

RESIDENTIAL DEVELOPMENT

ART. VI - R1 RESIDENTIAL DISTRICT
SECT. 170-501.C. CONDITIONAL USES
(2). RESIDENTIAL DEVELOPMENT (FLEXIBLE DEVELOPMENT PROCEDURE - ARTICLE IX)

Table with 3 columns: AREA AND BULK REGULATIONS, REQUIRED, PROPOSED. Rows include Max. Net Residential Density, Min. Distance from Curb, etc.

OPEN SPACE

MINIMUM OPEN SPACE = 40% GROSS TRACT AREA
GROSS TRACT = 64,956 ACRES
PROVIDED OPEN SPACE = 39,314 ACRES

DENSITY CALCULATION

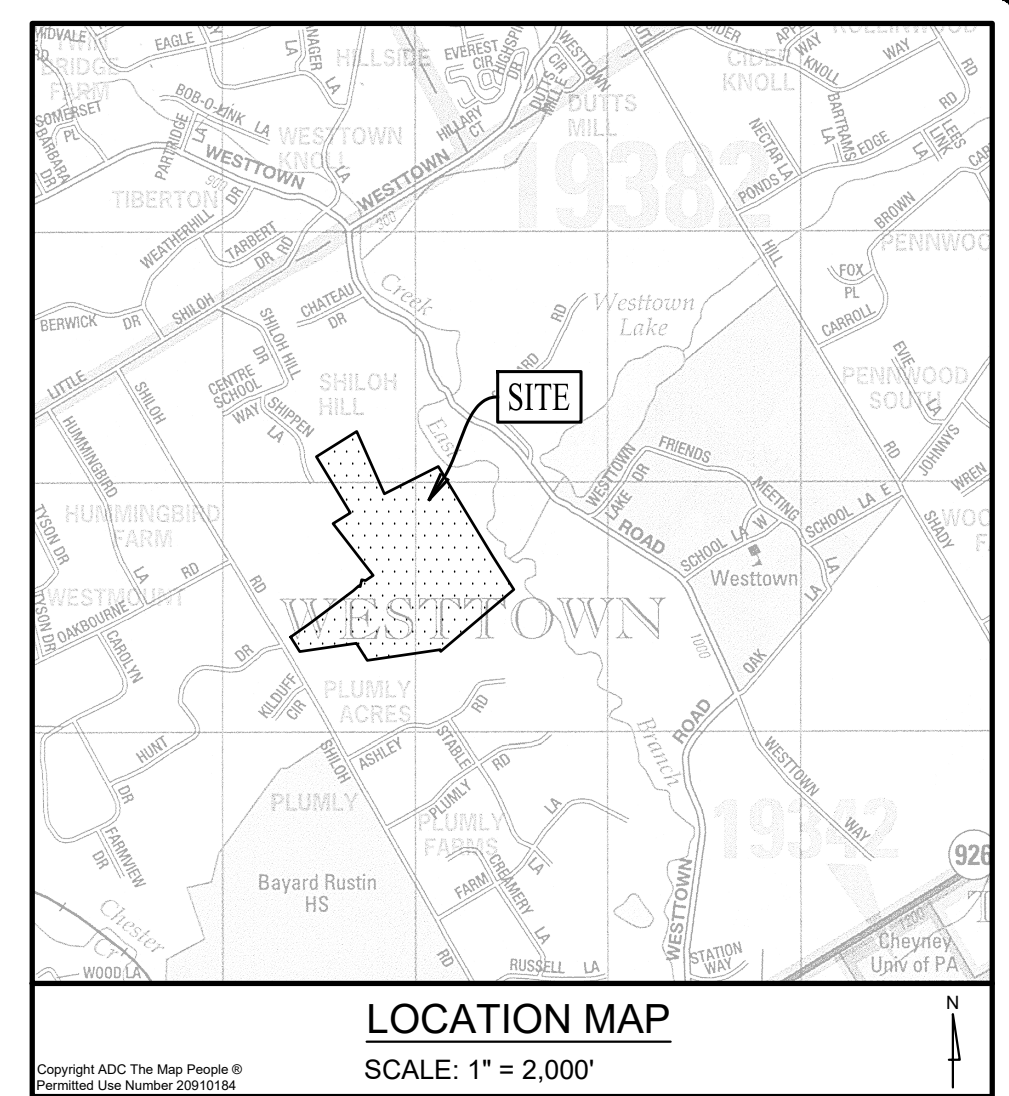
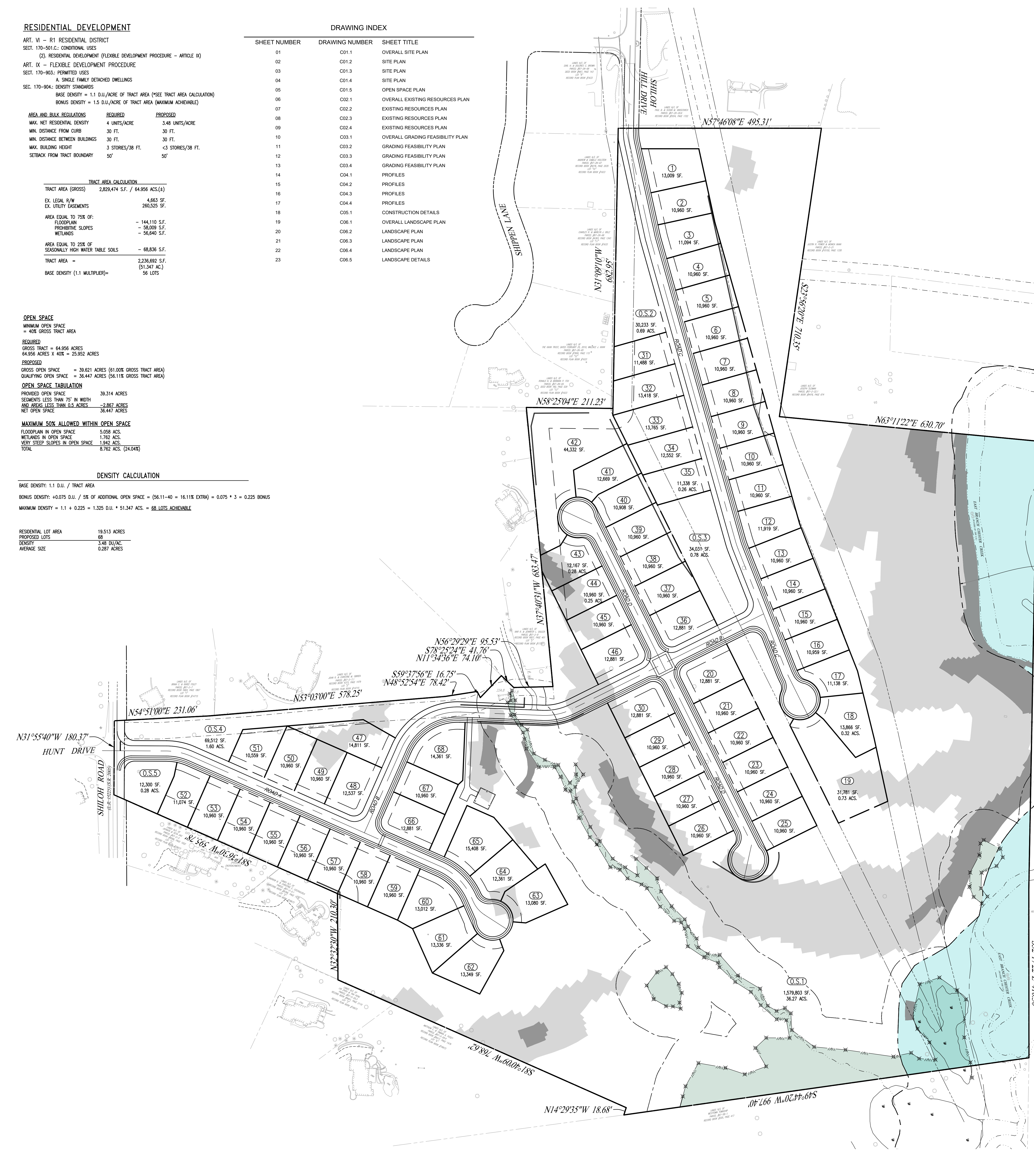
BASE DENSITY: 1.1 D.U. / TRACT AREA
BONUS DENSITY: +0.075 D.U. / 5% OF ADDITIONAL OPEN SPACE

DRAWING INDEX

Table with 3 columns: SHEET NUMBER, DRAWING NUMBER, SHEET TITLE. Lists sheets C01.1 through C06.5.

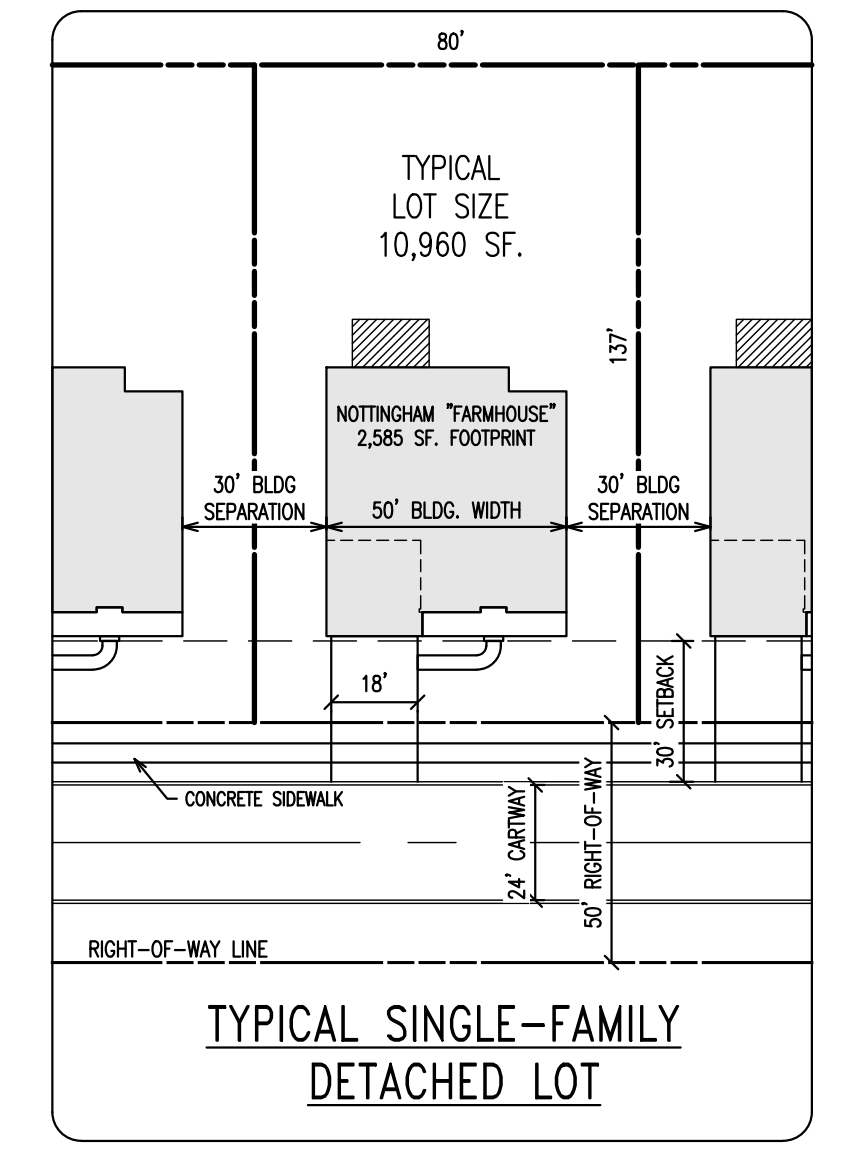
LEGEND

- Legend items: EX. PROPERTY LINE, PROP. PROPERTY LINE, EX. RIGHT-OF-WAY, PROP. RIGHT-OF-WAY, EX. MONUMENT, PROP. MONUMENT, etc.



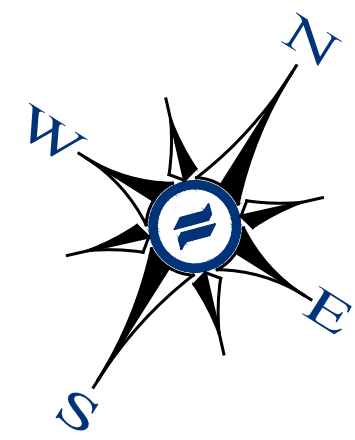
GENERAL NOTES
1. RECORD OWNER/MAILING ADDRESS: FOX CLEARING, LLC
2. SITE ADDRESS: 1013 SHILOH ROAD, WEST CHESTER, PA 19382

REFERENCE PLAN(S)
1. PLAN ENTITLED 'PLAN OF SUBDIVISION FOR MILTON R. STOKES', PREPARED BY HENRY S. CORREY, INC.

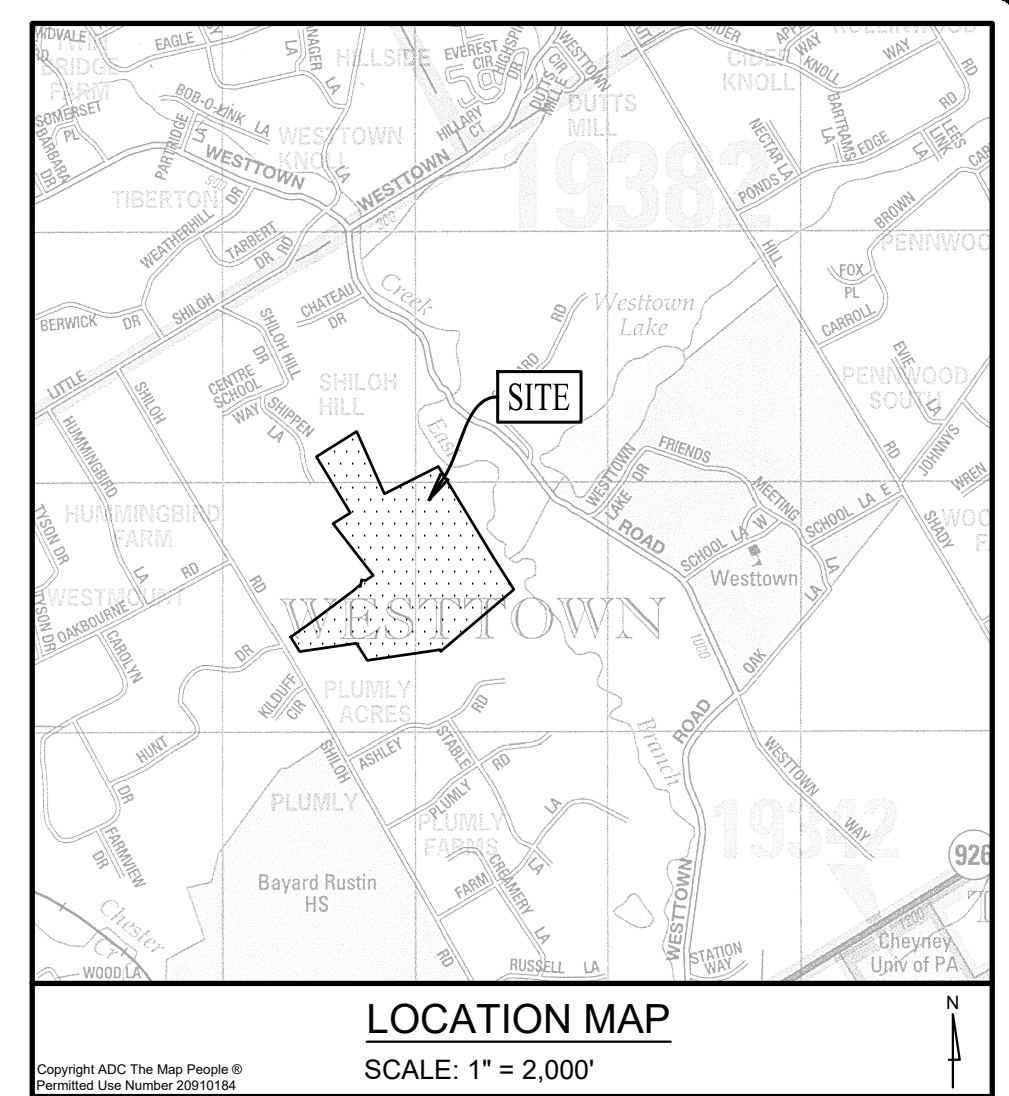


RECORD OWNER/APPLICANT: FOX CLEARING, LLC
OVERALL SITE PLAN SCALE: 1" = 100'

DLHowell logo and contact info, project title 'CONDITIONAL USE OVERALL SITE PLAN', client 'FOX CLEARING, LLC', and sheet info 'C01.1'.



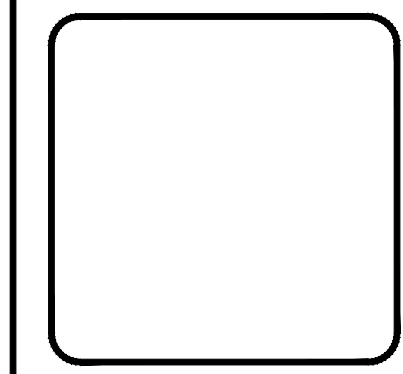
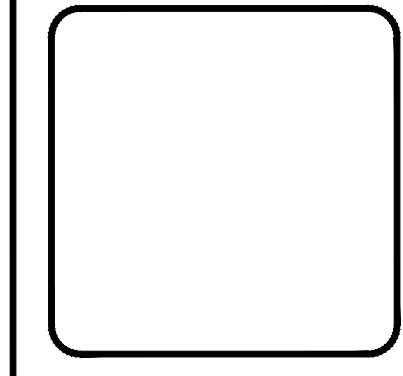
MATCHLINE - SEE SHEET C01.4



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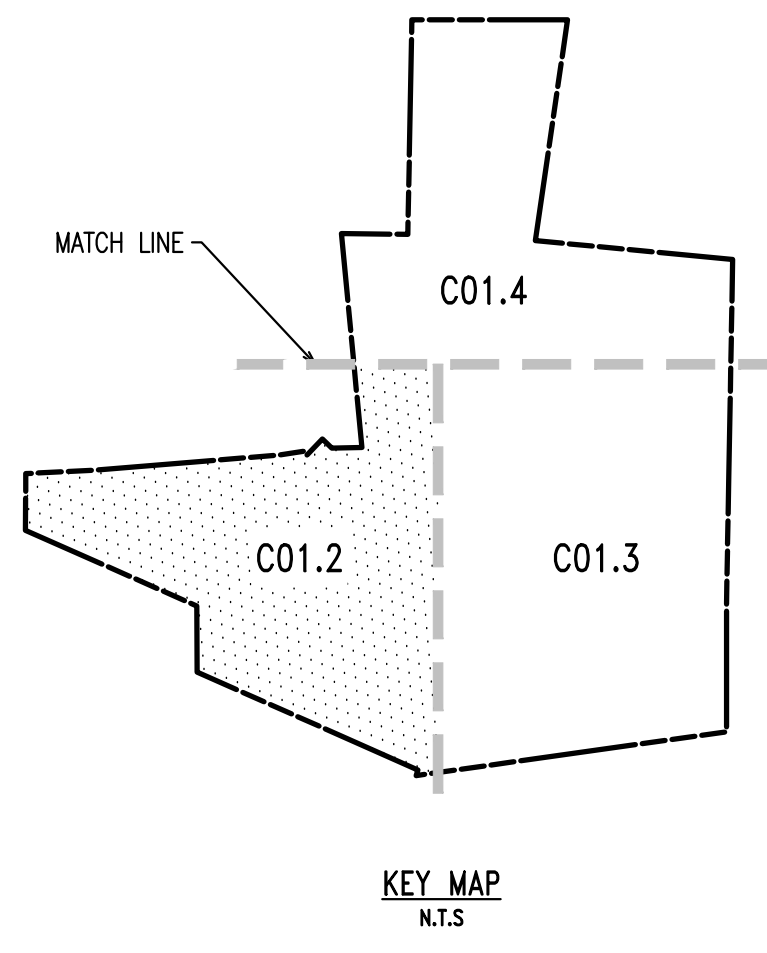


NO.	DATE	DESCRIPTION
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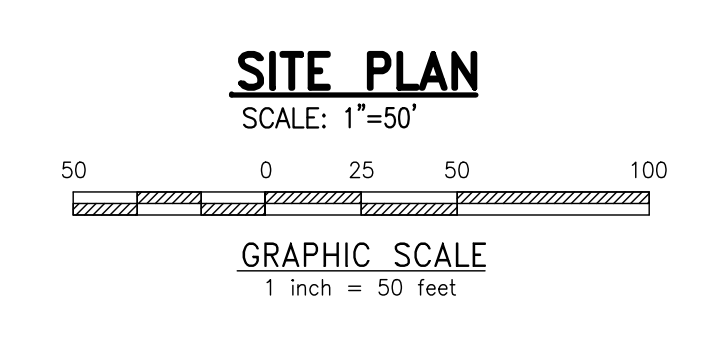
CONDITIONAL USE
SITE PLAN

CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE: 4/30/21
SCALE: 1"=50'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
CAD FILE: IN SITE PLAN.dwg
PLOTTER: 4/30/21
DRAWING NO.: C01.2
SHEET 02 OF 23



- LEGEND**
- PROP. PROPERTY LINE
 - - - EX. RIGHT-OF-WAY
 - - - PROP. RIGHT-OF-WAY
 - EX. EASEMENT
 - PROP. MONUMENT
 - EX. IRON PIPE
 - PROP. IRON PIPE
 - EX. EASEMENT
 - PROP. EASEMENT
 - EX. 242
 - EX. 242 EXISTING CONTOUR
 - EX. 242 PROPOSED CONTOUR
 - EX. 242 EXISTING SPOT ELEV.
 - EX. 242 NEW SPOT ELEV.
 - EX. 242 SOILS TYPE
 - EX. 242 SOILS LINE
 - EX. 242 CONC. CURB
 - PROP. CONC. CURB
 - PROP. EDGE OF PAVING
 - EX. LIGHT POLE
 - PROP. LIGHT POLE
 - EX. FENCE
 - EX. MAIL BOX
 - EX. SIGN
 - PROP. SIGN
 - EX. EXIST. PARKING SPACES
 - PROP. PARKING SPACES
 - EX. TELE. LINE
 - PROP. TELE. LINE
 - EX. ELEC. LINE
 - PROP. ELEC. LINE
 - PROP. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. GAS LINE
 - PROP. GAS LINE
 - EX. GAS VALVE
 - PROP. GAS VALVE
 - EX. STORM SEWER LINE
 - PROP. STORM SEWER LINE
 - EX. STORM INLET
 - PROP. STORM INLET
 - EX. STORM INLET ID
 - PROP. STORM INLET ID
 - EX. SEEPAGE BED
 - PROP. SEEPAGE BED
 - EX. SANITARY SEWER LINE
 - PROP. SAN. SEWER LINE
 - EX. SAN. SEWER LATERAL
 - PROP. SAN. SEWER LATERAL
 - EX. SANITARY MH. ID
 - PROP. SANITARY MH. ID
 - EX. WATER LINE
 - PROP. WATER LINE
 - EX. WATER LATERAL
 - PROP. WATER LATERAL
 - EX. FIRE WATER LINE
 - PROP. FIRE WATER LINE
 - EX. WATER VALVE
 - PROP. WATER VALVE
 - EX. HYDRANT
 - PROP. HYDRANT
 - EX. MANHOLE
 - PROP. MANHOLE
 - ZONE AE FLOODPLAIN
 - 15% - 25% SLOPES
 - 25%+ SLOPES
 - WETLANDS



SITE PLAN
SCALE: 1"=50'

MATCHLINE - SEE SHEET C01.3

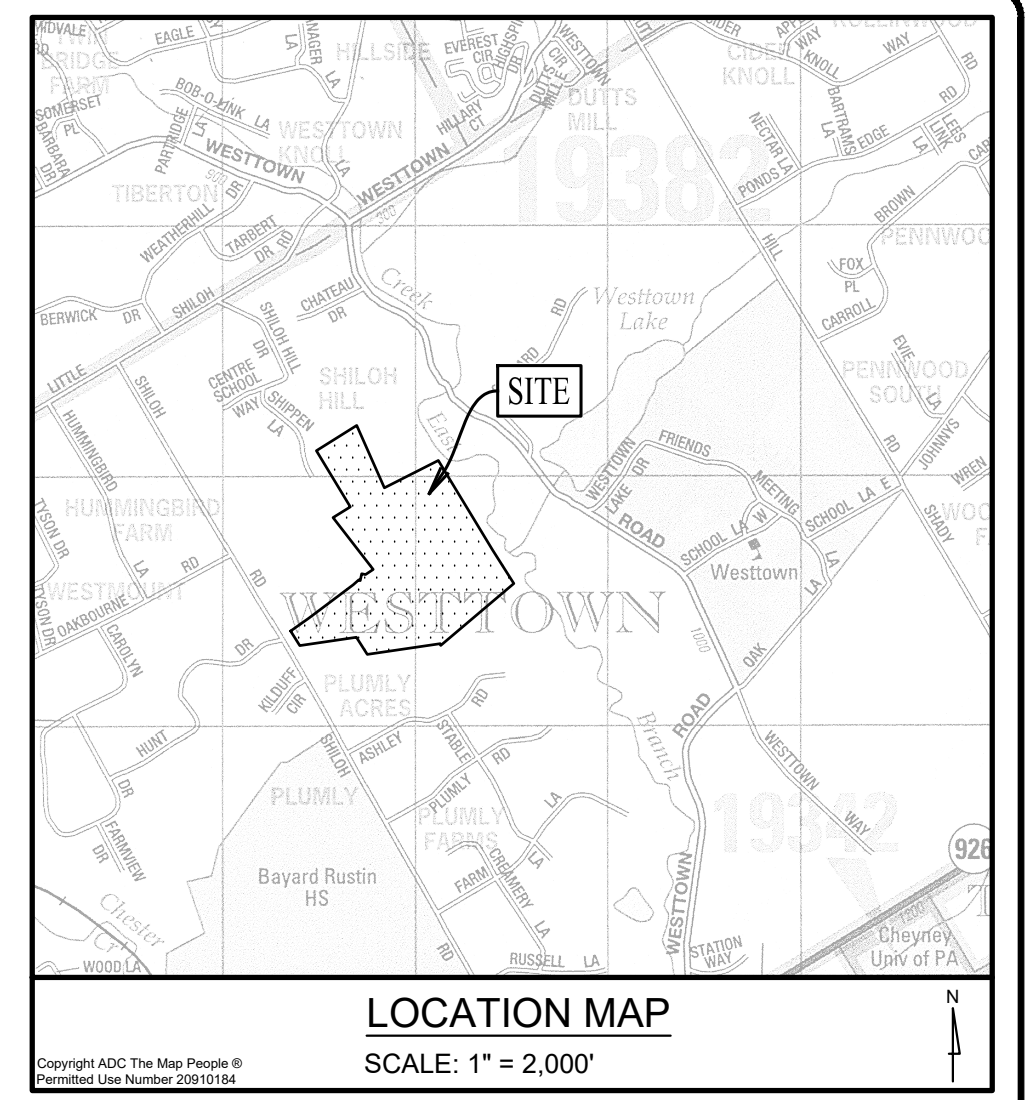
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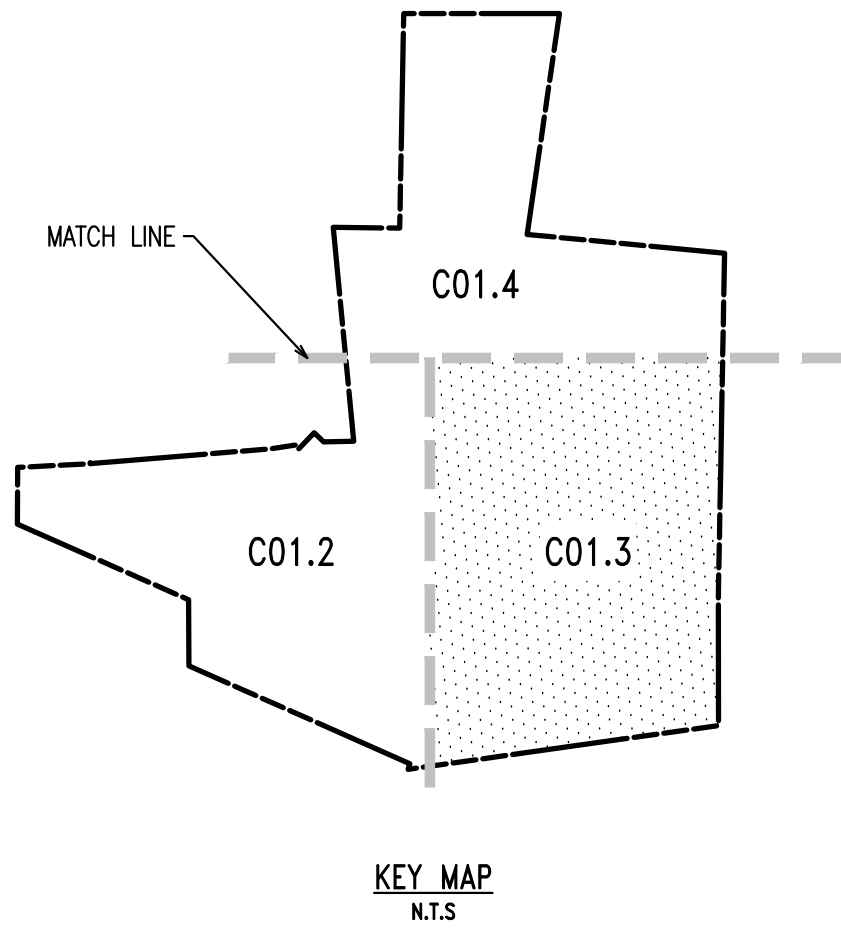
LOCATION MAP

SCALE: 1" = 2,000'

MATCHLINE - SEE SHEET C01.4

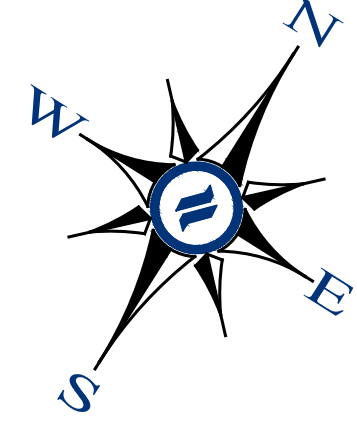


MATCHLINE - SEE SHEET C01.2



KEY MAP

N.T.S.

