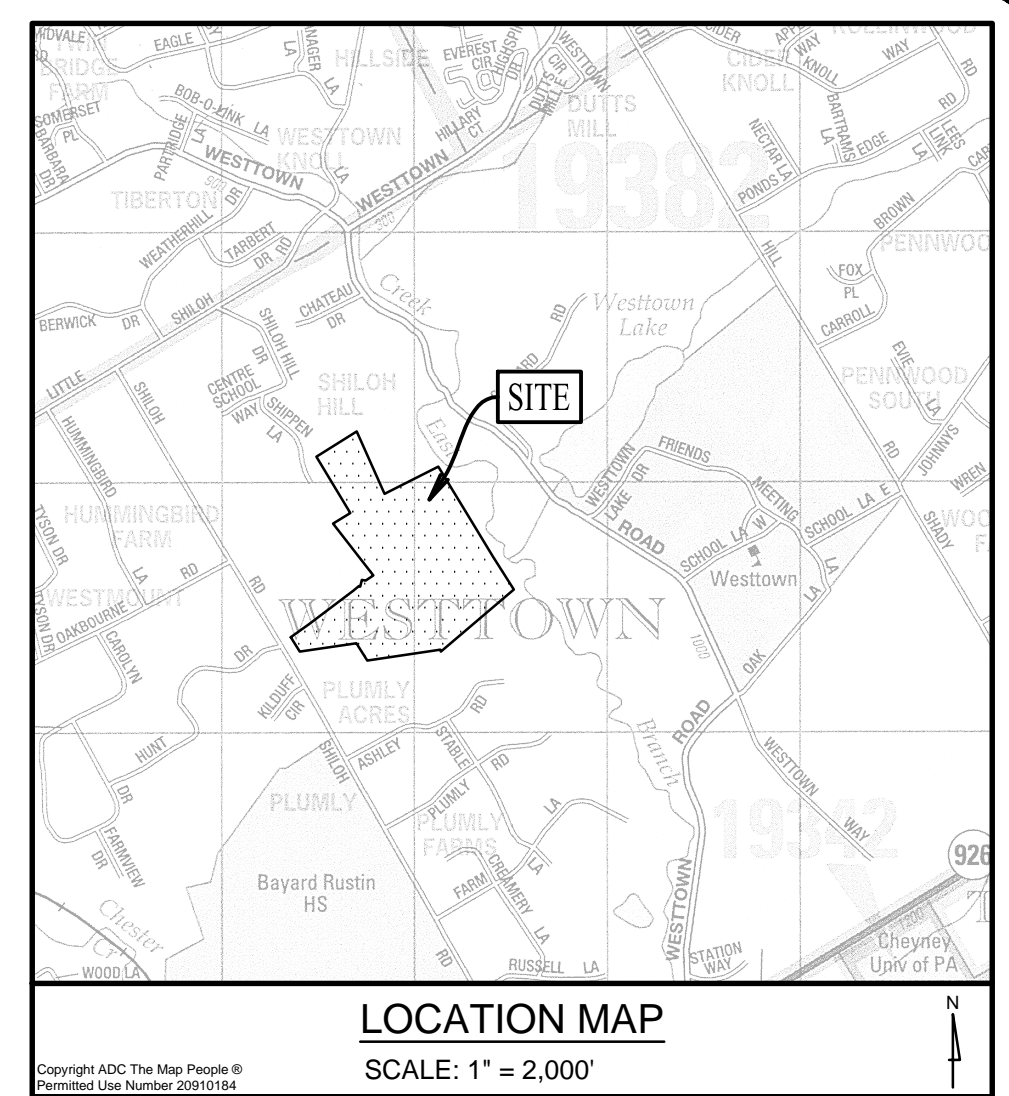


LEGEND

---	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. WETLANDS
---	PROP. WETLANDS
---	EX. EARTHWORK CONTOUR
---	PROP. EARTHWORK CONTOUR
---	EX. EXISTING SPOT ELEV.
---	PROP. NEW SPOT ELEV.
---	EX. SOILS TYPE
---	PROP. SOILS TYPE
---	EX. CONC. CURB
---	PROP. CONC. CURB
---	EX. EDGE OF PAVING
---	PROP. EDGE OF PAVING
---	EX. LIGHT POLE
---	PROP. LIGHT POLE
---	EX. FENCE
---	PROP. FENCE
---	EX. MAIL BOX
---	PROP. MAIL BOX
---	EX. SIGN
---	PROP. SIGN
---	EX. EXIST. PARKING SPACES
---	PROP. PARKING SPACES
---	EX. TO BE REMOVED
---	PROP. TO BE REMOVED
---	EX. TELE. LINE
---	PROP. TELE. LINE
---	EX. ELEC. LINE
---	PROP. ELEC. LINE
---	EX. UTILITY POLE
---	PROP. UTILITY POLE
---	EX. 60" W/CHARGE
---	PROP. GAS LINE
---	EX. PROP. GAS VALVE
---	PROP. STORM SEWER LINE
---	EX. STORM INLET
---	PROP. STORM INLET
---	EX. STORM INLET ID
---	PROP. STORM INLET ID
---	EX. SEEPAGE BED
---	PROP. SANITARY SEWER LINE
---	EX. SAN. SEWER LINE
---	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. WATER VALVE
---	PROP. WATER VALVE
---	EX. HYDRANT
---	PROP. HYDRANT
---	EX. MANHOLE
---	PROP. MANHOLE



CONSERVATION DESIGN NARRATIVE

