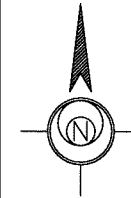


CONDITIONAL USE SUBDIVISION PLAN FOR CREBILLY FARM PLAN A/PROPOSED DEVELOPMENT

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
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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

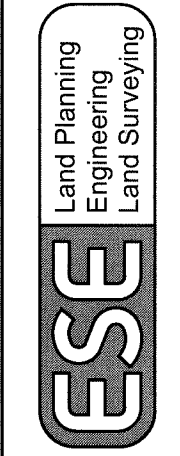
SCALE: 1"=800'

GRAPHIC SCALE



(IN FEET)
1 inch = 800 ft.

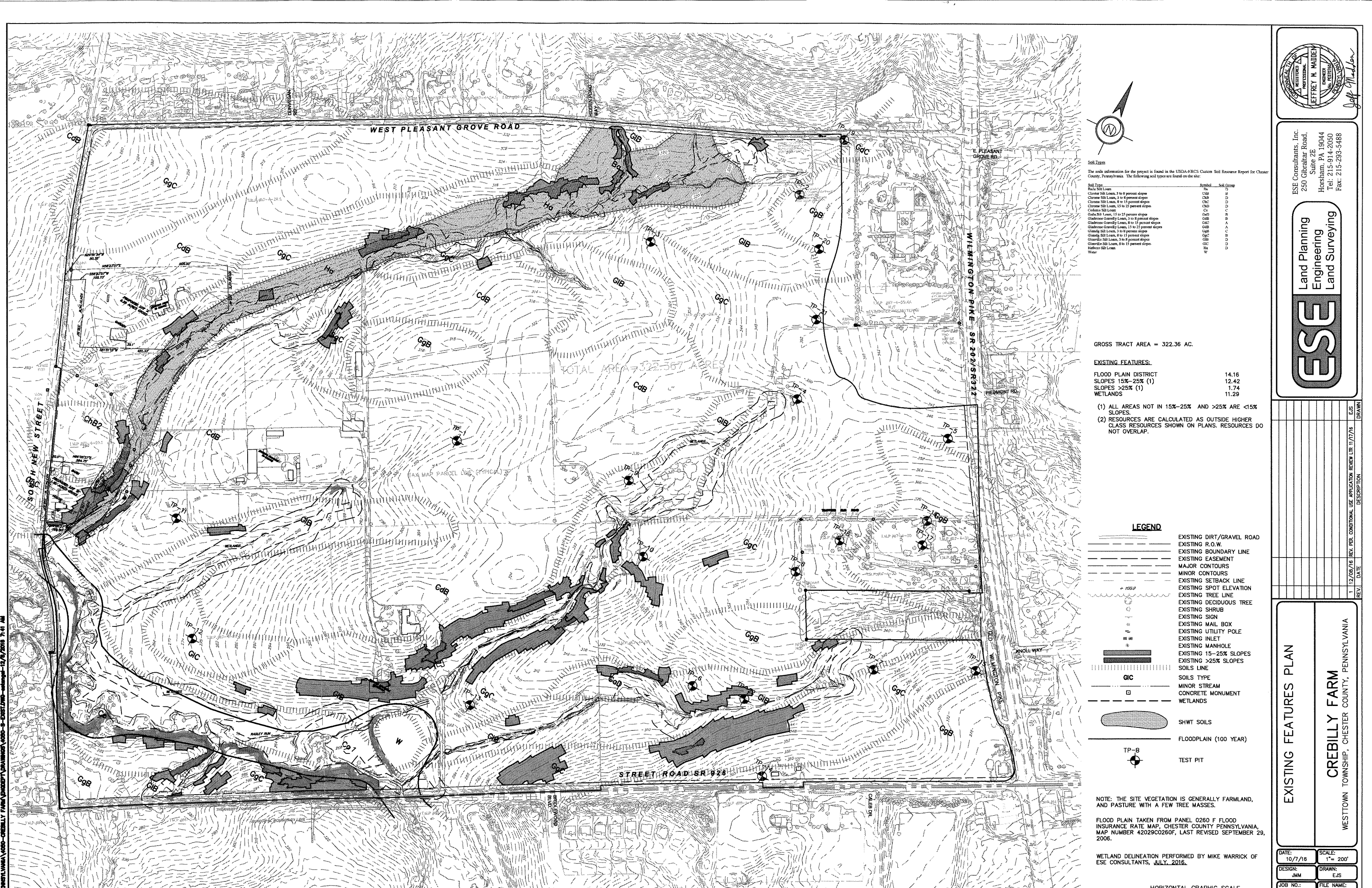
ESE Consultants, Inc.
250 Gibraltar Road,
Suite 2E
Horsham, PA 19044
Tel: 215-914-2050
Fax: 215-293-5488



REV.	DATE	DESCRIPTION	E.S.	DRAWN
1	12/09/16	REV. PER. CONDITIONAL USE APPLICATION REVIEW LTR 11/17/16		

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.:	FILE NAME:



Soil Types
 The soils information for the project is found in the USDA-NRCS Current Soil Resource Report for Chester County, Pennsylvania. The following soil types are found on the site:

Soil Type	Symbol	Soil Group
Black Silty Loam	Pe	D
Clayey Silty Loam, 2 to 8 percent slopes	CdB	D
Clayey Silty Loam, 8 to 15 percent slopes	CdC	D
Clayey Silty Loam, 15 to 25 percent slopes	CdD	D
Clayey Silty Loam	Cc	D
Clayey Silty Loam, 15 to 25 percent slopes	CdE	D
Clayey Silty Loam, 2 to 8 percent slopes	GcB	B
Clayey Silty Loam, 8 to 15 percent slopes	GcC	B
Clayey Silty Loam, 15 to 25 percent slopes	GcD	B
Clayey Silty Loam, 2 to 8 percent slopes	GcE	B
Clayey Silty Loam, 8 to 15 percent slopes	GcF	B
Clayey Silty Loam, 15 to 25 percent slopes	GcG	B
Clayey Silty Loam, 2 to 8 percent slopes	GcH	B
Clayey Silty Loam, 8 to 15 percent slopes	GcI	B
Clayey Silty Loam	GcJ	B
Clayey Silty Loam	GcK	B
Clayey Silty Loam	GcL	B
Clayey Silty Loam	GcM	B
Clayey Silty Loam	GcN	B
Clayey Silty Loam	GcO	B
Clayey Silty Loam	GcP	B
Clayey Silty Loam	GcQ	B
Clayey Silty Loam	GcR	B
Clayey Silty Loam	GcS	B
Clayey Silty Loam	GcT	B
Clayey Silty Loam	GcU	B
Clayey Silty Loam	GcV	B
Clayey Silty Loam	GcW	B
Clayey Silty Loam	GcX	B
Clayey Silty Loam	GcY	B
Clayey Silty Loam	GcZ	B
Clayey Silty Loam	Gc1	B
Clayey Silty Loam	Gc2	B
Clayey Silty Loam	Gc3	B
Clayey Silty Loam	Gc4	B
Clayey Silty Loam	Gc5	B
Clayey Silty Loam	Gc6	B
Clayey Silty Loam	Gc7	B
Clayey Silty Loam	Gc8	B
Clayey Silty Loam	Gc9	B
Clayey Silty Loam	Gc0	B

GROSS TRACT AREA = 322.36 AC.

EXISTING FEATURES:

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.

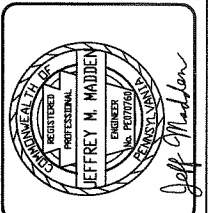
LEGEND

	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 15-25% SLOPES
	EXISTING >25% SLOPES
	SOILS LINE
	SOILS TYPE
	MINOR STREAM
	CONCRETE MONUMENT
	WETLANDS
	SHWT SOILS
	FLOODPLAIN (100 YEAR)
	TEST PIT

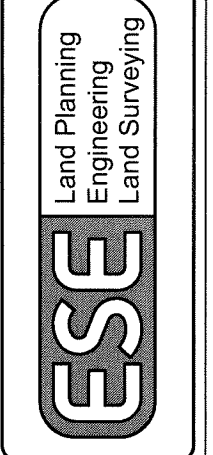
NOTE: THE SITE VEGETATION IS GENERALLY FARMLAND, AND PASTURE WITH A FEW TREE MASSES.

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.



ESE Consultants, Inc.
 250 Gibraltar Road,
 Suite 2E
 Honesdale, PA 19044
 Tel: 215-914-2060
 Fax: 215-293-5488



REV.	DATE	DESCRIPTION	DRAWN	E.S.
1	12/08/16	REV. PER. CONDITIONAL USE APPLICATION REVIEW LR 11/7/16		

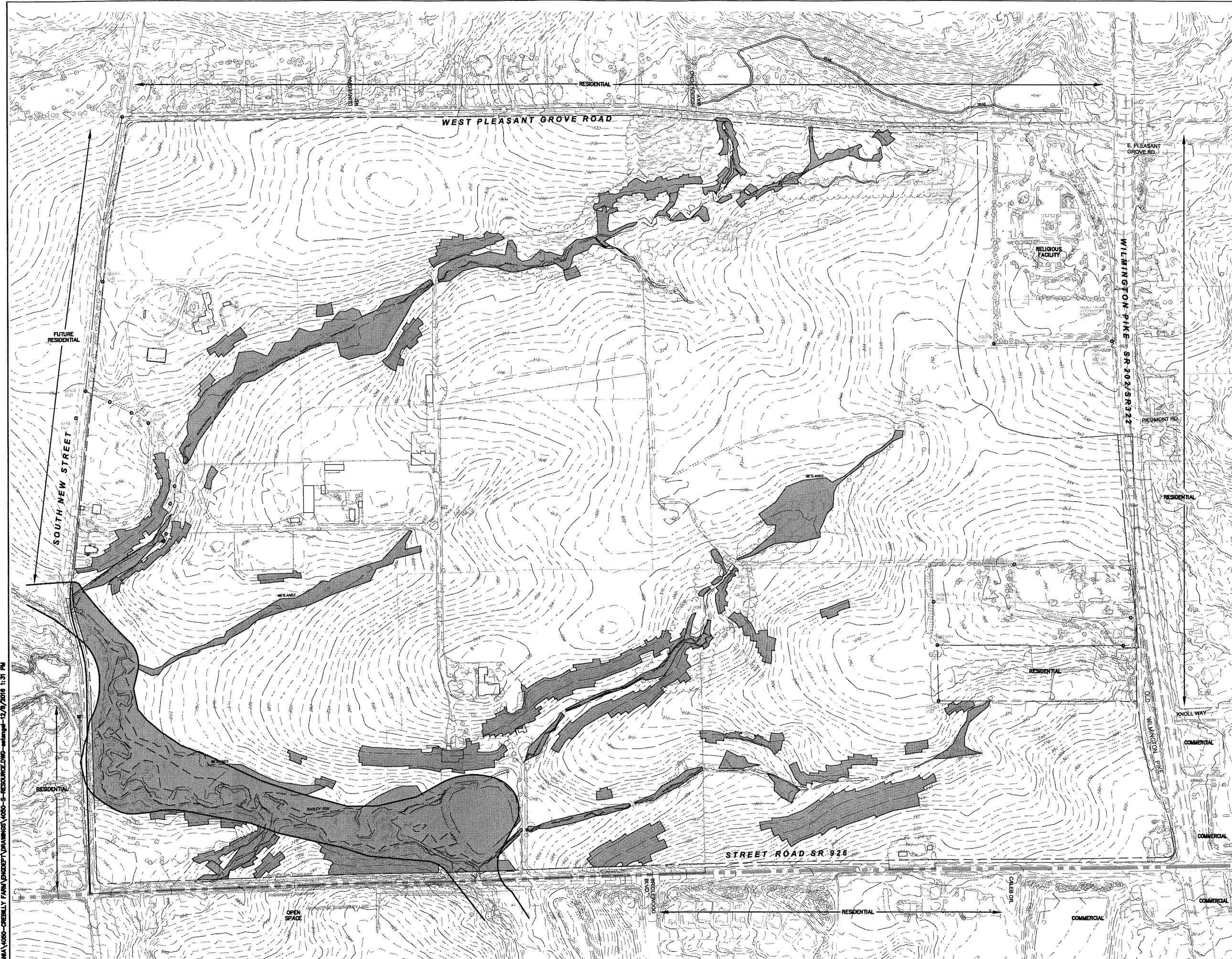
EXISTING FEATURES PLAN

CREBILLY FARM

WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	10/7/16	SCALE:	1" = 200'
DESIGN:	JMM	DRAWN:	EJS
JOB NO.:		FILE NAME:	

HORIZONTAL GRAPHIC SCALE



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

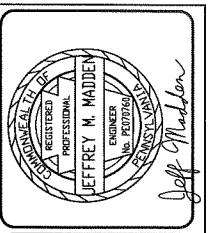
	EXISTING DIRT/GRAVEL ROAD
	EXISTING R.O.W.
	EXISTING BOUNDARY LINE
	EXISTING EASEMENT
	MAJOR CONTOURS
	MINOR CONTOURS
	EXISTING SETBACK LINE
	EXISTING SPOT ELEVATION
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE
	EXISTING SHRUB
	EXISTING SIGN
	EXISTING MAIL BOX
	EXISTING UTILITY POLE
	EXISTING INLET
	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.