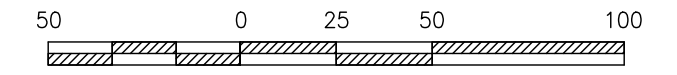


LEGEND

- PROP. PROPERTY LINE
- - - - - EX. RIGHT-OF-WAY
- - - - - PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLAND
- EX. CONTOUR
- PROP. CONTOUR
- x 123.00 EXISTING SPOT ELEV.
- x 123.00 NEW SPOT ELEV.
- GEB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- PROP. EDGE OF PAVING
- o EX. LIGHT POLE
- o PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- o EXIST. PARKING SPACES
- o PROP. PARKING SPACES
- (FOR) EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- EX. SAN. SEWER LATERAL
- PROP. SAN. SEWER LATERAL
- EX. SANITARY MH. ID
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- EX. WATER LATERAL
- PROP. WATER LATERAL
- EX. FIRE WATER LINE
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15% - 25% SLOPES
- 25%+ SLOPES
- WETLANDS

SITE PLAN

SCALE: 1"=50'



GRAPHIC SCALE

1 inch = 50 feet

CONDITIONAL USE
SITE PLAN

CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

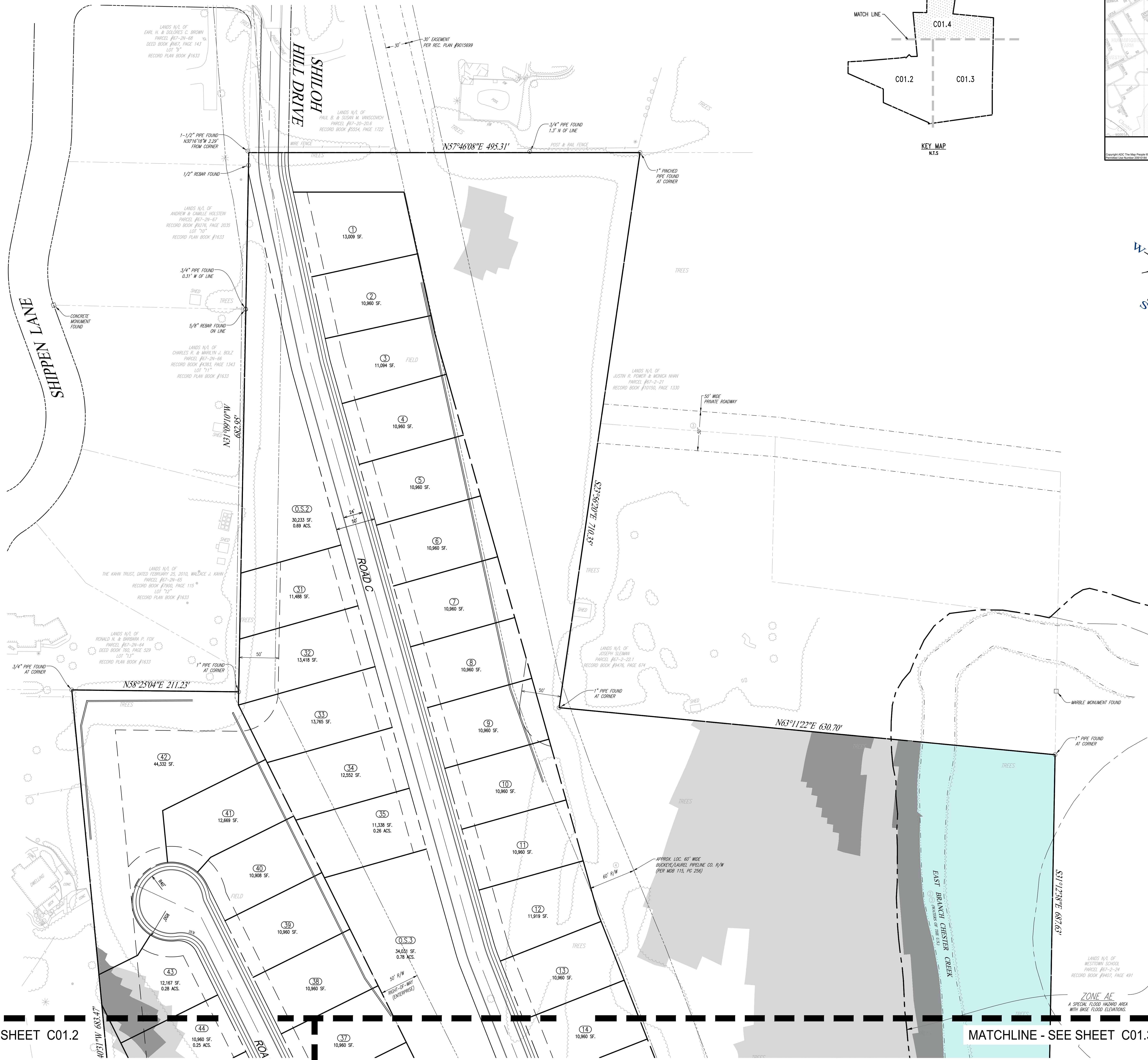
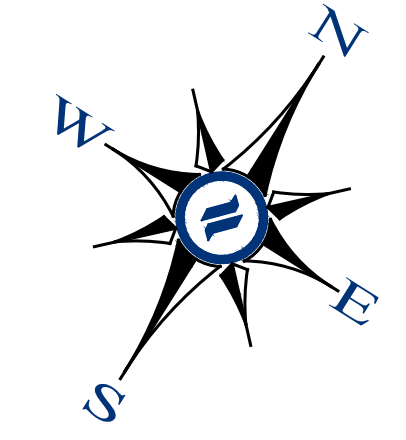
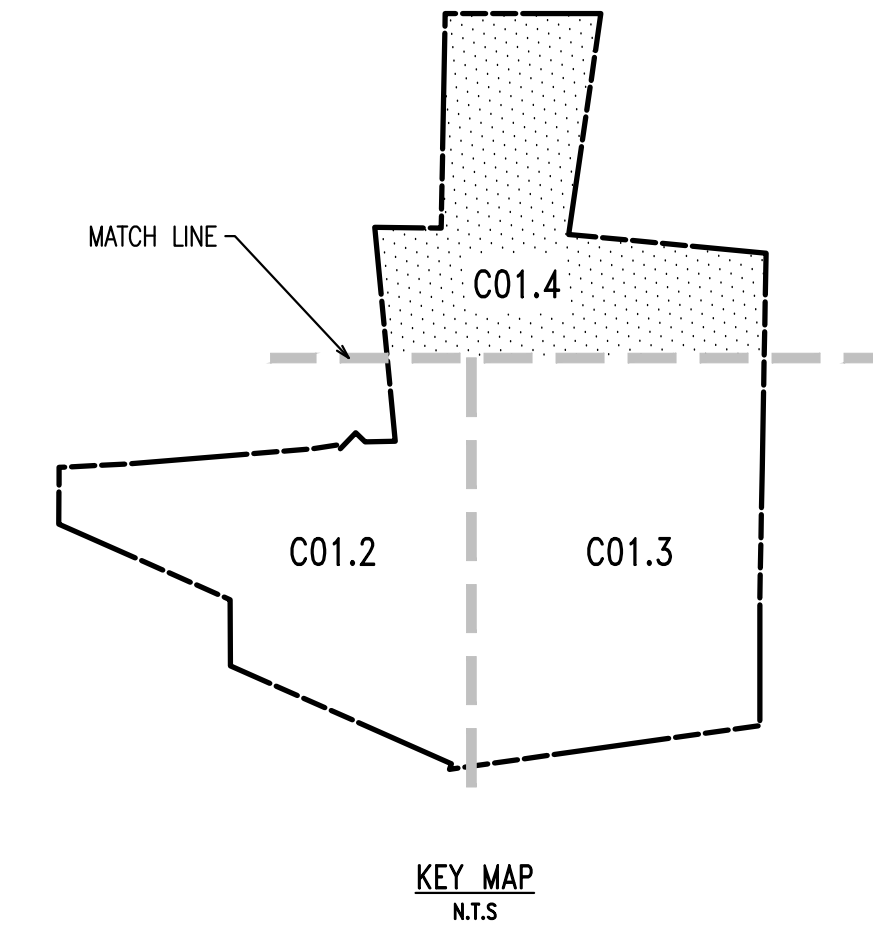
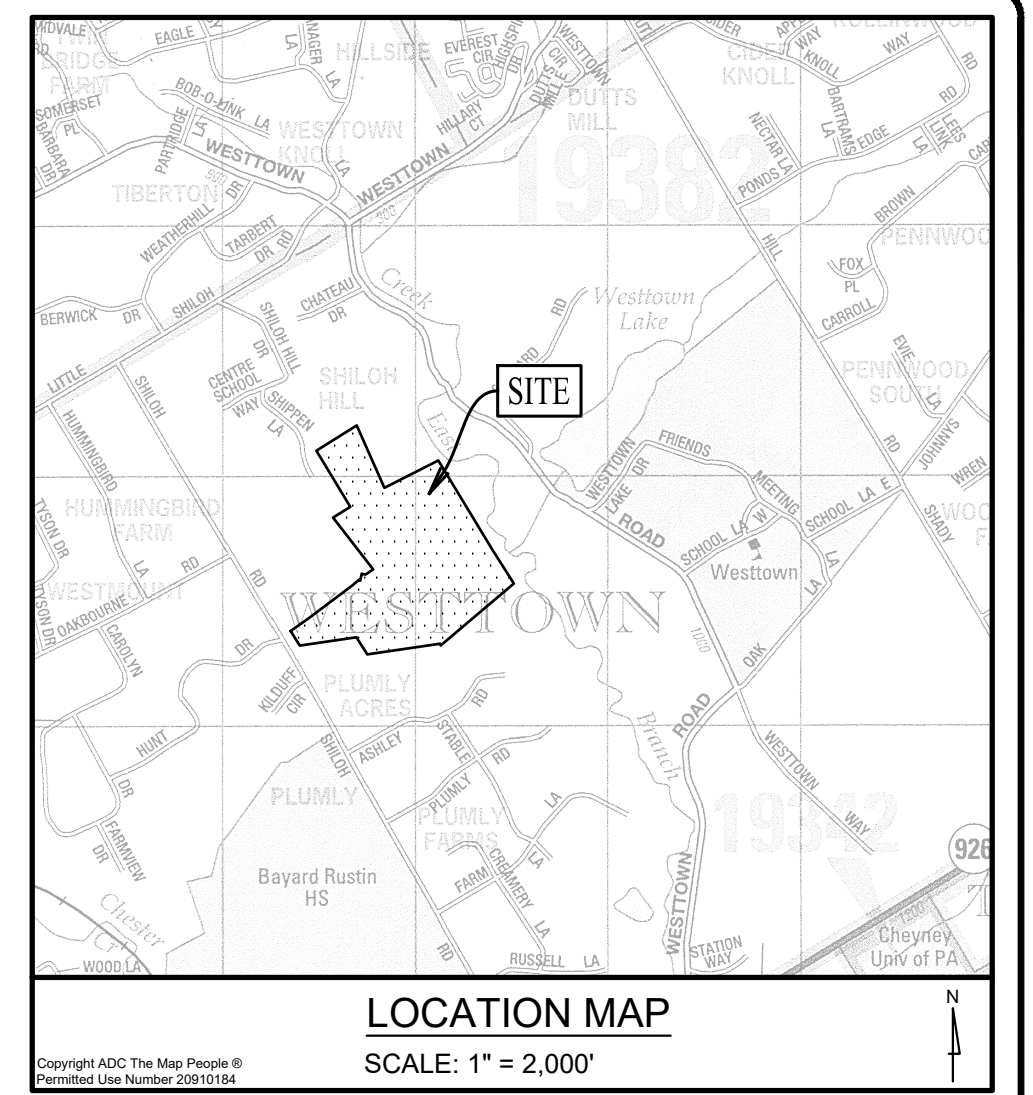
DATE:	4/30/21
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
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PLOTTED:	4/30/21
DRAWING NO.:	C01.3
SHEET:	03 of 23



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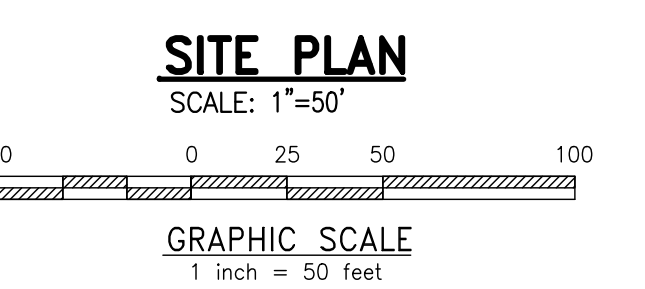
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LEGEND

---	EX. PROPERTY LINE
---	PROP. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	PROP. RIGHT-OF-WAY
---	EX. MONUMENT
---	PROP. MONUMENT
---	EX. IRON PIPE
---	PROP. IRON PIPE
---	EX. EASEMENT
---	PROP. EASEMENT
---	EX. RECORDING
---	242 EXISTING CONTOUR
---	PROP. CONTOUR
---	EXISTING SPOT ELEV.
---	NEW SPOT ELEV.
---	SOILS TYPE
---	SOILS LINE
---	EX. CONC. CURB
---	PROP. CONC. CURB
---	EX. EDGE OF PAVING
---	PROP. EDGE OF PAVING
---	EX. LIGHT POLE
---	PROP. LIGHT POLE
---	EX. MAIL BOX
---	PROP. MAIL BOX
---	EX. SIGN
---	PROP. SIGN
---	EXIST. PARKING SPACES
---	PROP. PARKING SPACES
---	EX. TELE. LINE
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---	EX. ELEC. LINE
---	PROP. ELEC. LINE
---	EX. UTILITY POLE
---	PROP. UTILITY POLE
---	EX. GUY ANCHOR
---	PROP. GAS LINE
---	EX. GAS VALVE
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---	EX. STORM SEWER LINE
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---	EX. STORM INLET ID
---	PROP. STORM INLET ID
---	EX. SEEPAGE BED
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---	EX. SANITARY SEWER LINE
---	PROP. SAN. SEWER LINE
---	EX. SAN. SEWER LATERAL
---	PROP. SAN. SEWER LATERAL
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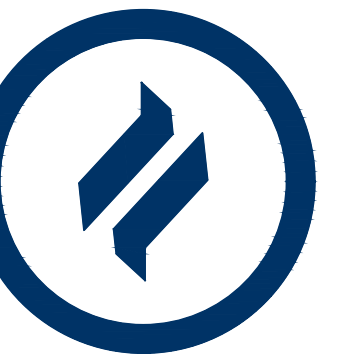
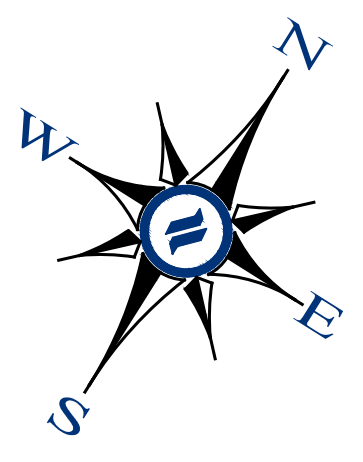
SITE PLAN
SCALE: 1"=50'

MATCHLINE - SEE SHEET C01.2

MATCHLINE - SEE SHEET C01.3

CONDITIONAL USE
SITE PLAN
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

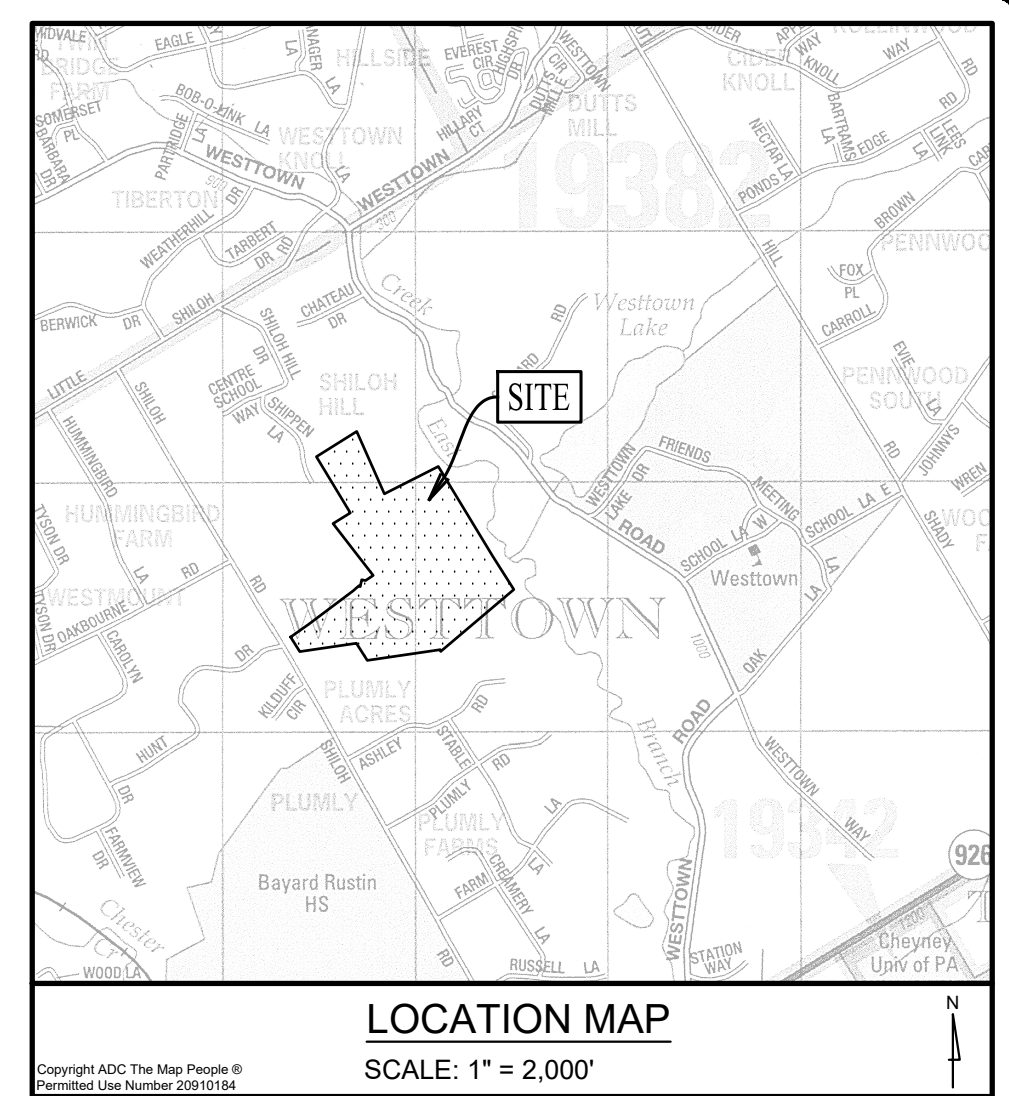
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SCALE:	1"=50'
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CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	IN SITE PLAN.dwg
PLOTTED:	4/30/21
DRAWING NO.:	C01.4
SHEET:	04 of 23



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OPEN SPACE

MINIMUM OPEN SPACE = 40% GROSS TRACT AREA

REQUIRED

GROSS TRACT = 64,956 ACRES
64,956 ACRES X 40% = 25,982 ACRES

PROVIDED

GROSS OPEN SPACE = 39,821 ACRES (61.00% GROSS TRACT AREA)
QUALIFYING OPEN SPACE = 36,447 ACRES (56.11% GROSS TRACT AREA)

OPEN SPACE TABULATION

PROVIDED OPEN SPACE = 39,314 ACRES
SEGMENTS LESS THAN 75' IN WIDTH AND AREAS LESS THAN 0.5 ACRES = 2,867 ACRES
NET OPEN SPACE = 36,447 ACRES

MAXIMUM 50% ALLOWED WITHIN OPEN SPACE

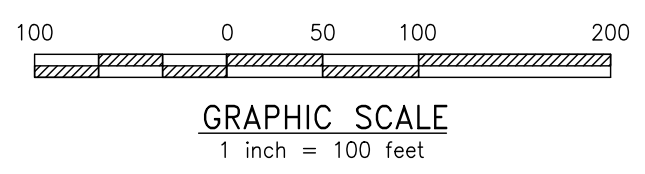
FLOODPLAIN IN OPEN SPACE = 5,058 ACRES
WETLANDS IN OPEN SPACE = 1,762 ACRES
VERY STEEP SLOPES IN OPEN SPACE = 1,842 ACRES
TOTAL = 8,762 ACRES (24.04%)

- COMMON OPEN SPACE
- NON-QUALIFYING OPEN SPACE (AREAS LESS THAN 75' IN WIDTH & AREAS NOT LESS THAN 0.5 ACRES OF CONTIGUOUS AREA)
- OPEN SPACE AREAS WITHIN FLOODPLAIN, WETLANDS, AND STEEP SLOPES GREATER THAN 25%

- LEGEND**
- PROP. PROPERTY LINE
 - EX. RIGHT-OF-WAY
 - PROP. RIGHT-OF-WAY
 - EX. MONUMENT
 - EX. IRON PIPE
 - PROP. IRON PIPE
 - EX. EASEMENT
 - PROP. EASEMENT
 - EX. RECORD
 - EX. EXISTING CONTOUR
 - PROP. CONTOUR
 - EX. EXISTING SPOT ELEV.
 - NEW SPOT ELEV.
 - EX. SOILS TYPE
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 - EX. CONC. CURB
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 - EX. EDGE OF PAVING
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 - EX. FENCE
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 - EX. WATER VALVE
 - PROP. WATER VALVE
 - EX. HYDRANT
 - PROP. HYDRANT
 - EX. MANHOLE
 - PROP. MANHOLE



OPEN SPACE PLAN
SCALE: 1" = 100'



REV.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		

CONDITIONAL USE
OPEN SPACE PLAN

CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE: 4/30/21
SCALE: 1"=100'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
CAD FILE: 05 SITE PLAN.dwg
PLOTTER: 4/30/21
DRAWING NO.: C01.5
SHEET 05 of 23



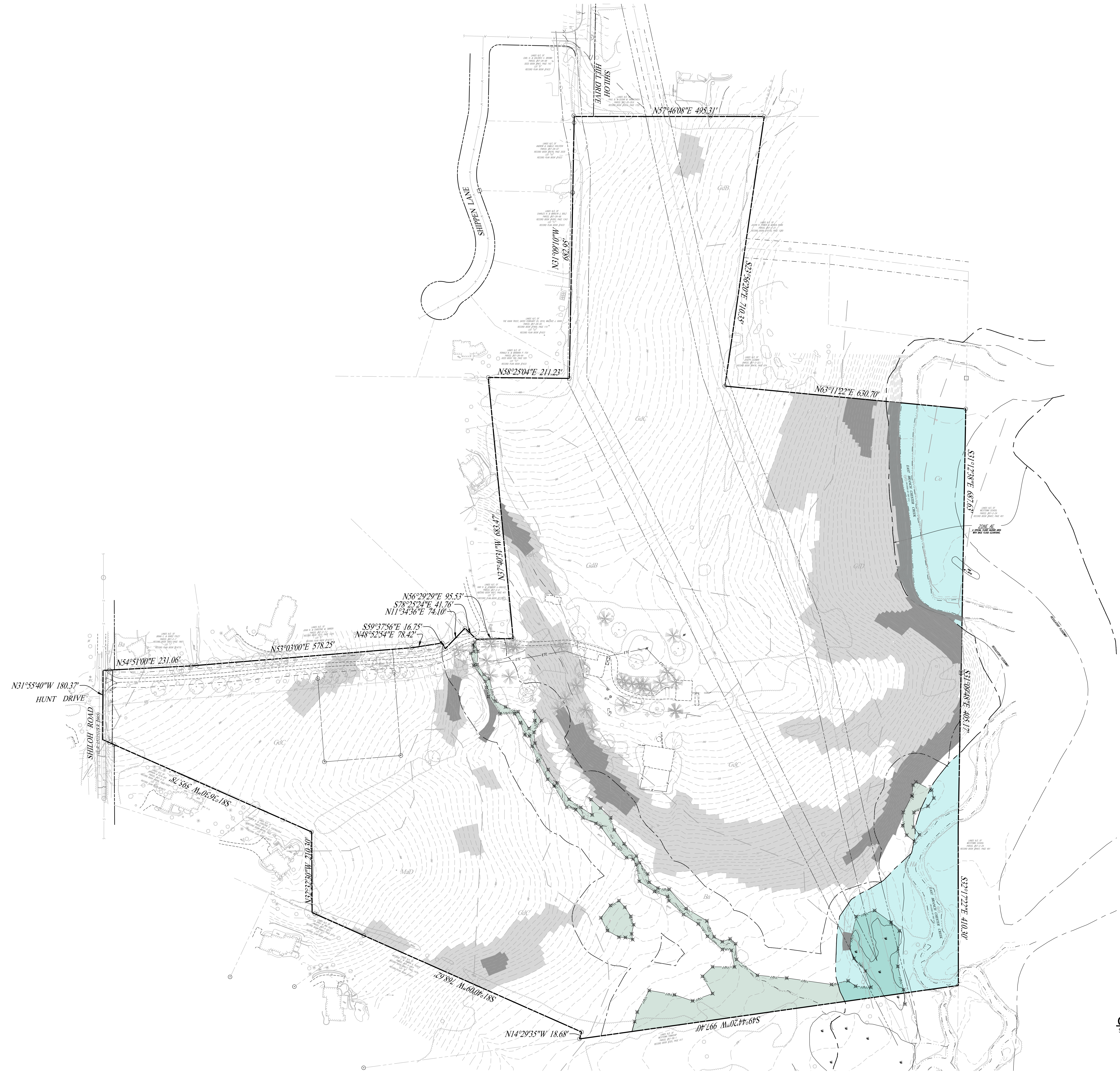
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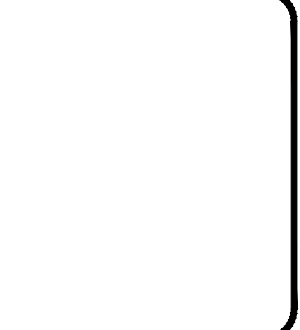
LEGEND

- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- PROP. MONUMENT
- PROP. MONUMENT
- PROP. IRON PIPE
- PROP. IRON PIPE
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- EX. EASEMENT
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- 125.00 EXISTING SPOT ELEV.
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- PROP. HYDRANT
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- PROP. MANHOLE
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- 15% - 25% SLOPES
- 25%+ SLOPES
- WETLANDS



OVERALL EXISTING RESOURCES PLAN

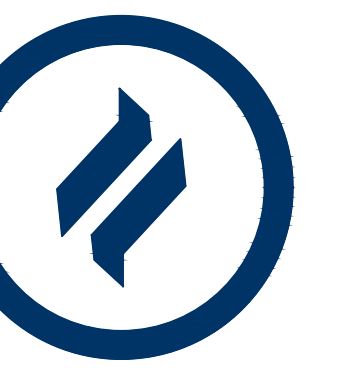
SCALE: 1"=100'
GRAPHIC SCALE
1 inch = 100 feet



