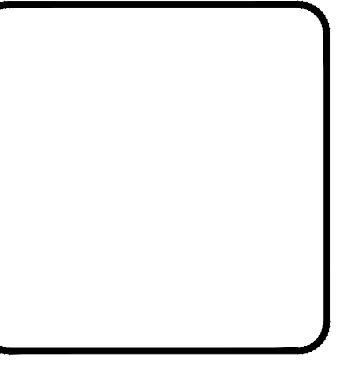
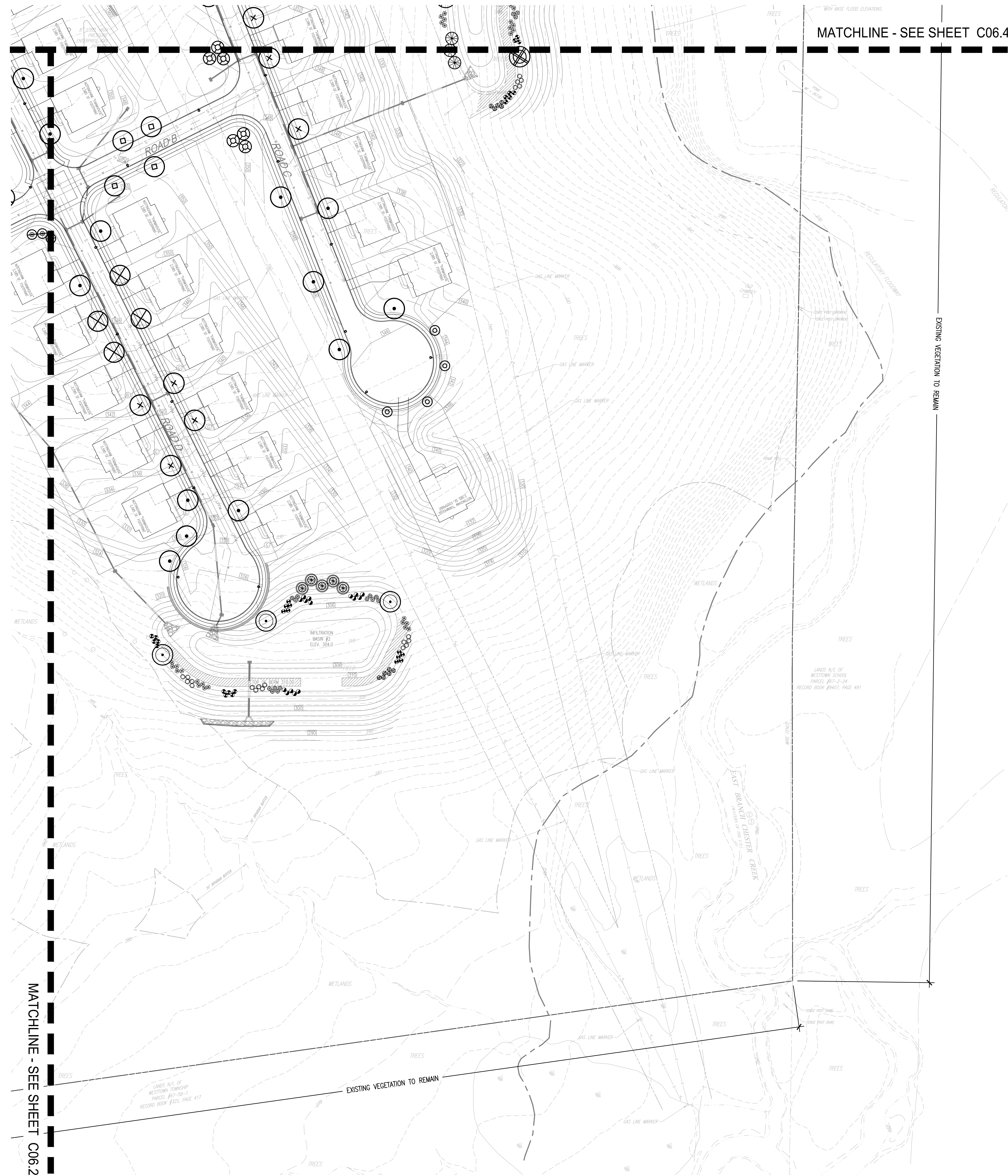


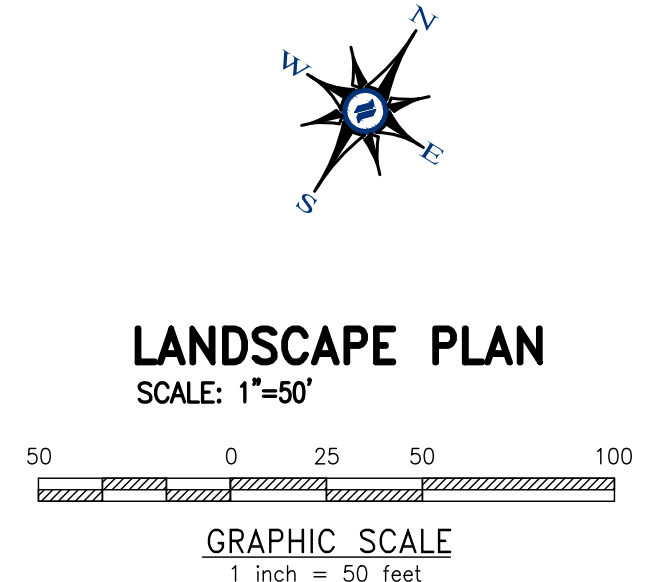
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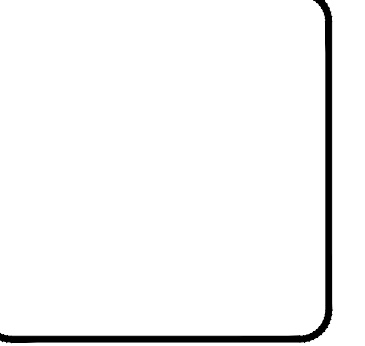


NO.	REV.	DATE	DESCRIPTION
1		08/31/21	ISSUED PER TOWNSHIP CONSULTANT COMMENTS

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
CAD FILE:	20210821_STOKES_TLP.dwg
PLOTTED:	08/31/21
DRAWING NO.:	C06.3
SHEET	21 of 31

