

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)

TRACT AREA CALCULATION

TRACT AREA (GROSS)	3,523,402 S.F. / 80.886 ACS(4)
EX. LEGAL R/W	4,663 S.F.
EX. UTILITY EASEMENTS	280,525 S.F.
AREA EQUAL TO 75% OF FLOODPLAIN	- 144,110 S.F.
PROHIBITIVE SLOPES	- 70,841 S.F.
WETLANDS	- 81,077 S.F.
AREA EQUAL TO 25% OF SEASONALLY HIGH WATER TABLE SOILS	- 132,496 S.F.
TRACT AREA =	2,848,590 S.F. (65.418 AC.)
BASE DENSITY (1.1 MULTIPLIER)=	71 LOTS

OPEN SPACE

MINIMUM OPEN SPACE = 40% GROSS TRACT AREA	1,139,416 S.F.
REQUIRED	
GROSS TRACT = 80.886 ACRES	
80.886 ACRES X 40% = 32.354 ACRES	
PROPOSED	
GROSS OPEN SPACE = 47.60 ACRES (58.80% GROSS TRACT AREA)	
QUALIFYING MIN. REQUIRED OPEN SPACE = 32.35 ACRES (40.00% GROSS TRACT AREA)	
QUALIFYING INCREMENTAL BONUS O.S. = 12.22 ACRES (15.11% GROSS TRACT AREA)	
SEE TABLE ON SHEET C01.5 FOR TABULATION	

DENSITY CALCULATION

BASE DENSITY: 1.1 D.U. / TRACT AREA
 BONUS DENSITY: +0.075 D.U. / 5% OF ADDITIONAL OPEN SPACE = (15.02% EXTRA) = 0.075 * 3 = 0.225 BONUS
 MINIMUM DENSITY = 1.1 + 0.225 = 1.325 D.U. * 65.418 ACS = 86.105 ACHIEVABLE

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

PRECAUTIONARY STEEP SLOPES (15-25%)

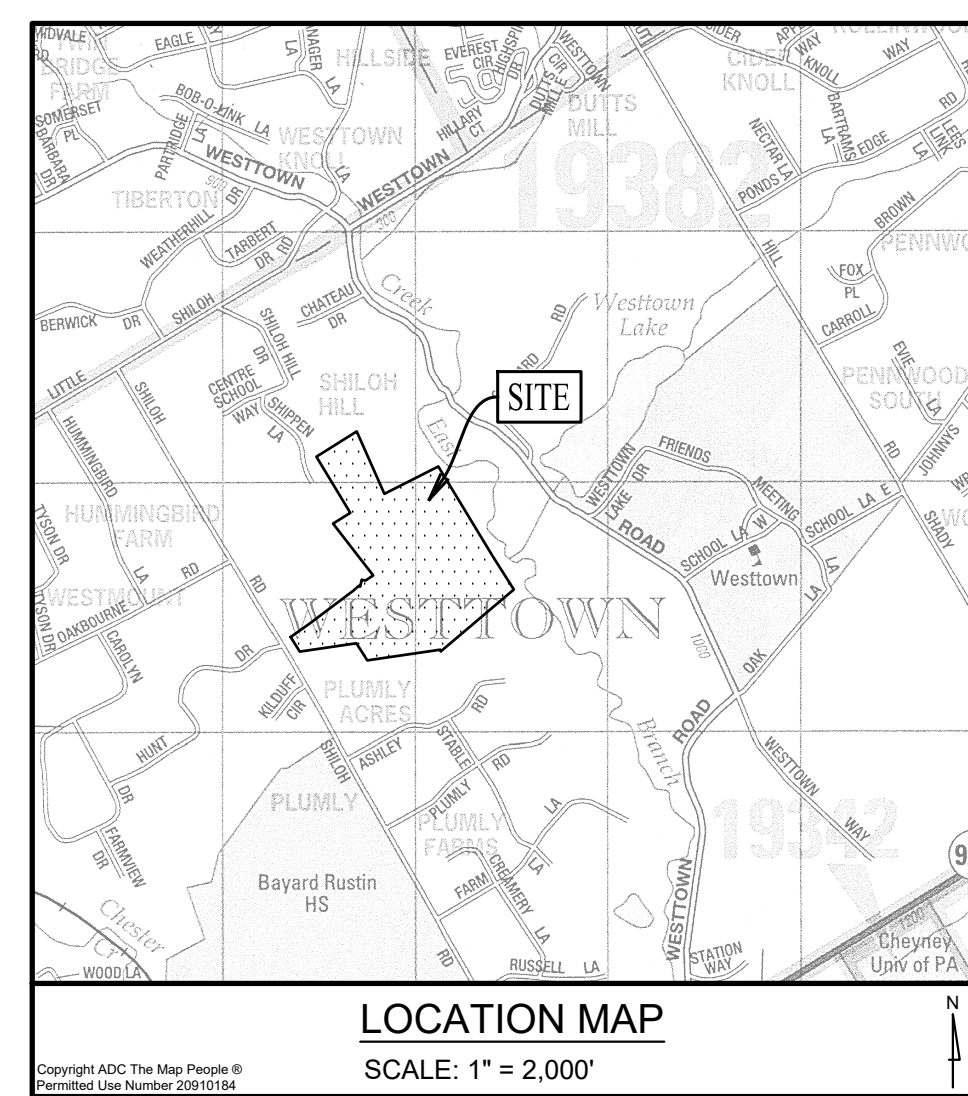
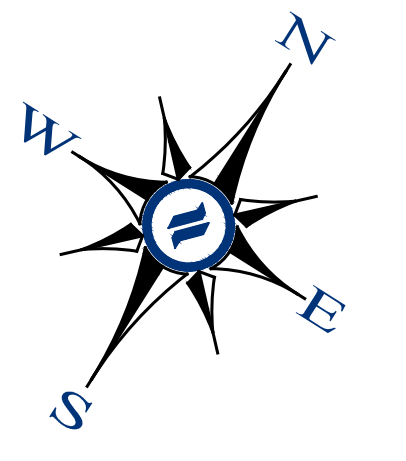
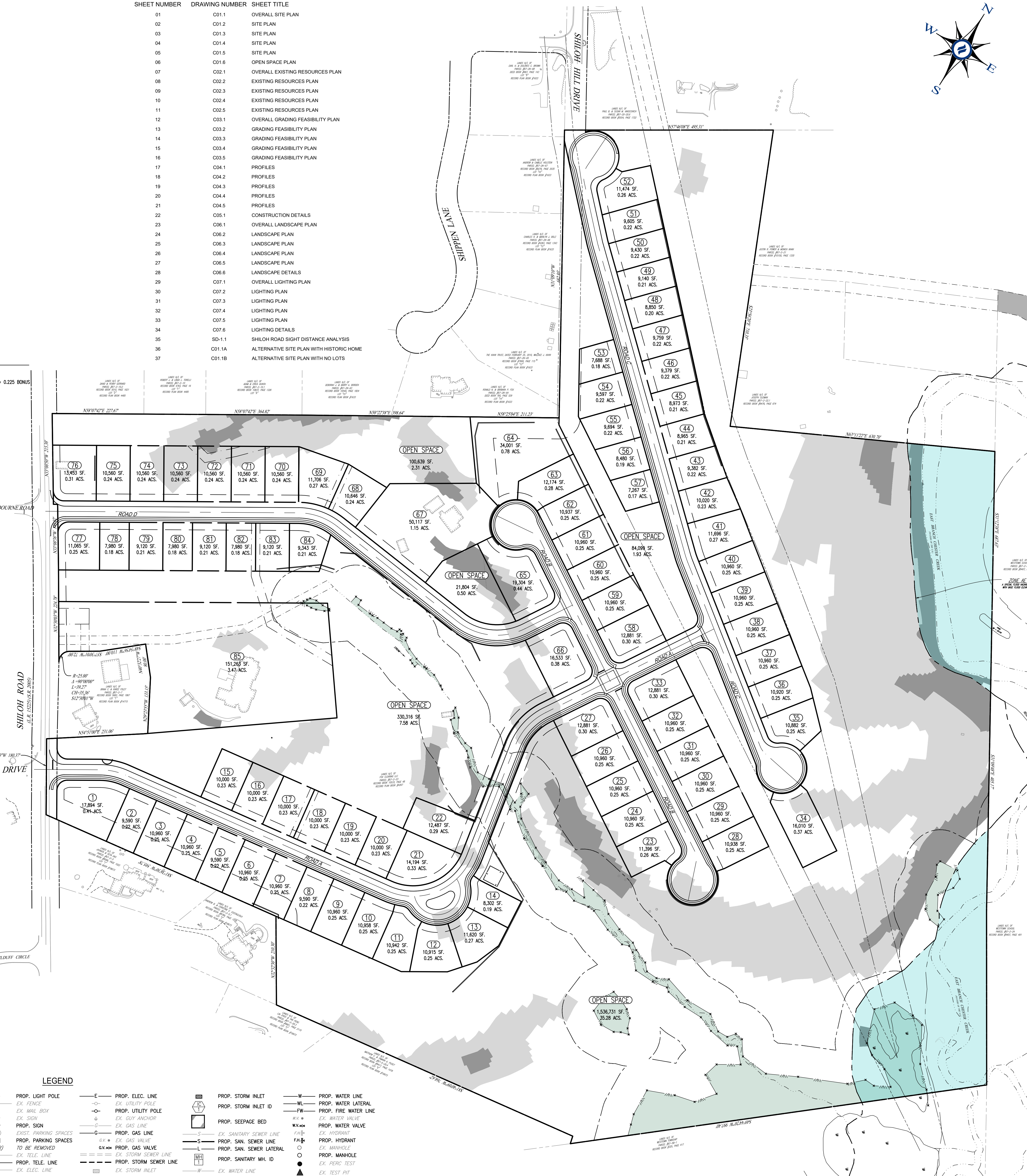
GROSS TRACT AREA = 80.886 ACS (3,523,402 S.F.)
 25% OF THE GROSS TRACT AREA = 880,850 S.F.
 AREA OF PRECAUTIONARY STEEP SLOPES = 547,921 S.F. < 25% OF THE TRACT AREA
 THEREFORE SECTION 170-402.D(3)(i) DOES NOT APPLY

LEGEND

EX. PROPERTY LINE	EXISTING CONTOUR	EX. FENCE	EX. UTILITY POLE	EX. MAIL BOX	EX. SIGN	EX. MONUMENT	EX. REBAR	EX. PROP. EASEMENT	EX. WETLANDS	EX. PROPERTY LINE	PROPOSED CONTOUR	NEW SPOT ELEV.	SOILS TYPE	PROHIBIT. PARKING SPACES	TO BE REMOVED	EX. TELE. LINE	PROP. TELE. LINE	EX. ELEC. LINE	EX. ELEC. LINE	PROP. STORM INLET	PROP. STORM INLET ID	PROP. SEEPAGE BED	EX. SANITARY SEWER LINE	PROP. SAN. SEWER LATERAL	PROP. SANITARY MH. ID	EX. WATER LINE	PROP. WATER LINE	PROP. WATER LATERAL	PROP. FIRE WATER LINE	EX. WATER VALVE	EX. WATER VALVE	EX. HYDRANT	EX. MANHOLE	PROP. MANHOLE	EX. PERC. TEST	EX. TEST PIT
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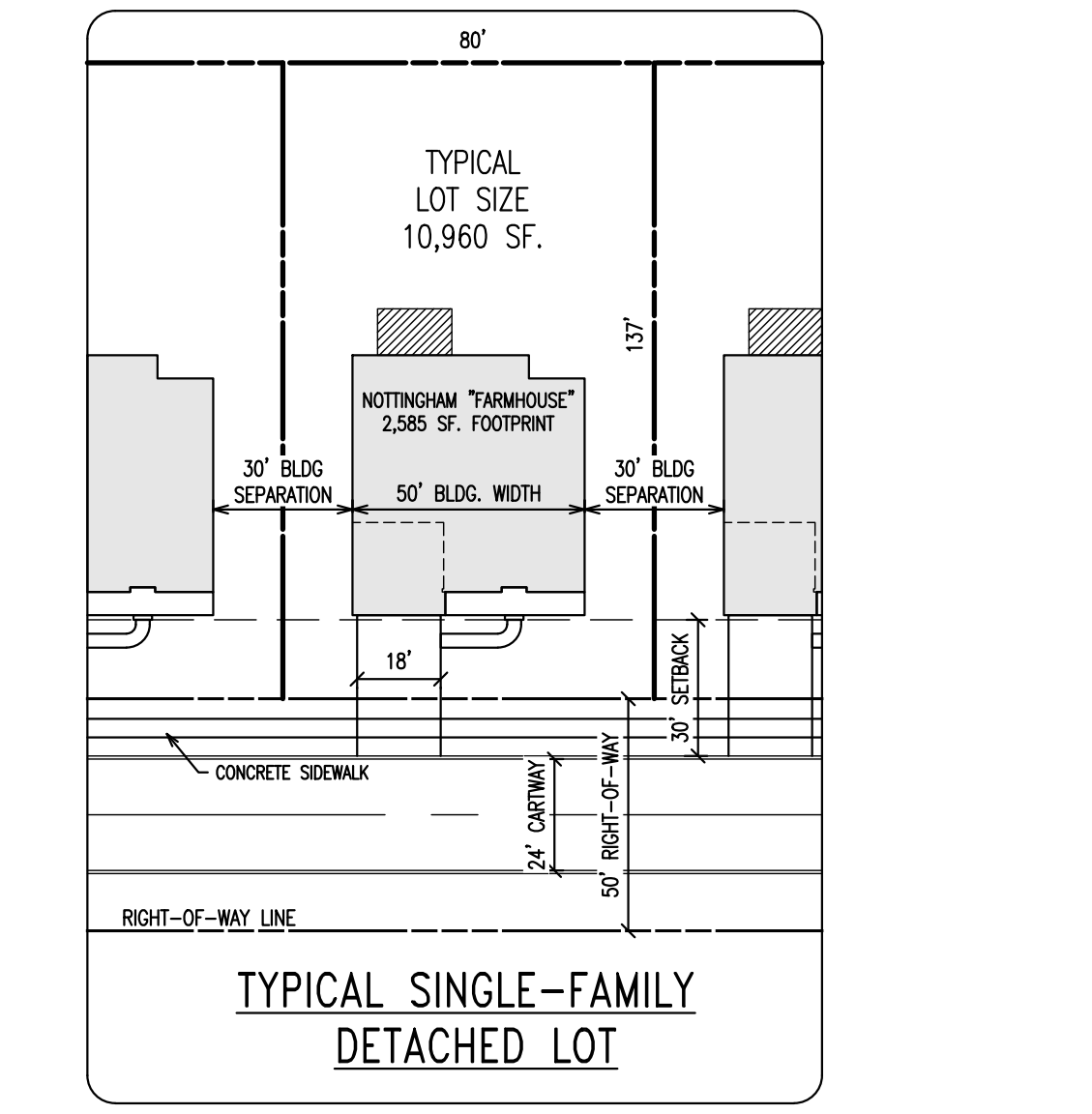


GENERAL NOTES

- RECORD OWNER/MAILING ADDRESS: FOX CLEARING, LLC, 227 GRANITE RUN DRIVE, SUITE 100, LANCASTER, PA 17601
- SITE ADDRESS: 1013 SHILOH ROAD, WEST CHESTER, PA 19382
- TAX PARCEL #: 67-2-23
- SOURCE OF TITLE: RECORD BOOK 10533, PAGE 48
- LOT AREA: 64,956 ACRES (GROSS), 61,333 ACRES (NET OF SHILOH ROAD 9' W)
- BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC, PERFORMED DURING OCTOBER, NOVEMBER, DECEMBER 2020 AND JANUARY 2021.
- CONTOUR AND TOPOGRAPHY INFORMATION PLOTTED FROM AERIAL SURVEY BY NORDASE 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) (SPRO2010.000) [AS DETERMINED BY GPS OBSERVATION]. SITE BENCH = RM OF SANITARY MANHOLE LOCATED AT THE INTERSECTION OF HUNT DRIVE AND SHILOH ROAD. ELEVATION: 405.91'. CONTOUR INTERVAL: 2 FEET
- 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.
- 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. 4202202150, PAGE 215 OF 380, DATED SEPTEMBER 29, 2017. FLOOD PLAIN BOUNDARIES SHOWN HEREON WERE SCALED FROM THE ABOVE MENTIONED MAP.
- WETLANDS BOUNDARY LINES WERE DELINEATED BY BROCKHOUSE ENVIRONMENTAL, CONSULTANTS AND ENGINEERS AND WORTER ENVIRONMENTAL AND PLANNING BY HOWELL KLINE SURVEYING, LLC, PERFORMED ON OCTOBER 30, 2020 AND JANUARY 2021 RESPECTIVELY.
- THIS SITE IS CLASSIFIED AS "2" OF LOCAL HISTORIC VALUE" ON THE TOWNSHIP HISTORIC RESOURCES MAP.
- 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.
- SOILS INFORMATION PROVIDED WITH SUPPORT FROM THE NATURAL RESOURCES CONSERVATION SERVICE. SOILS ATTRIBUTE DATA IS SERVED FROM THE NRCS SOIL DATA MAP.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.
- AN INPEX PERMIT IS REQUIRED TO BE OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THIS SITE.
- 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.
- 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.
- 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.
- ALL MONUMENTS TO BE SET IN ACCORDANCE WITH WESTTOWN TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.
- ALL PROPOSED UTILITIES MUST BE PLACED UNDERGROUND.
- 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.
- THE FINAL ARCHITECTURE AND LOT PLACEMENT FOR EACH HOME IS YET TO BE DETERMINED. FOOTPRINTS ARE FOR CONCEPTUAL PURPOSES ONLY.
- 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.
- STORMWATER SERIES SHALL NOT BE REMOVED, ALTERED OR RELYED 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.
- A SEWAGE FACILITIES PLANNING MODULE IS REQUIRED IN ACCORDANCE WITH THE SEWAGE FACILITIES PLANNING ACT (537). APPROVAL OF THIS PLAN IN NO WAY IMPLIES OR GUARANTEES THAT SUCH APPROVAL CAN BE OBTAINED.
- ALL NEW SANITARY WORK, INCLUDING BUT NOT LIMITED TO, GRABBER, SEWER MAIN, AND APPURTENANCES, MANHOLES, ETC., SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF WESTTOWN TOWNSHIP.
- 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.
- 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.

REFERENCE PLAN(S)

- PLAN ENTITLED "PLAN OF SUBDIVISION FOR MILTON R. STOKES", PREPARED BY HENRY S. CONROY, INC., DATED 10/29/1982, LAST REVISED 1/20/1985, RECORD PLAN BOOK #4267.
- 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 #19173.
- PLAN ENTITLED "FINAL PLAN OF LOTS JOHN & CHRISTINE O'BRIEN", PREPARED BY ROBERT W. MATOIX, PLS INC., DATED 10/5/1998, LAST REVISED 11/5/1998, RECORD PLAN BOOK #14715.
- PLAN ENTITLED "HAR GALLEA", PREPARED BY MESKO ENGINEERING ASSOCIATES, INC., DATED 12/21/2005, LAST REVISED 2/8/2006, RECORD PLAN BOOK #17755.
- PLAN ENTITLED "PRELIMINARY/FINAL PLAN OF SUBDIVISION FOR 1015 SHILOH ROAD", PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., DATED 11/11/2008, LAST REVISED 6/7/2009, RECORD PLAN BOOK #18673.
- 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.

