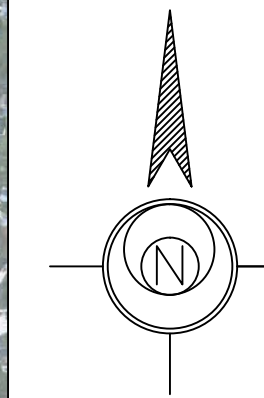


CONDITIONAL USE SUBDIVISION PLAN FOR THE ROBINSON TRACT PROPOSED DEVELOPMENT

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

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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

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COVER SHEET
PROPOSED DEVELOPMENT

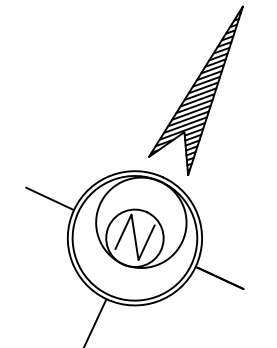
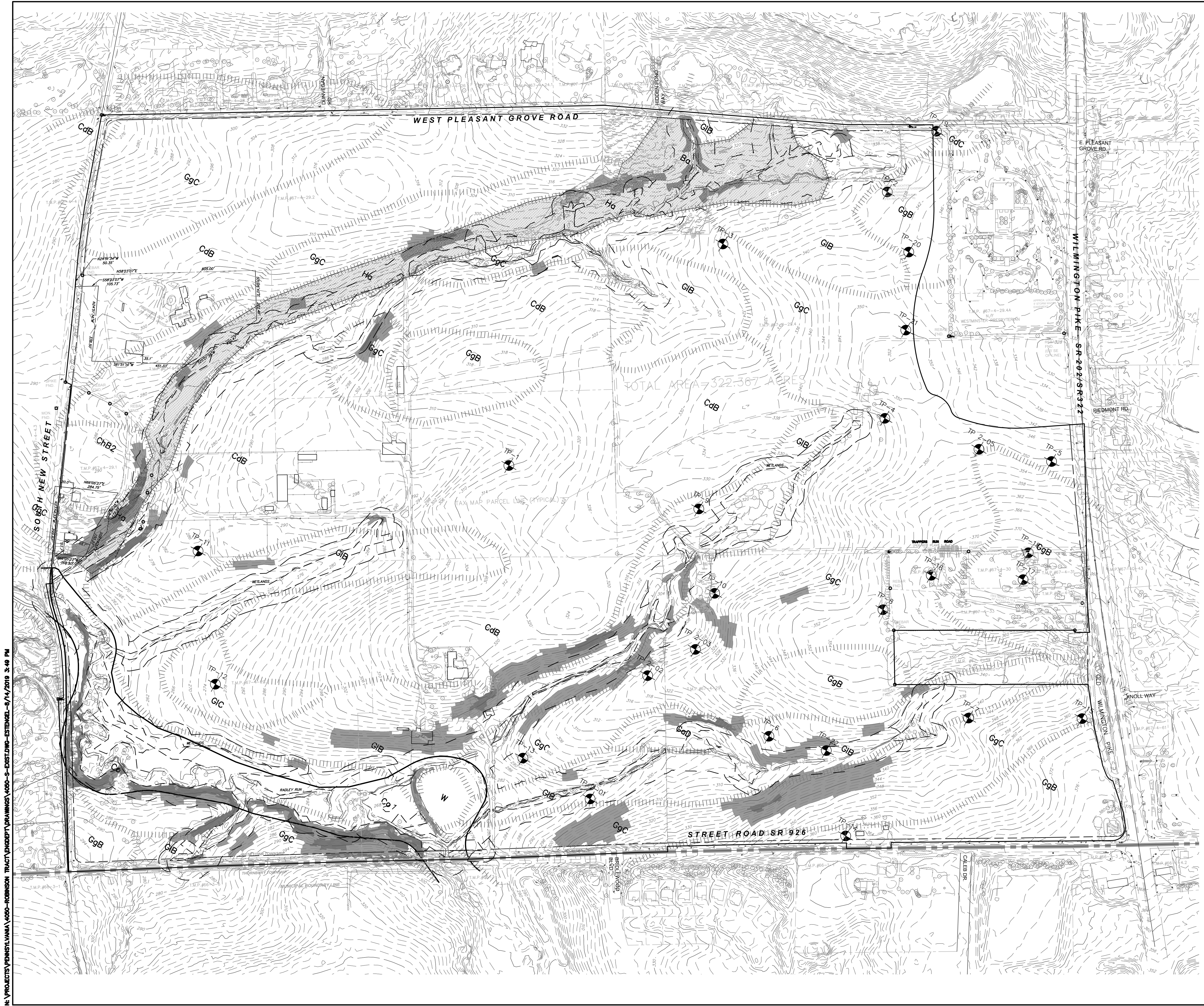
THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-COVER
REF. NO.:	SD01.01
SHEET NO.:	1 OF 71

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Know what's below.
Call before you dig.



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

Soil Type	Symbol	Soil Group
Darke Silty Loam	CdB	D
Charter Silty Loam, 3 to 8 percent slopes	CdB	D
Chrome Silty Loam, 3 to 8 percent slopes	ChC	D
Chrome Silty Loam, 8 to 15 percent slopes	ChC	D
Chrome Silty Loam, 15 to 25 percent slopes	CdB	D
Codorus Silty Loam	CdB	C
Galeta Silty Loam, 15 to 25 percent slopes	GgB	B
Gladesboro Gravelly Loam, 3 to 8 percent slopes	GgC	B
Gladesboro Gravelly Loam, 8 to 15 percent slopes	GgC	B
Gladesboro Gravelly Loam, 15 to 25 percent slopes	GgB	B
Glennville Silty Loam, 3 to 8 percent slopes	GgC	A
Glennville Silty Loam, 8 to 15 percent slopes	GgC	A
Glennville Silty Loam, 15 to 25 percent slopes	GgC	A
Glennville Silty Loam, 3 to 8 percent slopes	GgC	D
Glennville Silty Loam, 8 to 15 percent slopes	GgC	D
Water	W	D

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

[Symbol]	EXISTING DIRT/GRAVEL ROAD
[Symbol]	EXISTING R.O.W.
[Symbol]	EXISTING BOUNDARY LINE
[Symbol]	EXISTING EASEMENT
[Symbol]	MAJOR CONTOURS
[Symbol]	MINOR CONTOURS
[Symbol]	EXISTING SETBACK LINE
[Symbol]	EXISTING SPOT ELEVATION
[Symbol]	EXISTING TREE LINE
[Symbol]	EXISTING DECIDUOUS TREE
[Symbol]	EXISTING SHRUB
[Symbol]	EXISTING SIGN
[Symbol]	EXISTING MAIL BOX
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING INLET
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING 15-25% SLOPES
[Symbol]	EXISTING >25% SLOPES
[Symbol]	SOILS LINE
[Symbol]	GIC
[Symbol]	MINOR STREAM
[Symbol]	CONCRETE MONUMENT
[Symbol]	WETLANDS
[Symbol]	SWHT SOILS
[Symbol]	FLOODPLAIN (100 YEAR)
[Symbol]	TEST PIT

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

FLOOD PLAIN TAKEN FROM PANEL 0260 G FLOOD INSURANCE RATE MAP, CHESTER COUNTY PENNSYLVANIA, MAP NUMBER 42029C0260G, LAST REVISED SEPTEMBER 29, 2017.

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

J.D. WAS ISSUED ON 12/11/17 BY ARMY CORPS.

HORIZONTAL GRAPHIC SCALE
1" = 200 FEET



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REV.	DATE	DESCRIPTION

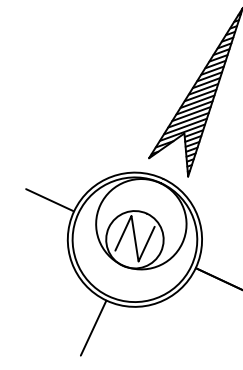
EXISTING FEATURES PLAN

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/09/19	SCALE:	1" = 200'
DESIGN:	JMM	DRAWN:	EJS
JOB NO.:	4050	FILE NAME:	4050-S-EXIST
REF. NO.:	SD03.01		
SHEET NO.:	2	OF 71	

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CONSERVATION DESIGN NARRATIVE

STEP 1 ADD THE FOLLOWING TO THE EXISTING FEATURES PLAN (PG 2). WETLANDS, 100YR FLOODPLAIN, SLOPES 15% TO 25%, SLOPES OVER 25%. THESE ARE THE PRIMARY CONSERVATION AREAS (PG 3)

STEP 2 ADD WOODLANDS, TREELINES, LARGE SPECIMEN TREES OVER 18", SCENIC VIEWS FROM INSIDE THE SITE, RIDGE LINES, AND SCENIC VIEWS FROM EXISTING STREETS AND TRAILS (PG 5 & 6) ARE NOT APPLICABLE. THESE ARE THE SECONDARY CONSERVATION AREAS (PG 4). ADD LOCATIONS OF EXISTING FEATURES WITHIN 150 FT., SEASONAL HIGH WATER TABLE, AND BUILDINGS WITH HISTORIC STRUCTURES AND OPEN SPACES.

STEP 3 ADD AREAS OF OPEN SPACE INTENDED TO REMAIN UN-BUILT (PG 7).

STEP 4 ALL REMAINING AREAS ARE POTENTIAL DEVELOPMENT AREAS AND ARE MAPPED ON PG 8.

STEP 5 LAND DEVELOPMENT ACTIVITY SHALL NOT BE PERMITTED WITHIN MORE THAN 50% OF SECONDARY CONSERVATION AREAS (PG 9).

STEP 6 LAYOUT PROPOSED STREETS AND TRAILS IN POTENTIAL DEVELOPMENT AREAS (PG 10)

STEP 7 DRAW THE LOT LINES WITHIN THE POTENTIAL DEVELOPMENT AREAS (PG 11).

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

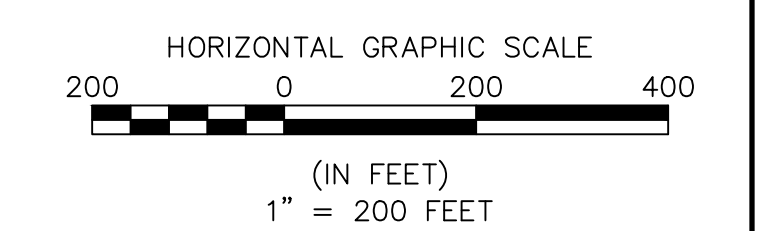
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	EXISTING R.O.W.
	EXISTING BOUNDARY LINE
	EXISTING EASEMENT
	MAJOR CONTOURS
	MINOR CONTOURS
	EXISTING SETBACK LINE
	EXISTING SPOT ELEVATION
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE
	EXISTING SHRUB
	EXISTING SIGN
	EXISTING MAIL BOX
	EXISTING UTILITY 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 G FLOOD INSURANCE RATE MAP, CHESTER COUNTY PENNSYLVANIA, MAP NUMBER 42029C0260G, LAST REVISED SEPTEMBER 29, 2017.

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

J.D. WAS ISSUED ON 12/11/17 BY ARMY CORPS.



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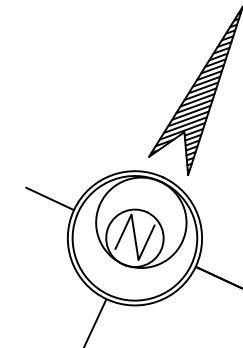
CONSERVATION DESIGN

OVERALL EXISTING RESOURCES
 PRIMARY CONSERVATION AREAS

THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/09/19	SCALE:	1" = 200'
DESIGN:	JMM	DRAWN:	EJS
JOB NO.:	4050	FILE NAME:	4050-S-RESOURCE
REF. NO.:	SD03.02		
SHEET NO.:	3	OF 71	

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SECONDARY CONSERVATION AREAS:

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

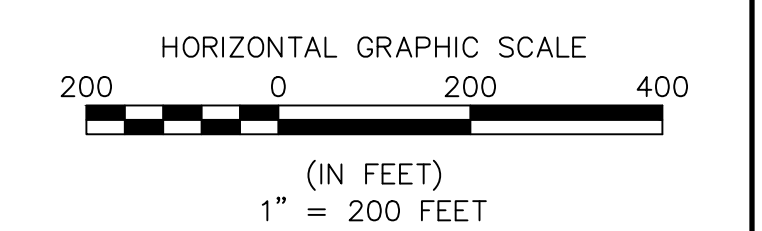
OVERALL TOTAL AREA 27.28 AC.

(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 TREE LINE
	EXISTING SPOT ELEVATION
	EXISTING DECIDUOUS TREE
	EXISTING SHRUB
	EXISTING SIGN
	EXISTING MAIL BOX
	EXISTING UTILITY POLE
	EXISTING INLET
	EXISTING MANHOLE
	PRIMARY CONSERVATION AREAS
	SECONDARY CONSERVATION AREAS
	SEASONAL HIGH WATERTABLE
	SPECIMEN TREE
	MINOR STREAM
	CONCRETE MONUMENT
	WETLANDS
	FLOODPLAIN (100 YEAR)

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



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REV.	DATE	DESCRIPTION

CONSERVATION DESIGN

OVERALL EXISTING RESOURCES
 SECONDARY CONSERVATION AREAS

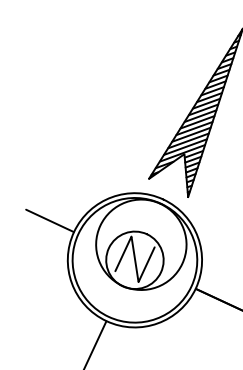
THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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REF. NO.:	SD03.03	SHEET NO.:	4 OF 71



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TOTAL AREA = 322.367 ACRES

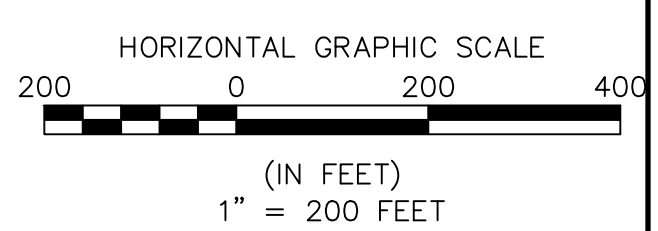


- LEGEND**
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 - EXISTING BOUNDARY LINE
 - EXISTING EASEMENT
 - MAJOR CONTOURS
 - MINOR CONTOURS
 - EXISTING SETBACK LINE
 - EXISTING SPOT ELEVATION
 - EXISTING TREE LINE
 - EXISTING DECIDUOUS TREE
 - EXISTING SHRUB
 - EXISTING SIGN
 - EXISTING MAIL BOX
 - EXISTING UTILITY POLE
 - EXISTING INLET
 - EXISTING MANHOLE
 - MINOR STREAM
 - CONCRETE MONUMENT
 - WETLANDS
 - SHWT SOILS
 - FLOODPLAIN (100 YEAR)
 - PHOTO LOCATION POINT

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

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

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



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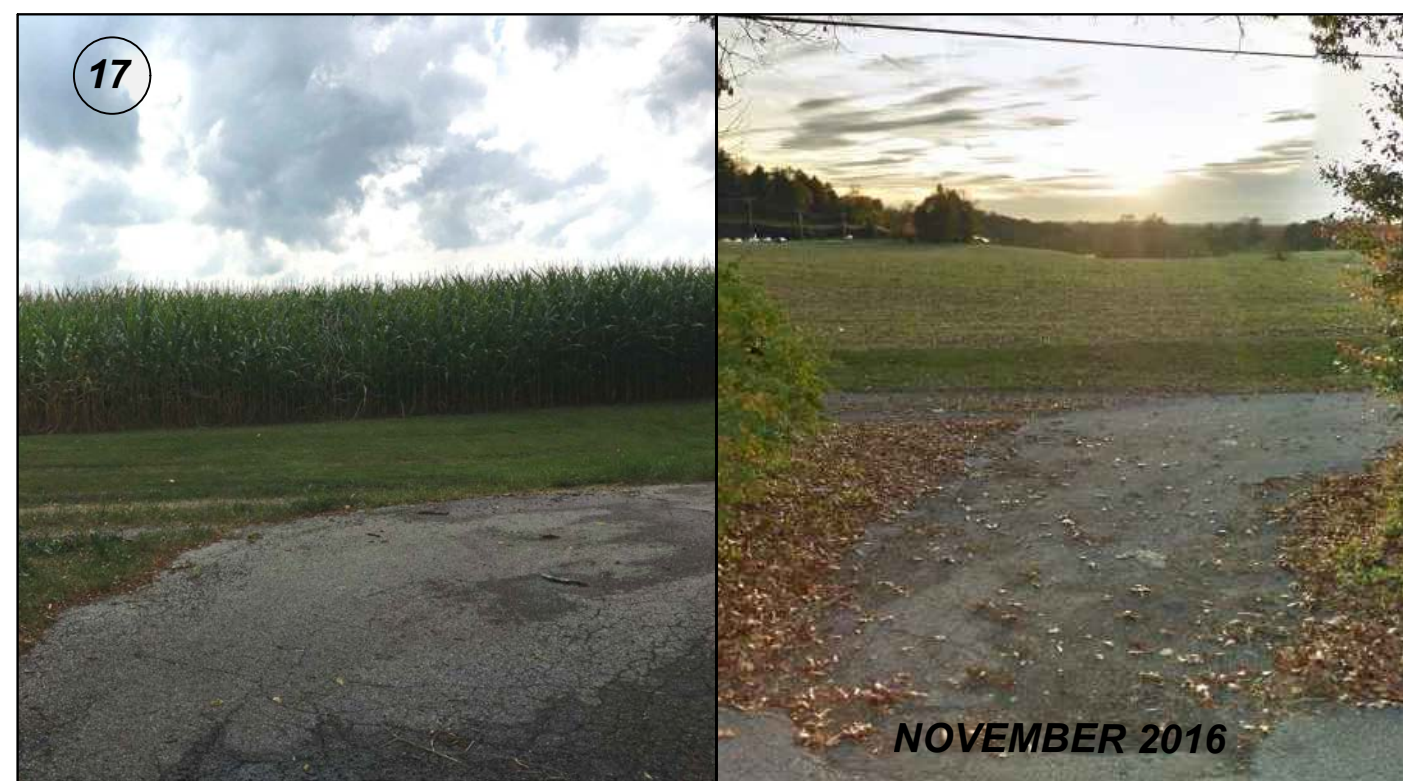
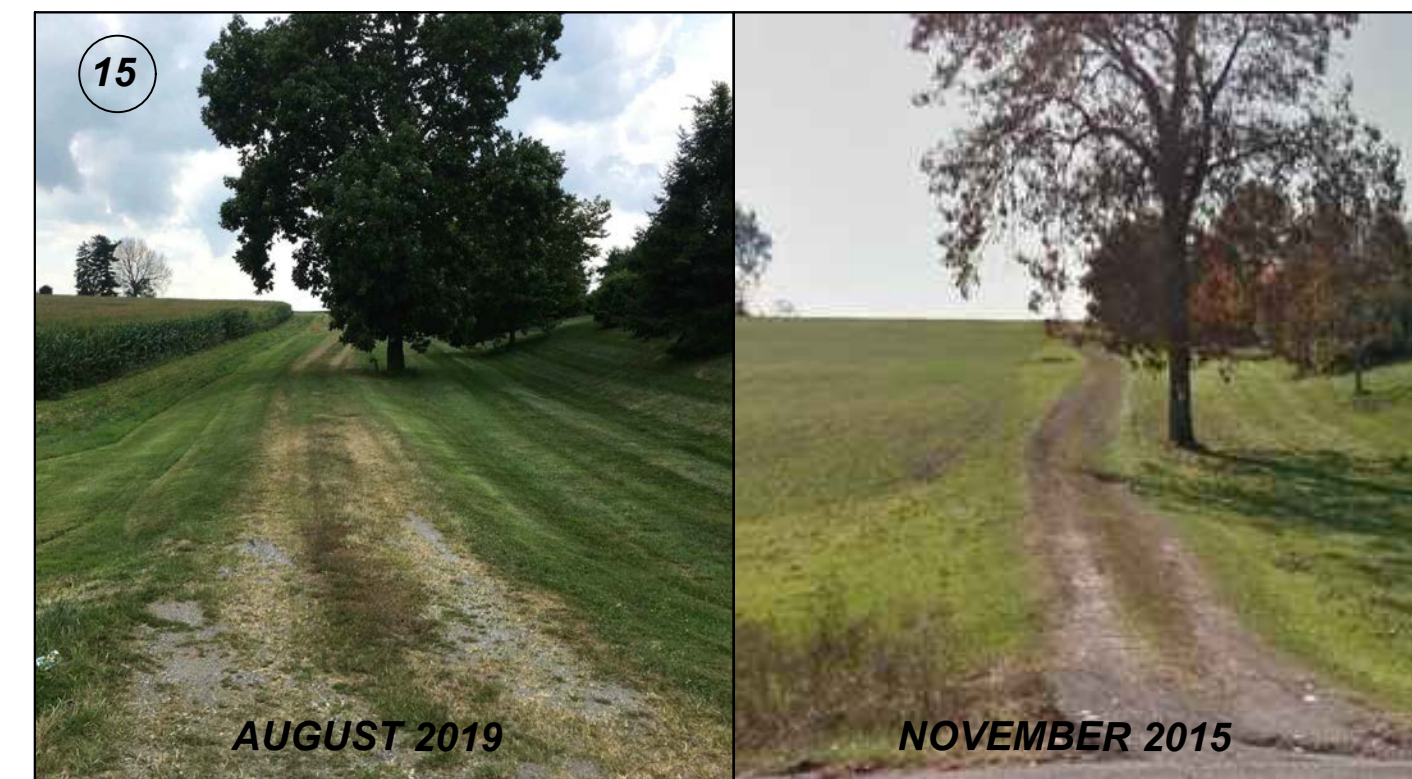
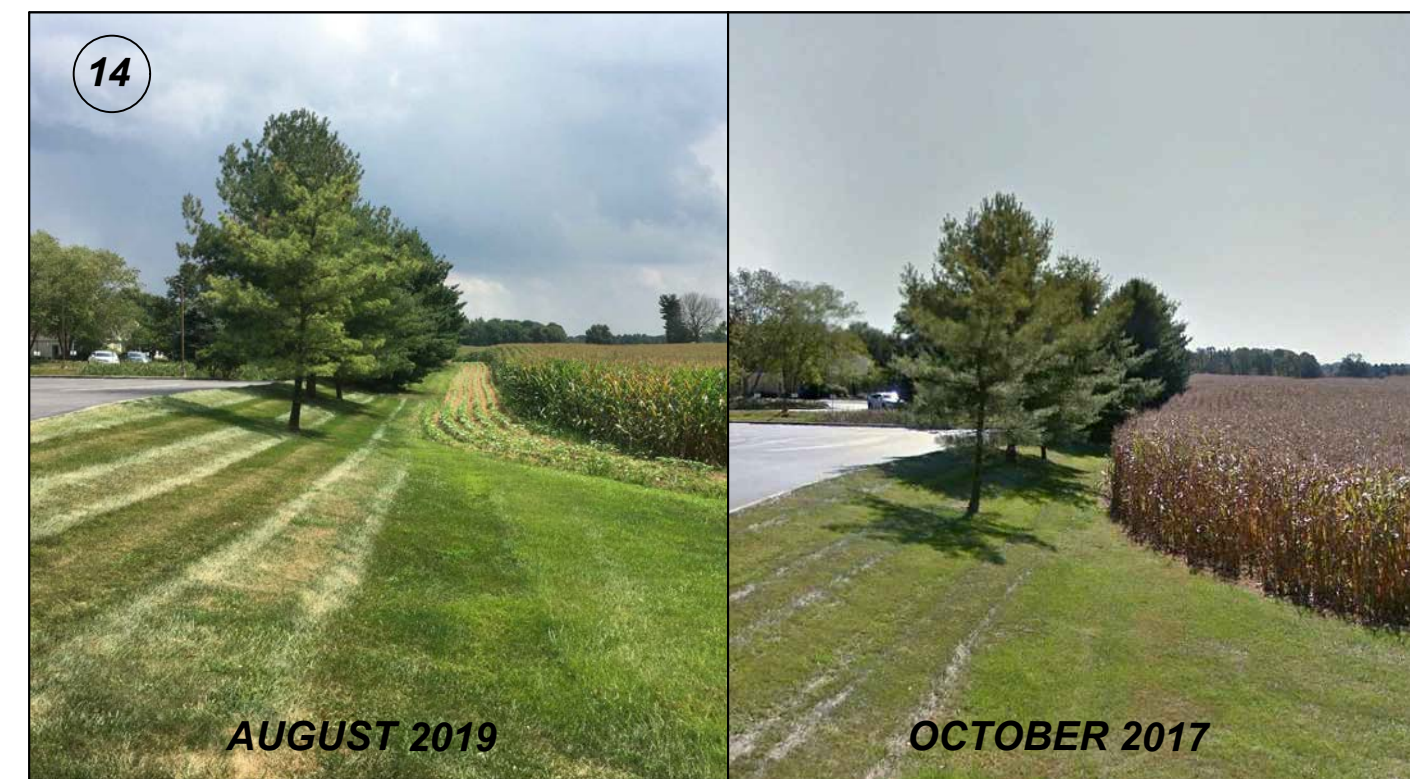
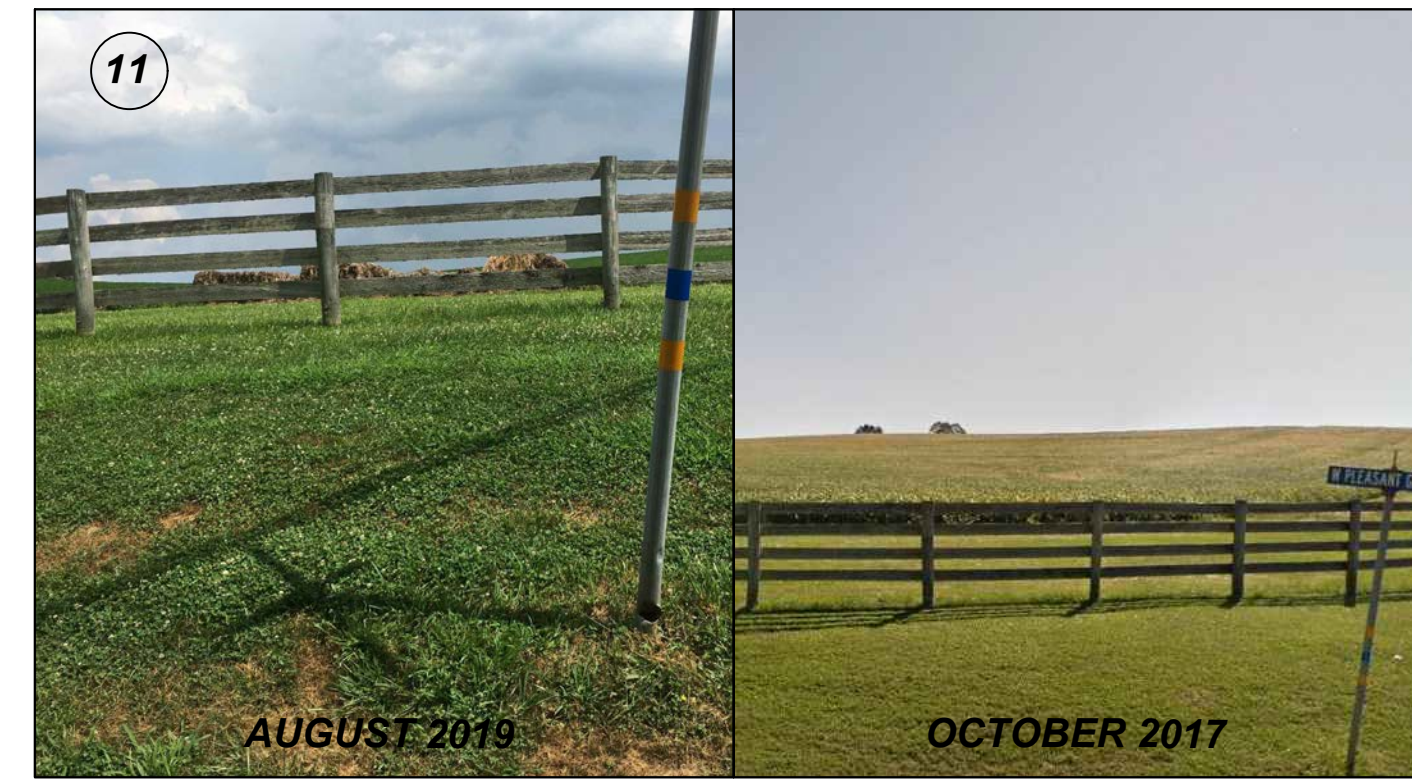
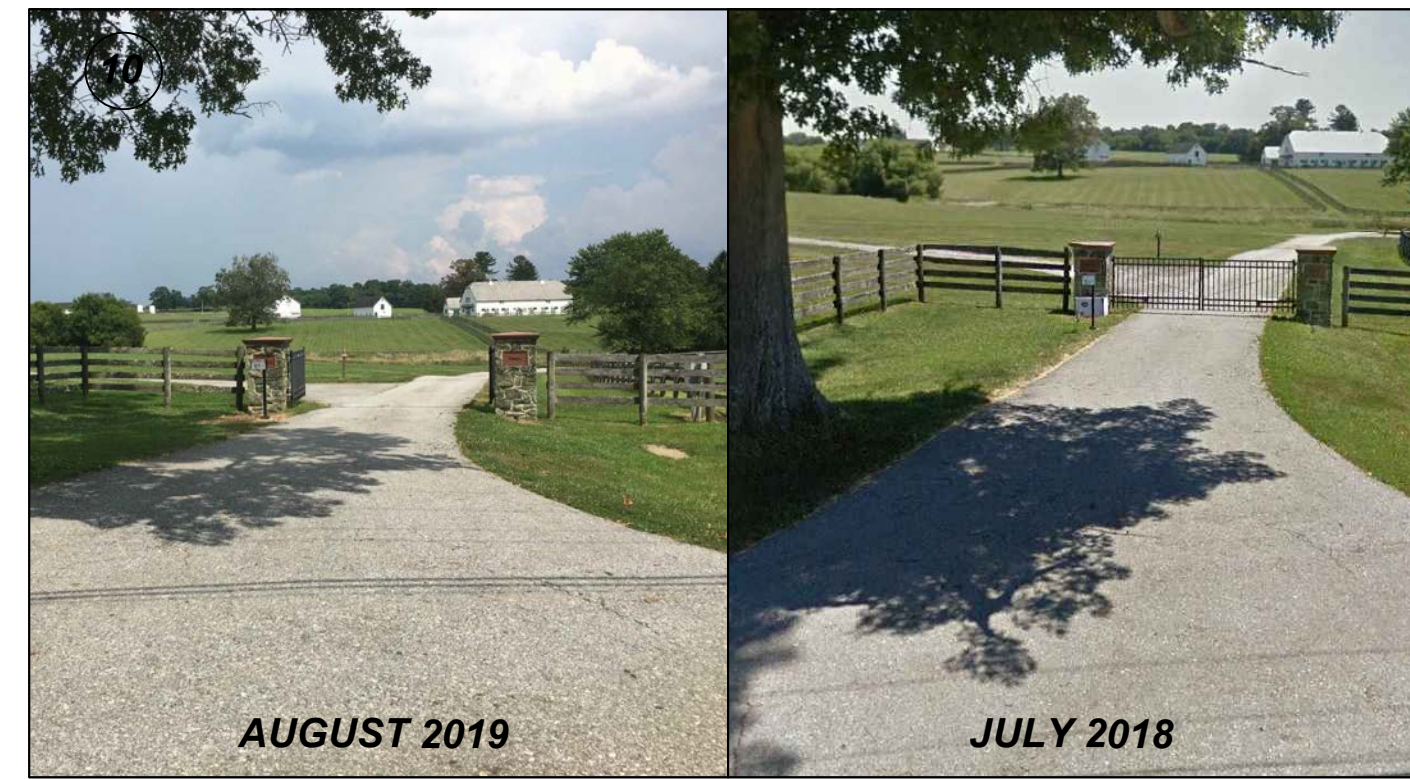
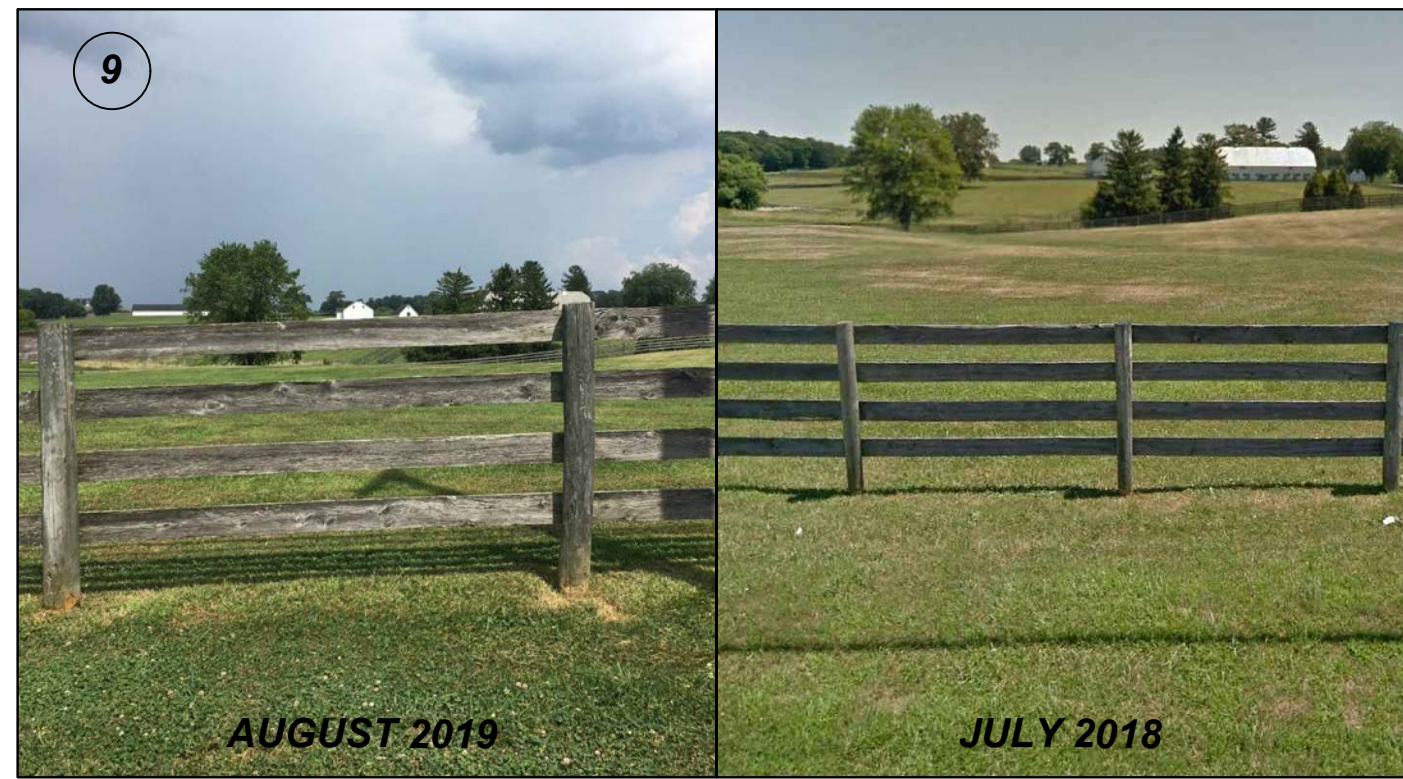
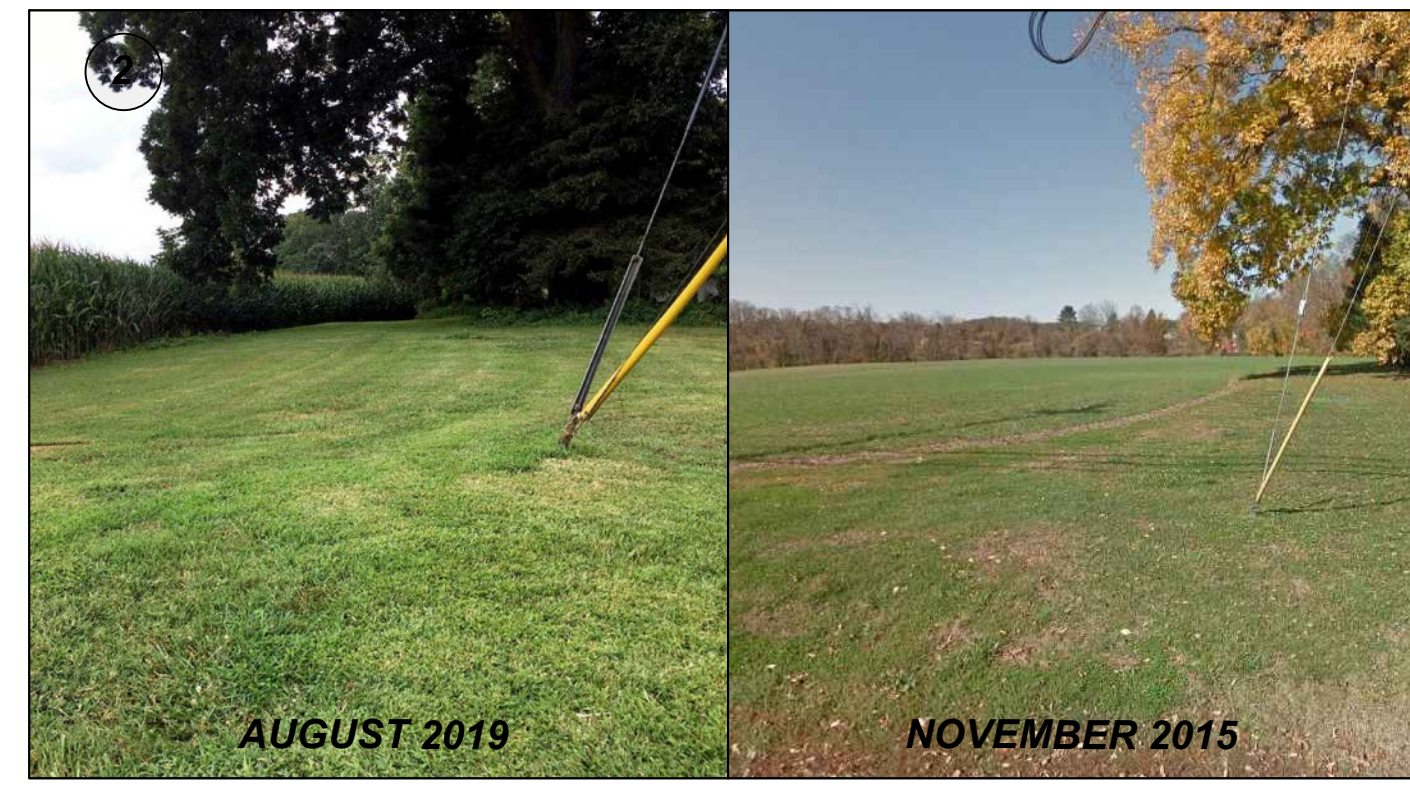
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CONSERVATION DESIGN

VIEWS FROM ADJACENT PUBLIC ROADS
 PLAN

THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/09/19	SCALE:	1" = 200'
DESIGN:	AJF	DRAWN:	EJS
JOB NO.:	4050	FILE NAME:	4050-ROAD-VISIBILITY
REF. NO.:	SD03.04	SHEET NO.:	5 OF 71



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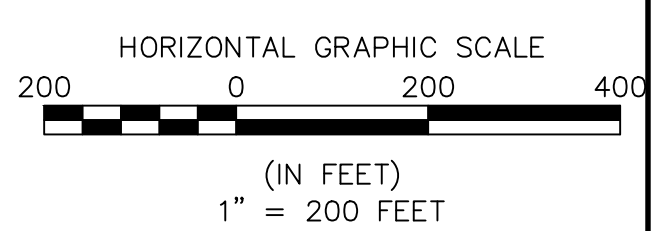
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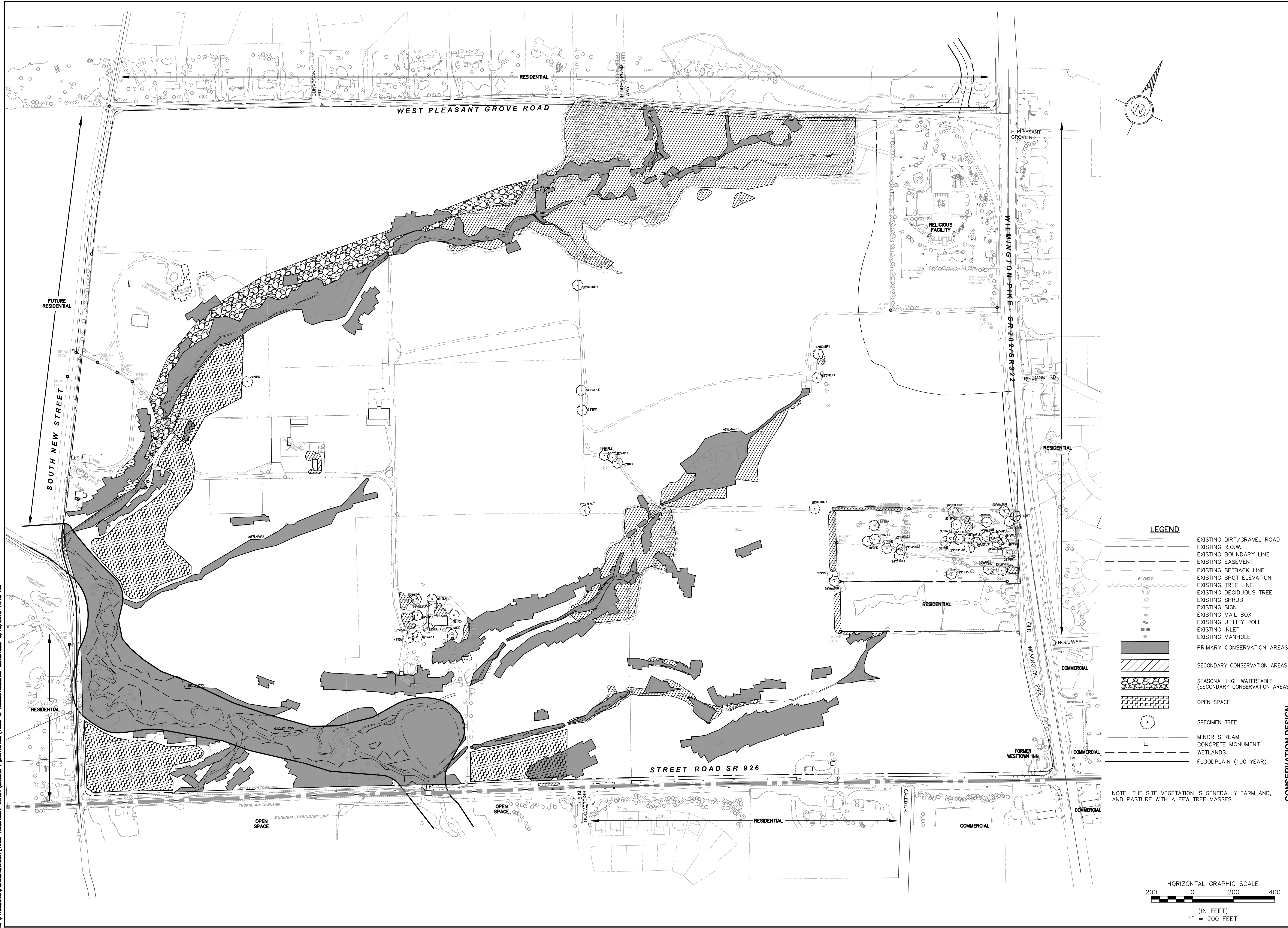
IEWS FROM ADJACENT PUBLIC ROADS
PHOTOS

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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JOB NO.: 4050	FILE NAME: 4050-ROAD-VISIBLTY
REF. NO.: SD03.05	
SHEET NO.: 6	OF 71

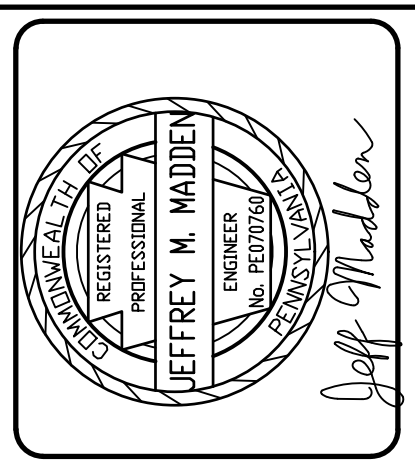
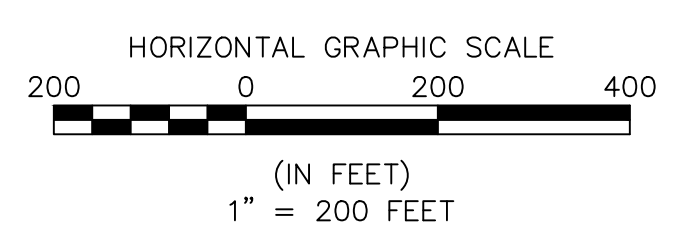


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- LEGEND**
- EXISTING DIRT/GRAVEL ROAD
 - EXISTING R.O.W.
 - - - EXISTING BOUNDARY LINE
 - - - EXISTING EASEMENT
 - - - EXISTING SETBACK LINE
 - - - EXISTING SPOT ELEVATION
 - - - EXISTING TREE LINE
 - - - EXISTING DECIDUOUS TREE
 - - - EXISTING SHRUB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

CONSERVATION DESIGN

OVERALL EXISTING RESOURCES
OPEN SPACE AREAS

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

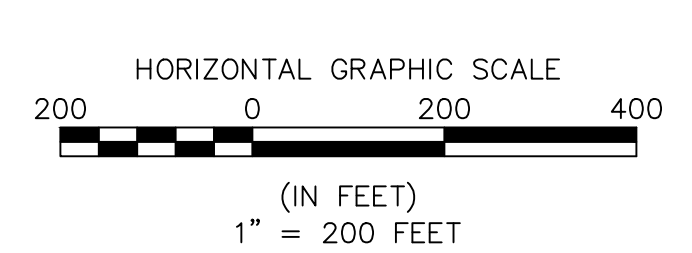
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REF. NO.:	SD03.04		
SHEET NO.:	7	OF 71	

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LEGEND

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[Symbol]	PRIMARY CONSERVATION AREAS
[Symbol]	SECONDARY CONSERVATION AREAS
[Symbol]	SPECIMEN TREE
[Symbol]	POTENTIAL DEVELOPMENT AREA (BEFORE CONSERVATION DISTURBANCE)
[Symbol]	MINOR STREAM
[Symbol]	CONCRETE MONUMENT
[Symbol]	WETLANDS
[Symbol]	FLOODPLAIN (100 YEAR)
[Symbol]	SEASONAL HIGH WATERTABLE
[Symbol]	OPEN SPACE



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REV.	DATE	DESCRIPTION

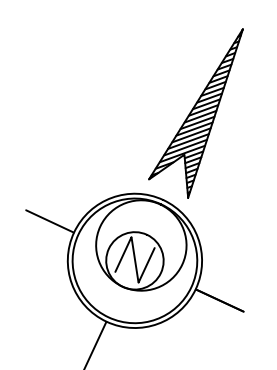
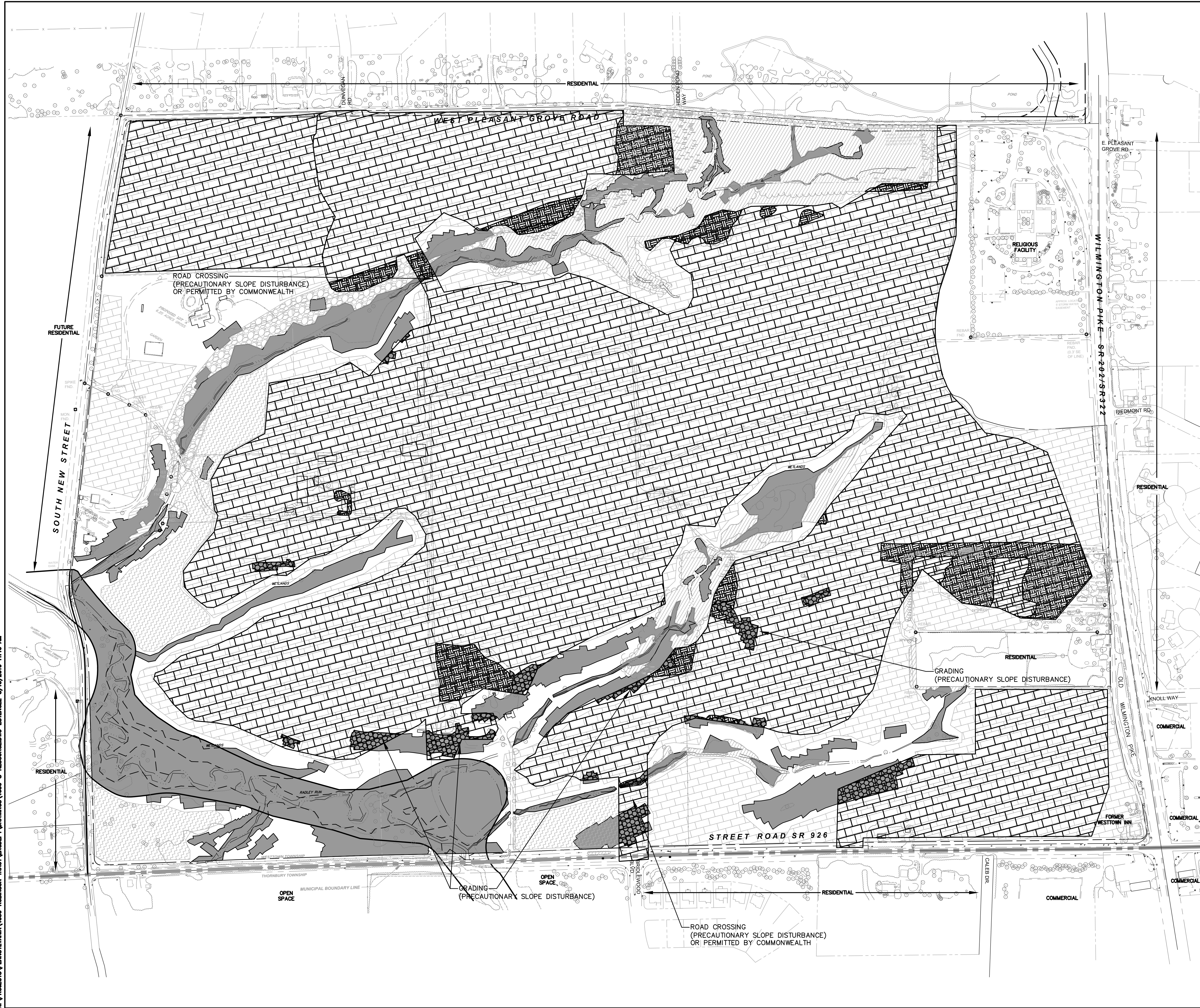
**POTENTIAL DEVELOPMENT AREAS
CONCEPT MAP**

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

CONSERVATION DESIGN

DATE:	08/09/19	SCALE:	1" = 200'
DESIGN:	JMM	DRAWN:	EJS
JOB NO.:	4050	FILE NAME:	4050-S-RESOURCE
REF. NO.:	SD03.07	SHEET NO.:	8 OF 71

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NOTE:
SEE SHEET 11 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 APPLICABLE
RIDGE LINES	NOT APPLICABLE
SCENIC VIEWS FROM EXISTING STREETS AND TRAILS	NOT APPLICABLE

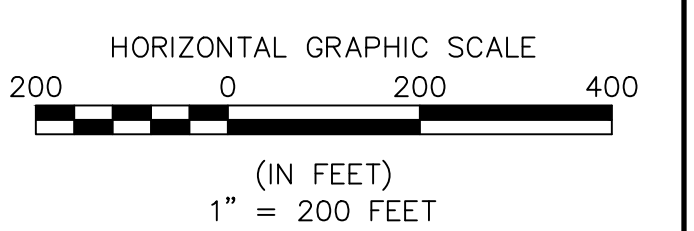
OVERALL TOTAL AREA 27.28 AC.

(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 12.73 AC. (46.6%)
(<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
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- 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



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REV.	DATE	DESCRIPTION

CONSERVATION DESIGN

POTENTIAL DEVELOPMENT AREA/BUILDING WITHIN CONSERVATION AREAS

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

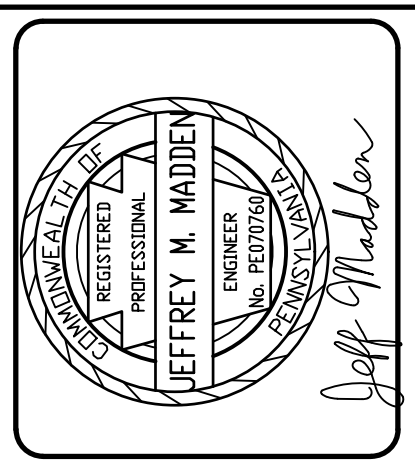
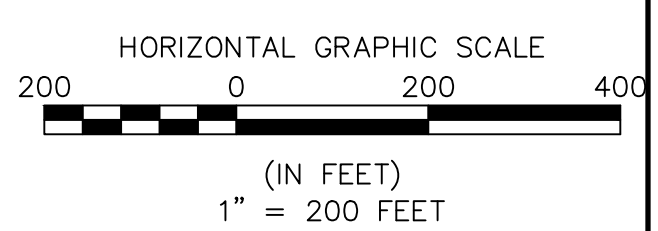
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REF. NO.:	SD03.08	SHEET NO.:	9 OF 71

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LEGEND

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



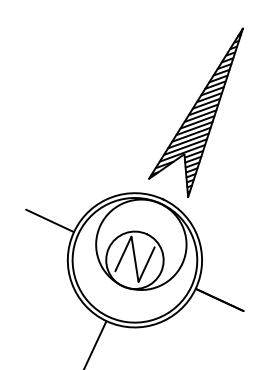
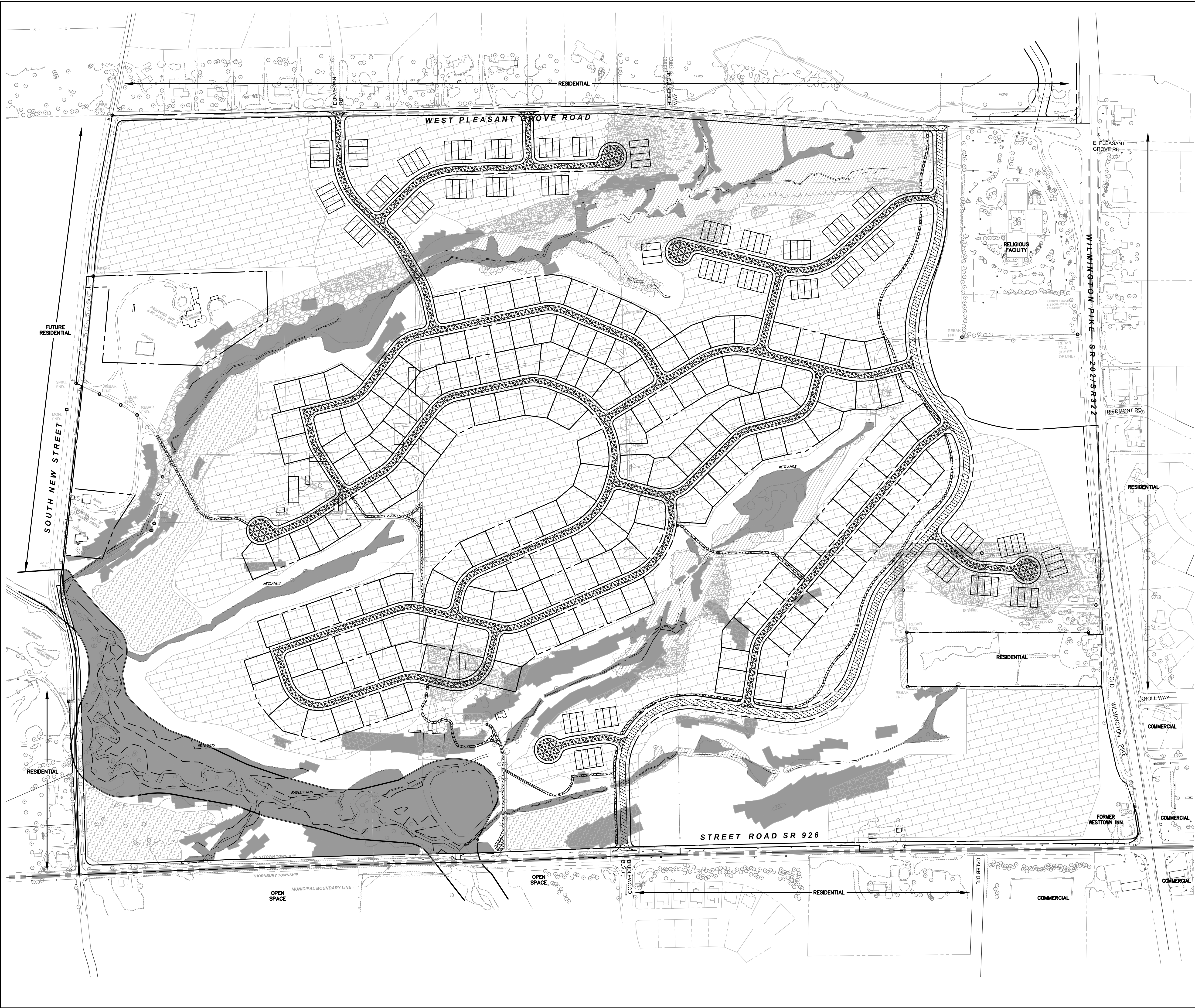
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REV.	DATE	DESCRIPTION

CONSERVATION DESIGN
 LAYOUT OF STREETS AND TRAILS
THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: 1" = 200'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-RESOURCE
REF. NO.:	SD03.09
SHEET NO.:	10 OF 71

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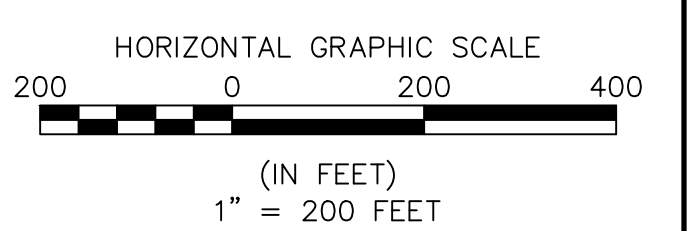
LEGEND

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

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

FLOOD PLAIN TAKEN FROM PANEL 0260 G FLOOD INSURANCE RATE MAP, CHESTER COUNTY PENNSYLVANIA, MAP NUMBER 42029C0260G, LAST REVISED SEPTEMBER 29, 2017.

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



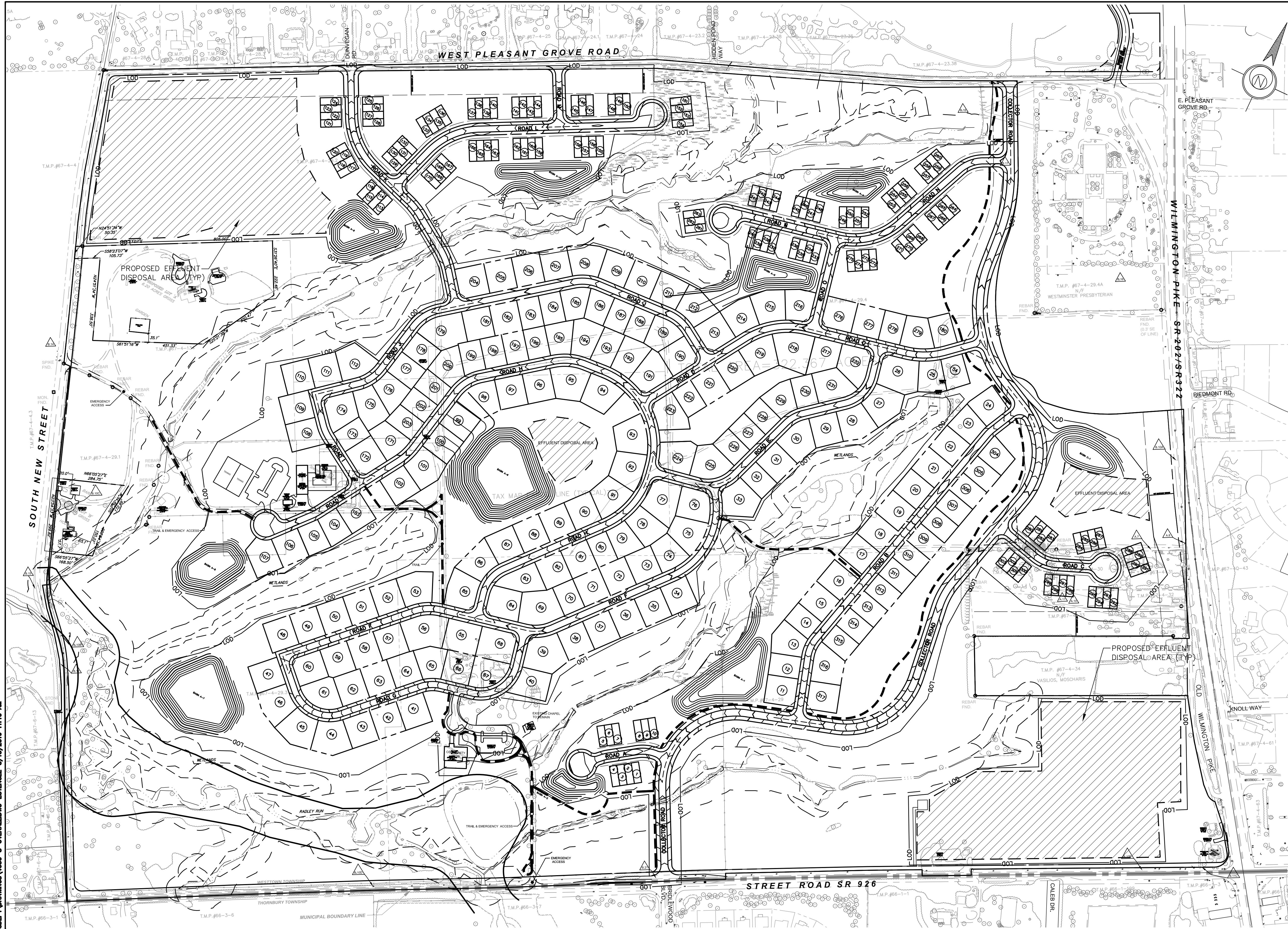
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REV.	DATE	DESCRIPTION	DRAWN

PROPOSED LOT LINES
THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19 SCALE: 1" = 200'
 DESIGN: JMM DRAWN: EJS
 JOB NO.: 4050 FILE NAME: 4050-S-RESOURCE
 REF. NO.: SD03.10
 SHEET NO.: 11 OF 71

PROJECT PENNSYLVANIA 4050-ROBINSON TRACT, DRAMMOS' 4050-S-OVERALL DWG-ESTIMBL-9/15/2019 11:10 AM



TRACT AREA CALCULATION 170-1519A:

CURRENT ZONING:	A/C DISTRICT
GROSS SITE AREA:	322.36 ACRES
- U/LT. 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

Multi-family Residential Density (§170-904.E.1.g)

Area of 135 Townhomes = 23.5 ac.
 Approximate Area of Right-of-Way = 4.8 ac.
 Net Residential Density Area = 18.7 ac. (Excludes the acreage set aside for common open space, right-of-way of public streets from the overall site area of 322.36 ac.)
 Multi-family Residential Density = (135 units)/(18.7 ac.) = 7.2 dwelling units per acre (Maximum 10 dwelling units per acre)
 The site complies 7.2 < 10 dwelling units per acre.

