

RESIDENTIAL DEVELOPMENT

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

DRAWING INDEX

Table with columns: SHEET NUMBER, DRAWING NUMBER, SHEET TITLE. Lists drawings from C01.1 to C01.18 including Overall Site Plan, Site Plans, Grading Feasibility Plans, Profiles, Construction Details, and Landscaping Plans.

TRACT AREA CALCULATION table showing Tract Area (Gross), Ex. Legal R/W, Area Equal to 75% of Floodplain, and Tract Area (Net).

OPEN SPACE table showing Minimum Open Space, Gross Open Space, and Qualifying Incremental Bonus O.S.

DENSITY CALCULATION table showing Base Density, Bonus Density, and Maximum Density.

RESIDENTIAL LOT AREA table showing Proposed Lots, Density, and Average Size.

PRECAUTIONARY STEEP SLOPES (15-25%)
GROSS TRACT AREA = 64,956 ACS (2,829,474 SF)
25% OF THE GROSS TRACT AREA = 16,239 ACS

LEGEND table listing symbols for property lines, easements, contours, utility lines, and floodplains.

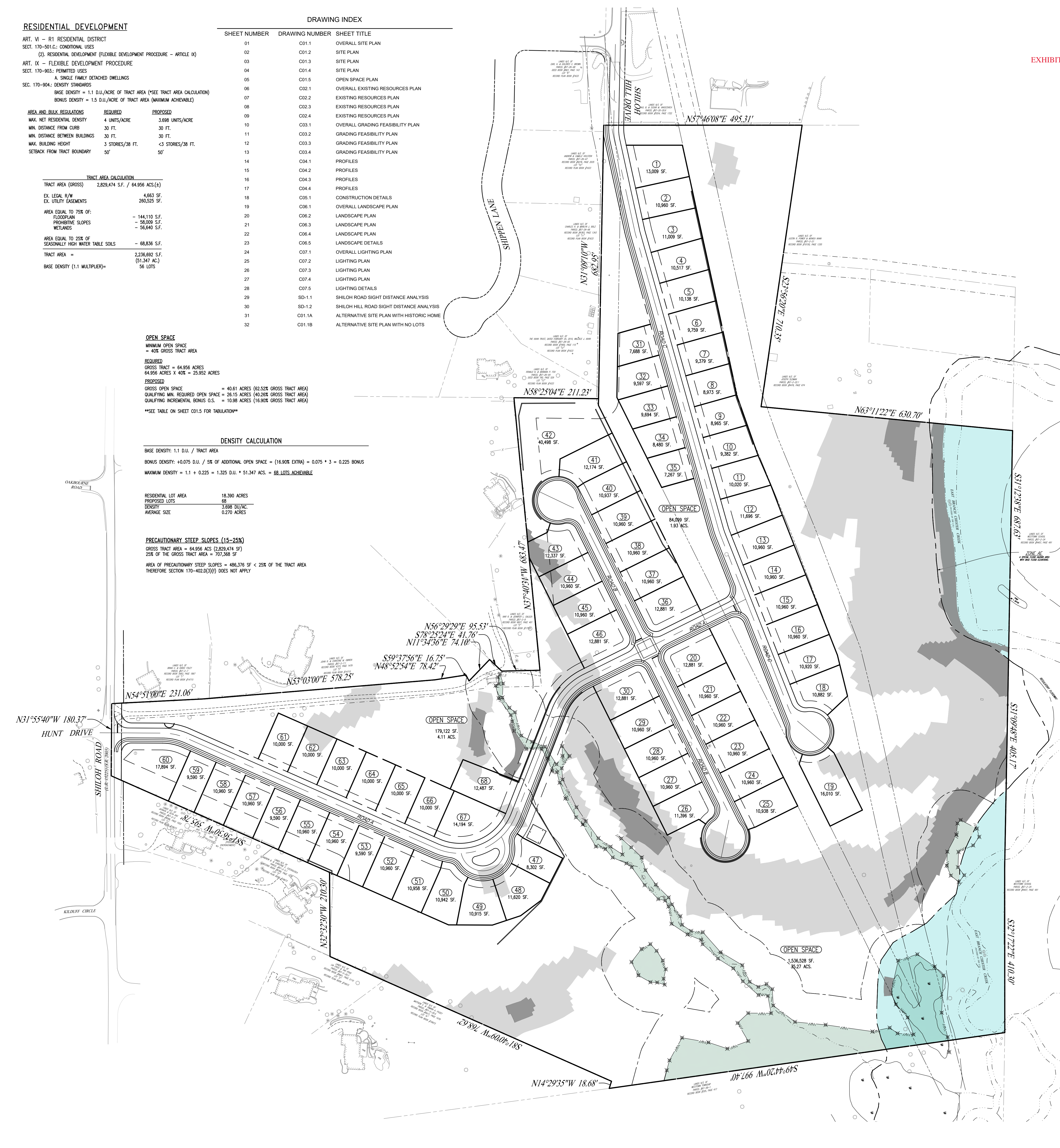
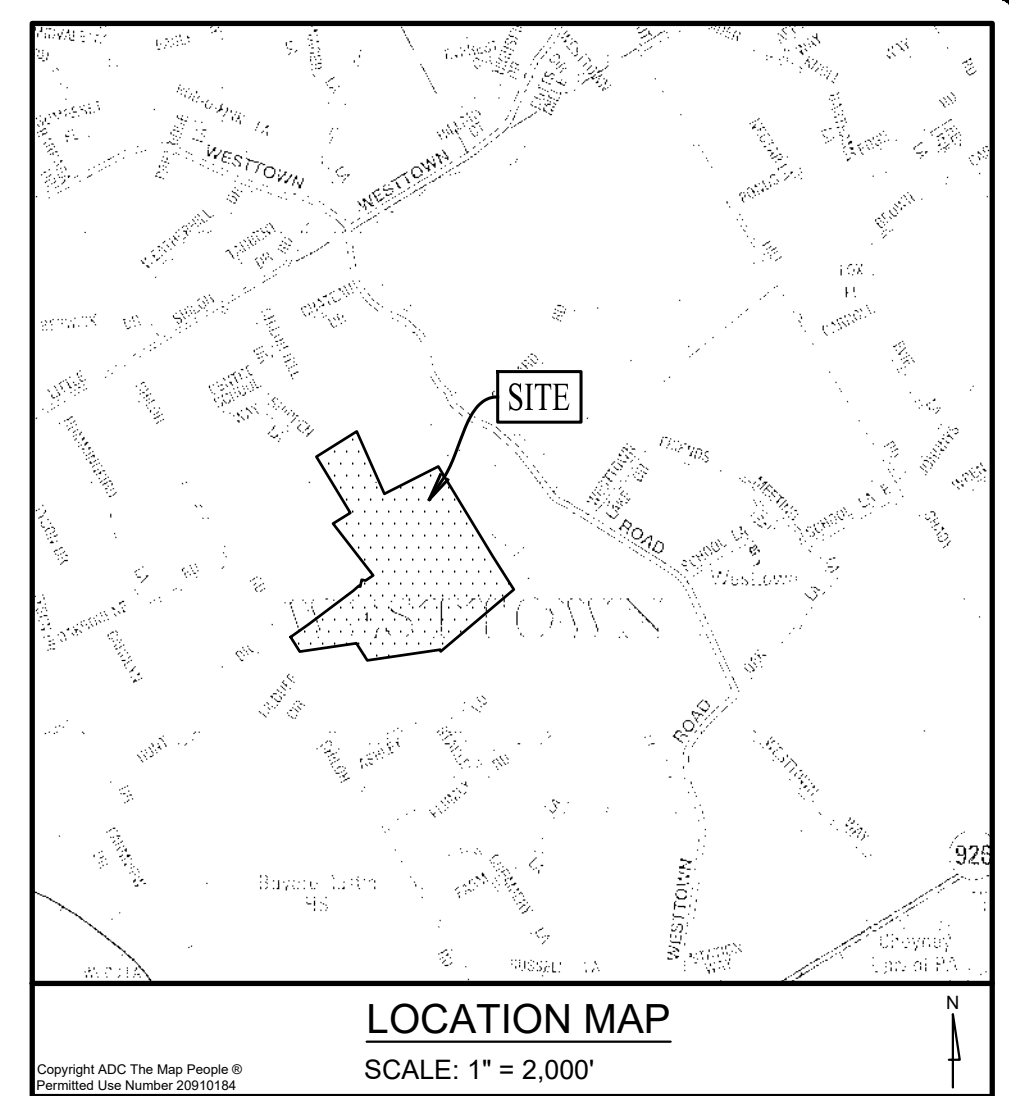