NO.	DATE	DESCRIPTION
8		
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CONDITIONAL USE
OVERALL EXISTING RESOURCES PLAN
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE: 4/30/21
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DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
DATE PLOTTED: 4/30/21
DRAWING NO.: C02.1
SHEET 06 OF 23

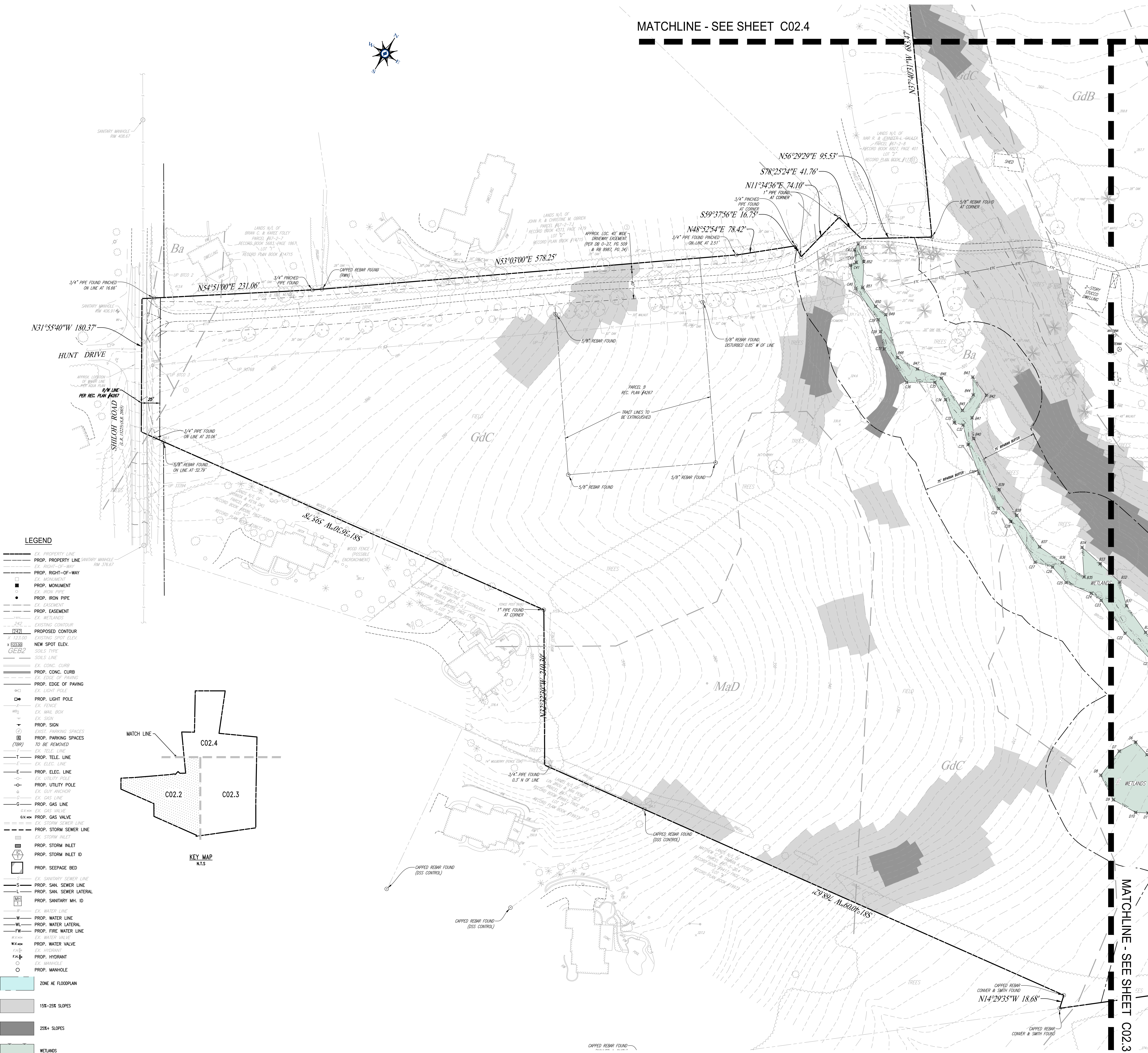


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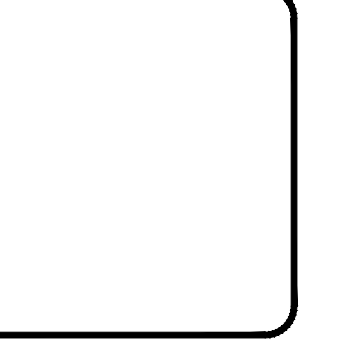
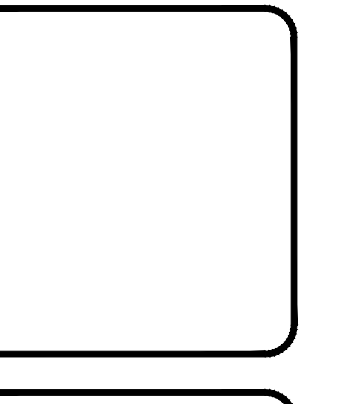
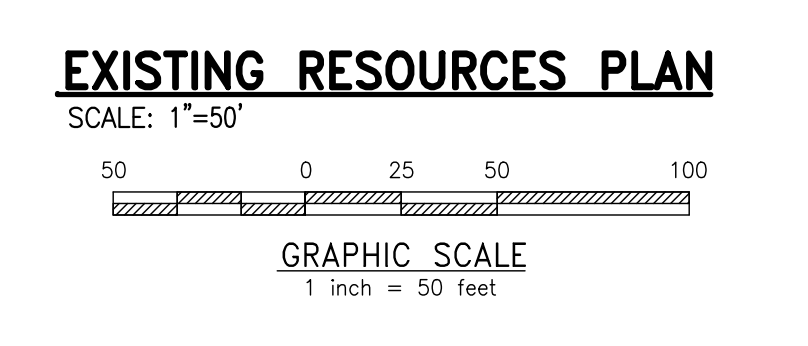
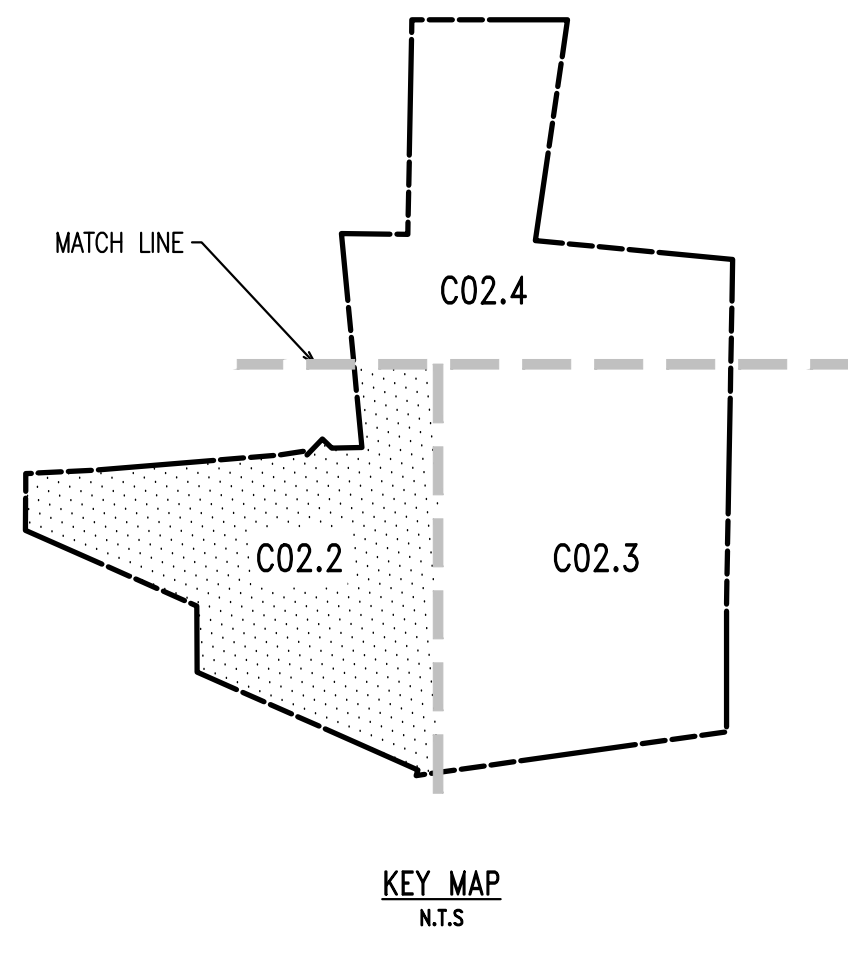
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MATCHLINE - SEE SHEET C02.4



LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. EASEMENT
- PROP. EASEMENT
- EX. CONTOUR
- PROP. CONTOUR
- EX. SPOT ELEV.
- NEW SPOT ELEV.
- EX. SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EX. PARKING SPACES
- PROP. PARKING SPACES
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- EX. STORM INLET ID
- PROP. STORM INLET ID
- EX. SEEPAGE BED
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- EX. SAN. SEWER LATERAL
- PROP. SAN. SEWER LATERAL
- EX. SANITARY MH. ID
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- EX. WATER LATERAL
- PROP. WATER LATERAL
- EX. FIRE WATER LINE
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15% - 25% SLOPES
- 25%+ SLOPES
- WETLANDS



NO.	DATE	DESCRIPTION
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CONDITIONAL USE
EXISTING RESOURCES PLAN

CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

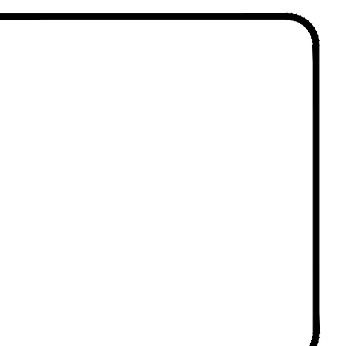
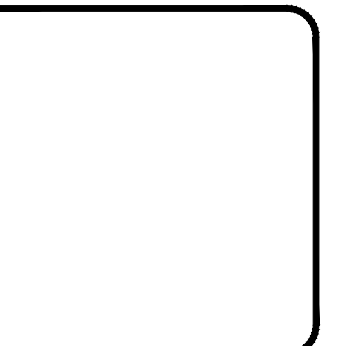
DATE: 4/30/21
SCALE: 1"=50'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
DATE OF ORIGINAL EXISTING RESOURCES PLAN: 4/30/21
DRAWING NO.: C02.2
SHEET 07 OF 23



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West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



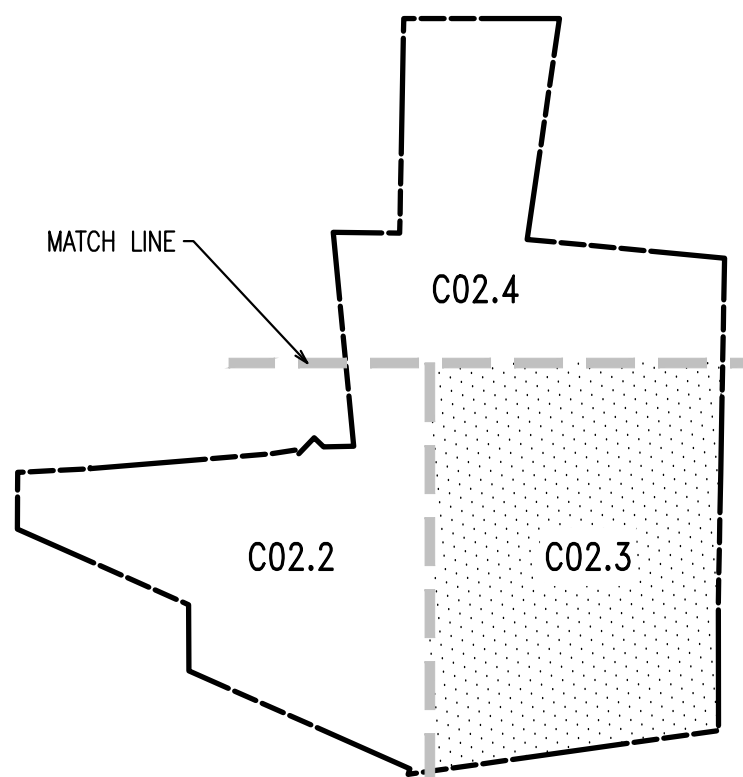
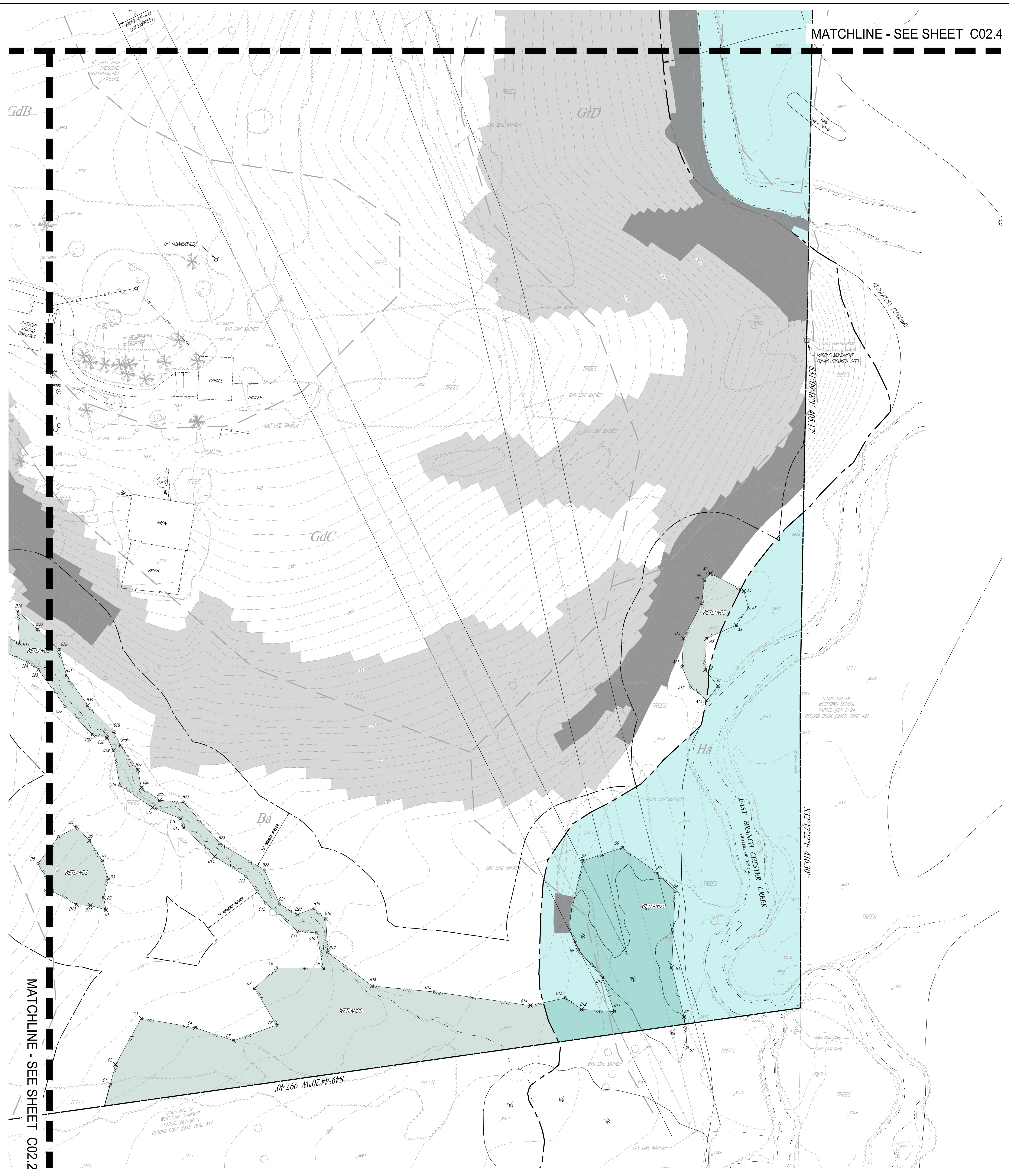
REV.	DATE	DESCRIPTION
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CONDITIONAL USE
EXISTING RESOURCES PLAN

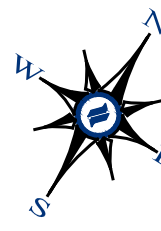
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE: 4/30/21
SCALE: 1"=50'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
DATE OF EXISTING RESOURCES PLAN: 4/30/21
DRAWING NO.: C02.3
SHEET 08 OF 23

MATCHLINE - SEE SHEET C02.4



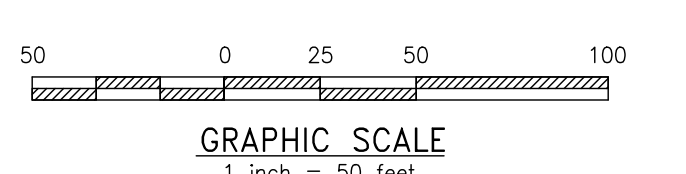
KEY MAP
N.T.S.



LEGEND

- PROP. PROPERTY LINE
- - - - - EX. RIGHT-OF-WAY
- - - - - PROP. RIGHT-OF-WAY
- EX. EASEMENT
- 242 EXISTING CONTOUR
- 125.00 PROPOSED CONTOUR
- 125.00 EXISTING SPOT ELEV.
- 125.00 NEW SPOT ELEV.
- GEB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- EX. GUY ANCHOR
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- EX. PROP. GAS VALVE
- EX. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- PROP. MANHOLE
- ZONE A6 FLOODPLAIN
- 15%+ SLOPES
- 25%+ SLOPES
- WETLANDS

EXISTING RESOURCES PLAN
SCALE: 1"=50'



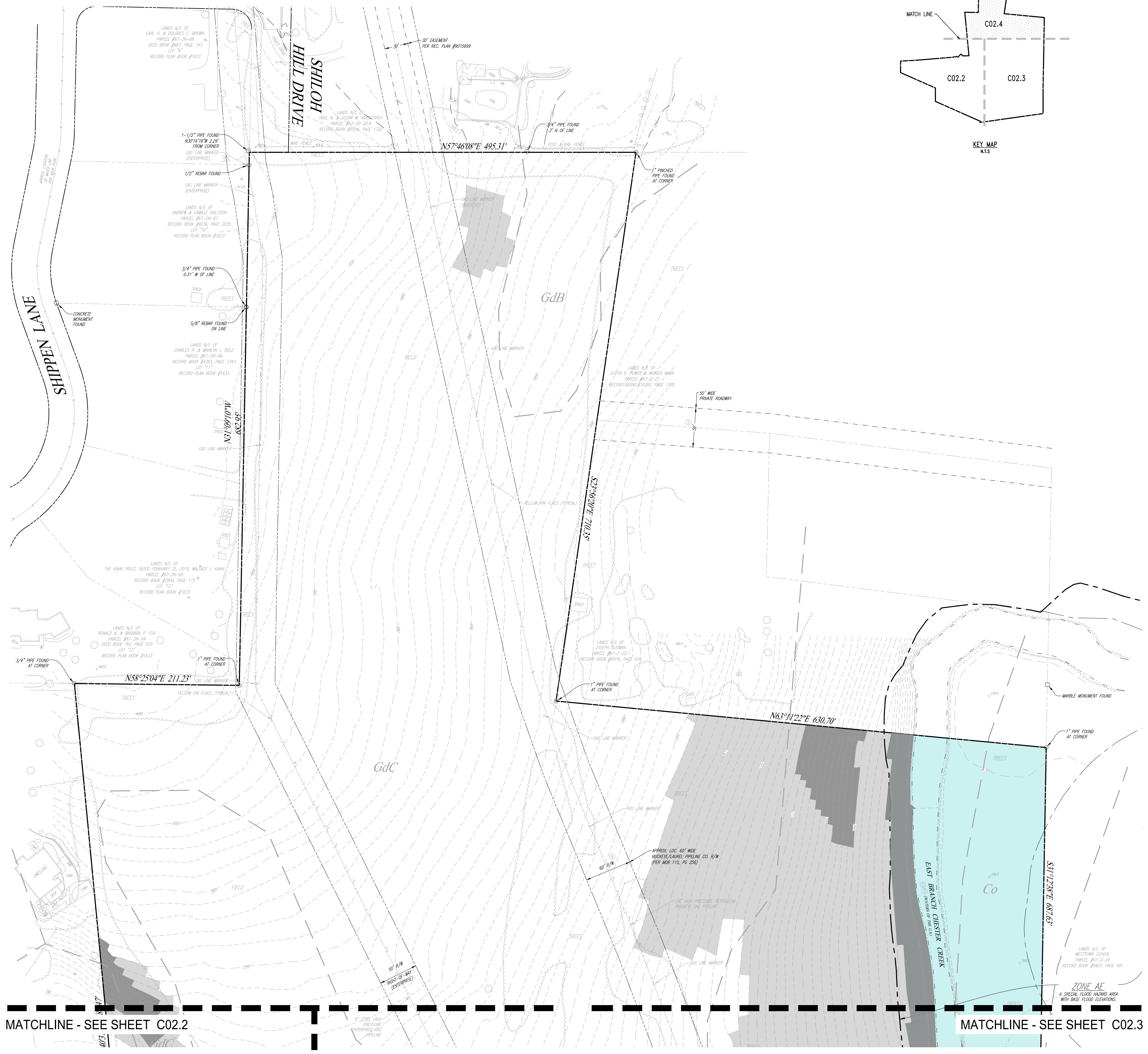
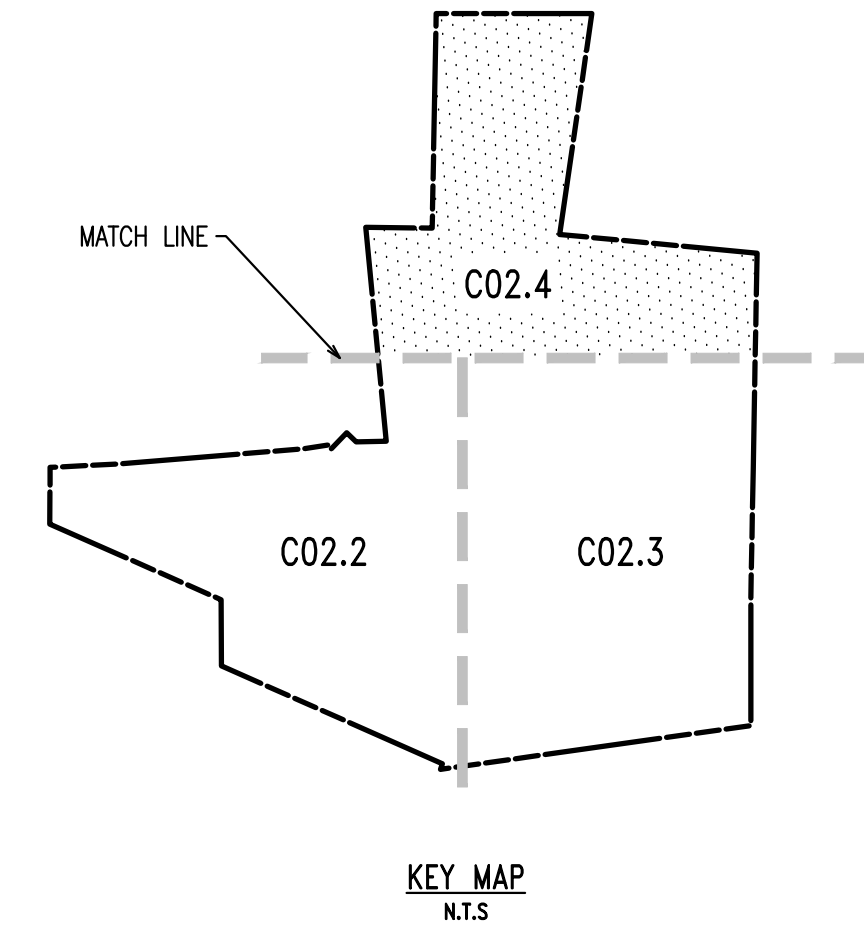
MATCHLINE - SEE SHEET C02.2



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LEGEND

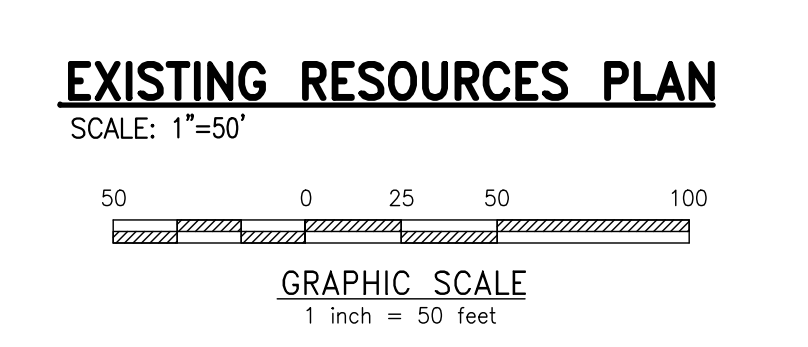
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	EXISTING CONTOUR
	PROPOSED CONTOUR
	NEW SPOT ELEV.
	SOILS LINE
	PROP. CONC. CURB
	PROP. EDGE OF PAVING
	PROP. LIGHT POLE
	PROP. FENCE
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	PROP. HYDRANT
	PROP. MANHOLE
	ZONE AE FLOODPLAIN
	15% - 25% SLOPES
	25%+ SLOPES
	WETLANDS

NO.	DATE	DESCRIPTION
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**CONDITIONAL USE
EXISTING RESOURCES PLAN**

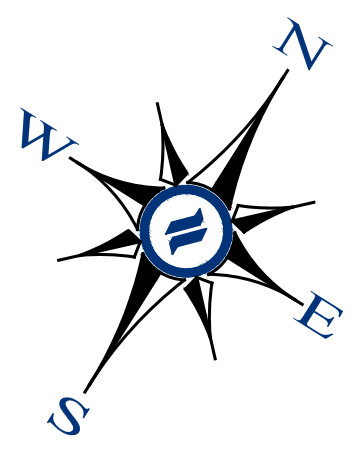
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE:	4/30/21
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
DATE OF EXISTING RESOURCES PLAN:	4/30/21
FLATTED:	
DRAWING NO.:	C02.4
SHEET:	09 of 23



MATCHLINE - SEE SHEET C02.2

MATCHLINE - SEE SHEET C02.3



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Fax: (610) 918-9003

GRADING & UTILITY GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES IF NECESSARY.
- LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. COMPLETENESS AND ACCURACY OF EXISTING UTILITY INFORMATION IS NOT GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND POTENTIAL CONFLICT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN WRITING OF ANY DEVIATION FROM INFORMATION SHOWN ON THESE PLANS. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT, INTERFERENCE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 187. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS, VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION AREAS FROM INJURY AND DAMAGE DURING THE COURSE OF WORK.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFIC BUILDING PERMIT PLAN FOR EACH INDIVIDUAL LOT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 4.0% MIN. SLOPE ON ASPHALT AND 2.0% MIN. ON GRASS, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
- ALL TRENCHING, SHORING AND EXCAVATING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
- SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM D.L. HOWELL & ASSOC., INC.
- SUBBASE MATERIAL FOR WALKS AND ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. IF ANY UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE IT AND REPLACE TO THE RECOMMENDATIONS OUTLINED IN A GEOTECHNICAL EVALUATION PREPARED SPECIFICALLY FOR THIS SITE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND TO ENSURE THAT NO WORK IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
- IF CONDITIONS ON THE GROUND DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY IN WRITING THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BARRICADEING OF OPEN EXCAVATIONS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER CONTRACT.
- CONTRACTOR SHALL REVIEW VARIOUS PHASES OF WORK WITH THE OWNER TO DETERMINE WHETHER ANY PHASE WILL CONFLICT WITH THE OWNER'S DAILY OPERATIONS. WHERE CONFLICT IS APPARENT THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE WORK TO BE PERFORMED SO AS TO BE THE LEAST DISRUPTIVE.
- ANY PAVING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REMOVED TO SUBGRADE AND REPLACED WITH THE PAVING SECTION AT THE CONTRACTOR'S EXPENSE, AND SHALL MATCH THE EXISTING PAVING SECTION.
- THE PAVED AREAS WITHIN THE RIGHT-OF-WAY, THAT ARE DISTURBED DURING LATERAL INSTALLATION, SHALL BE MILLED AND OVERLAD WITH WEARING COURSE.
- IN ANY AREA SUBJECT TO VEHICULAR ACTIVITY DURING CONSTRUCTION, A MINIMUM OF 18 INCHES OF COVER SHALL BE MAINTAINED FOR ALL UNDERGROUND UTILITIES (STORMWATER, SANITARY SEWER, WATER, ELECTRIC, GAS, ETC.)
- ALL FILL SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENTS. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEEDING EIGHT INCHES IN THICKNESS, AND BE COMPACTED BY A SHEEPSFOOT ROLLER OR OTHER APPROVED METHOD AFTER EACH LAYER IS SPREAD. THE TOWNSHIP ENGINEER MAY REQUIRE CONSTRUCTION TESTS AND REPORTS.
- ALL STORM SEWER SHALL BE INSTALLED IN ACCORDANCE WITH WESTTOWN TOWNSHIP STANDARDS AND PENNDOT PUBLICATION 408 SPECIFICATIONS.
- ALL OTHER UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STREETLIGHT SUPPLY, CABLE TELEVISION, AND TELEPHONE, SHALL BE PLACED UNDERGROUND. INSTALLATION OF UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY CONCERNED. UNDERGROUND UTILITIES SHALL BE PUT IN PLACE, CONNECTED, AND APPROVED BEFORE THE STREETS ARE CONSTRUCTED WHERE SUCH UTILITIES LIE UNDER THE PROPOSED CARRYWAY AND BEFORE ANY PERSON IS PERMITTED TO OCCUPY ANY BUILDING SERVED BY SUCH FACILITIES.
- THE STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED ASSUMING 4,500 SF OF IMPERVIOUS COVER FOR EACH LOT. IF FUTURE IMPERVIOUS IS ADDED, IT MUST BE DIRECTED TO THE STORMWATER MANAGEMENT SYSTEM, OR OTHER PROVISIONS MUST BE ADDED.
- A MINIMUM 18" VERTICAL CLEARANCE SHOULD BE PROVIDED WHERE ANY AND ALL PLACES WHERE THE SEWER LATERALS AND WATER MAIN CROSS. A MINIMUM 18" VERTICAL CLEARANCE SHOULD ALSO BE PROVIDED WHERE THE SEWER LATERALS AND WATER SERVICE PIPING CROSS ALL STORM SEWERS.
- WHEREVER POSSIBLE, WATER SERVICE PIPING SHOULD CROSS ABOVE SANITARY OR STORM SEWER PIPING WITH THE MINIMUM 18" VERTICAL CLEARANCE. A CONCRETE ENCASUREMENT MUST BE UTILIZED WHEREVER THE 18" VERTICAL CLEARANCE CANNOT BE PROVIDED.
- A 10' MINIMUM HORIZONTAL SEPARATION DISTANCE AND A 18" MINIMUM VERTICAL SEPARATION DISTANCE SHALL BE PROVIDED BETWEEN THE GRAVITY SANITARY SEWERS AND WATER MAINS. A CONCRETE ENCASUREMENT MUST BE UTILIZED WHEREVER THE 18" VERTICAL CLEARANCE CANNOT BE PROVIDED.
- THE GRADE OF THE DRIVEWAY WITHIN 20 FEET OF THE PAVEMENT EDGE OR THE CURBLINE OF THE PUBLIC ROAD, TOWNSHIP OR STATE, SHALL NOT EXCEED 4%.
- THE SUBGRADE WITHIN THE LIMITS OF THE PROPOSED CARRYWAY SHALL BE SHAPED TO CONFORM TO THE LINE, GRADE AND CROSS-SECTION OF THE PROPOSED CARRYWAY AND SHALL BE THOROUGHLY COMPACTED AS PER PENNDOT PUBLICATION 408. SUBGRADE SHALL BE SLOPED TO CORRESPOND TO THE SLOPE OF THE FINISHED ROAD SURFACE. BEFORE PLACING THE BASE COURSE, THE SUBGRADE SHALL BE DRESSED WITH ONE INCH OF FINE AGGREGATE.

LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. EXISTING CONTOUR
- PROP. CONTOUR
- EX. EXISTING SPOT ELEV.
- NEW SPOT ELEV.
- EX. SOILS
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EX. PARKING SPACES
- PROP. PARKING SPACES
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- PROP. GAS LINE
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- EX. STORM SEWER LINE
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- EX. STORM INLET
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- PROP. STORM INLET ID
- EX. SEEPAGE BED
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
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- EX. WATER LATERAL
- PROP. WATER LATERAL
- EX. FIRE WATER LINE
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15% - 25% SLOPES
- 25%+ SLOPES
- WETLANDS

FORCE MAIN TO EXTEND SOUTHWARD ON SHILOH ROAD APPROX. 2,000 LF. TO A PROPOSED MANHOLE AT THE INTERSECTION WITH PLUMCY ROAD, THEN VIA A NEW GRAVITY LINE +1,000 LF. TO THE EXISTING MANHOLE AT FARM LANE (TOWARD RUSTIN HIGH SCHOOL ENTRANCE). THIS WILL BE DETAILED DURING LAND DEVELOPMENT.



OVERALL GRADING FEASIBILITY PLAN

SCALE: 1"=100'
GRAPHIC SCALE
1 inch = 100 feet

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CONDITIONAL USE
OVERALL GRADING FEASIBILITY PLAN
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE: 4/30/21
SCALE: 1"=100'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
DATE OF FEASIBILITY STUDY: 4/30/21
DRAWING NO.: C03.1
SHEET 10 OF 23



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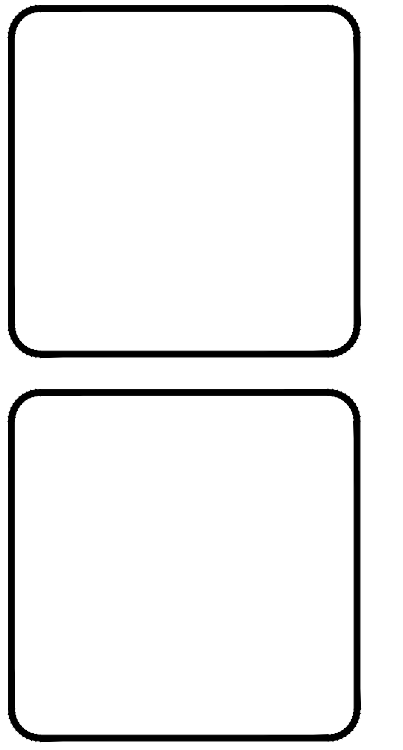
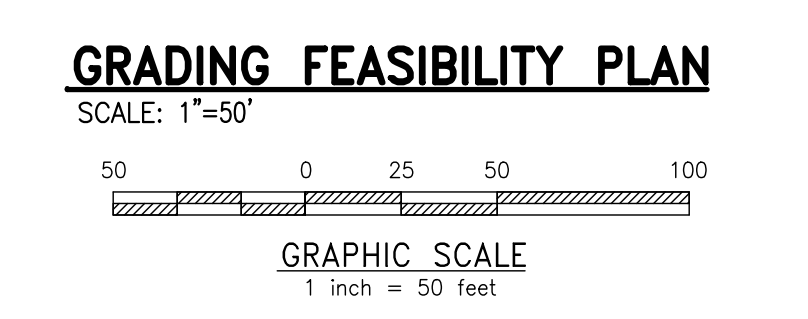
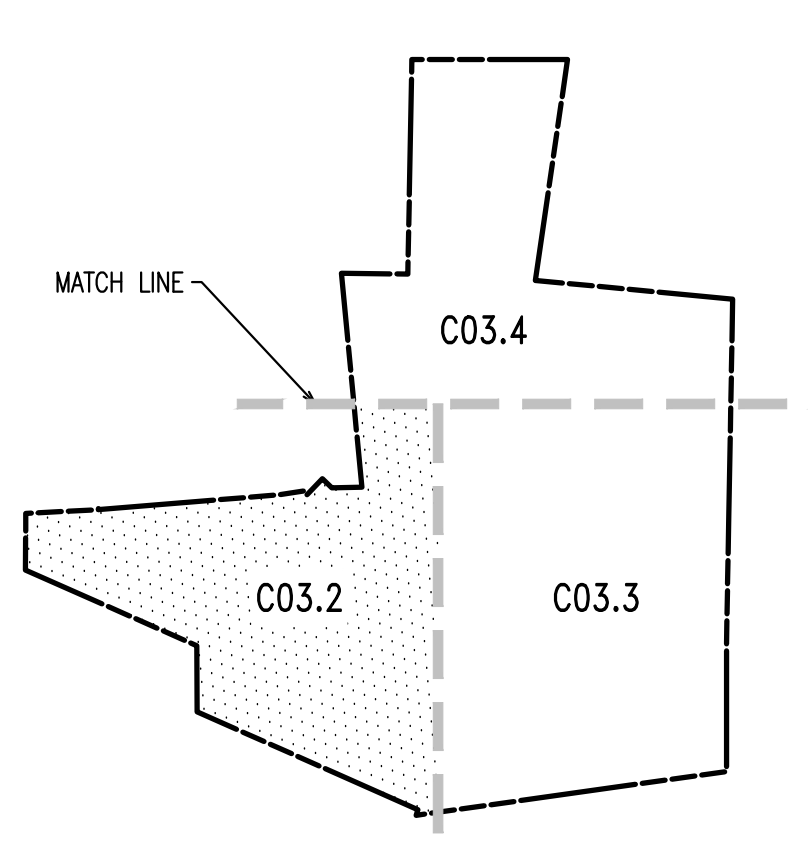
MATCHLINE - SEE SHEET C03.4



LEGEND

- PROP. PROPERTY LINE
- EX. PROPERTY LINE
- PROP. RIGHT-OF-WAY
- EX. RIGHT-OF-WAY
- PROP. MONUMENT
- EX. MONUMENT
- PROP. IRON PIPE
- EX. IRON PIPE
- PROP. EASEMENT
- EX. EASEMENT
- 242 EXISTING CONTOUR
- 125.00 PROPOSED CONTOUR
- NEW SPOT ELEV.
- SOILS TYPE
- EX. CONC. CURB
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- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES TO BE REMOVED
- EX. TELE. LINE
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- EX. ELEC. LINE
- PROP. ELEC. LINE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
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- PROP. SAN. SEWER LATERAL
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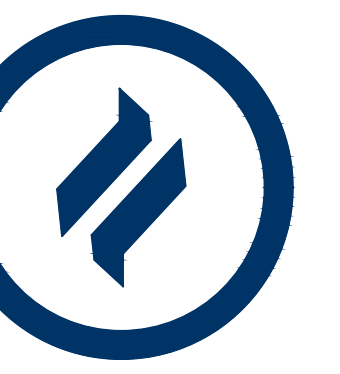
FORCE MAIN TO EXTEND SOUTHWARD ON SHILOH ROAD APPROX. 2,000 LF. TO A PROPOSED MANHOLE AT THE INTERSECTION WITH PLUNKLY ROAD. THEN IN A NEW GRADY LINE +/-1,000 LF. TO THE EXISTING MANHOLE AT FARM LINE (BAYARD RUSTIN HIGH SCHOOL ENTRANCE). THIS WILL BE DETAILED DURING LAND DEVELOPMENT.



NO.	DATE	DESCRIPTION
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CONDITIONAL USE
GRADING FEASIBILITY PLAN
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

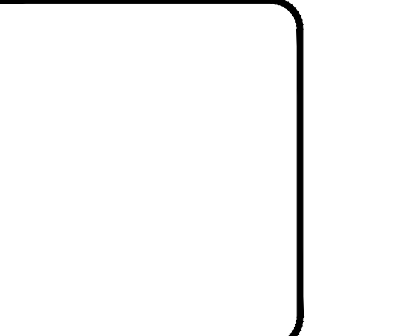
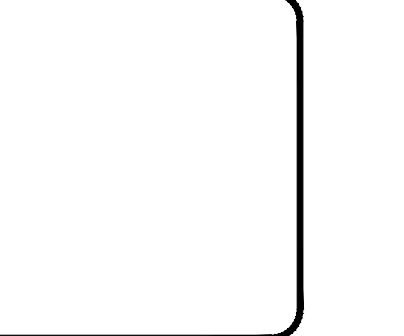
DATE: 4/30/21
SCALE: 1"=50'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
DATE: 4/30/21
DRAWING NO.: C03.2
SHEET 11 of 23



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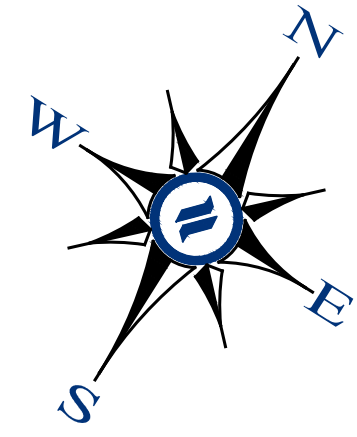
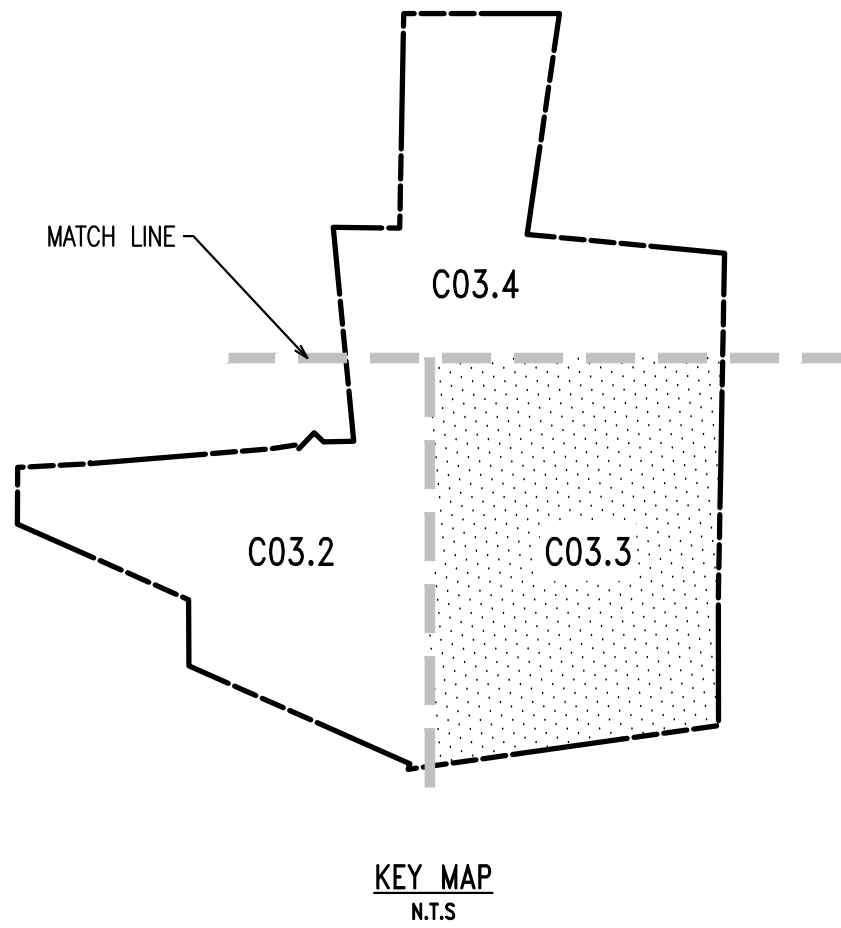


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CONDITIONAL USE	
GRADING FEASIBILITY PLAN	
CLIENT:	FOX CLEARING, LLC
PROJECT:	STOKES ESTATE
LOCATION:	1013 SHILOH ROAD WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE:	4/30/21
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
FILE NAME:	GRADING FEASIBILITY PLAN.dwg
DATE PLOTTED:	4/30/21
DRAWING NO.:	C03.3
SHEET	12 of 23

MATCHLINE - SEE SHEET C03.4



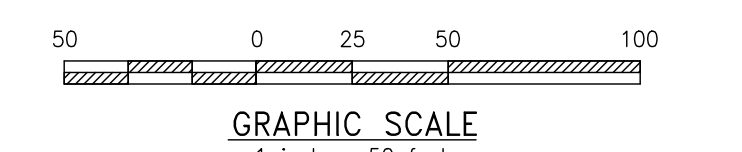
LEGEND

- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- EX. EASEMENT
- 242 EXISTING CONTOUR
- 125.00 PROPOSED CONTOUR
- 125.00 EXISTING SPOT ELEV.
- 125.00 NEW SPOT ELEV.
- GEB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EX. PARKING SPACES
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- EX. STORM INLET ID
- PROP. STORM INLET ID
- EX. SEEPAGE BED
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- EX. SAN. SEWER LATERAL
- PROP. SAN. SEWER LATERAL
- EX. SANITARY MH. ID
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- EX. WATER LATERAL
- PROP. WATER LATERAL
- EX. FIRE WATER LINE
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- ZONE A6 FLOODPLAIN
- 15% - 25% SLOPES
- 25%+ SLOPES
- WETLANDS

MATCHLINE - SEE SHEET C03.2

GRADING FEASIBILITY PLAN

SCALE: 1"=50'



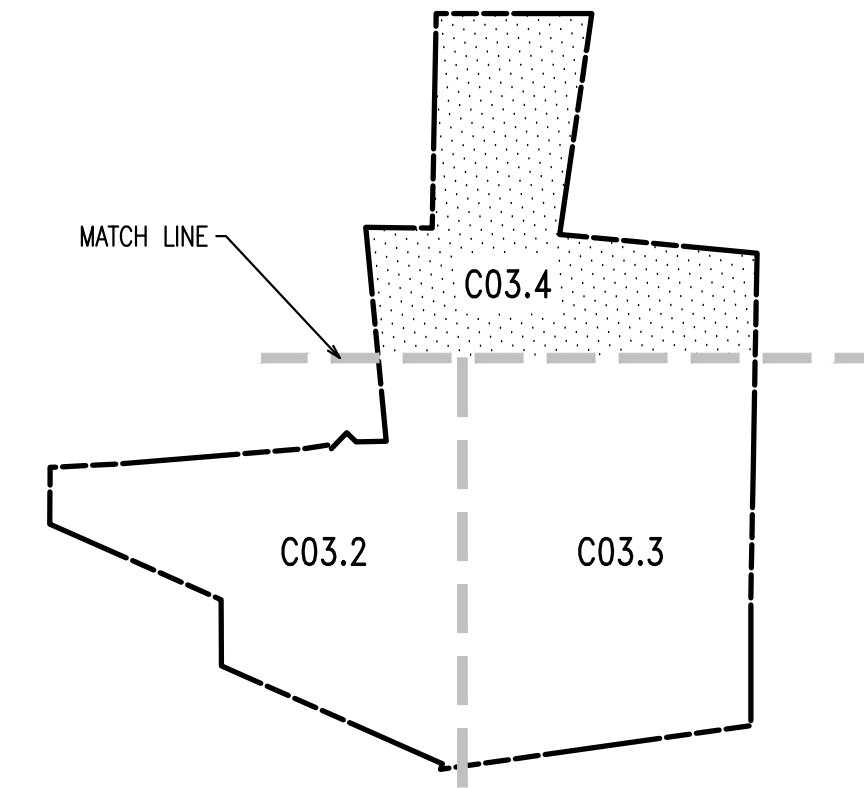
GRAPHIC SCALE
1 inch = 50 feet



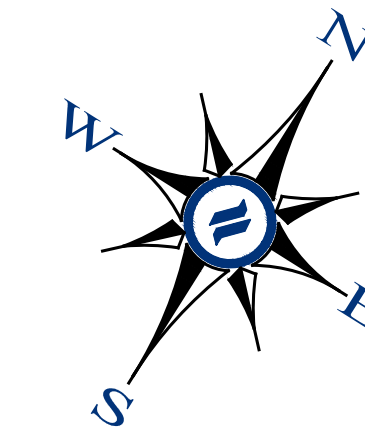
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KEY MAP
N.T.S.



LEGEND

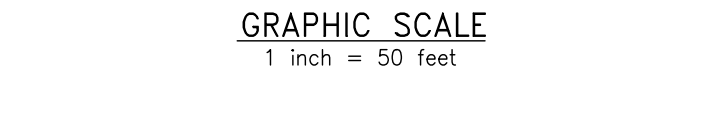
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- EX. RIGHT-OF-WAY
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- EX. EASEMENT
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- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. RECORD
- 242 EXISTING CONTOUR
- 125.00 PROPOSED CONTOUR
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- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
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- EX. STORM SEWER LINE
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- EX. SEEPAGE BED
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- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- EX. SAN. SEWER LATERAL
- PROP. SAN. SEWER LATERAL
- EX. SANITARY MH. ID
- PROP. SANITARY MH. ID
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- PROP. WATER LATERAL
- EX. FIRE WATER LINE
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- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15% - 25% SLOPES
- 25%+ SLOPES
- WETLANDS

MATCHLINE - SEE SHEET C03.2

MATCHLINE - SEE SHEET C03.3

GRADING FEASIBILITY PLAN

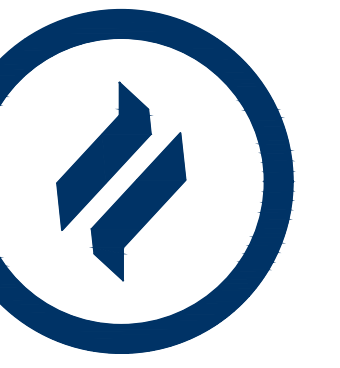
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CONDITIONAL USE
GRADING FEASIBILITY PLAN

CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

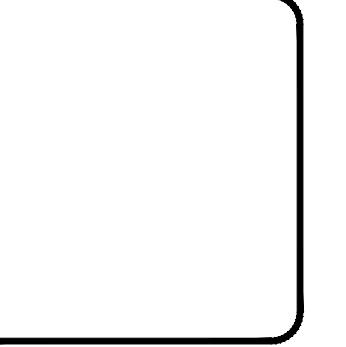
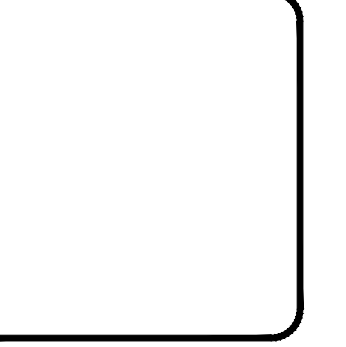
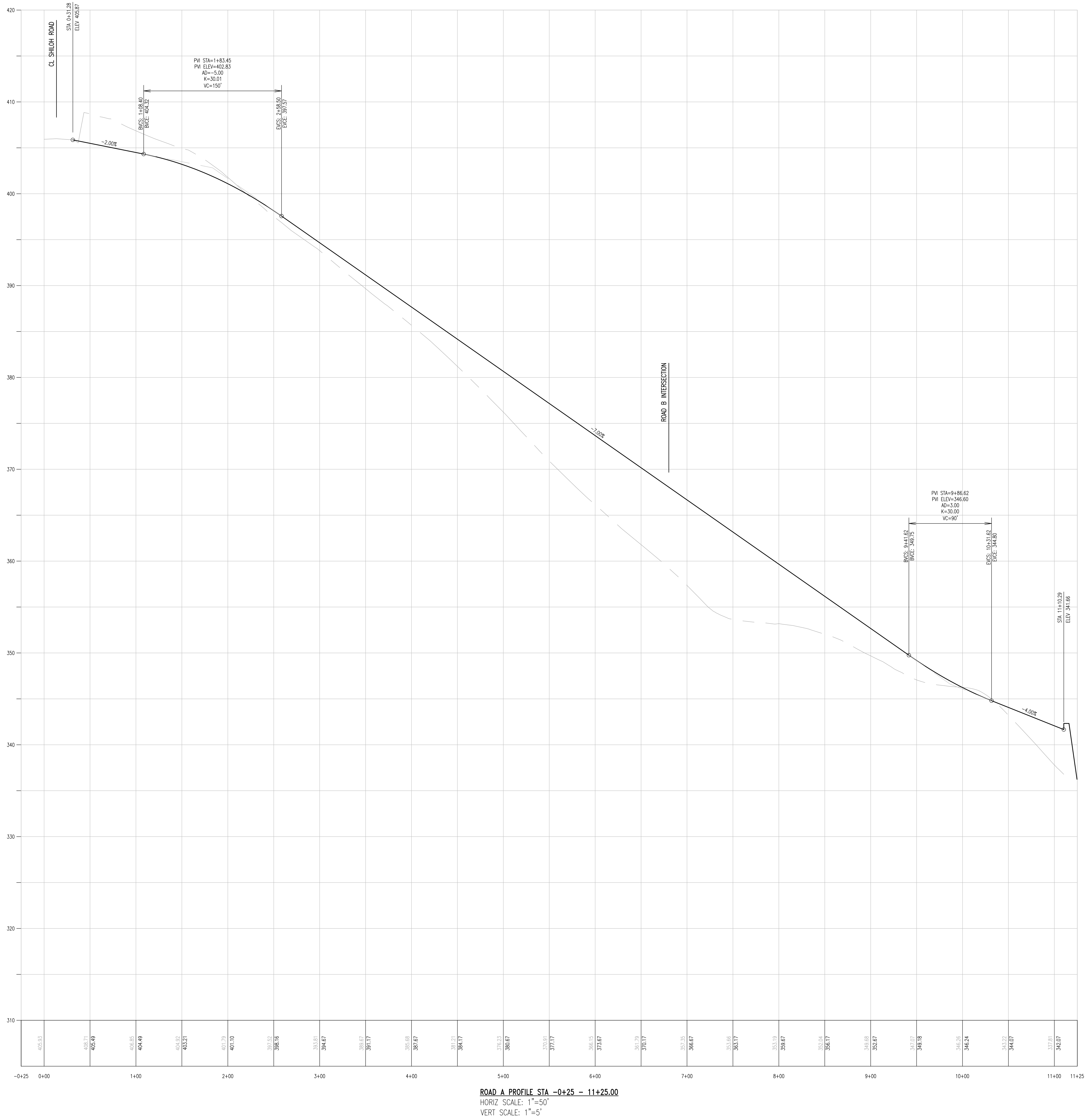
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CHECKED BY:	DWG
PROJECT NO.:	3868
DATE:	4/30/21
PLOTTED:	
DRAWING NO.:	C03.4
SHEET	13 OF 23



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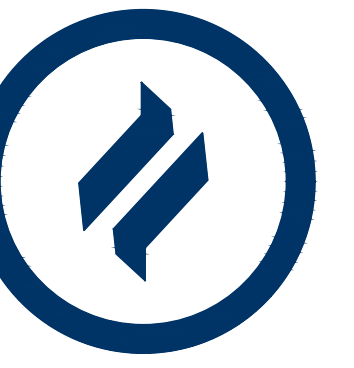


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CONDITIONAL USE
PROFILES

CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

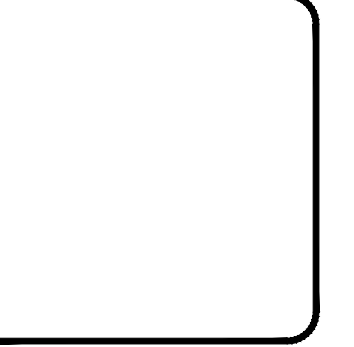
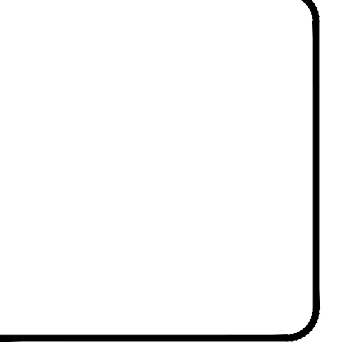
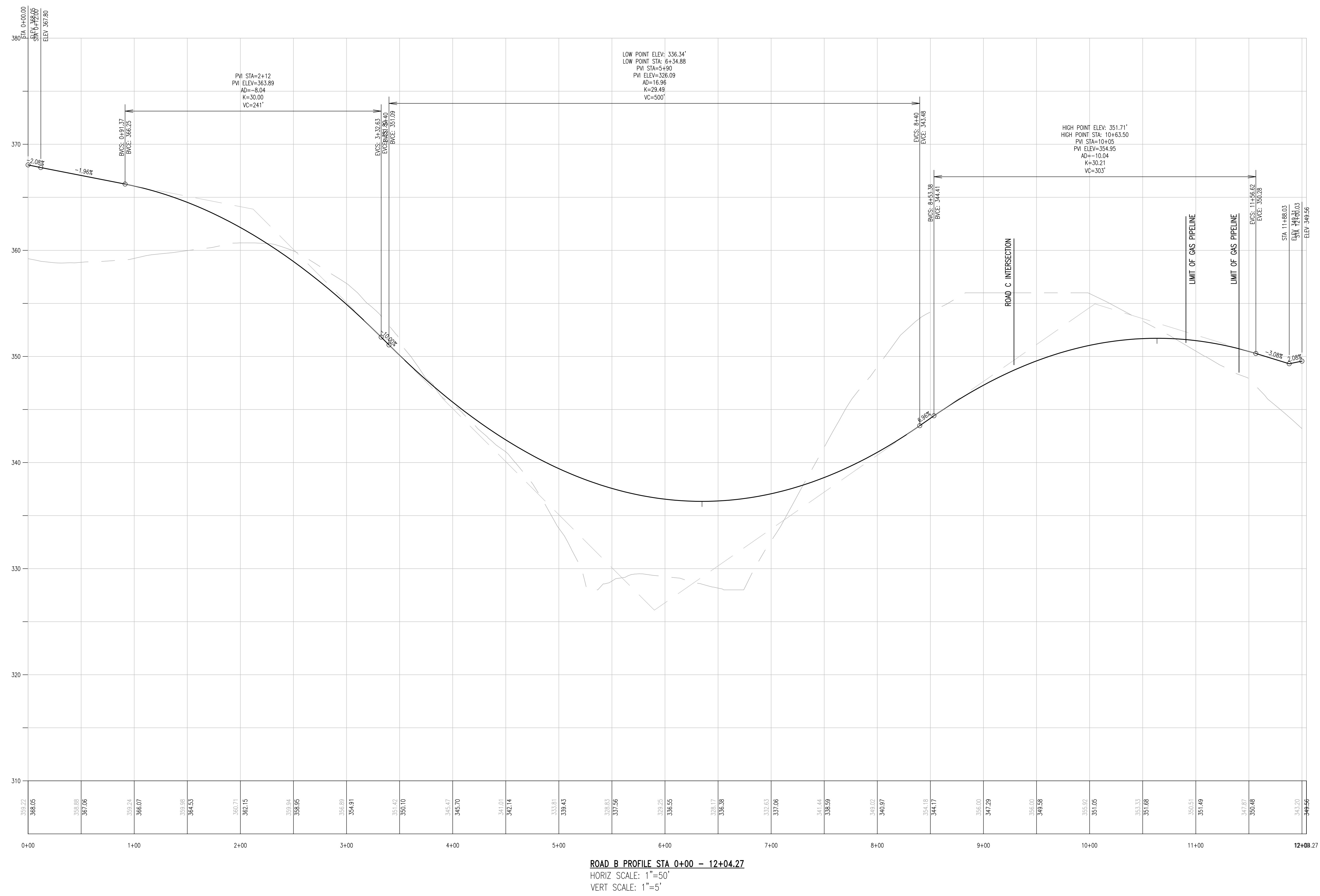
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CAD FILE: H PROFILES.dwg
PLOTTER: 4/30/21
DRAWING NO.: C04.1
SHEET 14 of 23



