

DLHowell

Civil Engineering  
Land Planning  
Environmental  
www.DLHowell.com

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

**GRADING & UTILITY GENERAL NOTES:**

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFIC BUILDING PERMIT PLAN FOR EACH INDIVIDUAL LOT.
7. 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.
8. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
9. 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).
10. SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM D.L. HOWELL & ASSOC., INC.
11. 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.
12. 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.
13. IF CONDITIONS ON THE GROUND DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY IN WRITING THE ENGINEER OF RECORD.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BARRICADES OF OPEN EXCAVATIONS.
15. 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.
16. 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.
17. 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.
18. THE PAVED AREAS WITHIN THE RIGHT-OF-WAY, THAT ARE DISTURBED DURING LATERAL INSTALLATION, SHALL BE MILLED AND OVERLAD WITH WEARING COURSE.
19. 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.)
20. 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.
21. ALL STORM SEWER SHALL BE INSTALLED IN ACCORDANCE WITH WESTTOWNSHIP STANDARDS AND PENNDOT PUBLICATION 408 SPECIFICATIONS.
22. 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.
23. 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.
24. 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.
25. WHEREVER POSSIBLE, WATER SERVICE PIPING SHOULD CROSS ABOVE SANITARY OR STORM SEWER PIPING WITH THE MINIMUM 18" VERTICAL CLEARANCE. A CONCRETE ENCASUREMENT MUST BE UTILIZED WHEREVER THE 18" VERTICAL CLEARANCE CANNOT BE PROVIDED.
26. A 10' MINIMUM HORIZONTAL SEPARATION DISTANCE AND A 18" MINIMUM VERTICAL SEPARATION DISTANCE SHALL BE PROVIDED BETWEEN THE GRAVITY SANITARY SEWERS AND WATER MAINS. A CONCRETE ENCASUREMENT MUST BE UTILIZED WHEREVER THE 18" VERTICAL CLEARANCE CANNOT BE PROVIDED.
27. 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%.
28. 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	DOLOMIT CHALKY LOAM, 3 TO 8 PERCENT SLOPES
Cs	DOLOMIT SILT LOAM (APPROXIMATELY SATED SOILS)
GCB	GLAUCOUS GRAY LOAM, 3 TO 8 PERCENT SLOPES (APPROXIMATELY SATED SOILS)
GAC	GLAUCOUS GRAY LOAM, 8 TO 15 PERCENT SLOPES (APPROXIMATELY SATED SOILS)
GAF	GLAUCOUS GRAY LOAM, 8 TO 25 PERCENT SLOPES (APPROXIMATELY SATED SOILS)
Ms	MEDIUM SILT LOAM
Md	MEDIUM SILT LOAM, 10 TO 25 PERCENT SLOPES
LHd	LEHM LOAM GLAUCOUS CLAY, 8 TO 8 PERCENT

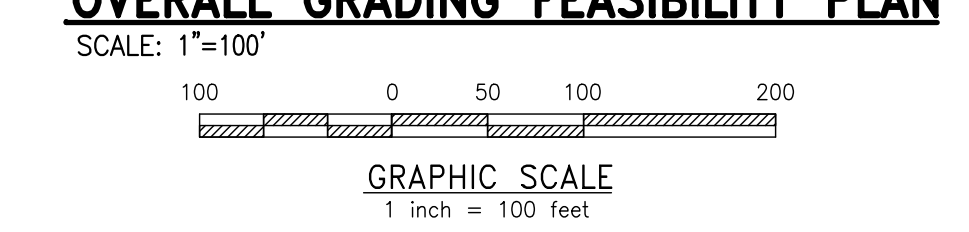
**LEGEND**

- 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
- EX. 242 EXISTING CONTOUR
- 242 EXISTING CONTOUR
- 242 PROPOSED CONTOUR
- EX. 123.00 EXISTING SPOT ELEV.
- 123.00 NEW SPOT ELEV.
- EX. GEB2 SOILS TYPE
- GEB2 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
- 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. 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

FORCE MAIN TO EXTEND SOUTHWARD 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.

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

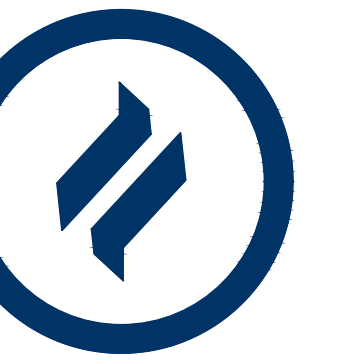
**OVERALL GRADING FEASIBILITY PLAN**



**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 OF PRELIMINARY GRADING FEASIBILITY PLAN:	09/29/21
DRAWING NO.:	C03.1
SHEET:	10 of 32

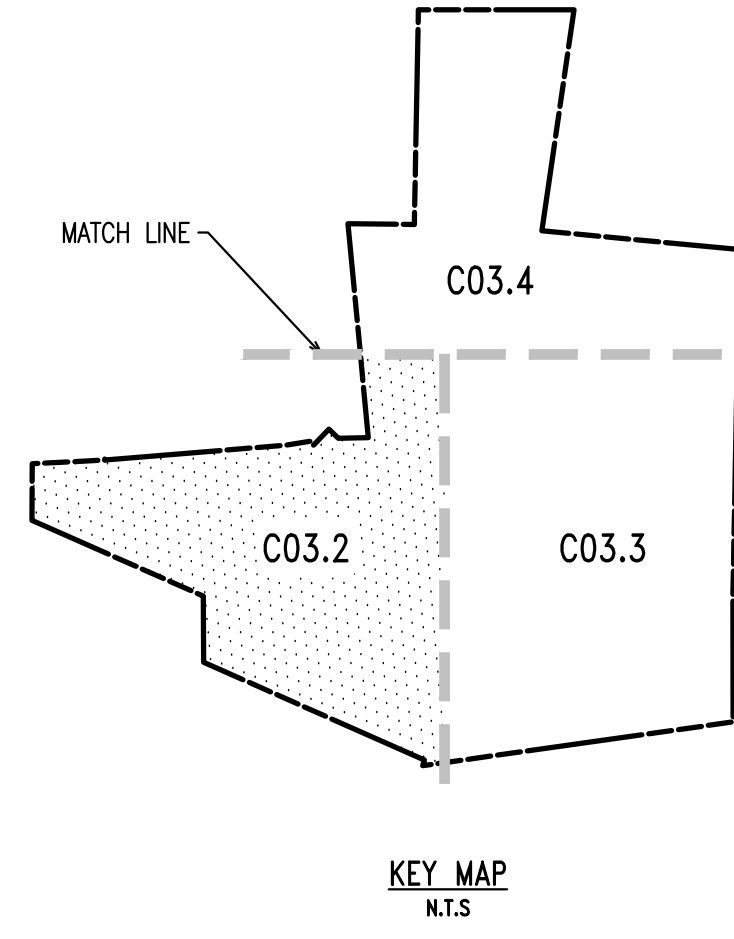
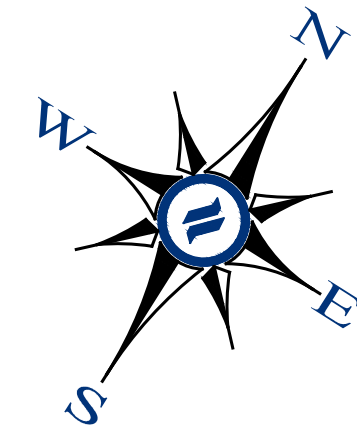


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MATCHLINE - SEE SHEET C03.4



SOILS LEGEND:

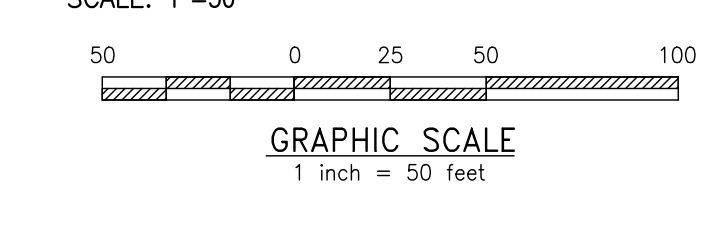
SYMBOL	SOIL NAME
Ba	EXCESSIVE SANDY LOAM, 3 TO 8 PERCENT SLOPES
Ca	COARSE Silt LOAM (APPROXIMATELY SLOPED SITES)
CB	CLAYSTONE GRASSY LOAM, 3 TO 8 PERCENT SLOPES (APPROXIMATELY SLOPED SITES)
CAC	CLAYSTONE GRASSY LOAM, 8 TO 15 PERCENT SLOPES (APPROXIMATELY SLOPED SITES)
CAF	CLAYSTONE GRASSY LOAM, 8 TO 15 PERCENT SLOPES (VERY BOLDLY)
Hs	MEDIUM Silt LOAM
Md	MEDIUM Silt LOAM, 15 TO 25 PERCENT SLOPES
LvB	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. RELIANCE
---	PROP. RELIANCE
---	EX. EXISTING CONTOUR
---	PROP. PROPOSED CONTOUR
---	EX. EXISTING SPOT ELEV.
---	PROP. NEW SPOT ELEV.
---	EX. SOILS TYPE
---	PROP. SOILS TYPE
---	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
---	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
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---	PROP. GAS VALVE
---	EX. STORM SEWER LINE
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---	EX. STORM INLET
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---	EX. SANITARY SEWER LINE
---	PROP. SAN. SEWER LINE
---	EX. SAN. SEWER LATERAL
---	PROP. SAN. SEWER LATERAL
---	EX. SANITARY MH. ID
---	PROP. SANITARY MH. ID
---	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
---	EX. FLOODPLAIN
---	PROP. FLOODPLAIN
---	EX. 15%+ SLOPES
---	PROP. 15%+ SLOPES
---	EX. 25%+ SLOPES
---	PROP. 25%+ SLOPES
---	EX. WETLANDS
---	PROP. 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



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 PREVIOUS EDITION:	09/29/21	
DATE OF THIS EDITION:	09/29/21	
REVISION:		
NO.	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

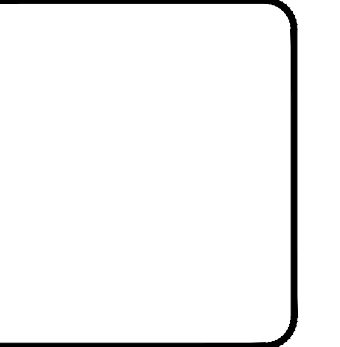
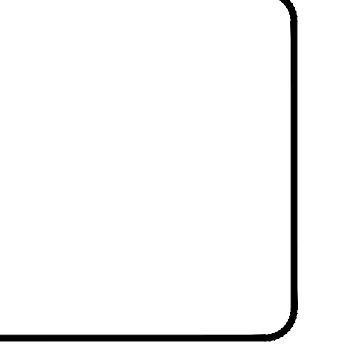
DRAWING NO. C03.2  
SHEET 11 of 32



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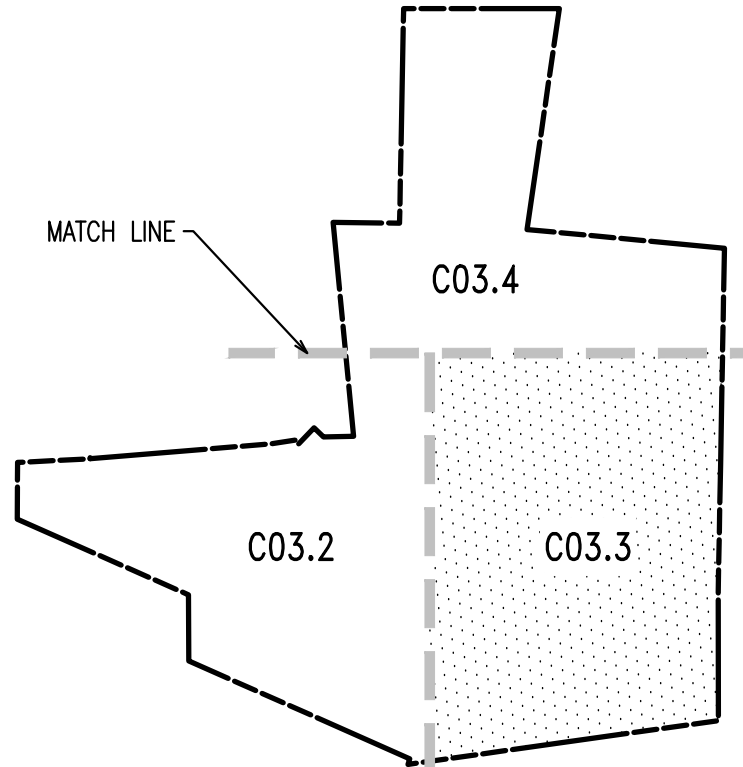


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2	08/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
3	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
4		
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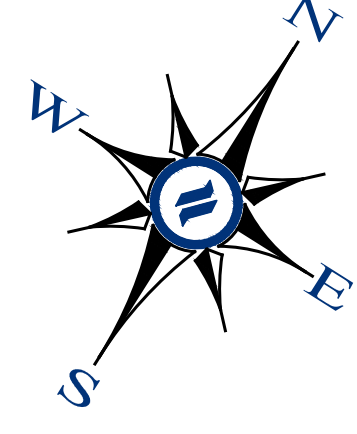
CONDITIONAL USE  
**GRADING FEASIBILITY PLAN**  
CLIENT: FOX CLEARING, LLC  
PROJECT: STOKES ESTATE  
LOCATION: 1013 SHILOH ROAD  
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE: 4/30/21  
SCALE: 1"=50'  
DRAWN BY: ADM  
CHECKED BY: DWG  
PROJECT NO.: 3868  
DATE FILED: 09/29/21  
FILED IN: GRADING FEASIBILITY PLAN.dwg  
DRAWING NO.: C03.3  
SHEET 12 of 32

MATCHLINE - SEE SHEET C03.4



KEY MAP  
N.T.S.