EXHIBIT A-15

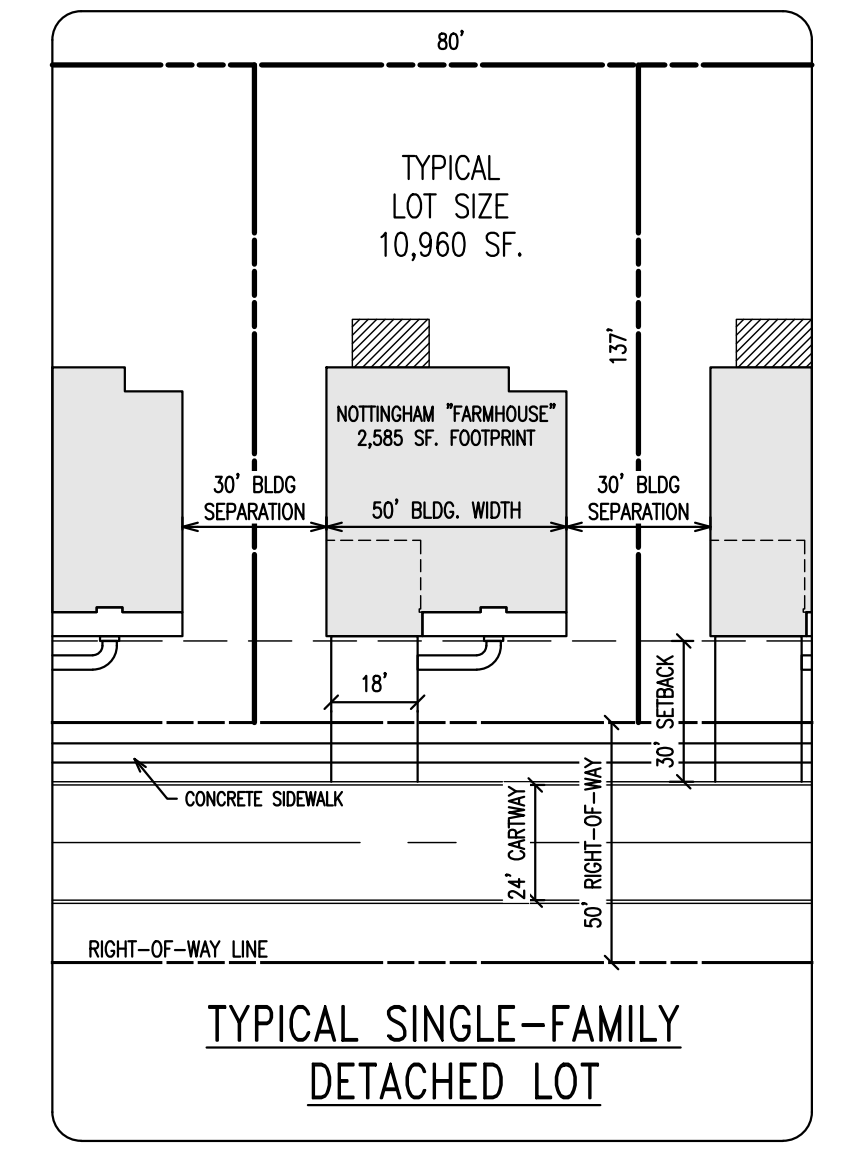


GENERAL NOTES

- List of 27 general notes detailing site information, survey data, utility requirements, and construction standards.

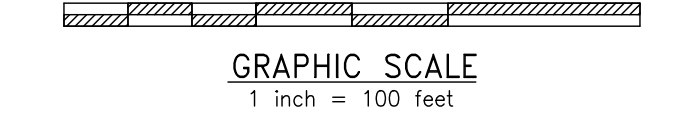
REFERENCE PLAN(S)

- List of 6 reference plans including subdivision and engineering plans.



OVERALL SITE PLAN

SCALE: 1" = 100'



RECORD OWNER/APPLICANT: FOX CLEARING, LLC



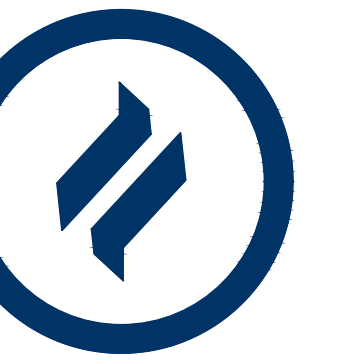
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

Table with columns: REV, DATE, DESCRIPTION. Revision history table.

Table with columns: REV, DATE, DESCRIPTION. Revision history table.

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

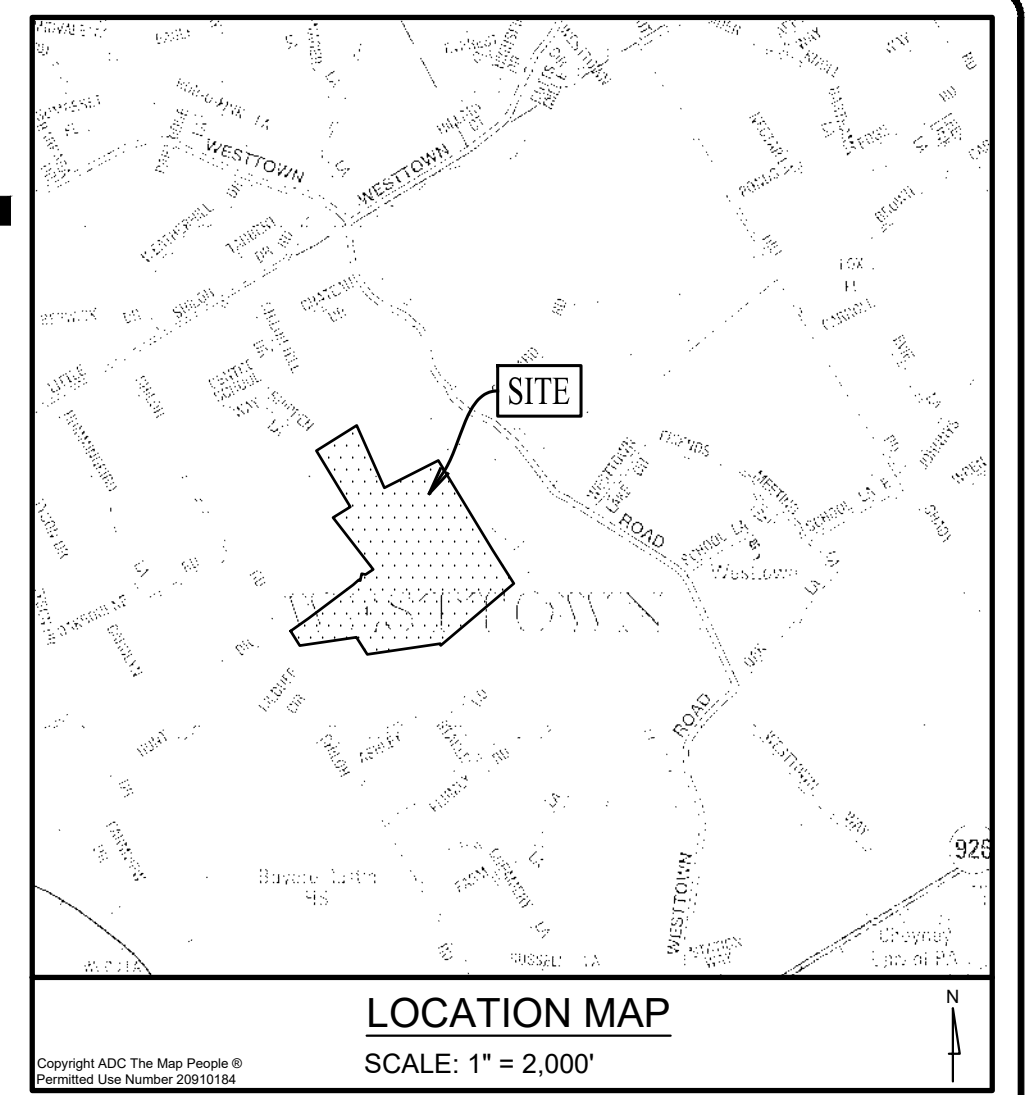
Table with columns: DATE, SCALE, DRAWN BY, CHECKED BY, PROJECT NO., CAD FILE, PLOTTED, DRAWING NO., SHEET. Project metadata table.