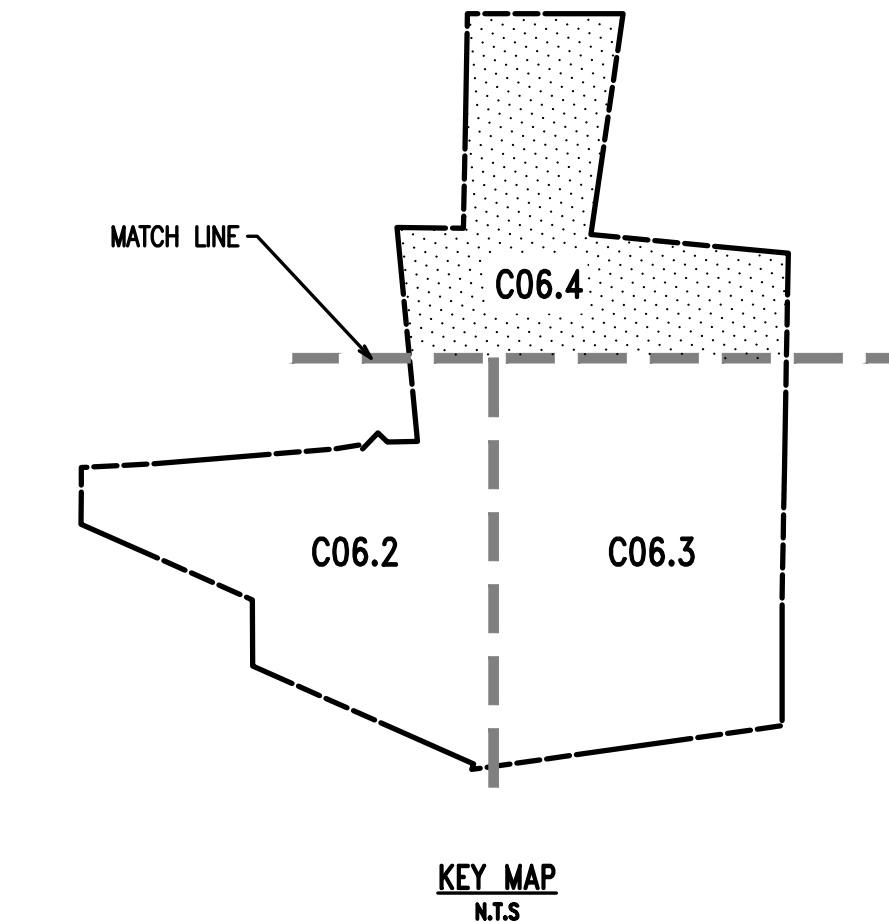




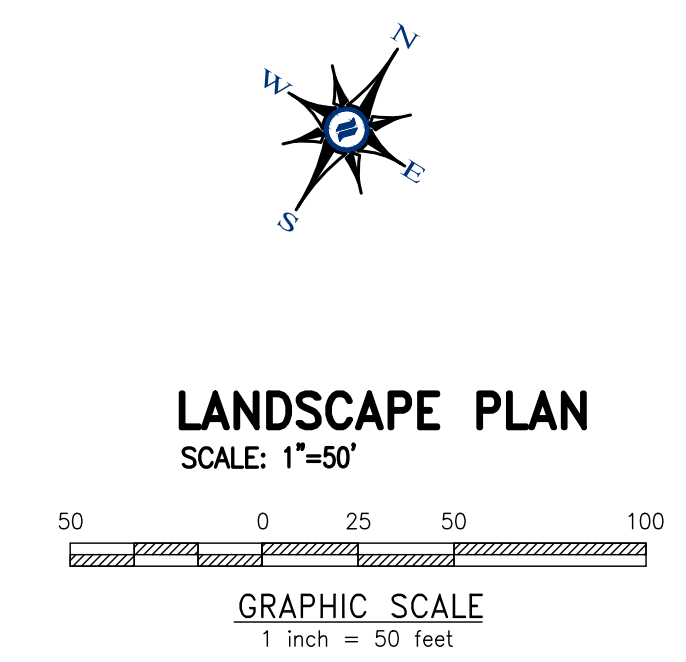
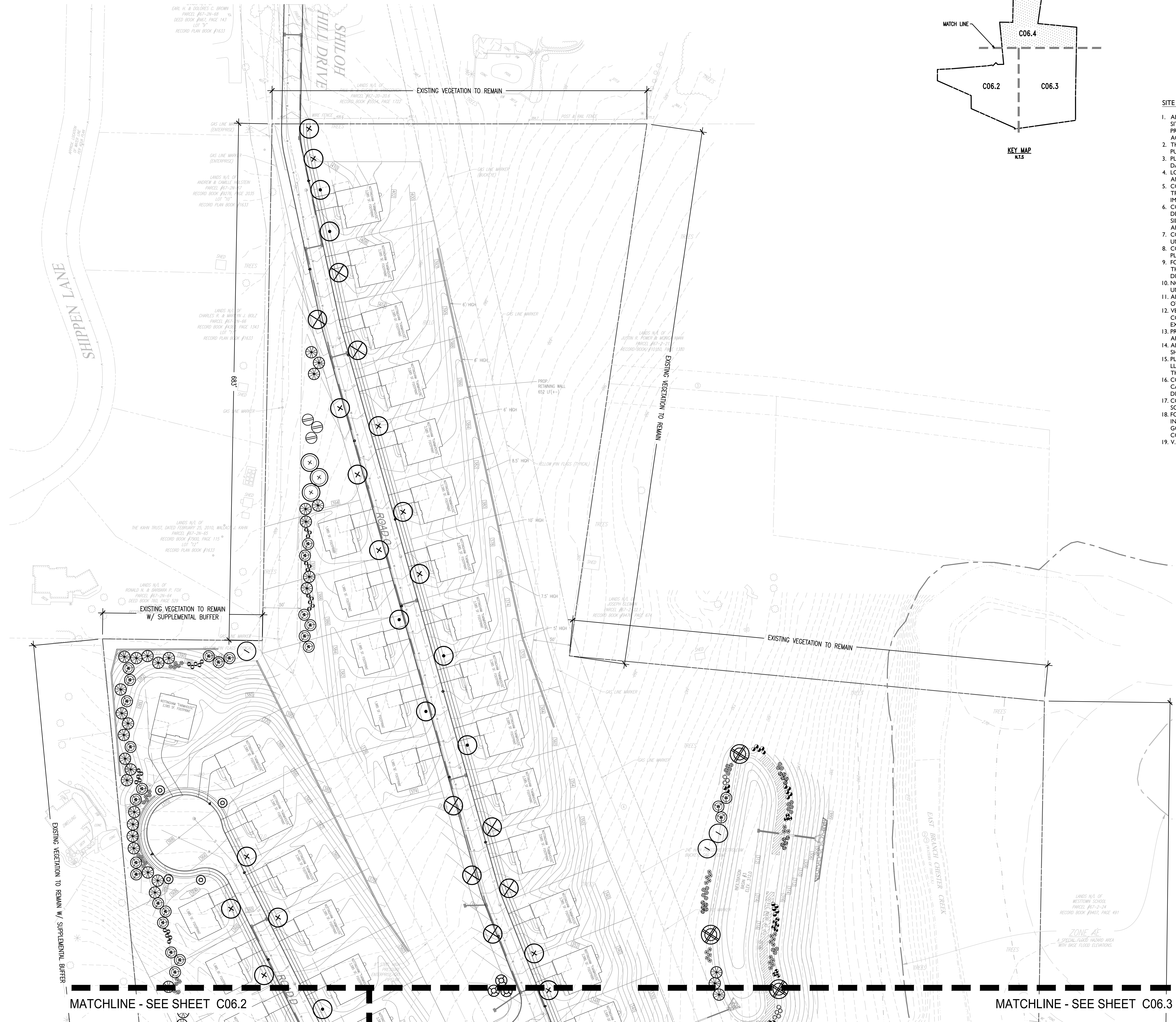
NO.	DATE	REVISION	DESCRIPTION
1	08/31/21		ISSUED PER TOWNSHIP CONSULTANT COMMENTS
2			
3			
4			
5			
6			
7			
8			

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

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PROJECT NO.:	3868
CAD FILE:	1013SHILOH_STOKES_TLP.dwg
PLOTTED:	08/31/21
DRAWING NO.:	C06.4
SHEET:	22 of 31



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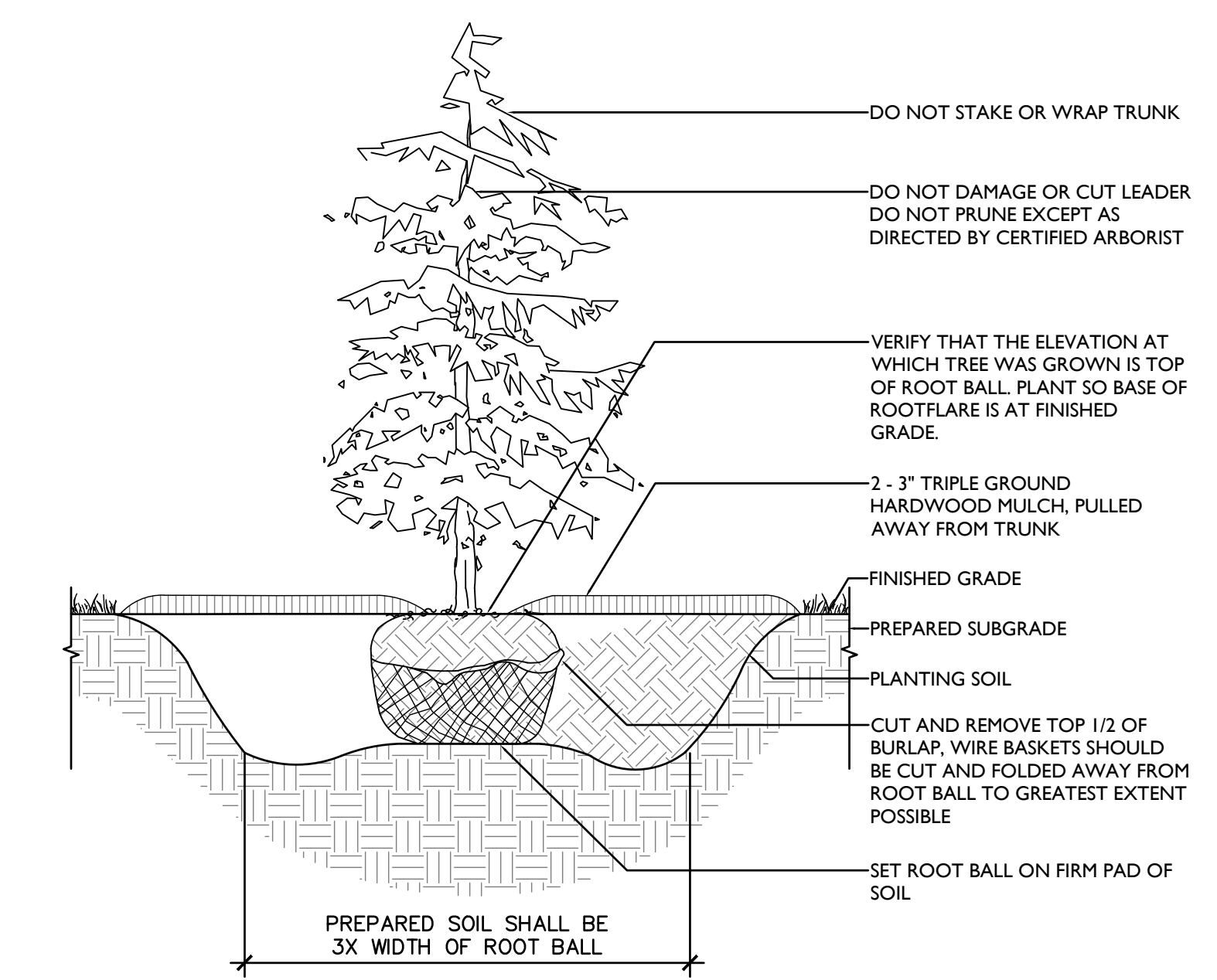
MATCHLINE - SEE SHEET C06.2

MATCHLINE - SEE SHEET C06.3

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 = 14.4 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 = 14.1 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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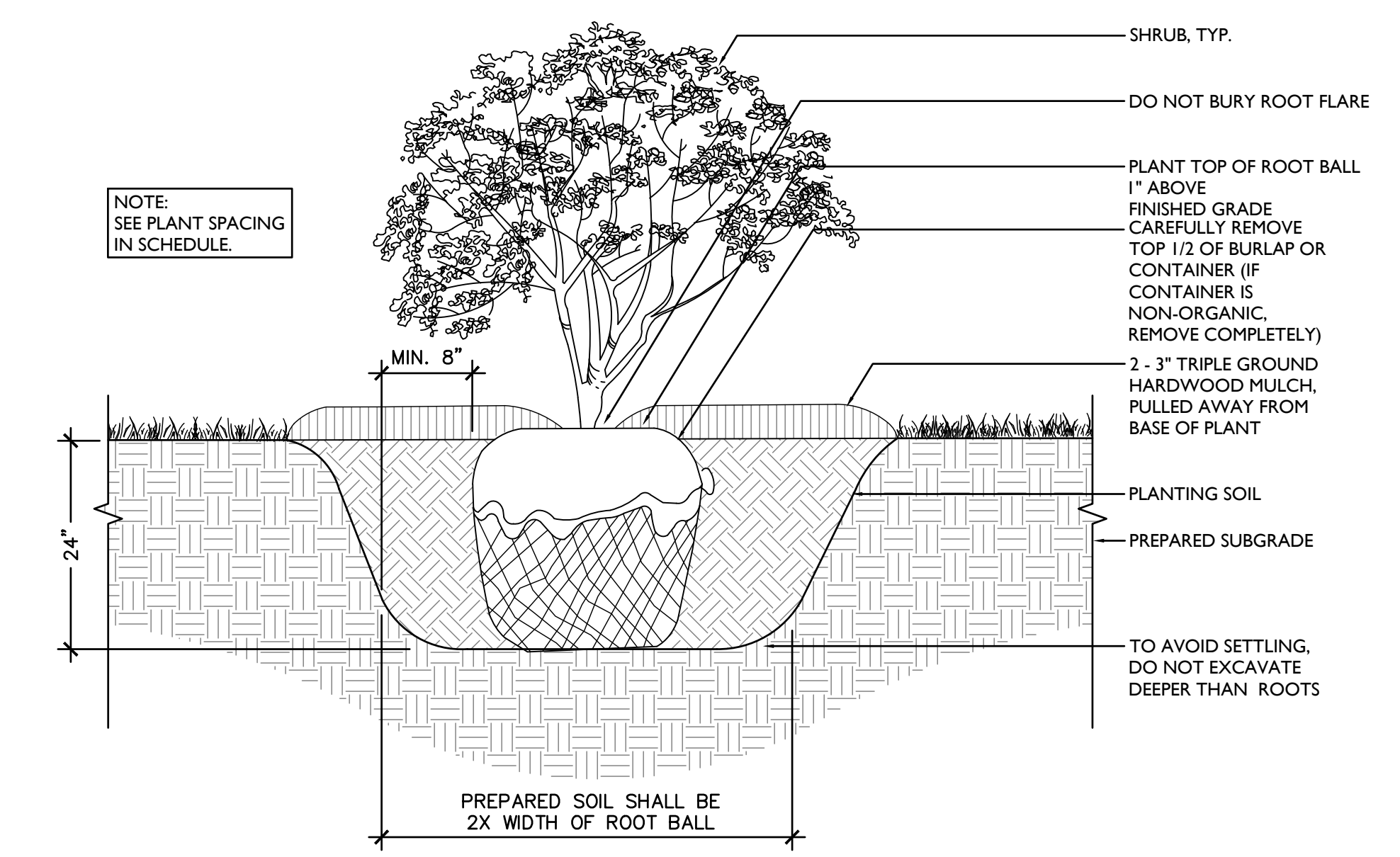
2 EVERGREEN TREE PLANTING DETAIL ON GRADE
SCALE: 1/2" = 1'-0"

SITE PLAN NOTES:

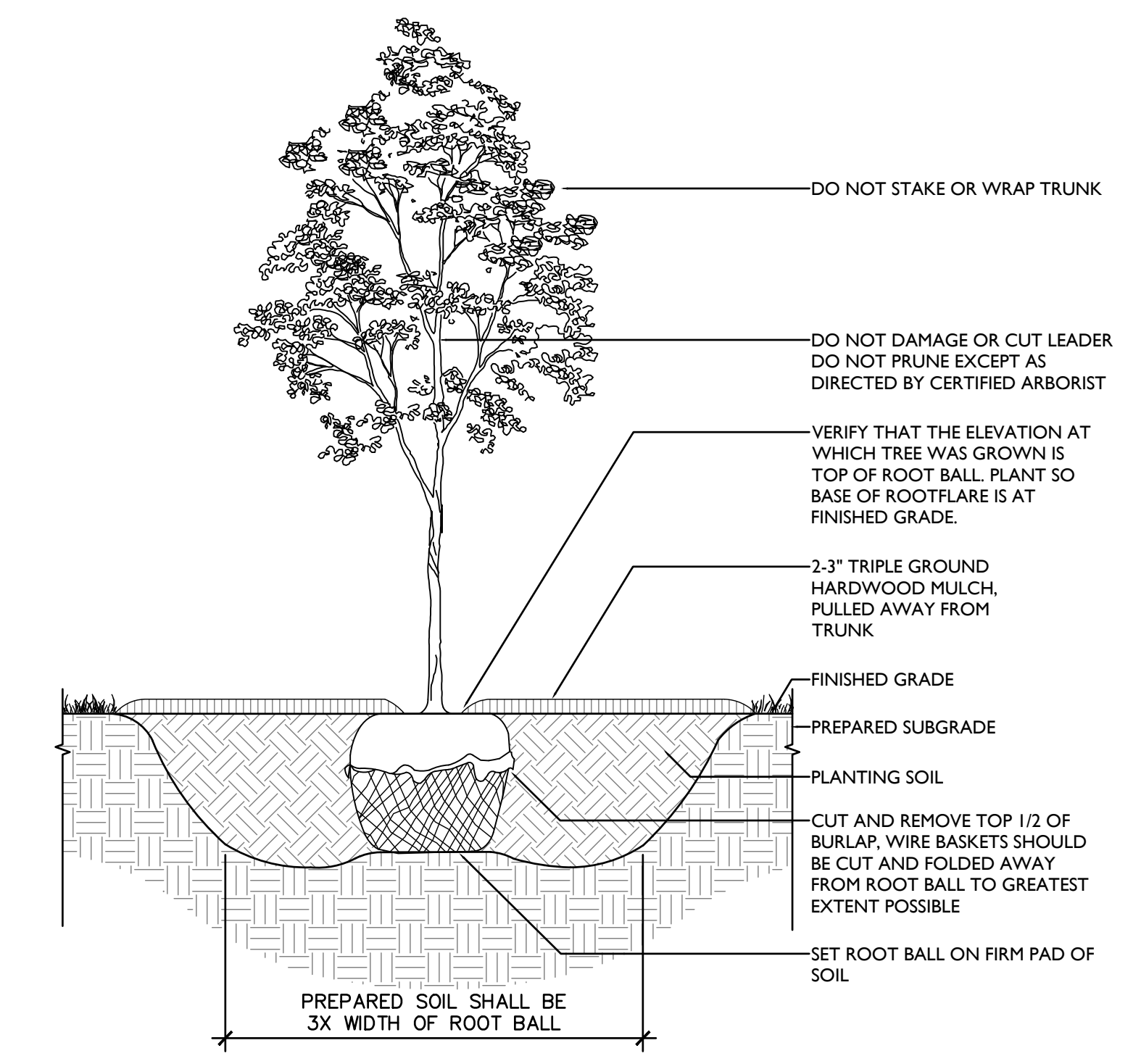
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GENERAL PLANTING NOTES:

- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR 18 MONTHS.
- ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.
- ALL PLANT MATERIAL SHALL BE LAID OUT IN FIELD BY LANDSCAPE ARCHITECT. (NOTE: NO SHRUBS SHALL BE PLANTED UNTIL ALL TREE PLANTING IS COMPLETED.)
- ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED DURING INSTALLATION AND THROUGHOUT THE GUARANTEE PERIOD.
- 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.
- ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
- 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.
- 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.
- 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.
- ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE TOWNSHIP.
- ANY PLANT MATERIAL EXHIBITING SIGNS OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT SHALL BE REJECTED.
- ALL PROPOSED SHRUBS SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS, CONSISTING OF 3" OF OAK BARK MULCH.
- SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
- LIFT AND SET THE TREE BY ROOTBALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
- SET THE TOP OF THE ROOTBALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
- AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/2 OF THE ROOTBALL.
- 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.
- REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
- DO NOT REMOVE TREE IDENTIFICATION TAGS UNTIL THE LANDSCAPE ARCHITECT HAS CONFIRMED CORRECT SPECIES MATCHES THE PROJECT PLANTING SCHEDULE.
- LANDSCAPING MATERIALS SHALL BE FIELD ADJUSTED DURING INSTALLATION TO AVOID CONFLICT BETWEEN THE LIGHT FIXTURES, UTILITIES, AND TREE CANOPIES.



3 SHRUB DETAIL ON GRADE
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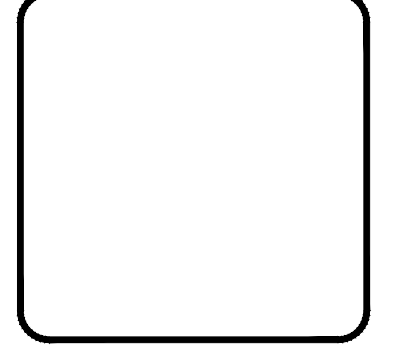


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1 DECIDUOUS TREE PLANTING DETAIL ON GRADE
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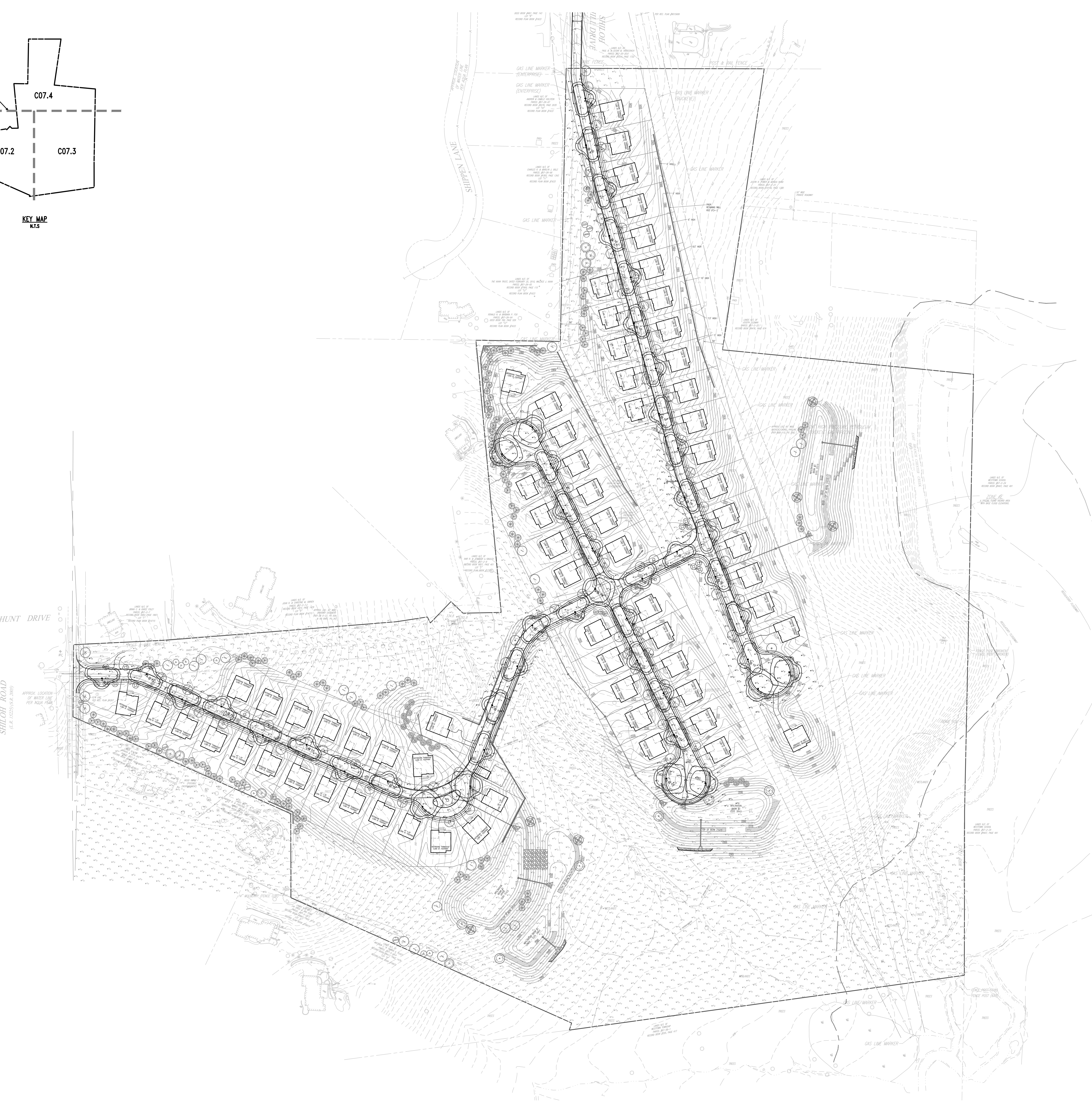
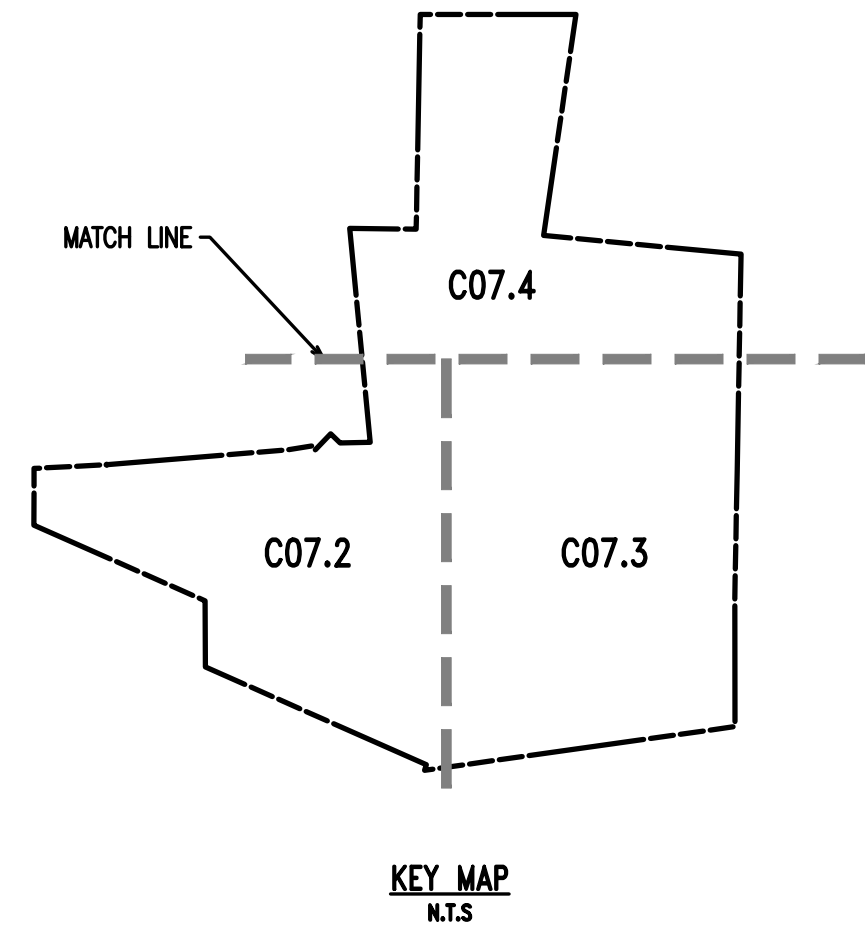
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



