

MATCHLINE - SEE SHEET C06.4

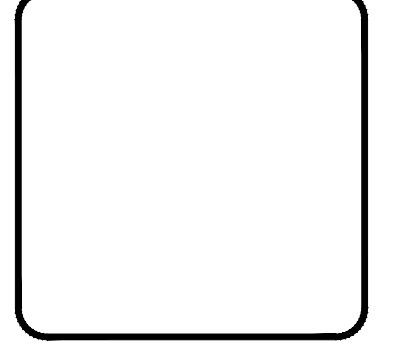
MATCHLINE - SEE SHEET C06.2

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 ARCHITECTS 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.
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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.

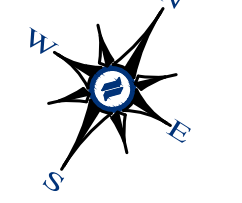


1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
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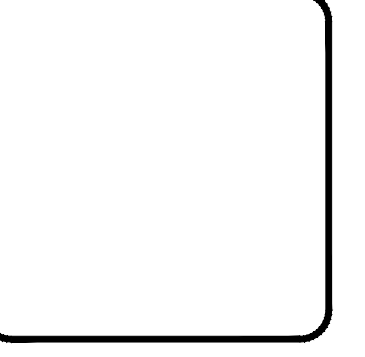
NO.	REV.	DATE	DESCRIPTION
1	09/29/21		REVISED PER TOWNSHIP CONSULTANT COMMENTS
2	09/29/21		REVISED PER TOWNSHIP CONSULTANT COMMENTS
3	09/29/21		REVISED PER TOWNSHIP CONSULTANT COMMENTS
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CONDITIONAL USE
LANDSCAPE PLAN
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES PROPERTY
LOCATION: 1013 SHILOH ROAD
WESTTOWN TWP., CHESTER COUNTY, PA



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

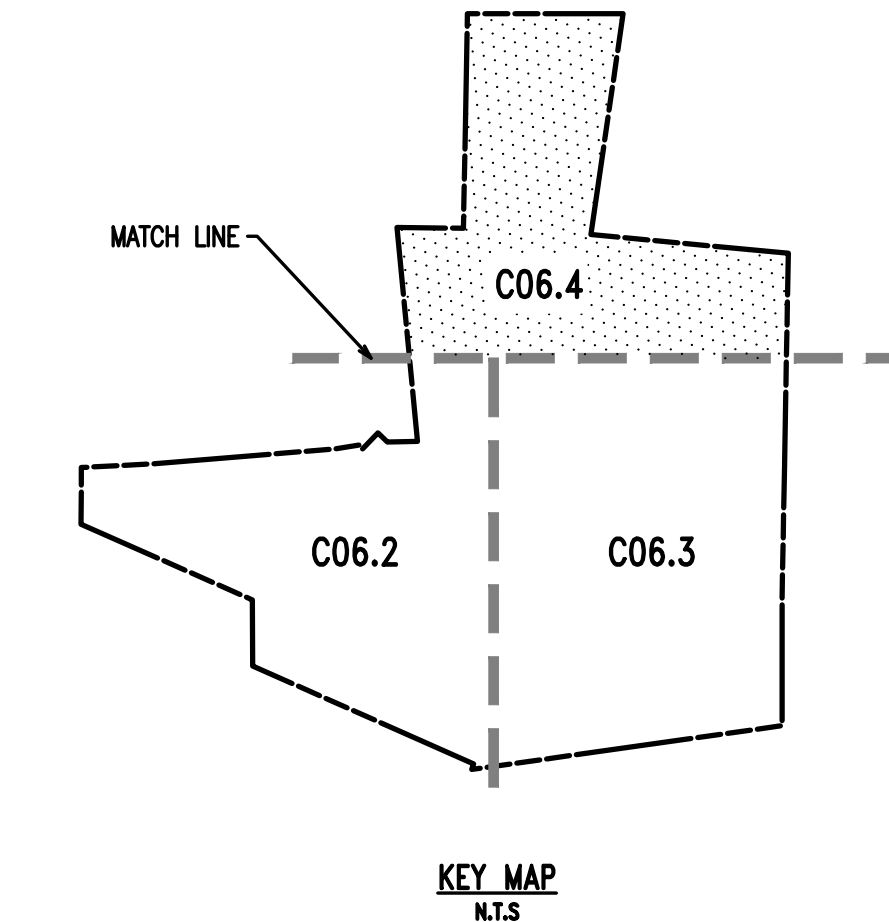
DATE:	04/30/21
SCALE:	1"=50'
DRAWN BY:	TAS
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20210923_STOKES_TLP.dwg
PLOTTED:	09/29/21
DRAWING NO.:	C06.3
SHEET:	21 OF 32



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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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DESIGN BY: TAS
CHECKED BY: PJS
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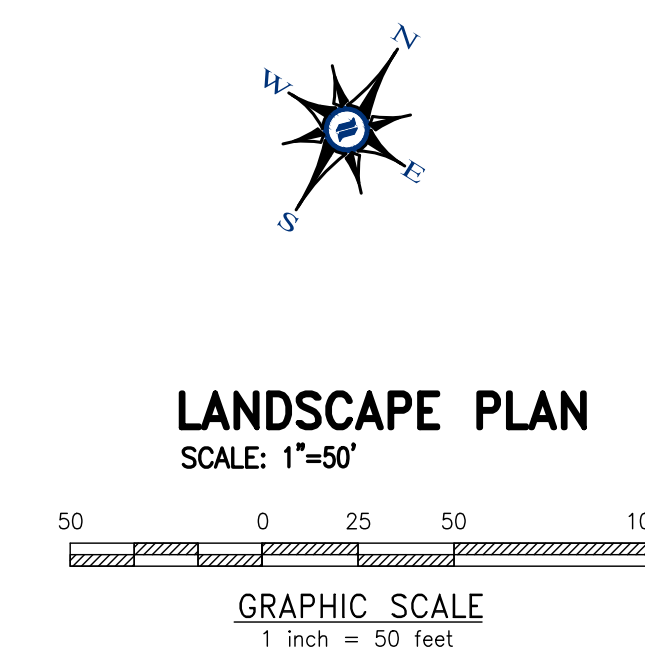


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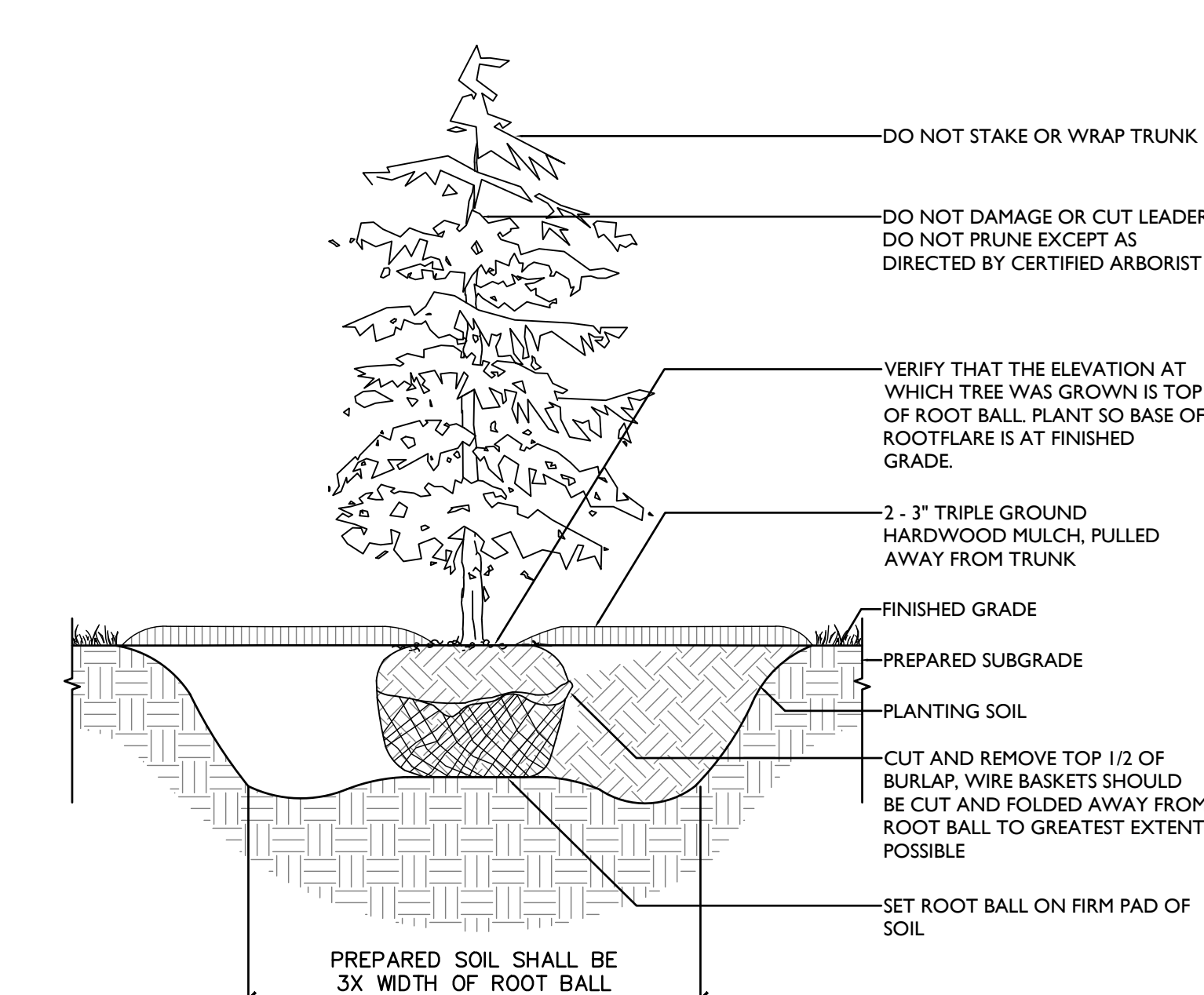
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WESTTOWN TOWNSHIP LANDSCAPE REQUIREMENTS
DISTRICT: R-1 RESIDENTIAL DISTRICT

SALDO:	REQUIRED	PROPOSED
§149-922. BUFFERS: As required by Zoning §170-1508		
B. All buffers shall include a completely planted visual barrier or landscape screen. (1) Existing tree masses shall be retained wherever possible. (3) The landscape screen shall be composed of both high-level and low-level plantings. (a) The high-level screen shall consist of a combination of evergreen trees and deciduous trees. (b) The low-level screen shall consist of evergreen shrubs.	33 DECIDUOUS TREES 108 EVERGREEN TREES 125 SHRUBS	34 TREES 114 TREES 136 SHRUBS
§149-924. EXISTING TREES:		
D.12. COMPENSATORY PLANTING. B. NON-SPECIMEN TREES: (1) ONE INCH OF NEW TREE CALIPER SHALL BE PROVIDED FOR EVERY (4) FOUR INCHES OF TREE DIAMETER REMOVED. # INCHES REMOVED / 4 INCHES = # REPLACEMENT INCHES # REPLACEMENT INCHES / 3 1/2 INCHES = # TREES REQUIRED SPECIMEN TREES: (1) ONE INCH OF NEW TREE DIAMETER FOR EVERY (1) ONE INCH OF TREE DIAMETER TO BE REMOVED. # INCHES REMOVED / 4 INCHES = # REPLACEMENT INCHES # REPLACEMENT INCHES / 3 1/2 INCHES = # TREES REQUIRED COMPENSATORY TREES SHALL BE 3 1/2 INCHES IN CALIPER. EVERGREEN TREES MAY BE SUBSTITUTED AS A RATIO OF (2) TWO EVERGREENS TO (1) ONE DECIDUOUS TREE.	TO BE DETERMINED DURING LAND DEVELOPMENT PHASE	TO BE DETERMINED DURING LAND DEVELOPMENT PHASE
§149-925. LANDSCAPING REQUIREMENTS AND STANDARDS:		
G. MINIMUM PLANT QUANTITIES.		
1. LOT OR PERIMETER YARD: PER 100 LINEAR FEET, STREET FRONTAGES SHALL HAVE 1.5 CANOPY TREES AND 0.5 ORNAMENTAL FLOWERING TREES.		
SHILOH RD = 192 LF 192' / 100 = 1.9 1.9 X 1.5 = 2.85 1.9 X 0.5 = 0.95 ROAD A = 1440 LF 1440' / 100 = 12.5 14.4 X 1.5 = 21.6 14.4 X 0.5 = 7.2 ROAD B = 675 LF 675' / 100 = 6.75 6.75 X 1.5 = 10.2 6.75 X 0.5 = 3.4 ROAD C = 1990 LF 1990' / 100 = 19.9 19.9 X 1.5 = 29.8 19.9 X 0.5 = 9.9 ROAD D = 1410 LF 1410' / 100 = 9.5 14.1 X 1.5 = 21.15 14.1 X 0.5 = 7	3 CANOPY TREES 1 ORNAMENTAL TREES 22 CANOPY TREES 7 ORNAMENTAL TREES 10 CANOPY TREES 3 ORNAMENTAL TREES 30 CANOPY TREES 10 ORNAMENTAL TREES 21 CANOPY TREES 7 ORNAMENTAL TREES	3 TREES 1 TREES 22 TREES 7 TREES 10 TREES 3 TREES 30 TREES 10 TREES 21 TREES 7 TREES
2. STORMWATER RETENTION/DETENTION BASINS: A. DECIDUOUS OR EVERGREEN TREES AT THE RATE OF ONE TREE PER 2,000 SQ FT OF BASIN AREA B. SHRUBS, HEDGES, OR YEW'S AT THE RATE OF ONE PLANT PER 200 SQ FT OF BASIN AREA		
77,650 TOTAL SQ FT OF BASIN AREA 77,650 / 2,000 = 38.8 77,650 / 200 = 388.3	39 TREES 388 SHRUBS	39 TREES 388 SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Size
Buffers				
7	⊙	<i>Acer saccharum</i>	Sugar Maple	2.5-3" cal. min., B&B
13	⊖	<i>Acer rubrum</i>	Red Maple	2.5-3" cal. min., B&B
7	⊙	<i>Diospyros ebenaceae</i>	Persimmon	2.5-3" cal. min., B&B
7	⊙	<i>Sassafras albidum</i>	Sassafras	2.5-3" cal. min., B&B
66	⊙	<i>Picea abies</i>	Norway Spruce	8-10' ht., B&B
48	⊙	<i>Picea glauca</i>	White Spruce	8-10' ht., B&B
64	⊙	<i>Myrica pennsylvanica</i>	Bayberry	36-42" ht., 30-36" spacing
72	⊙	<i>Viburnum x praganese</i>	Prague Viburnum	36-42" ht., 30-36" spacing
Street Frontage				
27	⊙	<i>Gleditsia tricanthos inermis</i> 'Skyline'	'Skyline' Thornless Honeylocust	3-3.5" cal. min., B&B
14	⊙	<i>Quercus imbricaria</i>	Shingle Oak	3-3.5" cal. min., B&B
23	⊙	<i>Celtis occidentalis</i>	Hackberry	3-3.5" cal. min., B&B
22	⊙	<i>Platanus x acerfolia</i> 'Exclamation'	'Exclamation' London Planetree	3-3.5" cal. min., B&B
13	⊙	<i>Amelanchier canadensis</i>	Serviceberry	8-10' ht., B&B
7	⊙	<i>Cornus florida rubra</i> 'Cherokee Brave'	'Cherokee Brave' Dogwood	8-10' ht., B&B
8	⊙	<i>Cercis canadensis</i>	Eastern Redbud	8-10' ht., B&B
Basins				
6	⊙	<i>Liquidambar styraciflua</i>	American Sweetgum	3-3.5" cal. min., B&B
6	⊙	<i>Betula nigra</i>	River Birch	3-3.5" cal. min., B&B
6	⊙	<i>Acer rubrum</i>	Red Maple	3-3.5" cal. min., B&B
7	⊙	<i>Picea abies</i>	Norway Spruce	7-8' ht. min., B&B
9	⊙	<i>Picea glauca</i>	White Spruce	7-8' ht. min., B&B
5	⊙	<i>Thuja plicata</i> 'Green Giant'	'Green Giant' Arborvitae	7-8' ht. min., B&B
65	⊙	<i>Ilex glabra</i>	Inkberry Holly	24-30" ht., 30-36" spacing
65	⊙	<i>Hamamelis virginiana</i> 'Little Suzie'	'Little Suzie' Dwarf Witch Hazel	24-30" ht., 30-36" spacing
65	⊙	<i>Cornus sericea</i>	Red Osier Dogwood	24-30" ht., 30-36" spacing
63	⊙	<i>Lindera benzoin</i>	Spicebush	24-30" ht., 30-36" spacing
65	⊙	<i>Sambucus canadensis</i>	Elderberry	24-30" ht., 30-36" spacing
65	⊙	<i>Clethra alnifolia</i> 'Hummingbird'	'Hummingbird' Summersweet	24-30" ht., 30-36" spacing
Additional Landscaping				
13	⊙	<i>Thuja plicata</i> 'Green Giant'	'Green Giant' Arborvitae	7-8' ht. min., B&B