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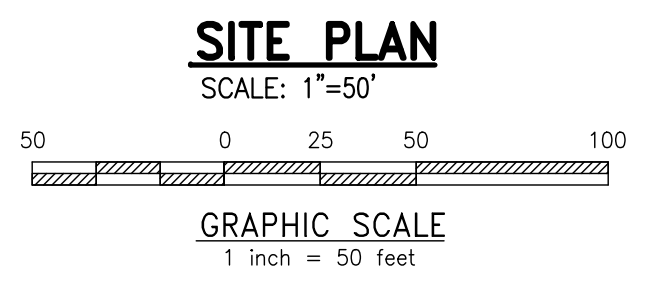
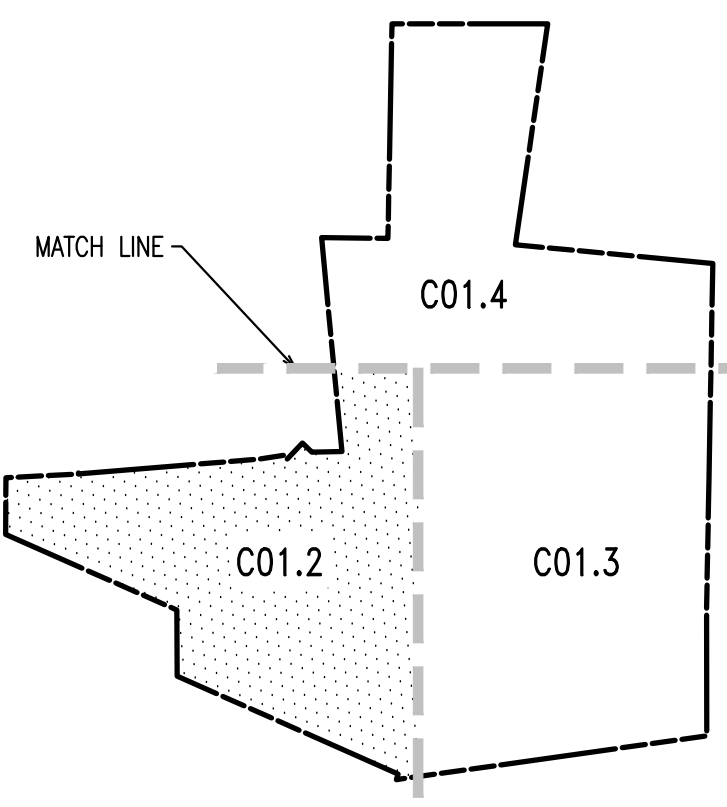
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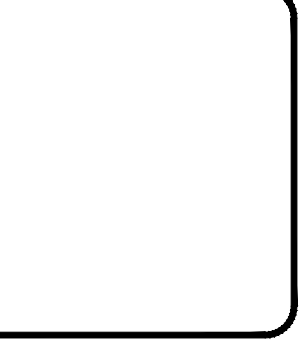
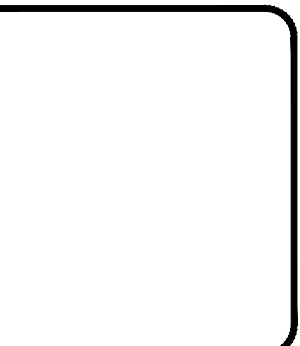
MATCHLINE - SEE SHEET C01.4



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)



- 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. METADANS
 - 242 EXISTING CONTOUR
 - 123.00 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
 - EX. PARKING SPACES
 - PROP. PARKING SPACES
 - EX. TELE. LINE
 - PROP. TELE. LINE
 - EX. ELEC. LINE
 - PROP. ELEC. LINE
 - EX. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. GAS LINE
 - PROP. GAS LINE
 - EX. GAS VALVE
 - PROP. GAS VALVE
 - EX. STORM SEWER LINE
 - PROP. STORM SEWER LINE
 - EX. STORM INLET
 - PROP. STORM INLET
 - EX. STORM INLET ID
 - PROP. STORM INLET ID
 - EX. SEEPAGE BED
 - PROP. SEEPAGE BED
 - EX. SANITARY SEWER LINE
 - PROP. SAN. SEWER LINE
 - EX. SAN. SEWER LATERAL
 - PROP. SAN. SEWER LATERAL
 - EX. SANITARY MH. ID
 - PROP. SANITARY MH. ID
 - EX. WATER LINE
 - PROP. WATER LINE
 - EX. WATER LATERAL
 - PROP. WATER LATERAL
 - EX. FIRE WATER LINE
 - PROP. FIRE WATER LINE
 - EX. WATER VALVE
 - PROP. WATER VALVE
 - EX. HYDRANT
 - PROP. HYDRANT
 - EX. MANHOLE
 - PROP. MANHOLE
 - ZONE AE FLOODPLAIN
 - 15% - 25% SLOPES
 - 25%+ SLOPES
 - WETLANDS

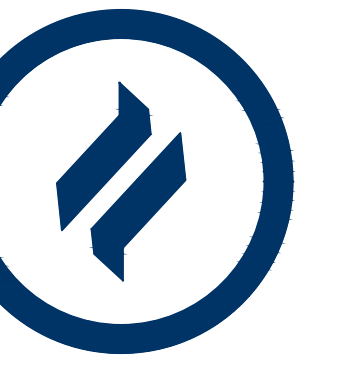


REV.	DATE	DESCRIPTION
1	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
3	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
4		
5		
6		
7		
8		

CONDITIONAL USE
SITE PLAN

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

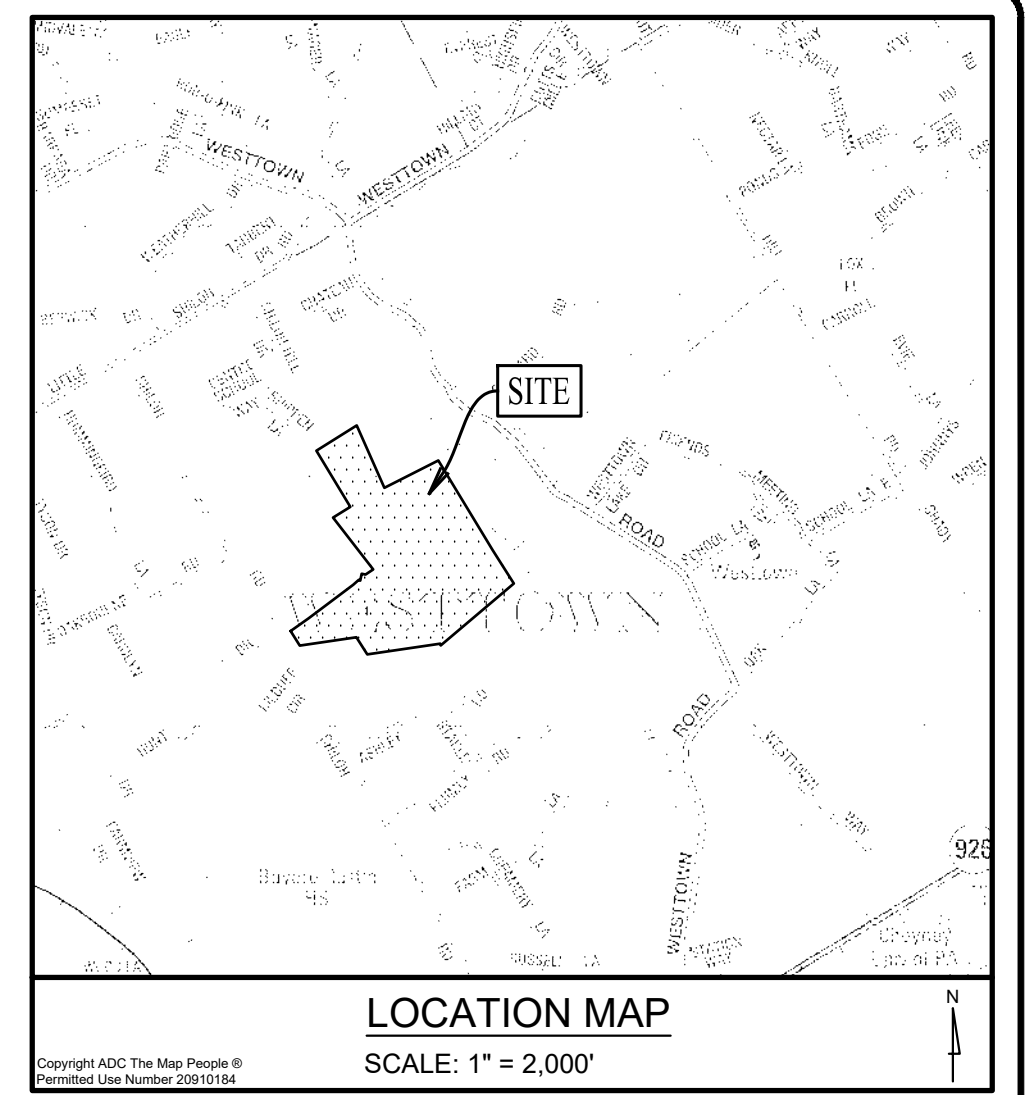
DATE: 4/30/21
SCALE: 1"=50'
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CHECKED BY: DMG
PROJECT NO.: 3868
CAD FILE: 01 SITE PLAN.dwg
PLOTTER: 09/29/21
DRAWING NO.: C01.2
SHEET 02 of 32



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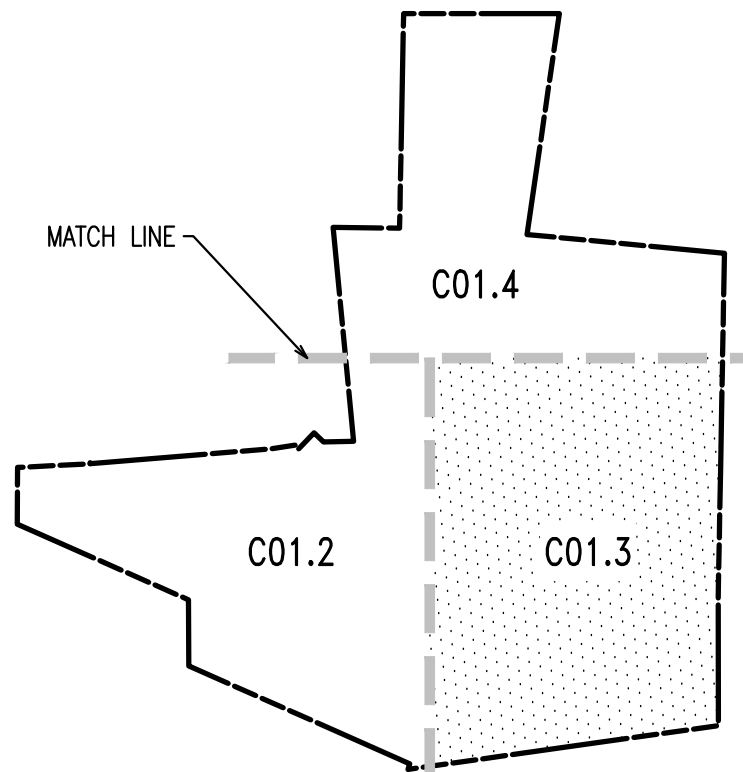
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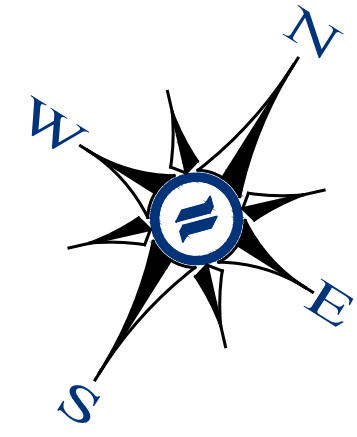
LOCATION MAP

SCALE: 1" = 2,000'

MATCHLINE - SEE SHEET C01.4



KEY MAP
N.T.S.