STEP 1 ADD THE FOLLOWING TO THE EXISTING FEATURES PLAN: WETLANDS, 100 YEAR FLOODPLAIN, SLOPES 15 TO 25%, SLOPES 25%+. THESE ARE PRIMARY CONSERVATION AREAS.

STEP 2 ADD WOODLANDS, TREELINES, SPECIMEN TREES 18"+, SCENIC VIEWS FROM INSIDE THE SITE, SCENIC VIEWS FROM EXISTING STREETS AND TRAILS, RIDGE LINES. THESE ARE SECONDARY CONSERVATION AREAS; ADD LOCATIONS OF EXISTING FEATURES WITHIN 150' SOILS WITH SEASONAL HIGH WATER TABLE, AND BUILDINGS WITH HISTORIC STRUCTURES AND OPEN SPACES.

STEP 3 ADD AREAS OF OPEN SPACE INTENDED TO REMAIN UN-BUILT.

STEP 4 MAP ALL REMAINING AREAS THAT HAVE POTENTIAL TO BE DEVELOPED.

STEP 5 LAND DEVELOPMENT ACTIVITY SHALL NOT BE PERMITTED WITHIN MORE THAN 50% OF SECONDARY CONSERVATION AREAS. (SEE CALCULATION ON SHEET 2 OF 2 OF THE CONSERVATION PLANS)

STEP 6 LAYOUT STREETS AND TRAILS IN POTENTIAL DEVELOPMENT AREAS.

STEP 7 DRAW LOT LINES WITHIN DEVELOPMENT AREAS.

BEDROCK GEOLOGY

MAP SYMBOL	NAME	AGE	LITH1	LITH2
fgh	Felsic and intermediate gneiss	Precambrian	Felsic gneiss	Intermediate gneiss

Primary Conservation Areas

Area	Ac.
Floodplain	4.41
Wetlands	1.74
Slopes 25%+	1.77
Slopes 15-25%	11.17
Total Area	19.09

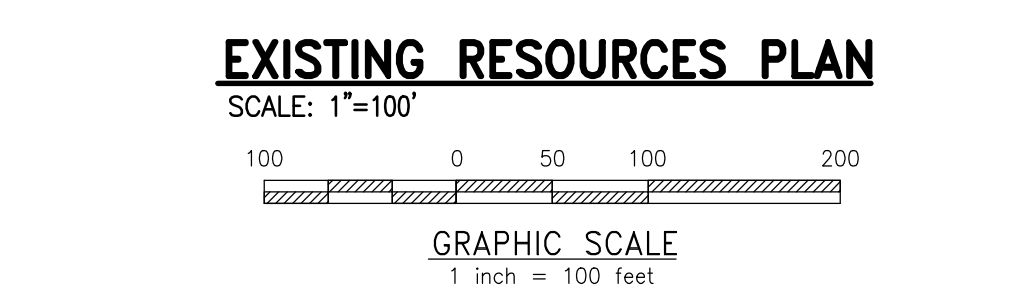
Secondary Conservation Areas Outside of primary