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 2. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS.

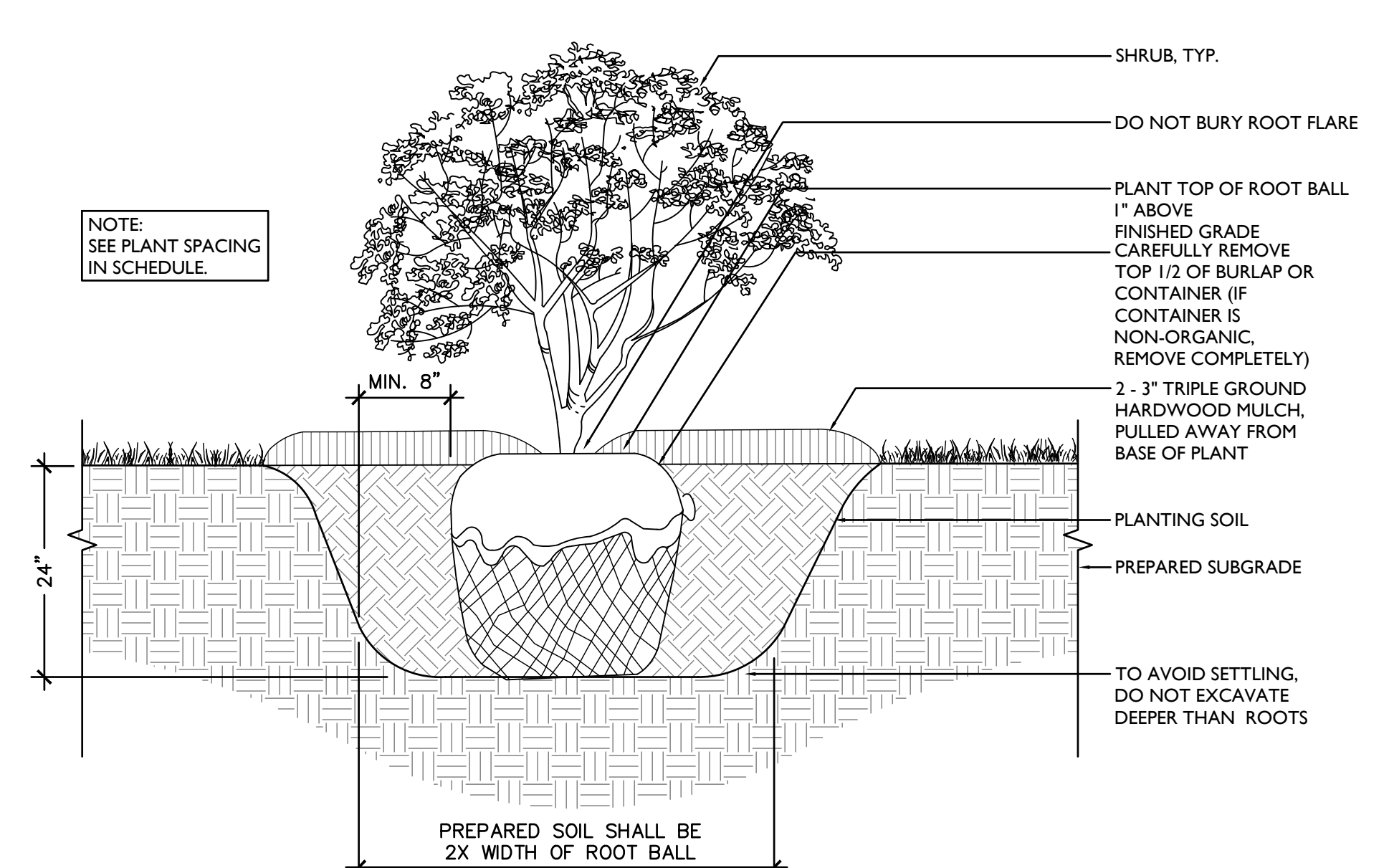
2 EVERGREEN TREE PLANTING DETAIL ON GRADE
SCALE: 1/2" = 1'-0"

SITE PLAN NOTES:

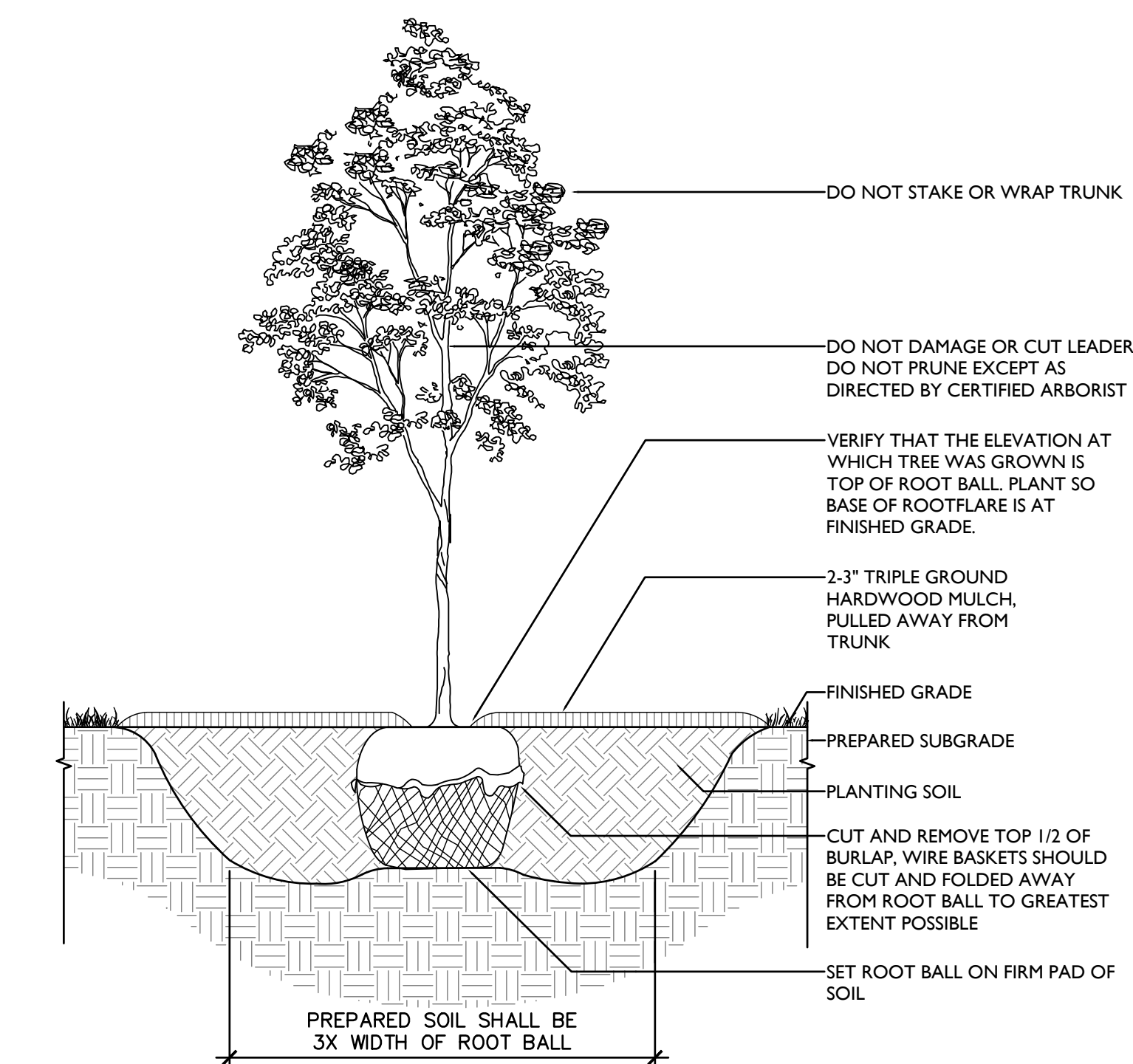
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GENERAL PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR 18 MONTHS.
2. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.
3. ALL PLANT MATERIAL SHALL BE LAID OUT IN FIELD BY LANDSCAPE ARCHITECT. (NOTE: NO SHRUBS SHALL BE PLANTED UNTIL ALL TREE PLANTING IS COMPLETED.)
4. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED DURING INSTALLATION AND THROUGHOUT THE GUARANTEE PERIOD.
5. ALL PLANT MATERIAL SHALL BE WATERED BY CONTRACTOR AT LEAST THREE (3) TIMES IN ABSENCE OF NATURAL RAINFALL OR UNTIL THE END OF THE GUARANTEE PERIOD.
6. ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
7. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
8. CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH NURSERY SOURCE OF ALL PLANT MATERIAL. LANDSCAPE ARCHITECT SHALL PERFORM A SITE VISIT TO INSPECT NURSERY SOURCE PRIOR TO DELIVERY OF ANY PLANT MATERIAL.
9. ALL TREES AND SHRUBS DELIVERED TO THE SITE SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. ALL TREES AND SHRUBS SHALL HAVE WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
10. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE TOWNSHIP.
11. ANY PLANT MATERIAL EXHIBITING SIGNS OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT SHALL BE REJECTED.
12. ALL PROPOSED SHRUBS SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS, CONSISTING OF 3" OF OAK BARK MULCH.
13. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
14. LIFT AND SET THE TREE BY ROOTBALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
15. SET THE TOP OF THE ROOTBALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
16. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/2 OF THE ROOTBALL.
17. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH THE ANSI A300 SPECIFICATIONS. IF ADDITIONAL PRUNING IS NECESSARY, IT SHALL BE DONE BY A CERTIFIED ARBORIST.
18. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
19. DO NOT REMOVE TREE IDENTIFICATION TAGS UNTIL THE LANDSCAPE ARCHITECT HAS CONFIRMED CORRECT SPECIES MATCHES THE PROJECT PLANTING SCHEDULE.
20. LANDSCAPING MATERIALS SHALL BE FIELD ADJUSTED DURING INSTALLATION TO AVOID CONFLICT BETWEEN THE LIGHT FIXTURES, UTILITIES, AND TREE CANOPIES.