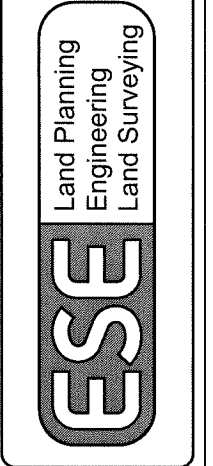
FLOOD PLAIN TAKEN FROM PANEL 0260 F FLOOD INSURANCE RATE MAP, CHESTER COUNTY PENNSYLVANIA, MAP NUMBER 42029C0260F, LAST REVISED SEPTEMBER 29, 2006.

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

HORIZONTAL GRAPHIC SCALE



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Suite 2E
Horsham, PA 19044
Tel: 215-914-2050
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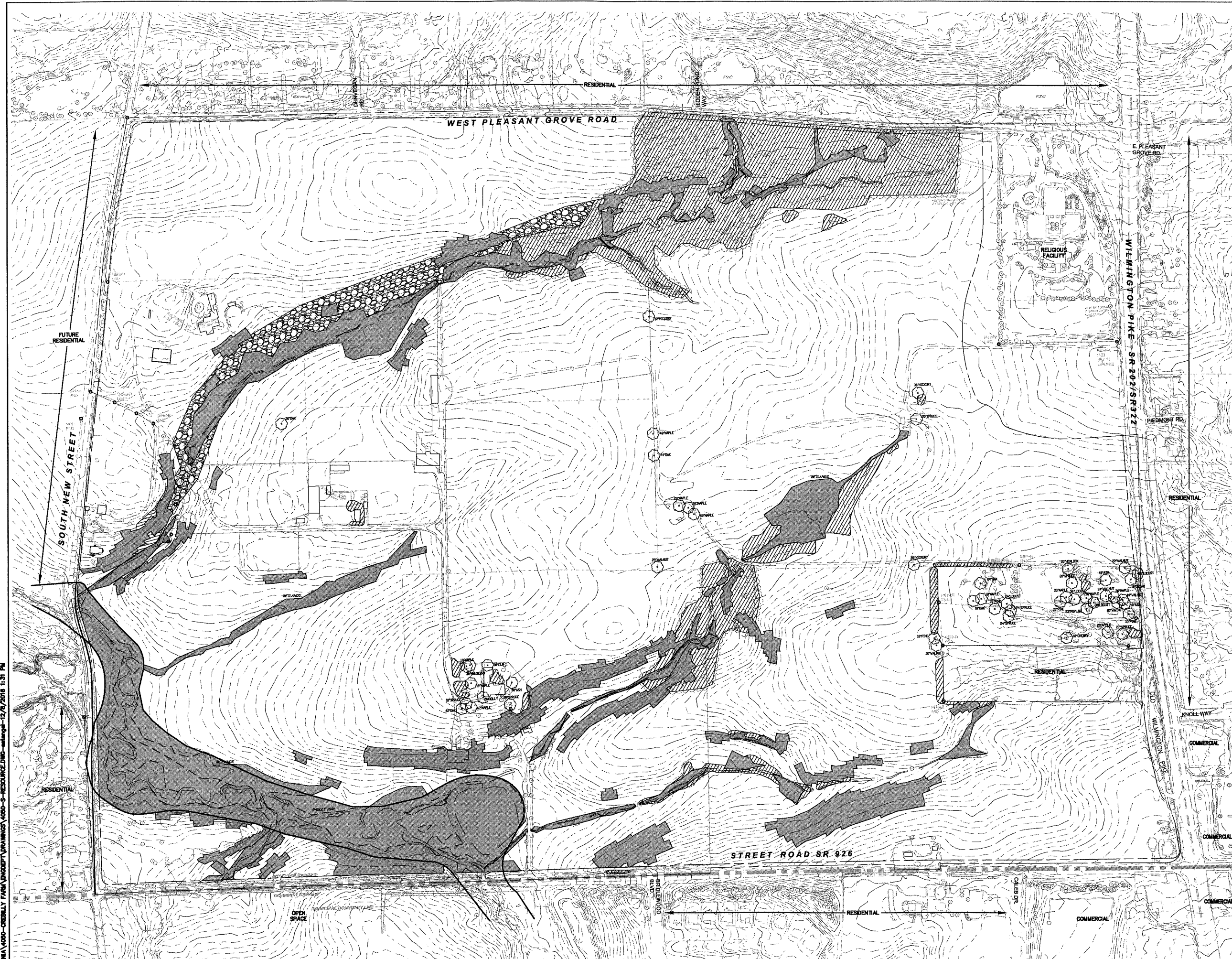
REV.	DATE	DESCRIPTION	DRAWN

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.:	FILE NAME:

PENNSYLVANIA 1000-CREBILLY FARM EXCEPT SURVIVORS 1000-S-RESOURCES.DWG - 12/8/2016 1:31 PM

PENNSYLVANIA 1000-CREBILLY FARM ENDOCEPT DRAWINGS 1000-S-RESOURCE.DWG - 12/9/2016 1:31 PM



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

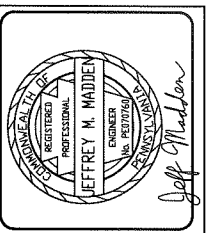
OVERALL TOTAL AREA 27.28 AC.

(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.



ESE Consultants, Inc.
 250 Gibraltar Road,
 Suite 2E
 Horsham, PA 19044
 Tel: 215-914-2050
 Fax: 215-283-5488

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 Engineering
 Land Surveying

REV.	DATE	DESCRIPTION	DRAWN

OVERALL EXISTING RESOURCES
SECONDARY CONSERVATION AREAS

CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

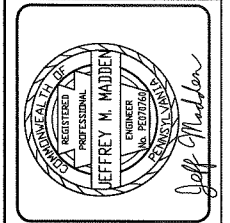
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DESIGN: JMM	DRAWN: EJS
JOB NO.:	FILE NAME:

HORIZONTAL GRAPHIC SCALE

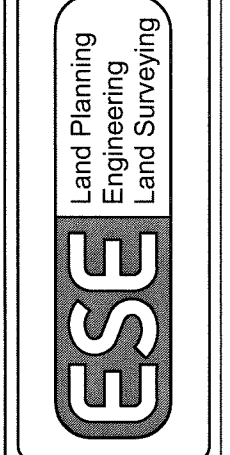


- LEGEND**
- EXISTING DIRT/GRAVEL ROAD
 - EXISTING R.O.W.
 - EXISTING BOUNDARY LINE
 - EXISTING EASEMENT
 - EXISTING SETBACK LINE
 - EXISTING SPOT ELEVATION
 - EXISTING TREE LINE
 - EXISTING DECIDUOUS TREE
 - EXISTING SHRUB
 - EXISTING SIGN
 - EXISTING MAIL BOX
 - EXISTING UTILITY POLE
 - EXISTING INLET
 - EXISTING MANHOLE
 - PRIMARY CONSERVATION AREAS
 - SECONDARY CONSERVATION AREAS
 - SEASONAL HIGH WATERTABLE (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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 Suite 2E
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REV.	DATE	DESCRIPTION	DRAWN

**OVERALL EXISTING RESOURCES
 OPEN SPACE AREA**

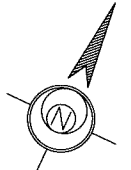
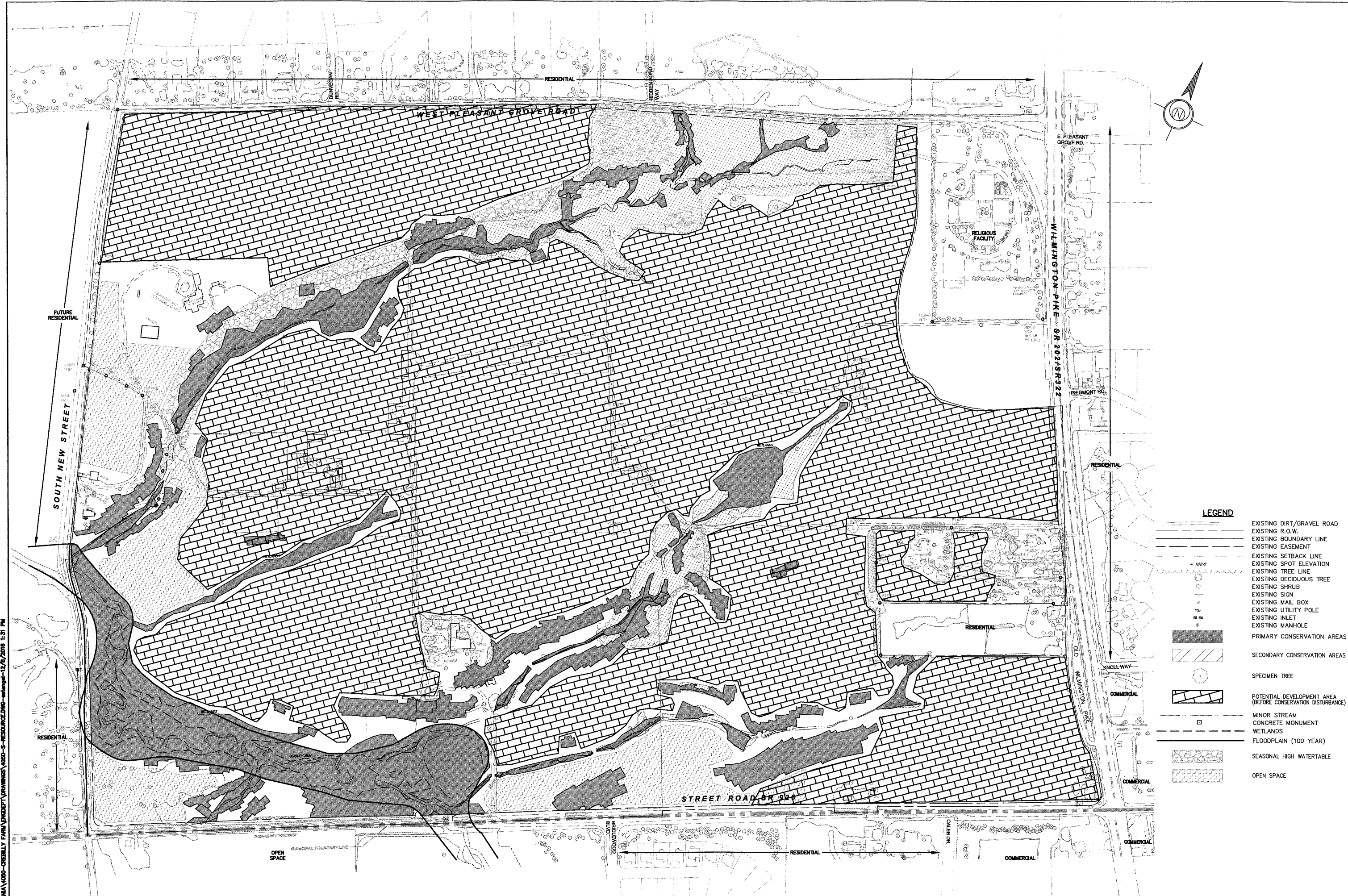
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/08/16	SCALE: 1" = 200'
DESIGN: JMM	DRAWN: EJS
JOB NO.:	FILE NAME:

W:\PROJECTS\000-CREBILLY FARM\000-CREBILLY FARM\000-S-RESOURCE.DWG - 12/8/2016 1:31 PM

HORIZONTAL GRAPHIC SCALE

PENNSYLVANIA 4000-CREBILLY FARM EXCEPT PARAVINUS 4000-5-RESOURCE.DWG--revised--12/8/2016 1:31 PM



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

**POTENTIAL DEVELOPMENT AREAS
CONCEPT MAP**

CREBILLY FARM

WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/08/16	SCALE: 1" = 200'
DESIGN: JMM	DRAWN: EJS
JOB NO.:	FILE NAME:

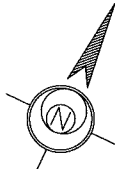
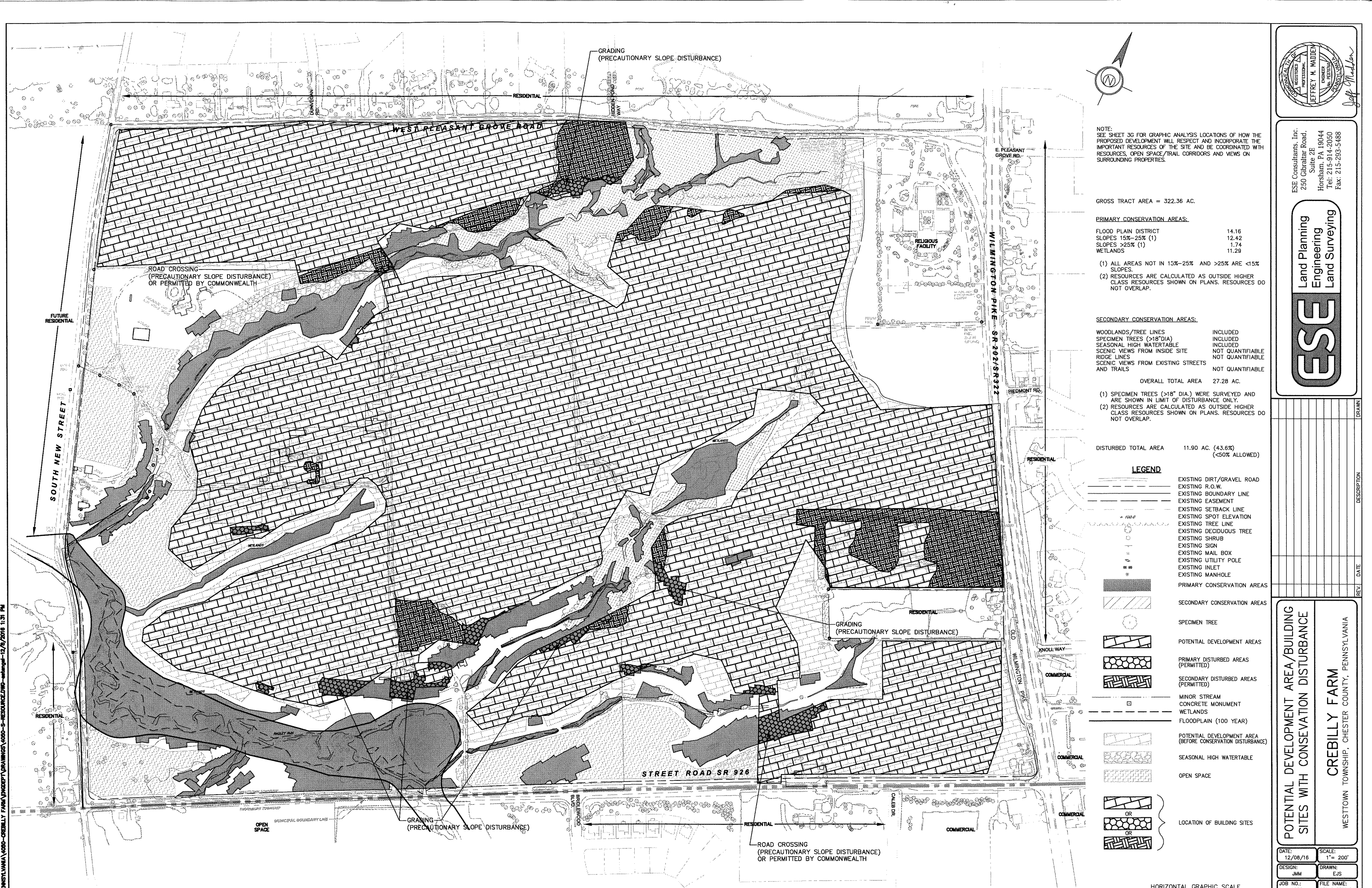
REV.	DATE	DESCRIPTION	DRAWN

ESE Land Planning
Engineering
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ESE Consultants, Inc.
250 Gibraltar Road,
Suite 2E
Horsham, PA 19044
Tel: 215-914-2050
Fax: 215-283-5488

Jeff Madley
PROFESSIONAL
JEFFREY M. MADLEY
REGISTERED
PA ENGINEER
PA SURVEYOR

HORIZONTAL GRAPHIC SCALE



NOTE:
SEE SHEET 36 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:

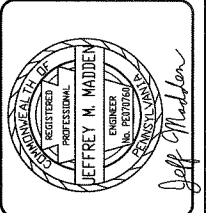
WOODLANDS/TREE LINES	INCLUDED
SPECIMEN TREES (>18" DIA)	INCLUDED
SEASONAL HIGH WATERTABLE	INCLUDED
SCENIC VIEWS FROM INSIDE SITE	NOT QUANTIFIABLE
RIDGE LINES	NOT QUANTIFIABLE
SCENIC VIEWS FROM EXISTING STREETS AND TRAILS	NOT QUANTIFIABLE
OVERALL TOTAL AREA	27.28 AC.

- (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.

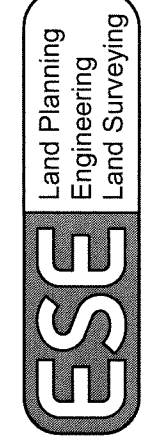
DISTURBED TOTAL AREA 11.90 AC. (43.6%)
(<50% ALLOWED)

LEGEND

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



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

POTENTIAL DEVELOPMENT AREA/BUILDING SITES WITH CONSERVATION DISTURBANCE

CREBILLY FARM

WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 12/08/16	SCALE: 1" = 200'
DESIGN: JMM	DRAWN: EJS
JOB NO.:	FILE NAME:

HORIZONTAL GRAPHIC SCALE



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):	3.28 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

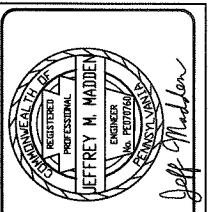
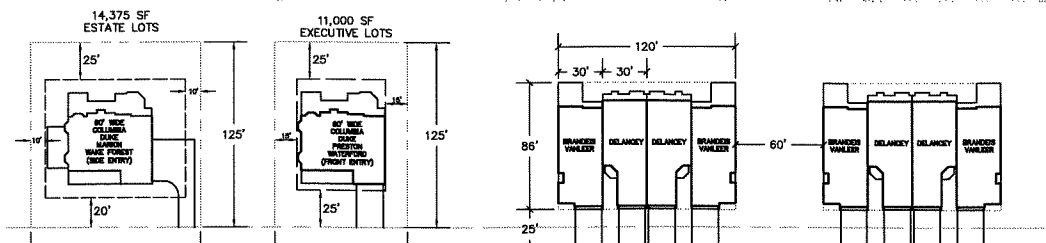
--- LOD ---	LIMIT OF DISTURBANCE
[Hatched Box]	PROPOSED EFFLUENT DISPOSAL AREA

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

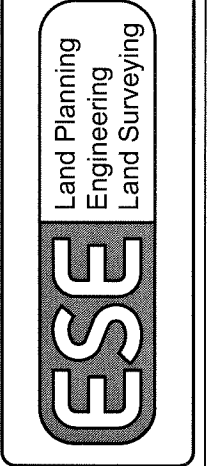
- NOTES:**
- ALL ROADS ARE TO BE TWO WAYS.
 - REQUIRED PARKING IS TO BE DONE IN THE GARAGES AND DRIVEWAYS
 - LAND DEVELOPMENT AND LAND DISTURBANCE SHALL NOT BE MORE THAN 50% OF SECONDARY CONSERVATION AREAS.

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

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



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

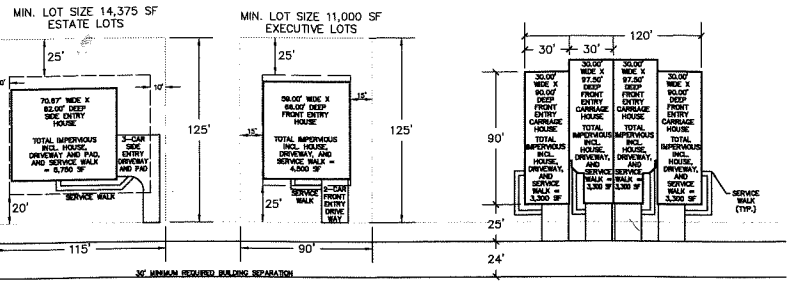


REV.	DATE	DESCRIPTION	DRAWN

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

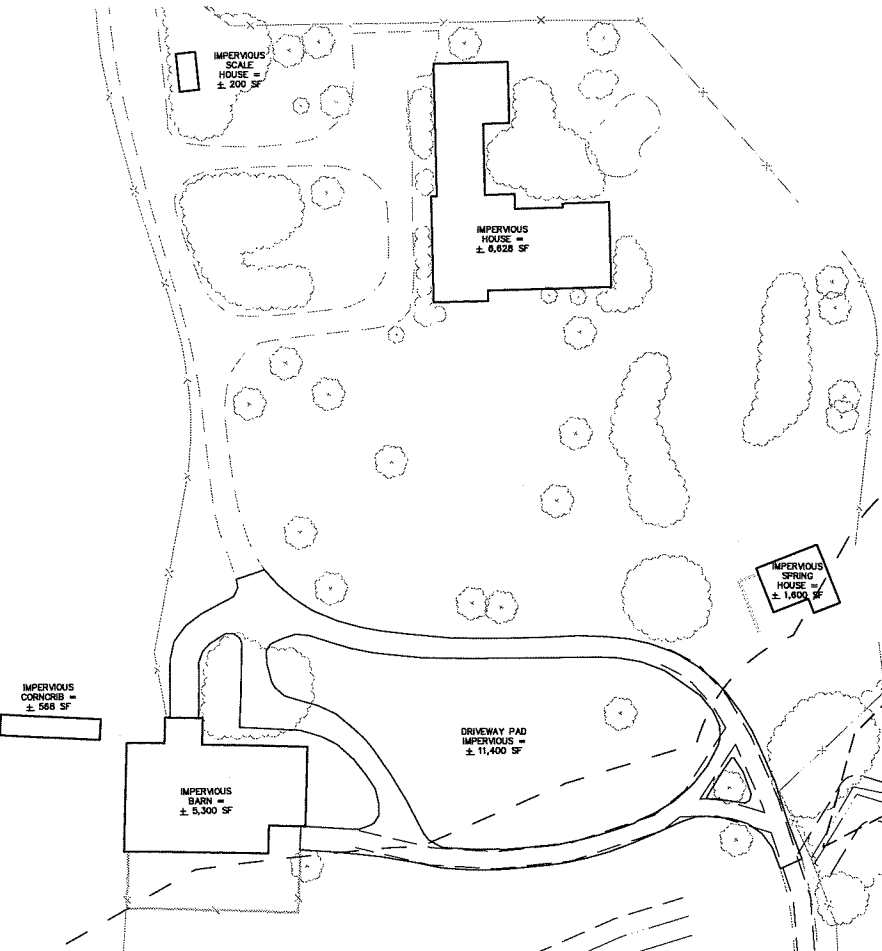
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: 1" = 200'
DESIGN: JMM	DRAWN: EJS
JOB NO.:	FILE NAME:



GENERAL SINGLE FAMILY LOT LAYOUT NTS

GENERAL CARRIAGE BUILDING LAYOUT NTS



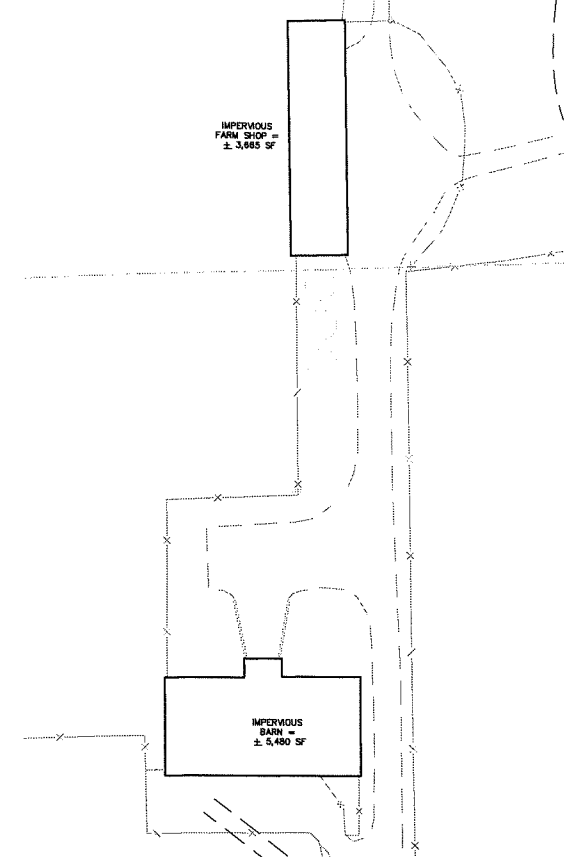
BUILDING HEIGHT NOTES:

MAXIMUM PERMITTED 38'

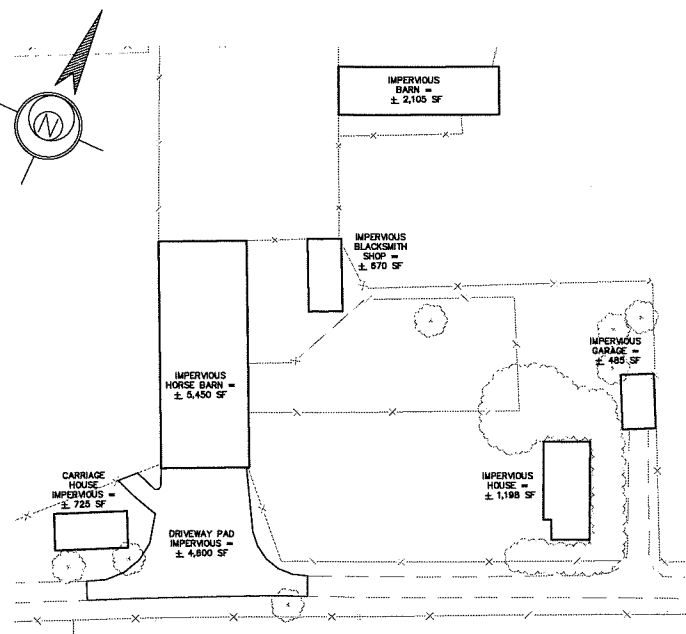
BUILDING HEIGHT IS MEASURED FROM "MEAN LEVEL OF THE GROUND SURROUNDING THE BUILDING TO THE HIGHEST POINT ON THE ROOF, PROVIDED THAT CHIMNEYS, SPIRES, TOWERS, ELEVATOR AND OTHER UNOCCUPIED UTILITY PENTHOUSES, TANKS AND SIMILAR PROJECTIONS SHALL NOT BE INCLUDED IN CALCULATING THE HEIGHT."