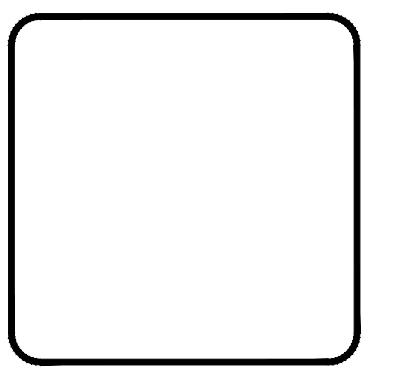
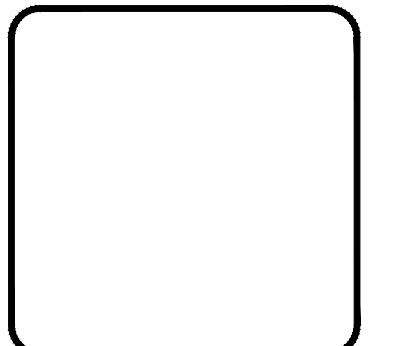


RECORD OWNER/APPLICANT:
 FOX CLEARING, LLC
 227 GRANITE RUN DRIVE, SUITE 100
 LANCASTER, PA 17601

OVERALL SITE PLAN
 SCALE: 1"=100'
 100 0 50 100 200
 GRAPHIC SCALE
 1 inch = 100 feet



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



NO.	DESCRIPTION	DATE
1		
2		
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7		
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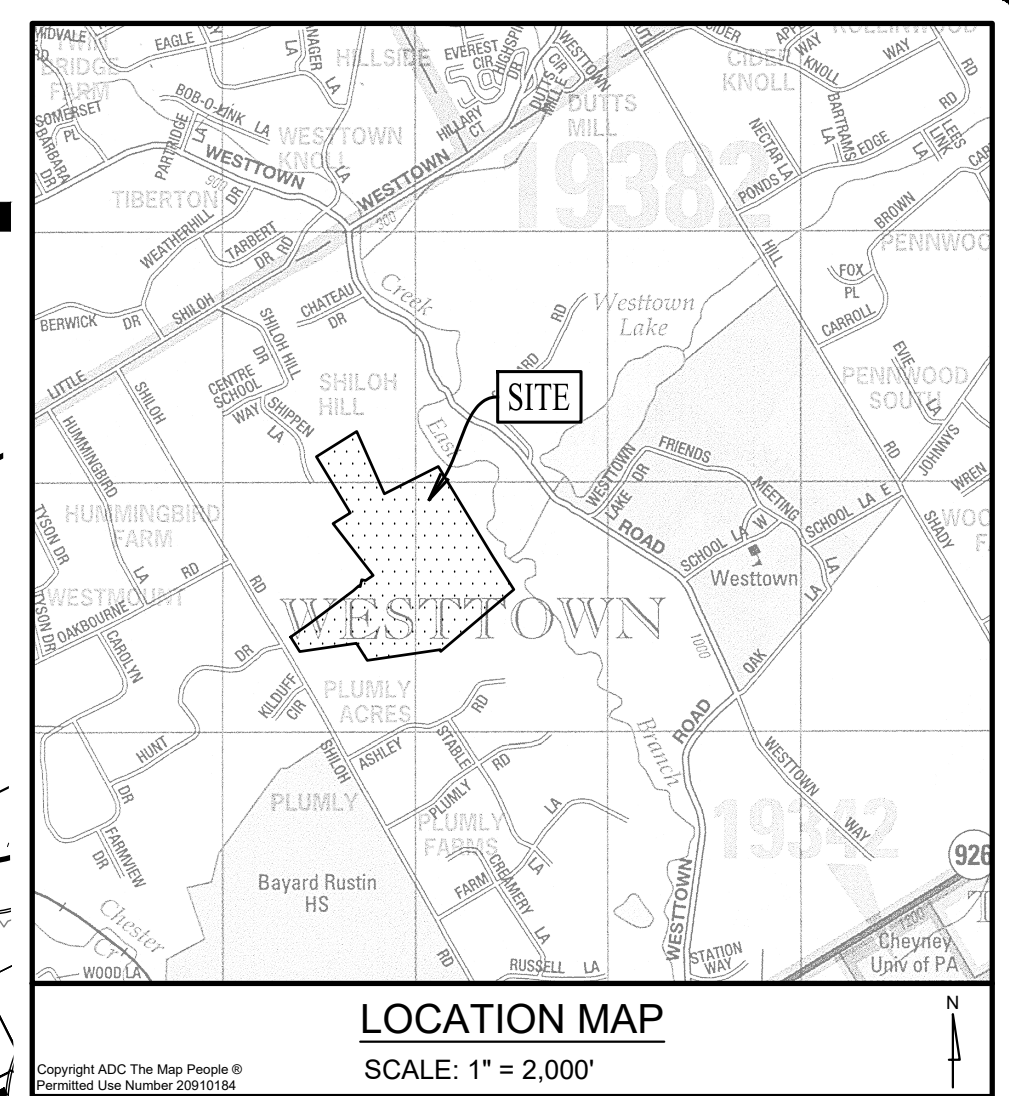
CONDITIONAL USE
OVERALL SITE PLAN
 CLIENT: FOX CLEARING, LLC
 PROJECT: STOKES ESTATE
 LOCATION: 1013 SHILOH ROAD
 WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE: 04/14/23
 SCALE: 1"=100'
 DRAWN BY: ADM
 CHECKED BY: DWG
 PROJECT NO.: 3868
 CAD FILE: SITE PLAN.dwg
 PLOTTED: 04/14/23
 DRAWING NO.: C01.1
 SHEET 01 of 37



MATCHLINE - SEE SHEET C01.5

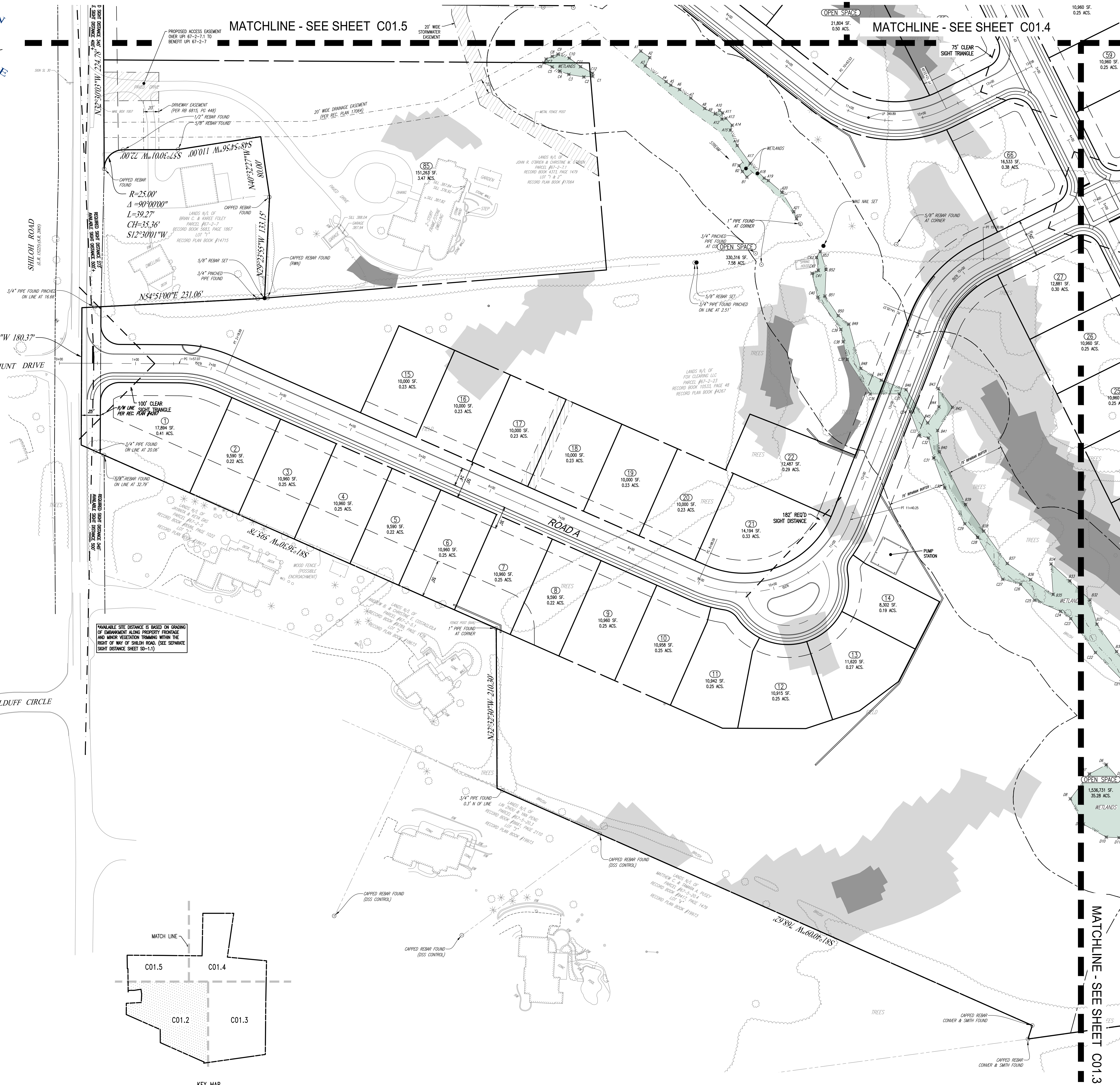
MATCHLINE - SEE SHEET C01.4



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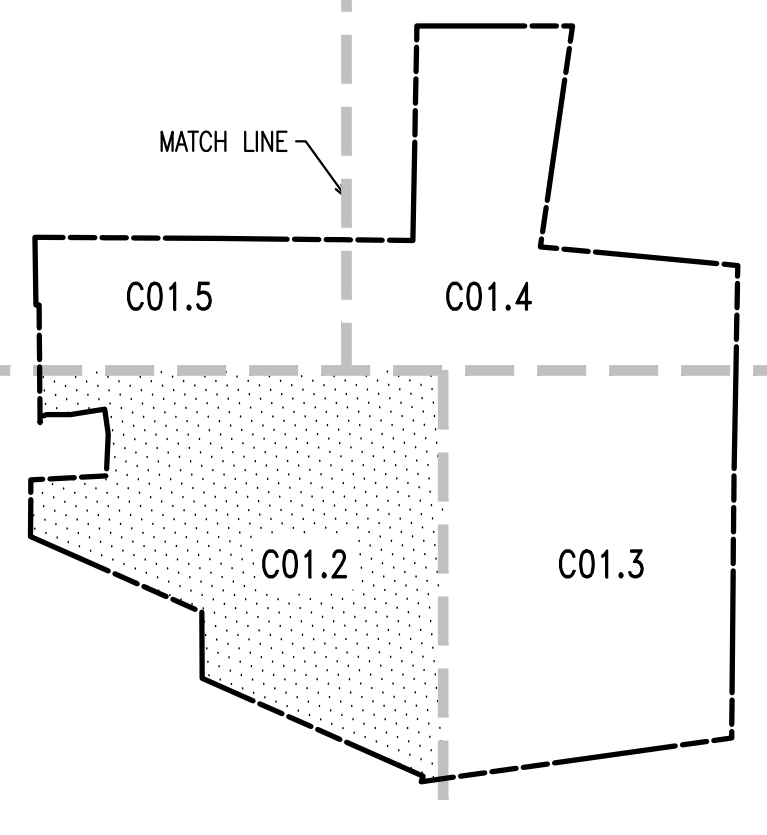
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- LEGEND**
- EX. PROPERTY LINE
 - PROP. PROPERTY LINE
 - EX. RIGHT-OF-WAY
 - PROP. RIGHT-OF-WAY
 - EX. MONUMENT
 - EX. IRON PIPE
 - EX. IRON PIPE
 - EX. EASEMENT
 - PROP. EASEMENT
 - EX. WETLANDS
 - EX. 242 EXISTING CONTOUR
 - PROP. CONTOUR
 - EX. 123.00 EXISTING SPOT ELEV.
 - EX. 123.00 NEW SPOT ELEV.
 - EX. GEB2 SOILS TYPE
 - EX. 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
 - EX. EXIST. PARKING SPACES
 - PROP. PARKING SPACES TO BE REMOVED
 - EX. TELE. LINE
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 - EX. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. GAS LINE
 - PROP. GAS LINE
 - EX. GAS VALVE
 - PROP. GAS VALVE
 - EX. STORM SEWER LINE
 - PROP. STORM SEWER LINE
 - EX. STORM 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
 - EX. WATER LINE
 - PROP. WATER LINE
 - EX. WATER LATERAL
 - PROP. WATER LATERAL
 - EX. FIRE WATER LINE
 - PROP. FIRE WATER LINE
 - EX. WATER MISC.
 - PROP. WATER VALVE
 - EX. HYDRANT
 - PROP. HYDRANT
 - EX. MANHOLE
 - PROP. MANHOLE
 - ZONE AE FLOODPLAIN
 - 15% - 25% SLOPES
 - 25%+ SLOPES
 - WETLANDS

MINIMUM SITE DISTANCE IS BASED ON GRADING OF EMBANKMENT ALONG PROPERTY FRONTAGE AND BUNKER VEGETATION TOWARD THE RIGHT OF WAY OF SHILOH ROAD. (SEE SEPARATE SIGHT DISTANCE SHEET SD-11)



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

NO.	REV.	DATE	DESCRIPTION
8			
7			
6			
5			
4			
3			
2			
1			

**CONDITIONAL USE
SITE PLAN**

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

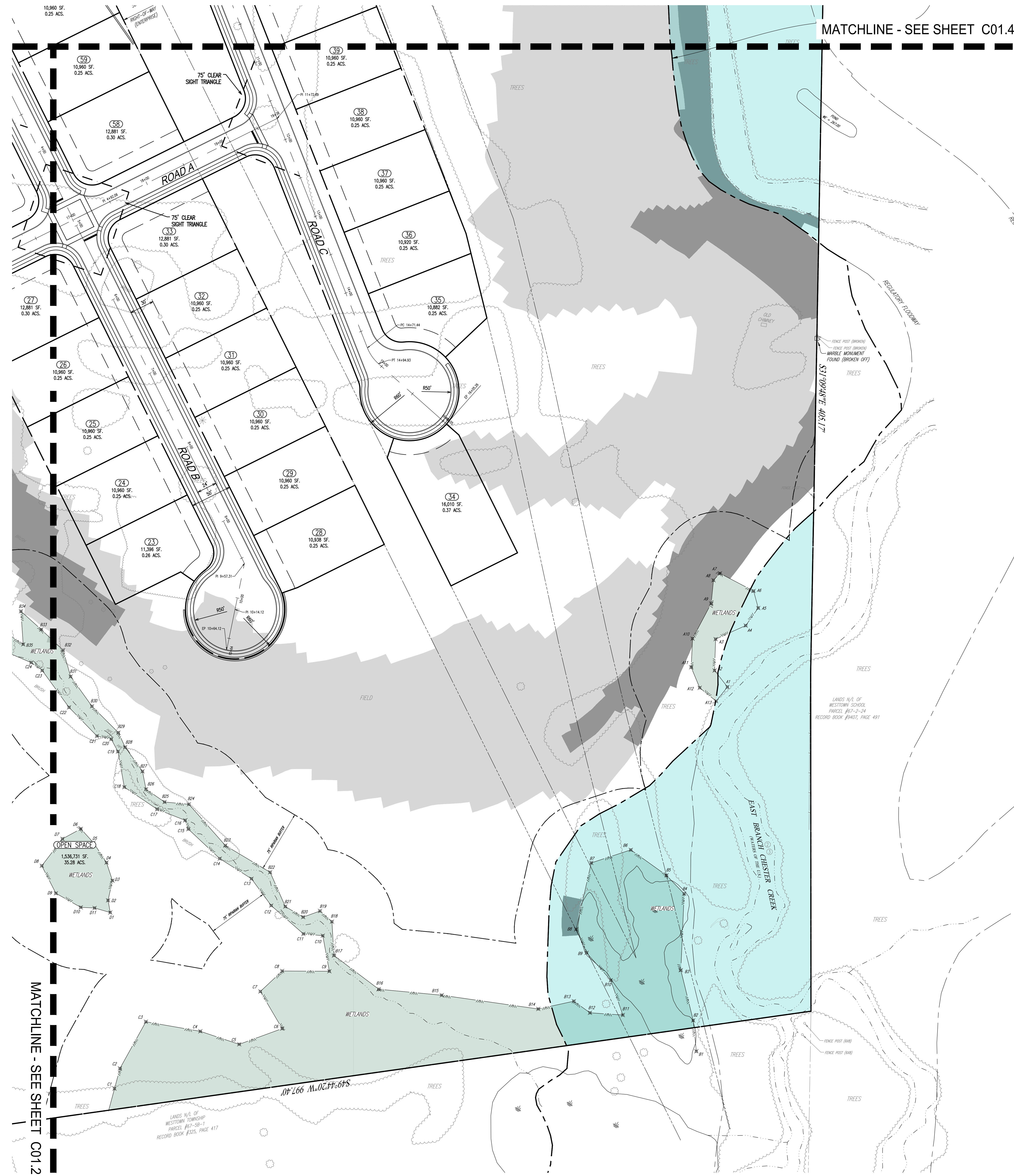
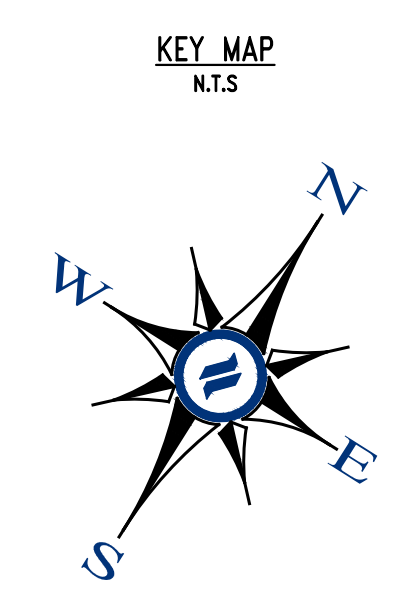
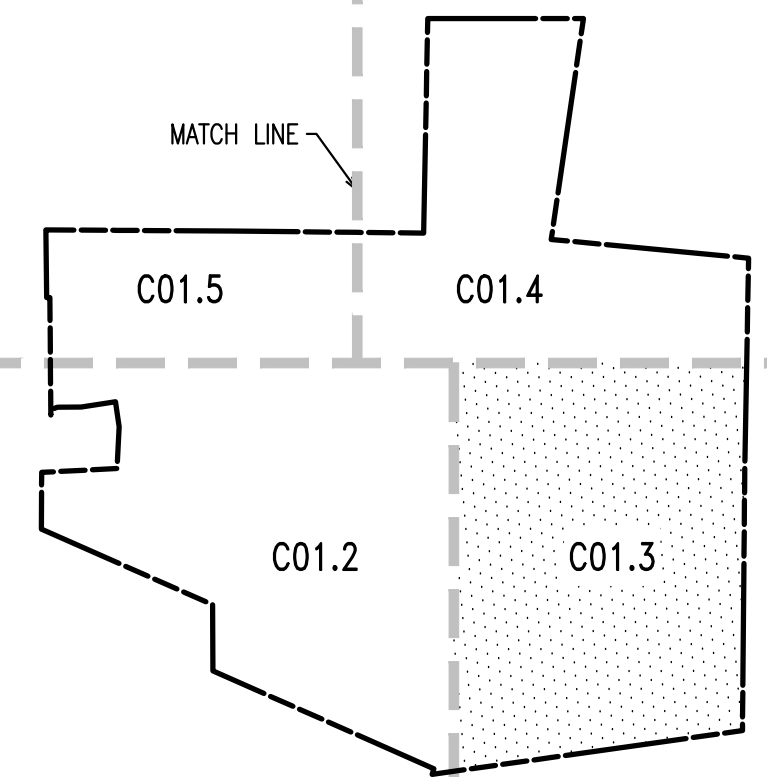
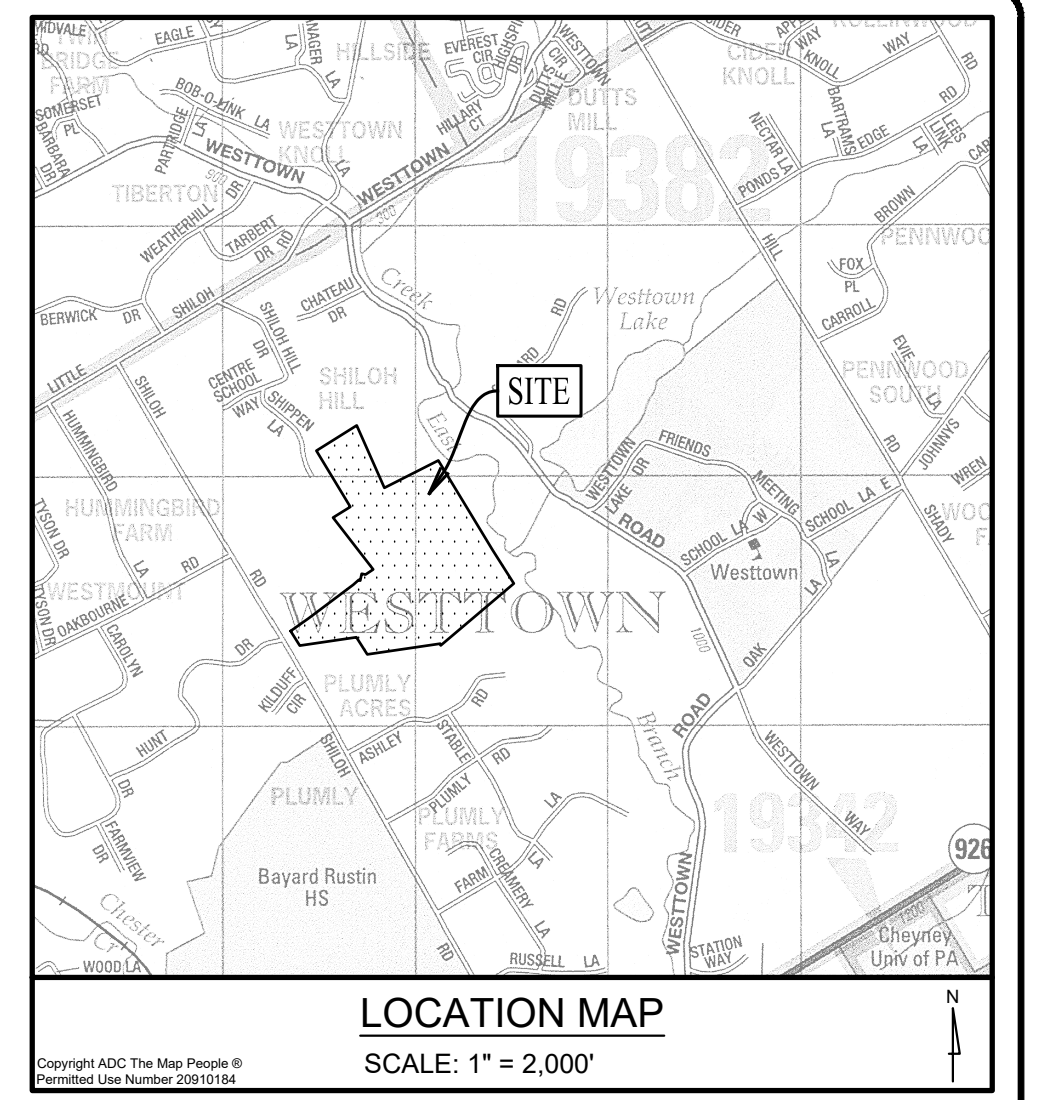
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PLOTTER: 04/14/23
DRAWING NO.: C01.2
SHEET 02 of 37