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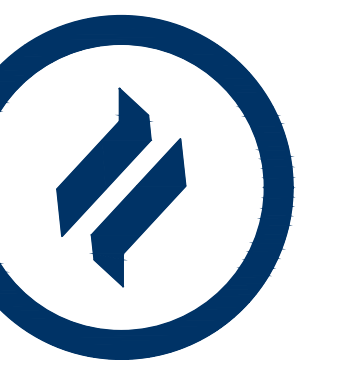


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CONDITIONAL USE
PROFILES

CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

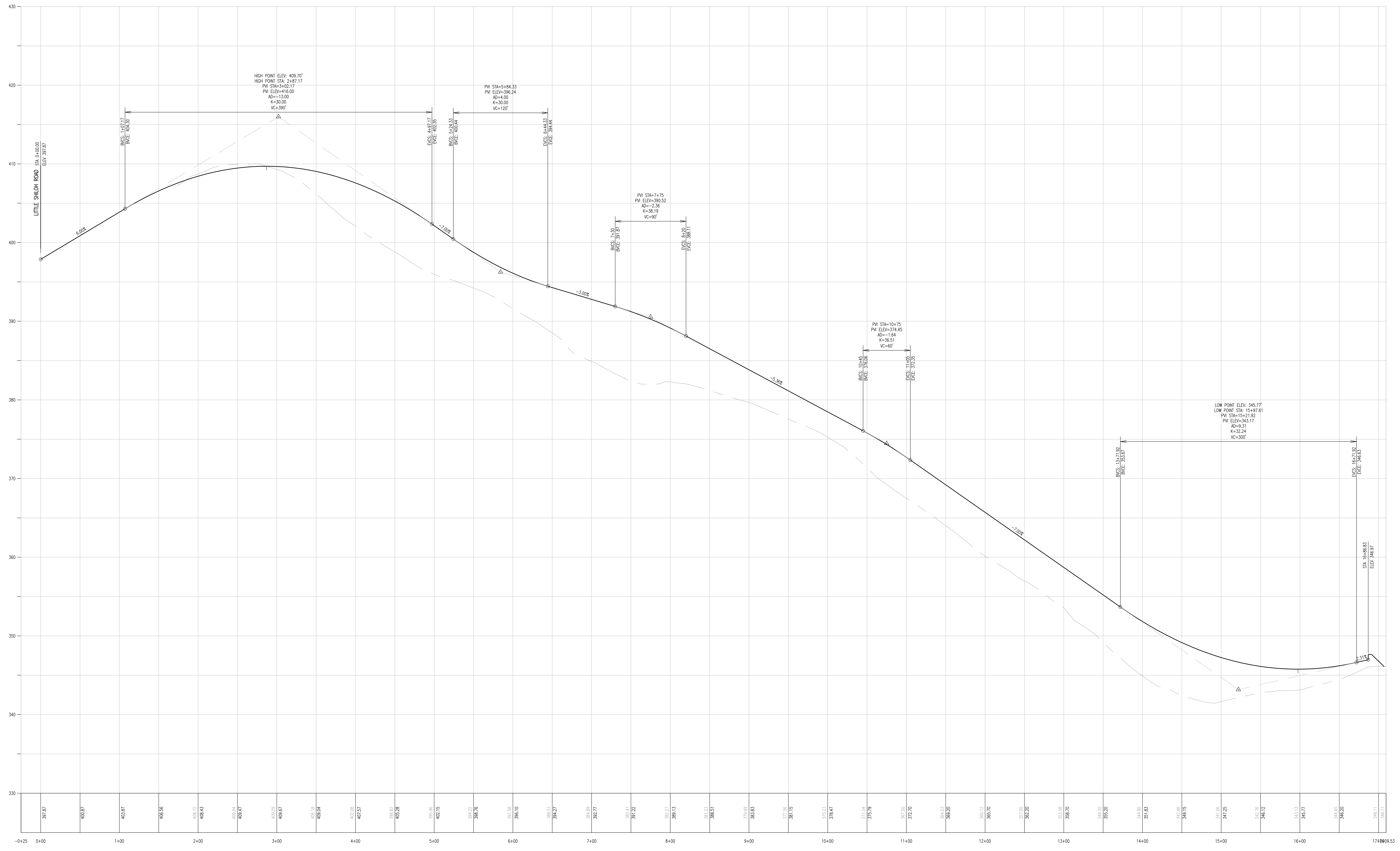
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PLOTTER: 4/30/21
DRAWING NO.: C04.2
SHEET 15 of 23



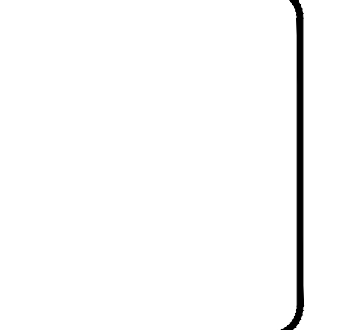
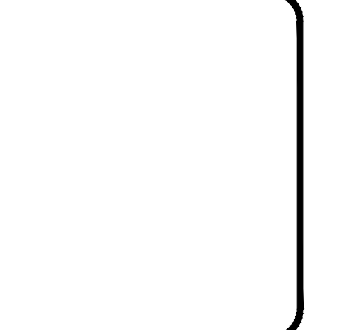
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ROAD C PROFILE STA -0+25 - 17+09.53
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



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CONDITIONAL USE
PROFILES

CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

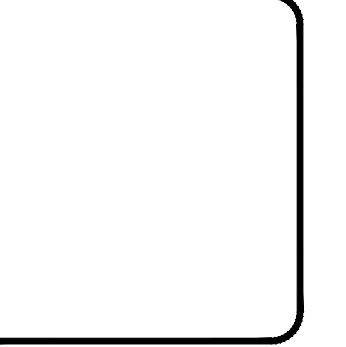
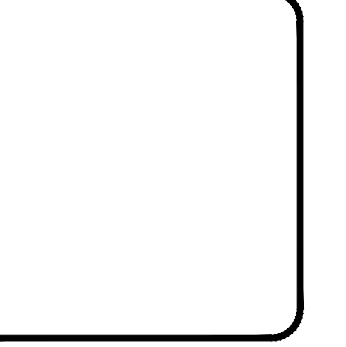
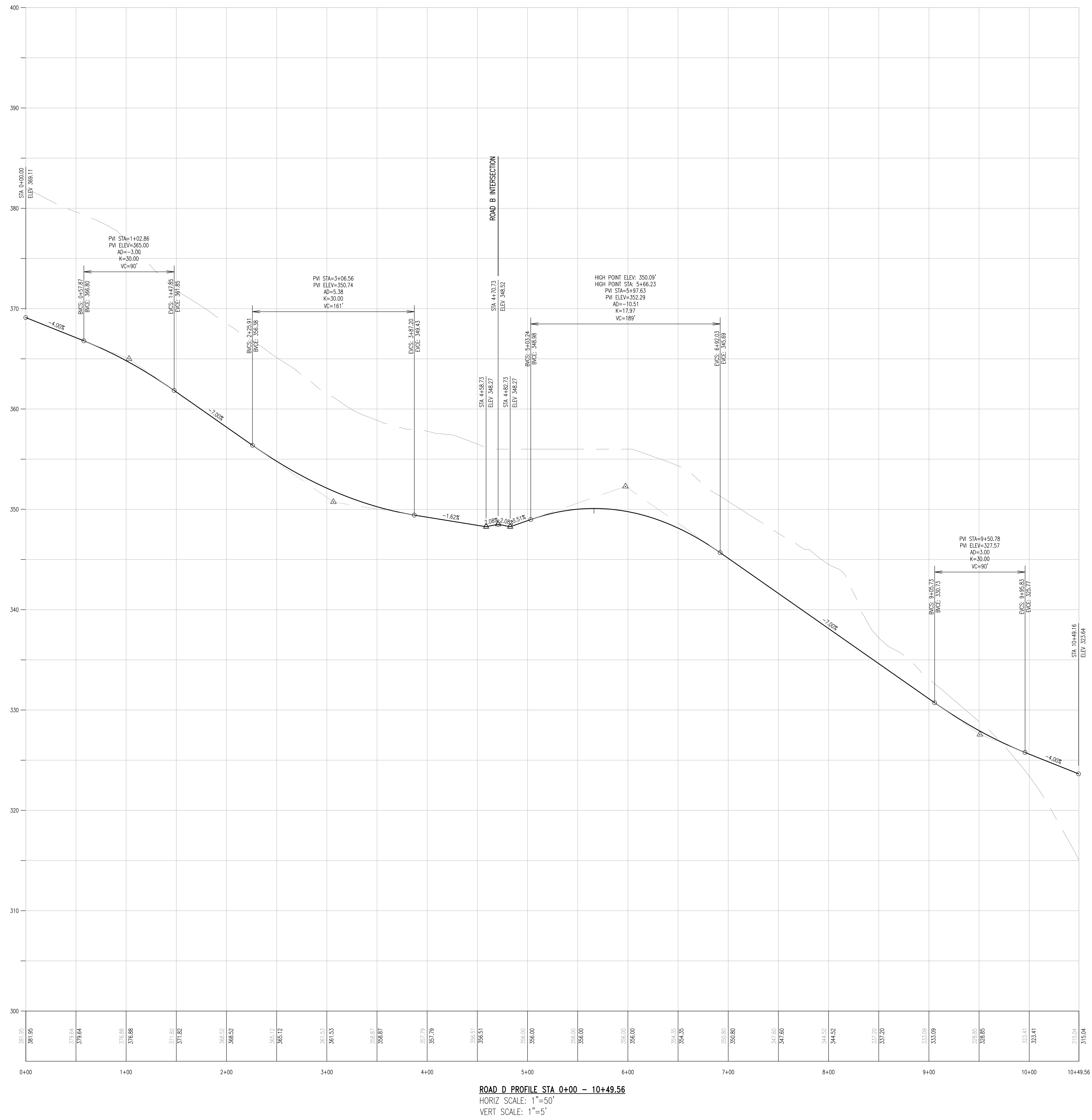
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PLOTTED:	4/30/21
DRAWING NO.:	C04.3
SHEET:	16 of 23



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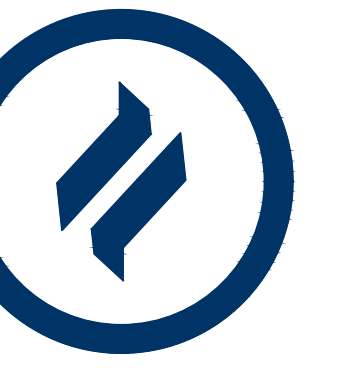


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**CONDITIONAL USE
PROFILES**

CLIENT: FOX CLEARING, LLC
 PROJECT: STOKES ESTATE
 LOCATION: 1013 SHILOH ROAD
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

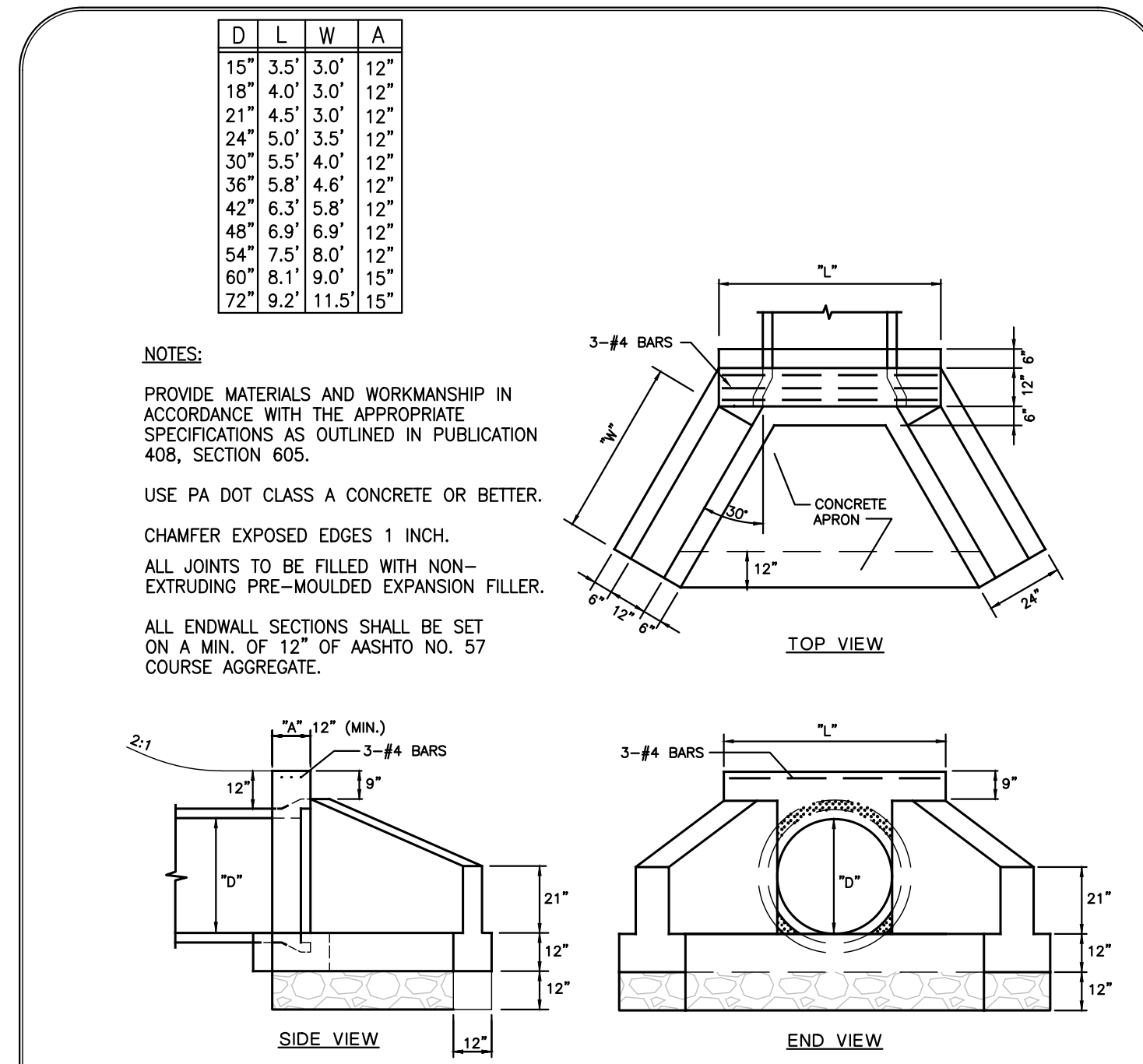
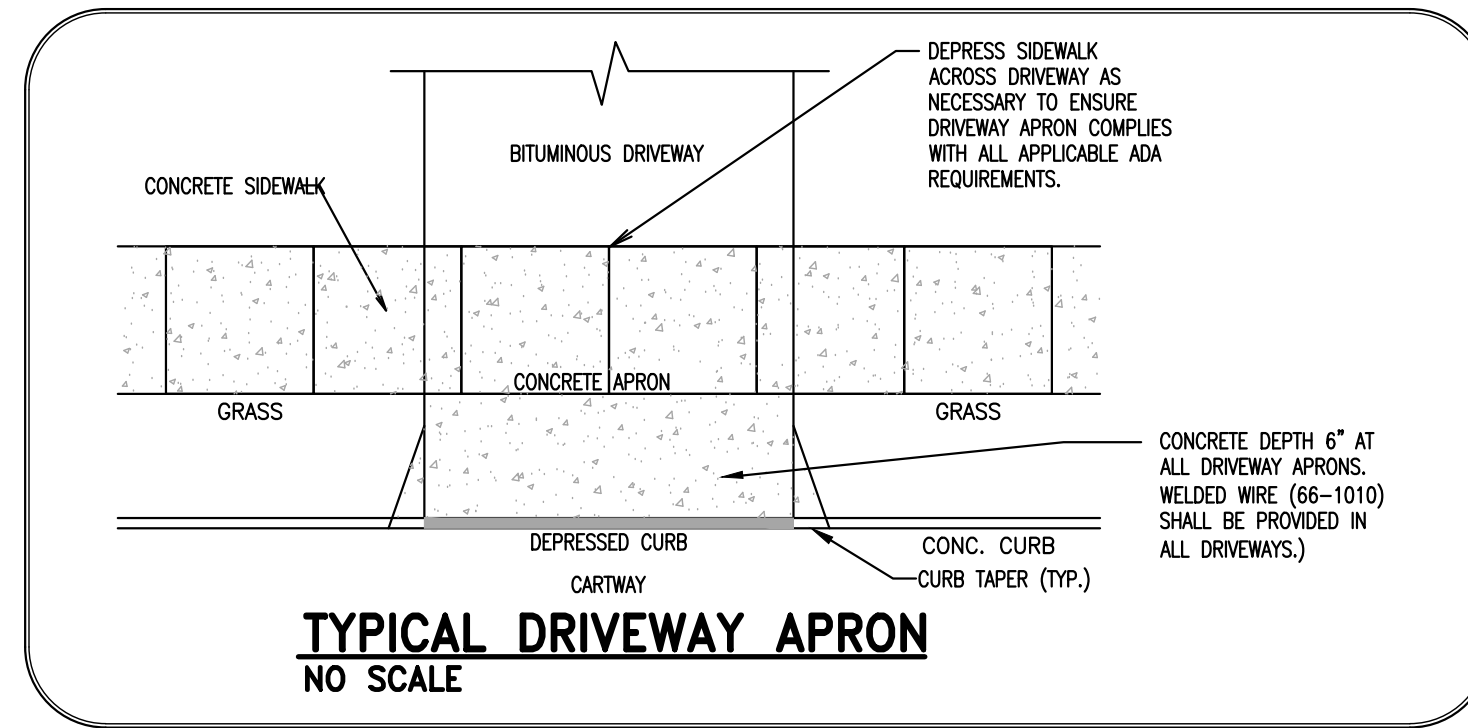
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DRAWING NO.:	C04.4
SHEET:	17 of 23



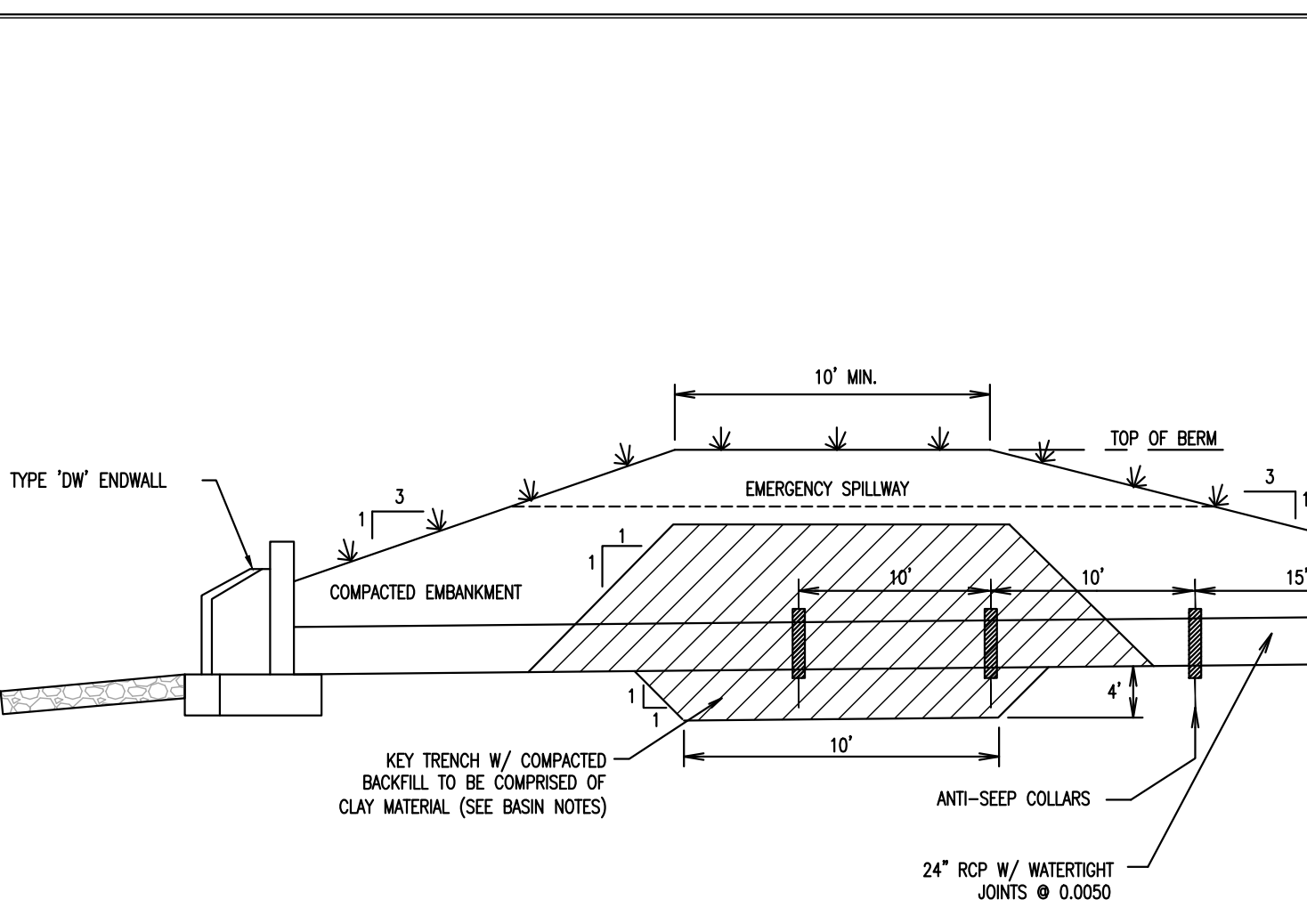
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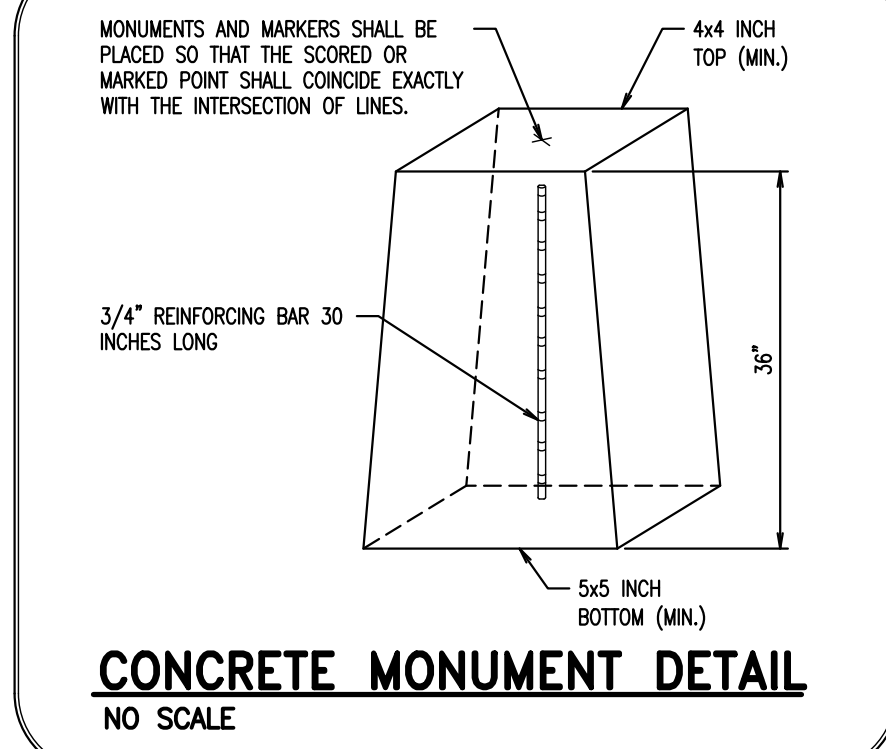
TYPICAL DRIVEWAY APRON NO SCALE