BUILDING HEIGHT OF EXISTING HOMES TO REMAIN ARE NOT SUBJECT TO CURRENT ORDINANCE BUILDING HEIGHT REQUIREMENTS AND WILL REMAIN AS IS.

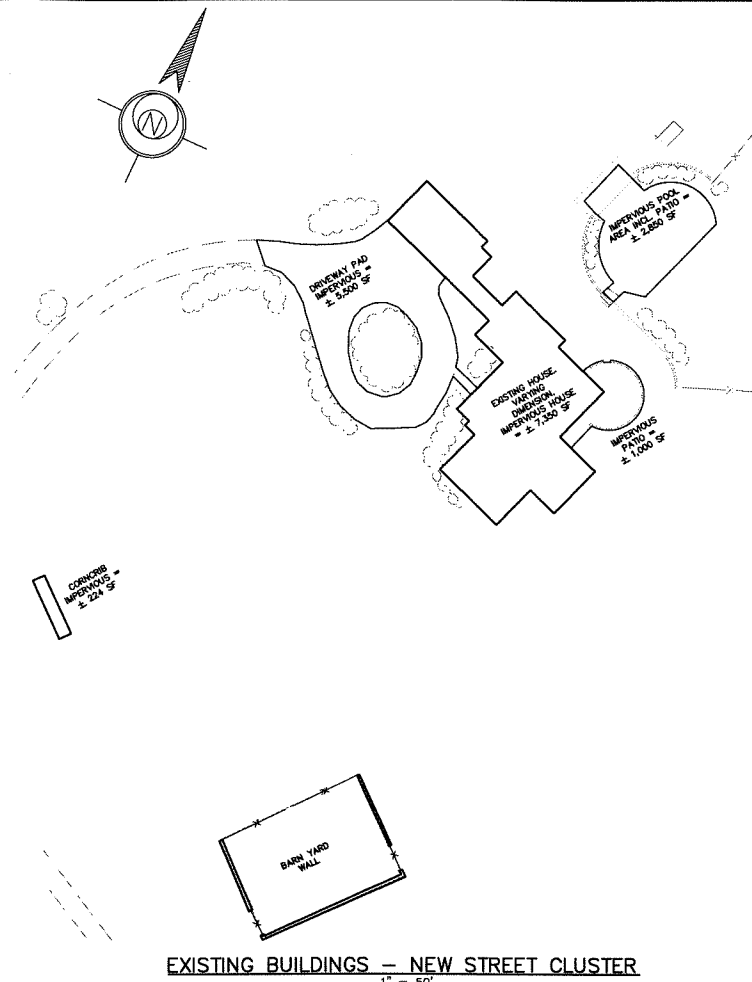
BUILDING HEIGHT OF EXISTING BUILDINGS TO BE CONVERTED TO COMMUNITY CENTER ARE NOT SUBJECT TO CURRENT ORDINANCE BUILDING MAXIMUM HEIGHT AND WILL BE THE SAME, OR VERY CLOSE TO THE SAME HEIGHT AS THE EXISTING BUILDING.



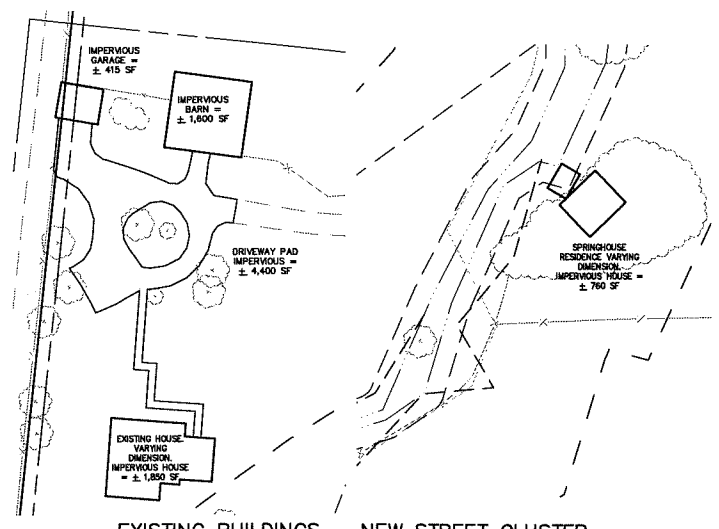
EXISTING BUILDINGS - EQUINE CLUSTER



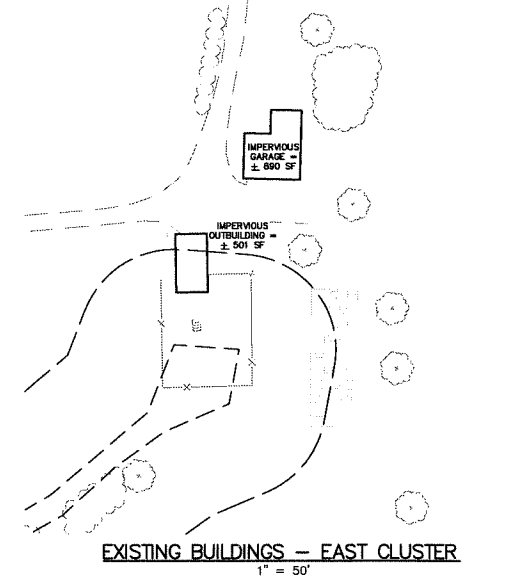
EXISTING BUILDINGS - EQUINE CLUSTER



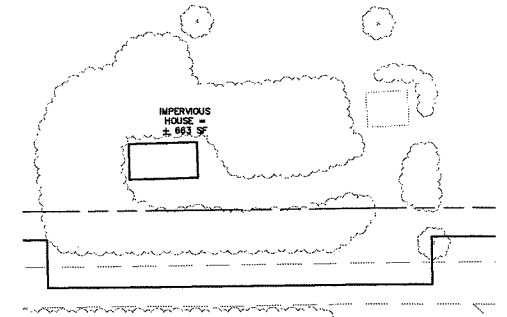
EXISTING BUILDINGS - NEW STREET CLUSTER



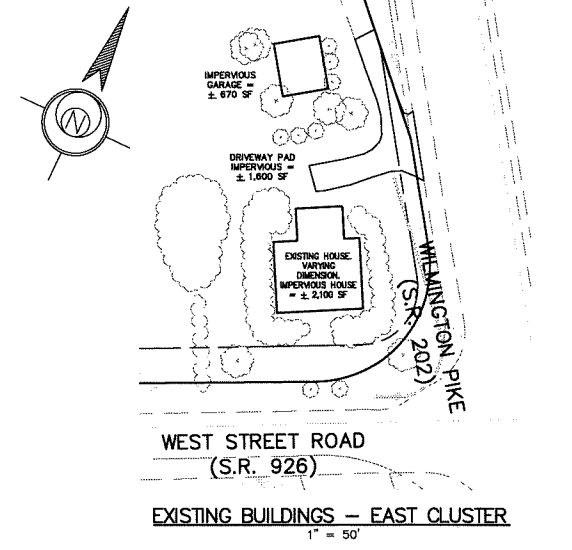
EXISTING BUILDINGS - NEW STREET CLUSTER



EXISTING BUILDINGS - EAST CLUSTER



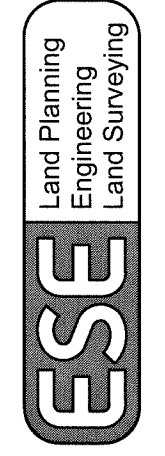
EXISTING BUILDINGS - EAST CLUSTER



EXISTING BUILDINGS - EAST CLUSTER



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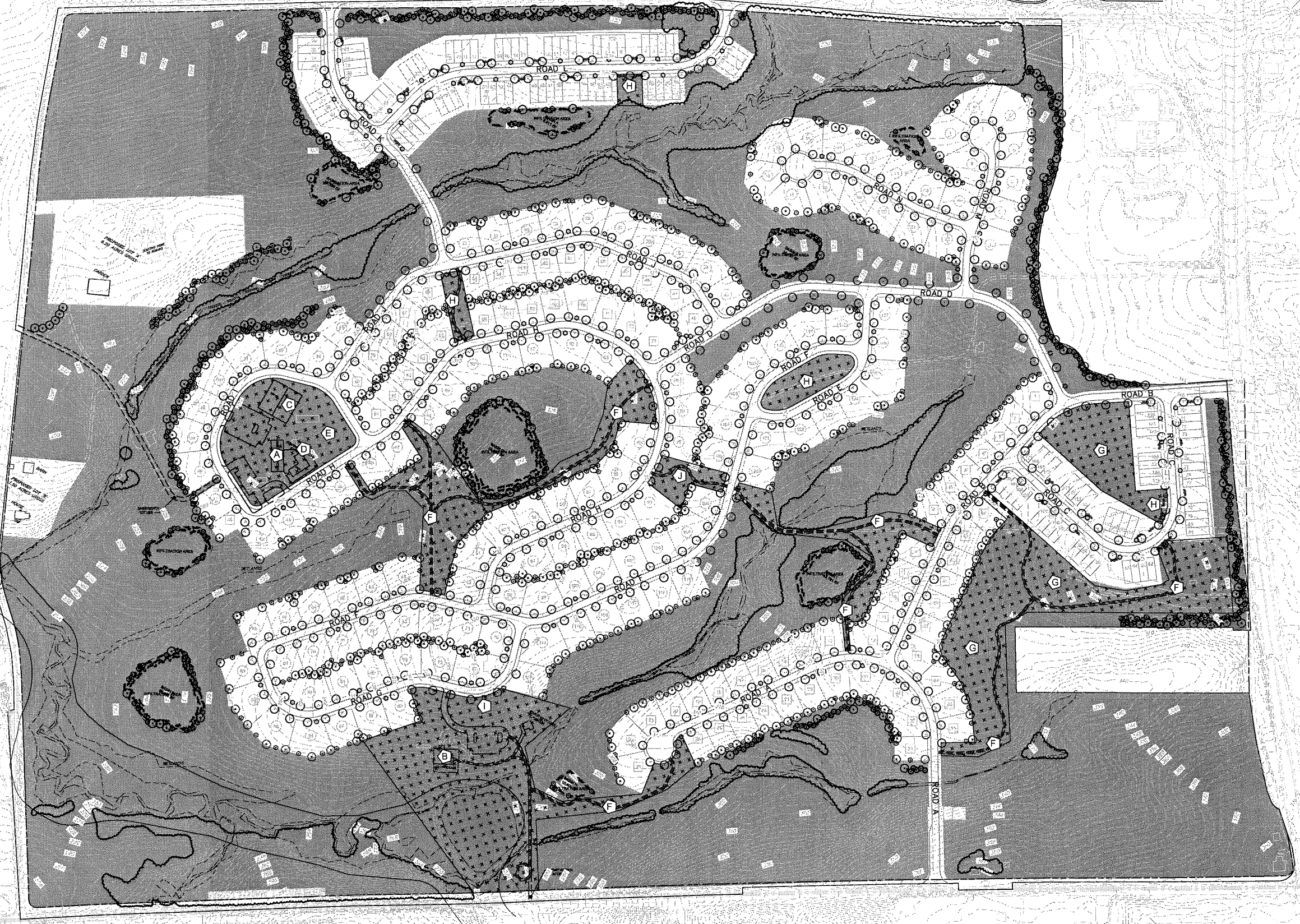
REV.	DATE	DESCRIPTION	DRAWN

TYPICAL LOT LAYOUT PLAN
PLAN A/PROPOSED DEVELOPMENT

CREBILLY FARM
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10/7/16	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.:	FILE NAME:

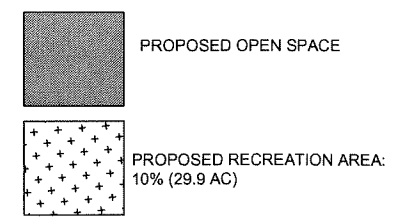
PENNSYLVANIA 4050 - CREBILLY FARM ENGINEERING DRAWINGS 4050-5 - LAND.DWG - Imazzelli - 12/8/2016 9:04 AM - ESE Standard Pen Style.ctb