3 SHRUB DETAIL ON GRADE
SCALE: 1" = 1'-0"

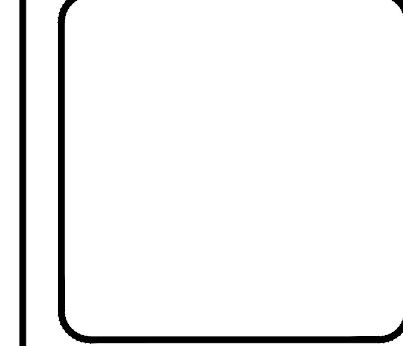


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1 DECIDUOUS TREE PLANTING DETAIL ON GRADE
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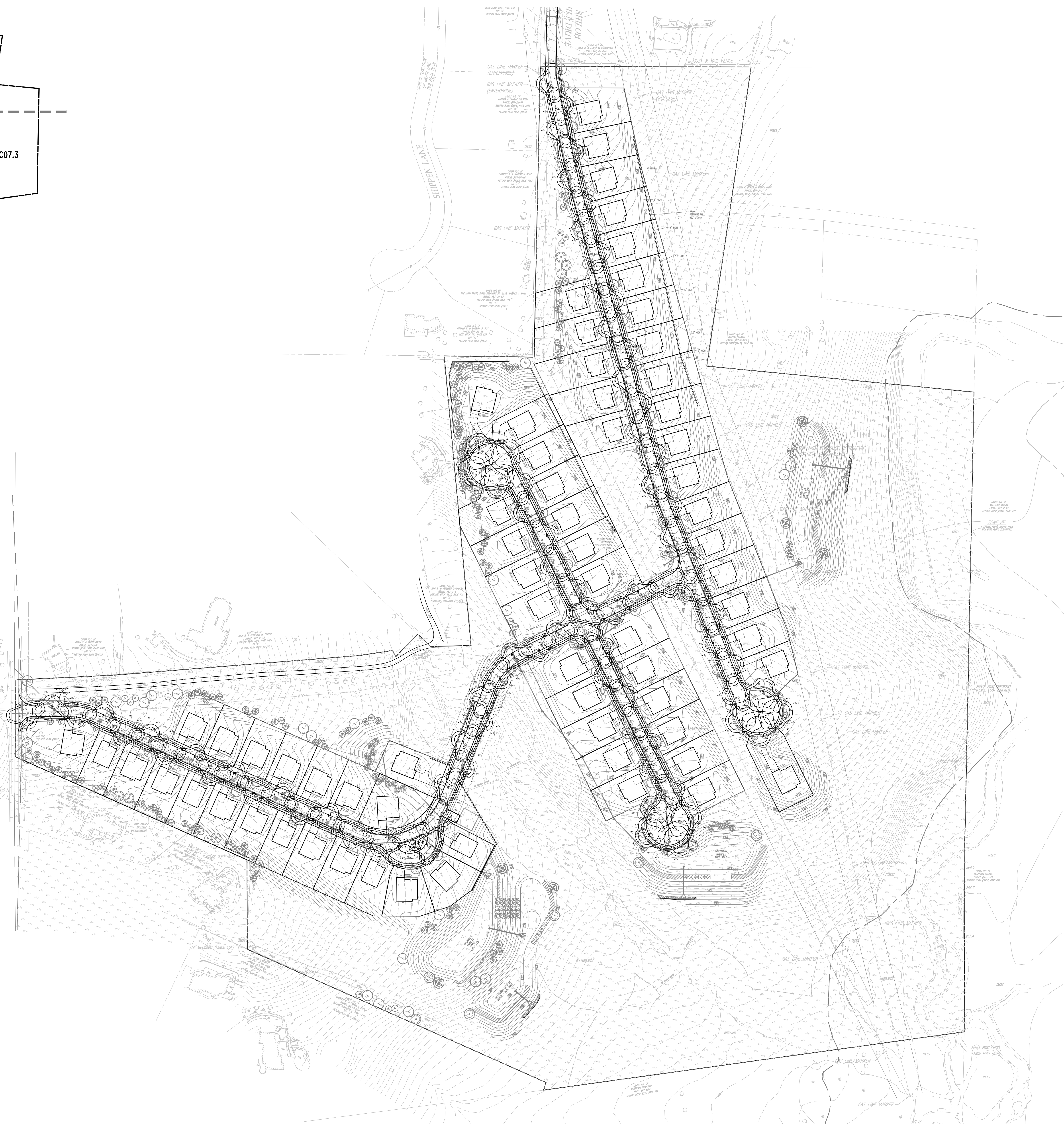
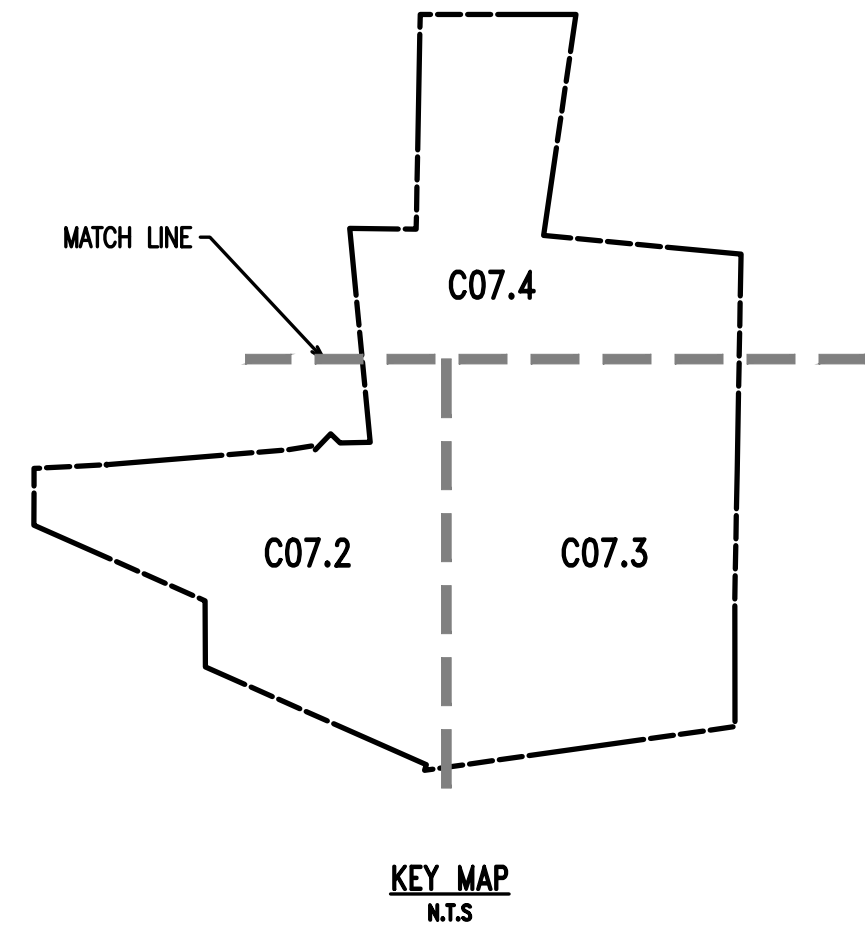
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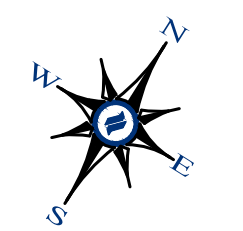


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 - CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR. 36" DEPTH, 6" DEPTH AT LAWN AREAS.
 - FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
 - NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
 - ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
 - VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
 - PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS, UNLESS SHOWN OTHERWISE.
 - PLEASE NOTE, CLIENT DID NOT RETAIN STUART AND ASSOCIATES, LLC, TO PROVIDE LONG TERM MAINTENANCE SPECIFICATIONS FOR THE LANDSCAPE MATERIAL.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PA ONE CALL AND LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY DIGGING OR PLANT REMOVAL OCCURS.
 - CONTRACTOR SHALL INSTALL SILT FENCE IN ANY AREAS WHERE SOIL MAY RUNOFF INTO PARKING AREAS OR INTO EXISTING INLETS.
 - FOLLOWING THE COMPLETION, THE EXISTING VEGETATION WILL BE INSPECTED FOR HEALTH AND QUALITY, AND IF NOT DEEMED IN GOOD CONDITION, REPLACED WITH THE EQUIVALENT COMPENSATORY PLANTINGS.
 - V.I.F. = VERIFY IN FIELD.

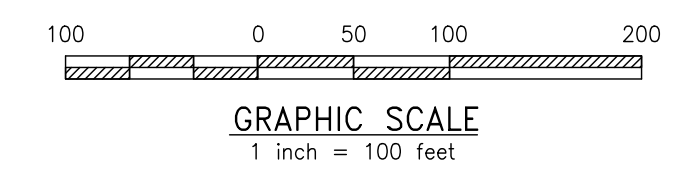
- SPEC NOTES:**
- POST LIGHT TO BE INSTALLED ON MATCHING FINISH POLE.
 - FINISH/COLOR: BLACK
 - MOUNTING HEIGHT: 16'
 - SEE PLAN/SCHEDULE FOR DISTRIBUTION TYPE.
 - WATTAGE TO BE SELECTED BY CONTRACTOR.

- 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.

NO.	DATE	REVISIONS PER TOWNSHIP CONSULTANT COMMENTS	DESCRIPTION
1	09/29/21		
2	09/29/21		



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_TLP.dwg
PLOTTED:	09/29/21
DRAWING NO.:	C07.1
SHEET:	24 of 32

MATCHLINE - SEE SHEET C07.4



SITE PLAN NOTES:

- ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSES ONLY.
- PLANS CREATED FROM DRAWINGS FROM DL HOWELL ENGINEERING DATED 08/23/2021.
- LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE, CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.); AND RESTORATION OF ALL DISTURBED LAWN AREAS.
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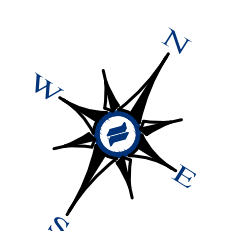
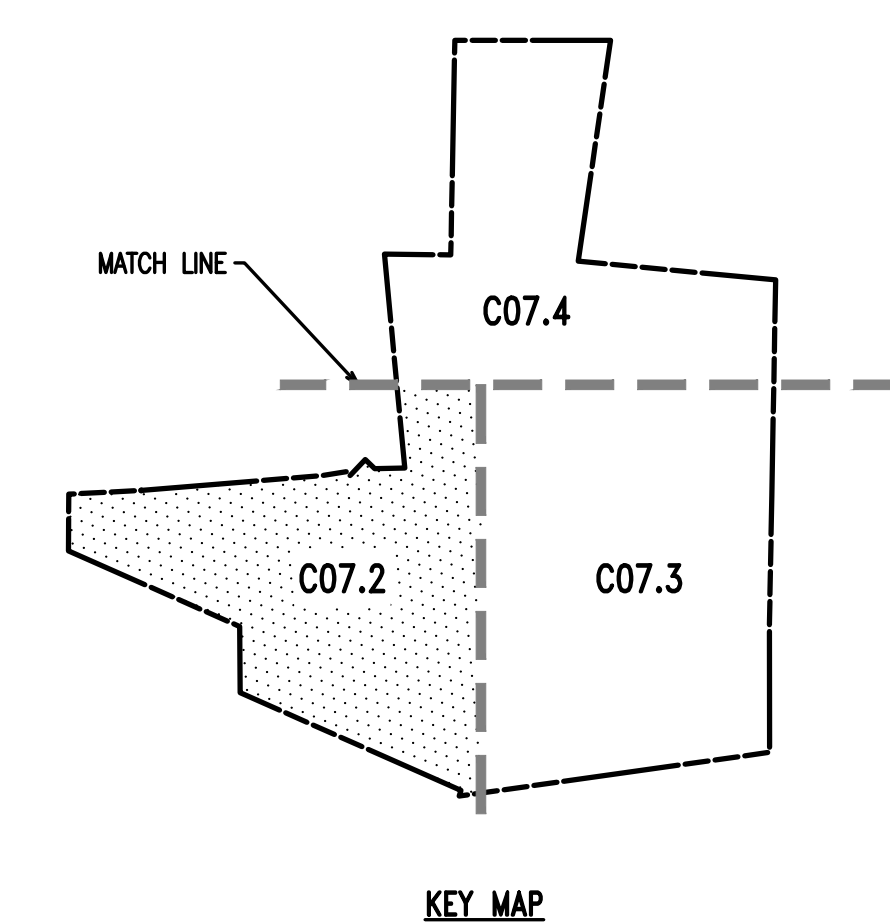
SPEC NOTES:

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- FINISH/COLOR: BLACK
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- WATTAGE TO BE SELECTED BY CONTRACTOR.

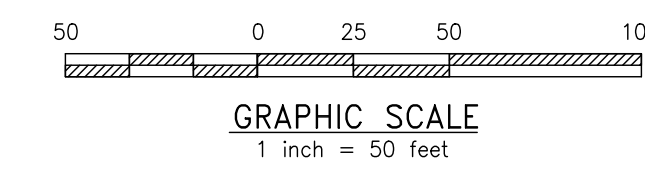
CONTRACTOR NOTES:

- 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.