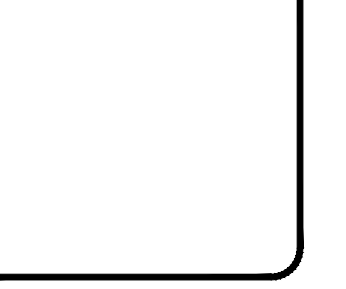
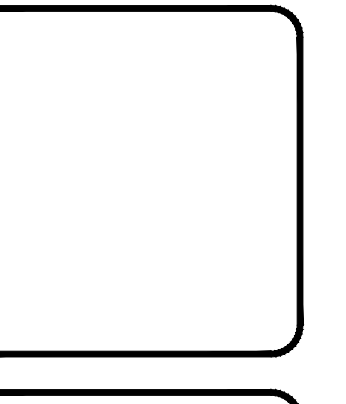
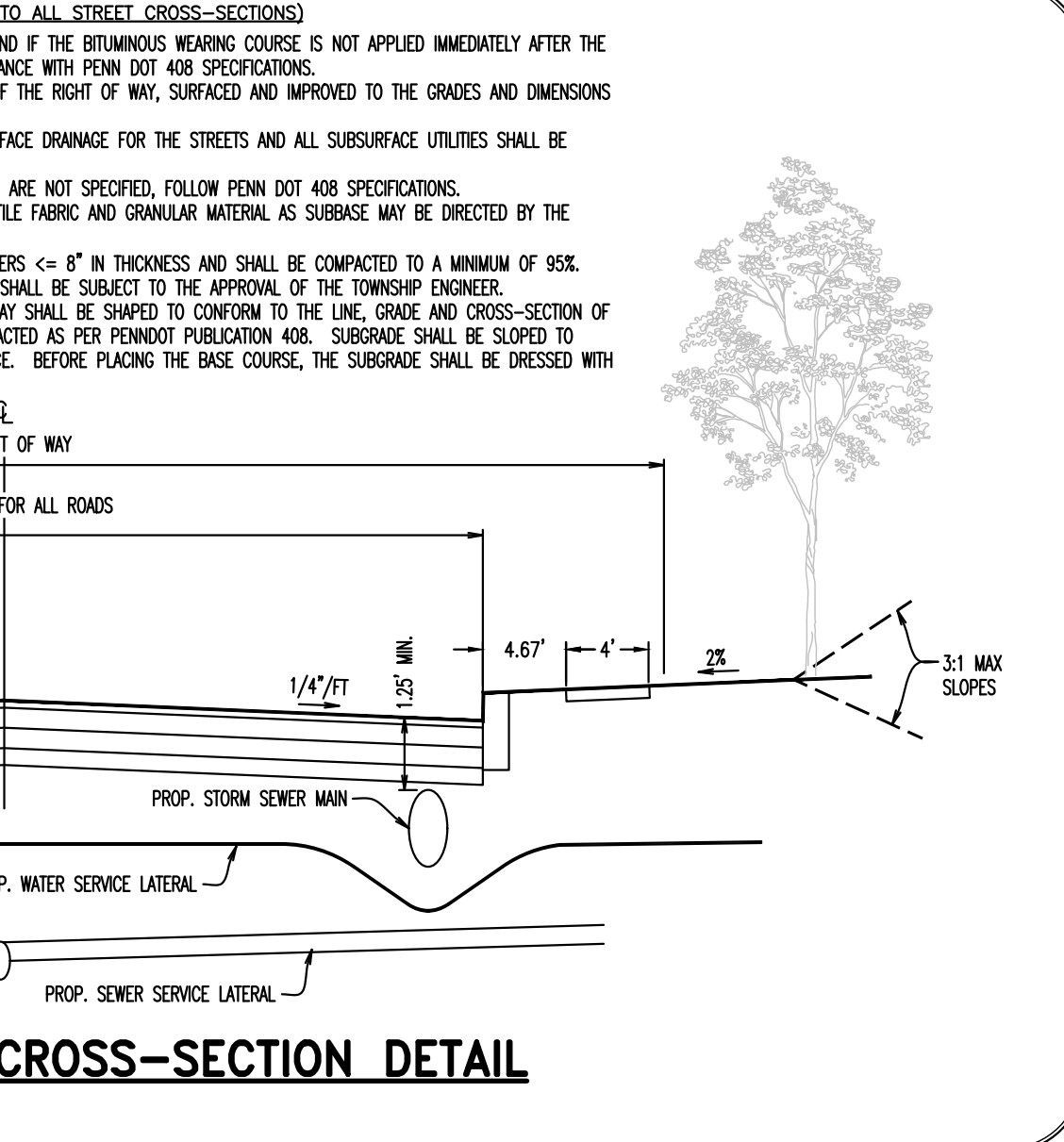
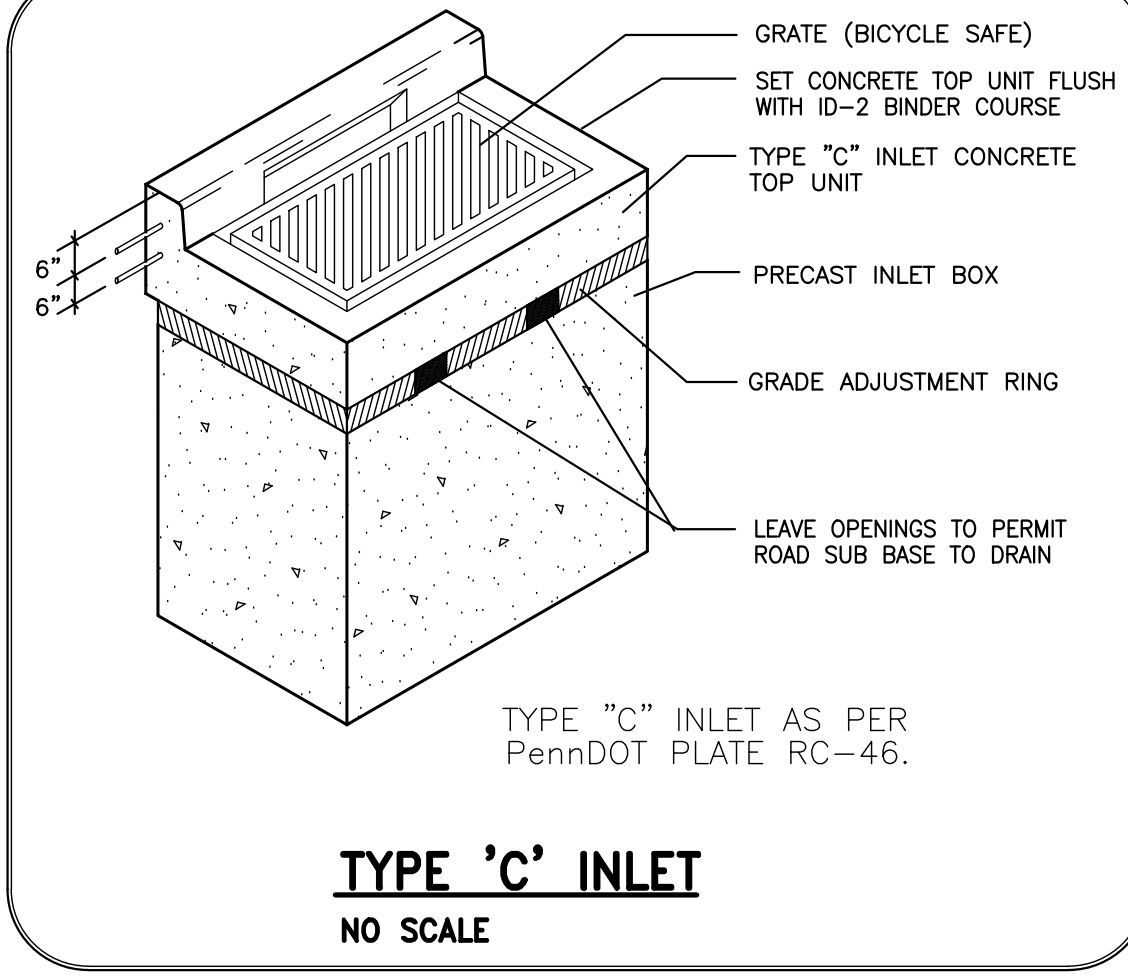
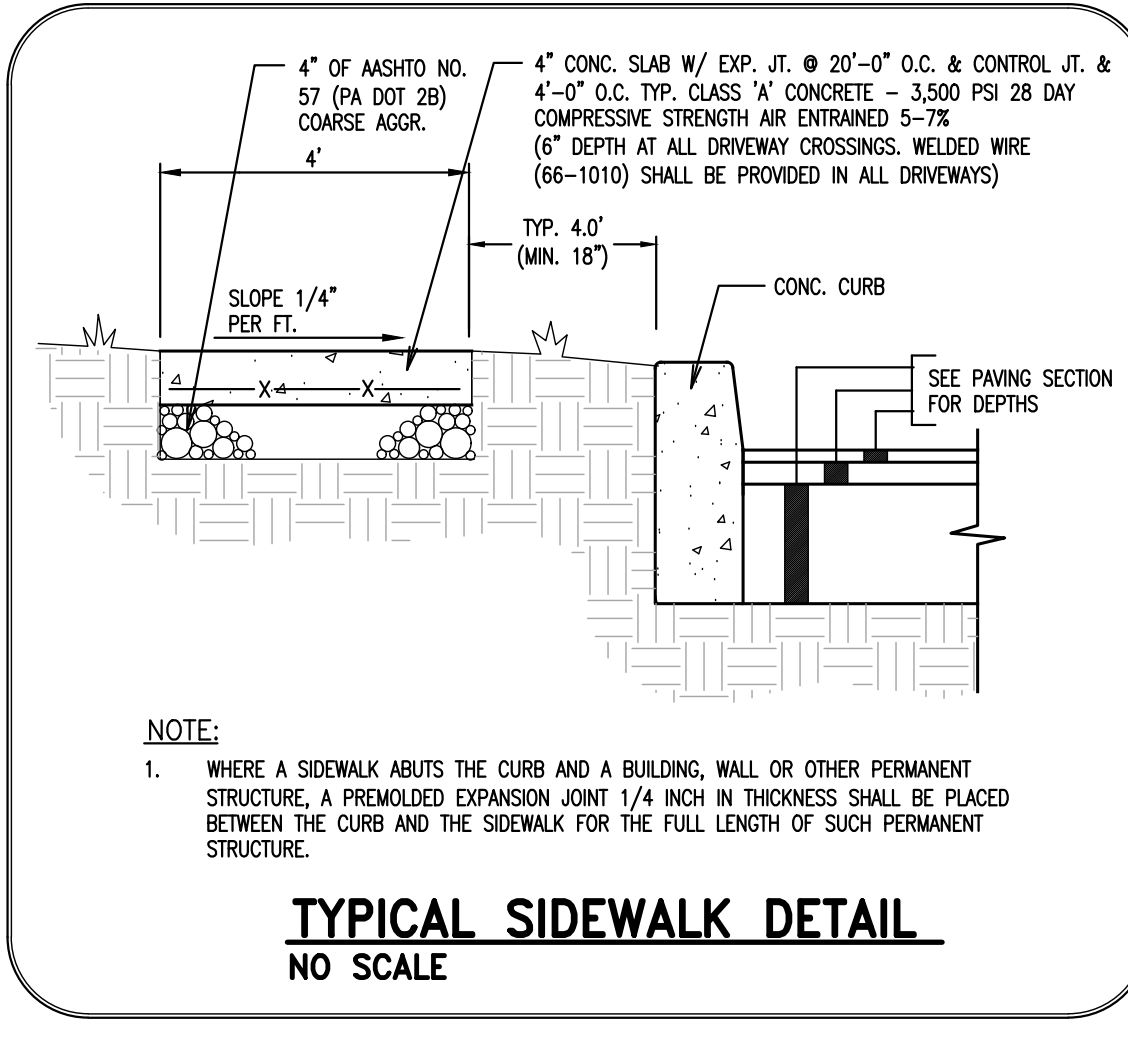
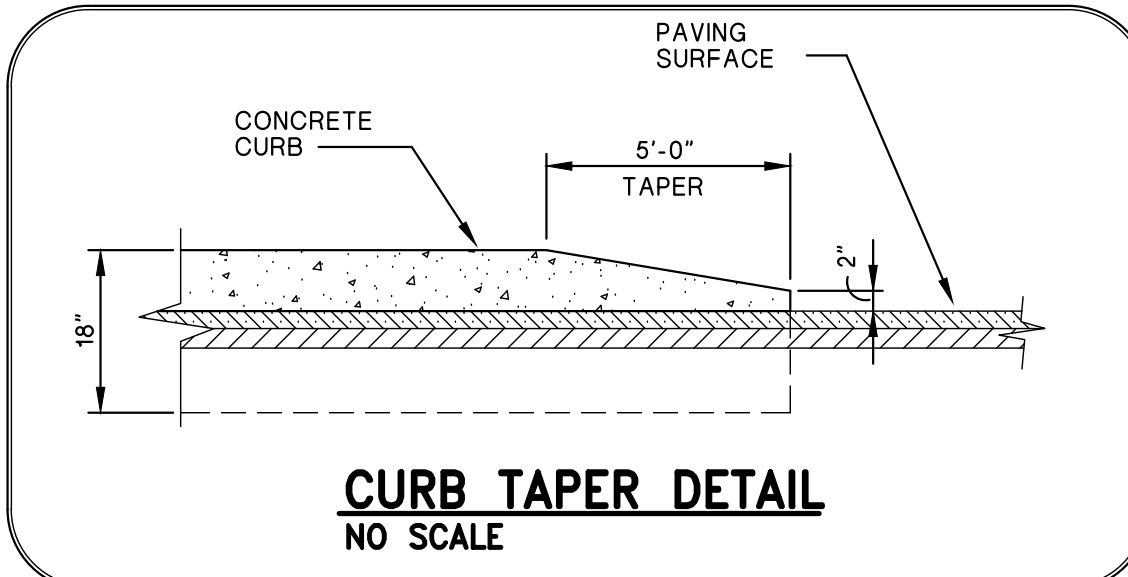
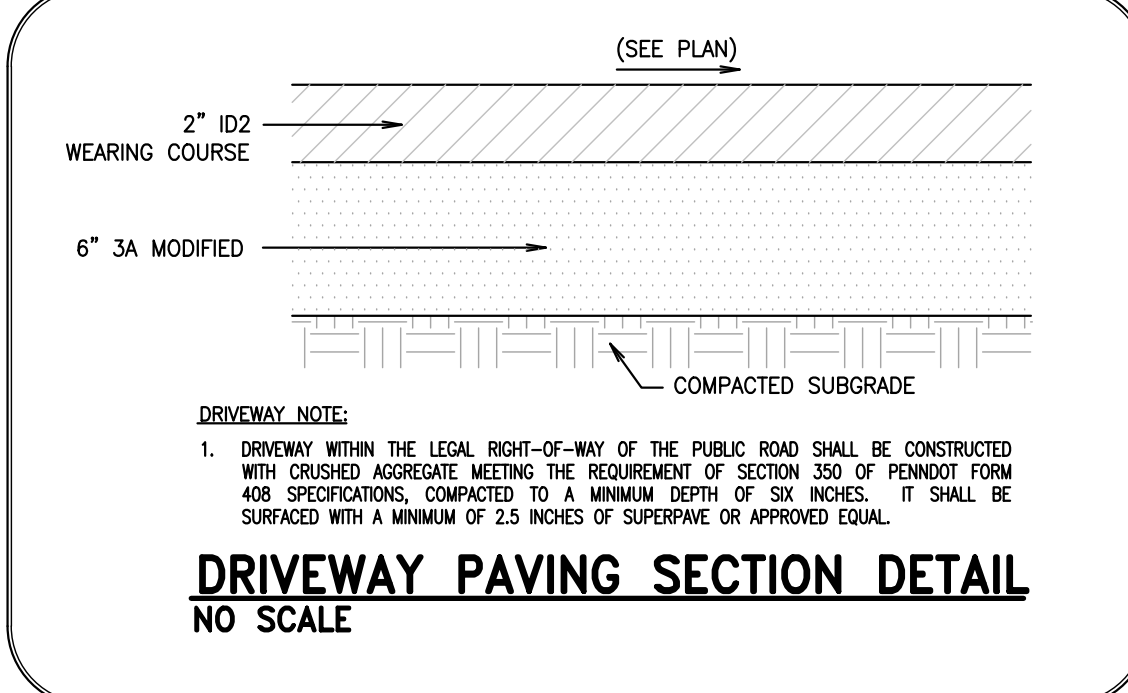
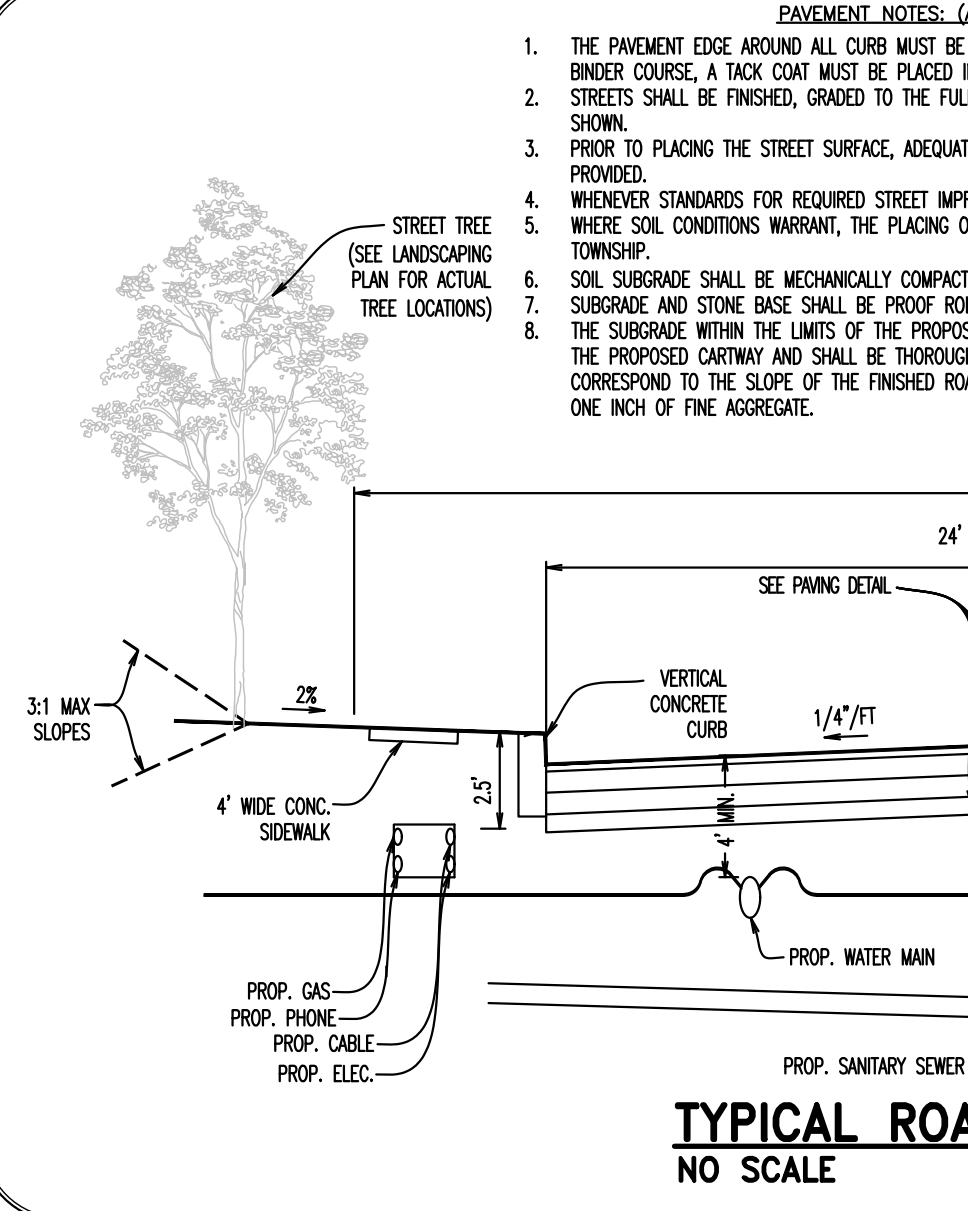
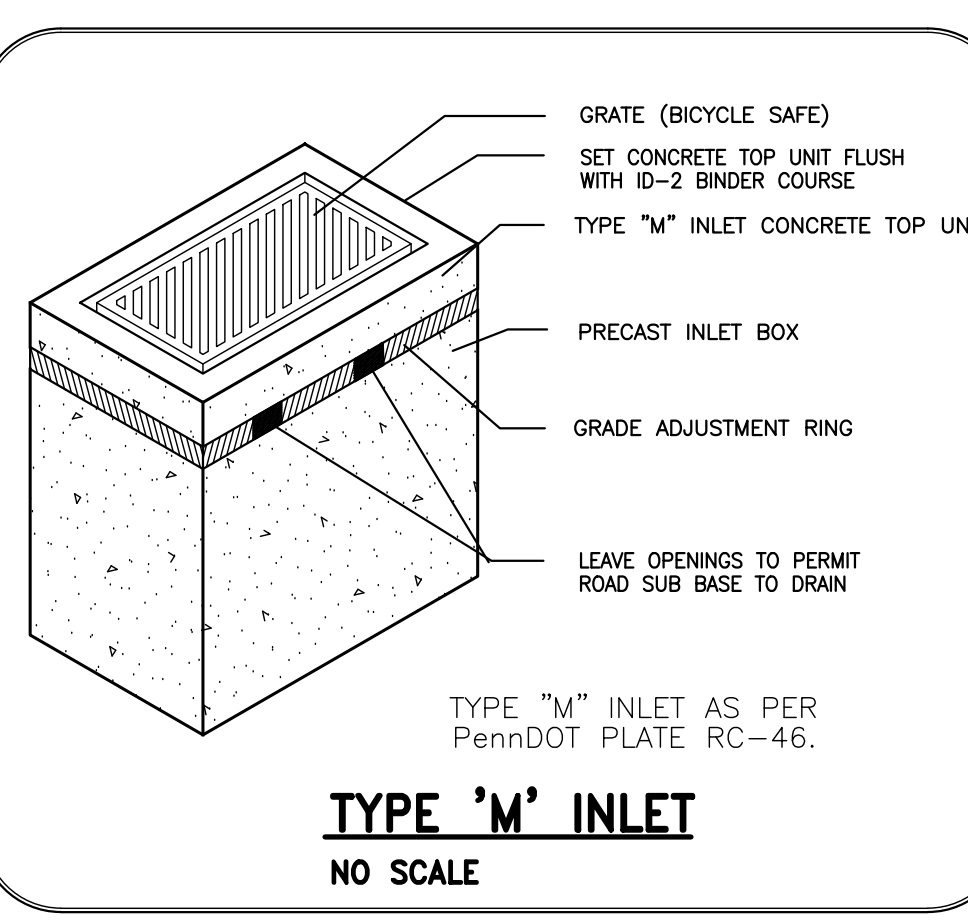
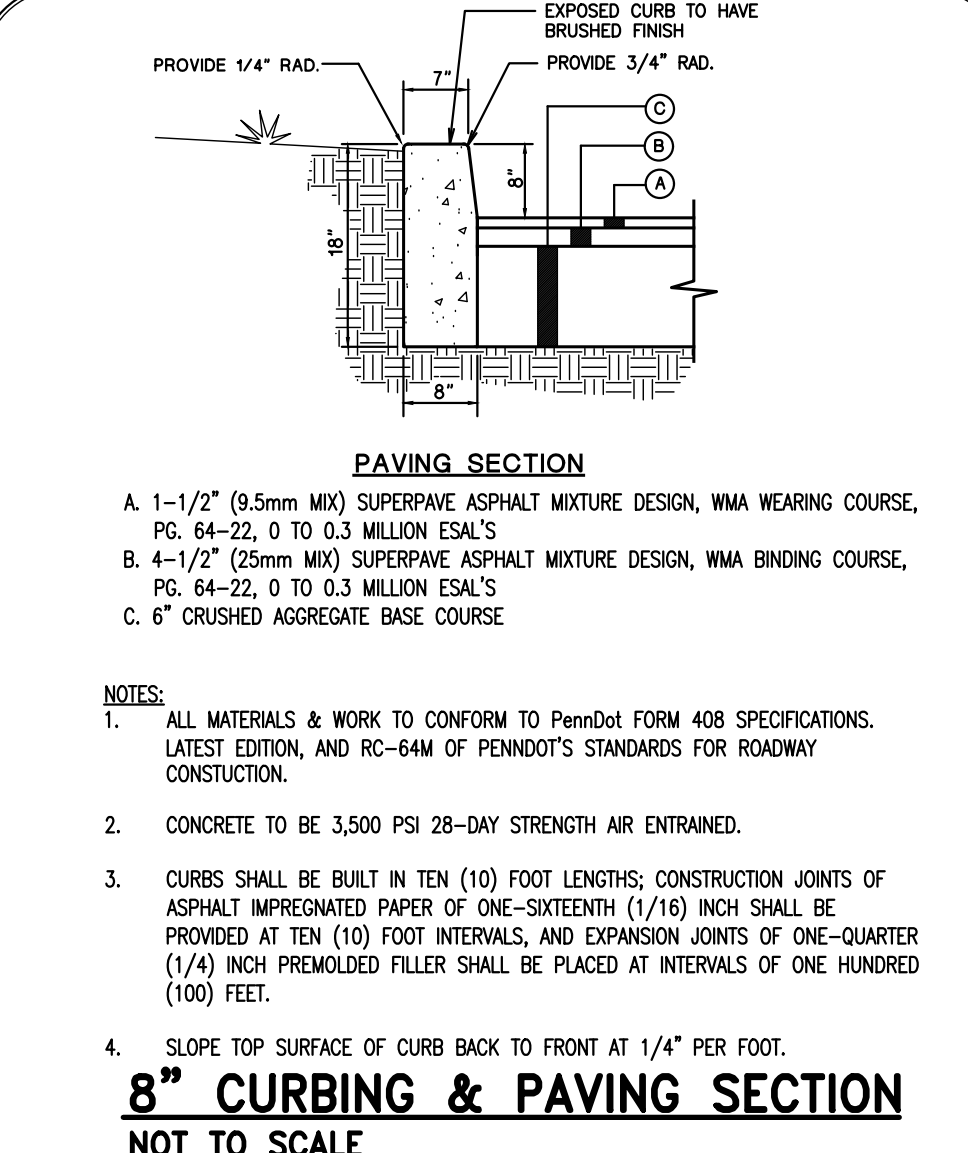
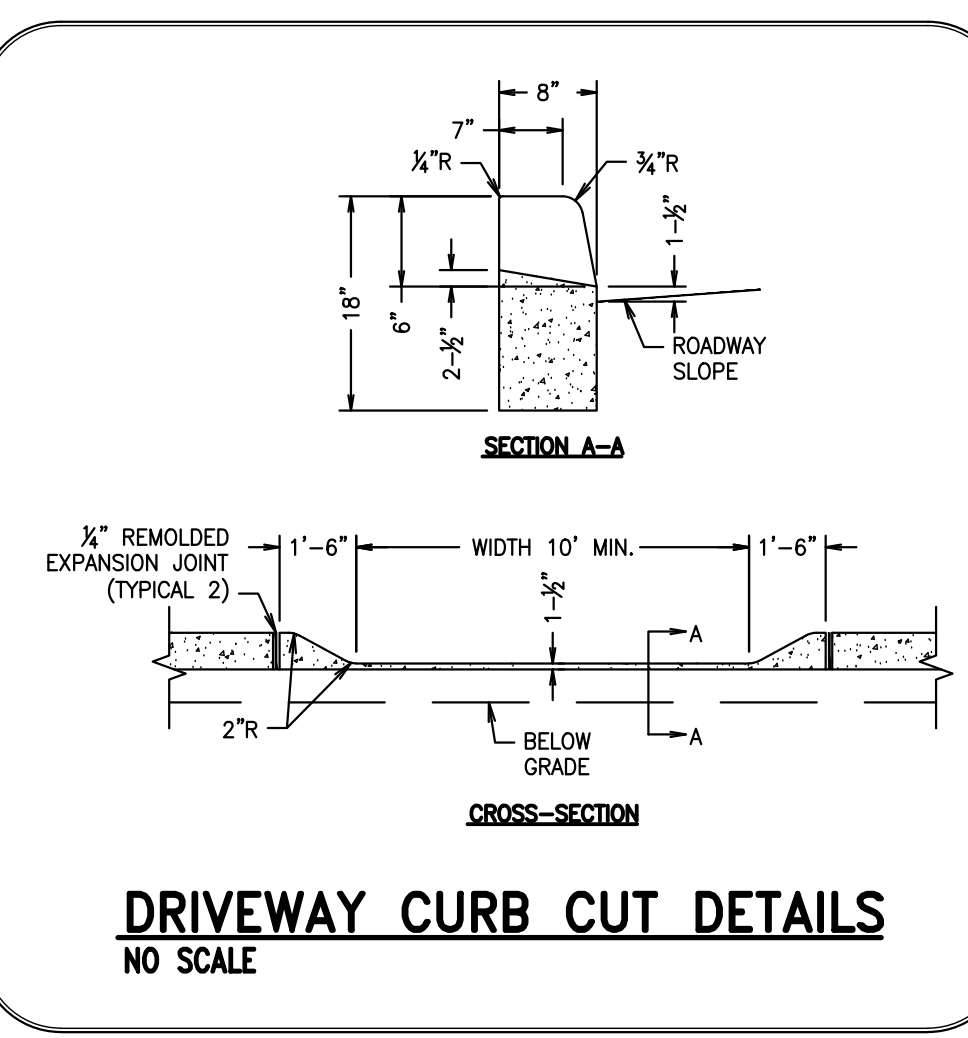
TYPICAL INFILTRATION BASIN EMBANKMENT DETAIL NO SCALE

STORMWATER INFILTRATION BASIN CONSTRUCTION SPECIFICATIONS:

1. PRELIMINARY EMBANKMENT CONSTRUCTION SHALL BE COMPLETED PRIOR TO CLEARING AND GRADING ACTIVITIES. AREAS WHERE THE BASIN AND EMBANKMENT IS TO BE PLACED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBSTACLES/UNDESIRABLE MATERIAL.
2. HEAVY EQUIPMENT AND TRAFFIC SHALL BE RESTRICTED FROM TRAVELING OVER THE PROPOSED LOCATION OF THE INFILTRATION BASIN TO MINIMIZE COMPACTION OF THE SOIL.
3. THE BOTTOM OF ALL INFILTRATION BASINS SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE SCARPED TO A DEPTH OF SIX (6) INCHES.
4. EXISTING INFILTRATION BASINS TO WITHIN TWO FEET OF FINAL ELEVATION OF THE BASIN FLOOR. FINAL ELEVATION TO FINISHED GRADE SHALL BE DETERMINED BASED ON LANDSCAPE ARCHITECT'S DESIGN. AREAS HAVE BEEN STABILIZED. THE BASIN BOTTOM AND SIDE EMBANKMENTS SHALL BE RECONSTRUCTED WITH DEGRADED AND SLOPED BY HEAVY EQUIPMENT.
5. ALL BASIN EXCAVATION EQUIPMENT SHALL BE PERFORMED UNDISTURBED, RUBBER-TIRED EQUIPMENT.
6. A CUT-OFF TRENCH SHALL BE LOCATED ALONG THE CENTERLINE OF THE EARTH FILL EMBANKMENT. THE MINIMUM DEPTH SHALL BE FOUR FEET. THE CUT-OFF TRENCH SHALL EXTEND UP WITHIN TWENTY (20) FEET OF THE EMERGENCY SPILLWAY. THE BOTTOM WIDTH SHALL BE FOUR (4) FEET. BUT WIDE ENOUGH TO PERMIT OPERATION OF EXCAVATION AND COMPACTOR EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 3:1.
7. FILL MATERIAL FOR THE CUT-OFF TRENCH SHALL BE OF UNIFIED SOIL TYPE CL (OR APPROVED EQUIVALENT).
8. FILL MATERIAL SHALL BE PLACED IN 6" LIFT WITH A MINIMUM OF 1000 LBS PER CUBIC YARD. IF WATER CAN BE SEECED OUT OF THE SOIL IT IS TOO MOIST FOR PROPER COMPACTION.
9. FILL MATERIAL SHALL BE PLACED IN 6" INCH TO 8" HIGH CONTINUOUS LIFTS ACROSS THE ENTIRE LENGTH OF THE EMBANKMENT. EACH LIFT LEFT SHALL BE COMPACTED TO AN AVERAGE OF 95% OF MAXIMUM WET DENSITY PER ASTM D-1557.
10. FILL MATERIAL FOR THE EMBANKMENT SHALL BE UNIFIED SOIL TYPE CL (OR APPROVED EQUIVALENT). UNIFIED SOIL TYPE CL (OR APPROVED EQUIVALENT) MATERIAL. RELATIVELY PERVIOUS MATERIALS SUCH AS SAND OR GRAVEL, UNLESS SPECIFICALLY CLASSIFIED AS SUITABLE FOR INFILTRATION PURPOSES, SHALL NOT BE USED.
11. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION OF 10 FEET ABOVE THE DESIGN FLOOD TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HEAVY EQUIPMENT. IF COMPACTION IS OBTAINED THROUGH THE USE OF COMPACTORS, THE OVER BLDG MAY BE REDUCED TO NOT LESS THAN 5 FEET.
12. FOLLOWING COMPLETION OF THE FINAL GRADING, THE BOTTOM OF THE BASIN SHALL BE KEPTLY FILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAG OR EQUIVALENT GRADING EQUIPMENT.
13. THE BASIN SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROPRIATE VEGETATIVE STANDARDS AND SPECIFICATIONS IMMEDIATELY FOLLOWING CONSTRUCTION.
14. IF AN INSUFFICIENT AMOUNT OF APPROPRIATE SOILS AS SPECIFIED IN THIS SPECIFICATION, TO CONTRACTOR TO CONTRACT THE BASIN EMBANKMENT EXIST ON-SITE. CONTACT THE DISTRICT ENGINEER FOR AN APPROVED SOLUTION.
15. ONCE INFILTRATION BASIN HAS BEEN CONSTRUCTED TO THEIR FINAL CONFIGURATION, CONTROLLING AREAS SHALL BE A MINIMUM OF 75% STABILIZATION.
16. BASIN EMBANKMENTS TO BE INSPECTED BY THE TOWNSHIP ENGINEER.
17. THE DEVELOPER/OWNER SHALL CONDUCT ADDITIONAL SOIL INFILTRATION TESTS TO THE SAME CRITERIA AND STANDARDS AS PERFORMED DURING THE DESIGN PHASE. FAILURE TO ACHIEVE THE PRE-CONSTRUCTION SOIL INFILTRATION LEVELS WILL BE CAUSE FOR THE DEVELOPER/OWNER TO UNDERGO CORRECTIVE ACTIONS AS APPROVED BY THE TOWNSHIP ENGINEER.
18. THE BASINS SHALL BE LINED WITH GEOTEXTILE FABRIC.

