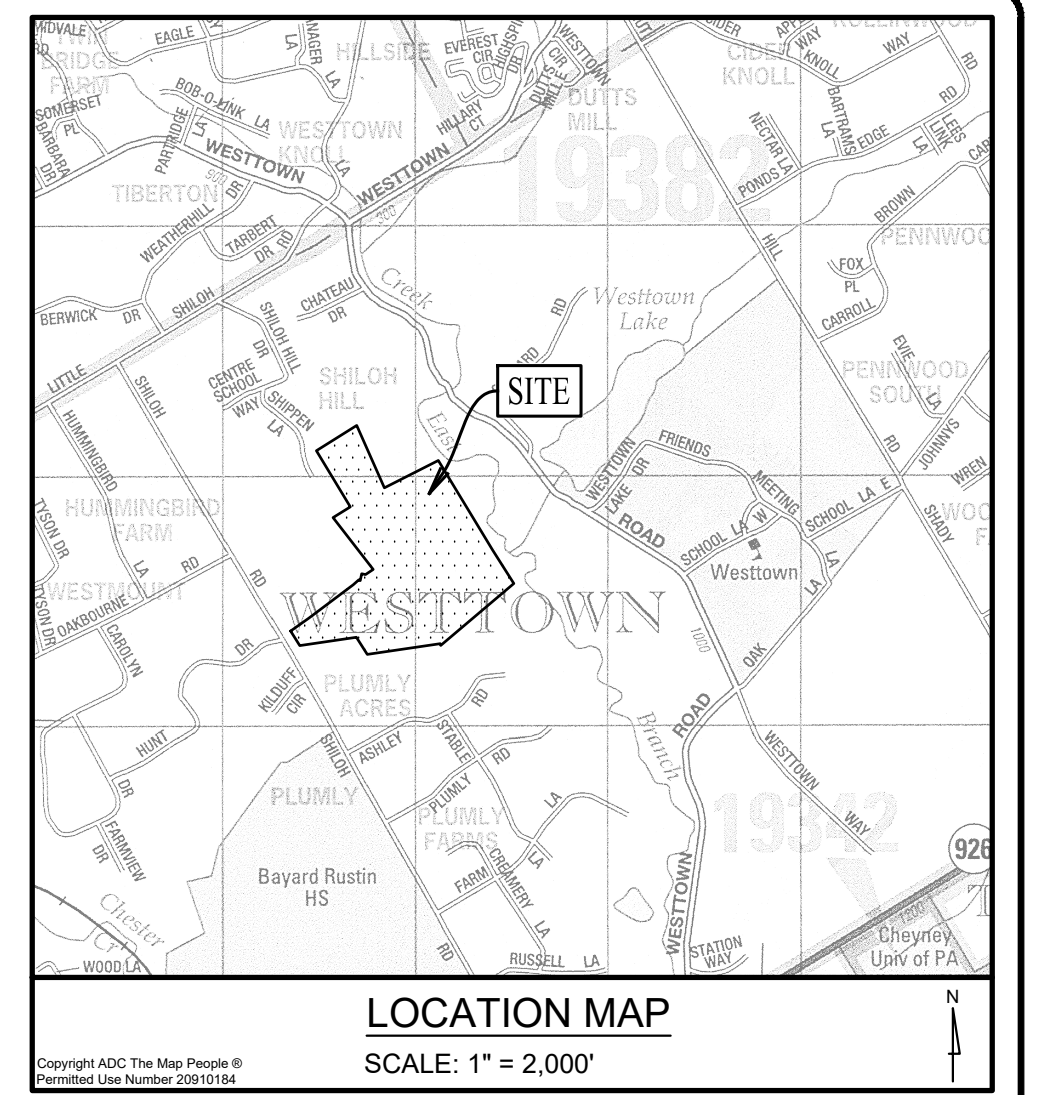




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LOCATION MAP  
SCALE: 1" = 2,000'

RESIDENTIAL DEVELOPMENT

ART. VI - R1 RESIDENTIAL DISTRICT  
SECT. 170-501.C. CONDITIONAL USES  
(2). RESIDENTIAL DEVELOPMENT (FLEXIBLE DEVELOPMENT PROCEDURE - ARTICLE IX)  
ART. IX - FLEXIBLE DEVELOPMENT PROCEDURE  
SECT. 170-902. PERMITTED USES  
A. SINGLE FAMILY DETACHED DWELLINGS  
SEC. 170-904. DENSITY STANDARDS  
BASE DENSITY = 1.1 D.U./ACRE OF TRACT AREA (SEE TRACT AREA CALCULATION)  
BONUS DENSITY = 1.5 D.U./ACRE OF TRACT AREA (MAXIMUM ACHIEVABLE)

AREA AND BULK REGULATIONS table with columns for REQUIRED and PROPOSED values for metrics like MAX. NET RESIDENTIAL DENSITY, MIN. DISTANCE FROM CURB, etc.

TRACT AREA CALCULATION table showing TRACT AREA (GROSS) as 2,829,474 SF and TRACT AREA as 64,956 ACS.

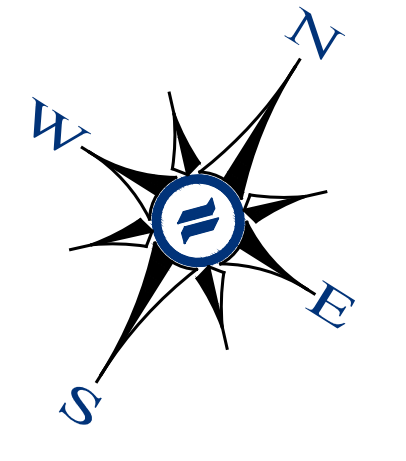
OPEN SPACE  
MINIMUM OPEN SPACE = 40% GROSS TRACT AREA  
REQUIRED GROSS TRACT = 64,956 ACRES  
PROPOSED GROSS TRACT = 40.61 ACRES (62.52% GROSS TRACT AREA)

DENSITY CALCULATION  
BASE DENSITY: 1.1 D.U. / TRACT AREA  
BONUS DENSITY: +0.075 D.U. / 5% OF ADDITIONAL OPEN SPACE = (16.90% EXTRA) = 0.075 \* 3 = 0.225 BONUS  
MAXIMUM DENSITY = 1.1 + 0.225 = 1.325 D.U. \* 51,347 ACS. = 68 LOTS (ACHIEVABLE)

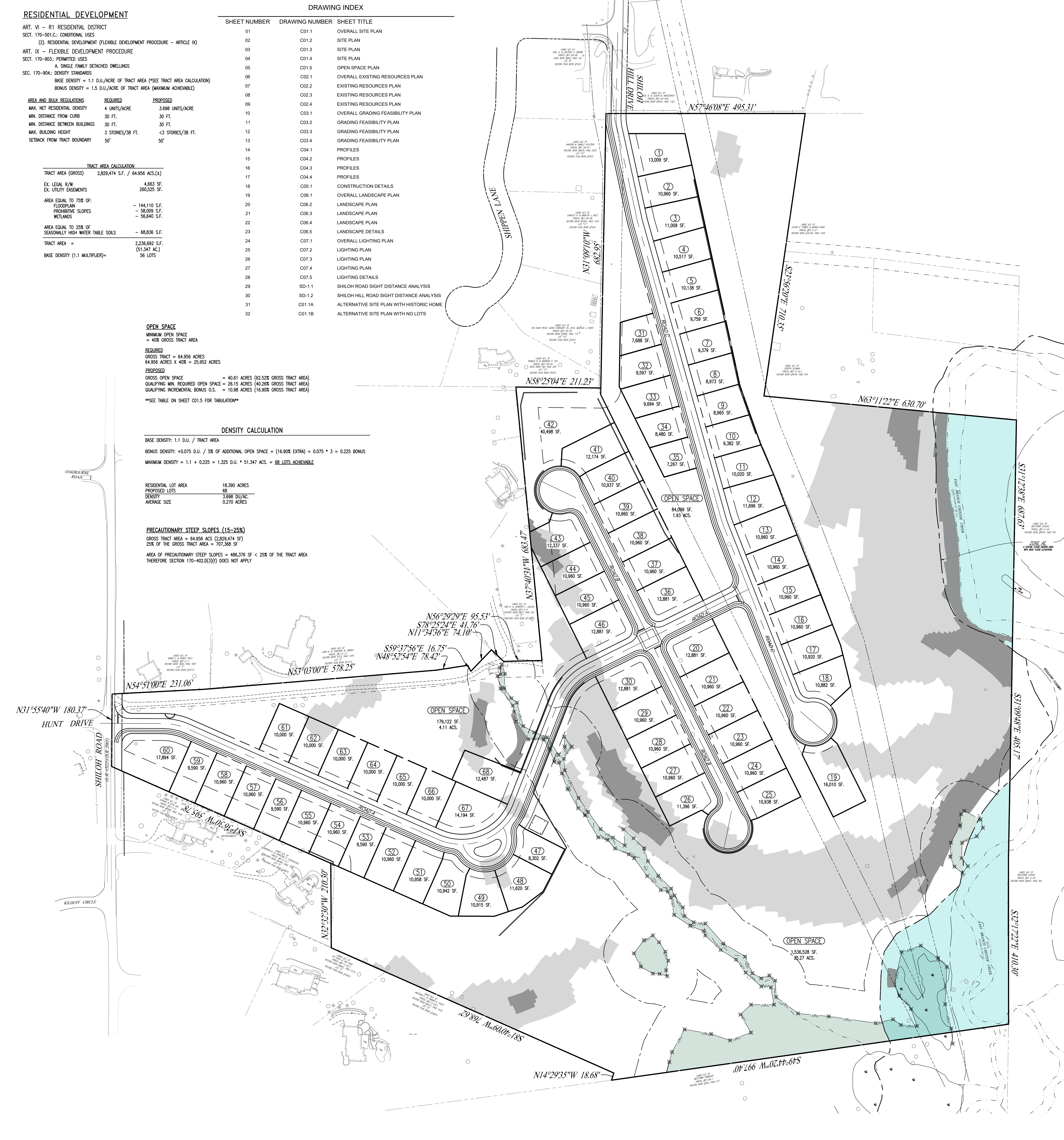
RESIDENTIAL LOT AREA  
PROPOSED LOTS = 68  
DENSITY = 3.688 D.U./AC  
AVERAGE SIZE = 0.270 ACRES

PRECAUTIONARY STEEP SLOPES (15-25%)  
GROSS TRACT AREA = 64,956 ACS (2,829,474 SF)  
25% OF THE GROSS TRACT AREA = 707,368 SF  
AREA OF PRECAUTIONARY STEEP SLOPES = 486,376 SF < 25% OF THE TRACT AREA  
THEREFORE SECTION 170-402.0(5)(D) DOES NOT APPLY

DRAWING INDEX table with columns for SHEET NUMBER, DRAWING NUMBER, and SHEET TITLE, listing drawings from C01.1 to C01.18.

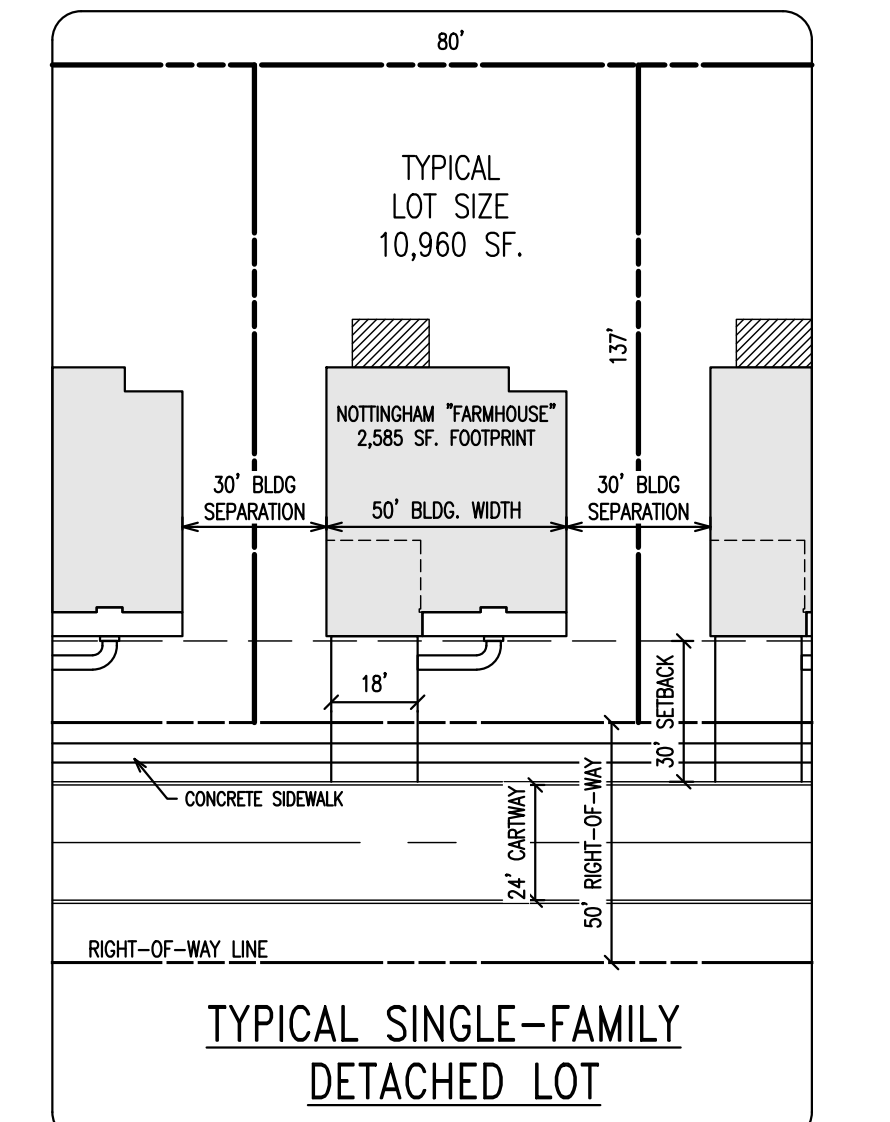


LEGEND table defining symbols for various features like EX. PROPERTY LINE, PROP. MONUMENT, EX. WETLANDS, EX. CONC. CURB, etc.



GENERAL NOTES  
1. RECORD OWNER/MAILING ADDRESS: FOX CLEARING, LLC  
2. SITE ADDRESS: 1013 SHILOH ROAD, WEST CHESTER, PA 19380  
3. TAX PARCEL #: 67-2-23  
4. SOURCE OF TITLE: RECORD BOOK 10533, PAGE 48  
5. LOT AREA: 64,956 ACRES (GROSS)  
6. BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC...  
7. CONTIGUOUS AND TOPOGRAPHIC INFORMATION PLOTTED FROM AERIAL SURVEY BY NEREAST MAPPING, INC...  
8. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY...  
9. A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE #1 A SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA...  
10. WETLANDS BOUNDARY LINES WERE DELINEATED BY BROOKHOUSE ENVIRONMENTAL CONSULTANTS AND ENGINEERS...  
11. THIS SITE IS CLASSIFIED AS "2 OF LOCAL HISTORIC VALUE" ON THE TOWNSHIP HISTORIC RESOURCES MAP...  
12. THE PURPOSE OF THIS PLAN IS TO DETAIL THE PROPOSED SITE IMPROVEMENTS FOR CONDITIONAL USE OF A 68 LOT RESIDENTIAL SUBDIVISION...  
13. SOILS INFORMATION PROVIDED WITH SUPPORT FROM THE NATURAL RESOURCES CONSERVATION SERVICE...  
14. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION...  
15. AN IMPROVEMENT IS REQUIRED TO BE OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THIS SITE...  
16. ALL DIMENSIONS ARE TO EDGE OF FINISH OR FACE OF BUILDING UNLESS NOTED OTHERWISE...  
17. THIS PLAN PROPOSES PUBLIC WATER SUPPLY AND PUBLIC SEWER...  
18. AN INDIVIDUAL GRADING AND EROSION AND SEDIMENT CONTROL PLAN FOR EACH BUILDING GROUP SHALL BE SUBMITTED WITH THE BUILDING PERMIT FOR THE TOWNSHIP'S REVIEW AND APPROVAL...  
19. ALL MONUMENTS TO BE SET IN ACCORDANCE WITH WESTTOWN TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE...  
20. ALL PROPOSED UTILITIES MUST BE PLACED UNDERGROUND...  
21. D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF THE EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS...  
22. THE FINAL ARCHITECTURE AND LOT PLACEMENT FOR EACH HOME IS YET TO BE DETERMINED...  
23. REPRESENTATIVES OF WESTTOWN TOWNSHIP AND/OR OTHER GOVERNMENTAL AUTHORITIES SHALL HAVE PERMISSION TO GAIN ACCESS TO THE STORMWATER FACILITIES THROUGH A BLANKET EASEMENT...  
24. STORMWATER DEVICES SHALL NOT BE REMOVED, ALTERED OR RELOCATED BY THE LANDOWNER...  
25. A SEWAGE FACILITIES PLANNING MODULE IS REQUIRED IN ACCORDANCE WITH THE SEWAGE FACILITIES PLANNING ACT (537).  
26. ALL NEW SANITARY WORK INCLUDING BUT NOT LIMITED TO GRAVITY SEWER MAINS AND APPURTENANCES, MANHOLES, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF WESTTOWN TOWNSHIP...  
27. ALL STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF WESTTOWN TOWNSHIP AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION...  
28. NOTHING SHALL BE PLACED PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT OF STORM DRAINAGE FACILITY THAT COULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT, ANY EASEMENT AGREEMENT, OR THE STORM DRAINAGE FACILITY.

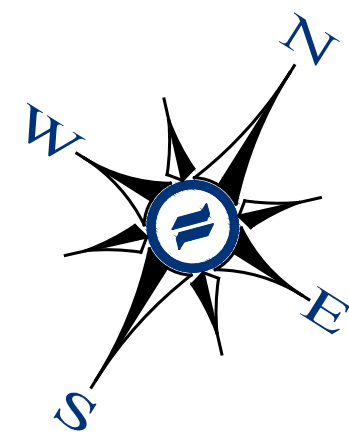
- REFERENCE PLAN(S)  
1. PLAN ENTITLED "PLAN OF SUBDIVISION FOR MILTON R. STOKES", PREPARED BY HENRY S. CONROY, INC., DATED 10/29/1982, LAST REVISED 1/20/1983, RECORD PLAN BOOK #4267.  
2. PLAN ENTITLED "PLAN OF PROPERTY FOR HAWTHORNE", PREPARED BY INGRAM ENGINEERING SERVICES, INC., PLOTTED ON 6/29/2016, LAST REVISED 5/3/2016, RECORD PLAN BOOK #19173.  
3. PLAN ENTITLED "FINAL LAM OF LOTS JOHN & CHRISTINE O'BRIEN", PREPARED BY ROBERT W. MATOIX, PLS INC., DATED 10/5/1998, LAST REVISED 11/5/1998, RECORD PLAN BOOK #14715.  
4. PLAN ENTITLED "MARK GALLEA", PREPARED BY MESKO ENGINEERING ASSOCIATES, INC., DATED 12/27/2005, LAST REVISED 2/8/2006, RECORD PLAN BOOK #17755.  
5. PLAN ENTITLED "PRELIMINARY/FINAL PLAN OF SUBDIVISION FOR 1013 SHILOH ROAD", PREPARED BY EDWARD R. WALSH & ASSOCIATES, INC., DATED 11/11/2008, LAST REVISED 6/27/2009, RECORD PLAN BOOK #19673.  
6. PLAN ENTITLED "FINAL SUBDIVISION PLAN - PROPERTY OF JAMES S. LEES, JR.", PREPARED BY C.D. HOUTMAN & SON, DATED 4/3/1978, LAST REVISED 4/13/1978, RECORD PLAN BOOK #1633.



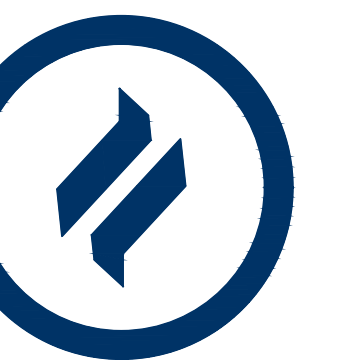
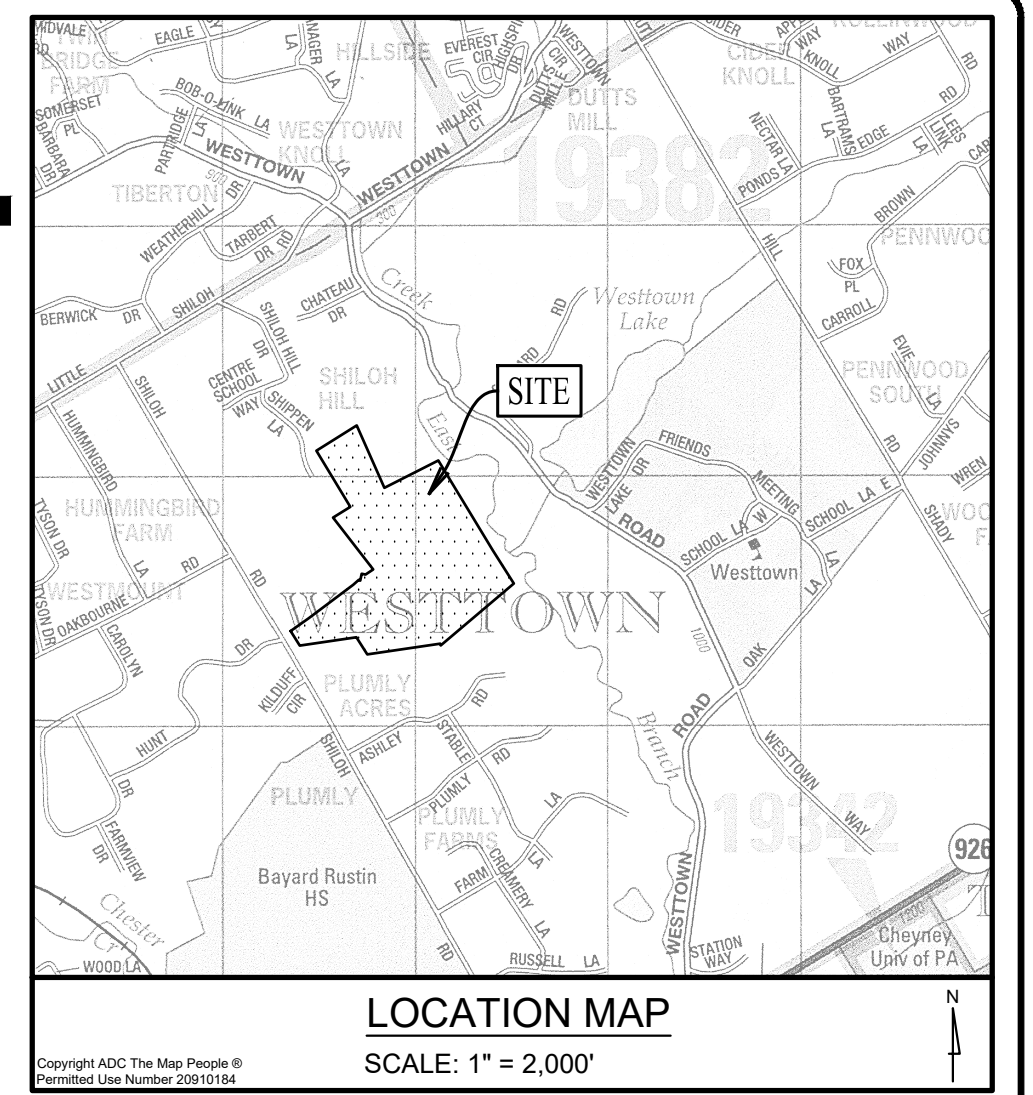
RECORD OWNER/APPLICANT: FOX CLEARING, LLC  
OVERALL SITE PLAN SCALE: 1" = 100'  
GRAPHIC SCALE 1 inch = 100 feet

Table with columns for REV. (1-8) and DESCRIPTION, listing revision details.

CONDITIONAL USE OVERALL SITE 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: 01 SITE PLAN.dwg  
PLOTTER: 09/29/21  
DRAWING NO.: C01.1  
SHEET 01 of 32



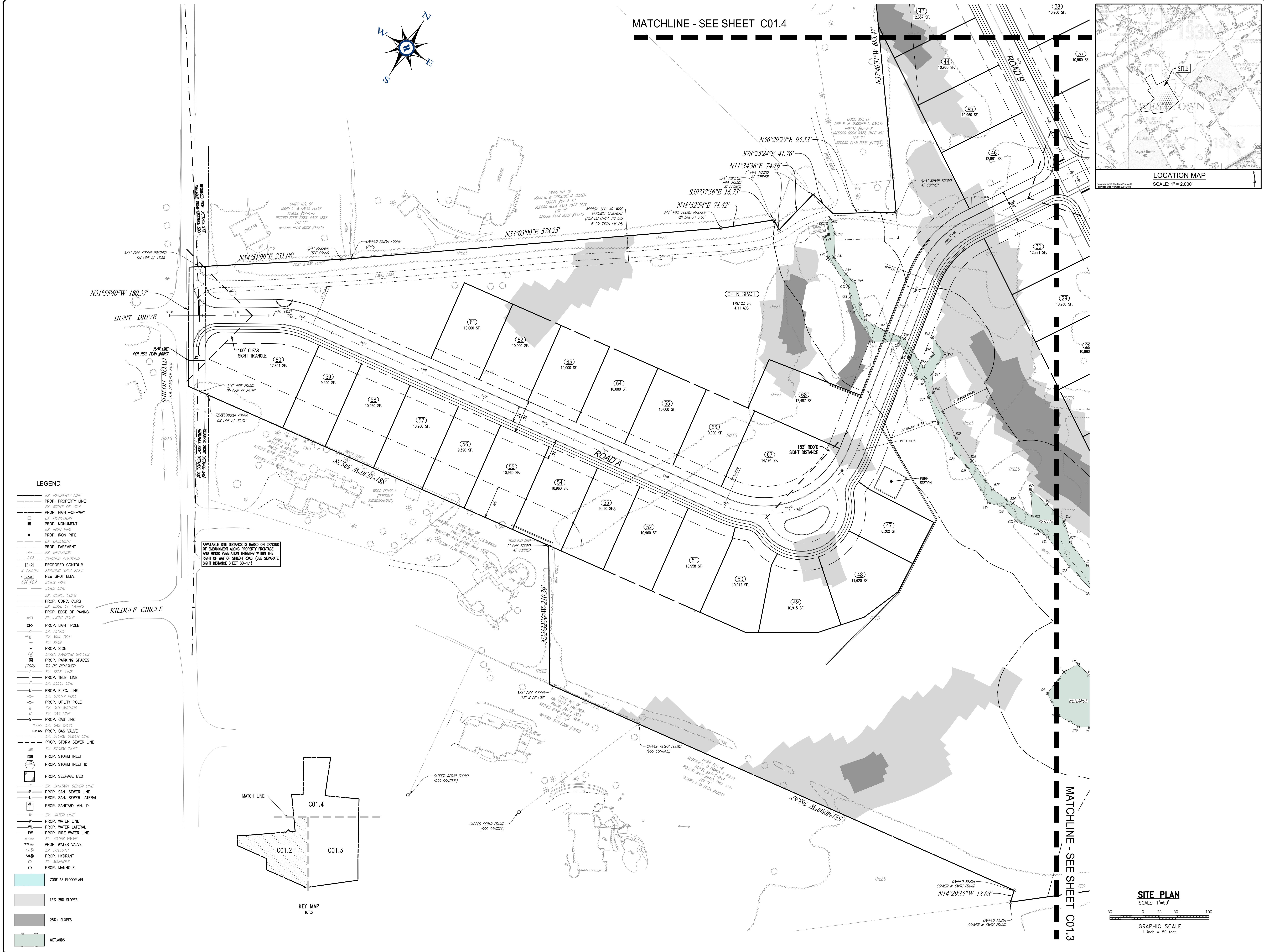
MATCHLINE - SEE SHEET C01.4



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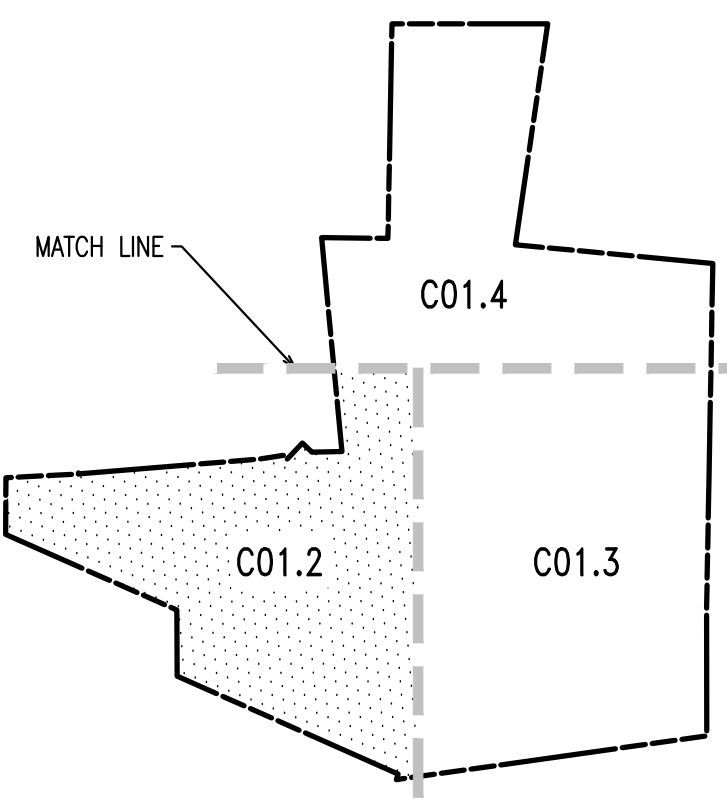
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West Chester, PA 19380  
Phone: (610) 918-9002  
Fax: (610) 918-9003



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
- 242 EXISTING CONTOUR
- PROPOSED CONTOUR
- X 123.00 EXISTING SPOT ELEV.
- X 123.00 NEW SPOT ELEV.
- GEB2 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. 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
- 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 METER
- PROP. WATER METER
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15% - 25% SLOPES
- 25%+ SLOPES
- WETLANDS

AVAILABLE SITE DISTANCE IS BASED ON GRADING OF EMBANKMENT ALONG PROPERTY FRONTAGE AND BANK VEGETATION TRIMMING WITHIN THE RIGHT OF WAY OF SHILOH ROAD. (SEE SEPARATE SIGHT DISTANCE SHEET SD-11)



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

REV.	DATE	DESCRIPTION
1	08/29/21	REVISED PER TOWNSHIP CONSULTANTS COMMENTS
2	09/02/21	REVISED PER TOWNSHIP CONSULTANTS COMMENTS

CONDITIONAL USE  
SITE PLAN

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

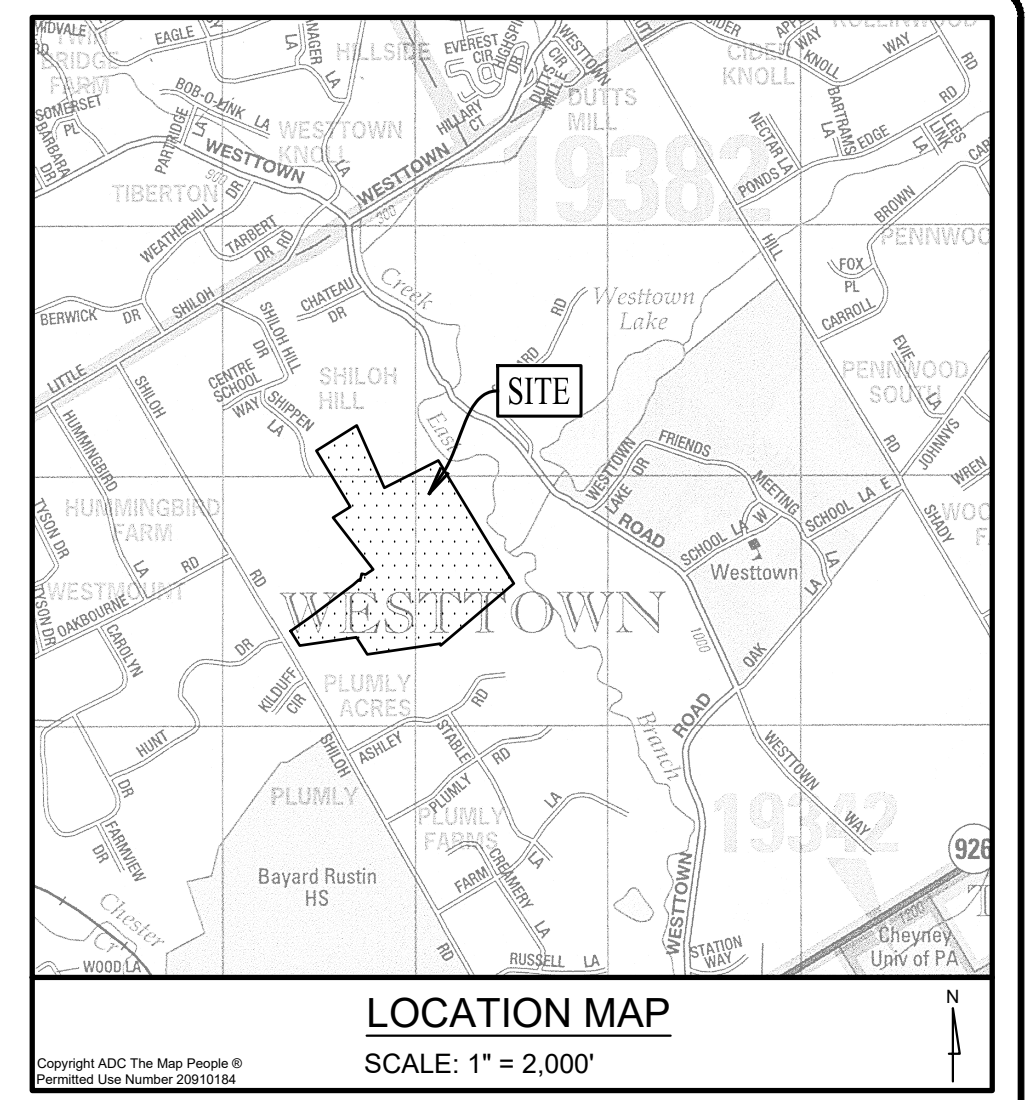
DATE:	4/30/21
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	IN SITE PLAN.dwg
PLOTTED:	09/29/21
DRAWING NO.:	C01.2
SHEET:	02 of 32



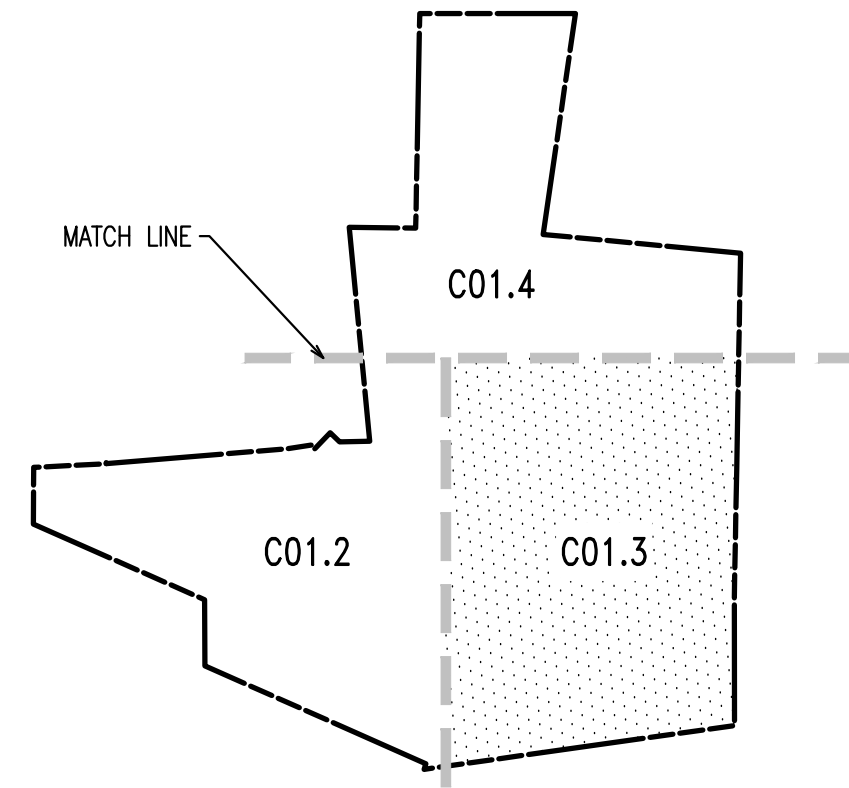
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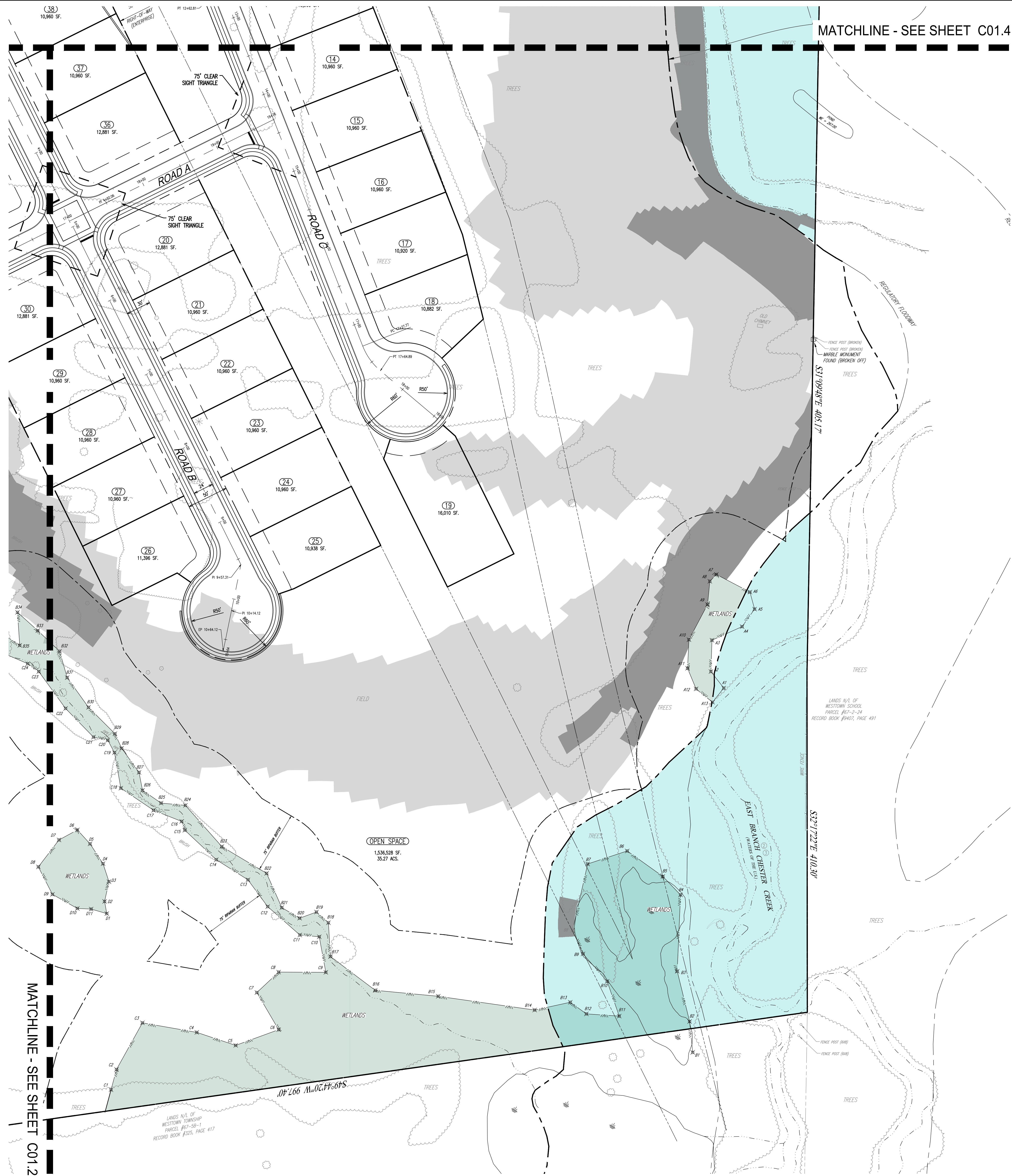
1250 Wrights Lane  
West Chester, PA 19380  
Phone: (610) 918-9002  
Fax: (610) 918-9003



LOCATION MAP  
SCALE: 1" = 2,000'



KEY MAP  
N.T.S.



