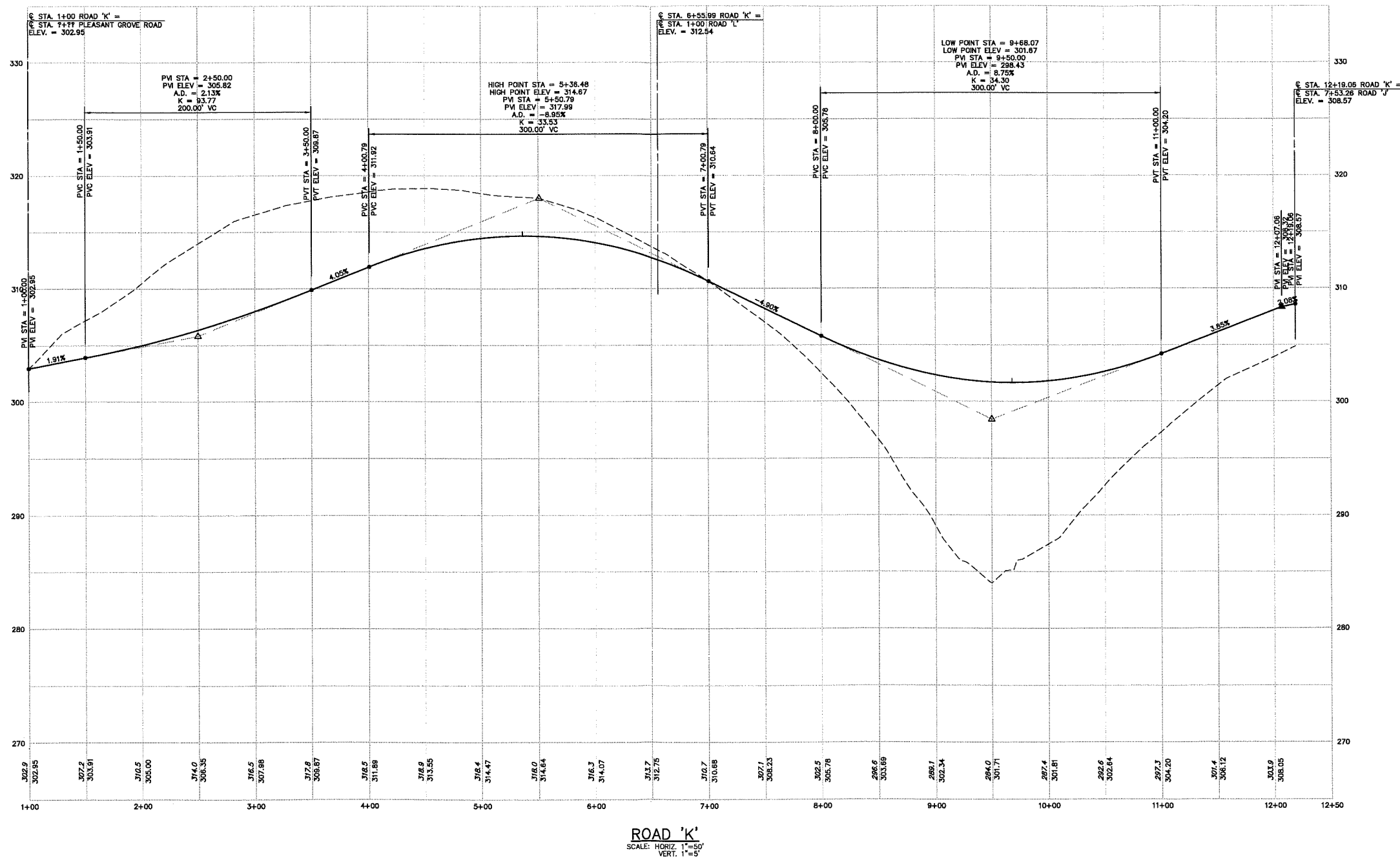
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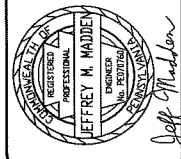
ESE Consultants, Inc.
250 Gibraltar Road,
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Horsham, PA 19044
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Fax: 215-293-5488