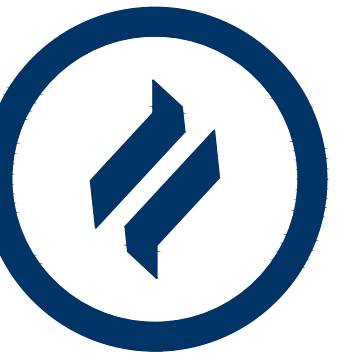
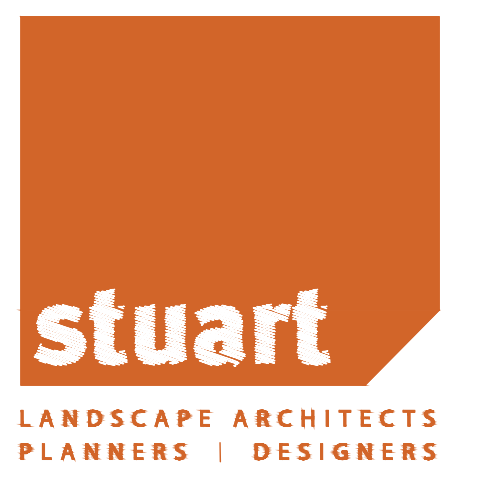


CONCRETE MONUMENT DETAIL NO SCALE



NO.	DESCRIPTION	DATE
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CONDITIONAL USE	
CONSTRUCTION DETAILS	
CLIENT:	FOX CLEARING, LLC
PROJECT:	STOKES ESTATE
LOCATION:	1013 SHILOH ROAD WESTTOWNSHIP, CHESTER COUNTY, PA
DATE:	4/30/21
SCALE:	AS SHOWN
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	14 CONSTRUCTION DETAILS.dwg
PLOTTED:	4/30/21
DRAWING NO.:	C05.1
SHEET:	18 of 23



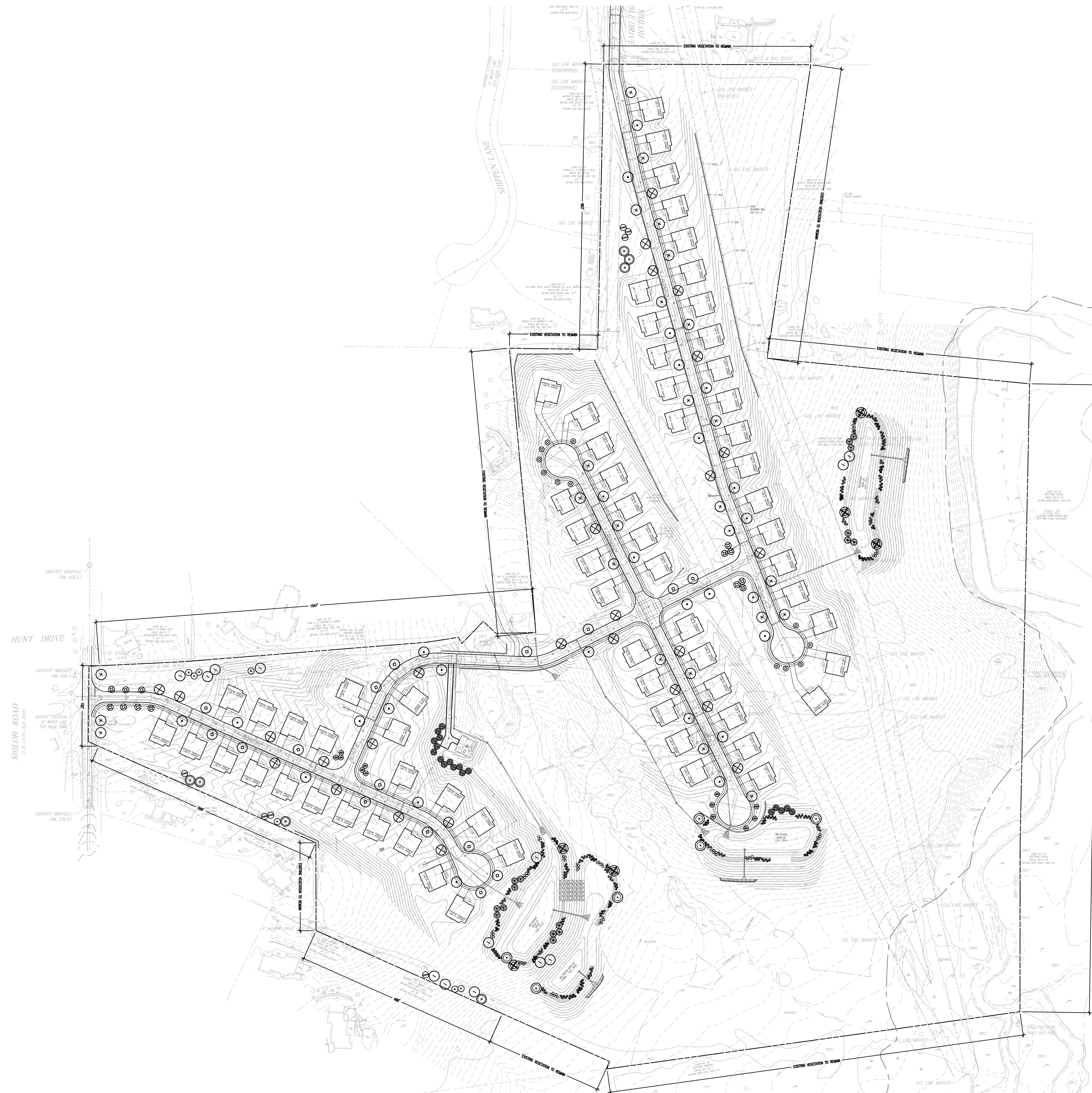
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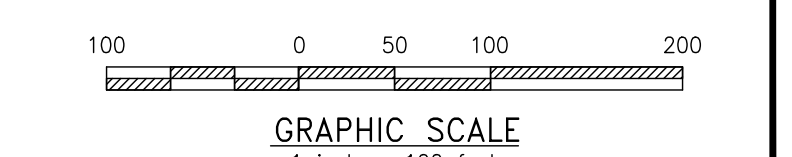


SITE PLAN NOTES:

1. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSED ONLY.
3. PLANS CREATED FROM DRAWINGS FROM DL HOWELL ENGINEERING DATED, 05/14/2021.
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19. V.I.F. = VERIFY IN FIELD.



OVERALL LANDSCAPE PLAN
SCALE: 1"=100'

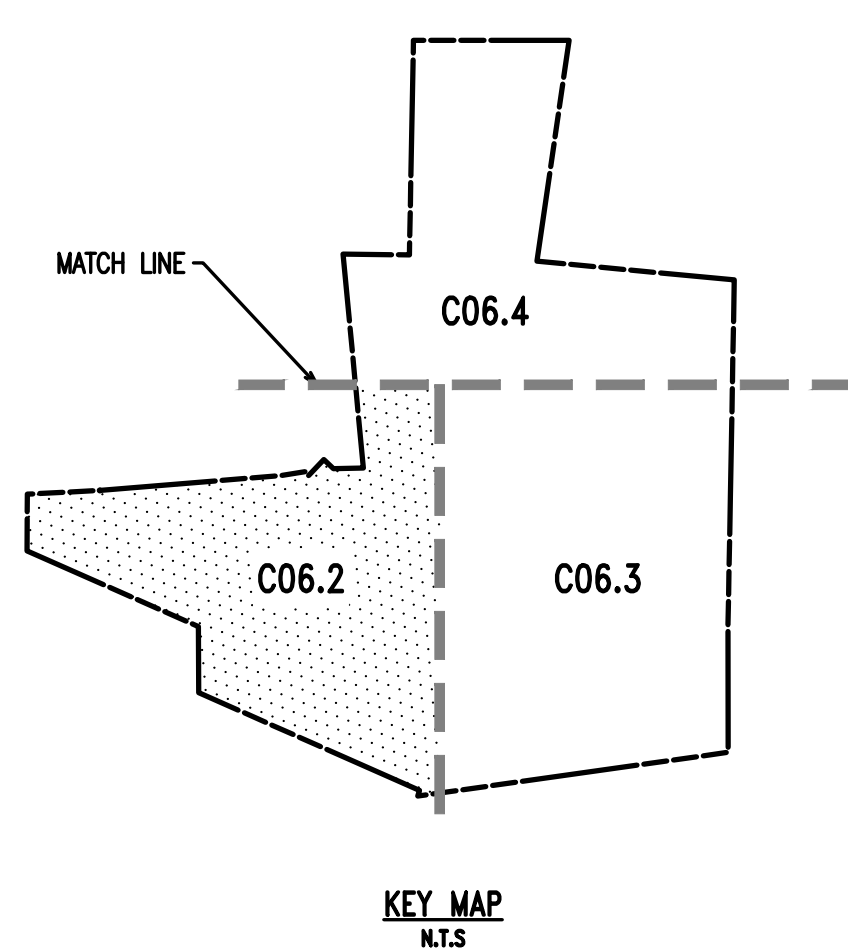
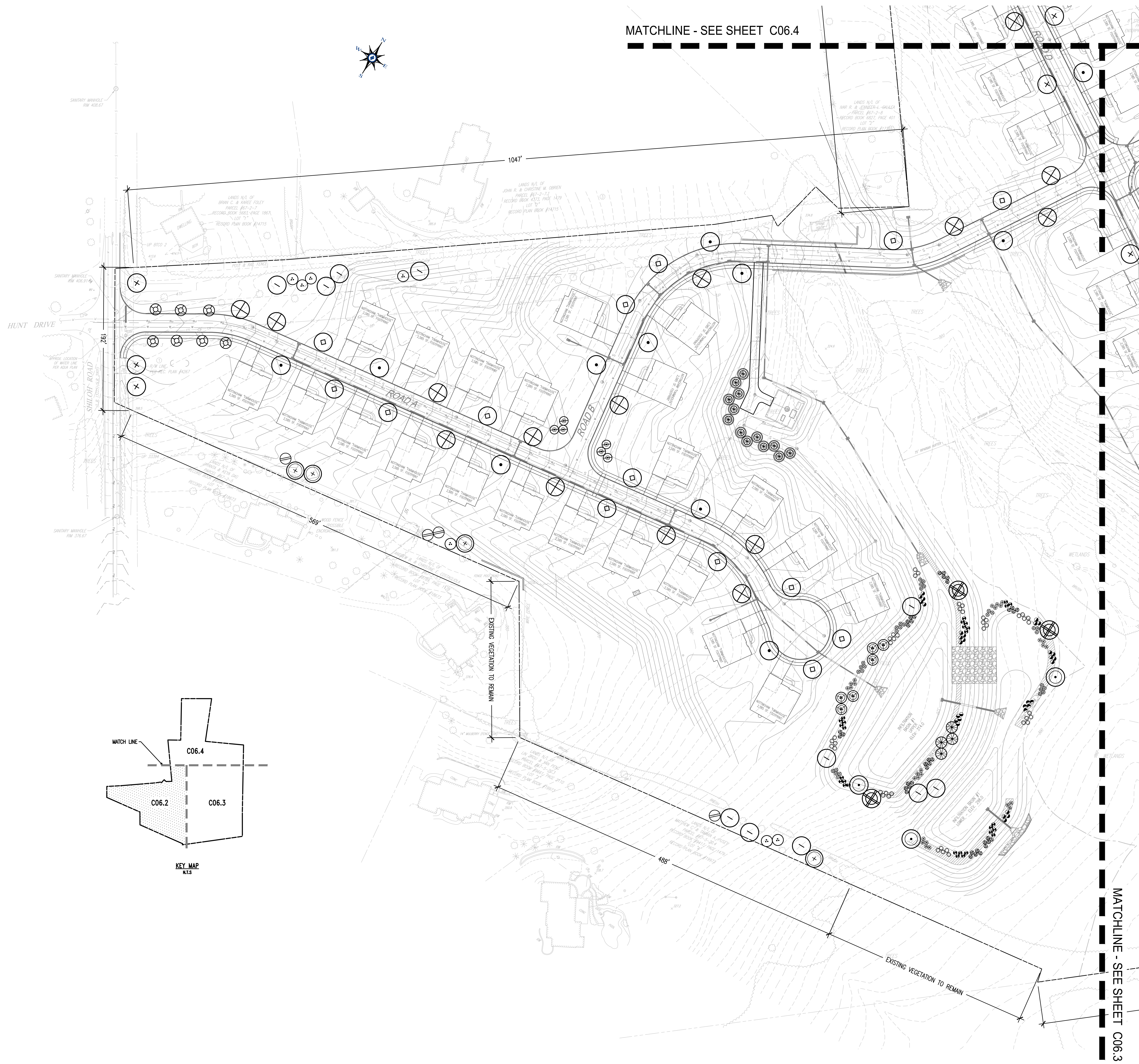


CONDITIONAL USE
OVERALL LANDSCAPE PLAN

CLIENT: FOX CLEARING, LLC
PROJECT: STOKES PROPERTY
LOCATION: 1013 SHILOH ROAD
WESTTOWN TWP., CHESTER COUNTY, PA.

DATE:	04/30/2021
SCALE:	1"=100'
DRAWN BY:	KTD
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	3868 Prt-1A - 08 Lndsc.dwg
PLOTTED:	04/30/2021
DRAWING NO.:	C06.1
SHEET:	19 of 23

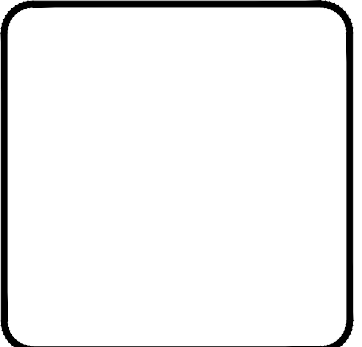
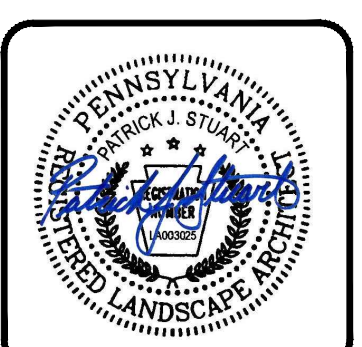
MATCHLINE - SEE SHEET C06.4



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West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



NO.	REV.	DATE	DESCRIPTION
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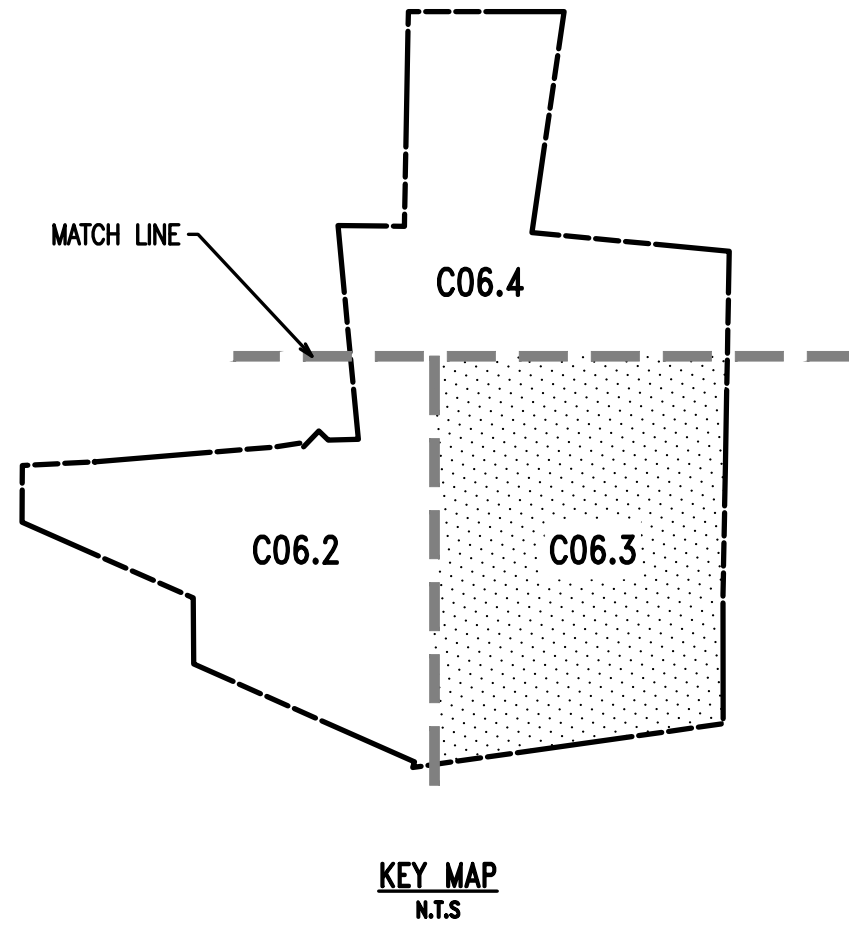
CONDITIONAL USE
LANDSCAPE PLAN

CLIENT: FOX CLEARING, LLC
PROJECT: STOKES PROPERTY
LOCATION: 1013 SHILOH ROAD
WESTTOWN TWP., CHESTER COUNTY, PA.

LANDSCAPE PLAN
SCALE: 1"=50'

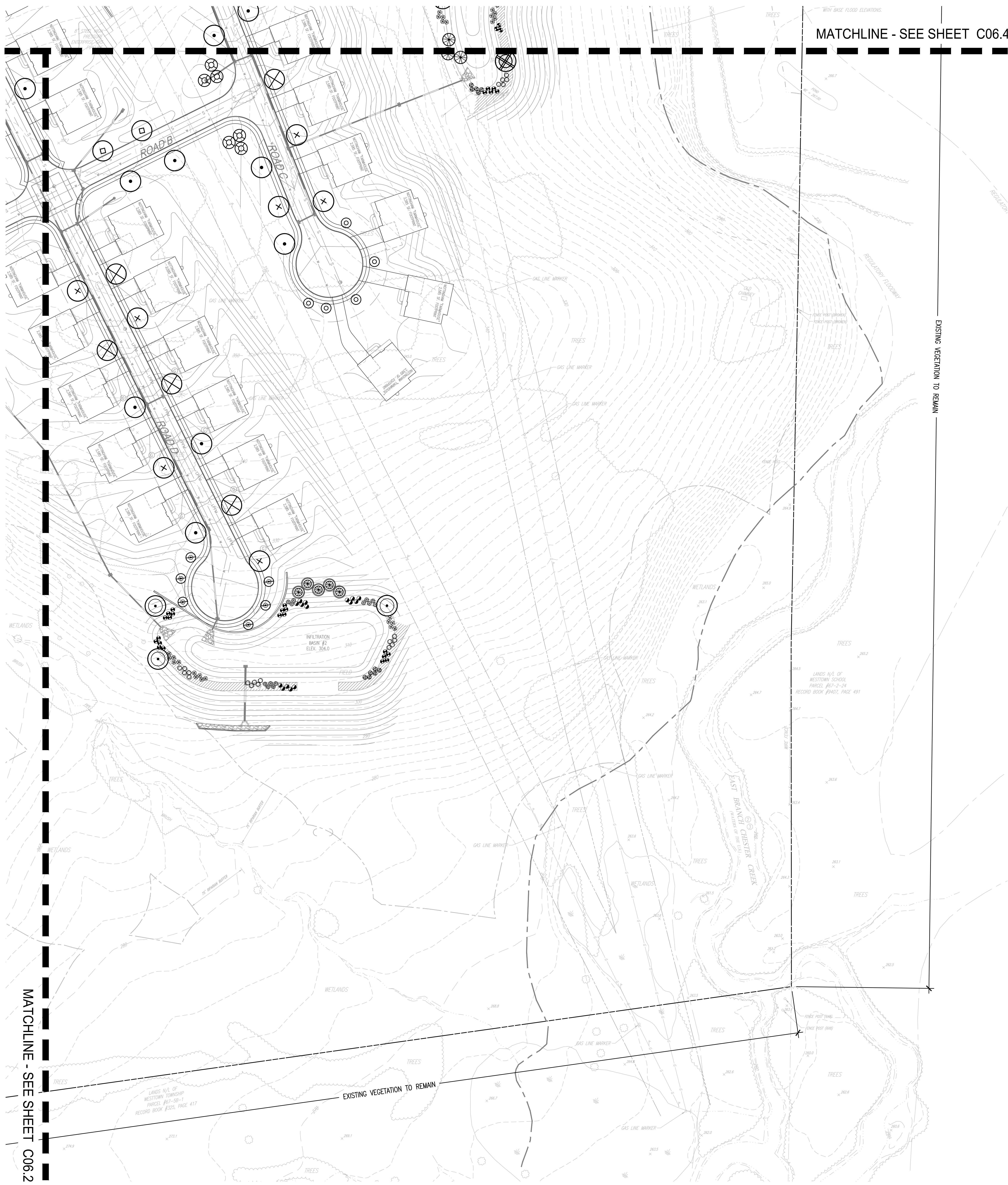
GRAPHIC SCALE
1 inch = 50 feet

DATE:	04/30/2021
SCALE:	1"=50'
DRAWN BY:	KTD
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	3868 Prt-1A - 08 Lndsc.dwg
PLOTTED:	04/30/2021
DRAWING NO.:	C06.2
SHEET:	20 of 23



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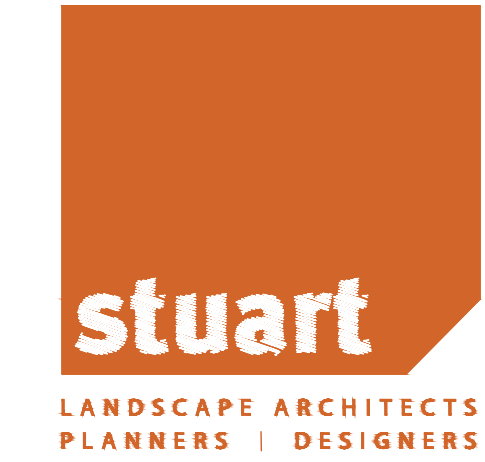
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MATCHLINE - SEE SHEET C06.4

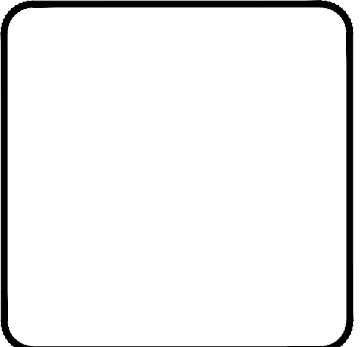
EXISTING VEGETATION TO REMAIN

MATCHLINE - SEE SHEET C06.2



DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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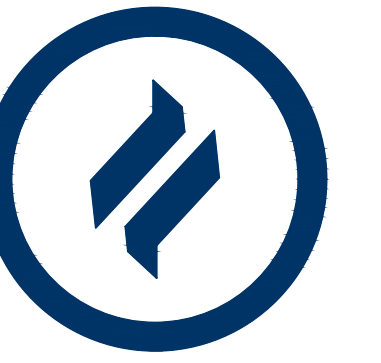
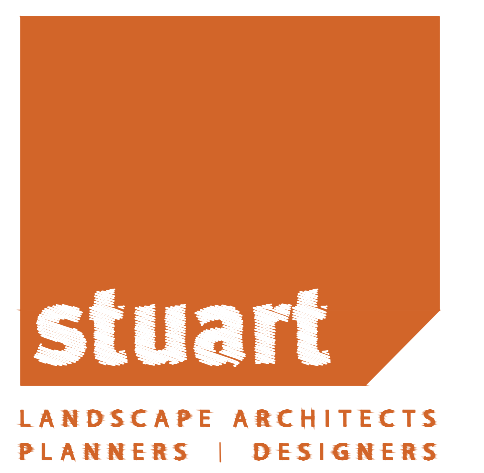
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**CONDITIONAL USE
LANDSCAPE PLAN**

CLIENT: FOX CLEARING, LLC
PROJECT: STOKES PROPERTY
LOCATION: 1013 SHILOH ROAD
WESTTOWN TWP., CHESTER COUNTY, PA.

