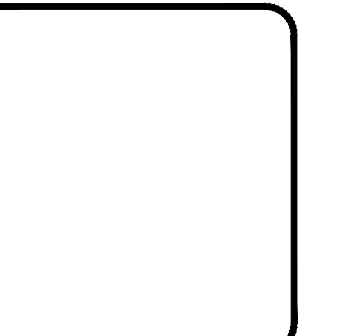
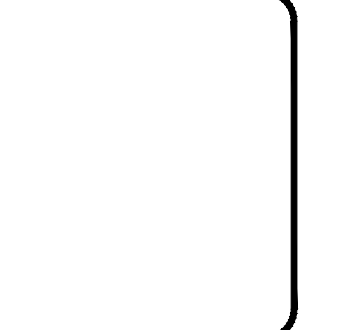




DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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

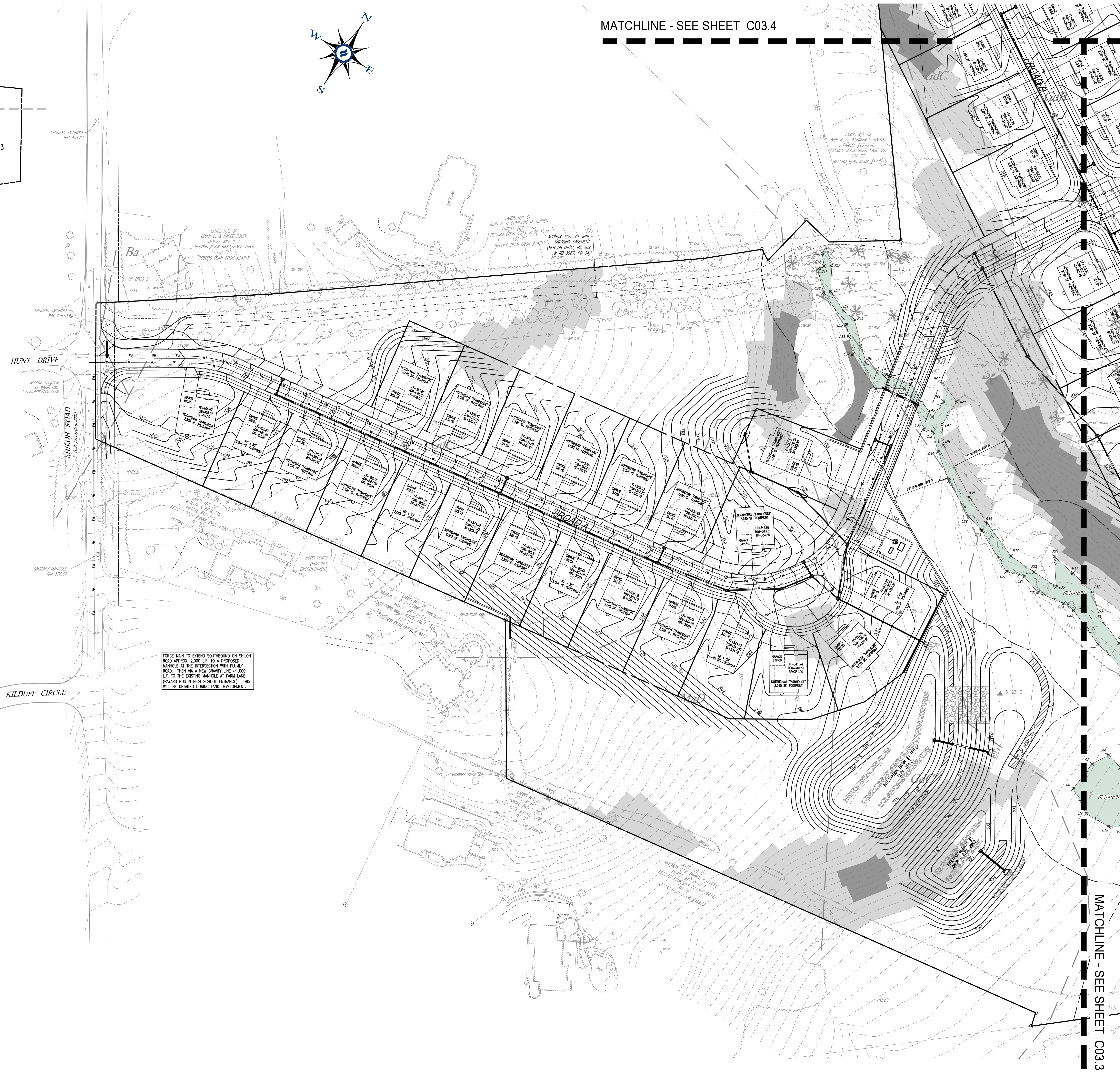
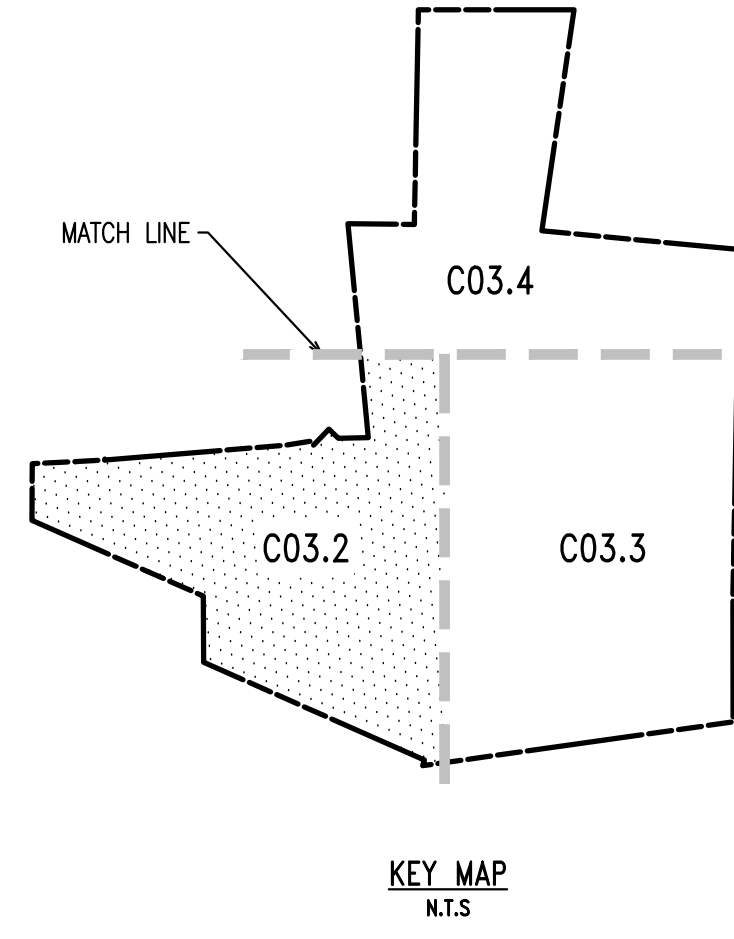
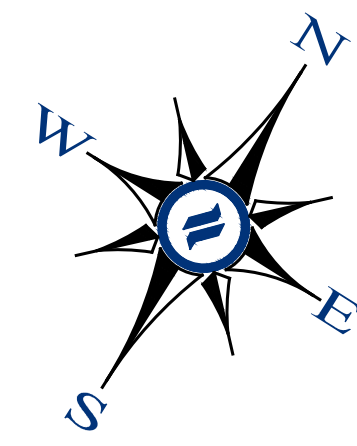


REV	DATE	REVISIONS/CONSULTANTS' COMMENTS	DESCRIPTION
8			
7			
6			
5			
4			
3			
2			
1	08/31/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS	

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

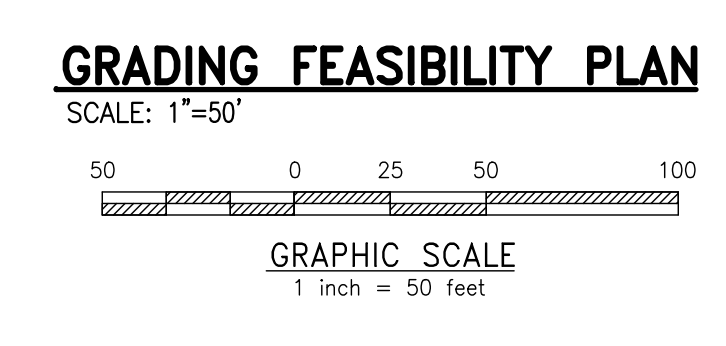
DATE: 4/30/21
SCALE: 1"=50'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
FILE NAME: GRADING FEASIBILITY PLAN.dwg
PLOTTER: 08/31/21
DRAWING NO.: C03.2
SHEET 11 of 31

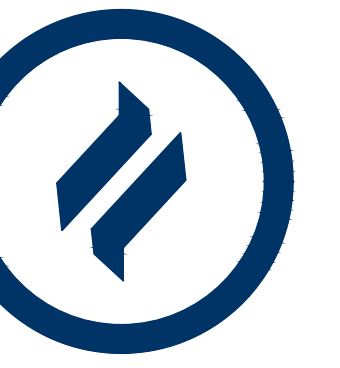
MATCHLINE - SEE SHEET C03.4



- LEGEND**
- EX. PROPERTY LINE
 - PROP. PROPERTY LINE
 - EX. RIGHT-OF-WAY
 - PROP. RIGHT-OF-WAY
 - EX. MONUMENT
 - PROP. MONUMENT
 - EX. IRON PIPE
 - PROP. IRON PIPE
 - EX. EASEMENT
 - PROP. EASEMENT
 - EX. RETICULATED
 - 242 EXISTING CONTOUR
 - (P25) PROPOSED CONTOUR
 - EXISTING SPOT ELEV.
 - NEW SPOT ELEV.
 - GEB2 SOILS TYPE
 - SOILS LINE
 - EX. CONC. CURB
 - PROP. CONC. CURB
 - EX. EDGE OF PAVING
 - PROP. EDGE OF PAVING
 - EX. LIGHT POLE
 - PROP. LIGHT POLE
 - EX. FENCE
 - EX. MAIL BOX
 - EX. SIGN
 - PROP. SIGN
 - EXIST. PARKING SPACES
 - PROP. PARKING SPACES TO BE RECLAIMED
 - EX. TELE. LINE
 - PROP. TELE. LINE
 - EX. ELEC. LINE
 - PROP. ELEC. LINE
 - EX. UTILITY POLE
 - PROP. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. GAS LINE
 - PROP. GAS LINE
 - EX. GAS VALVE
 - PROP. GAS VALVE
 - EX. STORM SEWER LINE
 - PROP. STORM SEWER LINE
 - EX. STORM ALLEY
 - PROP. STORM INLET
 - PROP. STORM INLET ID
 - PROP. SEEPAGE BED
 - EX. SANITARY SEWER LINE
 - PROP. SAN. SEWER LINE
 - EX. SAN. SEWER LATERAL
 - PROP. SAN. SEWER LATERAL
 - EX. SANITARY MH. ID
 - PROP. SANITARY MH. ID
 - EX. WATER LINE
 - PROP. WATER LINE
 - EX. WATER LATERAL
 - PROP. WATER LATERAL
 - EX. FIRE WATER LINE
 - PROP. FIRE WATER LINE
 - EX. WATER VALVE
 - PROP. WATER VALVE
 - EX. HYDRANT
 - PROP. HYDRANT
 - EX. MANHOLE
 - PROP. MANHOLE
- ZONE AE FLOODPLAIN
 15% - 25% SLOPES
 25%+ SLOPES
 WETLANDS

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.