NO.	REVISION	DATE
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CONDITIONAL USE
DETAILS AND NOTES
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PROJECT: STOKES PROPERTY
LOCATION: 1013 SHILOH ROAD
WESTTOWN TWP., CHESTER COUNTY, PA

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SCALE:	VARIABLE
DESIGN BY:	TAS
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	011083L_STOKES_TUP.dwg
PLOTTED:	08/31/21
DRAWING NO.:	C06.5
SHEET:	23 of 31



DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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16. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PA ONE CALL AND LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY DIGGING OR PLANT REMOVAL OCCURS.
17. CONTRACTOR SHALL INSTALL SILT FENCE IN ANY AREAS WHERE SOIL MAY RUNOFF INTO PARKING AREAS OR INTO EXISTING INLETS.
18. FOLLOWING THE COMPLETION, THE EXISTING VEGETATION WILL BE INSPECTED FOR HEALTH AND QUALITY, AND IF NOT DEEMED IN GOOD CONDITION, REPLACED WITH THE EQUIVALENT COMPENSATORY PLANTINGS.
19. V.I.F. = VERIFY IN FIELD.

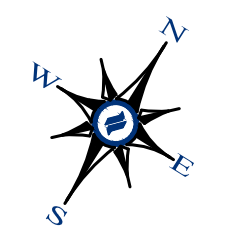
SPEC NOTES:

1. POST LIGHT TO BE INSTALLED ON MATCHING FINISH POLE.
2. FINISH/COLOR : BLACK
3. MOUNTING HEIGHT : 15'
4. SEE PLAN/SCHEDULE FOR DISTRIBUTION TYPE.
5. WATTAGE TO BE SELECTED BY CONTRACTOR.

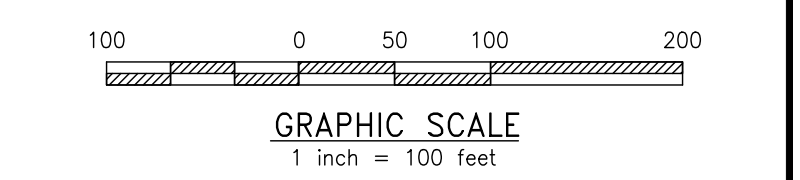
CONTRACTOR NOTES:

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

NO.	DATE	REVISION	DESCRIPTION
1	08/31/21		
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OVERALL LANDSCAPE PLAN
SCALE: 1"=100'

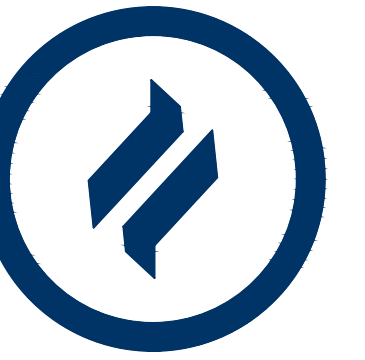
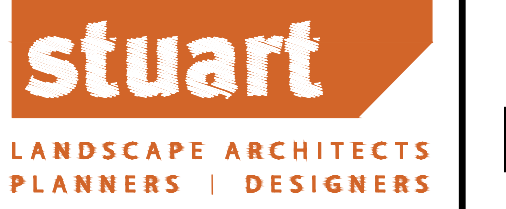


CONDITIONAL USE
OVERALL LIGHTING PLAN

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

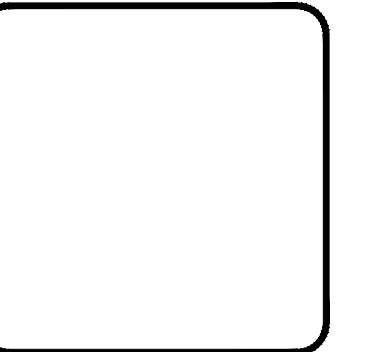
DATE:	04/30/21
SCALE:	1"=100'
DRAWN BY:	TAS
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20210830_STOKES_TLP.dwg
PLOTTED:	08/31/21
DRAWING NO.:	C07.1
SHEET:	24 of 31

MATCHLINE - SEE SHEET C07.4



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



NO.	DATE	REVISION PER TOWNSHIP CONSULTANT COMMENTS	DESCRIPTION
1	08/31/21		
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SITE PLAN NOTES:

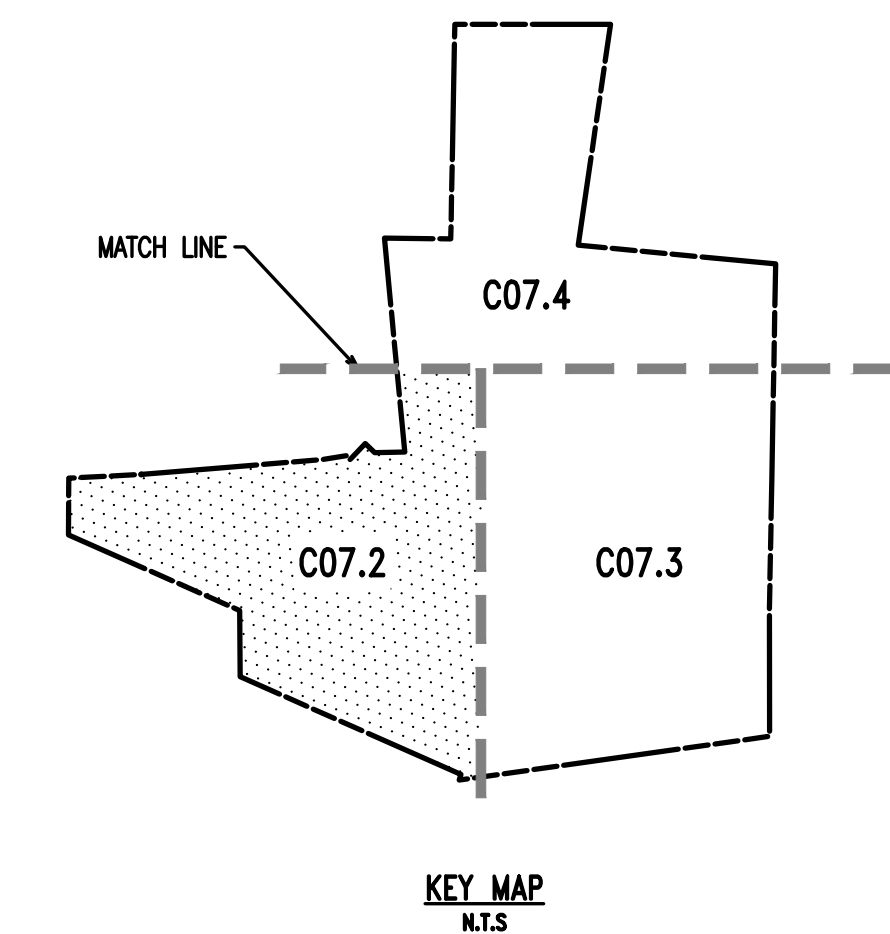
1. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSES ONLY.
3. PLANS CREATED 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.
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19. V.I.F. = VERIFY IN FIELD.

SPEC NOTES:

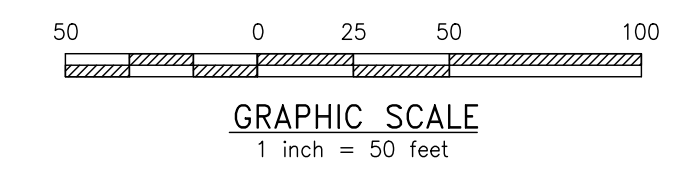
1. POST LIGHT TO BE INSTALLED ON MATCHING FINISH POLE.
2. FINISH/COLOR : BLACK
3. MOUNTING HEIGHT : 15'
4. SEE PLANSCHEDULE FOR DISTRIBUTION TYPE
5. WATTAGE TO BE SELECTED BY CONTRACTOR.

CONTRACTOR NOTES:

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



LANDSCAPE PLAN
SCALE: 1"=50'

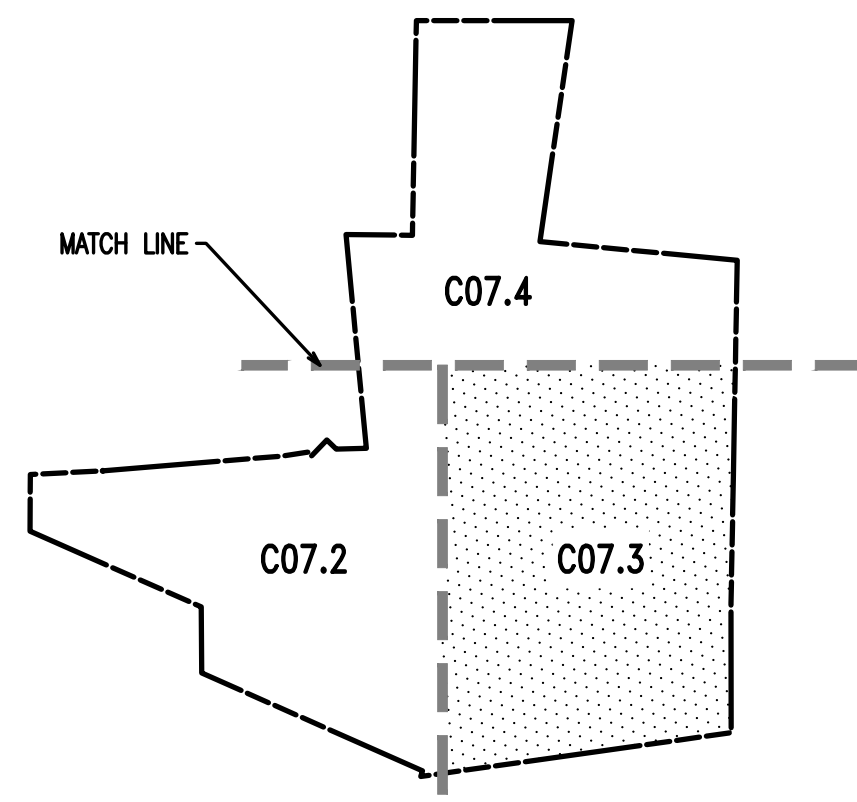


Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
⊙	A		36	Lumensec	ALG-120/277-CSL-560-30K-CRI 80-3	Allegra	1	5068	0.95	55	
⊙	B		9	Lumensec	ALG-120/277-CSL-180-30K-CRI 80-4	Allegra	1	6176	0.95	64	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AREA	+	0.1 fc	4.9 fc	0.0 fc	N/A	N/A
ROAD A	+	1.1 fc	4.7 fc	0.0 fc	N/A	N/A
ROAD B	+	0.9 fc	3.2 fc	0.1 fc	32.0:1	9.0:1
ROAD C	+	1.2 fc	4.8 fc	0.0 fc	N/A	N/A
ROAD D	+	1.0 fc	4.9 fc	0.0 fc	N/A	N/A
ROUNDBOUT - ROAD A	+	1.2 fc	4.6 fc	0.0 fc	N/A	N/A

Note
1. MOUNTING HEIGHT AT 15'
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



KEY MAP
N.T.S.