**SOILS LEGEND:**

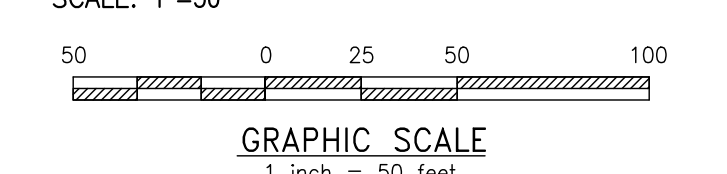
SYMBOL	SOIL NAME
SU	SEDIMENT CHANNELY LOAM, 3 TO 8 PERCENT SLOPES
CU	COARSE Silt LOAM (NONCOMPACTLY SORTED SOILS)
GUB	GLAUDESTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES (AGRICULTURALLY SORTED SOILS)
GAC	GLAUDESTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES (AGRICULTURALLY SORTED SOILS)
GUF	GLAUDESTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES (VERY BOLDFOOT)
NU	HEAVY SAND LOAM
MUD	MEDIUM Silt LOAM, 15 TO 25 PERCENT SLOPES
LWB	URBAN LAND GLAUDESTONE COMPLEX, 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
- EX. WETLANDS
- 242 EXISTING CONTOUR
- 1250 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
- EXIST. PARKING SPACES
- PROP. PARKING SPACES
- (TO) EX. 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
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- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
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- PROP. SAN. SEWER LATERAL
- EX. SANITARY MH. ID
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- 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'

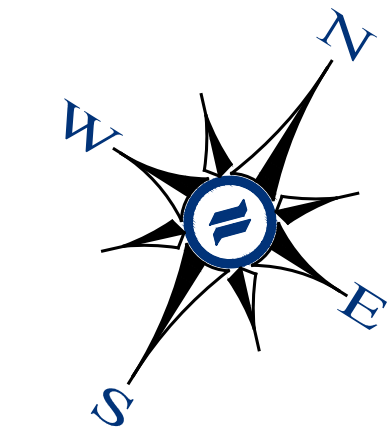
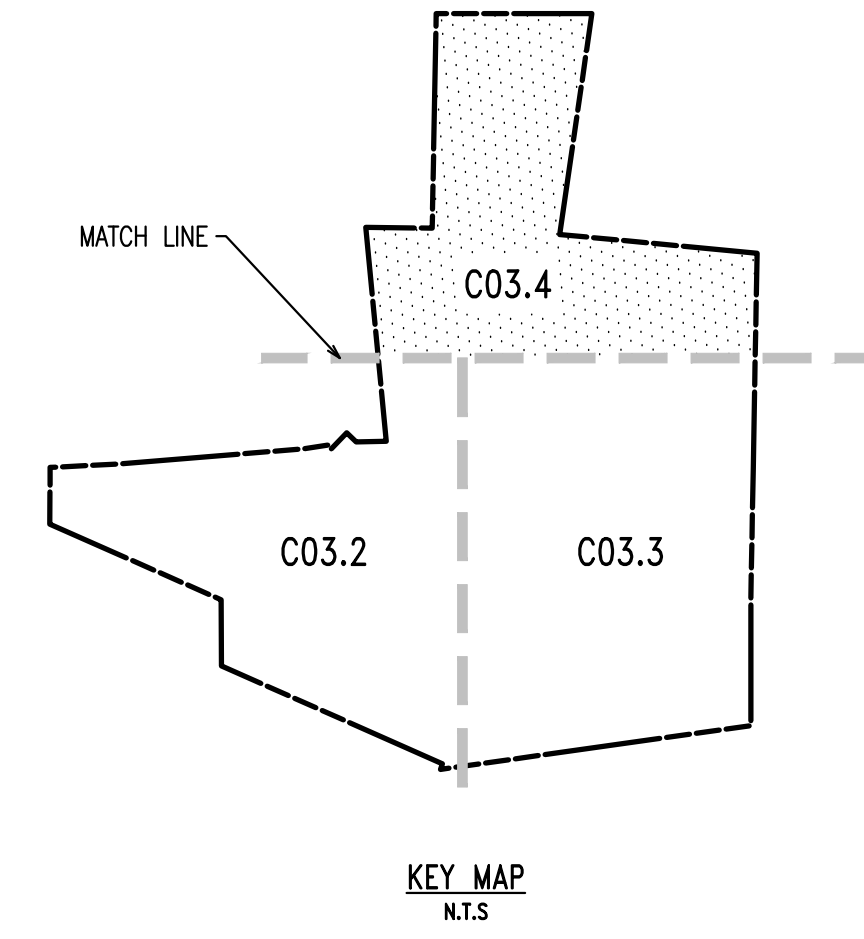




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SOILS LEGEND:

SYMBOL	SOIL TYPE
Shaded area	CRACKED CLAY LOAM, 1 TO 8 PERCENT SLOPES
Shaded area	CLAYSHALLOWS (SILT LOAM) INTERMEDIATELY SLOPED SLOPES
Shaded area	CLAYSHALLOWS (SILT LOAM) 1 TO 8 PERCENT SLOPES (ADJACENTIALLY SLOPED SLOPES)
Shaded area	CLAYSHALLOWS (SILT LOAM) 8 TO 15 PERCENT SLOPES (ADJACENTIALLY SLOPED SLOPES)
Shaded area	CLAYSHALLOWS (SILT LOAM) 8 TO 15 PERCENT SLOPES (KEY BOUNDARY)
Shaded area	INTERMEDIATE SILT LOAM
Shaded area	INTERMEDIATE SILT LOAM, 15 TO 25 PERCENT SLOPES
Shaded area	SHALLOW LOAM CLAYSHALLOWS, 8 TO 8 PERCENT

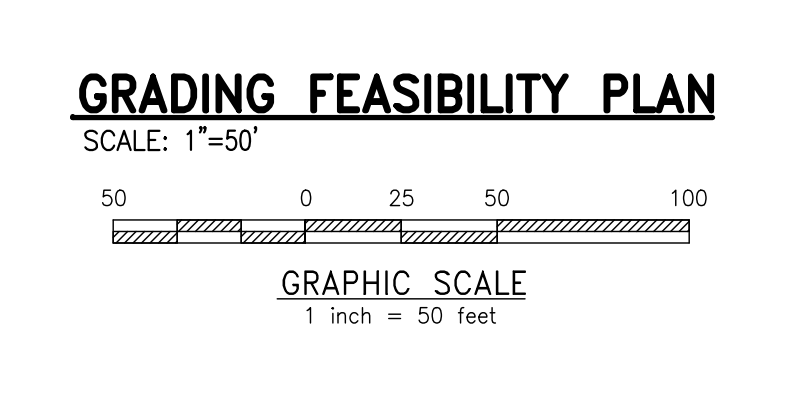
LEGEND

- 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
- EX. BOUNDARY
- 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. CONC. PAVING
- PROP. CONC. PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- 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



MATCHLINE - SEE SHEET C03.2

MATCHLINE - SEE SHEET C03.3



CONDITIONAL USE  
GRADING FEASIBILITY PLAN

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

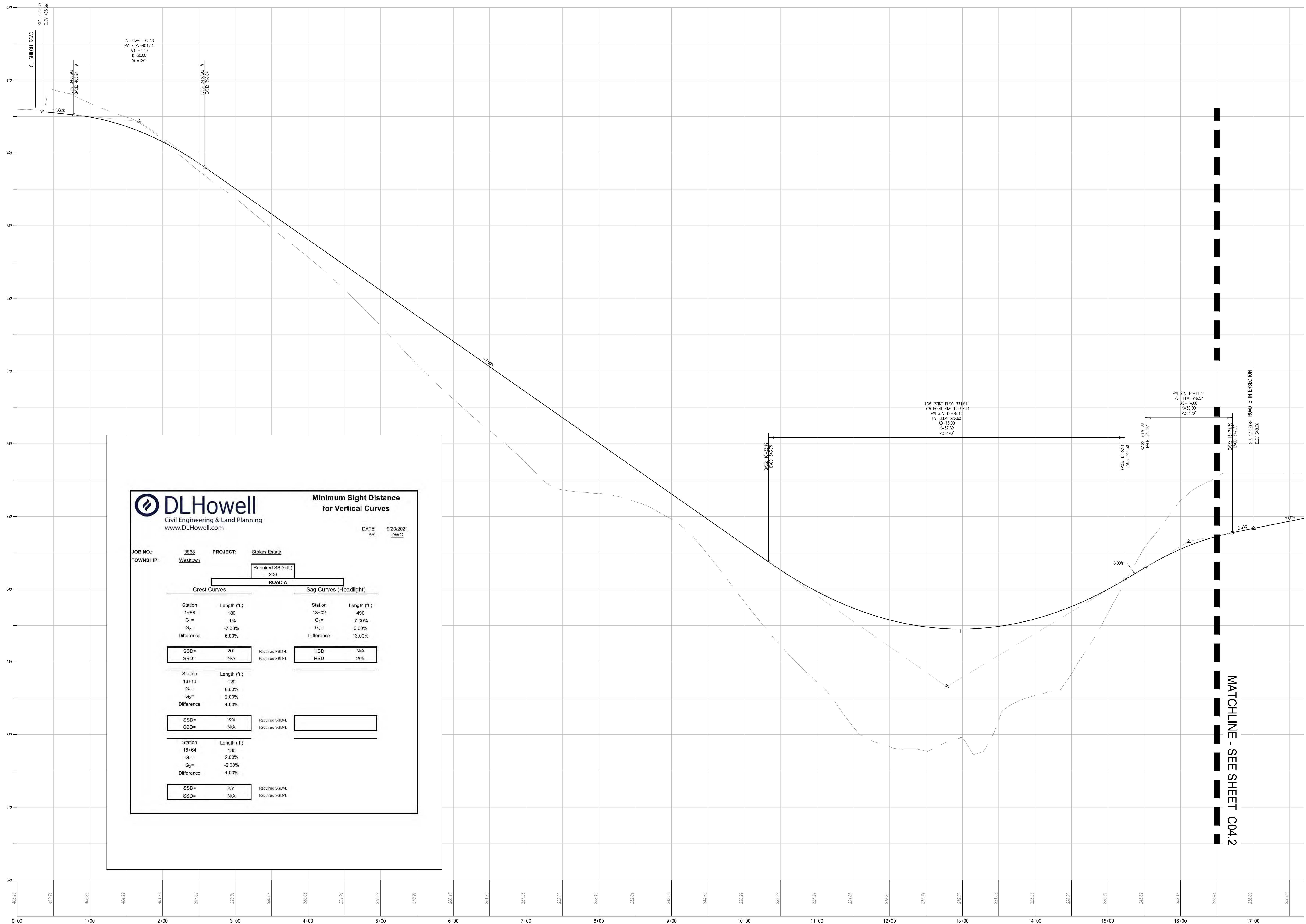
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SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
DATE FILED:	09/29/21
DATE PLOTTED:	09/29/21
DRAWING NO.:	C03.4
SHEET:	13 of 32