MATCHLINE - SEE SHEET C01.4

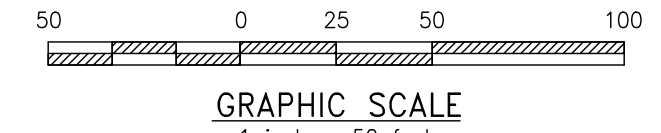
MATCHLINE - SEE SHEET C01.2

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
- 242 EXISTING CONTOUR
- 125.00 PROPOSED CONTOUR
- 123.00 EXISTING SPOT ELEV.
- 123.00 NEW SPOT ELEV.
- GEB2 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. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES
- (FOR) EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- 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 ALLEY
- PROP. STORM ALLEY
- 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'



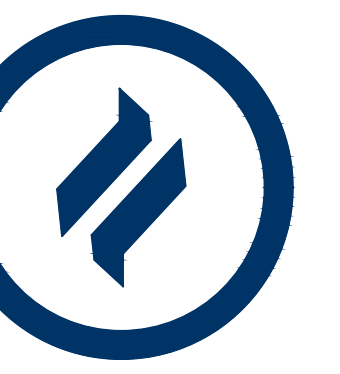
GRAPHIC SCALE  
1 inch = 50 feet

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
CAD FILE:	09 SITE PLAN.dwg
PLOTTED:	09/29/21
DRAWING NO.:	C01.3
SHEET:	03 of 32

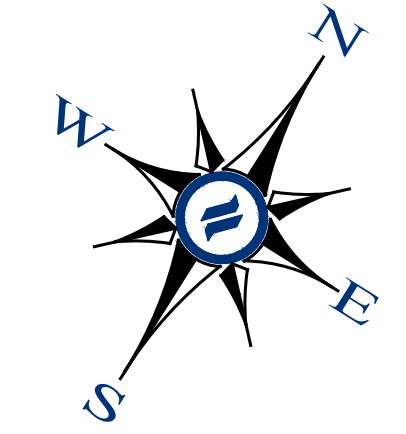
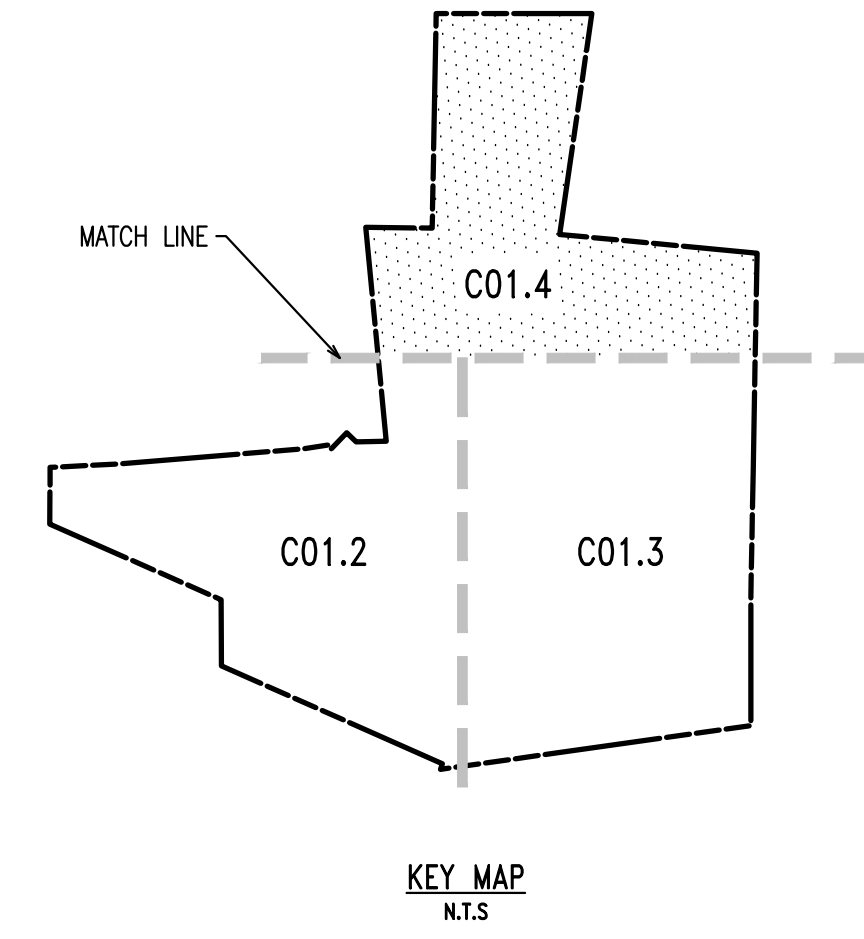
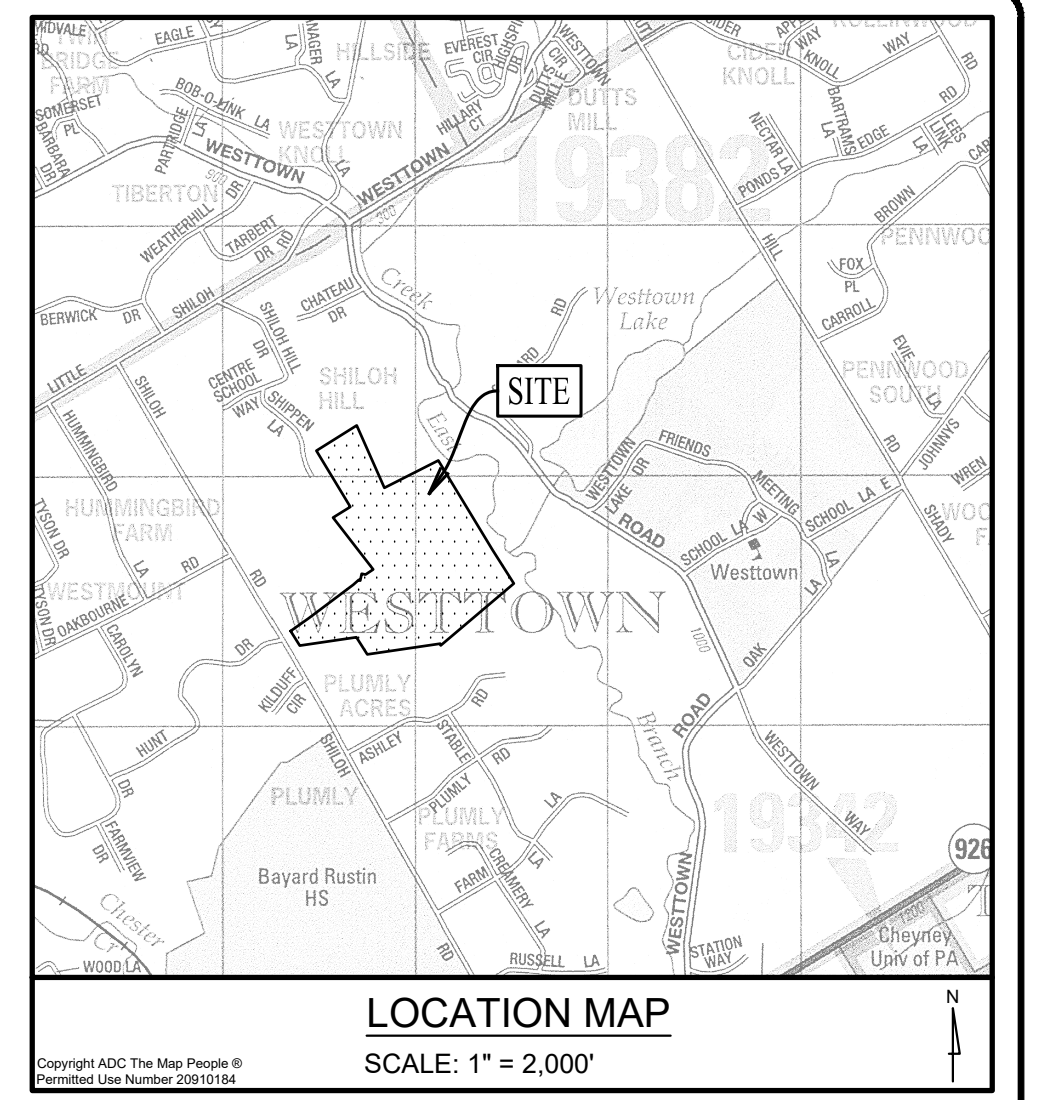
REV.	DATE	DESCRIPTION
1	04/12/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2	04/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
3		
4		
5		
6		
7		
8		



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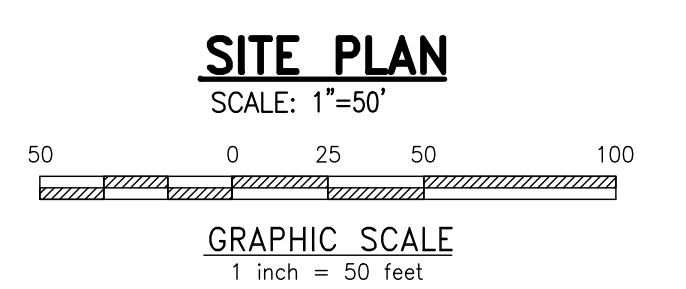
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LEGEND

- 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. WETLANDS
- PROP. WETLANDS
- EXISTING CONTOUR
- PROPOSED 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
- 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
- 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'

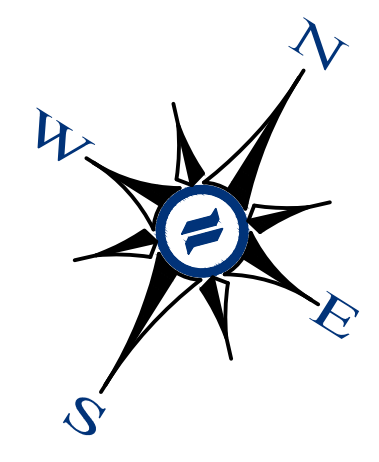
MATCHLINE - SEE SHEET C01.2

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

DATE:	4/30/21
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	SI SITE PLAN.dwg
PLOTTED:	09/29/21
DRAWING NO.:	C01.4
SHEET	04 of 32



MANAGEMENT AND MAINTENANCE OF OPEN SPACE AREAS

THE HOMEOWNERS ASSOCIATION WILL OWN ALL OPEN SPACE AREAS, INCLUDING THOSE LISTED BELOW. THE HOMEOWNERS ASSOCIATION, OR A PROFESSIONAL MANAGEMENT COMPANY SELECTED BY THE HOMEOWNERS ASSOCIATION, WILL BE RESPONSIBLE FOR THE MANAGEMENT AND MAINTENANCE OF THE OPEN SPACE AREAS IN ACCORDANCE WITH PROVISIONS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LENS FOR THE STOKES RESIDENTIAL TRACT - A PLANNED COMMUNITY. FUNDING FOR THE MAINTENANCE OF THE OPEN SPACE WILL BE PROVIDED BY A CAPITAL CONTRIBUTION MADE BY EACH LOT PURCHASER AT THE TIME OF SETTLEMENT WITH THE DEVELOPER, AS WELL AS BY AN ONGOING ANNUAL ASSESSMENT. THE OPEN SPACE FUNDING WILL PROVIDE FOR APPROPRIATE AND PROFESSIONAL MAINTENANCE OF ALL ASPECTS OF THE OPEN SPACE. THE TOWNSHIP WILL PROVIDE WITH THE RIGHT, IN THE HOMEOWNERS ASSOCIATION DECLARATION, TO UNDERTAKE THE MAINTENANCE OF THE OPEN SPACE IN THE EVENT THAT THE HOMEOWNERS ASSOCIATION FAILS TO PERFORM SUCH MAINTENANCE IN ACCORDANCE WITH THE FINAL OPEN SPACE MANAGEMENT PLAN. THE TOWNSHIP WILL HAVE THE ABILITY TO CHARGE THE HOMEOWNERS ASSOCIATION FOR ANY COSTS INCURRED IN MAINTAINING THE OPEN SPACE, AND RECORD LENS FOR ANY UNPAID COST INCURRED BY THE TOWNSHIP.

WOODED AREAS

THE WOODED AREAS WILL BE LEFT IN THEIR NATURAL STATE AND MAINTAINED TO A LIMITED DEGREE TO PRESERVE THEIR HEALTH AND STABILITY. THIS SHALL BE ACCOMPLISHED BY THE REMOVAL OF EMBAZING INVASIVE VINES ALONG THE WOODLAND EDGES AND IN FOREST GAPS. LIVE AND DEAD TREES SHALL NOT BE CUT DOWN OR REMOVED UNLESS THEY POSE A THREAT TO HUMAN SAFETY. DEAD TREES SHALL BE LEFT STANDING AND LYING ON THE FOREST FLOOR FOR WILDLIFE HABITAT. THE REMOVAL OF NATIVE NON-INVASIVE TREES, SHRUBS, SEEDLINGS AND GROUNDCOVER IS NOT PERMITTED IN THE WOODED COMMON OPEN SPACE AREAS. THE HOMEOWNERS ASSOCIATION SHALL MONITOR THE WOODED AREAS.

MEADOWS

ALL OF THE EXISTING AGRICULTURAL FIELDS WILL BE PLANTED WITH NATIVE GRASSES AND CONVERTED TO MEADOWS IF NOT ALREADY CONVERTED AT THE TIME OF CONSTRUCTION. STORMWATER MANAGEMENT AREAS SHALL BE SEEDED AND LANDSCAPED WITH INDIGENOUS SPECIES AND MAINTAINED AS NATURALIZED AREAS. NEWLY SEEDED MEADOW AREAS SHALL BE MOWED TO A HEIGHT OF SIX INCHES WHENEVER PLANTS REACH TWELVE INCHES IN HEIGHT FOR THE FIRST YEAR. THEREAFTER, AND FOR ESTABLISHED MEADOW AREAS MOW TO A HEIGHT OF 12 TO 18 INCHES ONCE ANNUALLY PRIOR TO APRIL 15.

RIPARIAN CORRIDOR

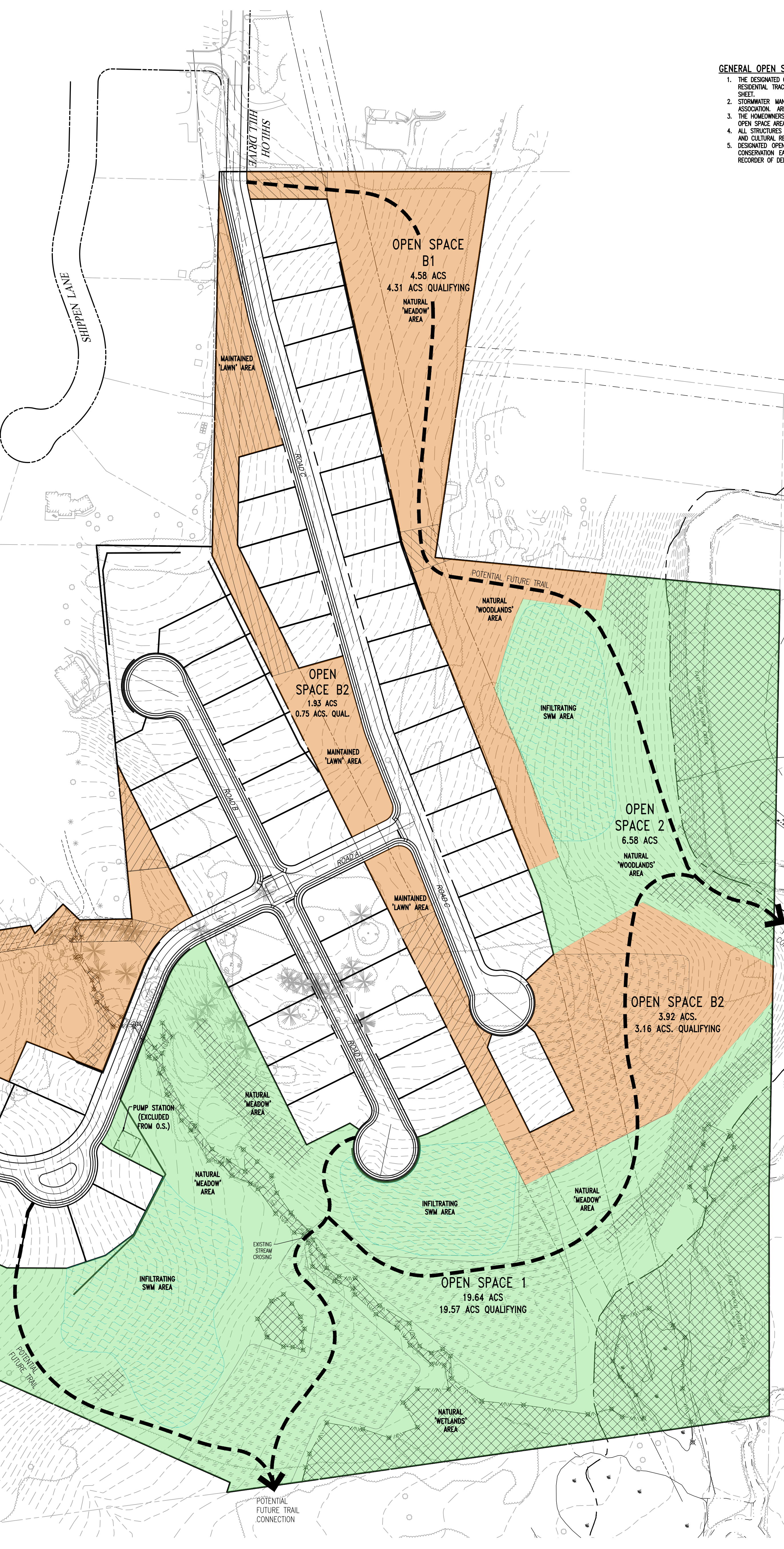
LIMITING DISTURBANCE ADJACENT TO WETLANDS AND STREAMS WILL PROVIDE THE BEST PROTECTION FOR THESE AREAS. THE VEGETATION WITHIN THE WETLAND AND RIPARIAN CORRIDOR AREAS SHALL NOT BE DISTURBED. THE VEGETATION WILL PROVIDE AN EFFECTIVE BUFFER AND NATURALLY CONTROL EROSION AND SEDIMENTATION, ABSORB CHEMICALS AND EXCESS NUTRIENTS, AND PROMOTE INFILTRATION OF STORMWATER RUNOFF. ENCOURAGE WOODLAND GROWTH WITHIN THE CENTRAL RIPARIAN CORRIDOR, PARTICULARLY ADJACENT TO STREAM BANKS, TO PROMOTE SHADE OF THE WATER SURFACE. MONITOR AND CONTROL INVASIVE WEEDS TO PREVENT COMPETITION WITH NATIVE SPECIES. INSPECT ANNUALLY FOR COLONIZATION OF INVASIVE PLANTS. REMOVE INVASIVE PLANTS WITHOUT DISTURBING DESIRABLE SPECIES. LIMIT THE USE OF BROADLY APPLIED HERBICIDE SPRAYS IN FAVOR OF HAND REMOVAL AND LOCALIZED APPLICATION OF HERBICIDE SPRAYS (WHEN AIR IS STILL). INSPECT RIPARIAN CORRIDOR AT A MINIMUM ONCE A YEAR AND AFTER SEVERE STORMS FOR EVIDENCE OF EROSION, SEDIMENT, DEPOSIT, OR CONCENTRATED FLOW CHANNELS. REPAIRS SHOULD BE MADE AS SOON AS POSSIBLE TO HALT EROSION AND STABILIZE ANY EFFECTED AREAS. STABLE AREAS SUBJECT TO EROSION USING A NATIVE MEADOW SEED MIX IN MEADOW AREAS OR IN WOODED AREAS USING NATIVE SHRUBS AND/OR TREES CAPABLE OF QUICKLY GENERATING A DENSE FIBROUS ROOT SYSTEM, SUCH AS SHRUBBY DOGWOODS (SLIMY DOGWOOD, GRAY DOGWOOD, AND RED OSER DOG WOOD), VIRGINIA SWEETSPIRE, ALDERS, WILLOWS, STAGHORNES, AND RIVER BIRCH. PERIODICALLY MONITOR STREAMBED FLORA, PARTICULARLY AFTER SEVERE STORM EVENTS. NATURAL DEBRIS SHALL NOT BE REMOVED FROM THE STREAM BED, UNLESS IT IS SIGNIFICANTLY IMPEDING THE FLOW OF WATER IN THE STREAM AND CAUSING EXCESSIVE FLOODING. SHOULD DEBRIS REMOVAL BE NECESSARY, DEBRIS SHOULD BE LEFT AT A POINT JUST ABOVE THE STREAM BANK TO ENHANCE WILDLIFE HABITAT AND ENSURE NUTRIENT RECYCLING. REMOVAL OF DEBRIS SHOULD BE LIMITED TO THAT REQUIRED TO RETURN STREAM FLOW TO ITS NATURAL STATE. IF POSSIBLE, LIMIT ACTIVITIES WITHIN NATURALIZED AREAS, INCLUDING THE RIPARIAN CORRIDOR, BETWEEN APRIL 15 AND AUGUST 15. DISTURBANCE WITHIN THE PERIOD CAN BE DETRIMENTAL TO A VARIETY OF WILDLIFE.

COMMON OPEN SPACE

THE COMMON OPEN SPACE AREAS SHALL SERVE AS AREAS FOR PASSIVE AND INFORMAL ACTIVE RECREATION. THESE AREAS ARE LOCATED THROUGHOUT THE COMMUNITY AND WILL GENERALLY BE KEPT AS MEADOW AND/OR LAWN AREAS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREAS TO ENSURE THAT THESE AREAS PROVIDE A USABLE TRANSITION BETWEEN THE PROPOSED COMMUNITY AND THE NATURAL RESOURCE PROTECTION AREAS.

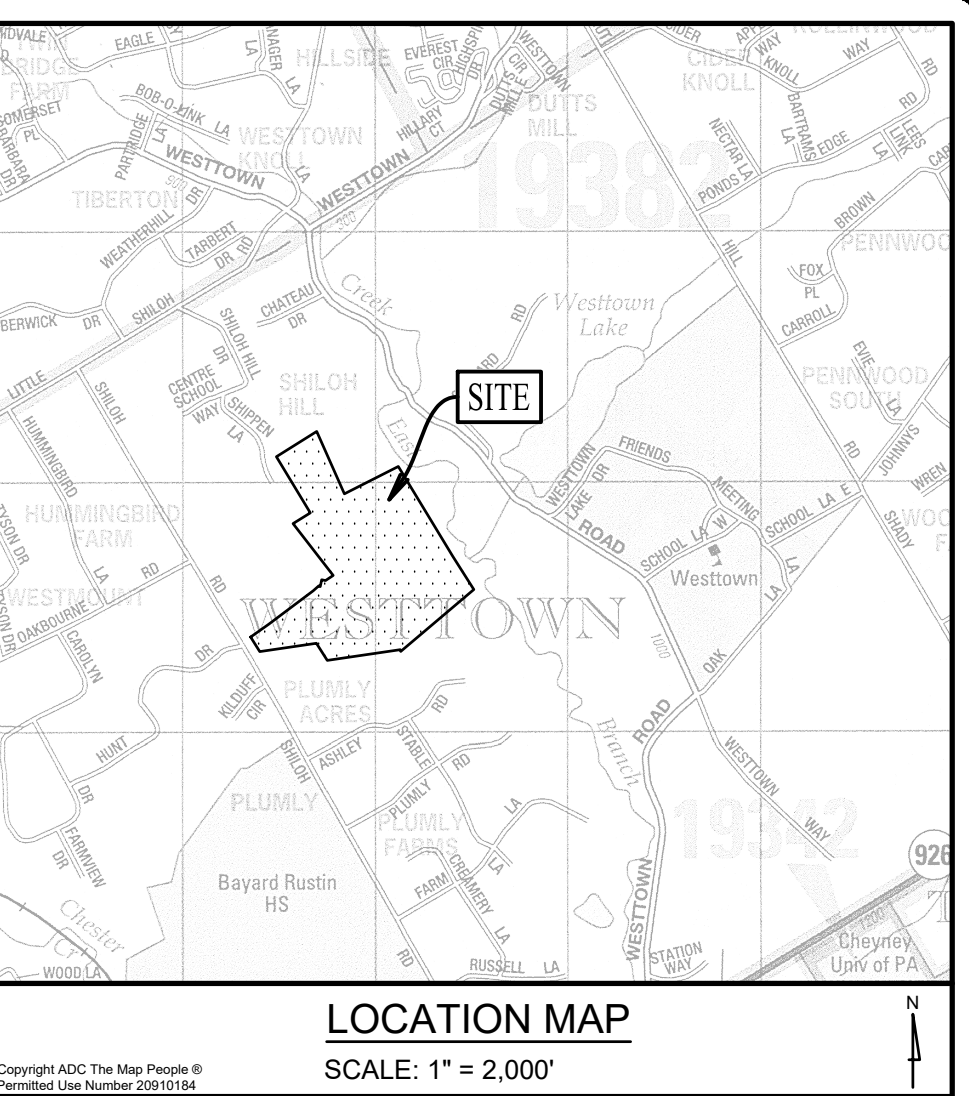
STORMWATER MANAGEMENT BASIN AREAS

THE INFILTRATION BASIN AREAS SHALL BE MAINTAINED AS DIRECTED BY THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN.



GENERAL OPEN SPACE NOTES

- 1. THE DESIGNATED OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA) WITHIN THE RESIDENTIAL TRACT AND WILL BE RESPONSIBLE FOR THE OPEN SPACE MANAGEMENT AND MAINTENANCE LISTED ON THIS SHEET.
2. STORMWATER MANAGEMENT FACILITIES AND COMMON OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. AREAS CONTAINED WITHIN PRIVATE LOTS WILL BE MAINTAINED BY THE LOT OWNER.
3. THE HOMEOWNERS ASSOCIATION SHALL ENTER INTO AN ANNUAL CONTRACT FOR LAWN MAINTENANCE AND LANDSCAPING OF ALL OPEN SPACE AREAS. AREAS CONTAINED WITHIN PRIVATE LOTS WILL BE MAINTAINED BY THE LOT OWNER.
4. ALL STRUCTURES PROPOSED WITHIN THE OPEN SPACE AREAS SHALL BE SITED TO AVOID MINIMAL IMPACT ON THE NATURAL AND CULTURAL RESOURCE VALUES.
5. DESIGNATED OPEN SPACE SHALL BE RESTRICTED FROM FURTHER SUBDIVISION OR DEVELOPMENT BY DEED RESTRICTION, CONSERVATION EASEMENT, OR OTHER AGREEMENT IN A FORM ACCEPTABLE TO THE TOWNSHIP AND RECORDED IN THE RECORDER OF DEEDS OF CHESTER COUNTY.



LOCATION MAP

SCALE: 1" = 2,000'

OPEN SPACE

MINIMUM OPEN SPACE = 40% GROSS TRACT AREA

REQUIRED GROSS TRACT = 64,956 ACRES

PROPOSED GROSS TRACT = 40.61 ACRES (62.52% GROSS TRACT AREA)

QUALIFYING MIN. REQUIRED OPEN SPACE = 26.15 ACRES (40.26% GROSS TRACT AREA)

QUALIFYING INCIDENTAL BONUS O.S. = 10.88 ACRES (16.68% GROSS TRACT AREA)

\*\*SEE TABLE BELOW FOR TABULATION\*\*

- REQUIRED MINIMUM COMMON OPEN SPACE (40% OF THE GROSS TRACT AREA)
INCREMENTAL BONUS OPEN SPACE AREA
NON-QUALIFYING OPEN SPACE (AREAS LESS THAN 75' IN WIDTH & AREAS NOT LESS THAN 0.5 ACRES OF CONTIGUOUS AREA, PUMP STATION DRIVE AND STRUCTURE)
OPEN SPACE AREAS WITHIN FLOODPLAIN, WETLANDS, AND STEEP SLOPES GREATER THAN 25%
AREAS USED FOR SUBSURFACE INFILTRATION WITH OPEN STORAGE ACCESSORY TO INFILTRATION FACILITIES

Table with 3 columns: Description, Min. Required Common Open Space Area (40%), and TOTAL. Rows include Gross Area (Acres), Areas less than 75' in width, Areas less than 1/2 acre, Non-infiltrating SWM Facilities, Pump Station and other miscellaneous impervious, and Qualifying Base Open Space.

Table with 5 columns: Description, B1, B2, B5, and TOTAL. Rows include Gross Area (Acres), Areas less than 75' in width, Areas less than 1/2 acre, Floodplain, Area of 25%+ Slopes (including proposed), Wetland/Waterbodies, Impervious Surfaces, Stormwater Facilities, and Qualifying Bonus Open Space.

\*B4 excludes 40' wide access easement

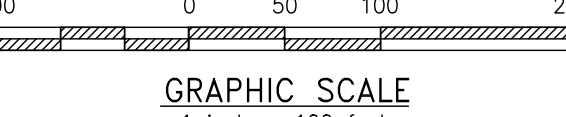
AREA AVAILABLE FOR ACTIVE RECREATION
NET TRACT AREA = 2,236,692 S.F.
AREA REQUIRED (10% NET TRACT AREA) X 10% = 223,669 SF -OR- 5.13 ACRES
AREA SUITABLE FOR ACTIVE RECREATION - 5.86 ACRES

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. PROPOSED CONTOUR
EX. EXISTING SPOT ELEV.
PROP. NEW SPOT ELEV.
EX. EXISTING SOILS TYPE
PROP. SOILS TYPE
EX. CONC. CURB
PROP. CONC. CURB
EX. LIGHT POLE
PROP. LIGHT POLE
EX. FENCE
PROP. FENCE
EX. SIGN
PROP. SIGN
EX. EXIST. 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. 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

OPEN SPACE PLAN

SCALE: 1" = 100'



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Table with 2 columns: REV. and DATE. Rows 1 through 5.

Table with 2 columns: REV. and DATE. Rows 6 through 10. Includes project details like 'REVISED PER TOWNSHIP CONSULTANTS COMMENTS'.

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

Table with 2 columns: DATE and SHEET. Rows include 4/30/21, 1"=100', ADM, DWG, 3868, 09/29/21, C01.5, 05 of 32.



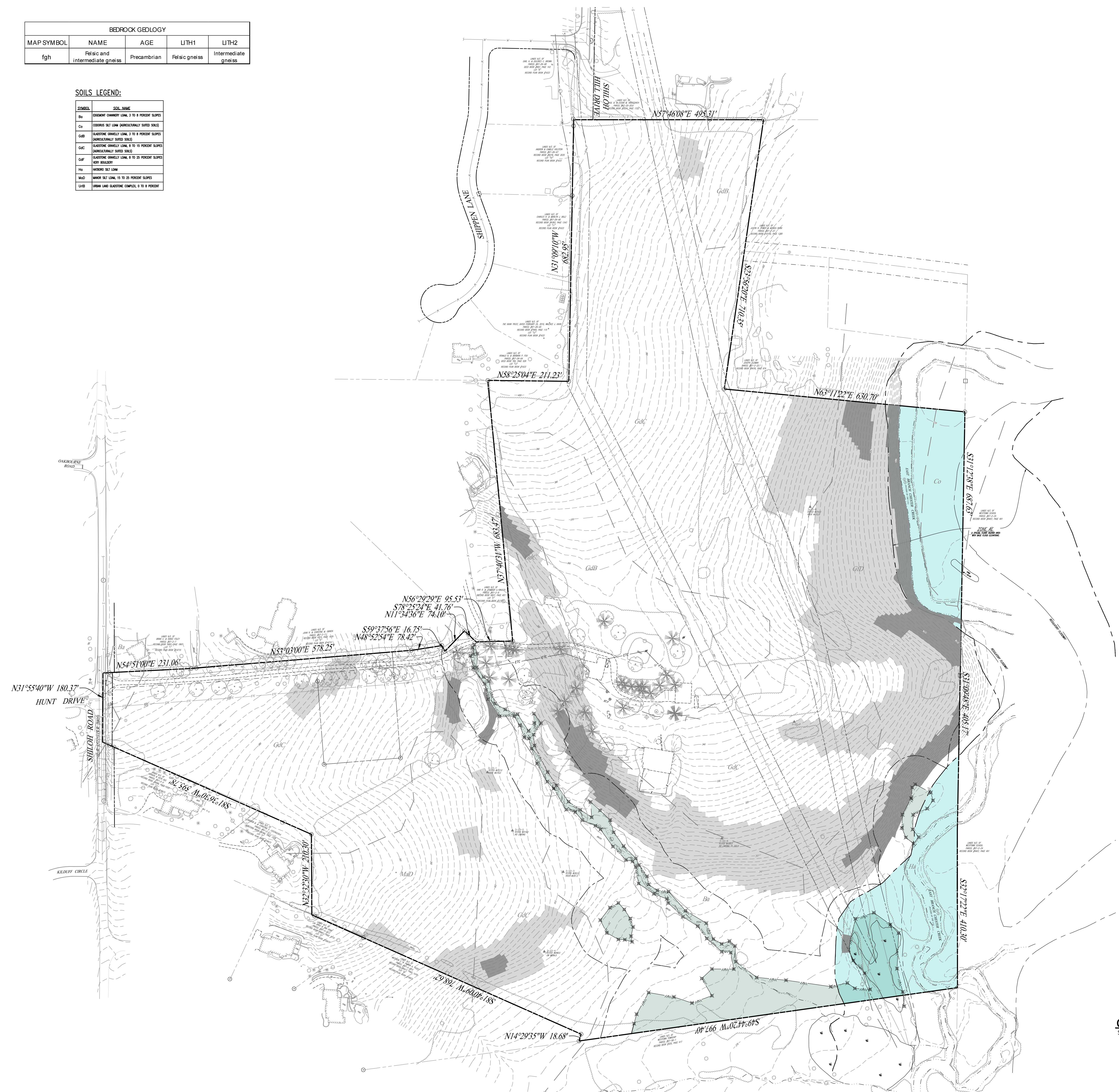
BEDROCK GEOLOGY				
MAP SYMBOL	NAME	AGE	LITH1	LITH2
fgb	Felsic and intermediate gneiss	Precambrian	Felsic gneiss	Intermediate gneiss

**SOILS LEGEND:**

SYMBOL	SOIL NAME
Ba	EDGEMONT CHANNERY LOAM, 3 TO 8 PERCENT SLOPES
Ca	COODERS Silt LOAM (INDICATIVELY SATED SOILS)
Gdb	GLAUCOSE GRANGELY LOAM, 3 TO 8 PERCENT SLOPES (INDICATIVELY SATED SOILS)
Gdc	GLAUCOSE GRANGELY LOAM, 8 TO 18 PERCENT SLOPES (INDICATIVELY SATED SOILS)
Gdf	GLAUCOSE GRANGELY LOAM, 8 TO 25 PERCENT SLOPES (INDICATIVELY SATED SOILS)
Ha	HARDING Silt LOAM
MaD	MARSH Silt LOAM, 15 TO 25 PERCENT SLOPES
LvB	LEWIS LAND GLAUCOSE COMPLEX, 0 TO 8 PERCENT

**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. BOUNDARY
- 242 EXISTING CONTOUR
- 242 PROPOSED CONTOUR
- × 123.00 EXISTING SPOT ELEV.
- × 123.00 NEW SPOT ELEV.
- × 123.00 SOILS TYPE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- PROP. FENCE
- 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. GUY ANCHOR
- PROP. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM ALLEY
- PROP. STORM ALLEY
- 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



**OVERALL EXISTING RESOURCES PLAN**

SCALE: 1"=100'

GRAPHIC SCALE  
1 inch = 100 feet



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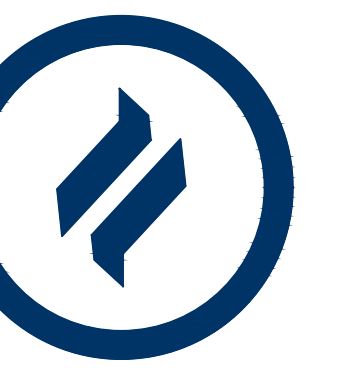


