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	3.30 UNITS/ACRE
MIN. DISTANCE FROM CURB	30 FT.	30 FT.
MIN. DISTANCE BETWEEN BUILDINGS	30 FT.	30 FT.
MAX. BUILDING HEIGHT	3 STORIES/38 FT.	<3 STORIES/38 FT.
SETBACK FROM TRACT BOUNDARY	50'	50'

TRACT AREA CALCULATION

TRACT AREA (GROSS)	3,523,402 S.F. / 80.886 ACS.(±)
EX. LEGAL R/W	4,663 SF.
EX. UTILITY EASEMENTS	260,525 SF.
AREA EQUAL TO 75% OF:	
FLOODPLAIN	– 144,110 S.F.
PROHIBITVE SLOPES	– 70,941 S.F.
WETLANDS	– 61,077 S.F.
AREA EQUAL TO 25% OF SEASONALLY HIGH WATER TABLE SOILS	– 132,496 S.F.
TRACT AREA =	2,849,590 S.F. (65.418 AC.)
BASE DENSITY (1.1 MULTIPLIER)=	71 LOTS

OPEN SPACE

MINIMUM OPEN SPACE
= 40% GROSS TRACT AREA

REQUIRED
GROSS TRACT = 80.886 ACRES
80.886 ACRES X 40% = 32.35 ACRES

PROPOSED
GROSS OPEN SPACE = 47.62 ACRES (58.87% GROSS TRACT AREA)
QUALIFYING MIN. REQUIRED OPEN SPACE = 32.36 ACRES (40.01% GROSS TRACT AREA)
QUALIFYING INCREMENTAL BONUS O.S. = 12.20 ACRES (15.08% GROSS TRACT AREA)

SEE TABLE ON SHEET C01.6 FOR TABULATION

DENSITY CALCULATION

BASE DENSITY: 1.1 D.U. / TRACT AREA

BONUS DENSITY: +0.075 D.U. / 5% OF ADDITIONAL OPEN SPACE = (15.08% EXTRA) = 0.075 * 3 = 0.225 BONUS

MAXIMUM DENSITY = 1.1 + 0.225 = 1.325 D.U. * 65.418 ACS. = 86 LOTS ACHIEVABLE

RESIDENTIAL LOT AREA	25.74 ACRES
PROPOSED LOTS	85
DENSITY	3.30 DU/AC.
AVERAGE SIZE	0.303 ACRES

PRECAUTIONARY STEEP SLOPES (15–25%)

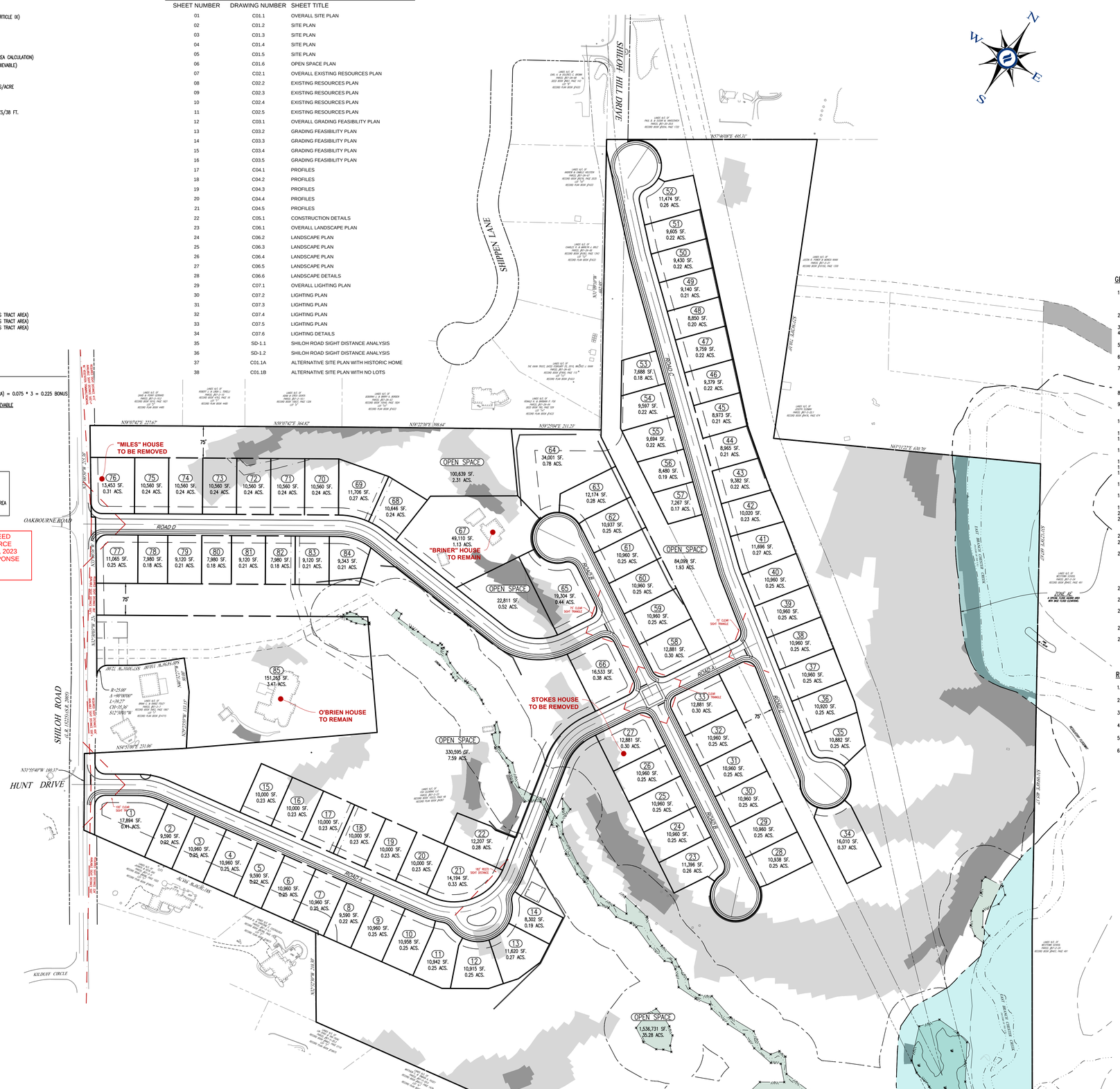
GROSS TRACT AREA = 80.886 ACS (3,523,402 SF)
25% OF THE GROSS TRACT AREA = 880,850 SF