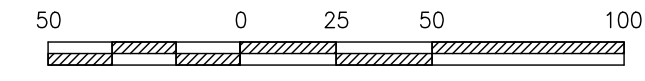
LEGEND

- 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
- 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 C01.2

SITE PLAN

SCALE: 1" = 50'



GRAPHIC SCALE

1 inch = 50 feet

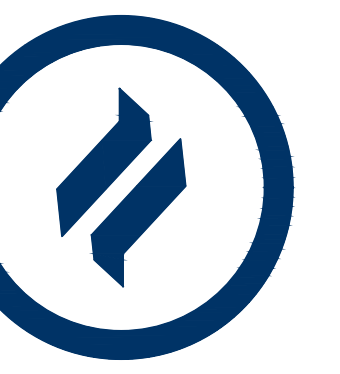
CONDITIONAL USE
SITE PLAN

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

DATE: 4/30/21
SCALE: 1" = 50'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
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PLOTTER: 09/29/21
DRAWING NO.: C01.3
SHEET 03 of 32

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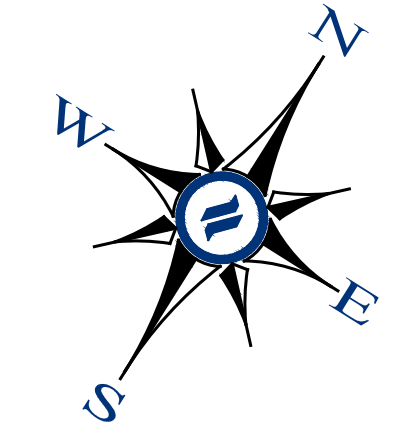
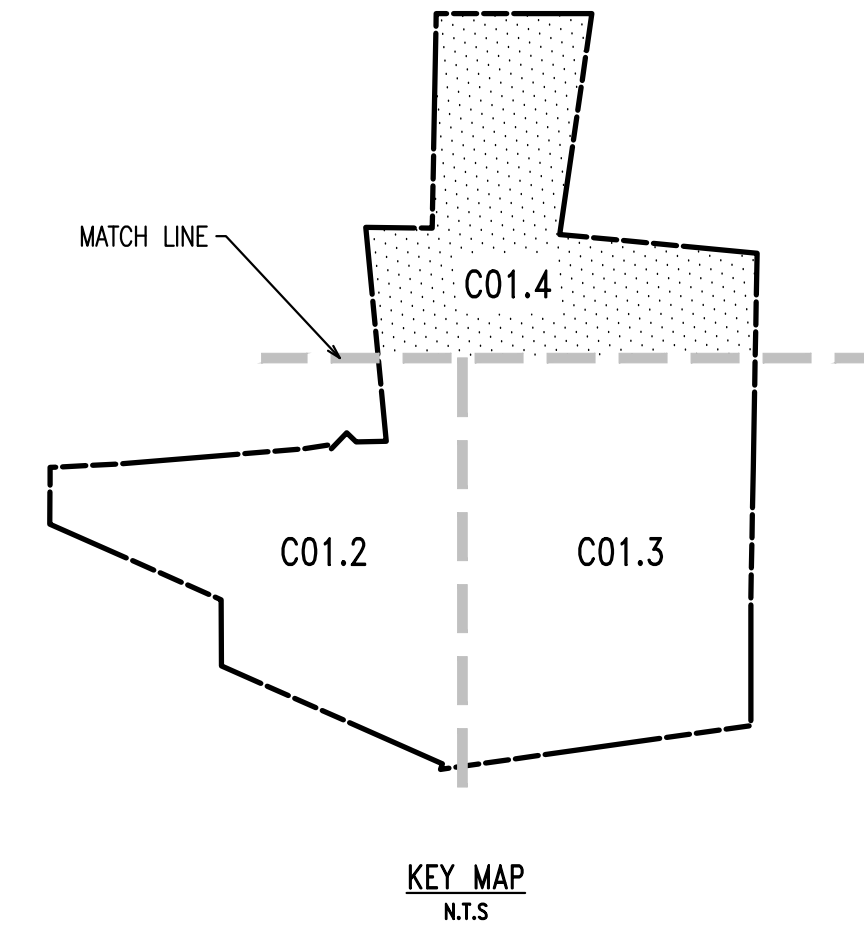
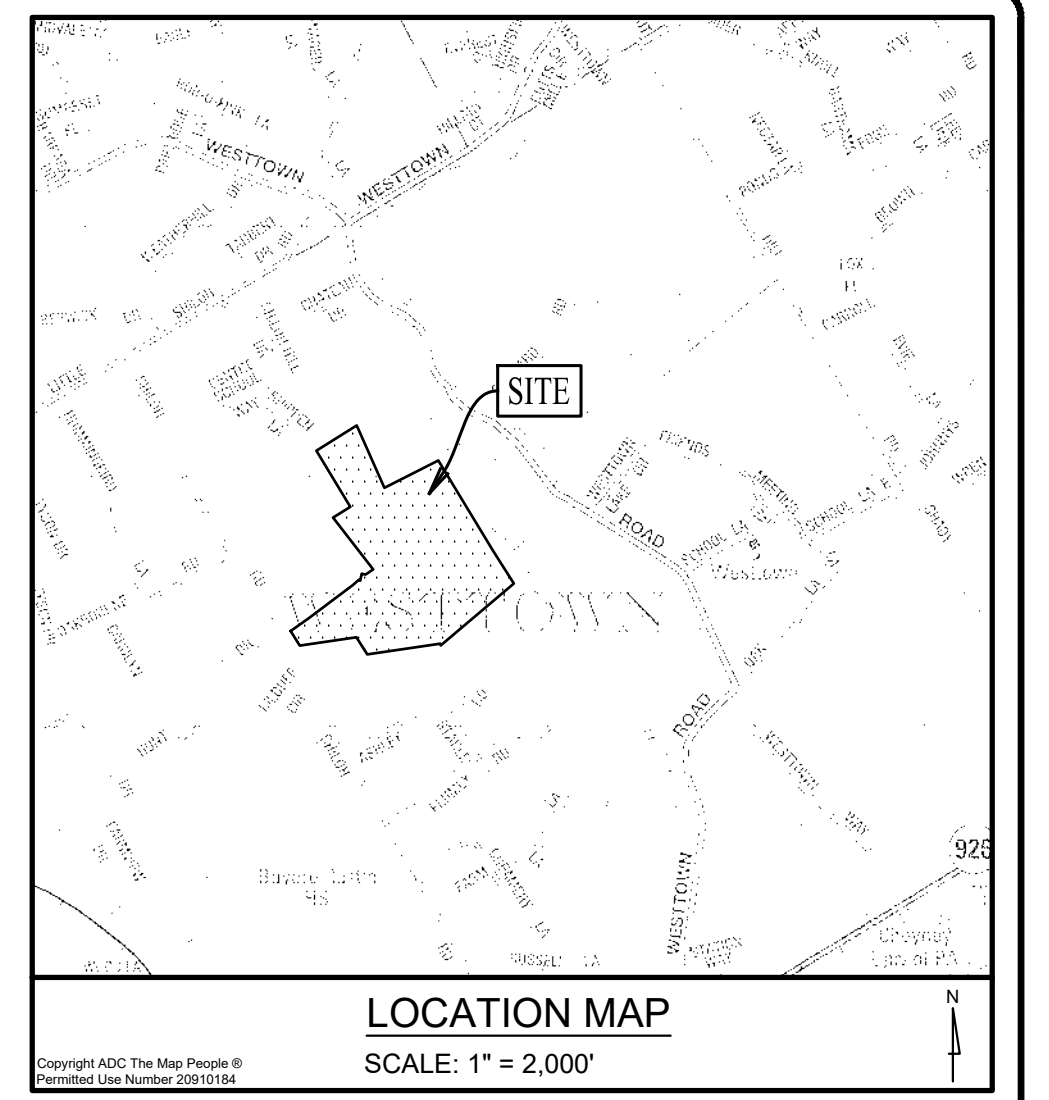
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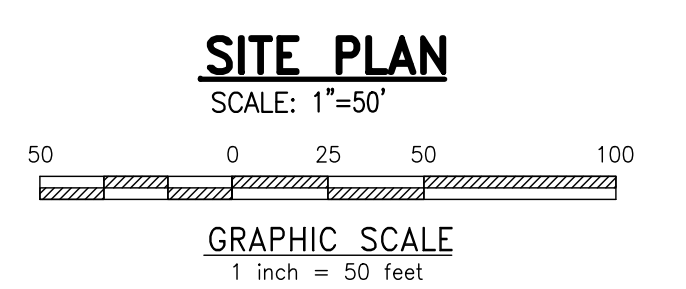
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LEGEND

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- PROP. EASEMENT
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- 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:	IN 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 LEAS 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 UNIT 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 BE PROVIDED 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 LEAS FOR ANY UNPAID COST INCURRED BY THE TOWNSHIP.