JEFFREY M. HADDEN
PROFESSIONAL
LAND SURVEYOR
No. 12003
Jeff M. Hadden

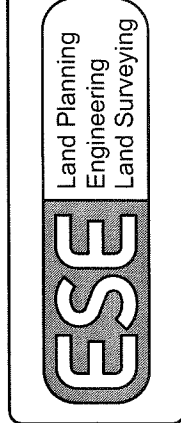
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ROAD 'K'
SCALE: HORIZ. 1"=50'
VERT. 1"=5'



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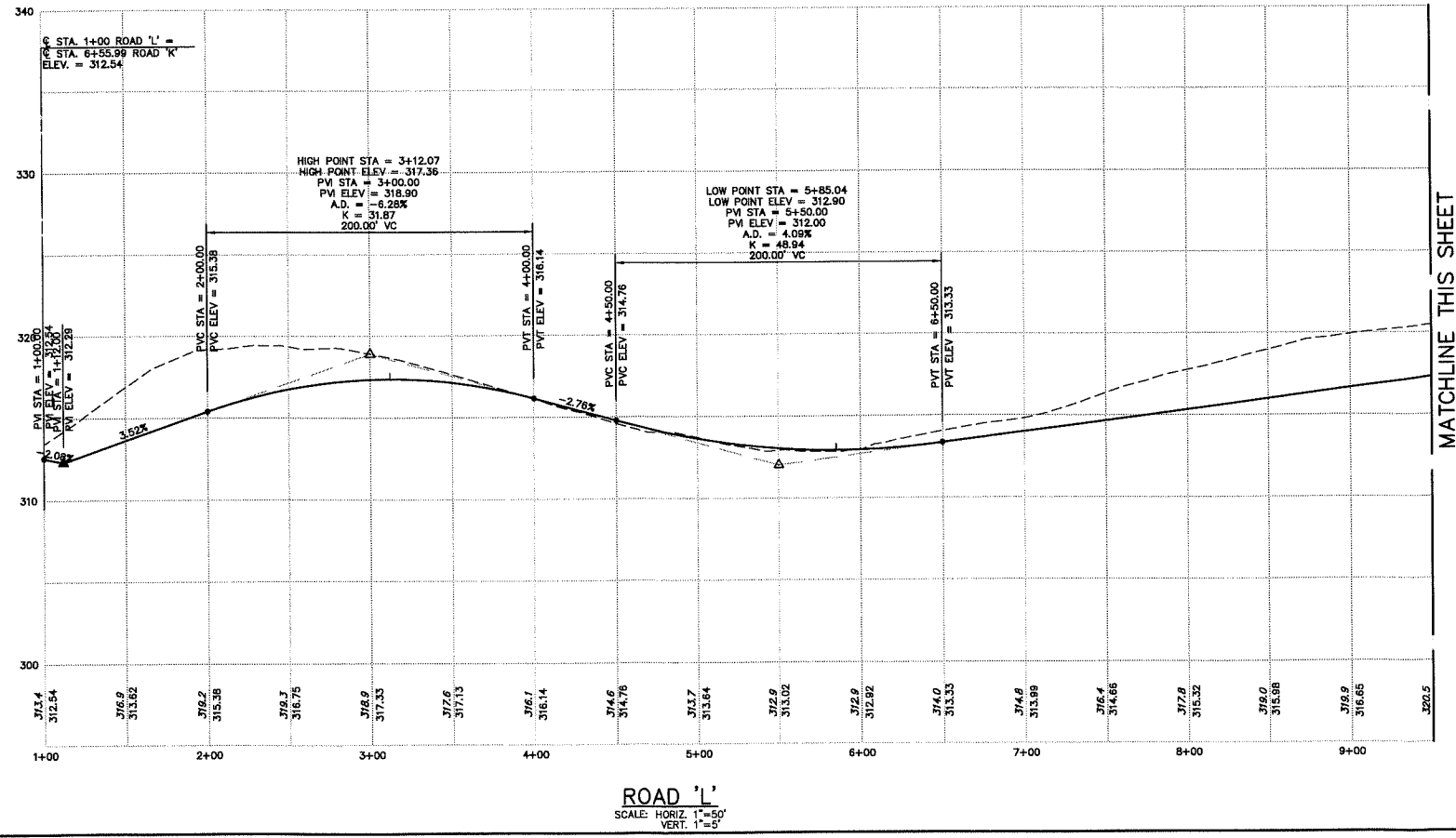