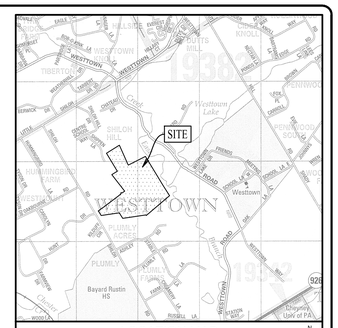
AREA OF PRECAUTIONARY STEEP SLOPES = 547,921 SF < 25% OF THE TRACT AREA THEREFORE SECTION 170–402.D(3)(f) DOES NOT APPLY

SIGHT DISTANCES PROVIDED ARE BASED ON A SPEED STUDY PERFORMED BY TRANSPORTATION RESOURCE GROUP, INC. (TRG) FROM JULY 10, 2023 TO JULY 12, 2023 AND REFERENCE IS HEREBY GIVEN TO TRG'S RESPONSE LETTER DATED JULY 14, 2023, RESPONDING TO AL FEDERICO COMMENTS DATED JUNE 29, 2023.

DRAWING INDEX

SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
01	C01.1	OVERALL SITE PLAN
02	C01.2	SITE PLAN
03	C01.3	SITE PLAN
04	C01.4	SITE PLAN
05	C01.5	SITE PLAN
06	C01.6	OPEN SPACE PLAN
07	C02.1	OVERALL EXISTING RESOURCES PLAN
08	C02.2	EXISTING RESOURCES PLAN
09	C02.3	EXISTING RESOURCES PLAN
10	C02.4	EXISTING RESOURCES PLAN
11	C02.5	EXISTING RESOURCES PLAN
12	C03.1	OVERALL GRADING FEASIBILITY PLAN
13	C03.2	GRADING FEASIBILITY PLAN
14	C03.3	GRADING FEASIBILITY PLAN
15	C03.4	GRADING FEASIBILITY PLAN
16	C03.5	GRADING FEASIBILITY PLAN
17	C04.1	PROFILES
18	C04.2	PROFILES
19	C04.3	PROFILES
20	C04.4	PROFILES
21	C04.5	PROFILES
22	C05.1	CONSTRUCTION DETAILS
23	C06.1	OVERALL LANDSCAPE PLAN
24	C06.2	LANDSCAPE PLAN
25	C06.3	LANDSCAPE PLAN
26	C06.4	LANDSCAPE PLAN
27	C06.5	LANDSCAPE PLAN
28	C06.6	LANDSCAPE DETAILS
29	C07.1	OVERALL LIGHTING PLAN
30	C07.2	LIGHTING PLAN
31	C07.3	LIGHTING PLAN
32	C07.4	LIGHTING PLAN
33	C07.5	LIGHTING PLAN
34	C07.6	LIGHTING DETAILS
35	SD-1.1	SHILOH ROAD SIGHT DISTANCE ANALYSIS
36	SD-1.2	SHILOH ROAD SIGHT DISTANCE ANALYSIS
37	C01.1A	ALTERNATIVE SITE PLAN WITH HISTORIC HOME
38	C01.1B	ALTERNATIVE SITE PLAN WITH NO LOTS