Single-family Detached Residential Density (§170-904.E.1.c)

Area of 182 Single-family detached Homes = 96.94 ac.
 Approximate Area of Right-of-Way = 35.7 ac.
 Net Residential Density Area = 61.24 ac. (Excludes the acreage set aside for common open space, right-of-way of public streets from the overall site area of 322.36 ac.)
 Single-family Detached Residential Density = (184 units)/(61.24 ac.) = 3.0 dwelling units per acre (Maximum 4 dwelling units per acre)
 The site complies 3.0 < 4 dwelling units per acre.

Impervious Coverage (§170-904.E.2.c)

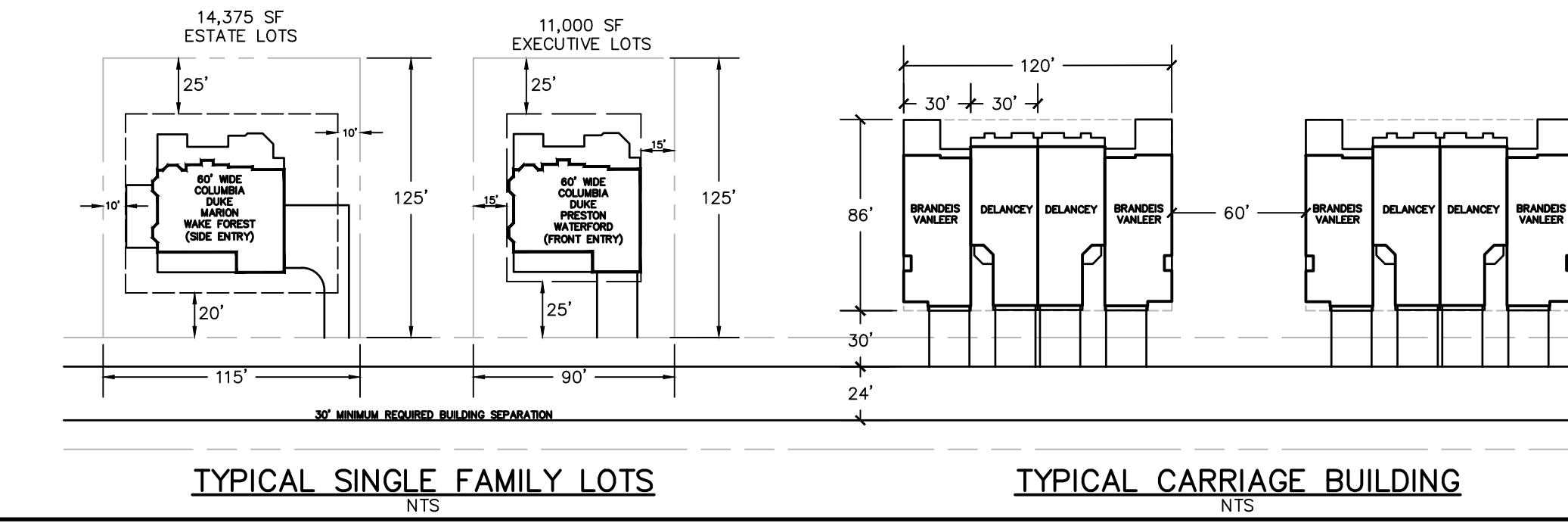
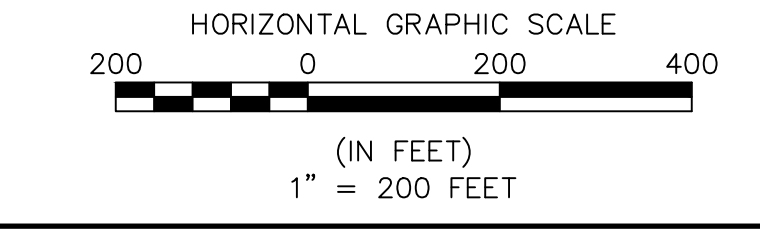
Area of 135 Townhomes = ±38.8 ac. (Area includes the surrounding open space)
 Area of Road Impervious = 3.1 ac.
 Area of 135 Impervious = 10.3 ac. (3,300 S.F. per townhome)
 Total Impervious = 13.4 ac.
 Percent Impervious Coverage = (13.4 ac.)/(38.8 ac.) = 34.5% (Maximum 45% of the gross tract area)
 The site complies 34.5% < 45%.

LEGEND

- LOD - LIMIT OF DISTURBANCE
- PROPOSED EFFLUENT DISPOSAL AREA

EXISTING HOMES	2
ESTATE/EXECUTIVE LOTS (115'X125')	118
EXECUTIVE/COURTYARD LOTS (90'X125')	64
CARRIAGE HOMES	135
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 **WWE/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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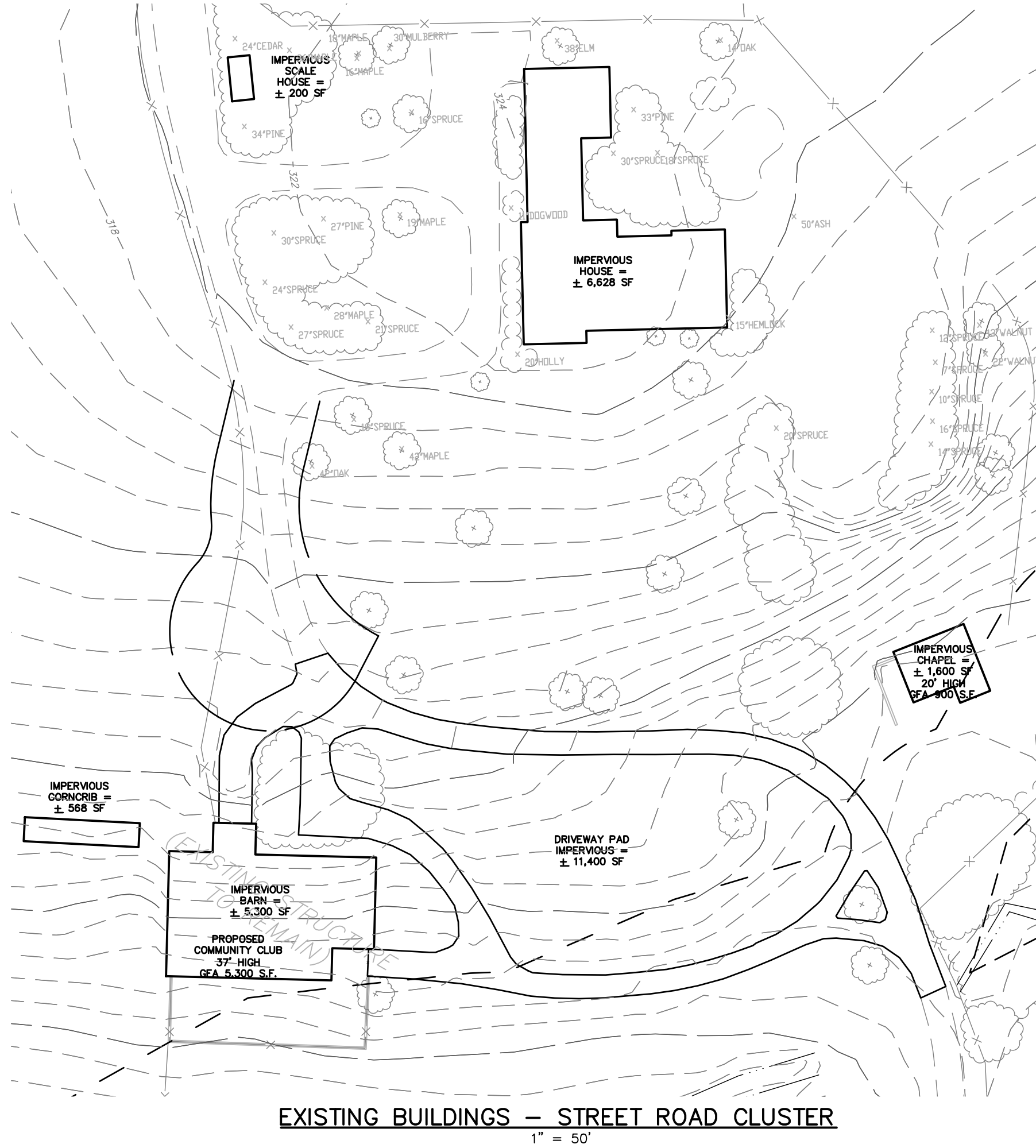
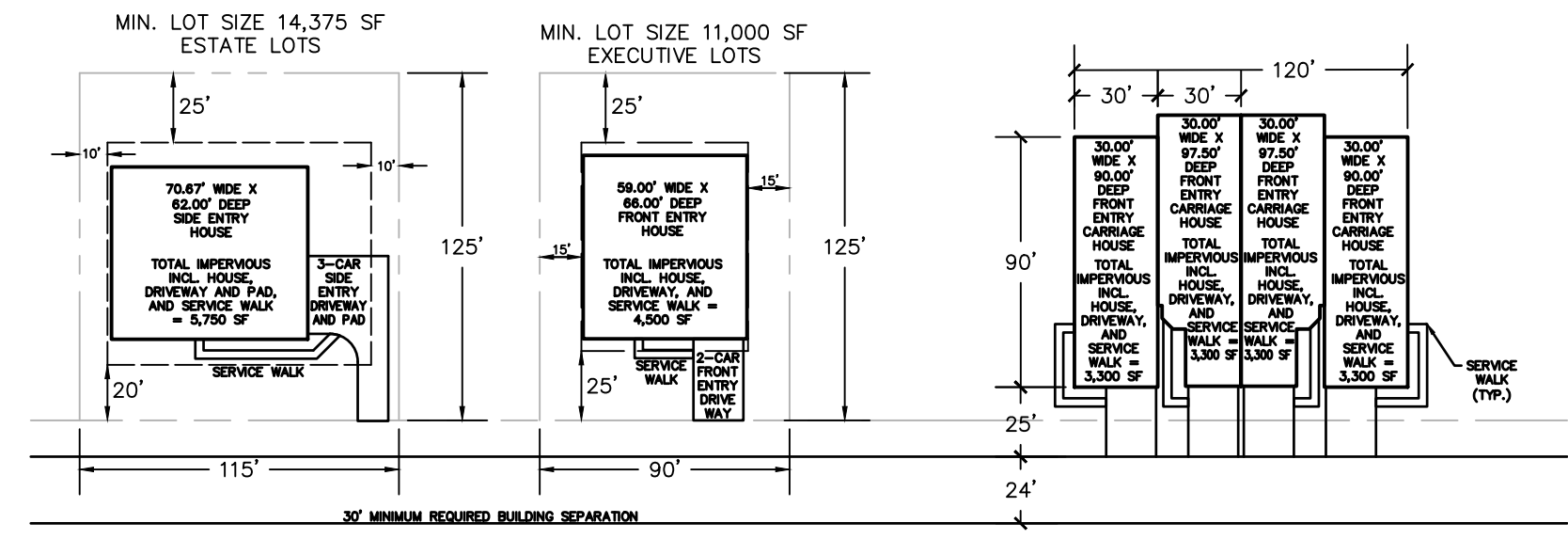
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REV.	DATE	DESCRIPTION

**OVERALL LOT LAYOUT
 PROPOSED DEVELOPMENT**

THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/09/19	SCALE:	1" = 200'
DESIGN:	JMM	DRAWN:	EJS
JOB NO.:	4050	FILE NAME:	4050-S-OVERALL
REF. NO.:	SD04.01		
SHEET NO.:	12	OF 71	



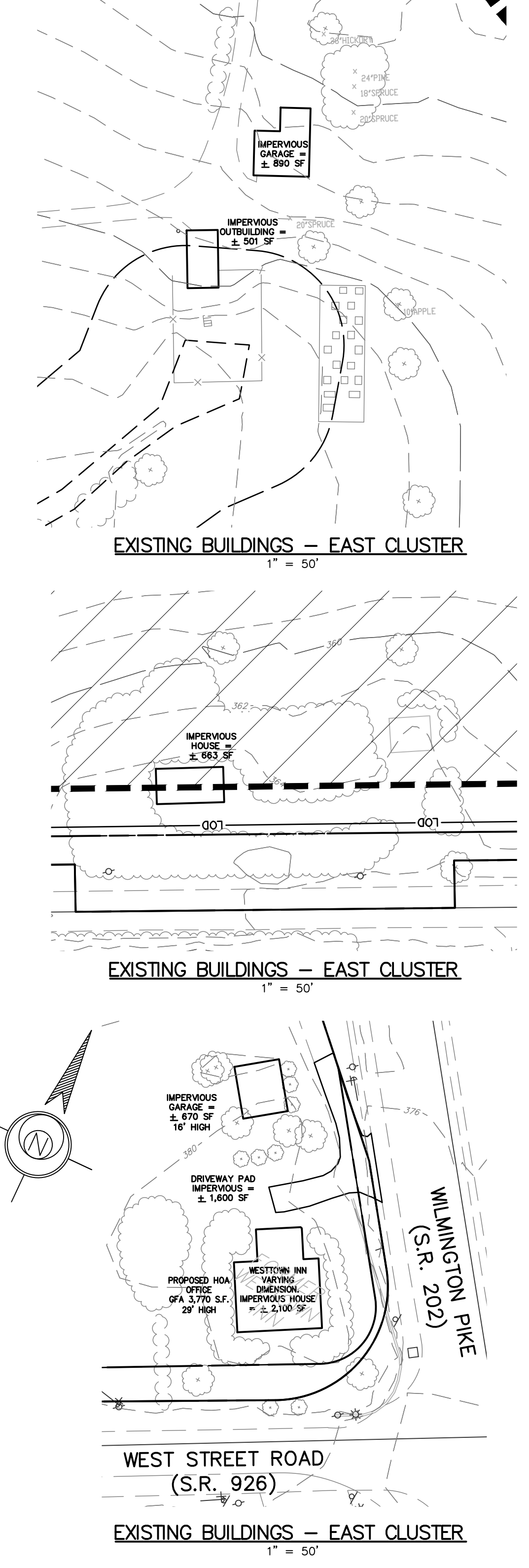
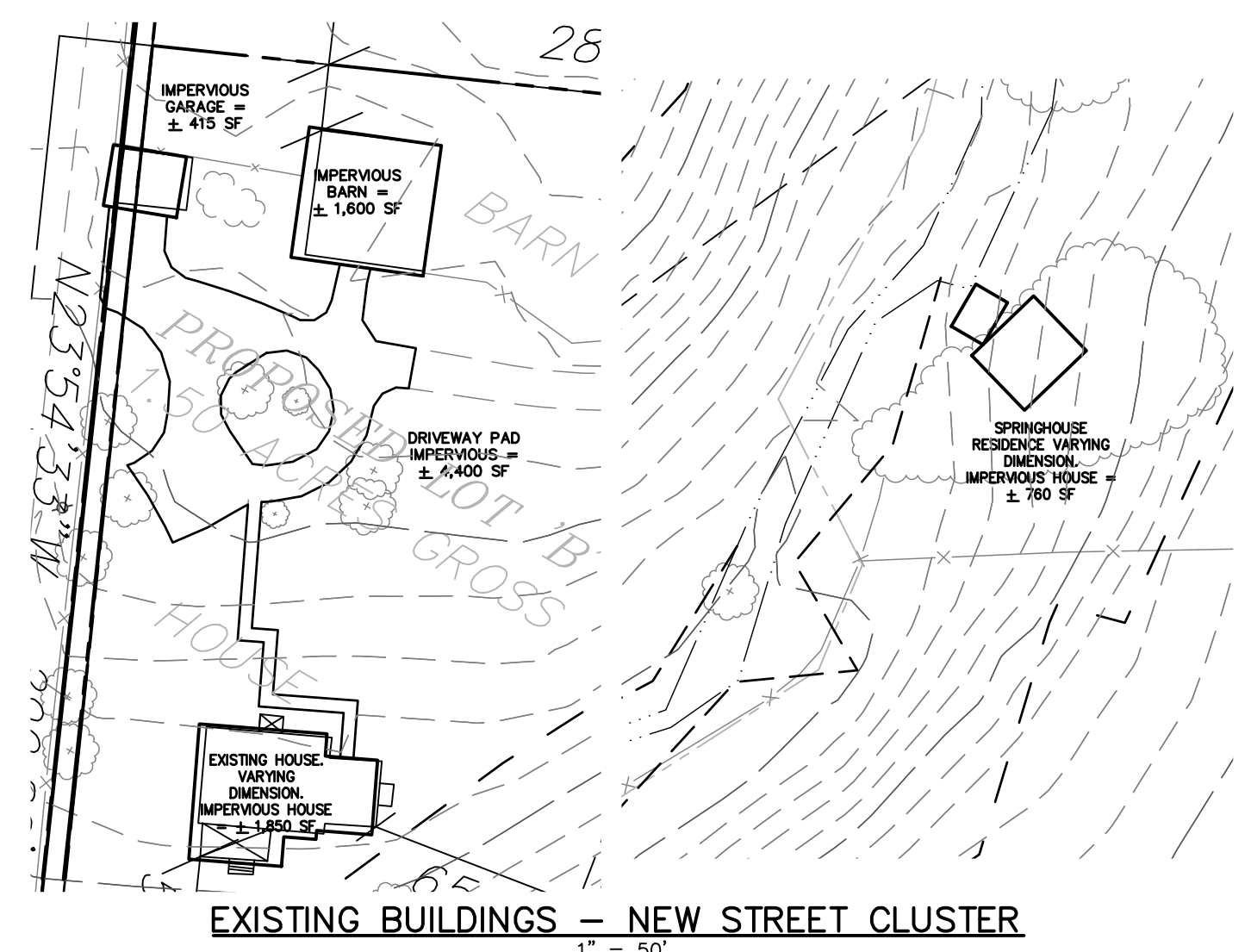
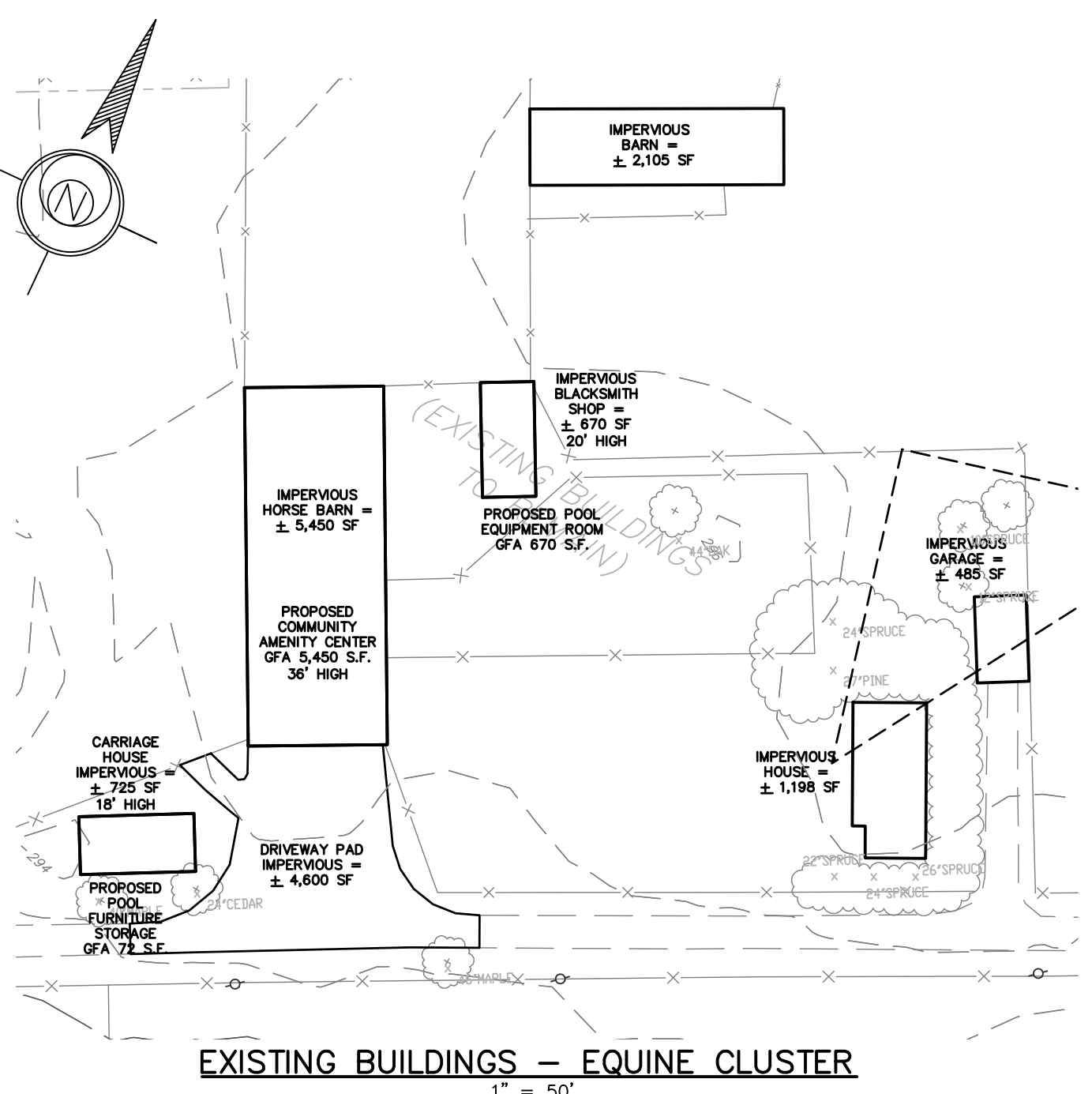
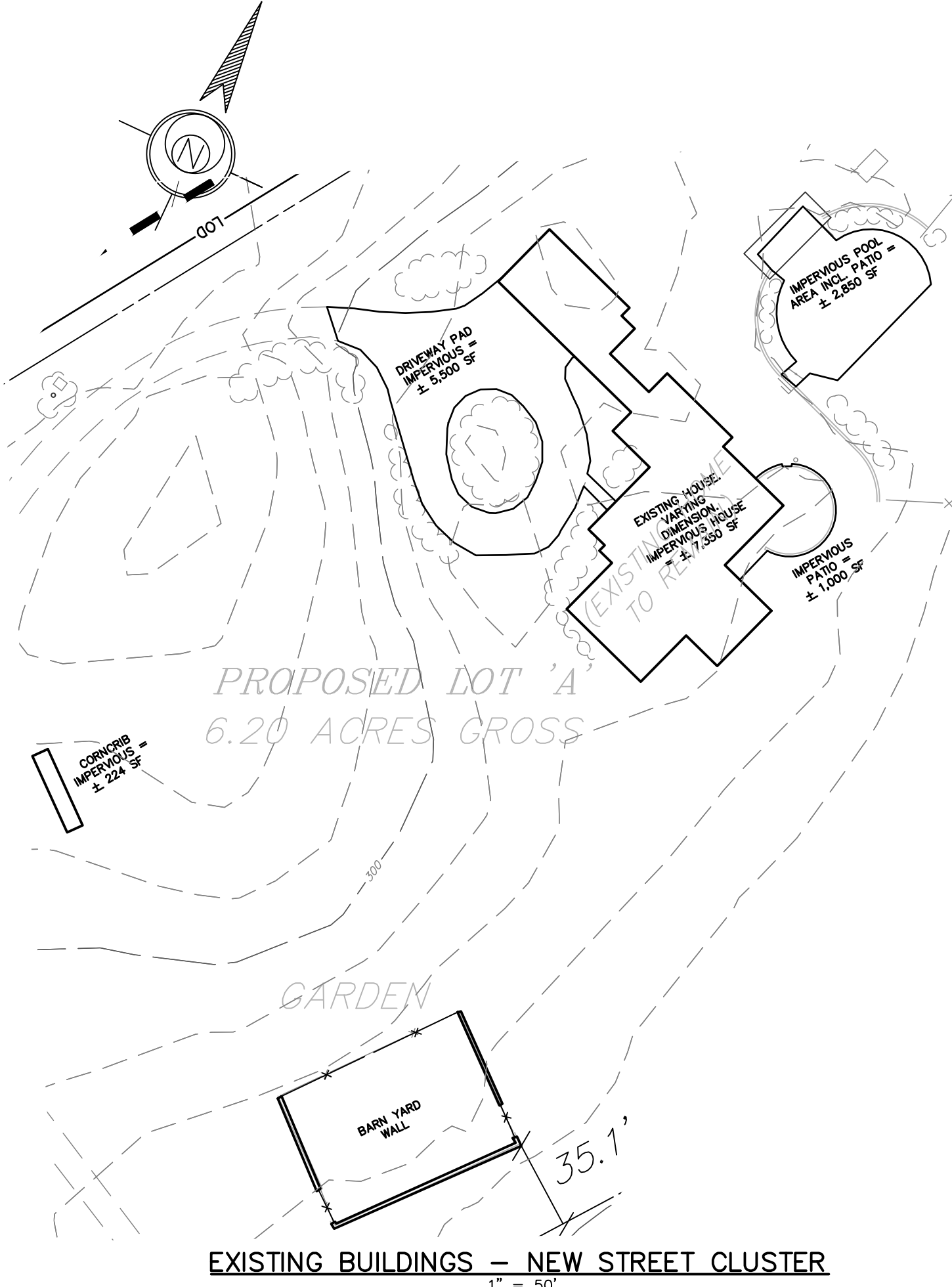
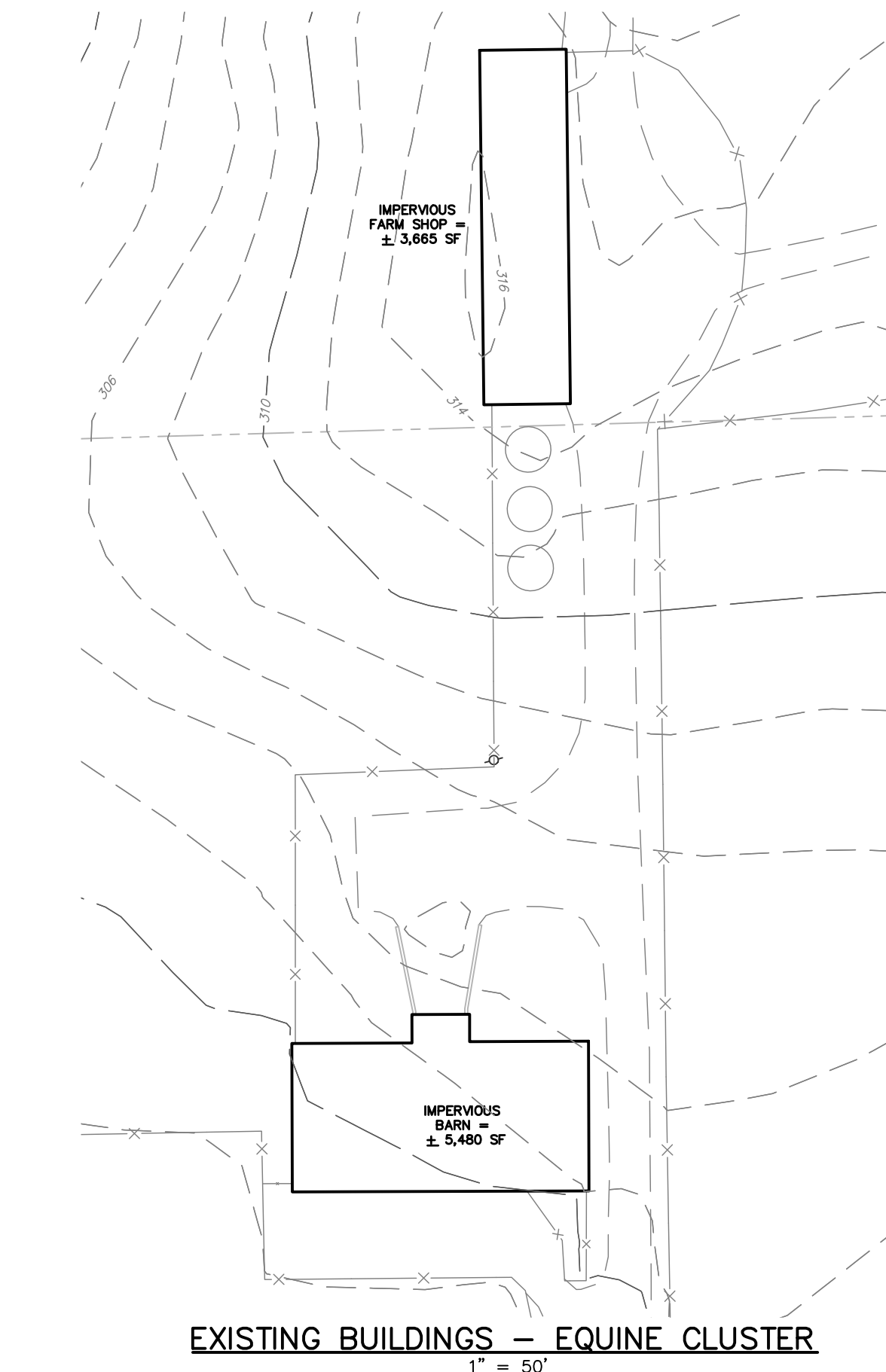
BUILDING HEIGHT NOTES:

MAXIMUM PERMITTED 38'

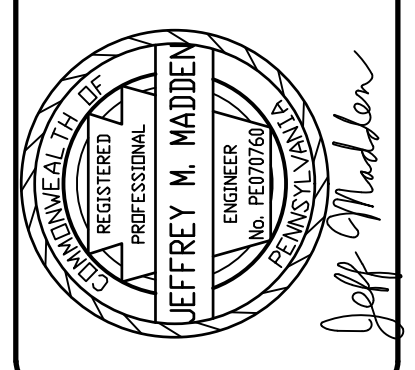
BUILDING HEIGHT IS MEASURED FROM "MEAN LEVEL OF THE GROUND SURROUNDING THE BUILDING TO THE HIGHEST POINT ON THE ROOF, PROVIDED THAT CHIMNEYS, SPIRES, TOWERS, ELEVATOR AND OTHER UNOCCUPIED UTILITY PENTHOUSES, TANKS AND SIMILAR PROJECTIONS SHALL NOT BE INCLUDED IN CALCULATING THE HEIGHT."

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

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



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NO.	DESCRIPTION	REV.	DATE

TYPICAL LOT LAYOUT PLAN
PROPOSED DEVELOPMENT

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

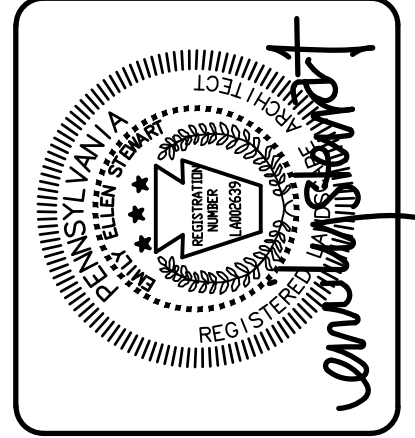
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DESIGN: JMM DRAWN: EJS

JOB NO.: 4050 FILE NAME: 4050-S-OVERALL

REF. NO.: SD04.02

SHEET NO.: 13 OF 71



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OVERALL OPEN SPACE PLAN

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: 1" = 200'
DESIGN: EES	DRAWN: EES
JOB NO.: 4050	FILE NAME: 4050-S-OPENS.PDW
REF. NO.:	SD04.03
SHEET NO.:	14 of 71

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

GROSS SITE AREA: 322.36 ACRES
TRACT (NET) AREA: 290.20 ACRES

REQUIRED OPEN SPACE: 60% (193.42 AC)

- PROPOSED OPEN SPACE: 61% (196.94 AC)
- PROPOSED NATURAL AREAS: 92 ACRES
- INFILTRATION AREAS: 8.7 ACRES
- PROPOSED EFFLUENT DISPOSAL AREA: 26.8 ACRES

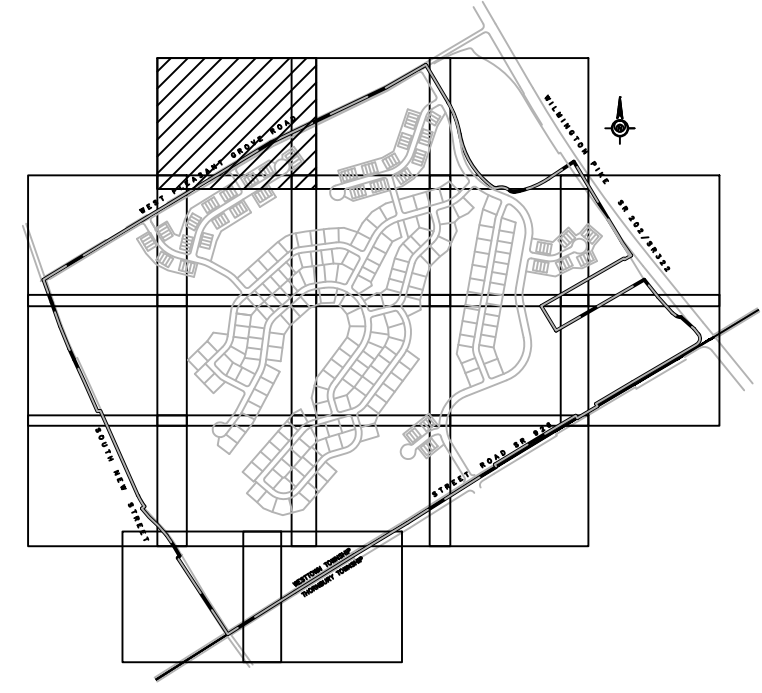
ALL OTHER AREAS SHALL BE CLASSIFIED AS LAWN

DETAILED MAINTENANCE PLAN TO BE PROVIDED DURING LAND DEVELOPMENT APPROVAL PROCESS

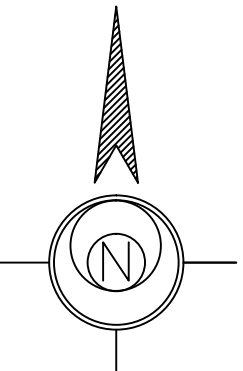


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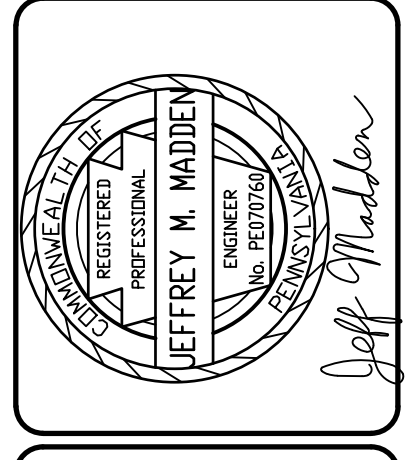
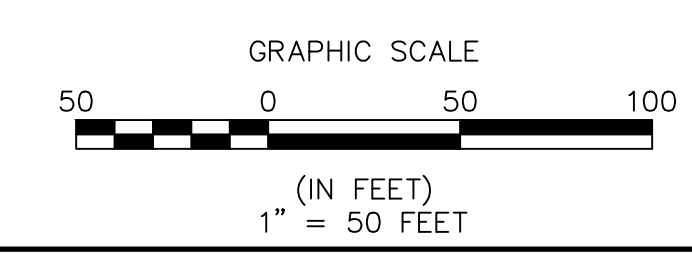
KEY MAP



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

LEGEND

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



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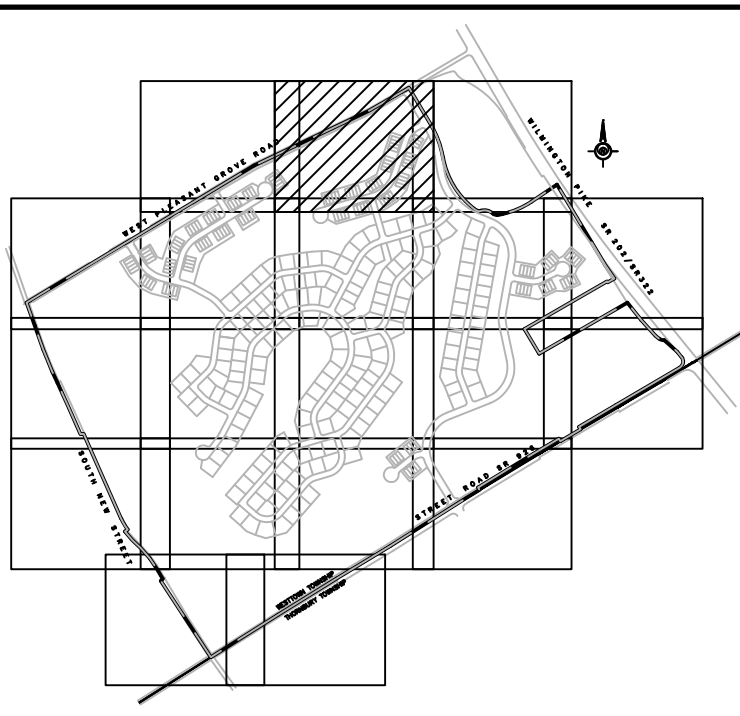
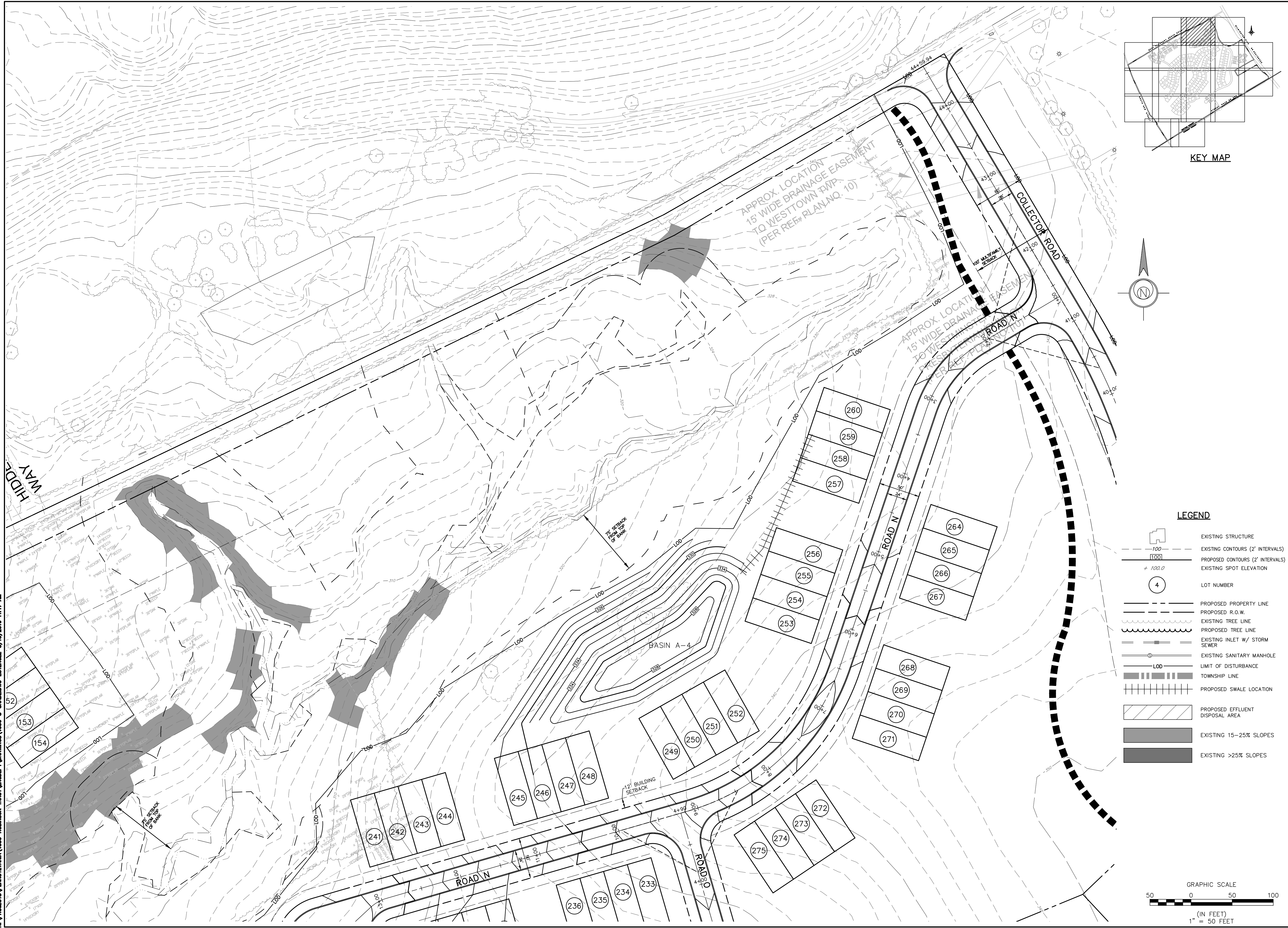
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REV.	DATE	DESCRIPTION

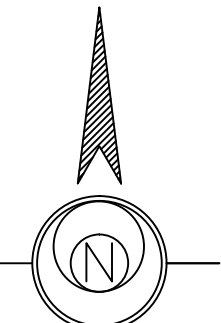
GRADING PLAN
 PROPOSED DEVELOPMENT
 THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: 1" = 50'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-GRADE
REF. NO.: SD05.01	SHEET NO.: 15 OF 71

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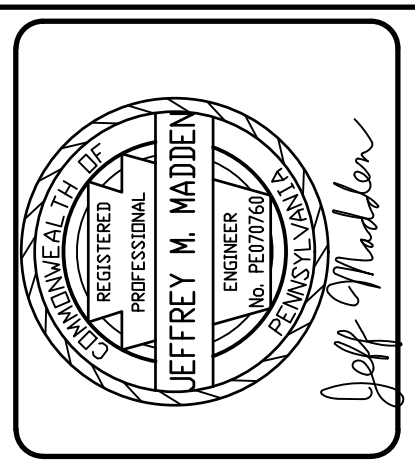
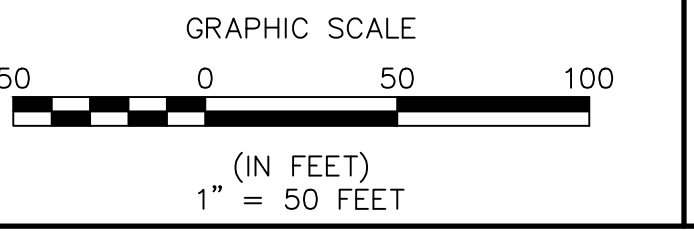


KEY MAP



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



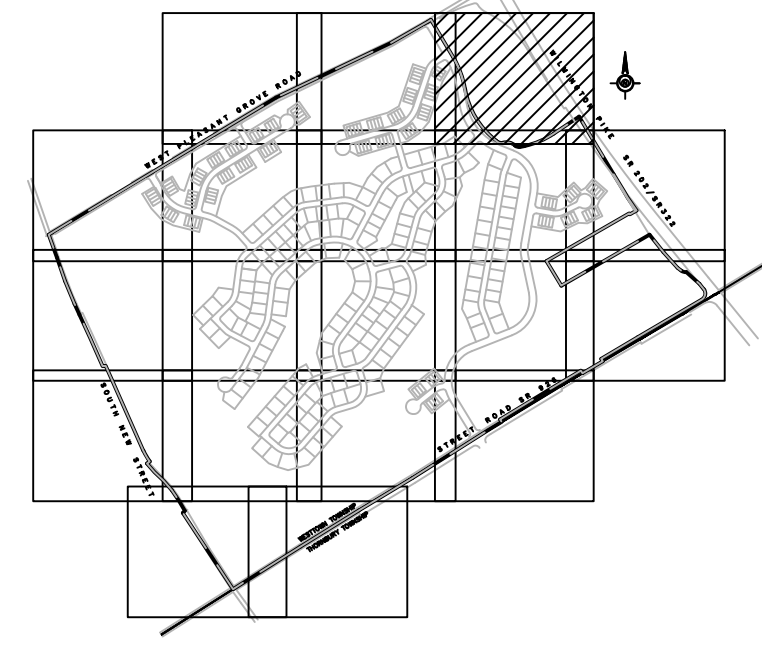
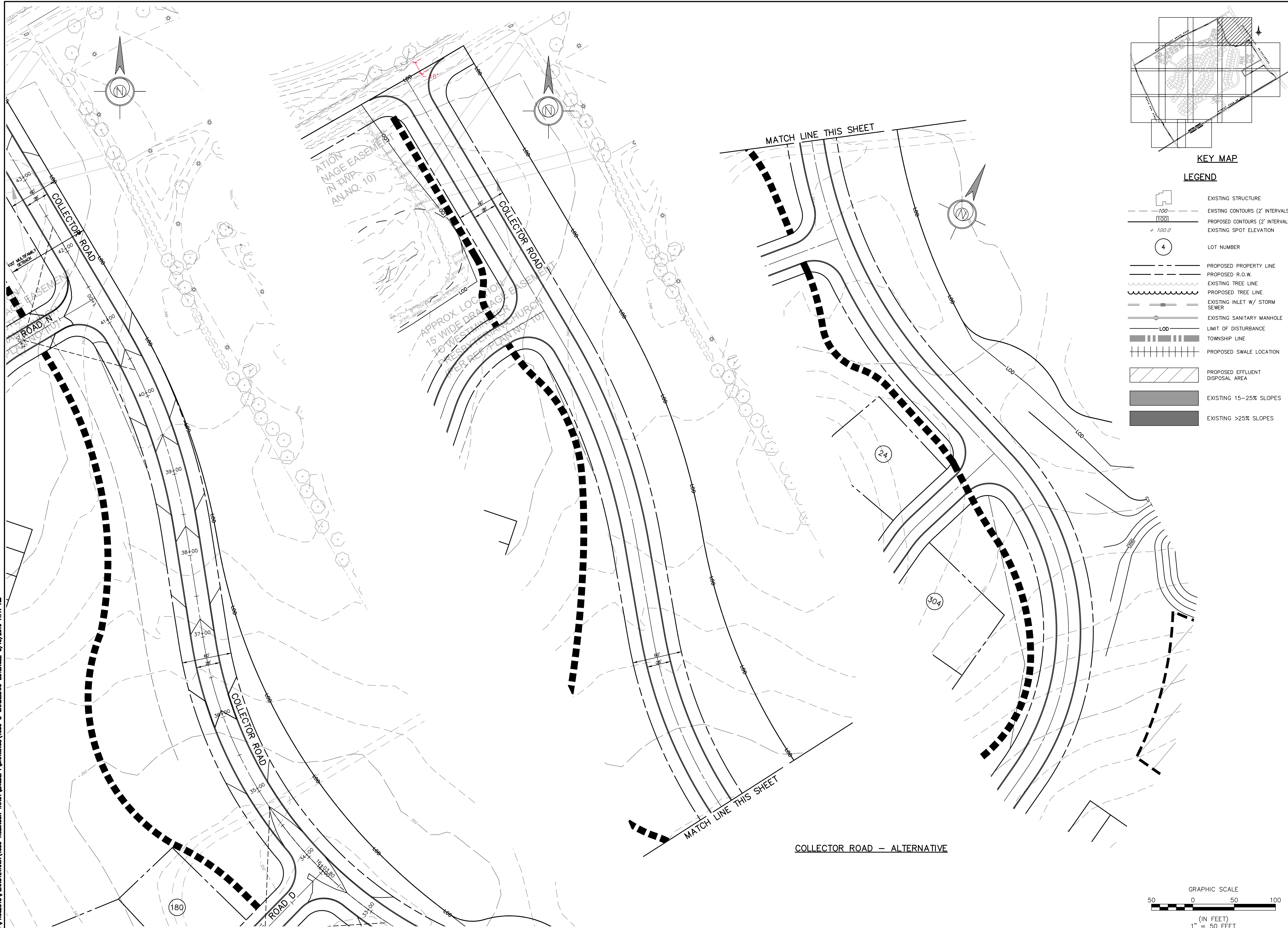
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NO.	DESCRIPTION	DATE	DRAWN

GRADING PLAN
PROPOSED DEVELOPMENT
THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

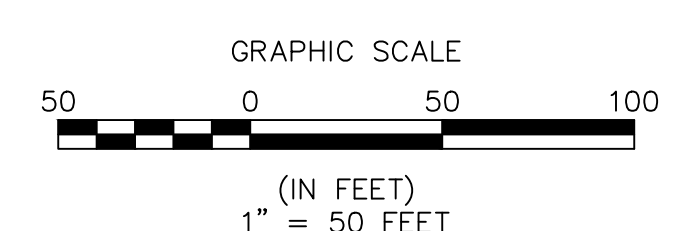
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JOB NO.:	4050	FILE NAME:	4050-S-GRADE
REF. NO.:	SD05.02		
SHEET NO.:	16	OF 71	

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KEY MAP
LEGEND

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



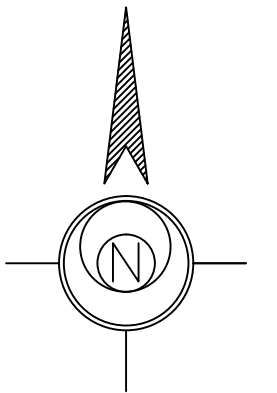
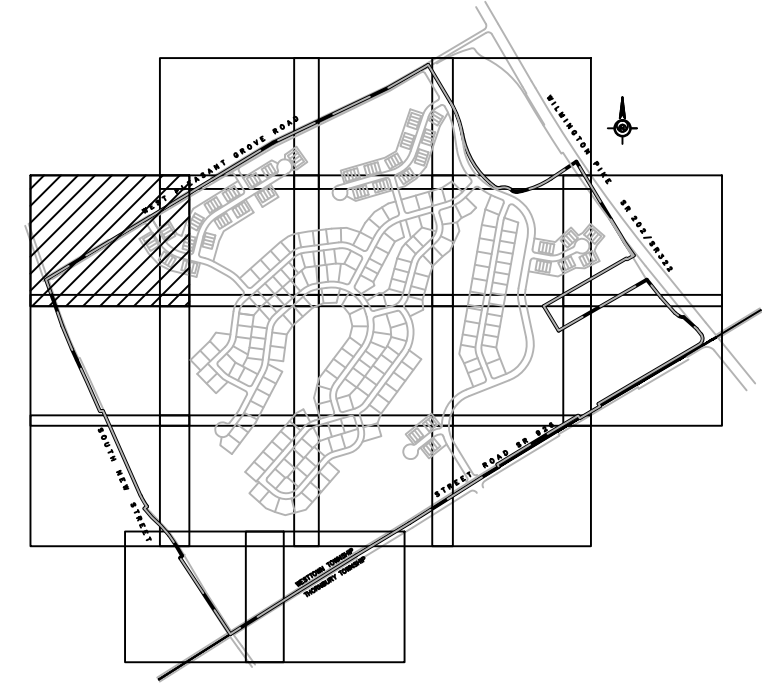
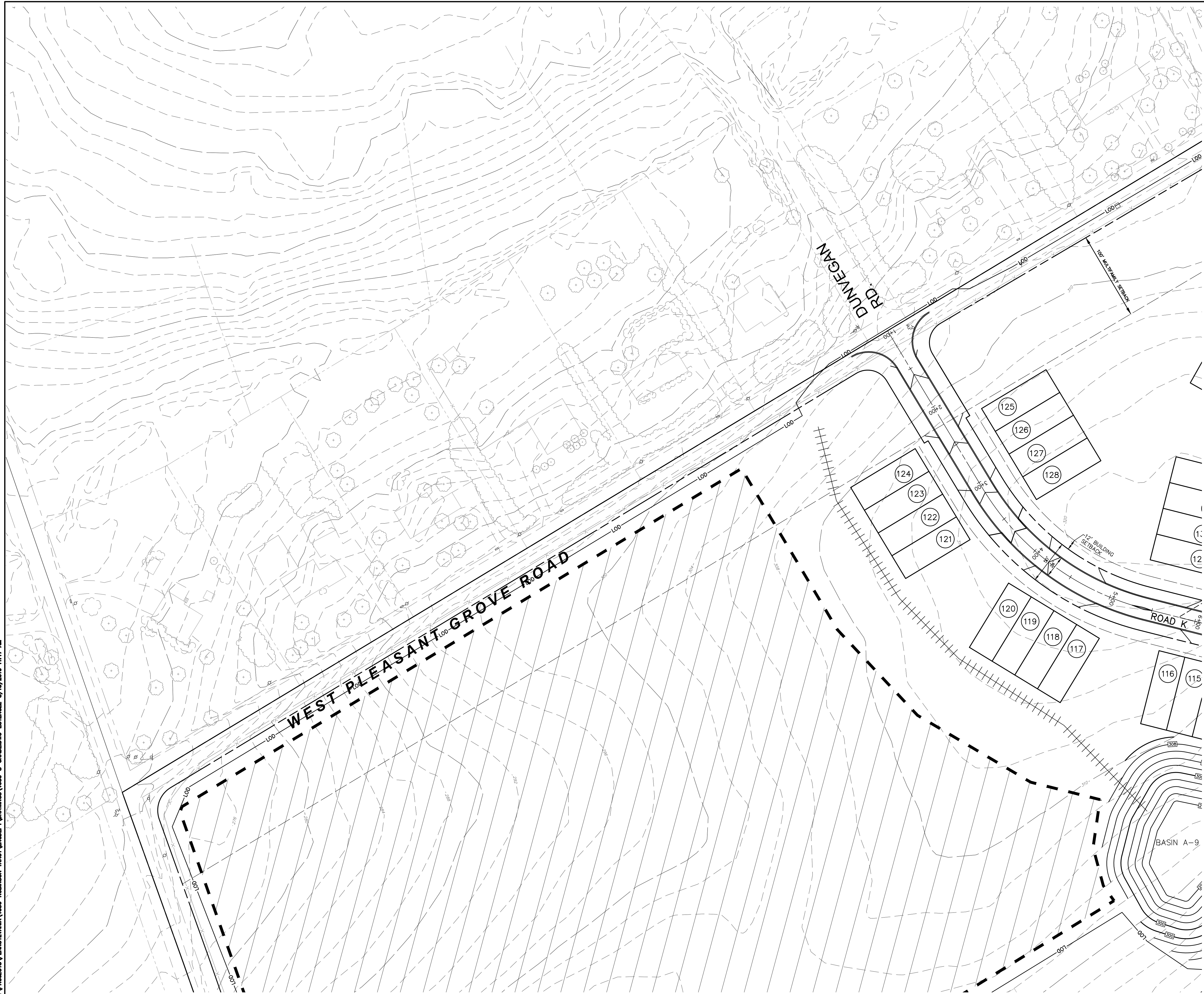
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REV.	DATE	DESCRIPTION	DRAWN

GRADING PLAN
PROPOSED DEVELOPMENT
THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

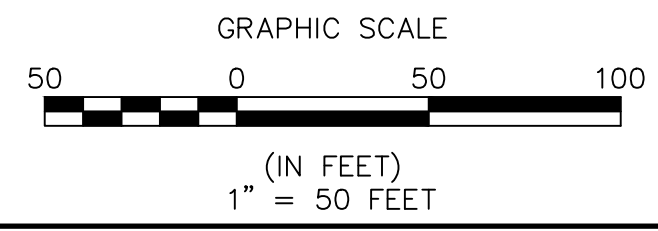
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LEGEND

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- EXISTING 15-25% SLOPES
- EXISTING >25% SLOPES



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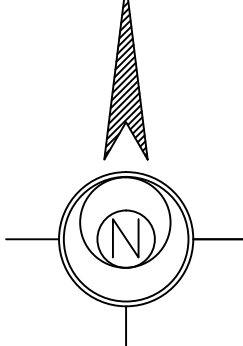
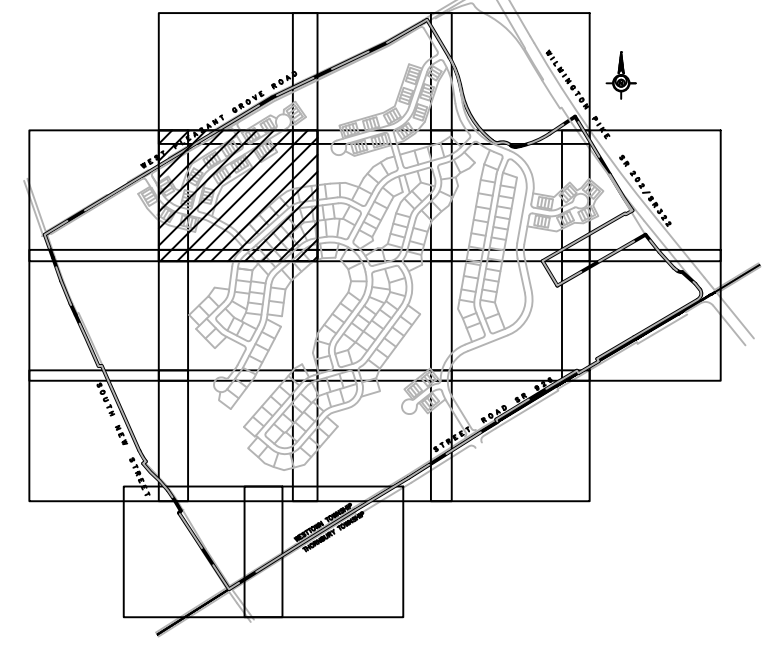
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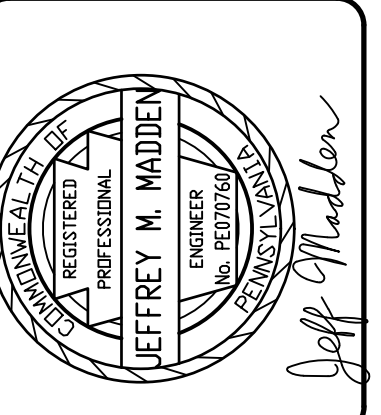
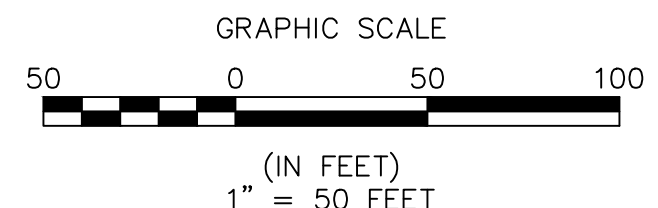
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 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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SHEET NO.:	18 OF 71



LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
- LOT NUMBER
- PROPOSED PROPERTY LINE
- PROPOSED R.O.W.
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING INLET W/ STORM SEWER
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- EXISTING 15-25% SLOPES
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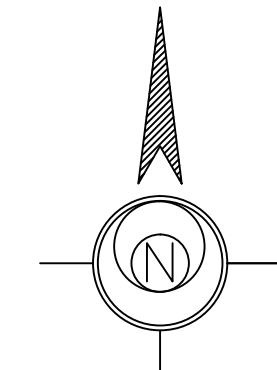
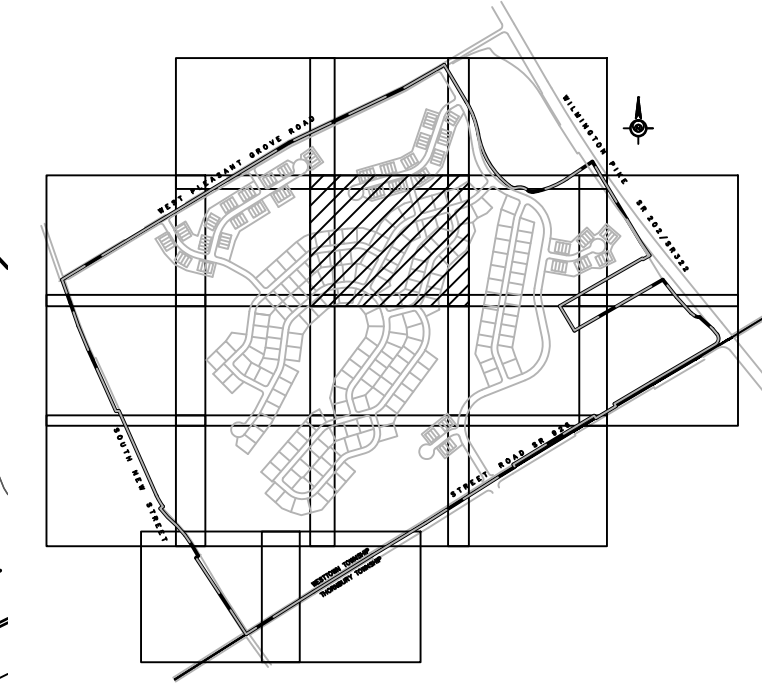
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 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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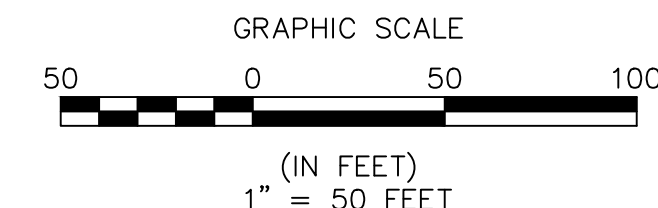
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LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
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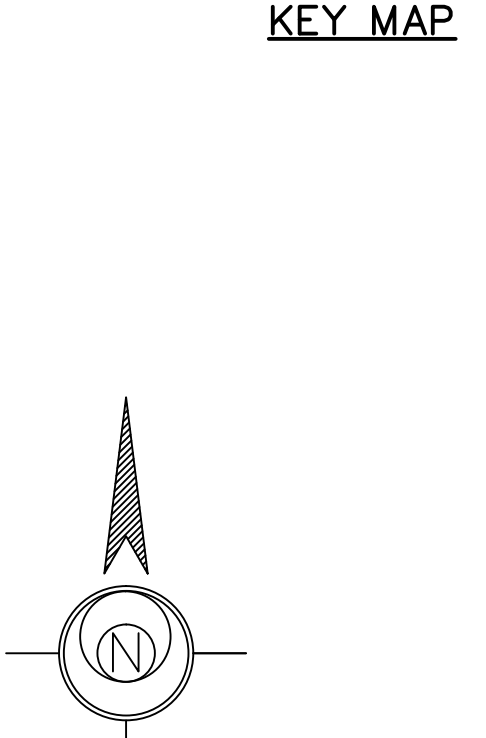
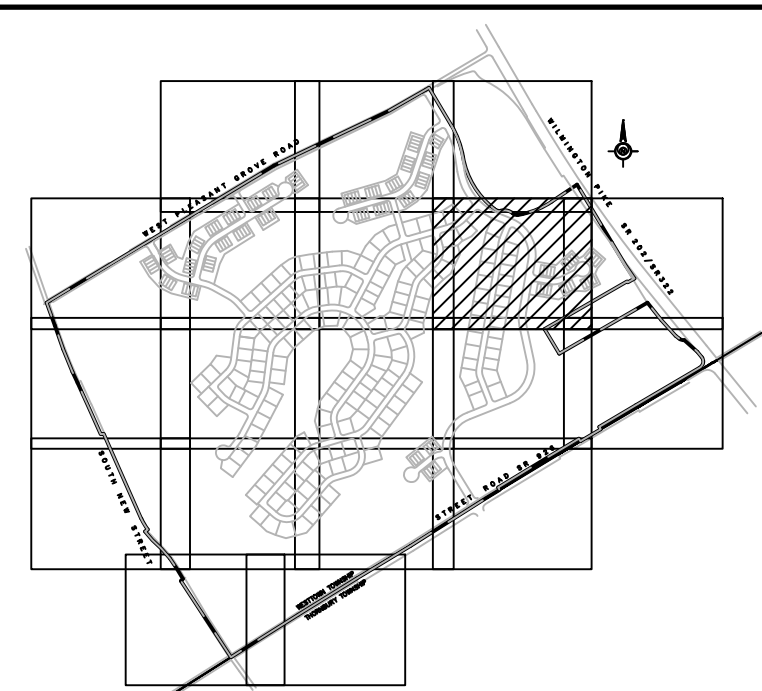
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THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