SITE PLAN NOTES:

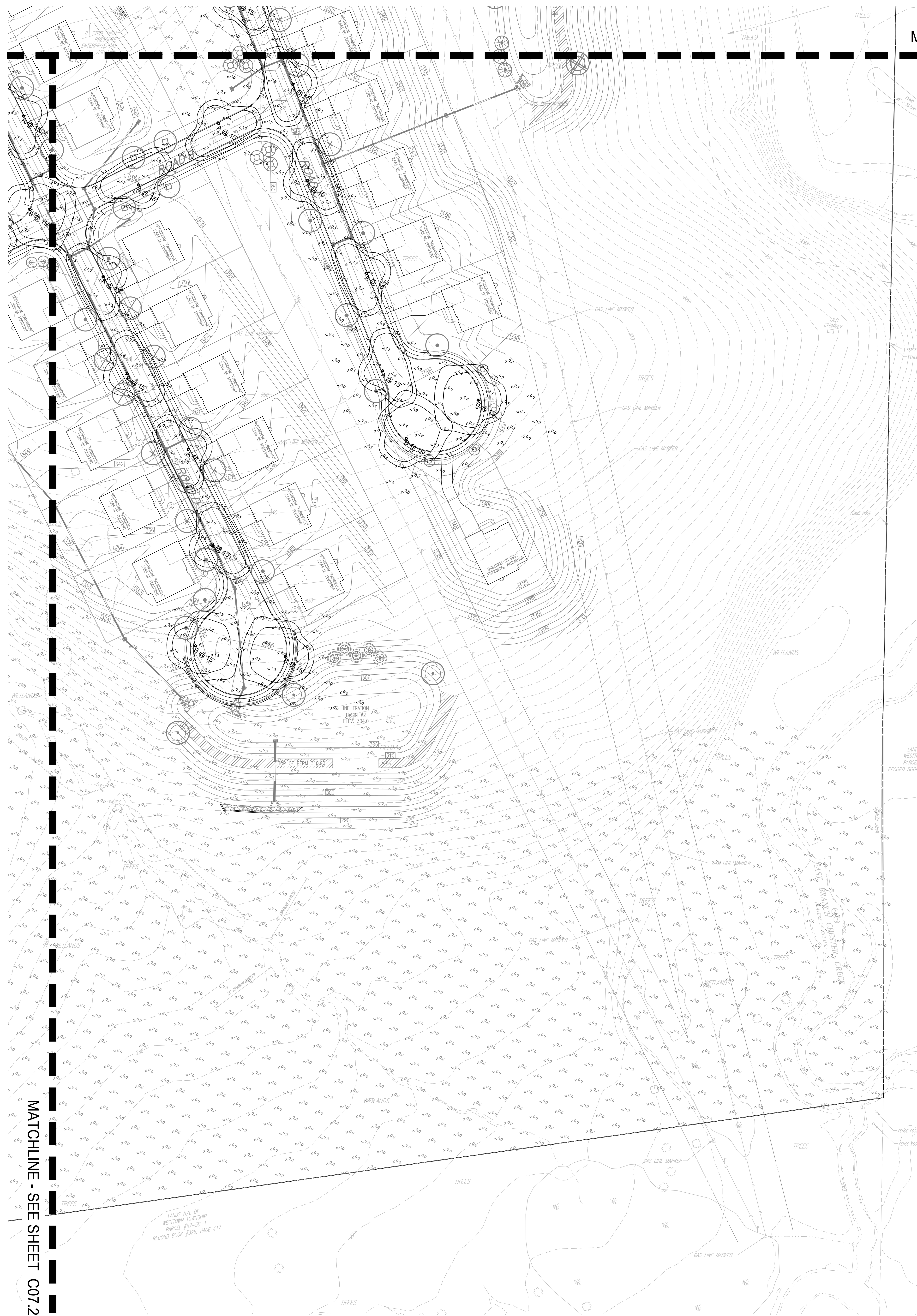
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- V.I.F. = VERIFY IN FIELD.

SPEC NOTES:

- POST LIGHT TO BE INSTALLED ON MATCHING FINISH POLE.
- FINISH COLOR: BLACK
- MOUNTING HEIGHT: 15'
- SEE PLAN/SCHEDULE FOR DISTRIBUTION TYPE.
- WATTAGE TO BE SELECTED BY CONTRACTOR.

CONTRACTOR NOTES:

- GENERAL CONTRACTOR TO COORDINATE AND PROVIDE CONDUIT PER LIGHTING SHOWN.
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- REFER TO MANUFACTURER FOR INSTALLATION INSTRUCTIONS.



MATCHLINE - SEE SHEET C07.4

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
⊙	A		36	Lumenpulse	ALG-120/277-CSL-560-30K-CRI 80-3	Alegria	1	5068	0.95	55	
⊙	B		9	Lumenpulse	ALG-120/277-CSL-180-30K-CRI 80-4	Alegria	1	6176	0.95	64	

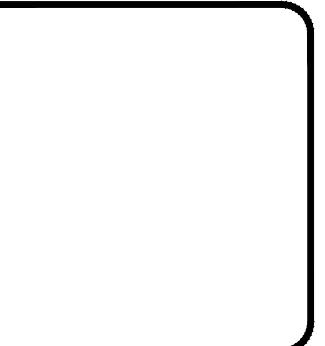
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AREA	+	0.1 fc	4.9 fc	0.0 fc	N/A	N/A
ROAD A	+	1.1 fc	4.7 fc	0.0 fc	N/A	N/A
ROAD B	+	0.9 fc	3.2 fc	0.1 fc	32.0:1	9.0:1
ROAD C	+	1.2 fc	4.8 fc	0.0 fc	N/A	N/A
ROAD D	+	1.0 fc	4.9 fc	0.0 fc	N/A	N/A
ROUNDABOUT - ROAD A	+	1.2 fc	4.6 fc	0.0 fc	N/A	N/A

Note
 1. MOUNTING HEIGHT AT 15'
 2. CALCULATIONS TAKEN AT GRADE
 3. CALCULATIONS ARE ESTIMATIONS BASED ON THE INFORMATION PROVIDED AND MAY VARY WITH ACTUAL CONDITIONS



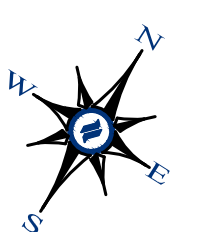
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 West Chester, PA 19380
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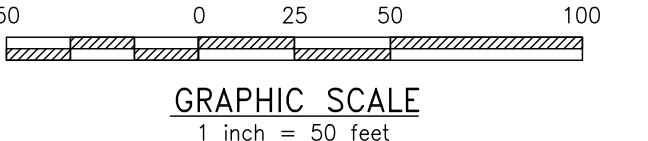


NO.	REV.	DATE	DESCRIPTION
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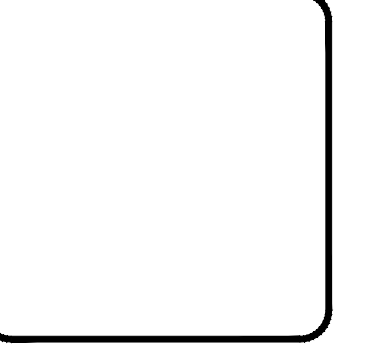
CONDITIONAL USE
LIGHTING PLAN
 CLIENT: FOX CLEARING, LLC
 CLIENT: STOKES PROPERTY
 LOCATION: 1013 SHILOH ROAD
 WESTTOWN TWP., CHESTER COUNTY, PA



LANDSCAPE PLAN
 SCALE: 1"=50'



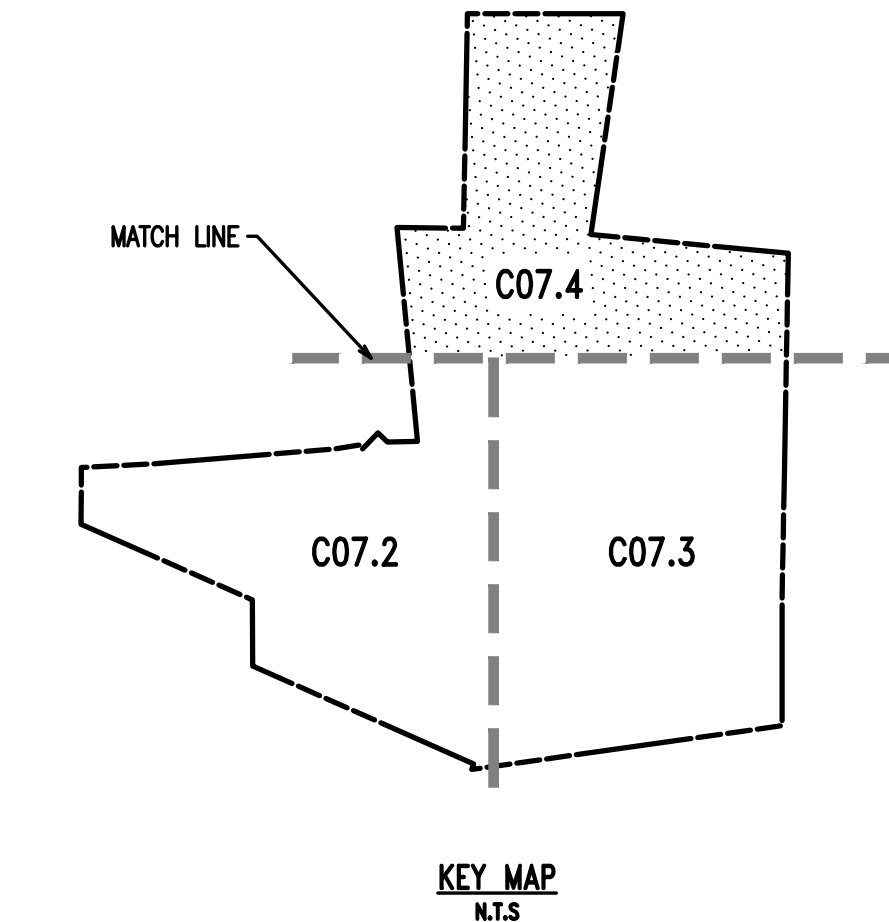
DATE:	04/30/21
SCALE:	1"=50'
DRAWN BY:	TAS
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20210821_STOKES_TLP.dwg
PLOTTED:	08/31/21
DRAWING NO.:	C07.3
SHEET:	26 OF 31



NO.	DATE	REVISION / TOWNSHIP CONSULTANT COMMENTS	DESCRIPTION
1	08/31/21		
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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:	1013SHILOH_STOKES_TLP.dwg
PLOTTED:	08/31/21
DRAWING NO.:	C07.4
SHEET:	27 of 31