LOCATION MAP
SCALE: 1" = 2,000'

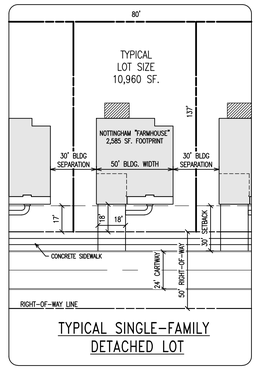
GENERAL NOTES

1. RECORD OWNER/MAILING ADDRESS:
   FOX CLEARING, LLC
   227 GRANITE RUN DRIVE, SUITE 100
   LANCASTER, PA 17601
2. SITE ADDRESS: 1013 SHILOH ROAD
   WEST CHESTER, PA 19382
3. TAX PARCEL #: 67–2–23
4. SOURCE OF TITLE: RECORD BOOK 10533 PAGE 48
5. LOT AREA: 64.956 ACRES (GROSS)
   64.849 ACRES (NET OF SHILOH ROAD R/W)
6. BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC. PERFORMED DURING OCTOBER, NOVEMBER, DECEMBER 2020 AND JANUARY 2023.
7. CONTOURS & TOPOGRAPHIC INFORMATION PLOTTED FROM AERIAL SURVEY BY NOREAST MAPPING, INC. AERIAL MAPPING WAS PRODUCED TO NATIONAL MAP ACCURACY STANDARDS. GROUND CONTROL AND SUPPLEMENTAL DATA BY HOWELL KLINE SURVEYING, LLC. DATUM: NAVD 88 (COMPUTED USING GEOID12A) & NAD 83 (2011) (EPOCH:2010.0000) (AS DETERMINED BY GPS OBSERVATION). SITE BENCH = RIM OF SANITARY MANHOLE LOCATED AT THE INTERSECTION OF HUNT DRIVE AND SHILOH ROAD, ELEVATION= 406.91', CONTOUR INTERVAL: 2 FEET.
8. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
9. A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE AE, A SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA. MAP NO. 42029C0215G, PANEL 215 OF 380, DATED SEPTEMBER 29, 2017. FLOOD PLAIN BOUNDARIES SHOWN HEREON WERE SCALED FROM THE ABOVE MENTIONED MAP.
10. WETLANDS BOUNDARY LINES WERE DELINEATED BY BRICKHOUSE ENVIRONMENTAL, CONSULTANTS AND ENGINEERS AND VORTEX ENVIRONMENTAL AND FLAGS LOCATED BY HOWELL KLINE SURVEYING, LLC. PERFORMED ON OCTOBER 30, 2020 AND JANUARY 2023 RESPECTIVELY.
11. THIS SITE IS CLASSIFIED AS "2–OF LOCAL HISTORIC VALUE" ON THE TOWNSHIP HISTORIC RESOURCES MAP.
12. THE PURPOSE OF THIS PLAN IS TO DETAIL THE PROPOSED SITE IMPROVEMENTS FOR CONDITIONAL USE OF AN 85 LOT RESIDENTIAL SUBDIVISION INCLUDING, BUT NOT LIMITED TO, CONCEPTUAL STORMWATER MANAGEMENT, GRADING, AND LANDSCAPING.
13. SOILS INFORMATION PROVIDED WITH SUPPORT FROM THE NATURAL RESOURCES CONSERVATION SERVICE. SOILS ATTRIBUTE DATA IS SERVED FROM THE NRCS SOIL DATA MART.
14. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.
15. AN NPDES PERMIT IS REQUIRED TO BE OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THIS SITE.
16. ALL DIMENSIONS ARE TO EDGE OF PAVING OR FACE OF BUILDING UNLESS NOTED OTHERWISE. SCALED DIMENSIONS SHALL NOT BE USED WITHOUT FIRST CONTACTING D.L. HOWELL & ASSOCIATES.
17. THIS PLAN PROPOSES PUBLIC WATER SUPPLY AND PUBLIC SEWER. PUBLIC WATER WILL BE PROVIDED BY AQUA PENNSYLVANIA. ALL WORK SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND SPECIFICATIONS.
18. AN INDIVIDUAL GRADING, AND EROSION AND SEDIMENT CONTROL PLAN FOR EACH BUILDING GROUP SHALL BE SUBMITTED WITH THE BUILDING PERMIT FOR THE TOWNSHIP'S REVIEW AND APPROVAL.