Area	Ac.
Woodlands, Treelines, Specimen Trees	5.56
Scenic Views, Ridgelines	0.00
Scenic View from existing streets	0.00
Total Area	5.56

*RESOURCES ARE CALCULATED AS OUTSIDE HIGHER CLASS RESOURCES SHOWN ON THE PLANS. RESOURCES DO NOT OVERLAP

LEGEND

---	OPEN SPACE LINE
---	RIDGE LINE
---	STEEP SLOPES 15-25
---	STEEP SLOPES 25+
---	ZONE AE FLOODPLAIN
---	WETLANDS
---	PIPELINE EASEMENT
---	SOILS WITH SEASONAL HIGH WATER TABLE

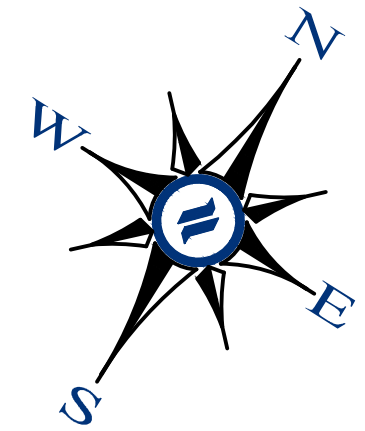


NO.	DATE	REVISIONS	DESCRIPTION
1	08/31/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS	
2			
3			
4			
5			
6			
7			
8			

EXISTING RESOURCES PLAN

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

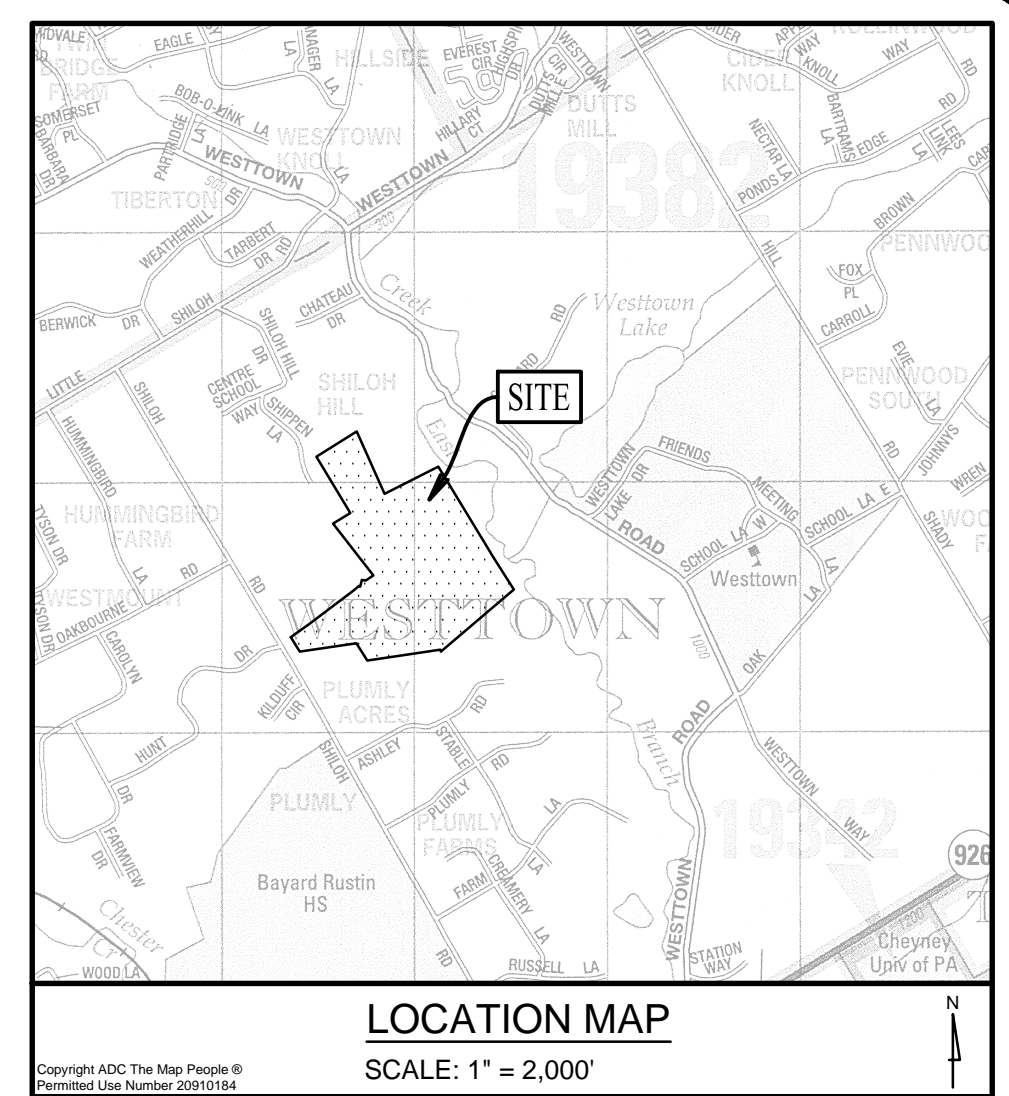
DATE:	04/30/21
SCALE:	1"=100'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	01 - Conservation Design - Planning
PLOTTED:	08/31/21
DRAWING NO.:	C01.1
SHEET:	1 of 2