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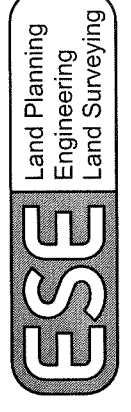
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ROAD 'K'
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	10/7/16	SCALE:	AS NOTED
DESIGN:	JMM	DRAWN:	EJS
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REF. NO.:	SD07.17	SHEET NO.:	40 OF 45

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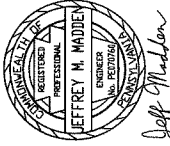
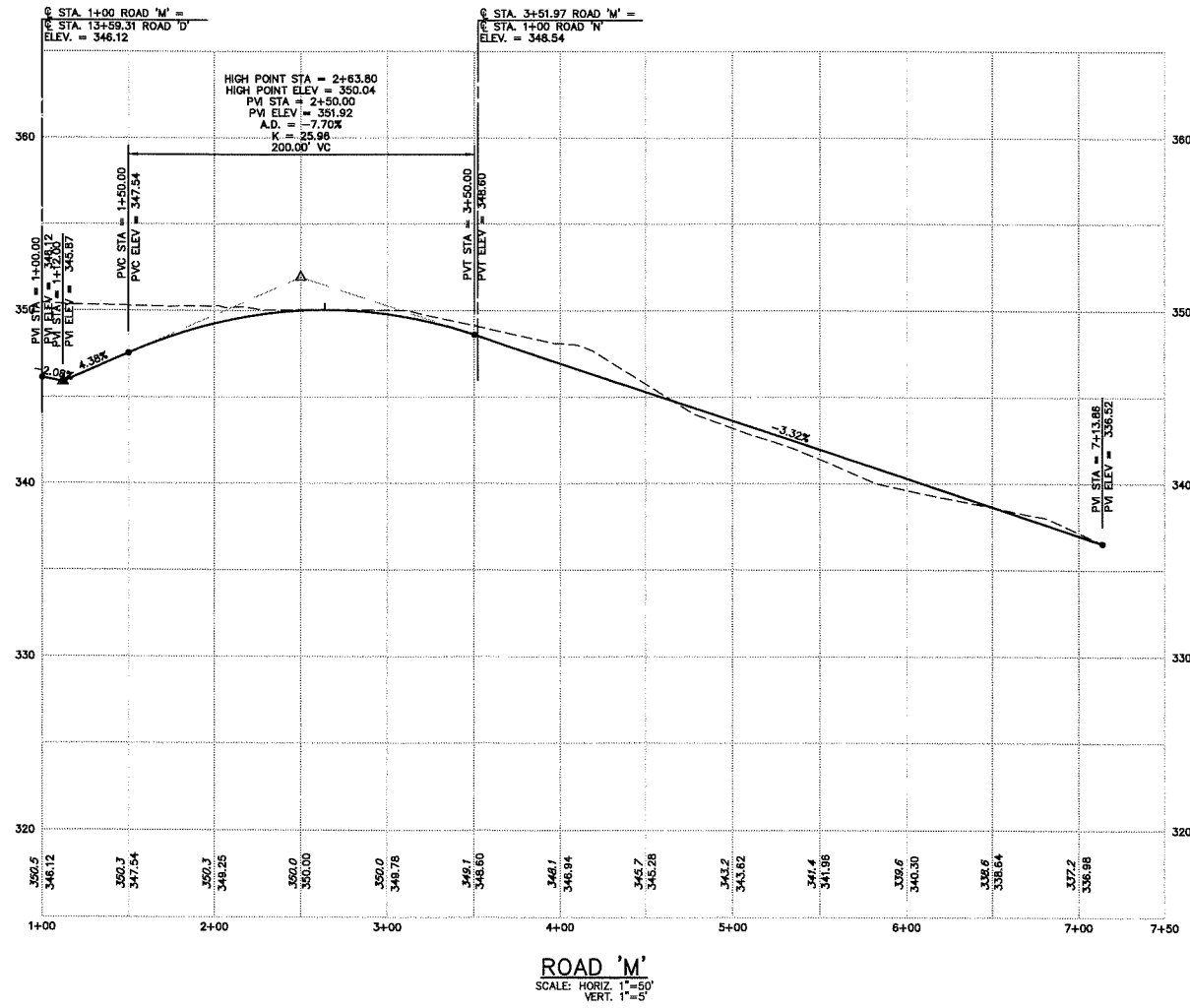