REV.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3	08/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2	08/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
1	08/27/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS

**CONDITIONAL USE**  
**OVERALL EXISTING RESOURCES PLAN**

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

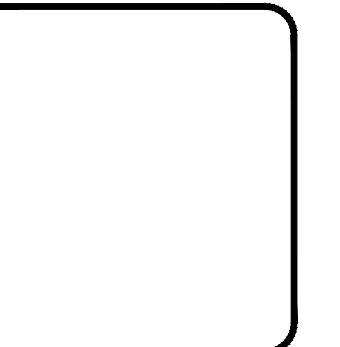
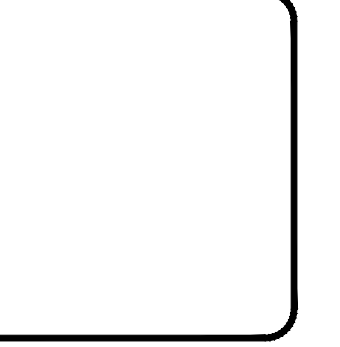
DATE:	4/30/21
SCALE:	1"=100'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
DATE PLOTTED:	09/29/21
DRAWING NO.:	C02.1
SHEET:	06 of 32



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REV.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3	08/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2	06/03/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
1		

CONDITIONAL USE  
EXISTING RESOURCES PLAN

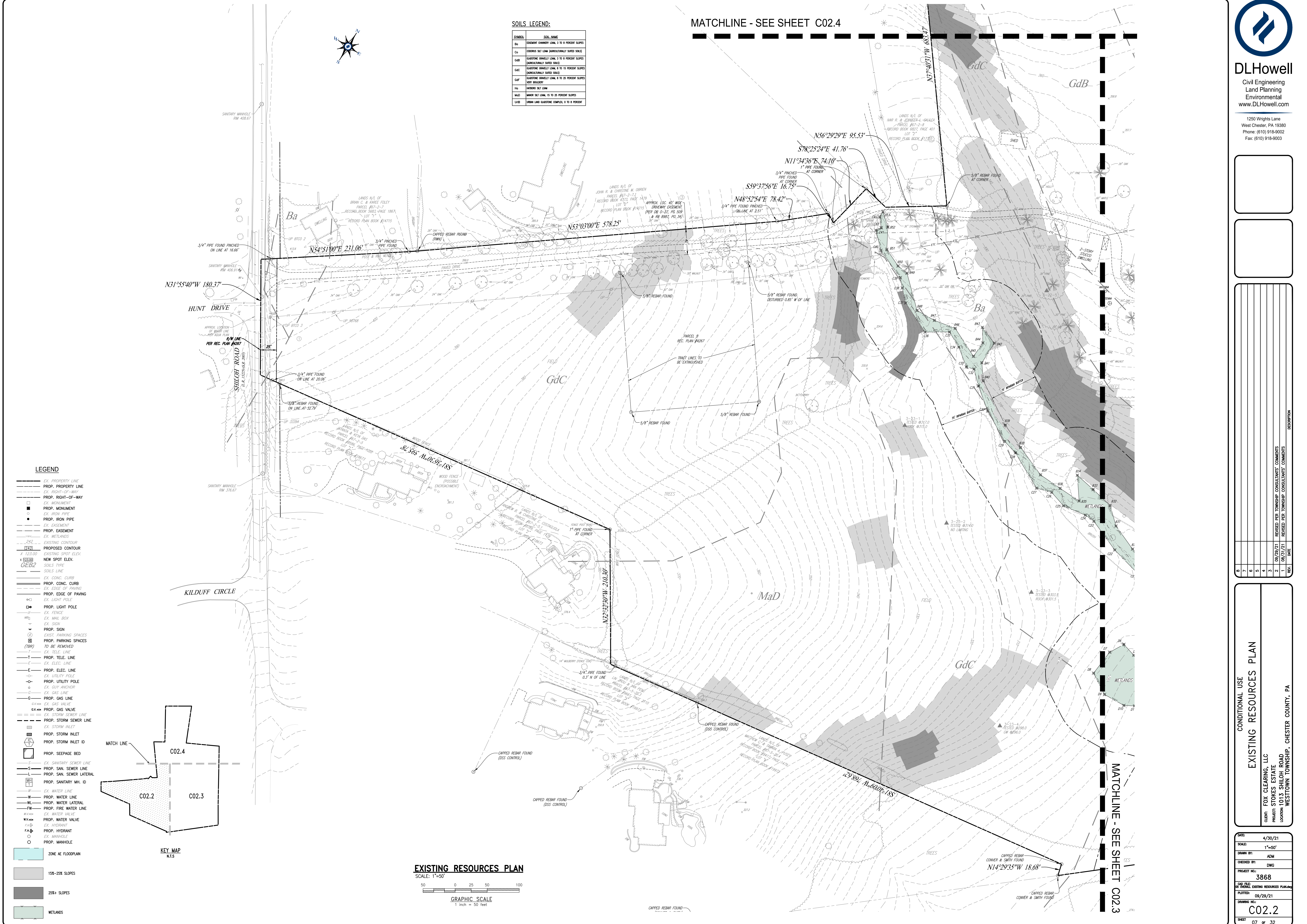
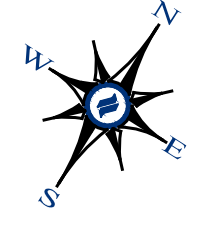
CLIENT: FOX CLEARING, LLC  
PROJECT: STOKES ESTATE  
LOCATION: 1013 SHILOH ROAD  
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE: 4/30/21  
SCALE: 1"=50'  
DRAWN BY: ADM  
CHECKED BY: DWG  
PROJECT NO.: 3868  
DATE OF ORIGINAL EXISTING RESOURCES PLAN: 09/29/21  
DRAWING NO.: C02.2  
SHEET 07 OF 32

MATCHLINE - SEE SHEET C02.4

**SOILS LEGEND:**

SYMBOL	SOIL NAME
Ba	COARSE SANDY LOAM, 3 TO 8 PERCENT SLOPES
Co	COARSE SILT LOAM (ARCHAEOLOGICALLY SITES SOILS)
GdB	CLAYSTONE GANDELLY LOAM, 3 TO 8 PERCENT SLOPES (ARCHAEOLOGICALLY SITES SOILS)
GdC	CLAYSTONE GANDELLY LOAM, 8 TO 15 PERCENT SLOPES (ARCHAEOLOGICALLY SITES SOILS)
GdF	CLAYSTONE GANDELLY LOAM, 8 TO 15 PERCENT SLOPES (VERY BULKY)
MaD	MEDIUM SILT LOAM, 15 TO 25 PERCENT SLOPES
LtB	URBAN LAND CLAYSTONE COMPLEX, 0 TO 8 PERCENT



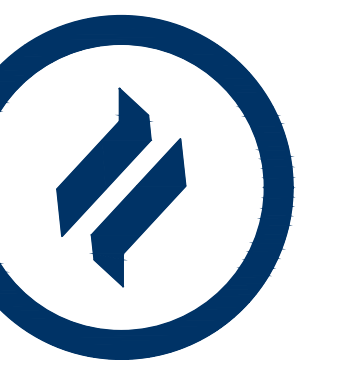
**LEGEND**

- 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
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEV.
- NEW SPOT ELEV.
- SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. PAVING
- PROP. PAVING
- 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
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- 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. 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

**KEY MAP**  
N.T.S.

ZONE AE FLOODPLAIN  
15% - 25% SLOPES  
25%+ SLOPES  
WETLANDS

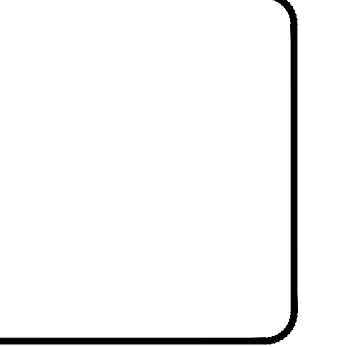
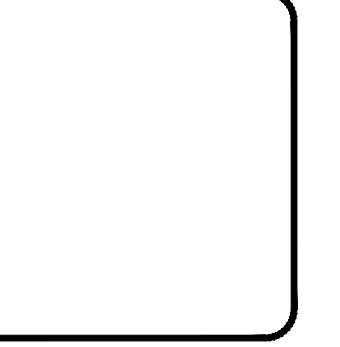
**EXISTING RESOURCES PLAN**  
SCALE: 1"=50'  
GRAPHIC SCALE  
1 inch = 50 feet



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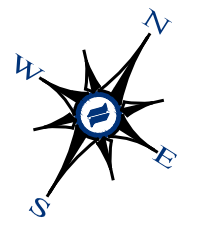
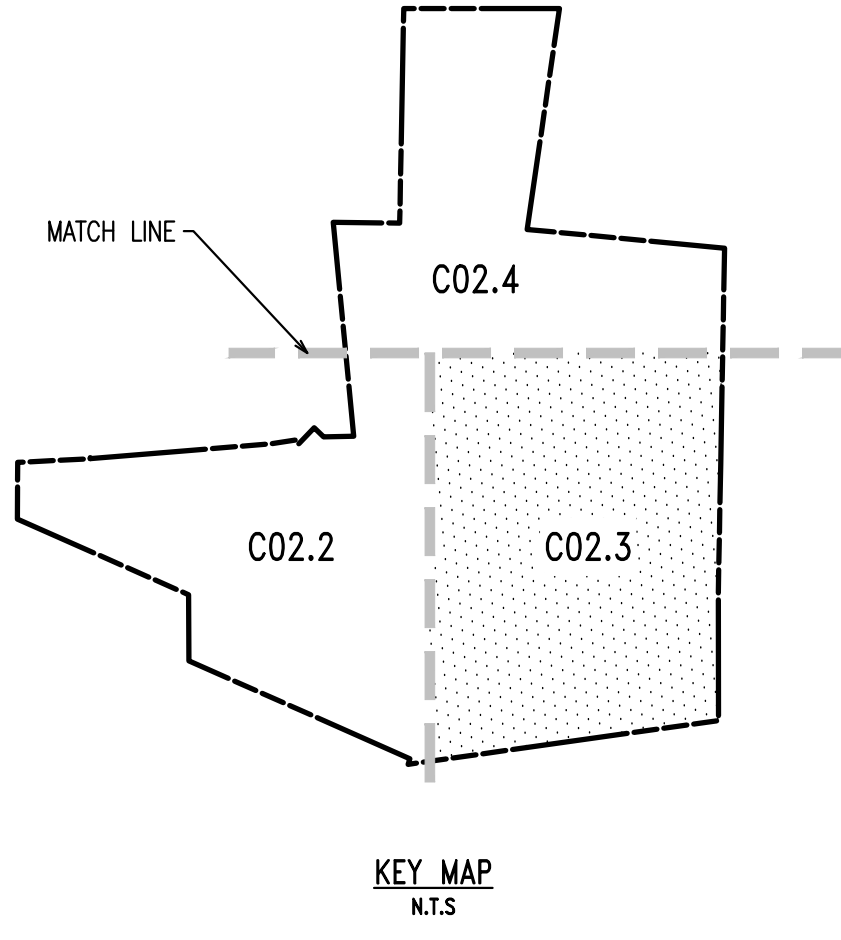
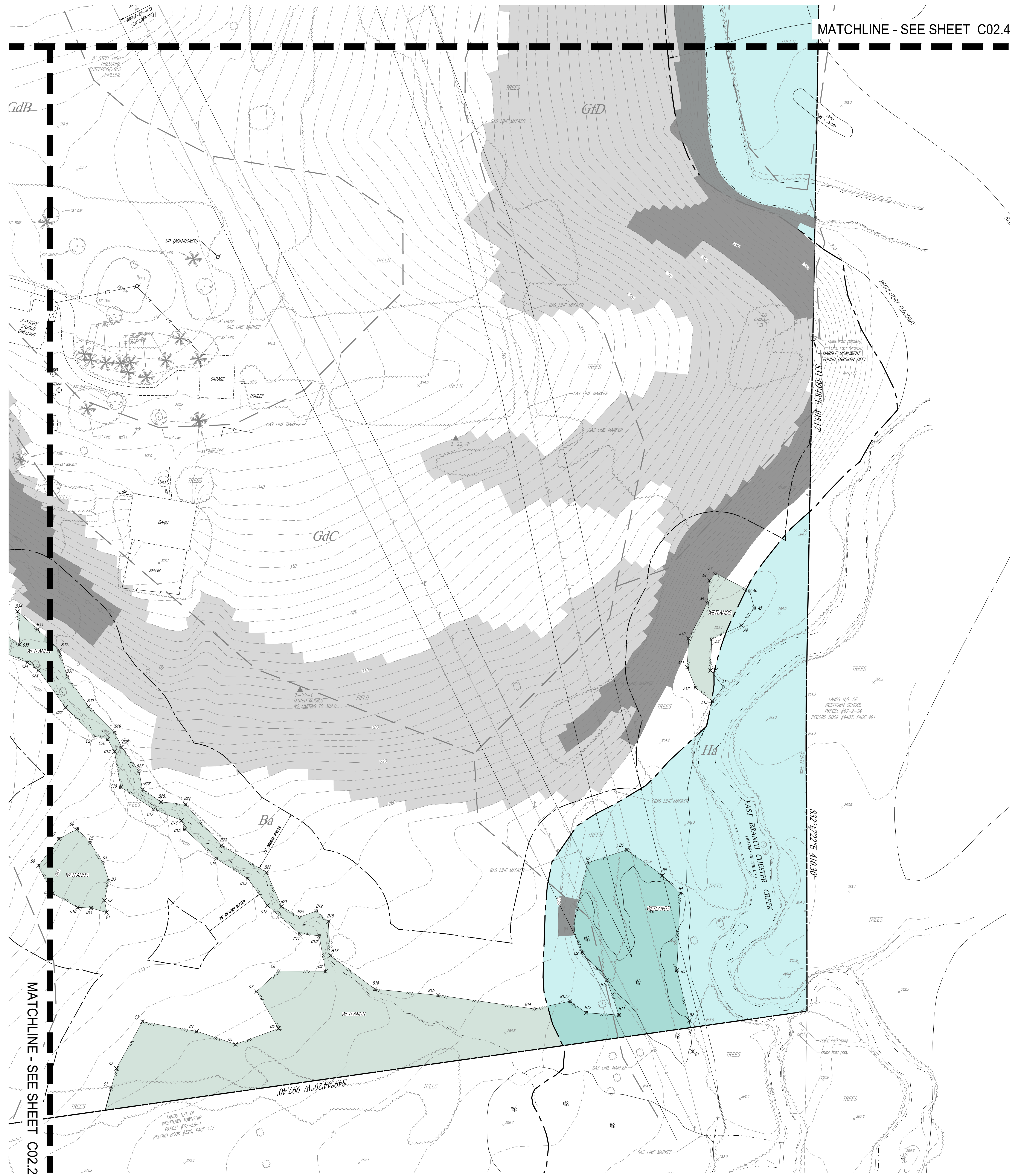


REV	DATE	REVISED PER	TOWNSHIP CONSULTANTS' COMMENTS	DESCRIPTION
1	08/29/21	REVISED PER	TOWNSHIP CONSULTANTS' COMMENTS	
2	09/29/21	REVISED PER	TOWNSHIP CONSULTANTS' COMMENTS	
3				
4				
5				
6				
7				
8				

CONDITIONAL USE  
**EXISTING RESOURCES PLAN**  
CLIENT: FOX CLEARING, LLC  
PROJECT: STOKES ESTATE  
LOCATION: 1013 SHILOH ROAD  
WESTSTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE: 4/30/21  
SCALE: 1"=50'  
DRAWN BY: ADM  
CHECKED BY: DWG  
PROJECT NO.: 3868  
DATE PLOTTED: 09/29/21  
DRAWING NO.: C02.3  
SHEET 08 OF 32

MATCHLINE - SEE SHEET C02.4



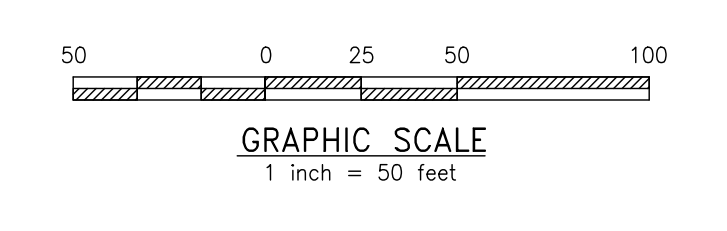
**LEGEND**

- 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
- EXISTING CONTOUR
- PROPOSED 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. 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
- 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
- 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

**SOILS LEGEND:**

SYMBOL	SOIL NAME
Bs	CHERRY CREEK LOAM, 3 TO 8 PERCENT SLOPES
Ca	CHERRY HILL LOAM (MODERATELY SLOPED SLOPES)
GdA	GLAUCOUS GRASSY LOAM, 3 TO 8 PERCENT SLOPES (MODERATELY SLOPED SLOPES)
GdC	GLAUCOUS GRASSY LOAM, 8 TO 15 PERCENT SLOPES (MODERATELY SLOPED SLOPES)
GdF	GLAUCOUS GRASSY LOAM, 8 TO 25 PERCENT SLOPES (VERY SLOPED)
Hs	HERRICK SLOE LOAM
HsD	HERRICK SLOE LOAM, 15 TO 25 PERCENT SLOPES
LHs	HERRICK SLOE LOAM, 8 TO 15 PERCENT

**EXISTING RESOURCES PLAN**



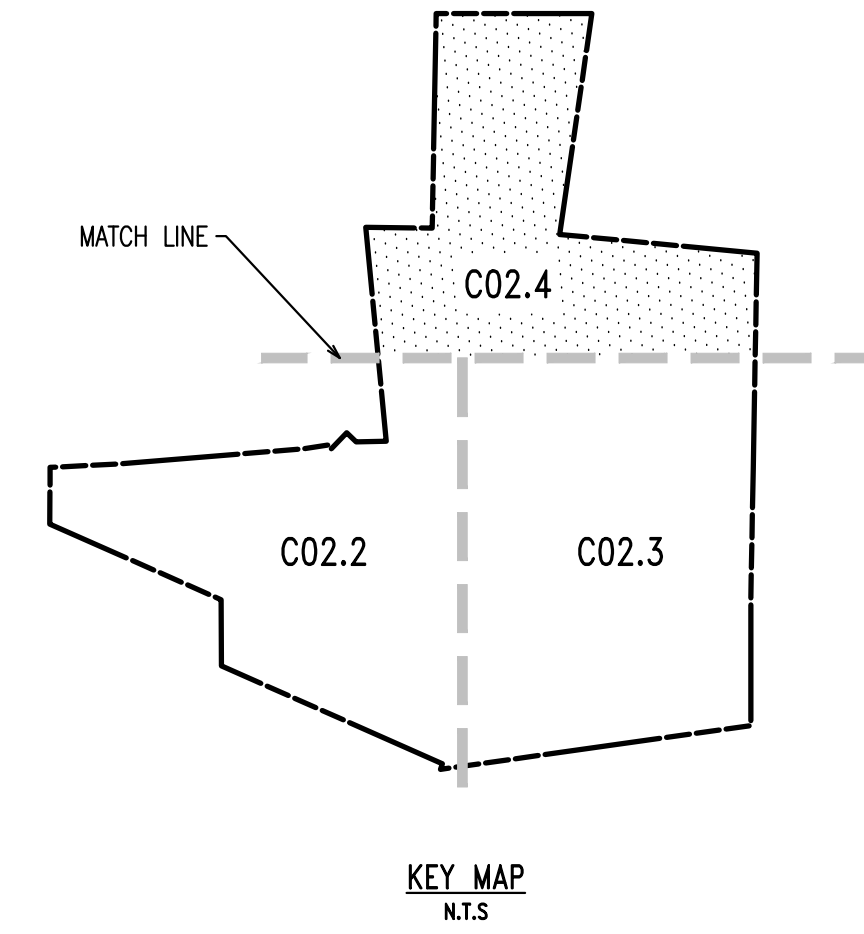




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1250 Wrights Lane  
West Chester, PA 19380  
Phone: (610) 918-9002  
Fax: (610) 918-9003

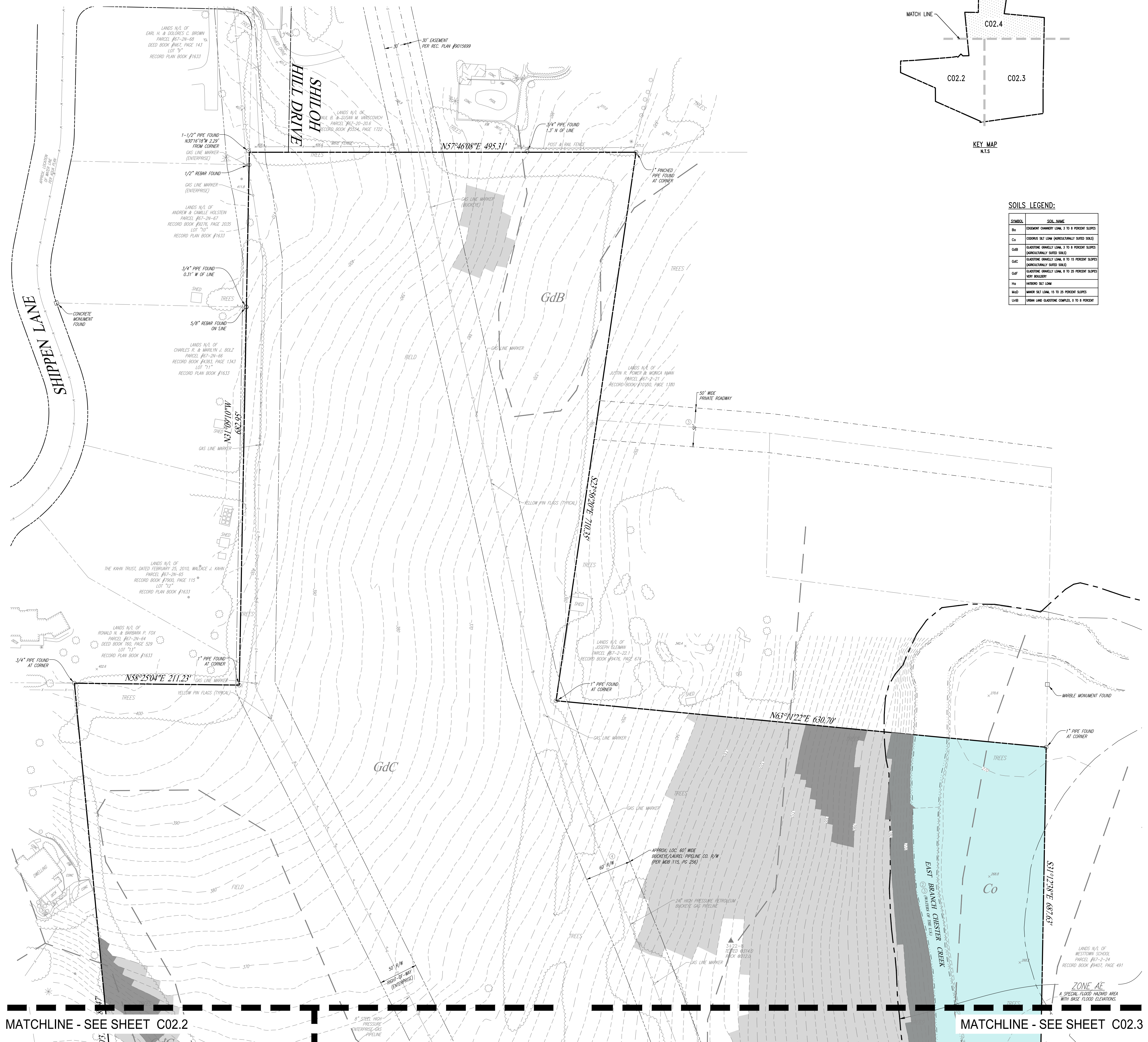


SOILS LEGEND:

SYMBOL	SOIL NAME
Bs	EDGEWATER SANDY LOAM, 3 TO 6 PERCENT SLOPES
Cs	COORNS Silt LOAM (AGRICULTURALLY SAVED SOILS)
GdB	GLAUCOUS GRAY Silt LOAM, 3 TO 6 PERCENT SLOPES (AGRICULTURALLY SAVED SOILS)
GdC	GLAUCOUS GRAY Silt LOAM, 6 TO 15 PERCENT SLOPES (AGRICULTURALLY SAVED SOILS)
GdF	GLAUCOUS GRAY Silt LOAM, 6 TO 25 PERCENT SLOPES (AGRICULTURALLY SAVED SOILS)
Ho	HANOVER Silt LOAM
MsD	MIDDLETOWN Silt LOAM, 15 TO 25 PERCENT SLOPES
LvE	LEWIS Silt LOAM, 0 TO 6 PERCENT

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. METEAGE
- PROP. METEAGE
- 242 EXISTING CONTOUR
- 125.00 PROPOSED CONTOUR
- 123.00 EXISTING SPOT ELEV.
- 123.00 NEW SPOT ELEV.
- GEB2 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. 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. 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

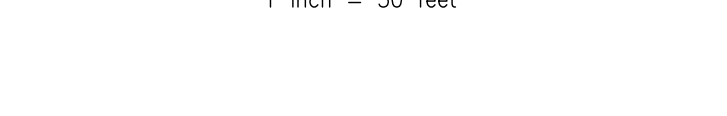


MATCHLINE - SEE SHEET C02.2

MATCHLINE - SEE SHEET C02.3

EXISTING RESOURCES PLAN

SCALE: 1"=50'



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:	09/29/21
FLATTENED:	
DRAWING NO.:	C02.4
SHEET:	09 of 32



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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, INTERFACE 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 1.0% 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 BARRICADES 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 COMPACTION TESTS AND REPORTS.
- ALL STORM SEWER SHALL BE INSTALLED IN ACCORDANCE WITH WESTTOWNSHIP 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 ENCASEMENT 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 ENCASEMENT 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.

SOILS LEGEND:

SYMBOL	SOIL NAME
Bs	DOLOMITIC CHALKY LOAM, 3 TO 8 PERCENT SLOPES
Cs	DOLOMITIC SILT LOAM (AGRICULTURALLY SUITED SOILS)
GbB	GLAUCOUS GRAY LOAM, 3 TO 8 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
Gbc	GLAUCOUS GRAY LOAM, 8 TO 15 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
Guf	GLAUCOUS GRAY LOAM, 8 TO 25 PERCENT SLOPES (NON AGRICULTURAL)
Ha	MEDIUM SILT LOAM
MhD	MEDIUM SILT LOAM, 15 TO 25 PERCENT SLOPES
LHb	LEARN LOAM GLAUCOUS CLAY, 8 TO 8 PERCENT

LEGEND

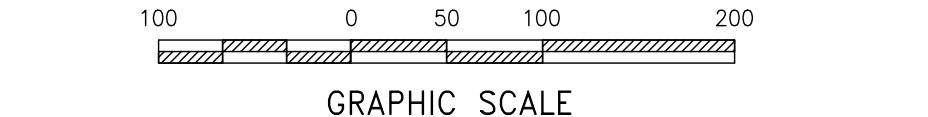
- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- 242 EXISTING CONTOUR
- 1250 PROPOSED CONTOUR
- 123.00 EXISTING SPOT ELEV.
- 123.00 NEW SPOT ELEV.
- GEB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. CONC. OF PAVING
- PROP. CONC. OF PAVING
- EX. EDGE OF PAVING
- 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
- 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

FORCE MAIN TO EXTEND SOUTHBOUND ON SHILOH ROAD APPROX. 2,000 LF. TO A PROPOSED MANHOLE AT THE INTERSECTION WITH PLUNKY ROAD. THEN IN A NEW GRAVITY LINE, ~1,000 LF. TO THE EXISTING MANHOLE AT FARM LANE (BRINGING WESTON HIGH SCHOOL ENTRANCE). THIS WILL BE DETAILED DURING LAND DEVELOPMENT.

OVERALL GRADING FEASIBILITY PLAN

SCALE: 1"=100'



CONDITIONAL USE  
OVERALL GRADING FEASIBILITY PLAN

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

DATE:	4/30/21
SCALE:	1"=100'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
DATE FILED:	09/29/21
DATE:	09/29/21
DRAWING NO.:	C03.1
SHEET:	10 of 32

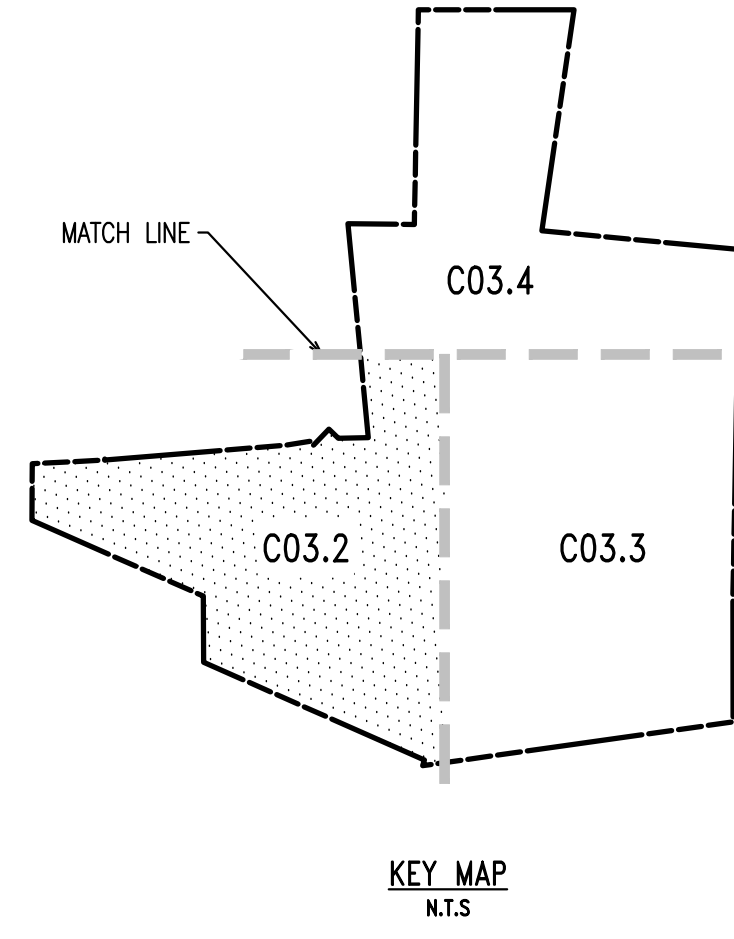
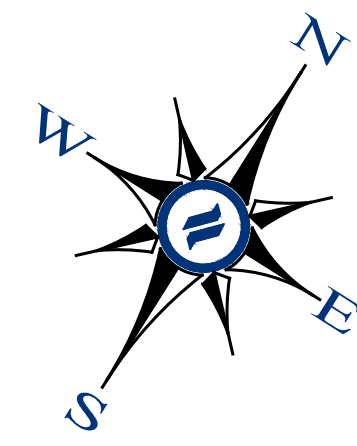


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MATCHLINE - SEE SHEET C03.4



SOILS LEGEND:

SYMBOL	SOIL NAME
Ba	EXCESSIVE CHANNEL SOIL, 3 TO 8 PERCENT SLOPES
Ca	COARSE Silt LOAM (APPROXIMATELY SLOPED SITES)
CB	SLIGHTLY GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES (APPROXIMATELY SLOPED SITES)
CAC	SLIGHTLY GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES (APPROXIMATELY SLOPED SITES)
CAF	SLIGHTLY GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES (VERY BOLDLY)
Hs	MEDIUM Silt LOAM
Md	MEDIUM Silt LOAM, 15 TO 25 PERCENT SLOPES
LvB	URBAN LAND SLIGHTLY CHANNEL, 0 TO 8 PERCENT

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. RELIANCE
- PROP. RELIANCE
- 242 EXISTING CONTOUR
- 242 PROPOSED CONTOUR
- 123.00 EXISTING SPOT ELEV.
- 123.00 NEW SPOT ELEV.
- GEB2 SOILS TYPE
- 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
- 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
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- EX. WATER LATERAL
- PROP. WATER LATERAL
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- PROP. HYDRANT
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- 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 PLUNKY ROAD. THEN VIA A NEW GRAVITY LINE ~1,000 LF. TO THE EXISTING MANHOLE AT FARM LANE (BEHIND RUSTIN HIGH SCHOOL ENTRANCE). THIS WILL BE DETAILED DURING LAND DEVELOPMENT.

GRADING FEASIBILITY PLAN

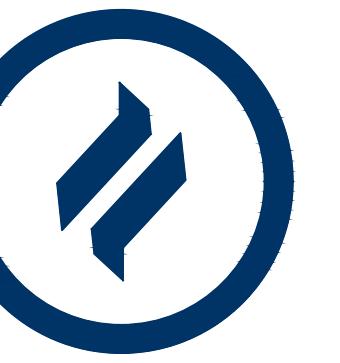
SCALE: 1"=50'  
50 0 25 50 100  
GRAPHIC SCALE  
1 inch = 50 feet

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 OF ORIGINAL GRADING FEASIBILITY PLAN:	
DATE OF THIS GRADING FEASIBILITY PLAN:	09/29/21
DRAWING NO.:	C03.2
SHEET:	11 of 32

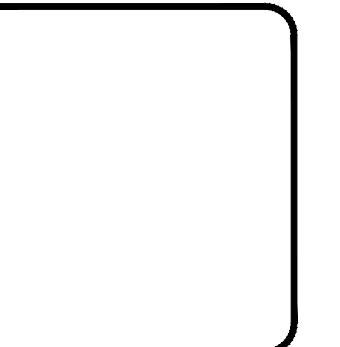
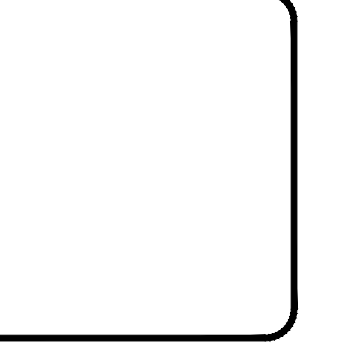
REV.	DATE	DESCRIPTION
1	06/17/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS



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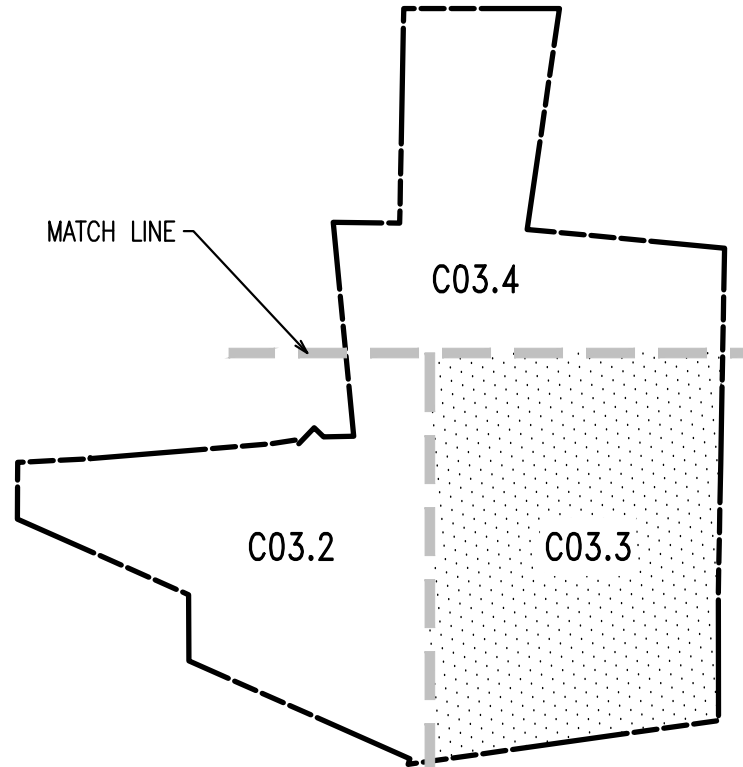


REV.	DATE	DESCRIPTION
1	06/13/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
3	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
4		
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6		
7		
8		

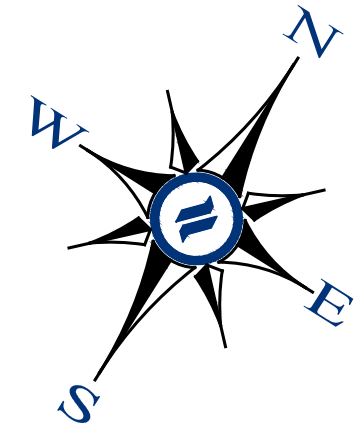
CONDITIONAL USE  
**GRADING FEASIBILITY PLAN**  
CLIENT: FOX CLEARING, LLC  
PROJECT: STOKES ESTATE  
LOCATION: 1013 SHILOH ROAD  
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE:	4/30/21
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	09/29/21
DATE:	09/29/21
DRAWING NO.:	C03.3
SHEET:	12 of 32

MATCHLINE - SEE SHEET C03.4



KEY MAP  
N.T.S.