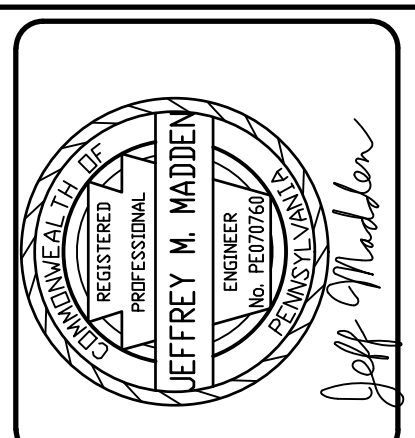
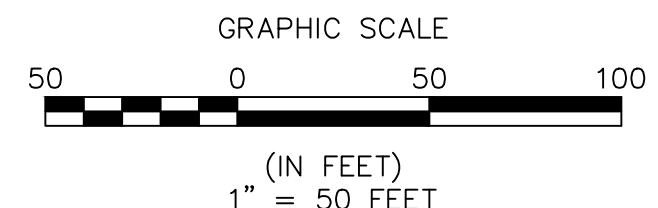
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LEGEND

	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
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	TOWNSHIP LINE
	LIMIT OF DISTURBANCE
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	EXISTING 15-25% SLOPES
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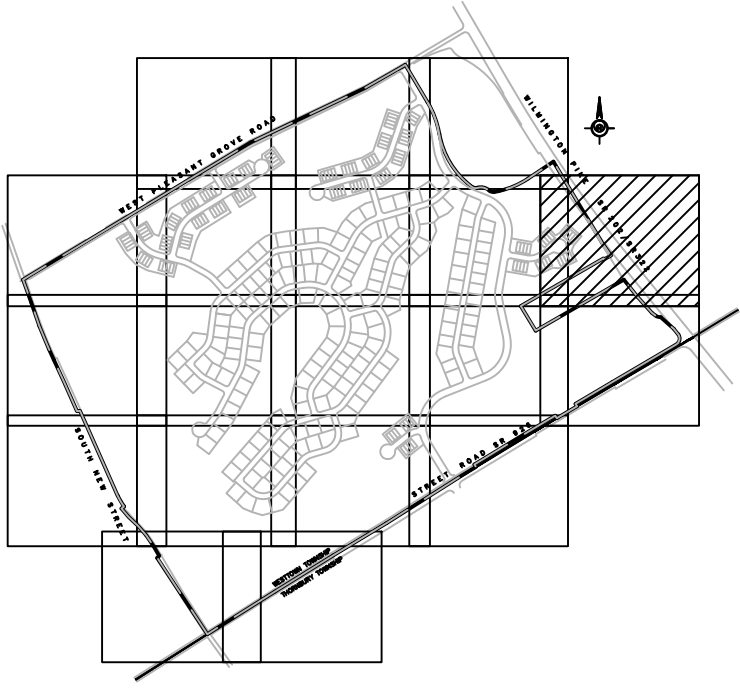
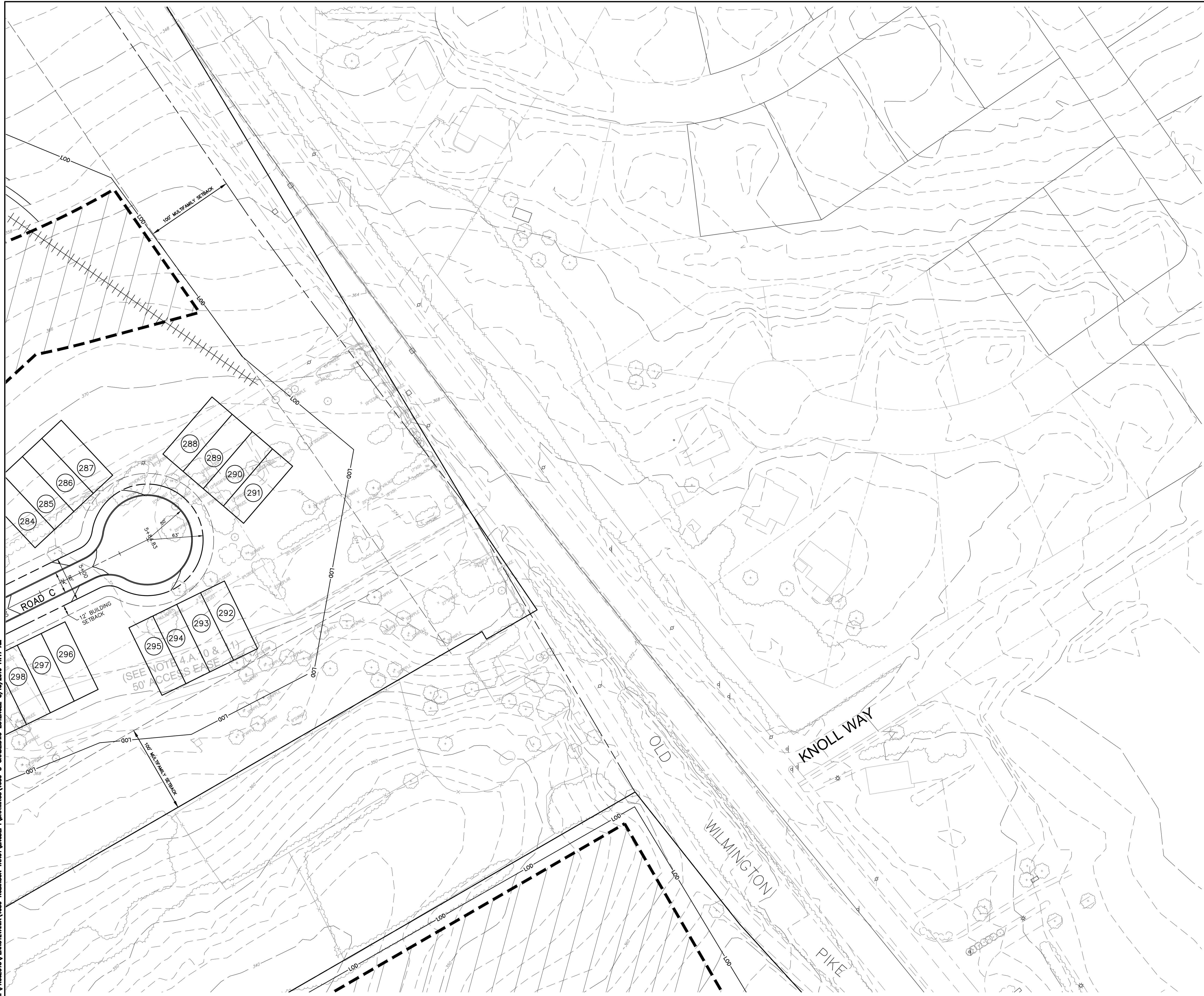
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PROPOSED DEVELOPMENT

THE ROBINSON TRACT

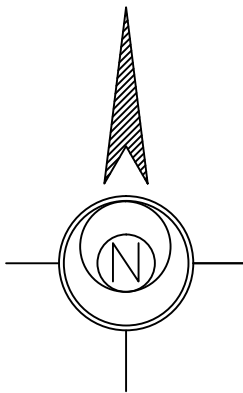
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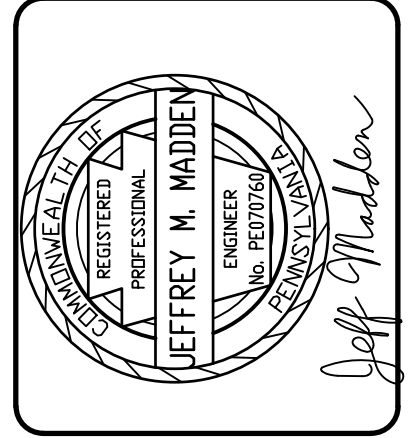
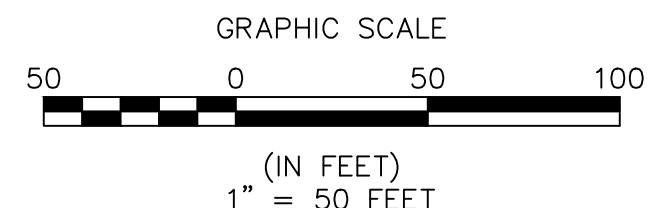


KEY MAP



LEGEND

- EXISTING STRUCTURE
- EXISTING CONTOURS (2' INTERVALS)
- PROPOSED CONTOURS (2' INTERVALS)
- EXISTING SPOT ELEVATION
- LOT NUMBER
- PROPOSED PROPERTY LINE
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- EXISTING TREE LINE
- PROPOSED TREE LINE
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- PROPOSED SWALE LOCATION
- PROPOSED EFFLUENT DISPOSAL AREA
- EXISTING 15-25% SLOPES
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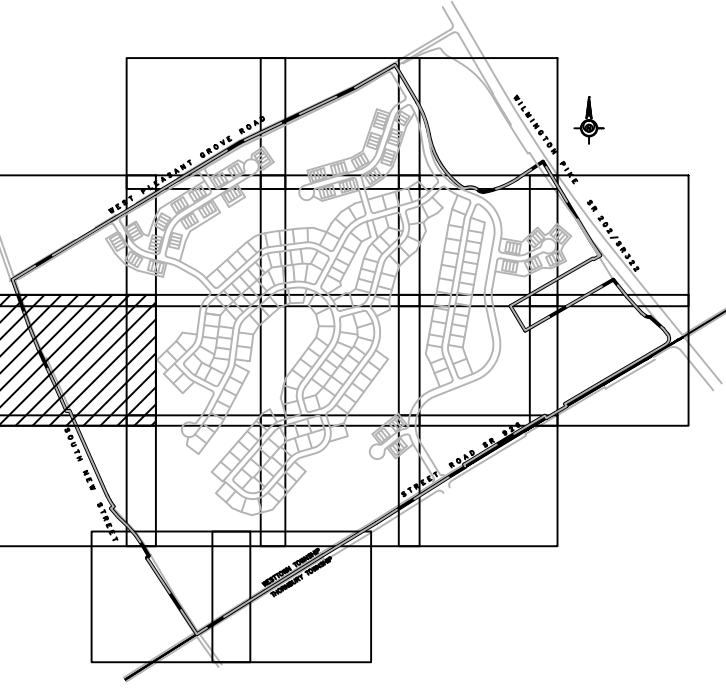
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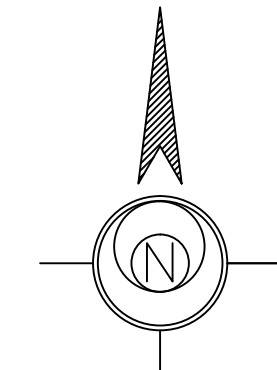
GRADING PLAN
 PROPOSED DEVELOPMENT
THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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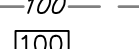

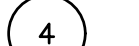
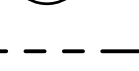



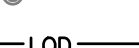

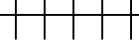
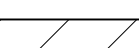
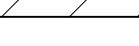





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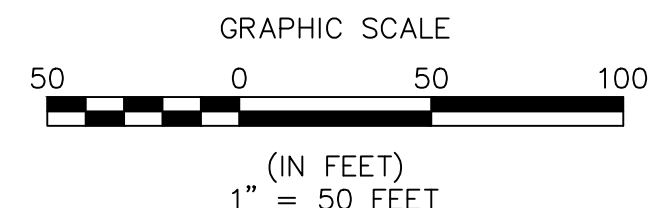


KEY MAP



LEGEND

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



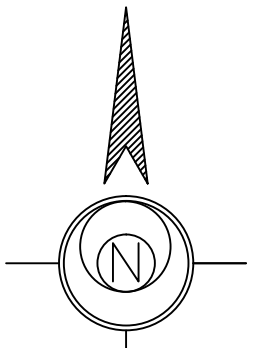
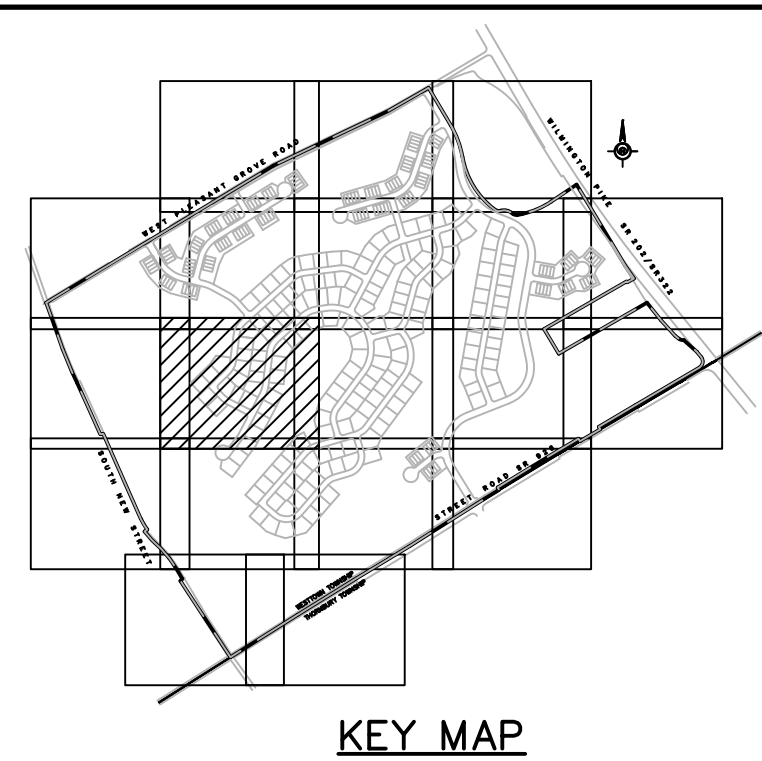
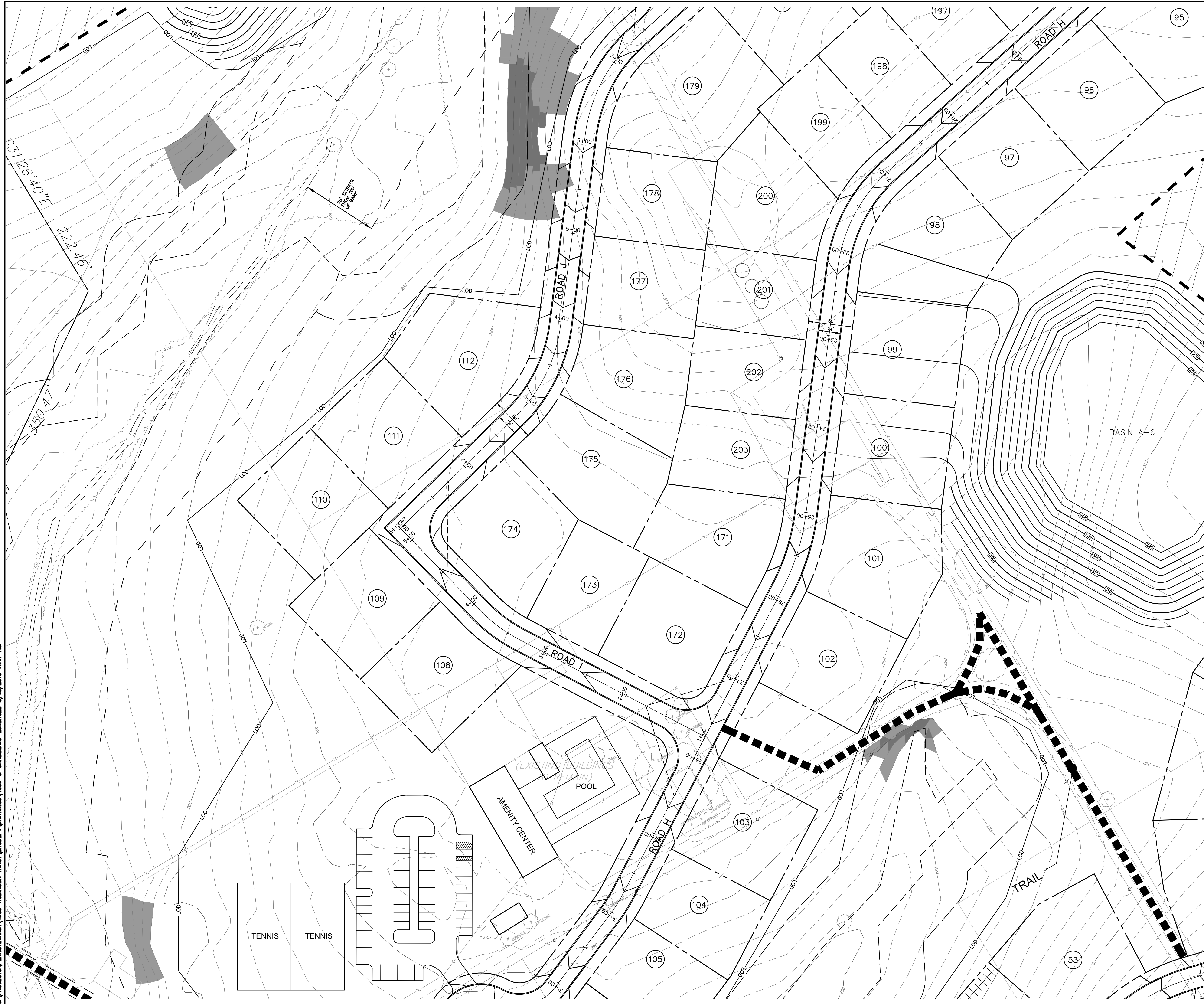
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REV.	DATE	DESCRIPTION

GRADING PLAN
 PROPOSED DEVELOPMENT
THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

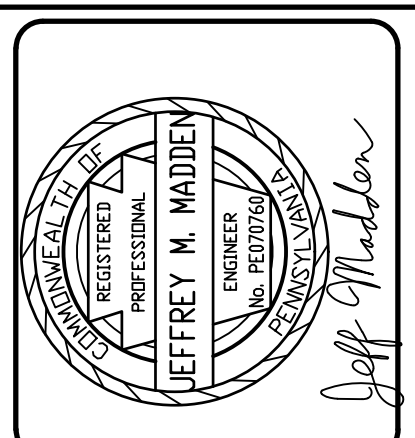
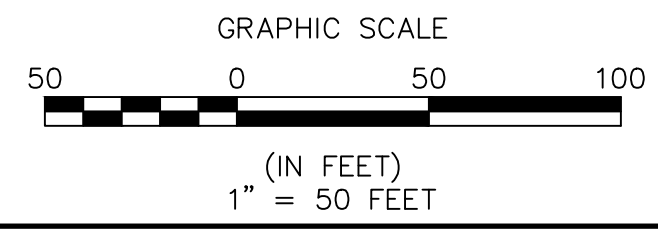
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LEGEND

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- L.O.D.
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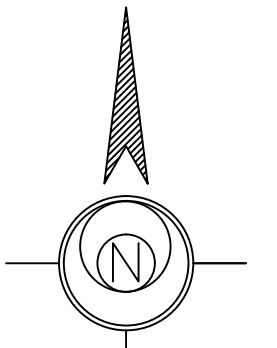
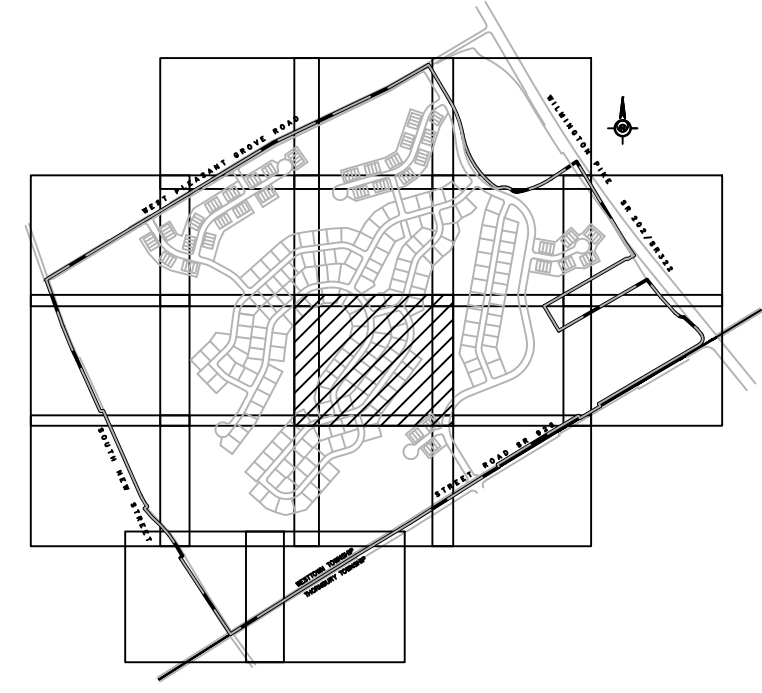
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REV.	DATE	DESCRIPTION

GRADING PLAN
PROPOSED DEVELOPMENT
THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

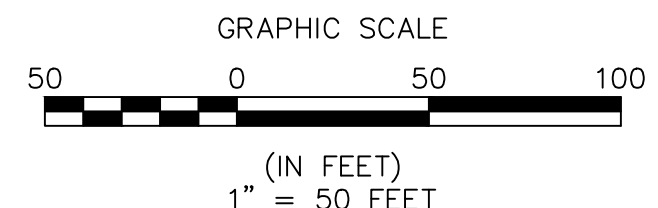
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LEGEND

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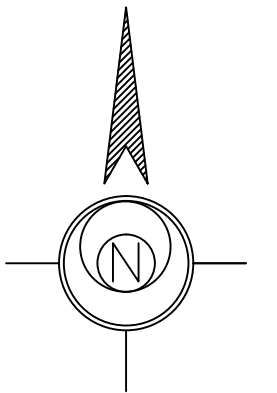
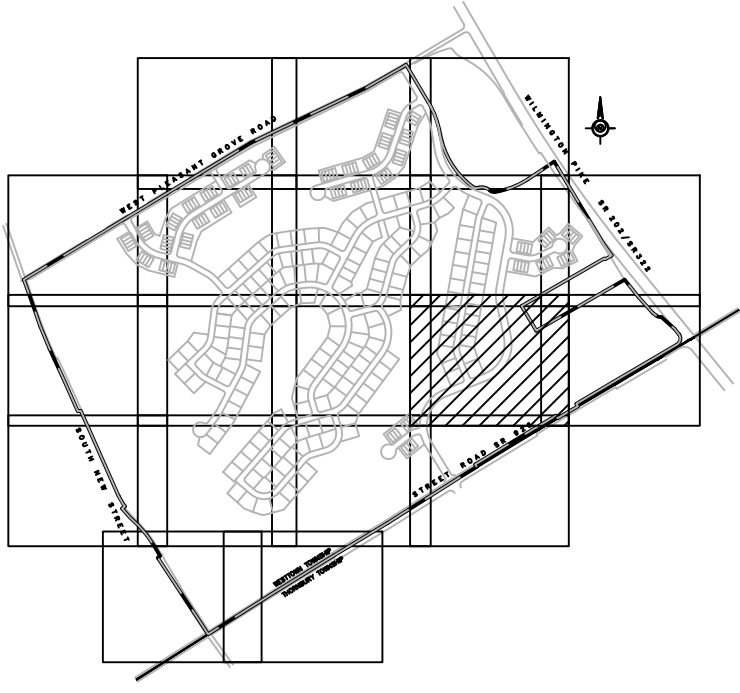
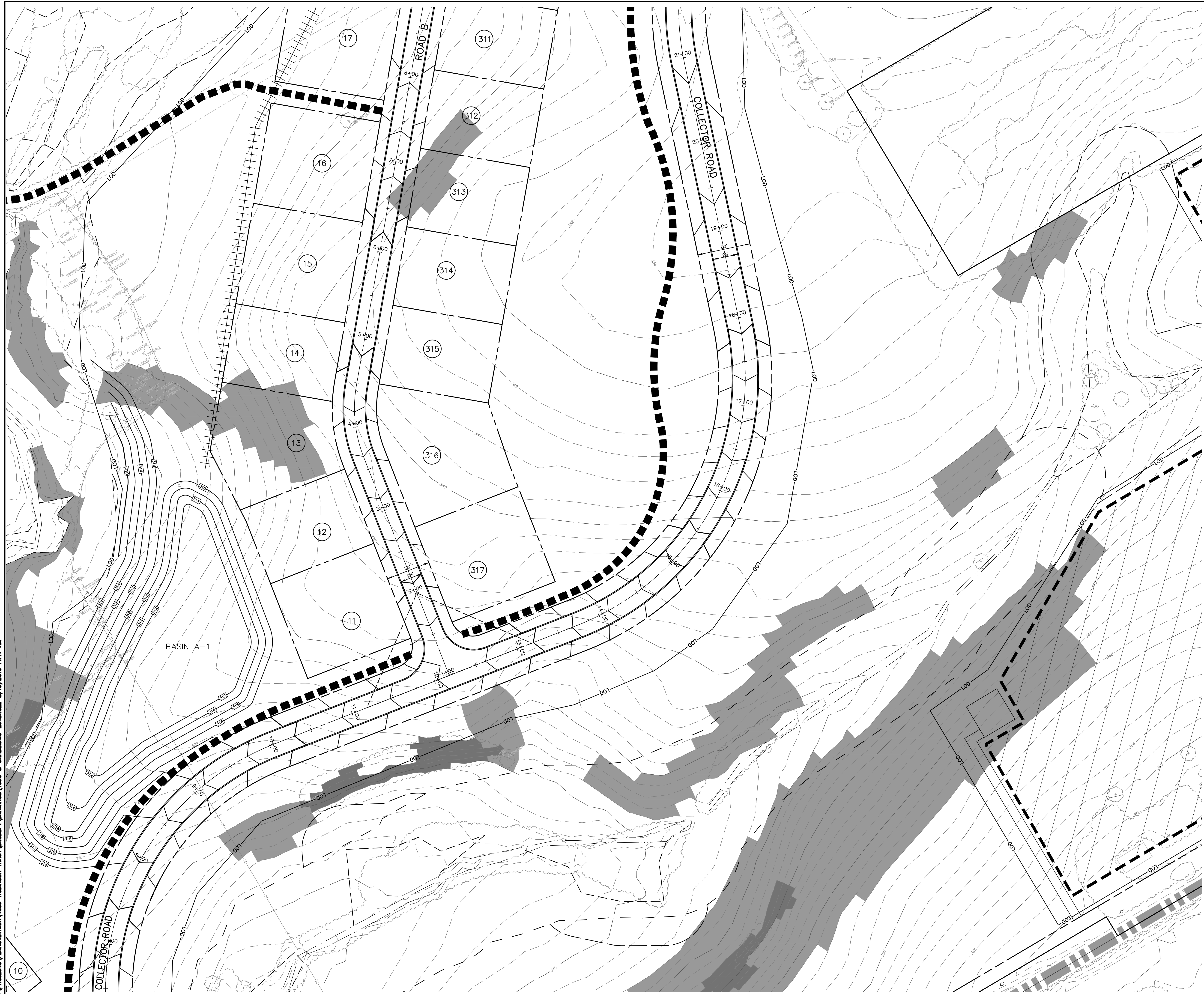
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REV.	DATE	DESCRIPTION

GRADING PLAN
 PROPOSED DEVELOPMENT
THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA


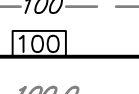
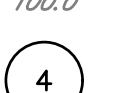


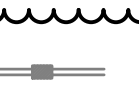
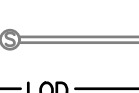


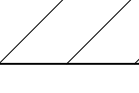








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SHEET NO.: 25	OF 71

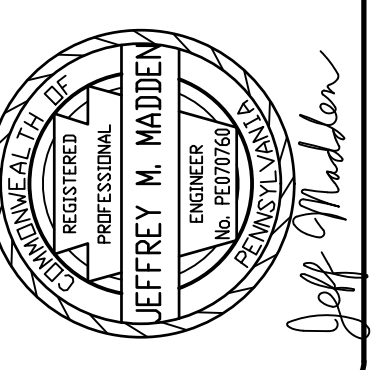
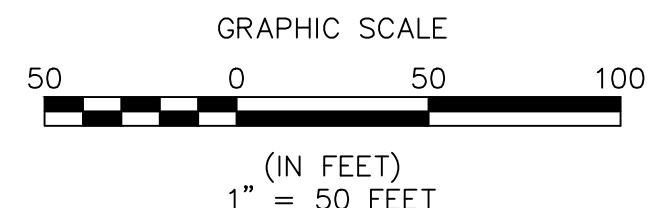
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KEY MAP

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



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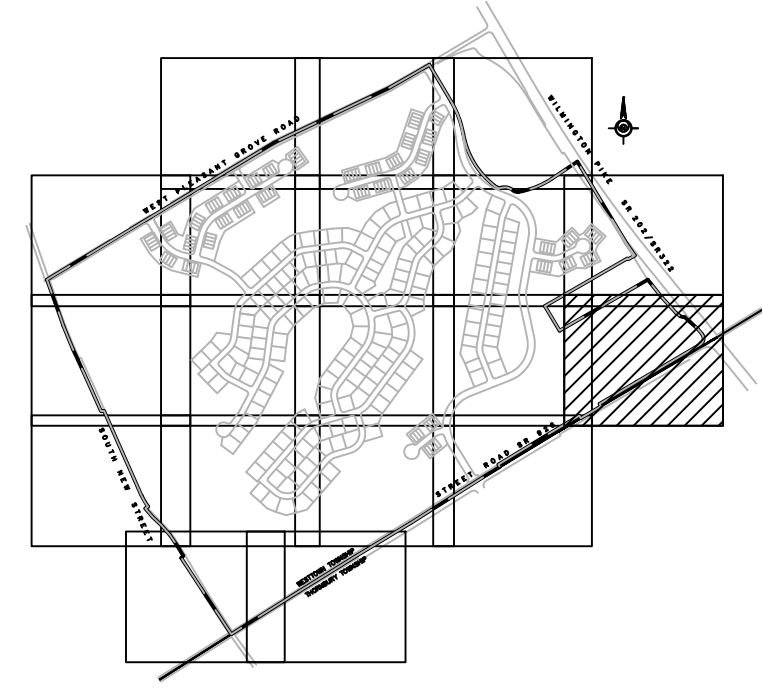
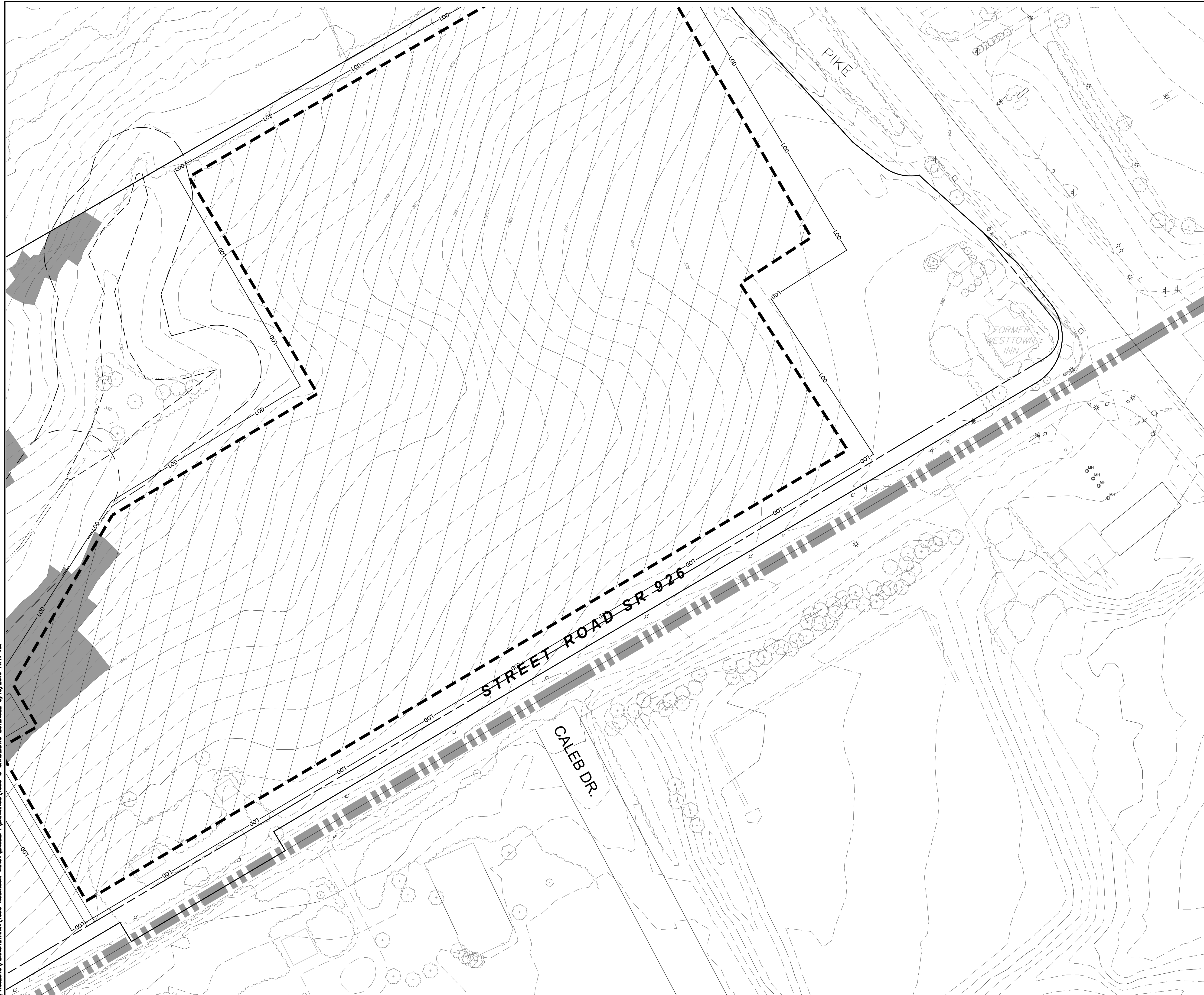
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GRADING PLAN
PROPOSED DEVELOPMENT
THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

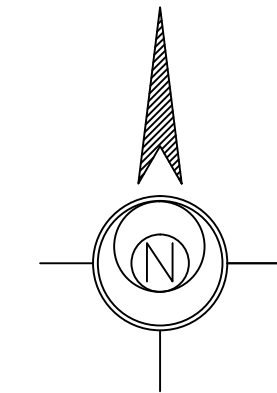
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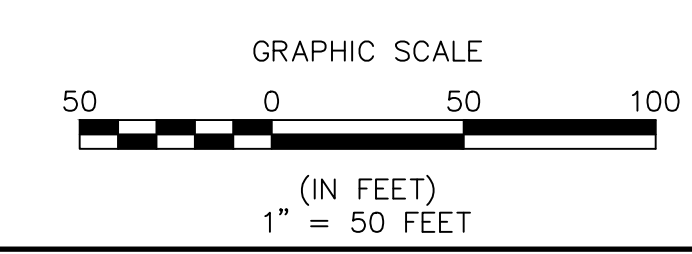


KEY MAP



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



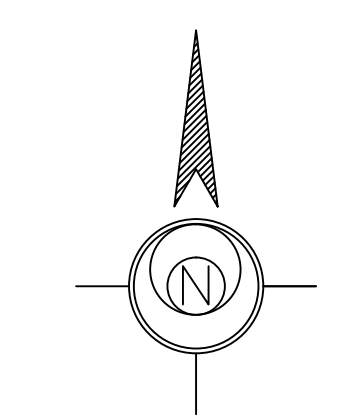
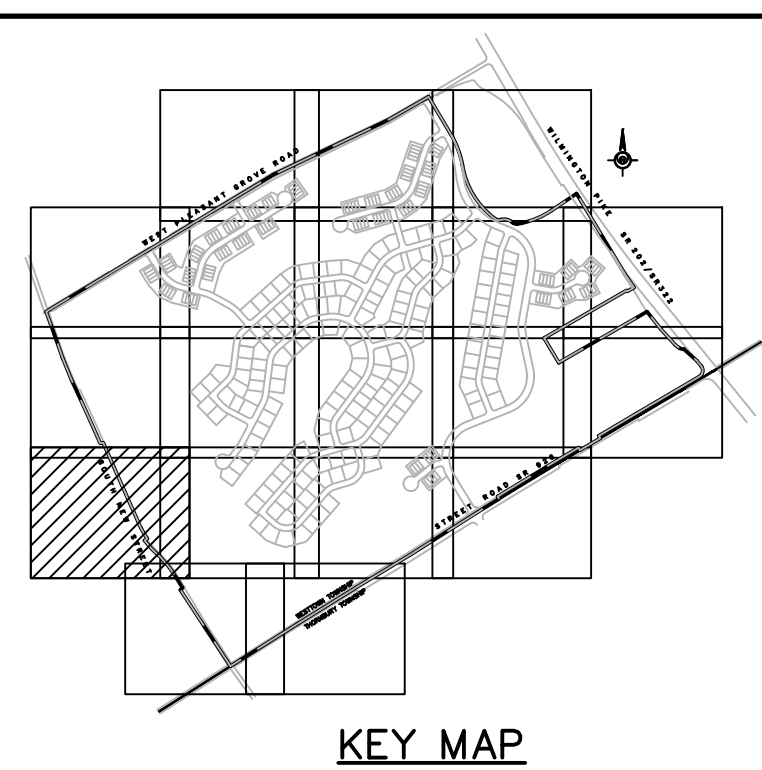
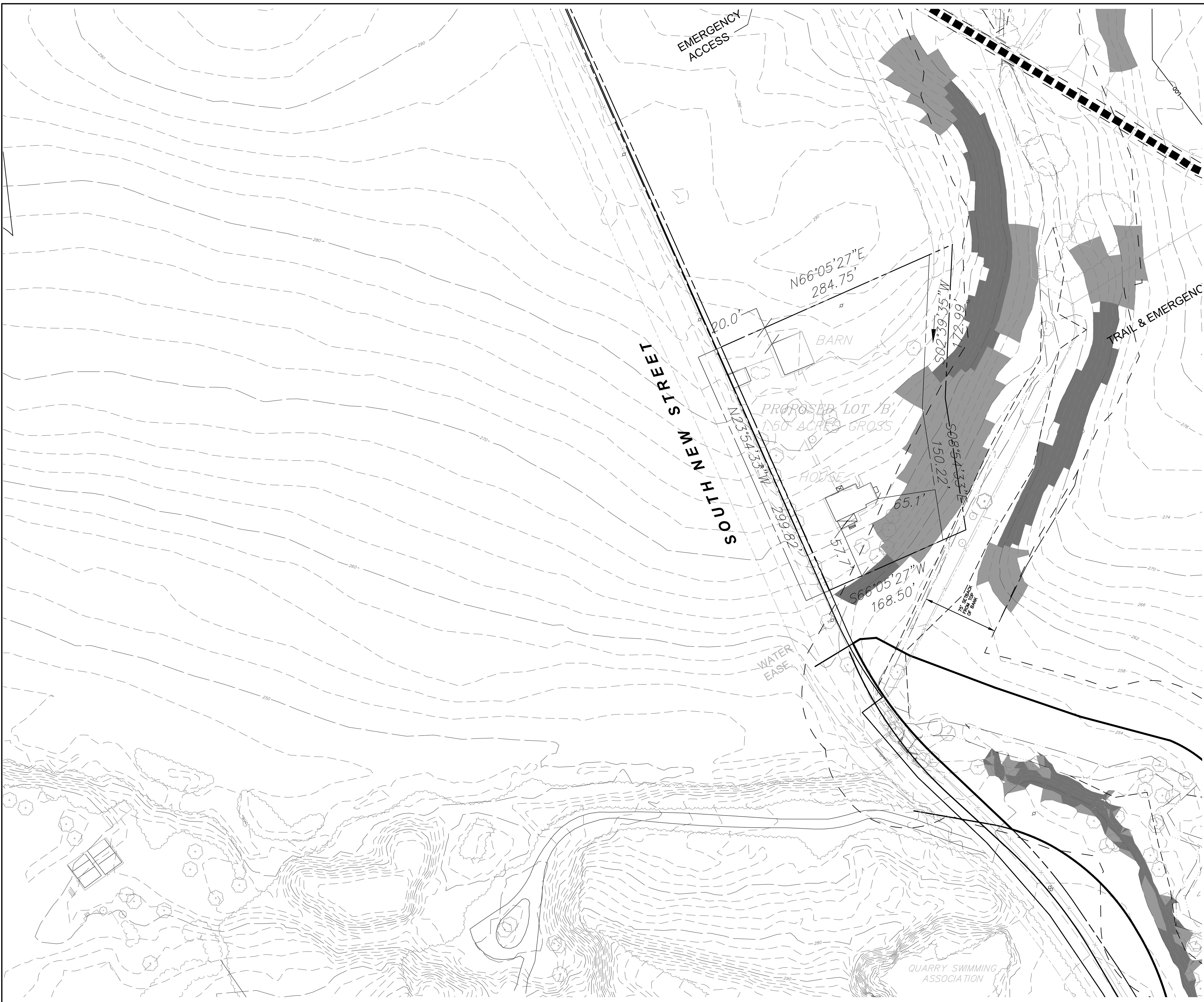
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 PROPOSED DEVELOPMENT
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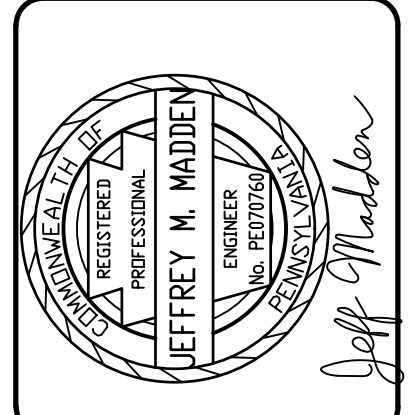
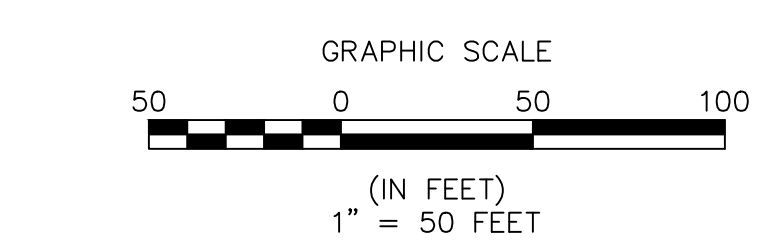
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SHEET NO.:	27 of 71

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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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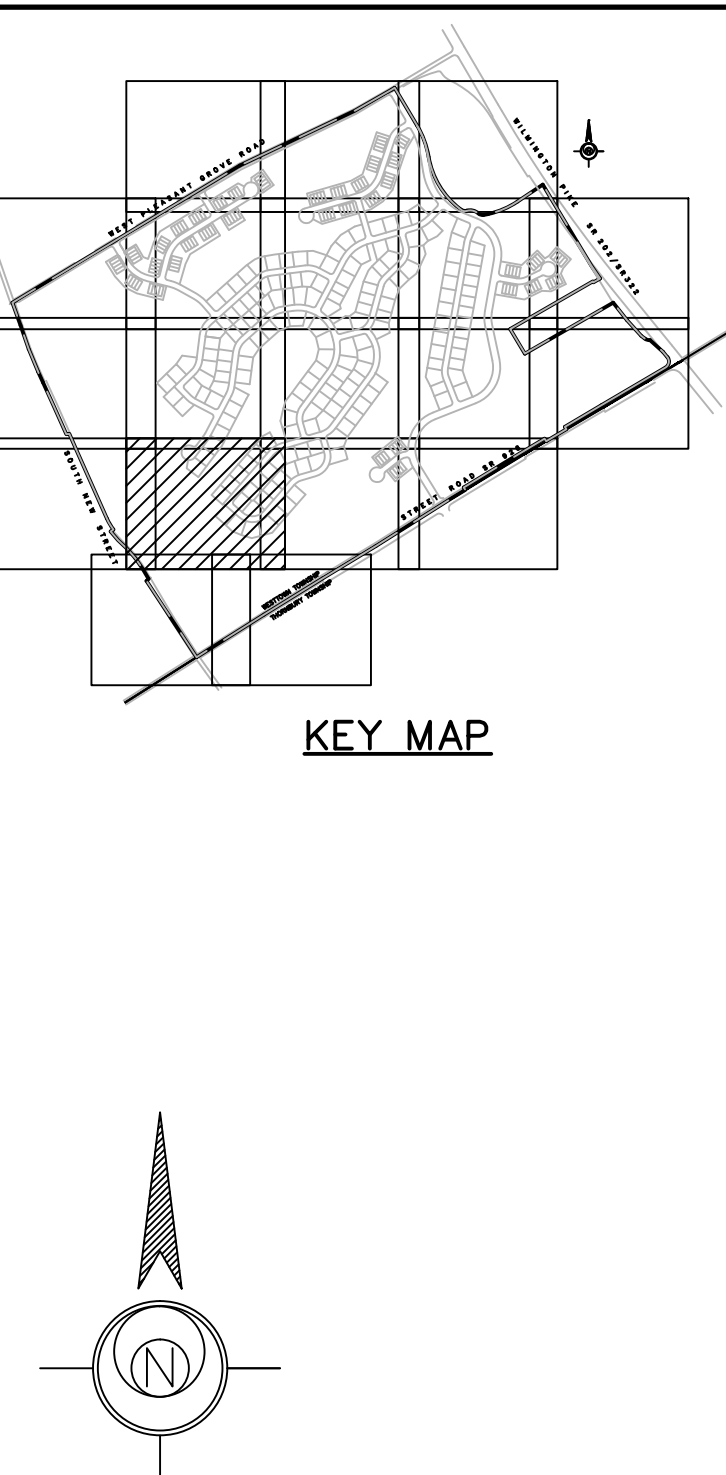
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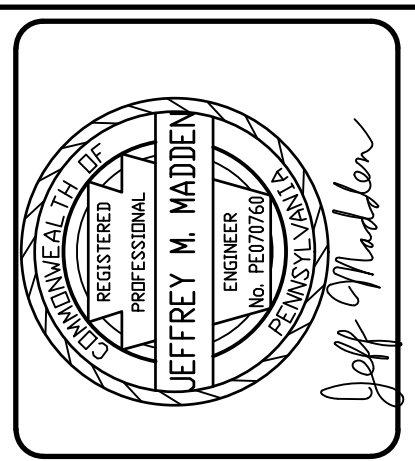
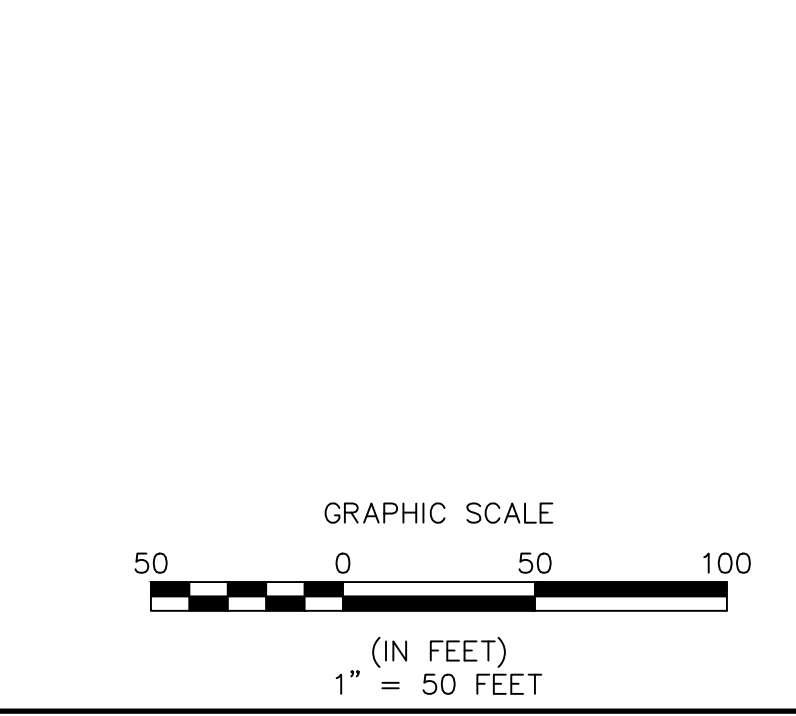
THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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REF. NO.: SD05.14	
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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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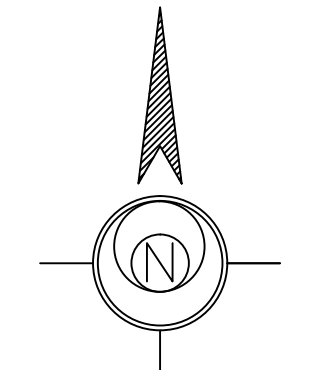
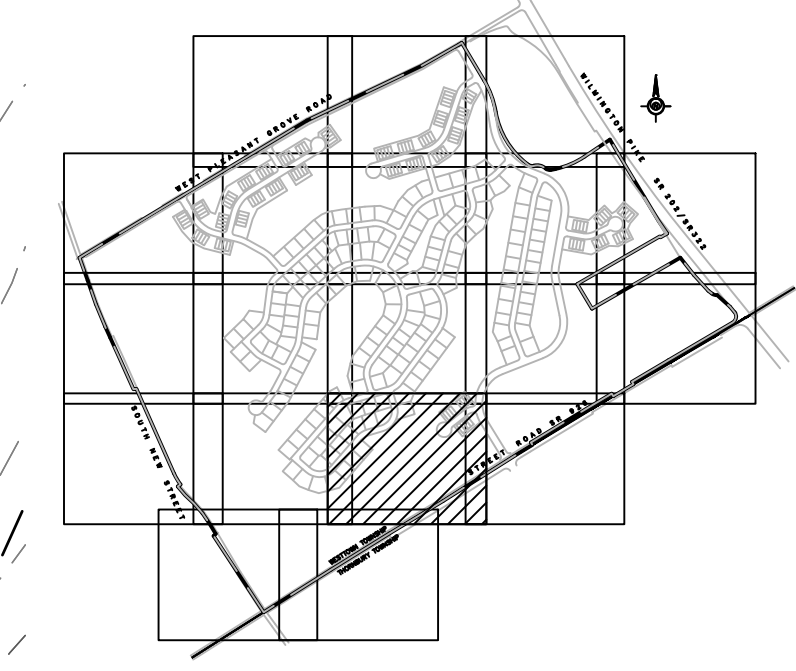
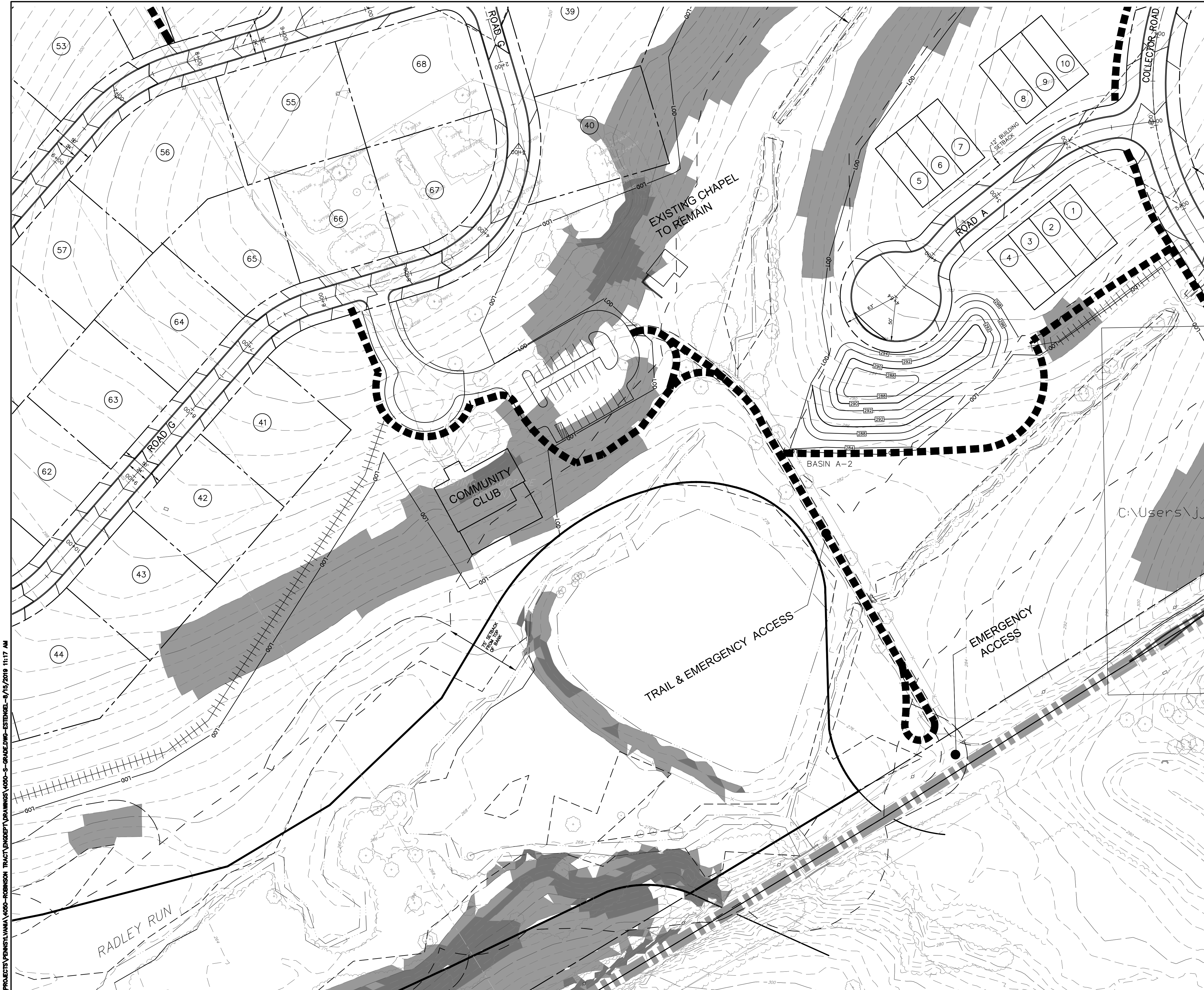
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GRADING PLAN
PROPOSED DEVELOPMENT

THE ROBINSON TRACT

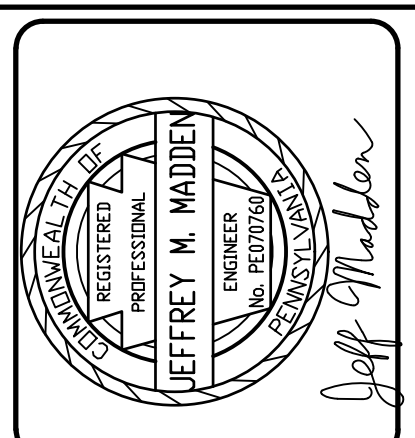
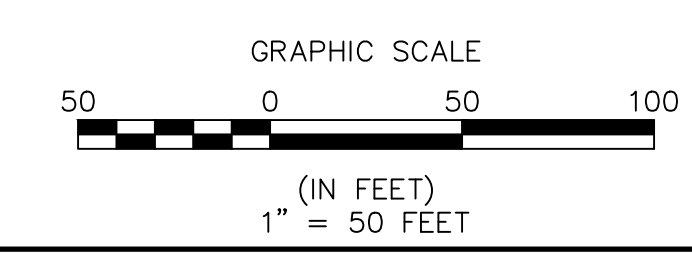
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REF. NO.:	SD05.15
SHEET NO.:	29 of 71



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



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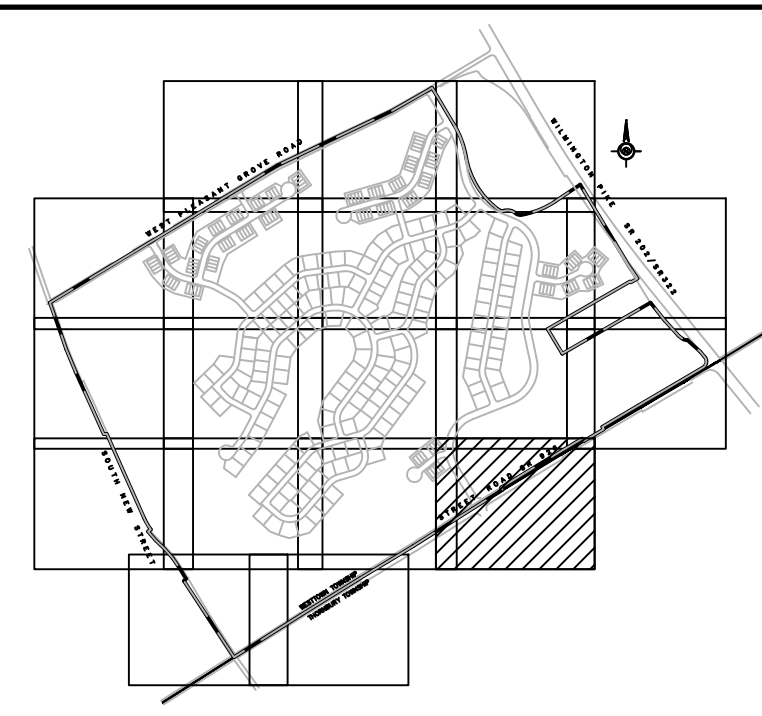
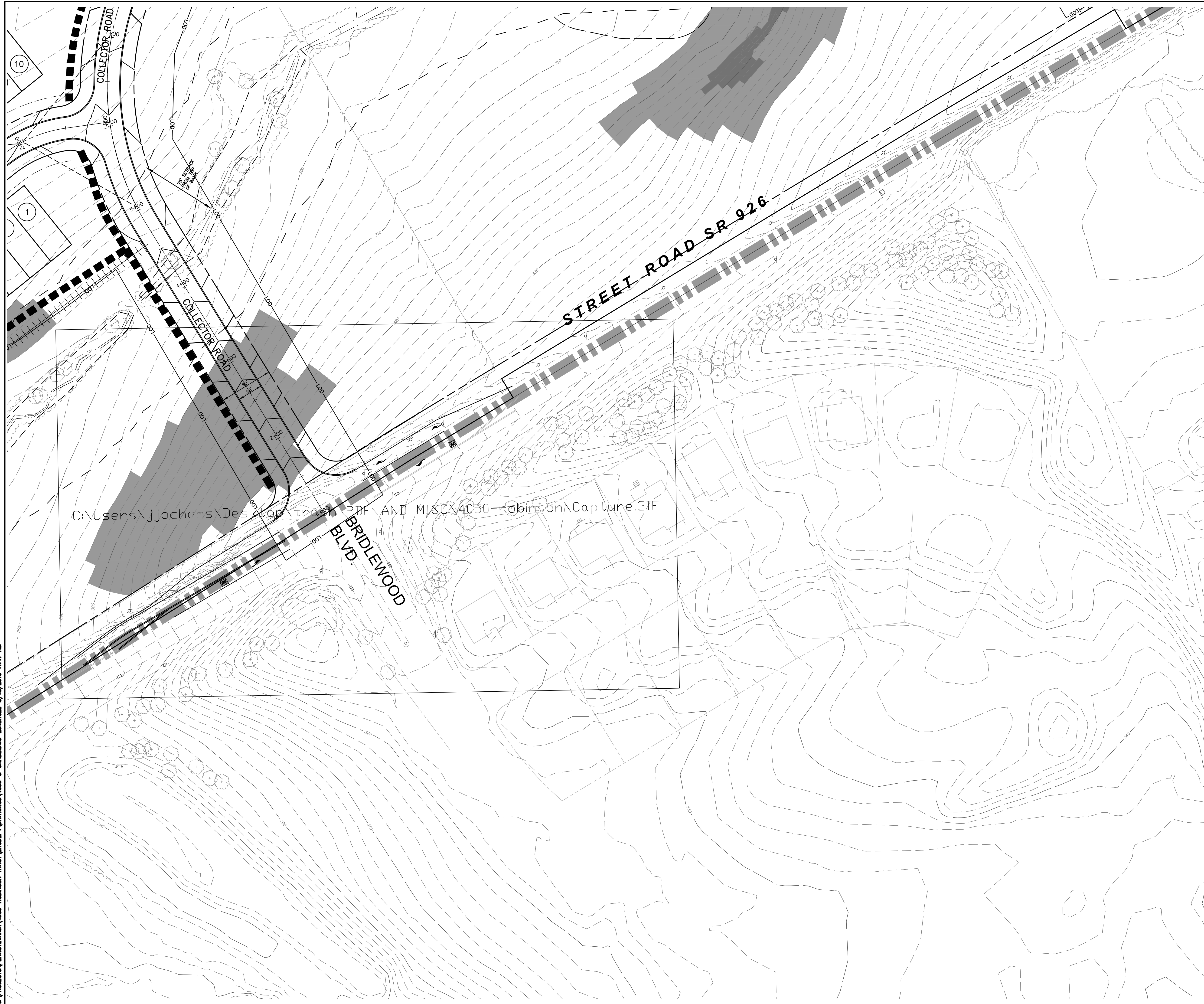
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 PROPOSED DEVELOPMENT

THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

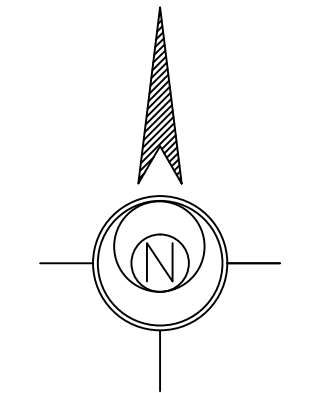
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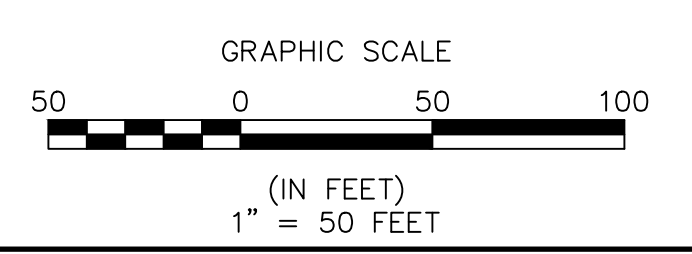