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DATE: 9/20/2021  
BY: DWG

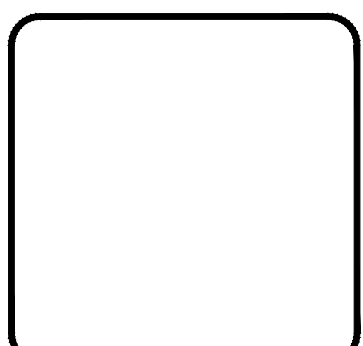
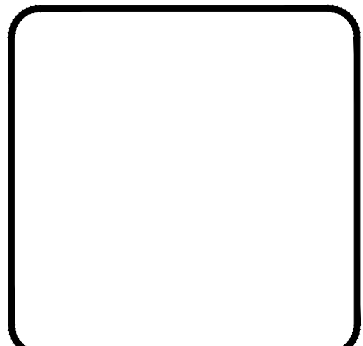
JOB NO.: 3868 PROJECT: Stokes Estate  
TOWNSHIP: Westtown

Required SSD (ft.): 200

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	Required SSD=	N/A
SSD=	N/A	Required SSD=	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=	
SSD=	N/A	Required SSD=	
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=	
SSD=	N/A	Required SSD=	

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

MATCHLINE - SEE SHEET C04.2

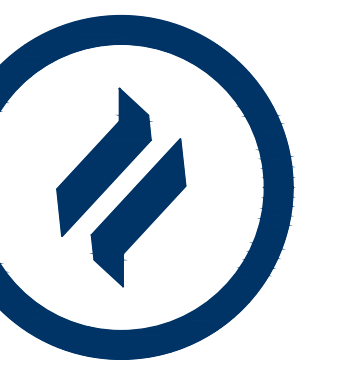


REV	DATE	DESCRIPTION
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2	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
3		
4		
5		
6		
7		
8		

CONDITIONAL USE  
PROFILES

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

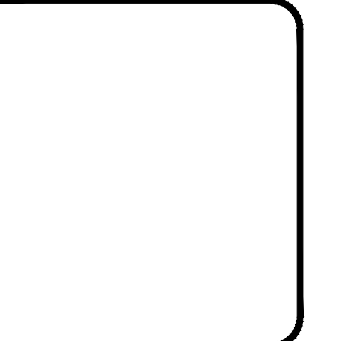
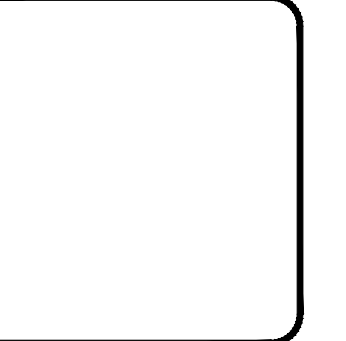
DATE: 4/30/21  
SCALE: 1"=50'  
DRAWN BY: ADM  
CHECKED BY: DWG  
PROJECT NO.: 3868  
CAD FILE: H PROFILES.dwg  
PLOTTER: 09/29/21  
DRAWING NO.: C04.1  
SHEET 14 of 32



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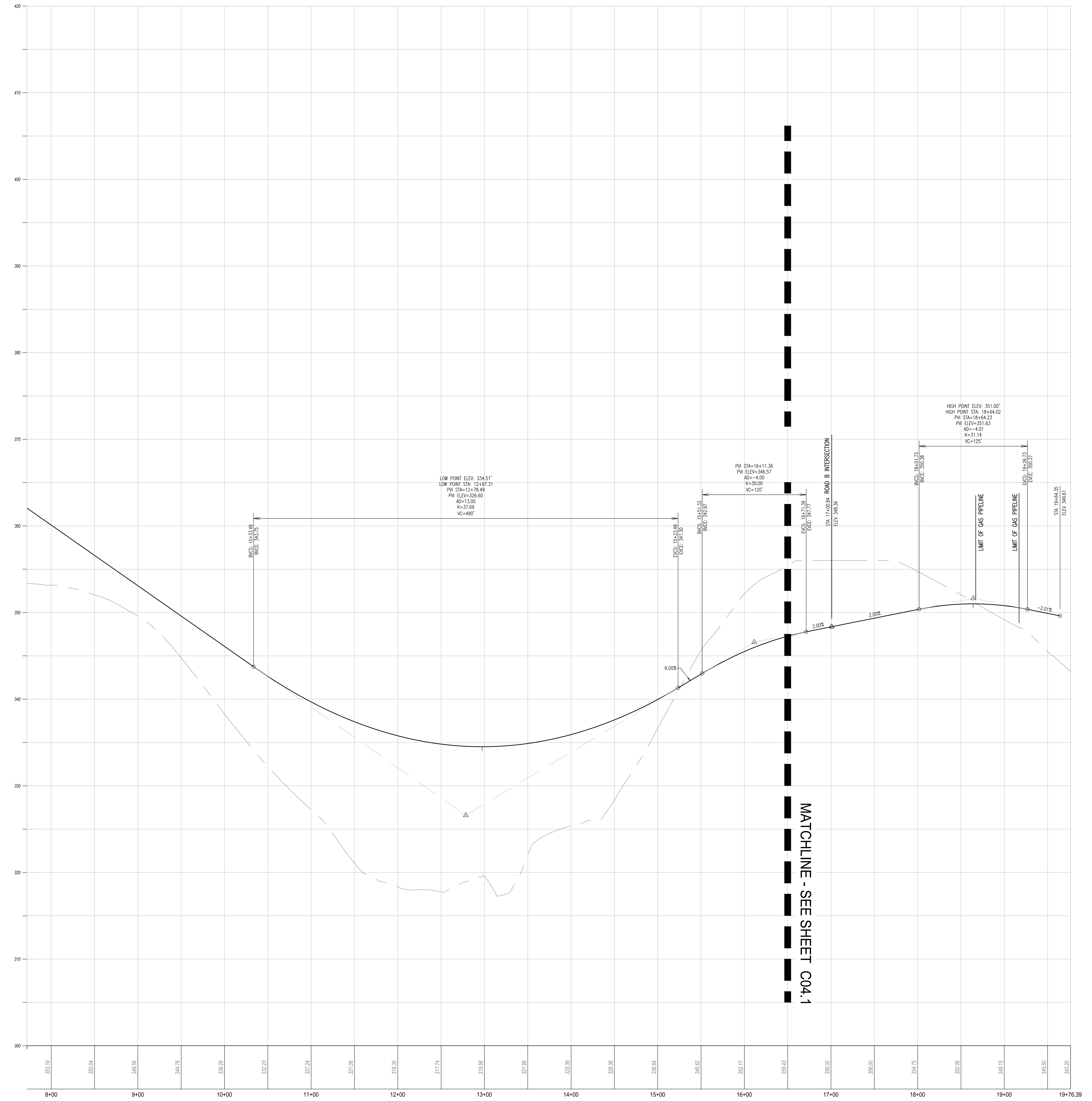


REV	DATE	DESCRIPTION
1	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
3	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
4		
5		
6		
7		
8		

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'

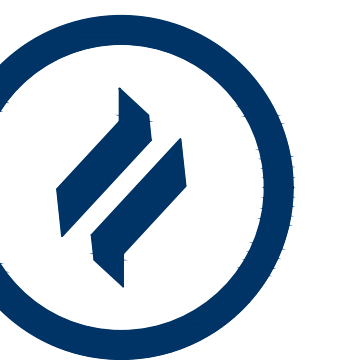
MATCHLINE - SEE SHEET C04.1

Crest Curves		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	Required SSD-L	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-L	
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-L	
SSD=	N/A	Required SSD-L	

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DATE: 9/20/2021  
BY: DWG

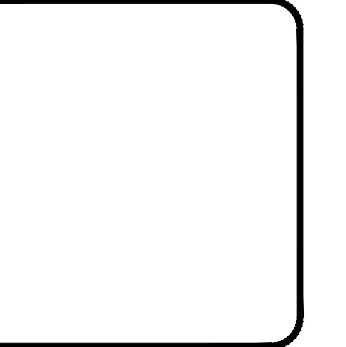
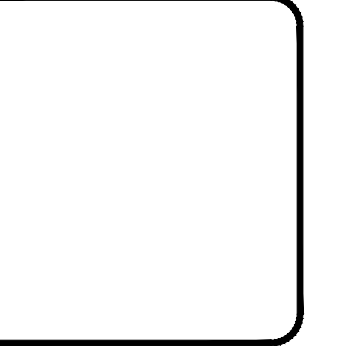
JOB NO.: 3868 PROJECT: Stokes Estate  
TOWNSHIP: Westtown



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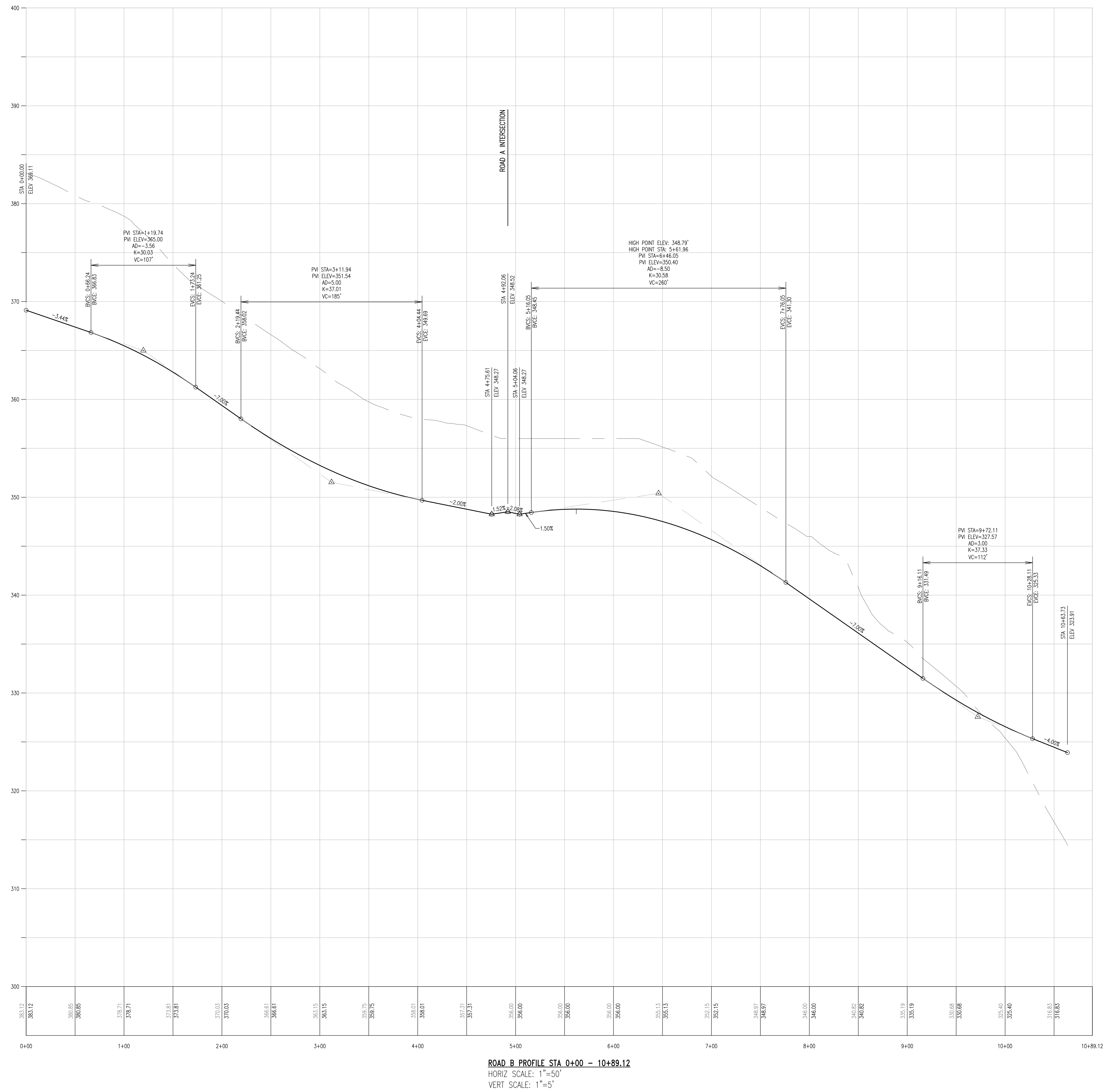