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	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS	
5	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS	



LANDSCAPE PLAN
SCALE: 1"=50'



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	
⊙	A2		12	Lumapulse	ALG-120/277-CSL-1480-30K-CRI 80-4	Allegra	1	6176	0.95	64	

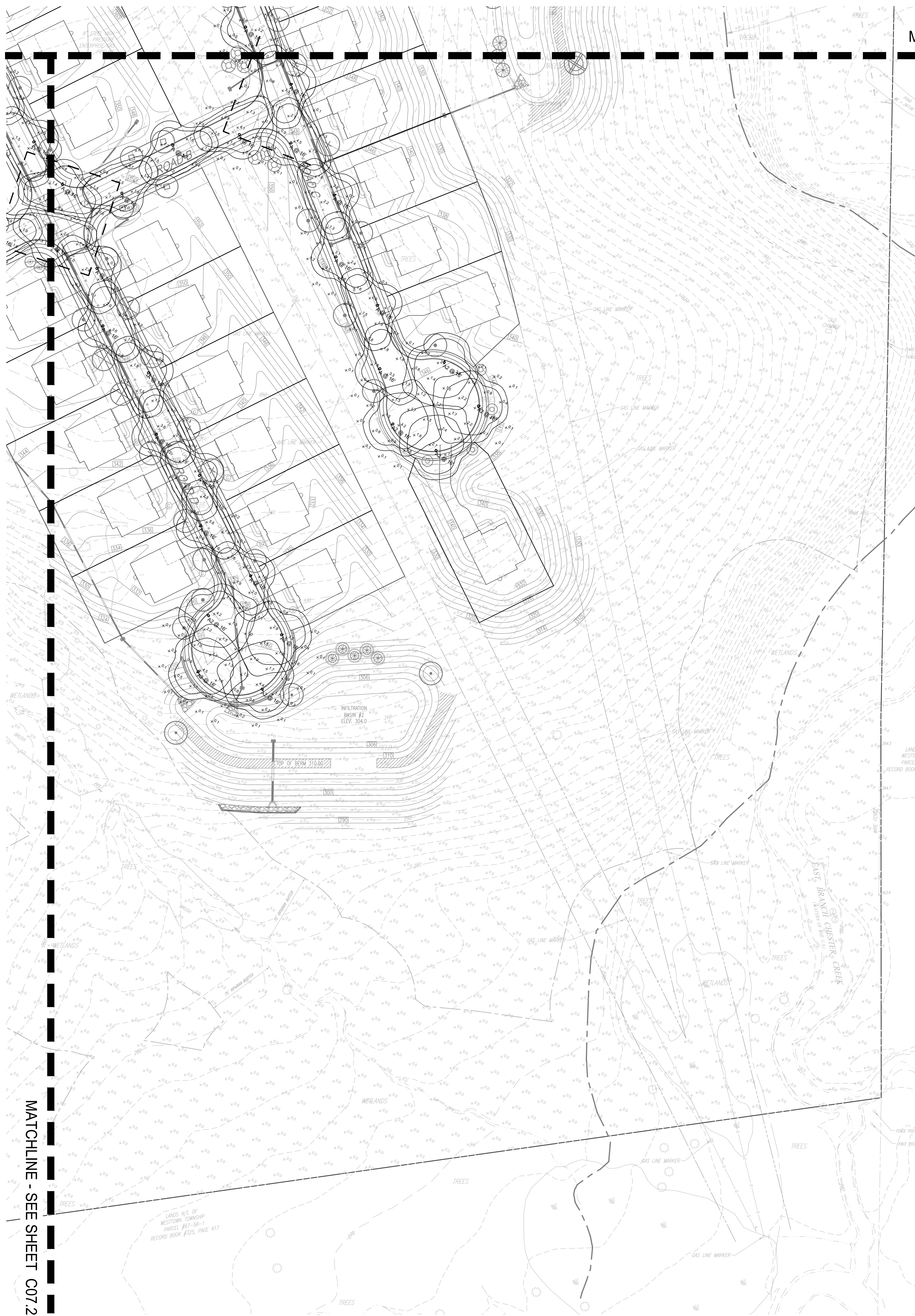
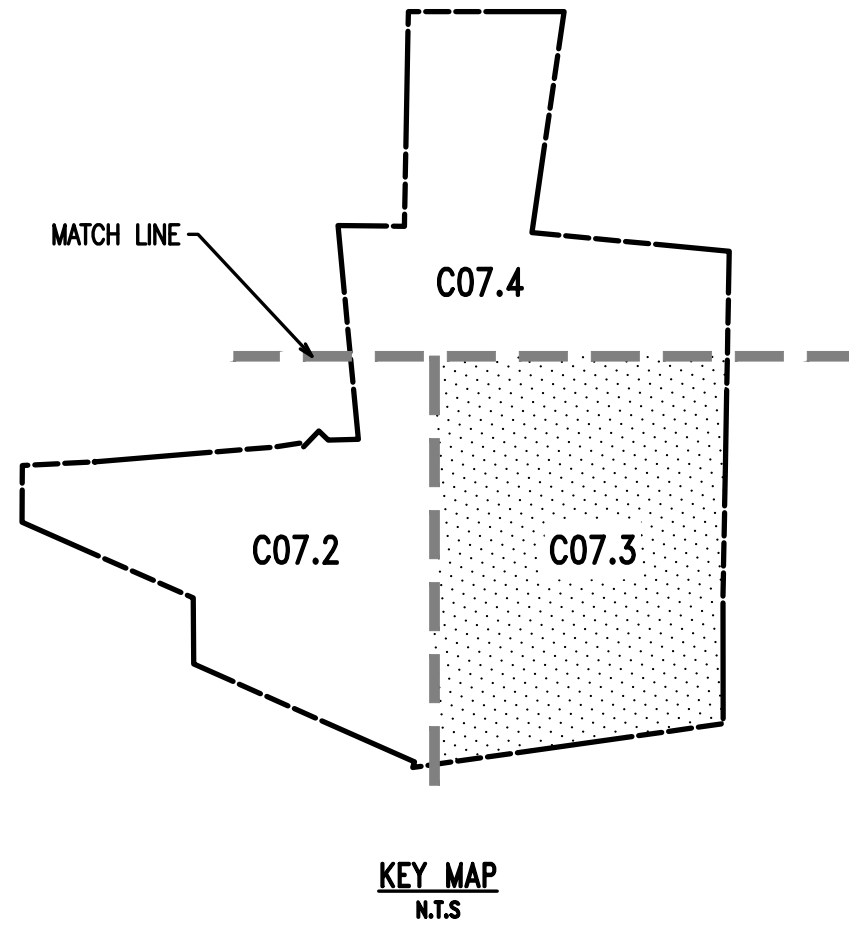
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AREA	+	0.2 fc	4.5 fc	0.0 fc	N/A	N/A
ROAD A	✕	2.2 fc	4.5 fc	0.7 fc	6.4:1	3.1:1
ROAD B	✕	1.7 fc	4.1 fc	0.7 fc	5.9:1	2.4:1
ROAD C	✕	2.1 fc	4.5 fc	0.7 fc	6.4:1	3.0:1
ROAD D	✕	1.8 fc	4.5 fc	0.7 fc	6.4:1	2.6:1
ROUNDABOUT - ROAD A	✕	1.7 fc	4.1 fc	0.7 fc	5.9:1	2.4:1

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: 20210923_STOKES_TWP.dwg
PLOTTED: 09/29/21
DRAWING NO.: **C07.2**
SHEET 25 OF 32



MATCHLINE - SEE SHEET C07.4

SITE PLAN NOTES:

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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 PLAN/SCHEDULE FOR DISTRIBUTION TYPE.
- WATTAGE TO BE SELECTED BY CONTRACTOR.

CONTRACTOR NOTES:

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Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
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Statistics

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	X	2.2 fc	4.5 fc	0.7 fc	6.4:1	3.1:1
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ROUNDAABOUT - ROAD A	X	1.7 fc	4.1 fc	0.7 fc	5.9:1	2.4:1

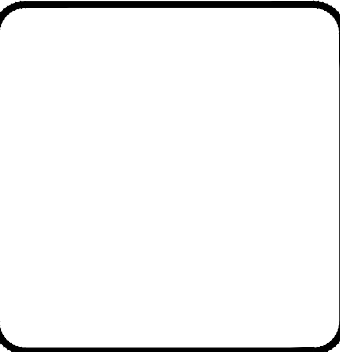
Note

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DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

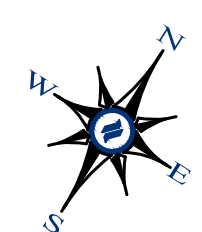
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



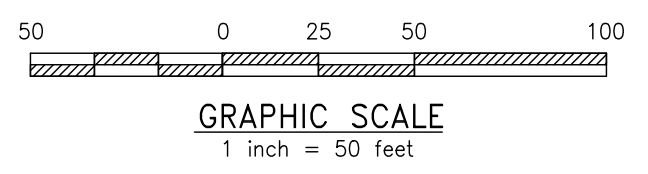
REV.	DATE	BY	DESCRIPTION
1	09/29/21	JUS	REVISED PER TOWNSHIP CONSULTANT COMMENTS
2	09/29/21	JUS	REVISED PER TOWNSHIP CONSULTANT COMMENTS
3	09/29/21	JUS	REVISED PER TOWNSHIP CONSULTANT COMMENTS
4	09/29/21	JUS	REVISED PER TOWNSHIP CONSULTANT COMMENTS
5	09/29/21	JUS	REVISED PER TOWNSHIP CONSULTANT COMMENTS
6	09/29/21	JUS	REVISED PER TOWNSHIP CONSULTANT COMMENTS
7	09/29/21	JUS	REVISED PER TOWNSHIP CONSULTANT COMMENTS
8	09/29/21	JUS	REVISED PER TOWNSHIP CONSULTANT COMMENTS
9	09/29/21	JUS	REVISED PER TOWNSHIP CONSULTANT COMMENTS
10	09/29/21	JUS	REVISED PER TOWNSHIP CONSULTANT COMMENTS

CONDITIONAL USE
LIGHTING PLAN

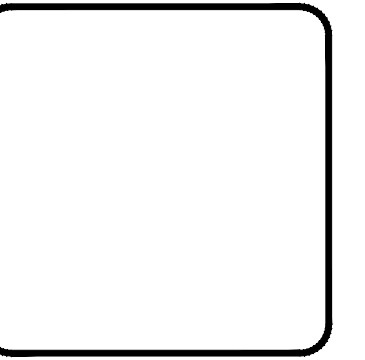
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES PROPERTY
LOCATION: 1013 SHILOH ROAD
WESTTOWN TWP., CHESTER COUNTY, PA



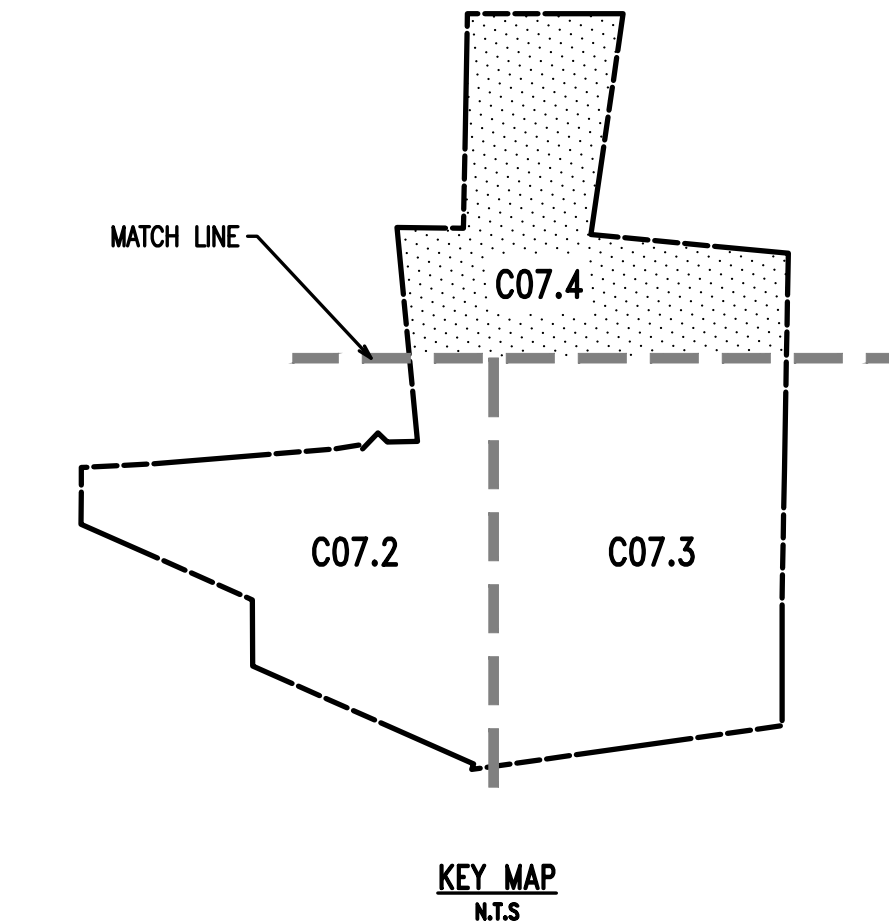
LANDSCAPE PLAN
SCALE: 1"=50'



DATE:	04/30/21
SCALE:	1"=50'
DRAWN BY:	TAS
CHECKED BY:	JUS
PROJECT NO.:	3868
CAD FILE:	20210923_STOKES_TLP.dwg
PLOTTED:	09/29/21
DRAWING NO.:	C07.3
SHEET:	26 OF 32



NO.	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		
5		
6		
7		
8		



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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.
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Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
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Statistics

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

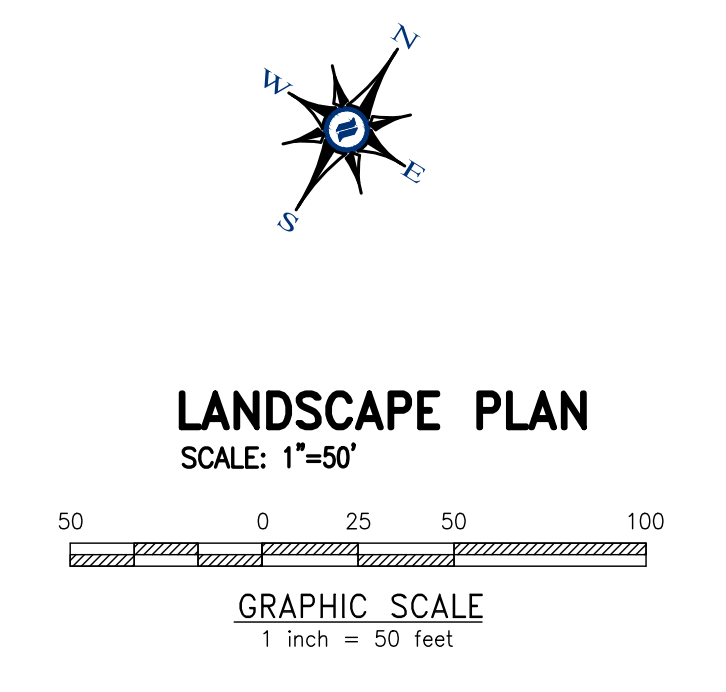
Note

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- CALCULATIONS TAKEN AT GRADE
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MATCHLINE - SEE SHEET C07.2