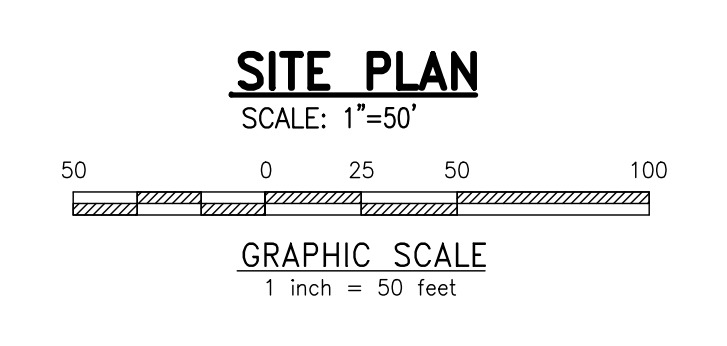
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NO.	REV.	DATE	DESCRIPTION
8			
7			
6			
5			
4			
3			
2			
1			

**CONDITIONAL USE
SITE PLAN**

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

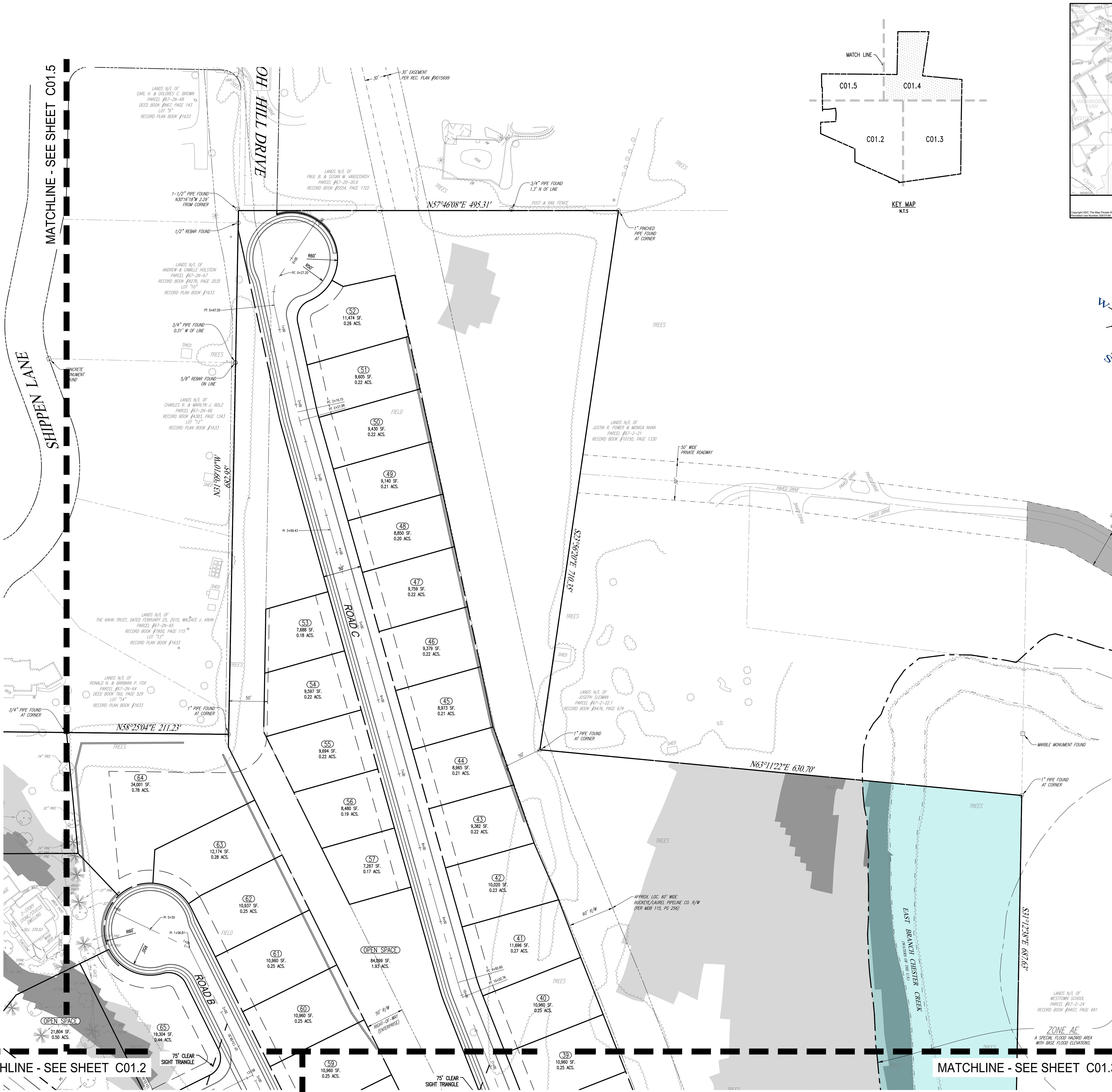
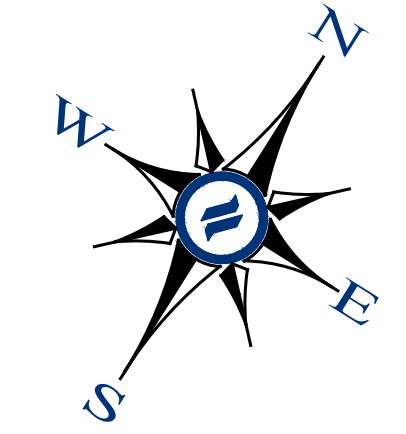
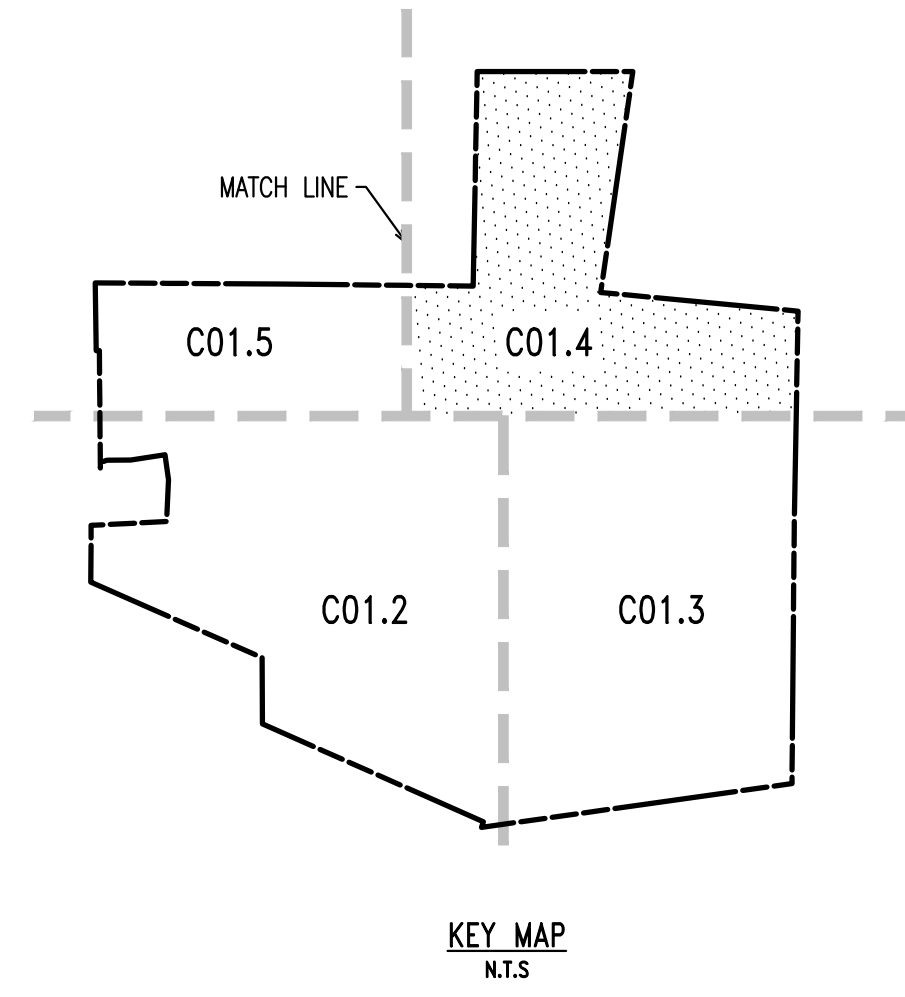
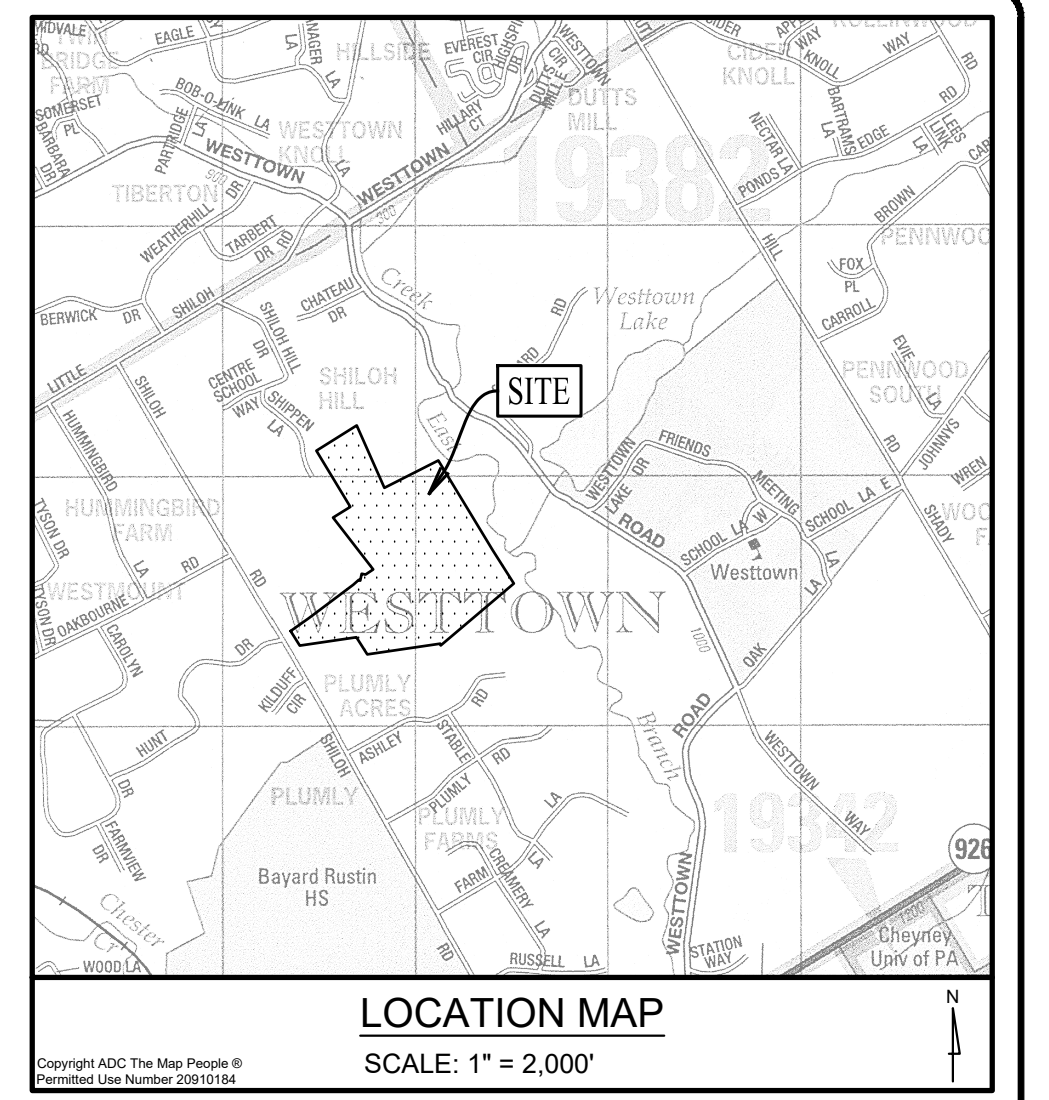
DATE: 04/14/23
 SCALE: 1"=50'
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 PLOTTED: 04/14/23
 DRAWING NO.: C01.3
 SHEET 03 of 37



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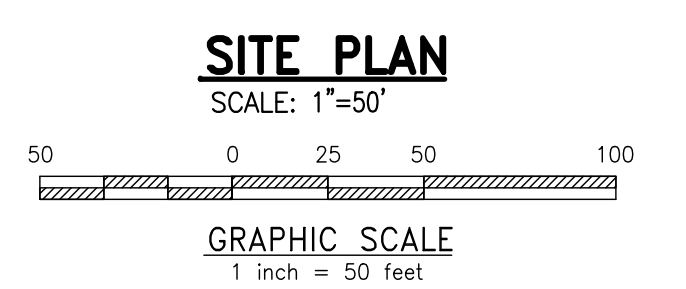
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- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- PROP. WETLANDS
- EX. EXISTING CONTOUR
- PROP. PROPOSED CONTOUR
- EX. EXISTING SPOT ELEV.
- PROP. NEW SPOT ELEV.
- EX. SOILS TYPE
- PROP. SOILS TYPE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. 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
- 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
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- 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. WETLANDS
- PROP. WETLANDS
- EX. FLOODPLAIN
- PROP. FLOODPLAIN
- EX. 15%+ SLOPES
- PROP. 15%+ SLOPES
- EX. 25%+ SLOPES
- PROP. 25%+ SLOPES
- EX. WETLANDS
- PROP. WETLANDS



SITE PLAN
SCALE: 1"=50'

MATCHLINE - SEE SHEET C01.2

MATCHLINE - SEE SHEET C01.3

CONDITIONAL USE
SITE PLAN

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

NO.	REV.	DATE	DESCRIPTION
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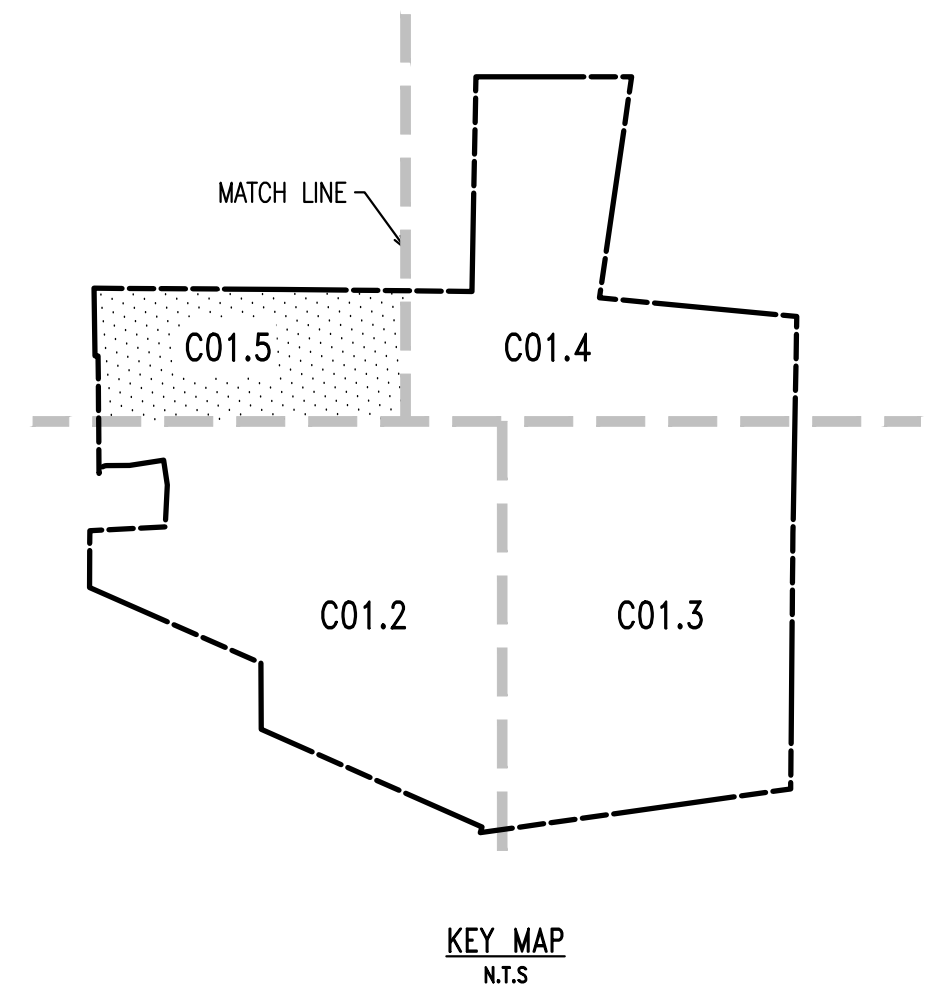
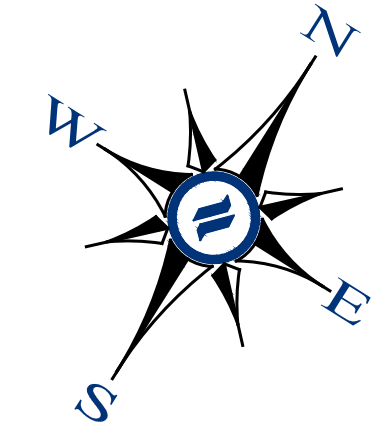
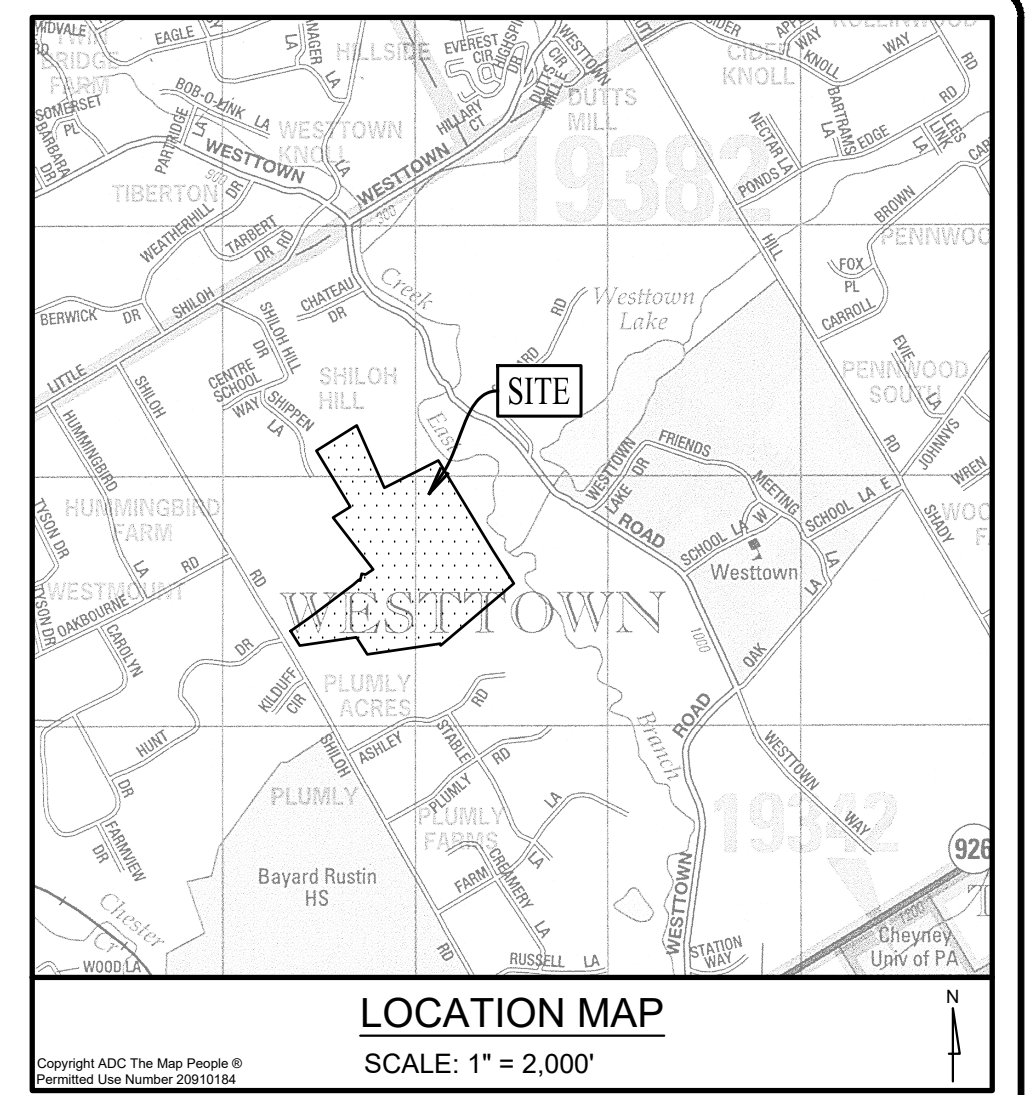
DATE: 04/14/23
 SCALE: 1"=50'
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 CHECKED BY: DWG
 PROJECT NO.: 3868
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 PLOTTED: 04/14/23
 DRAWING NO.: C01.4
 SHEET 04 of 37