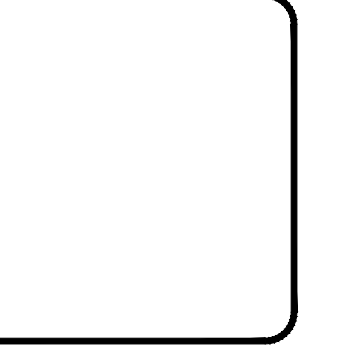
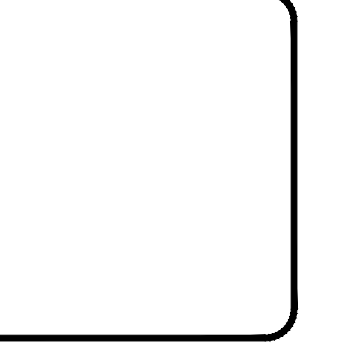




DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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

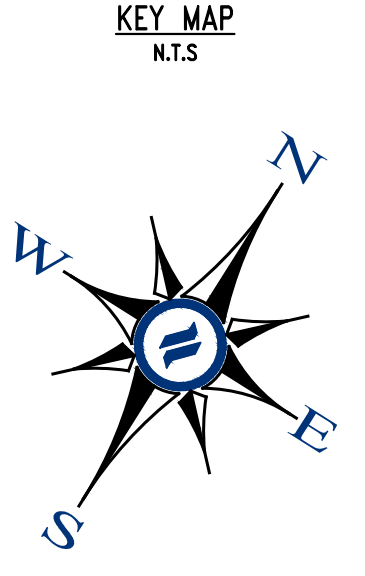
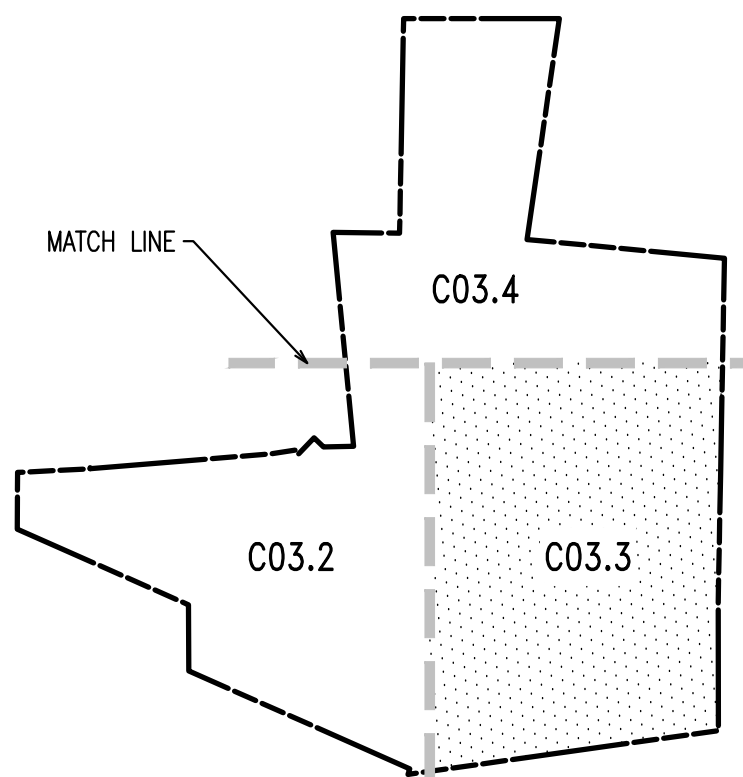
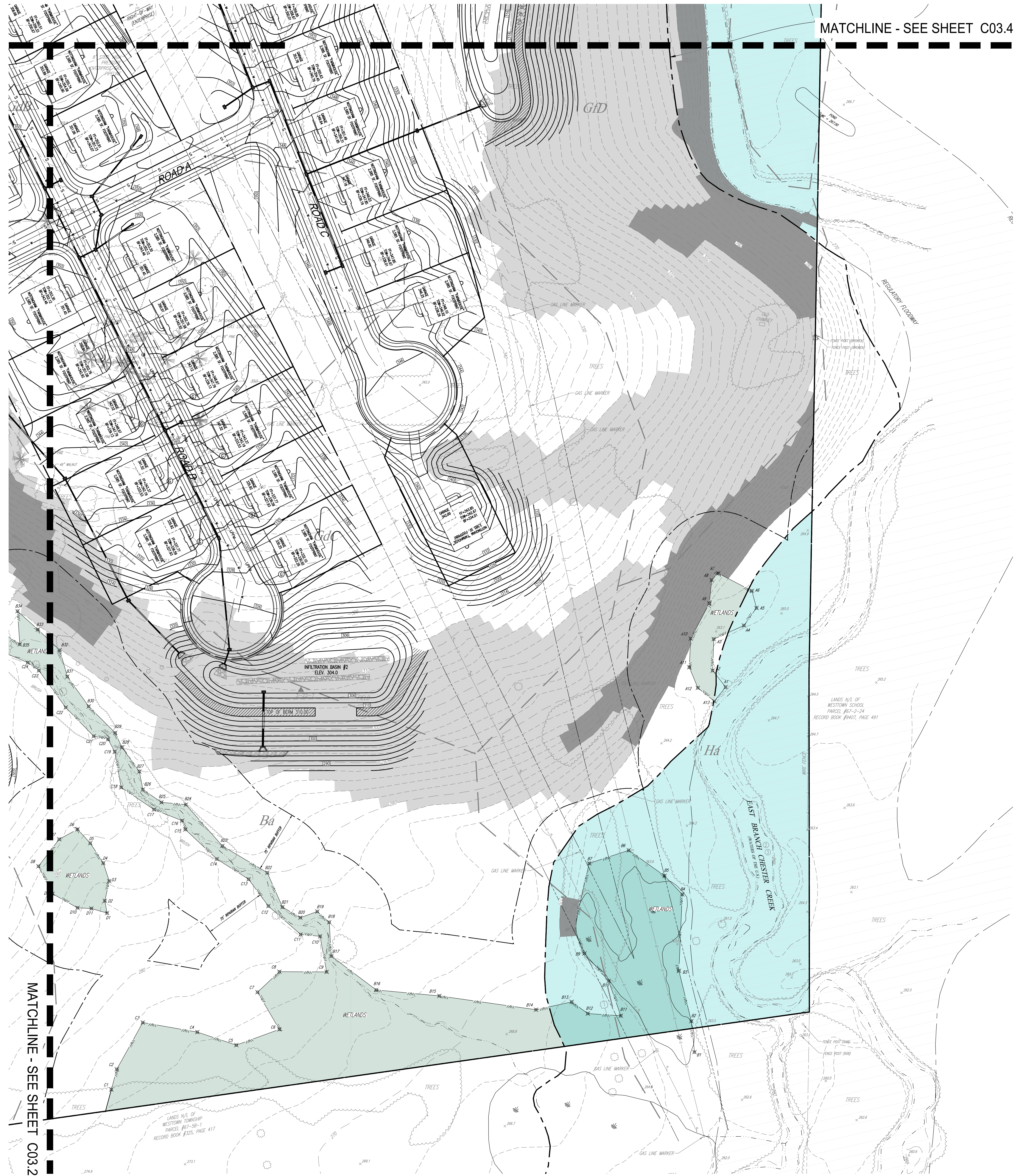


REV.	DATE	DESCRIPTION
1	08/31/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2		
3		
4		
5		
6		
7		
8		

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

DATE:	4/30/21
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	1013 SHILOH GRADING FEASIBILITY PLAN.dwg
DATE:	08/31/21
DRAWING NO.:	C03.3
SHEET:	12 of 31

MATCHLINE - SEE SHEET C03.4



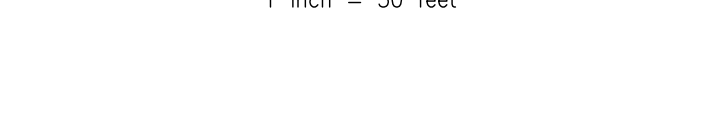
LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- 242 EXISTING CONTOUR
- 125.00 PROPOSED CONTOUR
- 123.00 EXISTING SPOT ELEV.
- 133.00 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
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- EX. STORM INLET ID
- PROP. STORM INLET ID
- EX. SEEPAGE BED
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- EX. SAN. SEWER LATERAL
- PROP. SAN. SEWER LATERAL
- EX. SANITARY MH. ID
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- EX. WATER LATERAL
- PROP. WATER LATERAL
- EX. FIRE WATER LINE
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- ZONE A6 FLOODPLAIN
- 15% - 25% SLOPES
- 25%+ SLOPES
- WETLANDS

MATCHLINE - SEE SHEET C03.2

GRADING FEASIBILITY PLAN

SCALE: 1"=50'

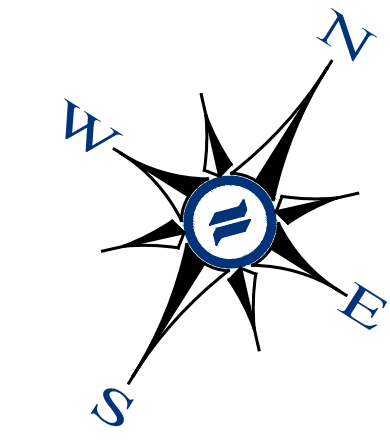
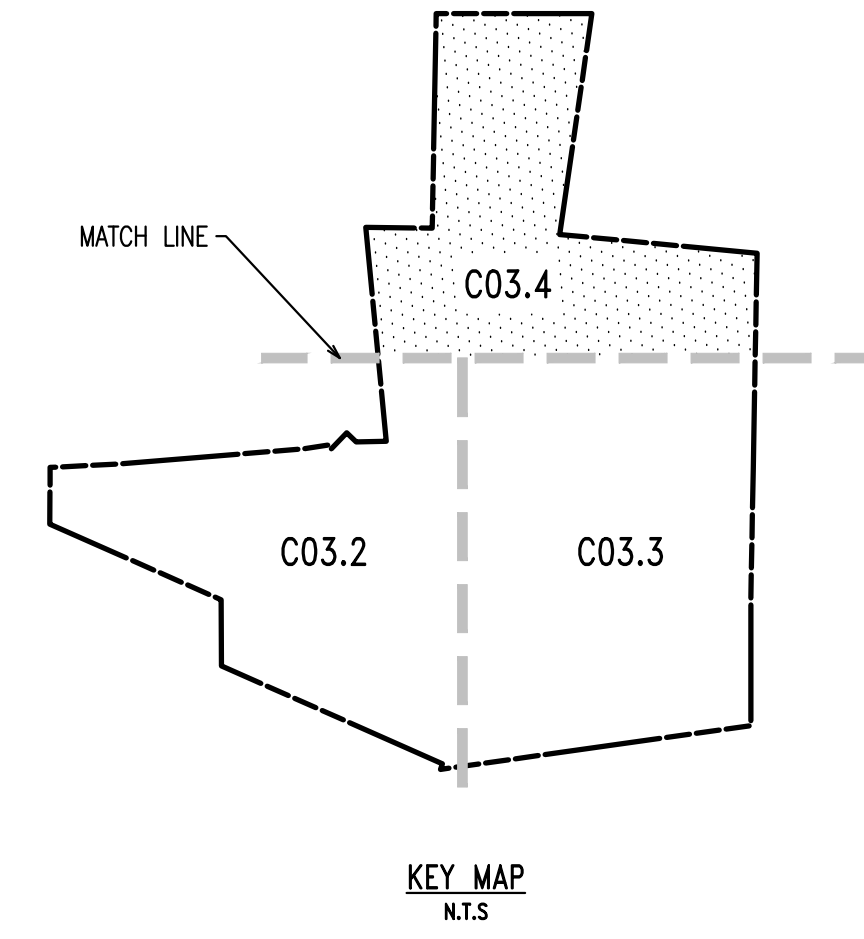




DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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



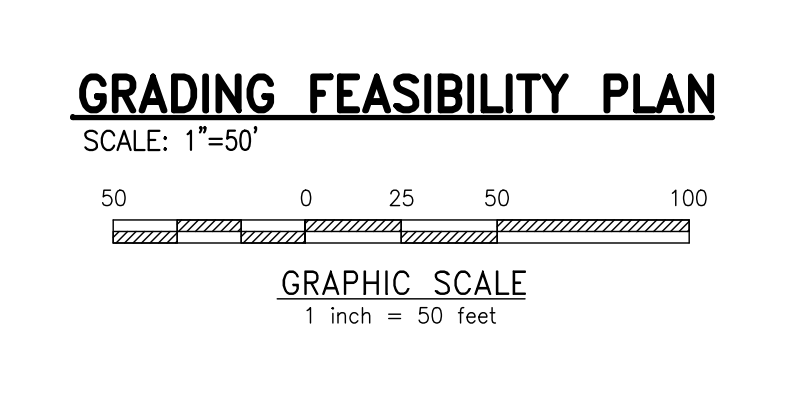
LEGEND

---	EX. PROPERTY LINE
---	PROP. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	PROP. RIGHT-OF-WAY
□	EX. MONUMENT
■	PROP. MONUMENT
—	EX. IRON PIPE
—	PROP. IRON PIPE
---	EX. EASEMENT
---	PROP. EASEMENT
---	EX. RELIEF
---	PROP. RELIEF
---	EX. EXISTING CONTOUR
---	PROP. PROPOSED CONTOUR
X 123.00	EXISTING SPOT ELEV.
X 123.00	NEW SPOT ELEV.
---	EX. SOILS TYPE
---	PROP. SOILS TYPE
---	EX. CONC. CURB
---	PROP. CONC. CURB
---	EX. CONC. DRIVE
---	PROP. CONC. DRIVE
---	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
(FWD)	EX. TELE. LINE
(FWD)	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
---	EX. FLOODPLAIN
---	PROP. FLOODPLAIN
---	EX. 15%+ SLOPES
---	PROP. 15%+ SLOPES
---	EX. 25%+ SLOPES
---	PROP. 25%+ SLOPES
---	EX. WETLANDS
---	PROP. WETLANDS