KEY MAP



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



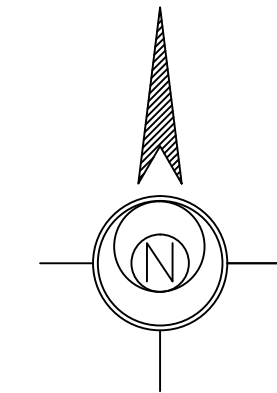
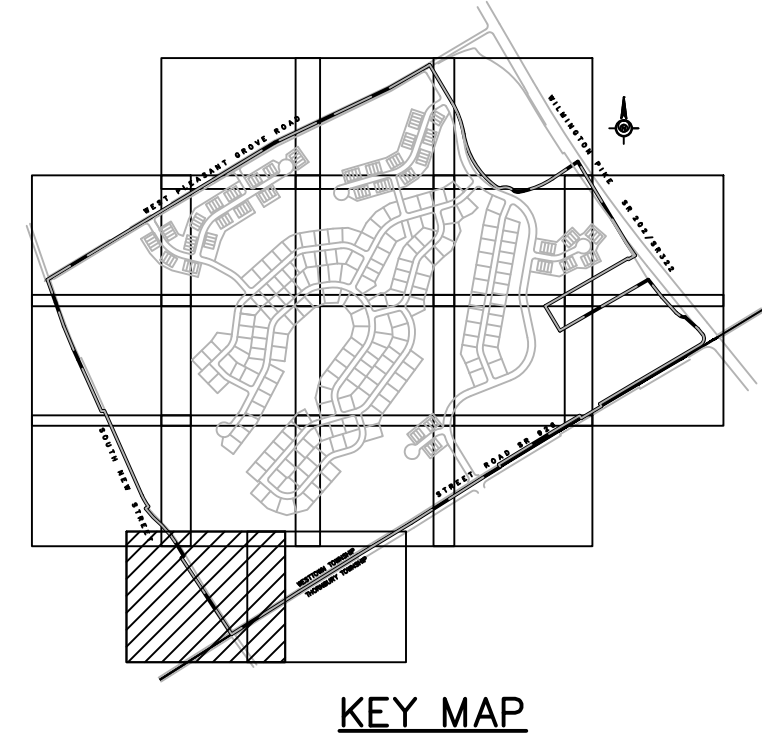
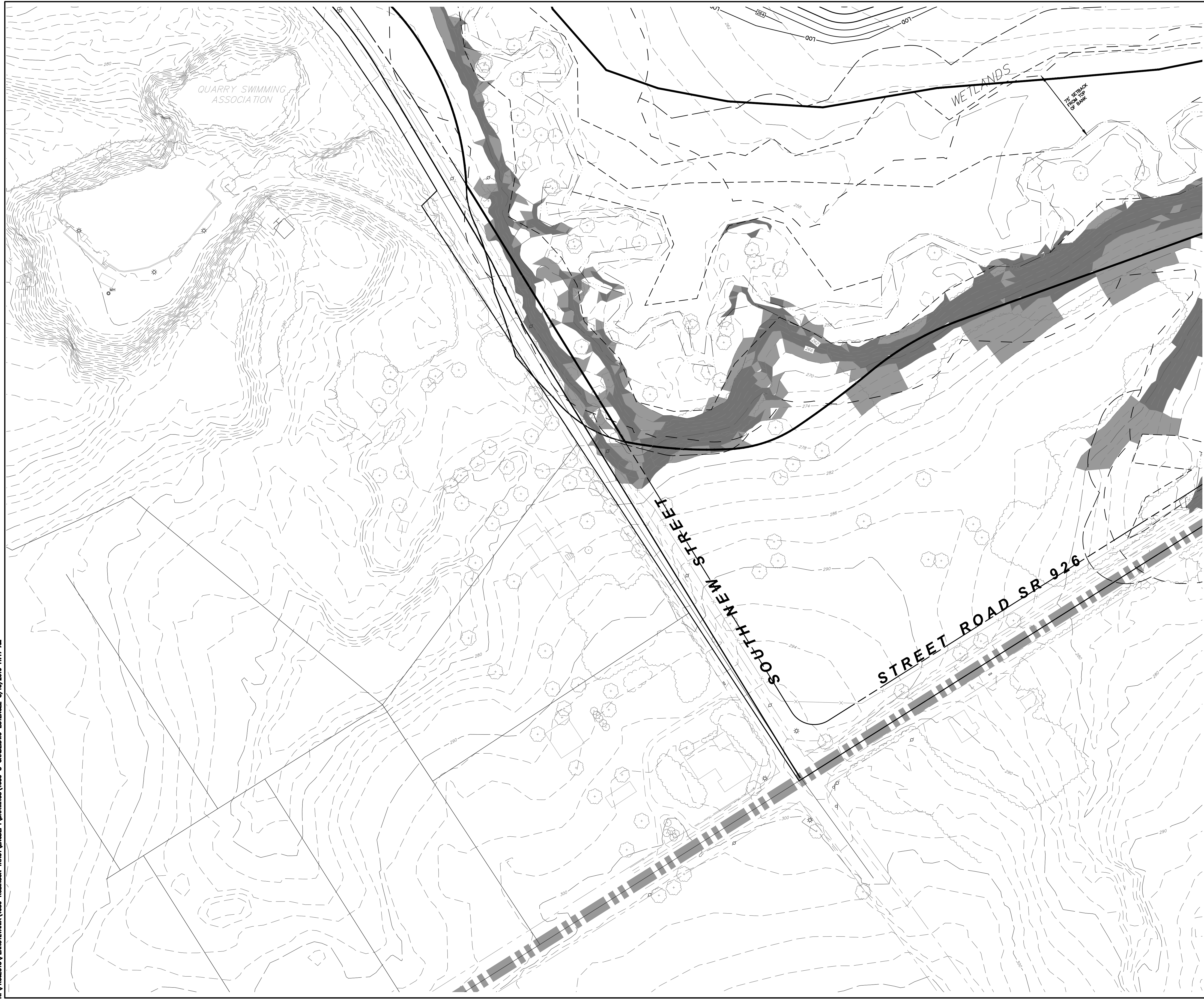
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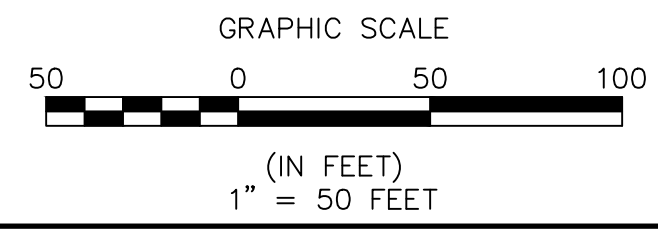
GRADING PLAN
 PROPOSED DEVELOPMENT
THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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DESIGN: JMM	DRAWN: EJS
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REF. NO.:	SD05.17
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- LEGEND**
- EXISTING STRUCTURE
 - EXISTING CONTOURS (2' INTERVALS)
 - PROPOSED CONTOURS (2' INTERVALS)
 - EXISTING SPOT ELEVATION
 - LOT NUMBER
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 - EXISTING 15-25% SLOPES
 - EXISTING >25% SLOPES



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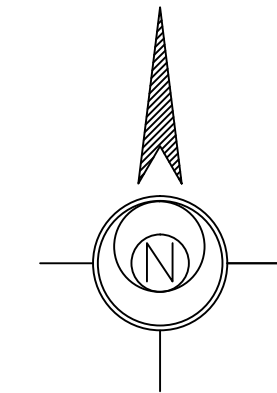
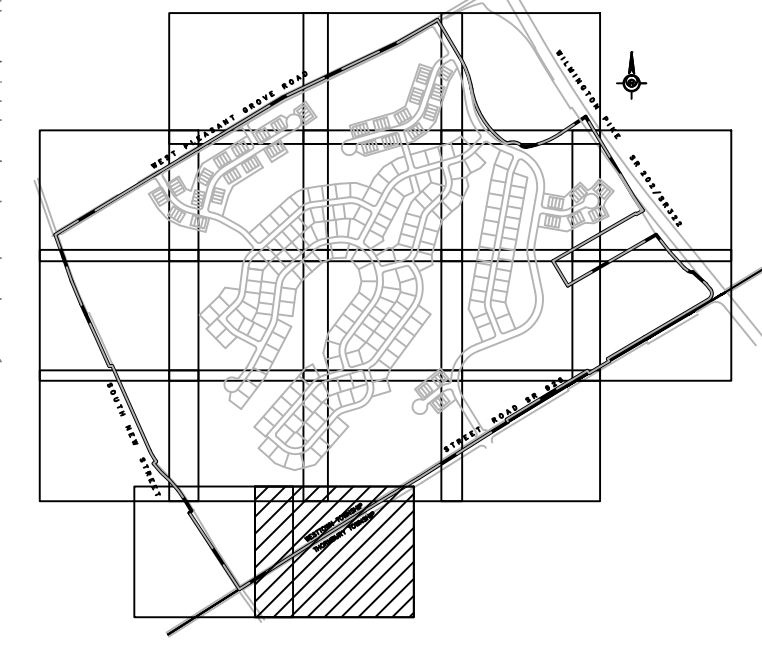
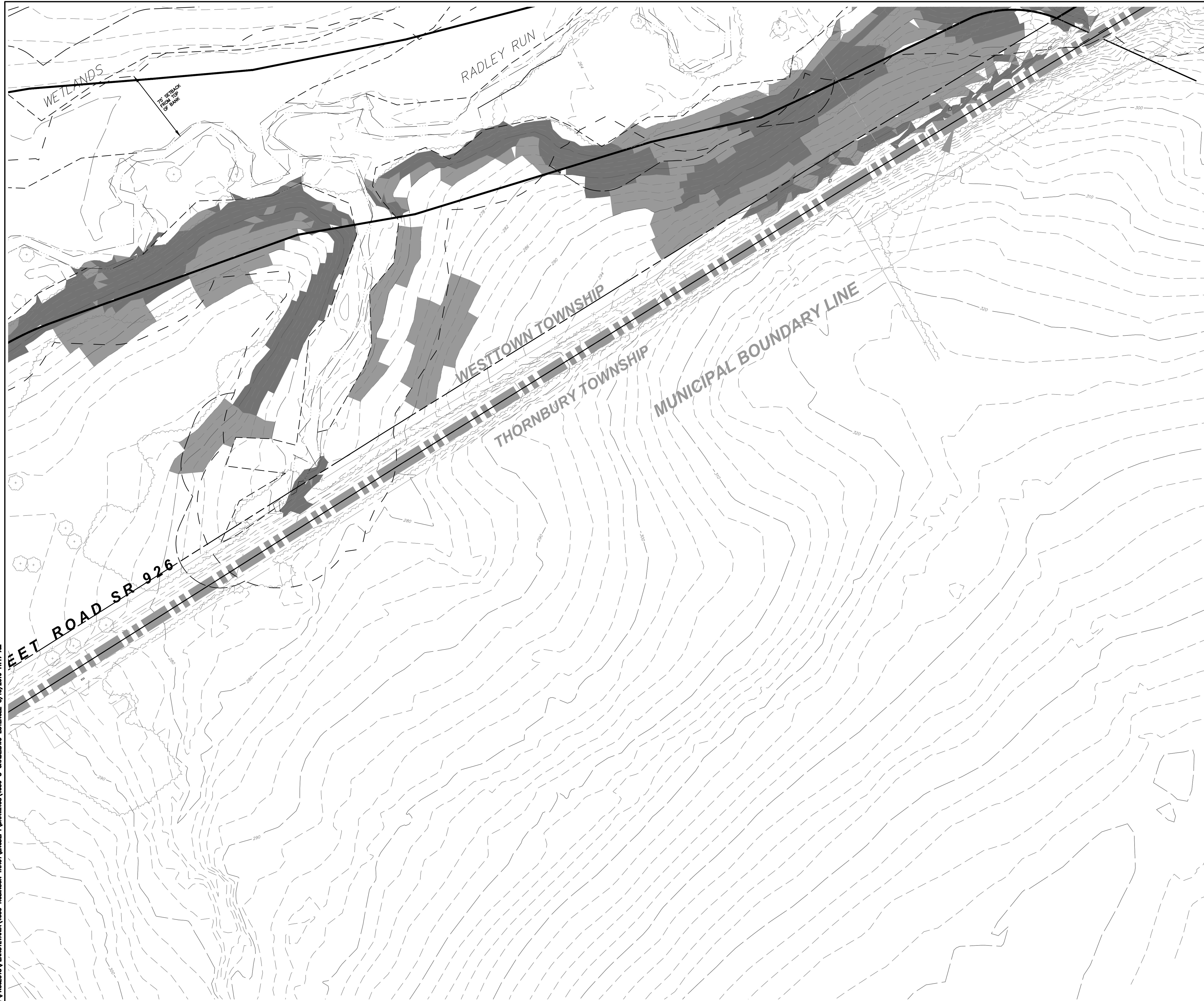
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PROPOSED DEVELOPMENT

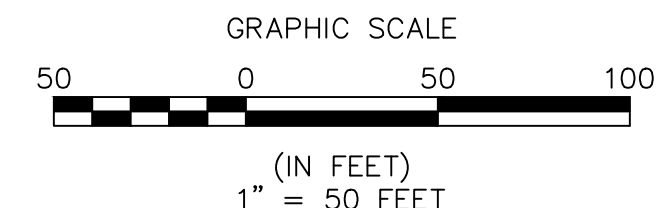
THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

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SHEET NO.:	32 OF 71

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- LEGEND**
- EXISTING STRUCTURE
 - EXISTING CONTOURS (2' INTERVALS)
 - PROPOSED CONTOURS (2' INTERVALS)
 - EXISTING SPOT ELEVATION
 - LOT NUMBER
 - PROPOSED PROPERTY LINE
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 - EXISTING 15-25% SLOPES
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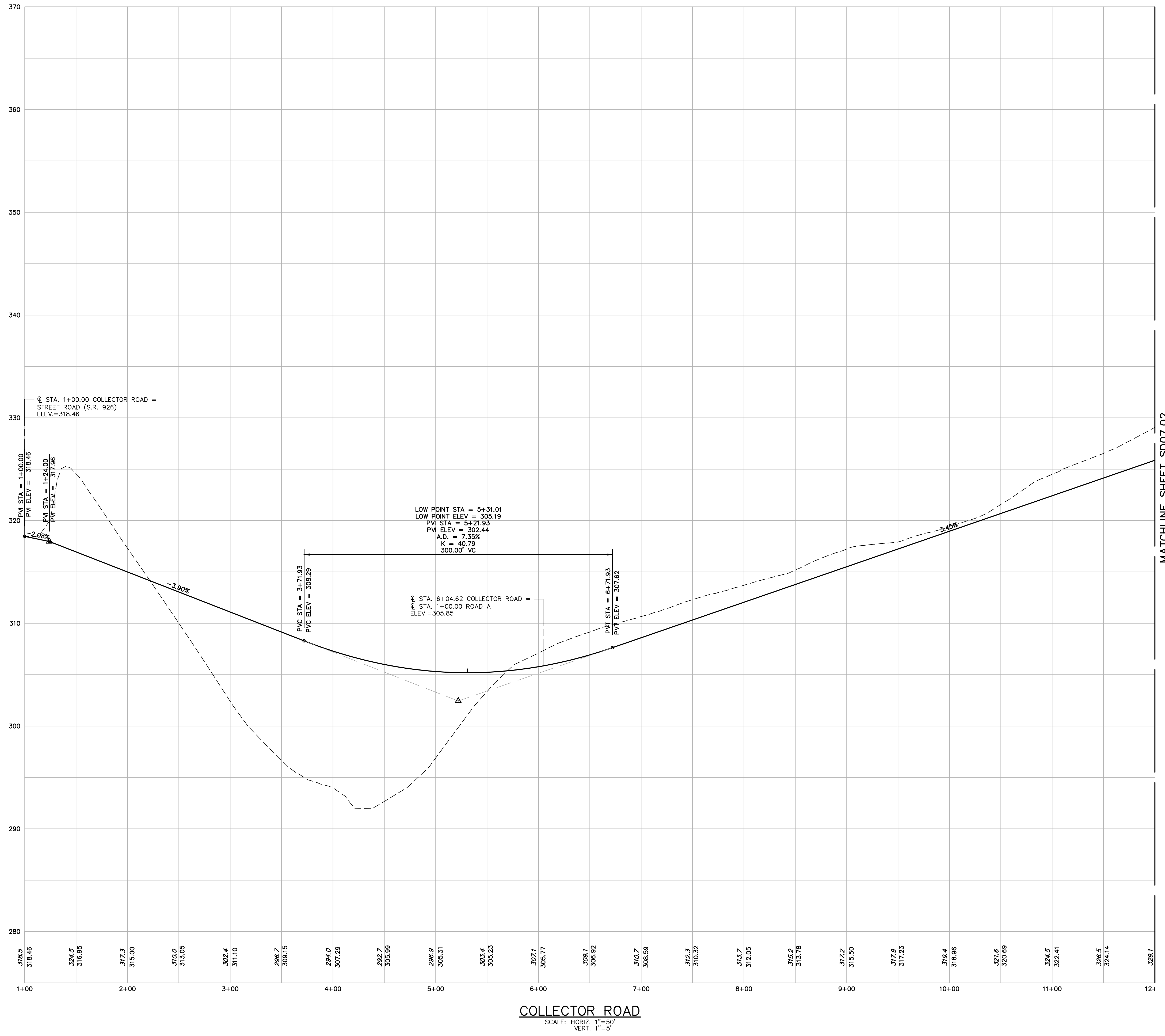
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REV.	DATE	DESCRIPTION

GRADING PLAN
 PROPOSED DEVELOPMENT

THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: 1" = 50'
DESIGN: JMM	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-GRADE
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SHEET NO.:	33 of 71



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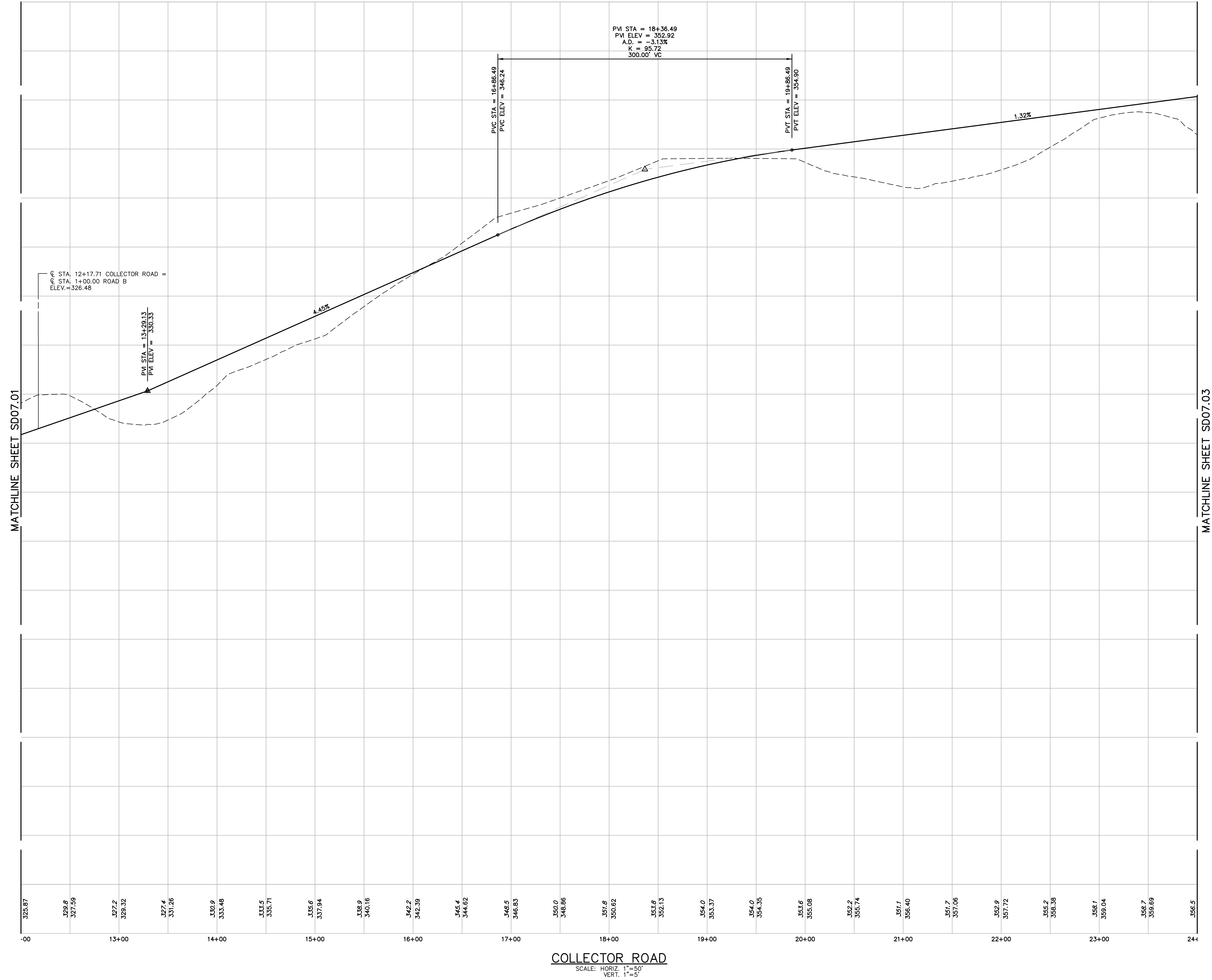
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REV.	DATE	DESCRIPTION

ROAD PROFILE
COLLECTOR ROAD

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

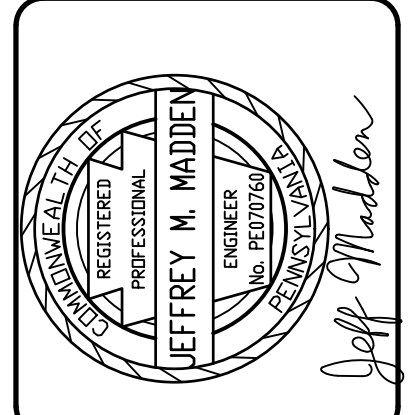
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REF. NO.: SD07.01	SHEET NO.: 34 OF 71



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

MATCHLINE SHEET SD07.01

MATCHLINE SHEET SD07.03



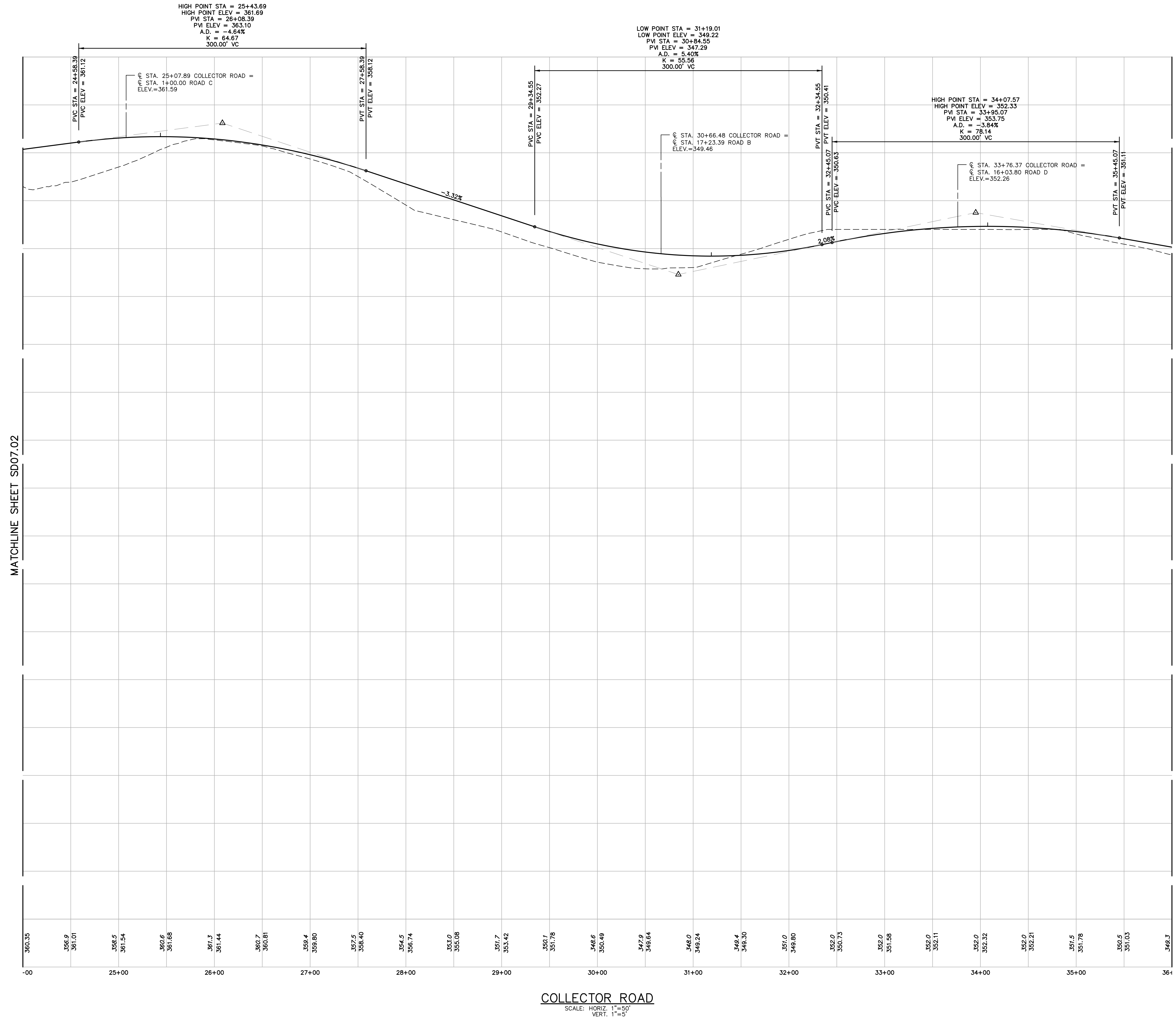
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REV.	DATE	DESCRIPTION	DRAWN

ROAD PROFILE
COLLECTOR ROAD

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: AS NOTED
DESIGN: APR	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-PROF-R
REF. NO.: SD07.02	SHEET NO.: 35 OF 71



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



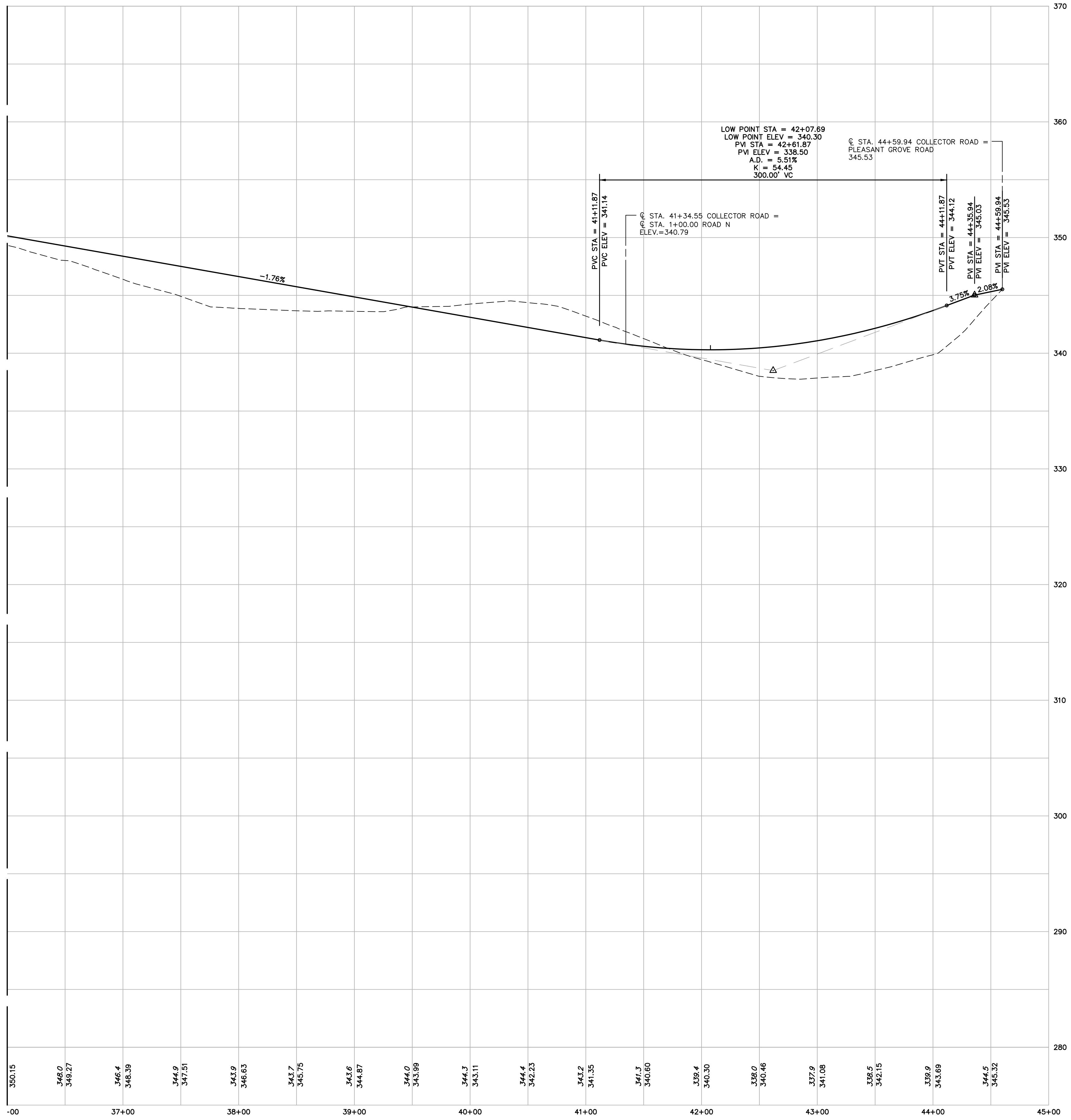
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REV.	DATE	DESCRIPTION

ROAD PROFILE
COLLECTOR ROAD
THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: AS NOTED
DESIGN: APR	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S--PROF--R
REF. NO.: SD07.03	SHEET NO.: 36 OF 71

MATCHLINE SHEET SD07.03



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



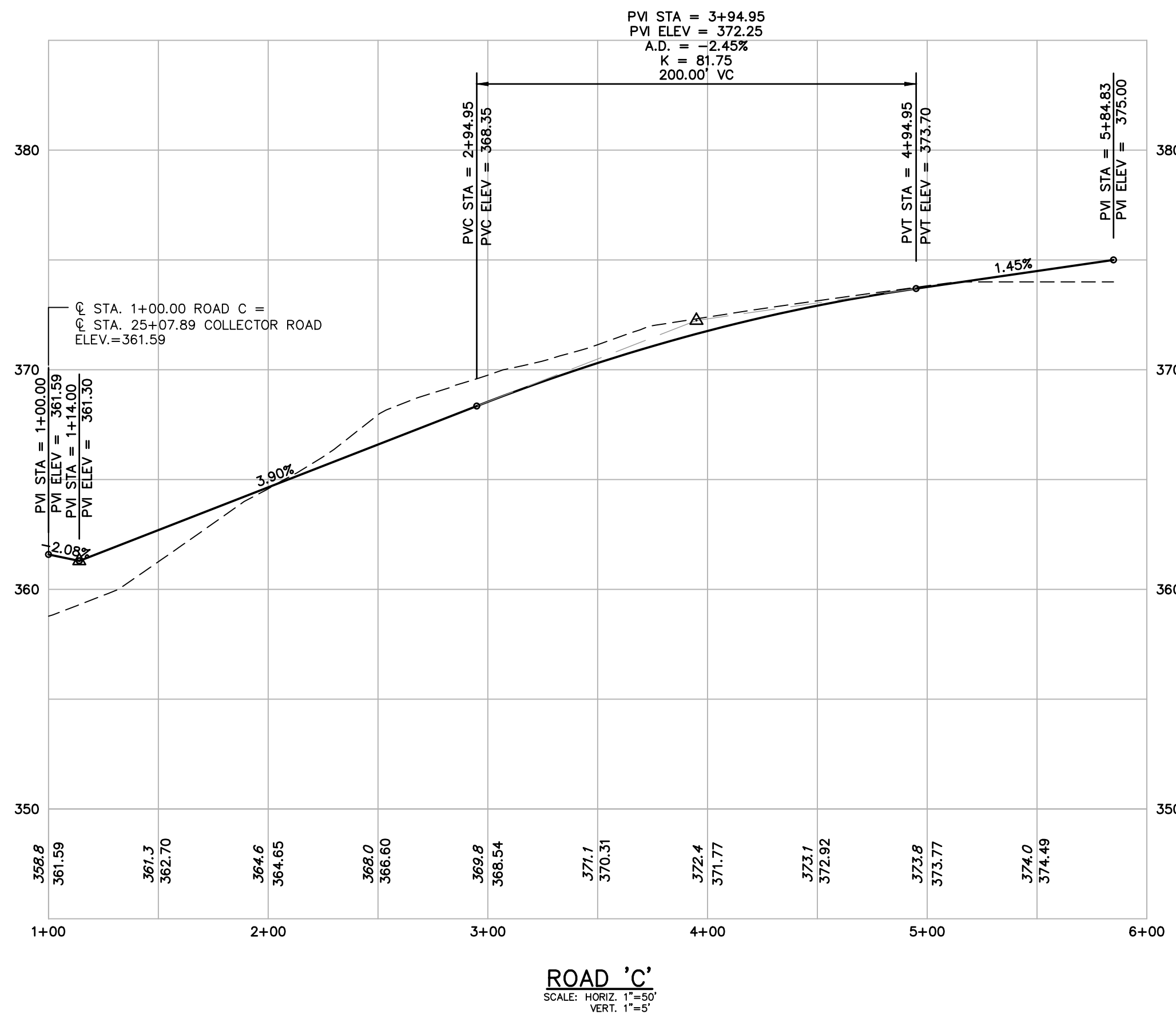
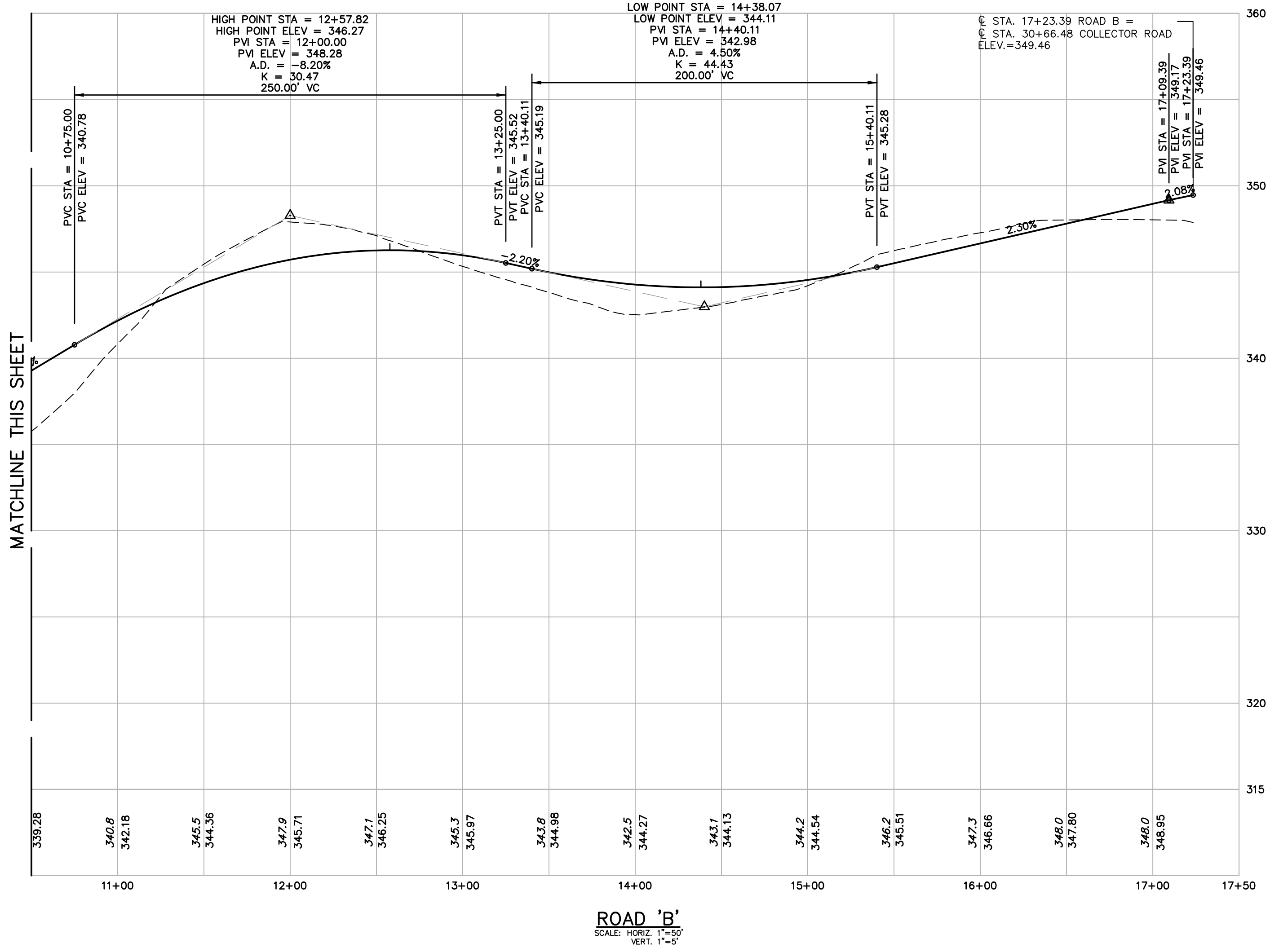
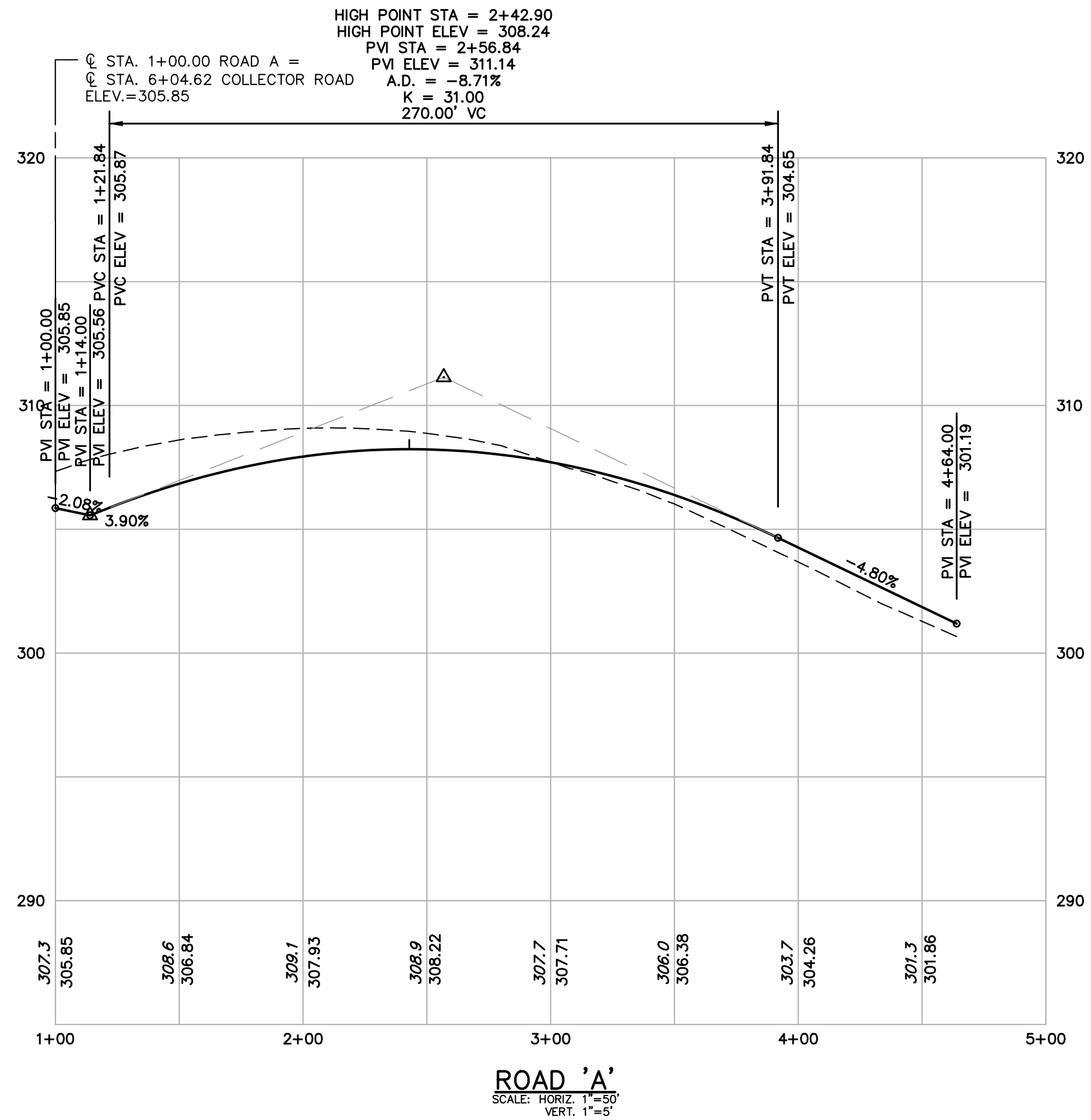
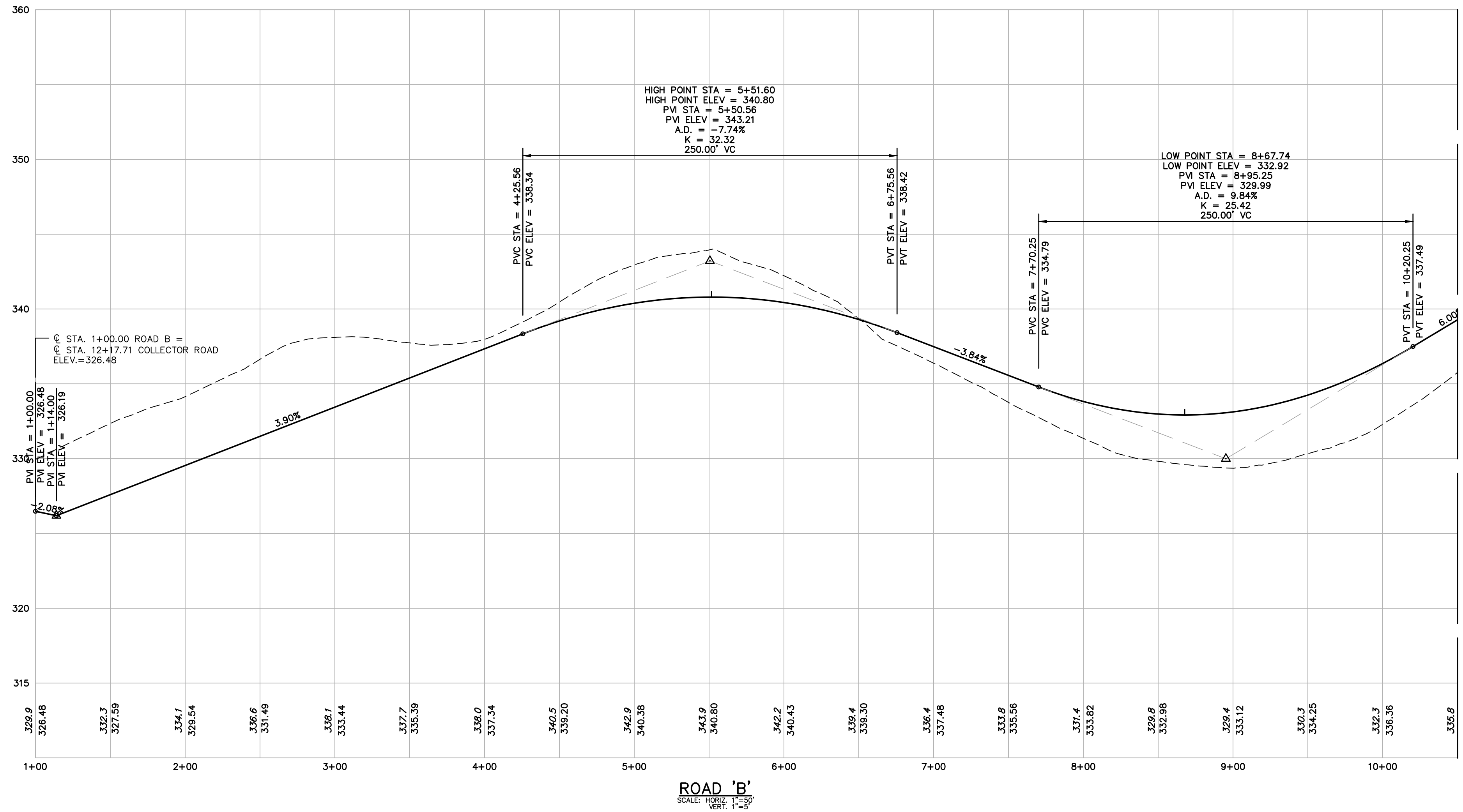
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REV.	DATE	DESCRIPTION	DRAWN

ROAD PROFILE
COLLECTOR ROAD
THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: AS NOTED
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JOB NO.: 4050	FILE NAME: 4050-S-PROF-R
REF. NO.:	SD07.04
SHEET NO.: 37	OF 71

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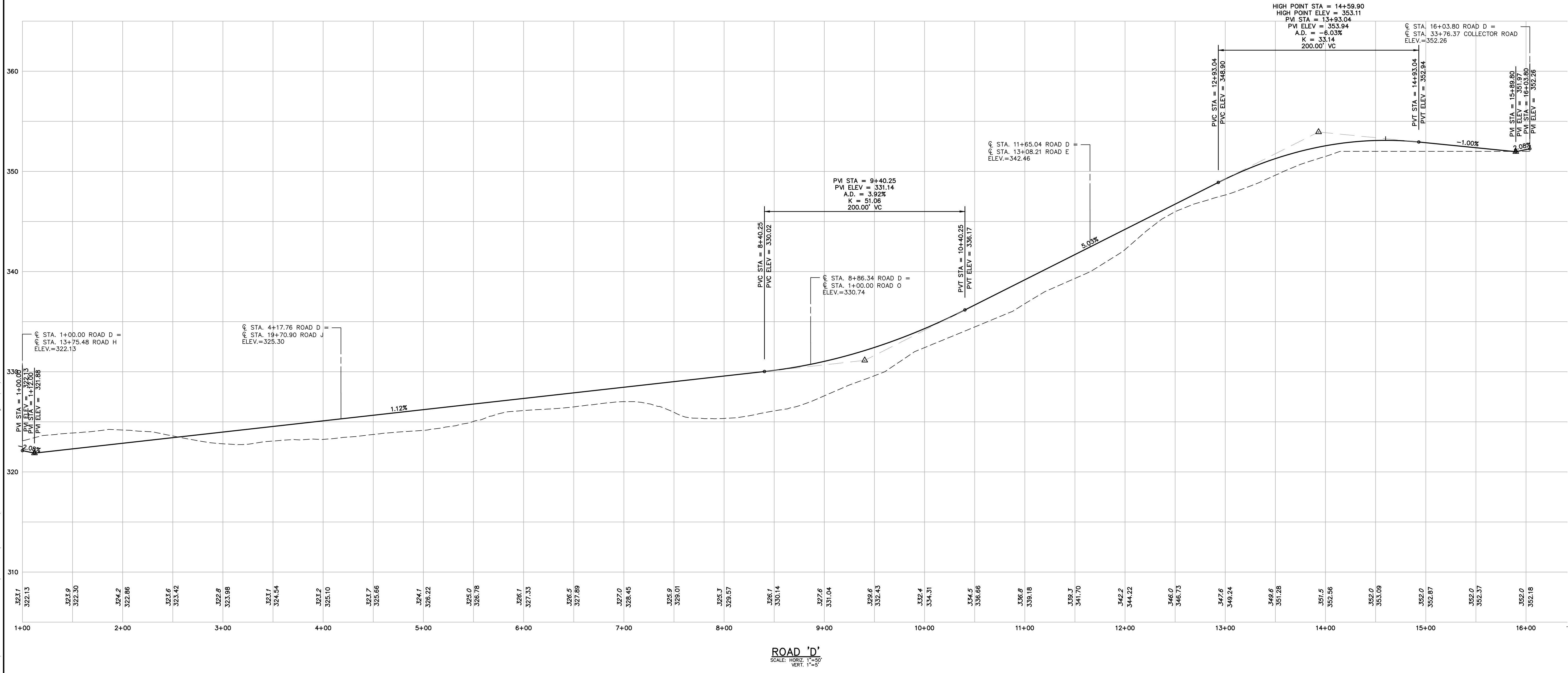
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REV.	DATE	DESCRIPTION

ROAD PROFILE
ROADS 'A', 'B' AND 'C'
THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: AS NOTED
DESIGN: APR	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S--PROF-R
REF. NO.:	SD07.05
SHEET NO.:	38 OF 71

N:\PROJECTS\PENNSYLVANIA\4050-ROBINSON TRACT\ENGDPT\DRAWINGS\4050-S--PROF-R.DWG--Eric Stengel--8/15/2019 8:00 AM



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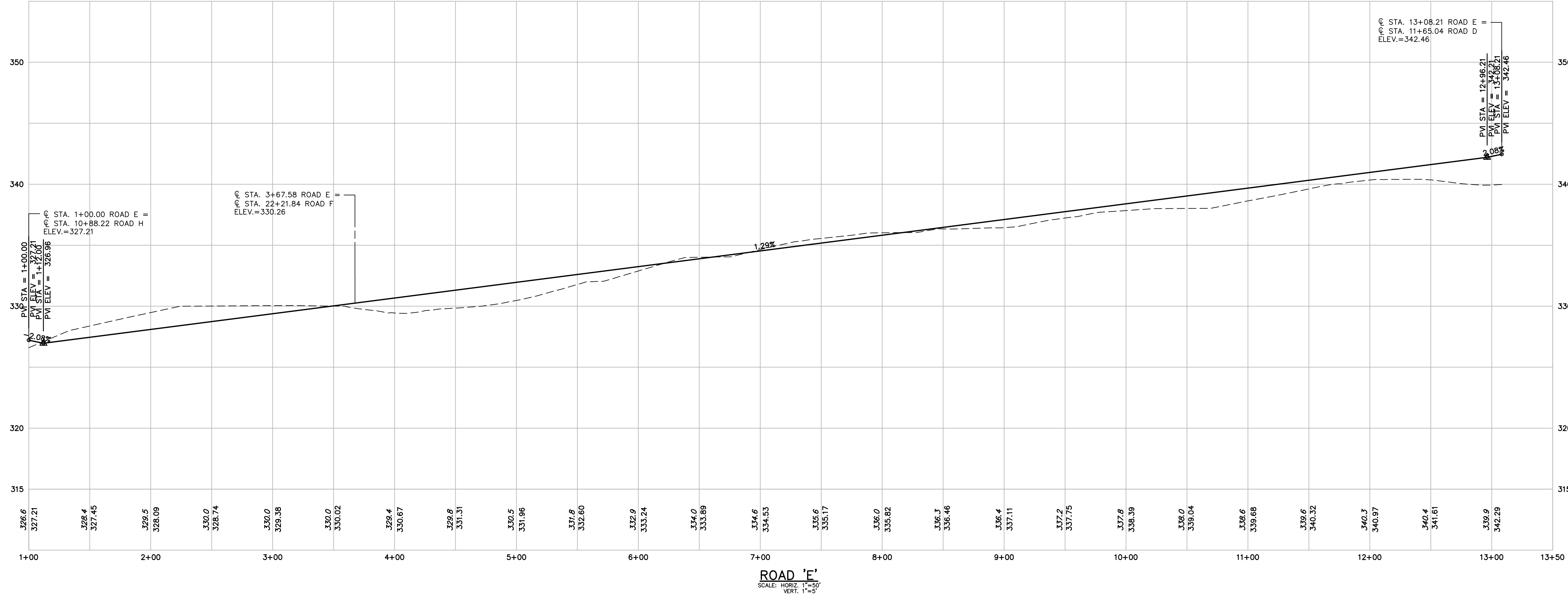
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REV.	DATE	DESCRIPTION

ROAD PROFILE
ROAD 'D'

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: AS NOTED
DESIGN: APR	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S--PROF-R
REF. NO.:	SD07.06
SHEET NO.:	39 OF 71



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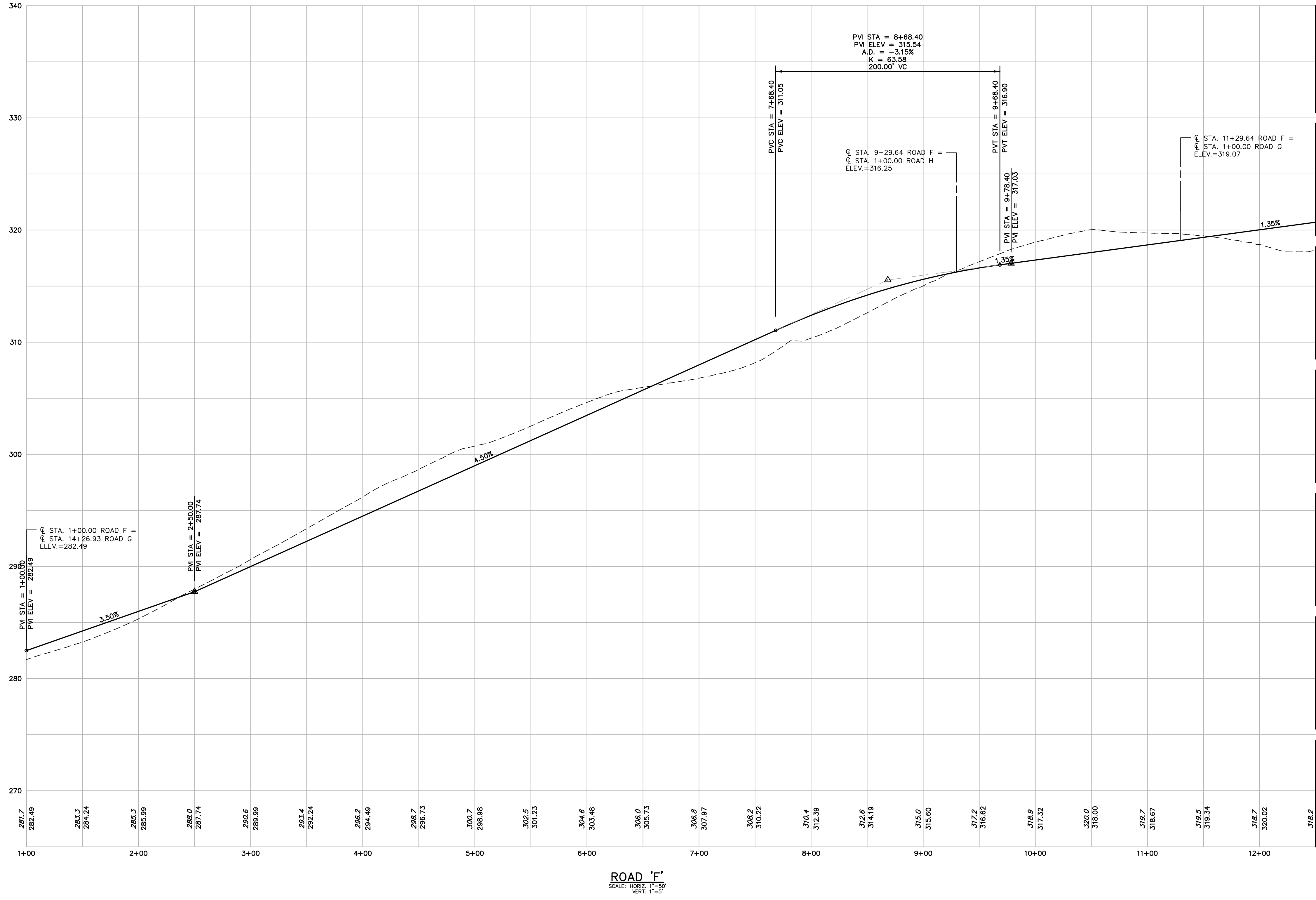
REV.	DATE	DESCRIPTION	DRAWN

ROAD PROFILE
 ROAD 'E'

THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: AS NOTED
DESIGN: APR	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S--PROF--R
REF. NO.: SD07.07	
SHEET NO.: 40	OF 71

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MATCHLINE SHEET SD07.09

DATE:	08/09/19	SCALE:	AS NOTED
DESIGN:	APR	DRAWN:	EJS
JOB NO.:	4050	FILE NAME:	4050-S-PROF-R
REF. NO.:	SD07.08		
SHEET NO.:	41	OF	71

ROAD PROFILE
ROAD 'F'

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

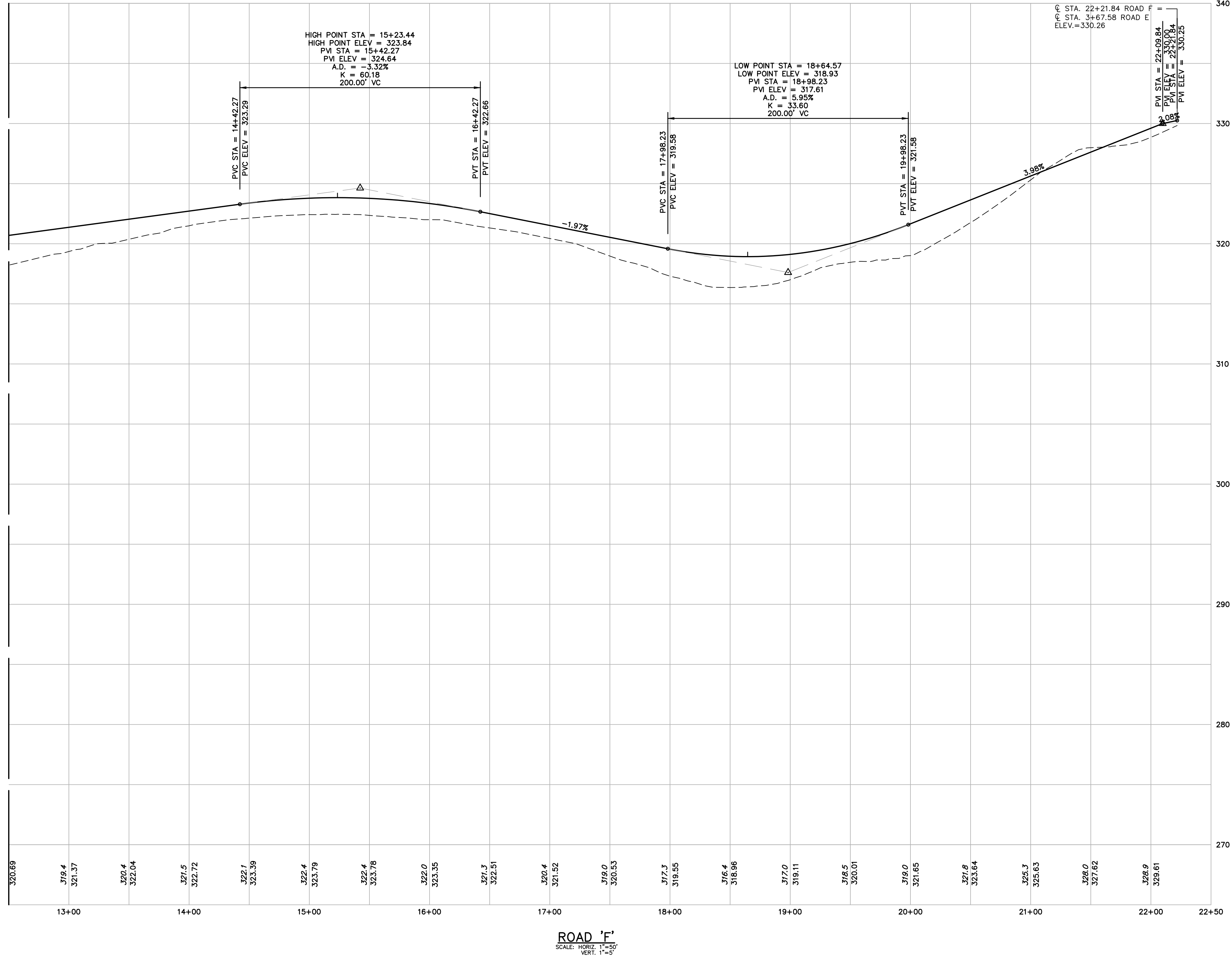
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MATCHLINE SHEET SD07.08



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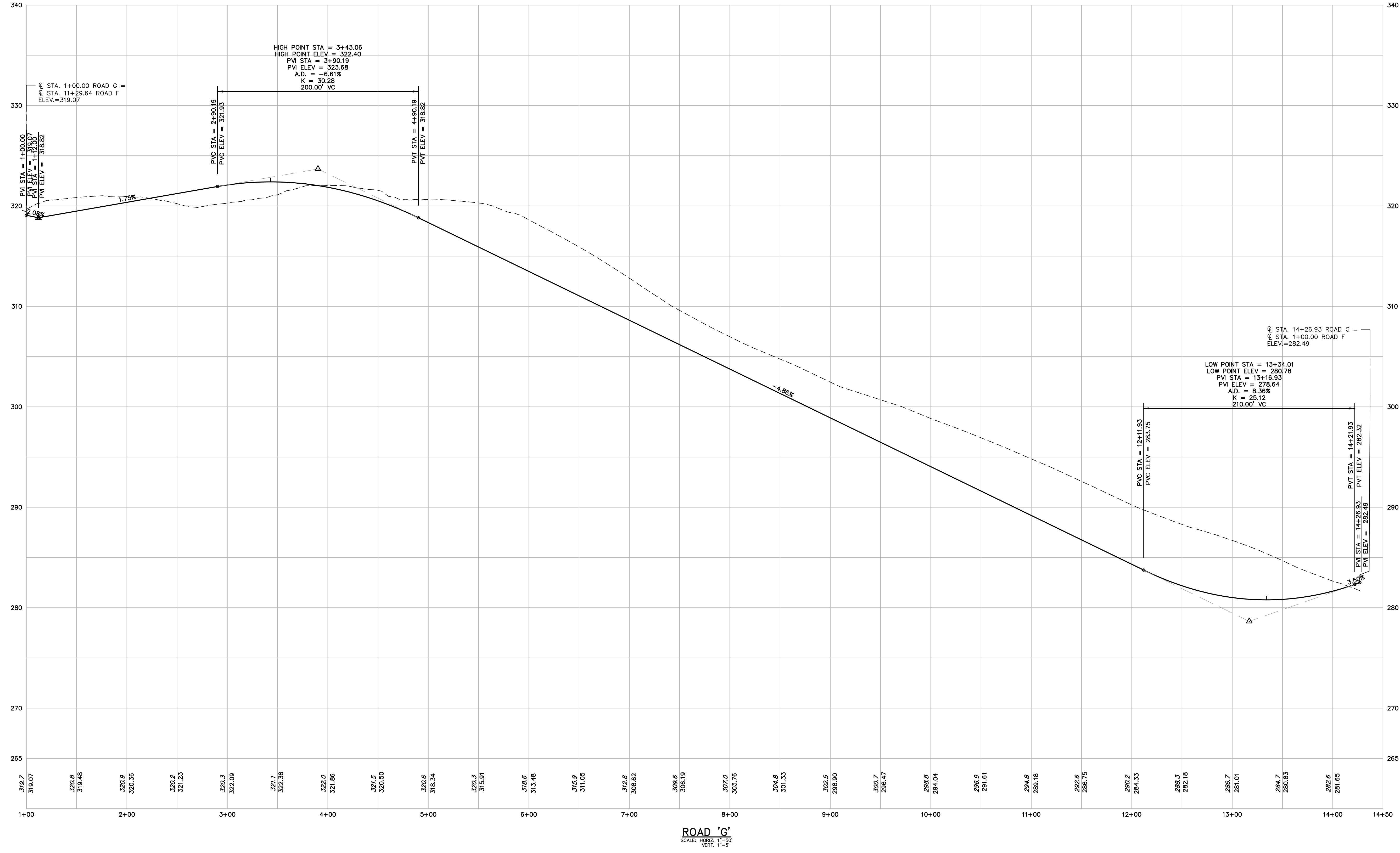
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ROAD PROFILE
 ROAD 'F'
THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

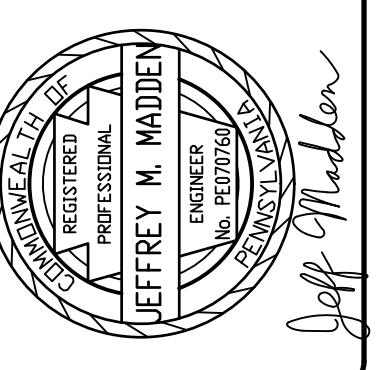
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JOB NO.:	4050	FILE NAME:	4050-S--PROF--R
REF. NO.:	SD07.09		
SHEET NO.:	42 OF 71		

N:\PROJECTS\PENNSYLVANIA\4050-ROBINSON TRACT\ENR\DRAWINGS\4050-S-PROF-R.DWG-ERIC Stengel-8/15/2019 8:01 AM



ROAD 'G'
SCALE: HORIZ. 1" = 50'
VERT. 1" = 4'