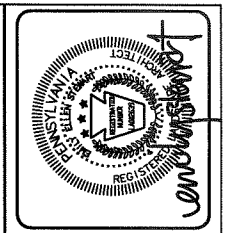
OPEN SPACE DATA:
 CURRENT ZONING: A/C AGRICULTURAL CLUSTER
 RESIDENTIAL DISTRICT & R-1
 PROPOSED: FLEXIBLE DEVELOPMENT OPTION

SITE AREA: 322.36 ACRES
 ADJUSTED TRACT ACREAGE: 290.20 ACRES

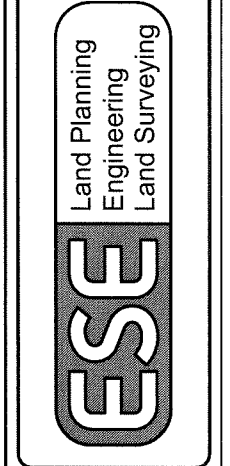
REQUIRED OPEN SPACE: 60% (193.41 AC)
 REQUIRED RECREATION AREA: 10% (29.02 AC)



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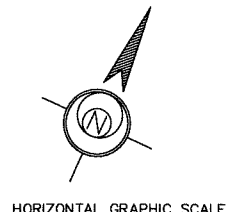
REV.	DATE	DESCRIPTION	E.S.	DRAWN
1	12/09/16	REV. PER. CONDITIONAL USE APPLICATION REVIEW ITR 11/7/16		

ACTIVE RECREATION PLAN

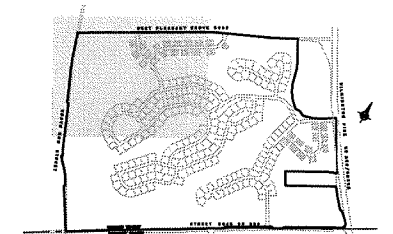
CREBILLY FARM

WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

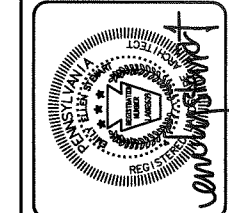
DATE: 12-7-2016	SCALE: 1" = 200'
DESIGN: EES	DRAWN: EES
JOB NO.:	FILE NAME:



12/09/16 REV. PER. CONDITIONAL USE APPLICATION REVIEW TR. 11/17/16
 PENNSYLVANIA 4050 - CREBILLY FARM ENDEPT \DRAWINGS\4050 - S - LAND.DWG - imazzell - 12/9/2016 9:04 AM - ESE Standard Plan Style.ctb



KEY MAP



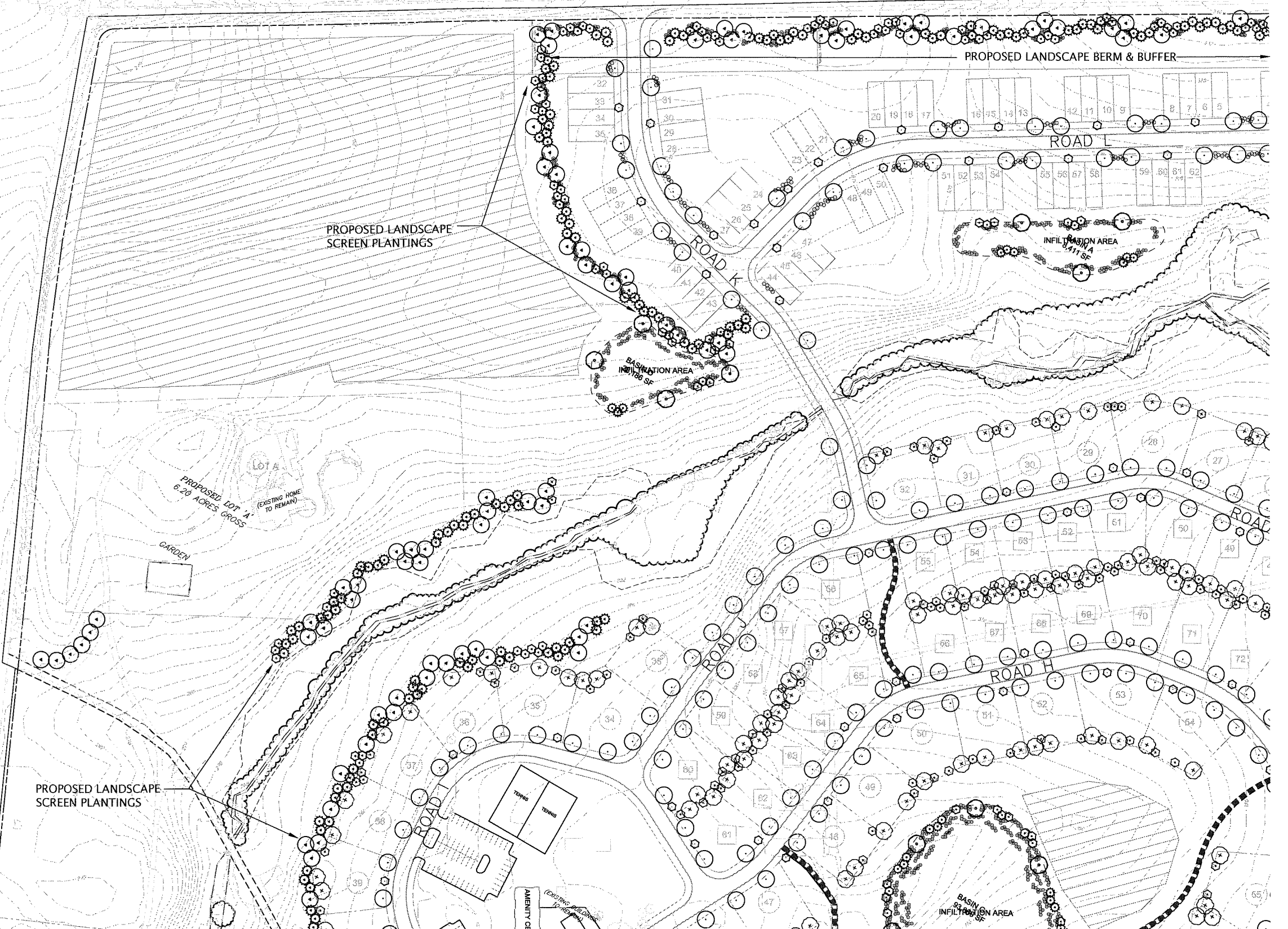
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REV.	DATE	DESCRIPTION
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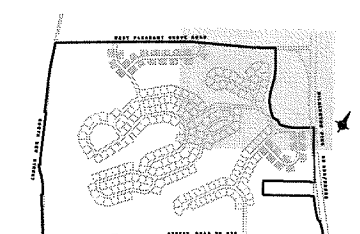
LANDSCAPE PLAN
 CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 12-7-2016	SCALE: 1" = 100'
DESIGN: EES	DRAWN: EES
JOB NO.:	FILE NO.:



STREET FRONTAGE	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	GT GLEDITSIA TRICANTHOS INERVIS	THORNLESS COMMON HONEYLOCUST
	OP QUERCUS PAULSTRIIS	PIN OAK
	OB QUERCUS BICOLOR	SWAMP WHITE OAK
LA LAMUS AMERICANA VALLEY FORGE	AMERICAN ELM	
ORNAMENTAL TREES	AA AMELANCHIER CANADENSIS ROBIN HILL	ROBIN HILL SERVICEBERRY
	BN BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
	CV CORONATHUS VIRGINICUS	WHITE FRINGE TREE
	MP MALUS X 'PRAIRISRIE'	PRAIRIE CRAB APPLE
	CA CESTRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE CLETHRA
SHRUBS	IS ILEX GLABRA 'SHAMROCK'	SHAMROCK HOLLY
	IT ILEX VERTICILLATA	WINTERBERRY
	OL PRUNUS LAUROCESTRAS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL
	PL PRUNUS LAUROCESTRAS 'BONNERS BEAUTY'	BONNERS BEAUTY ANDERSONIA
	VD VIBURNUM DENTATUM	ARROWWOOD VIBURNUM
ON LOT	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	GT GLEDITSIA TRICANTHOS INERVIS	THORNLESS COMMON HONEYLOCUST
	LS LIQUIDAMBAR STRACIFLUA	AMERICAN SWEET GUM
	LT LIRIODENDRON TULIPIFERA	TULIP TREE
CANOPY TREES	NS NYSSA SYRIACA	SOUR GUM
	OP QUERCUS PAULSTRIIS	PIN OAK
	OB QUERCUS BICOLOR	SWAMP WHITE OAK
	OC QUERCUS COCCINEA	SCARLET OAK
	AA AMELANCHIER CANADENSIS	AMELANCHIER CANADENSIS
ORNAMENTAL TREES	BN BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
	CC CERUS CANADENSIS	EASTERN REDBUD
	CV CORONATHUS VIRGINICUS	WHITE FRINGE TREE
	CF CORNUS FLORIDA	EASTERN DOGWOOD
	MC MAGNOLIA GRANDIFLORA 'BEAUCHEN'S BEAUTY'	BEAUCHEN'S BEAUTY MAGNOLIA
MP MALUS X 'PRAIRISRIE'	PRAIRIE CRAB APPLE	
SHRUBS	CA CESTRA ALNIFOLIA	SUNNINGSWEET CLETHRA
	CR CORNUS BACULOSA	GRAY DOGWOOD
	IS ILEX GLABRA	SHAMROCK HOLLY
	IT ILEX VERTICILLATA	WINTERBERRY
	MP MALUS X 'PRAIRISRIE'	PRAIRIE CRAB APPLE
EVERGREEN TREES	IA ILEX OPACA	AMERICAN HOLLY
	JV JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	PS PRUNUS STROBUS	WHITE PINE
	AC AMELANCHIER CANADENSIS	SERVICEBERRY
	BN BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
ORNAMENTAL TREES	CC CERUS CANADENSIS	EASTERN REDBUD
	CV CORONATHUS VIRGINICUS	WHITE FRINGE TREE
	CF CORNUS FLORIDA	EASTERN DOGWOOD
	MC MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
	MP MALUS X 'PRAIRISRIE'	PRAIRIE CRAB APPLE
SHRUBS	CA CESTRA ALNIFOLIA	SUNNINGSWEET CLETHRA
	CR CORNUS BACULOSA	GRAY DOGWOOD
	IS ILEX GLABRA	SHAMROCK HOLLY
	IT ILEX VERTICILLATA	WINTERBERRY
	MP MALUS X 'PRAIRISRIE'	PRAIRIE CRAB APPLE
BASIN TREES	AC AMELANCHIER CANADENSIS	SERVICEBERRY
	AR ACER RUBRUM	RED MAPLE
	BN BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
	JV JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	LS LIQUIDAMBAR STRACIFLUA	AMERICAN SWEET GUM
TREES	MP MALUS X 'PRAIRISRIE'	PRAIRIE CRAB APPLE
	OB QUERCUS BICOLOR	SWAMP WHITE OAK
	OC QUERCUS COCCINEA	SCARLET OAK
	CA CESTRA ALNIFOLIA	SUNNINGSWEET CLETHRA
	CR CORNUS BACULOSA	GRAY DOGWOOD
SHRUBS	IS ILEX GLABRA	SHAMROCK HOLLY
	IT ILEX VERTICILLATA	WINTERBERRY
	MP MALUS X 'PRAIRISRIE'	PRAIRIE CRAB APPLE
	NP NORTHERN BAYBERRY	NORTHERN BAYBERRY
	VD VIBURNUM DENTATUM	ARROWWOOD VIBURNUM

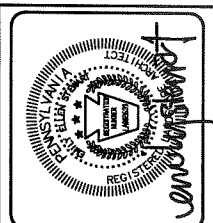
NOTES:
 1. SEE SHEET SD09.21 FOR PLANTING DETAILS & SCHEDULE
 2. LANDSCAPE PLAN IS CONCEPTUAL. EXACT LOCATION AND SPECIES TO BE COORDINATED WITH MORE DETAILED GRADING & UTILITY PLANS.