REV	DATE	DESCRIPTION
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2	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
3	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
4	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
5	09/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
6	09/29/21	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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BY: DWG

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

Minimum Sight Distance for Vertical Curves

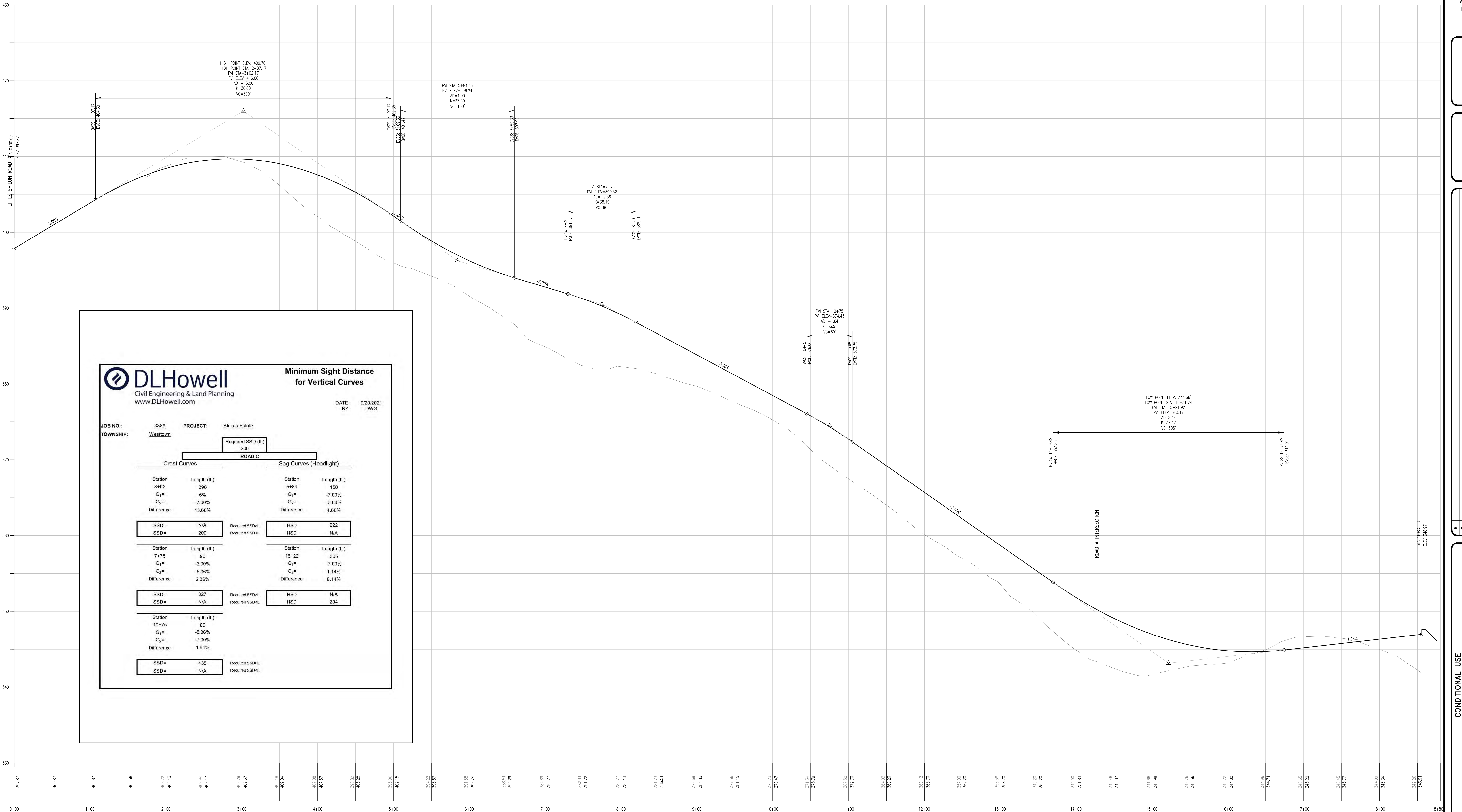
Crest Curves		Sag Curves (Headlight)	
Station	Length (ft.)	Station	Length (ft.)
1+20	107	3+12	185
G <sub>1</sub> =	-3.44%	G <sub>1</sub> =	-7.00%
G <sub>2</sub> =	-7.00%	G <sub>2</sub> =	-2.00%
Difference	3.56%	Difference	5.00%
SSD=	240	Required SSD-H	HSD
SSD=	N/A	Required SSD-C	HSD
Station	Length (ft.)	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-C	HSD



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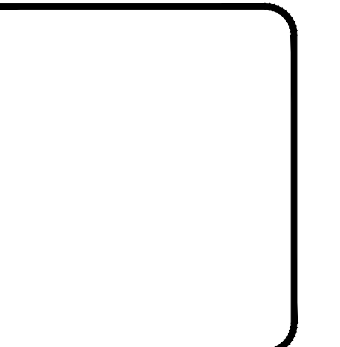
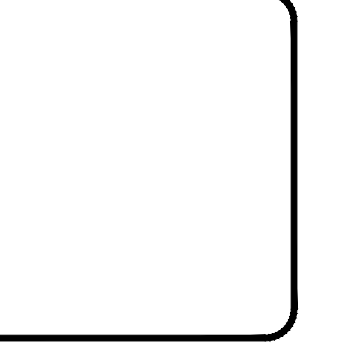
DATE: 9/20/2021  
BY: DWG

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	09/27/21	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.:	C04.4
SHEET	17 of 32

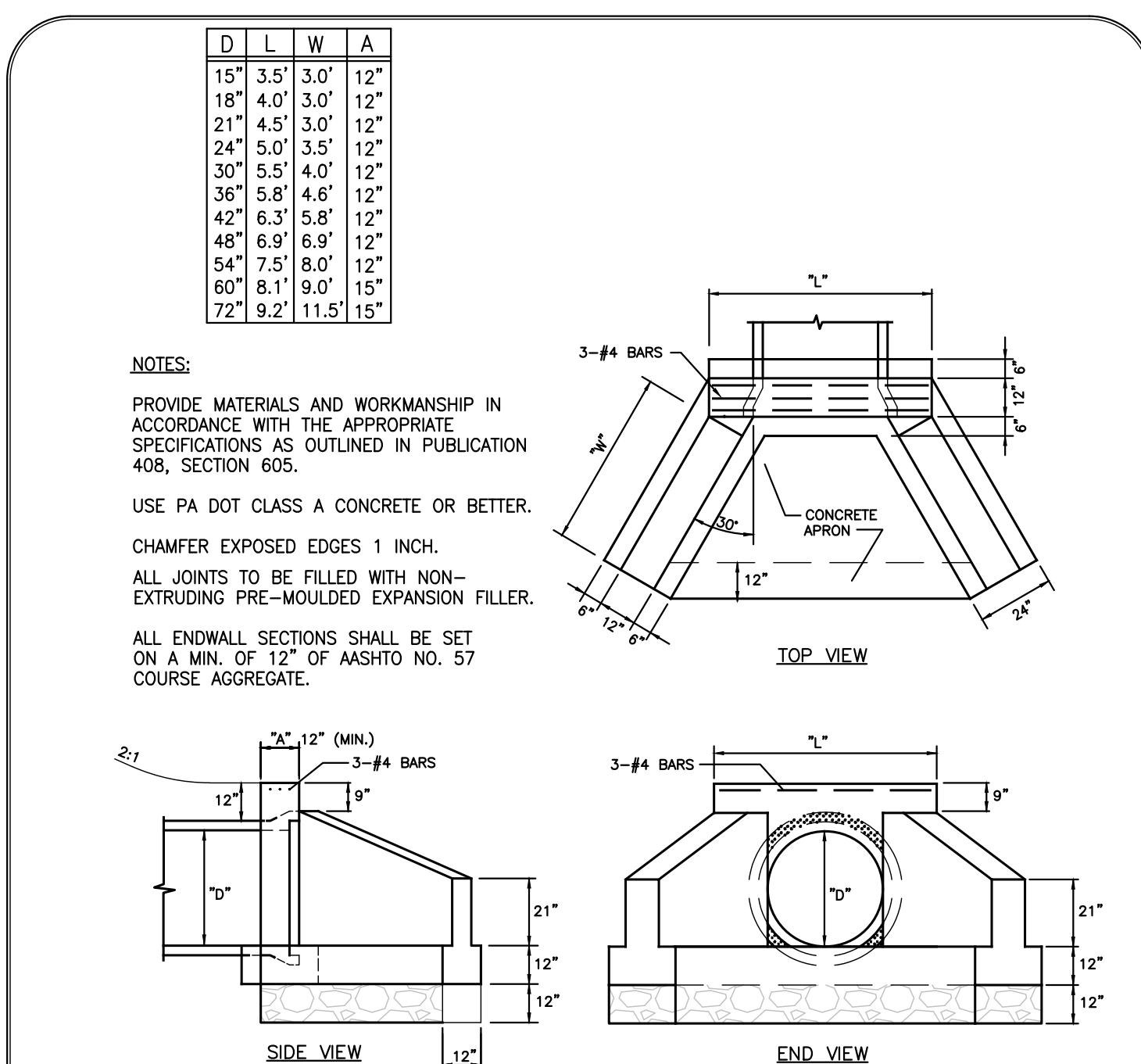
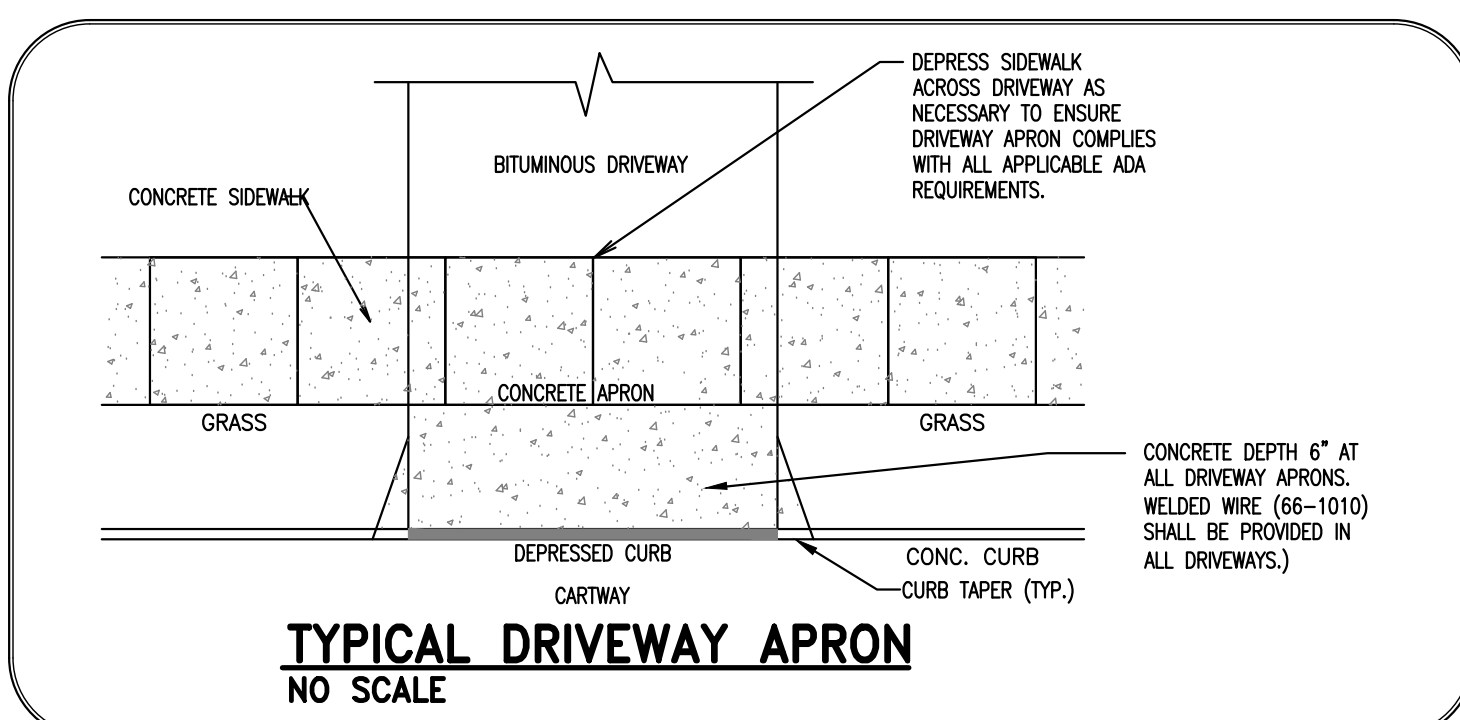