- SITE PLAN NOTES:**
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- SPEC NOTES:**
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 - FINISH COLOR - BLACK
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 - SEE PLANSCHEDULE FOR DISTRIBUTION TYPE
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Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
⊙	A		36	Lumenpulse	ALG-120/277-CSL-560-30K-CRI 80-3	Algebra	1	5000	0.95	55	
⊙	B		9	Lumenpulse	ALG-120/277-CSL-H80-30K-CRI 80-4	Algebra	1	6176	0.95	64	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AREA	+	0.1 fc	4.9 fc	0.0 fc	N/A	N/A
ROAD A	+	1.1 fc	4.7 fc	0.0 fc	N/A	N/A
ROAD B	+	0.9 fc	3.2 fc	0.1 fc	32.0:1	9.0:1
ROAD C	+	1.2 fc	4.8 fc	0.0 fc	N/A	N/A
ROAD D	+	1.0 fc	4.9 fc	0.0 fc	N/A	N/A
ROUNDAABOUT - ROAD A	+	1.2 fc	4.6 fc	0.0 fc	N/A	N/A

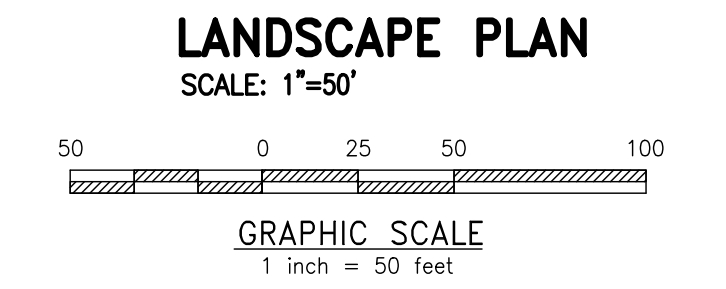
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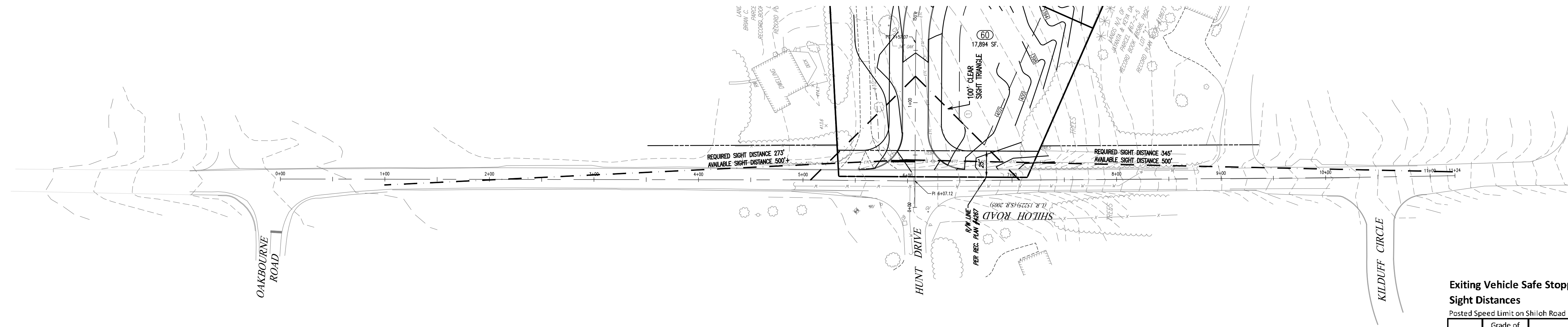
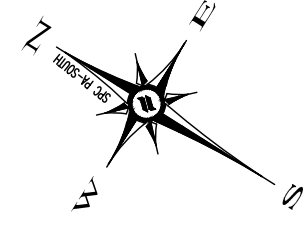
- MOUNTING HEIGHT AT 15'
- CALCULATIONS TAKEN AT GRADE
- CALCULATIONS ARE ESTIMATIONS BASED ON THE INFORMATION PROVIDED AND MAY VARY WITH ACTUAL CONDITIONS



MATCHLINE - SEE SHEET C07.2

MATCHLINE - SEE SHEET C07.3





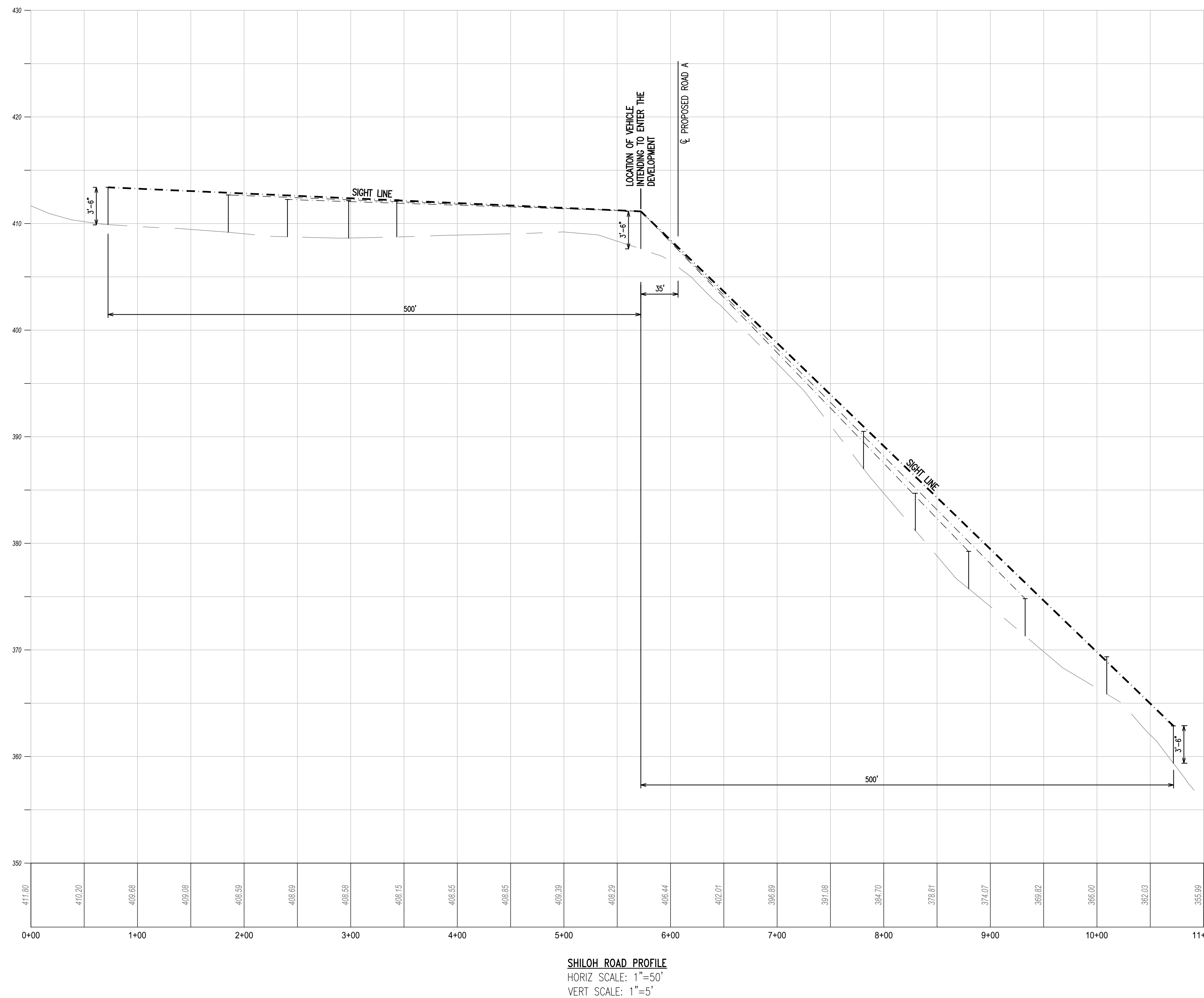
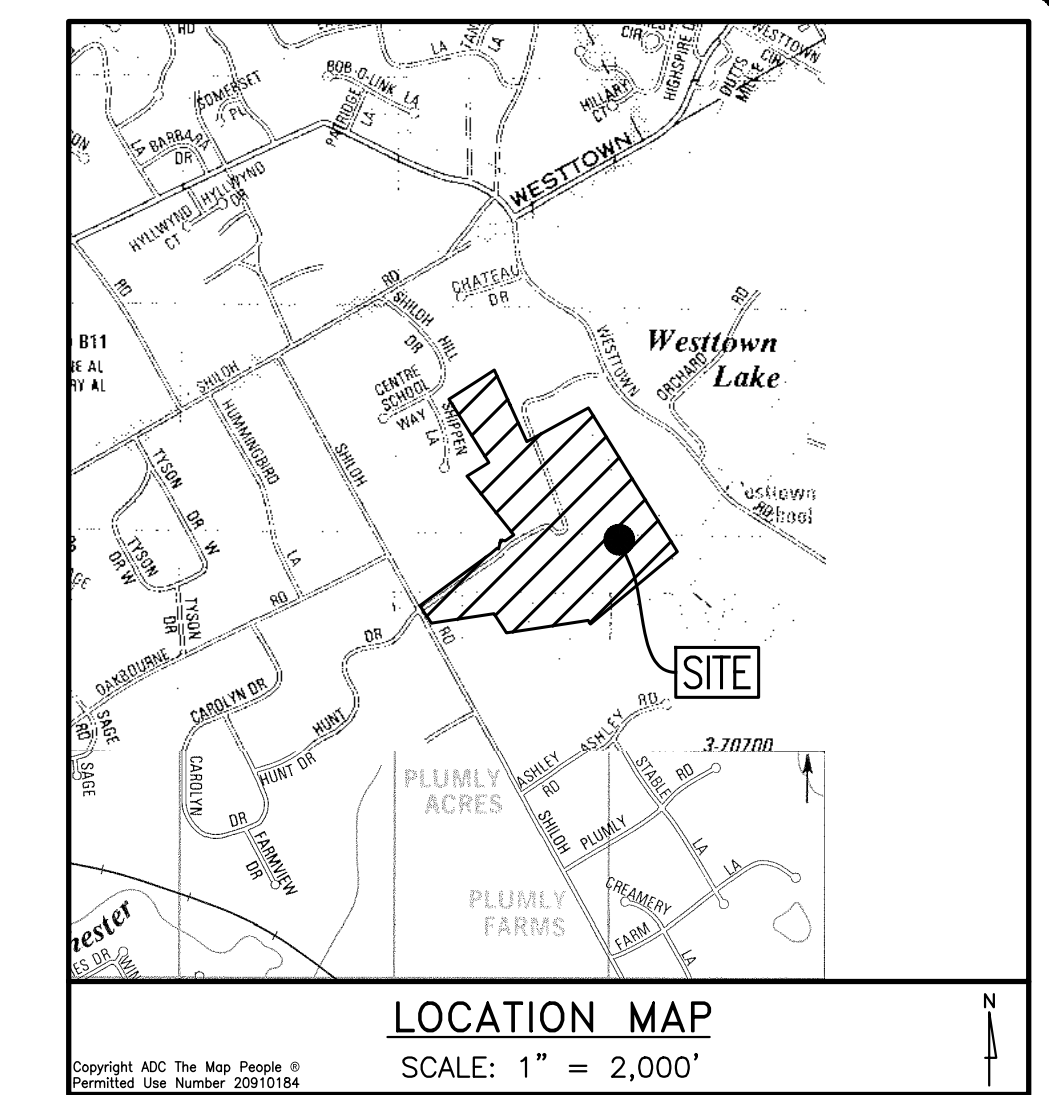
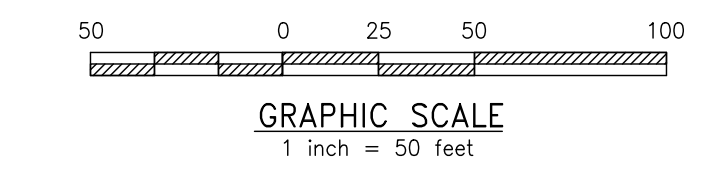
Exiting Vehicle Safe Stopping Sight Distances