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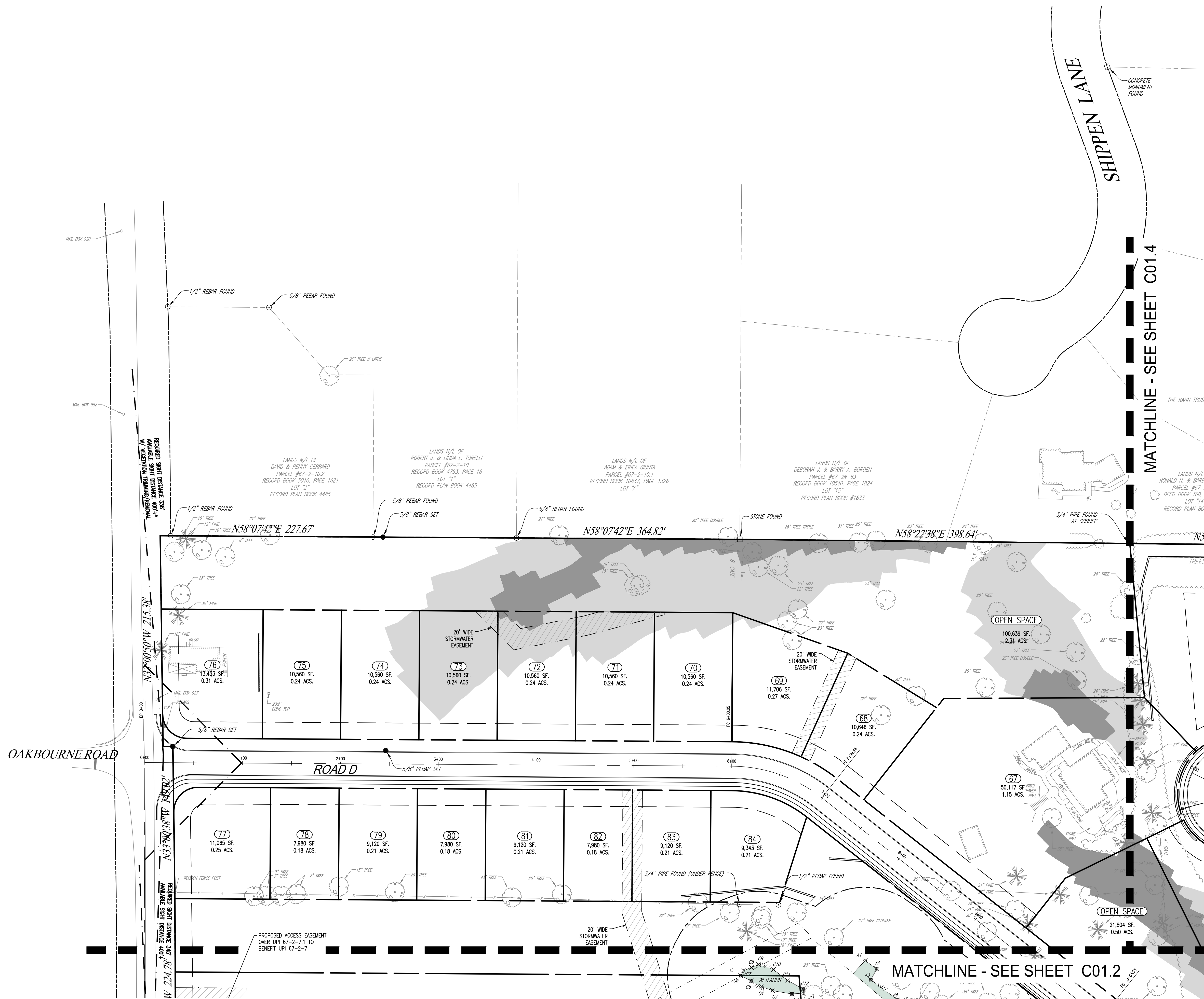
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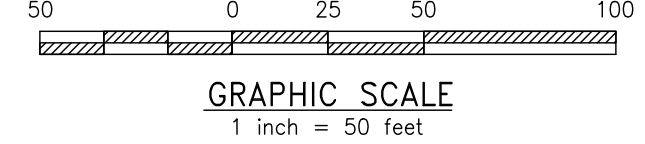
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- EX. RIGHT-OF-WAY
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- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. METLANDS
- 242 EXISTING CONTOUR
- 1228 PROPOSED CONTOUR
- EXISTING SPOT ELEV.
- NEW SPOT ELEV.
- SOILS TYPE
- EX. CONC. CURB
- PROP. CONC. CURB
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- EX. LIGHT POLE
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- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES TO BE REMOVED
- EX. TELE. LINE
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- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
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- EX. GAS LINE
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- EX. STORM INLET ID
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- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15% - 25% SLOPES
- 25%+ SLOPES
- WETLANDS



SITE PLAN

SCALE: 1"=50'

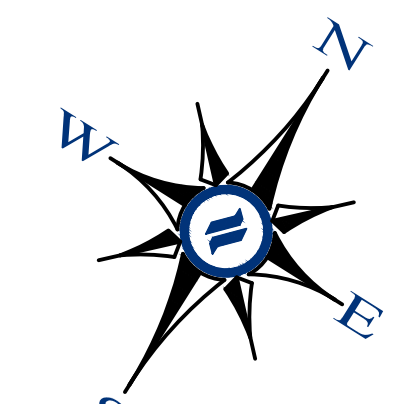


CONDITIONAL USE
SITE PLAN

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

DATE:	04/14/23
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	04 SITE PLAN.dwg
PLOTTED:	04/14/23
DRAWING NO.:	C01.5
SHEET:	05 of 37

NO.	DATE	DESCRIPTION
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1		



MANAGEMENT AND MAINTENANCE OF OPEN SPACE AREAS

THE HOMEOWNERS ASSOCIATION WILL OWN ALL OPEN SPACE AREAS, INCLUDING THOSE LISTED BELOW. THE HOMEOWNERS ASSOCIATION, OR A PROFESSIONAL MANAGEMENT COMPANY SELECTED BY THE HOMEOWNERS ASSOCIATION, WILL BE RESPONSIBLE FOR THE MANAGEMENT AND MAINTENANCE OF THE OPEN SPACE AREAS IN ACCORDANCE WITH PROVISIONS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LENS FOR THE STOKES RESIDENTIAL TRACT - A PLANNED COMMUNITY. FUNDING FOR THE MAINTENANCE OF THE OPEN SPACE WILL BE PROVIDED BY A CAPITAL CONTRIBUTION MADE BY EACH UNIT PURCHASER AT THE TIME OF SETTLEMENT WITH THE DEVELOPER, AS WELL AS BY AN ONGOING ANNUAL ASSESSMENT. THE OPEN SPACE FUNDING WILL PROVIDE FOR APPROPRIATE AND PROFESSIONAL MAINTENANCE OF ALL ASPECTS OF THE OPEN SPACE. THE TOWNSHIP WILL BE PROVIDED WITH THE RIGHT, IN THE HOMEOWNERS ASSOCIATION DECLARATION, TO UNDERTAKE THE MAINTENANCE OF THE OPEN SPACE IN THE EVENT THAT THE HOMEOWNERS ASSOCIATION FAILS TO PERFORM SUCH MAINTENANCE IN ACCORDANCE WITH THE FINAL OPEN SPACE MANAGEMENT PLAN. THE TOWNSHIP WILL HAVE THE ABILITY TO CHARGE THE HOMEOWNERS ASSOCIATION FOR ANY COSTS INCURRED IN MAINTAINING THE OPEN SPACE, AND RECORD LENS FOR ANY UNPAID COSTS INCURRED BY THE TOWNSHIP. THE LEVEL OF MAINTENANCE REQUIRED WITHIN THE COMMON OPEN SPACE IS RELATED TO THE TYPE OF USE. PASSIVE RECREATION AND NATURAL RESOURCE AREAS SUCH AS WOODED AREAS, WETLANDS, AND STREAM CORRIDORS WILL BE MAINTAINED AS CLOSE TO THEIR EXISTING CONDITIONS AS POSSIBLE WITH LIMITED MANAGEMENT. THE OPEN SPACE AREAS SHALL BE MAINTAINED AS FOLLOWS:

WOODED AREAS

THE WOODED AREAS WILL BE LEFT IN THEIR NATURAL STATE AND MAINTAINED TO A LIMITED DEGREE TO PRESERVE THEIR HEALTH AND STABILITY. THIS SHALL BE ACCOMPLISHED BY THE REMOVAL OF DAMAGING INVASIVE SPECIES ALONG THE WOODLAND EDGES AND IN FOREST GAPS. LIVE AND DEAD TREES SHALL NOT BE CUT DOWN OR REMOVED UNLESS THEY POSE A THREAT TO HUMAN SAFETY. DEAD TREES SHALL BE LEFT STANDING AND LYING ON THE FOREST FLOOR FOR WILDLIFE HABITAT. THE REMOVAL OF NATIVE NON-INVASIVE TREES, SHRUBS, SEEDLINGS AND GROUNDCOVER IS NOT PERMITTED IN THE WOODED COMMON OPEN SPACE AREAS. THE COMMUNITY ASSOCIATION SHALL MONITOR THE WOODED AREAS.

MEADOWS

ALL OF THE EXISTING AGRICULTURAL FIELDS WILL BE PLANTED WITH NATIVE GRASSES AND CONVERTED TO MEADOWS IF NOT ALREADY CONVERTED AT THE TIME OF CONSTRUCTION. STORMWATER MANAGEMENT AREAS SHALL BE SEEDED AND LANDSCAPED WITH INDIGENOUS SPECIES AND MAINTAINED AS NATURALIZED AREAS. NEWLY SEED MEADOW AREAS SHALL BE MOVED TO A HEIGHT OF SIX INCHES WHENEVER PLANTS REACH TWELVE INCHES IN HEIGHT FOR THE FIRST YEAR. THEREAFTER, AND FOR ESTABLISHED MEADOW AREAS NOW TO A HEIGHT OF 12 TO 18 INCHES ONCE ANNUALLY FROM TO APRIL 15.

RIPARIAN CORRIDOR

LIMITING DISTURBANCE ADJACENT TO WETLANDS AND STREAMS WILL PROVIDE THE BEST PROTECTION FOR THESE AREAS. THE VEGETATION WITHIN THE WETLAND AND RIPARIAN CORRIDOR AREAS SHALL NOT BE DISTURBED. THE VEGETATION WILL PROVIDE AN EFFECTIVE BUFFER AND NATURALLY CONTROL EROSION AND SEDIMENTATION, ABSORB CHEMICALS AND EXCESS NUTRIENTS, AND PROMOTE INFILTRATION OF STORMWATER RUNOFF. ENCOURAGE WOODLAND GROWTH WITHIN THE CENTRAL RIPARIAN CORRIDOR, PARTICULARLY ADJACENT TO STREAM BANKS, TO PROMOTE SHADING OF THE WATER SURFACE. MONITOR AND CONTROL INVASIVE WEEDS TO PREVENT COMPETITION WITH NATIVE SPECIES. INSPECT ANNUALLY FOR COLONIZATION OF INVASIVE PLANTS. REMOVE INVASIVE PLANTS WITHOUT DISTURBING DESIRABLE SPECIES. LIMIT THE USE OF BROADLY APPLIED HERBICIDE SPRAYS IN FAVOR OF HAND REMOVAL AND LOCALIZED APPLICATION OF HERBICIDE SPRAYS (WHEN AIR IS STILL). INSPECT RIPARIAN CORRIDOR AT A MINIMUM ONCE A YEAR AND AFTER SEVERE STORMS FOR EVIDENCE OF EROSION, SEDIMENT DEPOSITS, OR CONCENTRATED FLOW CHANNELS. REPAIRS SHOULD BE MADE AS SOON AS POSSIBLE TO HALT EROSION AND STABILIZE ANY AFFECTED AREAS. STABILIZE AREAS SUBJECT TO EROSION USING A NATIVE MEADOW SEED MIX IN MEADOW AREAS OR IN WOODED AREAS USING NATIVE SHRUBS AND/OR TREES CAPABLE OF QUICKLY GENERATING A DENSE FIBROUS ROOT SYSTEM, SUCH AS SHIRAZI DOGWOOD (SHIRAZI DOGWOOD, GRAY DOGWOOD, AND RED OAK), RED OAK, WHITE PINE, ALDER, WILLOW, SPONGEWOOD, AND BIRCH BIRCH. PERIODICALLY MONITOR STREAMBED FLOWS, PARTICULARLY AFTER SEVERE STORM EVENTS. NATURAL DEBRIS SHALL NOT BE REMOVED FROM THE STREAM BED, UNLESS IT IS SIGNIFICANTLY IMPEDING THE FLOW OF WATER IN THE STREAM AND CAUSING EXCESSIVE FLOODING. SHOULD DEBRIS REMOVAL BE NECESSARY, DEBRIS SHOULD BE LEFT AT A POINT JUST ABOVE THE STREAM BANK TO ENHANCE WILDLIFE HABITAT AND ENSURE NUTRIENT RECYCLING. REMOVAL OF DEBRIS SHOULD BE LIMITED TO THAT REQUIRED TO RETURN STREAM FLOW TO ITS NATURAL STATE. IF POSSIBLE, LIMIT ACTIVITIES WITHIN NATURALIZED AREAS, INCLUDING THE RIPARIAN CORRIDOR, BETWEEN APRIL 15 AND AUGUST 15. DISTURBANCE WITHIN THE PERIOD CAN BE DETRIMENTAL TO A VARIETY OF WILDLIFE.

COMMON OPEN SPACE

THE COMMON OPEN SPACE AREAS SHALL SERVE AS AREAS FOR PASSIVE AND INFORMAL ACTIVE RECREATION. THESE AREAS ARE LOCATED THROUGHOUT THE COMMUNITY AND WILL GENERALLY BE KEPT AS MEADOW AND/OR LAWN AREAS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREAS TO ENSURE THAT THESE AREAS PROVIDE A USABLE TRANSITION BETWEEN THE PROPOSED COMMUNITY AND THE NATURAL RESOURCE PROTECTION AREAS.

STORMWATER MANAGEMENT BASIN AREAS

THE INFILTRATION BASIN AREAS SHALL BE MAINTAINED AS DIRECTED BY THE POST CONSTRUCTION STORMWATER MANAGEMENT PLAN.

GENERAL OPEN SPACE NOTES

- 1. THE DESIGNATED OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA) WITHIN THE RESIDENTIAL TRACT AND WILL BE RESPONSIBLE FOR THE OPEN SPACE MANAGEMENT AND MAINTENANCE LISTED ON THIS SHEET.
2. STORMWATER MANAGEMENT FACILITIES AND COMMON OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. AREAS CONTAINED WITHIN PRIVATE LOTS WILL BE MAINTAINED BY THE LOT OWNER.
3. THE HOMEOWNERS ASSOCIATION SHALL ENTER INTO AN ANNUAL CONTRACT FOR LAWN MAINTENANCE AND LANDSCAPING OF ALL OPEN SPACE AREAS. AREAS CONTAINED WITHIN PRIVATE LOTS WILL BE MAINTAINED BY THE LOT OWNER.
4. ALL STRUCTURES PROPOSED WITHIN THE OPEN SPACE AREAS SHALL BE SITED TO HAVE MINIMAL IMPACT ON THE NATURAL AND CULTURAL RESOURCE VALUES.
5. DESIGNATED OPEN SPACE SHALL BE RESTRICTED FROM FURTHER SUBDIVISION OR DEVELOPMENT BY DEED RESTRICTION, CONSERVATION EASEMENT, OR OTHER AGREEMENT IN A FORM ACCEPTABLE TO THE TOWNSHIP AND RECORDED IN THE RECORDER OF DEEDS OF CHESTER COUNTY.

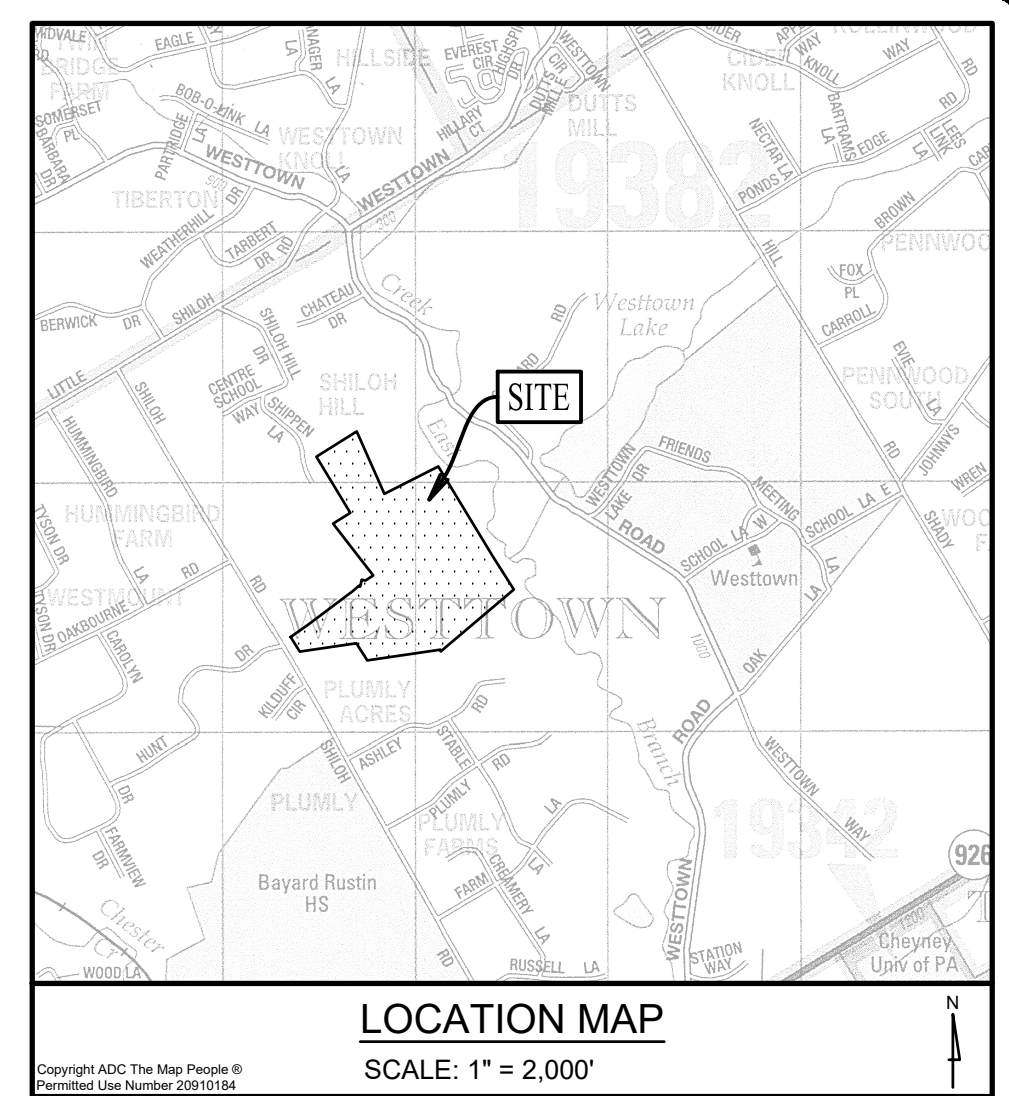


Table with 2 columns: CATEGORY and VALUE. Rows include: OPEN SPACE MINIMUM OPEN SPACE = 40% GROSS TRACT AREA, REQUIRED GROSS TRACT = 80,886 ACRES, PROPOSED GROSS OPEN SPACE = 47.60 ACRES, QUALIFYING MIN. REQUIRED OPEN SPACE = 32.39 ACRES, QUALIFYING INCREMENTAL BONUS O.S. = 12.22 ACRES.