THE LEVEL OF MAINTENANCE REQUIRED WITHIN THE COMMON OPEN SPACE IS RELATED TO THE TYPE OF USE. PASSIVE RECREATION AND NATURAL RESOURCE AREAS SUCH AS WOODED AREAS, WETLANDS, AND STREAM CORRIDORS WILL BE MAINTAINED AS CLOSE TO THEIR EXISTING CONDITIONS AS POSSIBLE WITH LIMITED MANAGEMENT.

THE OPEN SPACE AREAS SHALL BE MAINTAINED AS FOLLOWS:

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 COMMUNITY 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 BROADCAST 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 (SILKY DOGWOOD, GRAY DOGWOOD, AND RED OSER DOG WOOD), VIRGINIA SWEETSPHERE, ALBERS, 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

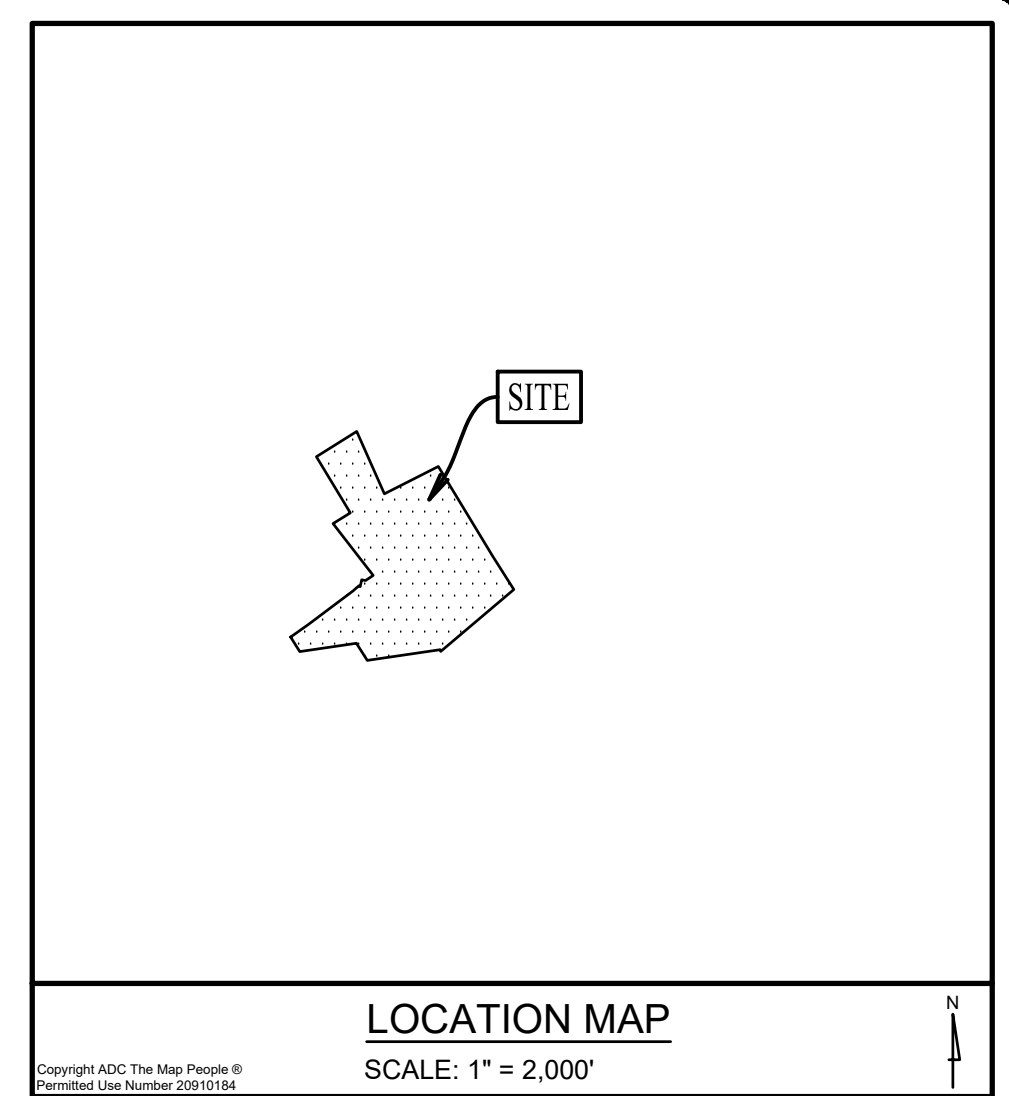
THE COMMON OPEN SPACE AREAS SHALL SERVE AS AREAS FOR PASSIVE AND INFORMAL ACTIVE RECREATION. THESE AREAS ARE LOCATED THROUGHOUT THE COMMUNITY AND WILL GENERALLY BE KEPT AS MEADOW AND/OR LAWN AREAS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREAS TO ENSURE THAT THESE AREAS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

LEGEND

- EX. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- EX. MONUMENT
- EX. IRON PIPE
- EX. IRON PIPE
- EX. EASEMENT
- EX. EASEMENT
- 242 EXISTING CONTOUR
- 123.00 PROPOSED CONTOUR
- 123.00 EXISTING SPOT ELEV.
- 123.00 NEW SPOT ELEV.
- GEB2 SOILS TYPE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EX. EXIST. PARKING SPACES
- PROP. PARKING SPACES
- TO BE REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
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- EX. STORM SEWER LINE
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- PROP. SAN. SEWER LATERAL
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- EX. WATER LATERAL
- PROP. WATER LATERAL
- EX. FIRE WATER LINE
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE



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OPEN SPACE

MINIMUM OPEN SPACE = 40% GROSS TRACT AREA

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

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. = 10.86 ACRES (16.66% 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

	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
Qualifying Base Open Space	19.57	6.58	26.15
			40.26%

	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
Qualifying Bonus Open Space	4.31	3.16	0.78	2.29	0.44	10.98
						16.96%

*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 S.F. OR ~ 5.13 ACRES

■ AREA SUITABLE FOR ACTIVE RECREATION - 5.86 ACRES

OPEN SPACE B4
4.11 ACS.
2.29 ACS. QUALIFYING

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
NATURAL 'MEADOW' AREA

OPEN SPACE B2
3.92 ACS.
3.16 ACS. QUALIFYING

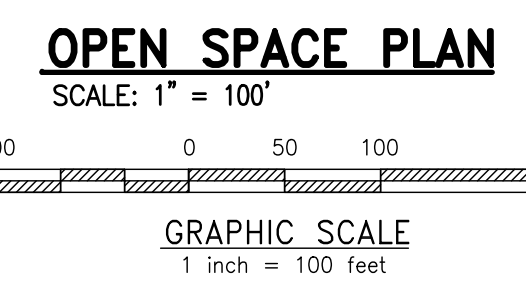
OPEN SPACE 1
19.64 ACS
19.57 ACS QUALIFYING

OPEN SPACE B5
0.56 ACS.
0.56 QUAL.