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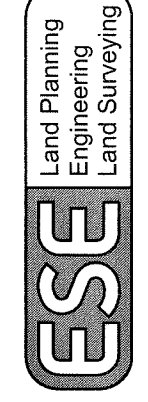
ROAD PROFILE
ROAD 'L'
CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-PROF-R
REF. NO.: SD07.18	SHEET NO.: 41 OF 45

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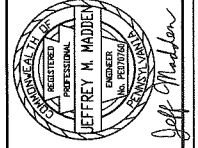
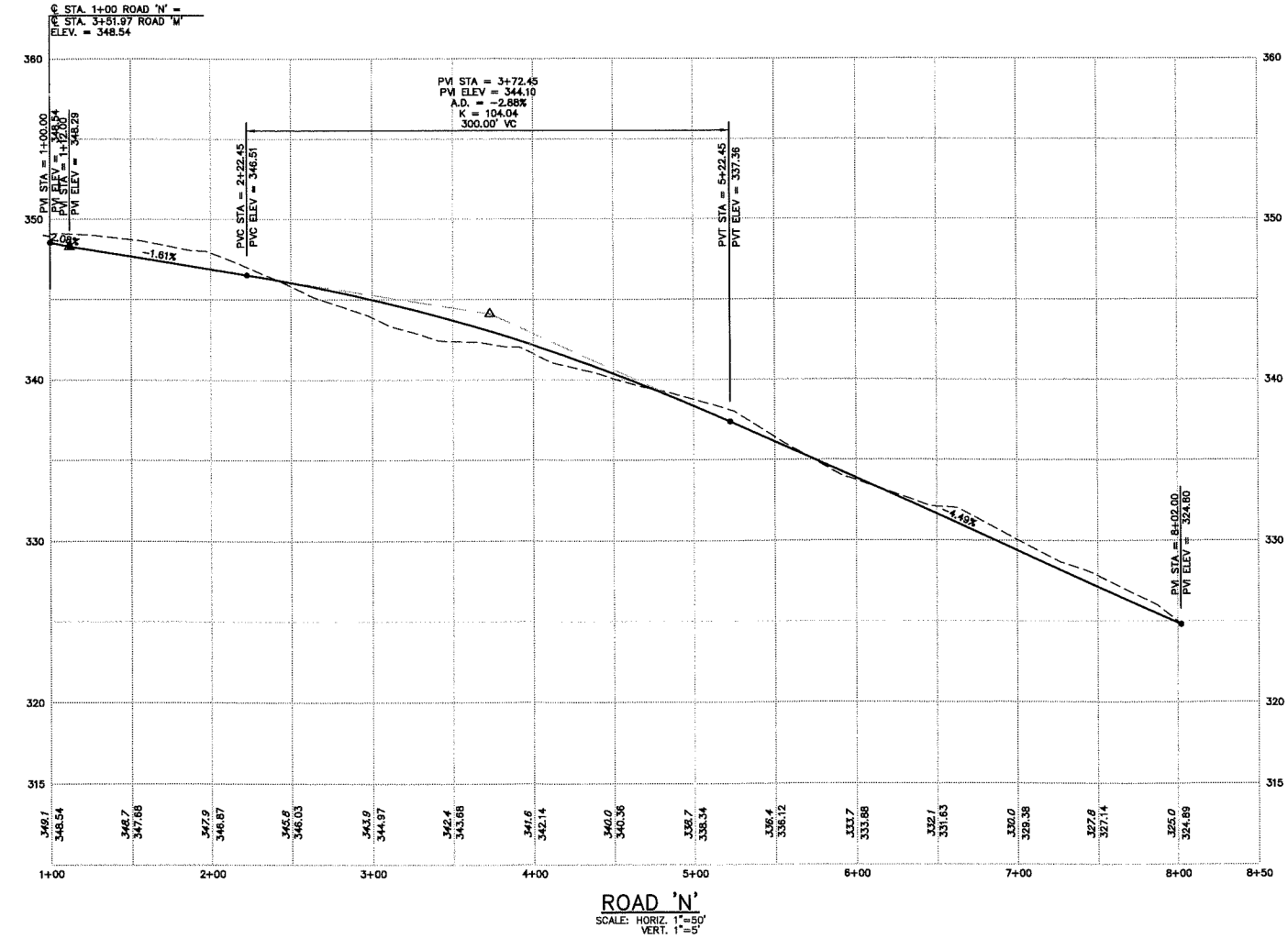