KEY MAP

STREET FRONTAGE	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARUM	SUGAR MAPLE
	GT	GEORGINA TRICANTHOS VIRENS	THORNLESS COMMON HORNWOOD
	QB	QUERCUS PALUSTRIS	PIN OAK
ORNAMENTAL TREES	AA	AMELANCHIER CANADENSIS	ROSBAY SERVICE BERRY
	BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH
	CV	CHONANTHUS VIRGINICUS	WHITE FRANGE TREE
	MP	MALUS X PRAIRIFRUIT	PRAIRIE CRAB APPLE
SHRUBS	CA	CLETHRA ALNIFOLIA	SUNNYSWEET CLETHRA
	IB	IBIDEX QUARRA	SHAWDOCK HOLLY
	IV	IVY X VIRGINICA	WINTERBERRY
	MP	MIRICA FENESTRANCA	NORTHERN BAYBERRY
ON LOT	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARUM	SUGAR MAPLE
	GT	GEORGINA TRICANTHOS VIRENS	THORNLESS COMMON HORNWOOD
	LS	LIQUIDAMBAR STRYACIFLUA	AMERICAN SWEET GUM
ORNAMENTAL TREES	AA	AMELANCHIER CANADENSIS	AMELANCHIER CANADENSIS
	BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH
	CV	CHONANTHUS VIRGINICUS	WHITE FRANGE TREE
	MP	MALUS X PRAIRIFRUIT	PRAIRIE CRAB APPLE
BARRIER & OPEN SPACE	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARUM	SUGAR MAPLE
	GT	GEORGINA TRICANTHOS VIRENS	THORNLESS COMMON HORNWOOD
	QB	QUERCUS PALUSTRIS	PIN OAK
OVERSEEN TREES	IA	IREX OPACA	AMERICAN HOLLY
	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	PS	PRUNUS STROBUS	WHITE CHERRY
	ORNAMENTAL TREES	AC	AMELANCHIER CANADENSIS
BN		BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH
CV		CHONANTHUS VIRGINICUS	WHITE FRANGE TREE
MP		MALUS X PRAIRIFRUIT	PRAIRIE CRAB APPLE
SHRUBS	CA	CLETHRA ALNIFOLIA	SUNNYSWEET CLETHRA
	IB	IBIDEX QUARRA	SHAWDOCK HOLLY
	IV	IVY X VIRGINICA	WINTERBERRY
	MP	MIRICA FENESTRANCA	NORTHERN BAYBERRY
BASIN TREES	AC	AMELANCHIER CANADENSIS	SERVICE BERRY
	AR	ACER RUBRUM	RED MAPLE
	BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH
	CV	CHONANTHUS VIRGINICUS	WHITE FRANGE TREE
SHRUBS	CA	CLETHRA ALNIFOLIA	SUNNYSWEET CLETHRA
	IB	IBIDEX QUARRA	SHAWDOCK HOLLY
	IV	IVY X VIRGINICA	WINTERBERRY
	MP	MIRICA FENESTRANCA	NORTHERN BAYBERRY

NOTES:
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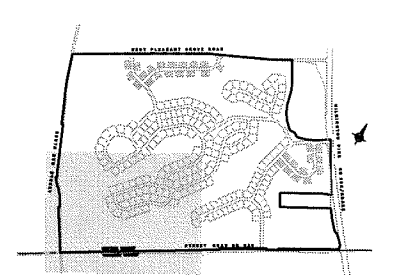
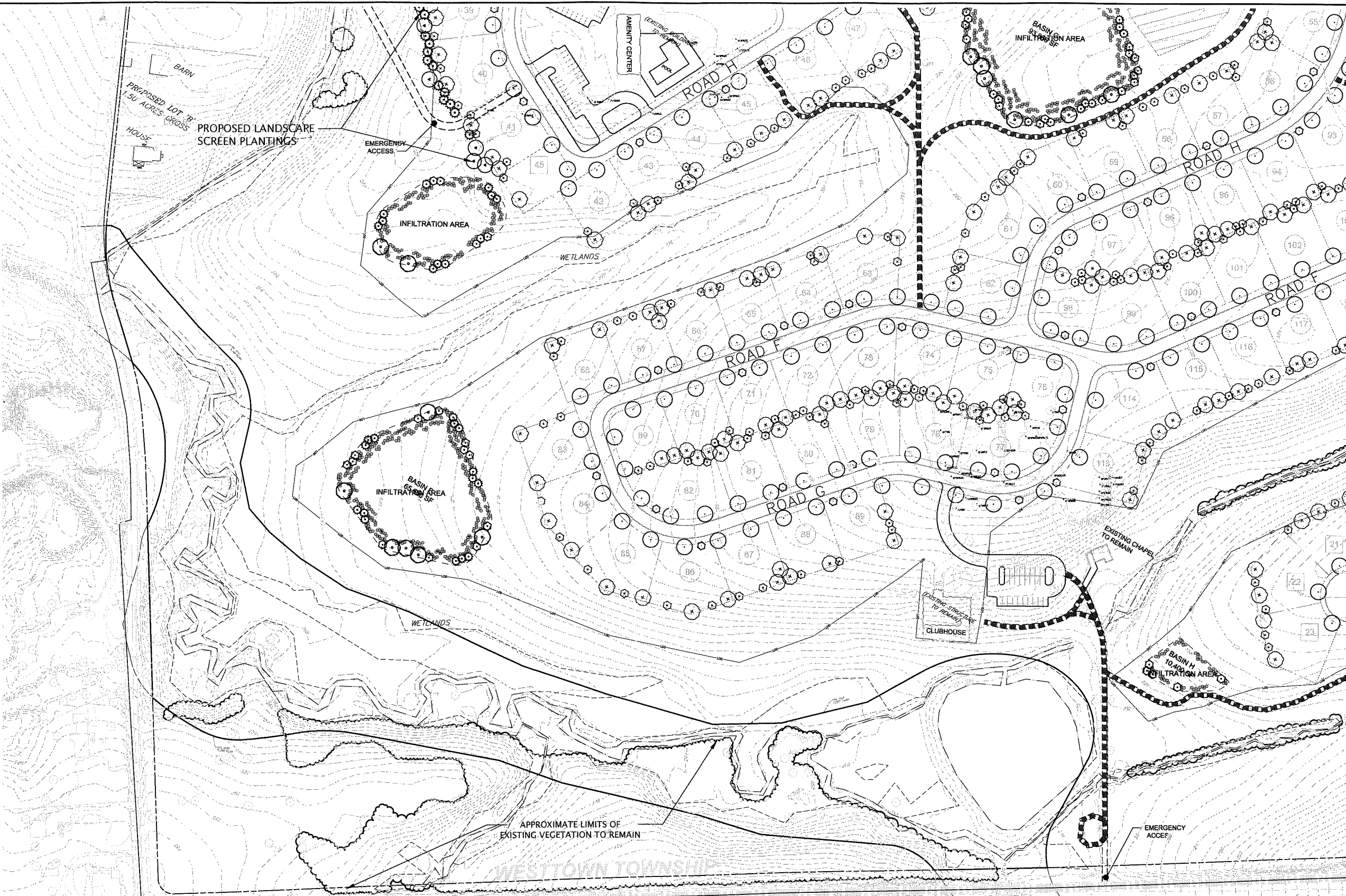
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REV.	DATE	DESCRIPTION
1	11/27/16	REV. PER. CONDITIONAL USE APPLICATION REVIEW LTR 11/17/16

LANDSCAPE PLAN
CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

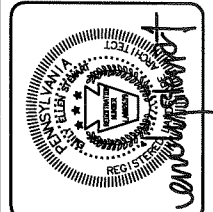
DATE: 12-7-2016 SCALE: 1" = 100'
 DESIGN: EES DRAWN: EES



KEY MAP

STREET FRONTAGE	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR ACER RUBRUM	RED MAPLE	
	AS ACER SACCHARINUM	SUGAR MAPLE	
	GT GLEDITSIA TRICANTHOS PYRAMIS	THORNLESS COHOSH HONEYLOCUST	
	QB QUERCUS BICOLOM	SWAMP WHITE OAK	
OR	QUERCUS PAULSTRI	PIN OAK	
UA	QUERCUS ULMIFOLIA	AMERICAN ELM	
UM	ULMUS AMERICANA VALLEY FORTGE	AMERICAN ELM	
ORNAMENTAL TREES	AA AMELANCHIER CANADENSIS 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	
	BN BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	
	CC CERCIS CANADENSIS	WHITE FRINGE TREE	
	CV CHONANTHUS VIRGINICUS	WHITE FRINGE TREE	
MA	MAGNOLIA VIRGINIANA	PRAIRIE CRAB APPLE	
SHRUBS	CA CETEIRA ALNIFOLIA 'SUNNY SPICE'	SUNNYSPIRIT CLETBRA	
	CR CORNUS RACEVOSA	GRAY DOGWOOD	
	LV LINDERA PENNSYLVANICA	WINTERBERRY	
	MP MORICIA PENNSYLVANICA	NORTHERN BAYBERRY	
PH	PRUNUS LAURICEDATUS 'SOPHIA' (REMOVED)	CHERRY LAUREL	
VB	VIBURNUM BLENCHARDII	ARROWWOOD VIBURNUM	
VD	VIBURNUM CENICUM	ARROWWOOD VIBURNUM	
ON LOT	AR ACER RUBRUM	RED MAPLE	
	AS ACER SACCHARINUM	SUGAR MAPLE	
	GT GLEDITSIA TRICANTHOS PYRAMIS	THORNLESS COHOSH HONEYLOCUST	
	LS LIQUIDAMBAR STRYACIFLUA	AMERICAN SWEET GUM	
LT	LIQUIDAMBAR STRYACIFLUA	AMERICAN SWEET GUM	
NS	NYSSA SYLVATICA	SOUR GUM	
OP	QUERCUS PAULSTRI	PIN OAK	
OW	QUERCUS PRINCEPS	WALNUT OAK	
OC	QUERCUS COCCINEA	SCARLET OAK	
AA	AMELANCHIER CANADENSIS	AMELANCHIER CANADENSIS	
BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	
CC	CERCIS CANADENSIS	EASTERN REDBUD	
CV	CHONANTHUS VIRGINICUS	WHITE FRINGE TREE	
FL	FLOERISSIA FLORIDA	EASTERN DOGWOOD	
MA	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	
MP	MORICIA PENNSYLVANICA	PRAIRIE CRAB APPLE	
CA	CETEIRA ALNIFOLIA	SUNNYSPIRIT CLETBRA	
CR	CORNUS RACEVOSA	GRAY DOGWOOD	
LV	LINDERA PENNSYLVANICA	WINTERBERRY	
MP	MORICIA PENNSYLVANICA	NORTHERN BAYBERRY	
PH	PRUNUS LAURICEDATUS 'SOPHIA' (REMOVED)	CHERRY LAUREL	
VB	VIBURNUM BLENCHARDII	ARROWWOOD VIBURNUM	
VD	VIBURNUM CENICUM	ARROWWOOD VIBURNUM	
EVERGREEN TREES	JA	JUNIPERUS VIRGINIANA	AMERICAN HOLY
	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	PT	PIRUS THURBERGII	WHITE PINE
	AA	AMELANCHIER CANADENSIS	SERVICEBERRY
BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	
CC	CERCIS CANADENSIS	EASTERN REDBUD	
CV	CHONANTHUS VIRGINICUS	WHITE FRINGE TREE	
MA	MAGNOLIA VIRGINIANA	EASTERN DOGWOOD	
MP	MORICIA PENNSYLVANICA	SWEETBAY MAGNOLIA	
UA	ULMUS AMERICANA VALLEY FORTGE	PRAIRIE CRAB APPLE	
CA	CETEIRA ALNIFOLIA	SUNNYSPIRIT CLETBRA	
CR	CORNUS RACEVOSA	GRAY DOGWOOD	
LV	LINDERA PENNSYLVANICA	WINTERBERRY	
MP	MORICIA PENNSYLVANICA	NORTHERN BAYBERRY	
PH	PRUNUS LAURICEDATUS 'SOPHIA' (REMOVED)	CHERRY LAUREL	
VB	VIBURNUM BLENCHARDII	ARROWWOOD VIBURNUM	
VD	VIBURNUM CENICUM	ARROWWOOD VIBURNUM	
BASIN TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	GT	GLEDITSIA TRICANTHOS PYRAMIS	THORNLESS COHOSH HONEYLOCUST
	QB	QUERCUS BICOLOM	SWAMP WHITE OAK
OR	QUERCUS PAULSTRI	PIN OAK	
UA	QUERCUS ULMIFOLIA	AMERICAN ELM	
UM	ULMUS AMERICANA VALLEY FORTGE	AMERICAN ELM	
AA	AMELANCHIER CANADENSIS 'ROBIN HILL'	ROBIN HILL SERVICEBERRY	
BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	
CC	CERCIS CANADENSIS	WHITE FRINGE TREE	
CV	CHONANTHUS VIRGINICUS	WHITE FRINGE TREE	
MA	MAGNOLIA VIRGINIANA	PRAIRIE CRAB APPLE	
CA	CETEIRA ALNIFOLIA 'SUNNY SPICE'	SUNNYSPIRIT CLETBRA	
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LV	LINDERA PENNSYLVANICA	WINTERBERRY	
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VB	VIBURNUM BLENCHARDII	ARROWWOOD VIBURNUM	
VD	VIBURNUM CENICUM	ARROWWOOD VIBURNUM	

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.