CONDITIONAL USE OPEN SPACE PLAN

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

DATE: 4/30/21
SCALE: 1"=100'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
CAD FILE: SITE PLAN.dwg
PLOTTED: 09/29/21
DRAWING NO.: C01.5
SHEET 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 (NOMINALLY SATED SOILS)
Gdb	GLAUCOUS GRANULEY LOAM, 3 TO 8 PERCENT SLOPES (NOMINALLY SATED SOILS)
Gdc	GLAUCOUS GRANULEY LOAM, 8 TO 19 PERCENT SLOPES (NOMINALLY SATED SOILS)
Gdf	GLAUCOUS GRANULEY LOAM, 8 TO 25 PERCENT SLOPES (NOMINALLY SATED SOILS)
Ha	HARDING SILT LOAM
MaD	MARSH SILT LOAM, 15 TO 25 PERCENT SLOPES
LvB	SPRAW LAND GLAUCOUS 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
- 125.00 PROPOSED CONTOUR
- × 125.00 EXISTING SPOT ELEV.
- × 125.00 NEW SPOT ELEV.
- GEB2 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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 Fax: (610) 918-9003

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

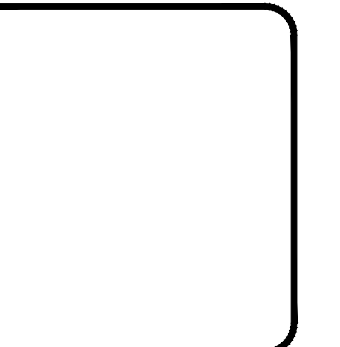
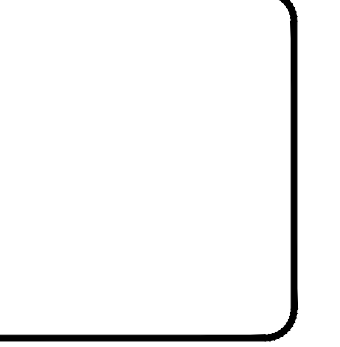
DATE: 4/30/21
 SCALE: 1"=100'
 DRAWN BY: ADM
 CHECKED BY: DWG
 PROJECT NO: 3868
 PLOTTER: OVERALL EXISTING RESOURCES PLAN.dwg
 PLOTTED: 09/29/21
 DRAWING NO: C02.1
 SHEET 06 OF 32



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

CONDITIONAL USE
EXISTING RESOURCES PLAN

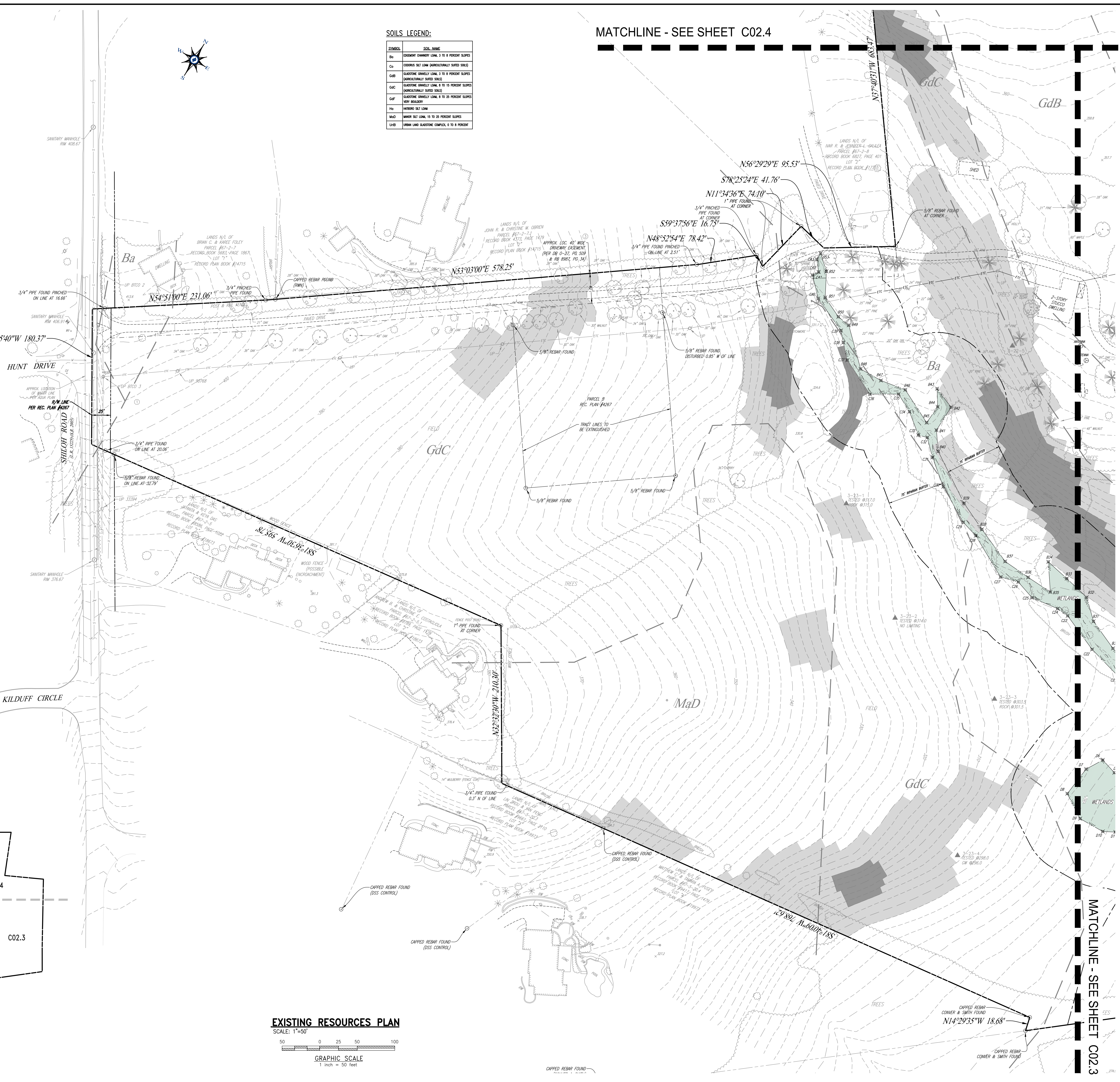
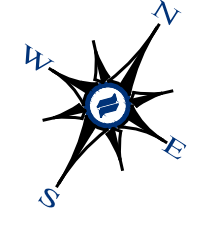
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

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

MATCHLINE - SEE SHEET C02.4

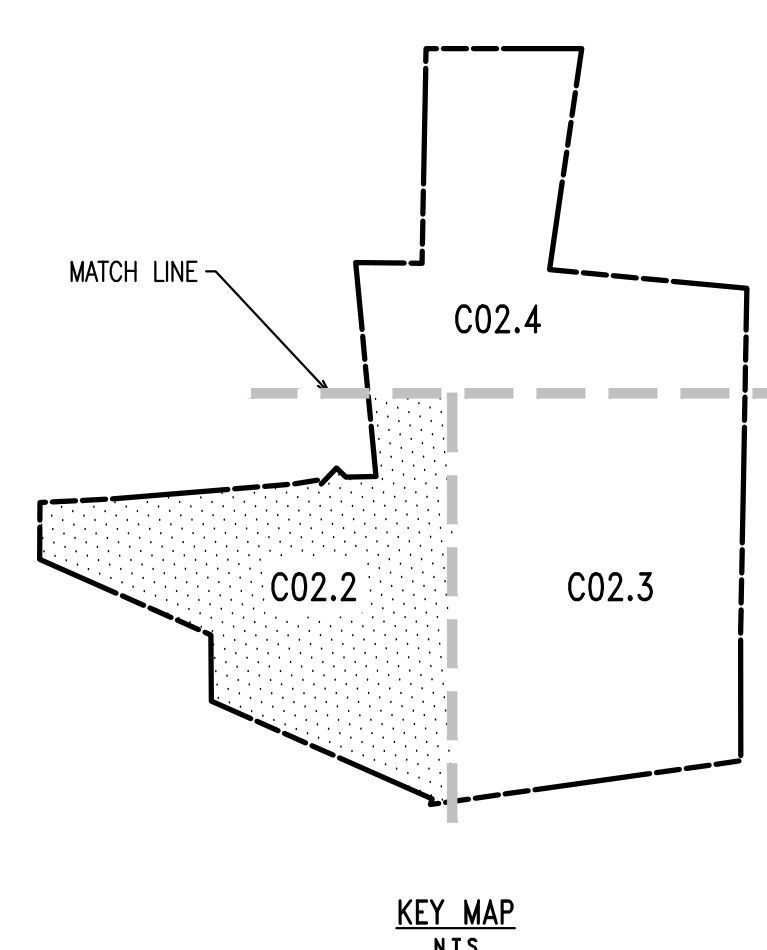
SOILS LEGEND:

SYMBOL	SOIL NAME
Ba	EXCERPT CHANNY LOAM, 3 TO 8 PERCENT SLOPES
Co	COONROCK Silt LOAM (APPROXIMATELY SLOPES 3 TO 8 PERCENT)
GdB	GLAUCOSE GANGLY LOAM, 3 TO 8 PERCENT SLOPES (APPROXIMATELY SLOPES 3 TO 8 PERCENT)
GdC	GLAUCOSE GANGLY LOAM, 8 TO 15 PERCENT SLOPES (APPROXIMATELY SLOPES 8 TO 15 PERCENT)
GdF	GLAUCOSE GANGLY LOAM, 8 TO 15 PERCENT SLOPES (VERY BOLD)
MaD	MARION Silt LOAM, 15 TO 25 PERCENT SLOPES
LtB	URBAN 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. WETLANDS
---	242 EXISTING CONTOUR
---	PROPOSED CONTOUR
X	EXISTING SPOT ELEV.
X	NEW SPOT ELEV.
GEB2	SOILS TYPE
---	SOILS LINE
---	EX. CONC. CURB
---	PROP. CONC. CURB
---	EX. 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. 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