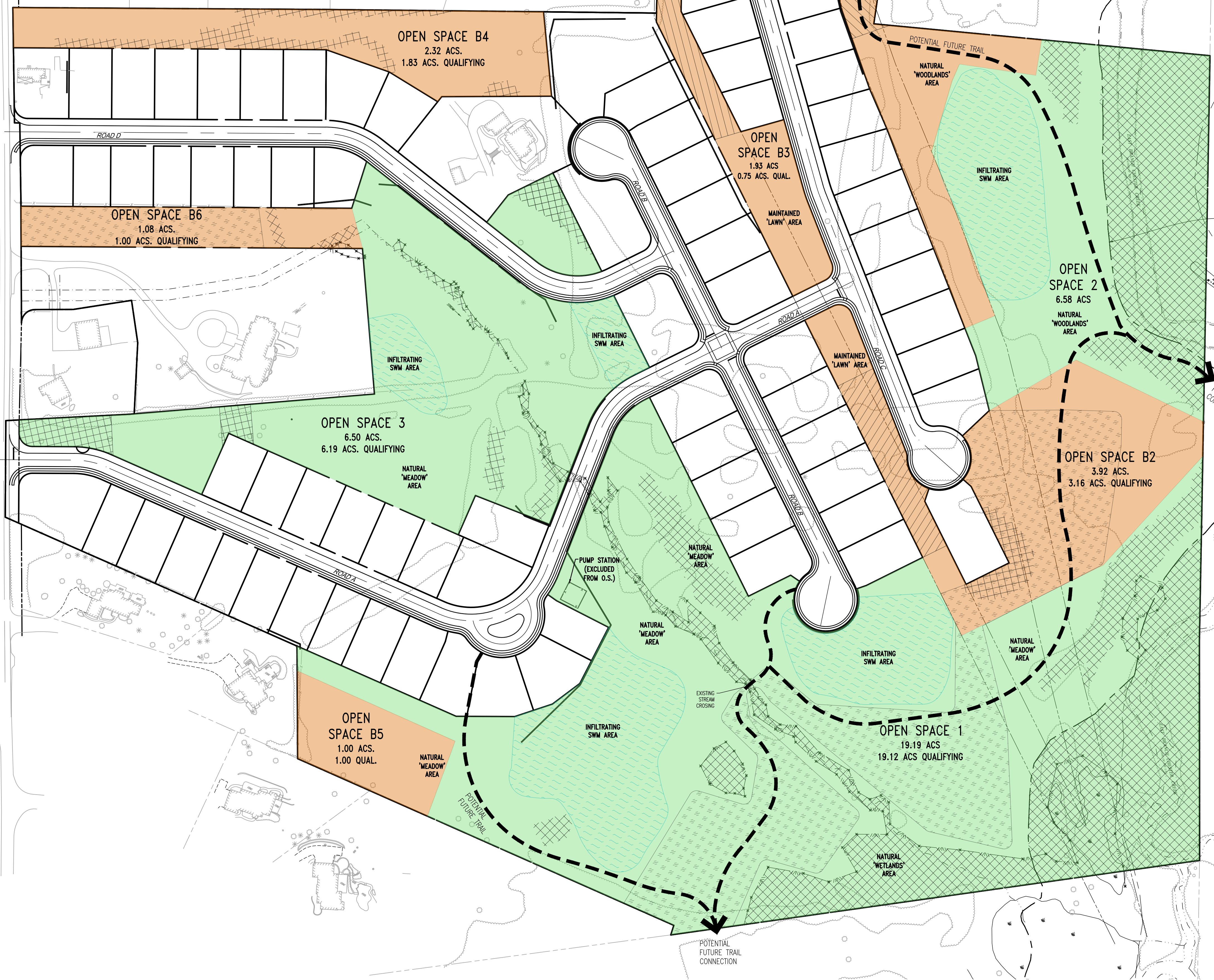
- REQUIRED MINIMUM COMMON OPEN SPACE (40% OF THE GROSS TRACT AREA)
INCREMENTAL BONUS OPEN SPACE AREA
NON-QUALIFYING OPEN SPACE (AREAS LESS THAN 75' IN WIDTH & AREAS NOT LESS THAN 0.5 ACRES OF CONTIGUOUS AREA, PUMP STATION DRIVE AND STRUCTURE)
OPEN SPACE AREAS WITHIN FLOODPLAIN, WETLANDS, AND STEEP SLOPES GREATER THAN 25% STORMWATER MANAGEMENT FACILITIES
AREAS USED FOR SUBSURFACE INFILTRATION WITH OPEN STORAGE ACCESSORY TO INFILTRATION FACILITIES

Table: Min. Required Common Open Space Area (40%). Columns: 1, 2, 3, 4, TOTAL. Rows: Gross Area (Acres), Areas less than 75' in width, Areas less than 1/2 acre, Non-infiltrating SWM Facilities, Pump Station and other miscellaneous impervious, Qualifying Base Open Space, Floodplain, Area of 25%+ Slopes, Wetland/Waterbodies, Area of Floodplain, wetland, slopes > 25% in Min. Required Common Open Space (Max. 50% allowed).

Table: Bonus Open Space Area. Columns: B1, B2, B3, B4, B5, B6, TOTAL. Rows: Gross Area (Acres), Areas less than 75' in width, Floodplain, Area of 25%+ Slopes (including proposed), Wetland/Waterbodies, Impervious Surfaces, Stormwater Facilities, Qualifying Bonus Open Space.

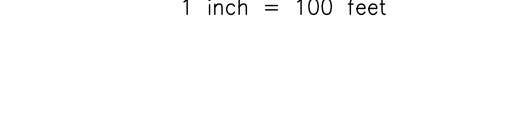
AREA AVAILABLE FOR ACTIVE RECREATION
NET TRACT AREA = 2,840,590 S.F. X 10%
284,059 SF -OR- 6.54 ACRES
AREA SUITABLE FOR ACTIVE RECREATION - 6.61 ACRES

- 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
PROP. CONTOUR
EX. 123.00 EXISTING SPOT ELEV.
PROP. SPOT ELEV.
EX. GEB2 SOILS LINE
PROP. SOILS LINE
EX. CONC. CURB
PROP. CONC. CURB
EX. LIGHT POLE
PROP. LIGHT POLE
EX. FENCE
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EX. WATER VALVE
PROP. WATER VALVE
EX. HYDRANT
PROP. HYDRANT
EX. MANHOLE
PROP. MANHOLE



OPEN SPACE PLAN

SCALE: 1"=100'



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Table with 2 columns: NO. and DESCRIPTION. Rows 1-6 are empty.

CONDITIONAL USE
OPEN SPACE PLAN
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWNSHIP, CHESTER COUNTY, PA

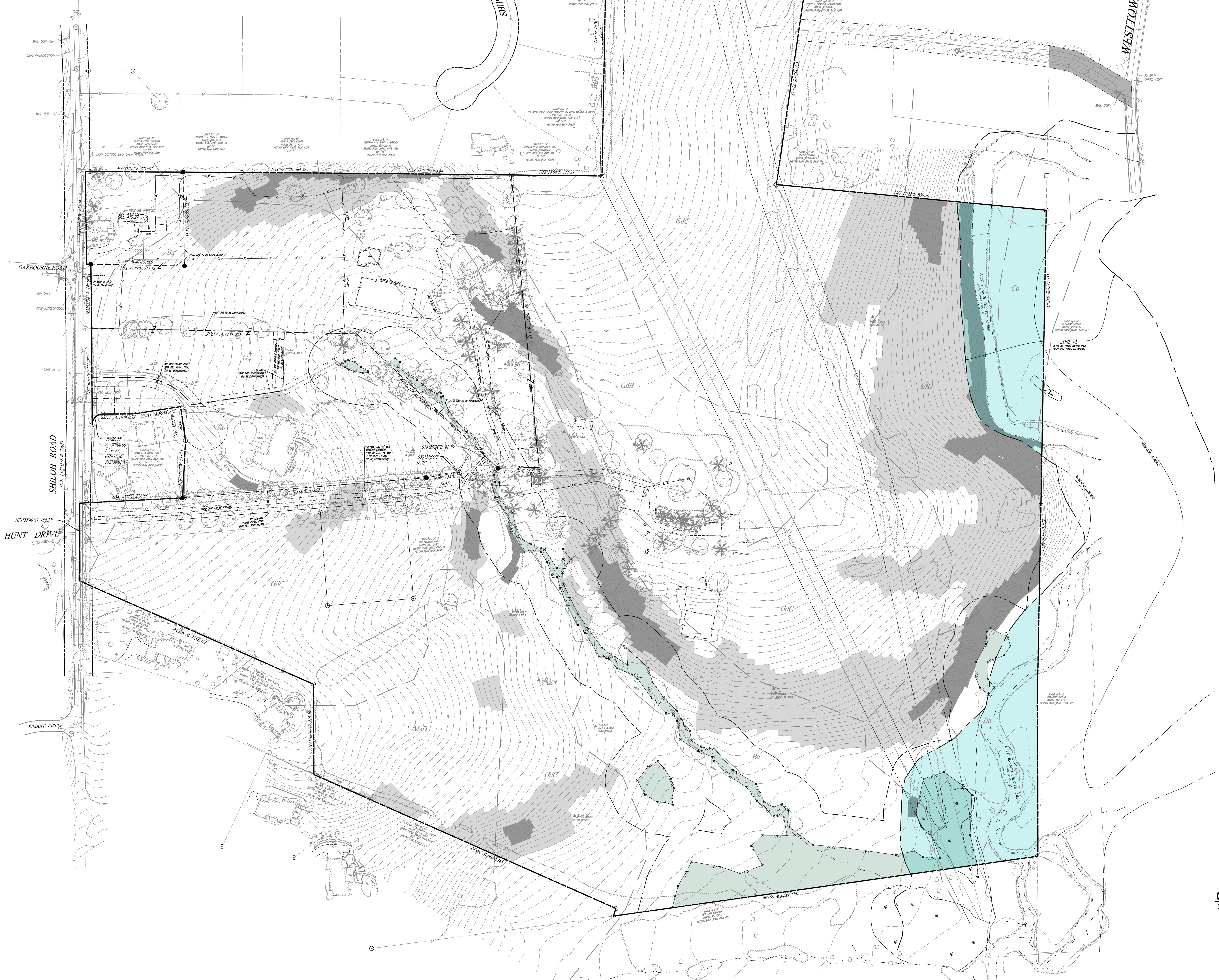
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CHECKED BY: DWG
PROJECT NO.: 3868
CAD FILE: 04 SITE PLAN.dwg
PLOTTER:
DATE: 04/14/23
DRAWING NO.: C01.6
SHEET 06 OF 37



BEDROCK GEOLOGY				
MAP SYMBOL	NAME	AGE	LITH1	LITH2
fgH	Felsic and intermediate gneiss	Precambrian	Felsic gneiss	Intermediate gneiss

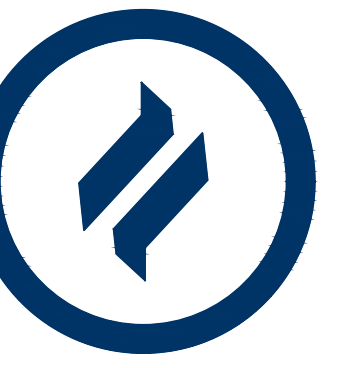
SOILS LEGEND:

SYMBOL	SOIL NAME
Bs	EDGEMONT CHANNERY LOAM, 3 TO 8 PERCENT SLOPES
Cs	COODERS Silt LOAM (INDICATIVELY SATED SOILS)
Gsb	GLAUCOSE GRANGELY LOAM, 3 TO 8 PERCENT SLOPES (INDICATIVELY SATED SOILS)
Gsc	GLAUCOSE GRANGELY LOAM, 8 TO 18 PERCENT SLOPES (INDICATIVELY SATED SOILS)
Gsf	GLAUCOSE GRANGELY LOAM, 8 TO 28 PERCENT SLOPES (INDICATIVELY SATED SOILS)
Hs	HANOVER Silt LOAM
MsD	MARSH Silt LOAM, 15 TO 25 PERCENT SLOPES
LvsB	LEWIS LOAM GLAUCOSE COMPLEX, 0 TO 8 PERCENT



LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
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- PROP. CONC. CURB
- EX. CONC. CURB
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- 25%+ SLOPES
- WETLANDS



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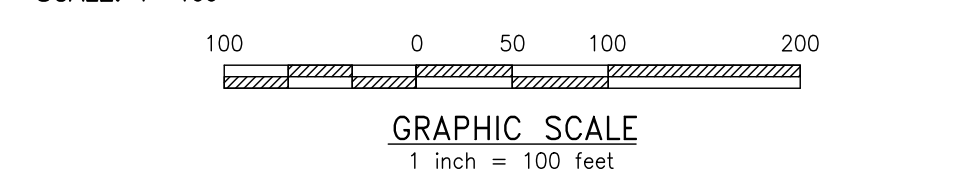
1250 Wrights Lane
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Phone: (610) 918-9002
Fax: (610) 918-9003

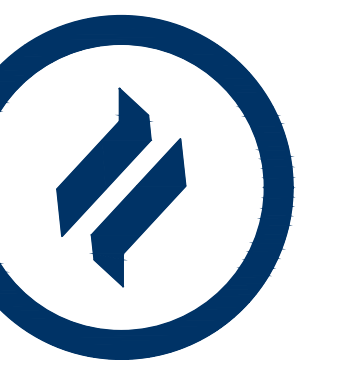
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CONDITIONAL USE
OVERALL EXISTING RESOURCES PLAN
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE: 04/14/23
SCALE: 1"=100'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
DATE: 04/14/23
DRAWING NO.: C02.1
SHEET 07 of 37

OVERALL EXISTING RESOURCES PLAN





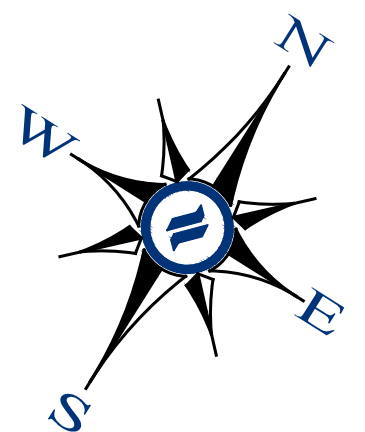
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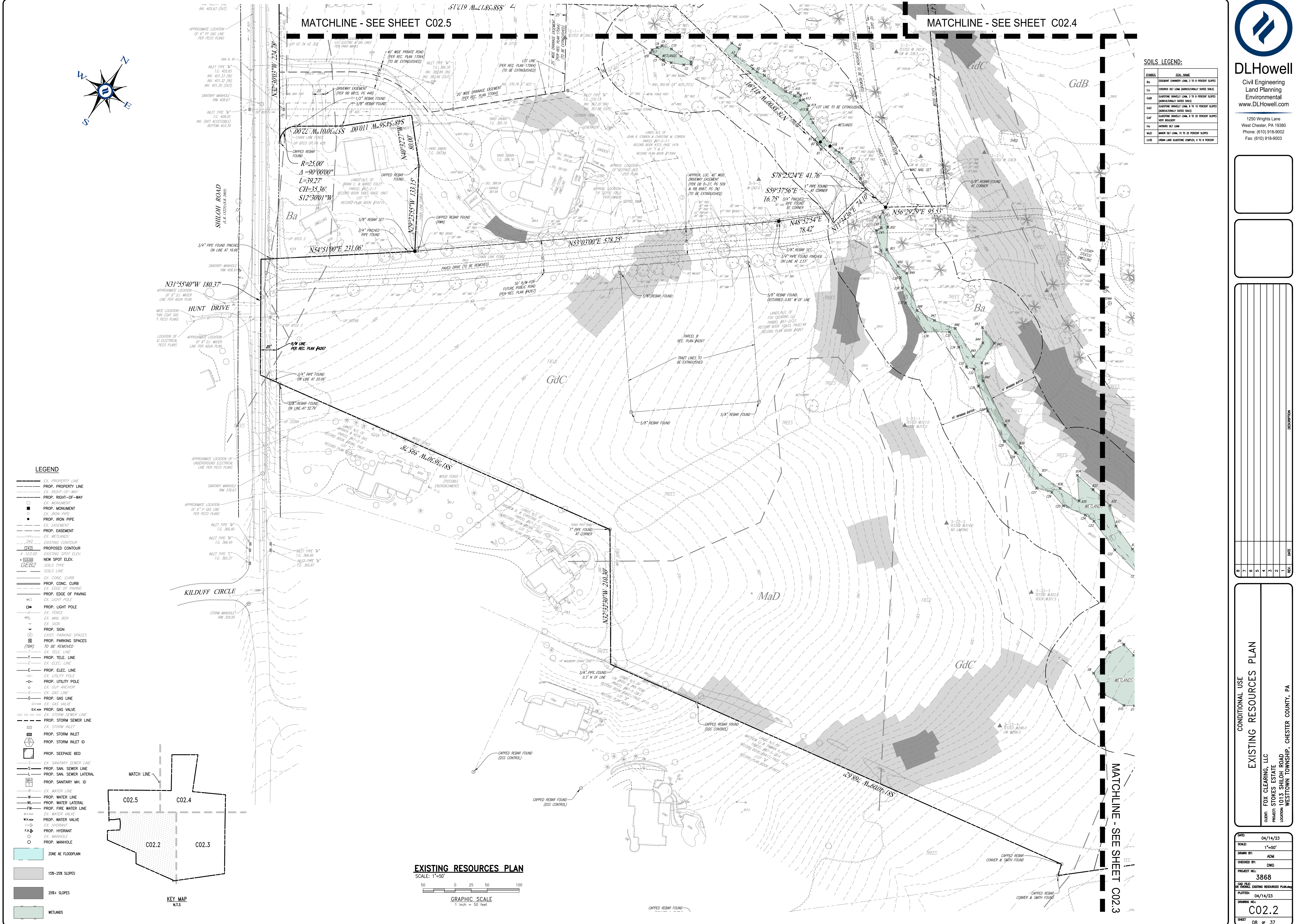
SOILS LEGEND:

SYMBOL	SOIL NAME
Ba	EXCAVATED CHANNEL LOAM, 3 TO 8 PERCENT SLOPES
Co	COARSE SILT LOAM (MODERATELY SLOPED SOILS)
GdB	GLAUDE QUATERNARY LOAM, 3 TO 8 PERCENT SLOPES (MODERATELY SLOPED SOILS)
GdC	GLAUDE QUATERNARY LOAM, 3 TO 8 PERCENT SLOPES (MODERATELY SLOPED SOILS)
GdF	GLAUDE QUATERNARY LOAM, 8 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaD	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaE	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaF	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaG	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaH	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaI	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaJ	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaK	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaL	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaM	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaN	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaO	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaP	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaQ	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaR	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaS	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaT	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaU	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaV	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaW	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaX	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaY	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)
MaZ	MORRIS SILT LOAM, 15 TO 25 PERCENT SLOPES (MODERATELY SLOPED SOILS)



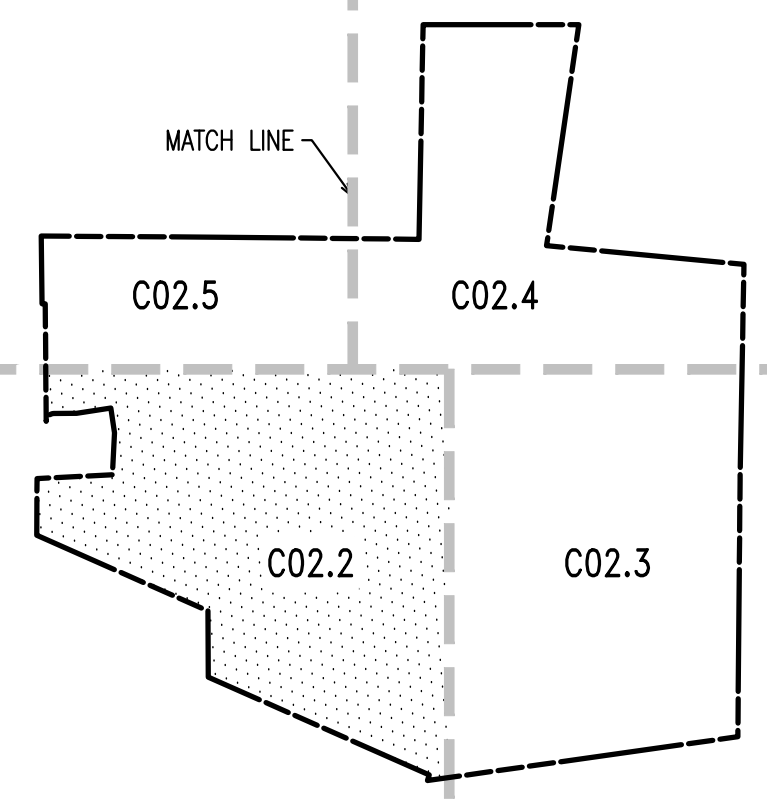
MATCHLINE - SEE SHEET C02.5

MATCHLINE - SEE SHEET C02.4

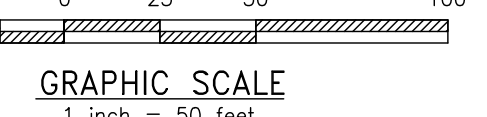


LEGEND

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---	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
---	PROP. WETLANDS
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING SPOT ELEV.
---	NEW SPOT ELEV.
---	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
---	PROP. FENCE
---	EX. MAIL BOX
---	PROP. 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
---	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. 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. ZONE A/FLOODPLAIN
---	PROP. ZONE A/FLOODPLAIN
---	EX. 15%+ SLOPES
---	PROP. 15%+ SLOPES
---	EX. 25%+ SLOPES
---	PROP. 25%+ SLOPES
---	EX. WETLANDS
---	PROP. WETLANDS