SOILS LEGEND:

SYMBOL	SOIL NAME
Sh	SHALLOWSIDE CHANNEL SOIL, 3 TO 8 PERCENT SLOPES
Cs	COARSESIDE SOIL, UNCONSOLIDATED SLOTTED SOILS
Gsb	GLAUCOUS GRASSY SOIL, 3 TO 8 PERCENT SLOPES (AGRICULTURALLY SLOTTED SOILS)
Gsc	GLAUCOUS GRASSY SOIL, 8 TO 15 PERCENT SLOPES (AGRICULTURALLY SLOTTED SOILS)
Gsf	GLAUCOUS GRASSY SOIL, 8 TO 15 PERCENT SLOPES (NON-AGRICULTURALLY SLOTTED SOILS)
Ts	TERRACE SOIL, 10 TO 15 PERCENT SLOPES
Msd	MIDDLE SOIL, 10 TO 15 PERCENT SLOPES
Lws	LOWLAND SOIL, 10 TO 15 PERCENT SLOPES

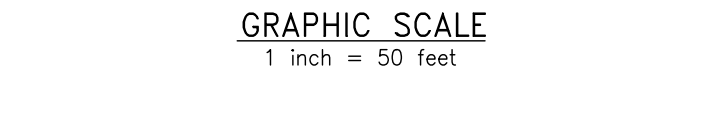
LEGEND

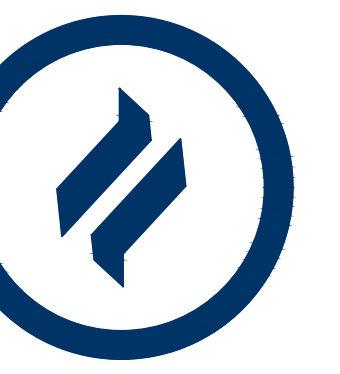
---	EX. PROPERTY LINE
---	PROP. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	PROP. RIGHT-OF-WAY
□	EX. MONUMENT
■	PROP. MONUMENT
○	EX. IRON PIPE
●	PROP. IRON PIPE
---	EX. EASEMENT
---	PROP. EASEMENT
---	EX. WETLANDS
---	242 EXISTING CONTOUR
---	242 PROP. CONTOUR
x 123.00	EXISTING SPOT ELEV.
x 123.00	NEW SPOT ELEV.
GEB2	SOILS TYPE
---	SOILS LINE
---	EX. CONC. CURB
---	PROP. CONC. CURB
---	EX. EDGE OF PAVING
---	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)	TO BE REMOVED
---	EX. TELE. LINE
---	PROP. TELE. LINE
---	EX. ELEC. LINE
---	PROP. ELEC. LINE
---	EX. UTILITY POLE
---	PROP. UTILITY POLE
---	EX. GUY ANCHOR
---	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

MATCHLINE - SEE SHEET C03.2

GRADING FEASIBILITY PLAN

SCALE: 1"=50'

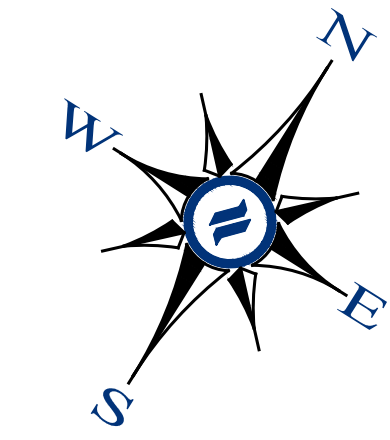
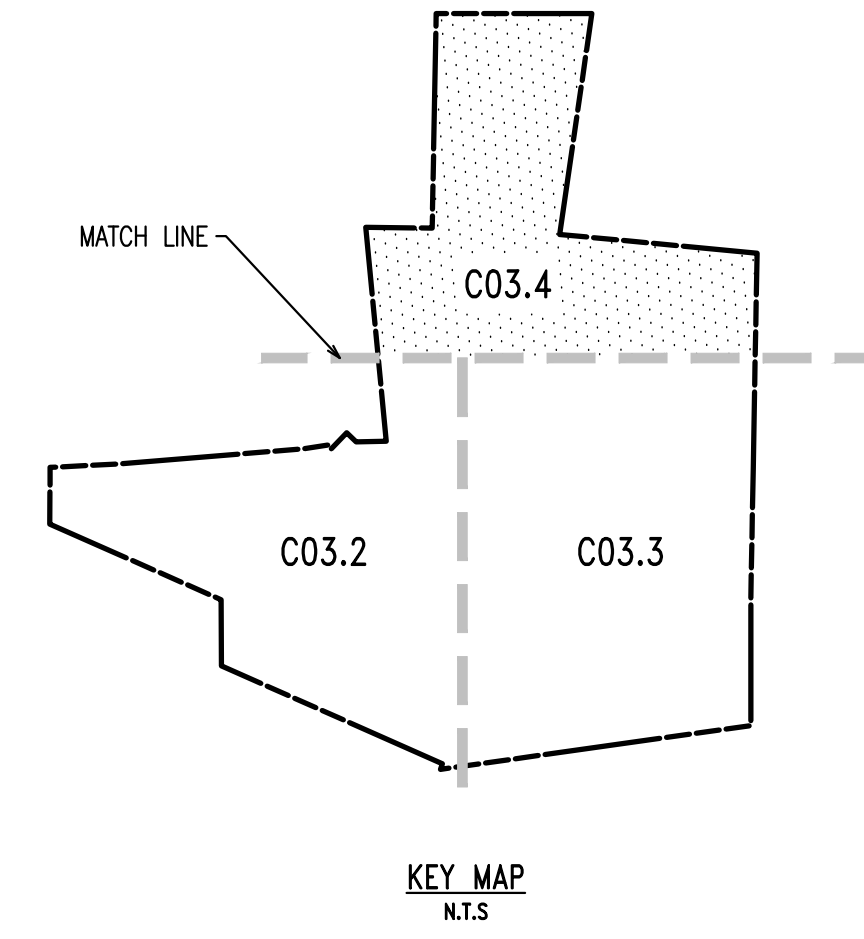




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SOILS LEGEND:

SYMBOL	SOIL TYPE
Shaded area	CRACKED CLAY LOAM, 1 TO 8 PERCENT SLOPES
Shaded area	CLAYEY SILT LOAM (MODERATELY SLOPED SITES)
Shaded area	CLAYEY SANDY SILT LOAM, 1 TO 8 PERCENT SLOPES (MODERATELY SLOPED SITES)
Shaded area	SANDSTONE SANDY SILT LOAM, 8 TO 15 PERCENT SLOPES (MODERATELY SLOPED SITES)
Shaded area	SANDSTONE SANDY SILT LOAM, 8 TO 25 PERCENT SLOPES (KEY BOUNDARY)
Shaded area	INTERMEDIATE SILT LOAM
Shaded area	SANDY SILT LOAM, 15 TO 25 PERCENT SLOPES
Shaded area	CLAYEY SANDY SILT LOAM, 8 TO 8 PERCENT

LEGEND

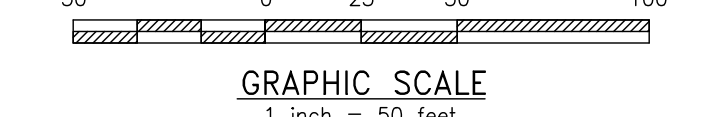
--- (dashed)	EX. PROPERTY LINE
--- (solid)	PROP. PROPERTY LINE
--- (dotted)	EX. RIGHT-OF-WAY
--- (dashed)	PROP. RIGHT-OF-WAY
□ (dashed)	EX. MONUMENT
■ (solid)	PROP. MONUMENT
○ (dashed)	EX. IRON PIPE
● (solid)	PROP. IRON PIPE
--- (dashed)	EX. EASEMENT
--- (solid)	PROP. EASEMENT
--- (dotted)	EX. RELIEF
--- (dashed)	EX. 242 EXISTING CONTOUR
--- (solid)	PROPOSED CONTOUR
--- (dotted)	EXISTING SPOT ELEV.
--- (solid)	NEW SPOT ELEV.
--- (dotted)	SOILS TYPE
--- (solid)	SOILS LINE
--- (dotted)	EX. CONC. CURB
--- (solid)	PROP. CONC. CURB
--- (dotted)	EX. CONC. OF PAVING
--- (solid)	PROP. CONC. OF PAVING
○ (dashed)	EX. LIGHT POLE
○ (solid)	PROP. LIGHT POLE
--- (dotted)	EX. FENCE
--- (solid)	PROP. FENCE
--- (dotted)	EX. MAIL BOX
--- (solid)	PROP. MAIL BOX
--- (dotted)	EX. SIGN
--- (solid)	PROP. SIGN
○ (dotted)	EX. PARKING SPACES
○ (solid)	PROP. PARKING SPACES
--- (dotted)	EX. TELE. LINE
--- (solid)	PROP. TELE. LINE
--- (dotted)	EX. ELEC. LINE
--- (solid)	PROP. ELEC. LINE
--- (dotted)	EX. UTILITY POLE
--- (solid)	PROP. UTILITY POLE
--- (dotted)	EX. GUY ANCHOR
--- (solid)	PROP. GUY ANCHOR
--- (dotted)	EX. GAS LINE
--- (solid)	PROP. GAS LINE
--- (dotted)	EX. GAS VALVE
--- (solid)	PROP. GAS VALVE
--- (dotted)	EX. STORM SEWER LINE
--- (solid)	PROP. STORM SEWER LINE
--- (dotted)	EX. STORM INLET
--- (solid)	PROP. STORM INLET
--- (dotted)	EX. STORM INLET ID
--- (solid)	PROP. STORM INLET ID
--- (dotted)	EX. SEEPAGE BED
--- (solid)	PROP. SEEPAGE BED
--- (dotted)	EX. SANITARY SEWER LINE
--- (solid)	PROP. SAN. SEWER LINE
--- (dotted)	EX. SAN. SEWER LATERAL
--- (solid)	PROP. SAN. SEWER LATERAL
--- (dotted)	EX. SANITARY MH. ID
--- (solid)	PROP. SANITARY MH. ID
--- (dotted)	EX. WATER LINE
--- (solid)	PROP. WATER LINE
--- (dotted)	EX. WATER LATERAL
--- (solid)	PROP. WATER LATERAL
--- (dotted)	EX. FIRE WATER LINE
--- (solid)	PROP. FIRE WATER LINE
--- (dotted)	EX. WATER VALVE
--- (solid)	PROP. WATER VALVE
--- (dotted)	EX. HYDRANT
--- (solid)	PROP. HYDRANT
○ (dotted)	EX. MANHOLE
○ (solid)	PROP. MANHOLE
Shaded area	ZONE AE FLOODPLAIN
Shaded area	15% - 25% SLOPES
Shaded area	25%+ SLOPES
Shaded area	WETLANDS

MATCHLINE - SEE SHEET C03.2

MATCHLINE - SEE SHEET C03.3

GRADING FEASIBILITY PLAN

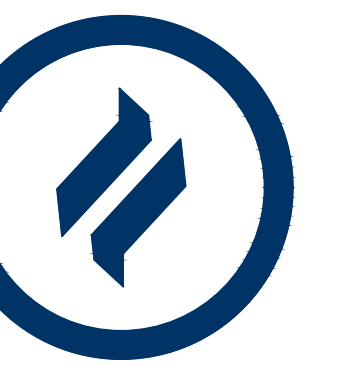
SCALE: 1"=50'



CONDITIONAL USE  
GRADING FEASIBILITY PLAN

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

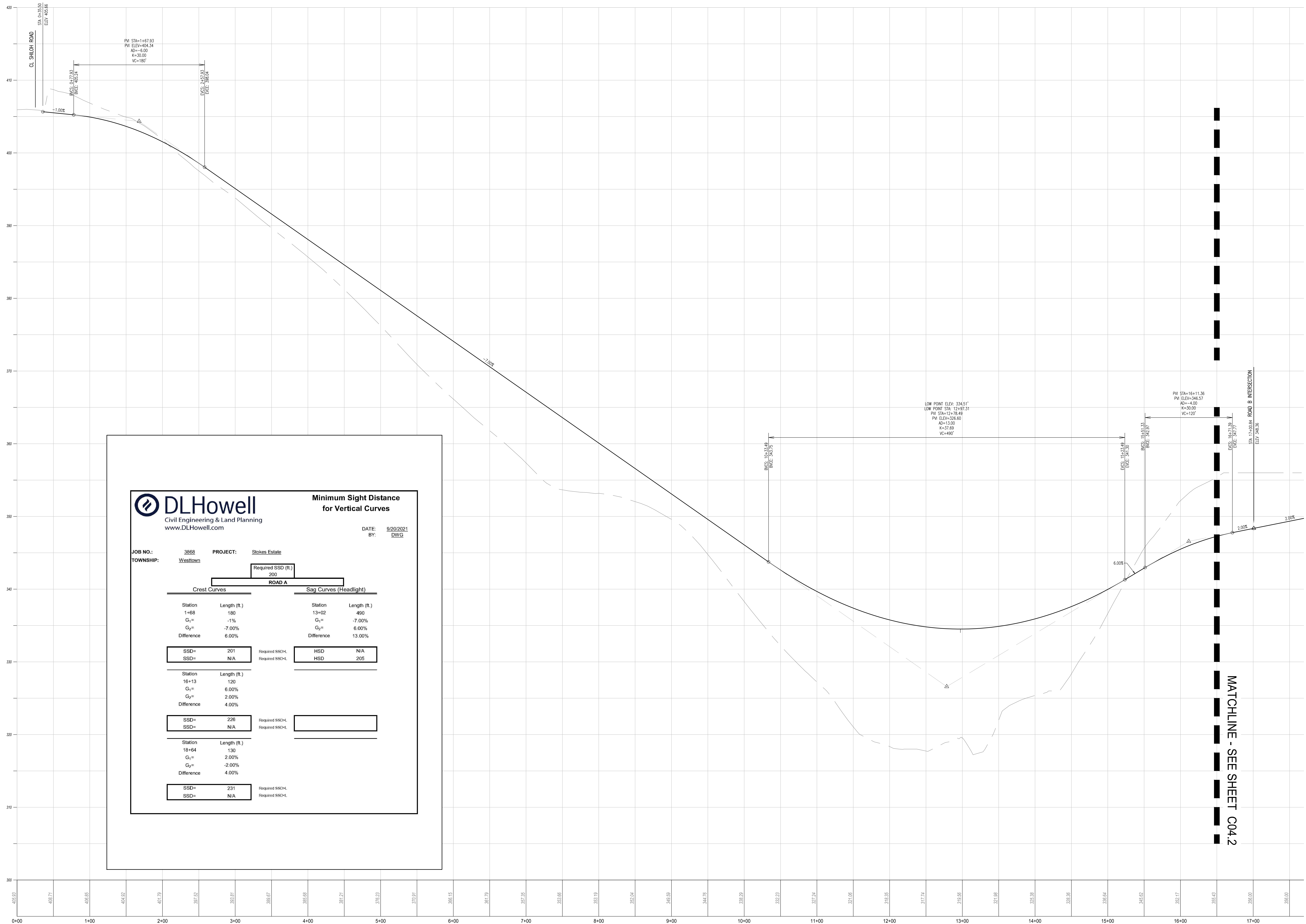
DATE:	4/30/21
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
DATE:	09/29/21
PLOTTED:	09/29/21
DRAWING NO.:	C03.4
SHEET:	13 of 32



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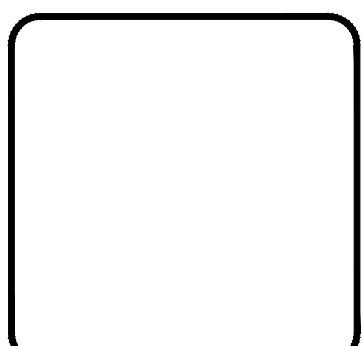
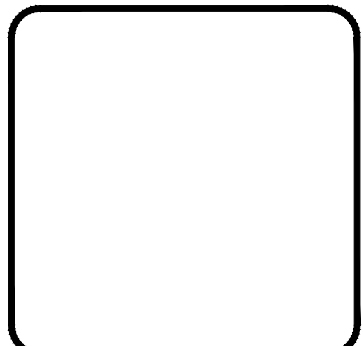
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DATE: 9/20/2021  
BY: DWG

JOB NO.: 3868 PROJECT: Stokes Estate  
TOWNSHIP: Westtown

ROAD A		ROAD B	
Crest Curves (Headlight)		Sag Curves (Headlight)	
Station	Length (ft.)	Station	Length (ft.)
1+68	180	13+02	490
G <sub>1</sub> =	-1%	G <sub>1</sub> =	-7.00%
G <sub>2</sub> =	-7.00%	G <sub>2</sub> =	6.00%
Difference	6.00%	Difference	13.00%
SSD=	201	HSD	N/A
SSD=	N/A	Required SSD-L	Required SSD-L
SSD=	N/A	HSD	205
SSD=	N/A	Required SSD-L	Required SSD-L
Station	Length (ft.)	Station	Length (ft.)
16+13	120		
G <sub>1</sub> =	6.00%		
G <sub>2</sub> =	2.00%		
Difference	4.00%		
SSD=	226		
SSD=	N/A		
SSD=	N/A		
SSD=	N/A		
Station	Length (ft.)	Station	Length (ft.)
18+64	130		
G <sub>1</sub> =	2.00%		
G <sub>2</sub> =	-2.00%		
Difference	4.00%		
SSD=	231		
SSD=	N/A		
SSD=	N/A		
SSD=	N/A		

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

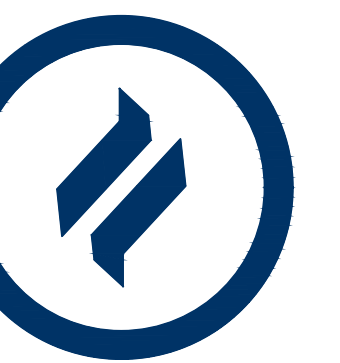


REV	DATE	DESCRIPTION
1	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
3		
4		
5		
6		
7		
8		

CONDITIONAL USE  
PROFILES

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

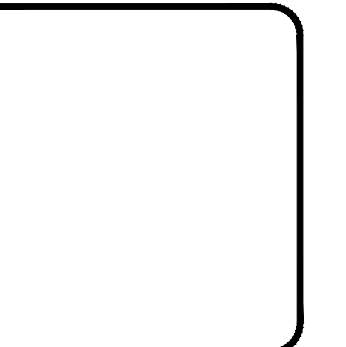
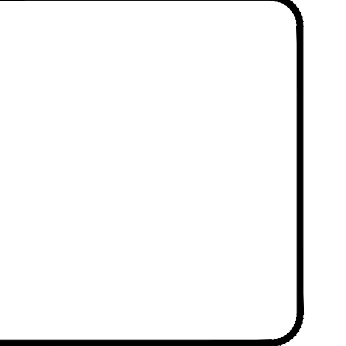
DATE: 4/30/21  
SCALE: 1"=50'  
DRAWN BY: ADM  
CHECKED BY: DWG  
PROJECT NO.: 3868  
CAD FILE: H PROFILES.dwg  
PLOTTER: 09/29/21  
DRAWING NO.: C04.1  
SHEET 14 of 32



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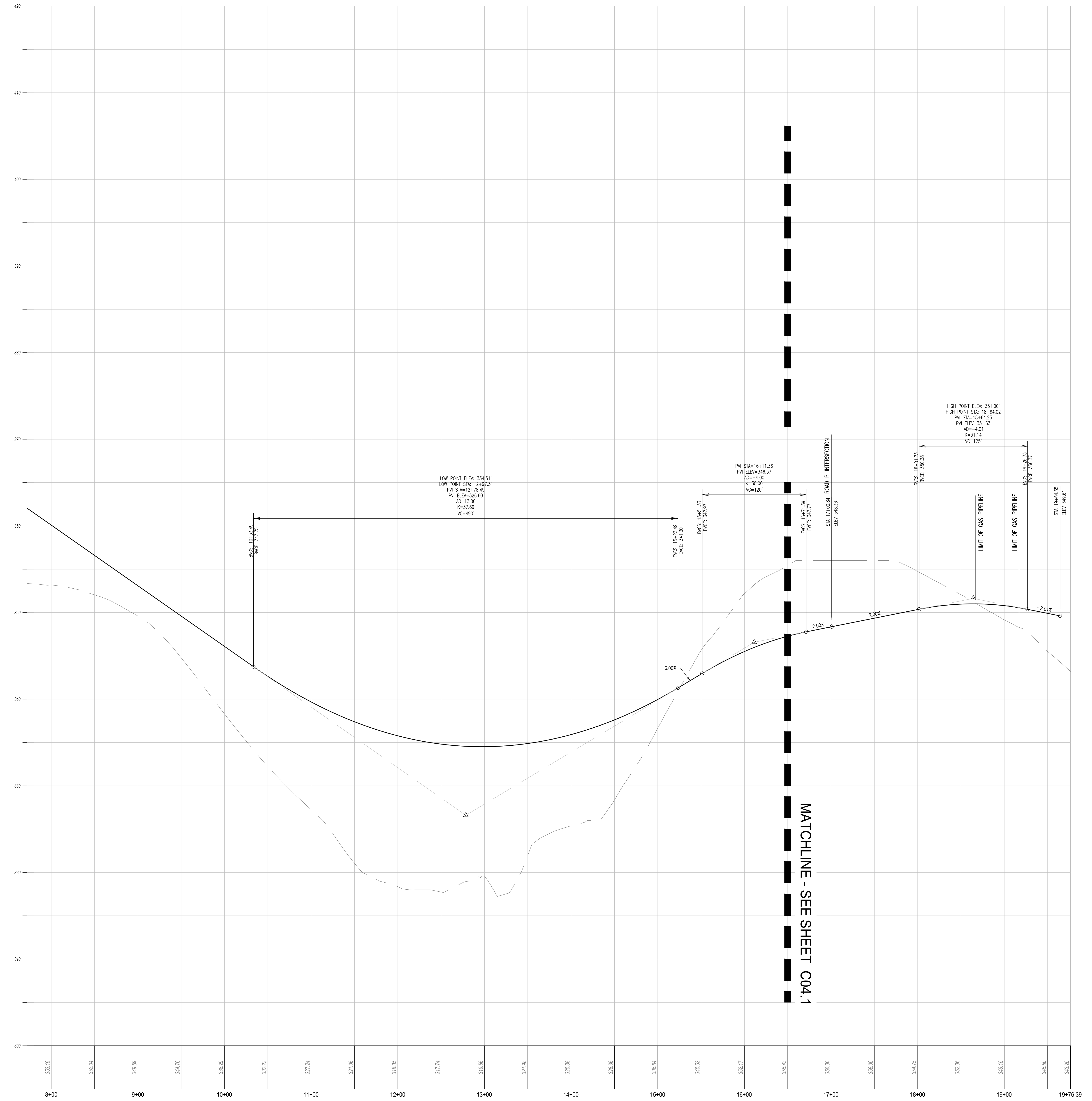


REV	DATE	DESCRIPTION
1	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
3	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
4		
5		
6		
7		
8		

CONDITIONAL USE  
PROFILES

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:	H PROFILES.dwg
PLOTTED:	09/29/21
DRAWING NO.:	C04.2
SHEET	15 of 32



ROAD A PROFILE  
HORIZ SCALE: 1"=50'  
VERT SCALE: 1"=5'

MATCHLINE - SEE SHEET C04.1

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DATE: 9/20/2021  
BY: DWG

JOB NO.: 3868 PROJECT: Stokes Estate  
TOWNSHIP: Westtown

Required SSD (ft.)  
200

Crest Curves		Sag Curves (Headlight)	
Station	Length (ft.)	Station	Length (ft.)
1+68	180	13+02	450
G <sub>1</sub> =	-1%	G <sub>1</sub> =	-7.00%
G <sub>2</sub> =	-7.00%	G <sub>2</sub> =	6.00%
Difference	6.00%	Difference	13.00%

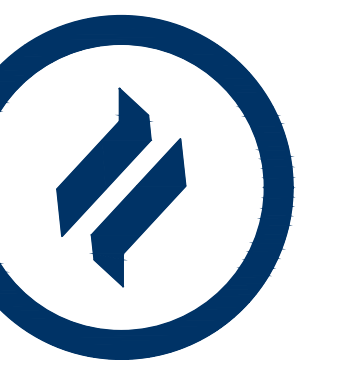
SSD=	201	Required SSD-H	HSD	N/A
SSD=	N/A	Required SSD-L	HSD	205

Station	Length (ft.)
16+13	120
G <sub>1</sub> =	6.00%
G <sub>2</sub> =	2.00%
Difference	4.00%

SSD=	226	Required SSD-H	
SSD=	N/A	Required SSD-L	

Station	Length (ft.)
18+64	130
G <sub>1</sub> =	2.00%
G <sub>2</sub> =	-2.00%
Difference	4.00%

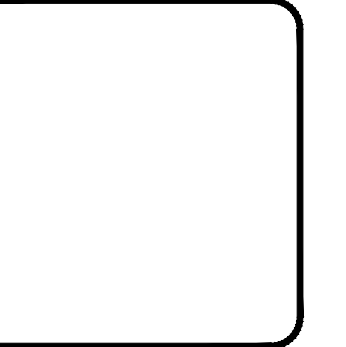
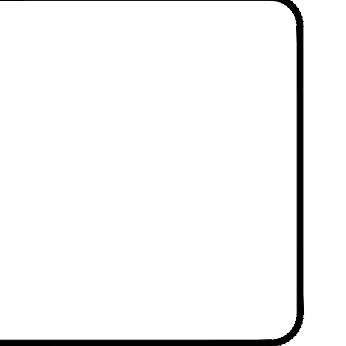
SSD=	231	Required SSD-H	
SSD=	N/A	Required SSD-L	



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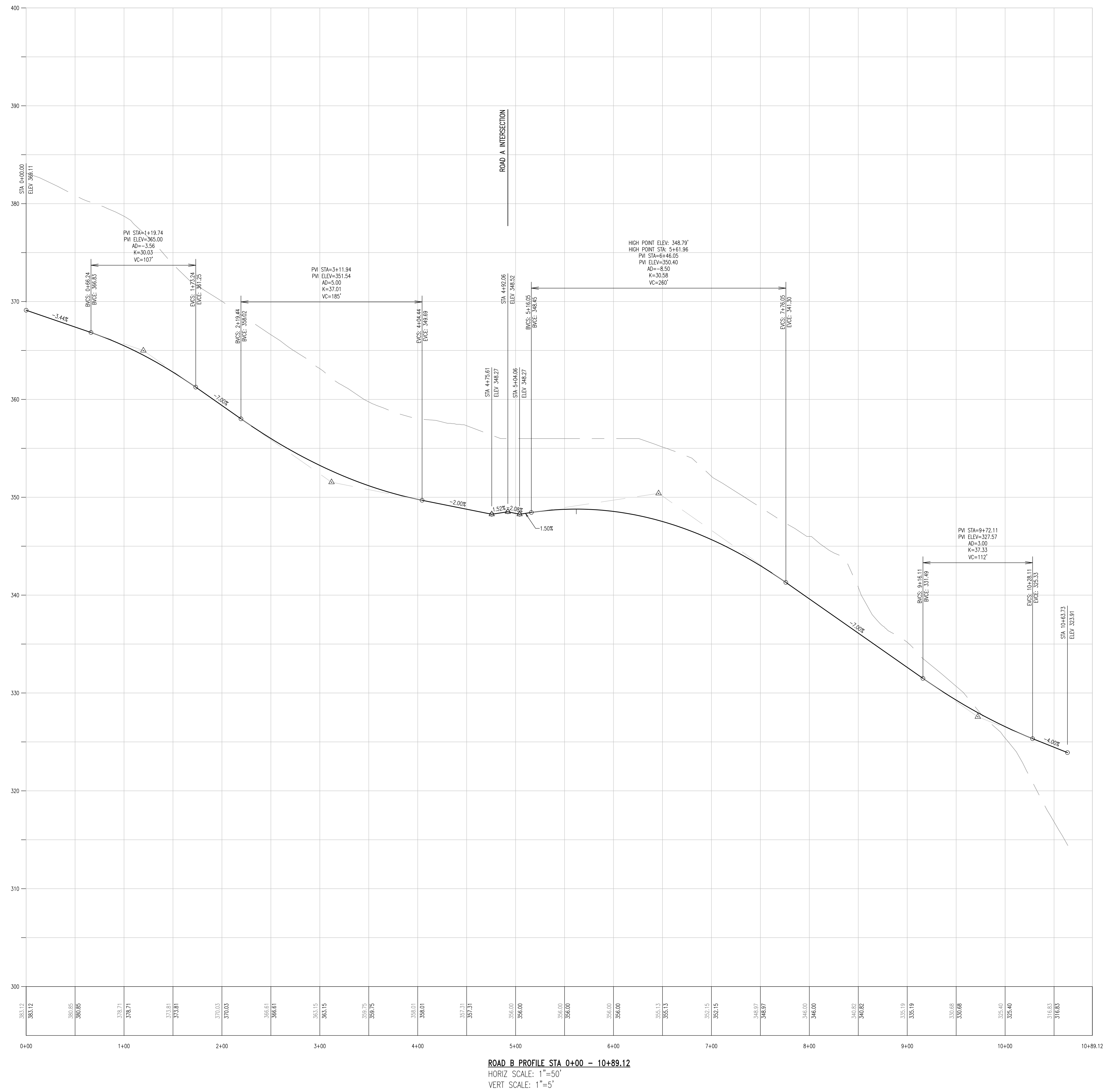


REV	DATE	DESCRIPTION
1	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
3	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
4	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
5	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
6	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
7	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
8	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS

CONDITIONAL USE  
PROFILES

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:	H_PROFILES.dwg
PLOTTED:	09/29/21
DRAWING NO.:	C04.3
SHEET:	16 of 32



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DATE: 9/20/2021  
BY: DWG

JOB NO.: 3868 PROJECT: Stokes Estate  
TOWNSHIP: Westtown

Minimum Sight Distance for Vertical Curves

Crest Curves		Sag Curves (Headlight)	
Station	Length (ft.)	Station	Length (ft.)
1+20	107	3+12	185
G <sub>1</sub> =	-3.44%	G <sub>1</sub> =	-7.00%
G <sub>2</sub> =	-7.00%	G <sub>2</sub> =	-2.00%
Difference	3.56%	Difference	5.00%
SSD=	240	Required SSD-H	HSD
SSD=	N/A	Required SSD-L	HSD
Station	Length (ft.)	Station	Length (ft.)
6+38	260	9+72	112
G <sub>1</sub> =	1.50%	G <sub>1</sub> =	-7.00%
G <sub>2</sub> =	-7.00%	G <sub>2</sub> =	-4.00%
Difference	8.50%	Difference	3.00%
SSD=	N/A	Required SSD-H	HSD
SSD=	262	Required SSD-L	HSD

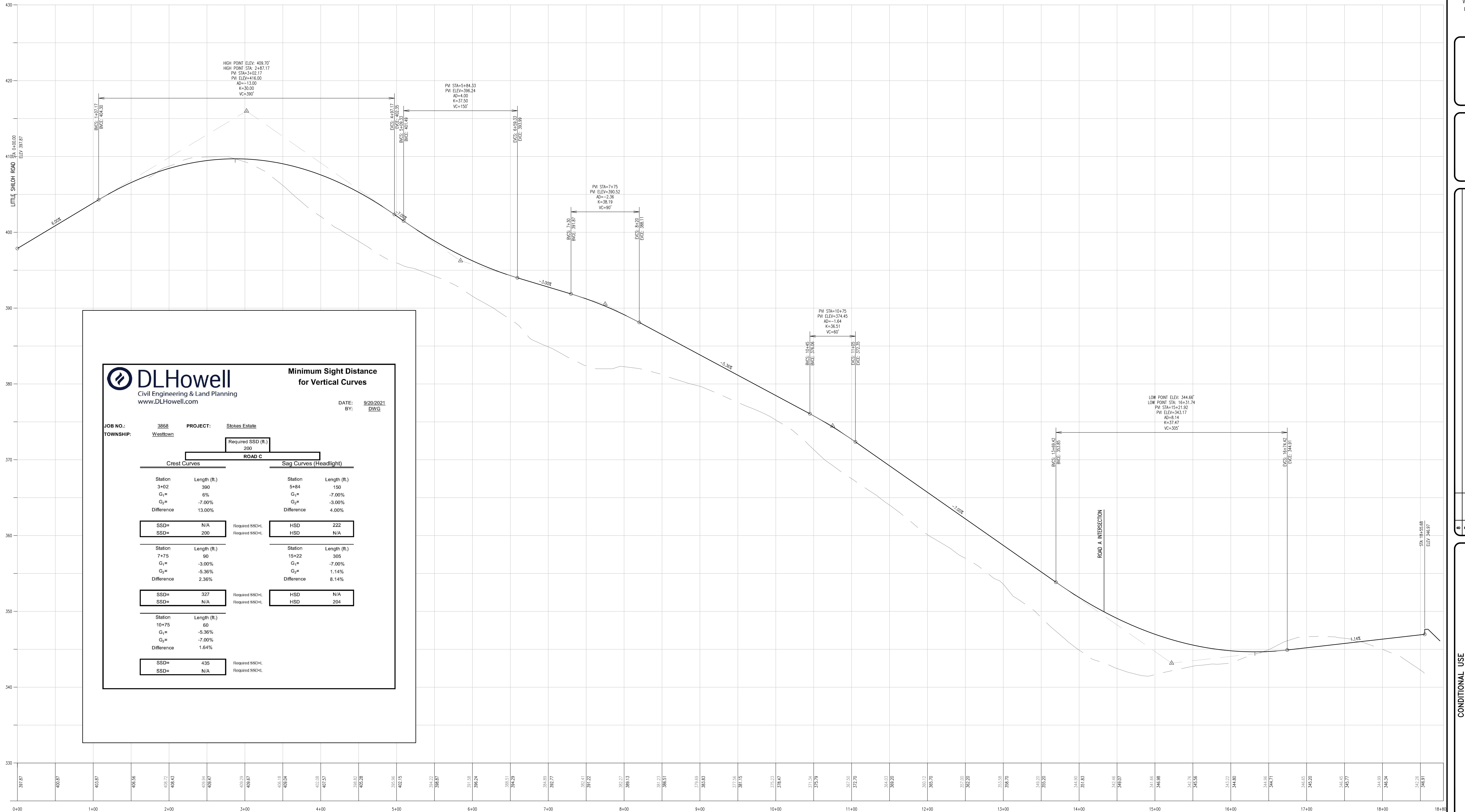




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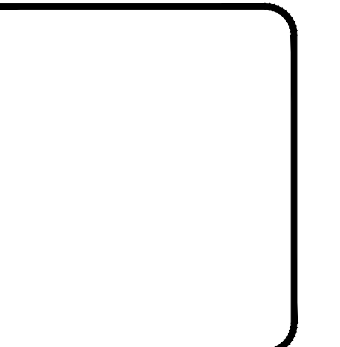
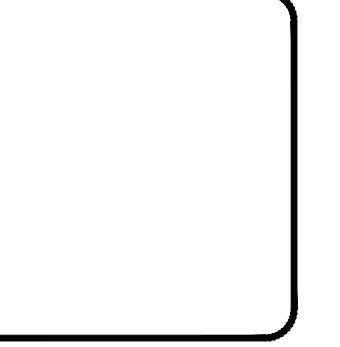
DATE: 9/20/2021  
BY: DWG

JOB NO.: 3868 PROJECT: Stokes Estate  
TOWNSHIP: Westtown

Required SSD (ft.)  
200

Crest Curves		Sag Curves (Headlight)	
Station	Length (ft.)	Station	Length (ft.)
3+02	390	5+84	150
G <sub>1</sub> =	6%	G <sub>1</sub> =	-7.00%
G <sub>2</sub> =	-7.00%	G <sub>2</sub> =	-3.00%
Difference	13.00%	Difference	4.00%
SSD =	N/A	Required SSD >L	HSD 222
SSD =	200	Required SSD >L	HSD N/A
Station	Length (ft.)	Station	Length (ft.)
7+75	90	15+22	305
G <sub>1</sub> =	-3.00%	G <sub>1</sub> =	-7.00%
G <sub>2</sub> =	-5.36%	G <sub>2</sub> =	1.14%
Difference	2.36%	Difference	8.14%
SSD =	327	Required SSD >L	HSD N/A
SSD =	N/A	Required SSD >L	HSD 204
Station	Length (ft.)	Station	Length (ft.)
10+75	60		
G <sub>1</sub> =	-5.36%		
G <sub>2</sub> =	-7.00%		
Difference	1.64%		
SSD =	435	Required SSD >L	
SSD =	N/A	Required SSD >L	

ROAD C PROFILE STA -0+25 - 18+80.34  
HORIZ SCALE: 1"=50'  
VERT SCALE: 1"=5'

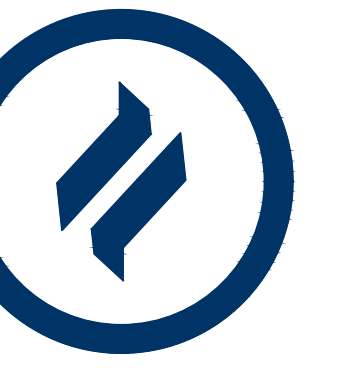


REV	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3	09/29/21	REVISED PER TOWNSHIP CONSULTANTS COMMENTS
2	09/29/21	REVISED PER TOWNSHIP CONSULTANTS COMMENTS
1	09/29/21	REVISED PER TOWNSHIP CONSULTANTS COMMENTS