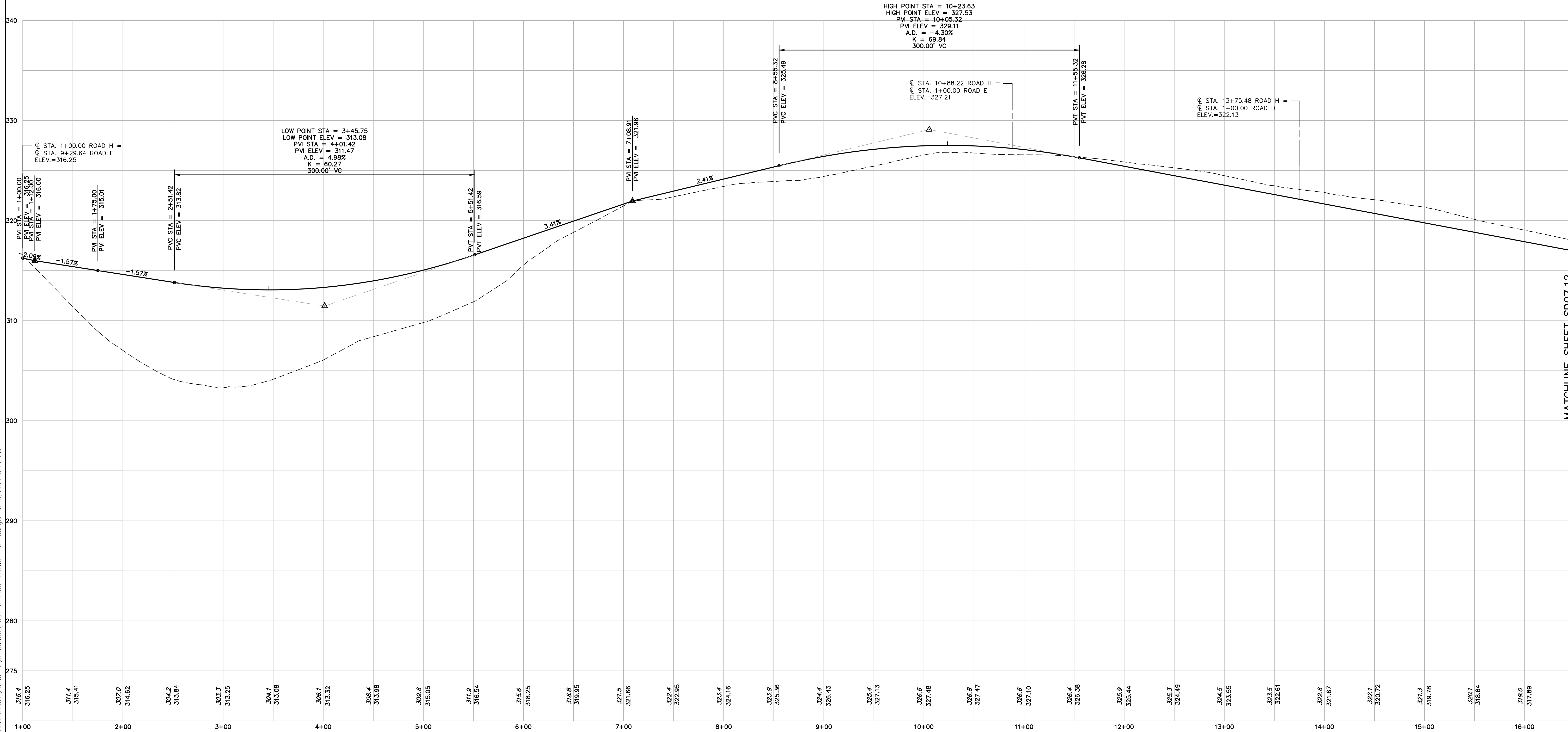
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REV.	DATE	DESCRIPTION

ROAD PROFILE
ROAD 'G'
THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: AS NOTED
DESIGN: APR	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-PROF-R
REF. NO.:	SD07.10
SHEET NO.: 43	OF 71

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MATCHLINE SHEET SD07.12

ROAD PROFILE ROAD 'H'

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: AS NOTED
DESIGN: APR	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-PROF-R
REF. NO.:	SD07.11
SHEET NO.:	44 OF 71

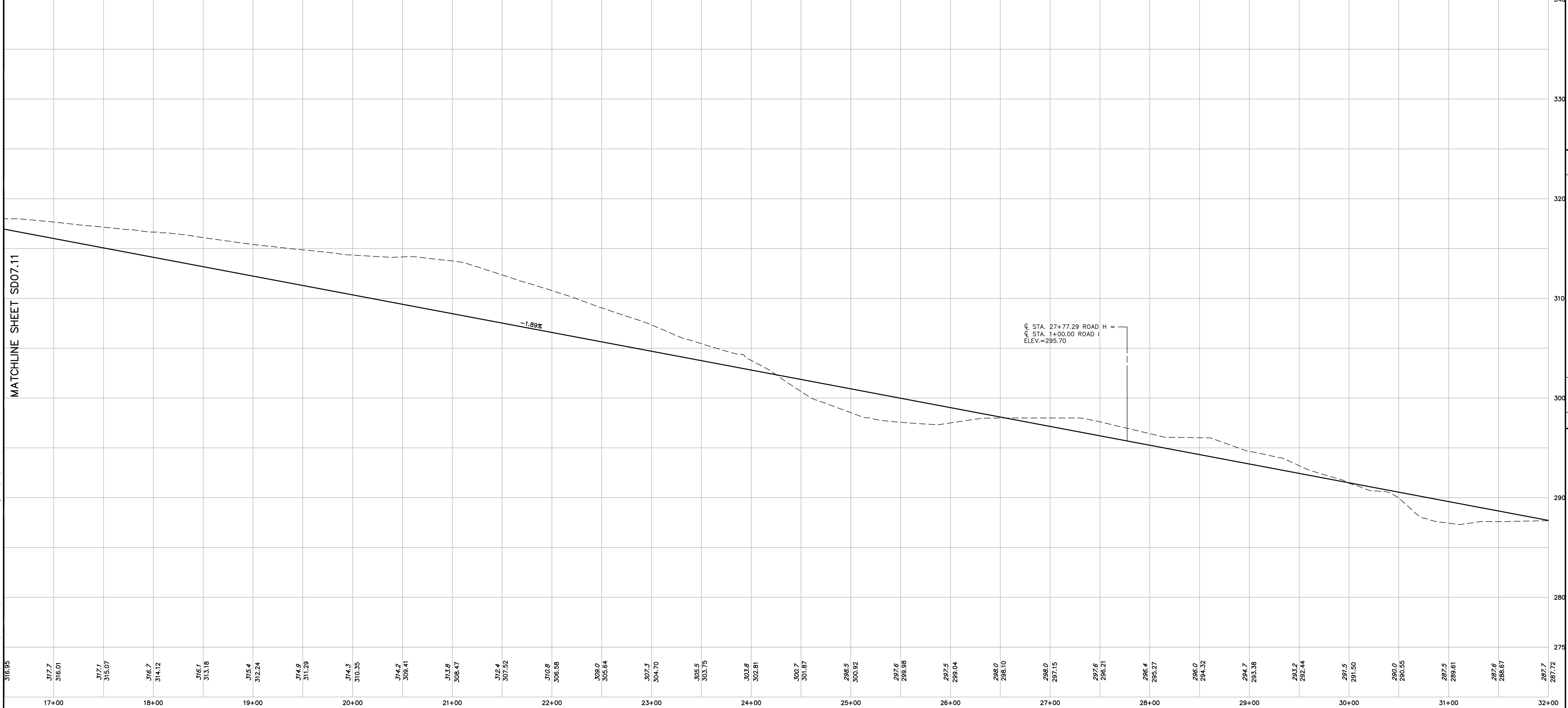


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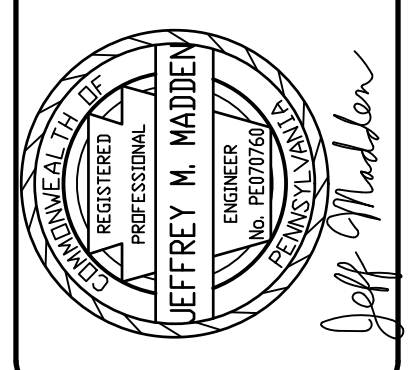
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REV.	DATE	DESCRIPTION

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



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REV.	DATE	DESCRIPTION	DRAWN

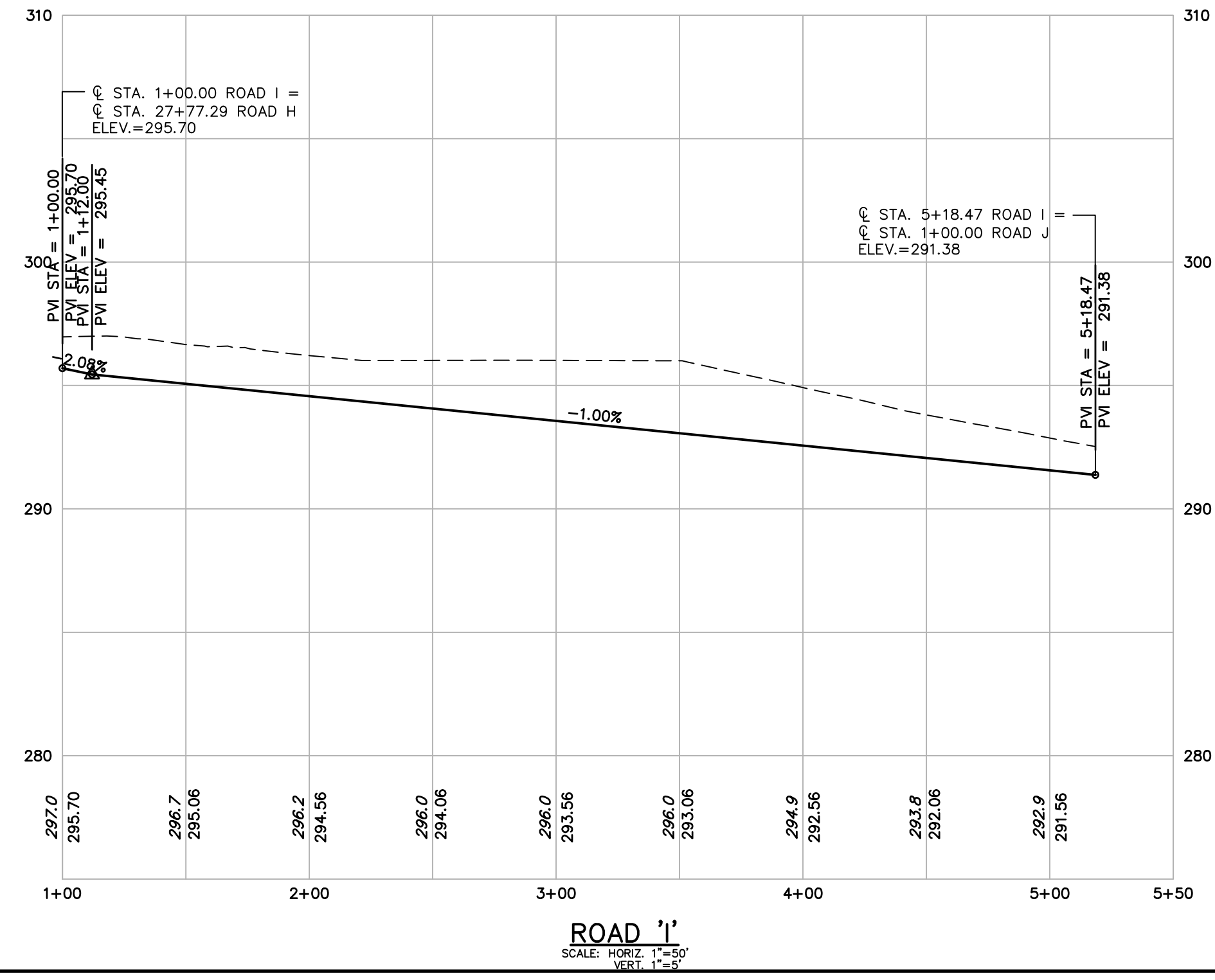
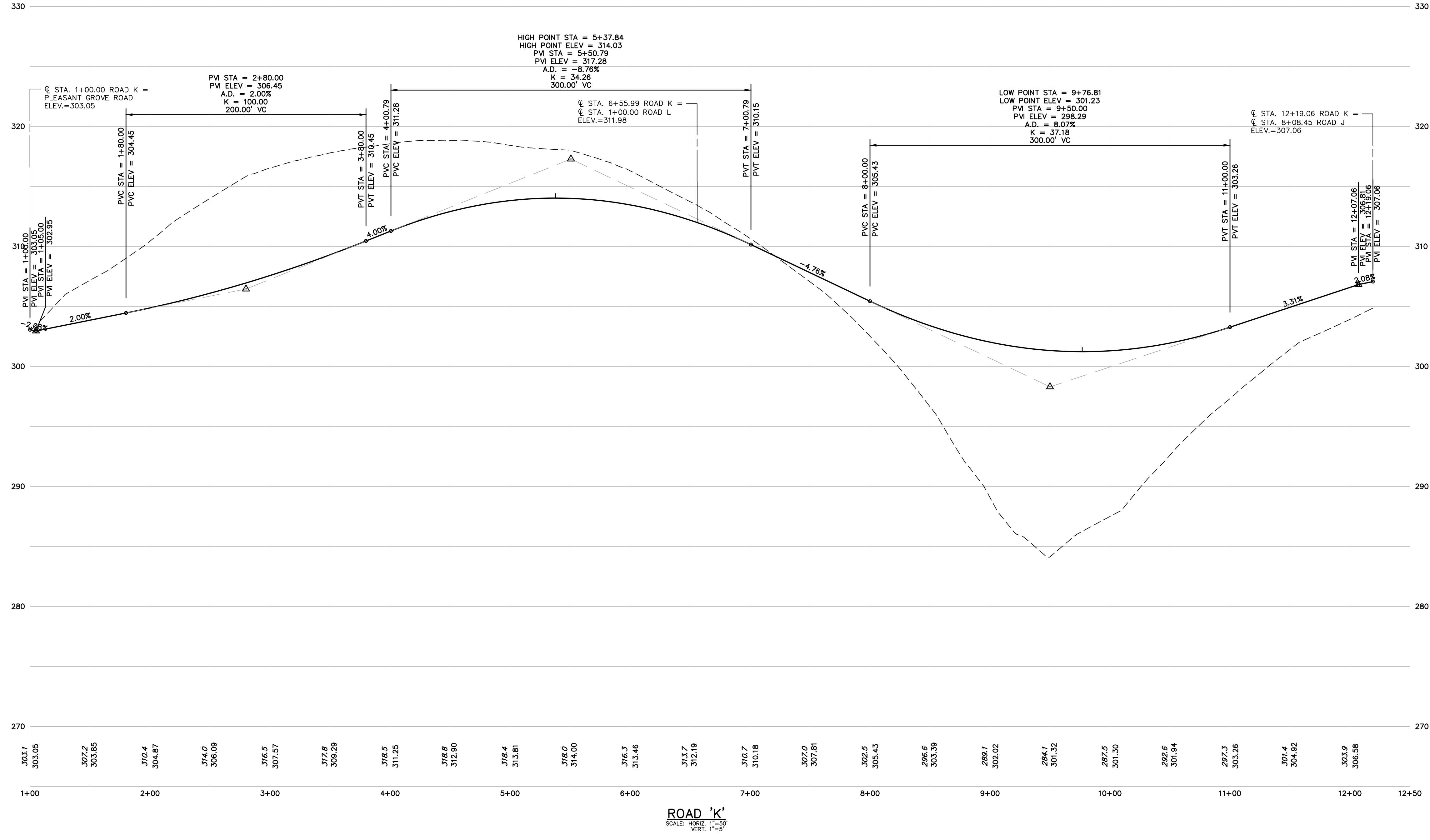
ROAD PROFILE
ROAD 'H'

THE ROBINSON TRACT

WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: AS NOTED
DESIGN: APR	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-PROF-R
REF. NO.:	SD07.12
SHEET NO.:	45 OF 71

MATCHLINE SHEET SD07.11



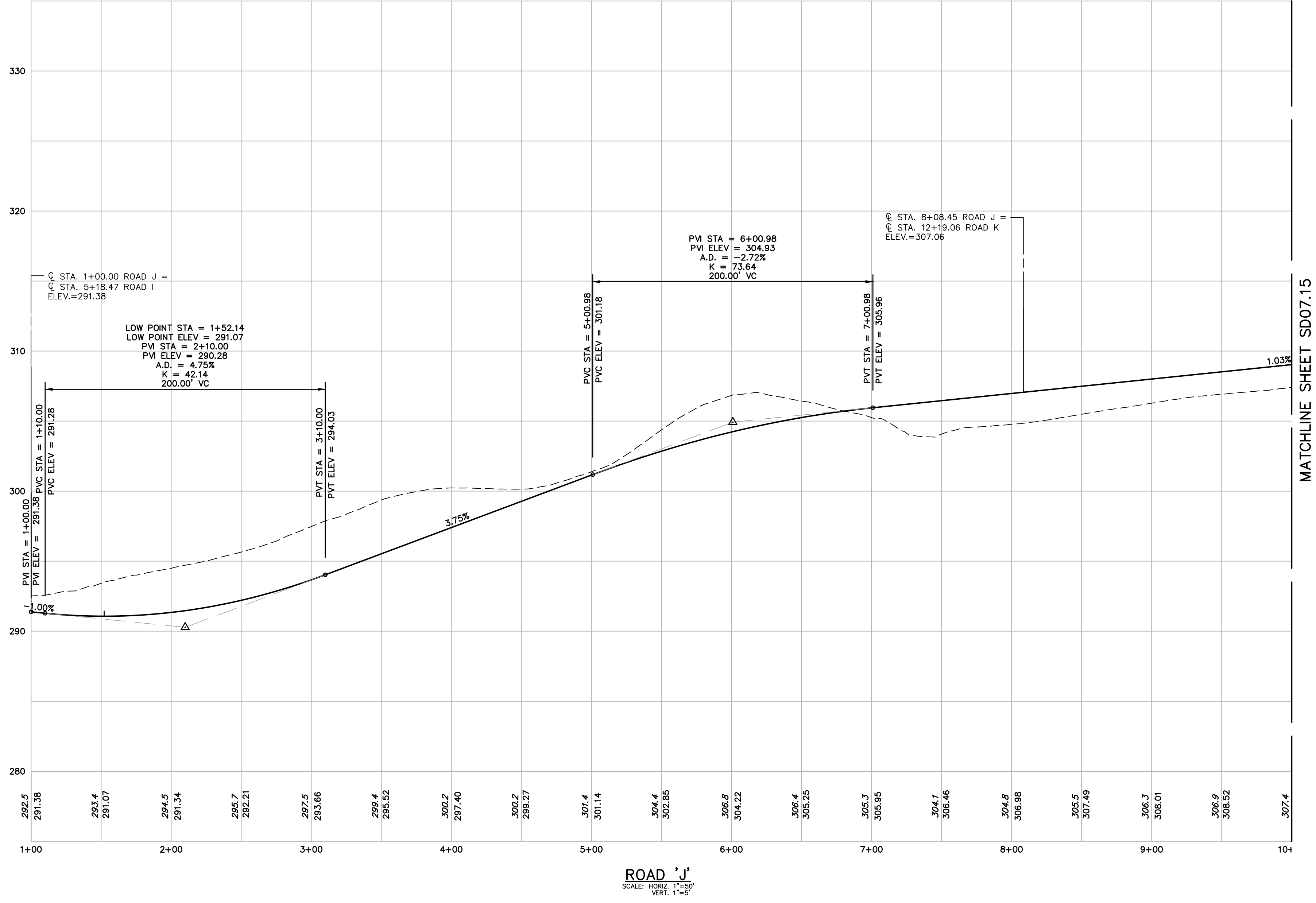
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REV.	DATE	DESCRIPTION	DRAWN

ROAD PROFILE
 ROAD 'I' AND 'K'
THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/09/19	SCALE:	AS NOTED
DESIGN:	APR	DRAWN:	EJS
JOB NO.:	4050	FILE NAME:	4050-S--PROF--R
REF. NO.:	SD07.13	SHEET NO.:	46 OF 71

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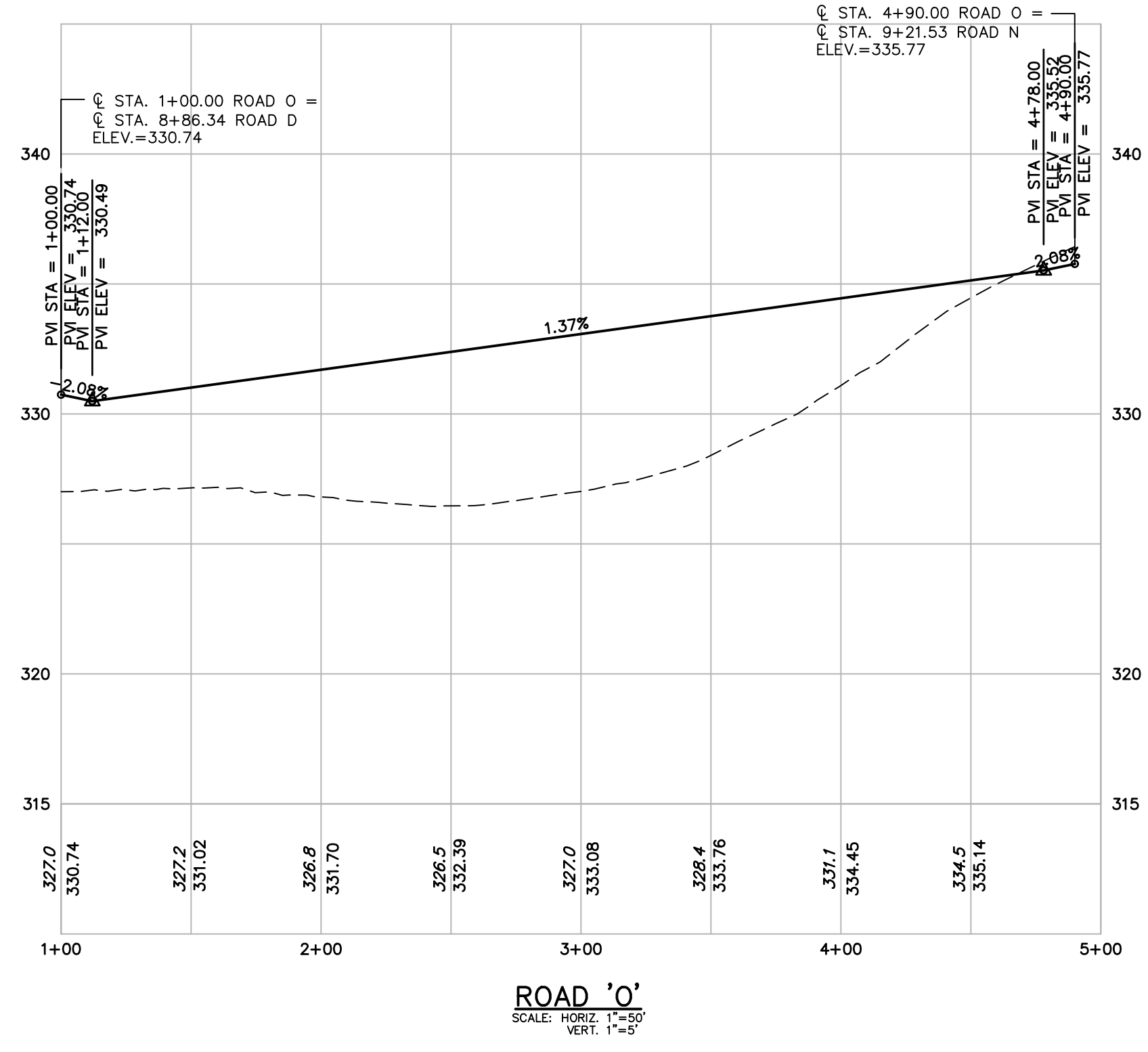
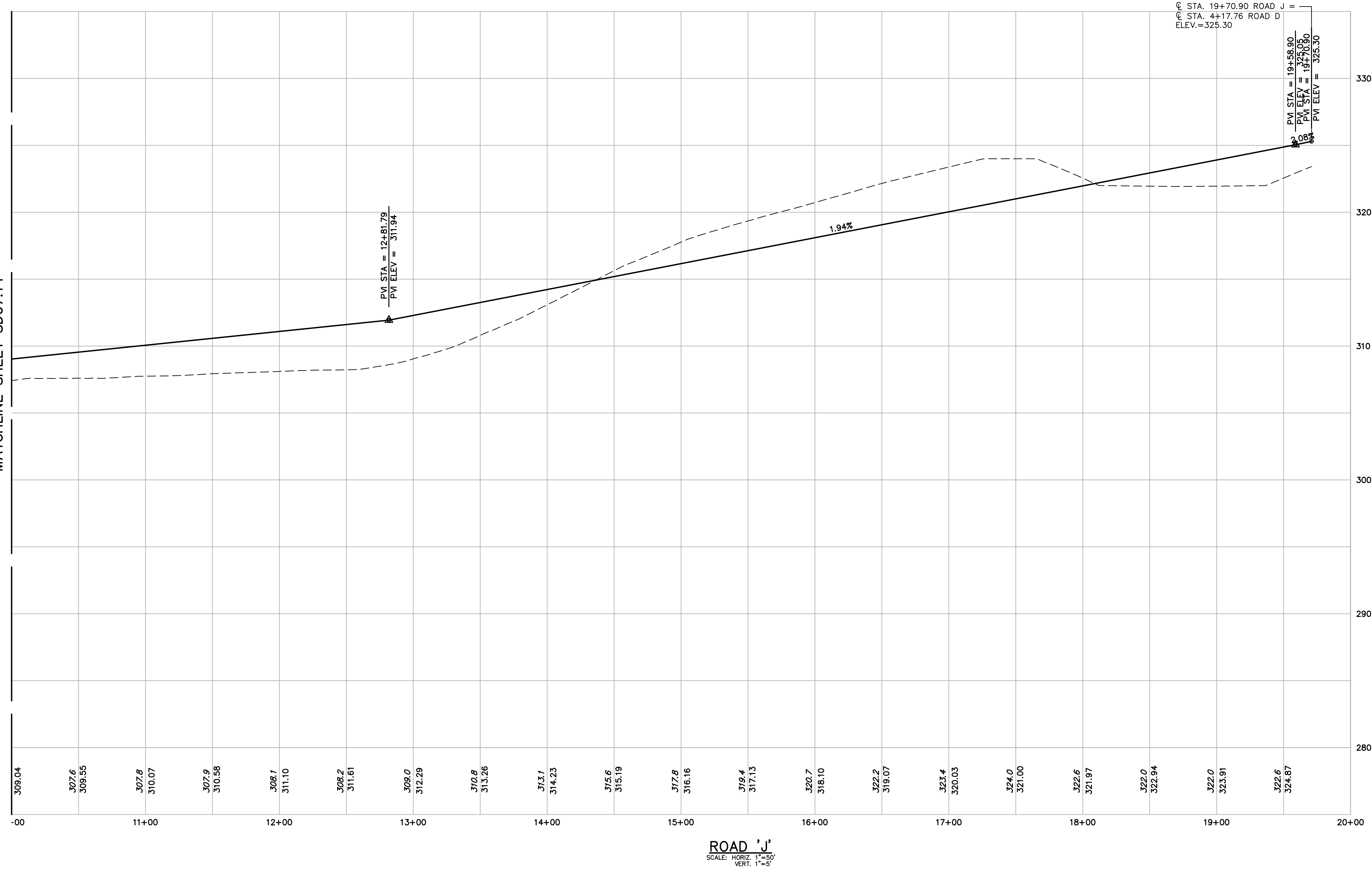
REV.	DATE	DESCRIPTION	DRAWN

ROAD PROFILE
 ROAD 'J'
THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: AS NOTED
DESIGN: APR	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S--PROF--R
REF. NO.: SD07.14	
SHEET NO.: 47	OF 71

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MATCHLINE SHEET SD07.14



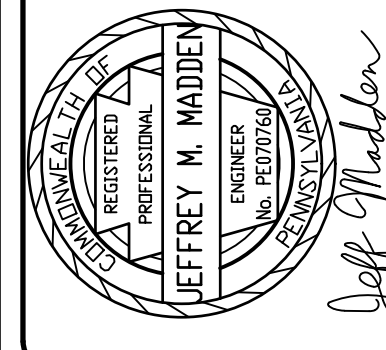
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DESIGN:	APR	DRAWN:	EJS
JOB NO.:	4050	FILE NAME:	4050-S--PROF-R
REF. NO.:	SD07.15		
SHEET NO.:	48 OF 71		

ROAD PROFILE
ROAD 'J' AND 'O'

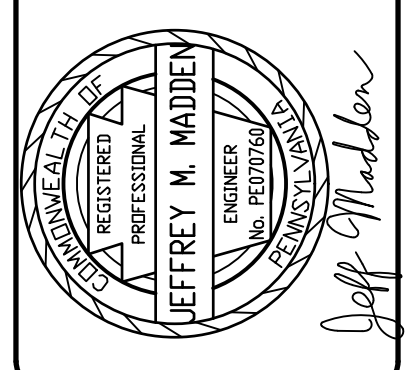
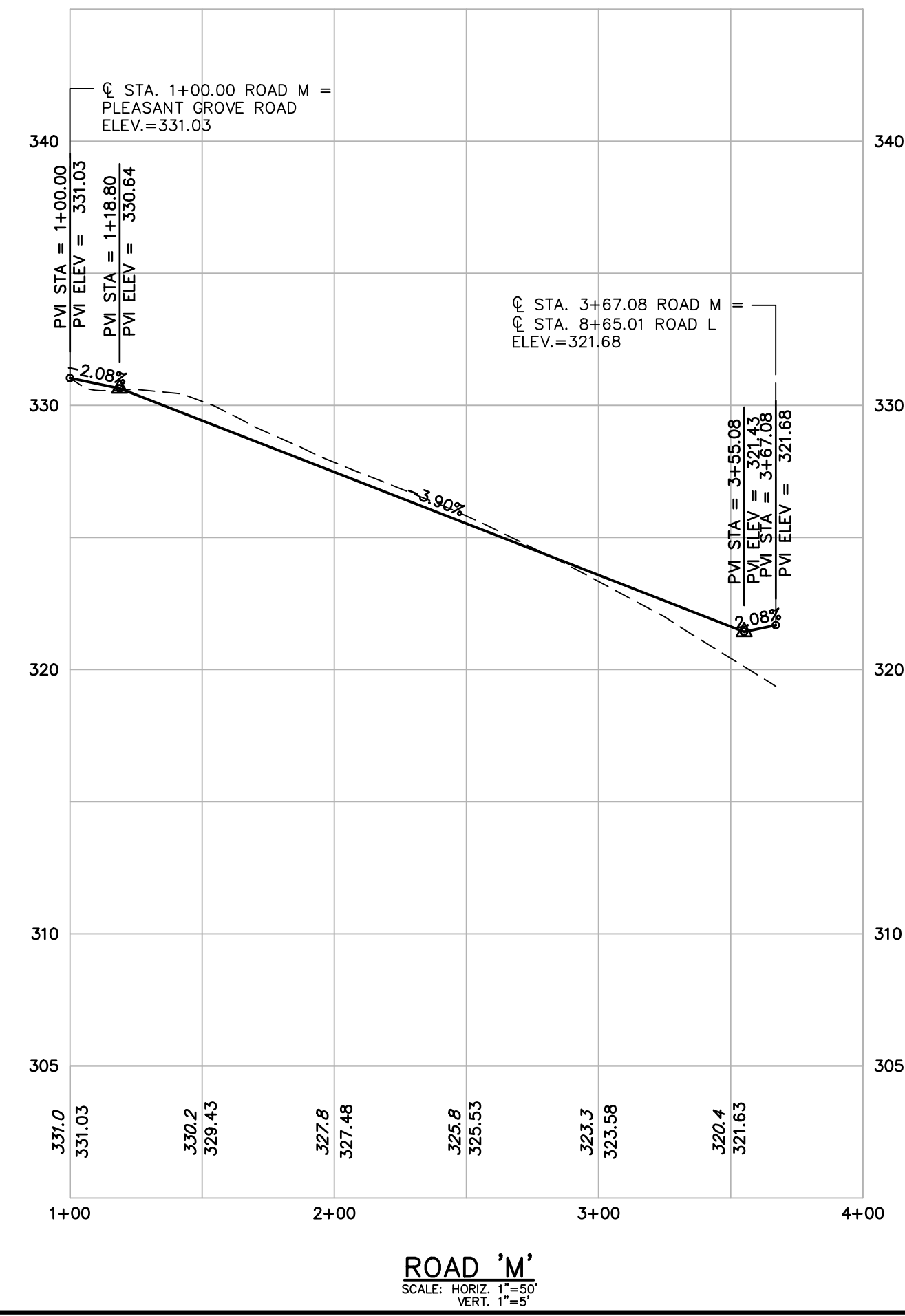
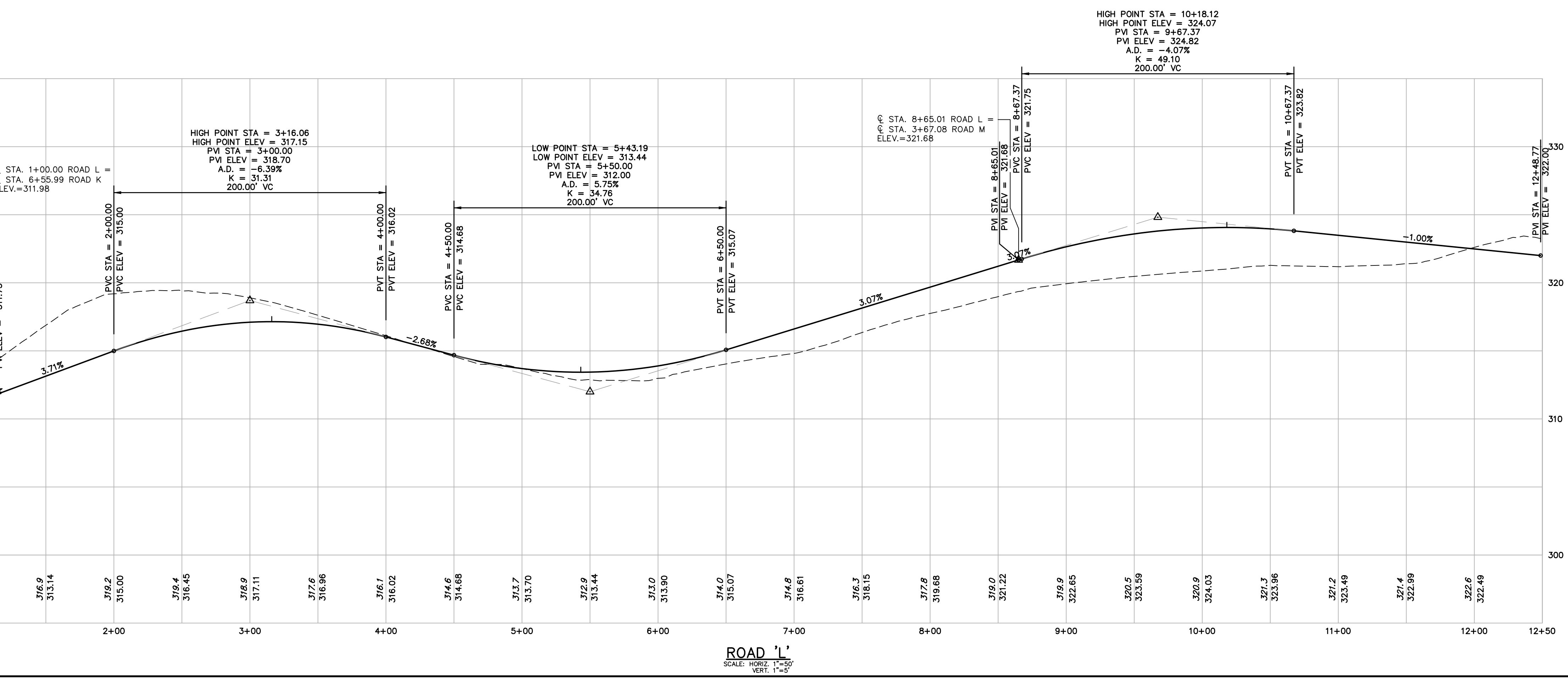
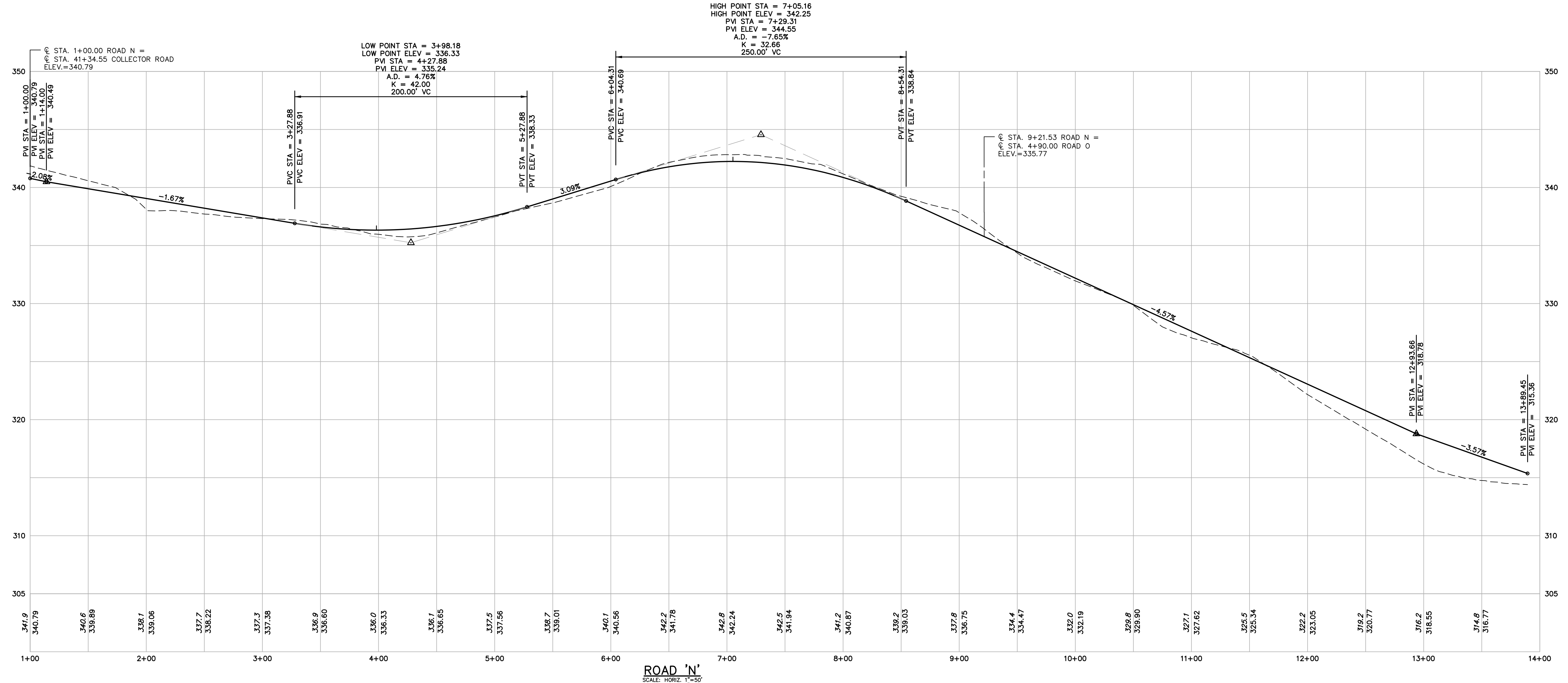
THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

REV.	DATE	DESCRIPTION	DRAWN

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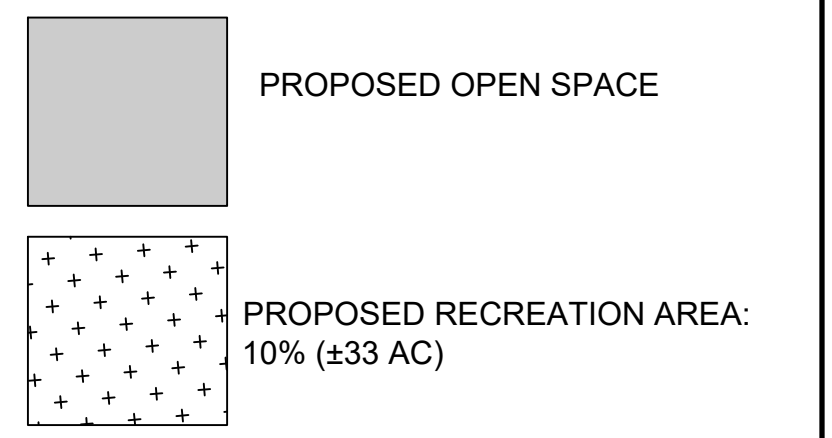
ROAD PROFILE
 ROAD 'L', 'M' AND 'N'
THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: AS NOTED
DESIGN: APR	DRAWN: EJS
JOB NO.: 4050	FILE NAME: 4050-S-PROF-R
REF. NO.:	SD07.16
SHEET NO.:	49 OF 71

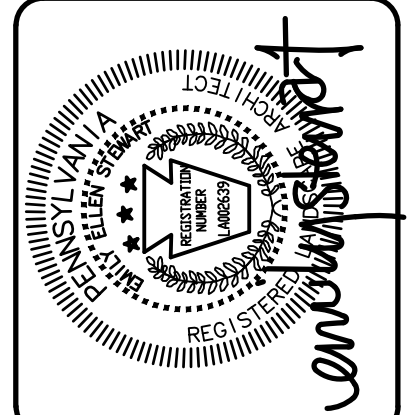
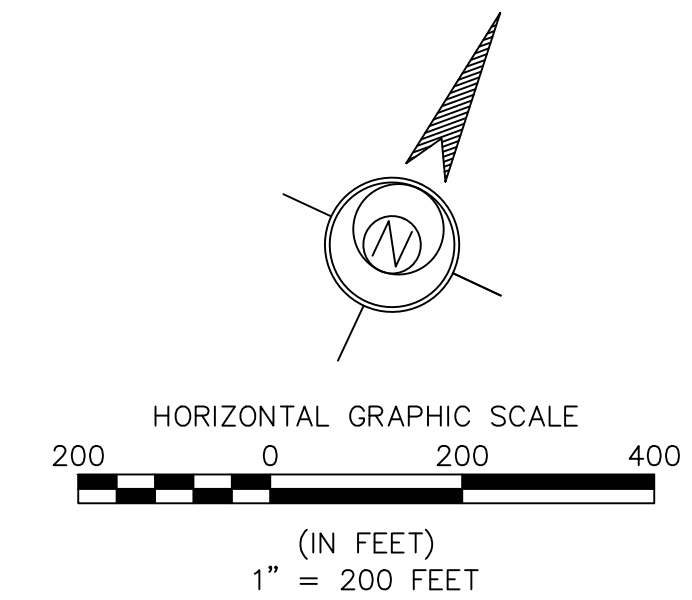
N:\PROJECTS\PENNSYLVANIA\4050-ROBINSON TRACT\ENR\DRAWINGS\4050-S-LAND\DWG-ESTIMATE-8/15/2019 12:04 PM-ESE-Standard Pen Style.ctb



OPEN SPACE DATA:
 CURRENT ZONING: A/C AGRICULTURAL CLUSTER
 RESIDENTIAL DISTRICT & R-1
 PROPOSED: FLEXIBLE DEVELOPMENT OPTION
 GROSS SITE AREA: 322.36 ACRES
 TRACT (NET) ACREAGE: 290.20 ACRES
 REQUIRED OPEN SPACE: 60% (193.42 AC)
 REQUIRED RECREATION AREA: 10% (32.36 AC)



- COMMON OPEN SPACE:
 PROPOSED USES:
 ACTIVE RECREATION TO INCLUDE:
- (A) AMENITY FITNESS/REC CENTER
 - (B) COMMUNITY CLUB
 - (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
 - (K) COMMUNITY GARDEN
- * REPURPOSE EXISTING DRIVEWAYS & PATHS AS TRAILS WHERE FEASIBLE



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REV.	DATE	DESCRIPTION

ACTIVE RECREATION PLAN
 OVERALL LANDSCAPE PLAN
 THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/09/19	SCALE:	1" = 200'
DESIGN:	EES	DRAWN:	EES
JOB NO.:	4050	FILE NAME:	4050-S-LAND
REF. NO.:	SD09.00		
SHEET NO.:	50	OF 71	

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PROPOSED ENTRY MONUMENT PIERS WITH (ONE SIGN) ROAD M DETAILS TO BE PROVIDED DURING LAND DEVELOPMENT APPROVAL PROCESS.

WEST PLEASANT GROVE ROAD

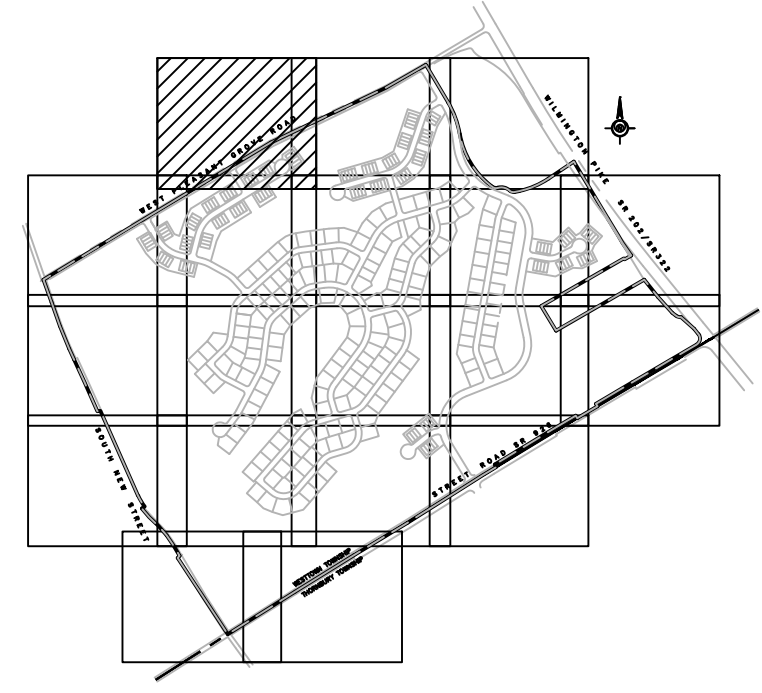
HIDDEN POND WAY

PROPOSED LANDSCAPE BERM BUFFER PLANTINGS

EXISTING VEGETATION TO REMAIN

50 FT LANDSCAPE BUFFER

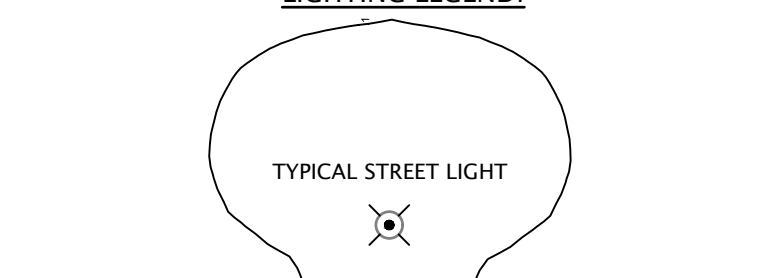
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LANDSCAPE LEGEND:

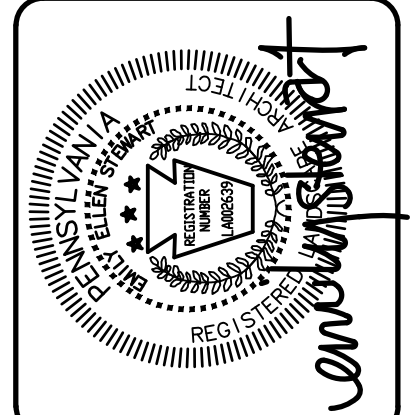
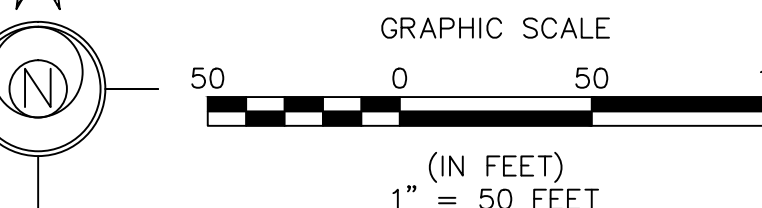
STREET FRONTAGE	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AS ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT GLIBERTIA TRICOLOR THUNBERGII	THORNLESS COMMON HONEYLOCUST
	QP QUERCUS FALLOUS	PIN OAK
	QC QUERCUS COCCINEA	SWAMP WHITE OAK
OR ORNAMENTAL TREES	AA ANEILANONHE CANADENSIS 'NORPINNELL'	NORPINNELL SERVICE BERRY
	BN BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH
	CV CHONANTHUS VIRGATUS 'WHITE FENCE'	WHITE FENCE TREE
	NY NYCTAGINIA 'PRAMRITRE'	PRAMRITRE CRABAPPLE
SHRUBS	CA CLETHRA ALPINEA	SUMMERSWEET CLETHRA
	CA CORNUS RACEMOSA	GRAY DOGWOOD
	IG ILEX GLABRA	WINTERHOLLY
	IG ILEX GLABRA 'HOLLY'	WINTERHOLLY
	NY NYCTAGINIA 'PRAMRITRE'	PRAMRITRE CRABAPPLE
ON LOT	AS ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT GLIBERTIA TRICOLOR THUNBERGII	THORNLESS COMMON HONEYLOCUST
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
	LT LIRIODENDRON 'LUPPERA'	TULIP TREE
BUFFER & OPEN SPACE	AS ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT GLIBERTIA TRICOLOR THUNBERGII	THORNLESS COMMON HONEYLOCUST
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
	LT LIRIODENDRON 'LUPPERA'	TULIP TREE
TREES	AA ANEILANONHE CANADENSIS	SERVICE BERRY
	BN BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH
	CV CHONANTHUS VIRGATUS	WHITE FENCE TREE
	NY NYCTAGINIA 'PRAMRITRE'	PRAMRITRE CRABAPPLE
	NY NYCTAGINIA 'PRAMRITRE'	PRAMRITRE CRABAPPLE

LIGHTING LEGEND:



LANDSCAPE & LIGHTING NOTES:

1. NO TREE OR SHRUB SHALL BE PLACED CLOSER THAN 10 FT FROM ANY SIDE OR REAR OF PROPERTY LINE AND NO CLOSER THAN 5 FT FROM A STREET RIGHT OF WAY LINE.
2. 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.
3. LANDSCAPE PLAN IS CONCEPTUAL. EXACT LOCATION AND SPECIES TO BE COORDINATED WITH MORE DETAILED GRADING & UTILITY PLANS DURING THE LAND DEVELOPMENT APPROVAL PROCESS.
4. SEE SHEET SD09.21 FOR PLANTING DETAILS & SCHEDULE.
5. PLAN REFERENCES LIGHTING DESIGN & INFORMATION PROVIDED BY: LIGHTING DESIGNS BY DUGAL, DATED 8/14/2019, SHEET 101. ADDITIONAL LIGHTING TO BE PROVIDED AS REQUESTED BY THE TOWNSHIP.



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LANDSCAPE AND LIGHTING PLAN

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/09/19	SCALE:	1" = 100'
DESIGN:	EES	DRAWN:	EES
JOB NO.:	4050	FILE NAME:	4050-S-LAND
REF. NO.:		SHEET NO.:	SD09.01
SHEET NO.:	51	OF	71

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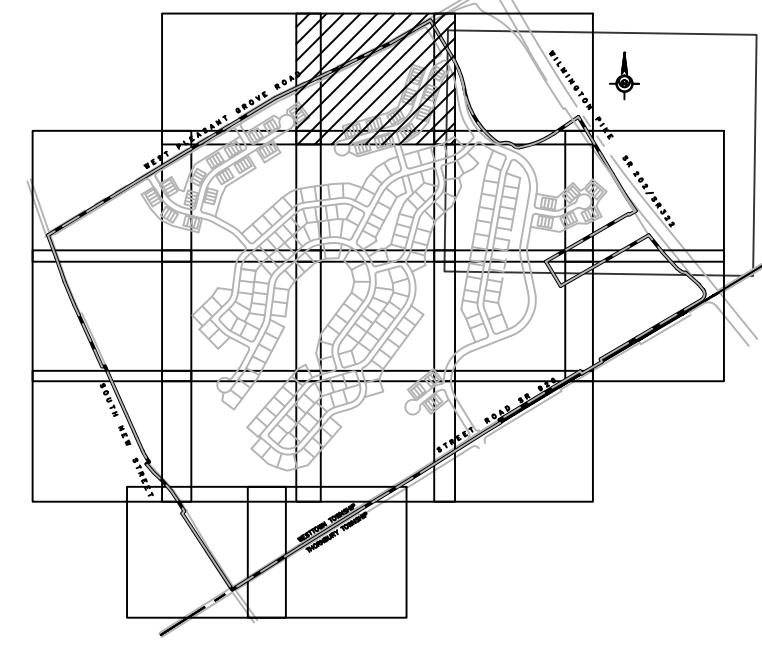
PROPOSED ENTRY MONUMENT PIER WITH SIGN (COLLECTOR ROAD) DETAILS TO BE PROVIDED AT LAND DEVELOPMENT APPROVAL PROCESS

WEST PLEASANT GROVE ROAD

PROPOSED LANDSCAPE BUFFER SCREEN PLANTINGS

APPROXIMATE LIMITS OF EXISTING VEGETATION TO REMAIN

BASIN A-4
17,619 SF



LANDSCAPE LEGEND:

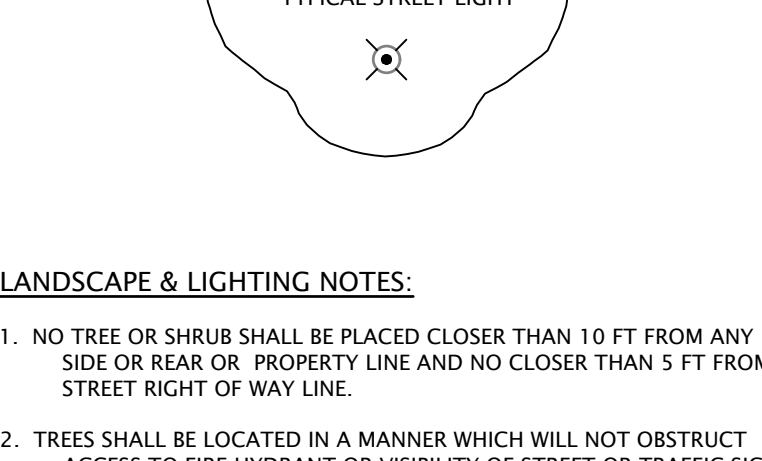
STREET FRONTAGE	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRILICATA	THORNLESS COMMON HORNWOOD
	QU QUERCUS FALLENBERGII	FRANKLIN
ORNBARKET TREES	AA AMELANCHIER CANADENSIS	REDWING
	BN BETULA NIGRA	HERITAGE RIVER BIRCH
	CV CHENOPODIUM VITICOLA	WHITE FERN TREE
	MY MALUS A. VIRGINICA	PRAMNITRE CRAB APPLE
SHRUBS	CA CESTRUM ALBIFLORUM	RUBY SPICE CESTRUM
	ER ERICA CAROLINENSIS	SWAMP HOLLY
	IT ILEX VIRGINICA	WINTER GREEN
	PR PRUNUS LACINIOSA	SPRING BLOSSOM
	VB VIBURNUM BURKWOODII	BURKWOOD VIBURNUM
	VD VIBURNUM VITIFOLIUM	ARROWWOOD VIBURNUM

ON LOT	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRILICATA	THORNLESS COMMON HORNWOOD
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
ORNBARKET TREES	AA AMELANCHIER CANADENSIS	REDWING
	BN BETULA NIGRA	HERITAGE RIVER BIRCH
	CV CHENOPODIUM VITICOLA	WHITE FERN TREE
	MY MALUS A. VIRGINICA	PRAMNITRE CRAB APPLE

BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRILICATA	THORNLESS COMMON HORNWOOD
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
EVERGREEN TREES	IA JUNEDECUS VIRGINIANA	AMERICAN HEDY
	JV JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	PH PRUNUS SPINOSA	

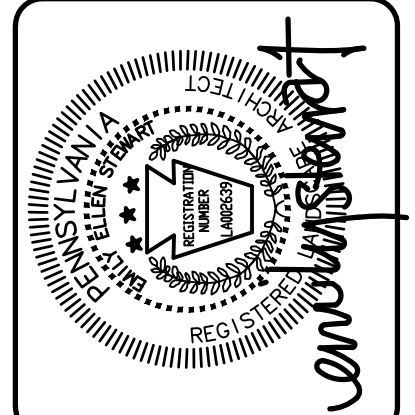
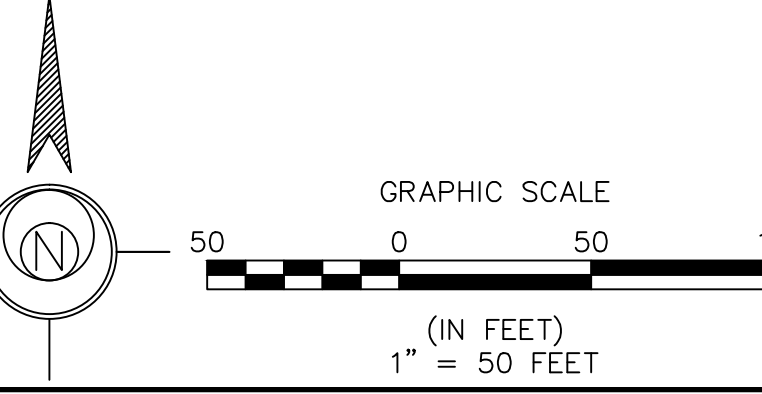
BASIN TREES	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRILICATA	THORNLESS COMMON HORNWOOD
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
ORNBARKET TREES	AA AMELANCHIER CANADENSIS	REDWING
	BN BETULA NIGRA	HERITAGE RIVER BIRCH
	CV CHENOPODIUM VITICOLA	WHITE FERN TREE
	MY MALUS A. VIRGINICA	PRAMNITRE CRAB APPLE

TRILLS	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRILICATA	THORNLESS COMMON HORNWOOD
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
ORNBARKET TREES	AA AMELANCHIER CANADENSIS	REDWING
	BN BETULA NIGRA	HERITAGE RIVER BIRCH
	CV CHENOPODIUM VITICOLA	WHITE FERN TREE
	MY MALUS A. VIRGINICA	PRAMNITRE CRAB APPLE



LANDSCAPE & LIGHTING NOTES:

- NO TREE OR SHRUB SHALL BE PLACED CLOSER THAN 10 FT FROM ANY SIDE OR REAR OR PROPERTY LINE AND NO CLOSER THAN 5 FT FROM A STREET RIGHT OF WAY LINE.
- 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.
- LANDSCAPE PLAN IS CONCEPTUAL. EXACT LOCATION AND SPECIES TO BE COORDINATED WITH MORE DETAILED GRADING & UTILITY PLANS DURING THE LAND DEVELOPMENT APPROVAL PROCESS.
- SEE SHEET SD09.21 FOR PLANTING DETAILS & SCHEDULE.
- PLAN REFERENCES LIGHTING DESIGN & INFORMATION PROVIDED BY: LIGHTING DESIGNS BY DUCAN, DATED 8/14/2019, SHEET 1 OF 1. ADDITIONAL LIGHTING TO BE PROVIDED AS REQUESTED BY THE TOWNSHIP.