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

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

DATE: 4/30/21
SCALE: 1"=50'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
DATE: 08/31/21
SHEET 13 OF 31



MATCHLINE - SEE SHEET C03.2

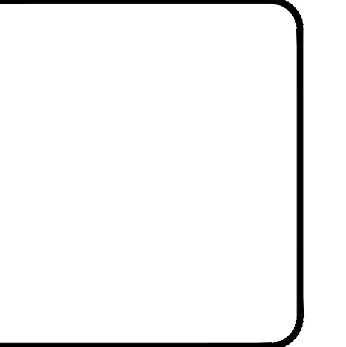
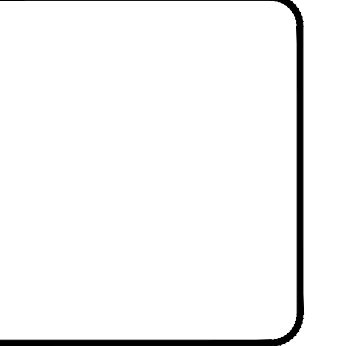
MATCHLINE - SEE SHEET C03.3



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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

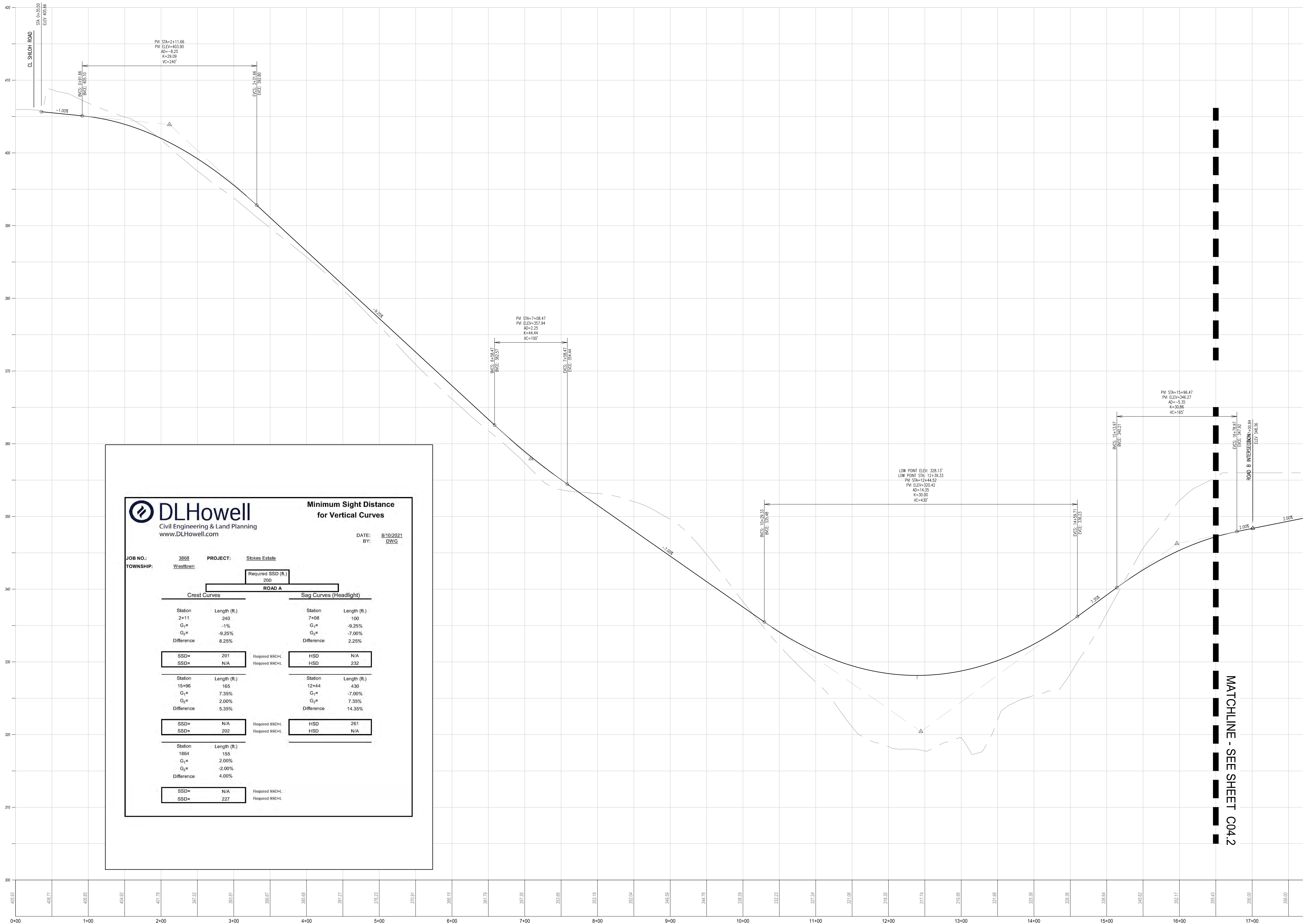


REV	DATE	DESCRIPTION
1	08/31/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2		
3		
4		
5		
6		
7		
8		

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: 08/31/21
DRAWING NO.: C04.1
SHEET 14 of 31



DLHowell
Civil Engineering & Land Planning
www.DLHowell.com

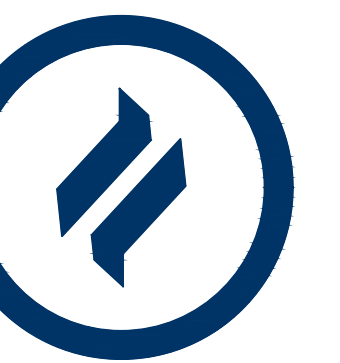
DATE: 8/18/2021
BY: DWG

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

Required SSD (ft.)
200

Crest Curves		Sag Curves (Headlight)	
Station	Length (ft.)	Station	Length (ft.)
2+11	240	7+08	100
G ₁ =	-1%	G ₁ =	-9.25%
G ₂ =	-9.25%	G ₂ =	-7.00%
Difference	8.25%	Difference	2.25%
SSD=	201	Required SSD>	HSD
SSD=	N/A	Required SSD<	HSD
			232
15+96	165	12+44	430
G ₁ =	7.35%	G ₁ =	-7.00%
G ₂ =	2.00%	G ₂ =	7.35%
Difference	5.35%	Difference	14.35%
SSD=	N/A	Required SSD>	HSD
SSD=	202	Required SSD<	HSD
			261
1864	155		
G ₁ =	2.00%		
G ₂ =	-2.00%		
Difference	4.00%		
SSD=	N/A	Required SSD>	
SSD=	227	Required SSD<	

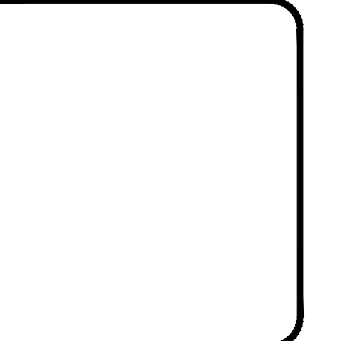
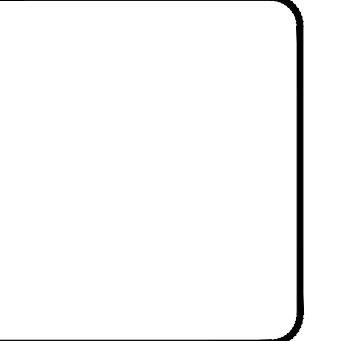
ROAD A PROFILE
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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

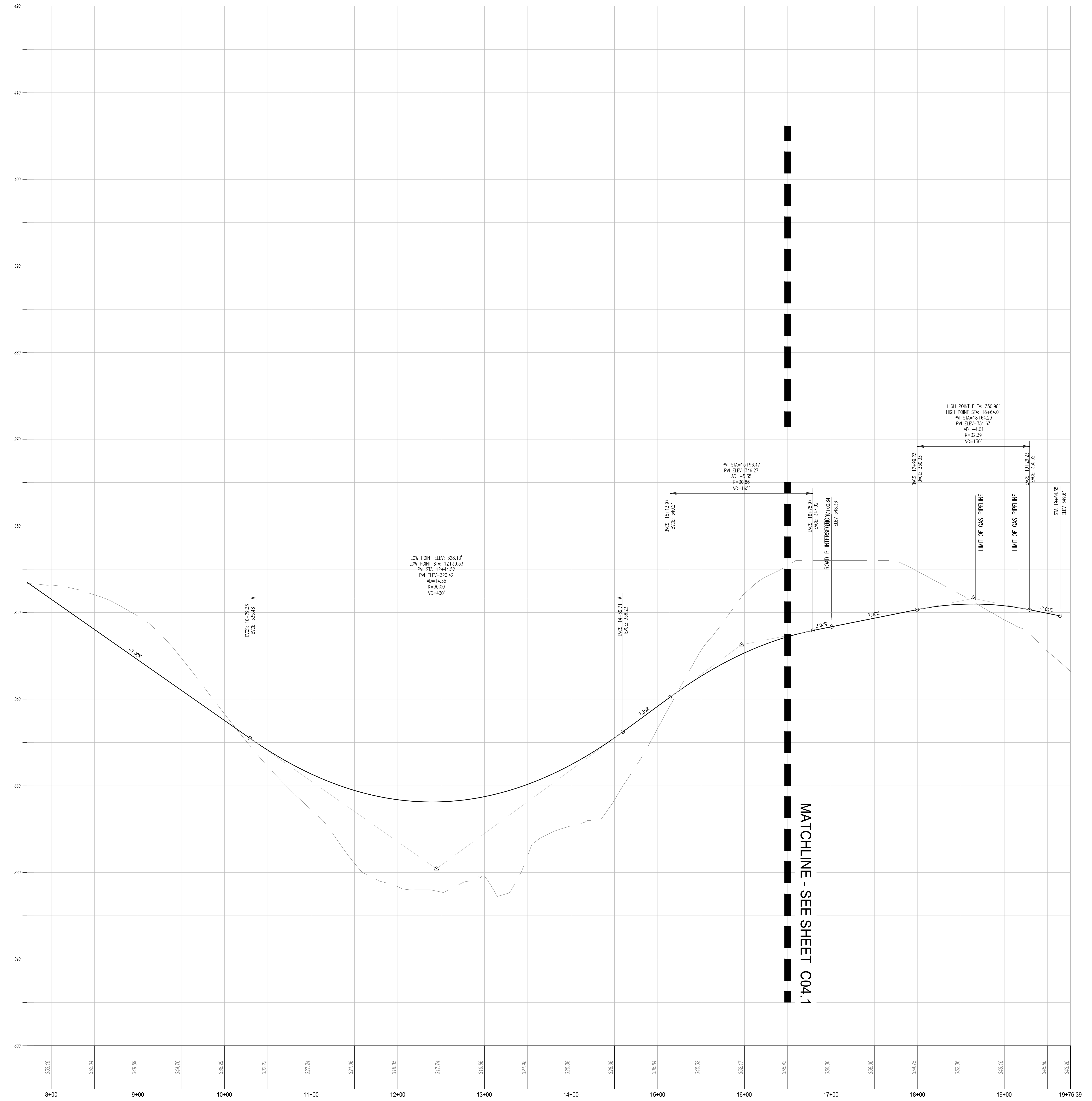


REV	DATE	DESCRIPTION
1	08/31/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2		
3		
4		
5		
6		
7		
8		

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
PLOTTER: 08/31/21
DRAWING NO.: C04.2
SHEET 15 of 31



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

MATCHLINE - SEE SHEET C04.1



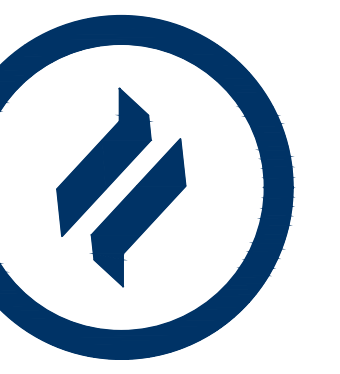
Minimum Sight Distance
for Vertical Curves