19. ALL MONUMENTS TO BE SET IN ACCORDANCE WITH WESTTOWN TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.
20. ALL PROPOSED UTILITIES MUST BE PLACED UNDERGROUND.
21. D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF THE EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES D.L. HOWELL & ASSOCIATES, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF THE WORK.
22. THE FINAL ARCHITECTURE AND LOT LOCATION OF EACH HOME IS YET TO BE DETERMINED. FOOTPRINTS ARE FOR CONCEPTUAL PURPOSES ONLY.
23. REPRESENTATIVES OF WESTTOWN TOWNSHIP AND/OR OTHER GOVERNMENTAL AUTHORITIES SHALL HAVE PERMISSION TO GAIN ACCESS TO THE STORMWATER FACILITIES THROUGH A BLANKET EASEMENT OVER THE PROPERTY TO PERFORM INSPECTIONS, MAINTENANCE AND REPAIRS OF THE BASIN, AS NECESSARY.
24. STORMWATER DEVICES SHALL NOT BE REMOVED, ALTERED OF RELOCATED BY THE LANDOWNER, IN THE EVENT OF THE FAILURE OF THE LANDOWNER TO COMPLY WITH THESE CONDITIONS AND RESTRICTIONS, THE TOWNSHIP SHALL HAVE THE AUTHORITY TO RESTORE SAID STORMWATER MANAGEMENT FACILITIES TO THEIR ORIGINAL STATE AND THE COSTS THEREOF SHALL BE ASSESSED TO THE LANDOWNER. THE TOWNSHIP, BEFORE IT MAY EXERCISE THIS RIGHT, SHALL NOTIFY THE LANDOWNER BY CERTIFIED MAIL OF ITS INTENTION TO DO SO. THE NOTICE SHALL SET FORTH IN WHAT MANNER THE OWNER HAS ALTERED THE STORMWATER MANAGEMENT FACILITIES, AND IF THE OWNER FAILS TO CORRECT THE ALTERATION LISTED IN THE NOTICE FROM THE TOWNSHIP, THEN AND ONLY THEN THE TOWNSHIP MAY EXERCISE THIS RIGHT.
25. A SEWAGE FACILITIES PLANNING MODULE IS REQUIRED IN ACCORDANCE WITH THE SEWAGE FACILITIES PLANNING ACT (ACT 537). APPROVAL OF THIS PLAN IN NO WAY IMPLIES OR GUARANTEES THAT SUCH APPROVAL CAN BE OBTAINED.
26. ALL NEW SANITARY WORK, INCLUDING BUT NOT LIMITED TO GRAVITY SEWER MAIN, AND APPURTENANCES, MANHOLES, ETC., SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF WESTTOWN TOWNSHIP.
27. ALL STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF WESTTOWN TOWNSHIP AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, AS APPLICABLE. WESTTOWN TOWNSHIP IS NOT RESPONSIBLE FOR INSTALLATION OR MAINTENANCE OF ANY STORMWATER FACILITIES NOT DEDICATED FOR PUBLIC USE.
28. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT OF STORM DRAINAGE FACILITY THAT COULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT, ANY EASEMENT AGREEMENT, OR THE STORM DRAINAGE FACILITY.
29. THE LIMITS OF DISTURBANCE SHALL BE STAKED IN THE FIELD PRIOR TO CLEARING OF ANY EARTH DISTURBANCE. ANY CHANGE OR ENCROACHMENT ONTO THESE AREAS WITHOUT CONSERVATION DISTRICT REVIEW AND APPROVAL MAY REQUIRE THE CONTRACTOR TO CEASE DISTURBANCE AND OBTAIN AN EARTH DISTURBANCE PERMIT. INSTALL TREE PROTECTION FENCING AROUND PERIMETER OF TREES WHERE LIMIT OF DISTURBANCE ABUTS WOODLANDS.