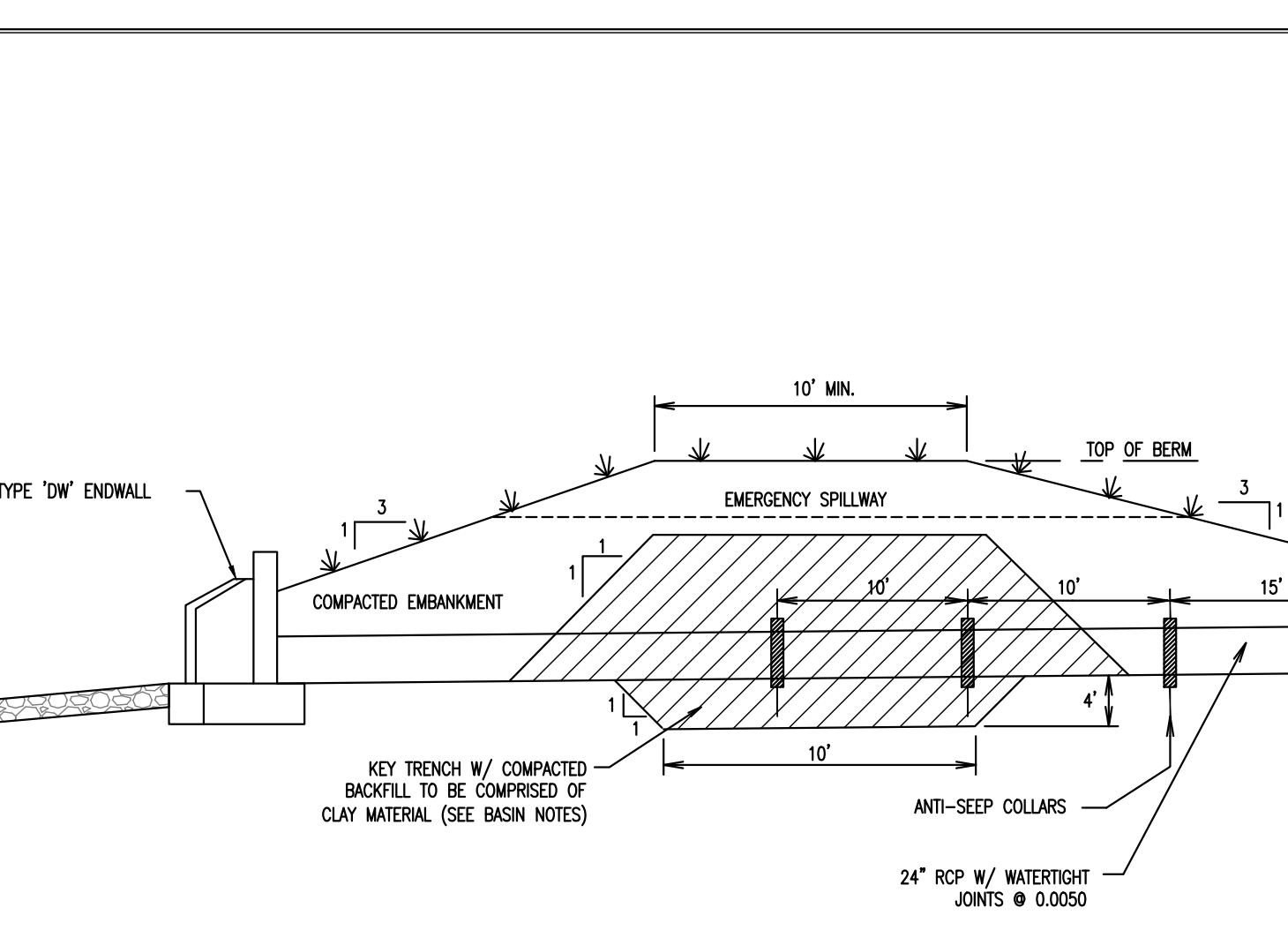
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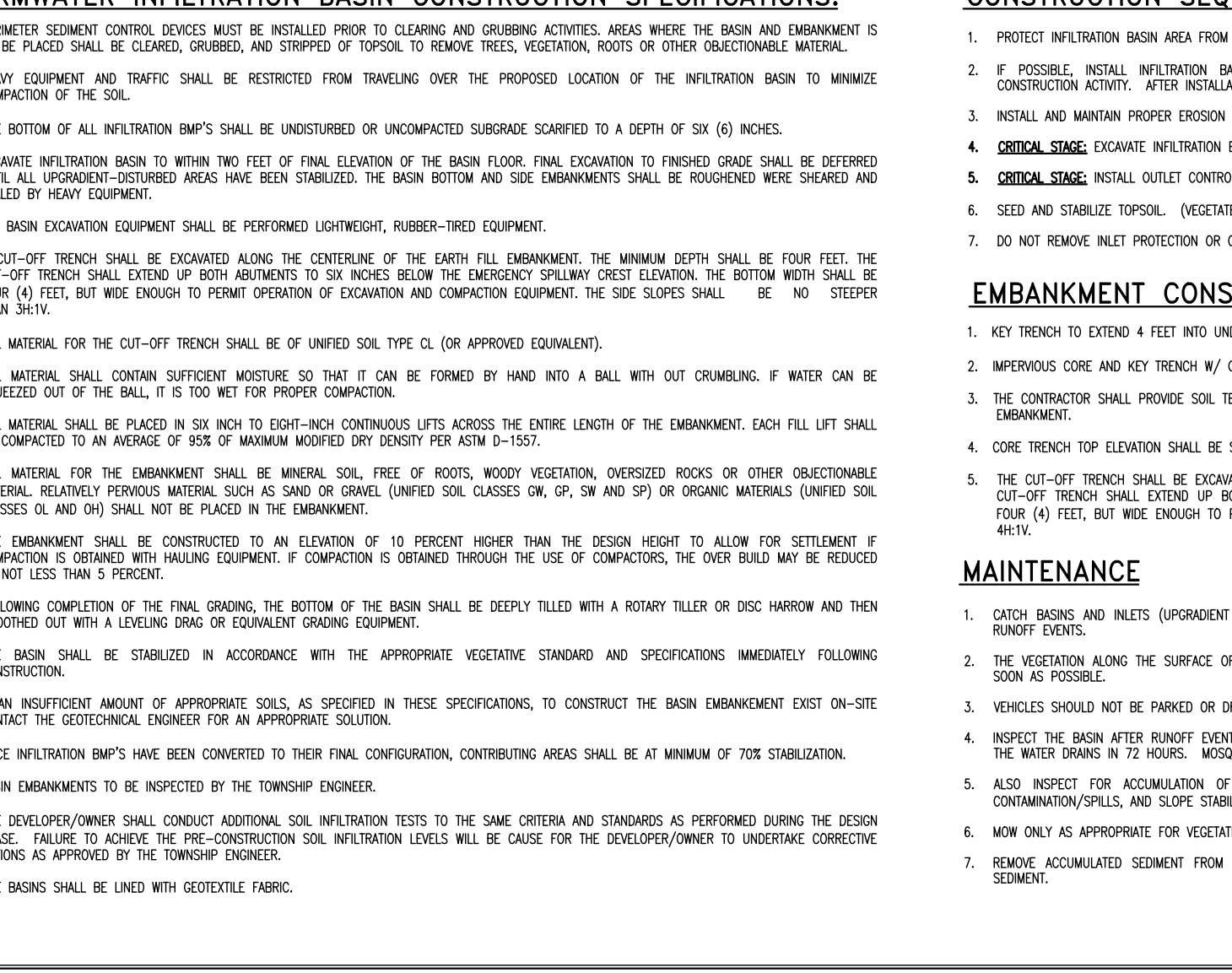
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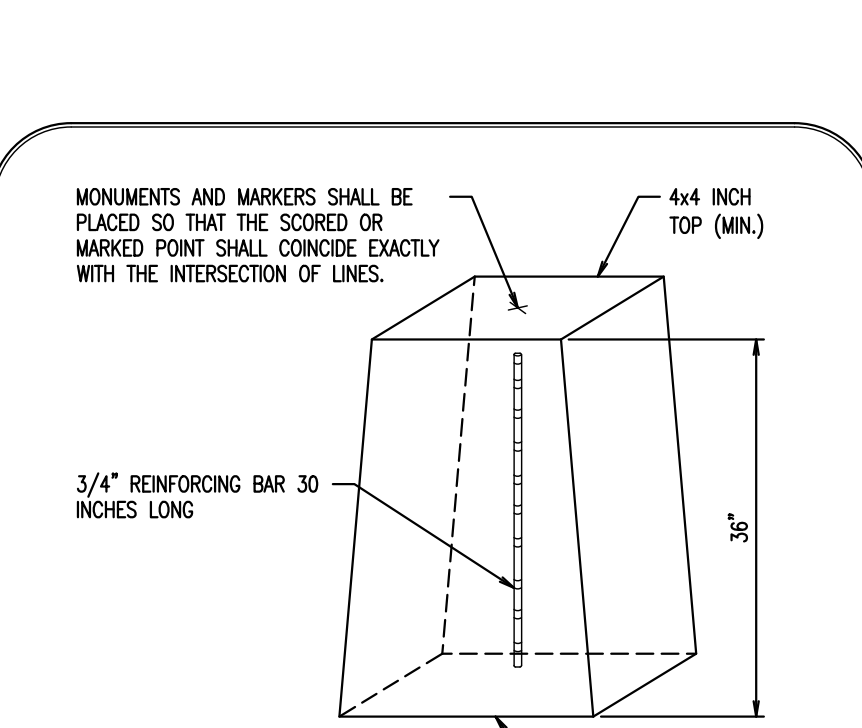
TYPICAL DRIVEWAY APRON NO SCALE