EXISTING RESOURCES PLAN
SCALE: 1"=50'



CONDITIONAL USE
EXISTING RESOURCES PLAN

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

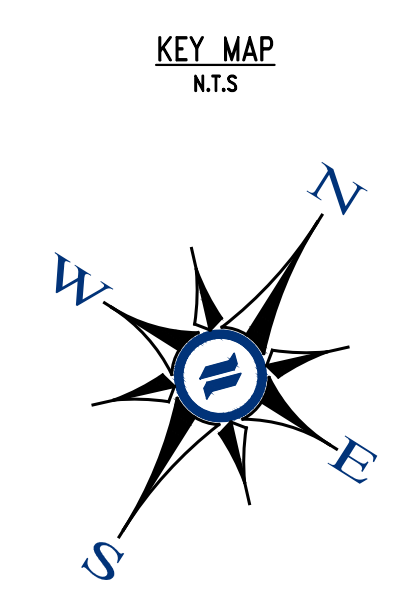
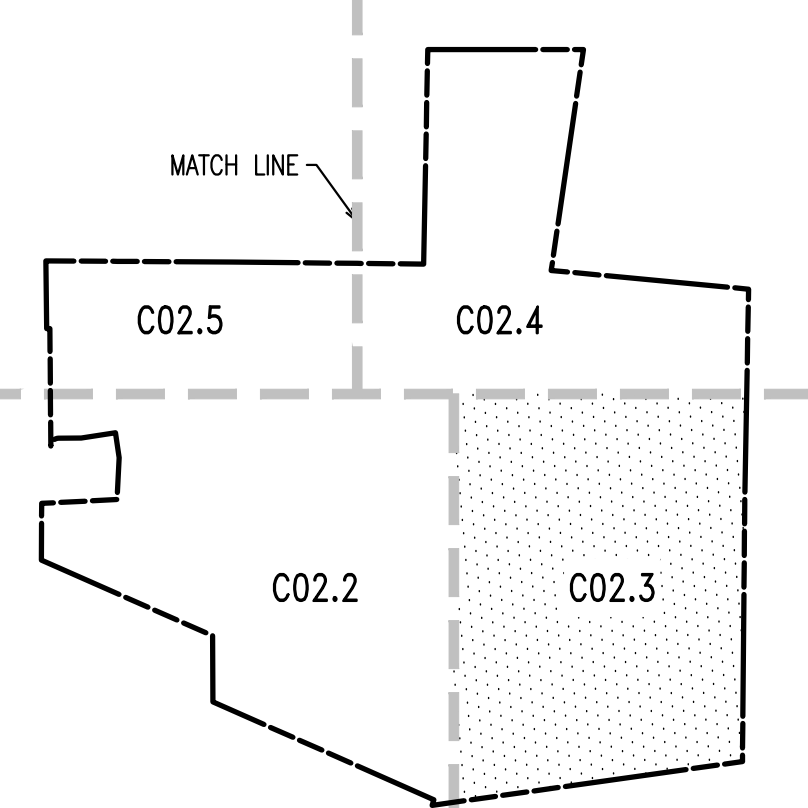
DATE:	04/14/23
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
DATE PLOTTED:	04/14/23
DRAWING NO.:	C02.2
SHEET:	08 OF 37



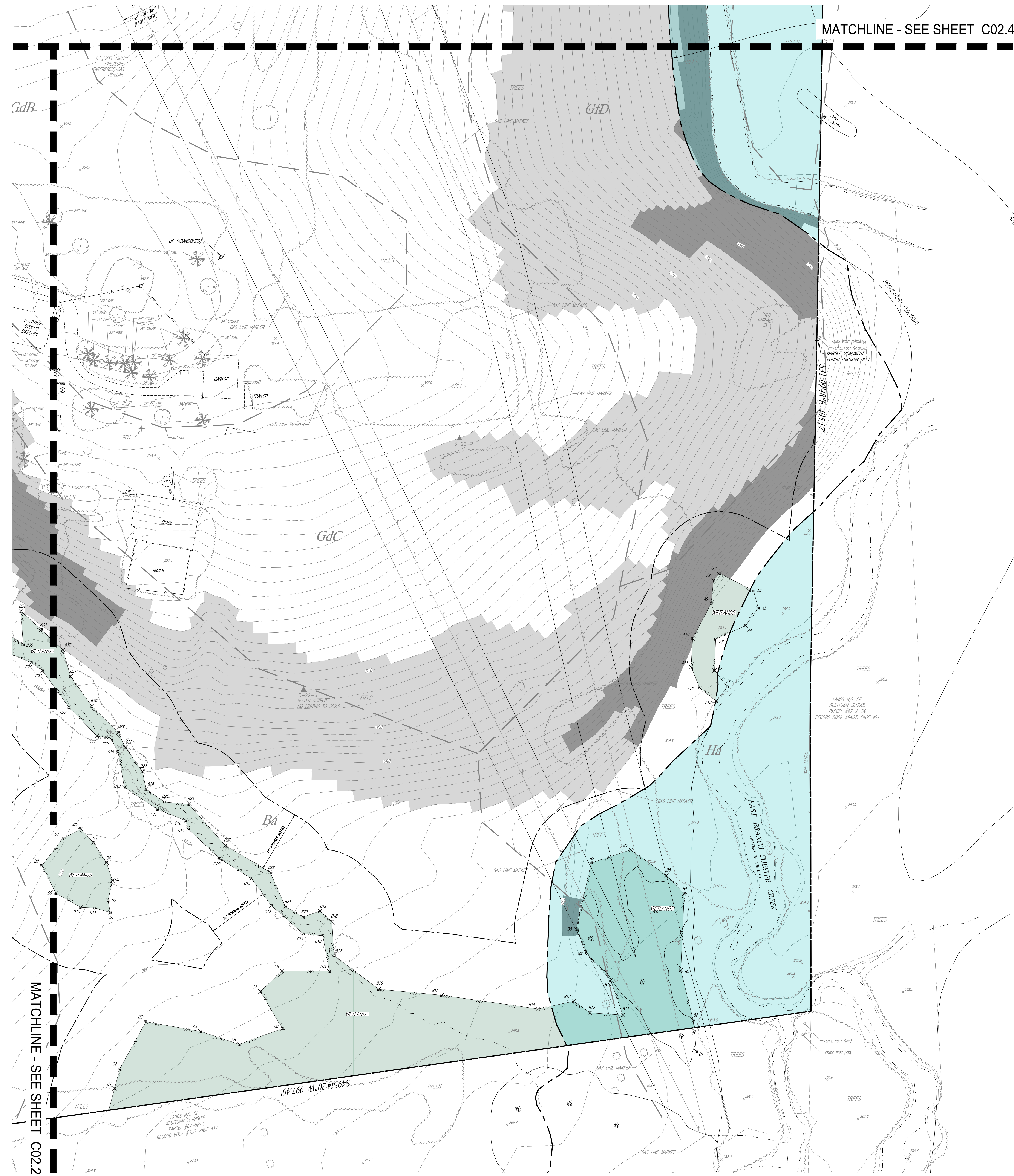
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West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



MATCHLINE - SEE SHEET C02.4



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. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- PROP. WETLANDS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEV.
- NEW SPOT ELEV.
- SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- 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
- 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

SOILS LEGEND:

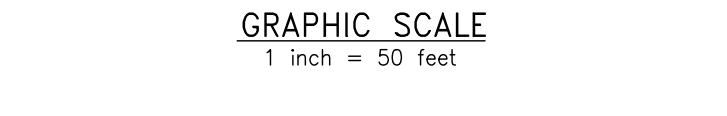
SYMBOL	SOIL NAME
Ba	CHERRY CREEK LOAM, 3 TO 8 PERCENT SLOPES
GdB	GLAUCOUS GRAY LOAM, 3 TO 8 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
GdC	GLAUCOUS GRAY LOAM, 8 TO 15 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
GdD	GLAUCOUS GRAY LOAM, 8 TO 15 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
Hs	HAWKERS HILL LOAM, 15 TO 25 PERCENT SLOPES
Ud	UNSATURATED SAND, 8 TO 15 PERCENT SLOPES

NO.	REV.	DATE	DESCRIPTION
8			
7			
6			
5			
4			
3			
2			
1			

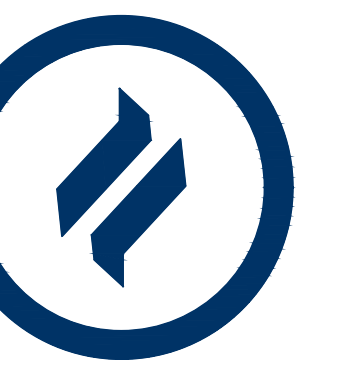
CONDITIONAL USE
EXISTING RESOURCES PLAN
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTSTOWN TOWNSHIP, CHESTER COUNTY, PA

EXISTING RESOURCES PLAN

SCALE: 1"=50'



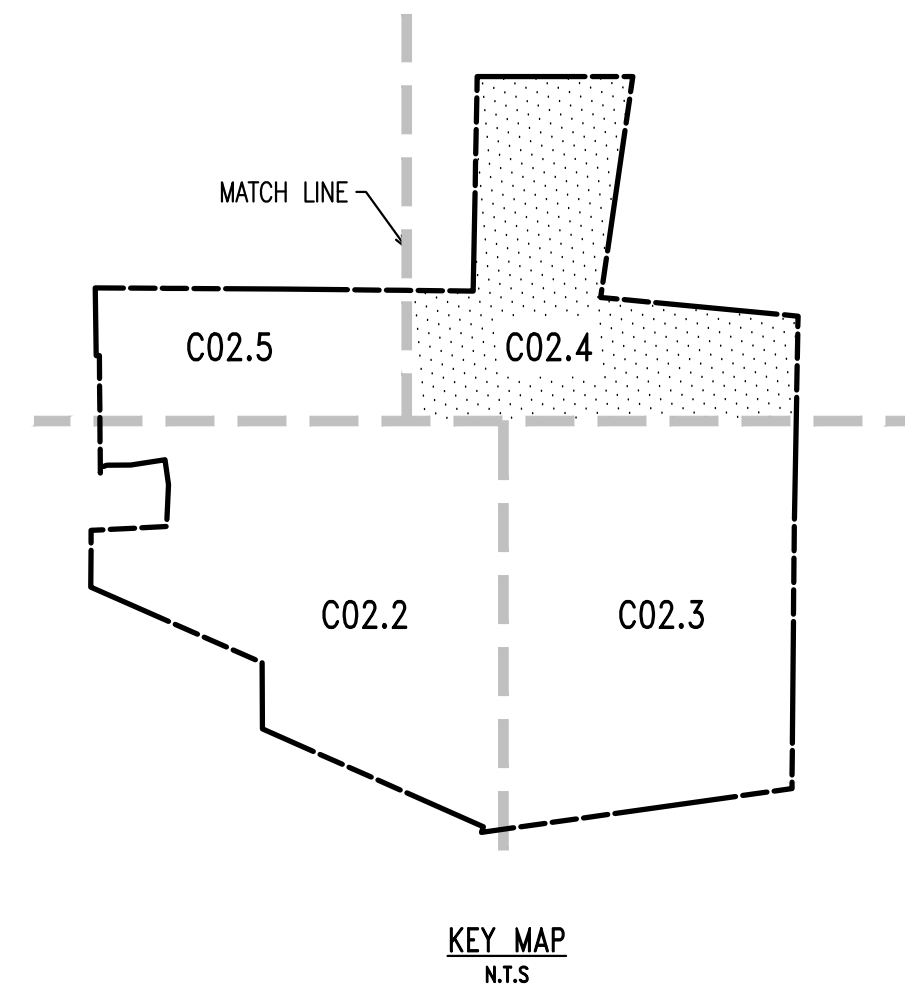
DATE: 04/14/23
SCALE: 1"=50'
DRAWN BY: ADM
CHECKED BY: DMG
PROJECT NO.: 3868
CADD FILE: EXISTING RESOURCES PLAN.rvt
PLOTTER: 04/14/23
DRAWING NO.: C02.3
SHEET 09 of 37



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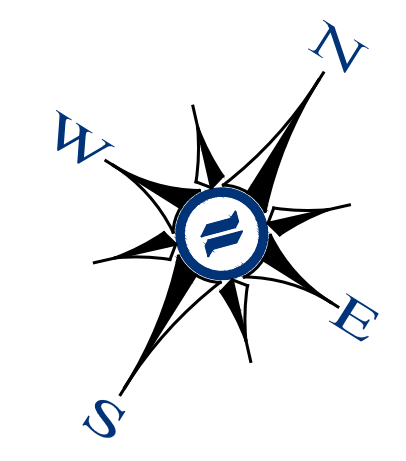
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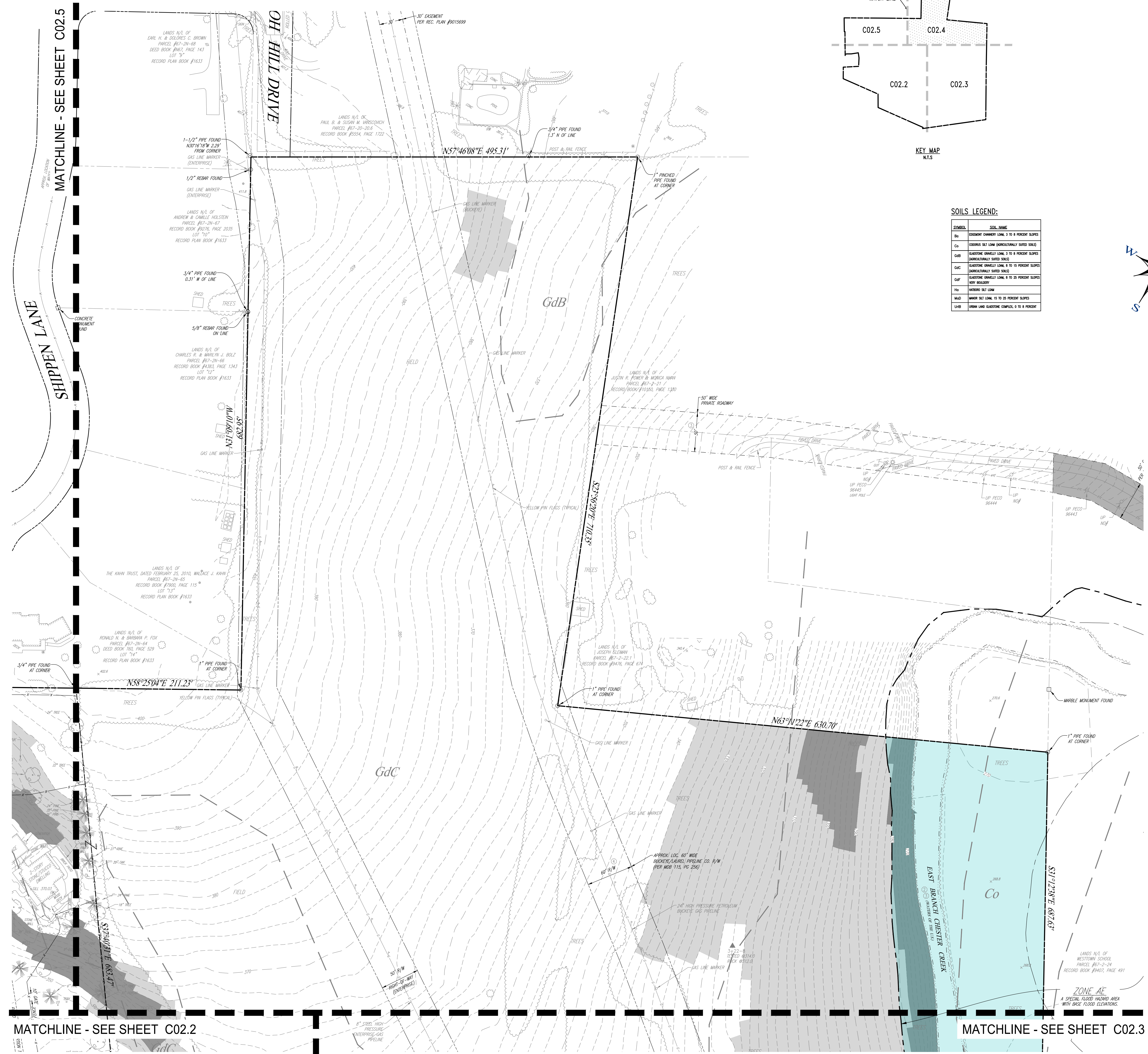
SOILS LEGEND:

SYMBOL	SOIL NAME
B ₀	EDGEWATER SANDY LOAM, 3 TO 6 PERCENT SLOPES
C ₀	COORNS Silt LOAM (AGRICULTURALLY SAVED SOILS)
G _{0B}	GLAUCOUS GRAY Silt LOAM, 3 TO 6 PERCENT SLOPES (AGRICULTURALLY SAVED SOILS)
G _{0C}	GLAUCOUS GRAY Silt LOAM, 6 TO 15 PERCENT SLOPES (AGRICULTURALLY SAVED SOILS)
G _{0F}	GLAUCOUS GRAY Silt LOAM, 6 TO 20 PERCENT SLOPES (AGRICULTURALLY SAVED SOILS)
H ₀	HANOVER Silt LOAM
M _{0D}	MANOR Silt LOAM, 15 TO 25 PERCENT SLOPES
L _{01E}	IRRAWADDI GLAUCOUS COMPLEX, 0 TO 6 PERCENT



LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- 242 EXISTING CONTOUR
- 125.00 PROPOSED CONTOUR
- NEW SPOT ELEV.
- GEB2 SOILS TYPE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- 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
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- EX. SAN. SEWER LATERAL
- PROP. SAN. SEWER LATERAL
- EX. 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

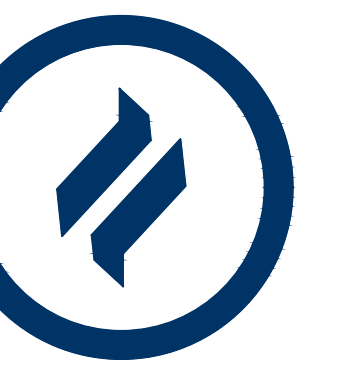


EXISTING RESOURCES PLAN
SCALE: 1"=50'
GRAPHIC SCALE
1 inch = 50 feet

CONDITIONAL USE
EXISTING RESOURCES PLAN

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

DATE:	04/14/23
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
DATE FILED:	04/14/23
PLOTTED:	04/14/23
DRAWING NO.:	C02.4
SHEET:	10 of 37