MATCHLINE - SEE SHEET C07.3



CONDITIONAL USE
LIGHTING PLAN

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

DATE: 04/30/21
SCALE: 1"=50'
DESIGN BY: TAS
CHECKED BY: PJS
PROJECT NO.: 3868
CAD FILE: 0010603_STOKES_TLP.dwg
PLOTTED: 09/29/21
DRAWING NO.: C07.4
SHEET: 27 OF 32

LIGHTING AND LIGHTING SUBSTITUTION NOTES:

- EXTERIOR LIGHTING HAS BEEN DESIGNED PER THE LIGHTING HANDBOOK OF THE ENGINEERING SOCIETY OF NORTH AMERICA (IESNA)
- SELECTED FIXTURES TO BE FULL-CUT AND DARK SKY FRIENDLY.
- THE TOWNSHIP MAY REQUIRE GLARE SHIELDING DEVICES, AT THE APPLICANTS' EXPENSES, IF DETERMINED APPLICABLE POST CONSTRUCTION.
- THE TOWNSHIP RESERVES THE RIGHT TO CONDUCT ONE OR MORE POST-INSTALLATION NIGHTTIME INSPECTIONS TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION, AND IF APPROPRIATE, TO REQUIRE SUITABLE REMEDIAL ACTION AT NO EXPENSE TO TOWNSHIP.
- POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTION FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE TOWNSHIP FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- LIGHTING FIXTURES AND EQUIPMENT SHALL BE MAINTAINED SO AS TO CONTINUOUSLY MEET TOWNSHIP REQUIREMENTS.
- ALL FIXTURES TO BE CONTROLLED WITH WIRELESS CONTROLLERS AND ALL SITE LIGHTING WILL BE REDUCED BY 75% FROM 11PM TO DAWN.
- ALL 120 VOLT CIRCUITS TO BE INSTALLED BY LICENSED ELECTRICIAN.
- ALL 120 VOLT CABLE TO BE RUN IN CONDUIT.
- CONTRACTOR TO PROVIDE SUFFICIENT NIGHTTIME ADJUSTMENT TO ALL LIGHTING TO SATISFY TOWNSHIP REQUIREMENTS AND OWNER OR OWNER'S REPRESENTATIVE.
- ALL LIGHTING TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- ALL ELECTRICAL CONDUITS SHALL BE SCH. 40 PVC AND ALL BENDS SHALL BE SWEEP TYPE FOR PULLING WIRE. CONDUIT TO EXTEND BEYOND THE EDGE OF HARDSCAPE ELEMENTS BY 12" MIN. CONDUIT TO BE TEMPORARILY CAPPED AND LOCATIONS STAKED PRIOR TO BACKFILLING.
- WHILE EXTENDING CONDUITS UNDER EXISTING STRUCTURE THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STRUCTURES.
- ALL SWITCHING CONTROL DEVICE TYPE AND LOCATIONS TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
- ALL LIGHTING FIXTURES TO BE CONTROLLED BY AUTOMATIC SWITCHES TO PERMIT EXTINGUISHING LIGHT BETWEEN 11PM AND DAWN; ALL-NIGHT SAFETY OR SECURITY LIGHTING SHALL NOT HAVE LIGHTING INTENSITY LEVELS WHICH EXCEED 25% OF THE LEVELS NORMALLY PERMITTED BY THE TOWNSHIP BUT IN NO CASE SHALL THE INTENSITY LEVELS BE LESS THAN THE MINIMUM LEVELS FOR SAFETY AND SECURITY AS INVOKED BY THE IESNA A11 FINAL LIGHT LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE OWNER AND OWNER'S REPRESENTATIVES TO DISCUSS ALL UNDERGROUND UTILITIES. AS-BUILT DRAWINGS ARE REQUESTED OF ALL SUCH FACILITIES.
- CONTRACTOR TO PREPARE A PLAN OF ALL AS-BUILT UNDERGROUND UTILITIES.
- ALL FINAL LIGHT LOCATIONS TO BE FIELD ADJUSTED, AIMED AS NECESSARY SO AS TO AVOID SHINING OF LIGHT INTO WINDOWS AND DOORS. CONTRACTOR TO ARRANGE PRE-CONSTRUCTION MEETING WITH THE OWNER AND OWNER'S REPRESENTATIVES INCLUDING MASONS AND OTHER INDIVIDUALS FAMILIAR WITH ANY UNDERGROUND FACILITIES.
- ALL WIRING, UP LIGHTING AND SPOT LIGHT LOCATIONS TO BE COORDINATED WITH TREES ON THE LANDSCAPE PLAN.
- CONDUIT TRENCHING TO AVOID ROOT ZONES OF EXISTING TREES TO REMAIN.
- ALL TRENCH LOCATIONS NEAR AND AROUND EXISTING TREES TO BE MARKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
- PROJECT ELECTRICAL ENGINEER TO PROVIDE POWER PLAN.
- IN THE EVENT THAT THE CONTRACTOR PROPOSES LIGHT FIXTURE SUBSTITUTIONS, REQUEST MUST BE RECEIVED BY THE LANDSCAPE ARCHITECT FOR REVIEW (14) FOURTEEN DAYS PRIOR TO BID DATE TO PROVIDE AMPLE TIME FOR REVIEW AND TO ISSUE AN ADDENDUM INCORPORATING THE SUBSTITUTIONS. FAILURE TO SUBMIT WITHIN THAT DEADLINE RENDERS ALL SUBSTITUTIONS REQUESTS VOID, AND ORIGINALLY SPECIFIED FIXTURE(S) WILL BE SUPPLIED. THE CONTRACTOR SHALL SUBMIT THE FOLLOWING:
 - TOWNSHIP REQUIRED COPIES OF ALL MANDATORY SUBMITTALS FOR BOTH THE ORIGINALLY SPECIFIED FIXTURE(S) AND THE PROPOSED SUBSTITUTION(S)
 - CONTRACTOR'S WRITTEN CERTIFICATION THAT THE PROPOSED SUBSTITUTION(S) CONFORM TO ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS IN EVERY RESPECT AND IS APPROPRIATE FOR THE APPLICATION INDICATED IN THE DOCUMENTS.
 - CONTRACTOR'S WRITTEN STATEMENT INDICATING THE EFFECT OF THE SUBSTITUTION(S) ON THE CONSTRUCTION SCHEDULE COMPARED TO THE SCHEDULE WITH THE ORIGINALLY SPECIFIED FIXTURE(S).
 - CONTRACTOR-NET UNIT PRICE FOR THE ORIGINALLY SPECIFIED FIXTURE(S) AND FOR THE PROPOSED SUBSTITUTE FIXTURE(S).
 - ONE SAMPLE OF THE PROPOSED SUBSTITUTION FIXTURE(S) WITH SPECIFIED LAMPS AND CORD AND PLUG CONNECTION FOR 277 VOLT OPERATIONS.
 - CONTRACTOR'S WRITTEN CERTIFICATION THAT ANY ALTERATIONS THAT MAY RESULT FROM THE PROPOSED LIGHTING FIXTURE SUBSTITUTION(S) WILL BE DESIGNED AND CONSTRUCTED AT THE CONTRACTOR'S EXPENSE.
 - REIMBURSEMENT TO THE LANDSCAPE ARCHITECT FOR ALL TIME ASSOCIATED WITH REVIEW OF FIXTURE SUBSTITUTIONS. PAYMENT SHALL BE MADE IN ADVANCE OF THE REVIEW, BASED ON THE LANDSCAPE ARCHITECT'S HOURLY RATES FOR THE PERSONAL INVOLVED IN THE REVIEW.
 - CONTRACTOR'S WRITTEN WAIVER OF RIGHTS TO ADDITIONAL PAYMENT AND/OR TIME THAT MAY BECOME NECESSARY SHOULD THE PROPOSED SUBSTITUTION(S) FAIL TO PERFORM IN A MANNER THAT IS EQUIVALENT TO THE ORIGINALLY SPECIFIED FIXTURE(S).
 - AS NOTED ABOVE, AN ADDENDUM INCORPORATING THE SUBSTITUTION SHALL INCORPORATE THE FOLLOWING REQUIREMENTS:
 - ANY SUBSTITUTIONS TO LIGHTING FIXTURES AND THEIR PARTS MUST BE APPROVED BY THE OWNER, TENANT, TOWNSHIP, AND THE LANDSCAPE ARCHITECT. ANY COST ASSOCIATED WITH REVIEW AND APPROVAL OF THE SUBSTITUTIONS SHALL BE ENTIRELY BORNE BY THE CONTRACTOR.
 - COMPUTER PREPARED LIGHTING PLANS AND PHOTOMETRIC LAYOUTS OF THE PROPOSED LIGHTING AREA WHICH INDICATES THE SYSTEM'S PERFORMANCE.
 - A PHOTOMETRIC STUDY WITH REPORT NUMBER, DATE, FIXTURE CATALOG NUMBER, LUMINAIRE AND LAMP SPECIFICATIONS, IES CALCULATIONS, POINT BY POINT FOOT CANDLE PLAN, STATISTIC ZONES SHOWING AVERAGE, MAXIMUM, MINIMUM AND UNIFORMITY RATIOS, SUMMARY, ISOLUX PLOT, AND CATALOGUE CUTS. CATALOGUE CUTS MUST IDENTIFY OPTICS, LAMP TYPE, DISTRIBUTION TYPE, REFLECTOR, LENS, BALLASTS, WATTAGE, VOLTAGE, FINISH HOUSING DESCRIPTION AND ALL OTHER PERTINENT INFORMATION.
 - POLE MANUFACTURER ASHOTO CALCULATIONS INDICATING THE POLE AND ANCHOR BOLTS BEING SUBMITTED ARE CAPABLE OF SUPPORTING THE POLE AND FIXTURE SYSTEMS BEING UTILIZED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 - A PHOTOGRAPH THAT CLEARLY ILLUSTRATES THE REPLACEMENT FIXTURE MOUNTED NOTING THE COLOR, FINISH, MANUFACTURER, AND ADDITIONAL PHYSICAL CHARACTERISTICS.

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.

SITE PLAN NOTES:

- ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSES ONLY.
- PLANS CREATED FROM DRAWINGS FROM DL HOWELL ENGINEERING DATED: 08/23/2021.
- LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE, CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.); AND RESTORATION OF ALL DISTURBED LAWN AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
- CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR. 36" DEPTH, 6" DEPTH AT LAWN AREAS.
- REMOVING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
- NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
- ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
- VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
- PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
- ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS, UNLESS SHOWN OTHERWISE.
- PLEASE NOTE, CLIENT DID NOT RETAIN STUART AND ASSOCIATES, LLC. TO PROVIDE LONG TERM MAINTENANCE SPECIFICATIONS FOR THE LANDSCAPE MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PA ONE CALL AND LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY DIGGING OR PLANT REMOVAL OCCURS.
- CONTRACTOR SHALL INSTALL SILT FENCE IN ANY AREAS WHERE SOIL MAY RUNOFF INTO PARKING AREAS OR INTO EXISTING INLETS.
- FOLLOWING THE COMPLETION, THE EXISTING VEGETATION WILL BE INSPECTED FOR HEALTH AND QUALITY, AND IF NOT DEEMED IN GOOD CONDITION, REPLACED WITH THE EQUIVALENT COMPENSATORY PLANTINGS.
- V.L.F. = VERIFY IN FIELD.

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	
	A2		12	Lumenpulse	ALG-120/277-CSL-M80-30K-CRI 80-4	Allegra	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
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

Configured Specification Sheet

Project Name: STOKES
 Qty: _____

Type: ALLEGRA Catalog / Part Number: ALG7204-120-CSL-30K-CRI-80-BETX-01W

Distributions

Description
 The Allegra Medium is a durable, stylish luminaire for urban lighting applications, including pedestrian plazas, residential streets and collector roads. Offering a choice of outputs, color temperatures, and distributions, the Allegra Medium is elegance personified.