CONCRETE MONUMENT DETAIL NO SCALE



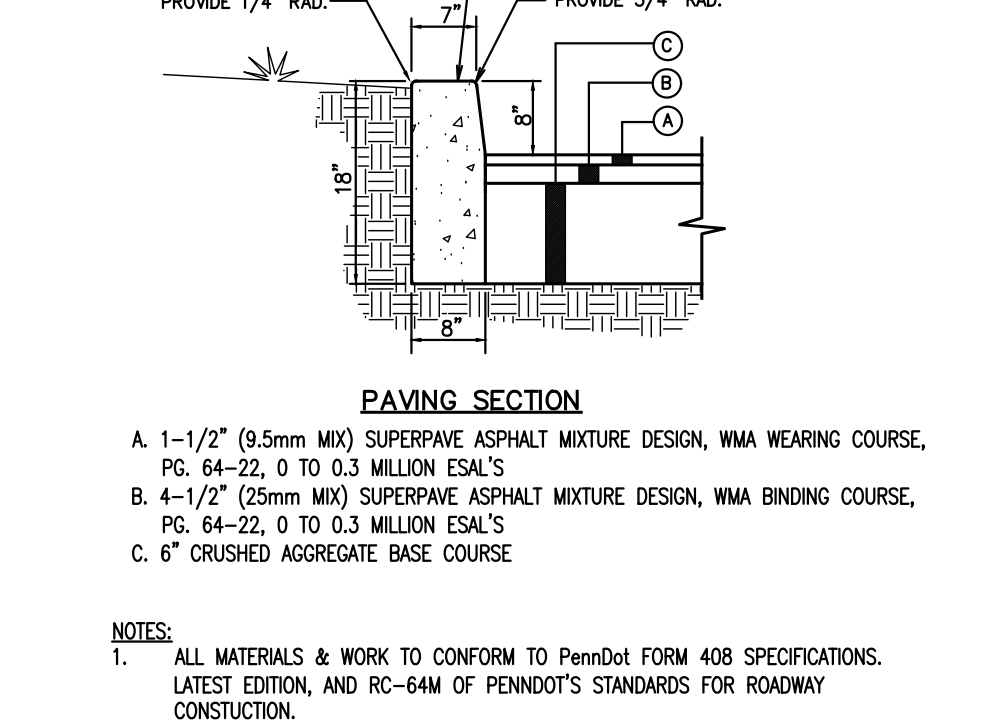
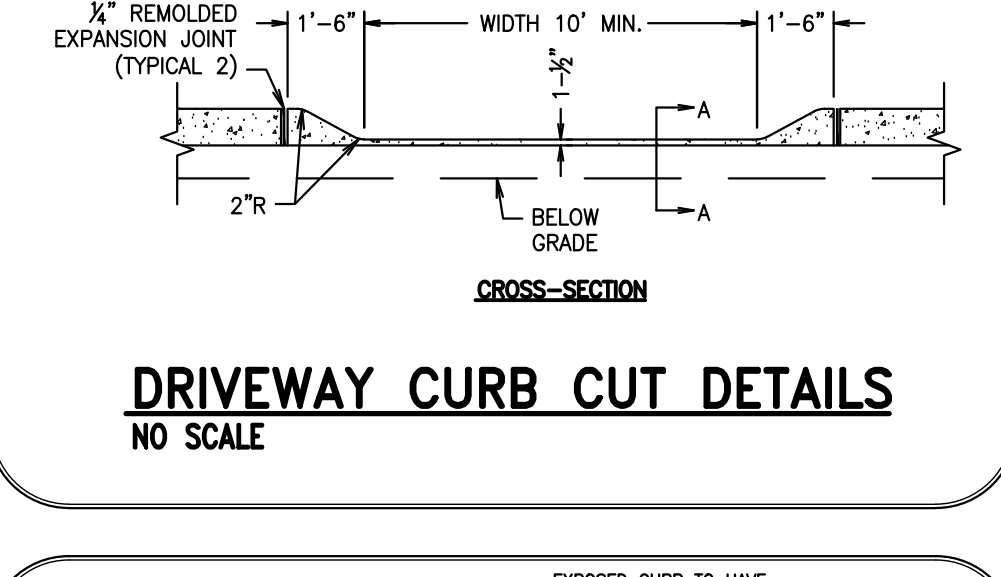
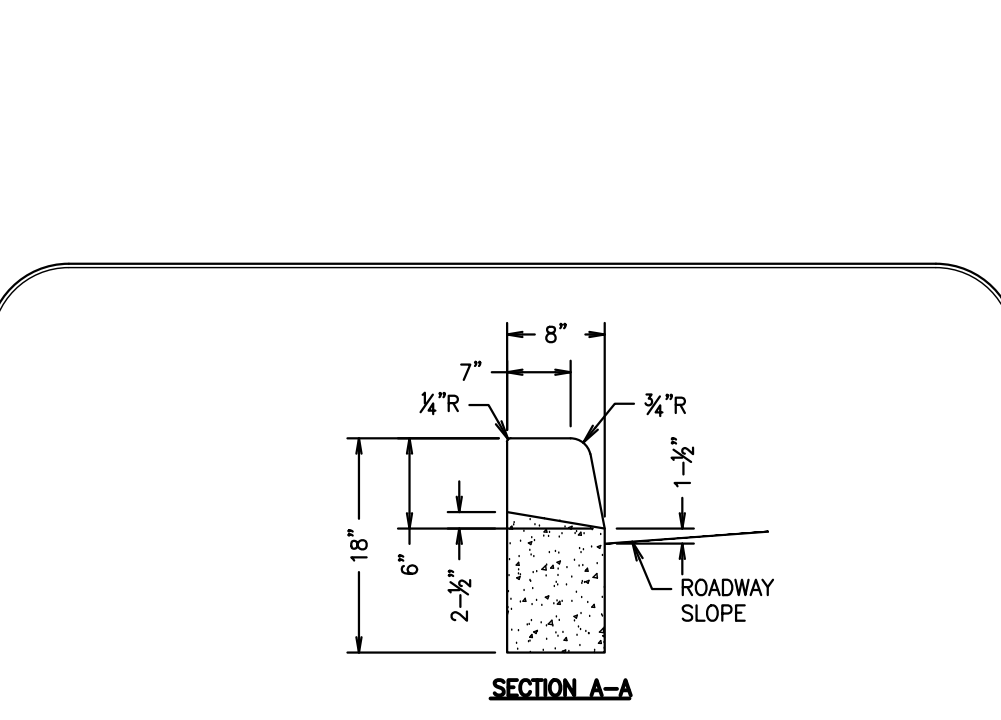
8\"/>



DRIVEWAY CURB CUT DETAILS NO SCALE

TYPICAL SIDEWALK DETAIL NO SCALE

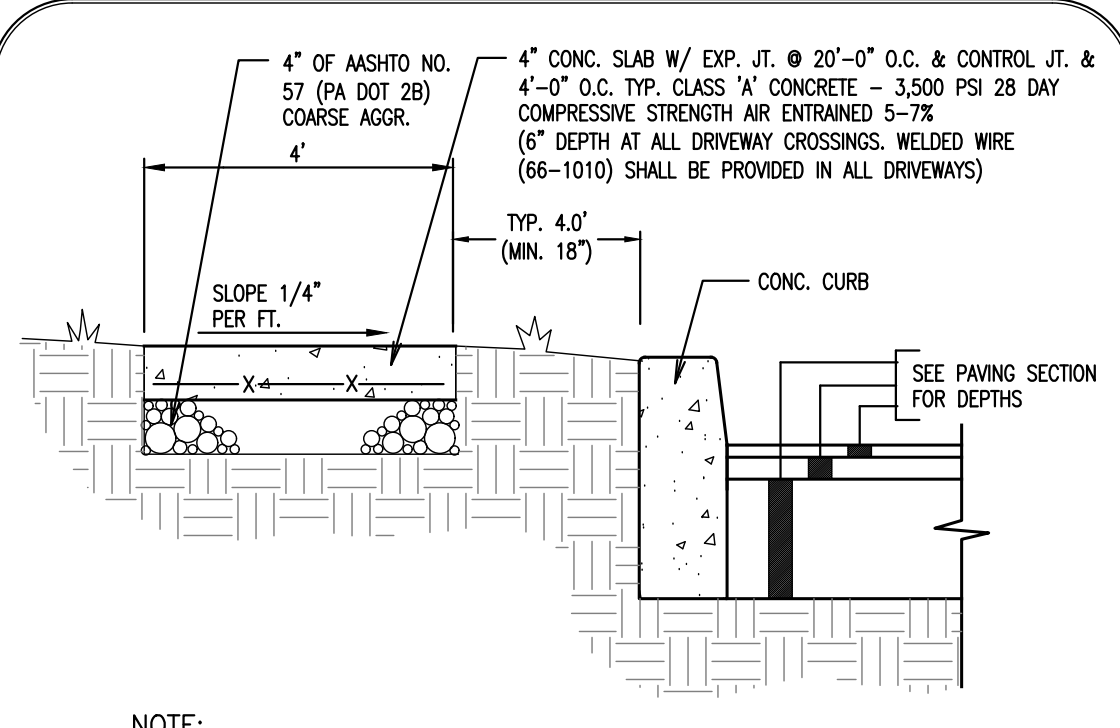
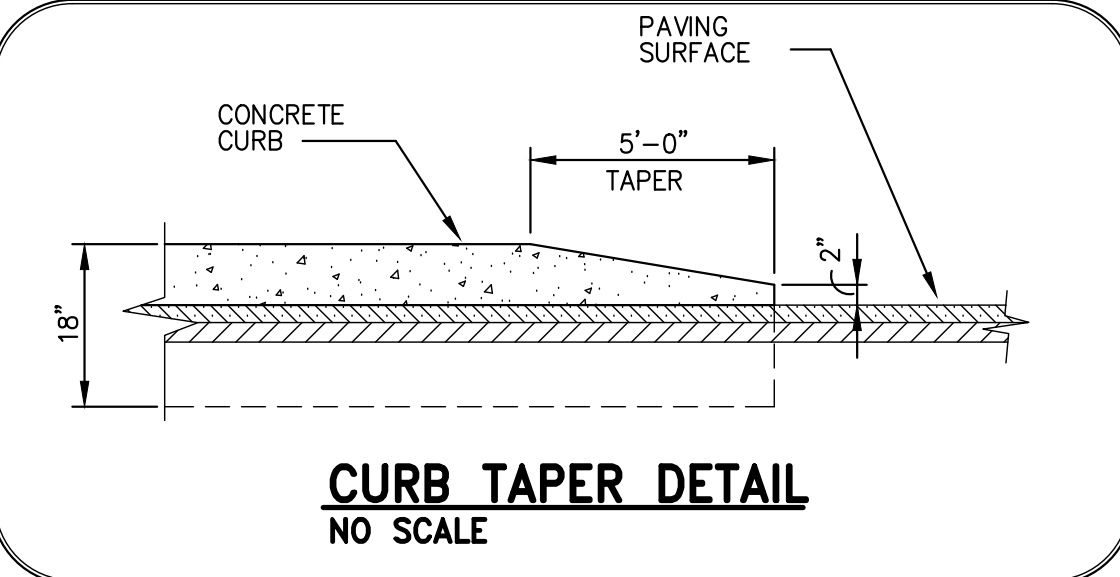
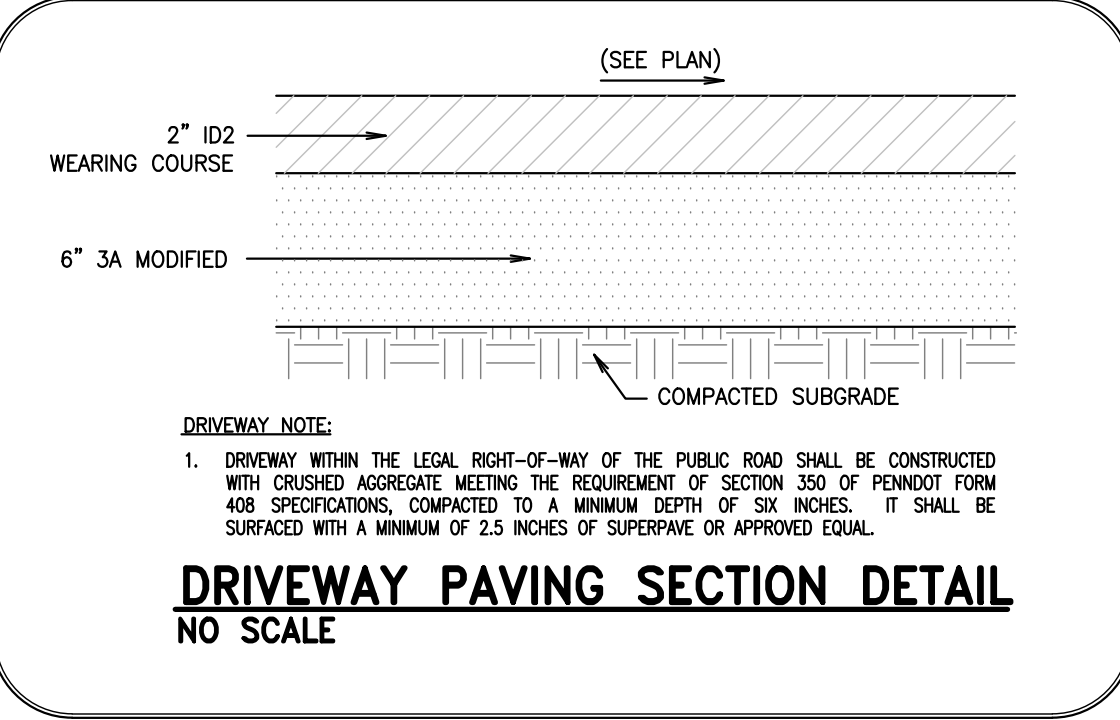
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CURB TAPER DETAIL NO SCALE