REV.	DATE	DESCRIPTION	DRAWN

ROAD PROFILE
 ROAD 'M'
 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-PROF-2
REF. NO.: SD07.19	
SHEET NO.: 42	OF 45

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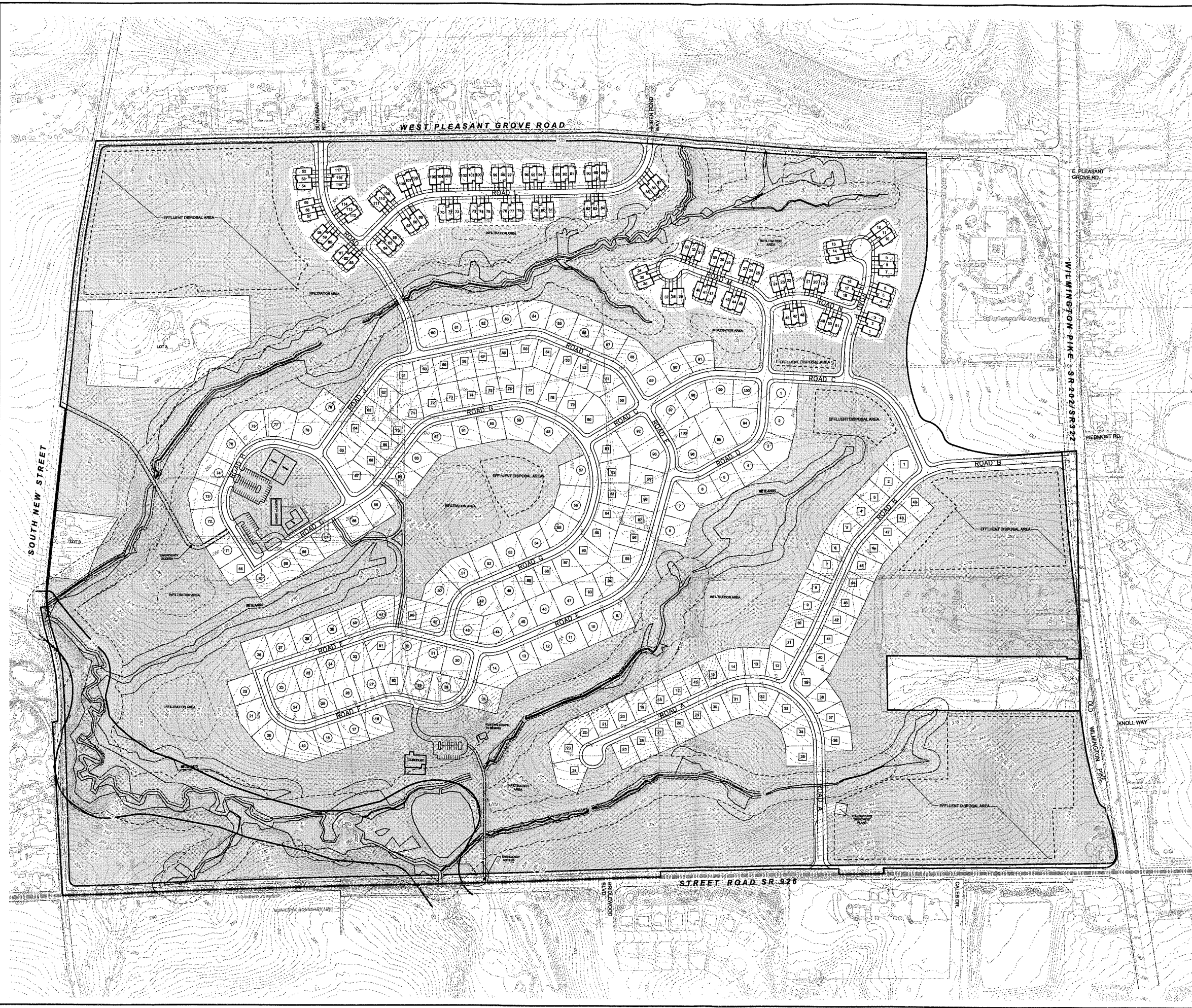
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REV.	DATE	DESCRIPTION	DRAWN