DATE: 8/10/2021
BY: DWG

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

Required SSD (ft.)
200

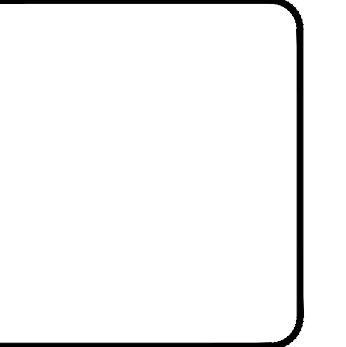
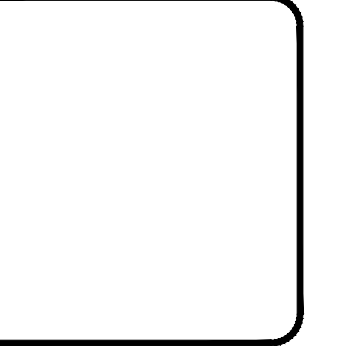
Crest Curves		Sag Curves (Headlight)	
Station	Length (ft.)	Station	Length (ft.)
2+11	240	7+08	100
G ₁ =	-1%	G ₁ =	-9.25%
G ₂ =	-9.25%	G ₂ =	-7.00%
Difference	8.25%	Difference	2.25%
SSD=	201	Required SSD-L	HSD
SSD=	N/A	Required SSD-L	HSD
15+96	165	12+44	430
G ₁ =	7.35%	G ₁ =	-7.00%
G ₂ =	2.00%	G ₂ =	7.35%
Difference	5.35%	Difference	14.35%
SSD=	N/A	Required SSD-L	HSD
SSD=	202	Required SSD-L	HSD
1864	155		
G ₁ =	2.00%		
G ₂ =	-2.00%		
Difference	4.00%		
SSD=	N/A	Required SSD-L	
SSD=	227	Required SSD-L	



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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

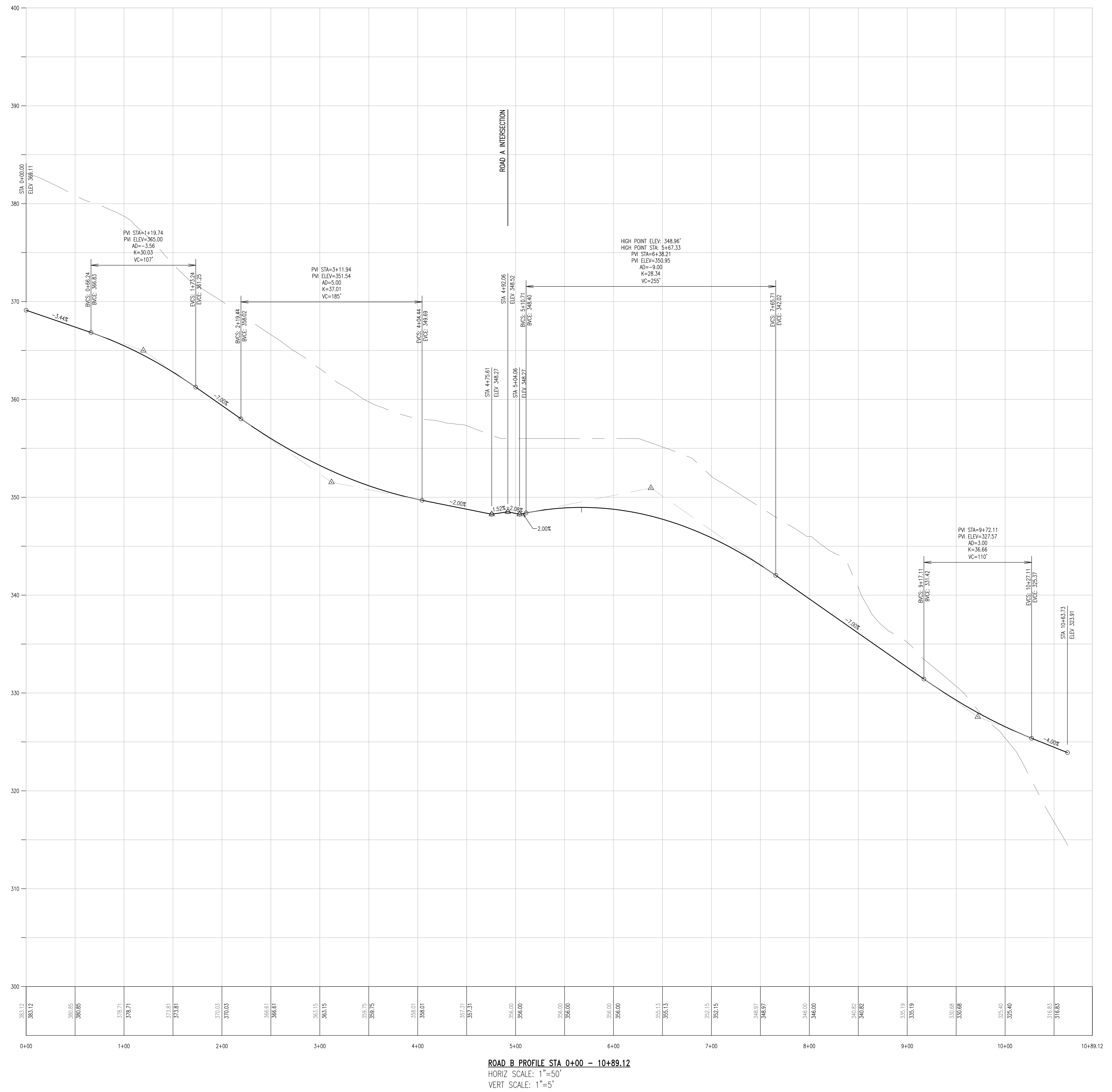


REV	DATE	DESCRIPTION
1	08/31/21	REVISED PER TOWNSHIP CONSULTANTS' COMMENTS
2		
3		
4		
5		
6		
7		
8		

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:	08/31/21
DRAWING NO.:	C04.3
SHEET:	16 of 31



Civil Engineering & Land Planning
www.DLHowell.com

**Minimum Sight Distance
for Vertical Curves**

DATE: 8/10/2021
BY: DWG

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

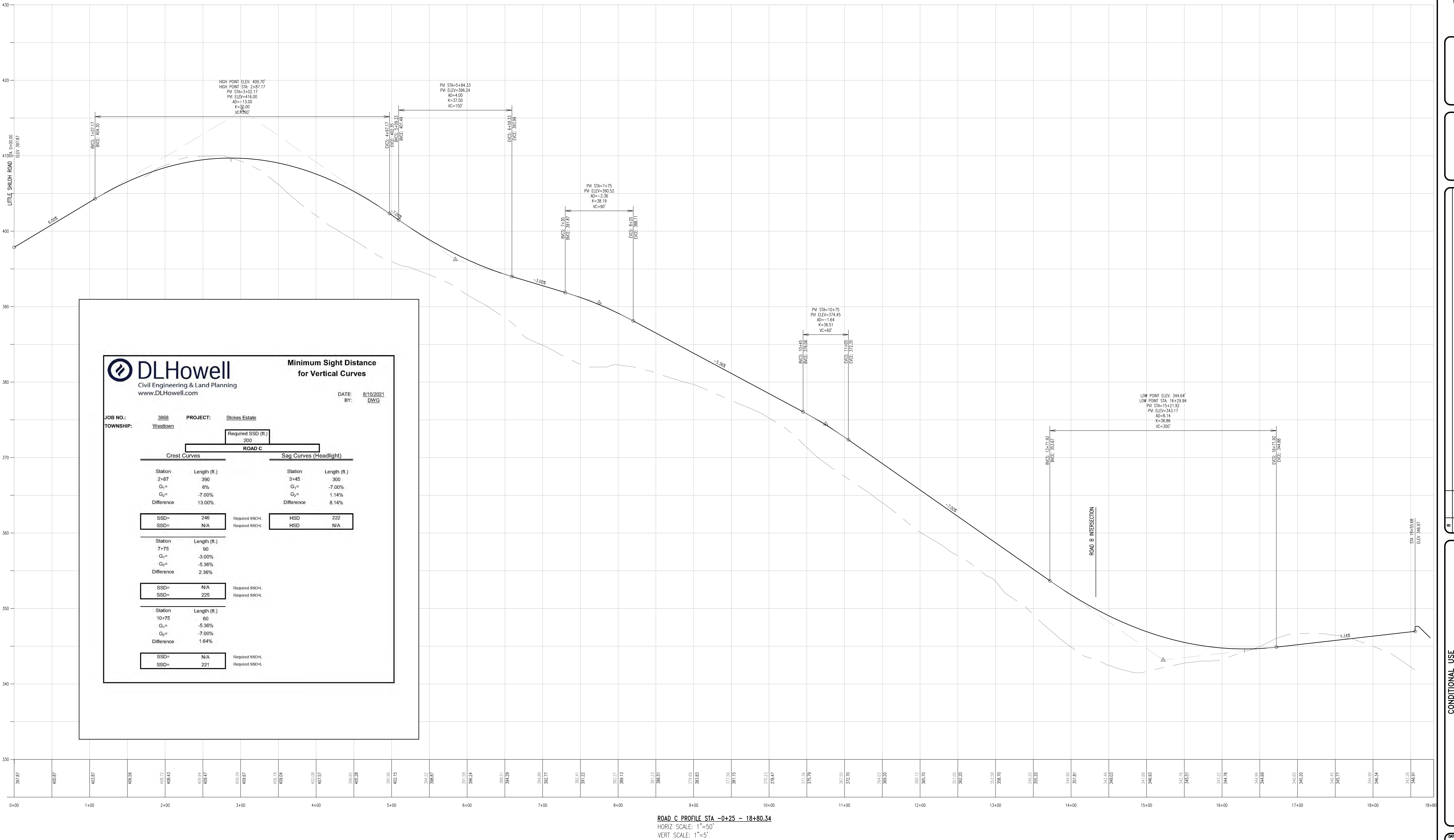
Crest Curves		Sag Curves (Headlight)	
Station	Length (ft.)	Station	Length (ft.)
1+20	107	3+23	185
G ₁ =	-3%	G ₁ =	-7.00%
G ₂ =	-7.00%	G ₂ =	-2.00%
Difference	3.56%	Difference	5.00%
SSD=	N/A	HSD	N/A
Required SSD=	200	Required HSD=	203
SSD=	200	HSD	203
Station	Length (ft.)	Station	Length (ft.)
5+71	255	9+72	110
G ₁ =	2.00%	G ₁ =	-7.00%
G ₂ =	-7.00%	G ₂ =	-4.00%
Difference	9.00%	Difference	3.00%
SSD=	201	HSD	N/A
Required SSD=	N/A	Required HSD=	201
SSD=	N/A	HSD	201



DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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



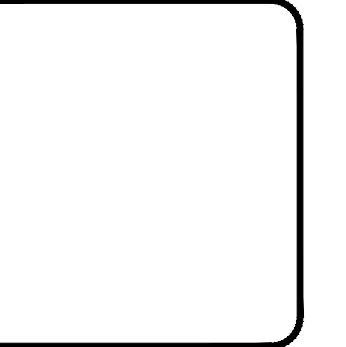
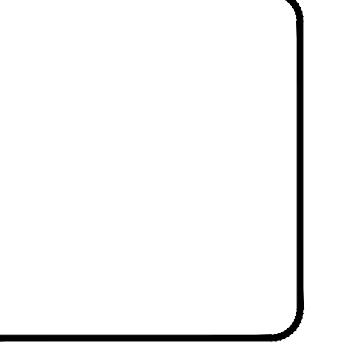
ROAD C PROFILE STA -0+25 - 18+80.34
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

Crest Curves		Sag Curves (Headlight)	
Station	Length (ft.)	Station	Length (ft.)
2+87	390	3+45	300
G ₁ =	8%	G ₁ =	-7.00%
G ₂ =	-7.00%	G ₂ =	1.14%
Difference	13.00%	Difference	8.14%
SSD =	246	HSD =	222
SSD =	N/A	SSD =	N/A
Station	Length (ft.)	Station	Length (ft.)
7+75	90	10+75	60
G ₁ =	-3.00%	G ₁ =	-5.36%
G ₂ =	-5.36%	G ₂ =	-7.00%
Difference	2.36%	Difference	-1.64%
SSD =	N/A	SSD =	221
SSD =	N/A	SSD =	N/A