PAVING SECTION NOT TO SCALE

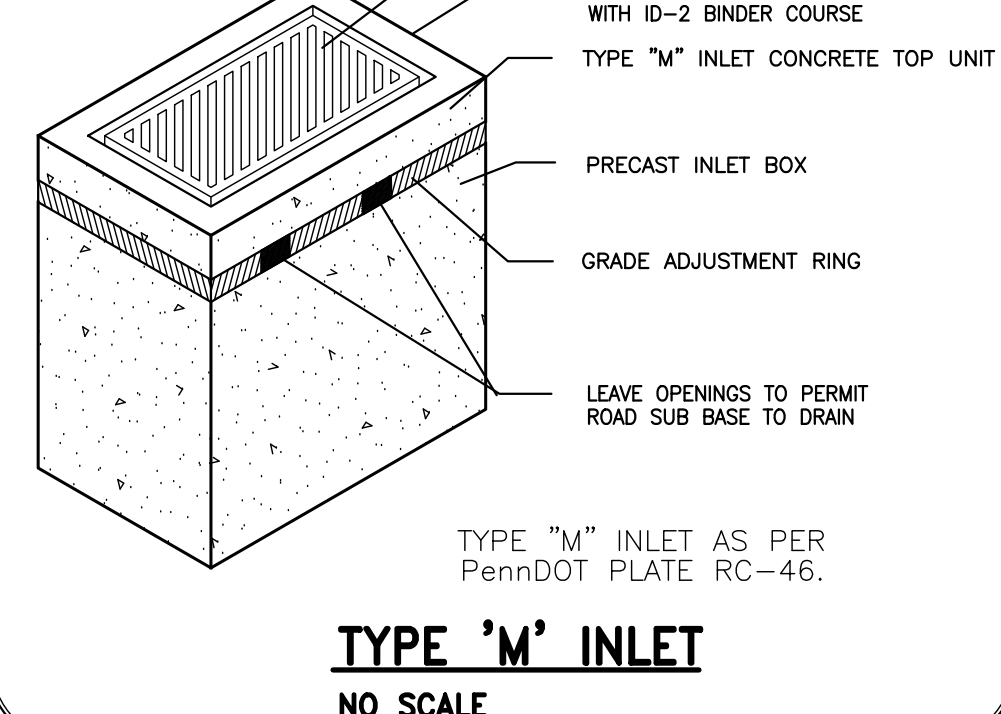
TYPICAL 'M' INLET NO SCALE



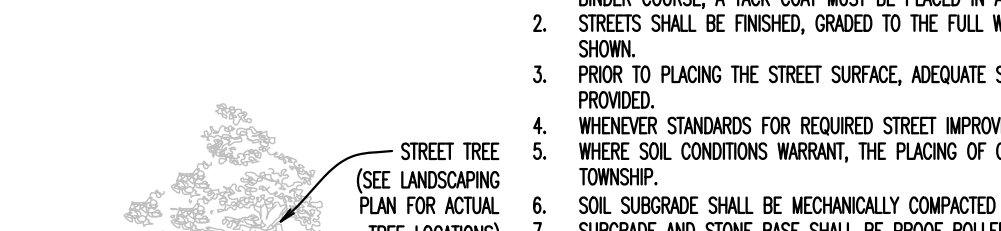
TYPICAL 'C' INLET NO SCALE

TYPICAL INFILTRATION BASIN EMBANKMENT DETAIL NO SCALE

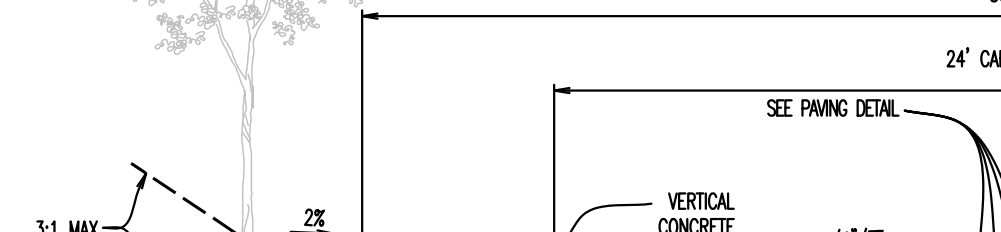
STORMWATER INFILTRATION BASIN CONSTRUCTION SPECIFICATIONS



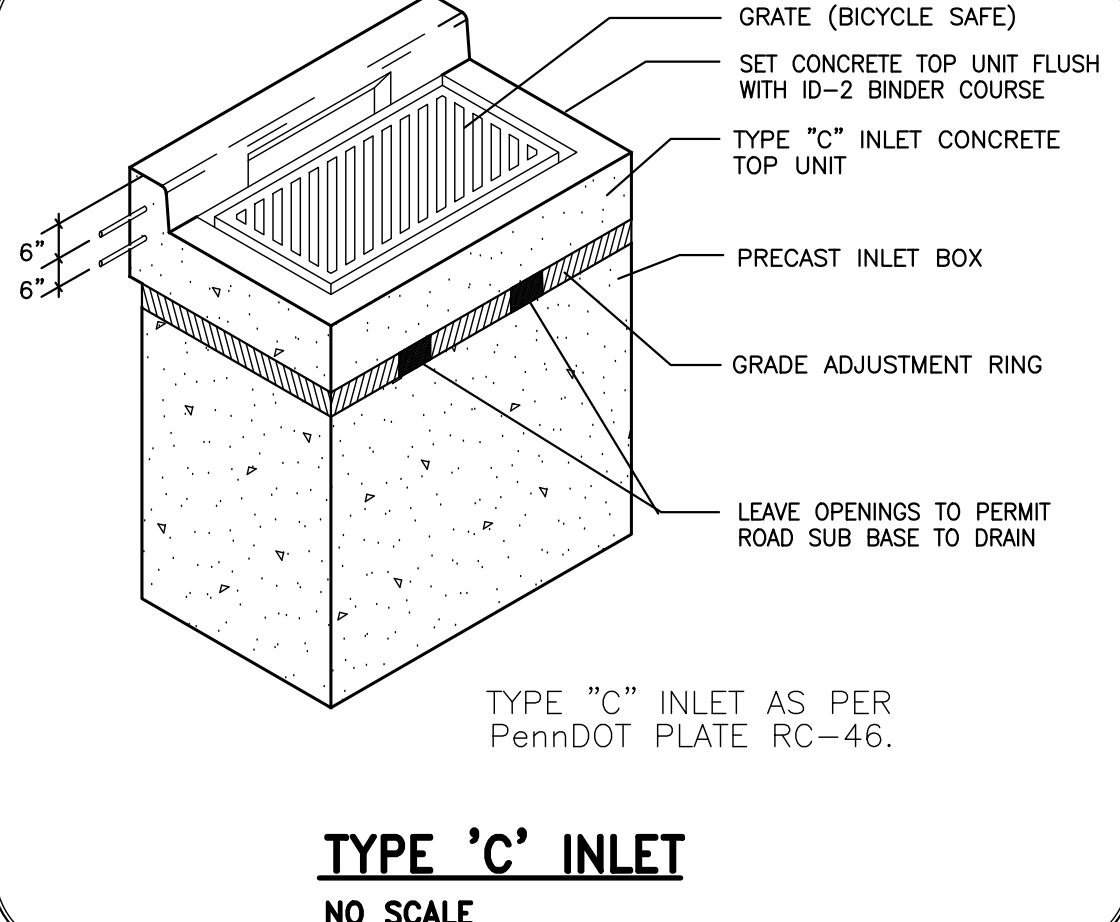
CONSTRUCTION SEQUENCE



EMBANKMENT CONSTRUCTION/COMPACTION NOTES



MAINTENANCE



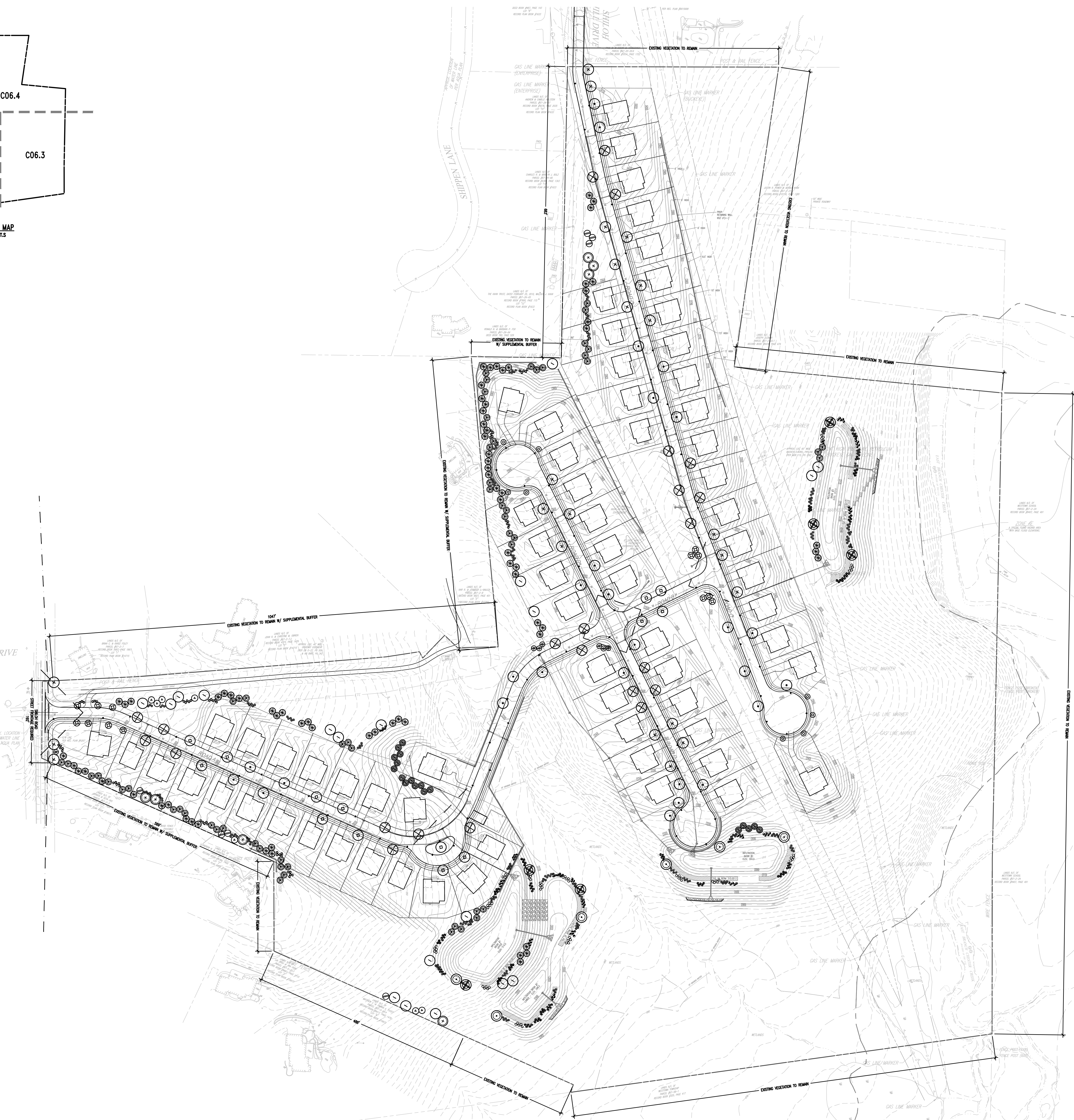
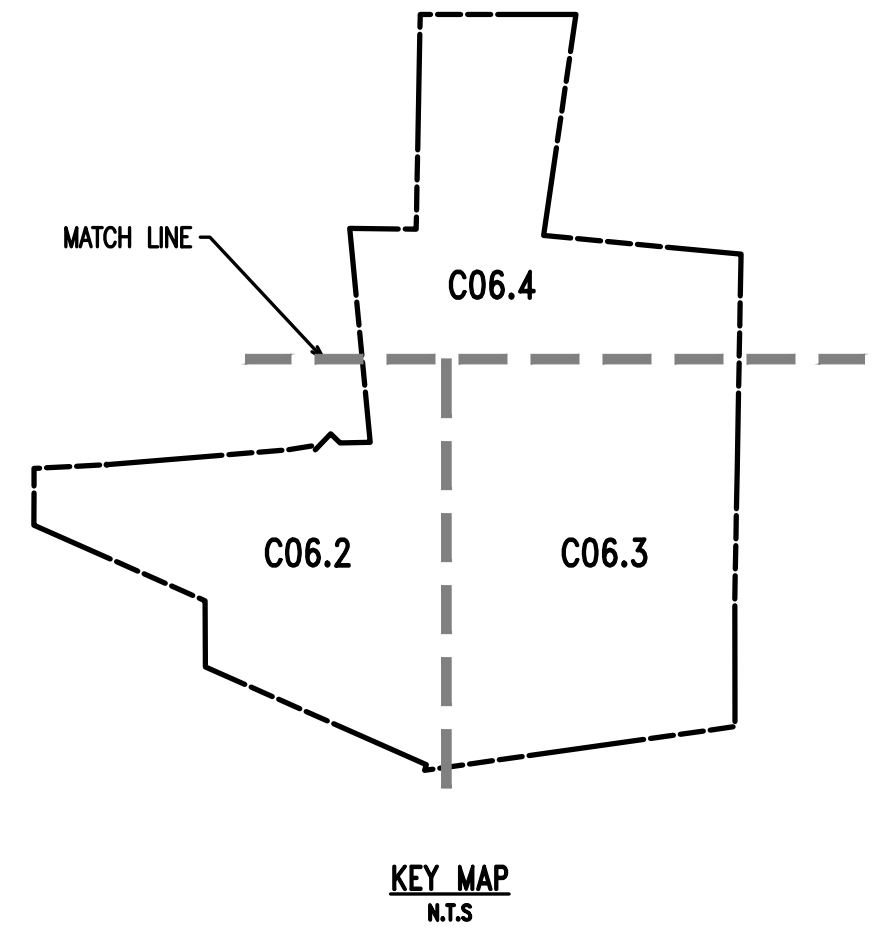
TYPICAL ROAD CROSS-SECTION DETAIL NO SCALE