CONDITIONAL USE  
PROFILES

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

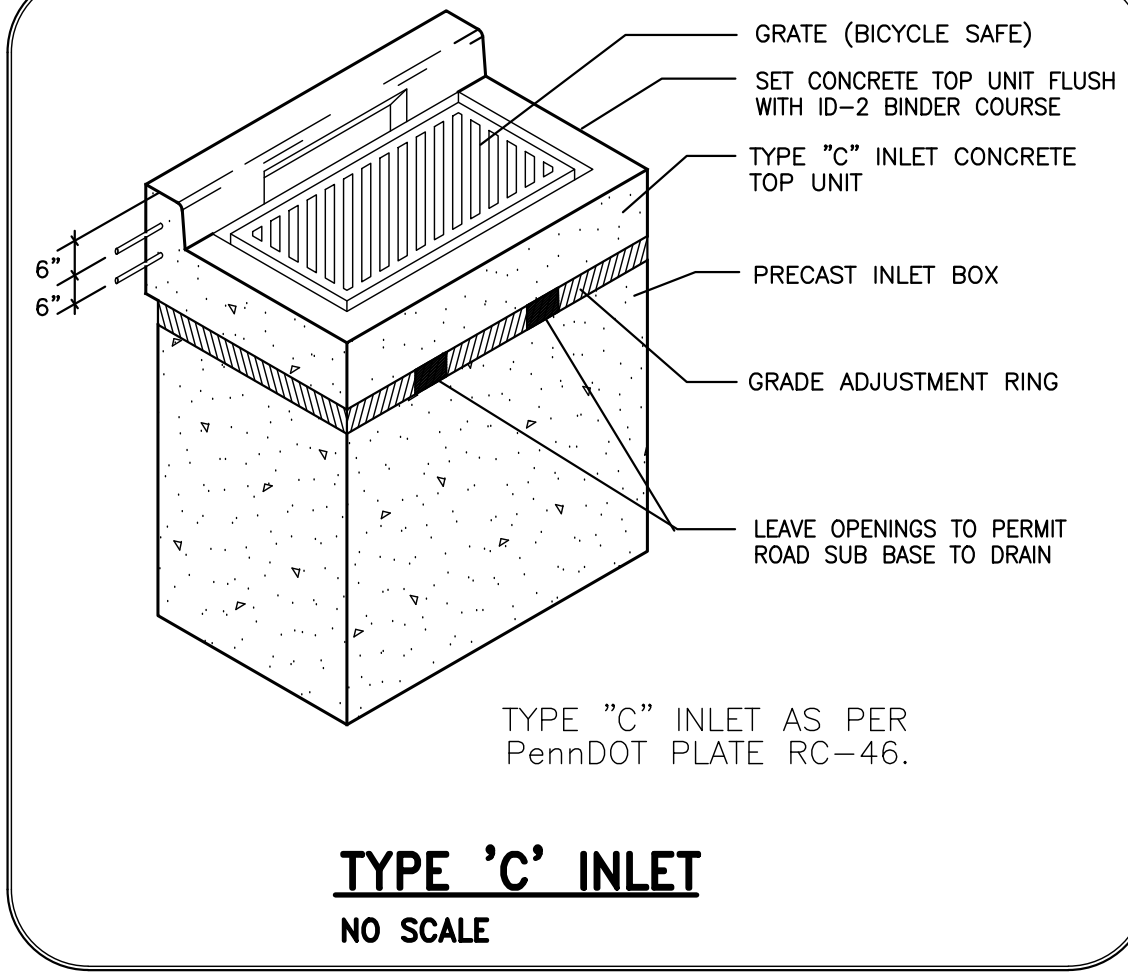
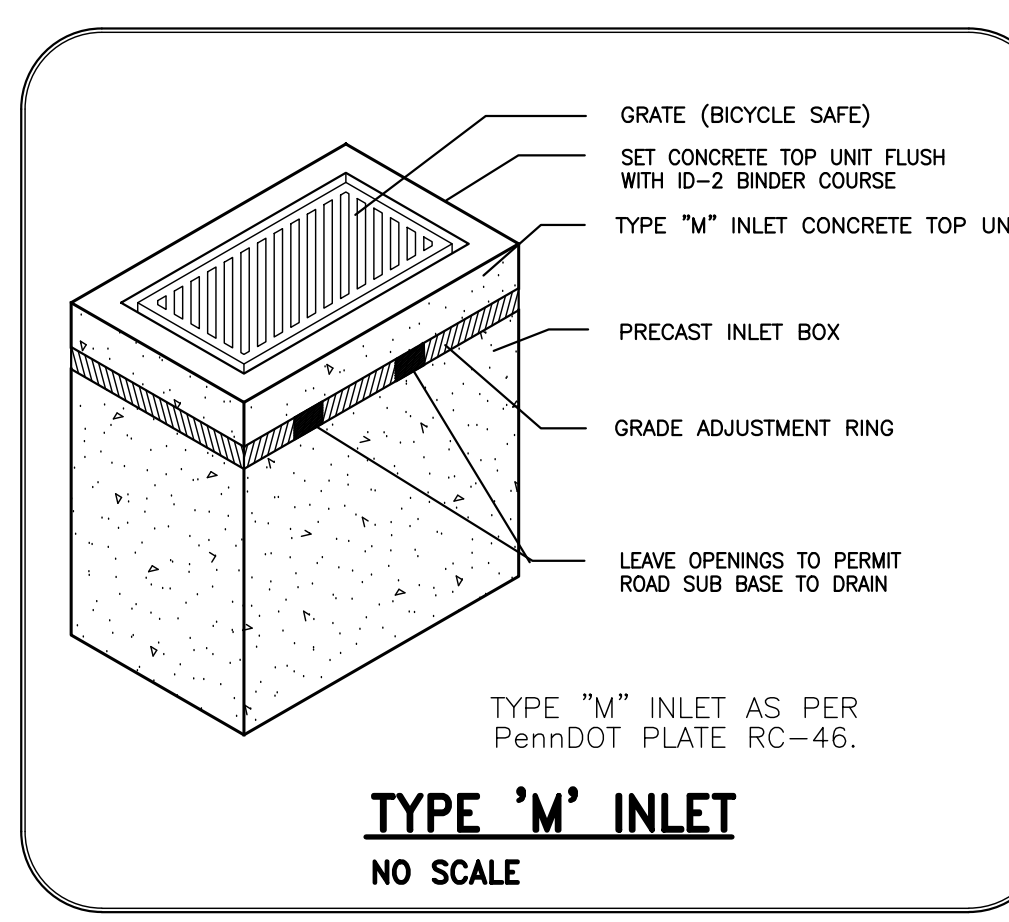
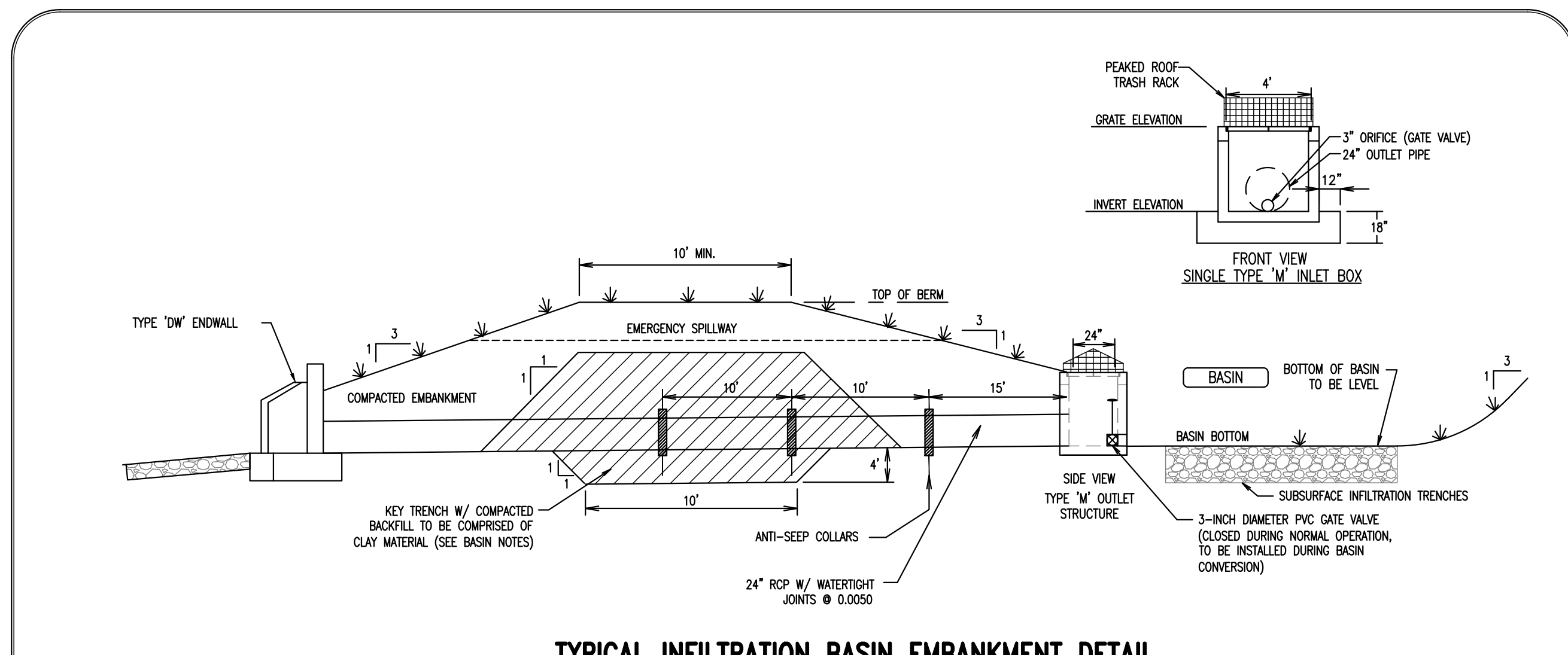
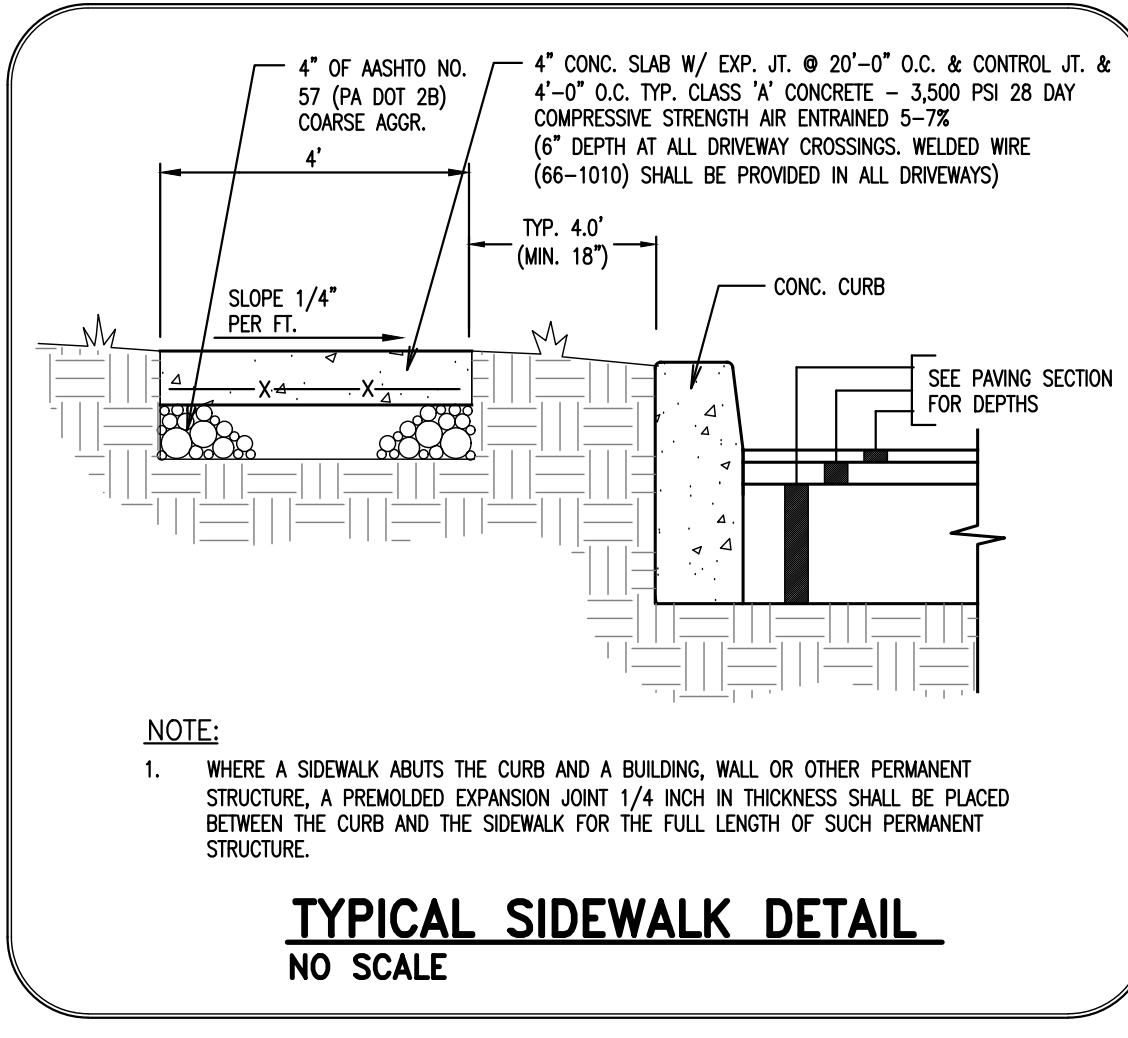
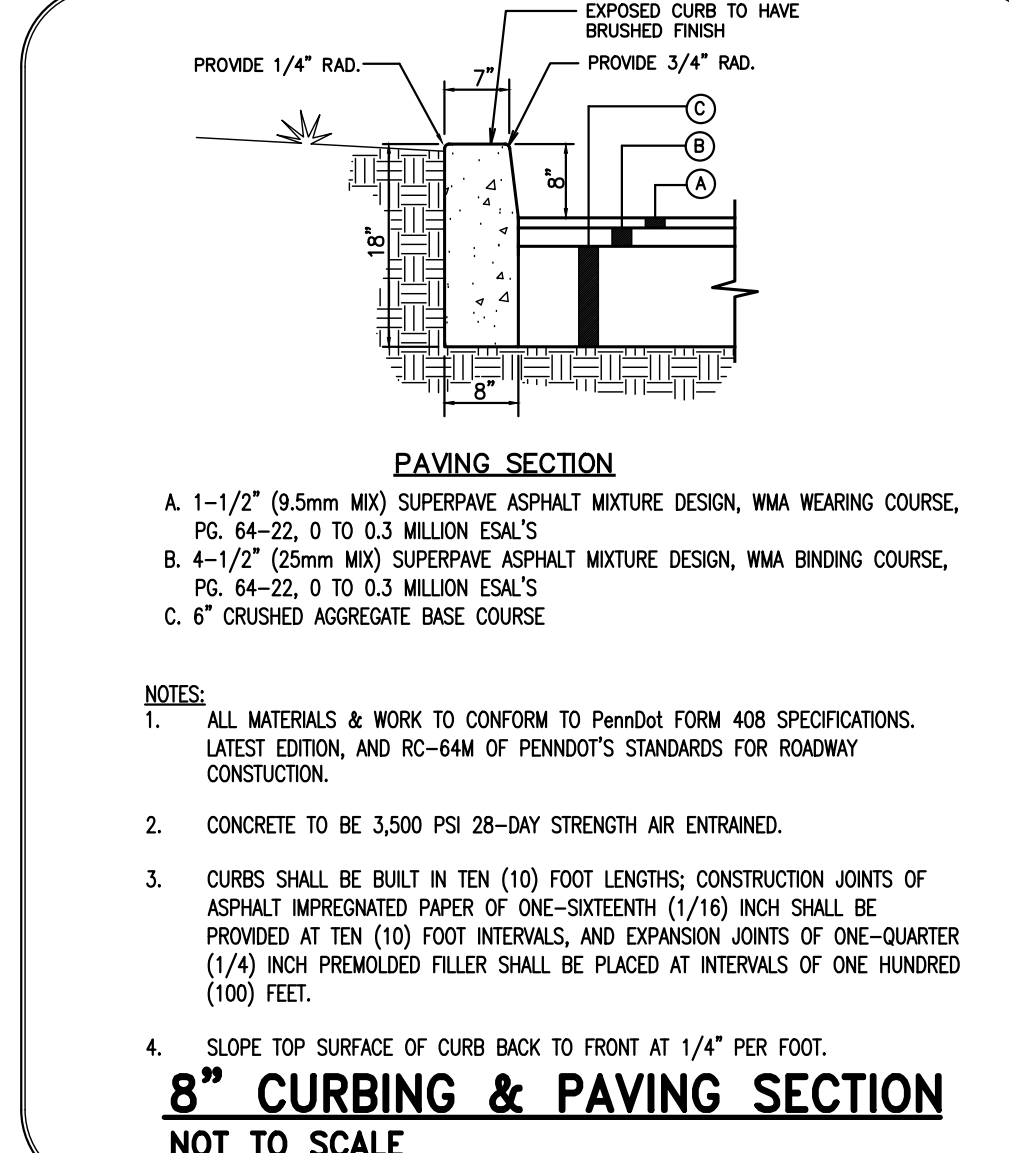
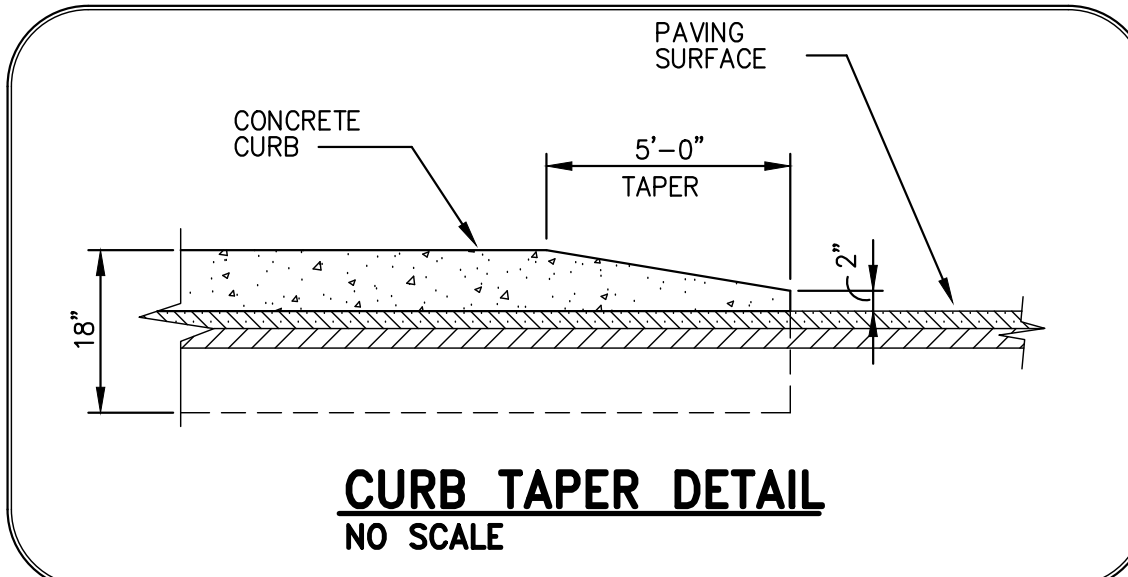
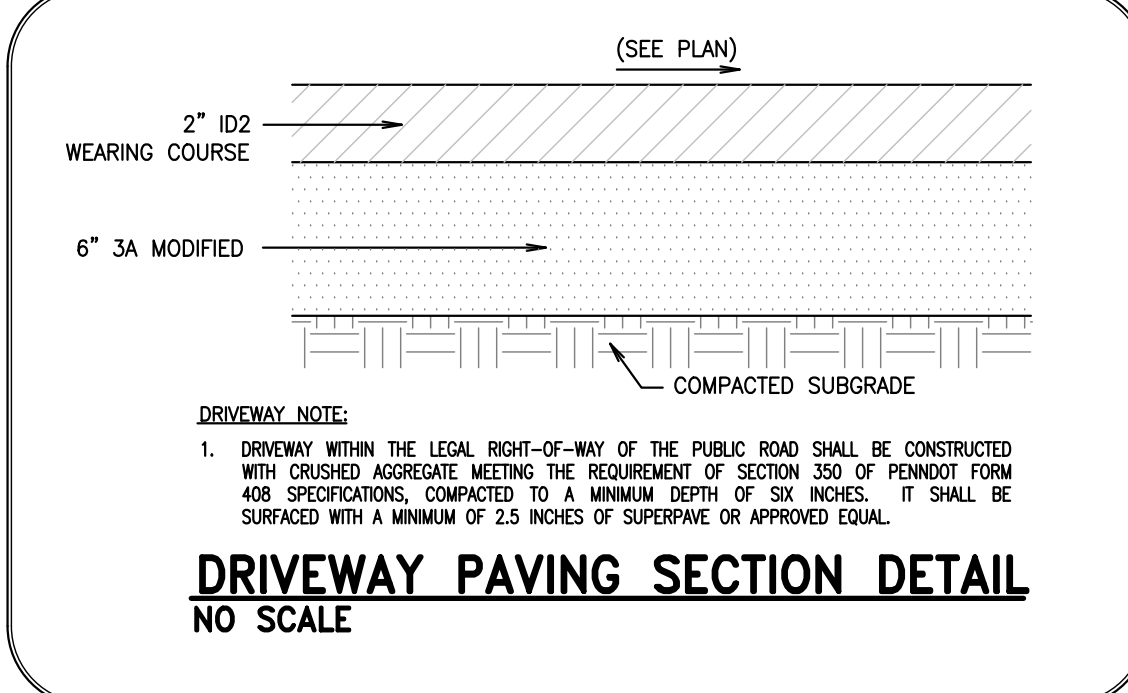
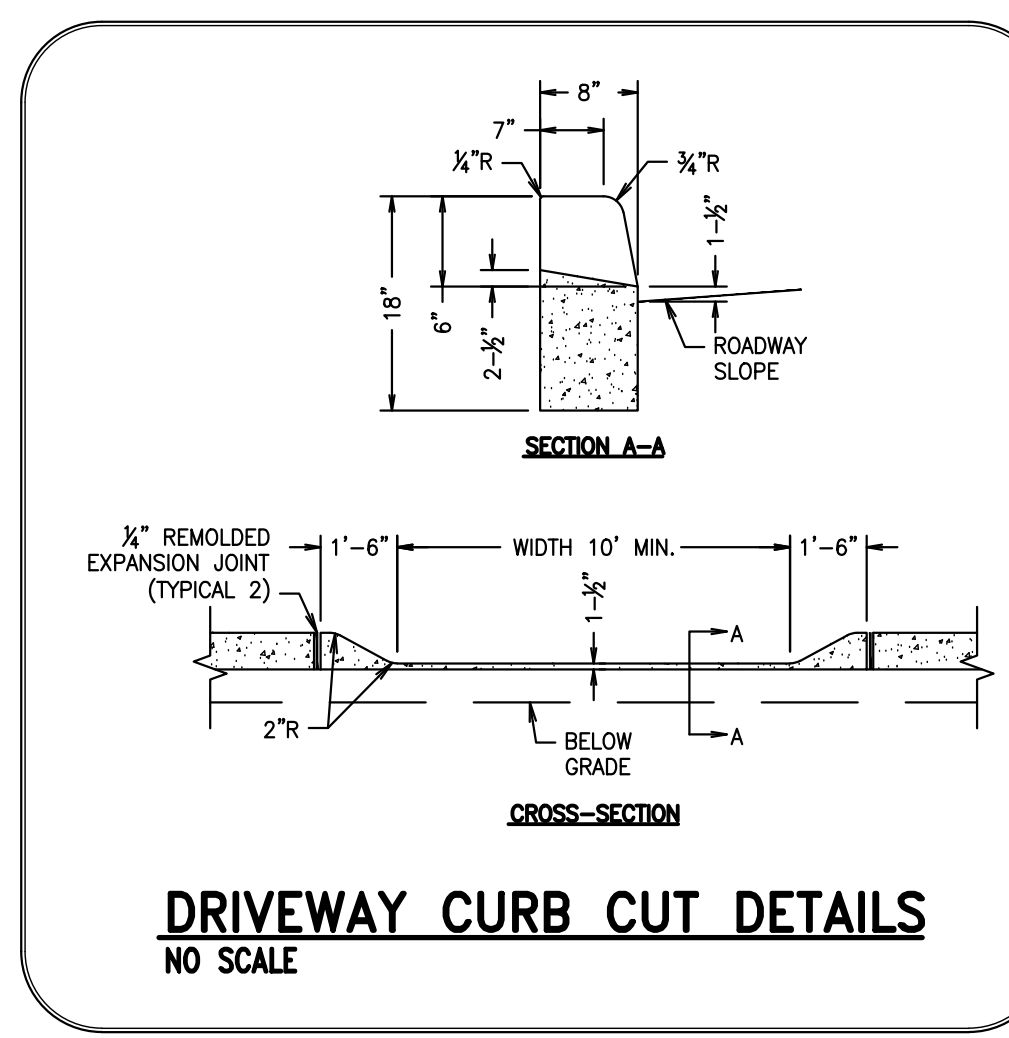
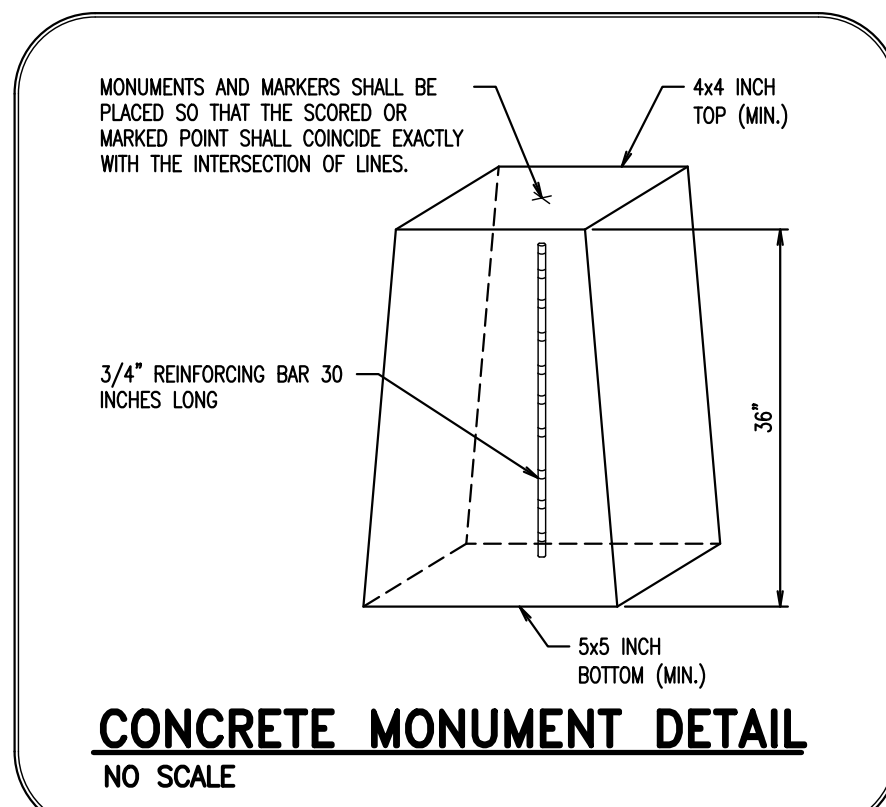
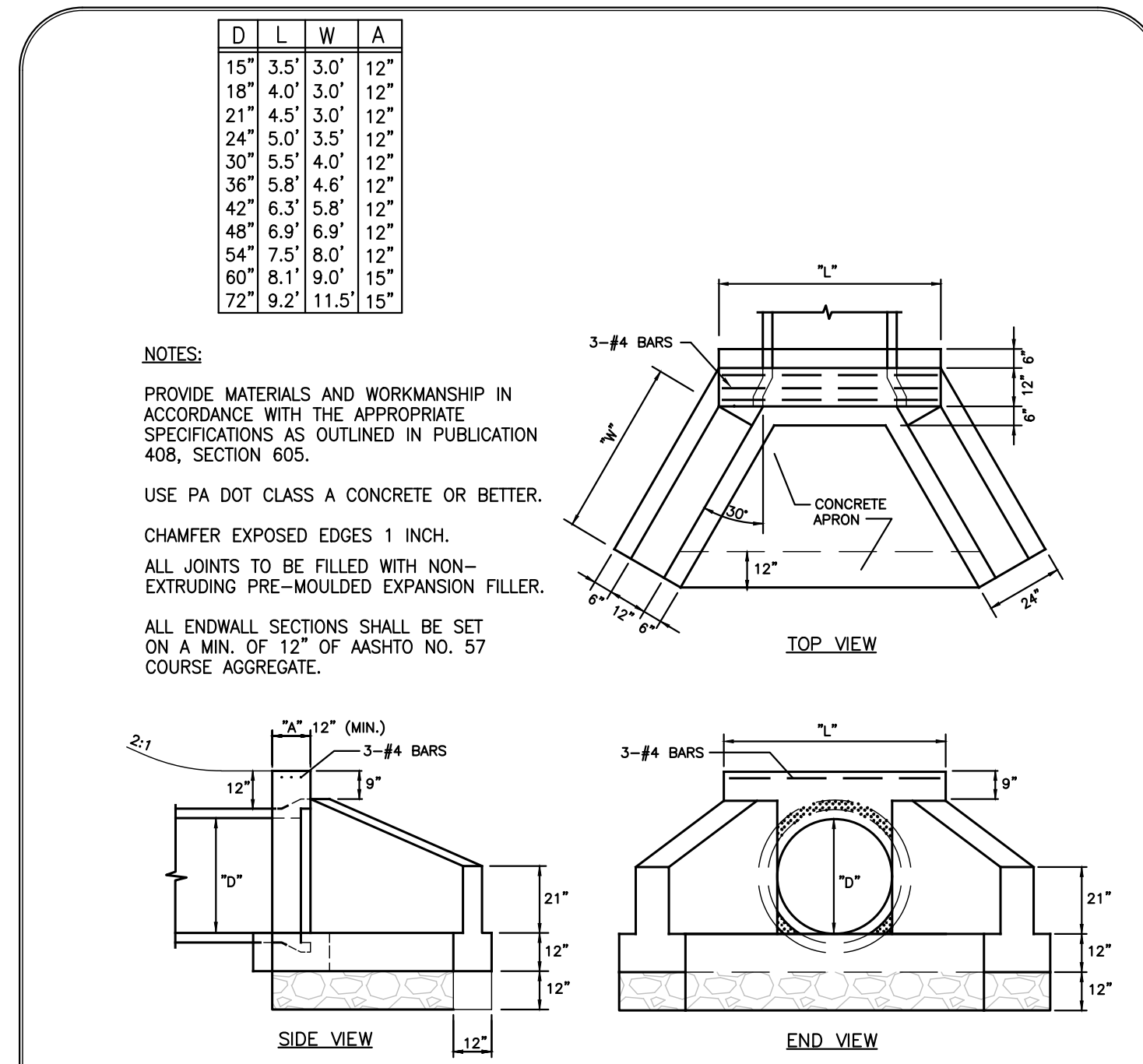
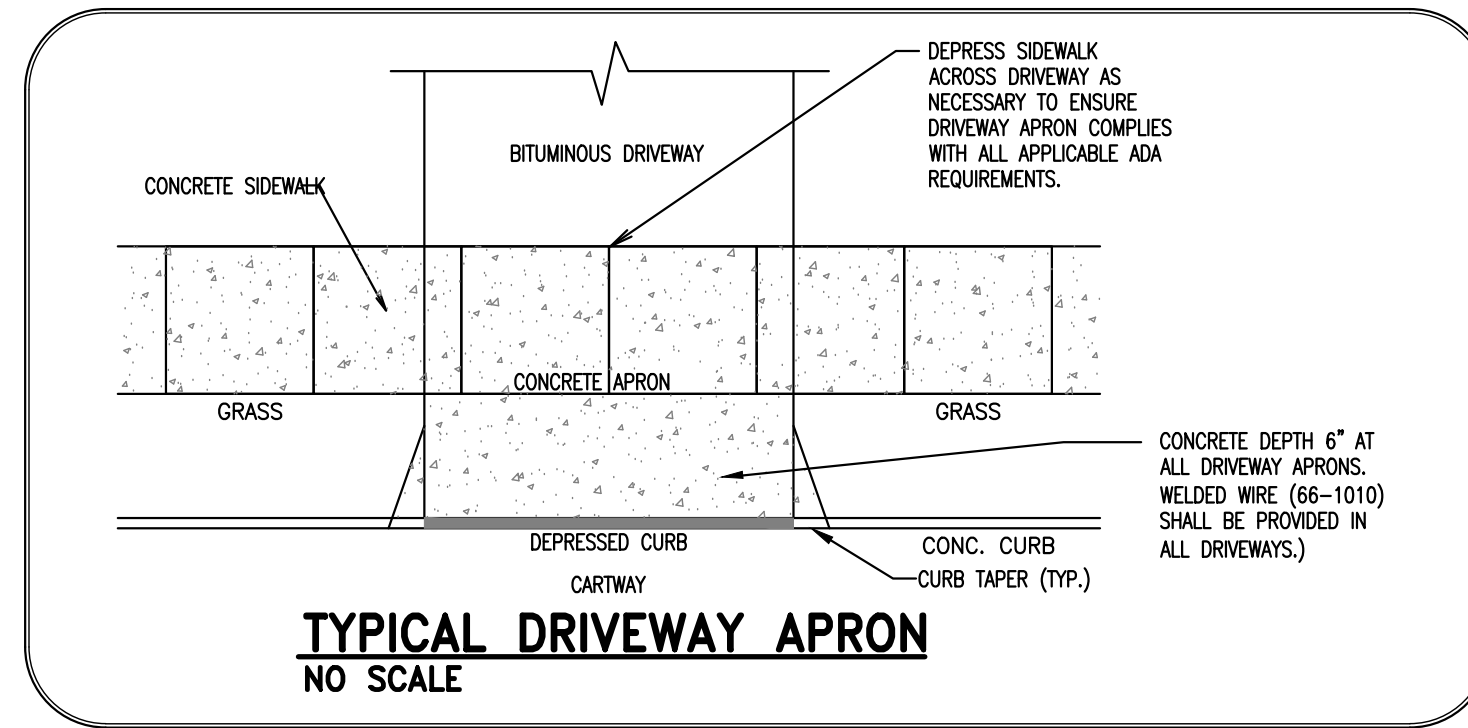
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SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	H_PROFILES.dwg
PLOTTED:	09/29/21
DRAWING NO.:	C04.4
SHEET:	17 of 32



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STORMWATER INFILTRATION BASIN CONSTRUCTION SPECIFICATIONS:

1. PRELIMINARY 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 OBSTRUCTIBLE MATERIAL.
2. HEAVY EQUIPMENT AND TRAFFIC SHALL BE RESTRICTED FROM TRAVELING OVER THE PROPOSED LOCATION OF THE INFILTRATION BASIN TO MAINTAIN COMPACTION OF THE SOIL.
3. THE BOTTOM OF ALL INFILTRATION BINS SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE SCARPED TO A DEPTH OF SIX (6) INCHES.
4. LOCATE INFILTRATION BASIN TO WITHIN TWO FEET OF FINAL ELEVATION OF THE BASIN FLOOR. FINAL ELEVATION TO FINISHED GRADE SHALL BE DETERMINED FROM ALL LANDSCAPING-RELATED 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 TO SIX INCHES BELOW THE EMERGENCY SPILLWAY GREET ELEVATION. 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 1:1.
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 INCH 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 EIGHT-INCH CONTINUOUS LIFTS ACROSS THE ENTIRE LENGTH OF THE EMBANKMENT. EACH LIFT SHALL BE COMPACTION TO AN AVERAGE OF 95% OF MAXIMUM MOISTURE DRY DENSITY PER ASTM D-1557.
10. FILL MATERIAL FOR THE EMBANKMENT SHALL BE UNIFIED SOIL TYPE CL, OR APPROVED EQUIVALENT, UNDESIGNED ROOTS OR OTHER OBSTRUCTIBLE MATERIAL. RELATIVELY PERVIOUS MATERIAL SHOULD BE USED TO GRASS COVERED SOIL CLASSES OR, CL OR SLT OR OTHER MATERIALS LISTED SOIL CLASSES SL, AND OH SHALL NOT BE PLACED IN THE EMBANKMENT.
11. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION OF 10 FEET ABOVE THE DESIGN HIGHWAY TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HEAVY EQUIPMENT. IF COMPACTION IS OBTAINED THROUGH THE USE OF COMPACTION, THE OVER BUILT 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 FILLER 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 THESE SPECIFICATIONS, TO CONTRACTOR TO CONTRACT THE BASIN EMBANKMENT EARTH ON-SITE CONTRACT THE BEST PRACTICE DESIGN FOR AN APPROPRIATE SOLUTION.
15. ONCE INFILTRATION BINS HAVE 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.

CONSTRUCTION SEQUENCE

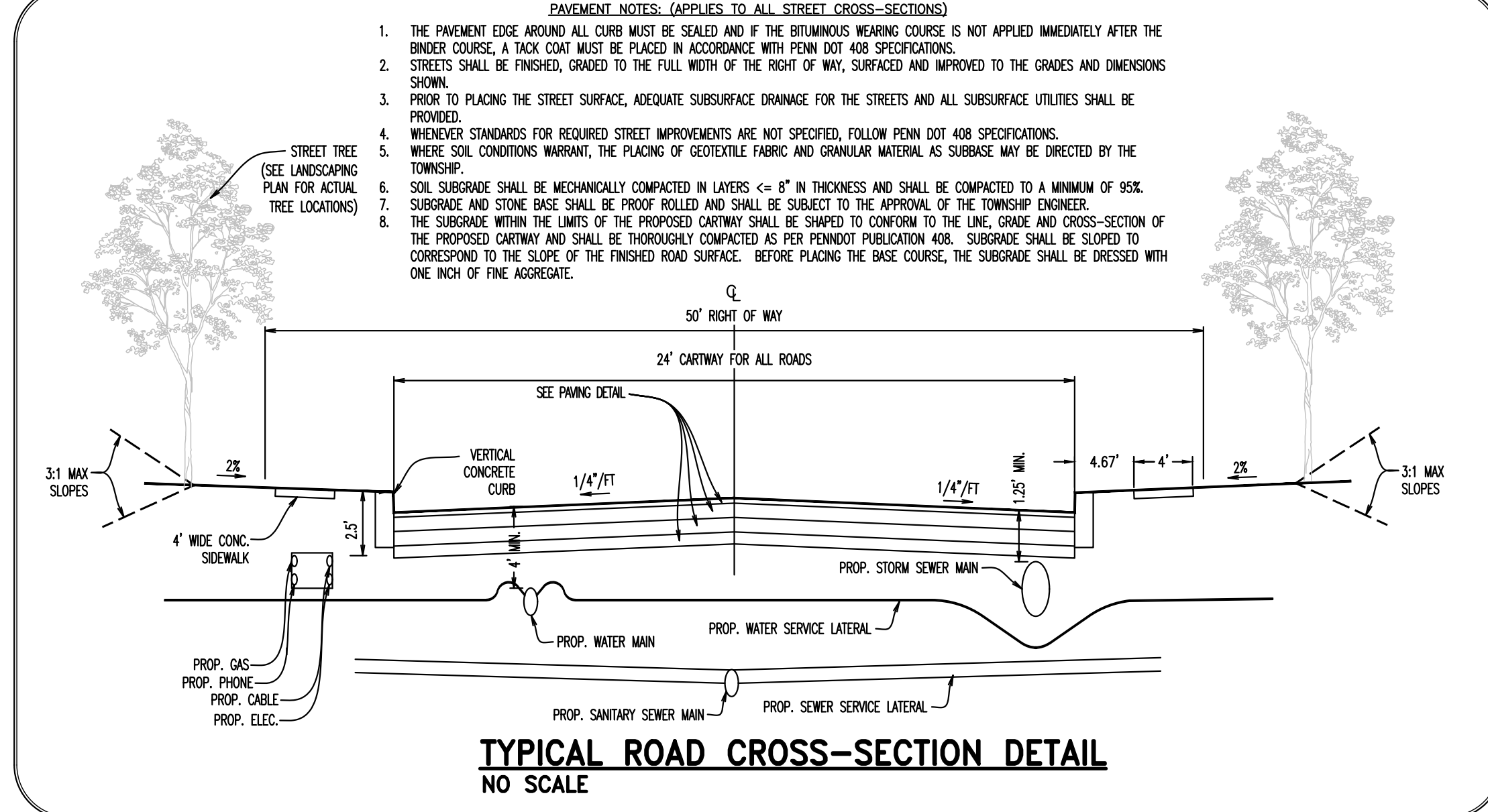
1. PROTECT INFILTRATION BASIN AREA FROM COMPACTION PRIOR TO INSTALLATION.
2. IF POSSIBLE, INSTALL INFILTRATION BASIN DRAINING LATER INSTEAD OF SITE CONSTRUCTION TO PREVENT SEDIMENTATION AND/OR CHANGE FROM COMPACTION. AFTER INSTALLATION, PROTECT SEWAGE LINES WITH FLEXIBLE JELLY MATS AND PAVES.
3. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
4. CRITICAL ZONE EXCAVATE INFILTRATION BASIN BOTTOM TO AN UNCOMPACTED SUBGRADE FREE FROM ROOTS AND DEBRIS. DO NOT COMPACT SUBGRADE.
5. CRITICAL ZONE INSTALL OUTLET CONTROL STRUCTURES.
6. SEED AND STABILIZE SOILS. (EXCEPT IF APPROVED WITH WRITE PERMITS).
7. DO NOT REMOVE BUILT PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

EMBANKMENT CONSTRUCTION/COMPACTION NOTES

1. KEY TRENCH TO EXTEND 4 FEET INTO UNDISTURBED SUBSOIL.
2. IMPROVED CORE AND KEY TRENCH W/ COMPACTION BACKFILL UNIFIED SANDS TYPE CL-ME OR CL CLASSIFICATION OR APPROVED EQUIVALENT.
3. THE CONTRACTOR SHALL PROVIDE SOIL TESTING AND SOIL VERIFICATION FOR CORE TRENCH BACKFILL TO THE TOWNSHIP ENGINEER PRIOR TO CONSTRUCTING EMBANKMENT.
4. CORE TRENCH TOP ELEVATION SHALL BE SET AT 4 INCHES BELOW THE EMERGENCY SPILLWAY.
5. THE 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 TO SIX INCHES BELOW 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 1:1.

