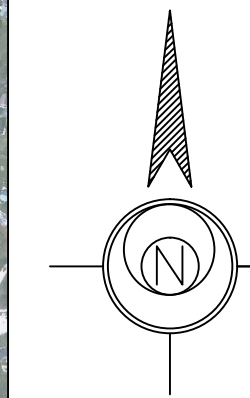


CONDITIONAL USE SUBDIVISION PLAN FOR THE ROBINSON TRACT PROPOSED DEVELOPMENT

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



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.

SHEET INDEX

SUBDIVISION PLANS		
SHEET NO.	REFERENCE NO.	DESCRIPTION
1	SD01.01	COVER SHEET
2	SD03.01	EXISTING FEATURES PLAN
3	SD03.02	OVERALL EXISTING RESOURCES PRIMARY CONSERVATION AREAS
4	SD03.03	OVERALL EXISTING RESOURCES SECONDARY CONSERVATION AREAS
5	SD03.04	VIEWS FROM ADJACENT PUBLIC ROADS PLAN
6	SD03.05	VIEWS FROM ADJACENT PUBLIC ROADS PHOTOS
7	SD03.06	OVERALL EXISTING RESOURCES OPEN SPACE AREA
8	SD03.07	POTENTIAL DEVELOPMENT AREAS CONCEPT MAP
9	SD03.08	POTENTIAL DEVELOPMENT AREA/BUILDING SITE WITH CONSERVATION DISTURBANCE
10	SD03.09	LAYOUT OF STREETS AND TRAILS
11	SD03.10	PROPOSED DEVELOPMENT
12	SD04.01	OVERALL LOT LAYOUT PLAN PROPOSED DEVELOPMENT
13	SD04.02	TYPICAL LOT LAYOUT PLAN PROPOSED DEVELOPMENT
14	SD04.03	OVERALL OPEN SPACE PLAN
15-33	SD05.01 - SD05.19	GRADING PLAN PROPOSED DEVELOPMENT
34-49	SD07.01 - SD07.16	ROAD PROFILES PROPOSED DEVELOPMENT
50	SD09.00	ACTIVE RECREATION PLAN
51-69	SD09.01 - SD09.19	LANDSCAPE AND LIGHTING PLAN
70	SD09.21	LANDSCAPE DETAIL
71	SD10.01	CONCEPT PLAN 'A'/30 FOOT SPACING

LIGHTING PLANS

SHEET NO.	REFERENCE NO.	DESCRIPTION
1		OVERALL LIGHTING DESIGN PLAN

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
250 Gibraltar Road • Suite 2E • Horsham, PA 19044
T: 215-914-2050

REV.	DATE	DESCRIPTION	DRAWN
1	11/22/19	REV. PER. CONDITIONAL USE APPLICATION REVIEW LIRS NOV 2019	JMM

COVER SHEET
PROPOSED DEVELOPMENT

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: AS NOTED
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-COVER
REF. NO.:	SD01.01
SHEET NO.:	1 OF 71



Know what's below.
Call before you dig.