Table with 10 columns: REV, DATE, DESCRIPTION. Contains revision information.

Table with 10 columns: REV, DATE, DESCRIPTION. Contains revision information.

Table with 10 columns: REV, DATE, DESCRIPTION. Contains revision information.

Table with 10 columns: REV, DATE, DESCRIPTION. Contains revision information.



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- SITE PLAN NOTES:**
1. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  2. THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSED ONLY.
  3. PLANS CREATED FROM DRAWINGS FROM DL HOWELL ENGINEERING DATED, 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.

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

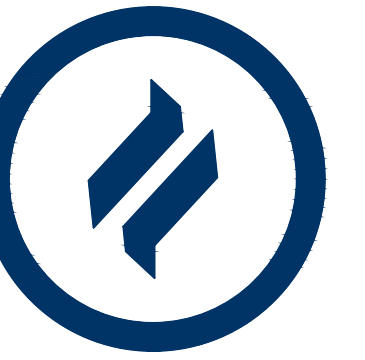
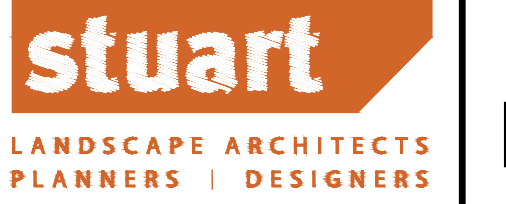
CONDITIONAL USE  
**OVERALL LANDSCAPE PLAN**  
CLIENT: FOX CLEARING, LLC  
PROJECT: STOKES PROPERTY  
LOCATION: 1013 SHILOH ROAD  
WESTTOWN TWP., CHESTER COUNTY, PA

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

1 inch = 100 feet

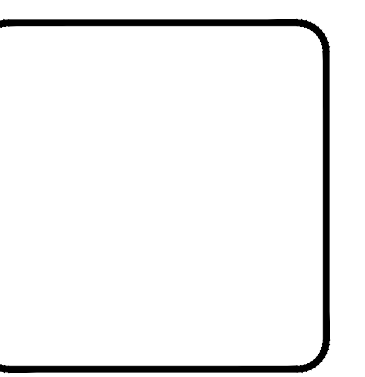
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SCALE:	1"=100'
DRAWN BY:	TAS
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20210923_STOKES_TLP.dwg
PLOTTED:	09/29/21
DRAWING NO.:	C06.1
SHEET:	19 of 32

MATCHLINE - SEE SHEET C06.4



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



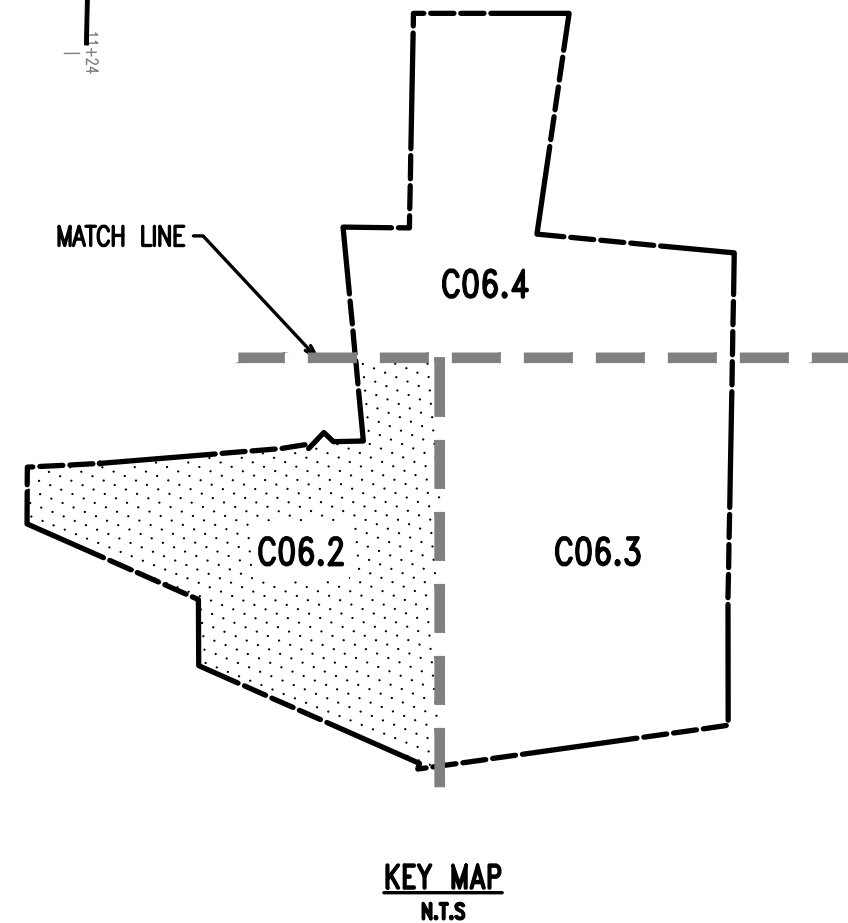
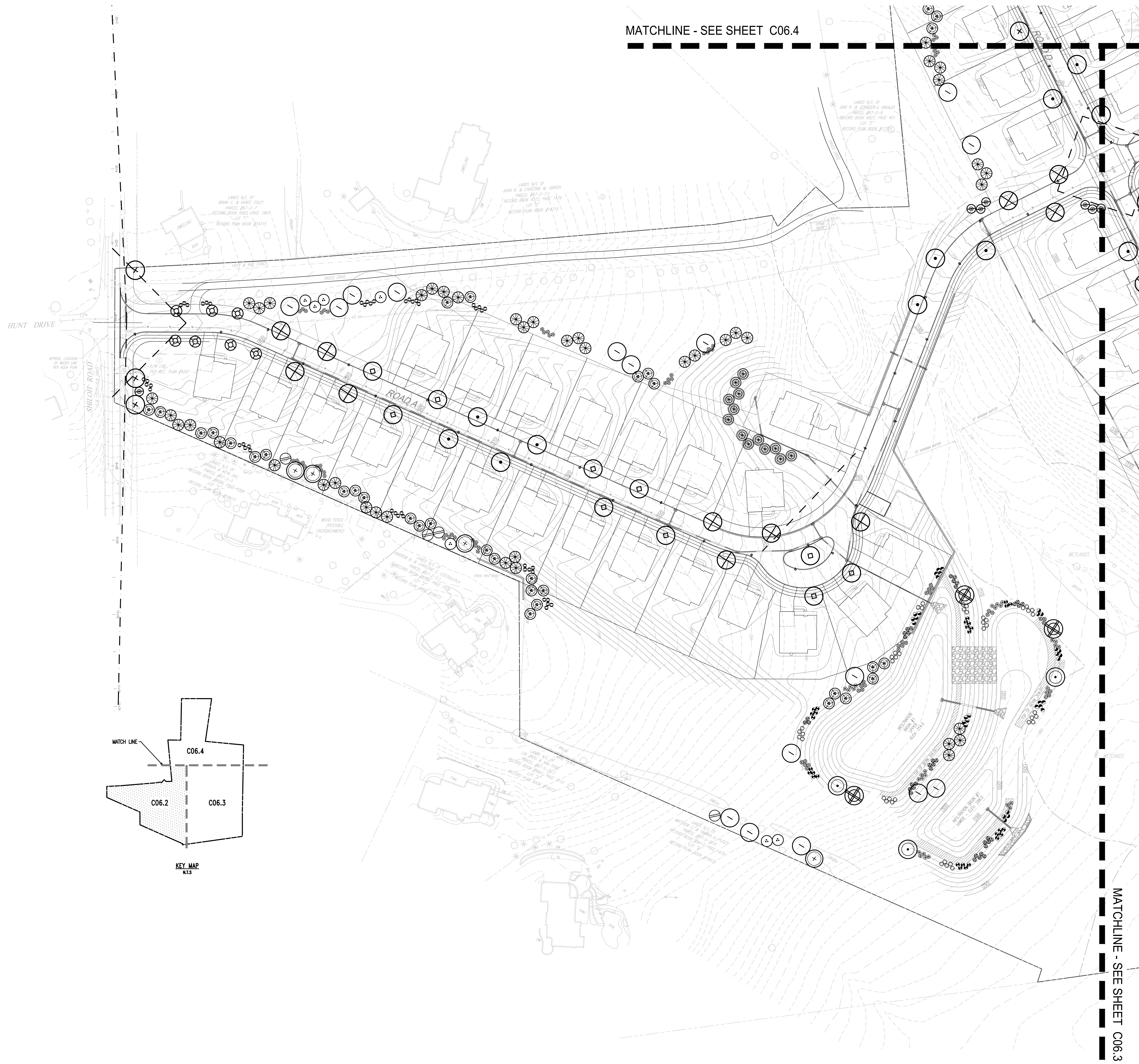
**SITE PLAN NOTES:**

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.
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.

REV.	DATE	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	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

CONDITIONAL USE  
**LANDSCAPE PLAN**  
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  
CADD FILE: 1013SHILOH\_STOKES\_TUP.dwg  
PLOTTED: 09/29/21  
DRAWING NO.: **C06.2**  
SHEET 20 OF 32



LANDSCAPE PLAN  
SCALE: 1"=50'

GRAPHIC SCALE  
1 inch = 50 feet