Features
Color and Color Temperature
 2200K, 2700K, 3000K, 3500K, 4000K, 5700K

Distributions
 Type II, Type III or Type IV (with or without backlight shield), Type S square and Type V Square

Options
 Corrosion-resistant coating for hostile environments, Surge protector

Mounting Options
 Pendant Medium (4-Bolt Tension Adapter), Side Internal (2 3/8 in. Spacer)

Warranty
 5-year limited warranty

Performance
Output (nominal lumens)
 Minimum 3000lm / Maximum 17000lm

Color Rendering
 3 SDCM for CRI 70+ and 2 SDCM for CRI 80+

Lumen Maintenance
 L70-21, L70-527,000 hrs (projected, To 77°F), 36,000 hrs (reported, To 77°F)

Dark Sky
 Dark sky compliant (2200K, 2700K and 3000K color temperatures, BUG rating of 0)

Physical
Housing Material
 Die cast low copper 360 aluminum alloy

Lens Material
 Optical tempered clear glass (ClearLens lens), Optical tempered opal glass (SoftLite lens)

Weight
 Up to 35 lbs

EPA
 Up to 1.13 sq ft

lumenpulse
 1200 Main Victory Blvd., Longwood, NC 24039 CA info@lumenpulse.com www.lumenpulse.com 1 United States (717) 307-3700 | Canada (877) 937-3000 | 249-937-3000 F 314-937-0899

LMPG Inc. reserves the right to make changes to this product of any time without prior notice and such modification shall be effective immediately. ©2021 LMPG Inc. M.S. # 113 1 / 4

Configured Specification Sheet

How to order

A-G7204	120	CSL	30K	CRI 80	BETX	01W				
Housing (H)	Voltage	Lens	Output (nominal lumens)	Color and Color Temperature (C)	Color Rendering (CR)	Distributions	Finish	Control	Options	Mounting Options
ALG7200 Allegra 7200	120	CE (Optical only)	140 4000lm	2K 2250K	CR 70	2 Type I	M Black Finish S Smooth	CC Control on/off	M Pendant Medium (4-Bolt Tension Adapter)	
ALG7201 Allegra 7201	120	S1L (SoftLite lens)	140 4000lm	2K 2250K	CR 80	2 Type I	M Black Finish S Smooth	CC Control on/off	M Pendant Medium (4-Bolt Tension Adapter)	
ALG7202 Allegra 7202	120	S1L (SoftLite lens)	140 4000lm	3K 3500K	CR 80	3 Type II	M Black Finish S Smooth	CC Control on/off	M Pendant Medium (4-Bolt Tension Adapter)	
ALG7203 Allegra 7203	120	S1L (SoftLite lens)	140 4000lm	3K 3500K	CR 80	3 Type II	M Black Finish S Smooth	CC Control on/off	M Pendant Medium (4-Bolt Tension Adapter)	
ALG7204 Allegra 7204	120	S1L (SoftLite lens)	140 4000lm	4K 4000K	CR 80	4 Type IV	M Black Finish S Smooth	CC Control on/off	M Pendant Medium (4-Bolt Tension Adapter)	

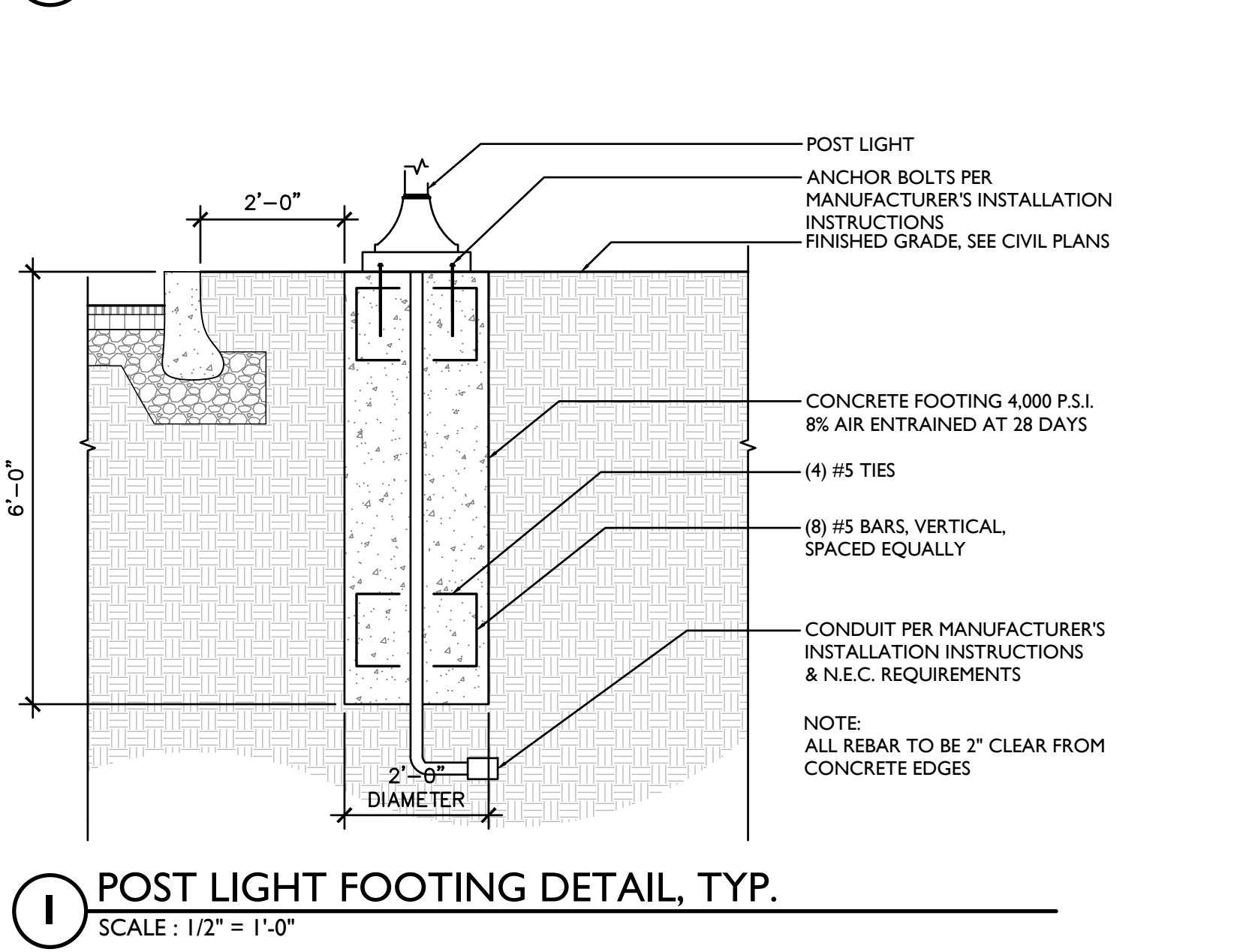
Note:

- Color Rendering (CRI) values are indicated by a color bar of comparable descriptive color. Accurate data point is provided.
- Available with 140, 140, 140, 140, 140 and 170 lumens only.
- Available with 140, 140, 140, 140, 140 and 170 lumens only.
- Available with 140, 140, 140, 140, 140 and 170 lumens only.
- Available with 140, 140, 140, 140, 140 and 170 lumens only.
- Available up to 170W.
- Control types are shown with manufacturer symbols.
- Available for CR 80 only.
- Mounting options are shown with the exception of 2200K and 5700K.
- Mounting options are shown with the exception of 2200K.
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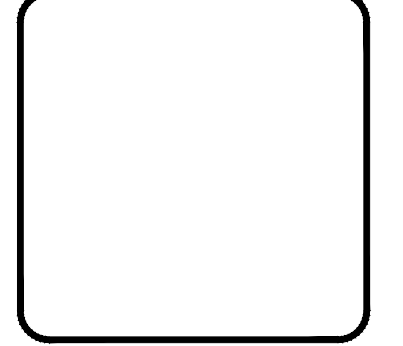
POST LIGHT CUTSHEET CONT.



POST LIGHT CUTSHEET



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



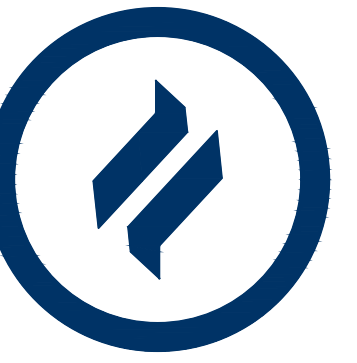
REV	DATE	DESCRIPTION
1	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS
2	09/29/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS
3		
4		
5		
6		
7		
8		
9		
10		

CONDITIONAL USE

LIGHTING DETAILS AND NOTES

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

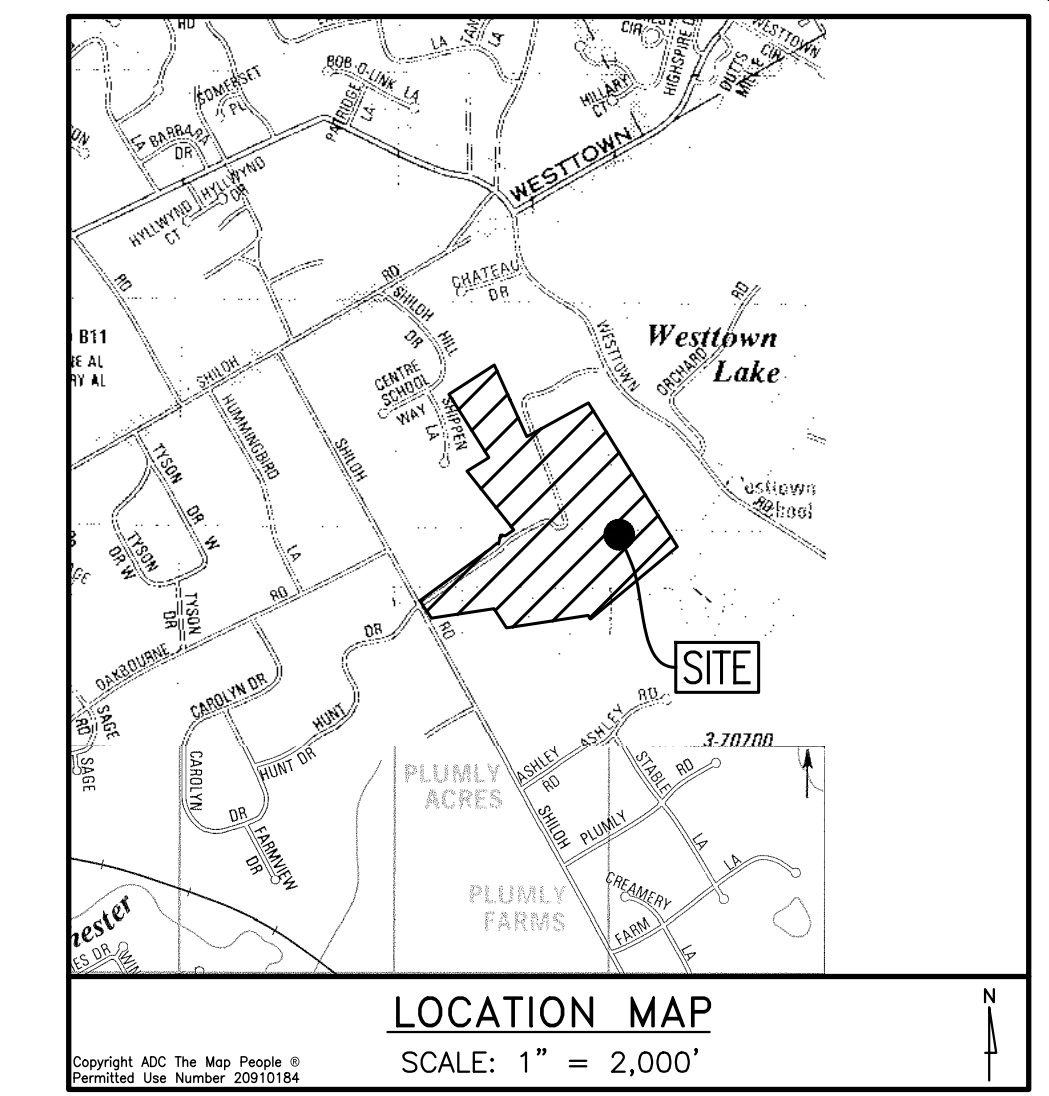
DATE: 04/30/21
 SCALE: VARIES
 DESIGNED BY: TJS
 CHECKED BY: PJS
 PROJECT NO.: 3868
 CAD FILE: 20110923_STOKES_TJP.dwg
 PLOTTED: 09/29/21
 DRAWING NO.: C07.5
 SHEET 28 OF 32



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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.