Posted Speed Limit on Shiloh Road is 30 mph

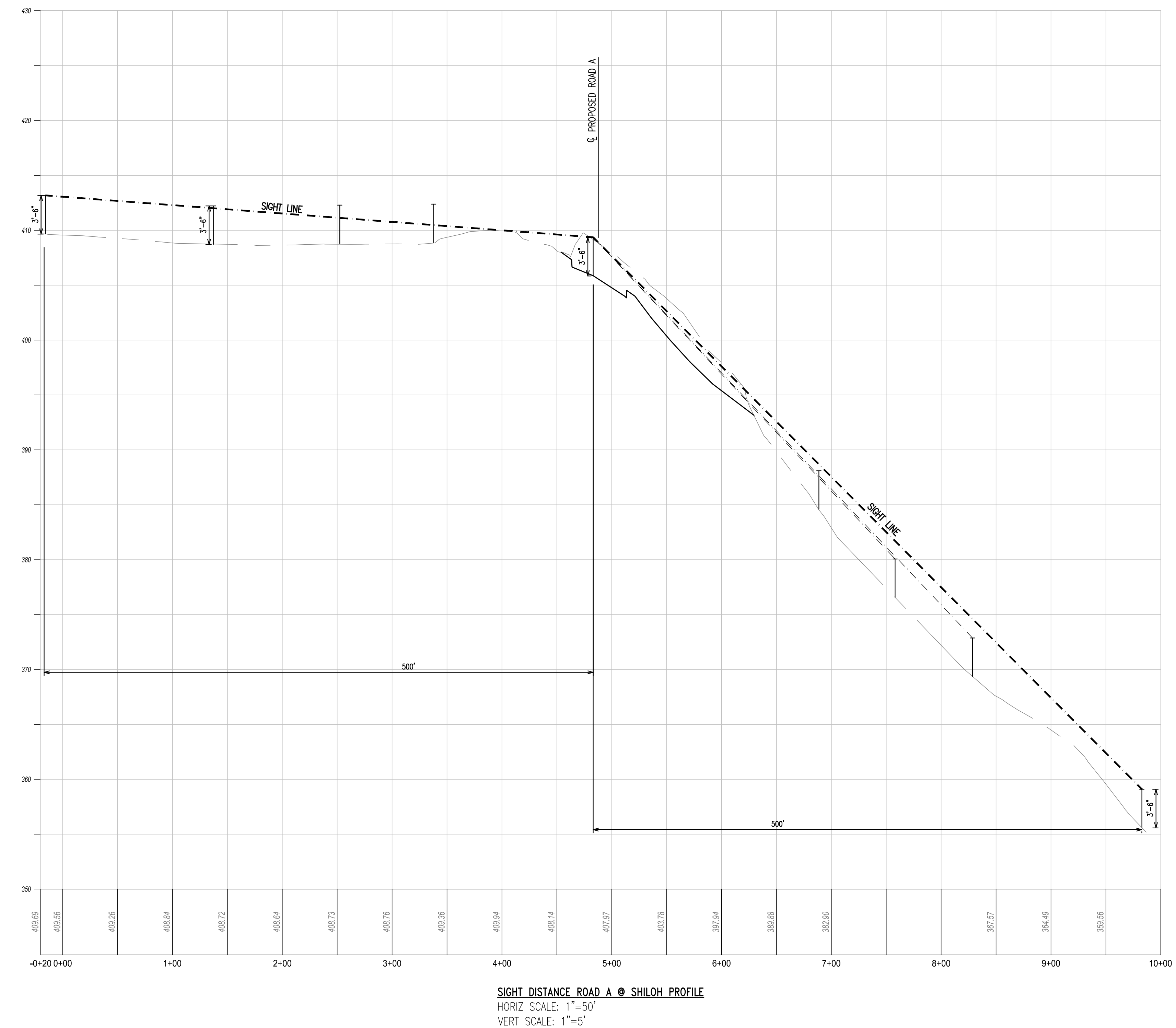
Direction	Grade of Approaching Vehicle	Speed	Available SSSD	Required SSSD
Looking Right	-3%	30	+500'	204'
Looking Right	-3%	40 (10 mph over)	+500'	331'
Looking Left	+9%	30	500	178'
Looking Left	+9%	40 (10 mph over)	+500'	277'

SHILOH ROAD SIGHT DISTANCE ANALYSIS

SCALE: 1" = 50'



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



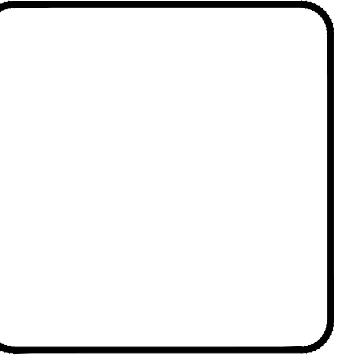
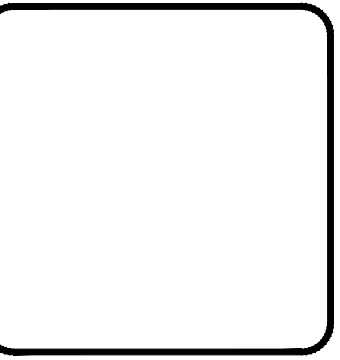
SIGHT DISTANCE ROAD A @ SHILOH PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



DLHowell

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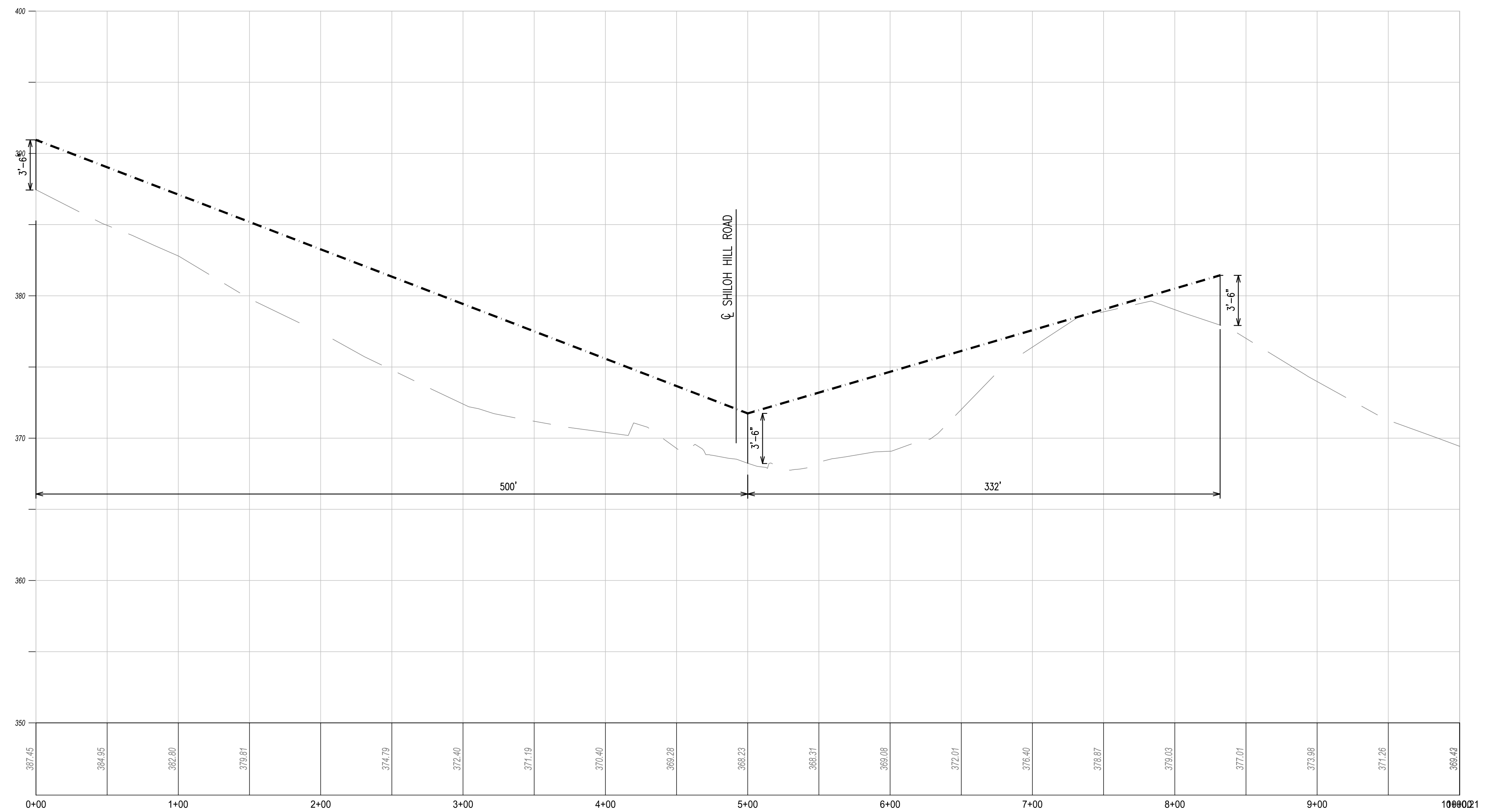
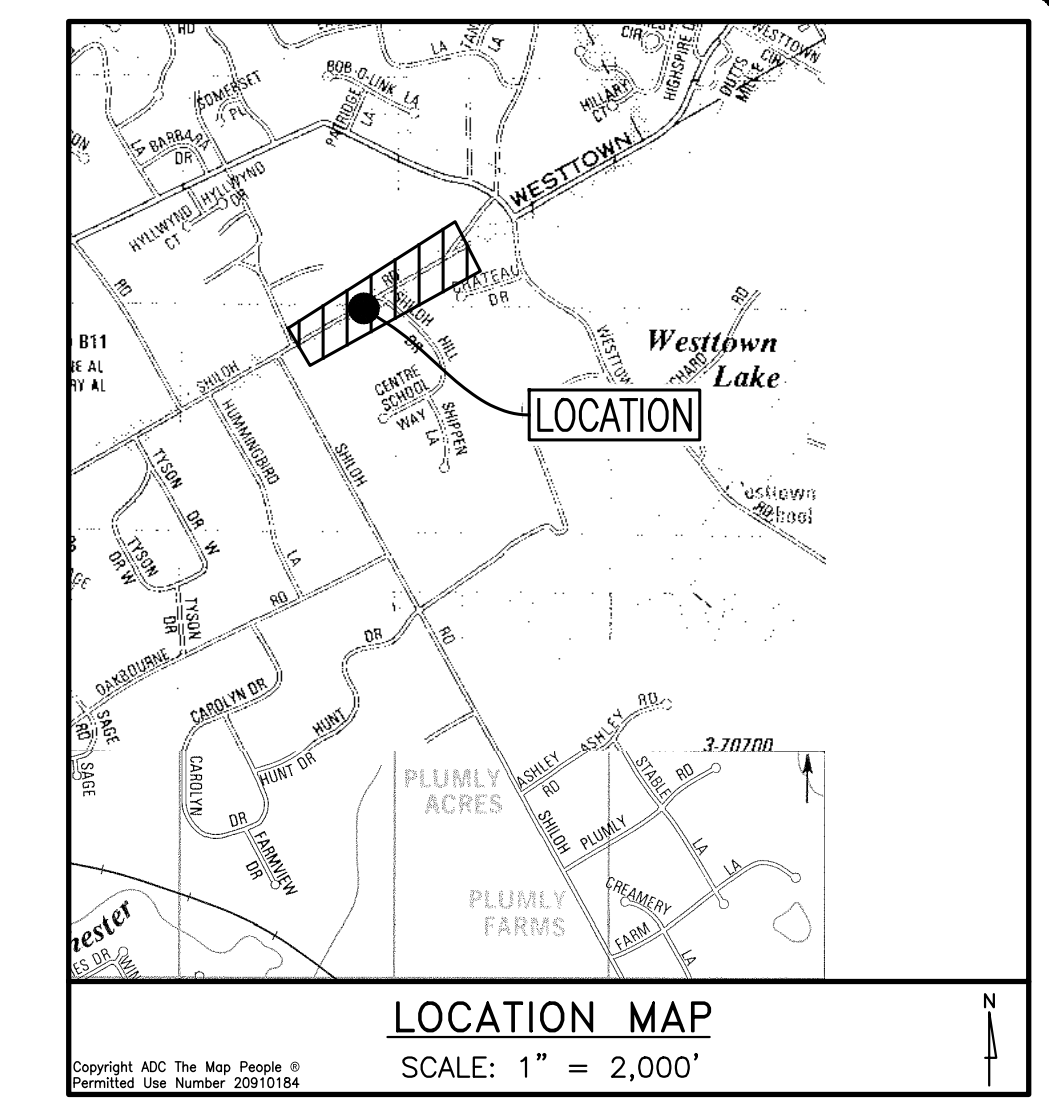
CONDITIONAL USE
SHILOH ROAD SIGHT DISTANCE ANALYSIS
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE: 4/30/21
SCALE: 1"=50'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
CADD FILE: 3868 Ploting
PLOTTER: 386/31/21
DRAWING NO.: SD-1.1
SHEET 29 of 31