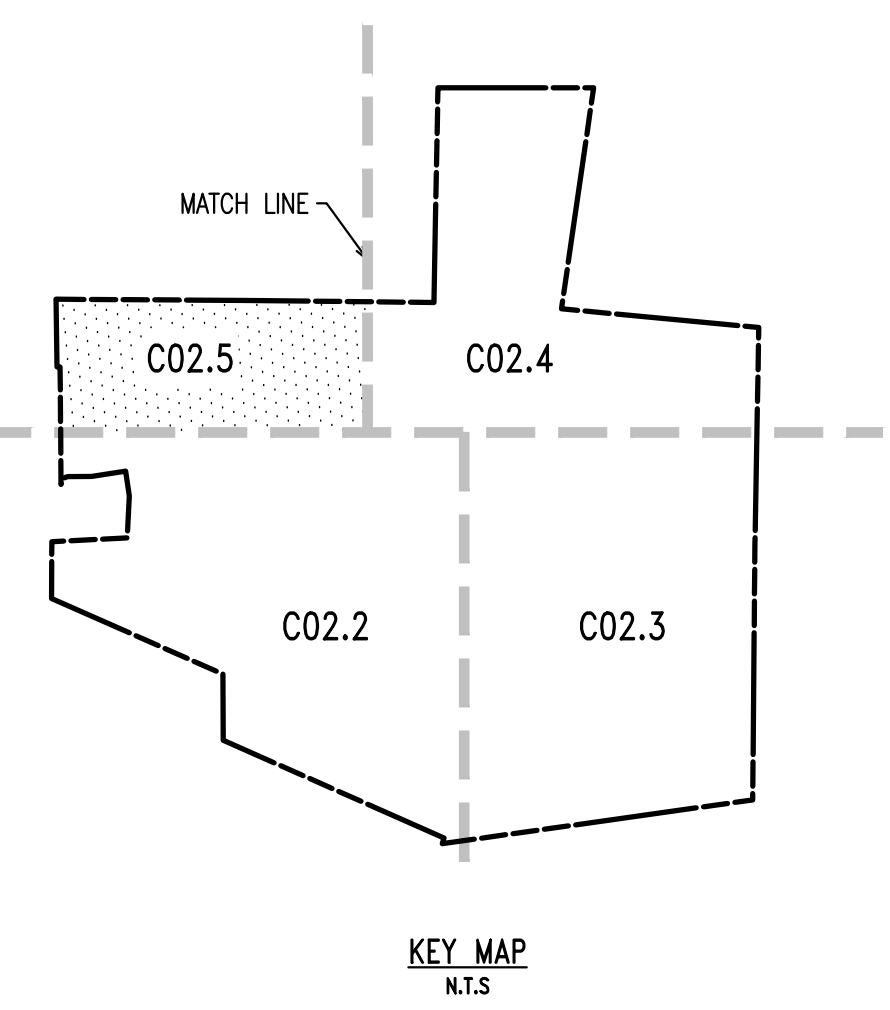
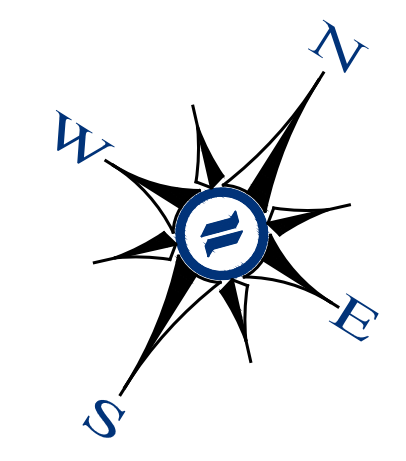
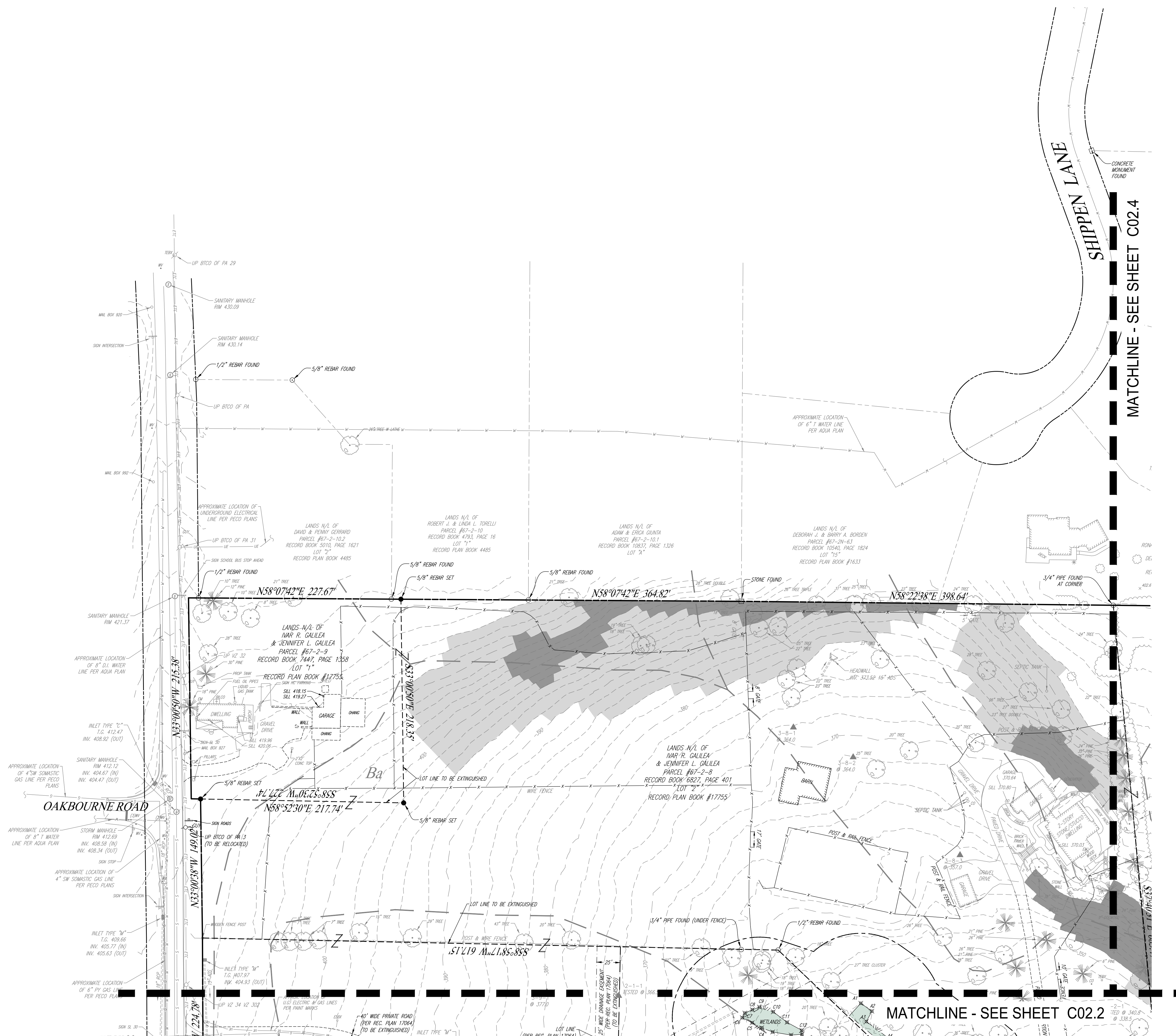
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Phone: (610) 918-9002
Fax: (610) 918-9003

LEGEND

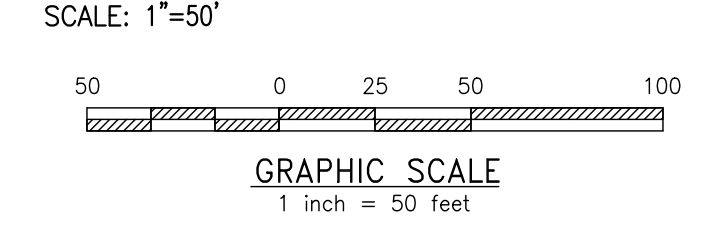
- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. METLANDS
- 242 EXISTING CONTOUR
- 125.00 PROPOSED CONTOUR
- 123.00 EXISTING SPOT ELEV.
- 123.00 NEW SPOT ELEV.
- GEB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES TO BE REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- EX. STORM INLET ID
- PROP. STORM INLET ID
- EX. SEEPAGE BED
- 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 A/F FLOODPLAIN
- 15% - 25% SLOPES
- 25%+ SLOPES
- WETLANDS



SOILS LEGEND:

SYMBOL	SOIL NAME
Ba	COARSE SANDY LOAM, 3 TO 6 PERCENT SLOPES
Co	COARSE SANDY LOAM (AGRICULTURALLY SAVED SOILS) (AGRICULTURALLY SAVED SOILS)
GaB	CLAYSTONE GRAVELLY LOAM, 3 TO 6 PERCENT SLOPES (AGRICULTURALLY SAVED SOILS)
GaC	CLAYSTONE GRAVELLY LOAM, 6 TO 15 PERCENT SLOPES (AGRICULTURALLY SAVED SOILS)
GaP	CLAYSTONE GRAVELLY LOAM, 6 TO 15 PERCENT SLOPES (AGRICULTURALLY SAVED SOILS)
Ms	MEDIUM SANDY LOAM
MsD	MEDIUM SANDY LOAM, 15 TO 25 PERCENT SLOPES
LvB	FRESH LAND CLAYSTONE COMPLEX, 0 TO 6 PERCENT

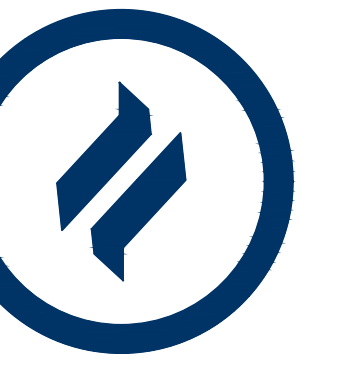
EXISTING RESOURCES PLAN



CONDITIONAL USE
EXISTING RESOURCES PLAN

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

DATE:	04/14/23
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
DATE:	04/14/23
PROJECT NO.:	3868
DATE:	04/14/23
PROJECT NO.:	3868
DATE:	04/14/23
PROJECT NO.:	3868



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Fax: (610) 918-9003

GRADING & UTILITY GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, ALL UTILITY SERVICES IN THE AREA SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES. ANY DAMAGE TO EXISTING FACILITIES SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITIES ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER AND SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES IF NECESSARY.
3. LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. COMPLETENESS AND ACCURACY OF EXISTING UTILITY INFORMATION IS NOT GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND POTENTIAL CONFLICT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN WRITING OF ANY DEVIATION FROM INFORMATION SHOWN ON THESE PLANS. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. CONSTRUCTION SHALL BE LOCATED, AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 187. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL PERSONS, VEHICLES AND BUILDINGS WITHIN THE CONSTRUCTION AREAS FROM INJURY AND DAMAGE DURING THE COURSE OF WORK.
6. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFIC BUILDING PERMIT PLAN FOR EACH INDIVIDUAL LOT.
7. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 1.0% MIN. SLOPE ON ASPHALT AND 2.0% MIN. ON GRASS, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
8. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
9. ALL TRENCHING, SHORING AND EXCAVATING OPERATIONS SHALL BE PERFORMED IN COMPLIANCE WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
10. SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM D.L. HOWELL & ASSOC., INC.
11. SUBBASE MATERIAL FOR WALKS AND ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. IF ANY UNSUITABLE SOIL IS ENCOUNTERED DURING EXCAVATION, THE CONTRACTOR SHALL REMOVE IT AND REPLACE TO THE RECOMMENDATIONS OUTLINED IN A GEOTECHNICAL EVALUATION PREPARED SPECIFICALLY FOR THIS SITE.
12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE LOCAL AUTHORITY OR GOVERNING AGENCY OF THE BEGINNING DATE OF CONSTRUCTION AND TO ENSURE THAT NO WORK IS PERFORMED WITHOUT THE REQUIRED PERMITS AND INSPECTIONS BY THE LOCAL AUTHORITY OR GOVERNING AGENCY.
13. IF CONDITIONS ON THE GROUND DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY IN WRITING THE ENGINEER OF RECORD.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BARRICADES OF OPEN EXCAVATIONS.
15. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, SAFETY PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK AND FOR COORDINATION OF ALL PORTIONS OF THE WORK UNDER CONTRACT.
16. CONTRACTOR SHALL REVIEW VARIOUS PHASES OF WORK WITH THE OWNER TO DETERMINE WHETHER ANY PHASE WILL CONFLICT WITH THE OWNER'S DAILY OPERATIONS. WHERE CONFLICT IS APPARENT THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE WORK TO BE PERFORMED SO AS TO BE THE LEAST DISRUPTIVE.
17. ANY PAVING DAMAGED DURING CONSTRUCTION ACTIVITIES SHALL BE REMOVED TO SUBGRADE AND REPLACED WITH THE PAVING SECTION AT THE CONTRACTOR'S EXPENSE, AND SHALL MATCH THE EXISTING PAVING SECTION.
18. THE PAVED AREAS WITHIN THE RIGHT-OF-WAY, THAT ARE DISTURBED DURING LATERAL INSTALLATION, SHALL BE MILLED AND OVERLAD WITH WEARING COURSE.
19. IN ANY AREA SUBJECT TO VEHICULAR ACTIVITY DURING CONSTRUCTION, A MINIMUM OF 18 INCHES OF COVER SHALL BE MAINTAINED FOR ALL UNDERGROUND UTILITIES (STORMWATER, SANITARY SEWER, WATER, ELECTRIC, GAS, ETC.)
20. ALL FILL SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT UNDESIRABLE SETTLEMENTS. THE FILL SHALL BE SPREAD IN A SERIES OF LAYERS, NOT EXCEEDING EIGHT INCHES IN THICKNESS, AND BE COMPACTED BY A SHEEPSFOOT ROLLER OR OTHER APPROVED METHOD AFTER EACH LAYER IS SPREAD. THE TOWNSHIP ENGINEER MAY REQUIRE COMPACTION TESTS AND REPORTS.
21. ALL STORM SEWER SHALL BE INSTALLED IN ACCORDANCE WITH WESTTOWNSHIP STANDARDS AND PENNDOT PUBLICATION 408 SPECIFICATIONS.
22. ALL OTHER UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STREETLIGHT SUPPLY, CABLE TELEVISION, AND TELEPHONE, SHALL BE PLACED UNDERGROUND. INSTALLATION OF UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY CONCERNED. UNDERGROUND UTILITIES SHALL BE PUT IN PLACE, CONNECTED, AND APPROVED BEFORE THE STREETS ARE CONSTRUCTED WHERE SUCH UTILITIES LIE UNDER THE PROPOSED CARRYWAY AND BEFORE ANY PERSON IS PERMITTED TO OCCUPY ANY BUILDING SERVED BY SUCH FACILITIES.
23. THE STORMWATER MANAGEMENT SYSTEMS HAVE BEEN DESIGNED ASSUMING 4,500 SF OF IMPERVIOUS COVER FOR EACH LOT. IF FUTURE IMPERVIOUS IS ADDED, IT MUST BE DIRECTED TO THE STORMWATER MANAGEMENT SYSTEM, OR OTHER PROVISIONS MUST BE ADDED.
24. A MINIMUM 18" VERTICAL CLEARANCE SHOULD BE PROVIDED WHERE ANY AND ALL PLACES WHERE THE SEWER LATERALS AND WATER MAIN CROSS. A MINIMUM 18" VERTICAL CLEARANCE SHOULD ALSO BE PROVIDED WHERE THE SEWER LATERALS AND WATER SERVICE PIPING CROSS ALL STORM SEWERS.
25. WHEREVER POSSIBLE, WATER SERVICE PIPING SHOULD CROSS ABOVE SANITARY OR STORM SEWER PIPING WITH THE MINIMUM 18" VERTICAL CLEARANCE. A CONCRETE ENCASUREMENT MUST BE UTILIZED WHEREVER THE 18" VERTICAL CLEARANCE CANNOT BE PROVIDED.
26. A 10' MINIMUM HORIZONTAL SEPARATION DISTANCE AND A 18" MINIMUM VERTICAL SEPARATION DISTANCE SHALL BE PROVIDED BETWEEN THE GRAVITY SANITARY SEWERS AND WATER MAINS. A CONCRETE ENCASUREMENT MUST BE UTILIZED WHEREVER THE 18" VERTICAL CLEARANCE CANNOT BE PROVIDED.
27. THE GRADE OF THE DRIVEWAY WITHIN 20 FEET OF THE PAVEMENT EDGE OR THE CURBLINE OF THE PUBLIC ROAD, TOWNSHIP OR STATE, SHALL NOT EXCEED 4%.
28. THE SUBGRADE WITHIN THE LIMITS OF THE PROPOSED CARRYWAY SHALL BE SHAPED TO CONFORM TO THE LINE, GRADE AND CROSS-SECTION OF THE PROPOSED DRIVEWAY AND SHALL BE THOROUGHLY COMPACTED AS PER PENNDOT PUBLICATION 408. SUBGRADE SHALL BE SLOPED TO CORRESPOND TO THE SLOPE OF THE FINISHED ROAD SURFACE. BEFORE PLACING THE BASE COURSE, THE SUBGRADE SHALL BE DRESSED WITH ONE INCH OF FINE AGGREGATE.

SOILS LEGEND:

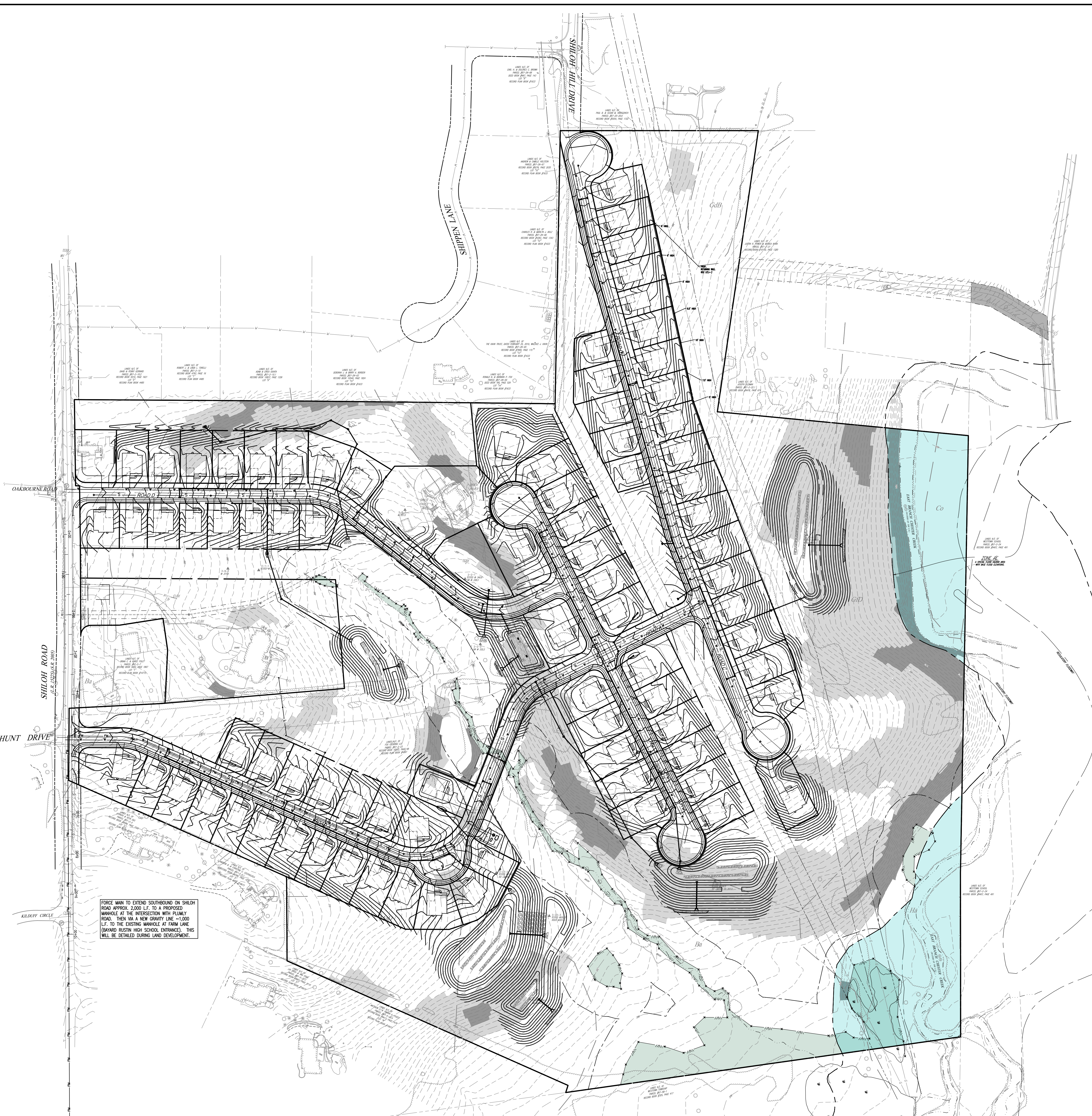
SYMBOL	SOIL NAME
Bs	CLAYTON CHERRY LOAM, 3 TO 8 PERCENT SLOPES
Cs	CLAYTON SILT LOAM (AGRICULTURALLY SUITED SOILS)
GbB	GLAUCONITE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
Gbc	GLAUCONITE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
Gf	GLAUCONITE GRAVELLY LOAM, 8 TO 25 PERCENT SLOPES WITH SAND
Ha	HUNTSVILLE SILT LOAM
hA	HUNTSVILLE SILT LOAM, 15 TO 25 PERCENT SLOPES
LHb	LEHIGH LOAM GLAUCONITE COMPLEX, 8 TO 8 PERCENT

LEGEND

---	EX. PROPERTY LINE
---	PROP. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	PROP. RIGHT-OF-WAY
---	EX. MONUMENT
---	PROP. MONUMENT
---	EX. IRON PIPE
---	PROP. IRON PIPE
---	EX. EASEMENT
---	PROP. EASEMENT
---	EX. NEIGHBOR
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	EXISTING SPOT ELEV.
---	NEW SPOT ELEV.
---	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
---	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
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---	EX. SANITARY SEWER LINE
---	PROP. SAN. SEWER LINE
---	EX. SAN. SEWER LATERAL
---	PROP. SAN. SEWER LATERAL
---	EX. SANITARY MH. ID
---	PROP. SANITARY MH. ID
---	EX. WATER LINE
---	PROP. WATER LINE
---	EX. WATER LATERAL
---	PROP. WATER LATERAL
---	EX. FIRE WATER LINE
---	PROP. FIRE WATER LINE
---	EX. WATER VALVE
---	PROP. WATER VALVE
---	EX. HYDRANT
---	PROP. HYDRANT
---	EX. MANHOLE
---	PROP. MANHOLE

---	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 IN A NEW GRAVITY LINE, +/-1,000 LF. TO THE EXISTING MANHOLE AT FARM LANE (BRAND HIGH SCHOOL ENTRANCE). THIS WILL BE DETAILED DURING LAND DEVELOPMENT.