ROAD PROFILE
ROAD 'N'
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 050-S-PROF-2
REF. NO.: SD07.20	
SHEET NO.: 43	OF 45

PROJECTS PENNSYLVANIA - CREBILLY FARM - ALTERNATIVE PLAN A - 10/17/2016 - 2:14 PM



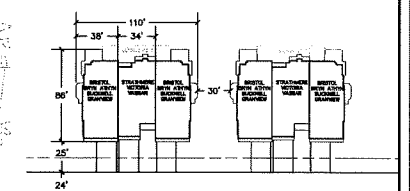
SITE DATA:
 CURRENT ZONING: A/C AGRICULTURAL CLUSTER
 RESIDENTIAL DISTRICT & R-1
 PROPOSED: FLEXIBLE DEVELOPMENT OPTION

 SITE AREA: 322.36 ACRES
 ADJUSTED TRACT ACREAGE: 290.20 ACRES

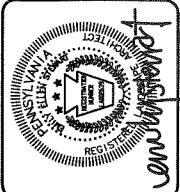
 PERMITTED BASE DENSITY: 1.1 DU/AC (319 DU)
 PROPOSED DENSITY: 1.1 DU/AC (319 DU)

 REQUIRED OPEN SPACE: 60% (193.41 AC)
 PROPOSED OPEN SPACE: 62% (199.5 AC)

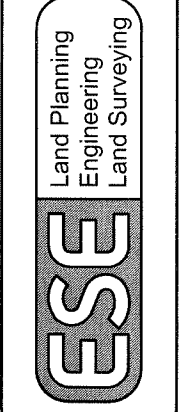
SITE PLAN:
 PROPOSED USES:
 (2) EXISTING HOMES TO REMAIN (LOTS A & B)
 (100) ESTATE HOMES (115' X 125')
 (100) EXECUTIVE/COURTYARD HOMES (90' X 125')
 (117) CARRIAGE HOMES
 319 TOTAL HOMES



TYPICAL CARRIAGE HOME BUILDINGS
NOT TO SCALE



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REV.	DATE	DESCRIPTION	DRAWN

PLAN A ALTERNATIVE
 PROPOSED 30' SPACING DEVELOPMENT

 CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	10-7-16	SCALE:	1" = 200'
DESIGN:	EES	DRAWN:	EES
JOB NO.:	4050	FILE NAME:	4050-SKCU-2
REF. NO.:	SD10.01	SHEET NO.:	45 of 45