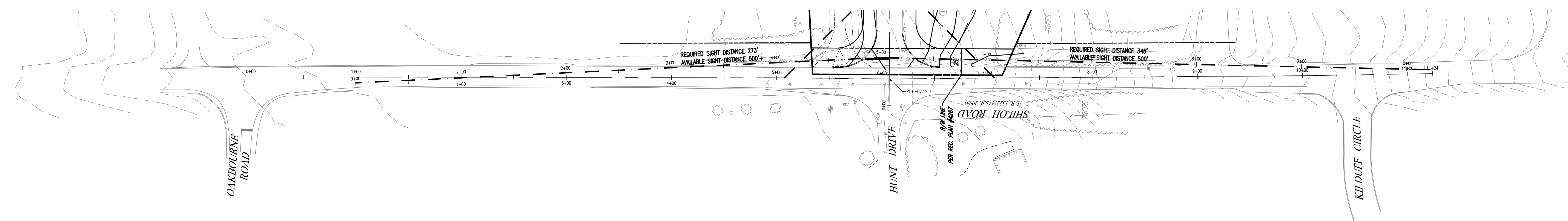


Exiting Vehicle Safe Stopping Sight Distances

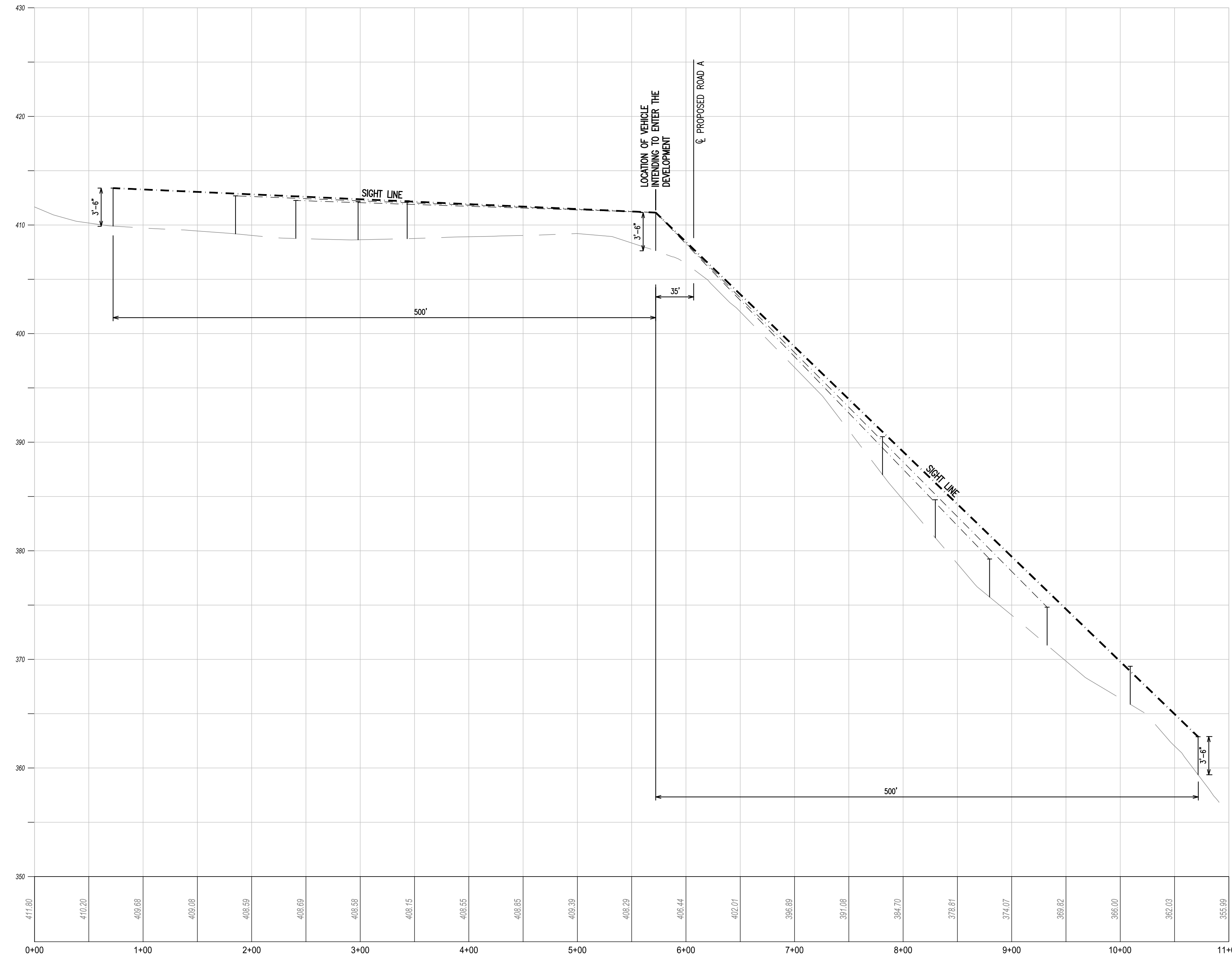
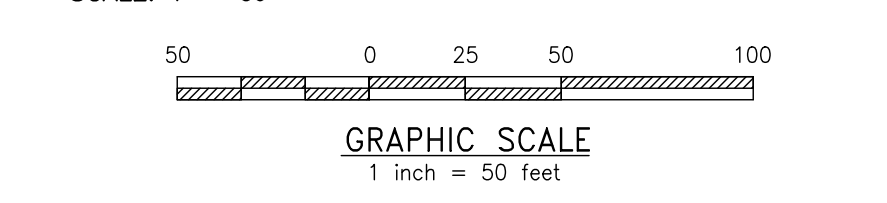
Posted Speed Limit on Shiloh Road is 30 mph

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'

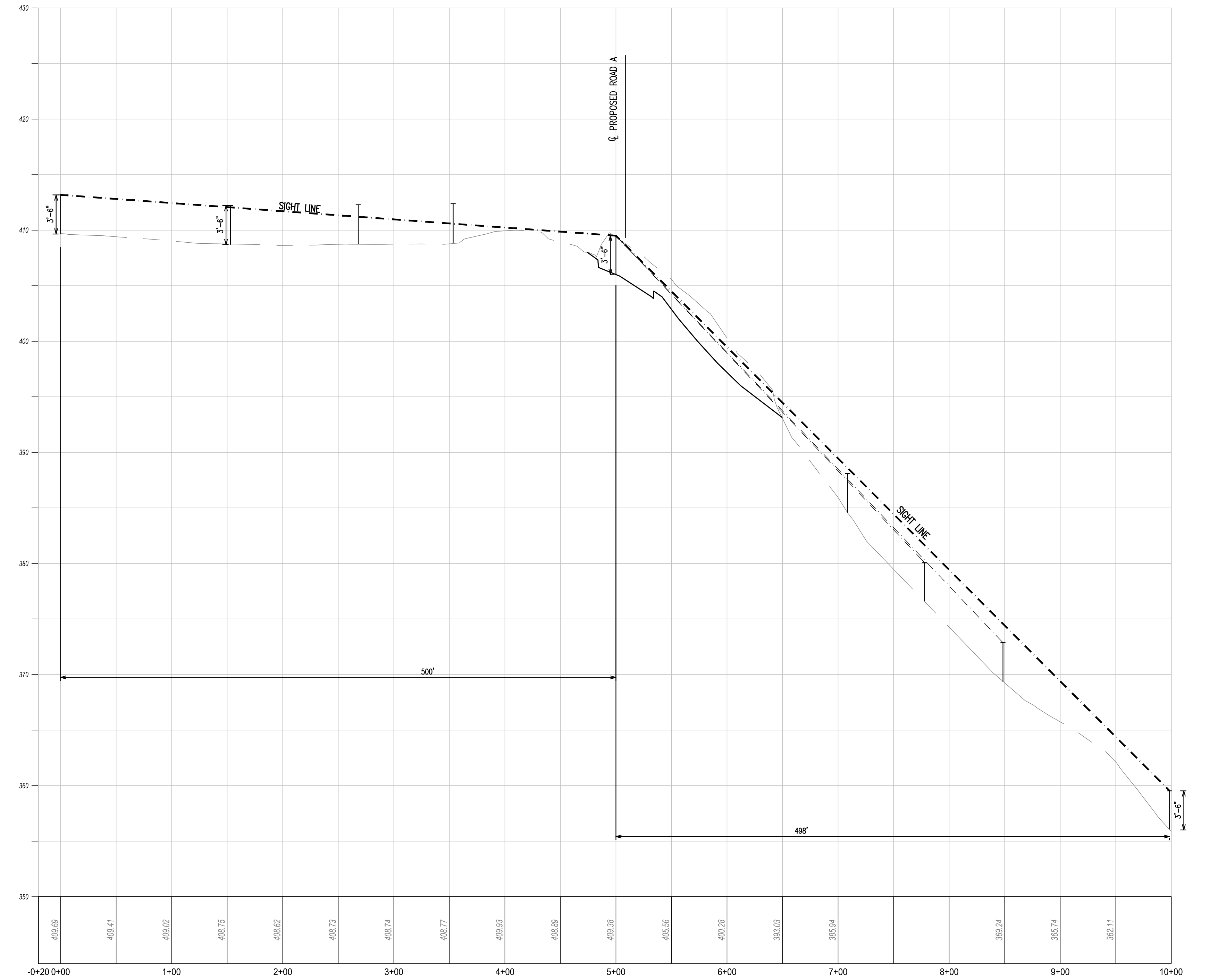
**PennDOT desirable sight distance values are provided for informational purposes only, and do not reflect a requirement per the Township's SALDO. Per Easttown Township SALDO Section 149-908.C. "Stopping sight distance at all intersections shall be in accordance with PennDOT standards." The "Required 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'

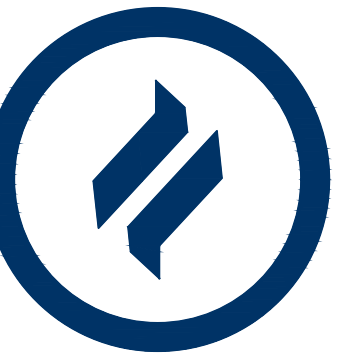


SIGHT DISTANCE ROAD A @ SHILOH PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

REV	DATE	DESCRIPTION
1	08/31/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2	08/29/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
3		
4		
5		
6		
7		
8		

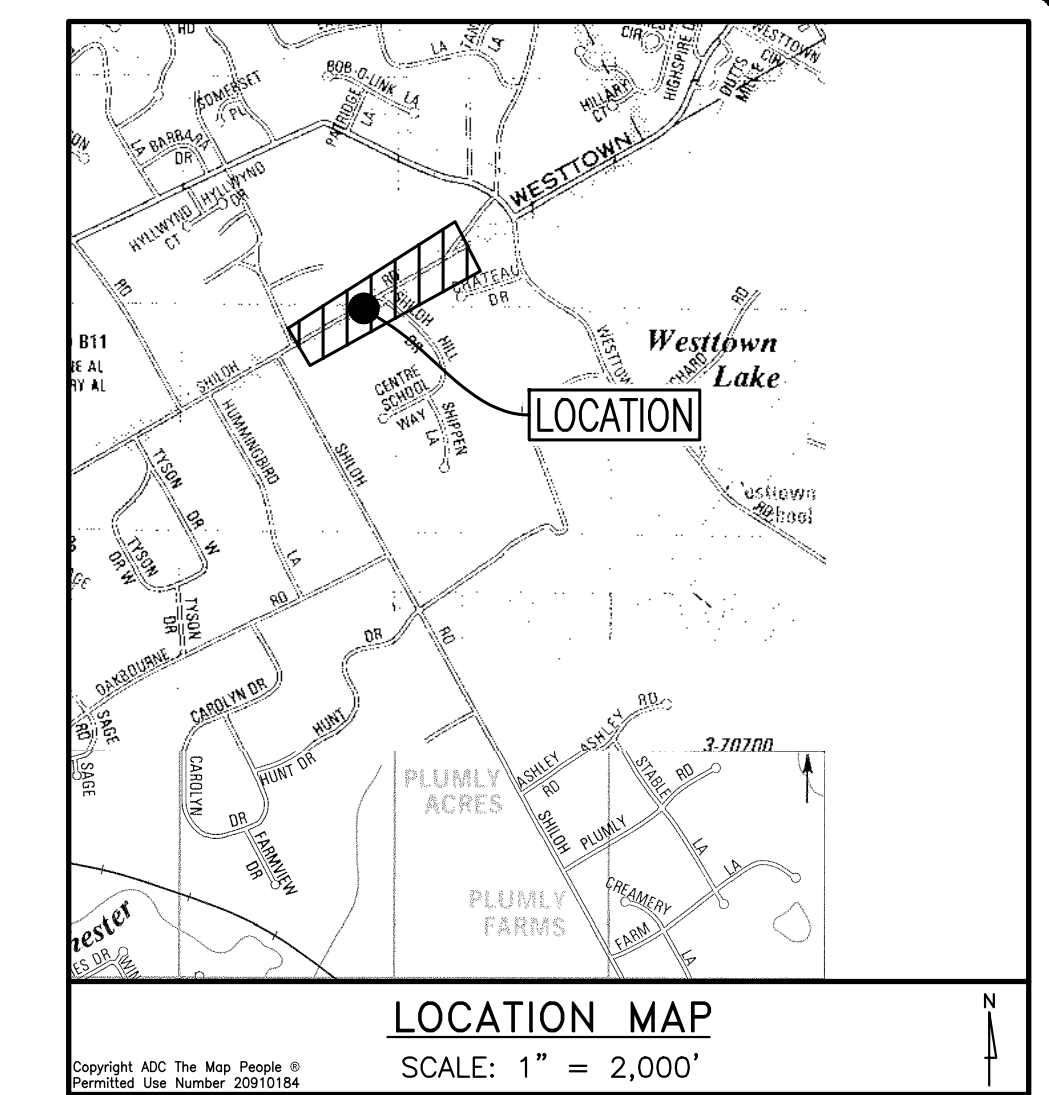
CONDITIONAL USE
SHILOH ROAD SIGHT DISTANCE ANALYSIS
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE: 4/30/21
SCALE: 1"=60'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
CADD FILE: 3868_Plot.dwg
PLOTTER: 99/29/21
DRAWING NO.: SD-1.1
SHEET 29 of 32



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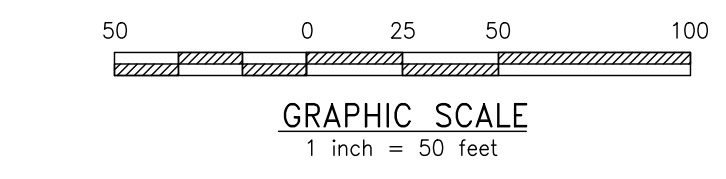
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



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'