MAINTENANCE

1. GRATE BODIES AND INLETS (EQUIPMENT OF INFILTRATION BINS) SHOULD BE INSPECTED AND CLEANED AT LEAST EVERY YEAR AND AFTER MAJOR RUNOFF EVENTS.
2. THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEALED AS SOON AS POSSIBLE.
3. VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON AN INFILTRATION BASIN AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY WHEELS.
4. RESPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. WOODS/ROCK SHOULD NOT BE A PROBLEM IF THE BODIES DRAIN BY 72 HOURS. WOODS/ROCK REQUIRES A CONSIDERABLE LONG RESIDING PERIOD WITH RELATIVELY STATIC WATER LEVELS.
5. ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DEBRIS TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER COMPACTION/SPILLS AND SORE SUBJECTS IN THE BASIN.
6. NOW ONLY AS APPROPRIATE FOR WETLANDS OR OTHER AREAS.
7. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.

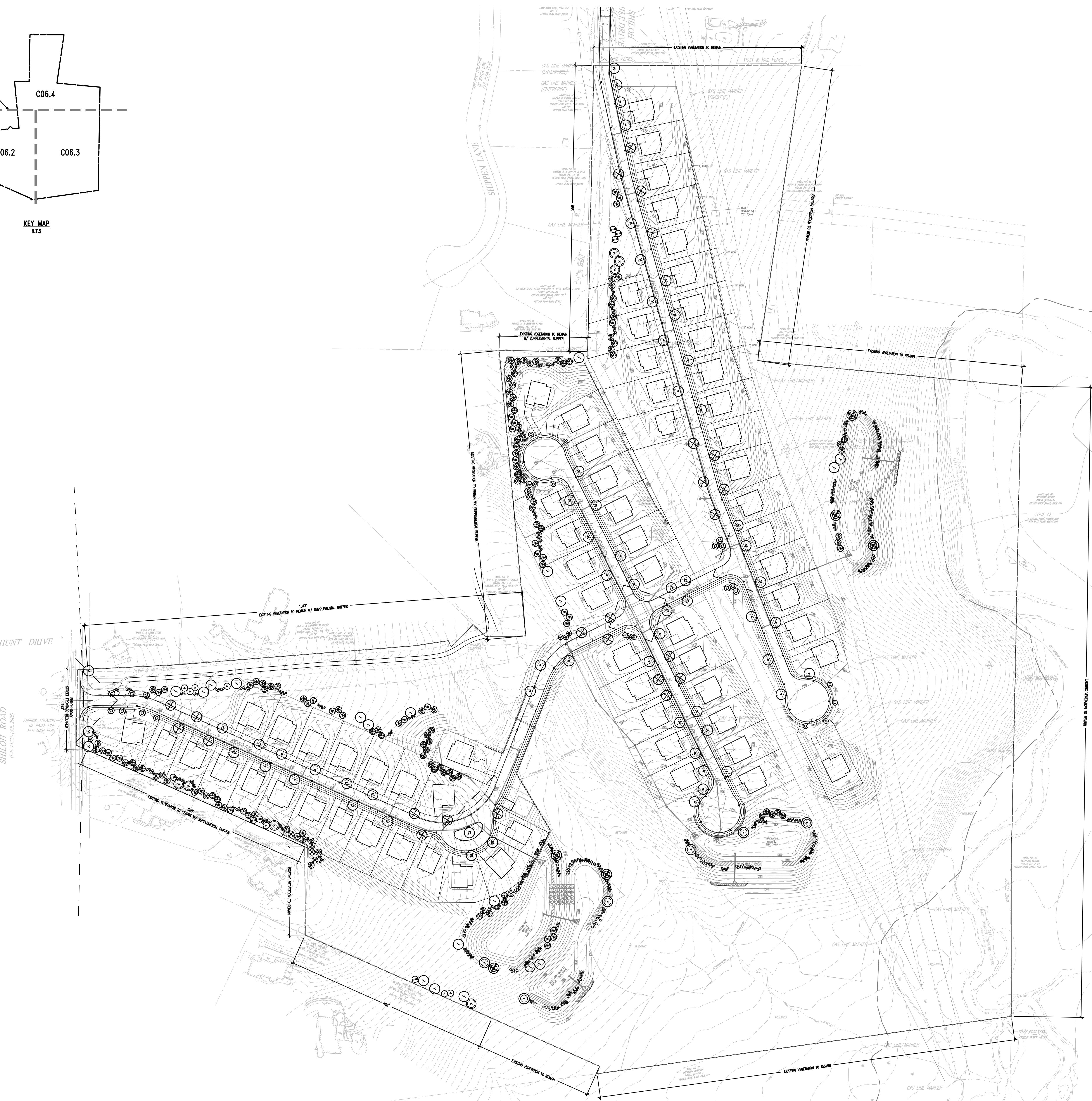
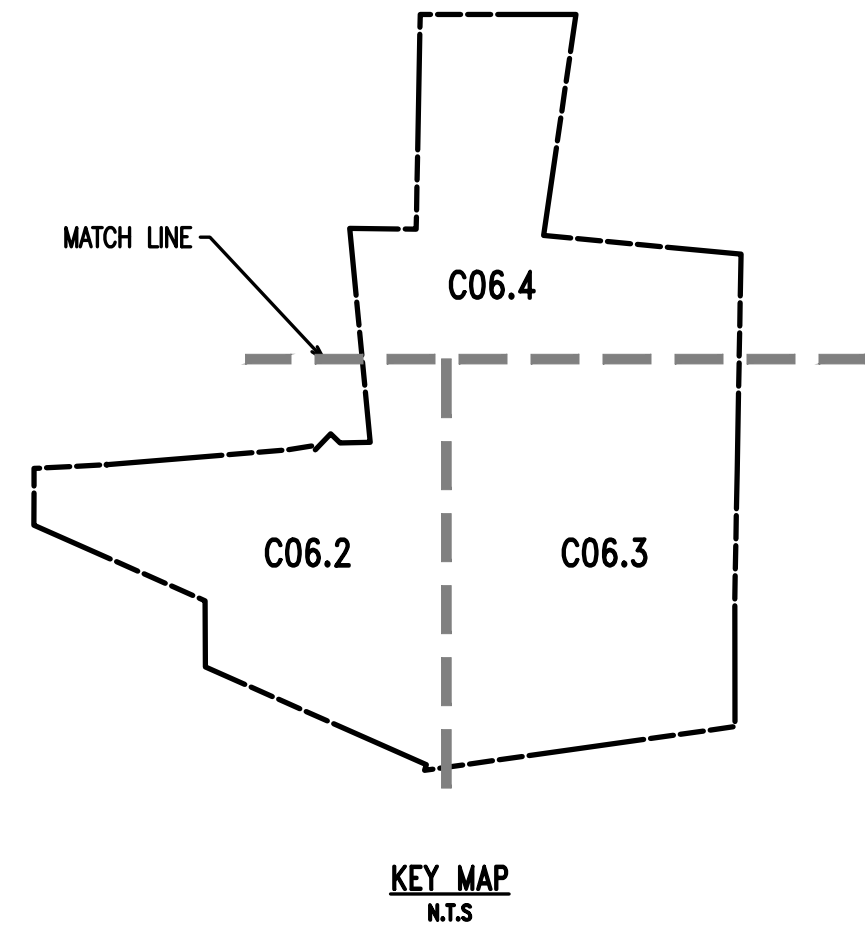


REV	DATE	DESCRIPTION
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3	08/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2	08/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
1	08/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS

CONDITIONAL USE  
CONSTRUCTION DETAILS

CLEAR: 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:	09/29/21
DRAWING NO.:	C05.1
SHEET	18 of 32



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



- 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.
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  - PLANS CREATED FROM DRAWINGS FROM DL HOWELL ENGINEERING DATED, 08/23/2021.
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  - 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.
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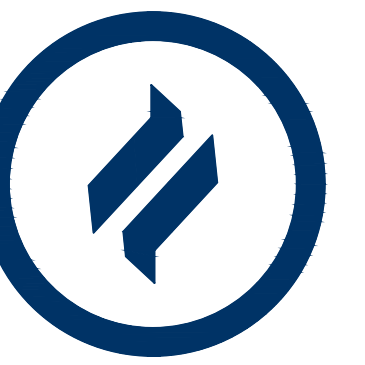
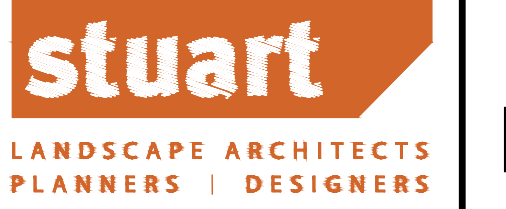
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3	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS
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CONDITIONAL USE  
**OVERALL LANDSCAPE PLAN**  
CLIENT: FOX CLEARING, LLC  
PROJECT: STOKES PROPERTY  
LOCATION: 101.3 SHILOH ROAD  
WESTTOWN TWP., CHESTER COUNTY, PA

**OVERALL LANDSCAPE PLAN**  
SCALE: 1"=100'

DATE: 04/30/21  
SCALE: 1"=100'  
DESIGN BY: TAS  
CHECKED BY: PJS  
PROJECT NO.: 3868  
CAD FILE: 20210430\_STOKES\_TLP.dwg  
PLOTTED: 09/29/21  
DRAWING NO.: C06.1  
SHEET: 19 OF 32

MATCHLINE - SEE SHEET C06.4



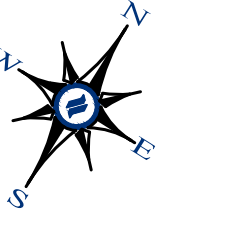
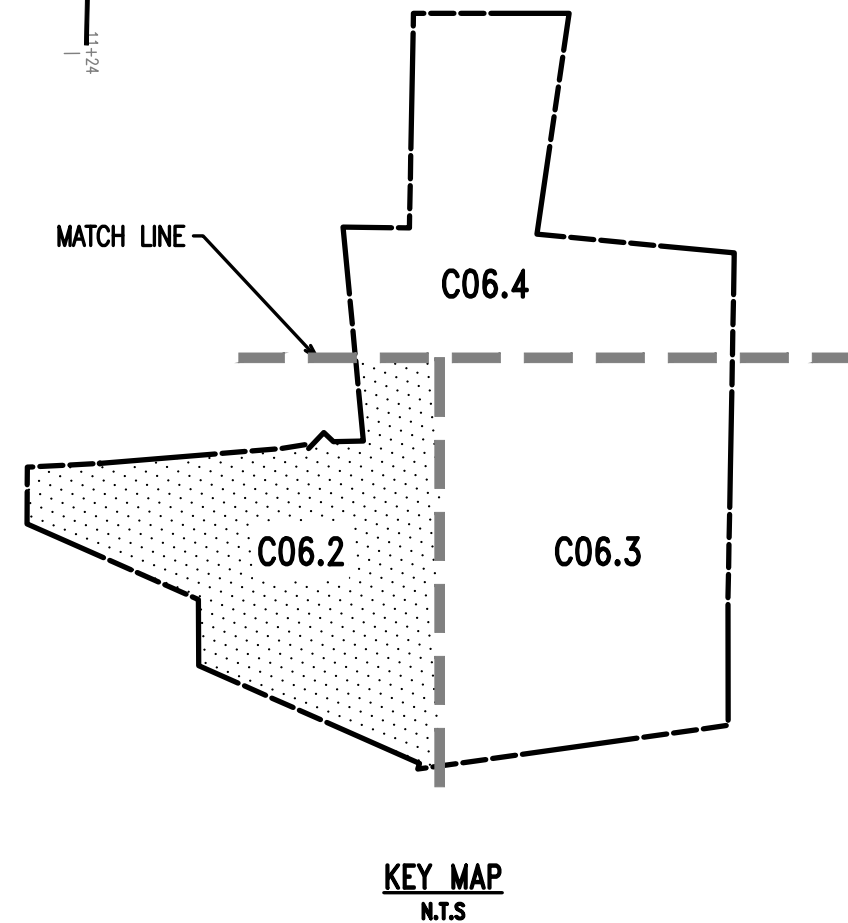
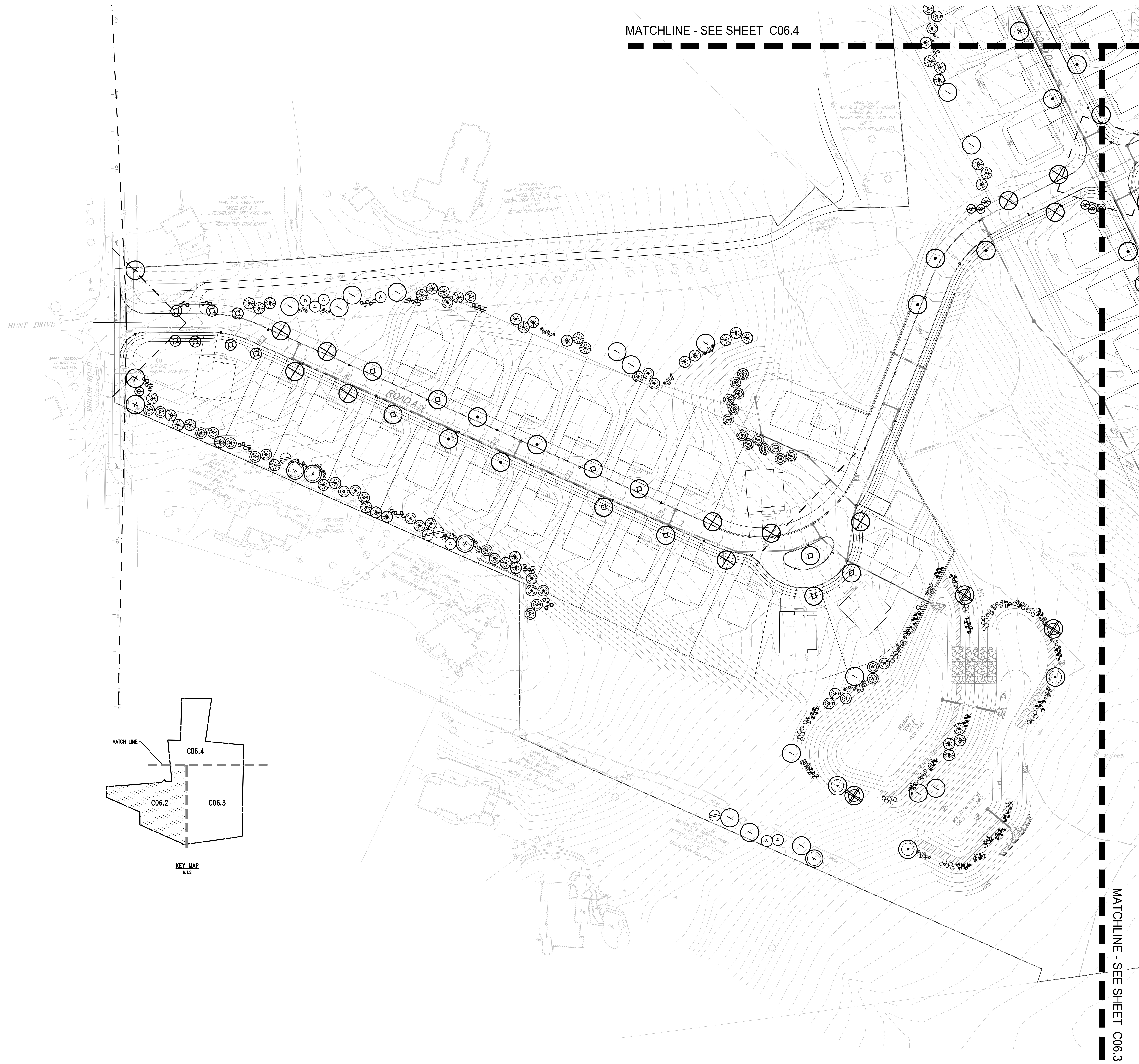
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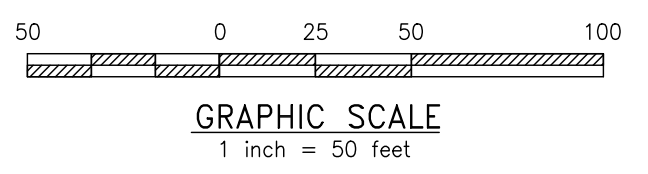


**SITE PLAN NOTES:**

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**LANDSCAPE PLAN**  
SCALE: 1"=50'



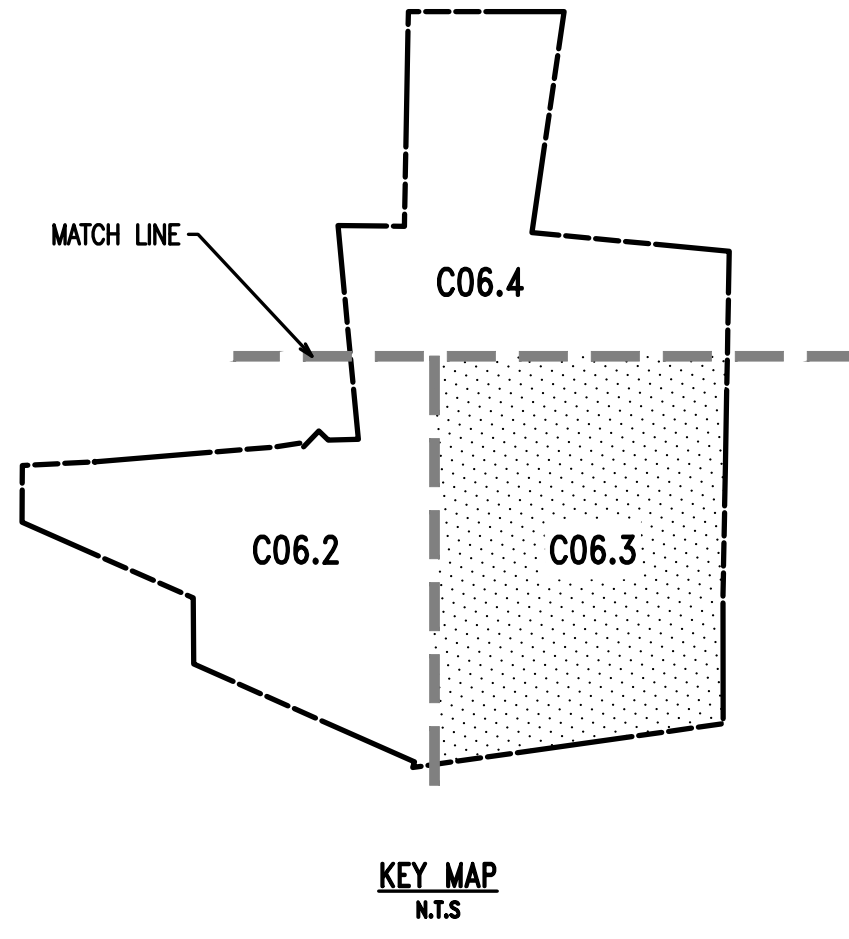
GRAPHIC SCALE  
1 inch = 50 feet

MATCHLINE - SEE SHEET C06.3

REV.	DATE	REVISION
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2	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS
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7	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS
8	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS

CONDITIONAL USE <b>LANDSCAPE PLAN</b>
CLIENT: FOX CLEARING, LLC PROJECT: STOKES PROPERTY LOCATION: 1013 SHILOH ROAD WESTTOWN TWP., CHESTER COUNTY, PA

DATE: 04/30/21
SCALE: 1"=50'
DRAWN BY: TAS
CHECKED BY: PJS
PROJECT NO.: 3868
CAD FILE: 201903_STOKES_TLP.dwg
PLOTTED: 09/29/21
DRAWING NO.: C06.2
SHEET 20 OF 32



MATCHLINE - SEE SHEET C06.4

MATCHLINE - SEE SHEET C06.2

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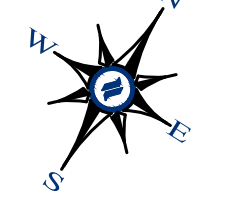


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4	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS
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CONDITIONAL USE  
**LANDSCAPE PLAN**

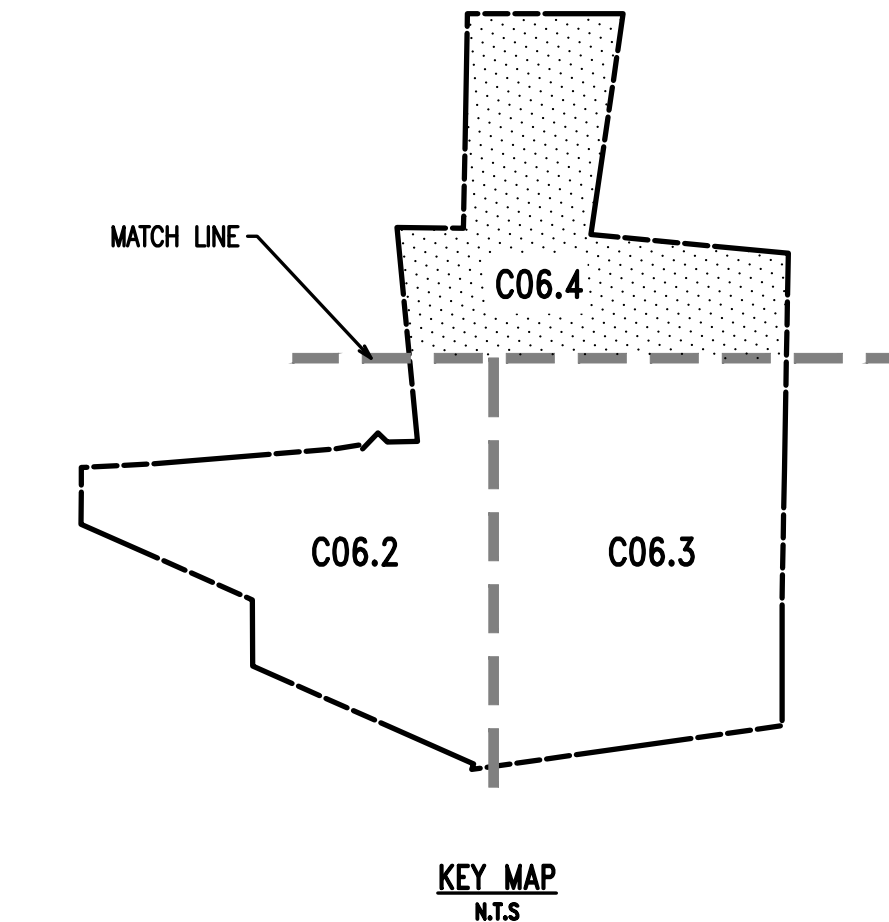
CLIENT: FOX CLEARING, LLC  
PROJECT: STOKES PROPERTY  
LOCATION: 1013 SHILOH ROAD  
WESTTOWN TWP., CHESTER COUNTY, PA



**LANDSCAPE PLAN**  
SCALE: 1"=50'

GRAPHIC SCALE  
1 inch = 50 feet

DATE:	04/30/21
SCALE:	1"=50'
DRAWN BY:	TAS
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20210923_STOKES_TLP.dwg
PLOTTED:	09/29/21
DRAWING NO.:	C06.3
SHEET:	21 OF 32

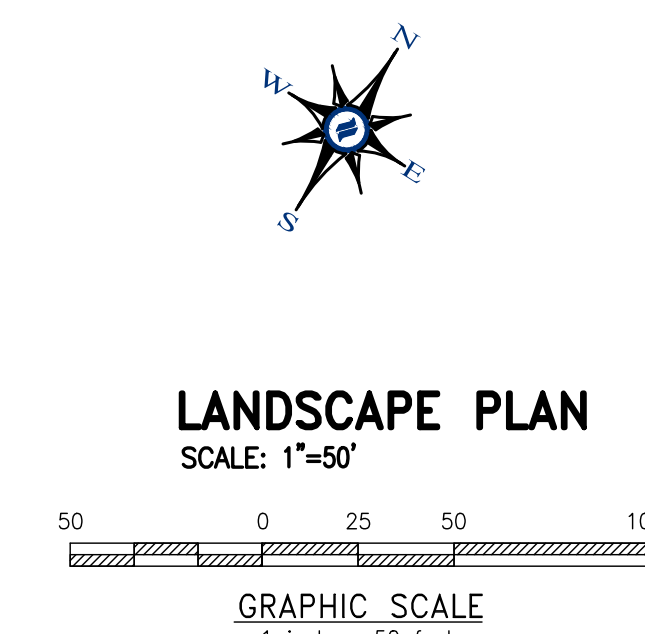
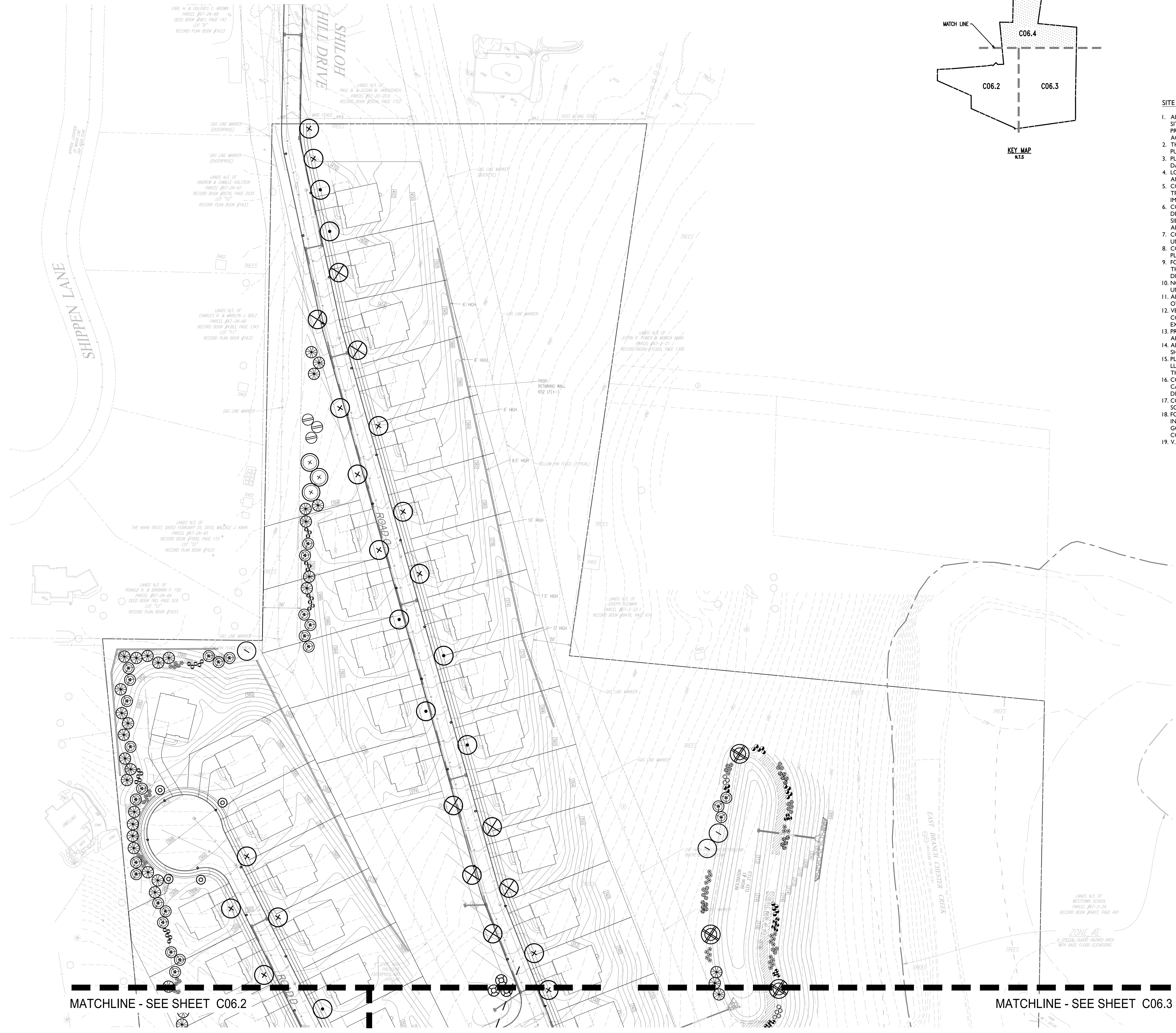


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CONDITIONAL USE  
**LANDSCAPE PLAN**  
CLIENT: FOX CLEARING, LLC  
PROJECT: STOKES PROPERTY  
LOCATION: 1013 SHILOH ROAD  
WESTTOWN TWP., CHESTER COUNTY, PA

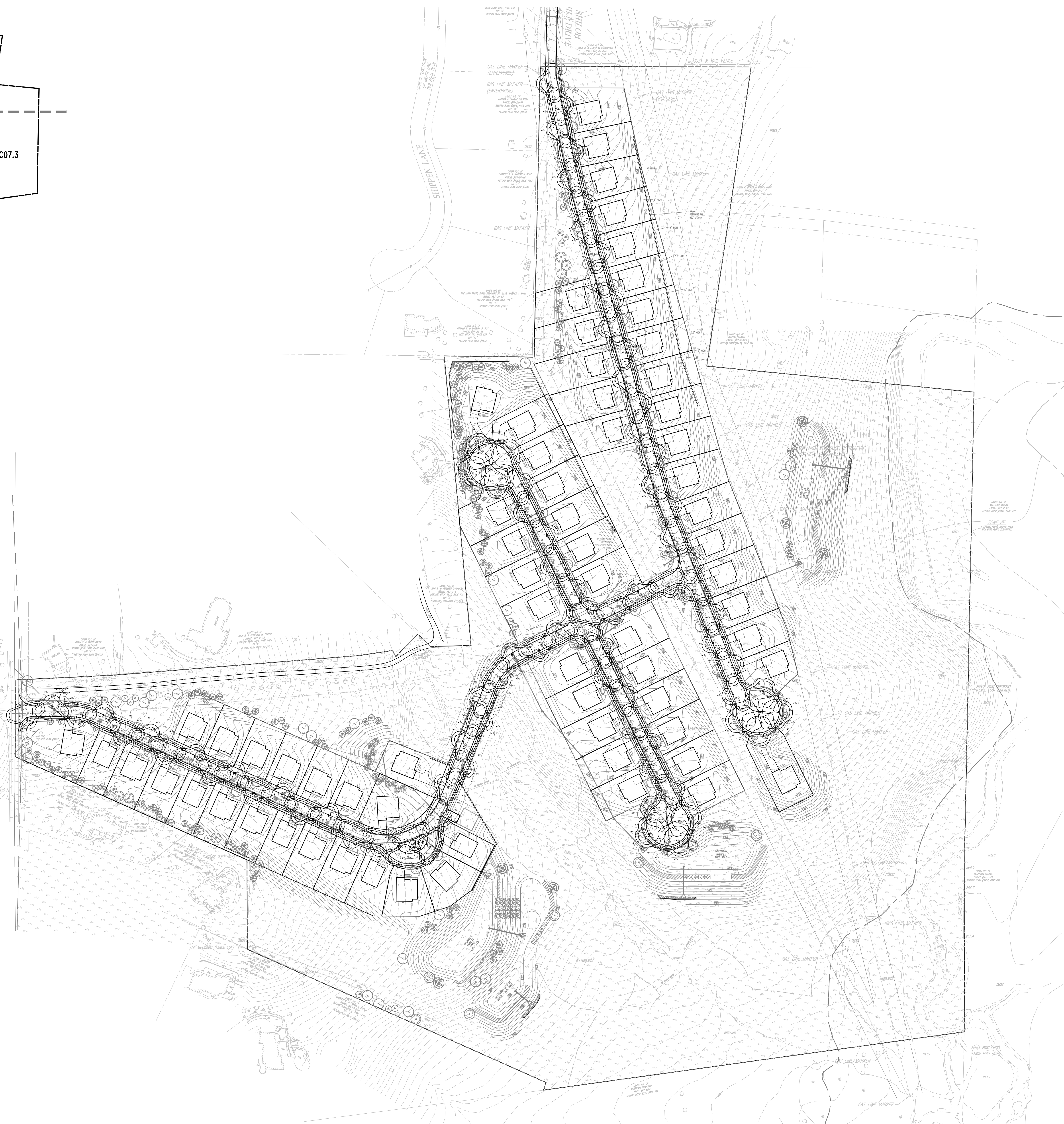
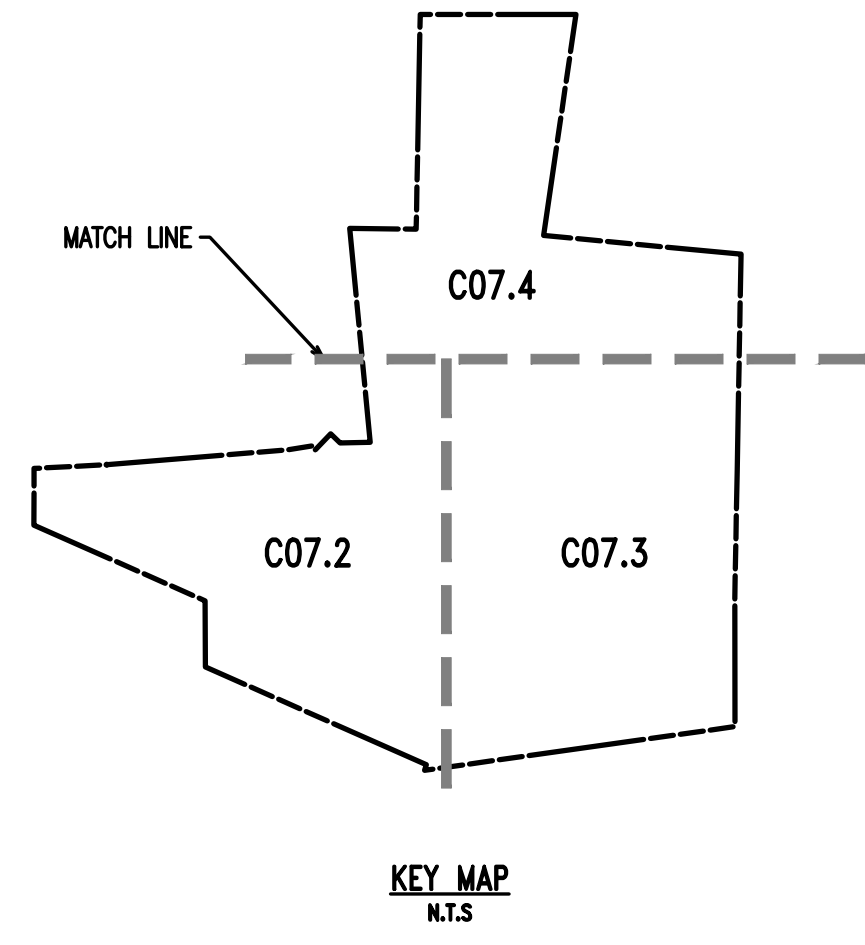
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SCALE:	1"=50'
DESIGN BY:	TAS
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	0010603_STOKES_TLP.dwg
PLOTTED:	09/29/21
DRAWING NO.:	<b>C06.4</b>
SHEET:	22 of 32



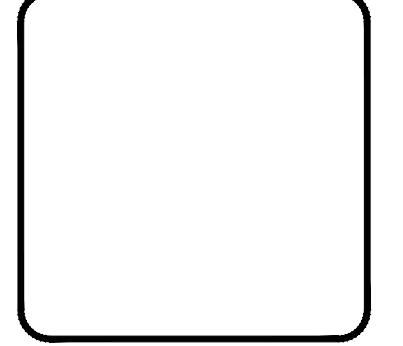
MATCHLINE - SEE SHEET C06.2

MATCHLINE - SEE SHEET C06.3

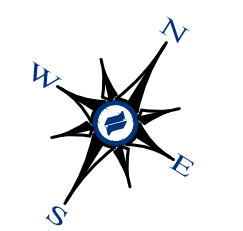




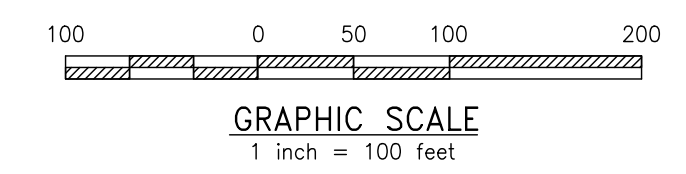
- SITE PLAN NOTES:**
1. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  2. THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSED ONLY.
  3. PLANS CREATED FROM DRAWINGS FROM DL HOWELL ENGINEERING DATED, 08/23/2021.
  4. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
  6. 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.
  7. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
  8. CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR. 36" DEPTH, 6" DEPTH AT LAWN AREAS.
  9. FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
  10. NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
  11. ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
  12. VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
  13. PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
  14. ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS, UNLESS SHOWN OTHERWISE.
  15. PLEASE NOTE, CLIENT DID NOT RETAIN STUART AND ASSOCIATES, LLC. TO PROVIDE LONG TERM MAINTENANCE SPECIFICATIONS FOR THE LANDSCAPE MATERIAL.
  16. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PA ONE CALL AND LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY DIGGING OR PLANT REMOVAL OCCURS.
  17. CONTRACTOR SHALL INSTALL SILT FENCE IN ANY AREAS WHERE SOIL MAY RUNOFF INTO PARKING AREAS OR INTO EXISTING INLETS.
  18. 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.
  19. V.I.F. = VERIFY IN FIELD.
- SPEC NOTES:**
1. POST LIGHT TO BE INSTALLED ON MATCHING FINISH POLE.
  2. FINISH/COLOR : BLACK
  3. MOUNTING HEIGHT : 16'
  4. SEE PLAN/SCHEDULE FOR DISTRIBUTION TYPE.
  5. WATTAGE TO BE SELECTED BY CONTRACTOR.
- CONTRACTOR NOTES:**
1. GENERAL CONTRACTOR TO COORDINATE AND PROVIDE CONDUIT PER LIGHTING SHOWN.
  2. CONTRACTOR TO PROVIDE LIGHTING SUBMITTAL FOR FINAL APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.
  3. REFER TO MANUFACTURER FOR INSTALLATION INSTRUCTIONS.