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T: 215-914-2050

NO.	DESCRIPTION	REV.	DATE

LANDSCAPE AND LIGHTING PLAN

THE ROBINSON TRACT

WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19 SCALE: 1" = 100'

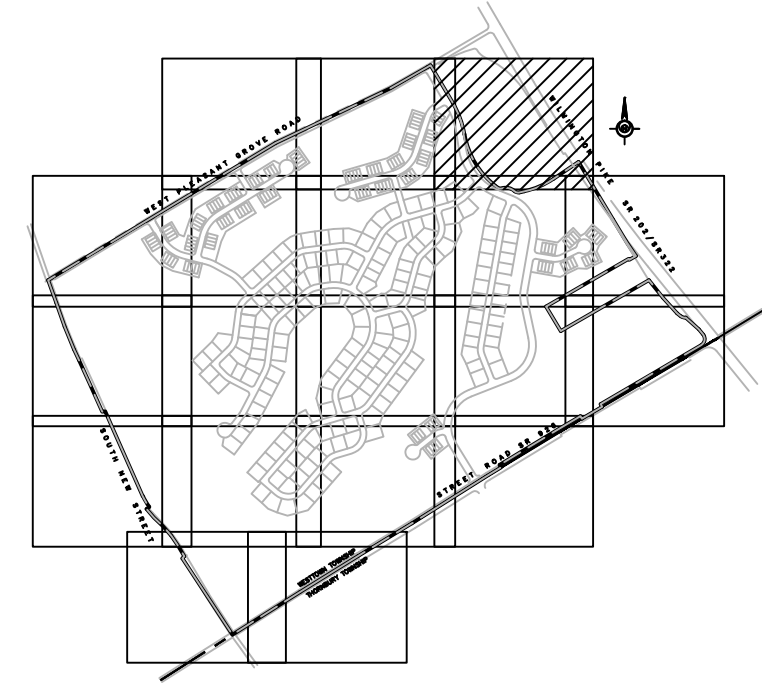
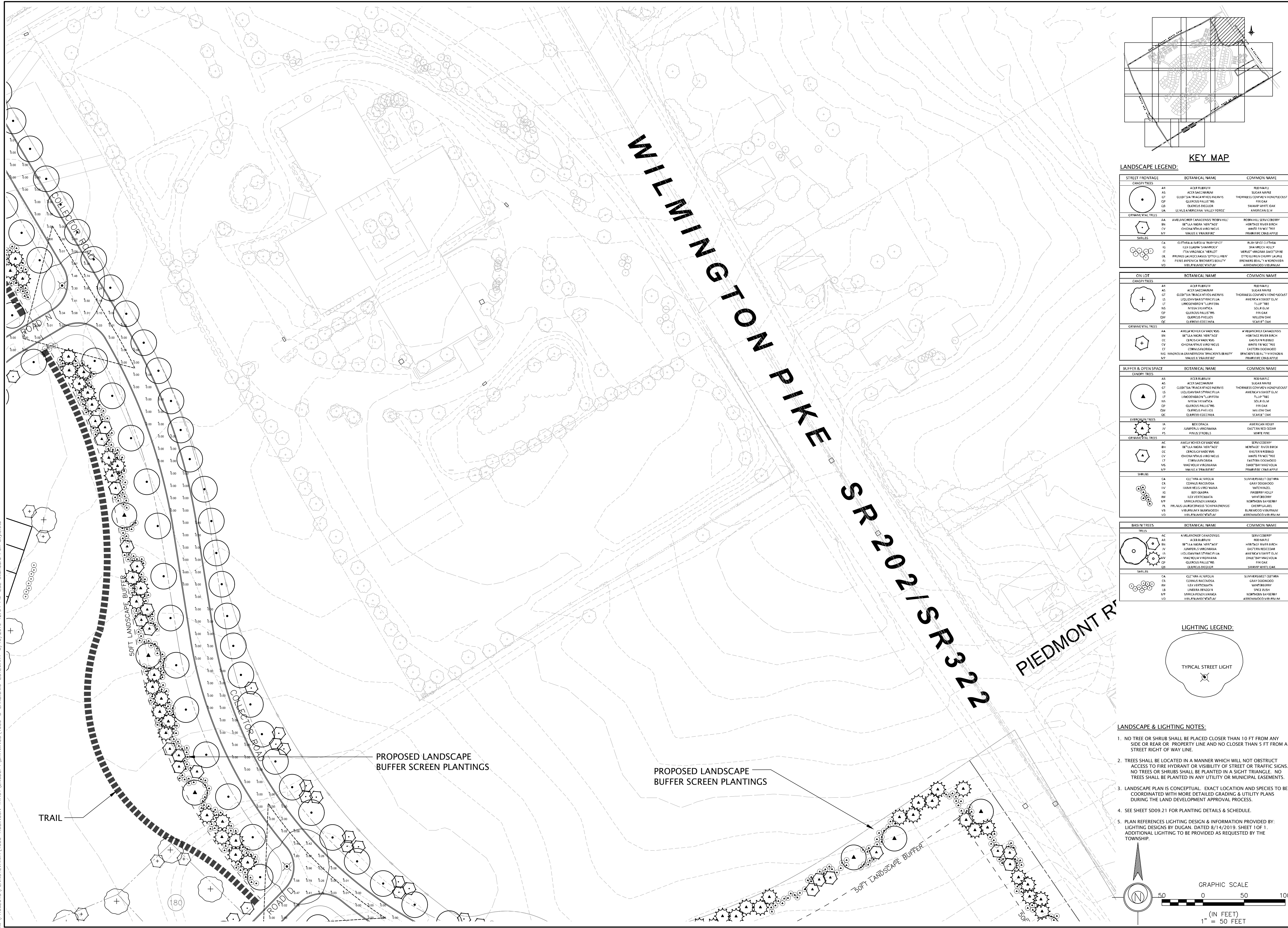
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JOB NO.: 4050 FILE NAME: 4050-S-LAND

REF. NO.: SD09.02

SHEET NO.: 52 OF 71

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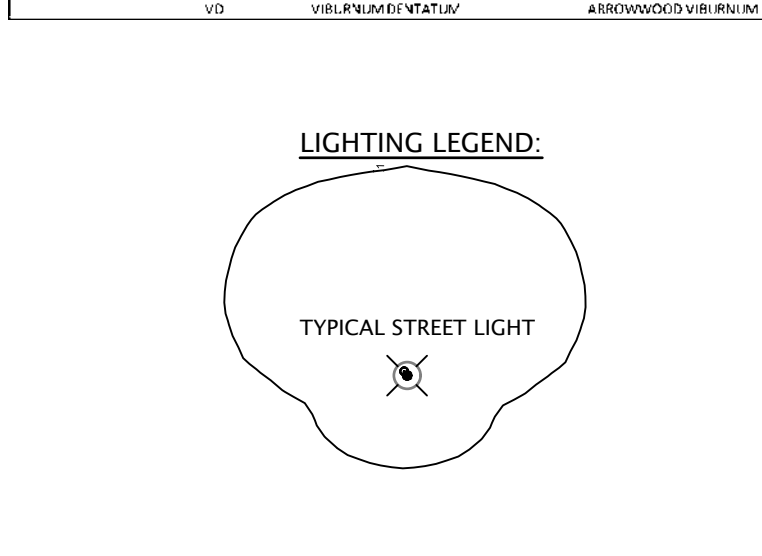
STREET FRONTAGE	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA THUS HENRYIS	THORNLESS COMMON HORNWOOD
	QP	QUERCUS PAULSTRI	PIN OAK
	QW	QUERCUS ROBUR	SWAMP WHITE OAK
OR	ORNITHOCEPHALUS VIRIDIFLORUS	AMERICAN ELM	
ORNAMENTAL TREES	AA	AMELANCHIER CANADENSIS NORONVILLE	ROBIN HILL SERVICE BERRY
	BN	BETULA NIGRA HERZFELD	HERITAGE RIVER BIRCH
	CV	CHIONAETHUS VIRIDIFLORUS	WHITE FERN TREE
	MY	MAULUS A. VIRGIFLORUS	PRAMMIRE CRAB APPLE
SHRUBS	CA	CETEHRRA ALBIFLORA	SUMMERSWEET CESTRUM
	CS	CONICIS RACEMOSA	GRAY DOGWOOD
	IB	IBERIS GABRBA	SWISS BIRCH
	IS	IRIS	SWISS BIRCH
	IT	IRIS VIRGINICA	SWISS BIRCH
	PR	PRUNUS LACINIFOLIA	SWISS BIRCH

ON LOT	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA THUS HENRYIS	THORNLESS COMMON HORNWOOD
	IS	IRIS VIRGINICA	SWISS BIRCH
	IT	IRIS VIRGINICA	SWISS BIRCH
ORNAMENTAL TREES	AA	AMELANCHIER CANADENSIS NORONVILLE	ROBIN HILL SERVICE BERRY
	BN	BETULA NIGRA HERZFELD	HERITAGE RIVER BIRCH
	CV	CHIONAETHUS VIRIDIFLORUS	WHITE FERN TREE
	MY	MAULUS A. VIRGIFLORUS	PRAMMIRE CRAB APPLE

BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA THUS HENRYIS	THORNLESS COMMON HORNWOOD
	IS	IRIS VIRGINICA	SWISS BIRCH
	IT	IRIS VIRGINICA	SWISS BIRCH
EVERGREEN TREES	IA	IBERIS GABRBA	SWISS BIRCH
	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	PS	PRUNUS SPINOSA	SWISS BIRCH
	PR	PRUNUS LACINIFOLIA	SWISS BIRCH

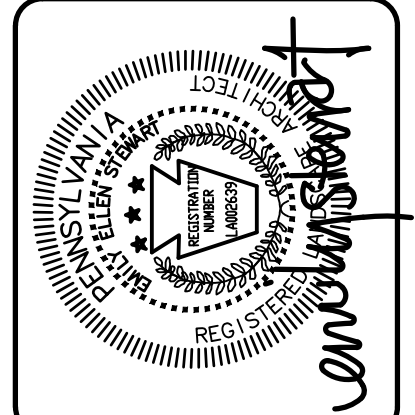
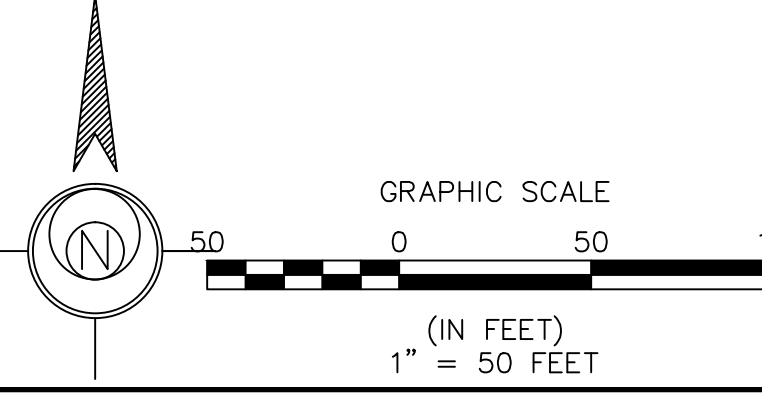
BASIN TREES	BOTANICAL NAME	COMMON NAME	
TREES	AA	AMELANCHIER CANADENSIS NORONVILLE	ROBIN HILL SERVICE BERRY
	BN	BETULA NIGRA HERZFELD	HERITAGE RIVER BIRCH
	CV	CHIONAETHUS VIRIDIFLORUS	WHITE FERN TREE
	IS	IRIS VIRGINICA	SWISS BIRCH
	IT	IRIS VIRGINICA	SWISS BIRCH
SHRUBS	CA	CETEHRRA ALBIFLORA	SUMMERSWEET CESTRUM
	CS	CONICIS RACEMOSA	GRAY DOGWOOD
	IB	IBERIS GABRBA	SWISS BIRCH
	IS	IRIS	SWISS BIRCH
	IT	IRIS VIRGINICA	SWISS BIRCH
	PR	PRUNUS LACINIFOLIA	SWISS BIRCH

BASIN TREES	BOTANICAL NAME	COMMON NAME	
TREES	AA	AMELANCHIER CANADENSIS NORONVILLE	ROBIN HILL SERVICE BERRY
	BN	BETULA NIGRA HERZFELD	HERITAGE RIVER BIRCH
	CV	CHIONAETHUS VIRIDIFLORUS	WHITE FERN TREE
	IS	IRIS VIRGINICA	SWISS BIRCH
	IT	IRIS VIRGINICA	SWISS BIRCH
SHRUBS	CA	CETEHRRA ALBIFLORA	SUMMERSWEET CESTRUM
	CS	CONICIS RACEMOSA	GRAY DOGWOOD
	IB	IBERIS GABRBA	SWISS BIRCH
	IS	IRIS	SWISS BIRCH
	IT	IRIS VIRGINICA	SWISS BIRCH
	PR	PRUNUS LACINIFOLIA	SWISS BIRCH



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5. PLAN REFERENCES LIGHTING DESIGN & INFORMATION PROVIDED BY: LIGHTING DESIGNS BY DUCAN, DATED 8/14/2019, SHEET 1 OF 1. ADDITIONAL LIGHTING TO BE PROVIDED AS REQUESTED BY THE TOWNSHIP.



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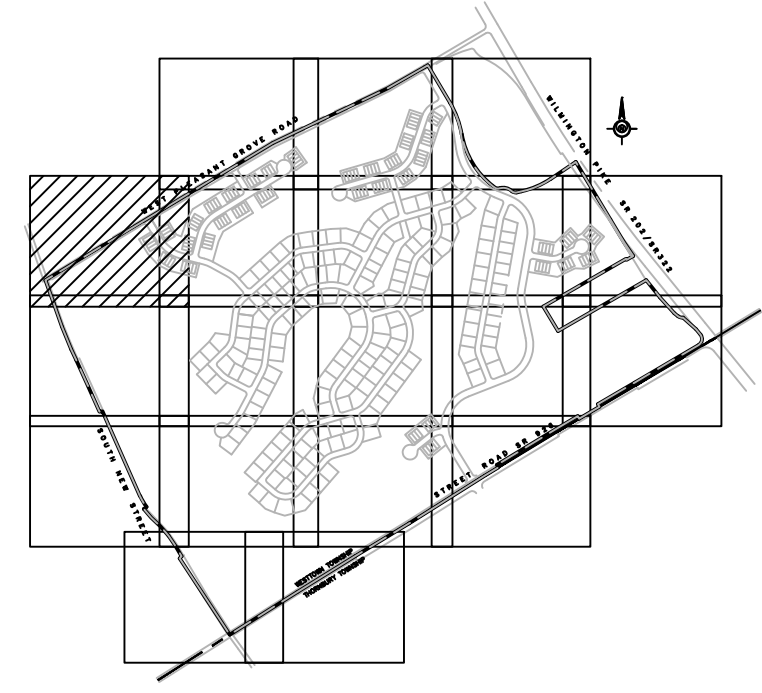
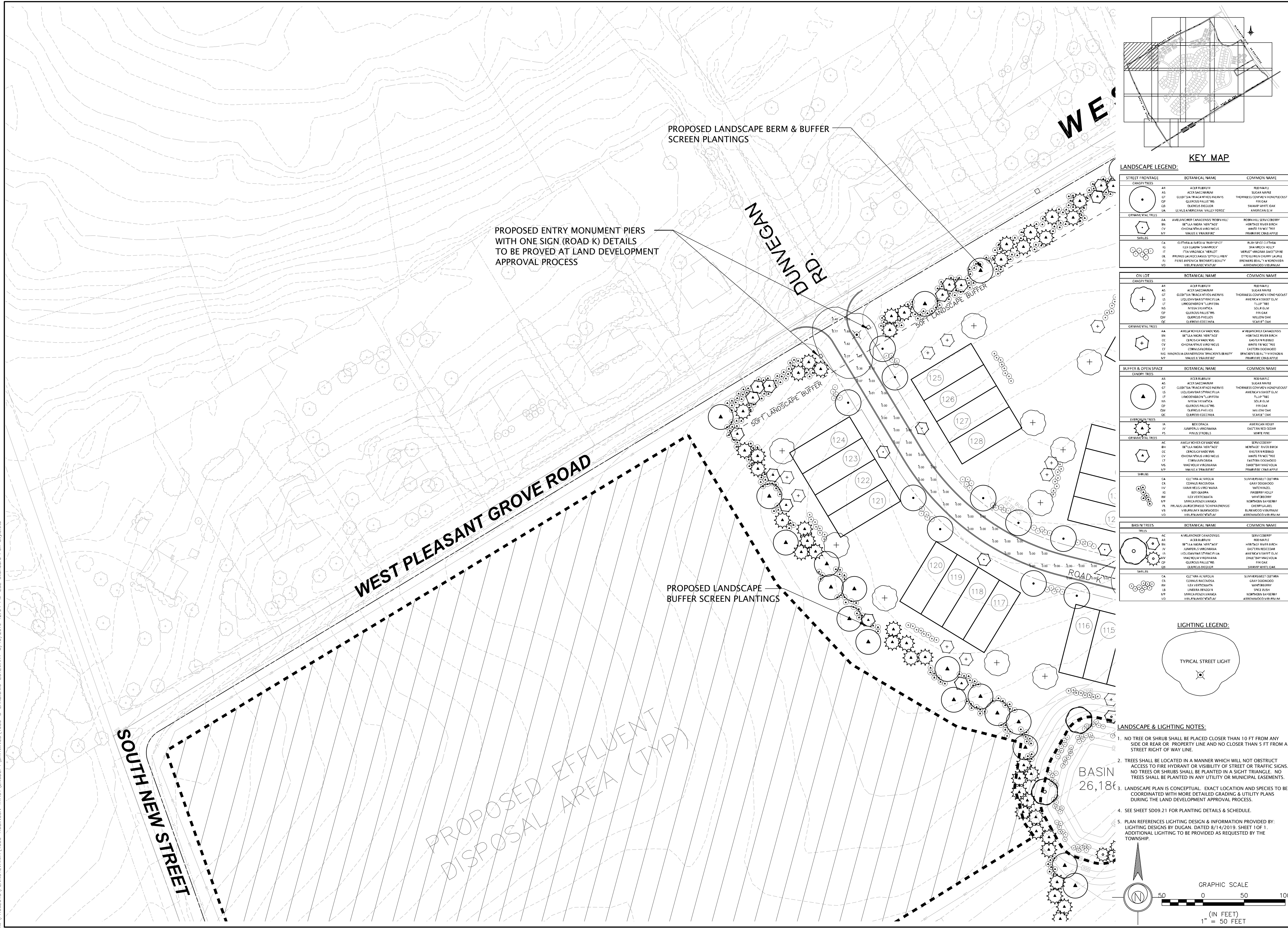
NO.	DESCRIPTION	DATE	REV.

LANDSCAPE AND LIGHTING PLAN

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/09/19	SCALE:	1" = 100'
DESIGN:	EES	DRAWN:	EES
JOB NO.:	4050	FILE NAME:	4050-S-LAND
REF. NO.:	SD09.03	SHEET NO.:	53 OF 71

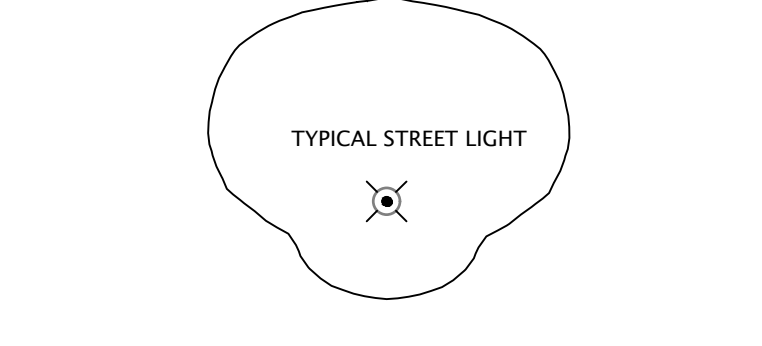
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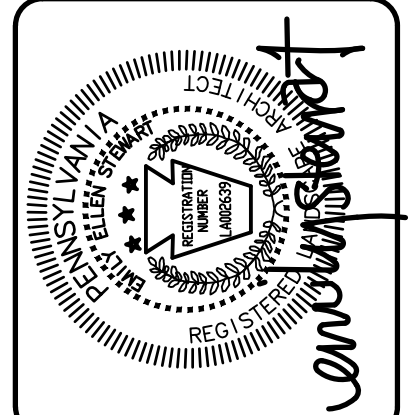
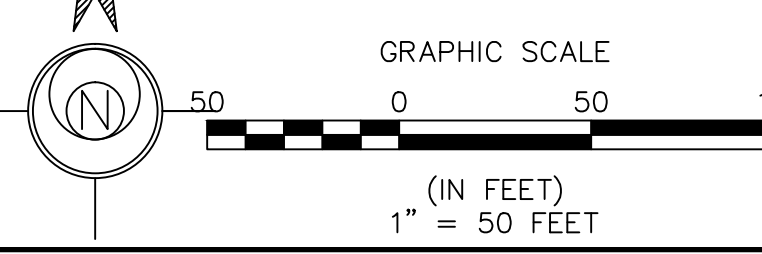
STREET FRONTAGE	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR ACER RUBRUM	RED MAPLE	
	AS ACER SACCHARINUM	SUGAR MAPLE	
	QT QUERCUS TRACULATA	THORNLESS COMMON HORNWOOD	
	QP QUERCUS PALMIS	PIN OAK	
	QB QUERCUS BICOLOR	SWAMP WHITE OAK	
OR Ostrya virginica	AMERICAN HONEY LOCUST		
ORNAMENTAL TREES	AA AMELANCHIER CANADENSIS	REDWING	
	BN BETULA NIGRA	HERITAGE RIVER BIRCH	
	CC CORYLUS VERRUCOSA	HAZEL	
	CV CHIONIA THUS VIRENS	WHITE FERN TREE	
	MY MALUS VIBRANTEA	PRINCE OF WALES MAPOLE	
SHRUBS	CA CARYOPHTHYLLIS	RUBY SPICE CLOVER	
	IS ILEX GLABRA	SHAW-WHITE HOLEY	
	IT ILEX VIRGINICA	WINTER GREEN	
	OR Ostrya virginica	AMERICAN HONEY LOCUST	
	PI PIERIS ARNICA	BRONZE BEAUTY	
VD VIBURNUM	ARROWWOOD		
ON LOT	AR ACER RUBRUM	RED MAPLE	
	AS ACER SACCHARINUM	SUGAR MAPLE	
	QT QUERCUS TRACULATA	THORNLESS COMMON HORNWOOD	
	QP QUERCUS PALMIS	PIN OAK	
	QB QUERCUS BICOLOR	SWAMP WHITE OAK	
ORNAMENTAL TREES	AA AMELANCHIER CANADENSIS	REDWING	
	BN BETULA NIGRA	HERITAGE RIVER BIRCH	
	CC CORYLUS VERRUCOSA	HAZEL	
	CV CHIONIA THUS VIRENS	WHITE FERN TREE	
	MY MALUS VIBRANTEA	PRINCE OF WALES MAPOLE	
SHRUBS	CA CARYOPHTHYLLIS	RUBY SPICE CLOVER	
	IS ILEX GLABRA	SHAW-WHITE HOLEY	
	IT ILEX VIRGINICA	WINTER GREEN	
	OR Ostrya virginica	AMERICAN HONEY LOCUST	
	PI PIERIS ARNICA	BRONZE BEAUTY	
VD VIBURNUM	ARROWWOOD		
BUFFER & OPEN SPACE	AR ACER RUBRUM	RED MAPLE	
	AS ACER SACCHARINUM	SUGAR MAPLE	
	QT QUERCUS TRACULATA	THORNLESS COMMON HORNWOOD	
	QP QUERCUS PALMIS	PIN OAK	
	QB QUERCUS BICOLOR	SWAMP WHITE OAK	
EVERGREEN TREES	IA JUNEDECUS	AMERICAN HEDY	
	JV JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	
	PS PRUNUS SPINOSA	WINTER THORN	
	ORNAMENTAL TREES	AA AMELANCHIER CANADENSIS	REDWING
		BN BETULA NIGRA	HERITAGE RIVER BIRCH
CC CORYLUS VERRUCOSA		HAZEL	
CV CHIONIA THUS VIRENS		WHITE FERN TREE	
MY MALUS VIBRANTEA		PRINCE OF WALES MAPOLE	
SHRUBS	CA CARYOPHTHYLLIS	RUBY SPICE CLOVER	
	IS ILEX GLABRA	SHAW-WHITE HOLEY	
	IT ILEX VIRGINICA	WINTER GREEN	
	OR Ostrya virginica	AMERICAN HONEY LOCUST	
	PI PIERIS ARNICA	BRONZE BEAUTY	
VD VIBURNUM	ARROWWOOD		
BASIN TREES	AA AMELANCHIER CANADENSIS	REDWING	
	BN BETULA NIGRA	HERITAGE RIVER BIRCH	
	CC CORYLUS VERRUCOSA	HAZEL	
	CV CHIONIA THUS VIRENS	WHITE FERN TREE	
	MY MALUS VIBRANTEA	PRINCE OF WALES MAPOLE	
SHRUBS	CA CARYOPHTHYLLIS	RUBY SPICE CLOVER	
	IS ILEX GLABRA	SHAW-WHITE HOLEY	
	IT ILEX VIRGINICA	WINTER GREEN	
	OR Ostrya virginica	AMERICAN HONEY LOCUST	
	PI PIERIS ARNICA	BRONZE BEAUTY	
VD VIBURNUM	ARROWWOOD		

LIGHTING LEGEND:



LANDSCAPE & LIGHTING NOTES:

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5. PLAN REFERENCES LIGHTING DESIGN & INFORMATION PROVIDED BY: LIGHTING DESIGNS BY DUGAN, DATED 8/14/2019, SHEET 1 OF 1. ADDITIONAL LIGHTING TO BE PROVIDED AS REQUESTED BY THE TOWNSHIP.

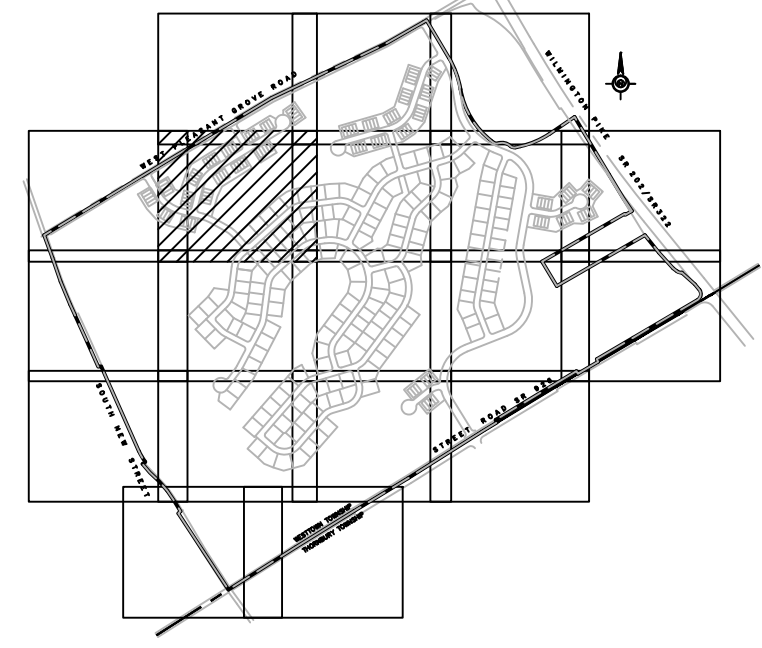
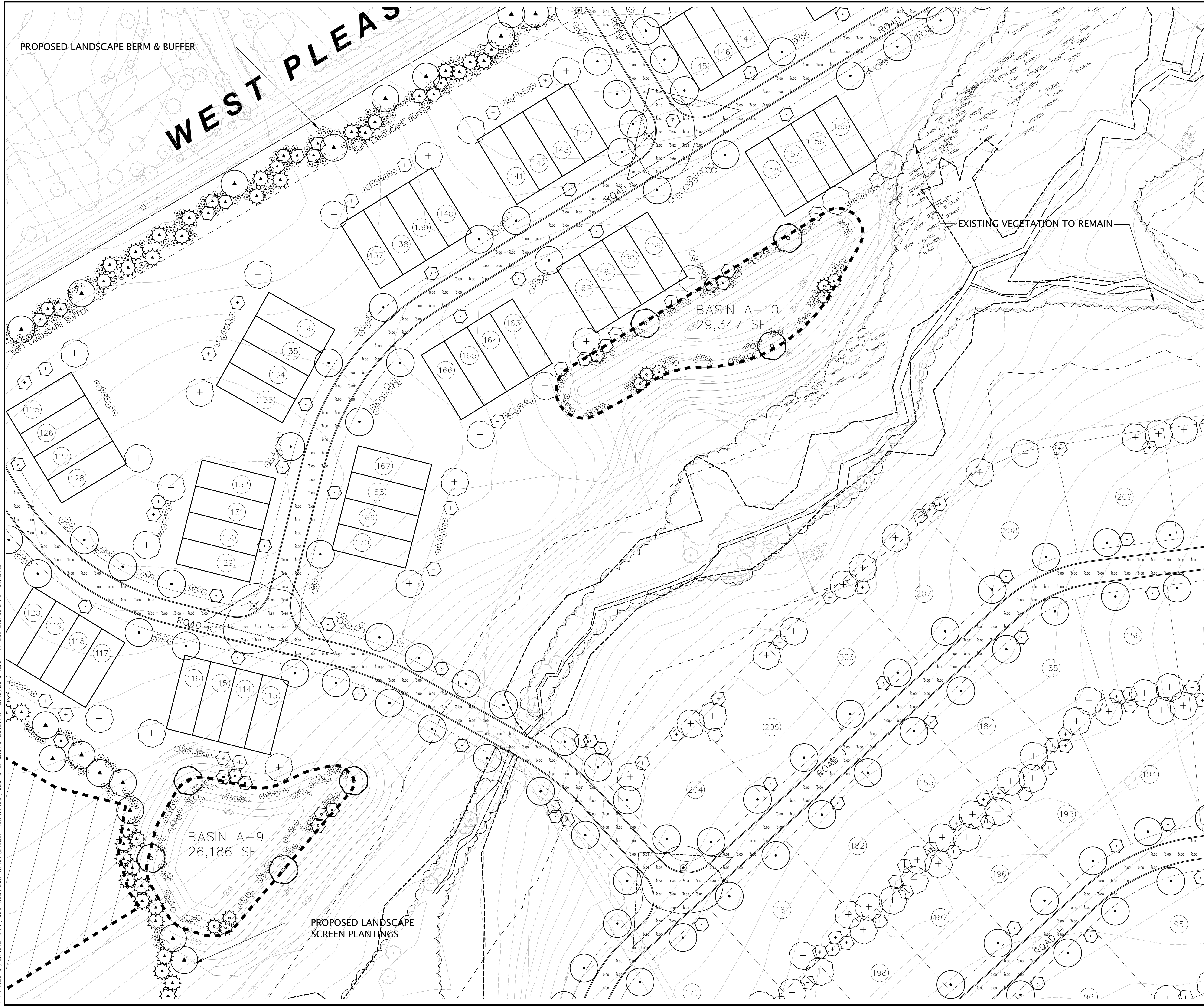


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LANDSCAPE AND LIGHTING PLAN
THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/09/19	SCALE:	1" = 100'
DESIGN:	EES	DRAWN:	EES
JOB NO.:	4050	FILE NAME:	4050-S-LAND
REF. NO.:	SD09.04	SHEET NO.:	54 OF 71

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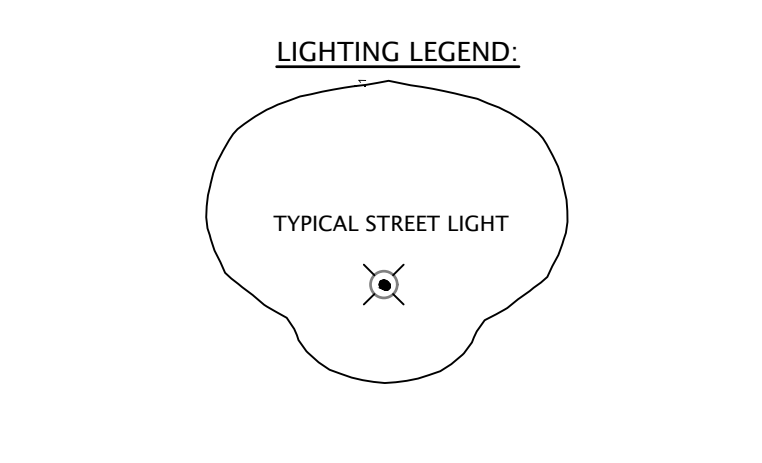
LANDSCAPE LEGEND:

STREET FRONTAGE	BOTANICAL NAME	COMMON NAME
CANDY TREES	AR	ACER RUBRUM RED MAPLE
	AS	ACER SACCHARINUM SUGAR MAPLE
	QT	QUERCUS TRILICATA RED BELLIED WOODPECKER
	QP	QUERCUS PAULSTRII PIN OAK
	QU	QUERCUS BRANCOI SWAMP WHITE OAK
ORNBARKED TREES	AA	AMELANCHIER CANADENSIS HOOP HELL SERVICE BERRY
	BN	BETULA NIGRA SWAMP BIRCH
	CV	CHONANTHUS VIRGATUS WHITE FLOWER TREE
	MT	MALUS A PRINCEPS MALE
	MP	MALUS VIRGINICA MALE
SHRUBS	CA	CESTRUM ALBIFLORUM SUMMERSWEET CESTRUM
	CS	CONIUM MACULOSUM GAY ROGWOOD
	IS	IRIS VIRGINICA BLUE FLAG
	IT	IRIS TENNESSEENSIS BLUE FLAG
	PR	PRUNUS LACINIOSA NORTHERN BURNING BUSH
	VD	VIBURNUM BURKWOODI ARBORNWOOD VIBURNUM

ON LOT	BOTANICAL NAME	COMMON NAME
CANDY TREES	AR	ACER RUBRUM RED MAPLE
	AS	ACER SACCHARINUM SUGAR MAPLE
	QT	QUERCUS TRILICATA RED BELLIED WOODPECKER
	LS	LIRIODENDRON SYRIACA AMERICAN WHITE GUM
	LT	LIRIODENDRON TUPILOA TULIP TREE
ORNBARKED TREES	AA	AMELANCHIER CANADENSIS HOOP HELL SERVICE BERRY
	BN	BETULA NIGRA SWAMP BIRCH
	CV	CHONANTHUS VIRGATUS WHITE FLOWER TREE
	CT	CONIUM MACULOSUM GAY ROGWOOD
	MP	MALUS VIRGINICA MALE

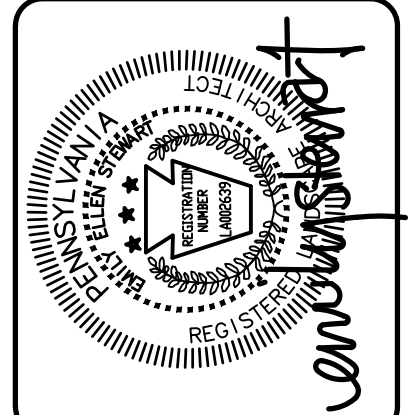
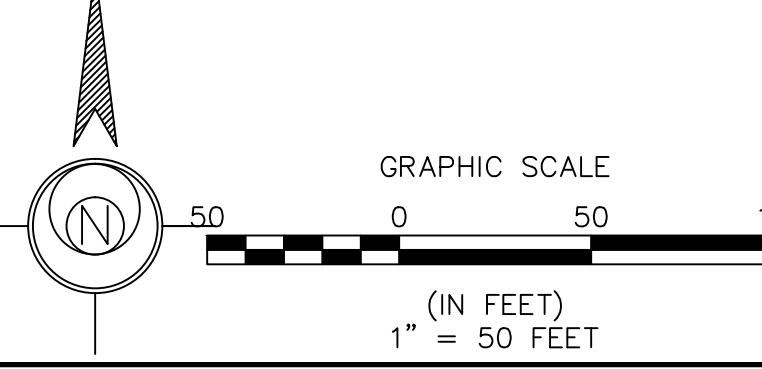
BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME	
CANDY TREES	AR	ACER RUBRUM RED MAPLE	
	AS	ACER SACCHARINUM SUGAR MAPLE	
	QT	QUERCUS TRILICATA RED BELLIED WOODPECKER	
	LS	LIRIODENDRON SYRIACA AMERICAN WHITE GUM	
	LT	LIRIODENDRON TUPILOA TULIP TREE	
EVERGREEN TREES	IA	IRIS VIRGINICA BLUE FLAG	
	JV	JUNIPERUS VIRGINIANA EASTERN RED CEDAR	
	PC	PRUNUS SPINOSA WINTER THORN	
	ORNBARKED TREES	AA	AMELANCHIER CANADENSIS HOOP HELL SERVICE BERRY
		BN	BETULA NIGRA SWAMP BIRCH
CV		CHONANTHUS VIRGATUS WHITE FLOWER TREE	
CT		CONIUM MACULOSUM GAY ROGWOOD	
MP		MALUS VIRGINICA MALE	
SHRUBS	CA	CESTRUM ALBIFLORUM SUMMERSWEET CESTRUM	
	CS	CONIUM MACULOSUM GAY ROGWOOD	
	IS	IRIS VIRGINICA BLUE FLAG	
	IT	IRIS TENNESSEENSIS BLUE FLAG	
	PR	PRUNUS LACINIOSA NORTHERN BURNING BUSH	
	VD	VIBURNUM BURKWOODI ARBORNWOOD VIBURNUM	

BASIN TREES	BOTANICAL NAME	COMMON NAME
TREES	AA	AMELANCHIER CANADENSIS HOOP HELL SERVICE BERRY
	BN	BETULA NIGRA SWAMP BIRCH
	CV	CHONANTHUS VIRGATUS WHITE FLOWER TREE
	IS	IRIS VIRGINICA BLUE FLAG
	QU	QUERCUS BRANCOI SWAMP WHITE OAK
SHRUBS	CA	CESTRUM ALBIFLORUM SUMMERSWEET CESTRUM
	CS	CONIUM MACULOSUM GAY ROGWOOD
	IS	IRIS VIRGINICA BLUE FLAG
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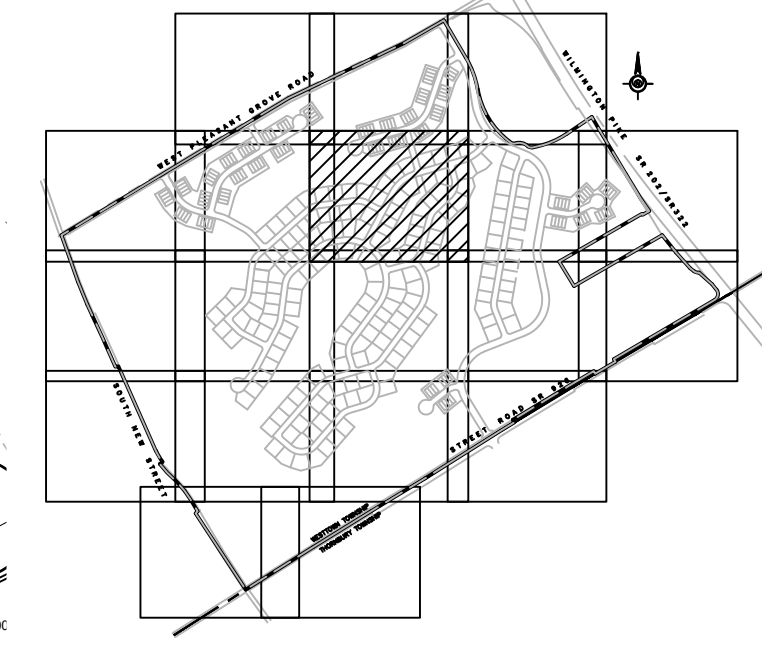
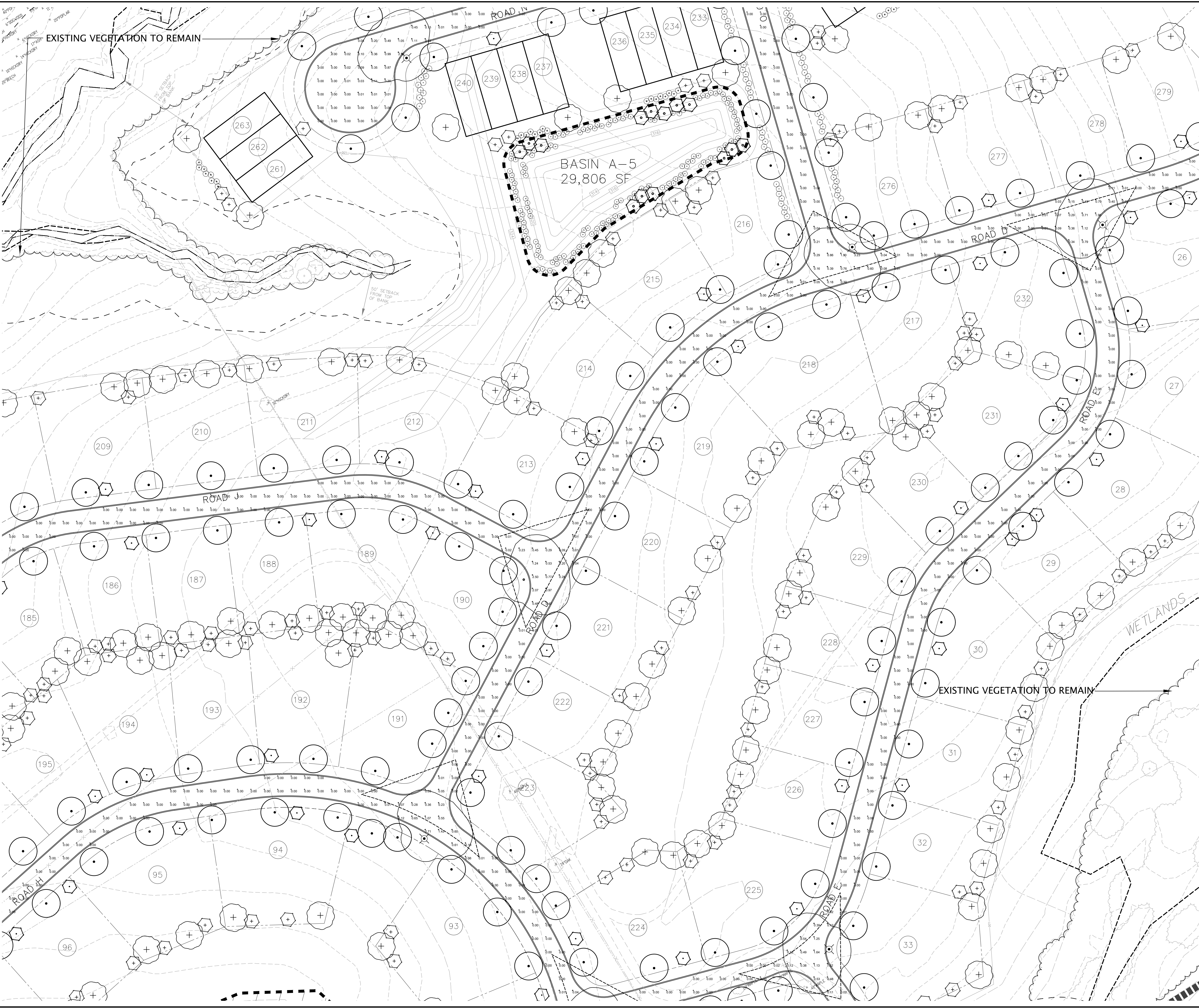
NO.	DESCRIPTION	REV.	DATE

LANDSCAPE AND LIGHTING PLAN

THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: 1" = 100'
DESIGN: EES	DRAWN: EES
JOB NO.: 4050	FILE NAME: 4050-S-LAND
REF. NO.: SD09.05	SHEET NO.: 55 OF 71

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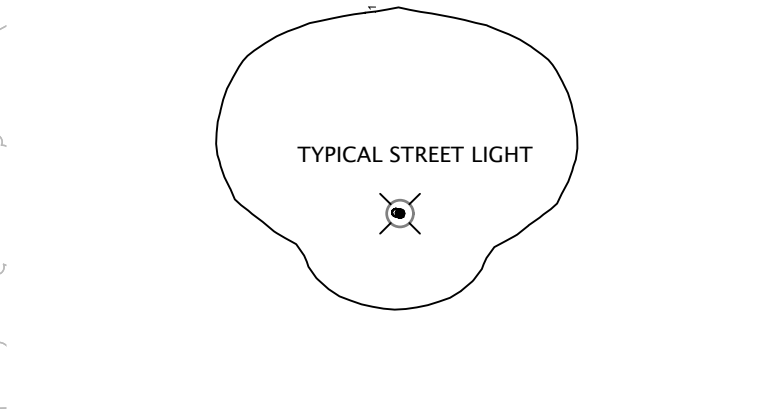
STREET FRONTAGE	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA	THORNLESS COMMON HICKORY
	QP	QUERCUS PRINUS	WHITE PINE
	QW	QUERCUS ROBUR	SWAMP WHITE OAK
ORNAMENTAL TREES	AA	AMELANCHIER CANADENSIS	RED TWIG DOGWOOD
	BA	BETULA NIGRA	HERITAGE RIVER BIRCH
SHRUBS	CA	CESTRUM ALBIFLORUM	SUMMERWET CESTRUM
	CB	CORONILLA	ORANGE CROWN
	CC	CHAMAENEFILIX	WINTERFLOR
	CD	CHONDA	WINTERFLOR
	CE	CHONDA	WINTERFLOR

ON LOT	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA	THORNLESS COMMON HICKORY
	QP	QUERCUS PRINUS	WHITE PINE
	QW	QUERCUS ROBUR	SWAMP WHITE OAK
ORNAMENTAL TREES	AA	AMELANCHIER CANADENSIS	RED TWIG DOGWOOD
	BA	BETULA NIGRA	HERITAGE RIVER BIRCH

BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA	THORNLESS COMMON HICKORY
	QP	QUERCUS PRINUS	WHITE PINE
	QW	QUERCUS ROBUR	SWAMP WHITE OAK
ORNAMENTAL TREES	AA	AMELANCHIER CANADENSIS	RED TWIG DOGWOOD
	BA	BETULA NIGRA	HERITAGE RIVER BIRCH

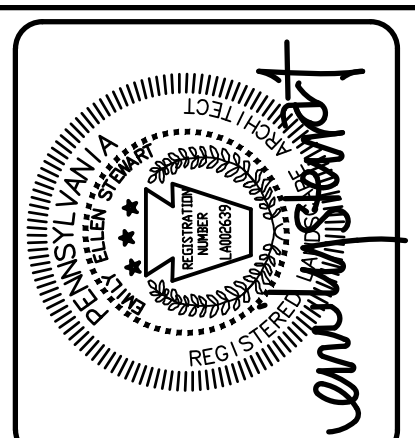
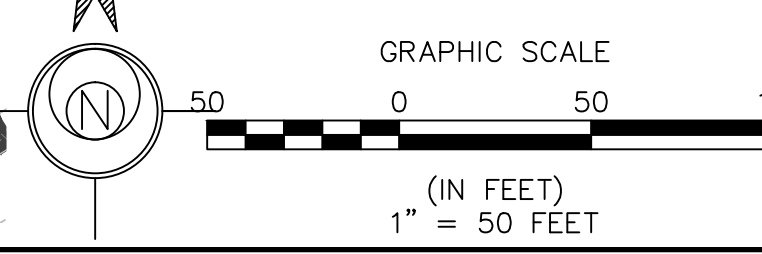
BASIN TREES	BOTANICAL NAME	COMMON NAME	
TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA	THORNLESS COMMON HICKORY
	QP	QUERCUS PRINUS	WHITE PINE
	QW	QUERCUS ROBUR	SWAMP WHITE OAK
SHRUBS	CA	CESTRUM ALBIFLORUM	SUMMERWET CESTRUM
	CB	CORONILLA	ORANGE CROWN

LIGHTING LEGEND:



LANDSCAPE & LIGHTING NOTES:

- NO TREE OR SHRUB SHALL BE PLACED CLOSER THAN 10 FT FROM ANY SIDE OR REAR OR PROPERTY LINE AND NO CLOSER THAN 5 FT FROM A STREET RIGHT OF WAY LINE.
- 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.
- LANDSCAPE PLAN IS CONCEPTUAL. EXACT LOCATION AND SPECIES TO BE COORDINATED WITH MORE DETAILED GRADING & UTILITY PLANS DURING THE LAND DEVELOPMENT APPROVAL PROCESS.
- SEE SHEET SD09.21 FOR PLANTING DETAILS & SCHEDULE.
- PLAN REFERENCES LIGHTING DESIGN & INFORMATION PROVIDED BY: LIGHTING DESIGNS BY DUCAN, DATED 8/14/2019, SHEET 1 OF 1. ADDITIONAL LIGHTING TO BE PROVIDED AS REQUESTED BY THE TOWNSHIP.



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

NO.	DESCRIPTION	DATE	REV.

LANDSCAPE AND LIGHTING PLAN

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19 SCALE: 1" = 100'
DESIGN: EES DRAWN: EES
JOB NO.: 4050 FILE NAME: 4050-S-LAND
REF. NO.: SD09.06
SHEET NO.: 56 OF 71

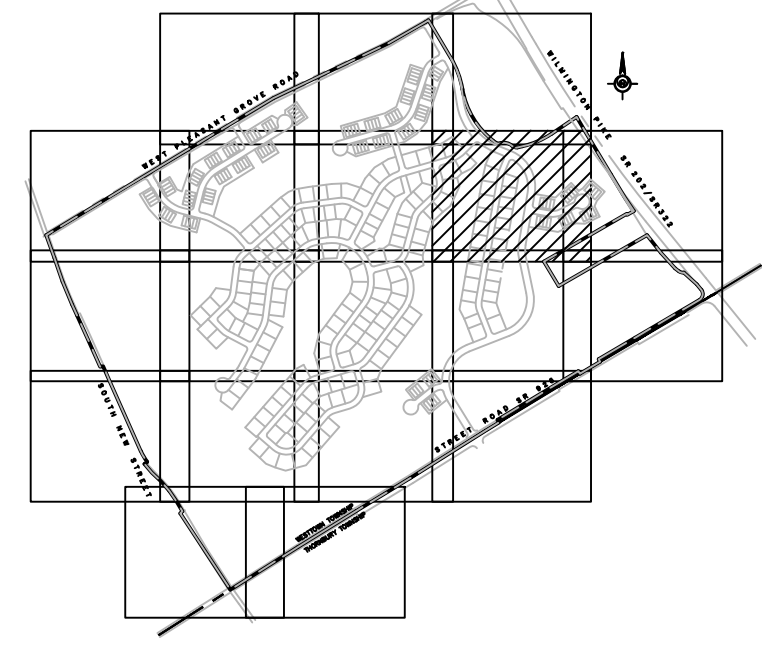
PROPOSED LANDSCAPE
BUFFER SCREEN PLANTINGS

PROPOSED LANDSCAPE
BERM & BUFFER PLANTINGS

BASIN C-1
23,738 SF

PROPOSED EFFLUENT
DISPOSAL AREA

APPROXIMATE LIMITS OF EXISTING
VEGETATION TO REMAIN



LANDSCAPE LEGEND:

STREET FRONTAGE	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRILICATA	THORNLESS COMMON HONEYLOCUST
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN WHITE OAK
ORNAMENTAL TREES	AA ANEMONE FRACANONICA	ROBIN HILL SERVICE BERRY
	BN BETULA NIGRA	HERITAGE RIVER BIRCH
	CC CORNUS CANADENSIS	WAXY FRUIT TREE
	CV CHONDAETHUS VIRGATUS	WHITE FLOWER TREE

ON LOT	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRILICATA	THORNLESS COMMON HONEYLOCUST
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN WHITE OAK
ORNAMENTAL TREES	AA ANEMONE FRACANONICA	ROBIN HILL SERVICE BERRY
	BN BETULA NIGRA	HERITAGE RIVER BIRCH
	CC CORNUS CANADENSIS	WAXY FRUIT TREE
	CV CHONDAETHUS VIRGATUS	WHITE FLOWER TREE

BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRILICATA	THORNLESS COMMON HONEYLOCUST
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN WHITE OAK
ORNAMENTAL TREES	AA ANEMONE FRACANONICA	ROBIN HILL SERVICE BERRY
	BN BETULA NIGRA	HERITAGE RIVER BIRCH
	CC CORNUS CANADENSIS	WAXY FRUIT TREE
	CV CHONDAETHUS VIRGATUS	WHITE FLOWER TREE

BASIN TREES	BOTANICAL NAME	COMMON NAME
TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRILICATA	THORNLESS COMMON HONEYLOCUST
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN WHITE OAK
SHRUBS	CA CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA
	ER ERIGONIA RACEMOSA	GRAY DOGWOOD
	IN JUNCUS VIRGINICANA	WINTERBERRY
	IS ILEX GLABRA	WAXY FRUIT TREE

BASIN TREES	BOTANICAL NAME	COMMON NAME
TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRILICATA	THORNLESS COMMON HONEYLOCUST
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN WHITE OAK
SHRUBS	CA CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA
	ER ERIGONIA RACEMOSA	GRAY DOGWOOD
	IN JUNCUS VIRGINICANA	WINTERBERRY
	IS ILEX GLABRA	WAXY FRUIT TREE

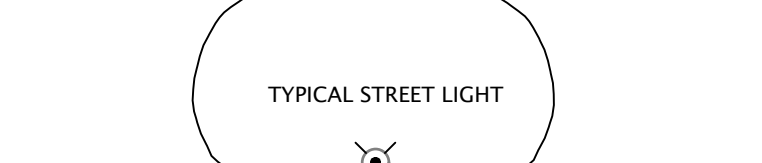
BASIN TREES	BOTANICAL NAME	COMMON NAME
TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRILICATA	THORNLESS COMMON HONEYLOCUST
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN WHITE OAK
SHRUBS	CA CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA
	ER ERIGONIA RACEMOSA	GRAY DOGWOOD
	IN JUNCUS VIRGINICANA	WINTERBERRY
	IS ILEX GLABRA	WAXY FRUIT TREE

BASIN TREES	BOTANICAL NAME	COMMON NAME
TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRILICATA	THORNLESS COMMON HONEYLOCUST
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN WHITE OAK
SHRUBS	CA CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA
	ER ERIGONIA RACEMOSA	GRAY DOGWOOD
	IN JUNCUS VIRGINICANA	WINTERBERRY
	IS ILEX GLABRA	WAXY FRUIT TREE

BASIN TREES	BOTANICAL NAME	COMMON NAME
TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRILICATA	THORNLESS COMMON HONEYLOCUST
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN WHITE OAK
SHRUBS	CA CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA
	ER ERIGONIA RACEMOSA	GRAY DOGWOOD
	IN JUNCUS VIRGINICANA	WINTERBERRY
	IS ILEX GLABRA	WAXY FRUIT TREE

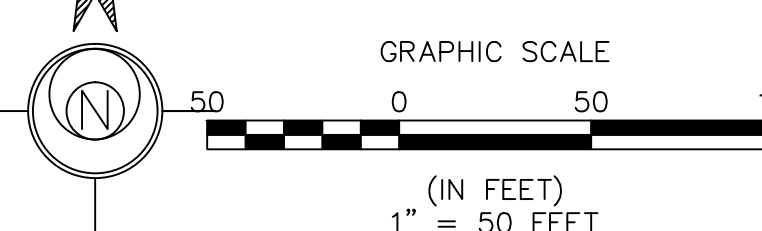
BASIN TREES	BOTANICAL NAME	COMMON NAME
TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRILICATA	THORNLESS COMMON HONEYLOCUST
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN WHITE OAK
SHRUBS	CA CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA
	ER ERIGONIA RACEMOSA	GRAY DOGWOOD
	IN JUNCUS VIRGINICANA	WINTERBERRY
	IS ILEX GLABRA	WAXY FRUIT TREE

LIGHTING LEGEND:

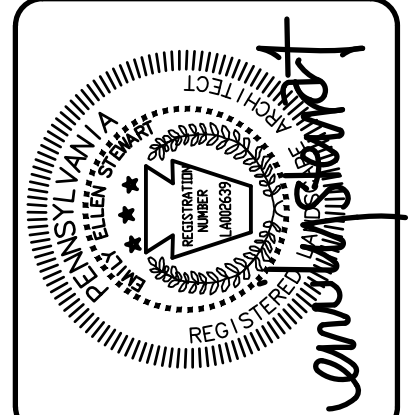


LANDSCAPE & LIGHTING NOTES:

1. NO TREE OR SHRUB SHALL BE PLACED CLOSER THAN 10 FT FROM ANY SIDE OR REAR OR PROPERTY LINE AND NO CLOSER THAN 5 FT FROM A STREET RIGHT OF WAY LINE.
2. 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.
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4. SEE SHEET SD09.21 FOR PLANTING DETAILS & SCHEDULE.
5. PLAN REFERENCES LIGHTING DESIGN & INFORMATION PROVIDED BY: LIGHTING DESIGNS BY DUGAN, DATED 8/14/2019, SHEET 1 OF 1. ADDITIONAL LIGHTING TO BE PROVIDED AS REQUESTED BY THE TOWNSHIP.



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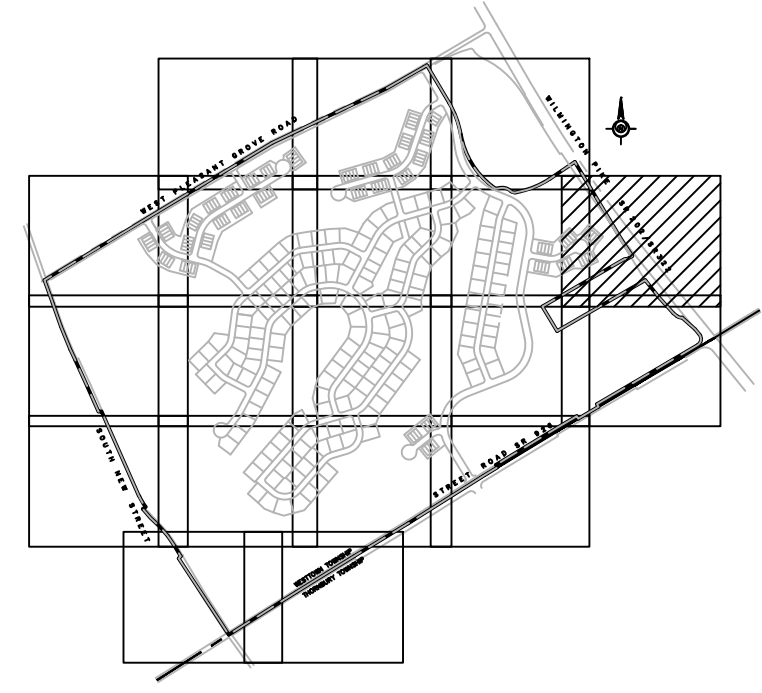
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ESE Consultants, Inc.
250 Gibraltar Road • Suite 2E • Horsham, PA 19044
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NO.	DESCRIPTION	REV.	DATE

LANDSCAPE AND LIGHTING PLAN
THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19 SCALE: 1" = 100'
DESIGN: EES DRAWN: EES
JOB NO.: 4050 FILE NAME: 4050-S-LAND
REF. NO.: SD09.07
SHEET NO.: 57 OF 71

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LANDSCAPE LEGEND:

STREET FRONTAGE	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA FUSCA	THORNLESS COMMON HICKORY
	QP	QUERCUS PRINUS	PINK OAK
	QD	QUERCUS ROBUR	SWAMP WHITE OAK
OR	ORNITHOMYIA	AMERICAN ELM	
ORNBARK TREES	AA	AMALANCHOCHORUS CANADENSIS	ROBIN HILL SERVICE BERRY
	BA	BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
	CC	CHONIA THUS VIRGATUS	WHITE FUR TREE
	CV	CORDON ROSEUM	PRINCE OF WALES SPRUCE
	MT	MALUS A	CRAB APPLE
SHRUBS	CA	CETEHRIA ALBIFLORA	RUBY SPICE CESTRUM
	IS	ILEX GLABRA	SHAWBROOK HOLLY
	IT	ITEA VIRGINICA	VERMONT VIRGINIA SWEETSHRUB
	OR	ORNITHOMYIA	AMERICAN ELM
	PI	PIERIS ARNICA	BRACKEN'S BEAUTY
VD	VIBURNUM	ARROWWOOD	
ON LOT	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA FUSCA	THORNLESS COMMON HICKORY
	LS	LIRIODENDRON SYRIACA	AMERICAN SWEET GUM
	LT	LIRIODENDRON TULIPERA	TULIP TREE
NS	NYCTAGYNIA	SOURWOOD	
QP	QUERCUS PRINUS	PINK OAK	
QD	QUERCUS ROBUR	SWAMP WHITE OAK	
QC	QUERCUS COCCINEA	SEALET OAK	
ORNBARK TREES	AA	AMALANCHOCHORUS CANADENSIS	ROBIN HILL SERVICE BERRY
	BA	BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
	CC	CHONIA THUS VIRGATUS	WHITE FUR TREE
	CV	CORDON ROSEUM	PRINCE OF WALES SPRUCE
	MT	MALUS A	CRAB APPLE
BUFFER & OPEN SPACE	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA FUSCA	THORNLESS COMMON HICKORY
	LS	LIRIODENDRON SYRIACA	AMERICAN SWEET GUM
	LT	LIRIODENDRON TULIPERA	TULIP TREE
NS	NYCTAGYNIA	SOURWOOD	
QP	QUERCUS PRINUS	PINK OAK	
QD	QUERCUS ROBUR	SWAMP WHITE OAK	
QC	QUERCUS COCCINEA	SEALET OAK	
EVERGREEN TREES	IA	IRIS	AMERICAN HOLY
	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	PS	PRUNUS	WINTER HOLE
	AC	AMALANCHOCHORUS CANADENSIS	ROBIN HILL SERVICE BERRY
	BA	BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
CC	CHONIA THUS VIRGATUS	WHITE FUR TREE	
CV	CORDON ROSEUM	PRINCE OF WALES SPRUCE	
MT	MALUS A	CRAB APPLE	
SHRUBS	CA	CETEHRIA ALBIFLORA	RUBY SPICE CESTRUM
	IS	ILEX GLABRA	SHAWBROOK HOLLY
	IT	ITEA VIRGINICA	VERMONT VIRGINIA SWEETSHRUB
	OR	ORNITHOMYIA	AMERICAN ELM
	PI	PIERIS ARNICA	BRACKEN'S BEAUTY
VD	VIBURNUM	ARROWWOOD	
BASIN TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA FUSCA	THORNLESS COMMON HICKORY
	LS	LIRIODENDRON SYRIACA	AMERICAN SWEET GUM
	LT	LIRIODENDRON TULIPERA	TULIP TREE
NS	NYCTAGYNIA	SOURWOOD	
QP	QUERCUS PRINUS	PINK OAK	
QD	QUERCUS ROBUR	SWAMP WHITE OAK	
QC	QUERCUS COCCINEA	SEALET OAK	
SHRUBS	CA	CETEHRIA ALBIFLORA	RUBY SPICE CESTRUM
	IS	ILEX GLABRA	SHAWBROOK HOLLY
	IT	ITEA VIRGINICA	VERMONT VIRGINIA SWEETSHRUB
	OR	ORNITHOMYIA	AMERICAN ELM
	PI	PIERIS ARNICA	BRACKEN'S BEAUTY
VD	VIBURNUM	ARROWWOOD	

LIGHTING LEGEND:

TYPICAL STREET LIGHT

LANDSCAPE & LIGHTING NOTES:

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- PLAN REFERENCES LIGHTING DESIGN & INFORMATION PROVIDED BY: LIGHTING DESIGNS BY DUGAN, DATED 8/14/2019, SHEET 1 OF 1. ADDITIONAL LIGHTING TO BE PROVIDED AS REQUESTED BY THE TOWNSHIP.