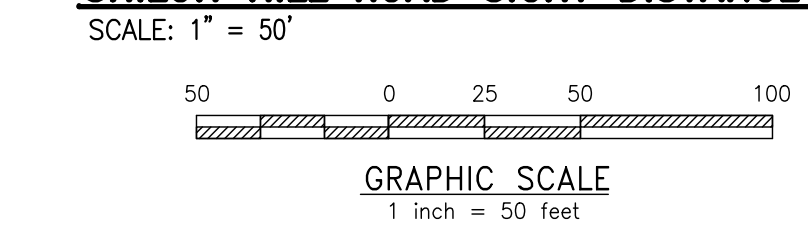
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West Chester, PA 19380
Phone: (610) 918-9002
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SHILOH HILL @ LITTLE SHILOH SIGHT DISTANCE PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

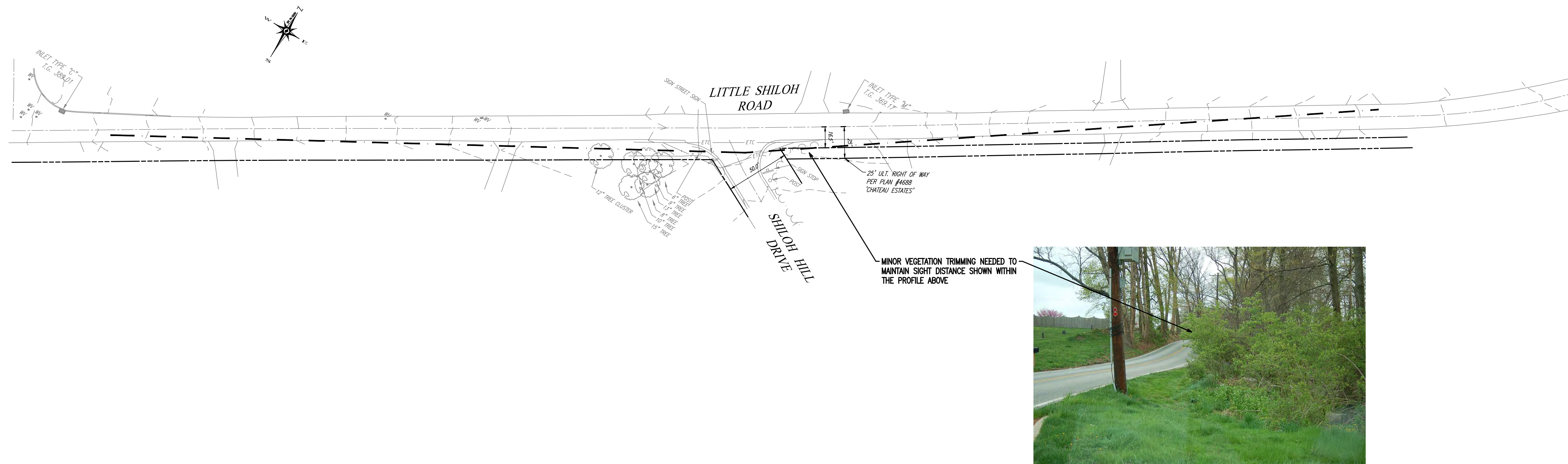
SHILOH HILL ROAD SIGHT DISTANCE ANALYSIS



Exiting Vehicle Safe Stopping Sight Distances

Posted Speed Limit on Little Shiloh Road is 25 mph

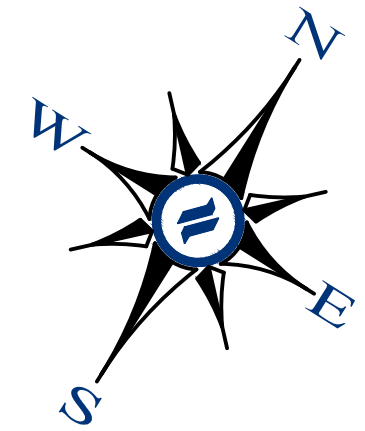
Direction	Grade of Approaching Vehicle	Speed	Available SSSD	Required SSSD
Looking Right	-2%	25	+332'	150'
Looking Right	-2%	35 (10 mph over)	+332'	256'
Looking Left	-2%	25	+500'	150'
Looking Left	-2%	35 (10 mph over)	+500'	256'



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_Plan.dwg
PLOTTED:	06/21/21
DRAWING NO.:	SD-1.2
SHEET:	30 of 31



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

RESIDENTIAL DEVELOPMENT

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

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

TRACT AREA CALCULATION

TRACT AREA (GROSS)	2,829,474 S.F. / 64,856 ACS(A)
EX. LEGAL R/W	4,863 S.F.
EX. UTILITY EASEMENTS	260,555 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 =	2,236,892 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 (60,568 GROSS TRACT AREA)
QUALIFYING MIN. REQUIRED OPEN SPACE = 26.33 ACRES (40,548 GROSS TRACT AREA)
QUALIFYING INCREMENTAL BONUS O.S. = 9.92 ACRES (15,276 GROSS TRACT AREA)
SEE TABLE BELOW FOR TABULATION

DENSITY CALCULATION

BASE DENSITY: 1.1 D.U. / TRACT AREA
BONUS DENSITY:
§ 170-904(2)(a)
+0.075 D.U. / 5% OF ADDITIONAL OPEN SPACE = (15.27% 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)(a)(1)
PLUS 1 (ONE) ADDITIONAL UNIT / 2 ACRE OPEN SPACE PARCEL CONTAINING HISTORIC BUILDING = +1 LOT
§ 170-904(2)(a)(2)
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

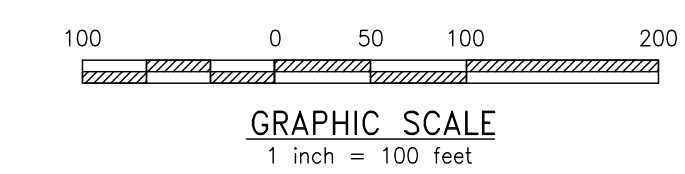
- REQUIRED MINIMUM COMMON OPEN SPACE (40% OF THE GROSS TRACT AREA)
- HISTORIC HOME OPEN SPACE PARCEL (INCLUDED AS PART OF THE REQUIRED MINIMUM COMMON OPEN SPACE)
- INCREMENTAL BONUS OPEN SPACE AREA
- NON-QUALIFYING OPEN SPACE (AREAS LESS THAN 75' IN WIDTH & AREAS NOT LESS THAN 0.5 ACRES OF CONTIGUOUS 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
- Areas less than 75' in width	0	0	0	0
- Areas less than 1/2 acre	0	0	0	0
- Non-infiltrating SWM Facilities	0	0	0	0
- Miscellaneous Impervious	0.02	0.14	0	0.16
Qualifying Base Open Space	17.61	6.58	2.14	26.33
				40.54%

	Bonus Open Space Area						TOTAL
	B1	B2	B3	B4	B5	B6	
Gross Area (Acres)	4.33	0.69	0.78	2.57	0.56	3.92	12.85
- Areas less than 75' in width	0.32	0.25	0	1.37	0	0.49	2.43
- Areas less than 1/2 acre	0	0	0	0	0	0	0
- Floodplain	0	0	0	0	0	0	0
- Area of 25%+ Slopes (including proposed)	0	0	0	0.08	0.12	0.27	0.47
- Wetland/Waterbodies	0	0	0	0.03	0	0	0.03
- Impervious Surfaces	0	0	0	0	0	0	0
- Stormwater Facilities	0	0	0	0	0	0	0
Qualifying Bonus Open Space	4.01	0.44	0.78	1.09	0.44	3.16	9.92
							15.27%

*B4 excludes 40' wide access easement
AREA AVAILABLE FOR ACTIVE RECREATION
NET TRACT AREA = 2,236,892 S.F.
AREA REQUIRED (10% NET TRACT AREA) X 10%
223,689 SF -OR- 5.13 ACRES
AREA SUITABLE FOR ACTIVE RECREATION - 5.86 ACRES

ALTERNATIVE SITE PLAN WITH HISTORIC HOME
SCALE: 1" = 100'



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. METEORIC
- PROP. METEORIC
- 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. LIGHT OF PAVING
- PROP. LIGHT 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. EXIST. PARKING SPACES
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- PROP. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM ALLEY
- PROP. STORM ALLEY
- EX. STORM INLET
- PROP. STORM INLET
- EX. STORM INLET ID
- PROP. STORM INLET ID
- EX. SEEPAGE BED
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- EX. SAN. SEWER LATERAL
- PROP. SAN. SEWER LATERAL
- EX. SANITARY MH. ID
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- EX. WATER LATERAL
- PROP. WATER LATERAL
- EX. FIRE WATER LINE
- PROP. FIRE WATER LINE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE

- ZONE A/FLOODPLAIN
- 15% - 25% SLOPES
- 25%+ SLOPES
- WETLANDS

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
DATE FOR PLAN HISTORY OPERATIONS:	08/31/21
DRAWING NO.:	C01.1A
SHEET:	31 OF 31