NO.	DATE	REVISION	DESCRIPTION
1	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS	
2	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS	
3	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS	
4			
5			
6			
7			
8			



**OVERALL LANDSCAPE PLAN**  
SCALE: 1"=100'



CONDITIONAL USE  
**OVERALL LIGHTING PLAN**

CLIENT: FOX CLEARING, LLC  
PROJECT: STOKES PROPERTY  
LOCATION: 101.3 SHILOH ROAD  
WESTTOWN TWP., CHESTER COUNTY, PA

DATE:	04/30/21
SCALE:	1"=100'
DRAWN BY:	TAS
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20210923_STOKES_LUP.dwg
PLOTTED:	09/29/21
DRAWING NO.:	<b>C07.1</b>
SHEET:	24 of 32



MATCHLINE - SEE SHEET C07.4



**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.
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6. 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.
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11. ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
12. VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
13. PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
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17. CONTRACTOR SHALL INSTALL SILT FENCE IN ANY AREAS WHERE SOIL MAY RUNOFF INTO PARKING AREAS OR INTO EXISTING INLETS.
18. 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.
19. V.I.F. = VERIFY IN FIELD.

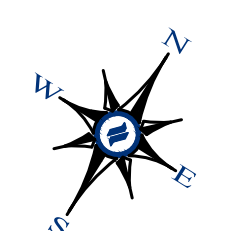
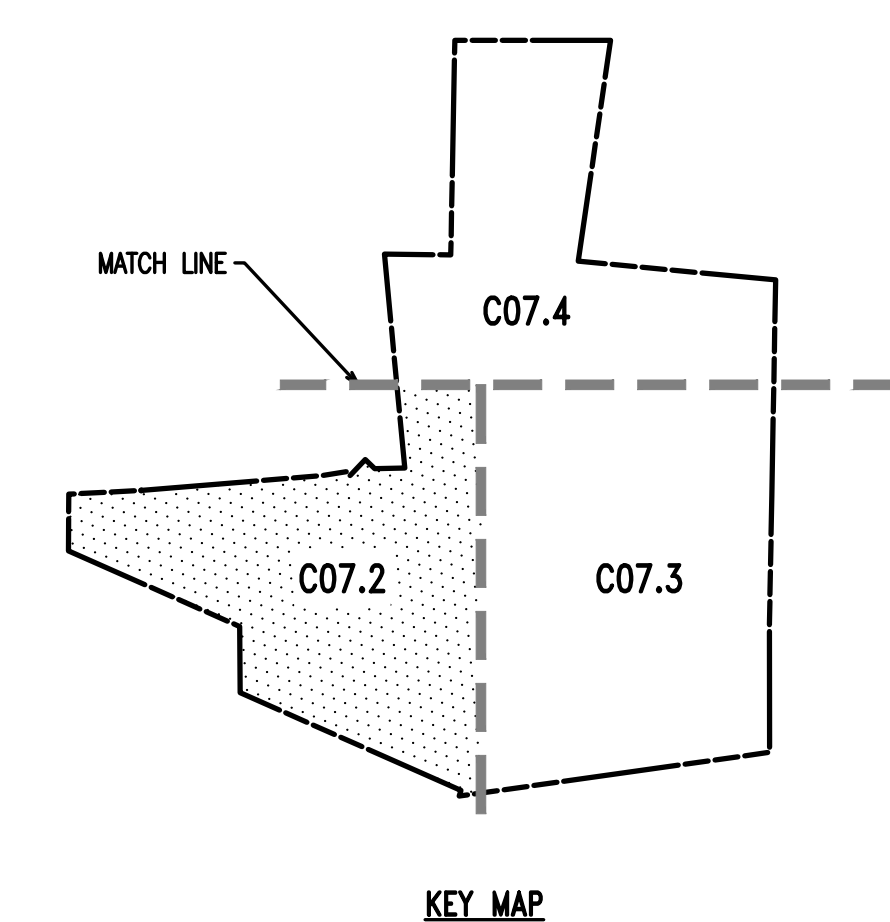
**SPEC NOTES:**

1. POST LIGHT TO BE INSTALLED ON MATCHING FINISH POLE.
2. FINISH/COLOR: BLACK
3. MOUNTING HEIGHT: 16'
4. SEE PLANSCHEDULE FOR DISTRIBUTION TYPE
5. WATTAGE TO BE SELECTED BY CONTRACTOR.

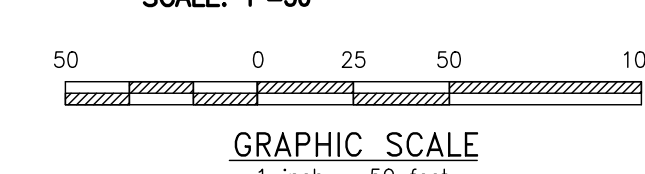
**CONTRACTOR NOTES:**

1. GENERAL CONTRACTOR TO COORDINATE AND PROVIDE CONDUIT PER LIGHTING SHOWN.
2. CONTRACTOR TO PROVIDE LIGHTING SUBMITTAL FOR FINAL APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.
3. REFER TO MANUFACTURER FOR INSTALLATION INSTRUCTIONS.

NO.	DATE	REVISION	DESCRIPTION
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2	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS	
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4	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS	
5	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS	
6	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS	
7	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS	
8	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS	



**LANDSCAPE PLAN**  
SCALE: 1"=50'



1 inch = 50 feet



Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
⊙	A		71	Lumapulse	ALG-120/277-CSL-560-30K-CRI 80-3	Allegra	1	5068	0.95	55	Plot 29663
⊙	A2		12	Lumapulse	ALG-120/277-CSL-1480-30K-CRI 80-4	Allegra	1	6176	0.95	64	Plot 29663

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AREA	+	0.2 fc	4.5 fc	0.0 fc	N/A	N/A
ROAD A	✗	2.2 fc	4.5 fc	0.7 fc	6.4:1	3.1:1
ROAD B	✗	1.7 fc	4.1 fc	0.7 fc	5.9:1	2.4:1
ROAD C	✗	2.1 fc	4.5 fc	0.7 fc	6.4:1	3.0:1
ROAD D	✗	1.8 fc	4.5 fc	0.7 fc	6.4:1	2.6:1
ROUNDABOUT - ROAD A	✗	1.7 fc	4.1 fc	0.7 fc	5.9:1	2.4:1

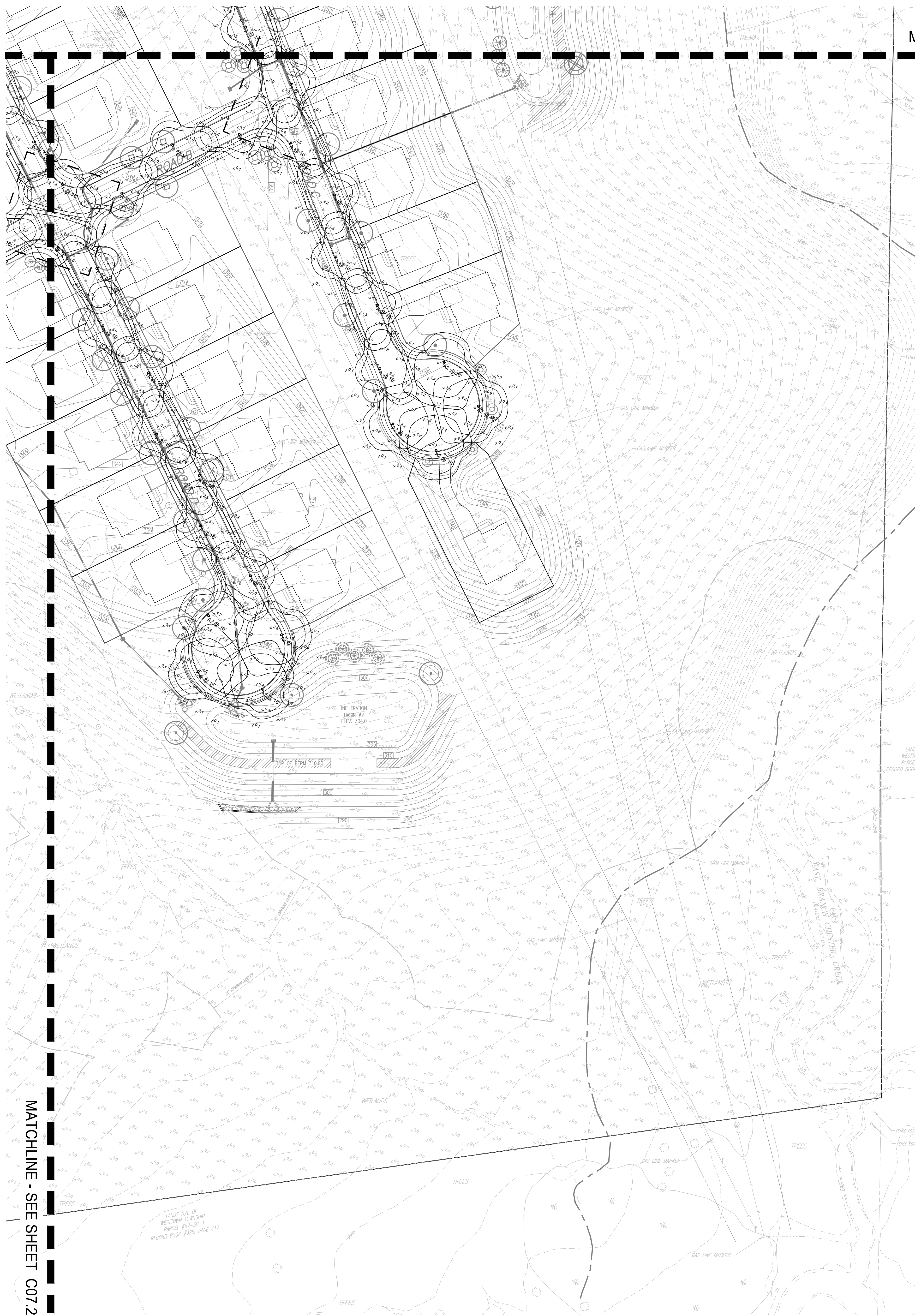
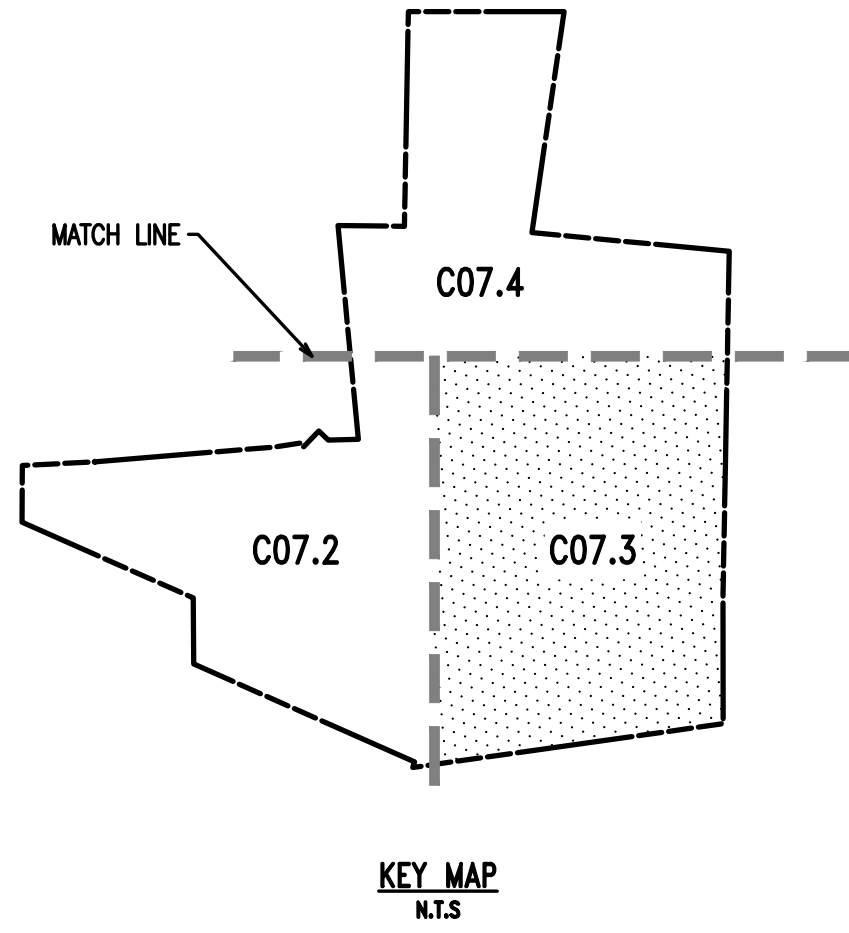
**Note**  
1. MOUNTING HEIGHT AT 16'  
2. CALCULATIONS TAKEN AT GRADE  
3. CALCULATIONS ARE ESTIMATIONS BASED ON THE INFORMATION PROVIDED AND MAY VARY WITH ACTUAL CONDITIONS

MATCHLINE - SEE SHEET C07.3

CONDITIONAL USE  
**LIGHTING PLAN**

CLIENT: FOX CLEARING, LLC  
PROJECT: STOKES PROPERTY  
LOCATION: 101.3 SHILOH ROAD  
WESTTOWN TWP., CHESTER COUNTY, PA

DATE: 04/30/21  
SCALE: 1"=50'  
DRAWN BY: TAS  
CHECKED BY: PJS  
PROJECT NO.: 3868  
CADD FILE: 20210430\_STOKES\_LRP.dwg  
PLOTTED: 09/29/21  
DRAWING NO.: **C07.2**  
SHEET 25 OF 32



MATCHLINE - SEE SHEET C07.4

**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 PURPOSES ONLY.
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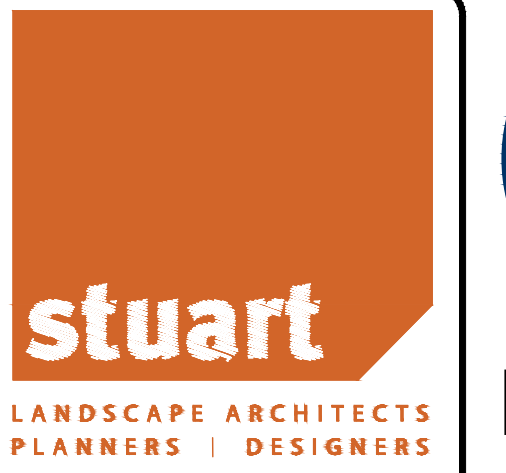
**SPEC NOTES:**

1. POST LIGHT TO BE INSTALLED ON MATCHING FINISH POLE.
2. FINISH COLOR : BLACK
3. MOUNTING HEIGHT : 16'
4. SEE PLAN/SCHEDULE FOR DISTRIBUTION TYPE.
5. WATTAGE TO BE SELECTED BY CONTRACTOR.

**CONTRACTOR NOTES:**

1. GENERAL CONTRACTOR TO COORDINATE AND PROVIDE CONDUIT PER LIGHTING SHOWN.
2. CONTRACTOR TO PROVIDE LIGHTING SUBMITTAL FOR FINAL APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.
3. REFER TO MANUFACTURER FOR INSTALLATION INSTRUCTIONS.

MATCHLINE - SEE SHEET C07.2



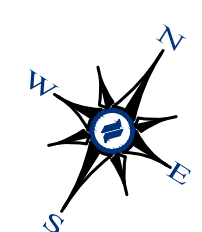
1250 Wrights Lane  
West Chester, PA 19380  
Phone: (610) 918-9002  
Fax: (610) 918-9003



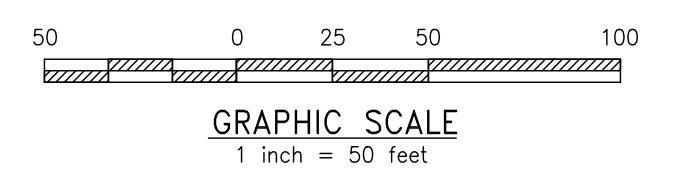
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
⊙	A		71	Lumenpulse	ALG-120/277-CSL-560-30K-CRI 80-3	Allegra	1	5068	0.95	55	
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Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
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ROAD A	X	2.2 fc	4.5 fc	0.7 fc	6.4:1	3.1:1
ROAD B	X	1.7 fc	4.1 fc	0.7 fc	5.9:1	2.4:1
ROAD C	X	2.1 fc	4.5 fc	0.7 fc	6.4:1	3.0:1
ROAD D	X	1.8 fc	4.5 fc	0.7 fc	6.4:1	2.6:1
ROUNDAABOUT - ROAD A	X	1.7 fc	4.1 fc	0.7 fc	5.9:1	2.4:1

**Note**  
 1. MOUNTING HEIGHT AT 16'  
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**LANDSCAPE PLAN**  
SCALE: 1"=50'

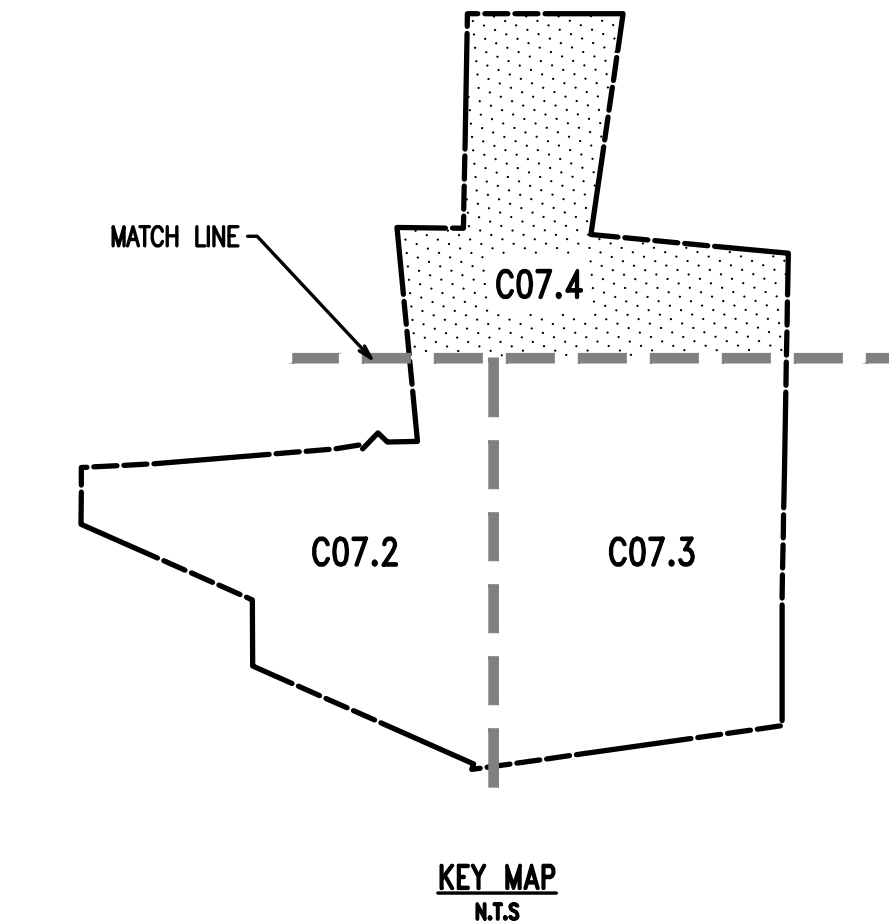
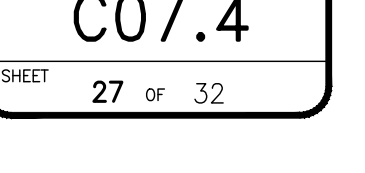
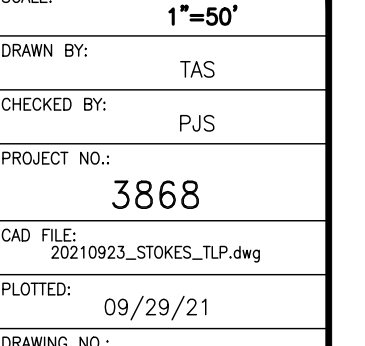
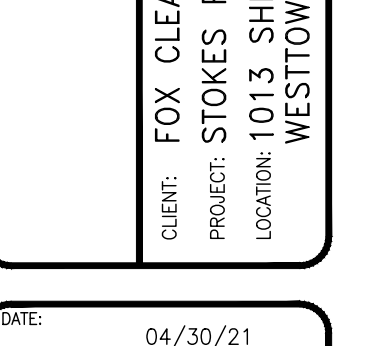
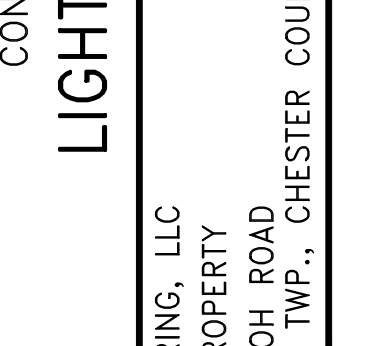
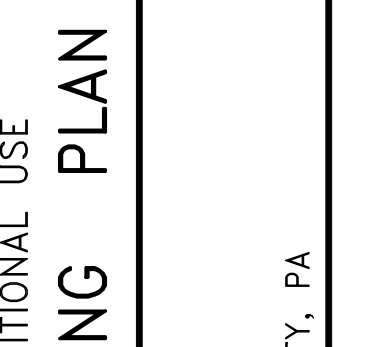
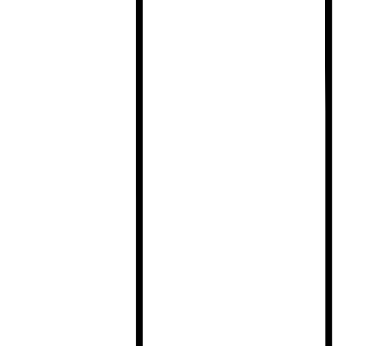
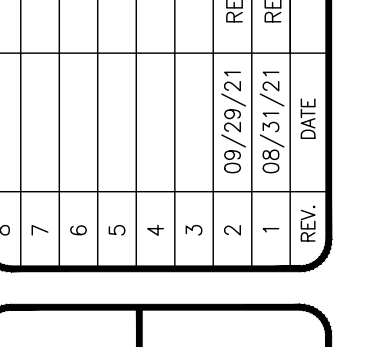
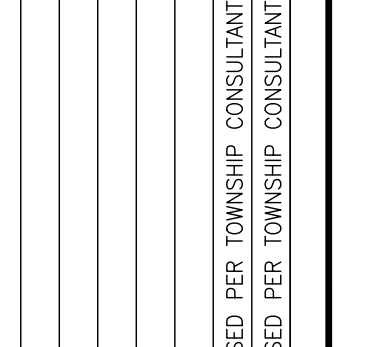
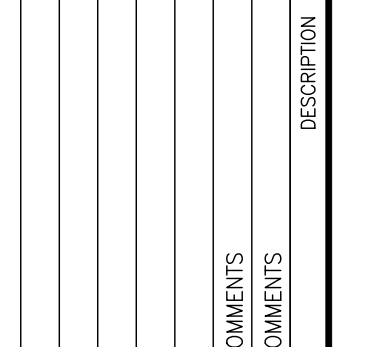
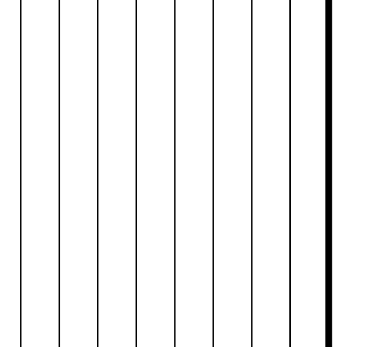
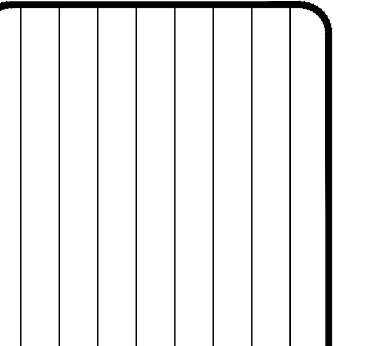
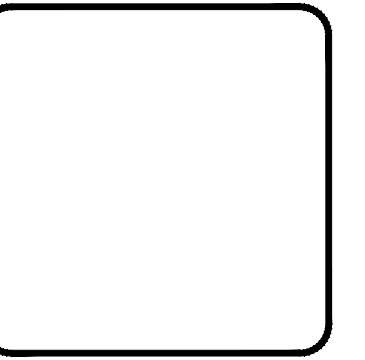


NO.	REV.	DATE	DESCRIPTION
1	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS	
2	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS	
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CONDITIONAL USE  
**LIGHTING PLAN**

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

DATE: 04/30/21  
 SCALE: 1"=50'  
 DRAWN BY: TAS  
 CHECKED BY: PJS  
 PROJECT NO.: 3868  
 CAD FILE: 20210430\_STOKES\_TLP.dwg  
 PLOTTED: 09/29/21  
 DRAWING NO.: C07.3  
 SHEET 26 OF 32



- 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.
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  - V.I.F. = VERIFY IN FIELD.
- SPEC NOTES:**
- POST LIGHT TO BE INSTALLED ON MATCHING FINISH POLE.
  - FINISH/COLOR - BLACK
  - MOUNTING HEIGHT - 16'
  - SEE PLANSCHEDULE FOR DISTRIBUTION TYPE.
  - WATTAGE TO BE SELECTED BY CONTRACTOR.
- CONTRACTOR NOTES:**
- GENERAL CONTRACTOR TO COORDINATE AND PROVIDE CONDUIT PER LIGHTING SHOWN.
  - CONTRACTOR TO PROVIDE LIGHTING SUBMITTAL FOR FINAL APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.
  - REFER TO MANUFACTURER FOR INSTALLATION INSTRUCTIONS.

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
⊕	A		71	Lumapulse	ALG-120/277-CSL-560-30K-CRI 80-3	Allegria	1	5088	0.95	55	
⊕	A2		12	Lumapulse	ALG-120/277-CSL-180-30K-CRI 80-4	Allegria	1	6176	0.95	64	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AREA	+	0.2 fc	4.5 fc	0.0 fc	N/A	N/A
ROAD A	✕	2.2 fc	4.5 fc	0.7 fc	6.4:1	3.1:1
ROAD B	✕	1.7 fc	4.1 fc	0.7 fc	5.9:1	2.4:1
ROAD C	✕	2.1 fc	4.5 fc	0.7 fc	6.4:1	3.0:1
ROAD D	✕	1.8 fc	4.5 fc	0.7 fc	6.4:1	2.6:1
ROUNDAABOUT - ROAD A	✕	1.7 fc	4.1 fc	0.7 fc	5.9:1	2.4:1

**Note**

- MOUNTING HEIGHT AT 16'
- CALCULATIONS TAKEN AT GRADE
- CALCULATIONS ARE ESTIMATIONS BASED ON THE INFORMATION PROVIDED AND MAY VARY WITH ACTUAL CONDITIONS



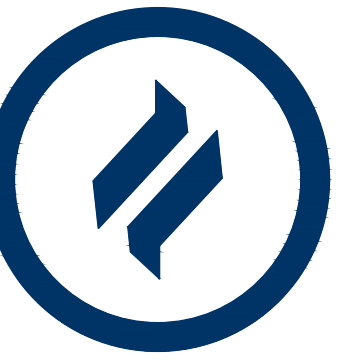
MATCHLINE - SEE SHEET C07.2

MATCHLINE - SEE SHEET C07.3

**LANDSCAPE PLAN**  
SCALE: 1"=50'

DATE: 04/30/21  
SCALE: 1"=50'  
DESIGN BY: TAS  
CHECKED BY: PJS  
PROJECT NO.: 3868  
CAD FILE: 001003\_STOKES\_TLP.dwg  
PLOTTED: 09/29/21  
DRAWING NO.: C07.4  
SHEET 27 OF 32

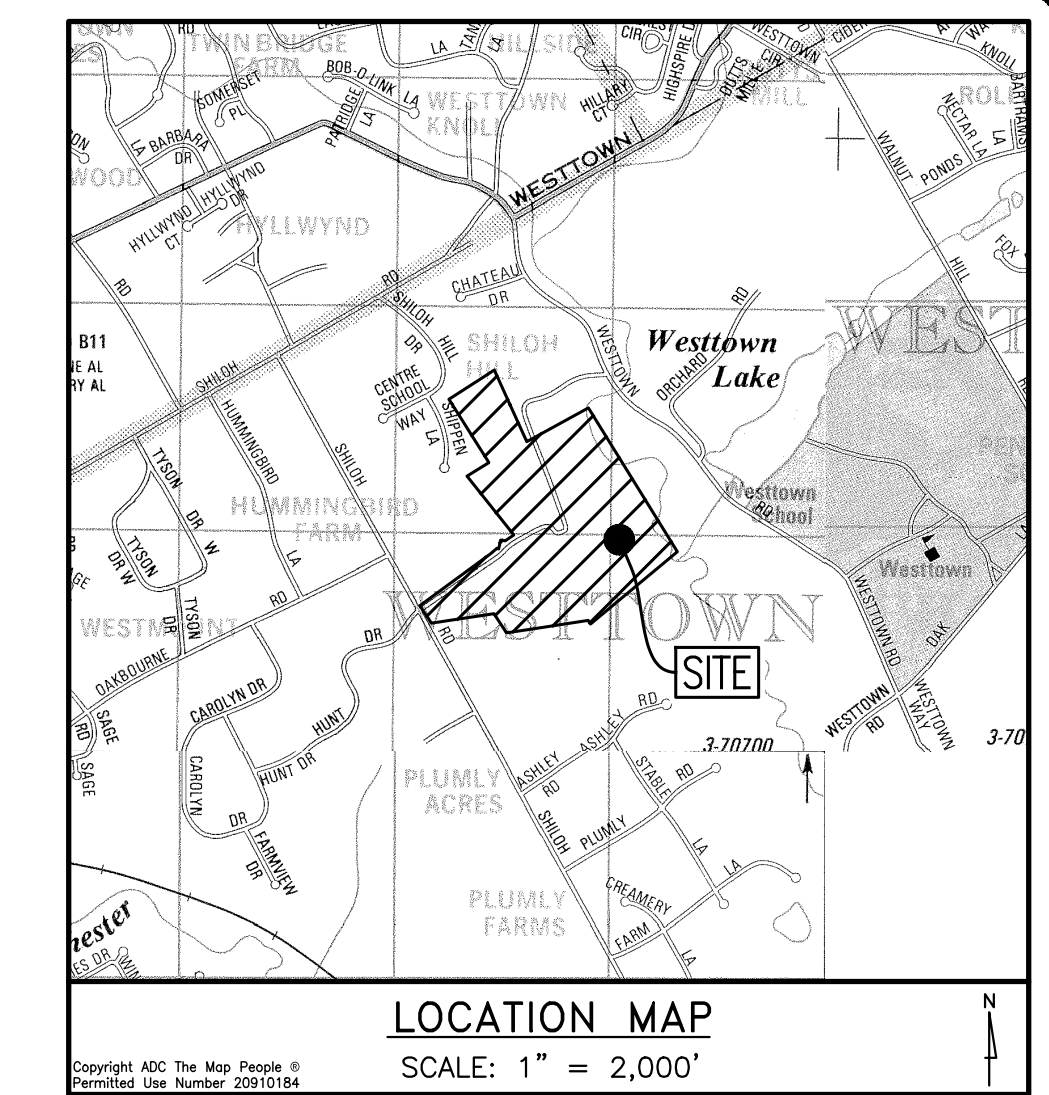




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Fax: (610) 918-9003

GENERAL NOTE:  
TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ALONG SHILOH ROAD AND LITTLE SHILOH ROAD ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC, PERFORMED JULY 26TH AND 28TH 2021.