DATE: 08/09/19 SCALE: 1" = 100'
 DESIGN: EES DRAWN: EES
 JOB NO.: 4050 FILE NAME: 4050-S-LAND
 REF. NO.: SD09.08
 SHEET NO.: 58 OF 71

GRAPHIC SCALE
 0 50 100
 (IN FEET)
 1" = 50 FEET

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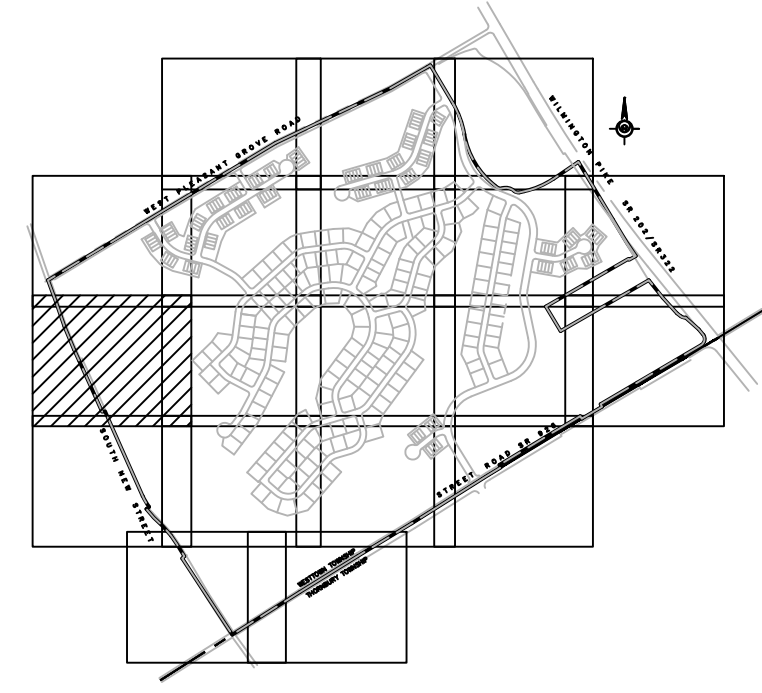
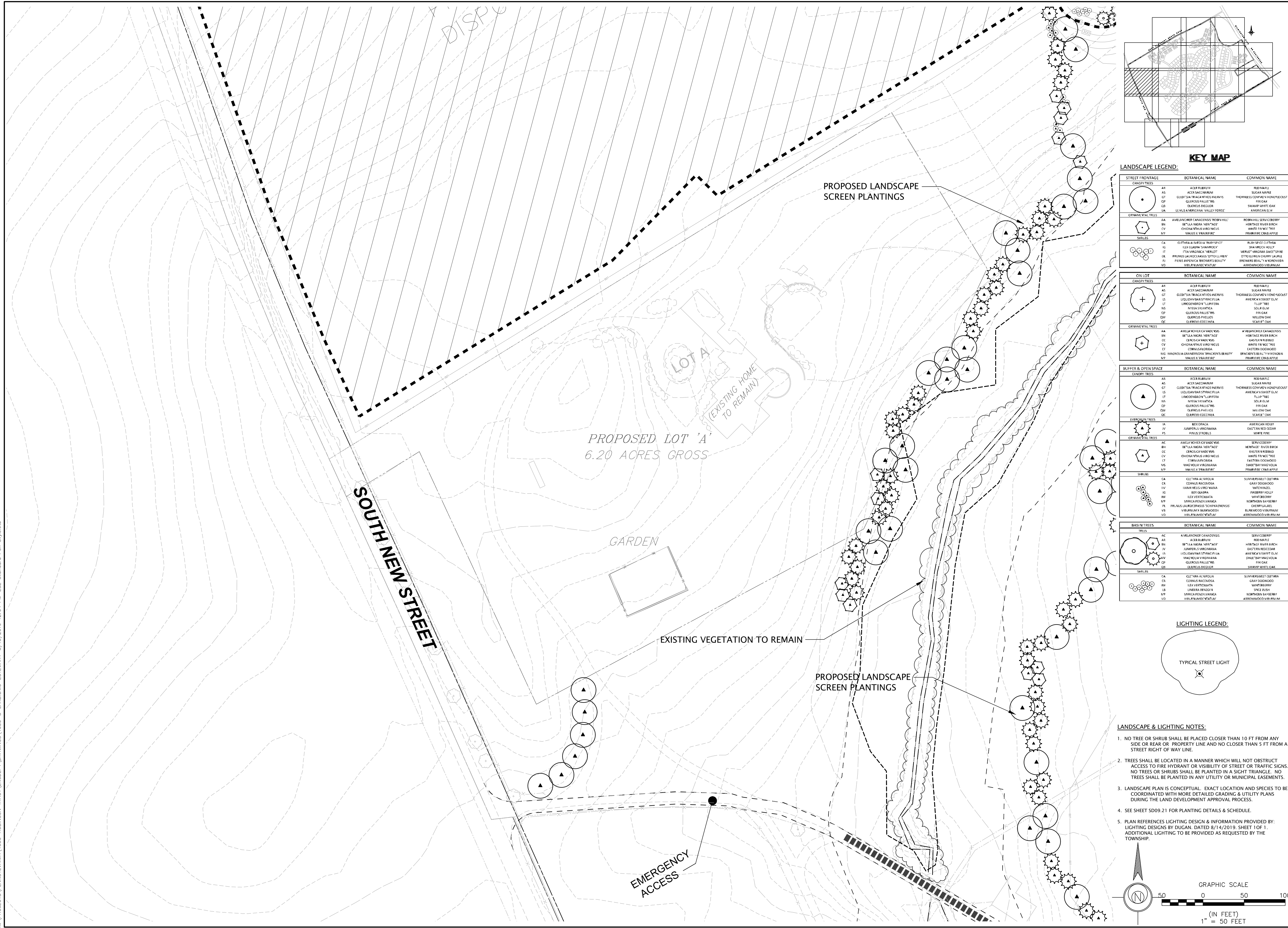
ESE Consultants, Inc.
 250 Gibraltar Road • Suite 2E • Horsham, PA 19044
 T: 215-914-2050

LANDSCAPE AND LIGHTING PLAN

THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19 SCALE: 1" = 100'
 DESIGN: EES DRAWN: EES
 JOB NO.: 4050 FILE NAME: 4050-S-LAND
 REF. NO.: SD09.08
 SHEET NO.: 58 OF 71

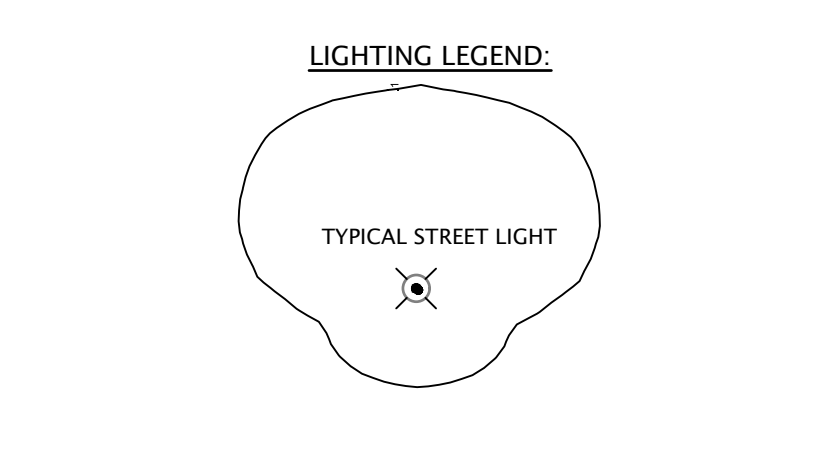
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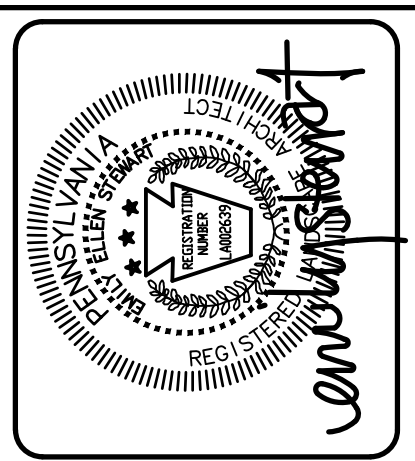
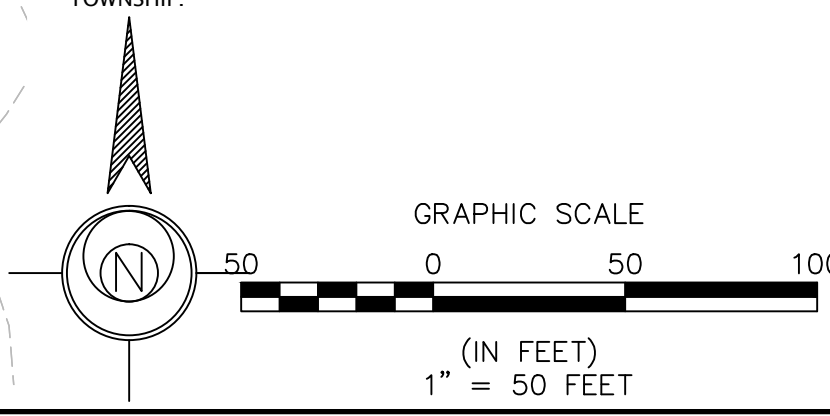
LANDSCAPE LEGEND:

STREET FRONTAGE	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRINACLES PERNIS	THORNLESS COMMON HORNWOOD
	QP QUERCUS PALMIS	PIN OAK
	QB QUERCUS BRANCOFFII	SWAMP WHITE OAK
OR Ostrya virginica	AMERICAN ELM	
ORNAMENTAL TREES	AA AMELANCHIER CANADENSIS	ROBIN HILL SERVICE BERRY
	BN BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
	CV CHONIA THUS VIRGIDUS	WHITE FUR FEE TREE
	MS MALUS X VIBURNUM	PRAMRITRE CRAB APPLE
	CA COTYNEA ALIFOLIA	RUBY SPICE COTYNEA
SHRUBS	IS ILEX GLABRA	SHAWBERRY HOLLY
	IT ILEX VIRGINICA	MERLOT VIRGINICA SWEETSHRUB
	PR PRUNUS LAXIFLORA	STYLLA BURNING BURNING
	PI PIERIS ARNICA	BROOKS BEAUTY
	VD VIBURNUM	ARROWWOOD VIBURNUM
ON LOT	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRINACLES PERNIS	THORNLESS COMMON HORNWOOD
	QP QUERCUS PALMIS	PIN OAK
	QB QUERCUS BRANCOFFII	SWAMP WHITE OAK
ORNAMENTAL TREES	AA AMELANCHIER CANADENSIS	ROBIN HILL SERVICE BERRY
	BN BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
	CV CHONIA THUS VIRGIDUS	WHITE FUR FEE TREE
	MS MALUS X VIBURNUM	PRAMRITRE CRAB APPLE
	CA COTYNEA ALIFOLIA	RUBY SPICE COTYNEA
SHRUBS	IS ILEX GLABRA	SHAWBERRY HOLLY
	IT ILEX VIRGINICA	MERLOT VIRGINICA SWEETSHRUB
	PR PRUNUS LAXIFLORA	STYLLA BURNING BURNING
	PI PIERIS ARNICA	BROOKS BEAUTY
	VD VIBURNUM	ARROWWOOD VIBURNUM
BUFFER & OPEN SPACE	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRINACLES PERNIS	THORNLESS COMMON HORNWOOD
	QP QUERCUS PALMIS	PIN OAK
	QB QUERCUS BRANCOFFII	SWAMP WHITE OAK
EVERGREEN TREES	IA ILEX OPACUS	AMERICAN HOLLY
	JV JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	PS PRUNUS SPINOSA	WHOLE HOLE
	AC AMELANCHIER CANADENSIS	ROBIN HILL SERVICE BERRY
	BN BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
ORNAMENTAL TREES	CV CHONIA THUS VIRGIDUS	WHITE FUR FEE TREE
	MS MALUS X VIBURNUM	PRAMRITRE CRAB APPLE
	CA COTYNEA ALIFOLIA	RUBY SPICE COTYNEA
	IS ILEX GLABRA	SHAWBERRY HOLLY
	IT ILEX VIRGINICA	MERLOT VIRGINICA SWEETSHRUB
SHRUBS	PR PRUNUS LAXIFLORA	STYLLA BURNING BURNING
	PI PIERIS ARNICA	BROOKS BEAUTY
	VD VIBURNUM	ARROWWOOD VIBURNUM
	CA COTYNEA ALIFOLIA	RUBY SPICE COTYNEA
	IS ILEX GLABRA	SHAWBERRY HOLLY
BASIN TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRINACLES PERNIS	THORNLESS COMMON HORNWOOD
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	IS ILEX GLABRA	SHAWBERRY HOLLY
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BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRINACLES PERNIS	THORNLESS COMMON HORNWOOD
	QP QUERCUS PALMIS	PIN OAK
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ORNAMENTAL TREES	CV CHONIA THUS VIRGIDUS	WHITE FUR FEE TREE
	MS MALUS X VIBURNUM	PRAMRITRE CRAB APPLE
	CA COTYNEA ALIFOLIA	RUBY SPICE COTYNEA
	IS ILEX GLABRA	SHAWBERRY HOLLY
	IT ILEX VIRGINICA	MERLOT VIRGINICA SWEETSHRUB
SHRUBS	PR PRUNUS LAXIFLORA	STYLLA BURNING BURNING
	PI PIERIS ARNICA	BROOKS BEAUTY
	VD VIBURNUM	ARROWWOOD VIBURNUM
	CA COTYNEA ALIFOLIA	RUBY SPICE COTYNEA
	IS ILEX GLABRA	SHAWBERRY HOLLY
BASIN TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRINACLES PERNIS	THORNLESS COMMON HORNWOOD
	QP QUERCUS PALMIS	PIN OAK
	QB QUERCUS BRANCOFFII	SWAMP WHITE OAK
SHRUBS	CA COTYNEA ALIFOLIA	RUBY SPICE COTYNEA
	IS ILEX GLABRA	SHAWBERRY HOLLY
	IT ILEX VIRGINICA	MERLOT VIRGINICA SWEETSHRUB
	PR PRUNUS LAXIFLORA	STYLLA BURNING BURNING
	PI PIERIS ARNICA	BROOKS BEAUTY



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- NO TREE OR SHRUB SHALL BE PLACED CLOSER THAN 10 FT FROM ANY SIDE OR REAR OR PROPERTY LINE AND NO CLOSER THAN 5 FT FROM A STREET RIGHT OF WAY LINE.
 - 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.
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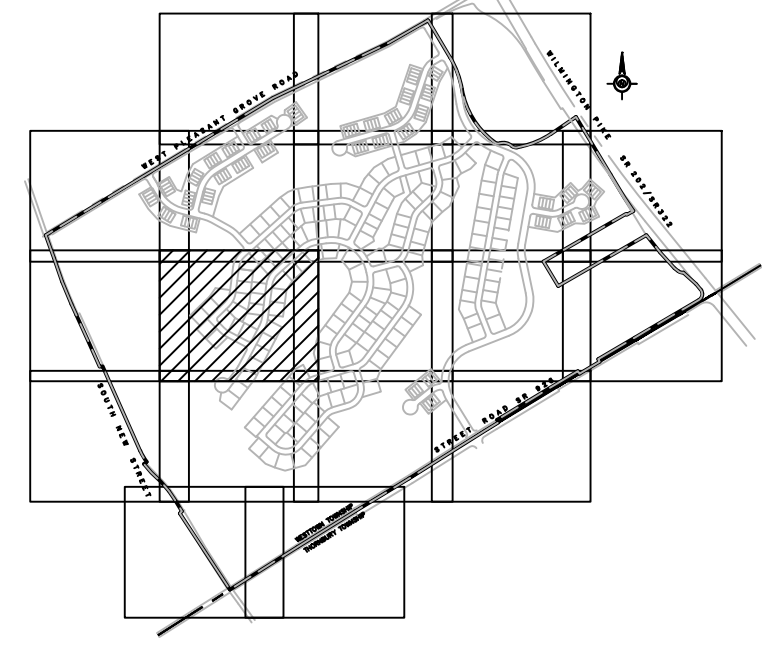
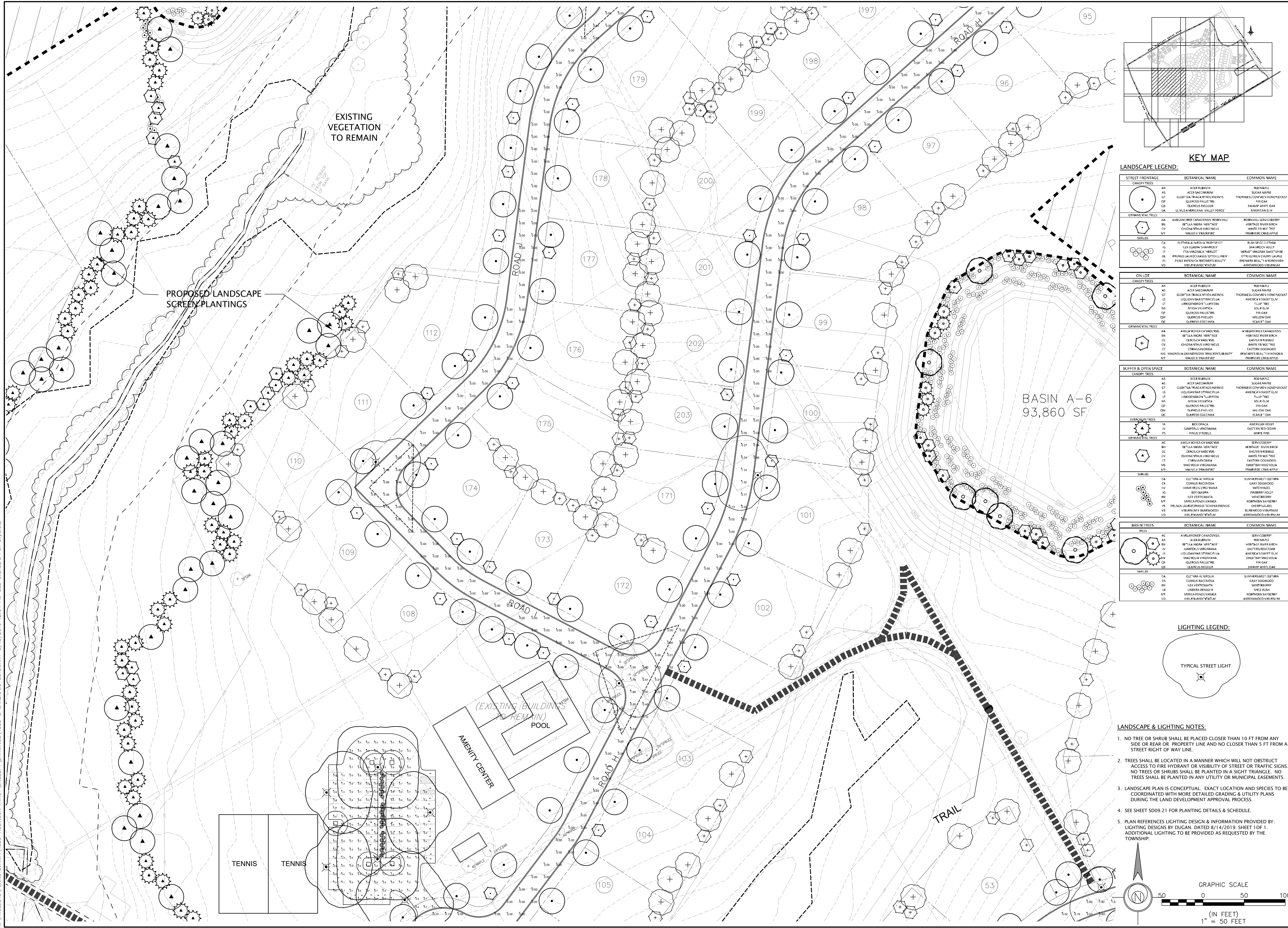
NO.	DESCRIPTION	DATE	REV.

LANDSCAPE AND LIGHTING PLAN

THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: 1" = 100'
DESIGN: EES	DRAWN: EES
JOB NO.: 4050	FILE NAME: 4050-S-LAND
REF. NO.: SD09.09	SHEET NO.: 59 OF 71

N:\PROJECTS\PENNSYLVANIA\4050-ROBINSON TRACT\ENGINEERING\DRAWINGS\4050-S-LAND\DWG-ESTEWART-8/15/2019 12:04 PM-EE-Standard Pen Style.ctb



LANDSCAPE LEGEND:

STREET FRONTAGE	BOTANICAL NAME	COMMON NAME
AR	ACER RUBRUM	RED MAPLE
AS	ACER SACCHARINUM	SUGAR MAPLE
GT	QUERCUS TRUNCATA / Q. PRINCEPS	THORNLESS COMMON HONEYLOCUST
LS	QUERCUS LAEVOGLOBOSA	PIN OAK
OP	QUERCUS PALMIS	PIN OAK
QB	QUERCUS BICOLOR	SWAMP WHITE OAK
QV	QUERCUS VARIANS	AMERICAN ELM
CA	CESTRUM ALBIFLORUM	RUBY SPICE CESTRUM
CC	CONICHA VIRGINICA	WHITE FERNICE TREE
CV	CHONIA THUS VIRGATA	WHITE FERNICE TREE
NY	NYCTAGYNUS	PRAMMIRE CRAB APPLE

ON LOT	BOTANICAL NAME	COMMON NAME
AR	ACER RUBRUM	RED MAPLE
AS	ACER SACCHARINUM	SUGAR MAPLE
GT	QUERCUS TRUNCATA / Q. PRINCEPS	THORNLESS COMMON HONEYLOCUST
LS	QUERCUS LAEVOGLOBOSA	AMERICAN WHITE OAK
OP	QUERCUS PALMIS	TULIP TREE
MS	MALVA VIRGINICA	SCARLET OAK
QB	QUERCUS BICOLOR	PIN OAK
QV	QUERCUS VARIANS	YELLOW OAK
QW	QUERCUS COCCINEA	SEALED OAK

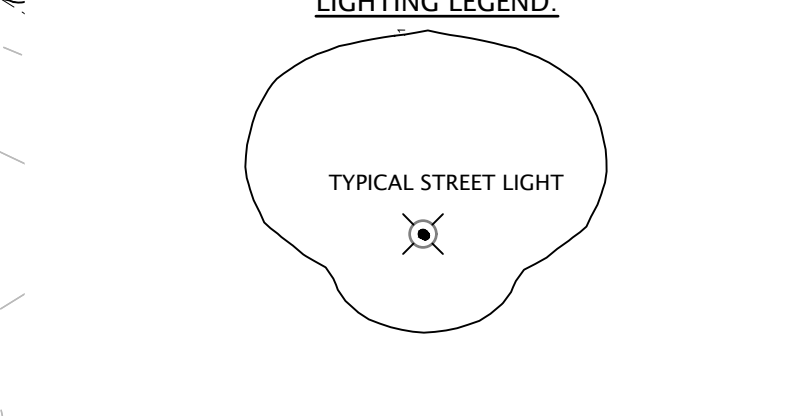
ON LOT	BOTANICAL NAME	COMMON NAME
AA	AMALANCHOCA CANADENSIS	ROBIN HILL SERVICERBERRY
BA	BETULA NIGRA	HERITAGE RIVER BIRCH
CC	CONICHA VIRGINICA	WHITE FERNICE TREE
CV	CHONIA THUS VIRGATA	WHITE FERNICE TREE
NY	NYCTAGYNUS	PRAMMIRE CRAB APPLE
CA	CESTRUM ALBIFLORUM	RUBY SPICE CESTRUM
CC	CONICHA VIRGINICA	WHITE FERNICE TREE
CV	CHONIA THUS VIRGATA	WHITE FERNICE TREE
NY	NYCTAGYNUS	PRAMMIRE CRAB APPLE
CA	CESTRUM ALBIFLORUM	RUBY SPICE CESTRUM
CC	CONICHA VIRGINICA	WHITE FERNICE TREE
CV	CHONIA THUS VIRGATA	WHITE FERNICE TREE
NY	NYCTAGYNUS	PRAMMIRE CRAB APPLE

BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME
AR	ACER RUBRUM	RED MAPLE
AS	ACER SACCHARINUM	SUGAR MAPLE
GT	QUERCUS TRUNCATA / Q. PRINCEPS	THORNLESS COMMON HONEYLOCUST
LS	QUERCUS LAEVOGLOBOSA	AMERICAN WHITE OAK
OP	QUERCUS PALMIS	TULIP TREE
MS	MALVA VIRGINICA	SCARLET OAK
QB	QUERCUS BICOLOR	PIN OAK
QV	QUERCUS VARIANS	YELLOW OAK
QW	QUERCUS COCCINEA	SEALED OAK

BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME
IA	IRIDIOPHYTES	AMERICAN HOLLY
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
SP	SPARGANGETHUS	WHITE FERNICE
AA	AMALANCHOCA CANADENSIS	SERVICERBERRY
BA	BETULA NIGRA	HERITAGE RIVER BIRCH
CC	CONICHA VIRGINICA	WHITE FERNICE TREE
CV	CHONIA THUS VIRGATA	WHITE FERNICE TREE
NY	NYCTAGYNUS	PRAMMIRE CRAB APPLE
CA	CESTRUM ALBIFLORUM	RUBY SPICE CESTRUM
CC	CONICHA VIRGINICA	WHITE FERNICE TREE
CV	CHONIA THUS VIRGATA	WHITE FERNICE TREE
NY	NYCTAGYNUS	PRAMMIRE CRAB APPLE
CA	CESTRUM ALBIFLORUM	RUBY SPICE CESTRUM
CC	CONICHA VIRGINICA	WHITE FERNICE TREE
CV	CHONIA THUS VIRGATA	WHITE FERNICE TREE
NY	NYCTAGYNUS	PRAMMIRE CRAB APPLE

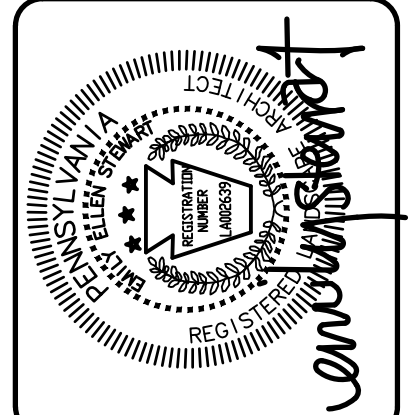
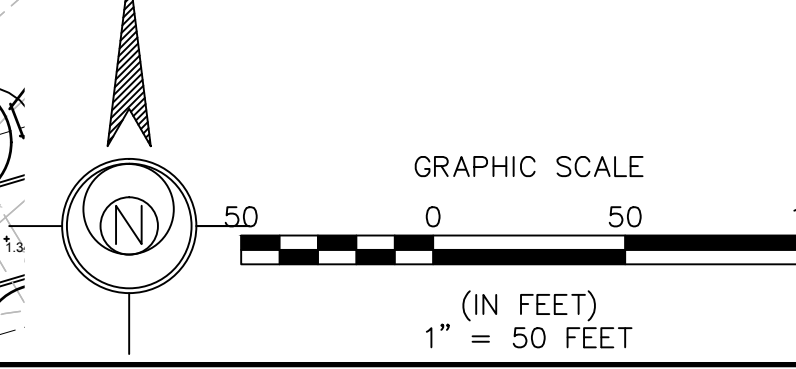
BASIN TREES	BOTANICAL NAME	COMMON NAME
AR	ACER RUBRUM	RED MAPLE
AS	ACER SACCHARINUM	SUGAR MAPLE
GT	QUERCUS TRUNCATA / Q. PRINCEPS	THORNLESS COMMON HONEYLOCUST
LS	QUERCUS LAEVOGLOBOSA	AMERICAN WHITE OAK
OP	QUERCUS PALMIS	TULIP TREE
MS	MALVA VIRGINICA	SCARLET OAK
QB	QUERCUS BICOLOR	PIN OAK
QV	QUERCUS VARIANS	YELLOW OAK
QW	QUERCUS COCCINEA	SEALED OAK

BASIN TREES	BOTANICAL NAME	COMMON NAME
CA	CESTRUM ALBIFLORUM	RUBY SPICE CESTRUM
CC	CONICHA VIRGINICA	WHITE FERNICE TREE
CV	CHONIA THUS VIRGATA	WHITE FERNICE TREE
NY	NYCTAGYNUS	PRAMMIRE CRAB APPLE
CA	CESTRUM ALBIFLORUM	RUBY SPICE CESTRUM
CC	CONICHA VIRGINICA	WHITE FERNICE TREE
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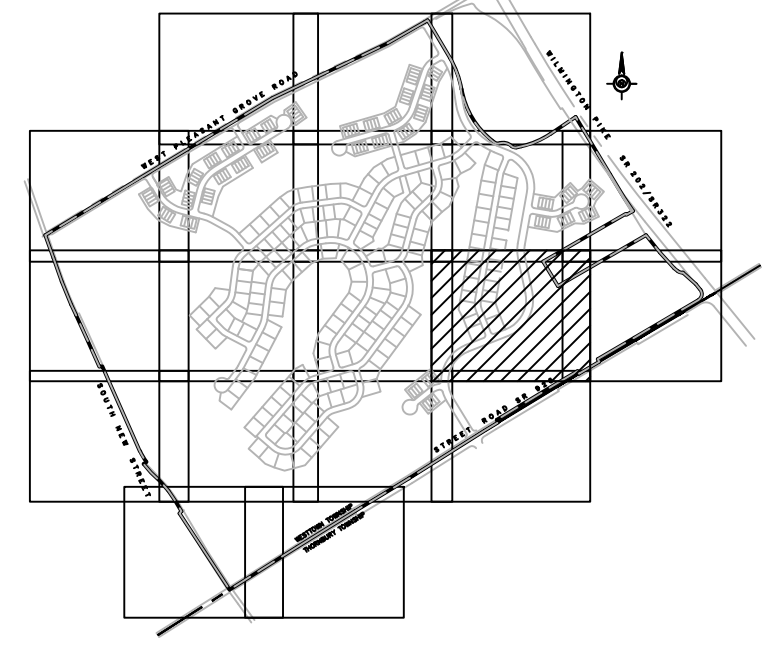
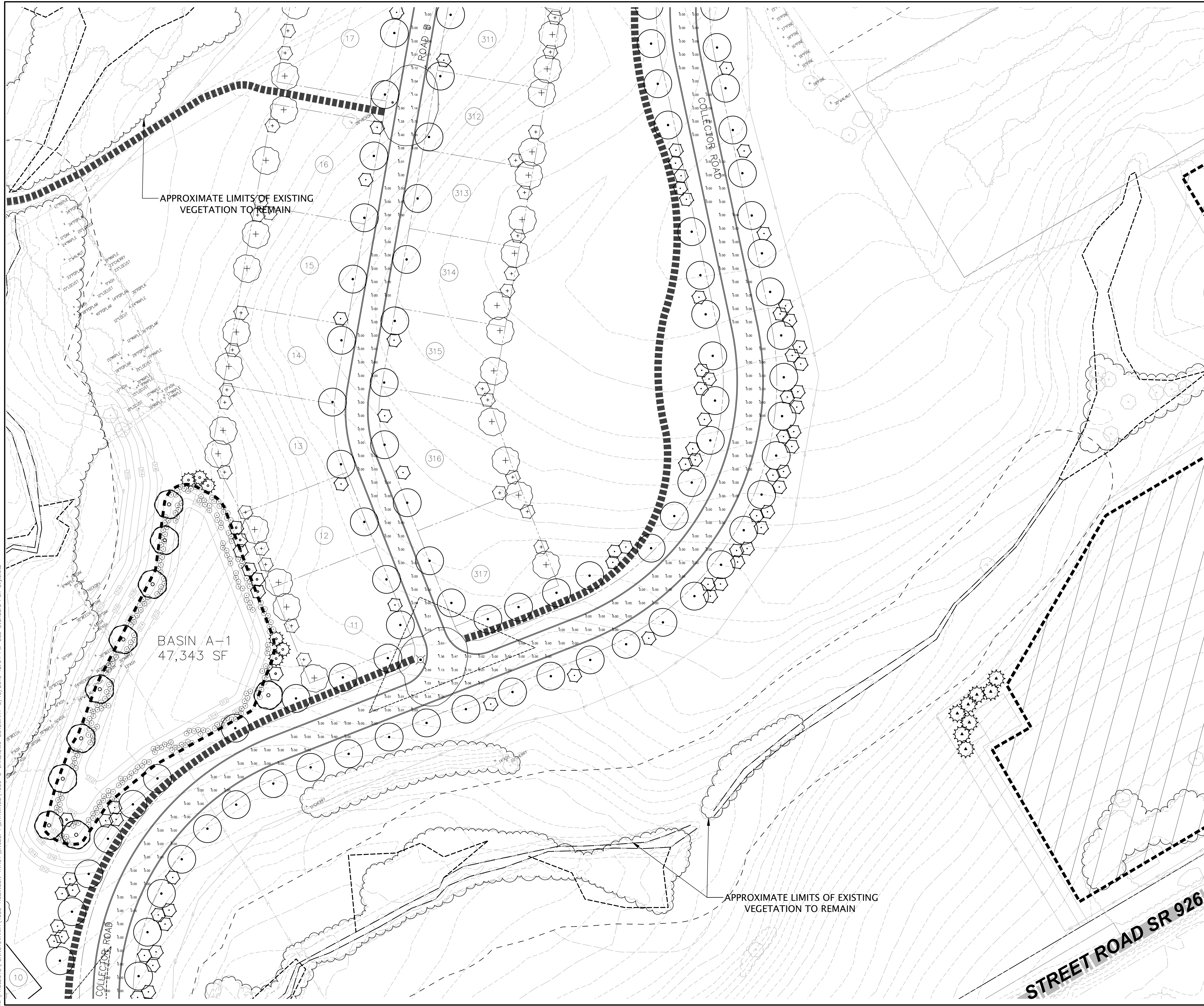
NO.	DESCRIPTION	REV.	DATE

LANDSCAPE AND LIGHTING PLAN

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/09/19	SCALE:	1" = 100'
DESIGN:	EES	DRAWN:	EES
JOB NO.:	4050	FILE NAME:	4050-S-LAND
REF. NO.:	SD09.10	SHEET NO.:	60 OF 71

N:\PROJECTS\PENNSYLVANIA\4050-ROBINSON TRACT\ENGINEERING\DRAWINGS\4050-S-LAND\DWG-ESTIMATE-8/15/2019 12:04 PM-ESE-Standard Pen Style.ctb



LANDSCAPE LEGEND:

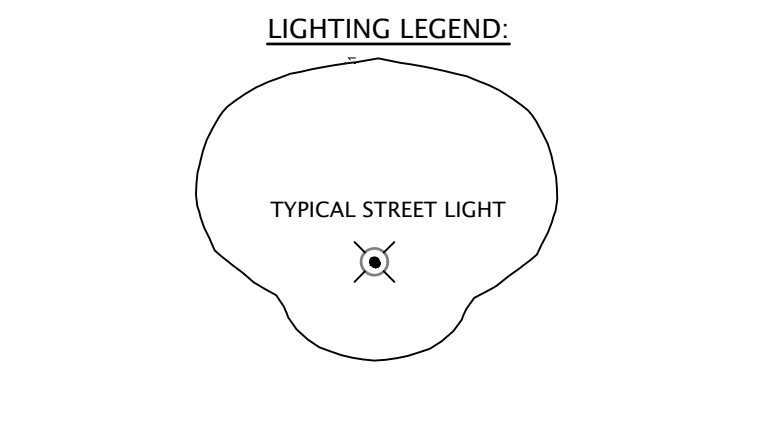
STREET FRONTAGE	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	GT GLIOSTYLA TRICOLOR THORSSENII	THORNLESS COMMON HORNWOOD
	QU QUERCUS PALESTINENSIS	PIKE OAK
	QU QUERCUS BRUCEI	SWAMP WHITE OAK
VA VALEX AMERICANA VALLEY FOREST	AMERICAN ELM	
ORNAMENTAL TREES	AA ANGLICANUS CANADENSIS NORPIN VILL	NORPIN HILL SERVICE BERRY
	BR BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
	CV CHONIA THUS VIRGIDUS	WHITE FERNICE TREE
	MA MAHONIA GRANDIFLORA	PRAMUITRE CRAB APPLE
SHRUBS	CA CESTRUM ALBIFLORA	RUBY SPICE CESTRUM
	CO CORNUS RACEMOSA	SHAWBROOK HOLLY
	IS ILEX VIRGINICA	WINTER GREEN
	IT ITA VIRGINICA	WINTER GREEN
	PR PRUNUS LACINIOSA	CRISTO LUNA CHERRY
VI VIBURNUM BURKWOODII	BURKWOOD'S VIBURNUM	
VI VIBURNUM BRUGMANNI	BURKWOOD'S VIBURNUM	
VI VIBURNUM BRUGMANNI	BURKWOOD'S VIBURNUM	
VI VIBURNUM BRUGMANNI	BURKWOOD'S VIBURNUM	
VI VIBURNUM BRUGMANNI	BURKWOOD'S VIBURNUM	
VI VIBURNUM BRUGMANNI	BURKWOOD'S VIBURNUM	

ON LOT	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	GT GLIOSTYLA TRICOLOR THORSSENII	THORNLESS COMMON HORNWOOD
	QU QUERCUS PALESTINENSIS	PIKE OAK
	QU QUERCUS BRUCEI	SWAMP WHITE OAK
VA VALEX AMERICANA VALLEY FOREST	AMERICAN ELM	
ORNAMENTAL TREES	AA ANGLICANUS CANADENSIS NORPIN VILL	NORPIN HILL SERVICE BERRY
	BR BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
	CV CHONIA THUS VIRGIDUS	WHITE FERNICE TREE
	MA MAHONIA GRANDIFLORA	PRAMUITRE CRAB APPLE
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VI VIBURNUM BRUGMANNI	BURKWOOD'S VIBURNUM	
VI VIBURNUM BRUGMANNI	BURKWOOD'S VIBURNUM	
VI VIBURNUM BRUGMANNI	BURKWOOD'S VIBURNUM	

BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	GT GLIOSTYLA TRICOLOR THORSSENII	THORNLESS COMMON HORNWOOD
	QU QUERCUS PALESTINENSIS	PIKE OAK
	QU QUERCUS BRUCEI	SWAMP WHITE OAK
VA VALEX AMERICANA VALLEY FOREST	AMERICAN ELM	
ORNAMENTAL TREES	AA ANGLICANUS CANADENSIS NORPIN VILL	NORPIN HILL SERVICE BERRY
	BR BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
	CV CHONIA THUS VIRGIDUS	WHITE FERNICE TREE
	MA MAHONIA GRANDIFLORA	PRAMUITRE CRAB APPLE
SHRUBS	CA CESTRUM ALBIFLORA	RUBY SPICE CESTRUM
	CO CORNUS RACEMOSA	SHAWBROOK HOLLY
	IS ILEX VIRGINICA	WINTER GREEN
	IT ITA VIRGINICA	WINTER GREEN
	PR PRUNUS LACINIOSA	CRISTO LUNA CHERRY
VI VIBURNUM BURKWOODII	BURKWOOD'S VIBURNUM	
VI VIBURNUM BRUGMANNI	BURKWOOD'S VIBURNUM	
VI VIBURNUM BRUGMANNI	BURKWOOD'S VIBURNUM	
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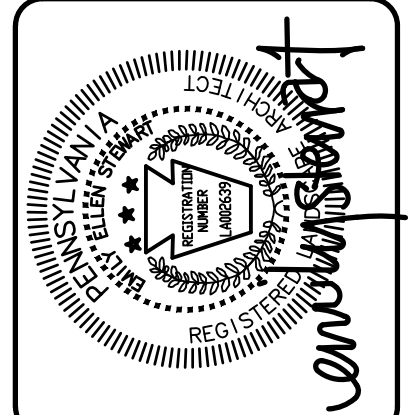
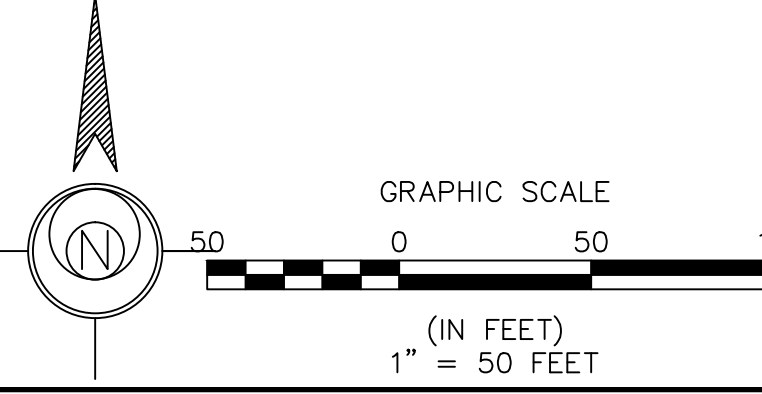
BASIN TREES	BOTANICAL NAME	COMMON NAME
TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	GT GLIOSTYLA TRICOLOR THORSSENII	THORNLESS COMMON HORNWOOD
	QU QUERCUS PALESTINENSIS	PIKE OAK
	QU QUERCUS BRUCEI	SWAMP WHITE OAK
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VI VIBURNUM BRUGMANNI	BURKWOOD'S VIBURNUM	
VI VIBURNUM BRUGMANNI	BURKWOOD'S VIBURNUM	
VI VIBURNUM BRUGMANNI	BURKWOOD'S VIBURNUM	
VI VIBURNUM BRUGMANNI	BURKWOOD'S VIBURNUM	

BASIN TREES	BOTANICAL NAME	COMMON NAME
TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	GT GLIOSTYLA TRICOLOR THORSSENII	THORNLESS COMMON HORNWOOD
	QU QUERCUS PALESTINENSIS	PIKE OAK
	QU QUERCUS BRUCEI	SWAMP WHITE OAK
VA VALEX AMERICANA VALLEY FOREST	AMERICAN ELM	
ORNAMENTAL TREES	AA ANGLICANUS CANADENSIS NORPIN VILL	NORPIN HILL SERVICE BERRY
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VI VIBURNUM BRUGMANNI	BURKWOOD'S VIBURNUM	
VI VIBURNUM BRUGMANNI	BURKWOOD'S VIBURNUM	
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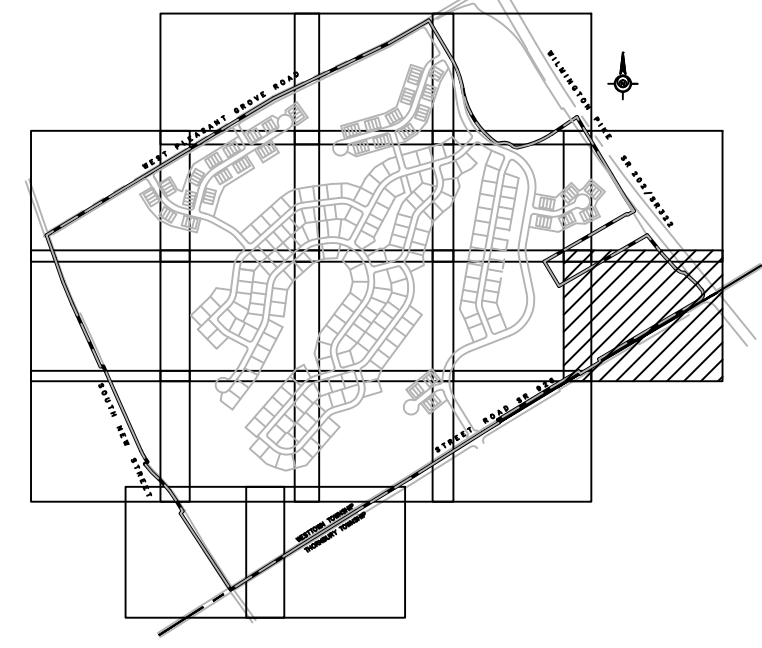
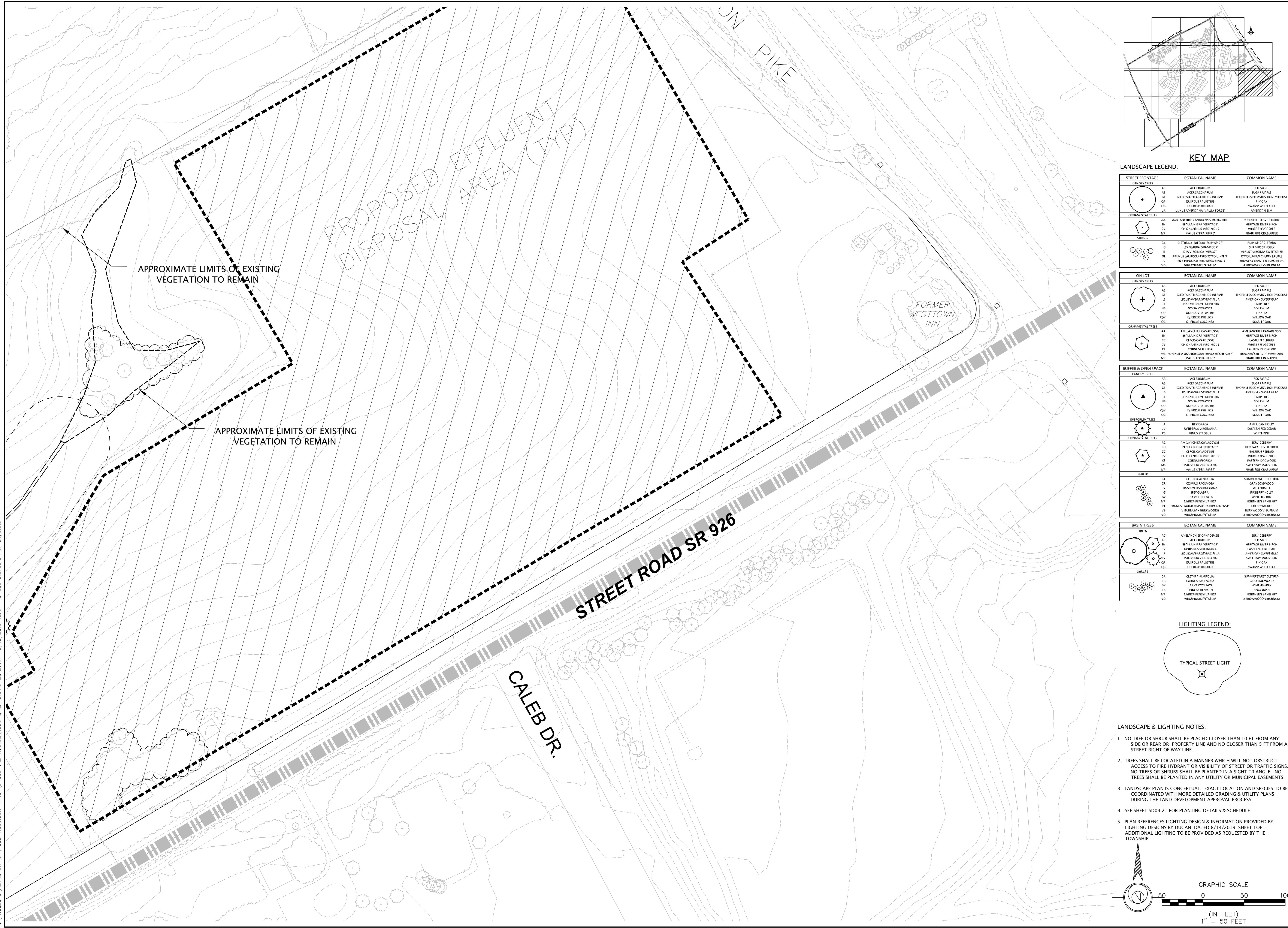
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NO.	DESCRIPTION	DATE	REV.

LANDSCAPE AND LIGHTING PLAN
 THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: 1" = 100'
DESIGN: EES	DRAWN: EES
JOB NO.: 4050	FILE NAME: 4050-S-LAND
REF. NO.: SD09.12	SHEET NO.: 62 OF 71

N:\PROJECTS\PENNSYLVANIA\4050-ROBINSON TRACT\ENGINEERING\DRAWINGS\4050-S-LAND\DWG-ESTIMATE-8/15/2019 12:04 PM-ESE-Standard Pen Style.ctb



LANDSCAPE LEGEND:

STREET FRONTAGE	BOTANICAL NAME	COMMON NAME	
CANDY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRICOLOR PRINCEPS	THORNLESS COMMON HONEYLOCUST
	LS	LIGULIDAVANAS SYRIACA FLUA	AMERICAN WHITE GLAZ
ORNAMENTAL TREES	AA	AMALANCHOCHOR CANADENSIS	ROBIN HILL SERVICE BERRY
	BN	BETULA NIGRA HERZFELDII	HERITAGE RIVER BIRCH
	CC	CORDON ROUGE	EASTERN RED CEDAR
	CV	CHONIA THUS VIRENS MEXICUS	WHITE FOLIAGE TREE

ON LOT	BOTANICAL NAME	COMMON NAME	
CANDY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRICOLOR PRINCEPS	THORNLESS COMMON HONEYLOCUST
	LS	LIGULIDAVANAS SYRIACA FLUA	AMERICAN WHITE GLAZ
ORNAMENTAL TREES	AA	AMALANCHOCHOR CANADENSIS	ROBIN HILL SERVICE BERRY
	BN	BETULA NIGRA HERZFELDII	HERITAGE RIVER BIRCH
	CC	CORDON ROUGE	EASTERN RED CEDAR
	CV	CHONIA THUS VIRENS MEXICUS	WHITE FOLIAGE TREE

BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME	
CANDY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRICOLOR PRINCEPS	THORNLESS COMMON HONEYLOCUST
	LS	LIGULIDAVANAS SYRIACA FLUA	AMERICAN WHITE GLAZ
ORNAMENTAL TREES	AA	AMALANCHOCHOR CANADENSIS	ROBIN HILL SERVICE BERRY
	BN	BETULA NIGRA HERZFELDII	HERITAGE RIVER BIRCH
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ORNAMENTAL TREES	AA	AMALANCHOCHOR CANADENSIS	ROBIN HILL SERVICE BERRY
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	CC	CORDON ROUGE	EASTERN RED CEDAR
	CV	CHONIA THUS VIRENS MEXICUS	WHITE FOLIAGE TREE

BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME	
CANDY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRICOLOR PRINCEPS	THORNLESS COMMON HONEYLOCUST
	LS	LIGULIDAVANAS SYRIACA FLUA	AMERICAN WHITE GLAZ
ORNAMENTAL TREES	AA	AMALANCHOCHOR CANADENSIS	ROBIN HILL SERVICE BERRY
	BN	BETULA NIGRA HERZFELDII	HERITAGE RIVER BIRCH
	CC	CORDON ROUGE	EASTERN RED CEDAR
	CV	CHONIA THUS VIRENS MEXICUS	WHITE FOLIAGE TREE

BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME	
CANDY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRICOLOR PRINCEPS	THORNLESS COMMON HONEYLOCUST
	LS	LIGULIDAVANAS SYRIACA FLUA	AMERICAN WHITE GLAZ
ORNAMENTAL TREES	AA	AMALANCHOCHOR CANADENSIS	ROBIN HILL SERVICE BERRY
	BN	BETULA NIGRA HERZFELDII	HERITAGE RIVER BIRCH
	CC	CORDON ROUGE	EASTERN RED CEDAR
	CV	CHONIA THUS VIRENS MEXICUS	WHITE FOLIAGE TREE

BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME	
CANDY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRICOLOR PRINCEPS	THORNLESS COMMON HONEYLOCUST
	LS	LIGULIDAVANAS SYRIACA FLUA	AMERICAN WHITE GLAZ
ORNAMENTAL TREES	AA	AMALANCHOCHOR CANADENSIS	ROBIN HILL SERVICE BERRY
	BN	BETULA NIGRA HERZFELDII	HERITAGE RIVER BIRCH
	CC	CORDON ROUGE	EASTERN RED CEDAR
	CV	CHONIA THUS VIRENS MEXICUS	WHITE FOLIAGE TREE

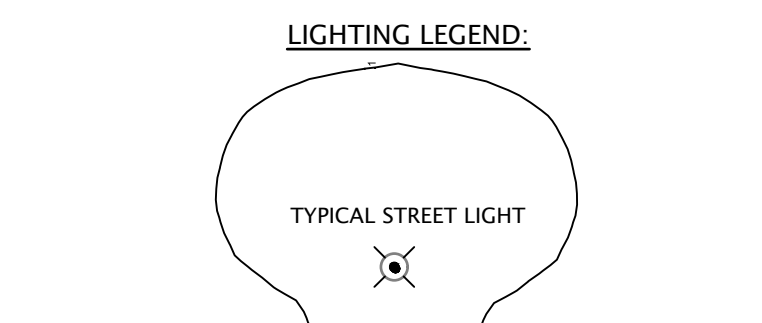
BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME	
CANDY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRICOLOR PRINCEPS	THORNLESS COMMON HONEYLOCUST
	LS	LIGULIDAVANAS SYRIACA FLUA	AMERICAN WHITE GLAZ
ORNAMENTAL TREES	AA	AMALANCHOCHOR CANADENSIS	ROBIN HILL SERVICE BERRY
	BN	BETULA NIGRA HERZFELDII	HERITAGE RIVER BIRCH
	CC	CORDON ROUGE	EASTERN RED CEDAR
	CV	CHONIA THUS VIRENS MEXICUS	WHITE FOLIAGE TREE

BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME	
CANDY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRICOLOR PRINCEPS	THORNLESS COMMON HONEYLOCUST
	LS	LIGULIDAVANAS SYRIACA FLUA	AMERICAN WHITE GLAZ
ORNAMENTAL TREES	AA	AMALANCHOCHOR CANADENSIS	ROBIN HILL SERVICE BERRY
	BN	BETULA NIGRA HERZFELDII	HERITAGE RIVER BIRCH
	CC	CORDON ROUGE	EASTERN RED CEDAR
	CV	CHONIA THUS VIRENS MEXICUS	WHITE FOLIAGE TREE

BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME	
CANDY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRICOLOR PRINCEPS	THORNLESS COMMON HONEYLOCUST
	LS	LIGULIDAVANAS SYRIACA FLUA	AMERICAN WHITE GLAZ
ORNAMENTAL TREES	AA	AMALANCHOCHOR CANADENSIS	ROBIN HILL SERVICE BERRY
	BN	BETULA NIGRA HERZFELDII	HERITAGE RIVER BIRCH
	CC	CORDON ROUGE	EASTERN RED CEDAR
	CV	CHONIA THUS VIRENS MEXICUS	WHITE FOLIAGE TREE

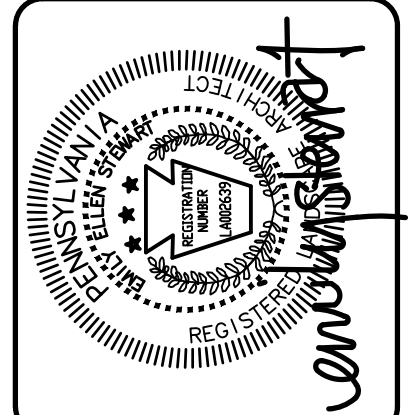
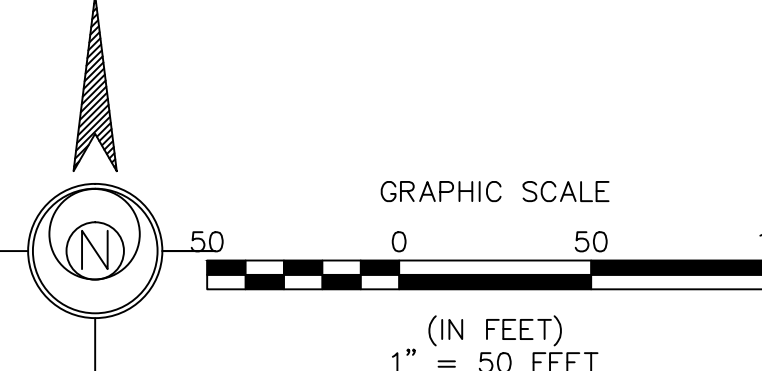
BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME	
CANDY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRICOLOR PRINCEPS	THORNLESS COMMON HONEYLOCUST
	LS	LIGULIDAVANAS SYRIACA FLUA	AMERICAN WHITE GLAZ
ORNAMENTAL TREES	AA	AMALANCHOCHOR CANADENSIS	ROBIN HILL SERVICE BERRY
	BN	BETULA NIGRA HERZFELDII	HERITAGE RIVER BIRCH
	CC	CORDON ROUGE	EASTERN RED CEDAR
	CV	CHONIA THUS VIRENS MEXICUS	WHITE FOLIAGE TREE

BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME	
CANDY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRICOLOR PRINCEPS	THORNLESS COMMON HONEYLOCUST
	LS	LIGULIDAVANAS SYRIACA FLUA	AMERICAN WHITE GLAZ
ORNAMENTAL TREES	AA	AMALANCHOCHOR CANADENSIS	ROBIN HILL SERVICE BERRY
	BN	BETULA NIGRA HERZFELDII	HERITAGE RIVER BIRCH
	CC	CORDON ROUGE	EASTERN RED CEDAR
	CV	CHONIA THUS VIRENS MEXICUS	WHITE FOLIAGE TREE



LANDSCAPE & LIGHTING NOTES:

1. NO TREE OR SHRUB SHALL BE PLACED CLOSER THAN 10 FT FROM ANY SIDE OR REAR OR PROPERTY LINE AND NO CLOSER THAN 5 FT FROM A STREET RIGHT OF WAY LINE.
2. 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.
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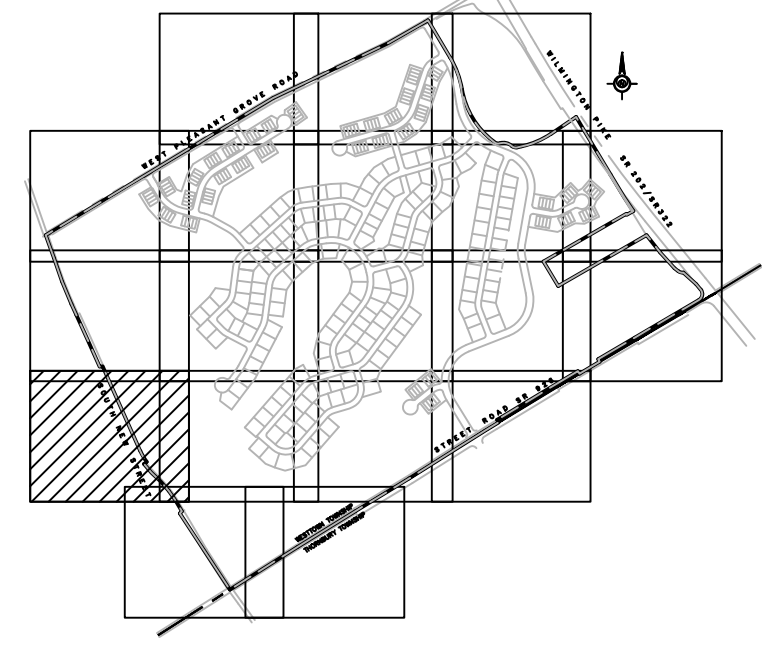
NO.	DESCRIPTION	REV.	DATE

LANDSCAPE AND LIGHTING PLAN

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/09/19	SCALE:	1" = 100'
DESIGN:	EES	DRAWN:	EES
JOB NO.:	4050	FILE NAME:	4050-S-LAND
REF. NO.:	SD09.13	SHEET NO.:	63 OF 71

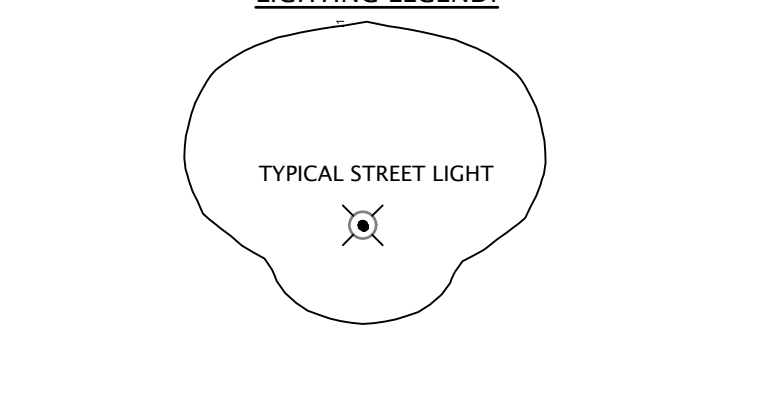
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LANDSCAPE LEGEND:

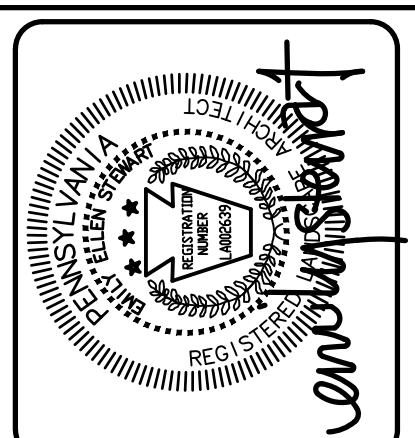
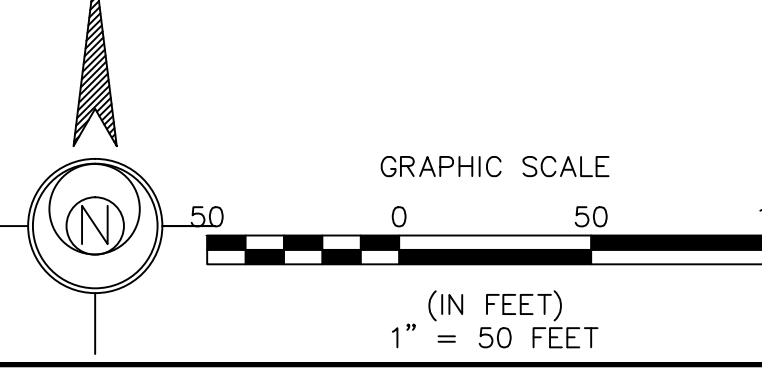
STREET FRONTAGE	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR ACER RUBRUM	RED MAPLE	
	AS ACER SACCHARINUM	SUGAR MAPLE	
	QT QUILICIA TRICOLOR THUNBERGII	THORNLESS COMMON HORNWOOD	
	QP QUERCUS FALLENB. '90	FRICK OAK	
	QB QUERCUS B. COCA	SWAMP WHITE OAK	
OR OAK	QUERCUS B. COCA	SWAMP WHITE OAK	
ORNAMENTAL TREES	AA ANEMONE FR. CANADENSIS 'ROBIN HILL'	ROBIN HILL SERVICE BERRY	
	BA BETULA NIGRA 'HERFAGE'	HERFAGE RIVER BIRCH	
	CC CHONIA THUS V. PACIFICUS	WHITE FERN TREE	
	CV CORYLIA V. VIRGINICA	FRUITFUL ENGLISH HAZEL	
	MY MALUS V. VIRGINICA	PRINCE OF WALES APPLE	
SHRUBS	CA CESTRUM AL. VIRENDA	RUBY SPICE CELESTRA	
	CO CORNUS RACEMOSA	GRAY DOGWOOD	
	HO HEDERA HELIX	WINTERCREEPER	
	IS ILEX GLABRA 'SUNSHINE GOLD'	SUNSHINE GOLD HOLLY	
	IN ILEX VIRGINICA 'NORFOLK'	NORFOLK HOLLY	
EVERGREEN TREES	IA ILEX VIRGINICA	AMERICAN HOLLY	
	JV JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	
	PS PRUNUS SP.	WINTER HONEYSUCKLE	
	ORNAMENTAL TREES	AC ANEMONE FR. CANADENSIS	SERVICE BERRY
		BA BETULA NIGRA 'HERFAGE'	HERFAGE RIVER BIRCH
CC CHONIA THUS V. PACIFICUS		WHITE FERN TREE	
CV CORYLIA V. VIRGINICA		FRUITFUL ENGLISH HAZEL	
MY MALUS V. VIRGINICA		PRINCE OF WALES APPLE	
SHRUBS	CA CESTRUM AL. VIRENDA	RUBY SPICE CELESTRA	
	CO CORNUS RACEMOSA	GRAY DOGWOOD	
	HO HEDERA HELIX	WINTERCREEPER	
	IS ILEX GLABRA 'SUNSHINE GOLD'	SUNSHINE GOLD HOLLY	
	IN ILEX VIRGINICA 'NORFOLK'	NORFOLK HOLLY	
BASIN TREES	AC ANEMONE FR. CANADENSIS	SERVICE BERRY	
	BA BETULA NIGRA 'HERFAGE'	HERFAGE RIVER BIRCH	
	CC CHONIA THUS V. PACIFICUS	WHITE FERN TREE	
	CV CORYLIA V. VIRGINICA	FRUITFUL ENGLISH HAZEL	
	MY MALUS V. VIRGINICA	PRINCE OF WALES APPLE	
SHRUBS	CA CESTRUM AL. VIRENDA	RUBY SPICE CELESTRA	
	CO CORNUS RACEMOSA	GRAY DOGWOOD	
	HO HEDERA HELIX	WINTERCREEPER	
	IS ILEX GLABRA 'SUNSHINE GOLD'	SUNSHINE GOLD HOLLY	
	IN ILEX VIRGINICA 'NORFOLK'	NORFOLK HOLLY	

LIGHTING LEGEND:



LANDSCAPE & LIGHTING NOTES:

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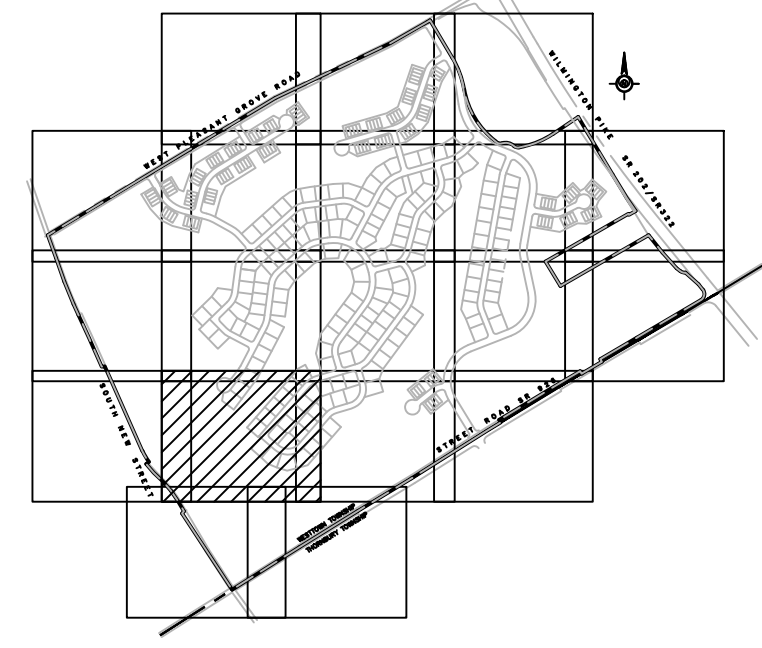
NO.	DATE	DESCRIPTION