DLHowell
Civil Engineering & Land Planning
www.DLHowell.com

DATE: 8/10/2021
BY: DWG

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



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

CONDITIONAL USE
PROFILES

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

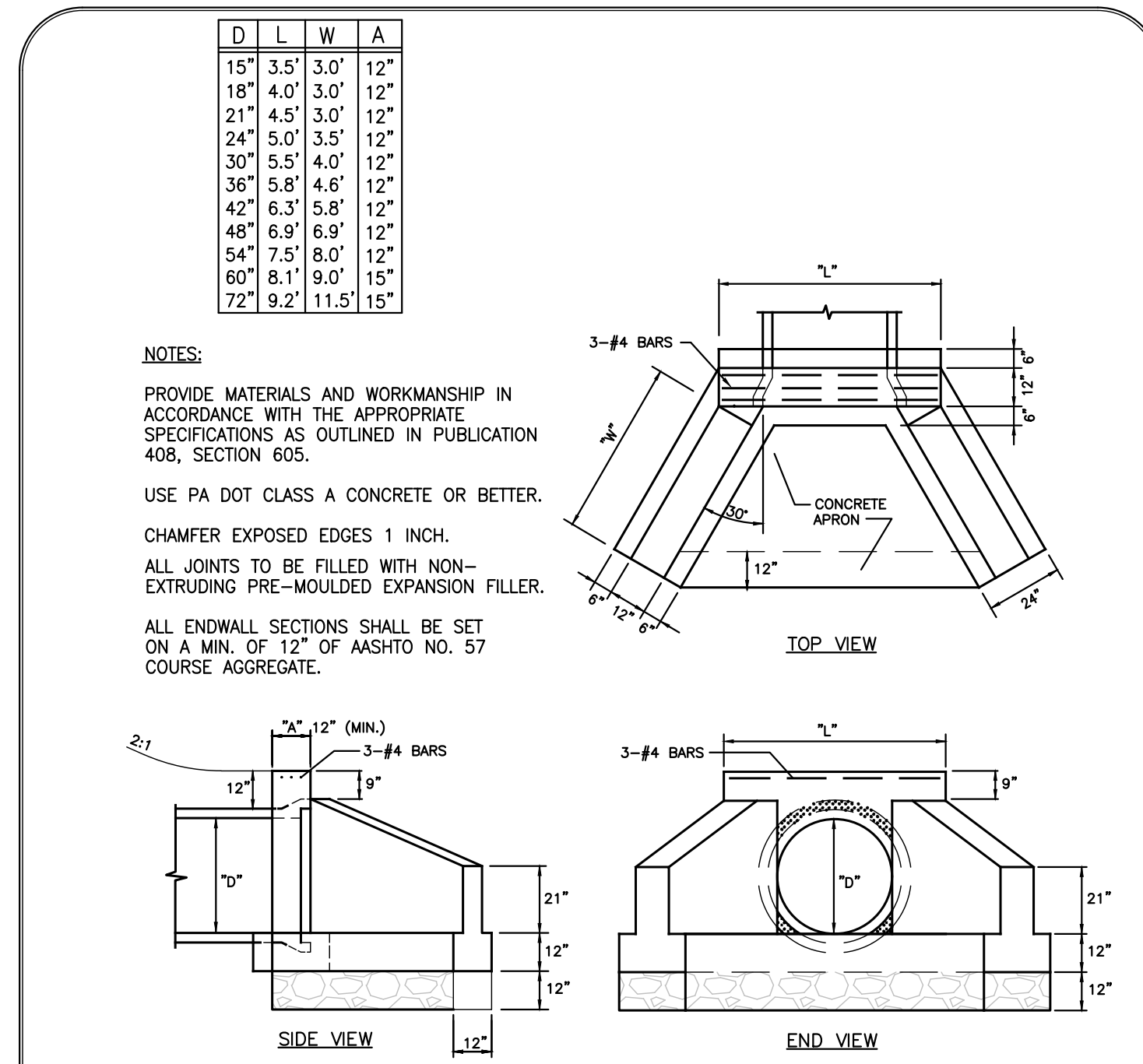
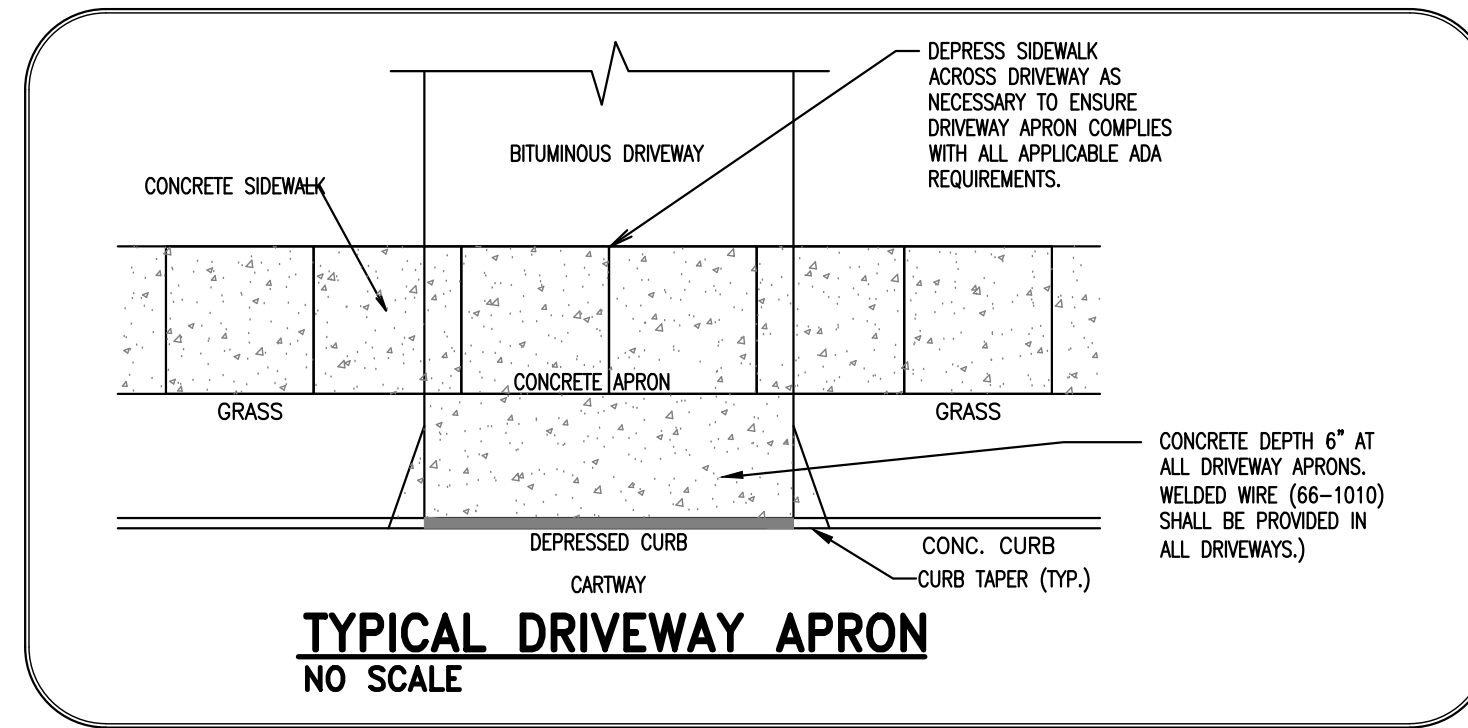
DATE:	4/30/21
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	H_PROFILES.dwg
PLOTTED:	08/31/21
DRAWING NO.:	C04.4
SHEET:	17 of 31



DLHowell

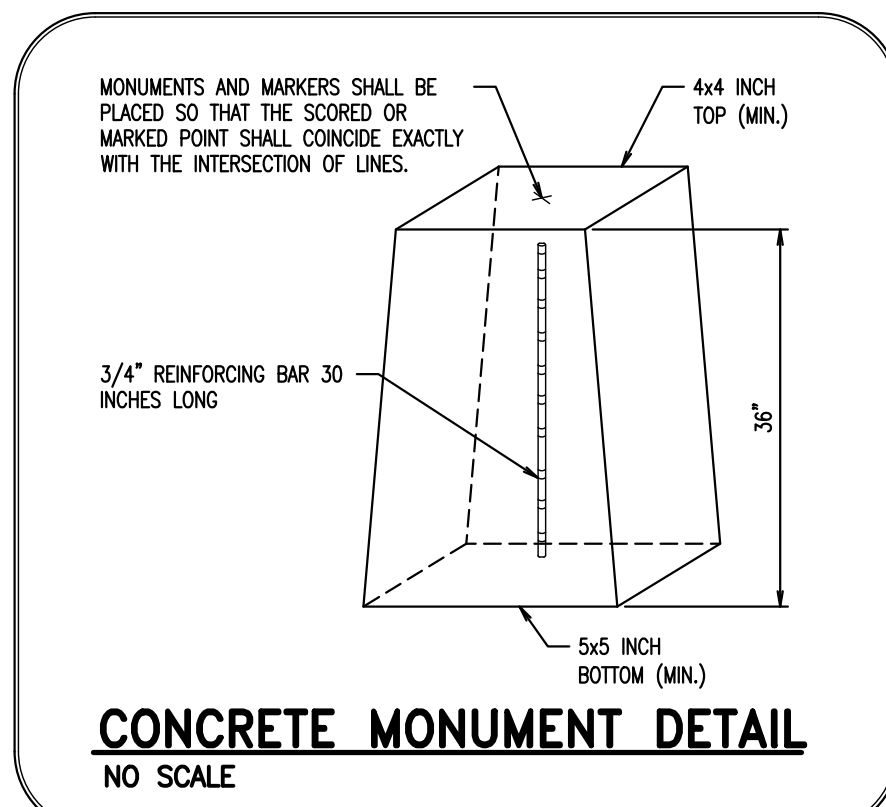
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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