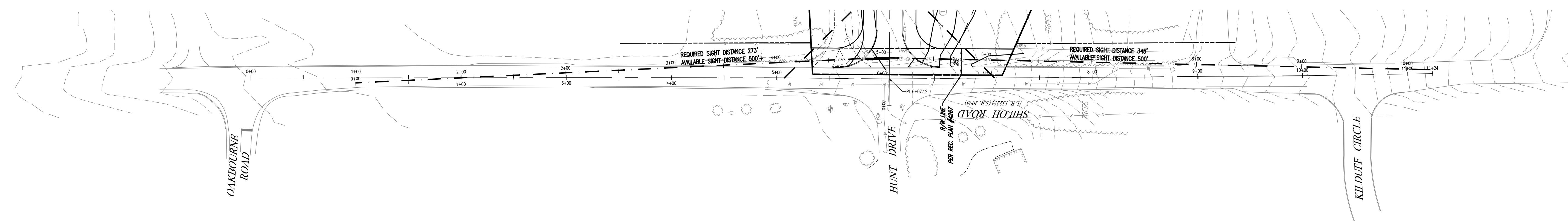


**Exiting Vehicle Safe Stopping Sight Distances**

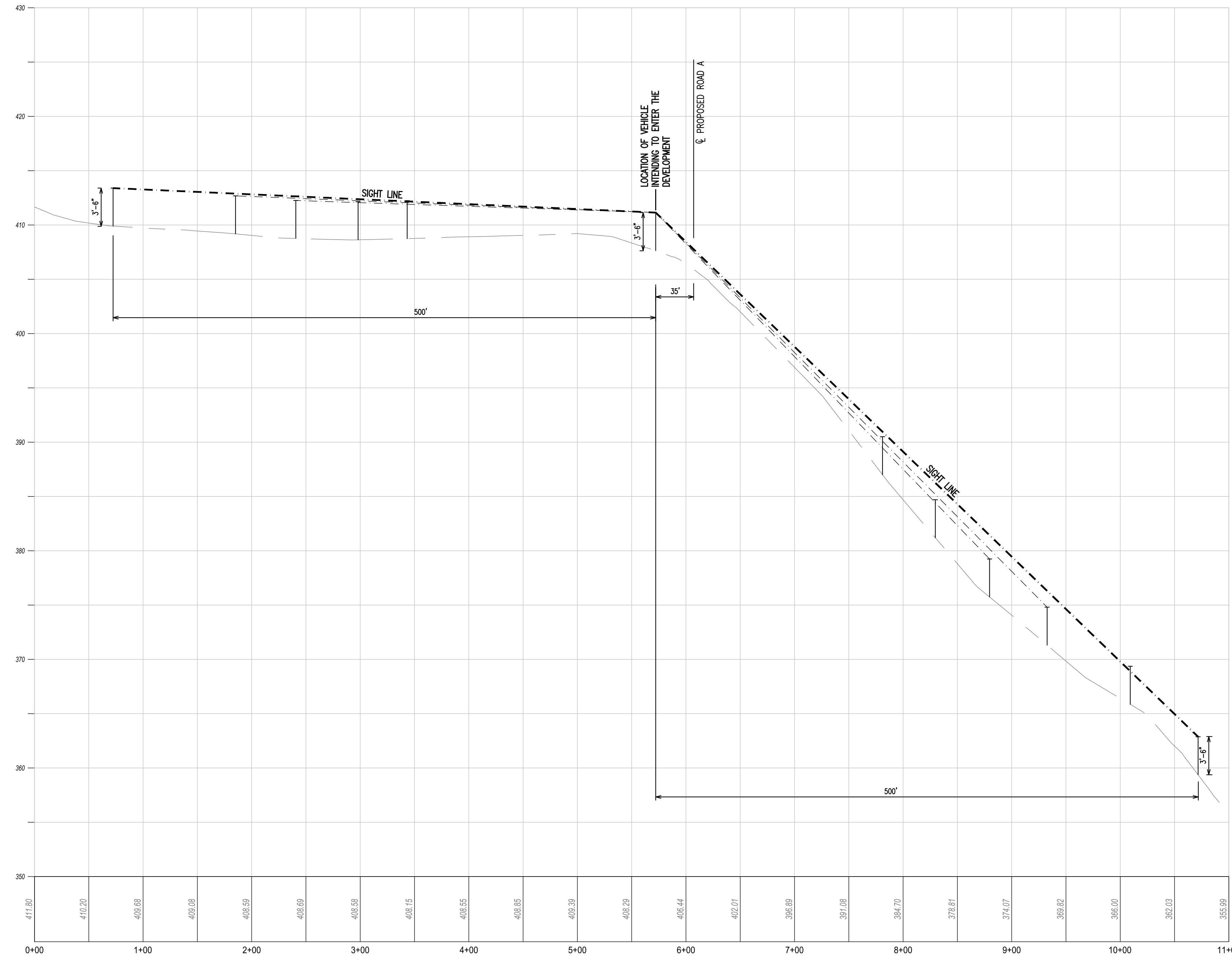
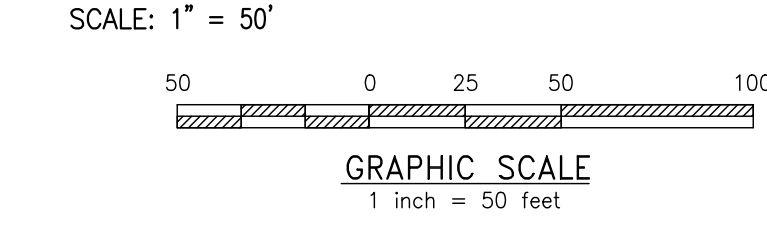
Posted Speed Limit on Shiloh Road is 30 mph

Direction	Grade of Approaching Vehicle	Speed	Available SSSD	Required SSSD	PennDOT Desirable SSSD**
Looking Right	-3%	30	+500'	204'	273'
Looking Right	-3%	40 (10 mph over)	+500'	331'	460'
Looking Left	+9%	30	500	178'	360'
Looking Left	+9%	40 (10 mph over)	+500'	277'	538'

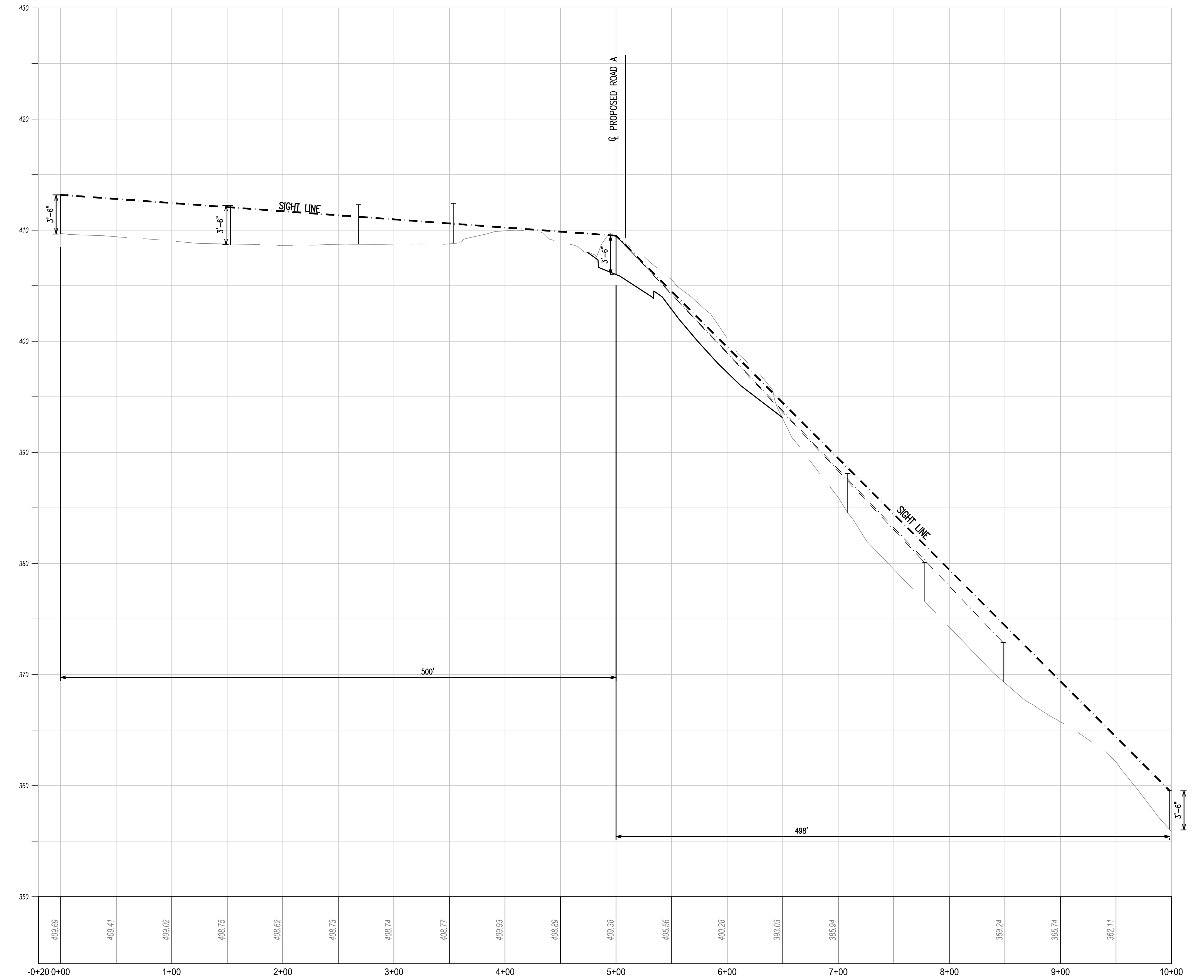
\*\*PennDOT desirable sight distance values are provided for informational purposes only, and do not reflect a requirement per the Township's SALDO. Per Easttown Township SALDO Section 149-908.C. "Stopping sight distance at all intersections shall be in accordance with PennDOT standards." The "Required SSSD" noted on the table is the PennDOT Safe Stopping Sight Distance from PennDOT Chapter 441.8.(h) and is reflective of the SALDO requirement.



**SHILOH ROAD SIGHT DISTANCE ANALYSIS**



**SHILOH ROAD PROFILE**  
HORIZ SCALE: 1"=50'  
VERT SCALE: 1"=5'

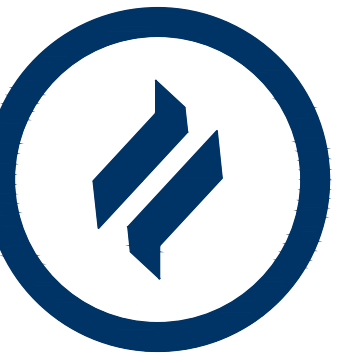


**SIGHT DISTANCE ROAD A @ SHILOH PROFILE**  
HORIZ SCALE: 1"=50'  
VERT SCALE: 1"=5'

REV	DATE	DESCRIPTION
1	08/17/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2	08/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS

**CONDITIONAL USE**  
**SHILOH ROAD SIGHT DISTANCE ANALYSIS**  
CLIENT: FOX CLEARING, LLC  
PROJECT: STOKES ESTATE  
LOCATION: 1013 SHILOH ROAD  
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

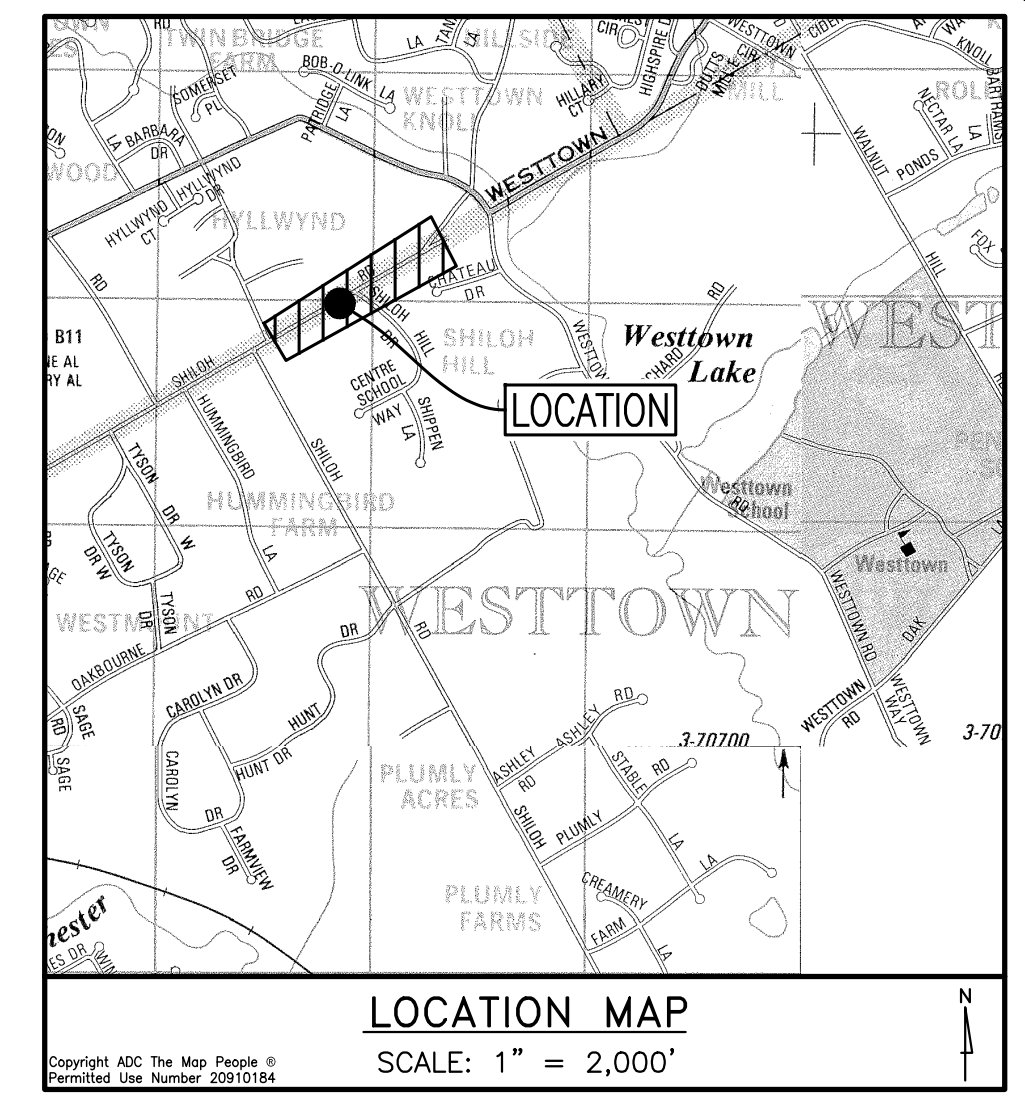
DATE: 4/30/21  
SCALE: 1"=50'  
DRAWN BY: ADM  
CHECKED BY: DWG  
PROJECT NO.: 3868  
CADD FILE: 3868 Plots.dwg  
PLOTED: 09/29/21  
DRAWING NO.: SD-1.1  
SHEET 29 of 32



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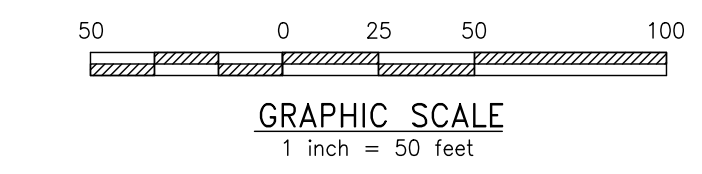
1250 Wrights Lane  
West Chester, PA 19380  
Phone: (610) 918-9002  
Fax: (610) 918-9003



GENERAL NOTE:  
TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ALONG SHILOH ROAD AND LITTLE SHILOH ROAD ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC, PERFORMED JULY 26TH AND 28TH 2021.

**SHILOH HILL ROAD SIGHT DISTANCE ANALYSIS**

SCALE: 1" = 50'

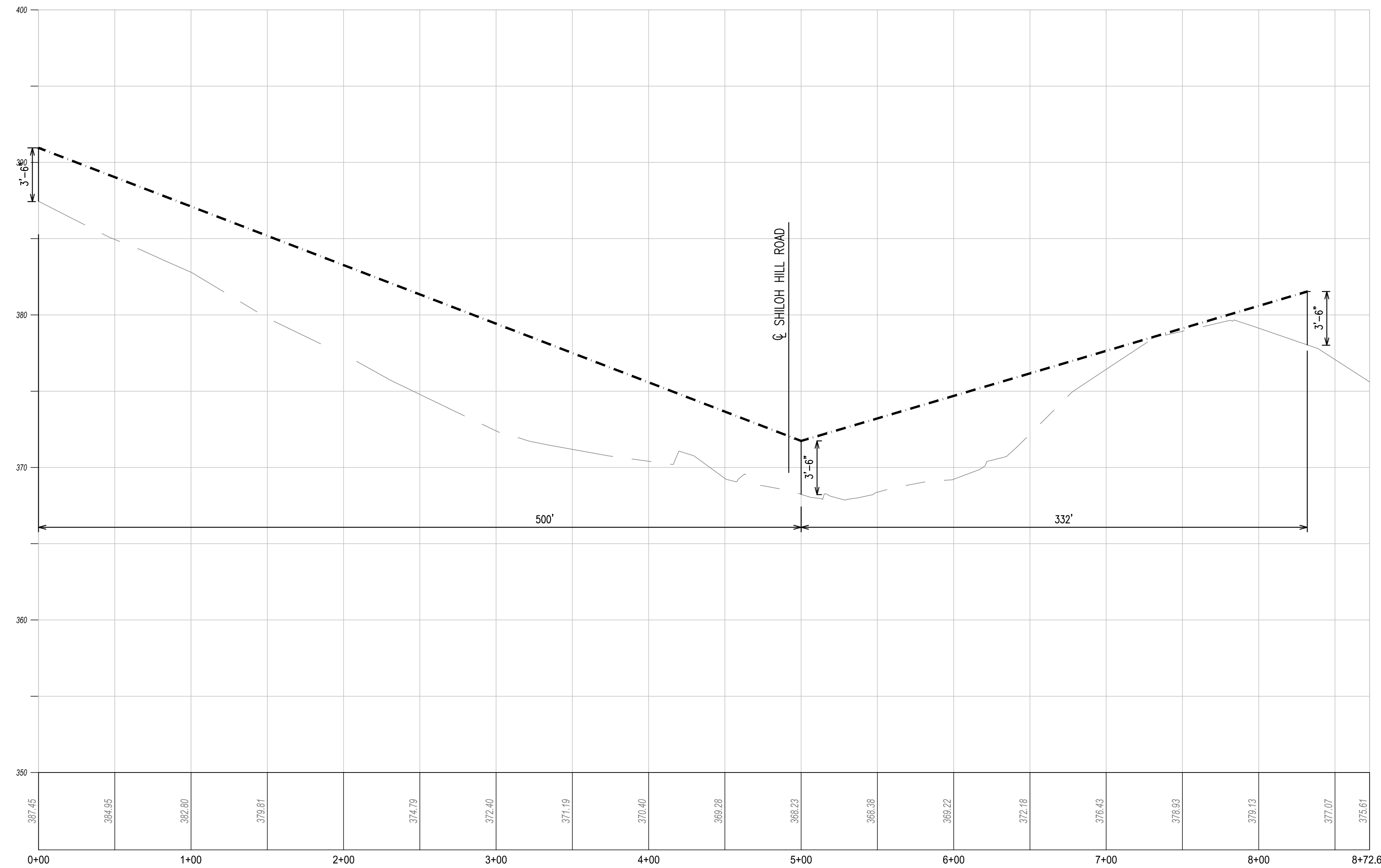


**Exiting Vehicle Safe Stopping Sight Distances**

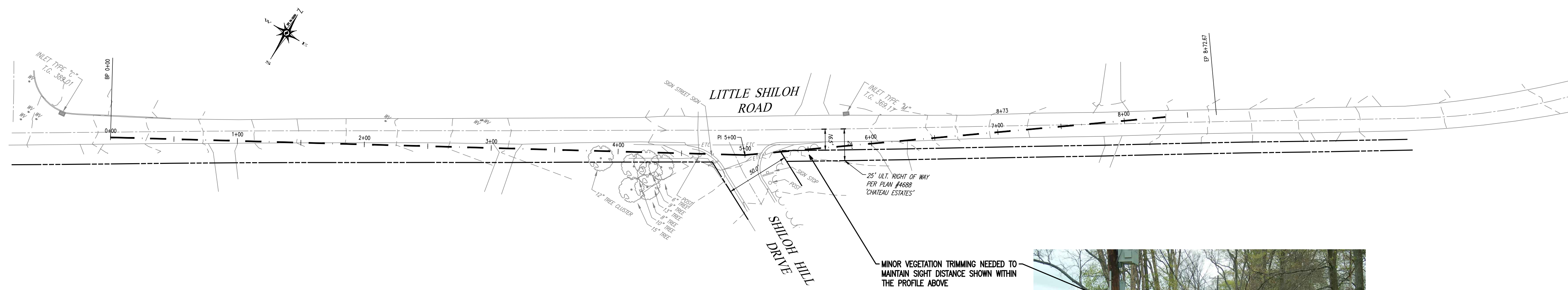
Posted Speed Limit on Little Shiloh Road is 25 mph

Direction	Grade of Approaching Vehicle	Speed	Available SSSD	Required SSSD	PennDOT Desirable SSSD**
Looking Right	-2%	25	+332'	150'	195'
Looking Right	-2%	35 (10 mph over)	+332'	256'	350'
Looking Left	-2%	25	+500'	150'	250'
Looking Left	-2%	35 (10 mph over)	+500'	256'	440'

\*\*PennDOT desirable sight distance values are provided for informational purposes only, and do not reflect a requirement per the Township's SALDO. Per Easttown Township SALDO Section 149-908.C. "Stopping sight distance at all intersections shall be in accordance with PennDOT standards." The "Required SSSD" noted on the table is the PennDOT Safe Stopping Sight Distance from PennDOT Chapter 441.8.(h) and is reflective of the SALDO requirement.



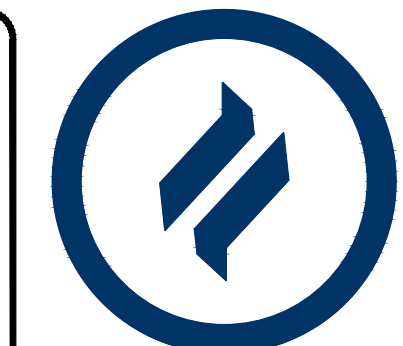
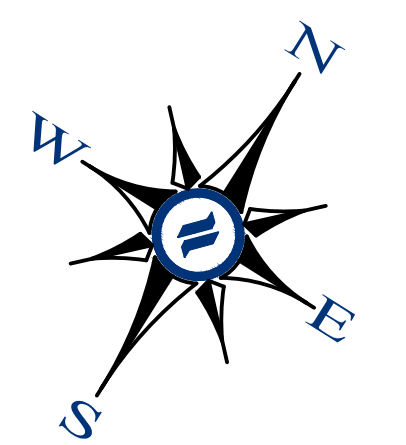
SHILOH HILL @ LITTLE SHILOH SIGHT DISTANCE PROFILE  
HORIZ SCALE: 1"=50'  
VERT SCALE: 1"=5'



CONDITIONAL USE  
**SHILOH HILL ROAD SIGHT DISTANCE ANALYSIS**

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:	3868 Pro.dwg
PLOTTED:	09/29/21
DRAWING NO.:	SD-1.2
SHEET:	30 of 32



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**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A POSSIBLE ALTERNATIVE PLAN IN ORDER TO SAVE THE HISTORIC HOME. THE TOTAL PROPOSED LOTS WOULD BE 69 NEW SINGLE FAMILY HOMES AND 1 (ONE) OPEN SPACE PARCEL (LOT 70) FOR THE HISTORIC HOME.

**RESIDENTIAL DEVELOPMENT**

ART. VI - R1 RESIDENTIAL DISTRICT  
SECT. 170-501.C. CONDITIONAL USES  
(2). RESIDENTIAL DEVELOPMENT (FLEXIBLE DEVELOPMENT PROCEDURE - ARTICLE IX)  
ART. IX - FLEXIBLE DEVELOPMENT PROCEDURE  
SECT. 170-903. PERMITTED USES  
A. SINGLE FAMILY DETACHED DWELLINGS  
SECT. 170-904. DENSITY STANDARDS  
BASE DENSITY = 1.1 D.U./ACRE OF TRACT AREA ("SEE TRACT AREA CALCULATION")  
BONUS DENSITY = 1.5 D.U./ACRE OF TRACT AREA (MAXIMUM ACHIEVABLE)

AREA AND BULK REGULATIONS	REQUIRED	PROPOSED
MAX. NET RESIDENTIAL DENSITY	4 UNITS/ACRE	3.688 UNITS/ACRE
MIN. DISTANCE FROM CURB	30 FT.	30 FT.
MIN. DISTANCE BETWEEN BUILDINGS	30 FT.	30 FT.
MAX. BUILDING HEIGHT	3 STORES/38 FT.	<3 STORES/38 FT.
SETBACK FROM TRACT BOUNDARY	50'	50'

**TRACT AREA CALCULATION**

TRACT AREA (GROSS)	2,829,474 S.F. / 64,856 ACS(A)
EX. LEGAL R/W	4,863 S.F.
EX. UTILITY EASEMENTS	260,525 S.F.
AREA EQUAL TO 75% OF:	
FLOODPLAIN	- 144,110 S.F.
POTENTIAL SLOPES	- 50,000 S.F.
WETLANDS	- 56,640 S.F.
AREA EQUAL TO 25% OF SEASONALLY HIGH WATER TABLE SOILS	- 68,836 S.F.
TRACT AREA =	2,236,892 S.F. (51,347 AC.)
BASE DENSITY (1.1 MULTIPLIER)=	56 LOTS

**OPEN SPACE**

MINIMUM OPEN SPACE = 40% GROSS TRACT AREA	25,947 ACS
REQUIRED GROSS TRACT = 64,856 ACRES	
64,856 ACRES X 40% = 25,942 ACRES	
PROPOSED	
OPEN SPACE =	38.34 ACRES (60.56% GROSS TRACT AREA)
QUALIFYING MIN. REQUIRED OPEN SPACE = 26.35 ACRES (40.57% GROSS TRACT AREA)	
QUALIFYING INCREMENTAL BONUS O.S. = 9.90 ACRES (15.24% GROSS TRACT AREA)	

\*\*SEE TABLE BELOW FOR TABULATION\*\*

**DENSITY CALCULATION**

BASE DENSITY: 1.1 D.U. / TRACT AREA  
BONUS DENSITY:  
§ 170-904(2)(c)  
+0.075 D.U. / 5% OF ADDITIONAL OPEN SPACE = (15.24% EXTRA) = 0.075 \* 3 = 0.225 BONUS  
MAXIMUM DENSITY = 1.1 + 0.225 = 1.325 D.U. \* 51,347 ACS. = 68 LOTS  
SPECIAL BONUS DENSITY:  
§ 170-904(2)(d)  
PLUS 1 (ONE) ADDITIONAL UNIT / 2 ACRE OPEN SPACE PARCEL CONTAINING HISTORIC BUILDING = +1 LOT  
§ 170-904(2)(e)  
PLUS 1 (ONE) ADDITIONAL UNIT / 2,000 SF GROSS FLOOR AREA HISTORIC RESTORATION OR REHABILITATION = +1 LOT  
MAXIMUM DENSITY WITH SPECIAL BONUS DENSITY = 68 + 2 = 70 LOTS ACHIEVABLE

RESIDENTIAL LOT AREA	31,806 ACRES
PROPOSED LOTS	70
DENSITY	3.21 D.U./AC.
AVERAGE SIZE	0.312 ACRES

- REQUIRED MINIMUM COMMON OPEN SPACE (40% OF THE GROSS TRACT AREA)
- HISTORIC HOME OPEN SPACE PARCEL (INCLUDED AS PART OF THE REQUIRED MINIMUM COMMON OPEN SPACE)
- INCREMENTAL BONUS OPEN SPACE AREA
- 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%
- AREAS USED FOR SUBSURFACE INFILTRATION WITH OPEN STORAGE ACCESSORY TO INFILTRATION FACILITIES

	Min. Required Common Open Space Area (40%)				TOTAL
	1	2	3	4	
Gross Area (Acres)	17.63	6.58	2.28		26.49
- Areas less than 75' in width	0	0	0		0
- Areas less than 0.5 acres	0	0	0		0
- Non-infiltrating SWM facilities	0	0	0		0
- Pump Station and other miscellaneous impervious	0	0	0.14		0.14
Qualifying Base Open Space	17.63	6.58	2.14		26.35
					% G.T.A.
					40.57%

	Bonus Open Space Area				TOTAL
	B1	B2	B3	B5	
Gross Area (Acres)	4.58	3.92	1.93	2.57	13.56
- Areas less than 75' in width	0.27	0.49	1.15	1.37	3.28
- Areas less than 0.5 acres	0	0	0	0	0
- Floodplain	0	0	0	0	0
- Area of 25% Slopes (including proposed)	0	0.27	0	0.08	0.35
- Wetland/Waterbodies	0	0	0	0.03	0.03
- Impervious Surfaces	0	0	0	0	0
- Stormwater facilities	0	0	0	0	0
Qualifying Bonus Open Space	4.31	3.43	0.78	1.49	9.9
					Bonus % per G.T.A.
					15.24%

\*B4 excludes 40' wide access easement

AREA AVAILABLE FOR ACTIVE RECREATION  
NET TRACT AREA = 2,236,892 S.F.  
AREA REQUIRED (10% NET TRACT AREA)  
X 10%  
= 223,689 SF ~OR~ 5.13 ACRES  
AREA SUITABLE FOR ACTIVE RECREATION - 5.86 ACRES

**ALTERNATIVE SITE PLAN WITH HISTORIC HOME**  
SCALE: 1" = 100'  
100 0 50 100 200  
GRAPHIC SCALE  
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. EXISTING CONTOUR
- PROP. CONTOUR
- EX. EXISTING SPOT ELEV.
- PROP. NEW SPOT ELEV.
- EX. GEB2
- EX. SOILS TYPE
- EX. 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. EXIST. 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. PROP. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15%-25% SLOPES
- 25%+ SLOPES
- WETLANDS

HUNT DRIVE

SHILOH ROAD  
R-6 (2000) (SPR. 2005)

KILDUFF CIRCLE

SHIPPEN LANE

OPEN SPACE B1  
4.58 ACS  
4.31 ACS QUALIFYING

OPEN SPACE B2  
1.93 ACS  
0.75 ACS. QUAL.

OPEN SPACE 2  
6.58 ACS

OPEN SPACE B2  
3.92 ACS  
3.16 ACS QUALIFYING

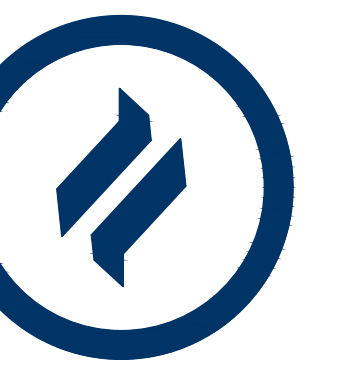
OPEN SPACE B5  
0.56 ACS.  
0.56 QUAL.

OPEN SPACE 1  
17.63 ACS  
17.61 ACS QUALIFYING

LOT 70 / O.S. PARCEL  
2.28 ACS

CONDITIONAL USE  
**ALTERNATIVE SITE PLAN WITH HISTORIC HOME**  
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 NAME:	PLAN HISTORIC OPENS.PLS
PLOTTED:	09/29/21
DRAWING NO.:	C01.1A
SHEET	31 of 32



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**RESIDENTIAL DEVELOPMENT**

ART. VI - R1 RESIDENTIAL DISTRICT  
SECT. 170-501.C. CONDITIONAL USES  
(2). RESIDENTIAL DEVELOPMENT (FLEXIBLE DEVELOPMENT PROCEDURE - ARTICLE IX)  
ART. IX - FLEXIBLE DEVELOPMENT PROCEDURE  
SECT. 170-903. PERMITTED USES  
A. SINGLE FAMILY DETACHED DWELLINGS  
SEC. 170-904. DENSITY STANDARDS  
BASE DENSITY = 1.1 D.U./ACRE OF TRACT AREA (SEE TRACT AREA CALCULATION)  
BONUS DENSITY = 1.5 D.U./ACRE OF TRACT AREA (MAXIMUM ACHIEVABLE)

AREA AND BULK REGULATIONS	REQUIRED	PROPOSED
MAX. NET RESIDENTIAL DENSITY	4 UNITS/ACRE	3,608 UNITS/ACRE
MIN. DISTANCE FROM CURB	30 FT.	30 FT.
MIN. DISTANCE BETWEEN BUILDINGS	30 FT.	30 FT.
MAX. BUILDING HEIGHT	3 STORES/38 FT.	<3 STORES/38 FT.
SETBACK FROM TRACT BOUNDARY	50'	50'

TRACT AREA CALCULATION	
TRACT AREA (GROSS)	2,829,474 S.F. / 64,956 ACS.(4)
EX. LEGAL R/W	4,683 S.F.
EX. UTILITY EASEMENTS	260,529 S.F.
AREA EQUAL TO 75% OF FLOODPLAIN	- 144,110 S.F.
PROHIBITIVE SLOPES	- 58,009 S.F.
WETLANDS	- 56,840 S.F.
AREA EQUAL TO 25% OF SEASONALLY HIGH WATER TABLE SOILS	- 68,836 S.F.
TRACT AREA =	2,236,692 S.F. (51,347 AC.)
BASE DENSITY (1.1 MULTIPLIER)=	56 LOTS

**OPEN SPACE**  
MINIMUM OPEN SPACE = 40% GROSS TRACT AREA

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

**PROPOSED**  
GROSS OPEN SPACE = 40.61 ACRES (62.52% GROSS TRACT AREA)  
QUALIFYING MIN. REQUIRED OPEN SPACE = 26.15 ACRES (40.26% GROSS TRACT AREA)  
QUALIFYING INCIDENTAL BONUS O.S. = 10.38 ACRES (16.00% GROSS TRACT AREA)

\*\*SEE TABLE BELOW FOR TABULATION\*\*

- REQUIRED MINIMUM COMMON OPEN SPACE (40% OF THE GROSS TRACT AREA)
- INCIDENTAL BONUS OPEN SPACE AREA
- NON-QUALIFYING OPEN SPACE (AREAS LESS THAN 75' IN WIDTH & AREAS NOT LESS THAN 0.5 ACRES OF CONTIGUOUS AREA, PUMP STATION DRIVE AND STRUCTURE)
- OPEN SPACE AREAS WITHIN FLOODPLAIN, WETLANDS, AND STEEP SLOPES GREATER THAN 25%
- AREAS USED FOR SUBSURFACE INFILTRATION WITH OPEN STORAGE ACCESSORY TO INFILTRATION FACILITIES

	Min. Required Common Open Space Area (40%)		TOTAL
	1	2	
Gross Area (Acres)	19.64	6.58	26.22
- Areas less than 75' in width	0	0	0
- Areas less than 1/2 acre	0	0	0
- Non-infiltrating SWM Facilities	0	0	0
- Pump Station and other miscellaneous impervious	0.07	0	0.07
<b>Qualifying Base Open Space</b>	<b>19.57</b>	<b>6.58</b>	<b>26.15</b>
			<b>40.26%</b>

Floodplain	2.78	2.28	5.06
Area of 25%+ Slopes	1.25	0.57	1.82
Wetland/Waterbodies	1.74	0	1.74
Area of Floodplain, wetland, slope > 25% in Min. Required Common Open Space (Max. 50% allowed)	<b>5.77</b>	<b>2.85</b>	<b>8.62</b>
			<b>32.96%</b>

	Bonus Open Space Area					TOTAL
	B1	B2	B3	B4	B5	
Gross Area (Acres)	4.58	3.92	1.93	4.11	0.56	15.1
- Areas less than 75' in width	0.27	0.49	1.15	1.30	0	3.21
- Areas less than 1/2 acre	0	0	0	0	0	0
- Floodplain	0	0	0	0	0	0
- Area of 25%+ Slopes (including proposed)	0	0.27	0	0.46	0.12	0.85
- Wetland/Waterbodies	0	0	0	0.06	0	0.06
- Impervious Surfaces	0	0	0	0	0	0
- Stormwater Facilities	0	0	0	0	0	0
<b>Qualifying Bonus Open Space</b>	<b>4.31</b>	<b>3.16</b>	<b>0.78</b>	<b>2.29</b>	<b>0.44</b>	<b>10.98</b>
						<b>16.96%</b>

\*B4 excludes 40' wide access easement

**AREA AVAILABLE FOR ACTIVE RECREATION**  
NET TRACT AREA = 2,236,692 S.F.  
AREA REQUIRED (100' NET TRACT AREA) X 10% = 223,669 SF -OR- 5.13 ACRES  
AREA SUITABLE FOR ACTIVE RECREATION = 5.86 ACRES

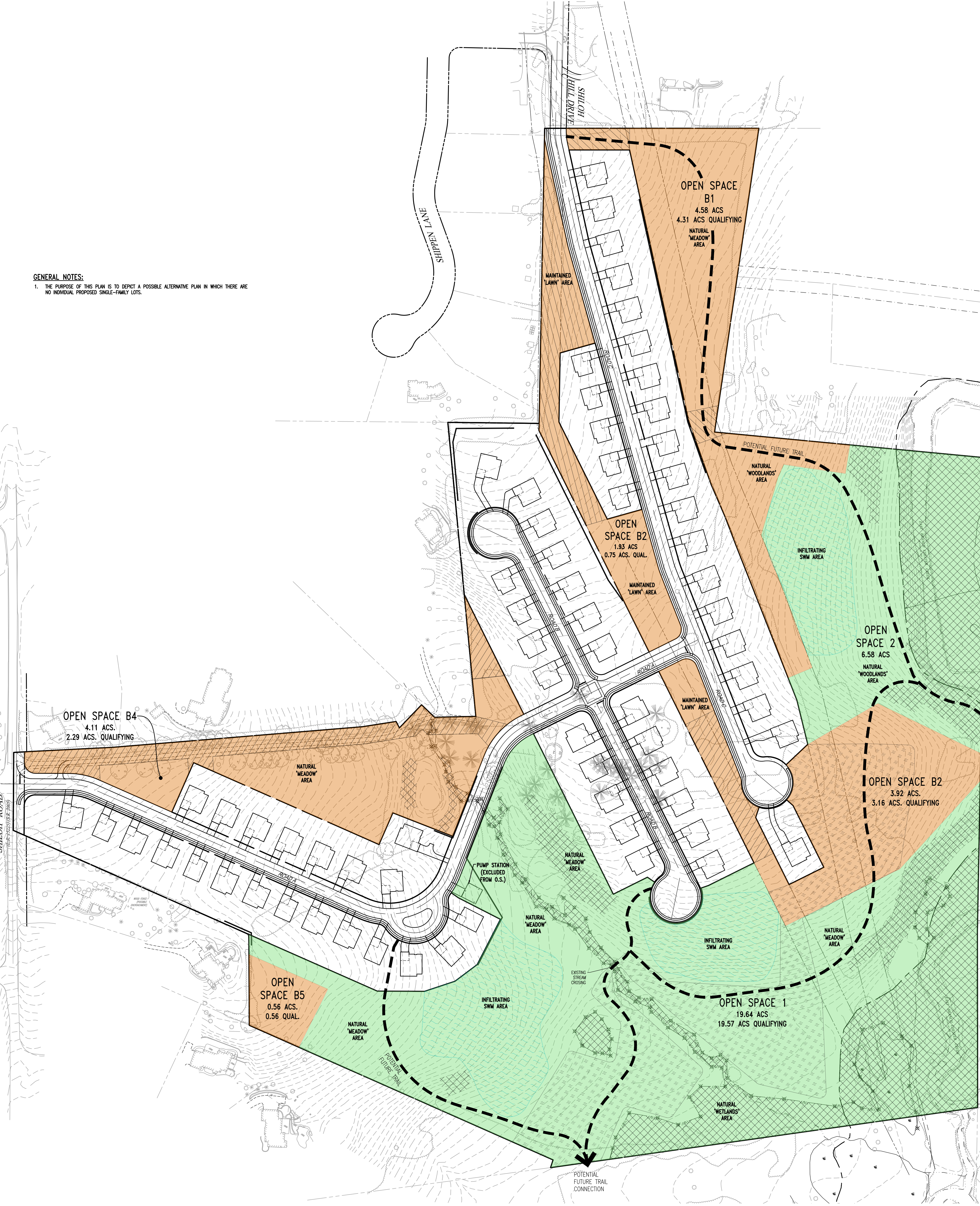
**DENSITY CALCULATION**  
BASE DENSITY: 1.1 D.U./AC TRACT AREA  
BONUS DENSITY: +0.075 D.U. / 25% OF ADDITIONAL OPEN SPACE = (16,908 EXTRA) = 0.075 \* 3 = 0.225 BONUS  
MAXIMUM DENSITY = 1.1 + 0.225 = 1.325 D.U. \* 51,347 ACS. = 68,103 LOTS ACHIEVABLE

RESIDENTIAL LOT AREA 18,390 ACRES  
PROPOSED LOTS 68  
DENSITY 3,588 S.F./AC  
AVERAGE SIZE 0.270 ACRES

**PRECAUTIONARY STEEP SLOPES (15-25%)**  
GROSS TRACT AREA = 64,956 ACS (2,829,474 SF)  
25% OF THE GROSS TRACT AREA = 707,368 SF  
AREA OF PRECAUTIONARY STEEP SLOPES = 486,376 SF < 25% OF THE TRACT AREA  
THEREFORE SECTION 170-402.3(V) DOES NOT APPLY

**GENERAL NOTES:**  
1. THE PURPOSE OF THIS PLAN IS TO DEPICT A POSSIBLE ALTERNATIVE PLAN IN WHICH THERE ARE NO INDIVIDUAL PROPOSED SINGLE-FAMILY LOTS.

- 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.
  - PROP. SPOT ELEV.
  - EX. SOILS TYPE
  - PROP. SOILS TYPE
  - EX. CONC. CURB
  - PROP. CONC. CURB
  - EX. CONC. CURB
  - PROP. CONC. CURB
  - 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. TELE. LINE
  - PROP. TELE. LINE
  - EX. ELEC. LINE
  - PROP. ELEC. LINE
  - EX. GUY ANCHOR
  - PROP. 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**



**ALTERNATIVE SITE PLAN WITH NO LOTS**

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

CONDITIONAL USE  
**ALTERNATIVE SITE PLAN WITH NO LOTS**

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  
CADD FILE: 1013 SHILOH No Lots Option.dwg  
PLOTTER: 09/29/21  
DRAWING NO.: C01.1B  
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