

DLHowell
Civil Engineering
Land Planning
Environmental
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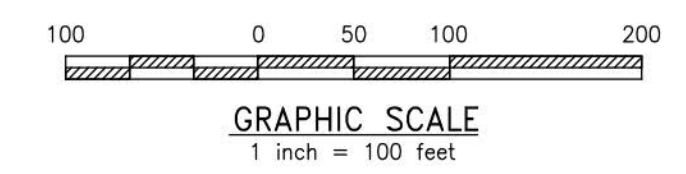


- SITE PLAN NOTES:**
- ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSED ONLY.
 - PLANS CREATED FROM DRAWINGS FROM DL HOWELL ENGINEERING DATED, 05/14/2021.
 - LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE, CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.); AND RESTORATION OF ALL DISTURBED LAWN AREAS.
 - CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
 - CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR. 36" DEPTH, 6" DEPTH AT LAWN AREAS.
 - FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
 - NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
 - ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
 - VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
 - PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS, UNLESS SHOWN OTHERWISE.
 - PLEASE NOTE, CLIENT DID NOT RETAIN STUART AND ASSOCIATES, LLC., TO PROVIDE LONG TERM MAINTENANCE SPECIFICATIONS FOR THE LANDSCAPE MATERIAL.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PA ONE CALL AND LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY DIGGING OR PLANT REMOVAL OCCURS.
 - CONTRACTOR SHALL INSTALL SILT FENCE IN ANY AREAS WHERE SOIL MAY RUNOFF INTO PARKING AREAS OR INTO EXISTING INLETS.
 - 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.

- ILLUSTRATIVE PLAN NOTES:**
- 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.
 - THIS PLAN IS TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT MEANT FOR CONSTRUCTION.
 - THIS IS AN ARTIST'S INTERPRETATION OF TEXTURES AND MATERIALS.
 - PLANS CREATED FROM DRAWINGS FROM DL HOWELL ENGINEERING DATED 05/14/21.

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

OVERALL LANDSCAPE PLAN
SCALE: 1"=100'



CONDITIONAL USE
ILLUSTRATIVE SITE 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:	TAS
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	3868 Pr-1A - 08 Lndsc.dwg
PLOTTED:	07/20/2021
DRAWING NO.:	IL1.00
SHEET:	1 of 1