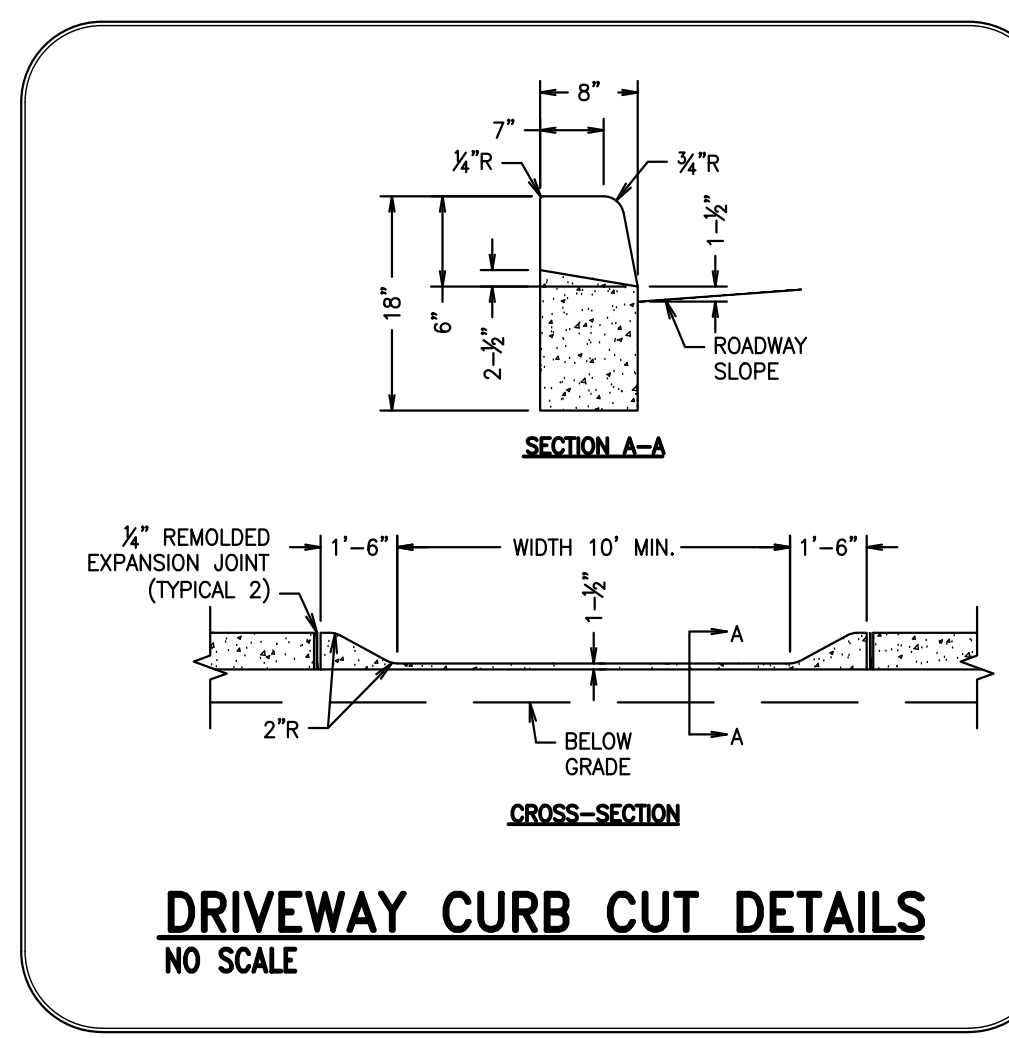


TYPICAL DRIVEWAY APRON NO SCALE

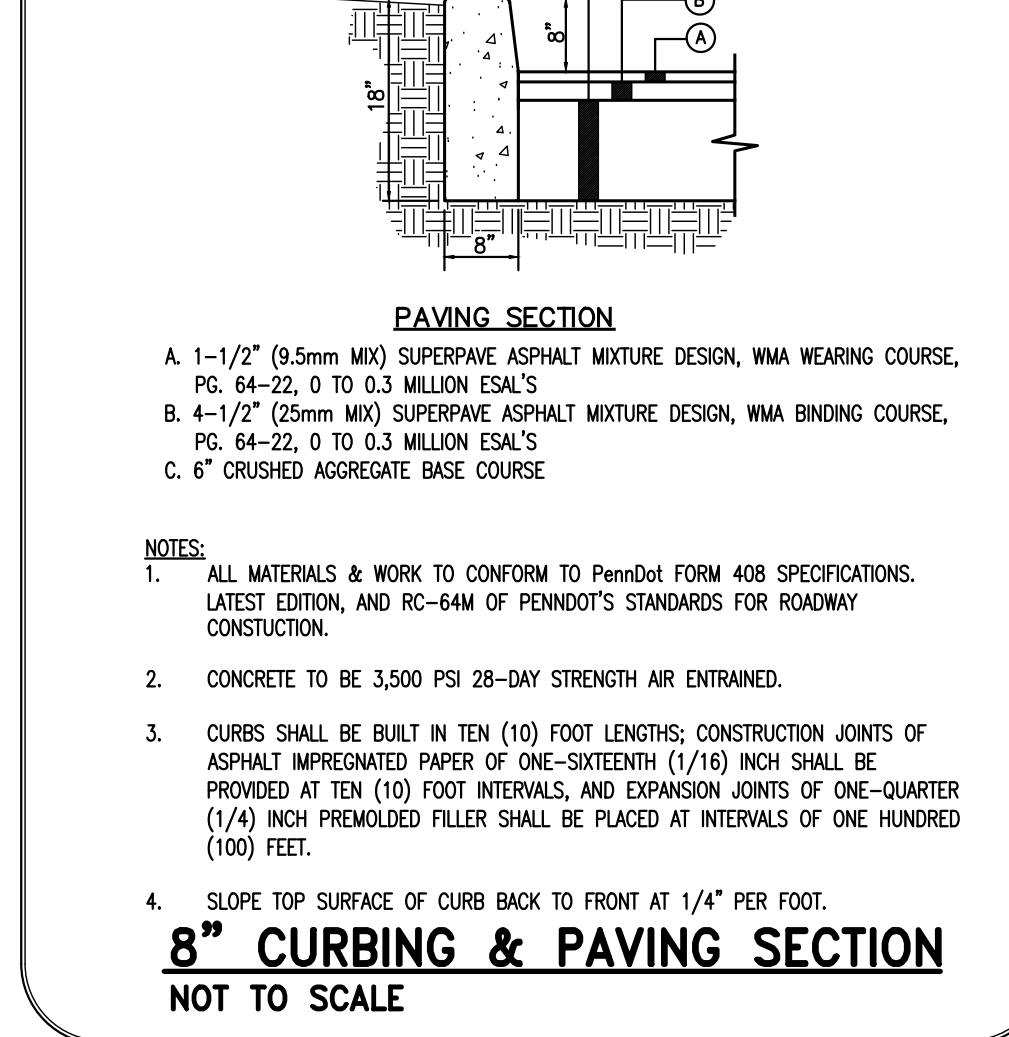
TYPE D-W ENDWALL NO SCALE



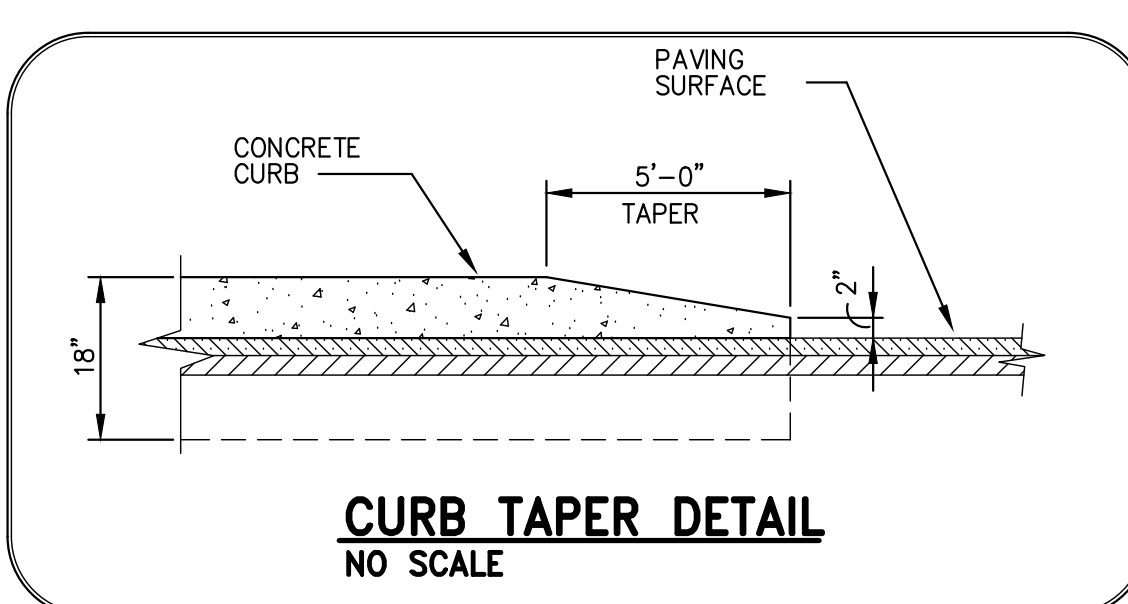
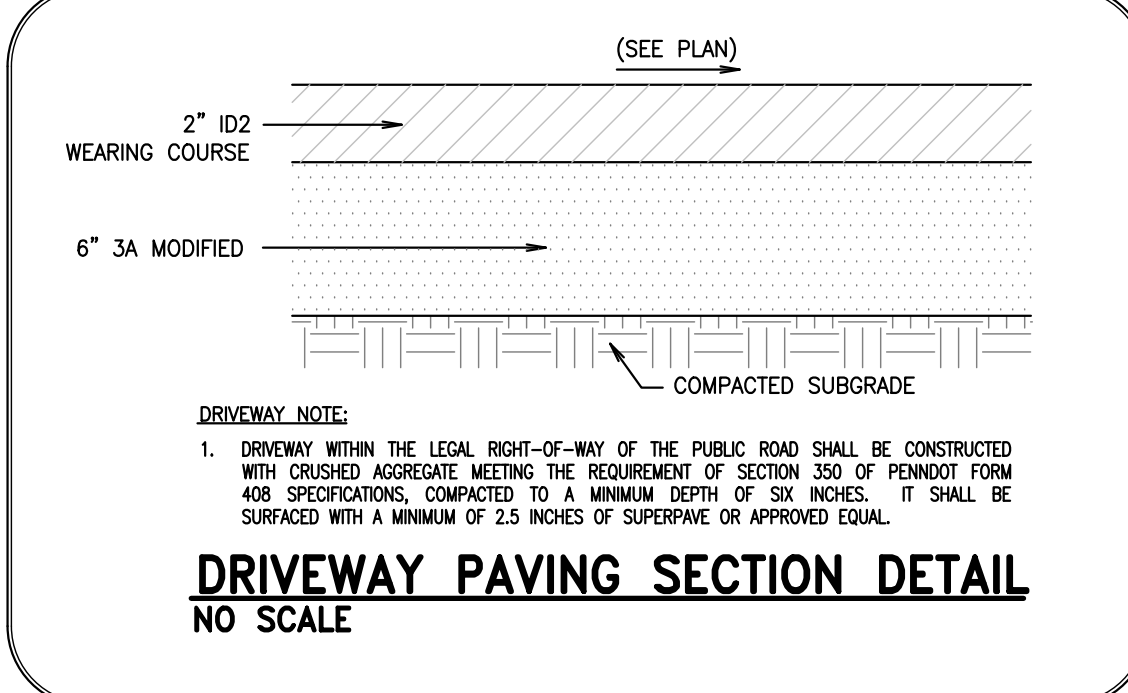
CONCRETE MONUMENT DETAIL NO SCALE