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



BEDROCK GEOLOGY				
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Scenic Views, Ridgetlines	0.00
Scenic View from existing streets	0.00
Total Area	5.56

*RESOURCES ARE CALCULATED AS OUTSIDE HIGHER CLASS RESOURCES SHOWN ON THE PLANS. RESOURCES DO NOT OVERLAP.

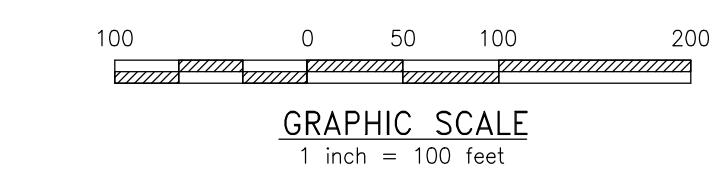
SECONDARY CONSERVATION DISTURBED TOTAL AREA 2.37 ACRES (42.6%)
MAX. 50% ALLOWED

LEGEND

- OPEN SPACE
- STEEP SLOPES 15-25
- STEEP SLOPES 25+
- ZONE AE FLOODPLAIN
- WETLANDS
- PIPELINE EASEMENT
- SOILS WITH SEASONAL HIGH WATER TABLE
- PROPOSED LIMIT OF DISTURBANCE

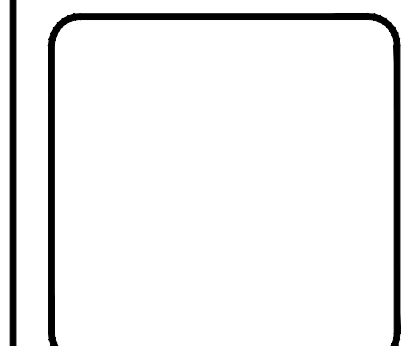
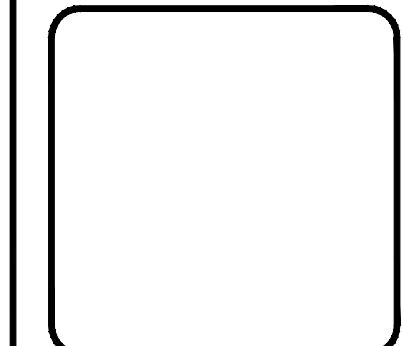
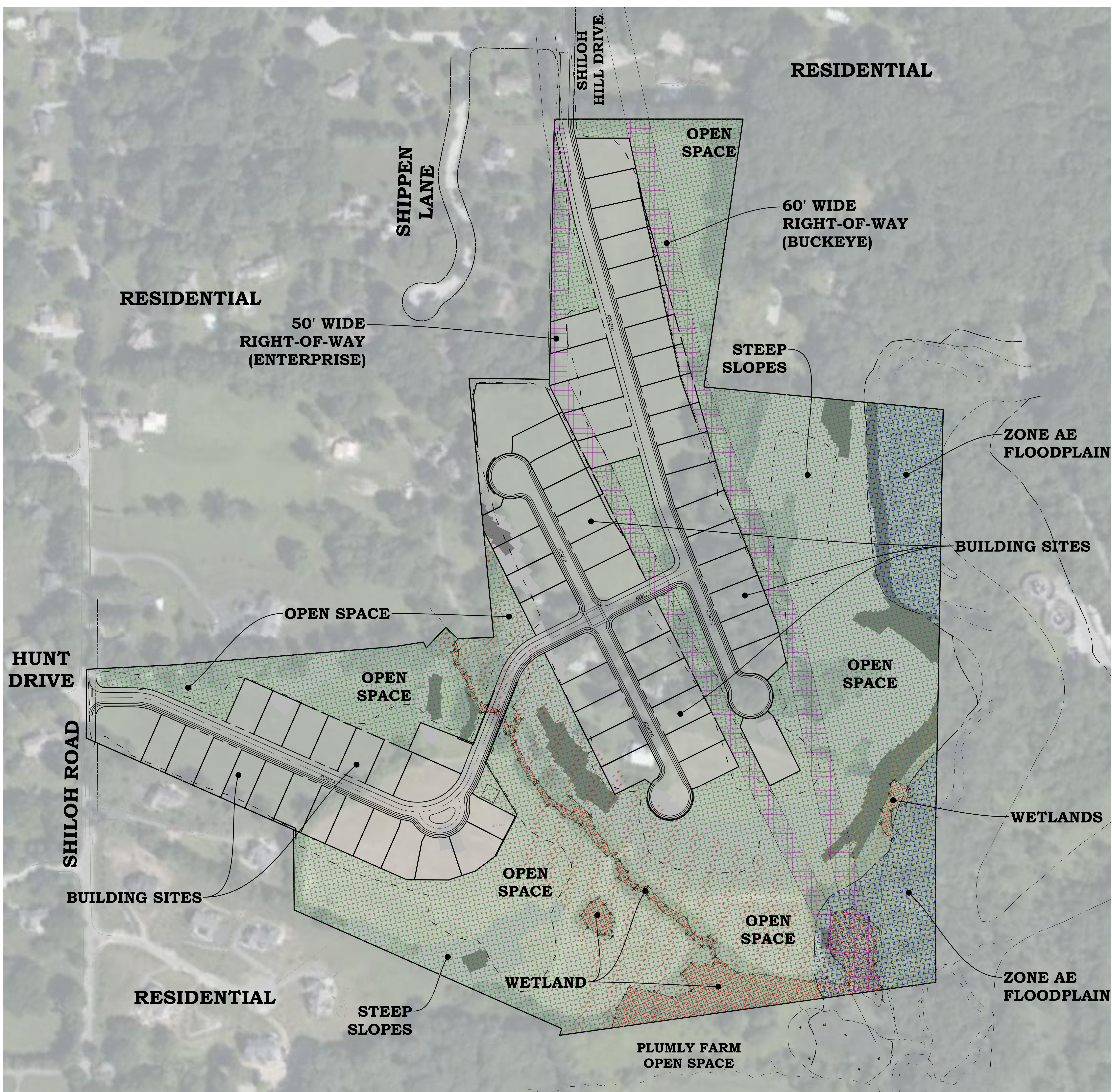
POTENTIAL DEVELOPMENT AREA CONCEPT PLAN

SCALE: 1" = 100'



1 inch = 100 feet

- 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. WETLANDS
 - PROP. WETLANDS
 - EX. CONTOUR
 - PROP. CONTOUR
 - EX. SPOT ELEV.
 - PROP. SPOT ELEV.
 - 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
 - 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. 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



NO.	DATE	REVISIONS	DESCRIPTION
1	08/31/21	REVISED PER TOWNSHIP CONSULTANTS' REVISIONS	
2			
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POTENTIAL DEVELOPMENT AREA CONCEPT MAP
 CLIENT: FOX CLEARING, LLC
 PROJECT: STOKES ESTATE
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DATE: 04/30/21
 SCALE: 1"=100'
 DRAWN BY: ADM
 CHECKED BY: DWG
 PROJECT NO.: 3868
 CAD FILE: 02_Generalized Design_Plan.dwg
 PLOTTED: 08/31/21
 DRAWING NO.: C01.2
 SHEET 2 of 2