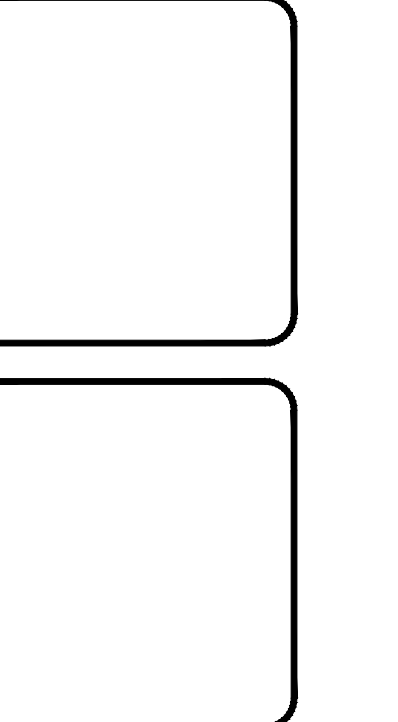
EXISTING RESOURCES PLAN
SCALE: 1"=50'
GRAPHIC SCALE
1 inch = 50 feet



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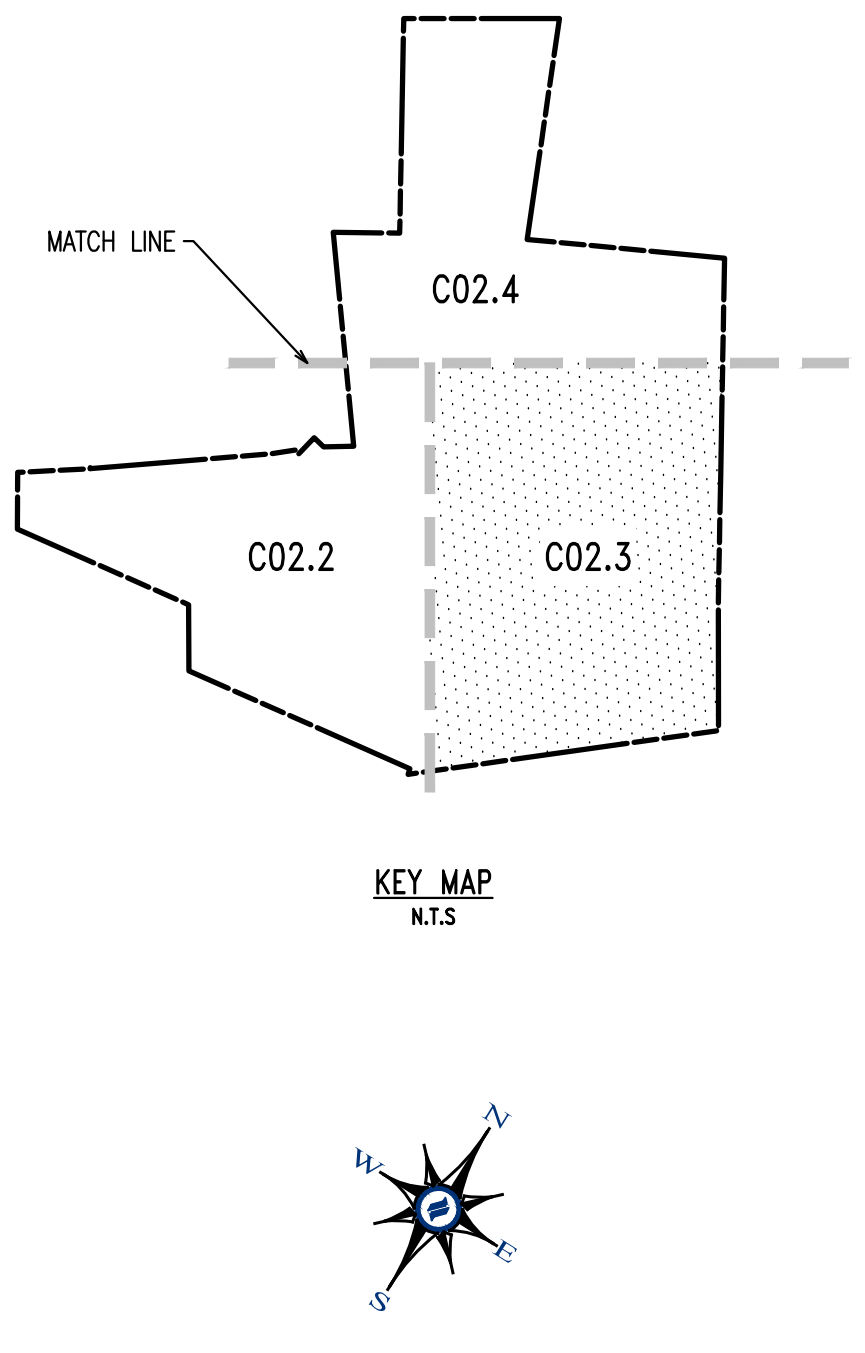
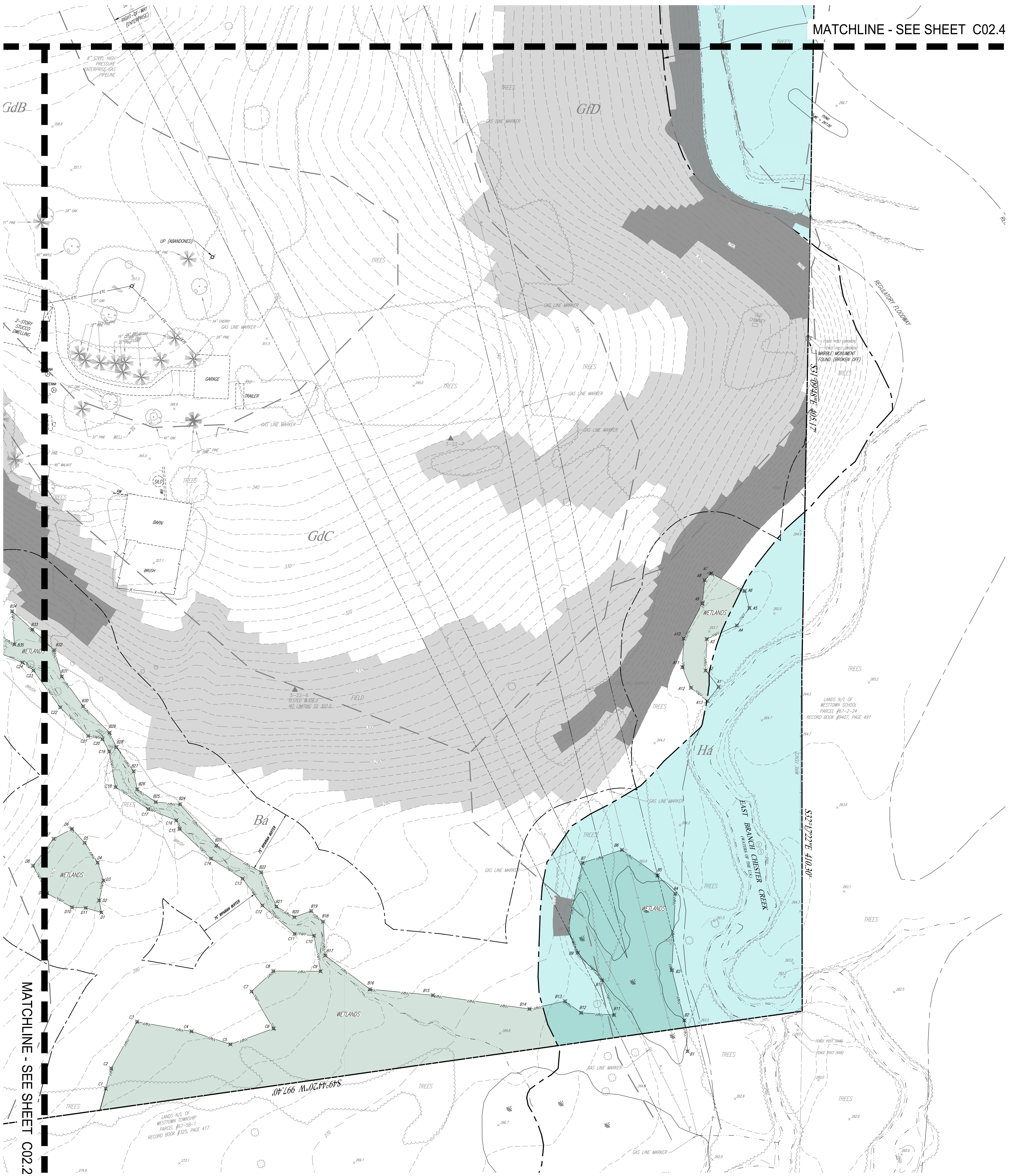
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West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



REV.	DATE	REVISION PER TOWNSHIP CONSULTANTS' COMMENTS	DESCRIPTION
8			
7			
6			
5			
4			
3	08/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS	
2			
1	08/17/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS	

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

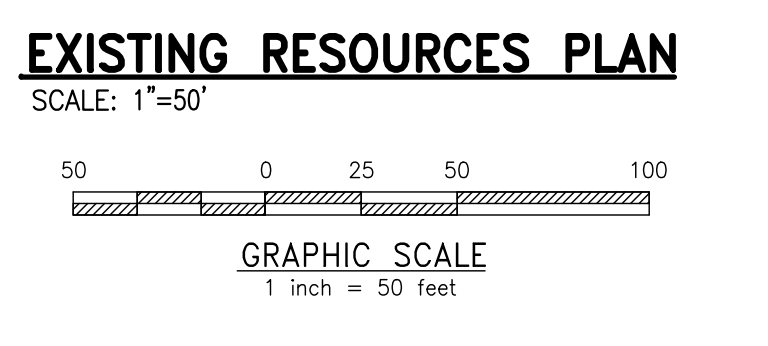
DATE:	4/30/21
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	EXISTING RESOURCES PLAN.dwg
PLOTTED:	09/29/21
DRAWING NO.:	C02.3
SHEET:	08 of 32