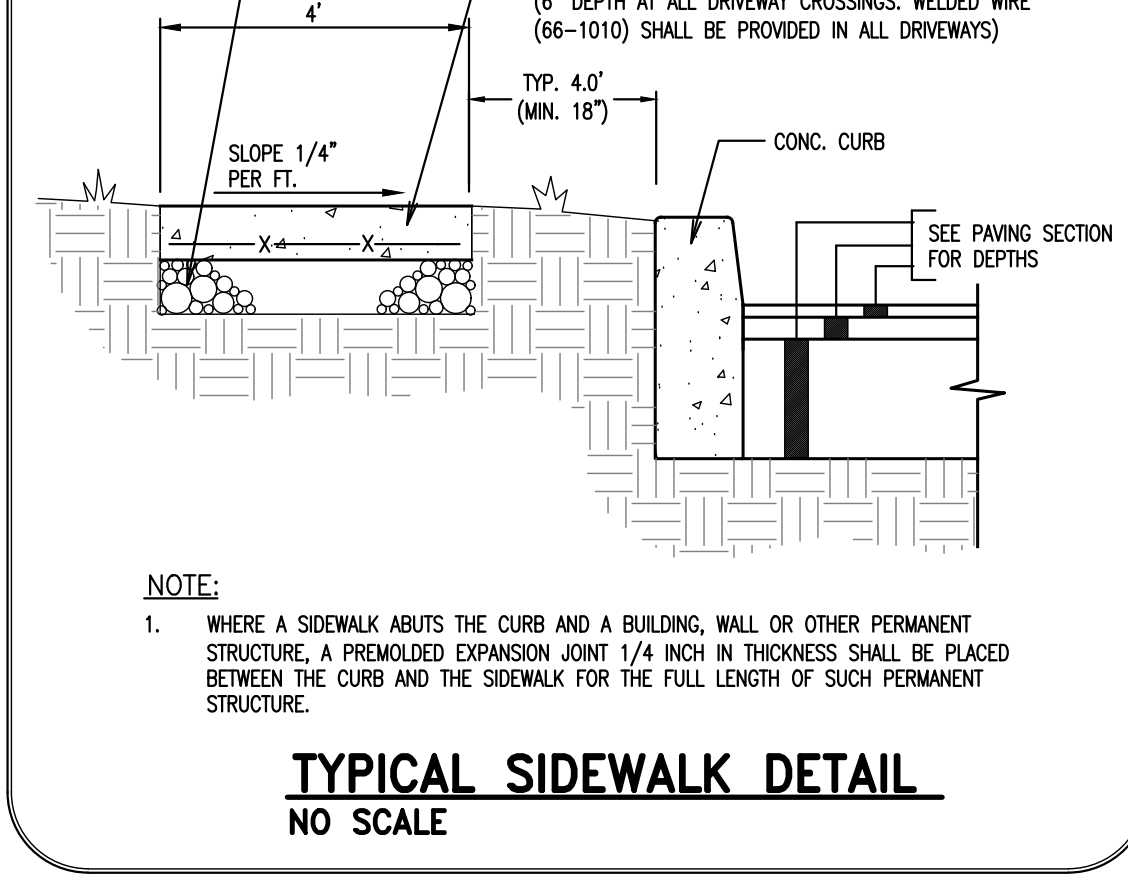
DRIVEWAY CURB CUT DETAILS NO SCALE



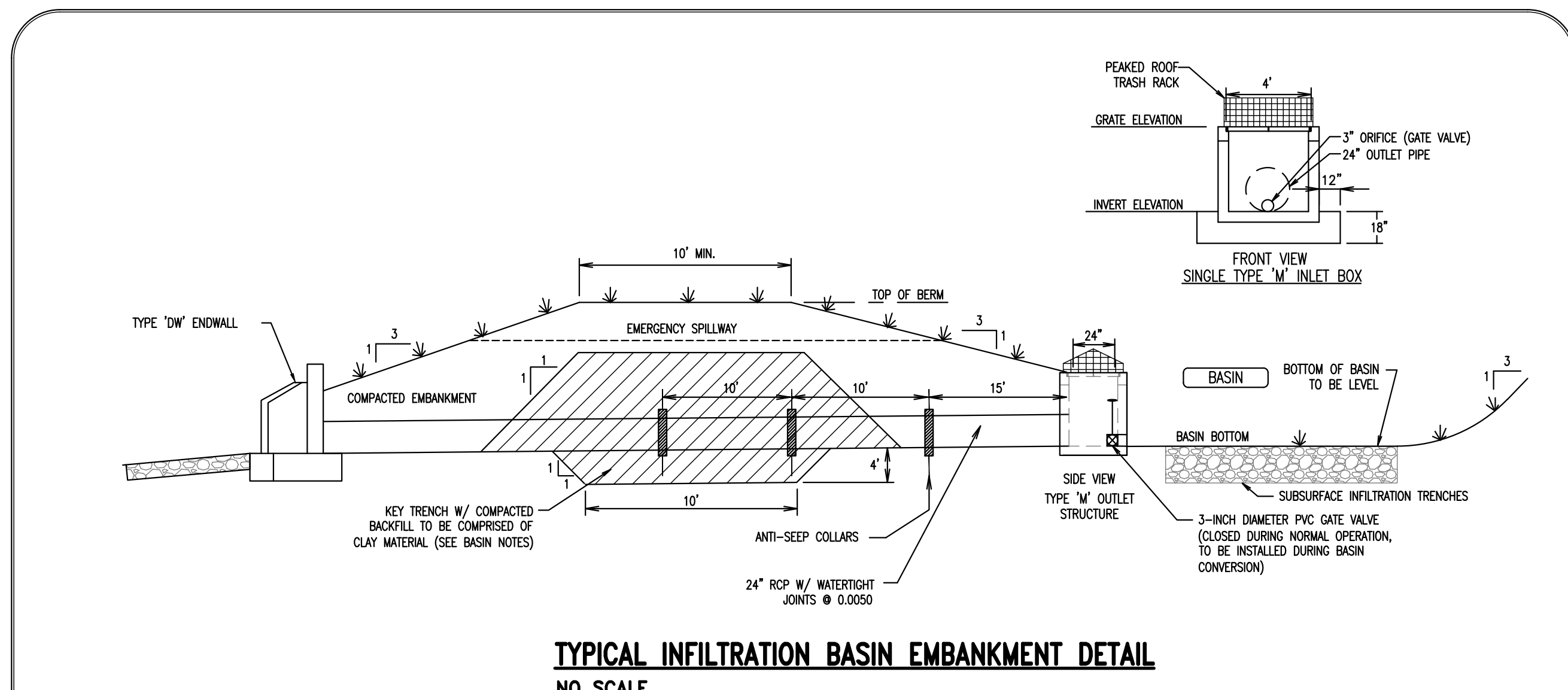
8\"/>



CURB TAPER DETAIL NO SCALE

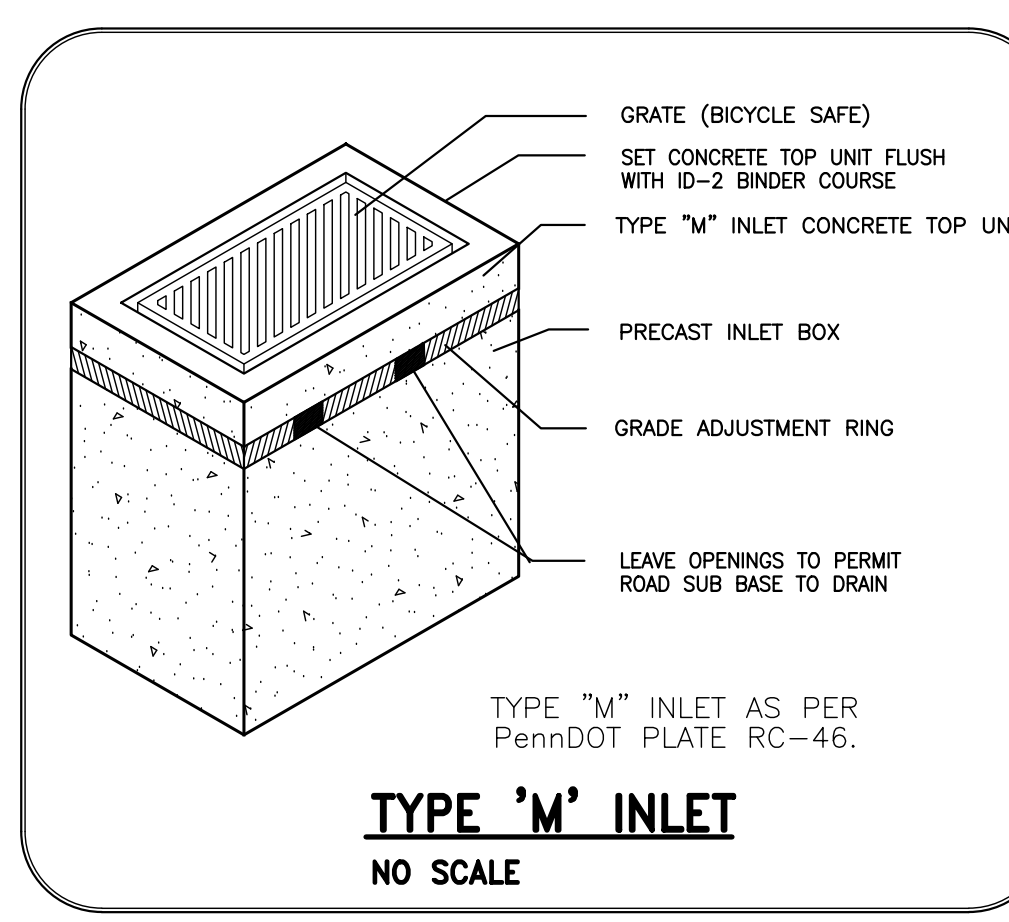


TYPICAL SIDEWALK DETAIL NO SCALE

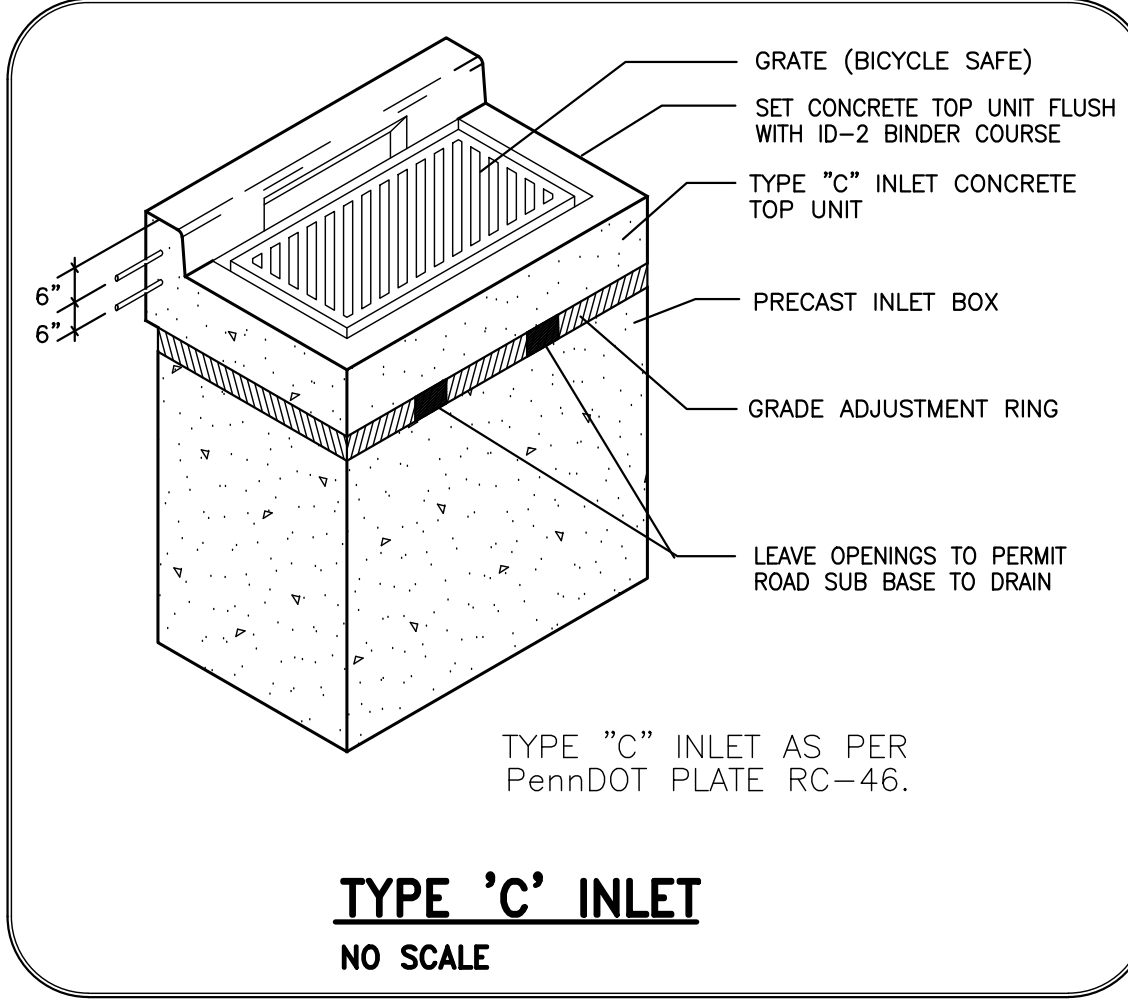


TYPICAL INFILTRATION BASIN EMBANKMENT DETAIL NO SCALE

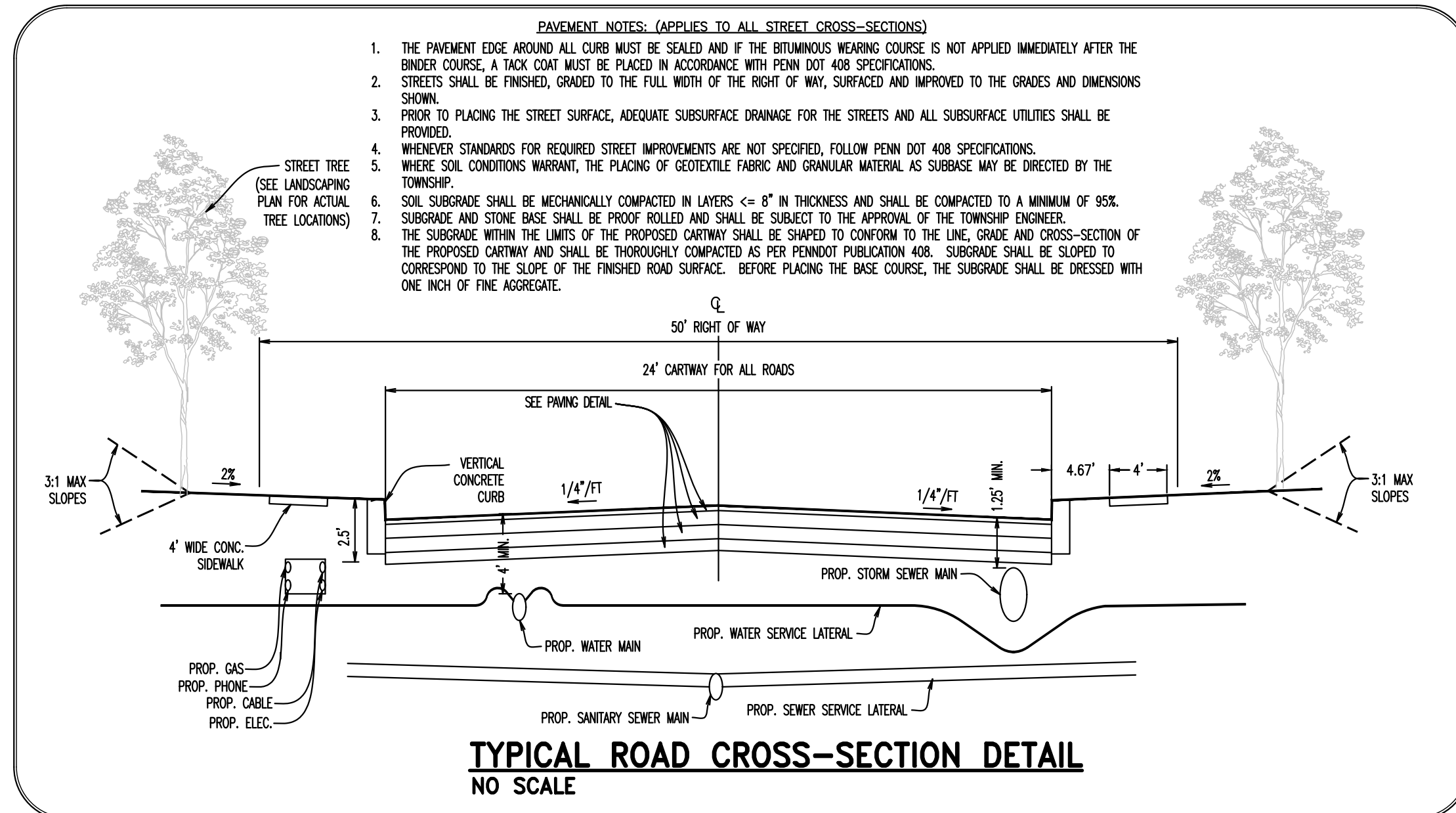
STORMWATER INFILTRATION BASIN CONSTRUCTION SPECIFICATIONS; CONSTRUCTION SEQUENCE; EMBANKMENT CONSTRUCTION/COMPACTION NOTES; MAINTENANCE. Detailed list of 18 construction and maintenance items for the infiltration basin.