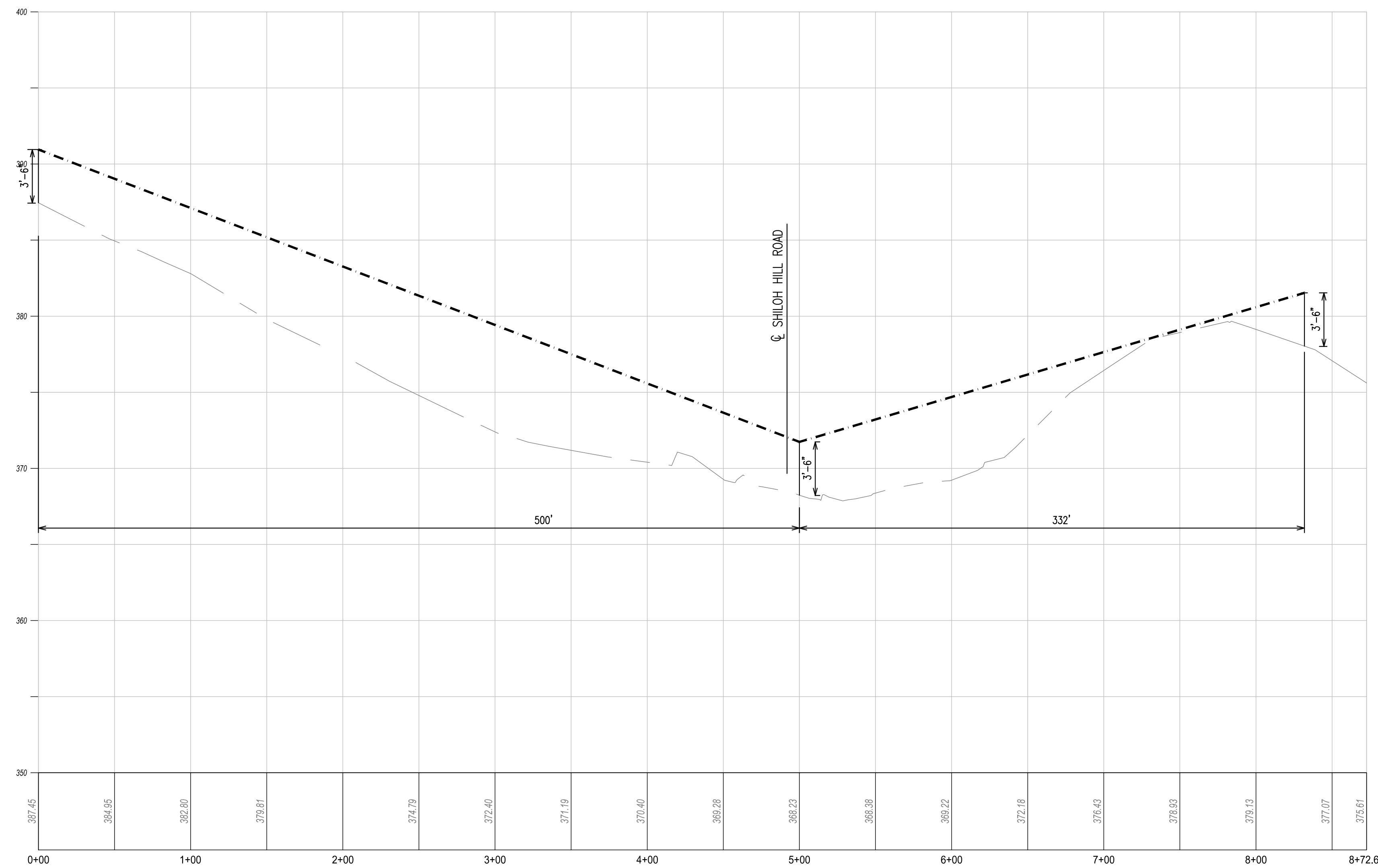


Exiting Vehicle Safe Stopping Sight Distances

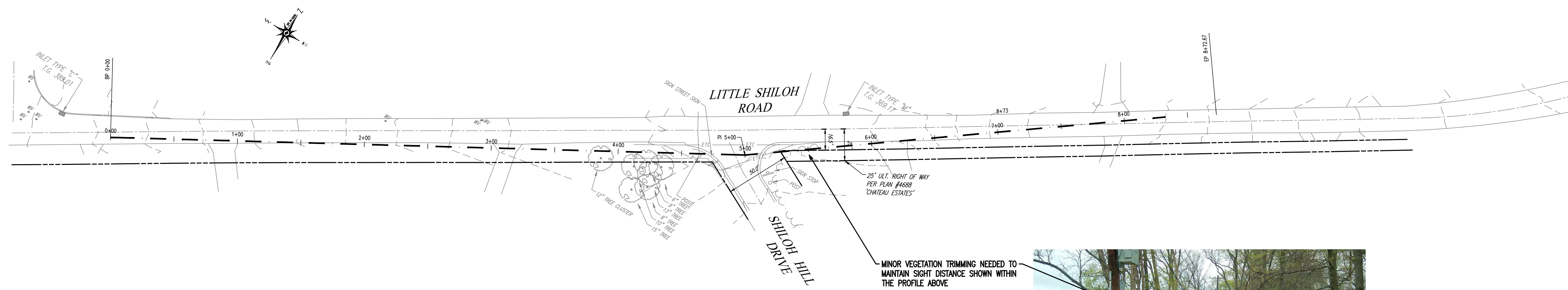
Posted Speed Limit on Little Shiloh Road is 25 mph

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.



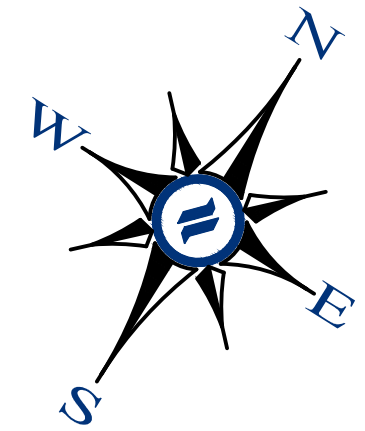
SHILOH HILL @ LITTLE SHILOH SIGHT DISTANCE PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



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

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.
PROHIBITIVE 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 =	2,236,692 S.F. (51,347 AC.)
BASE DENSITY (1.1 MULTIPLIER)=	56 LOTS

OPEN SPACE
MINIMUM OPEN SPACE = 40% GROSS TRACT AREA
REQUIRED GROSS TRACT = 64,856 ACRES
64,856 ACRES X 40% = 25,942 ACRES
PROPOSED = 39.34 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)(g)
+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)(g)
PLUS 1 (ONE) ADDITIONAL UNIT / 2 ACRE OPEN SPACE PARCEL CONTAINING HISTORIC BUILDING = +1 LOT
§ 170-904(2)(g)
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	21,806 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	O.S. Parcel		
Gross Area (Acres)	17.63	6.58	2.28		26.49
Area less than 75' in width	0	0	0		0
Area less than 1/2 acre	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.
Floodplain	2.78	2.28	0		5.06
Area of 25% slopes	0.86	0.97	0.39		2.22
Wetland/Waterbodies	1.62	0	0.12		1.74
Area of Floodplain, wetland, slopes > 25% in Min. Required Common Open Space (Max. 50% Allowed)	5.26	2.85	0.51		8.62
					32.71%

	Bonus Open Space Area				TOTAL
	B1	B2	B3	B5	
Gross Area (Acres)	4.58	3.92	1.93	2.57	13.56
Area less than 75' in width	0.27	0.49	1.15	1.37	3.28
Area less than 1/2 acre	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	1.09	9.61
					Bonus % per G.T.A.
					35.24%

*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

ALTERNATIVE SITE PLAN WITH HISTORIC HOME

SCALE: 1" = 100'
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. 242 EXISTING CONTOUR
- PROPOSED CONTOUR
- EX. 123.00 EXISTING SPOT ELEV.
- X 123.00 NEW SPOT ELEV.
- X 123.00 SOILS TYPE
- GEB2 SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- PROP. FENCE
- EX. MAIL BOX
- PROP. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EX. EXIST. PARKING SPACES
- PROP. PARKING SPACES
- EX. 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 ALLET
- PROP. STORM ALLET
- 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

HUNT DRIVE

SHILOH ROAD

SHILOH ROAD

SHILOH ROAD

SHILOH ROAD

SHILOH ROAD

SHILOH ROAD

SHILOH ROAD

SHILOH ROAD

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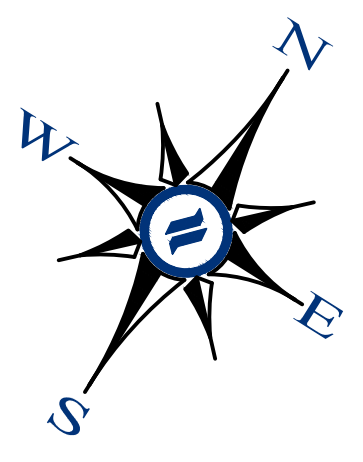
SHILOH ROAD

SHILOH ROAD

SHILOH ROAD

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
 CADD PLAN HISTORIC OPERATIONS
 PLOTTED: 09/29/21
 DRAWING NO.: C01.1A
 SHEET 31 OF 32



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

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 =	2,236,892 S.F. (51,347 AC.)
BASE DENSITY (1.1 MULTIPLIER)=	56 LOTS

- 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% % G.T.A.

	Bonus Open Space Area		TOTAL
	B1	B2	
Gross Area (Acres)	4.58	3.92	15.1
- Areas less than 75' in width	0.27	0.49	3.21
- Areas less than 1/2 acre	0	0	0
- Floodplain	0	0	0
- Area of 25%+ Slopes (including proposed)	0	0.27	0.85
- Wetland/Waterbodies	0	0	0.06
- Impervious Surfaces	0	0	0
- Stormwater Facilities	0	0	0
Qualifying Bonus Open Space	4.31	3.16	10.98
			16.96% Bonus % per G.T.A.

*B4 excludes 40' wide access easement

AREA AVAILABLE FOR ACTIVE RECREATION	
NET TRACT AREA =	2,236,892 S.F.
AREA REQUIRED (100' NET TRACT AREA) X 10%	223,689 SF -OR- 5.13 ACRES
AREA SUITABLE FOR ACTIVE RECREATION =	5.86 ACRES

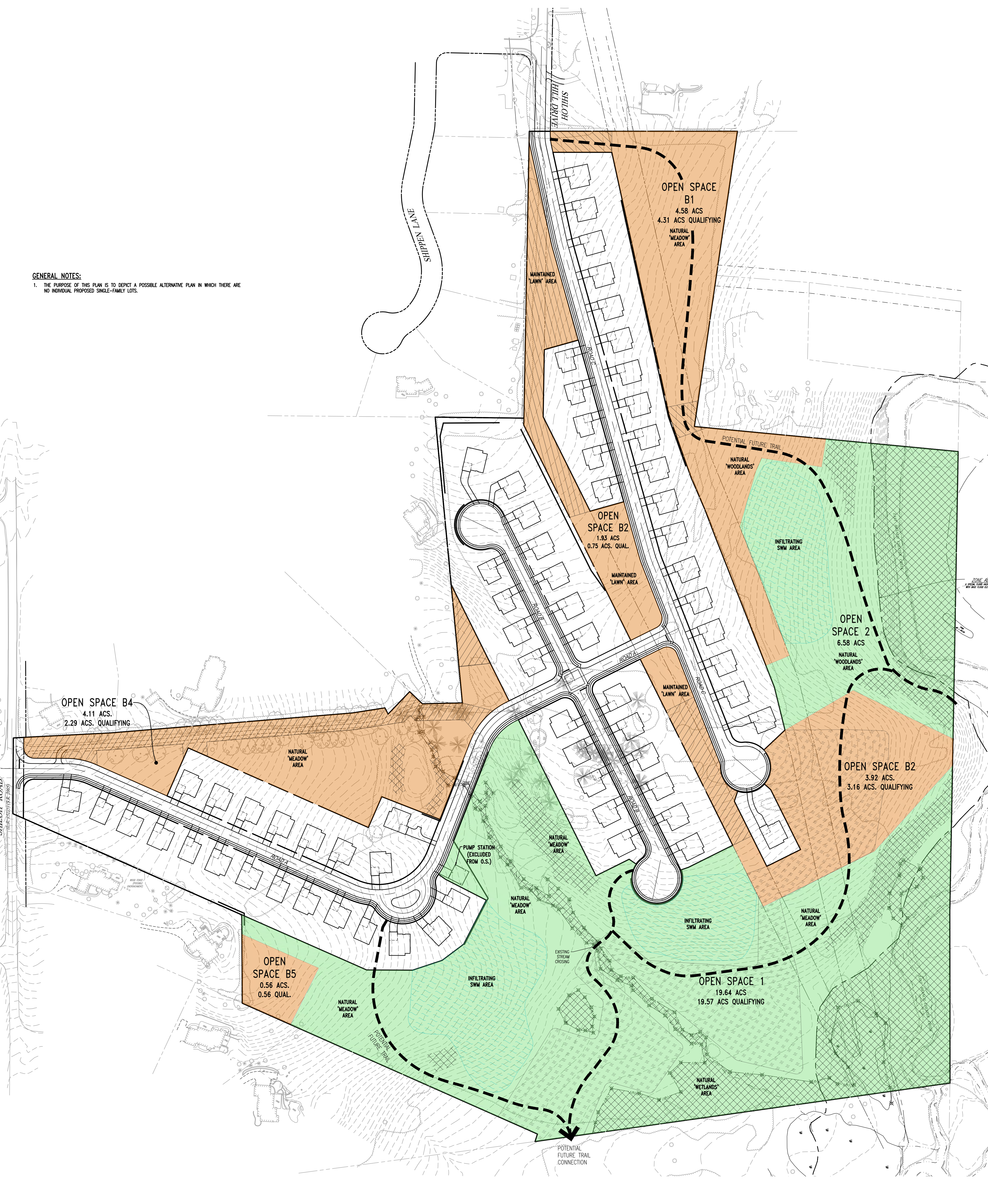
DENSITY CALCULATION
BASE DENSITY: 1.1 D.U./ACRE
BONUS DENSITY: +0.075 D.U. / 25% OF ADDITIONAL OPEN SPACE = (16,908 EXTRA) = 0.075 * 3 = 0.225 BONUS
MAXIMUM DENSITY = 1.1 + 0.225 = 1.325 D.U. • 51,347 ACS. = 68 LOTS ACHIEVABLE

RESIDENTIAL LOT AREA	18,390 ACRES
PROPOSED LOTS	68
DENSITY	3.688 LOTS/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
 - 242 EXISTING CONTOUR
 - PROPOSED CONTOUR
 - X 123.00 EXISTING SPOT ELEV.
 - X 333.00 NEW SPOT ELEV.
 - GEB2 SOILS TYPE
 - EX. CONC. CURB
 - PROP. CONC. CURB
 - EX. STORM SEWER
 - PROP. EDGE OF PAVING
 - EX. LIGHT POLE
 - PROP. LIGHT POLE
 - EX. FENCE
 - EX. MAIL BOX
 - EX. SIGN
 - PROP. SIGN
 - EXIST. PARKING SPACES
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 - 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

NO.	DATE	REVISION	BY	CHKD.	APP'D.	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
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
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DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
CADD FILE: STOKES ESTATE No Lots Option.dwg
PLOTTER: 09/29/21
DRAWING NO.: C01.1B
SHEET 32 of 32