LANDSCAPE AND LIGHTING PLAN

THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19 SCALE: 1" = 100'
 DESIGN: EES DRAWN: EES
 JOB NO.: 4050 FILE NAME: 4050-S-LAND
 REF. NO.: SD09.14
 SHEET NO.: 64 OF 71

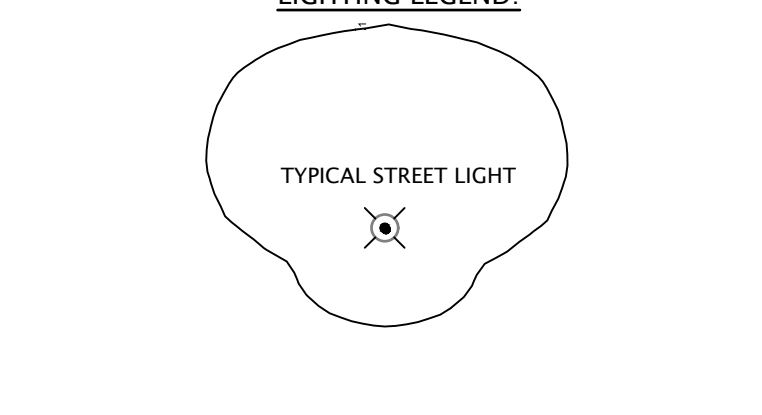
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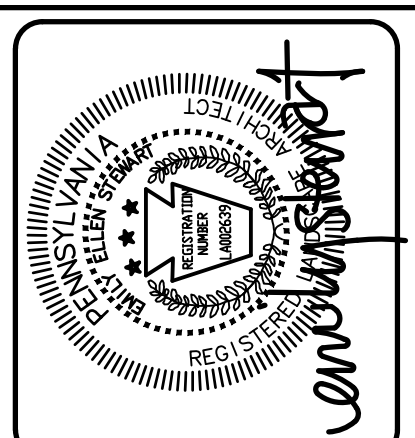
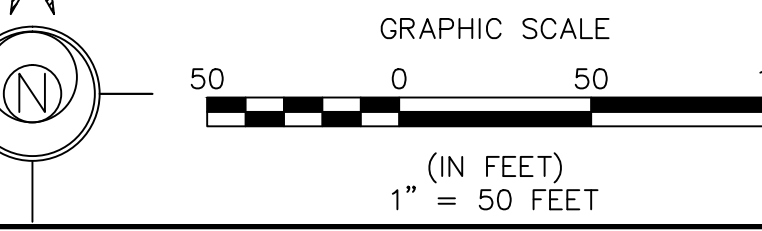
STREET FRONTAGE	BOTANICAL NAME	COMMON NAME		
CANOPY TREES	AR	ACER RUBRUM	RED MAPLE	
	AS	ACER SACCHARINUM	SUGAR MAPLE	
	QT	QUERCUS TRILICATA	THORNLESS COMMON HICKORY	
	QP	QUERCUS PRINUS	PINK OAK	
	QW	QUERCUS ROBUR	SWAMP WHITE OAK	
ORNBARKED TREES	AA	AMELANCHIER CANADENSIS	ROBIN HILL SERVICE BERRY	
	BA	BETULA NIGRA	HERITAGE RIVER BIRCH	
	CC	CORDON ROUGE	WHITE FERN TREE	
	CV	CHIONANTHUS VIRGATUS	PRAMMIRE CRAB APPLE	
SHRUBS	CA	CESTRUM ALBIFLORA	SUMMERSWEET CESTRUM	
	CR	CONIUM MACULOSA	GRAY DOGWOOD	
	IN	IMPATIENS	WITCH HELL	
	IS	IRIS	IRIS	
	IV	IVY	IVY	
EVERGREEN TREES	IA	IRIS	AMERICAN IRIS	
	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	
	PS	PRUNUS	WINTER HOLE	
	ORNBARKED TREES	AA	AMELANCHIER CANADENSIS	ROBIN HILL SERVICE BERRY
		BA	BETULA NIGRA	HERITAGE RIVER BIRCH
CC		CORDON ROUGE	WHITE FERN TREE	
CV		CHIONANTHUS VIRGATUS	PRAMMIRE CRAB APPLE	
CT		CONIUM MACULOSA	GRAY DOGWOOD	
SHRUBS	CA	CESTRUM ALBIFLORA	SUMMERSWEET CESTRUM	
	CR	CONIUM MACULOSA	GRAY DOGWOOD	
	IN	IMPATIENS	WITCH HELL	
	IS	IRIS	IRIS	
	IV	IVY	IVY	
TREES	AC	ACER RUBRUM	RED MAPLE	
	AS	ACER SACCHARINUM	SUGAR MAPLE	
	BA	BETULA NIGRA	HERITAGE RIVER BIRCH	
	CC	CORDON ROUGE	WHITE FERN TREE	
	CV	CHIONANTHUS VIRGATUS	PRAMMIRE CRAB APPLE	
SHRUBS	CA	CESTRUM ALBIFLORA	SUMMERSWEET CESTRUM	
	CR	CONIUM MACULOSA	GRAY DOGWOOD	
	IN	IMPATIENS	WITCH HELL	
	IS	IRIS	IRIS	
	IV	IVY	IVY	

LIGHTING LEGEND:



LANDSCAPE & LIGHTING NOTES:

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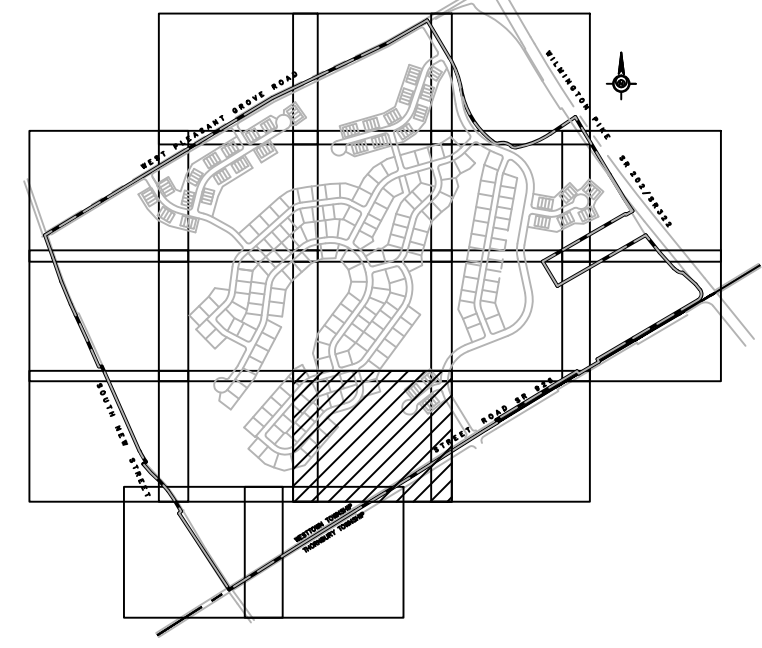
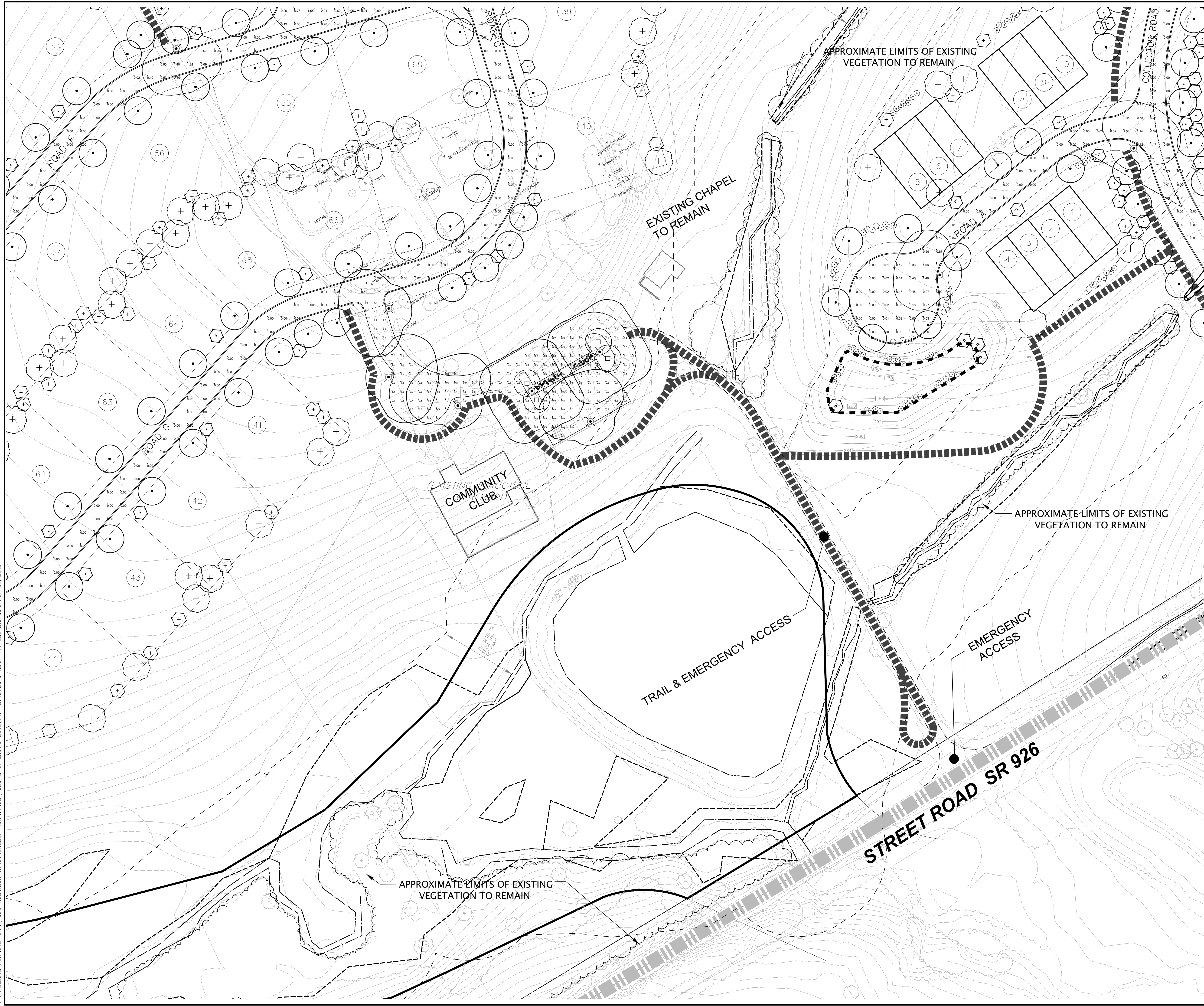
NO.	DESCRIPTION	REV.	DATE

LANDSCAPE AND LIGHTING PLAN

THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19 SCALE: 1" = 100'
 DESIGN: EES DRAWN: EES
 JOB NO.: 4050 FILE NAME: 4050-S-LAND
 REF. NO.: SD09.15
 SHEET NO.: 65 OF 71

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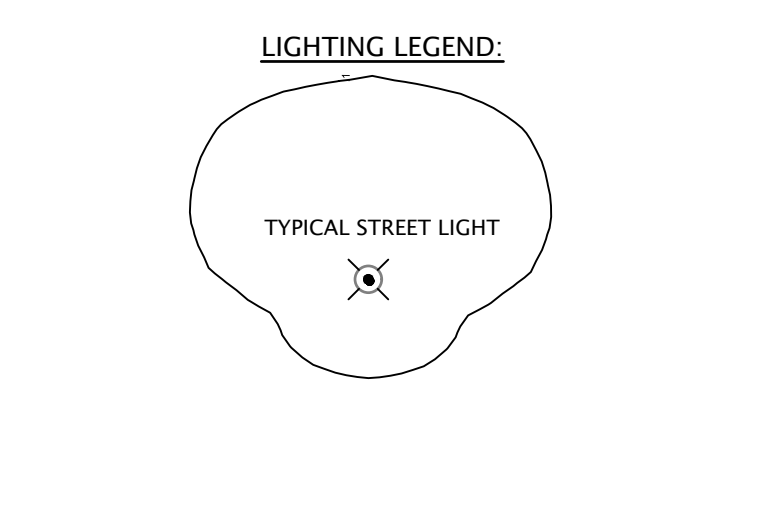
STREET FRONTAGE	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRICALCARIS PNEUNIS	THORNLESS COMMON HORNWOOD
	LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
ORNAMENTAL TREES	AA	AMELANCHIER CANADENSIS	REDTILED DOGWOOD
	BN	BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
	CV	CHIONANTHUS VIRGATUS	WHITE FURNACE TREE
	MY	MALUS A CRATAEGUS	PRAMMIRE CRAB APPLE
SHRUBS	CA	CETEIVA AL VIRELLA	SUMMERSWEET CESTRUM
	IS	IRIS GERANIIFLORA	SWEET IRIS
	IT	ITEA VIRGINICA	SWAMP WHITE OAK
	PR	PRUNUS LACINIOSA	BLACK CHERRY

ON LOT	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRICALCARIS PNEUNIS	THORNLESS COMMON HORNWOOD
	LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
ORNAMENTAL TREES	AA	AMELANCHIER CANADENSIS	REDTILED DOGWOOD
	BN	BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
	CV	CHIONANTHUS VIRGATUS	WHITE FURNACE TREE
	MY	MALUS A CRATAEGUS	PRAMMIRE CRAB APPLE
SHRUBS	CA	CETEIVA AL VIRELLA	SUMMERSWEET CESTRUM
	IS	IRIS GERANIIFLORA	SWEET IRIS
	IT	ITEA VIRGINICA	SWAMP WHITE OAK
	PR	PRUNUS LACINIOSA	BLACK CHERRY

BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRICALCARIS PNEUNIS	THORNLESS COMMON HORNWOOD
	LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
EVERGREEN TREES	IA	IRIS GERANIIFLORA	SWEET IRIS
	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	PS	PRUNUS SPINOSA	BLACK THORN
	PC	PRUNUS CERASIFERA	CHERRY
ORNAMENTAL TREES	AA	AMELANCHIER CANADENSIS	REDTILED DOGWOOD
	BN	BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
	CV	CHIONANTHUS VIRGATUS	WHITE FURNACE TREE
	MY	MALUS A CRATAEGUS	PRAMMIRE CRAB APPLE
SHRUBS	CA	CETEIVA AL VIRELLA	SUMMERSWEET CESTRUM
	IS	IRIS GERANIIFLORA	SWEET IRIS
	IT	ITEA VIRGINICA	SWAMP WHITE OAK
	PR	PRUNUS LACINIOSA	BLACK CHERRY

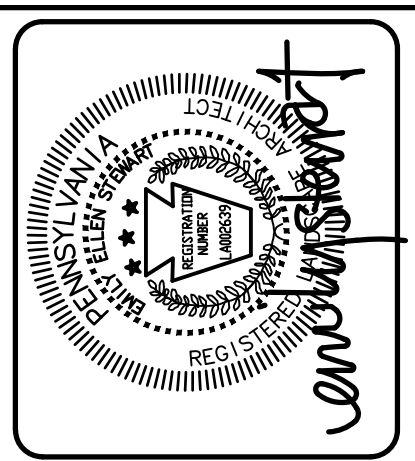
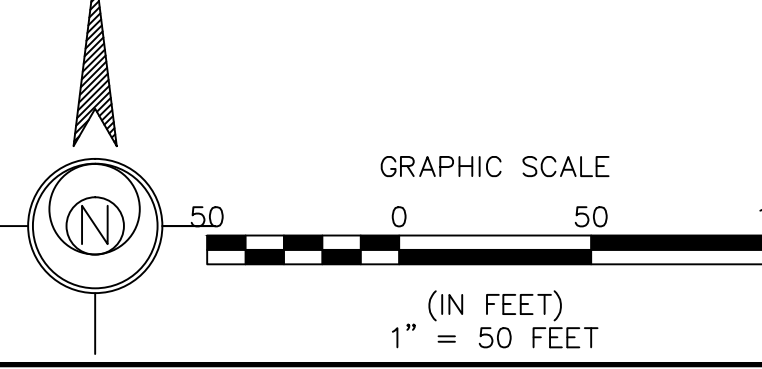
BASIN TREES	BOTANICAL NAME	COMMON NAME	
TREES	AC	ACER RUBRUM	RED MAPLE
	BN	BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
	IA	IRIS GERANIIFLORA	SWEET IRIS
	LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
SHRUBS	CA	CETEIVA AL VIRELLA	SUMMERSWEET CESTRUM
	IS	IRIS GERANIIFLORA	SWEET IRIS
	IT	ITEA VIRGINICA	SWAMP WHITE OAK
	PR	PRUNUS LACINIOSA	BLACK CHERRY

BASIN TREES	BOTANICAL NAME	COMMON NAME	
TREES	AC	ACER RUBRUM	RED MAPLE
	BN	BETULA NIGRA HERITAGE	HERITAGE RIVER BIRCH
	IA	IRIS GERANIIFLORA	SWEET IRIS
	LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
SHRUBS	CA	CETEIVA AL VIRELLA	SUMMERSWEET CESTRUM
	IS	IRIS GERANIIFLORA	SWEET IRIS
	IT	ITEA VIRGINICA	SWAMP WHITE OAK
	PR	PRUNUS LACINIOSA	BLACK CHERRY



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5. PLAN REFERENCES LIGHTING DESIGN & INFORMATION PROVIDED BY: LIGHTING DESIGNS BY DUGAN, DATED 8/14/2019, SHEET 1 OF 1. ADDITIONAL LIGHTING TO BE PROVIDED AS REQUESTED BY THE TOWNSHIP.



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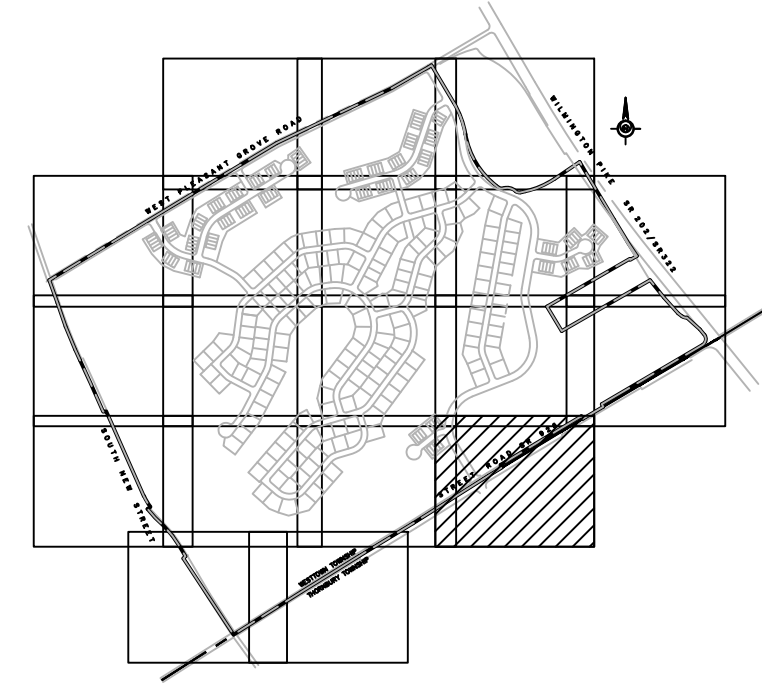
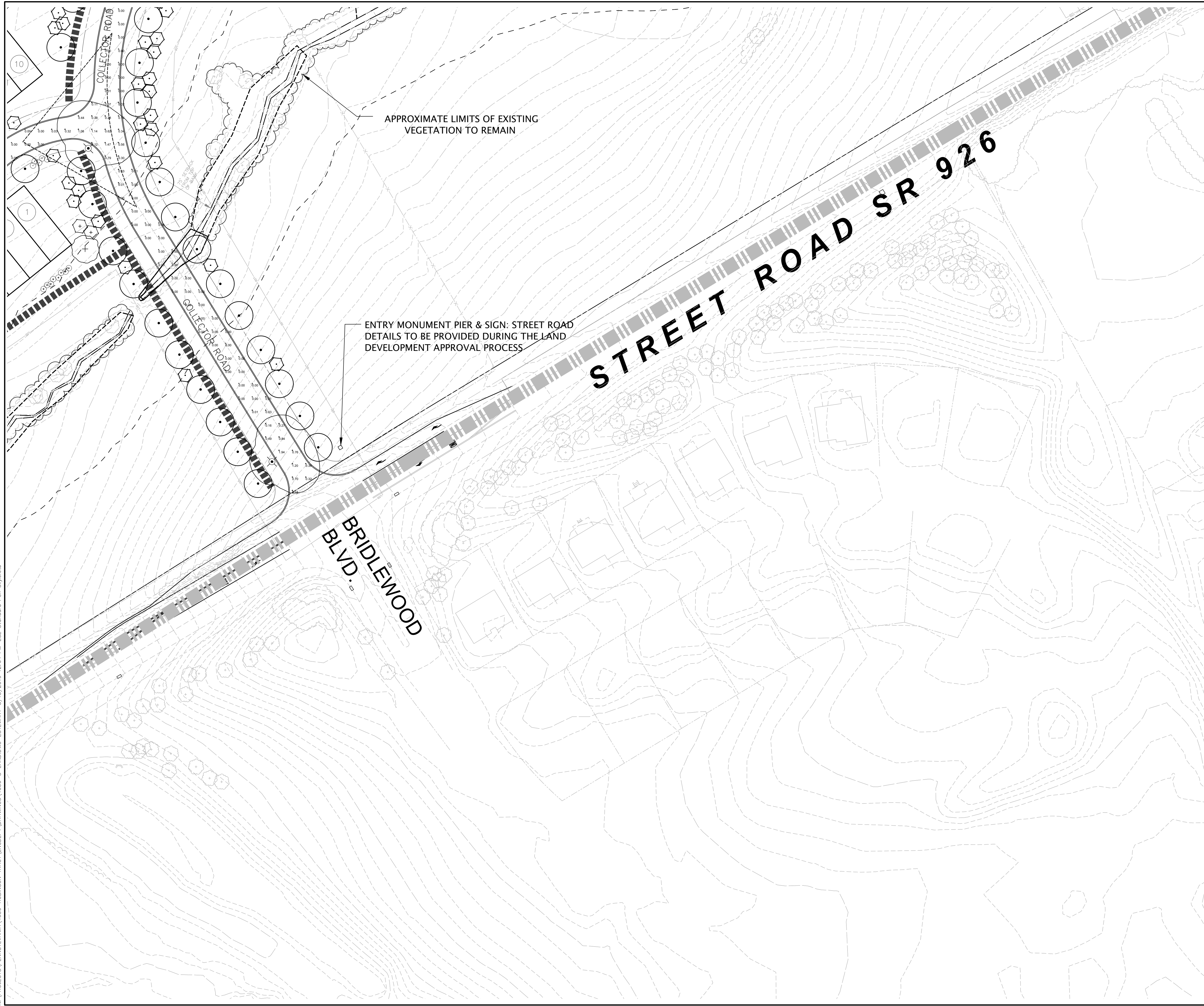
NO.	DESCRIPTION	REV.	DATE

LANDSCAPE AND LIGHTING PLAN

THE ROBINSON TRACT
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: 1" = 100'
DESIGN: EES	DRAWN: EES
JOB NO.: 4050	FILE NAME: 4050-S-LAND
REF. NO.: SD09.16	SHEET NO.: 66 OF 71

N:\PROJECTS\PENNSYLVANIA\4050-ROBINSON TRACT\ENGINEERING\DRAWINGS\4050-S-LAND\DWG-ESTIMATE-8/15/2019 12:04 PM-ESE-Standard Pen Style.ctb



LANDSCAPE LEGEND:

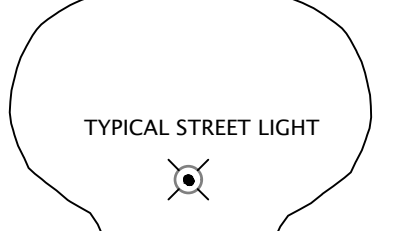
STREET FRONTAGE	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA	THORNLESS COMMON HONEYLOCUST
	QP	QUERCUS PAULSTRIATA	FRONTSIDE OAK
	QA	QUERCUS ALBA	WHITE OAK
ORNBARK TREES	AA	AMELANCHOPE CANADENSIS	ROBINA
	BA	BETULA NIGRA	HERITAGE SWAMP BIRCH
	CV	CHONIA THUS VIRENS	WHITE FERNET TREE
	MY	MYRTUS QUINQUEFIDA	PRAMIETINE CRAB APPLE
	CA	CARYOPHTERIS ALATA	RED SPICE CEDAR
SHRUBS	IS	ILEX GLABRA	SHAWBERRY HOLLY
	IT	ITEA VIRGINICA	WINTER GREEN
	PR	PRUNUS LACINIOSA	PRUNELLA
	PI	PIERIS ARNICA	PIERIS
	VD	VIBURNUM SP.	VIBURNUM

ON LOT	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA	THORNLESS COMMON HONEYLOCUST
	LS	LIRIODENDRON SYRIACA	AMERICAN SWEET GUM
	LP	LIRIODENDRON PLUMIFERA	TULIP TREE
ORNBARK TREES	AA	AMELANCHOPE CANADENSIS	ROBINA
	BA	BETULA NIGRA	HERITAGE SWAMP BIRCH
	CV	CHONIA THUS VIRENS	WHITE FERNET TREE
	MY	MYRTUS QUINQUEFIDA	PRAMIETINE CRAB APPLE
	CA	CARYOPHTERIS ALATA	RED SPICE CEDAR
SHRUBS	IS	ILEX GLABRA	SHAWBERRY HOLLY
	IT	ITEA VIRGINICA	WINTER GREEN
	PR	PRUNUS LACINIOSA	PRUNELLA
	PI	PIERIS ARNICA	PIERIS
	VD	VIBURNUM SP.	VIBURNUM

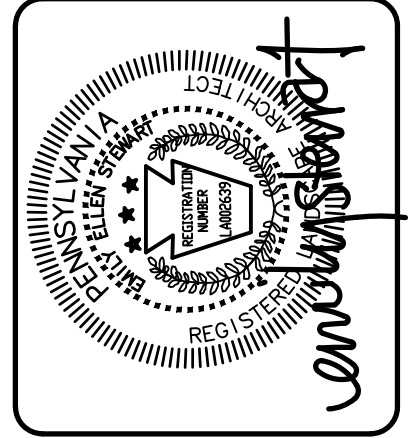
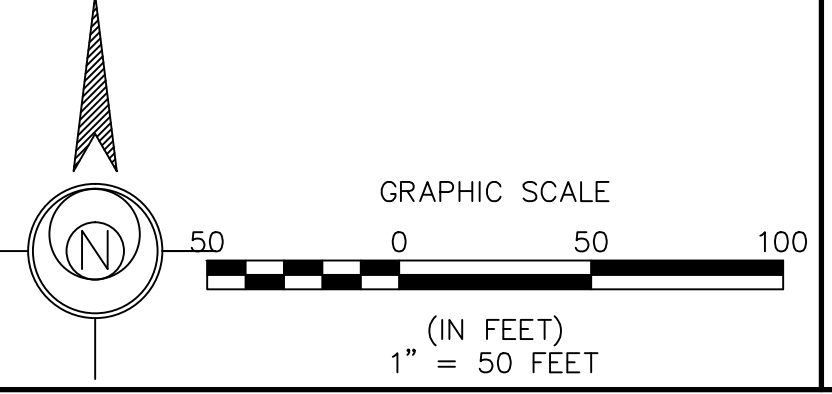
BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME		
CANOPY TREES	AR	ACER RUBRUM	RED MAPLE	
	AS	ACER SACCHARINUM	SUGAR MAPLE	
	QT	QUERCUS TRILICATA	THORNLESS COMMON HONEYLOCUST	
	LS	LIRIODENDRON SYRIACA	AMERICAN SWEET GUM	
	LP	LIRIODENDRON PLUMIFERA	TULIP TREE	
EVERGREEN TREES	IA	IPSEMA	AMERICAN HOLY	
	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	
	PS	PRUNUS SP.	WINTER HOLY	
	ORNBARK TREES	AA	AMELANCHOPE CANADENSIS	ROBINA
		BA	BETULA NIGRA	HERITAGE SWAMP BIRCH
CV		CHONIA THUS VIRENS	WHITE FERNET TREE	
MY		MYRTUS QUINQUEFIDA	PRAMIETINE CRAB APPLE	
CA		CARYOPHTERIS ALATA	RED SPICE CEDAR	
SHRUBS	IS	ILEX GLABRA	SHAWBERRY HOLLY	
	IT	ITEA VIRGINICA	WINTER GREEN	
	PR	PRUNUS LACINIOSA	PRUNELLA	
	PI	PIERIS ARNICA	PIERIS	
	VD	VIBURNUM SP.	VIBURNUM	

BASIN TREES	BOTANICAL NAME	COMMON NAME	
TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA	THORNLESS COMMON HONEYLOCUST
	LS	LIRIODENDRON SYRIACA	AMERICAN SWEET GUM
	LP	LIRIODENDRON PLUMIFERA	TULIP TREE
SHRUBS	IS	ILEX GLABRA	SHAWBERRY HOLLY
	IT	ITEA VIRGINICA	WINTER GREEN
	PR	PRUNUS LACINIOSA	PRUNELLA
	PI	PIERIS ARNICA	PIERIS
	VD	VIBURNUM SP.	VIBURNUM

LIGHTING LEGEND:



- LANDSCAPE & LIGHTING NOTES:**
- NO TREE OR SHRUB SHALL BE PLACED CLOSER THAN 10 FT FROM ANY SIDE OR REAR OR PROPERTY LINE AND NO CLOSER THAN 5 FT FROM A STREET RIGHT OF WAY LINE.
 - 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.
 - LANDSCAPE PLAN IS CONCEPTUAL. EXACT LOCATION AND SPECIES TO BE COORDINATED WITH MORE DETAILED GRADING & UTILITY PLANS DURING THE LAND DEVELOPMENT APPROVAL PROCESS.
 - SEE SHEET SD09.21 FOR PLANTING DETAILS & SCHEDULE.
 - PLAN REFERENCES LIGHTING DESIGN & INFORMATION PROVIDED BY: LIGHTING DESIGNS BY DUGAN, DATED 8/14/2019, SHEET 1 OF 1. ADDITIONAL LIGHTING TO BE PROVIDED AS REQUESTED BY THE TOWNSHIP.



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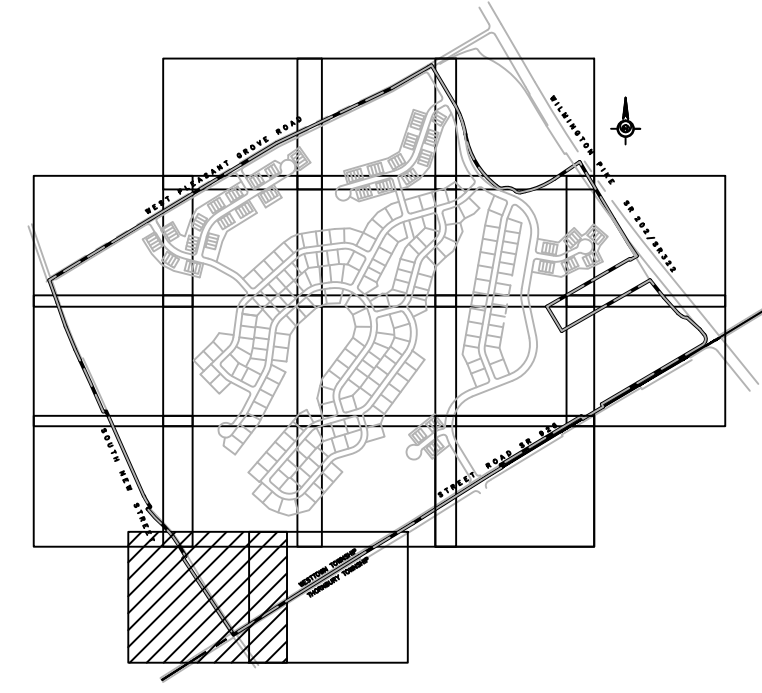
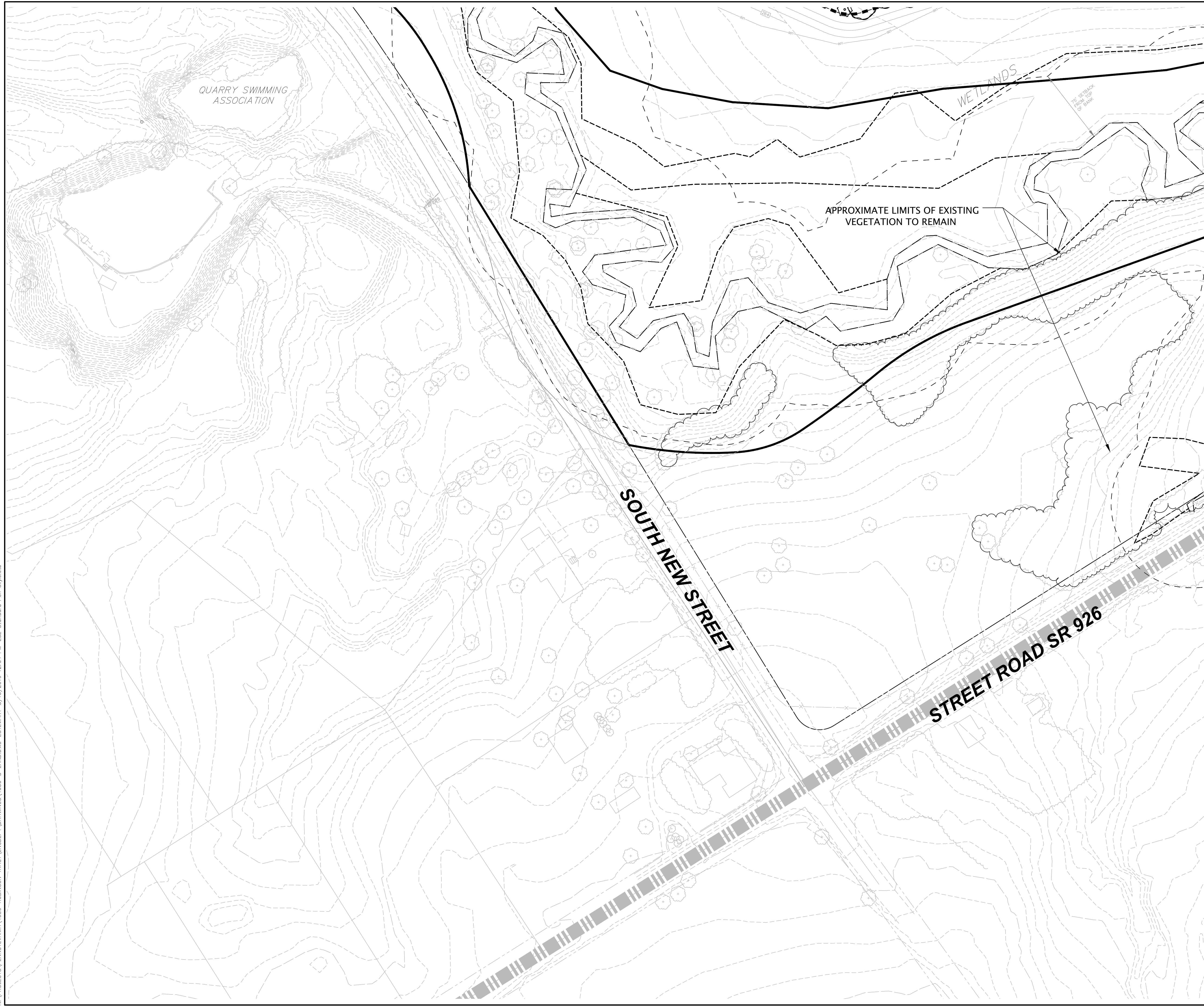
REV.	DATE	DESCRIPTION

LANDSCAPE AND LIGHTING PLAN

THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: 1" = 100'
DESIGN: EES	DRAWN: EES
JOB NO.: 4050	FILE NAME: 4050-S-LAND
REF. NO.: SD09.17	SHEET NO.: 67 OF 71

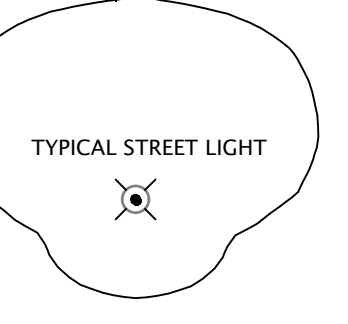
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LANDSCAPE LEGEND:

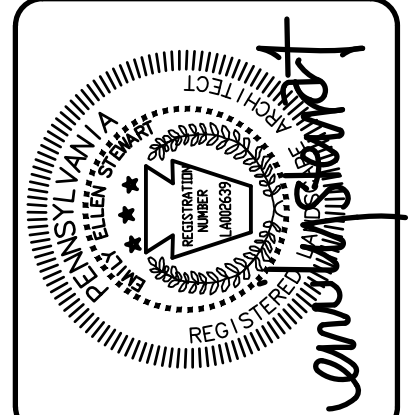
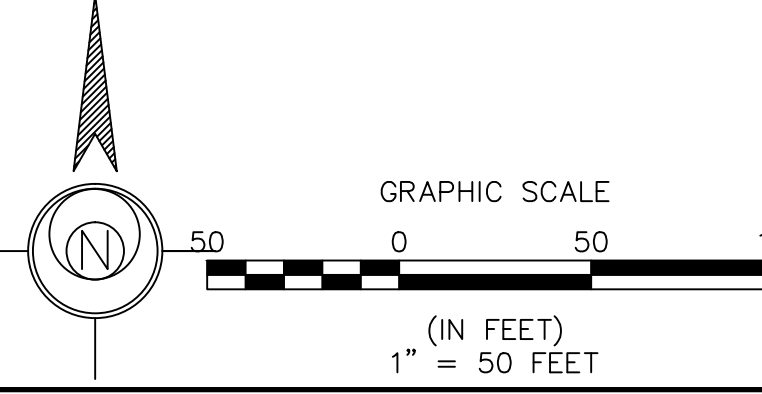
STREET FRONTAGE	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRICOLOR	THORNLESS COMMON HONEYLOCUST
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
	OP QUERCUS PALMIS	SWAMP WHITE OAK
ORNAMENTAL TREES	AA AMELANCHIER CANADENSIS	REDWING
BN BETULA NIGRA	HERITAGE RIVER BIRCH	
CV CHIONANTHUS VIRIDIFLORUS	WHITE FLOWERS	
MY MALUS X VIBURNUM	PRAMMIRE CRABAPPLE	
SHRUBS	CA CESTRUM ALBIFLORUM	SUMMERWAX
	OR ORNITHOGALON	STARBUCK HOLLY
	IT ILEX VIRGINICA	WINTER GREEN
	PR PRUNUS LACINIOSA	CHERRY LAUREL
	VB VIBURNUM BURKWOODI	ARROWWOOD
ON LOT	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRICOLOR	THORNLESS COMMON HONEYLOCUST
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
	OP QUERCUS PALMIS	SWAMP WHITE OAK
ORNAMENTAL TREES	AA AMELANCHIER CANADENSIS	REDWING
BN BETULA NIGRA	HERITAGE RIVER BIRCH	
CV CHIONANTHUS VIRIDIFLORUS	WHITE FLOWERS	
MY MALUS X VIBURNUM	PRAMMIRE CRABAPPLE	
SHRUBS	CA CESTRUM ALBIFLORUM	SUMMERWAX
	OR ORNITHOGALON	STARBUCK HOLLY
	IT ILEX VIRGINICA	WINTER GREEN
	PR PRUNUS LACINIOSA	CHERRY LAUREL
	VB VIBURNUM BURKWOODI	ARROWWOOD
BUFFER & OPEN SPACE	BOTANICAL NAME	COMMON NAME
CANOPY TREES	AR ACER RUBRUM	RED MAPLE
	AS ACER SACCHARINUM	SUGAR MAPLE
	QT QUERCUS TRICOLOR	THORNLESS COMMON HONEYLOCUST
	LS LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM
	OP QUERCUS PALMIS	SWAMP WHITE OAK
ORNAMENTAL TREES	IA ILEX OPACUS	AMERICAN HOLLY
JV JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	
PH PRUNUS SPINOSA	WINTER THORN	
SHRUBS	CA CESTRUM ALBIFLORUM	SUMMERWAX
	OR ORNITHOGALON	STARBUCK HOLLY
	IT ILEX VIRGINICA	WINTER GREEN
	PR PRUNUS LACINIOSA	CHERRY LAUREL
	VB VIBURNUM BURKWOODI	ARROWWOOD
BASIN TREES	BOTANICAL NAME	COMMON NAME
AR ACER RUBRUM	RED MAPLE	
BN BETULA NIGRA	HERITAGE RIVER BIRCH	
JV JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	
LS LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEET GUM	
OP QUERCUS PALMIS	SWAMP WHITE OAK	
ORNAMENTAL TREES	AA AMELANCHIER CANADENSIS	REDWING
BN BETULA NIGRA	HERITAGE RIVER BIRCH	
CV CHIONANTHUS VIRIDIFLORUS	WHITE FLOWERS	
MY MALUS X VIBURNUM	PRAMMIRE CRABAPPLE	
SHRUBS	CA CESTRUM ALBIFLORUM	SUMMERWAX
	OR ORNITHOGALON	STARBUCK HOLLY
	IT ILEX VIRGINICA	WINTER GREEN
	PR PRUNUS LACINIOSA	CHERRY LAUREL
	VB VIBURNUM BURKWOODI	ARROWWOOD

LIGHTING LEGEND:



LANDSCAPE & LIGHTING NOTES:

- NO TREE OR SHRUB SHALL BE PLACED CLOSER THAN 10 FT FROM ANY SIDE OR REAR OR PROPERTY LINE AND NO CLOSER THAN 5 FT FROM A STREET RIGHT OF WAY LINE.
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- PLAN REFERENCES LIGHTING DESIGN & INFORMATION PROVIDED BY: LIGHTING DESIGNS BY DUGAN, DATED 8/14/2019, SHEET 1 OF 1. ADDITIONAL LIGHTING TO BE PROVIDED AS REQUESTED BY THE TOWNSHIP.



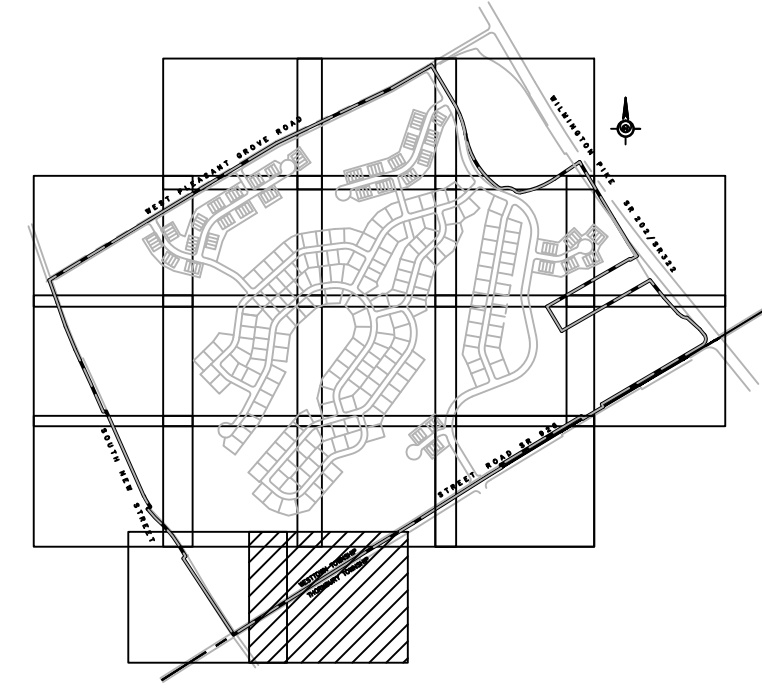
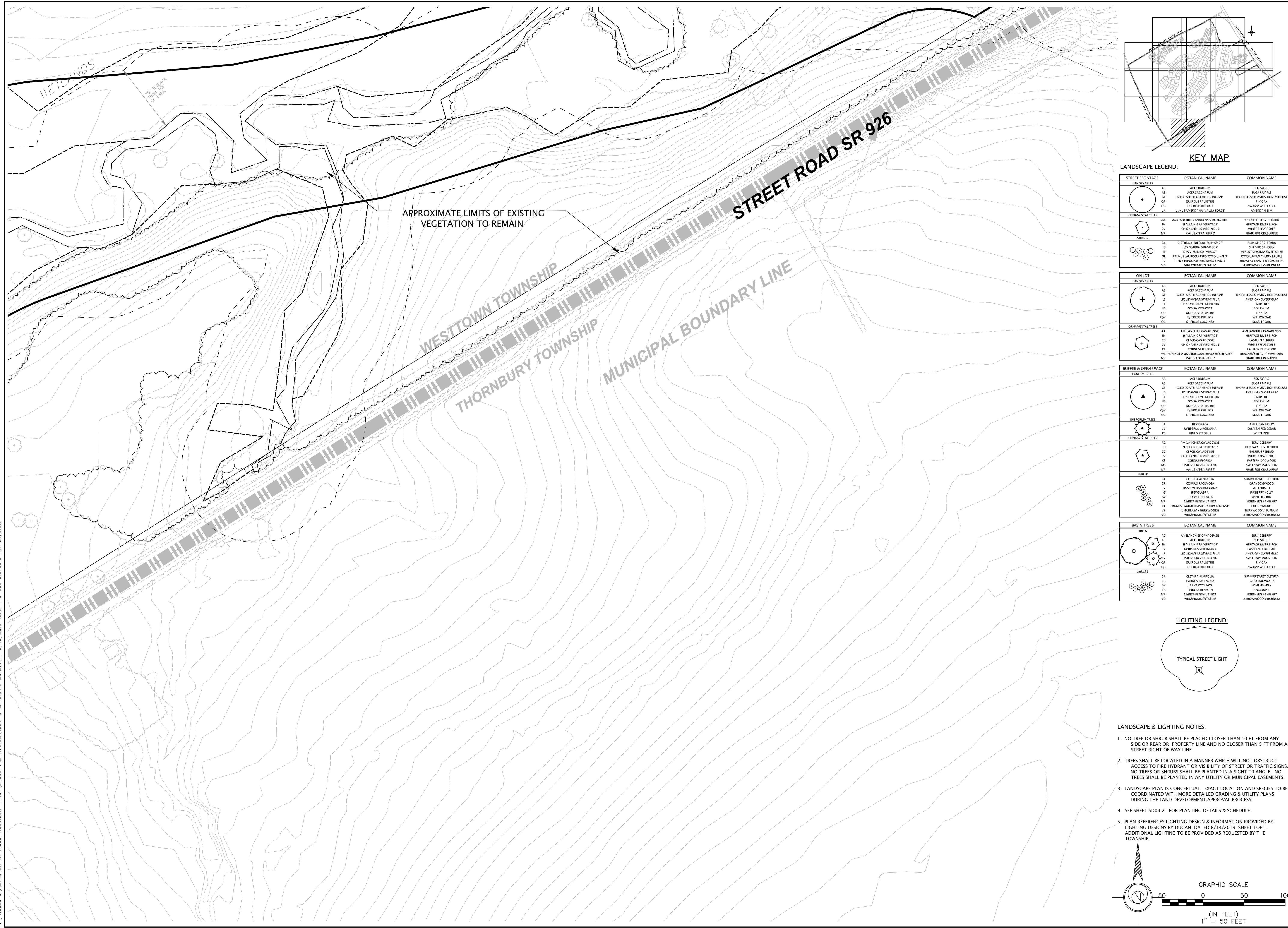
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 T: 215-914-2050

REV.	DATE	DESCRIPTION

LANDSCAPE AND LIGHTING PLAN
THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/09/19	SCALE:	1" = 100'
DESIGN:	EES	DRAWN:	EES
JOB NO.:	4050	FILE NAME:	4050-S-LAND
REF. NO.:	SD09.18	SHEET NO.:	68 OF 71

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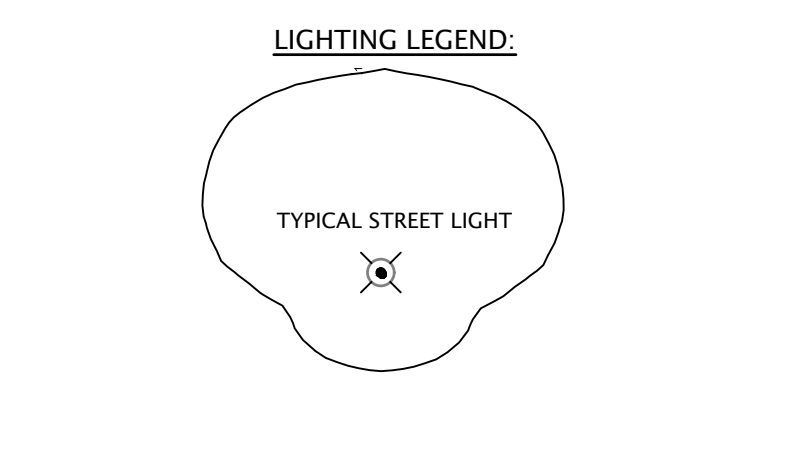


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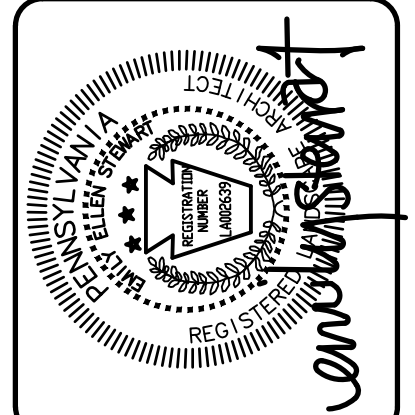
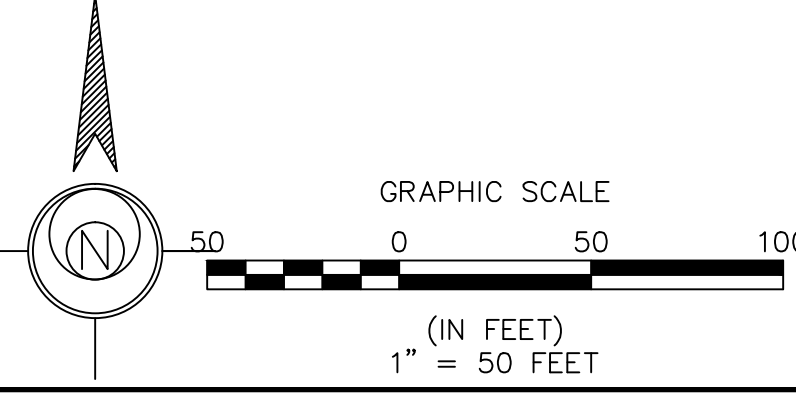
STREET FRONTAGE	BOTANICAL NAME	COMMON NAME	
CANOPY TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA FUSCA	THORNLESS COMMON HICKORY
	QP	QUERCUS PALMIS	PINE OAK
	QB	QUERCUS BICOLOR	SWAMP WHITE OAK
OR	ORNITHOCEPHALUS	AMERICAN ELM	
ORNBARKED TREES	AA	AMELANCHIER CANADENSIS	SPRING GREEN
	BR	BETULA NIGRA	HERITAGE RIVER BIRCH
	CV	CHONIA THUS VIRENS	WHITE FERN TREE
	MS	MALUS SIBIRICA	PRINCE OF WALES
	MT	MALUS X VIBURNUM	PRINCE OF WALES
SHRUBS	CA	CETEHRUM ALBIFLORUM	RUSSIAN SPICE CEDAR
	IS	ILEX GLABRA	SHAWNEE HOLLY
	IT	ITEA VIRGINICA	WINTER GREEN
	PR	PRUNUS LACINIOSA	CHERRY BLOSSOM
	VB	VIBURNUM BURSARUM	ARROWWOOD
ON LOT	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA FUSCA	THORNLESS COMMON HICKORY
	LS	LIRIODENDRON SYRIACA	AMERICAN WHITE GUM
	LT	LIRIODENDRON TULIPIFERA	TULIP TREE
ORNBARKED TREES	AA	AMELANCHIER CANADENSIS	SPRING GREEN
	BR	BETULA NIGRA	HERITAGE RIVER BIRCH
	CV	CHONIA THUS VIRENS	WHITE FERN TREE
	MS	MALUS SIBIRICA	PRINCE OF WALES
	MT	MALUS X VIBURNUM	PRINCE OF WALES
SHRUBS	CA	CETEHRUM ALBIFLORUM	RUSSIAN SPICE CEDAR
	IS	ILEX GLABRA	SHAWNEE HOLLY
	IT	ITEA VIRGINICA	WINTER GREEN
	PR	PRUNUS LACINIOSA	CHERRY BLOSSOM
	VB	VIBURNUM BURSARUM	ARROWWOOD
BUFFER & OPEN SPACE	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA FUSCA	THORNLESS COMMON HICKORY
	LS	LIRIODENDRON SYRIACA	AMERICAN WHITE GUM
	LT	LIRIODENDRON TULIPIFERA	TULIP TREE
EVERGREEN TREES	IA	IREX ORNATA	AMERICAN HOLLY
	JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
	PS	PRUNUS STIMULIS	WINTER HOLE
	AC	AMELANCHIER CANADENSIS	SPRING GREEN
	BR	BETULA NIGRA	HERITAGE RIVER BIRCH
SHRUBS	CA	CETEHRUM ALBIFLORUM	RUSSIAN SPICE CEDAR
	IS	ILEX GLABRA	SHAWNEE HOLLY
	IT	ITEA VIRGINICA	WINTER GREEN
	PR	PRUNUS LACINIOSA	CHERRY BLOSSOM
	VB	VIBURNUM BURSARUM	ARROWWOOD
BASIN TREES	AR	ACER RUBRUM	RED MAPLE
	AS	ACER SACCHARINUM	SUGAR MAPLE
	QT	QUERCUS TRILICATA FUSCA	THORNLESS COMMON HICKORY
	LS	LIRIODENDRON SYRIACA	AMERICAN WHITE GUM
	LT	LIRIODENDRON TULIPIFERA	TULIP TREE
SHRUBS	CA	CETEHRUM ALBIFLORUM	RUSSIAN SPICE CEDAR
	IS	ILEX GLABRA	SHAWNEE HOLLY
	IT	ITEA VIRGINICA	WINTER GREEN
	PR	PRUNUS LACINIOSA	CHERRY BLOSSOM
	VB	VIBURNUM BURSARUM	ARROWWOOD

LIGHTING LEGEND:

SYMBOL	DESCRIPTION
(Circle with crosshair)	TYPICAL STREET LIGHT



- LANDSCAPE & LIGHTING NOTES:**
- NO TREE OR SHRUB SHALL BE PLACED CLOSER THAN 10 FT FROM ANY SIDE OR REAR OR PROPERTY LINE AND NO CLOSER THAN 5 FT FROM A STREET RIGHT OF WAY LINE.
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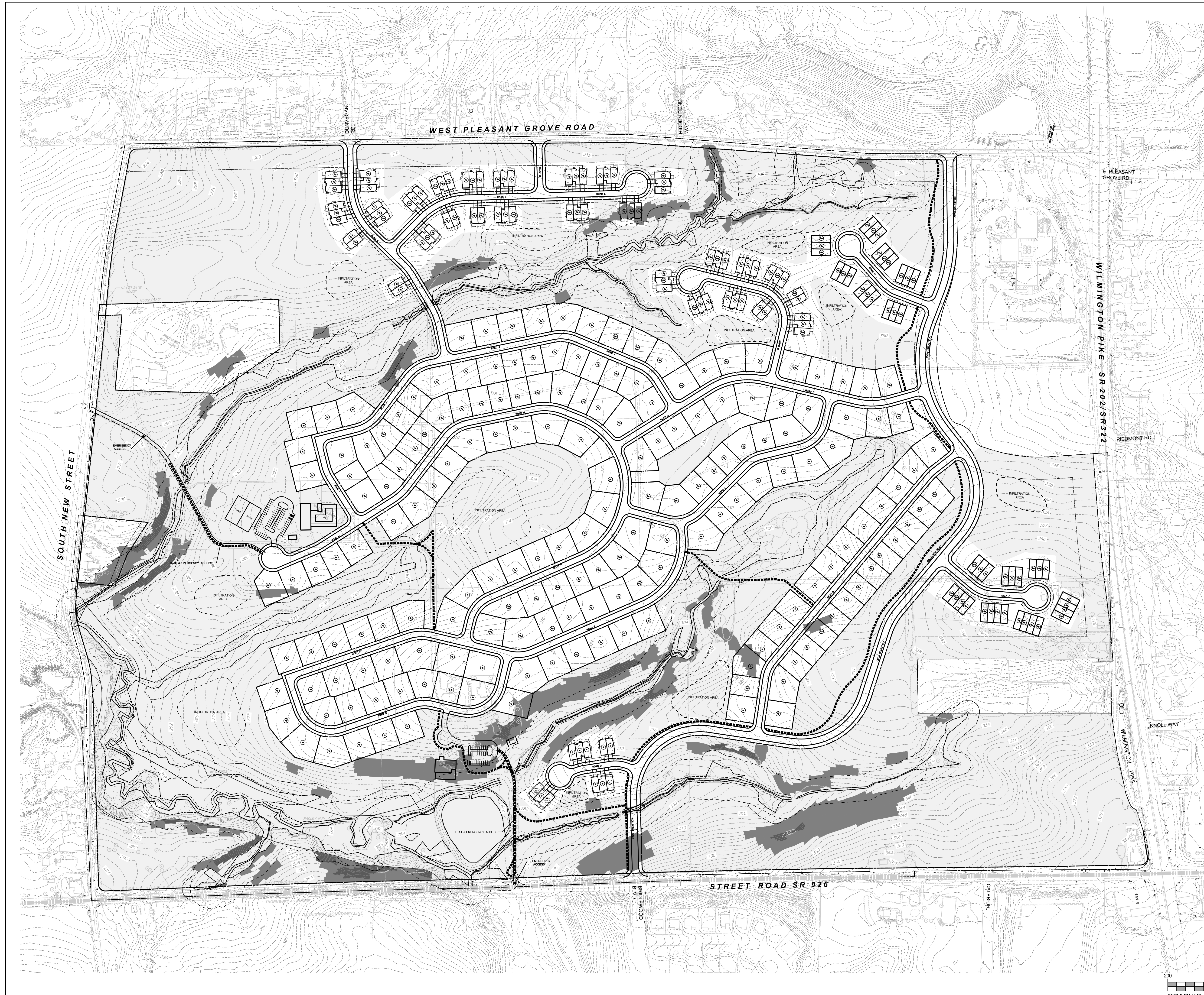


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 250 Gibraltar Road • Suite 2E • Horsham, PA 19044
 T: 215-914-2050

REV.	DATE	DESCRIPTION

LANDSCAPE AND LIGHTING PLAN
THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE:	08/09/19	SCALE:	1" = 100'
DESIGN:	EES	DRAWN:	EES
JOB NO.:	4050	FILE NAME:	4050-S-LAND
REF. NO.:	SD09.19	SHEET NO.:	69 OF 71



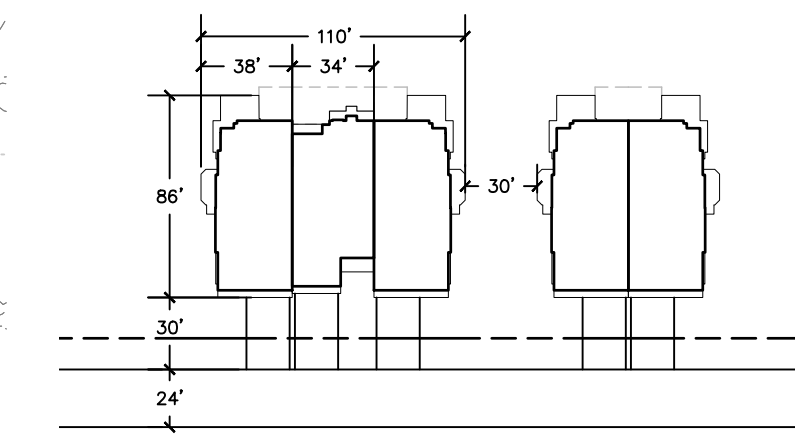
SITE DATA:
 CURRENT ZONING: A/C AGRICULTURAL CLUSTER RESIDENTIAL DISTRICT & R-1
 PROPOSED: FLEXIBLE DEVELOPMENT OPTION

GROSS SITE AREA: 322.36 ACRES
 TRACT (NET) ACREAGE: 290.20 ACRES

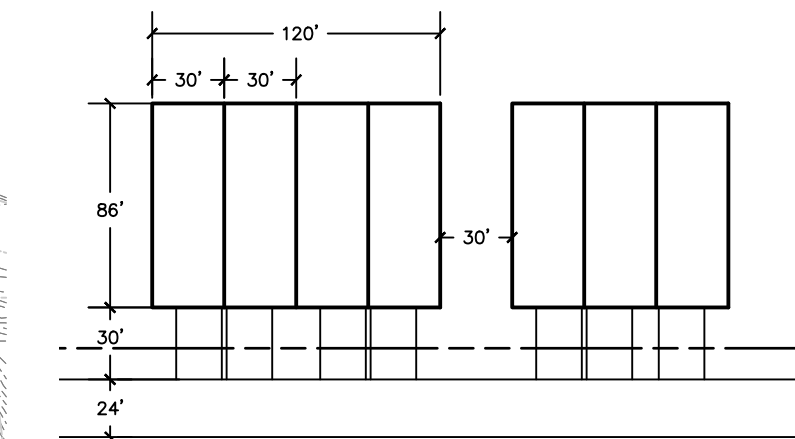
PERMITTED BASE DENSITY: 1.1 DU/AC (319 DU)
 PROPOSED DENSITY: 1.1 DU/AC (319 DU)

REQUIRED OPEN SPACE: 60% (193.42 AC)
 PROPOSED OPEN SPACE: 60% (194 AC)

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



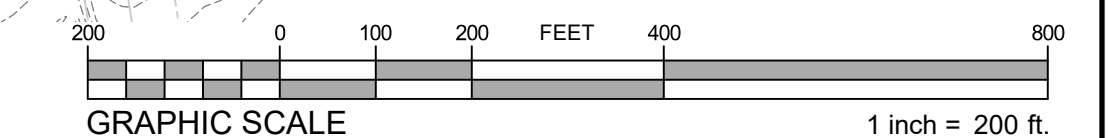
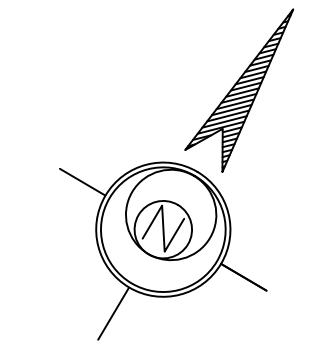
TYPICAL CARRIAGE HOME SPACING
 NOT TO SCALE



TYPICAL TOWNHOME SPACING
 NOT TO SCALE

NOTES:

1. PLAN REQUIRES CODE RELIEF FROM 60 FT BUILDING SEPARATION REQUIREMENT FOR MULTI-FAMILY TOWNHOMES; 30 FT PROPOSED.
2. REFER TO EXISTING STRUCTURES TO REMAIN & PROPOSED USE ON SHEET SD04.02



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 250 Gibraltar Road • Suite 2E • Horeham, PA 19044
 T: 215-914-2050

REV.	DATE	DESCRIPTION	DRAWN

CONCEPT PLAN A
 30 FT SPACING

THE ROBINSON TRACT
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

DATE: 08/09/19	SCALE: 1" = 200'
DESIGN: EES	DRAWN: EES
JOB NO.: 4050	FILE NAME: S-ALTPLAN
REF. NO.: SD10.01	
SHEET NO.: 71	OF 71