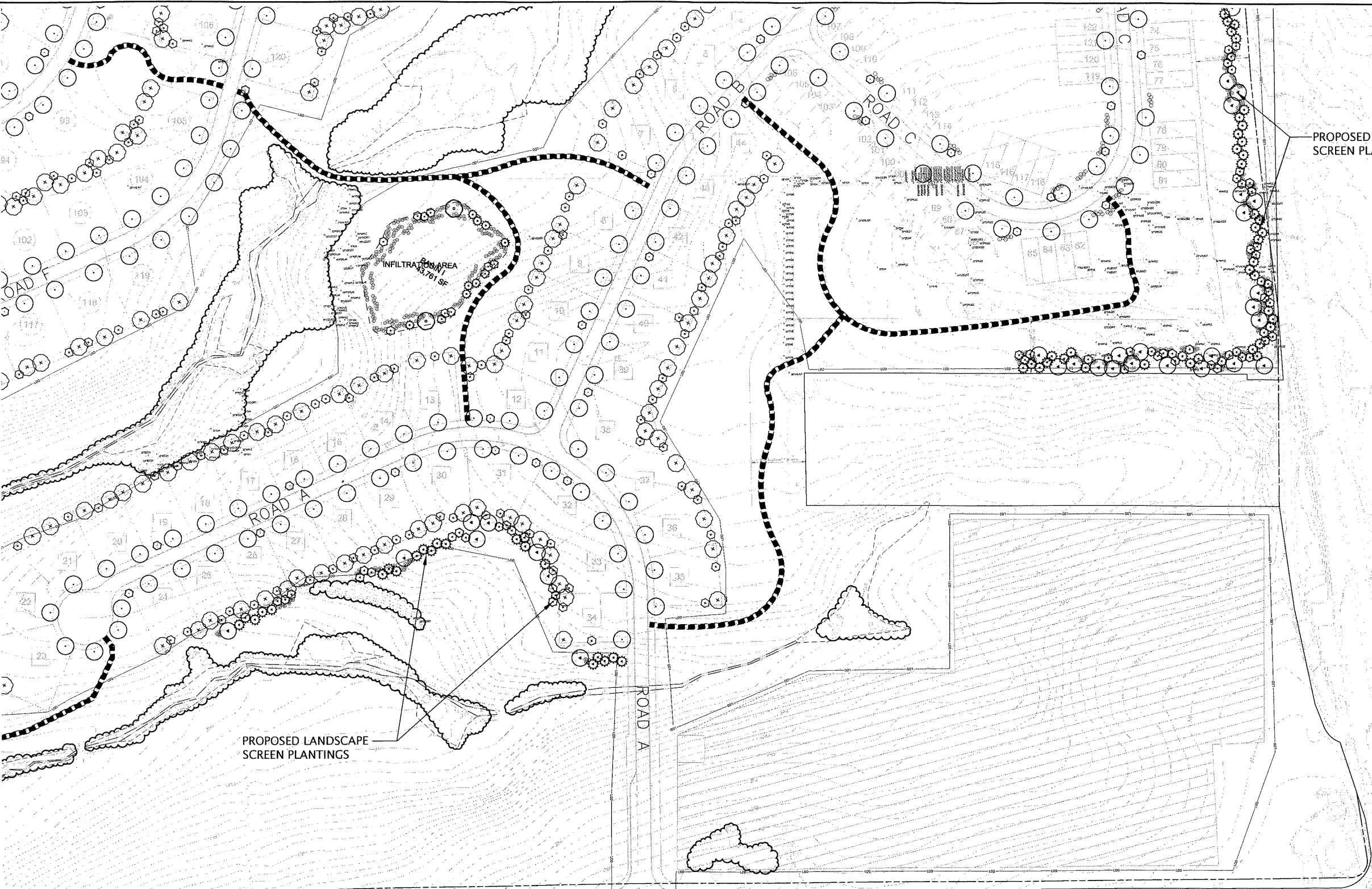
ESE Consultants, Inc.
 250 Gibraltar Road,
 Suite 2E
 Horsham, PA 19044
 Tel: 215-914-2050
 Fax: 215-293-5488

Land Planning
 Engineering
 Land Surveying

REV.	DATE	DESCRIPTION
1	12/08/16	REV. PER. CONDITIONAL USE APPLICATION RENEW ITR 11/17/16

LANDSCAPE PLAN
 CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

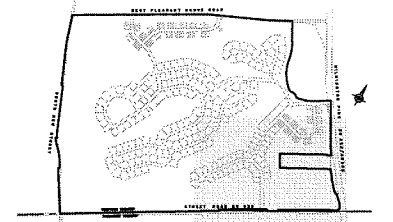
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PROPOSED LANDSCAPE SCREEN PLANTINGS

PROPOSED LANDSCAPE SCREEN PLANTINGS

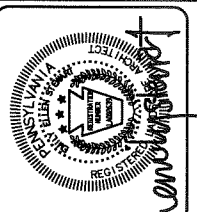
INFILTRATION AREA
43,701 SF



KEY MAP

STREET FRONTAGE	BOTANICAL NAME	COMMON NAME		
LANDSCAPE TREES	AR	ACER RUBRUM	RED MAPLE	
	AS	ACER SACCHARINUM	SUGAR MAPLE	
	GT	GLYSTRIA TRICANTHOS FRERENS	THORNLESS COGNON HONEYLOCUST	
	QP	QUERCUS PALUSTRIS	PIN OAK	
	QB	QUERCUS BICOCCATA	SWAMP WHITE OAK	
	LA	LELAIUS AMERICANA 'VALLEY FOREST'	AMERICAN ELM	
ORNAMENTAL TREES	AA	AMELANCHIER CANADENSIS 'NORTH HILL'	ROSBRIK SERVICEBERRY	
	BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	
	CV	CHONANTHRUS VIRGINICUS	WHITE FRINGE TREE	
	MP	MALUS X 'FRUITFUL'	FRUITFUL CRAB APPLE	
	IC	CLETHRA ALNIFOLIA 'SUNNY SPICE'	SUNNYSIDE CLETHRA	
	IG	ILEX GLABRA 'SUNSHINE'	SUNSHINE HOLLY	
SHRUBS	IC	CLETHRA ALNIFOLIA 'SUNNY SPICE'	SUNNYSIDE CLETHRA	
	IG	ILEX GLABRA 'SUNSHINE'	SUNSHINE HOLLY	
	IT	ITEA VIRGINICA 'WINDY'	WINDY VIRGINIA SWERTWART	
	CV	CHONANTHRUS VIRGINICUS 'OTTO LUTREY'	OTTO LUTREY CHERRY LAUREL	
	PI	PRUNUS LANCEOLATA 'BRACKEN'S BEAUTY'	BRACKEN'S BEAUTY ARDOVODA	
	VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	
ON LOT	LANDSCAPE TREES	AR	ACER RUBRUM	RED MAPLE
		AS	ACER SACCHARINUM	SUGAR MAPLE
		GT	GLYSTRIA TRICANTHOS FRERENS	THORNLESS COGNON HONEYLOCUST
		LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
		LT	LIRIODENDRON TRUPITREAE	TULIP TREE
		NS	NYSSA SYRIACA	SOUR GUM
ORNAMENTAL TREES	AA	AMELANCHIER CANADENSIS	AMELANCHIER CANADENSIS	
	BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	
	CC	CERCIS CANADENSIS	EASTERN REDBUD	
	CV	CHONANTHRUS VIRGINICUS	WHITE FRINGE TREE	
	CF	CORNUS FLORIDA	EASTERN DOGWOOD	
	MC	MAGNOLIA GRANDIFLORA 'BRACKEN'S BEAUTY'	BRACKEN'S BEAUTY MAGNOLIA	
BUFFER & OPEN SPACE	LANDSCAPE TREES	AR	ACER RUBRUM	RED MAPLE
		AS	ACER SACCHARINUM	SUGAR MAPLE
		GT	GLYSTRIA TRICANTHOS FRERENS	THORNLESS COGNON HONEYLOCUST
		LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
		LT	LIRIODENDRON TRUPITREAE	TULIP TREE
		NS	NYSSA SYRIACA	SOUR GUM
EVERGREEN TREES	IN	ILEX OPACA	AMERICAN HOLLY	
	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	
	PS	PINUS STROBUS	WHITE PINE	
	ORNAMENTAL TREES	AA	AMELANCHIER CANADENSIS	ROSBRIK SERVICEBERRY
		BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH
		CV	CHONANTHRUS VIRGINICUS	WHITE FRINGE TREE
MS		MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	
MP		MALUS X 'FRUITFUL'	FRUITFUL CRAB APPLE	
SHRUBS		CA	CLETHRA ALNIFOLIA	SUNNYSIDE CLETHRA
	CR	CORNUS RACEVOSA	GRAY DOGWOOD	
	CV	CHONANTHRUS VIRGINICUS	WHITE FRINGE TREE	
	IG	ILEX GLABRA	SUNSHINE HOLLY	
	FW	FRAXINUS VIRGINIANA	WHITEBERRY	
	PI	PRUNUS LANCEOLATA 'BRACKEN'S BEAUTY'	BRACKEN'S BEAUTY	
BASIN TREES	TREES	AC	AMELANCHIER CANADENSIS	ROSBRIK SERVICEBERRY
		AR	ACER RUBRUM	RED MAPLE
		BN	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH
		JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
		LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
		MS	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
SHRUBS	CA	CLETHRA ALNIFOLIA	SUNNYSIDE CLETHRA	
	CR	CORNUS RACEVOSA	GRAY DOGWOOD	
	FW	FRAXINUS VIRGINIANA	WHITEBERRY	
	IG	ILEX GLABRA	SUNSHINE HOLLY	
	MP	MIRICA PENNSYLVANICA	NORTHERN BAYBERRY	
	VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	

NOTES:
 1. SEE SHEET SD09.21 FOR PLANTING DETAILS & SCHEDULE.
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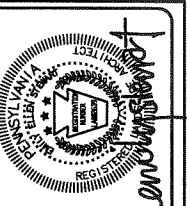
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Land Planning
 Engineering
 Land Surveying

REV.	DATE	DESCRIPTION
1	12/05/16	REV. PER. CONDITIONAL USE APPLICATION REVIEW LTR 11/17/16
		EJS
		DRAWN

LANDSCAPE PLAN
 CREBILLY FARM
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 12-7-2016
 SCALE: 1" = 100'
 DESIGN: DRAWN:



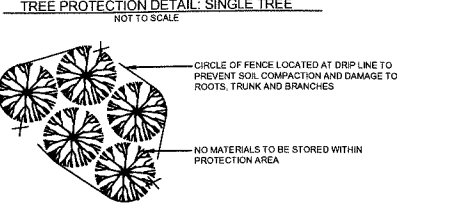
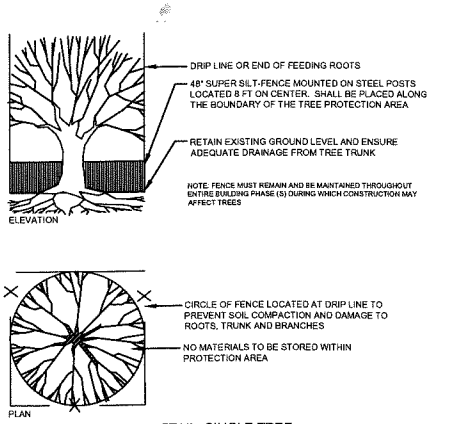
ESE Consultants, Inc. 250 Gibraltar Road, Suite 2E Horsham, PA 19044 Tel: 215-914-2050 Fax: 215-293-5488

ESE Land Planning Engineering Land Surveying

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

TYPICAL LANDSCAPE PLAN CREBILLY FARM WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 10-7-16 SCALE: AS NOTED DESIGN: DRAWN:

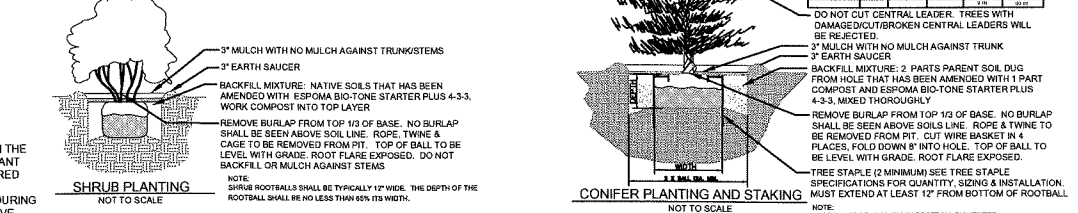
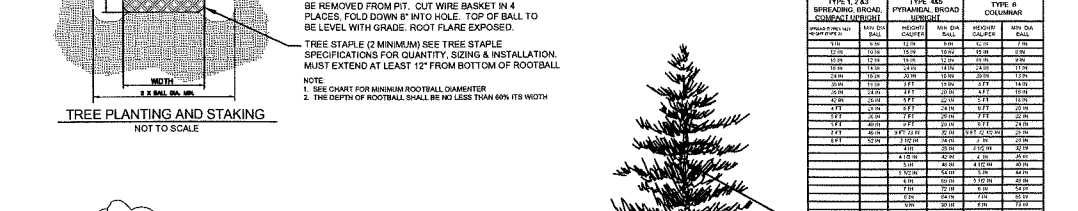
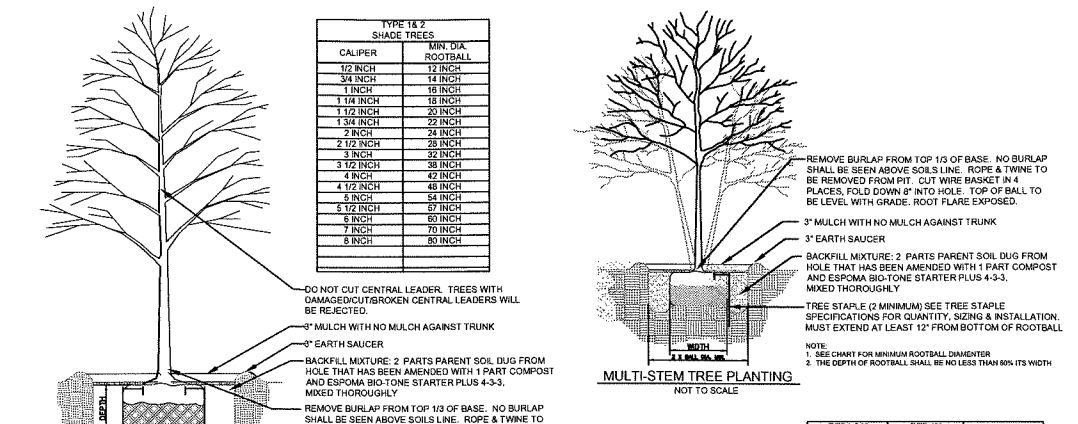