TYPE 'M' INLET NO SCALE



TYPE 'C' INLET NO SCALE

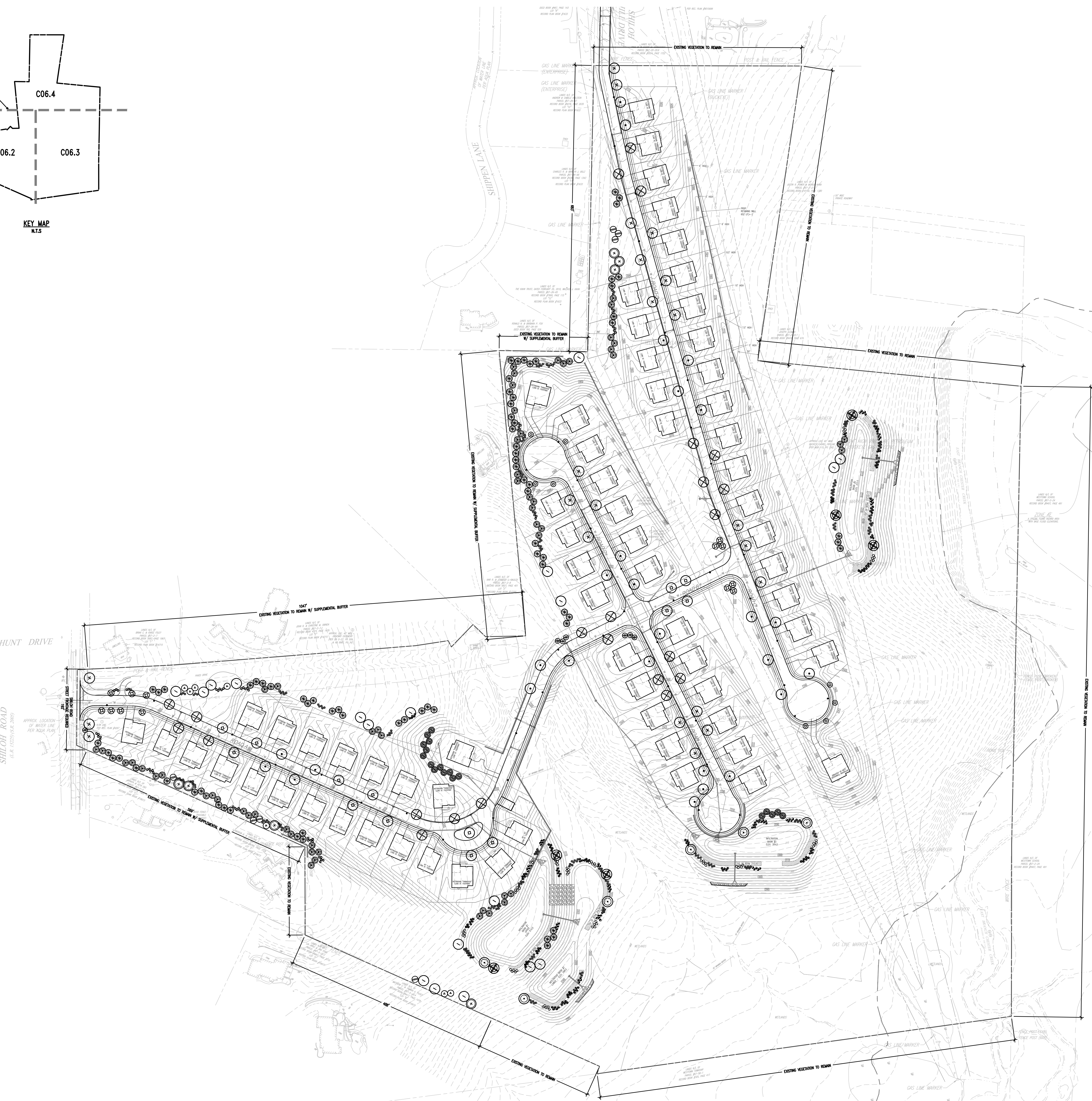
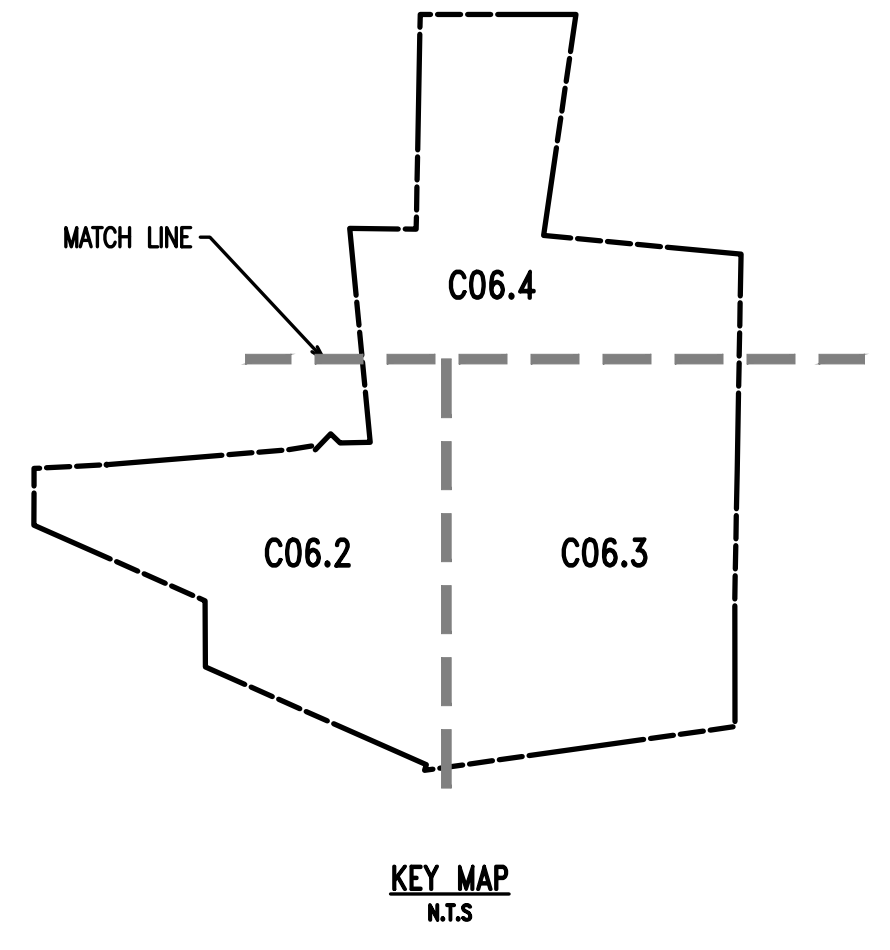


TYPICAL ROAD CROSS-SECTION DETAIL NO SCALE

Table with 10 columns: NO., REV., DATE, DESCRIPTION. Row 1: 1, 08/31/21, REVISION PER TOWNSHIP CONSULTANTS' COMMENTS.

Table with 10 columns: NO., REV., DATE, DESCRIPTION. Row 1: 1, 08/31/21, REVISION PER TOWNSHIP CONSULTANTS' COMMENTS.

Table with 10 columns: NO., REV., DATE, DESCRIPTION. Row 1: 1, 08/31/21, REVISION PER TOWNSHIP CONSULTANTS' COMMENTS.



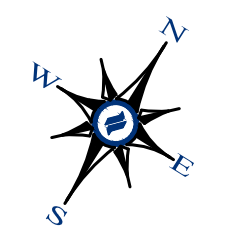
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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

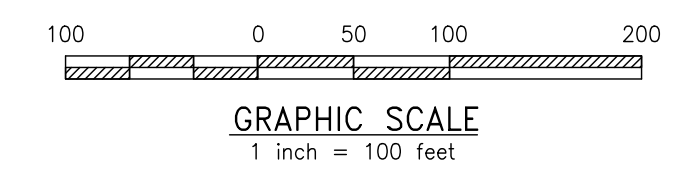


- SITE PLAN NOTES:**
1. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 2. THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSED 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 PER TOWNSHIP CONSULTANT COMMENTS	DESCRIPTION
1	08/31/21		
2			
3			
4			
5			
6			
7			
8			



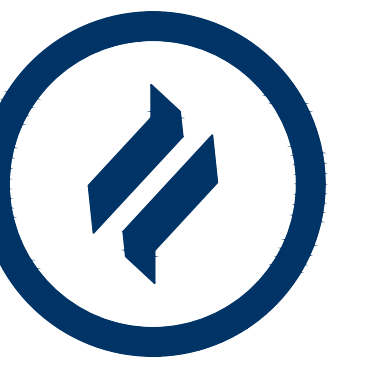
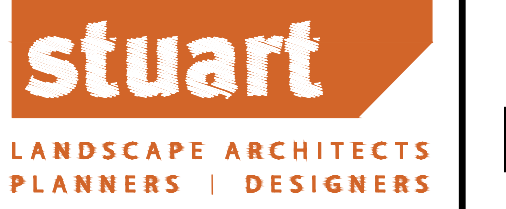
OVERALL LANDSCAPE PLAN
SCALE: 1"=100'



CONDITIONAL USE
OVERALL LANDSCAPE PLAN
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES PROPERTY
LOCATION: 1013 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:	20210830_STOKES_TLP.dwg
PLOTTED:	08/31/21
DRAWING NO.:	C06.1
SHEET:	19 of 31

MATCHLINE - SEE SHEET C06.4



Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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



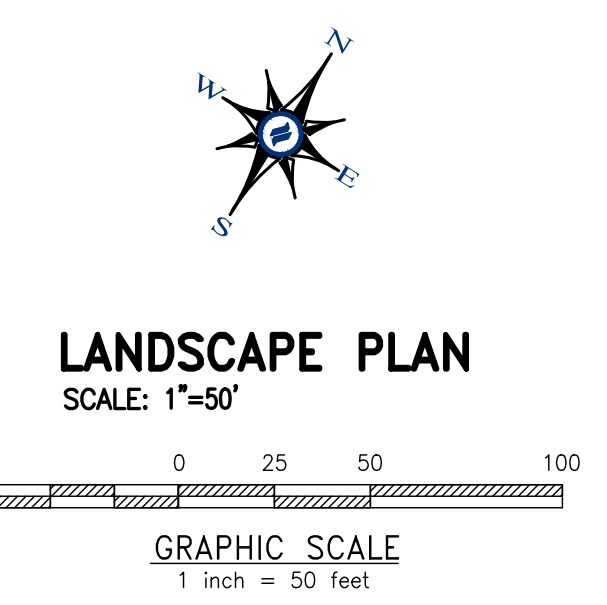
SITE PLAN NOTES:

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	08/31/21	REVISED PER TOWNSHIP CONSULTANT COMMENTS
2		
3		
4		
5		
6		
7		

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
CAD FILE: 1013SHILOH_STOKES_TLP.dwg
PLOTTED: 08/31/21
DRAWING NO.: C06.2
SHEET 20 OF 31



MATCHLINE - SEE SHEET C06.3