NVAR & JENNIFER L. GALILEA 1011 SHILOH ROAD WEST CHESTER, PA 19382 1011 SHILOH ROAD WEST CHESTER, PA 19382 67–2–8 RECORD BOOK 6827, PAGE 401 9.133 ACRES	NVAR & JENNIFER L. GALILEA 1011 SHILOH ROAD WEST CHESTER, PA 19382 927 SHILOH ROAD WEST CHESTER, PA 19382 67–2–9 RECORD BOOK 7447, PAGE 1358 1.133 ACRES	JOHN R. & CHRISTINE O'BRIEN 1007 SHILOH ROAD WEST CHESTER, PA 19382 1007 SHILOH ROAD WEST CHESTER, PA 19382 67–2–7.1 RECORD BOOK 4373, PAGE 1479 5.664 ACRES

REFERENCE PLAN(S)

1. PLAN ENTITLED "PLAN OF SUBDIVISION FOR MILTON R. STOKES", PREPARED BY HENRY S. CONREY INC, DATED 10/29/1982, LAST REVISED 1/20/1983, RECORD PLAN BOOK #1267.
2. PLAN ENTITLED "PLAN OF PROPERTY FOR HAWTHORNE", PREPARED BY INGRAM ENGINEERING SERVICES, INC., PLOTTED ON 6/29/2016, LAST REVISED 5/3/2016, RECORD PLAN BOOK #19973.
3. PLAN ENTITLED "FINAL LAN OF LOTS JOHN & CHRISTINE O'BRIEN", PREPARED BY ROBERT W. MATTOX, PLS INC., DATED 10/5/1998, LAST REVISED 11/5/1998, RECORD PLAN BOOK #14715.
4. PLAN ENTITLED "NVAR GALILEA", PREPARED BY MESKO ENGINEERING ASSOCIATES, INC., DATED 12/27/2005, LAST REVISED 2/8/2006, RECORD PLAN BOOK #17755.
5. PLAN ENTITLED "PRELIMINARY/FINAL PLAN OF SUBDIVISION FOR 1015 SHILOH ROAD", PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., DATED 11/11/2008, LAST REVISED 6/2/2009, RECORD PLAN BOOK #18673.
6. PLAN ENTITLED "FINAL SUBDIVISION PLAN – PROPERTY OF JAMES S. LEES JR., PREPARED BY G.D. HOUTMAN & SON, DATED 4/3/1978, LAST REVISED 4/13/1978, RECORD PLAN BOOK #1633.



TYPICAL SINGLE–FAMILY DETACHED LOT

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

LEGEND

EX. PROPERTY LINE	242	EXISTING CONTOUR	PROP. LIGHT POLE	E	PROP. ELEC. LINE	PROP. STORM INLET	W PROP. WATER LINE
PROP. PROPERTY LINE	1243	PROPOSED CONTOUR	EX. FENCE	UP	PROP. UTILITY POLE	PROP. STORM INLET ID	WL PROP. WATER LATERAL
EX. RIGHT-OF-WAY	X 123.00	EXISTING SPOT ELEV.	EX. MAIL BOX		EX. GUY ANCHOR	PROP. SEEPAGE BED	FW PROP. FIRE WATER LINE
PROP. RIGHT-OF-WAY	X 123.00	NEW SPOT ELEV.	PROP. SIGN	G	EX. GAS LINE		W.V. EX. WATER VALVE
EX. MONUMENT	GEB2	SOILS TYPE	EXIST. PARKING SPACES	G	PROP. GAS LINE	EX. SANITARY SEWER LINE	W.V. PROP. WATER VALVE
PROP. MONUMENT		SOILS LINE	PROP. PARKING SPACES	G.V.	PROP. GAS VALVE	PROP. SAN. SEWER LINE	F.H. EX. HYDRANT
EX. REBAR		EX. CONC. CURB	TO BE REMOVED	G.V.	EX. GAS VALVE	PROP. SAN. SEWER LATERAL	F.H. PROP. HYDRANT
PROP. REBAR		PROP. CONC. CURB	EX. TELE. LINE		EX. STORM SEWER LINE	PROP. SANITARY MH. ID	EX. MANHOLE
EX. EASEMENT		EX. EDGE OF PAVING	PROP. TELE. LINE		PROP. STORM SEWER LINE	EX. WATER LINE	EX. PERC TEST
PROP. EASEMENT		PROP. EDGE OF PAVING	EX. ELEC. LINE		EX. STORM INLET		EX. TEST PIT
EX. WETLANDS		EX. LIGHT POLE					

RECORD OWNER/APPLICANT:
FOX CLEARING, LLC
227 GRANITE RUN DRIVE, SUITE 100
LANCASTER, PA 17601

OVERALL SITE PLAN

SCALE: 1"=100'

GRAPHIC SCALE
1 inch = 100 feet

DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003

NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3	08/08/23	UPDATED TO INCLUDE SIGHT DISTANCES AT SHILOH ROAD AND LABEL EXISTING HOMES TO BE REMOVED OR TO REMAIN
2	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
1		

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

DATE:	04/14/23
SCALE:	1"=100'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	01 SITE PLAN.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C01.1
SHEET	01 OF 38

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