TREE PROTECTION DETAIL: SINGLE TREE NOT TO SCALE

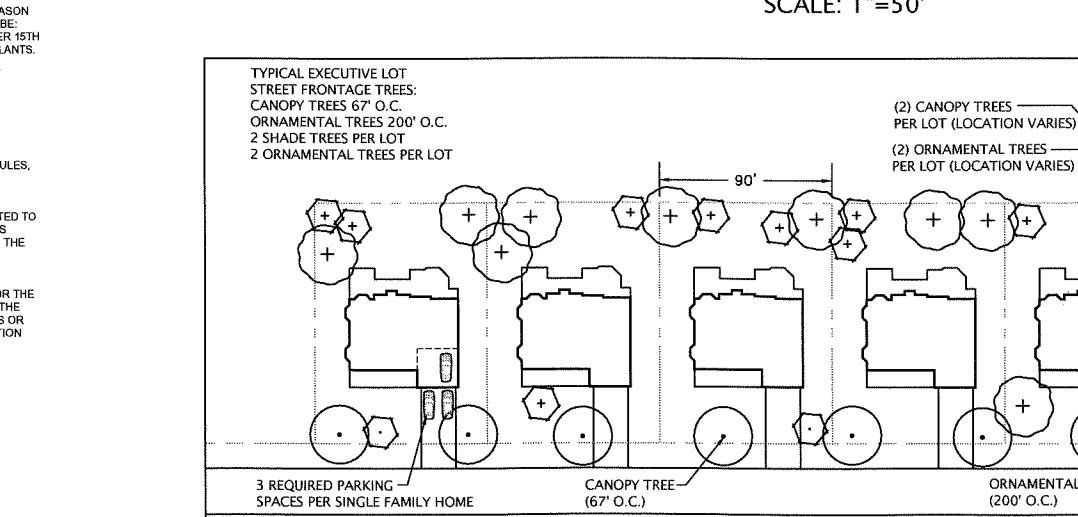
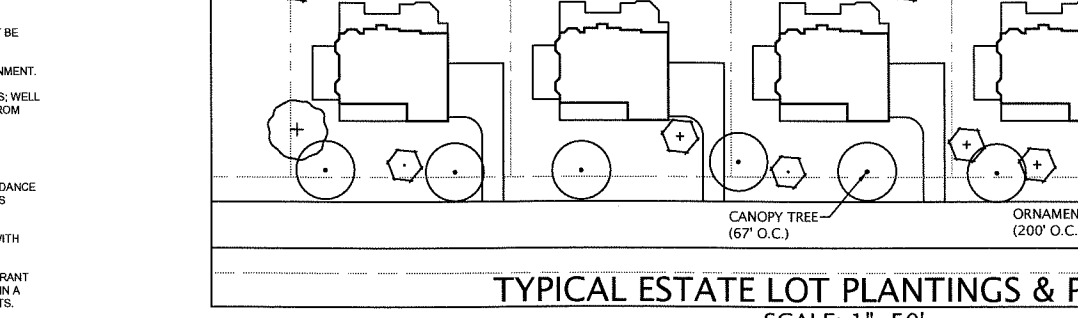
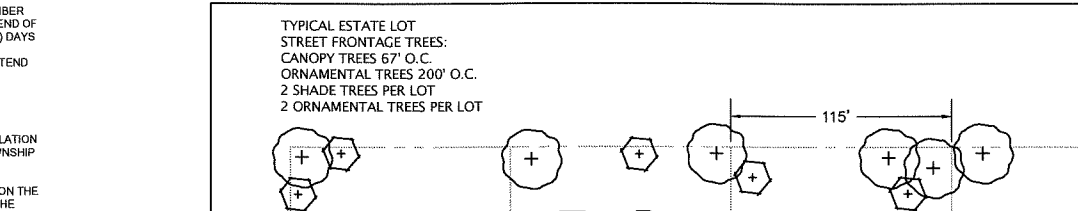
TREE PROTECTION DETAIL: TREE CLUSTER NOT TO SCALE

LANDSCAPE NOTES:

- 1. INDIVIDUAL LOT LANDSCAPING SHALL BE PLANTED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT.
2. GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWELVE (12) MONTHS FROM THE DAY OF FINAL APPROVAL BY THE TOWNSHIP ARBORIST OR TOWNSHIP ENGINEER. ANY PLANT MATERIAL TWENTY-FIVE PERCENT (25%) OR MORE OF WHICH IS DEAD SHALL BE CONSIDERED DEAD. A TREE SHALL BE CONSIDERED DEAD WHEN THE MAIN LEADER HAS DIED OR TWENTY-FIVE PERCENT (25%) OF THE CROWN IS DEAD. IF THE PLANT FAILS TO SURVIVE DURING THIS PERIOD, REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCESSIVE PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE. ANY DEAD PLANT MATERIAL SHALL BE REPLACED AND INSTALLED ACCORDING TO THE APPROVED PLANTING PRACTICES. A PERFORMANCE BOND IS REQUIRED IN ACCORDANCE WITH SECTION 154-4.1, REQUIRED IMPROVEMENTS, OF THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF NEWTOWN TOWNSHIP.
3. THE DEVELOPER SHALL CONTACT THE TOWNSHIP IN WRITING TO REQUEST A FINAL INSPECTION FOR THE ACCEPTANCE AT THE END OF GUARANTEE PERIOD. THESE INSPECTIONS WILL BE PERFORMED WHEN THE PLANT MATERIALS ARE IN FULL LEAF (MAY 1ST THROUGH NOVEMBER 15TH). ALL GUARANTEE ESCROW FUNDS WILL BE RELEASED UPON ACCEPTANCE AT THE END OF THE GUARANTEE PERIOD. THE GUARANTEE PERIOD WILL BE EXTENDED UNTIL THIRTY (30) DAYS AFTER THE RECEIPT OF THE REQUESTED LETTER AFTER MAY 15TH. SHOULD THE END OF GUARANTEE PERIOD OCCUR AFTER NOVEMBER 15TH, THE GUARANTEE PERIOD SHALL EXTEND TO MAY 15TH.
4. ALL PLANT MATERIAL SHALL BE STAKED IN THE FIELD AND LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
5. PROPOSED PLANT MATERIAL MAY BE SUBSTITUTED WITH A SIMILAR PLANT PRIOR TO INSTALLATION BASED ON AVAILABILITY, SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT OR TOWNSHIP ARBORIST.
6. IN THE EVENT THAT ANY DISCREPANCIES BETWEEN THE QUANTITIES OF PLANTS INDICATED ON THE PLAN SCHEDULE AND THOSE INDICATED ON THE PLAN, THE QUANTITIES INDICATED ON THE PLAN SHALL GOVERN.
7. NOTIFY ALL UTILITY COMPANIES PRIOR TO EXCAVATING PLANT PITS. PLANT LOCATIONS MAY BE ADJUSTED IN FIELD TO AVOID INTERFERENCE WITH UTILITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
9. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
10. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
11. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH 'AMERICAN STANDARDS FOR NURSERY STOCK' ANSI Z60 (MOST RECENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
12. B & B PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY. PLANTS WITH BROKEN, SPLIT OR DAMAGED ROOT BALLS SHALL BE REJECTED.
13. TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS. NO TREES OR SHRUBS SHALL BE PLANTED IN A SIGHT TRIANGLE. NO TREES SHALL BE PLANTED IN ANY UTILITY OR MUNICIPAL EASEMENTS.
14. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITION ARE SUITABLE. SPRING PLANTING SEASON SHALL BE: MARCH 1ST TO JUNE 1ST. FALL PLANTING SEASON SHALL BE: AUGUST 15TH TO DECEMBER 15TH FOR EVERGREEN PLANTS AND SEPTEMBER 15TH TO DECEMBER 15TH, FOR DECIDUOUS PLANTS.
15. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANTS IN THE CENTER OF THE PLANTING PIT.
16. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN ACCORDANCE WITH THE PLANTING DETAILS.
17. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING UPON THE PERFORMANCE OF THE WORK.
18. TREE PROTECTION DURING CONSTRUCTION: TREE PROTECTION AREAS SHALL BE DELINEATED TO IMPLEMENT THE STANDARDS CONTAINED IN THE TOWNSHIP ZONING ORDINANCE AND THIS ORDINANCE REGARDING PRESERVATION OF TREES, WOODLANDS, AND FORESTS DURING THE DEVELOPMENT AND CONSTRUCTION PROCESS.
19. TREE PROTECTION AREA: AN AREA THAT IS RADIAL TO THE TRUNK OF A TREE. THE TREE PROTECTION AREA SHALL BE 15 FEET FROM THE TRUNK OF THE TREE TO BE TAKEN OR THE DISTANCE FROM THE TRUNK TO THE DRIP LINE (THE LINE MARKING THE OUTER EDGE OF THE BRANCHES OF THE TREE) WHICHEVER IS GREATER. WHERE THERE IS A GROUP OF TREES OR WOODLANDS, THE TREE PROTECTION AREA SHALL BE THE AGGREGATE OF THE PROTECTION AREAS FOR THE INDIVIDUAL TREES.



SHRUB PLANTING NOT TO SCALE



TYPICAL ESTATE LOT PLANTINGS & PARKING SCALE: 1"=50'

Table 1: 149-925 G.(1) SINGLE FAMILY DETACHED DWELLING. Columns: ESTATE LOT, LENGTH, LOTS, REQUIRED, PLANTS, REQUIRED, PROPOSED.

Table 2: 149-925 G.(1) OTHER DWELLINGS. Columns: TOWN HOME, LENGTH, AREA, REQUIRED, PLANTS, REQUIRED, PROPOSED.

Table 3: 149-925 G.(3) INFILTRATION AREA PLANTINGS. Columns: BASIN, AREA, REQUIRED, PLANTS, REQUIRED, PROPOSED.

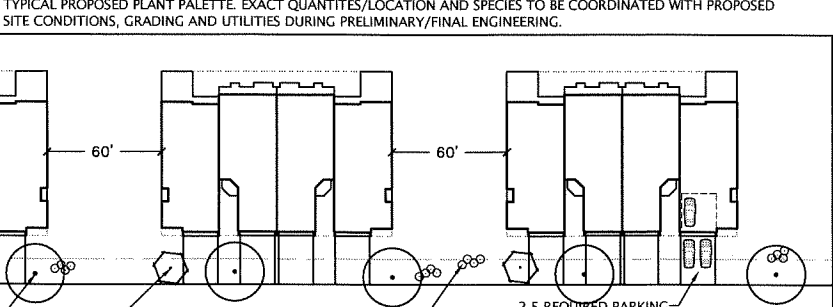
170-1508 LANDSCAPE SCREEN PLANTINGS - TO BE DETERMINED TO BE COORDINATED WITH FURTHER ENGINEERING

Table 4: STREET FRONTAGE TREES. Columns: QTY, BOTANICAL NAME, COMMON NAME, CONTAINER, SIZE, NOTES.

Table 5: ON LOT TREES. Columns: QTY, BOTANICAL NAME, COMMON NAME, CONTAINER, SIZE, NOTES.

Table 6: BUFFER & OS PLANTS. Columns: QTY, BOTANICAL NAME, COMMON NAME, CONTAINER, SIZE, NOTES.

Table 7: TYPICAL PROPOSED PLANT PALETTE. Columns: QTY, BOTANICAL NAME, COMMON NAME, CONTAINER, SIZE, NOTES.



TYPICAL PROPOSED PLANT PALETTE. EXACT QUANTITIES/LOCATION AND SPECIES TO BE COORDINATED WITH PROPOSED SITE CONDITIONS, GRADING AND UTILITIES DURING PRELIMINARY/FINAL ENGINEERING.