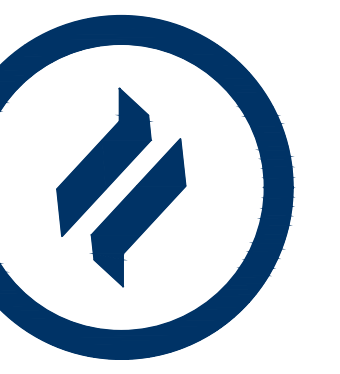


- LEGEND**
- EX. PROPERTY LINE
 - PROP. PROPERTY LINE
 - EX. RIGHT-OF-WAY
 - PROP. RIGHT-OF-WAY
 - EX. MONUMENT
 - PROP. MONUMENT
 - EX. IRON PIPE
 - PROP. IRON PIPE
 - EX. EASEMENT
 - PROP. EASEMENT
 - EX. WETLANDS
 - PROP. WETLANDS
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SPOT ELEV.
 - NEW 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	CLAYEY SANDY LOAM, 3 TO 8 PERCENT SLIPS
Cs	CLAYEY SILTY LOAM (MODERATELY SLOPED SLOPE)
GdC	CLAYEY SANDY LOAM, 3 TO 8 PERCENT SLOPES (MODERATELY SLOPED SLOPE)
GdC	CLAYEY SANDY LOAM, 8 TO 15 PERCENT SLOPES (MODERATELY SLOPED SLOPE)
GdF	CLAYEY SANDY LOAM, 8 TO 25 PERCENT SLOPES (VERY SLOPED)
Hs	INTERMEDIATE LOAM
MsD	SANDY SILT LOAM, 15 TO 25 PERCENT SLOPES
LHs	HEAVY SANDY CLAYEY LOAM, 8 TO 15 PERCENT

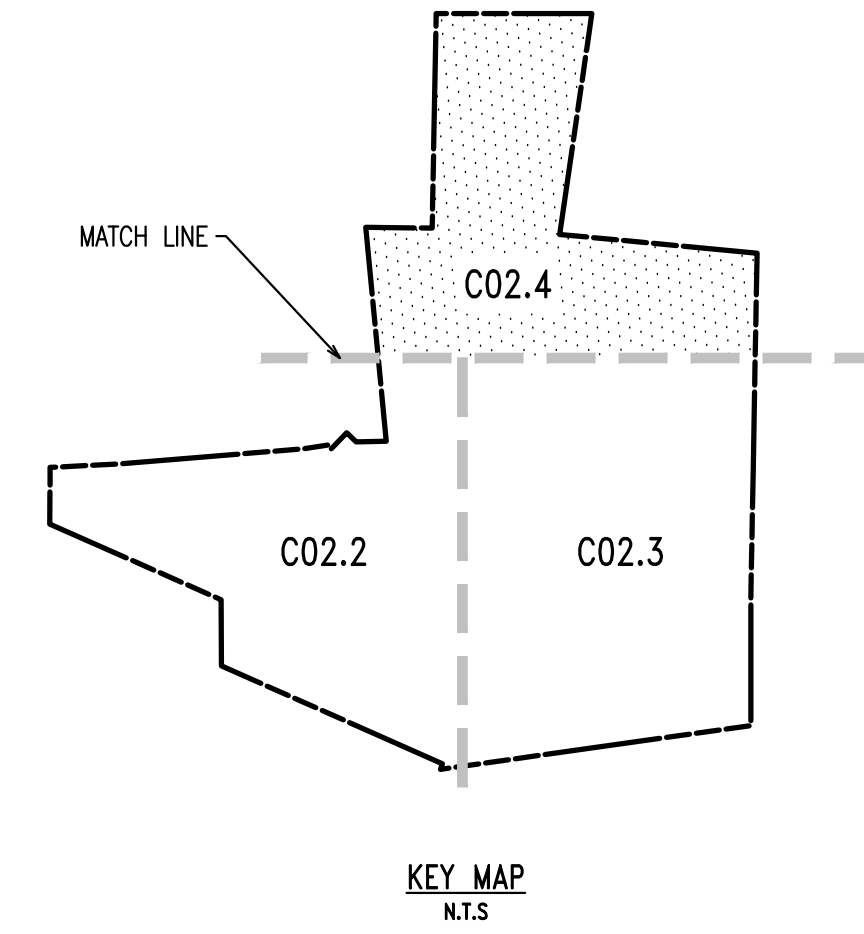




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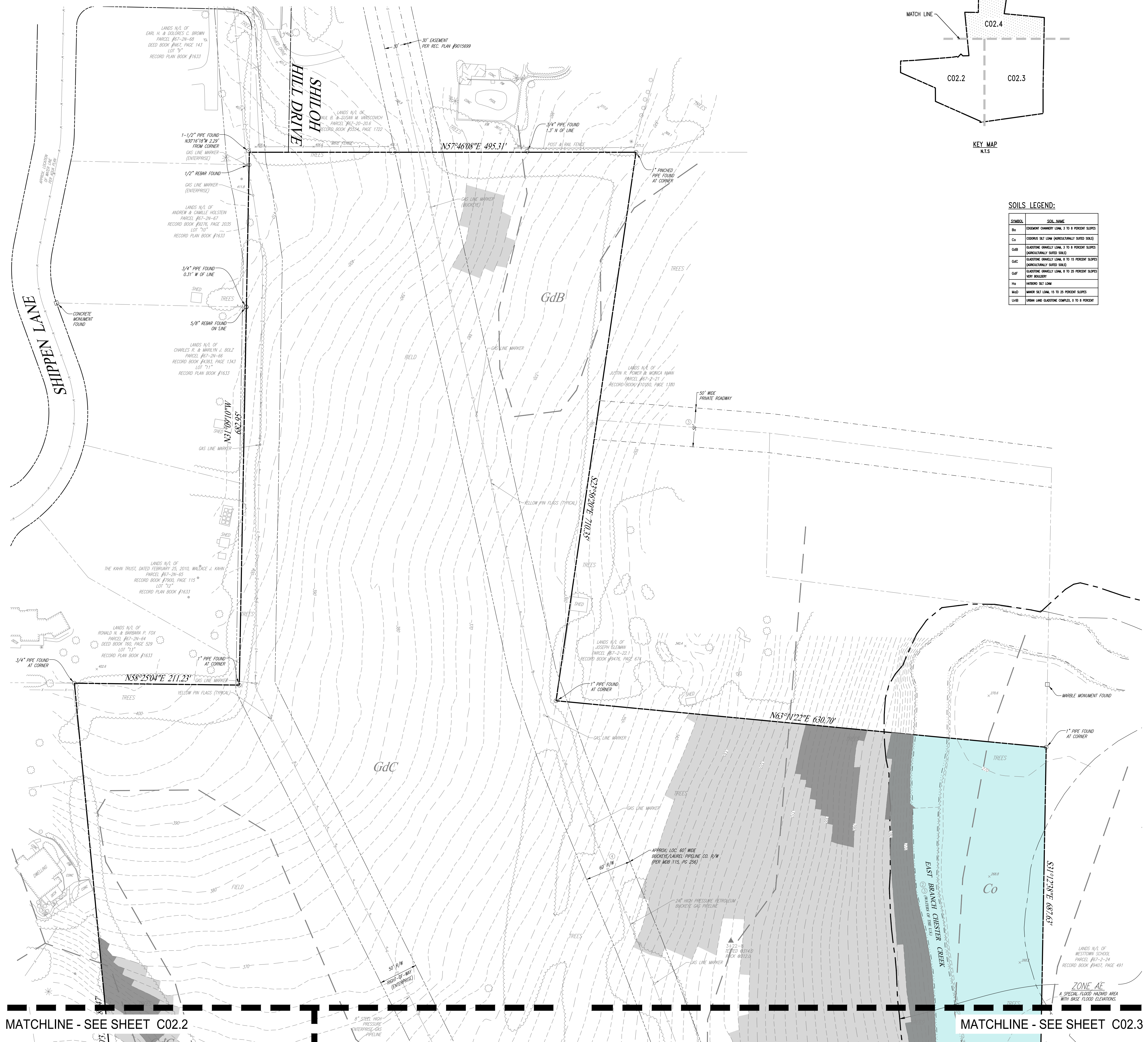


SOILS LEGEND:

SYMBOL	SOIL NAME
Bs	EDGEWATER SANDY LOAM, 3 TO 6 PERCENT SLOPES
Co	COOPERS Silt LOAM (AGRICULTURALLY SAVED SOILS)
GdC	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)
Gf	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. WETLANDS
- 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
- 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
- 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
- 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

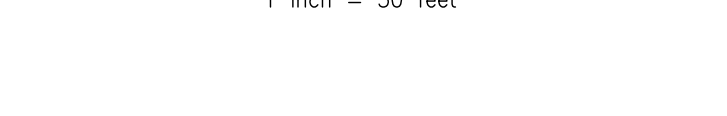


MATCHLINE - SEE SHEET C02.2

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