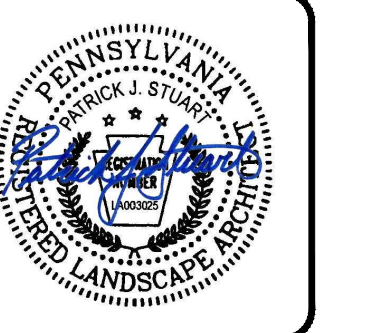
LANDSCAPE PLAN
SCALE: 1"=50'
GRAPHIC SCALE
1 inch = 50 feet

DATE:	04/30/2021
SCALE:	1"=50'
DRAWN BY:	KTD
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	3868 PR-1A - 88 Lndsc.dwg
PLOTTED:	04/30/2021
DRAWING NO.:	C06.3
SHEET:	21 of 23



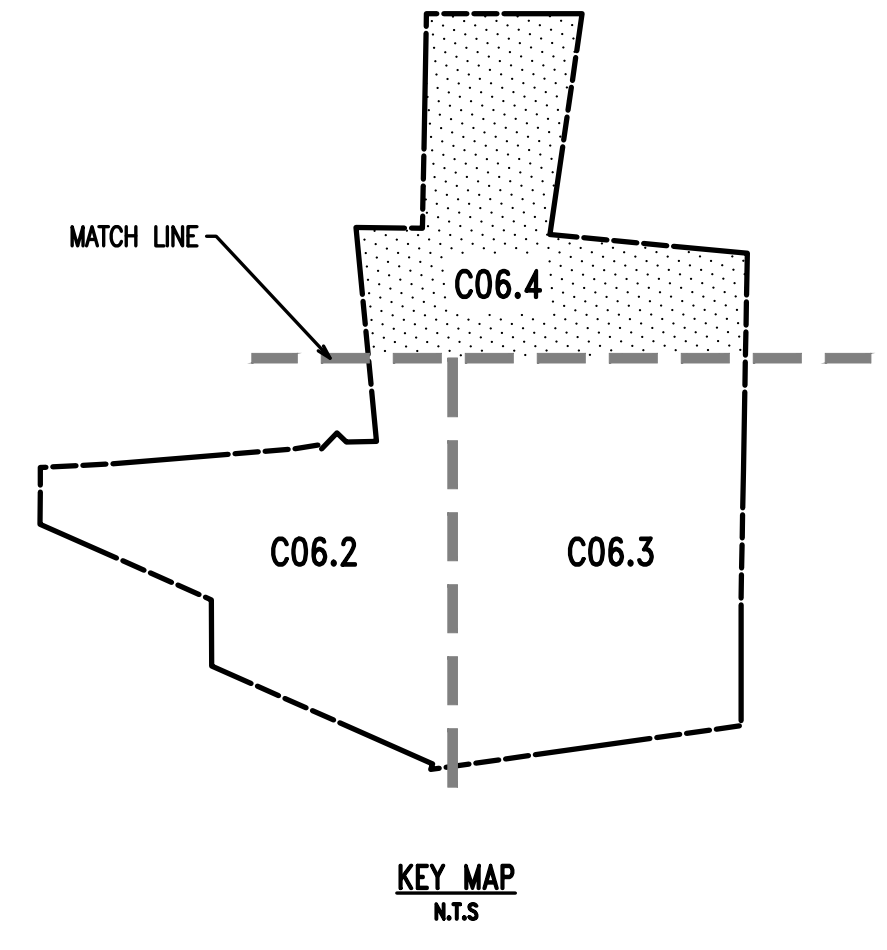
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MATCHLINE - SEE SHEET C06.2

MATCHLINE - SEE SHEET C06.3

LANDSCAPE PLAN
SCALE: 1"=50'

0 25 50 100

NO.	DATE	DESCRIPTION
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CONDITIONAL USE
LANDSCAPE PLAN

CLIENT: FOX CLEARING, LLC
PROJECT: STOKES PROPERTY
LOCATION: 1013 SHILOH ROAD
WESTTOWN TWP., CHESTER COUNTY, PA.

DATE: 04/30/2021
SCALE: 1"=50'
DRAWN BY: KTD
CHECKED BY: PJS
PROJECT NO.: 3868
CDD FILE: 188 PA-1A - 88 Lulu.dwg
PLOTTED: 04/30/2021
DRAWING NO.: C06.4
SHEET 22 of 23

WESTTOWN TOWNSHIP LANDSCAPE REQUIREMENTS
DISTRICT: R-1 RESIDENTIAL DISTRICT

SALDO:	REQUIRED	PROPOSED
§149-924. EXISTING TREES:		
D.12. COMPENSATORY PLANTING.		
B. NON-SPECIMEN TREES: (1) ONE INCH OF NEW TREE CALIPER SHALL BE PROVIDED FOR EVERY (4) FOUR INCHES OF TREE DIAMETER REMOVED.		
# INCHES REMOVED / 4 INCHES = # REPLACEMENT INCHES # REPLACEMENT INCHES / 3 1/2 INCHES = # TREES REQUIRED	TO BE DETERMINED DURING LAND DEVELOPMENT PHASE	
SPECIMEN TREES: (1) ONE INCH OF NEW TREE DIAMETER FOR EVERY (1) ONE INCH OF TREE DIAMETER TO BE REMOVED.		
# INCHES REMOVED / 4 INCHES = # REPLACEMENT INCHES # REPLACEMENT INCHES / 3 1/2 INCHES = # TREES REQUIRED	TO BE DETERMINED DURING LAND DEVELOPMENT PHASE	
COMPENSATORY TREES SHALL BE 3 1/2 INCHES IN CALIPER. EVERGREEN TREES MAY BE SUBSTITUTED AS A RATIO OF (2) TWO EVERGREENS TO (1) ONE DECIDUOUS TREE.		
§149-925. LANDSCAPING REQUIREMENTS AND STANDARDS:		
G. MINIMUM PLANT QUANTITIES.		
1. LOT OR PERIMETER YARD:		
PER 100 LINEAR FEET, STREET FRONTAGES SHALL HAVE 1.5 CANOPY TREES AND 0.5 ORNAMENTAL FLOWERING TREES.		
SHILOH RD = 192 LF 192' / 100 = 1.9 1.9 X 1.5 = 2.85 1.9 X 0.5 = 0.95	3 CANOPY TREES 1 ORNAMENTAL TREES	3 TREES 1 TREES
RD A = 1070 LF 1070' / 100 = 10.7 10.7 X 1.5 = 16.05 10.7 X 0.5 = 5.4	16 CANOPY TREES 6 ORNAMENTAL TREES	24 TREES 6 TREES
RD B = 1200 LF 1200' / 100 = 12 12 X 1.5 = 18 12 X 0.5 = 6	18 CANOPY TREES 6 ORNAMENTAL TREES	18 TREES 6 TREES
RD C = 1710 LF 1710' / 100 = 17.1 17.1 X 1.5 = 25.7 17.1 X 0.5 = 8.6	26 CANOPY TREES 9 ORNAMENTAL TREES	32 TREES 11 TREES
RD D = 945 LF 945' / 100 = 9.5 9.5 X 1.5 = 14.3 9.5 X 0.5 = 4.8	14 CANOPY TREES 5 ORNAMENTAL TREES	18 TREES 13 TREES
PER 100 LINEAR FEET, ALL OTHER PROPERTY LINES SHALL HAVE 0.5 CANOPY TREES AND 0.5 ORNAMENTAL FLOWERING TREES.		
OTHER PROPERTY LINES = 2,787 LF 2787' / 100 = 27.9 27.9 X 1.5 = 41.9 27.9 X 0.5 = 13.9	14 CANOPY TREES 14 ORNAMENTAL TREES	14 TREES 14 TREES
2. STORMWATER RETENTION/DETENTION BASINS:		
A. DECIDUOUS OR EVERGREEN TREES AT THE RATE OF ONE TREE PER 2,000 SQ FT OF BASIN AREA		
77,650 TOTAL SQ FT OF BASIN AREA 77,650 / 2,000 = 38.8	39 TREES	39 TREES
B. SHRUBS, HEDGES, OR YEW'S AT THE RATE OF ONE PLANT PER 200 SQ FT OF BASIN AREA.		
77,650 / 200 = 388.3	388 SHRUBS	388 SHRUBS

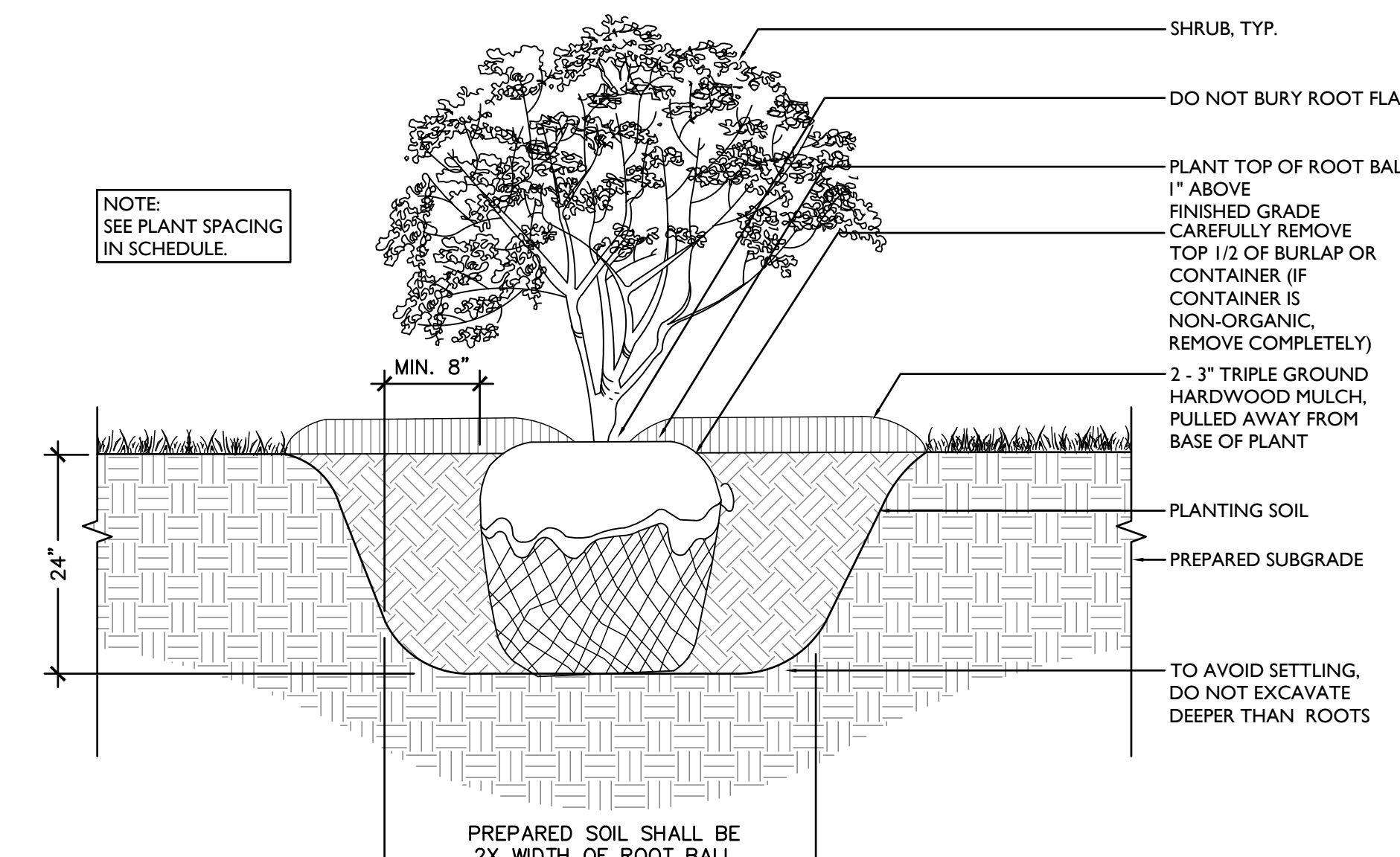
Quantity	Symbol	Scientific Name	Common Name	Size
Street Frontage				
28	☉	<i>Gleditsia tricanthos inermis</i> 'Skyline'	'Skyline' Thornless Honeylocust	3-3.5" cal. min., B&B
16	☉	<i>Quercus imbricaria</i>	Shingle Oak	3-3.5" cal. min., B&B
27	⊕	<i>Celtis occidentalis</i>	Hackberry	3-3.5" cal. min., B&B
24	☉	<i>Platanus x acerfolia</i> 'Exclamation'	'Exclamation' London Planetree	3-3.5" cal. min., B&B
13	☉	<i>Malus</i> 'Prairiefire'	'Prairiefire' Crabapple	8-10' ht., B&B
12	☉	<i>Cornus florida rubra</i> 'Cherokee Brave'	'Cherokee Brave' Dogwood	8-10' ht., B&B
12	☉	<i>Cercis canadensis</i>	Eastern Redbud	8-10' ht., B&B
Property Lines				
7	☉	<i>Carya tomentosa</i>	Mockernut Hickory	3-3.5" cal. min., B&B
7	☉	<i>Acer rubrum</i>	Red Maple	3-3.5" cal. min., B&B
7	☉	<i>Crataegus viridis</i> 'Winter King'	'Winter King' Hawthorn	8-10' ht., B&B
7	☉	<i>Aesculus pavia</i>	Red Buckeye	8-10' ht., B&B
Basins				
6	⊕	<i>Liquidambar styraciflua</i>	American Sweetgum	3-3.5" cal. min., B&B
6	☉	<i>Betula nigra</i>	River Birch	3-3.5" cal. min., B&B
6	☉	<i>Acer rubrum</i>	Red Maple	3-3.5" cal. min., B&B
7	⊕	<i>Picea abies</i>	Norway Spruce	7-8' ht. min., B&B
9	⊕	<i>Picea glauca</i>	White Spruce	7-8' ht. min., B&B
5	⊕	<i>Thuja plicata</i> 'Green Giant'	'Green Giant' Arborvitae	7-8' ht. min., B&B
65	⊕	<i>Ilex glabra</i>	Inkberry Holly	24-30" ht., 30-36" spacing
65	⊕	<i>Hamamelis virginiana</i> 'Little Suzie'	'Little Suzie' Dwarf Witch Hazel	24-30" ht., 30-36" spacing
65	⊕	<i>Cornus sericea</i>	Red Osier Dogwood	24-30" ht., 30-36" spacing
63	⊕	<i>Lindera benzoin</i>	Spicebush	24-30" ht., 30-36" spacing
65	⊕	<i>Sambucus canadensis</i>	Elderberry	24-30" ht., 30-36" spacing
65	⊕	<i>Clethra alnifolia</i> 'Hummingbird'	'Hummingbird' Summersweet	24-30" ht., 30-36" spacing
Additional Landscaping				
13	⊕	<i>Thuja plicata</i> 'Green Giant'	'Green Giant' Arborvitae	7-8' ht. min., B&B

SITE PLAN NOTES:

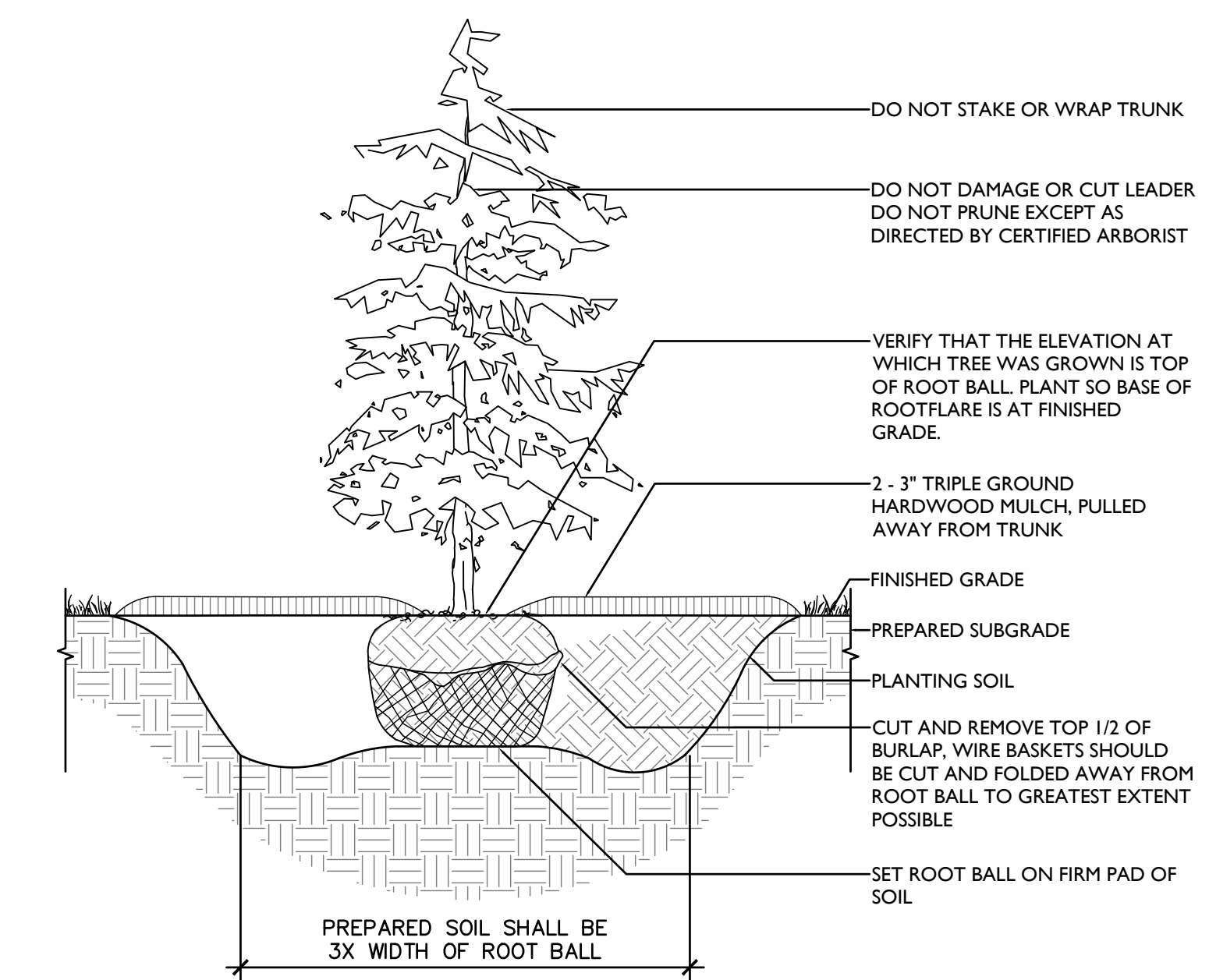
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- FOLLOWING THE COMPLETION, THE EXISTING VEGETATION WILL BE INSPECTED FOR HEALTH AND QUALITY, AND IF NOT DEEMED IN GOOD CONDITION, REPLACED WITH THE EQUIVALENT COMPENSATORY PLANTINGS.
- V.I.F. = VERIFY IN FIELD.

GENERAL PLANTING NOTES:

- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR 24 MONTHS.
- ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.
- ALL PLANT MATERIAL SHALL BE LAID OUT IN FIELD BY LANDSCAPE ARCHITECT. (NOTE: NO SHRUBS SHALL BE PLANTED UNTIL ALL TREE PLANTING IS COMPLETED.)
- ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED DURING INSTALLATION AND THROUGHOUT THE GUARANTEE PERIOD.
- ALL PLANT MATERIAL SHALL BE WATERED BY CONTRACTOR AT LEAST THREE (3) TIMES IN ABSENCE OF NATURAL RAINFALL OR UNTIL THE END OF THE GUARANTEE PERIOD.
- ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
- CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH NURSERY SOURCE OF ALL PLANT MATERIAL. LANDSCAPE ARCHITECT SHALL PERFORM A SITE VISIT TO INSPECT NURSERY SOURCE PRIOR TO DELIVERY OF ANY PLANT MATERIAL.
- ALL TREES AND SHRUBS DELIVERED TO THE SITE SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. ALL TREES AND SHRUBS SHALL HAVE WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
- ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE TOWNSHIP.
- ANY PLANT MATERIAL EXHIBITING SIGNS OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT SHALL BE REJECTED.
- ALL PROPOSED SHRUBS SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS, CONSISTING OF 3" OF OAK BARK MULCH.
- SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
- LIFT AND SET THE TREE BY ROOTBALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
- SET THE TOP OF THE ROOTBALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
- AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/2 OF THE ROOTBALL.
- PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH THE ANSI A300 SPECIFICATIONS. IF ADDITIONAL PRUNING IS NECESSARY, IT SHALL BE DONE BY A CERTIFIED ARBORIST.
- REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
- DO NOT REMOVE TREE IDENTIFICATION TAGS UNTIL THE LANDSCAPE ARCHITECT HAS CONFIRMED CORRECT SPECIES MATCHES THE PROJECT PLANTING SCHEDULE.
- LANDSCAPING MATERIALS SHALL BE FIELD ADJUSTED DURING INSTALLATION TO AVOID CONFLICT BETWEEN THE LIGHT FIXTURES, UTILITIES, AND TREE CANOPIES.

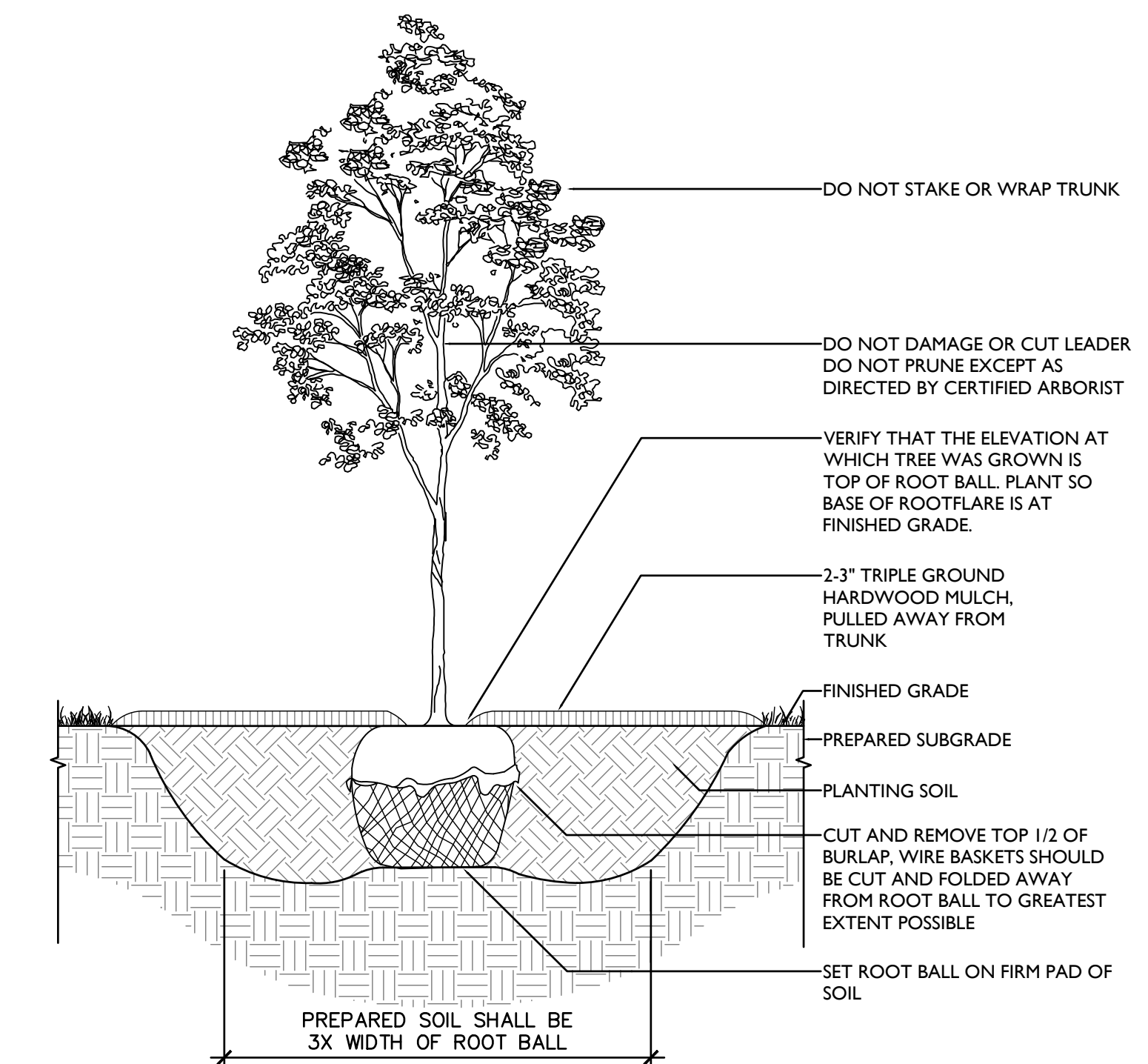


3 SHRUB DETAIL ON GRADE
SCALE: 1" = 1'-0"



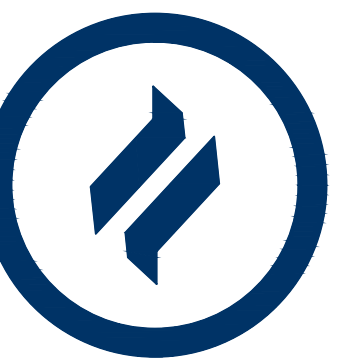
- NOTES:
- TO AVOID SETTLING, DO NOT DIG THE HOLE DEEPER THAN THE ROOT BALL DEPTH.
 - SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS.

2 EVERGREEN TREE PLANTING DETAIL ON GRADE
SCALE: 1/2" = 1'-0"



- NOTES:
- TO AVOID SETTLING, DO NOT DIG THE HOLE DEEPER THAN THE ROOT BALL DEPTH.
 - SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS.

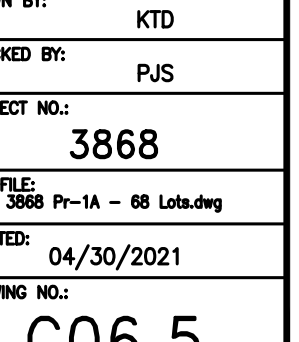
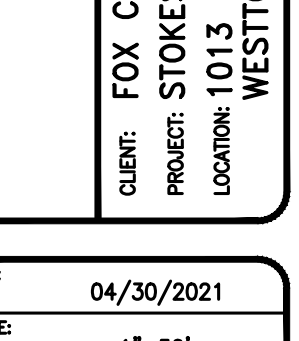
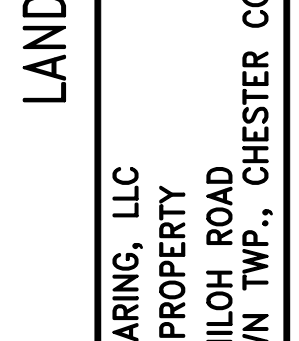
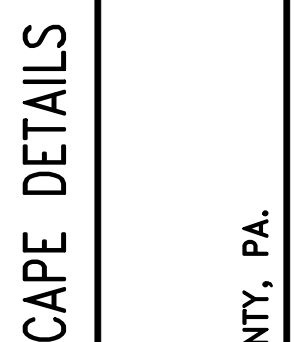
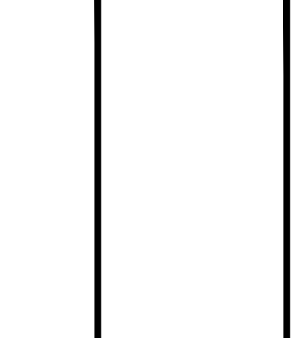
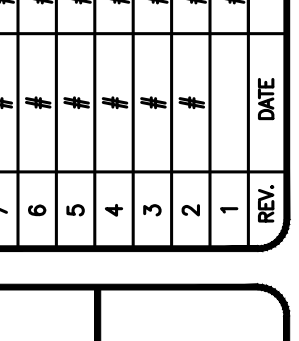
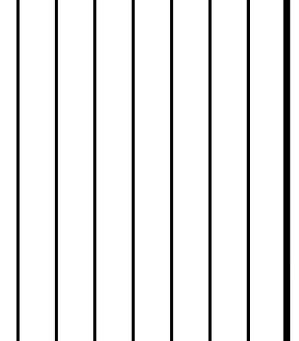
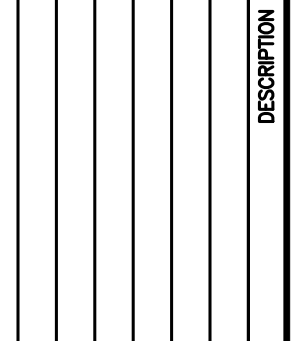
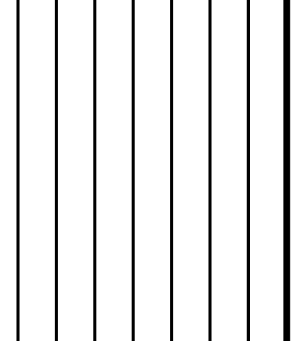
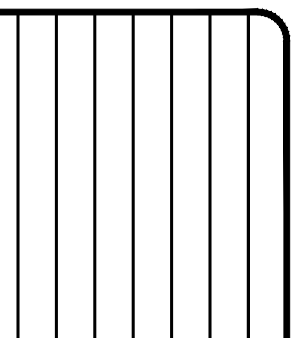
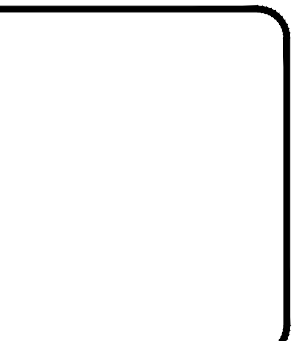
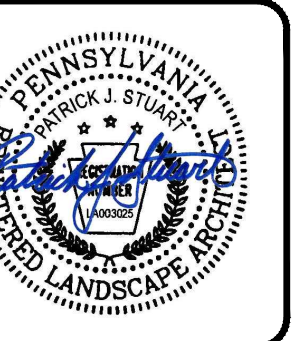
1 DECIDUOUS TREE PLANTING DETAIL ON GRADE
SCALE: 1/2" = 1'-0"



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CONDITIONAL USE
LANDSCAPE DETAILS
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES PROPERTY
LOCATION: 1013 SHILOH ROAD
WESTTOWN TWP., CHESTER COUNTY, PA.

DATE: 04/30/2021
SCALE: 1"=50'
DRAWN BY: KTD
CHECKED BY: PJS
PROJECT NO: 3868
CADD FILE: 2021-PA-1A - 08 Utility.dwg
PLOTTED: 04/30/2021
DRAWING NO: C06.5
SHEET 23 of 23