OVERALL GRADING FEASIBILITY PLAN

SCALE: 1"=100'
GRAPHIC SCALE
1 inch = 100 feet

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

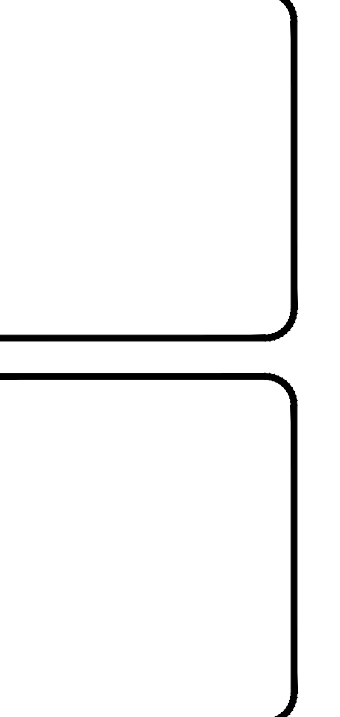
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SCALE:	1"=100'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
DATE FILED:	04/14/23
DATE PLOTTED:	04/14/23
DRAWING NO.:	C03.1
SHEET:	12 of 37



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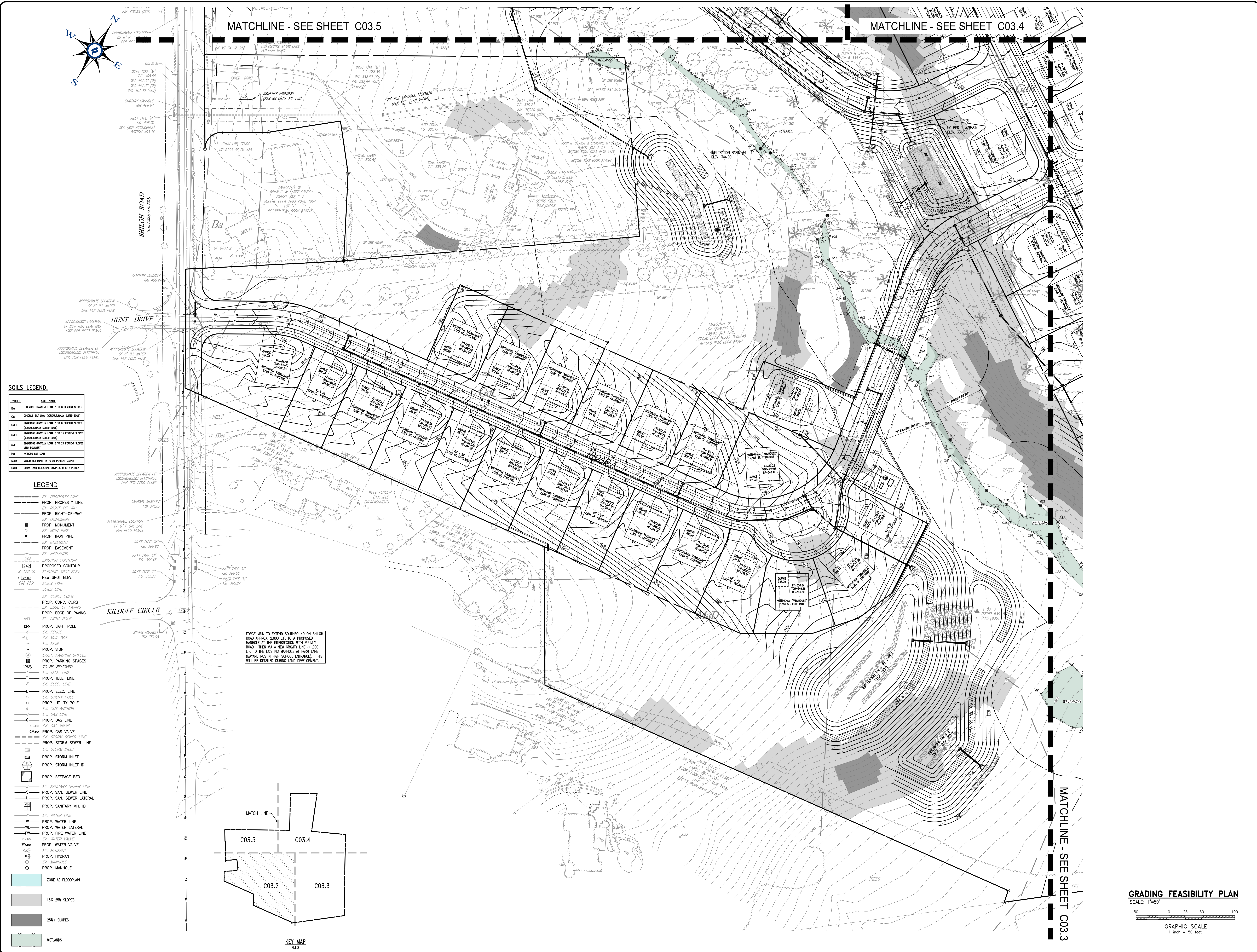
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		

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

DATE: 04/14/23
SCALE: 1"=50'
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CHECKED BY: DWG
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FILE NAME: GRADING FEASIBILITY PLAN.dwg
PLOTTER: 04/14/23
DRAWING NO.: **C03.2**
SHEET 13 OF 37



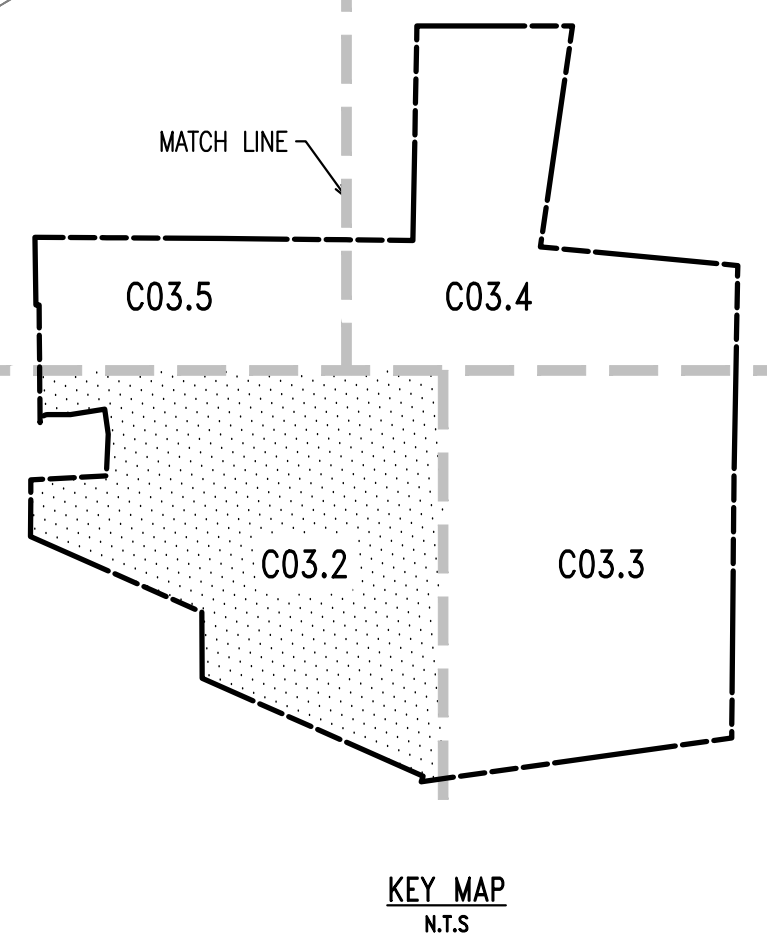
SOILS LEGEND:

SYMBOL	SOIL NAME
Ba	LOESSIAL CHERRY LAKE, 3 TO 8 PERCENT SLOPES
Ca	LOESSIAL SILT LOAM (APPROXIMATELY SLOPED SITES)
CaB	LOESSIAL CHERRY LAKE, 3 TO 8 PERCENT SLOPES (APPROXIMATELY SLOPED SITES)
CaC	LOESSIAL CHERRY LAKE, 8 TO 15 PERCENT SLOPES (APPROXIMATELY SLOPED SITES)
CaF	LOESSIAL CHERRY LAKE, 8 TO 15 PERCENT SLOPES (VERY BOLD)
Hs	HATFIELD SILT LOAM
Md	MADISON SILT LOAM, 15 TO 25 PERCENT SLOPES
LvB	IRISH LAKE SILTSTONE COMPLEX, 0 TO 8 PERCENT

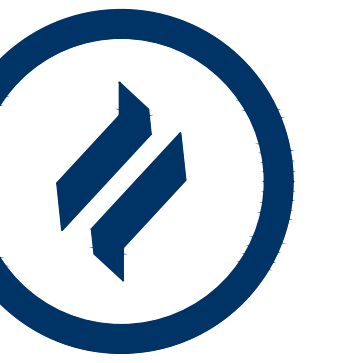
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---	PROP. RIGHT-OF-WAY
---	EX. MONUMENT
---	PROP. MONUMENT
---	EX. IRON PIPE
---	PROP. IRON PIPE
---	EX. EASEMENT
---	PROP. EASEMENT
---	EX. RETAINING WALL
---	PROP. RETAINING WALL
---	EX. EXISTING CONTOUR
---	PROP. PROPOSED CONTOUR
---	EX. EXISTING SPOT ELEV.
---	PROP. NEW SPOT ELEV.
---	EX. SOILS
---	PROP. SOILS
---	EX. CONC. CURB
---	PROP. CONC. CURB
---	EX. CONC. OF PAVING
---	PROP. CONC. OF PAVING
---	EX. EDGE OF PAVING
---	PROP. EDGE OF PAVING
---	EX. LIGHT POLE
---	PROP. LIGHT POLE
---	EX. FENCE
---	PROP. FENCE
---	EX. MAIL BOX
---	PROP. MAIL BOX
---	EX. SIGN
---	PROP. SIGN
---	EX. EXIST. PARKING SPACES
---	PROP. EXIST. PARKING SPACES
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---	PROP. TELE. LINE
---	EX. ELEC. LINE
---	PROP. ELEC. LINE
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---	PROP. UTILITY POLE
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---	PROP. GUY ANCHOR
---	EX. GAS LINE
---	PROP. GAS LINE
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---	PROP. SAN. SEWER LATERAL
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---	PROP. SANITARY MH. ID
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---	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. ZONE A/F FLOODPLAIN
---	PROP. ZONE A/F FLOODPLAIN
---	EX. 15%+ SLOPES
---	PROP. 15%+ SLOPES
---	EX. 25%+ SLOPES
---	PROP. 25%+ SLOPES
---	EX. WETLANDS
---	PROP. WETLANDS

FORCE MAIN TO EXTEND SOUTHBOUND ON SHILOH ROAD APPROX. 2000 LF. TO A PROPOSED MANHOLE AT THE INTERSECTION WITH PLUMLY ROAD. THEN VIA A NEW GRAVITY LINE ~1000 LF. TO THE EXISTING MANHOLE AT FISH LAKE (BEYOND RUSTIN HIGH SCHOOL ENTRANCE). THIS WILL BE DETAILED DURING LAND DEVELOPMENT.



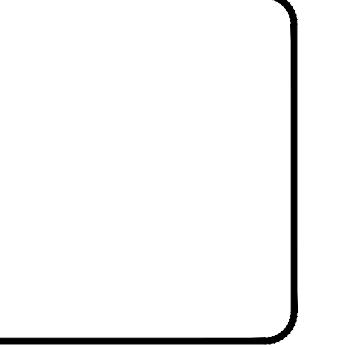
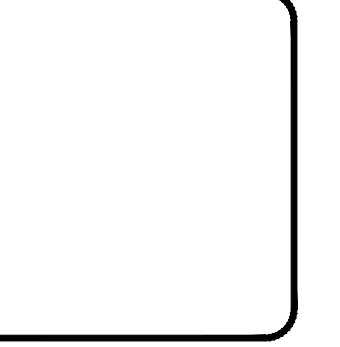
GRADING FEASIBILITY PLAN
SCALE: 1"=50'
GRAPHIC SCALE
1 inch = 50 feet



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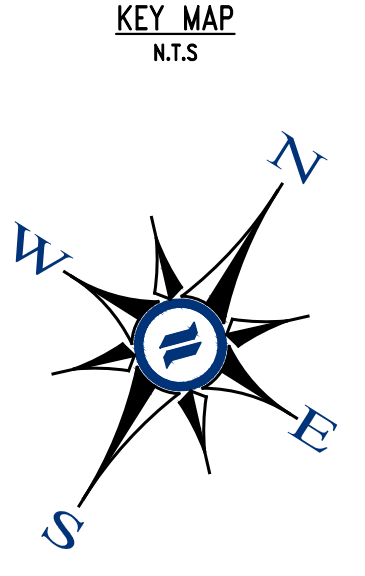
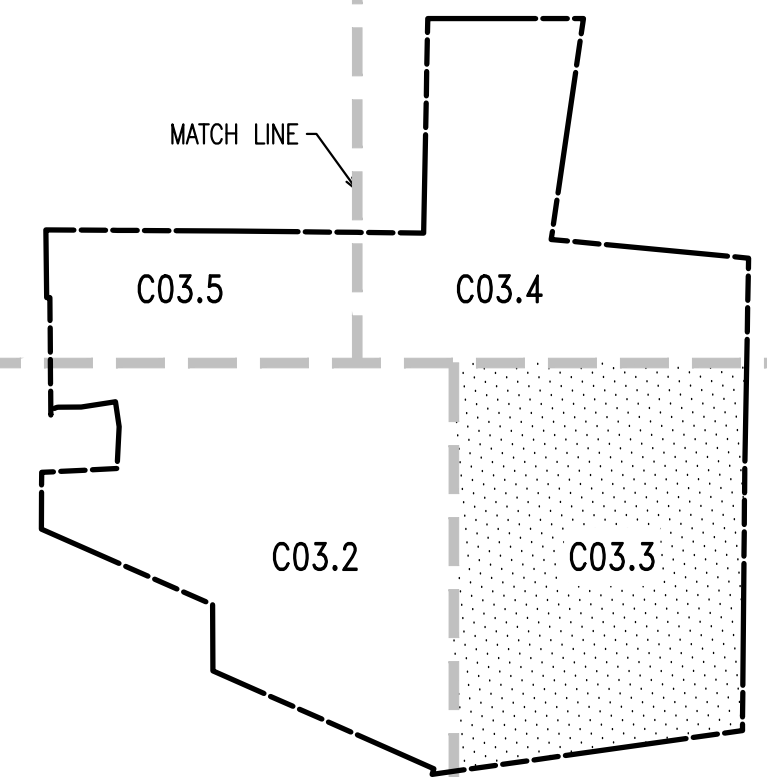


NO.	DATE	DESCRIPTION
8		
7		
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5		
4		
3		
2		
1		

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

DATE: 04/14/23
SCALE: 1"=50'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
DATE PLOTTED: 04/14/23
DRAWING NO.: C03.3
SHEET 14 of 37

MATCHLINE - SEE SHEET C03.4



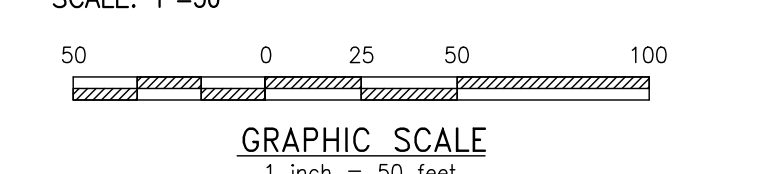
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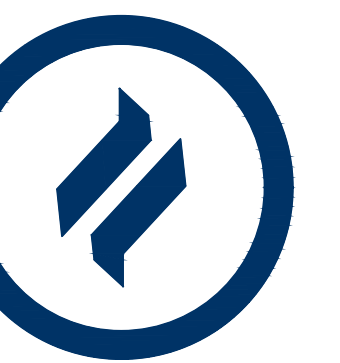
SYMBOL	SOIL NAME
Sh	LOESSMONT CHANNERY LOAM, 3 TO 8 PERCENT SLOPES
Cs	COONROCK Silt LOAM (NONCOMPACTLY SORTED SANDS)
Gsb	GLAUCOUS GRAYLOAM, 3 TO 8 PERCENT SLOPES (NONCOMPACTLY SORTED SANDS)
Gsc	GLAUCOUS GRAYLOAM, 8 TO 15 PERCENT SLOPES (NONCOMPACTLY SORTED SANDS)
Gsf	GLAUCOUS GRAYLOAM, 8 TO 15 PERCENT SLOPES (VERY BOLDFOY)
Ts	HEAVY SAND LOAM
Msd	MIDWAY Silt LOAM, 15 TO 25 PERCENT SLOPES
Lws	LEWIS LOAM GLAUCOUS COMPLEX, 8 TO 8 PERCENT

LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- 242 EXISTING CONTOUR
- (242) PROPOSED CONTOUR
- x 123.00 EXISTING SPOT ELEV.
- x 123.00 NEW SPOT ELEV.
- GEB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES TO BE REMOVED
- (T) EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- G.V. EX. GAS VALVE
- G.V. 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 AE FLOODPLAIN
- 15% - 25% SLOPES
- 25%+ SLOPES
- WETLANDS

GRADING FEASIBILITY PLAN

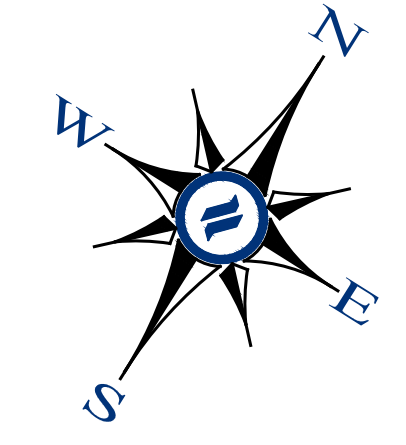
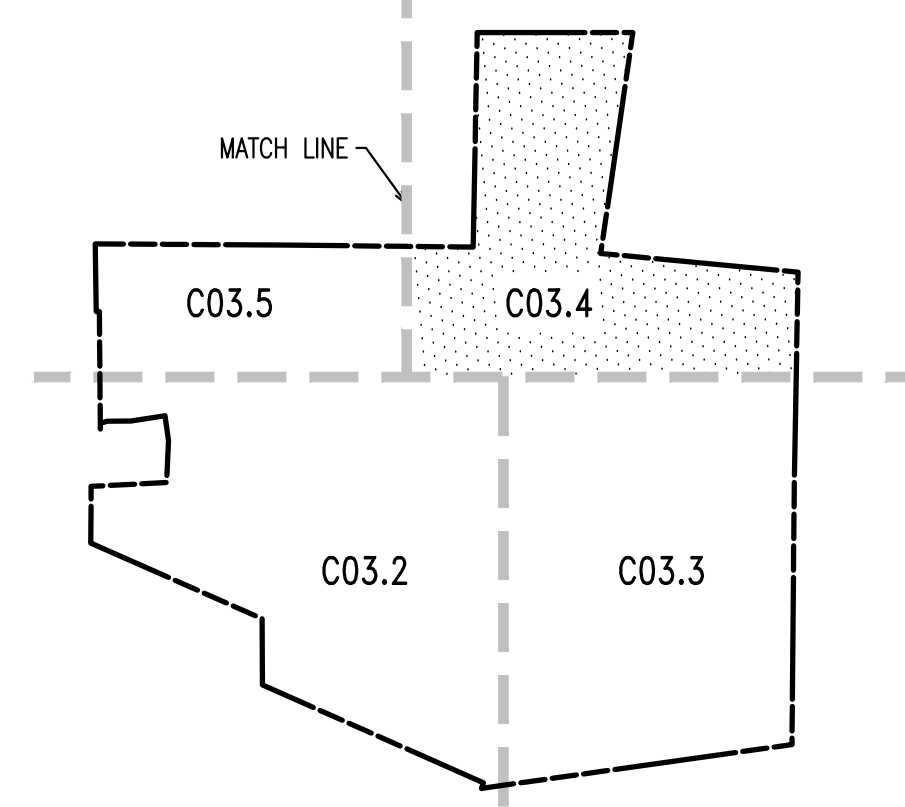




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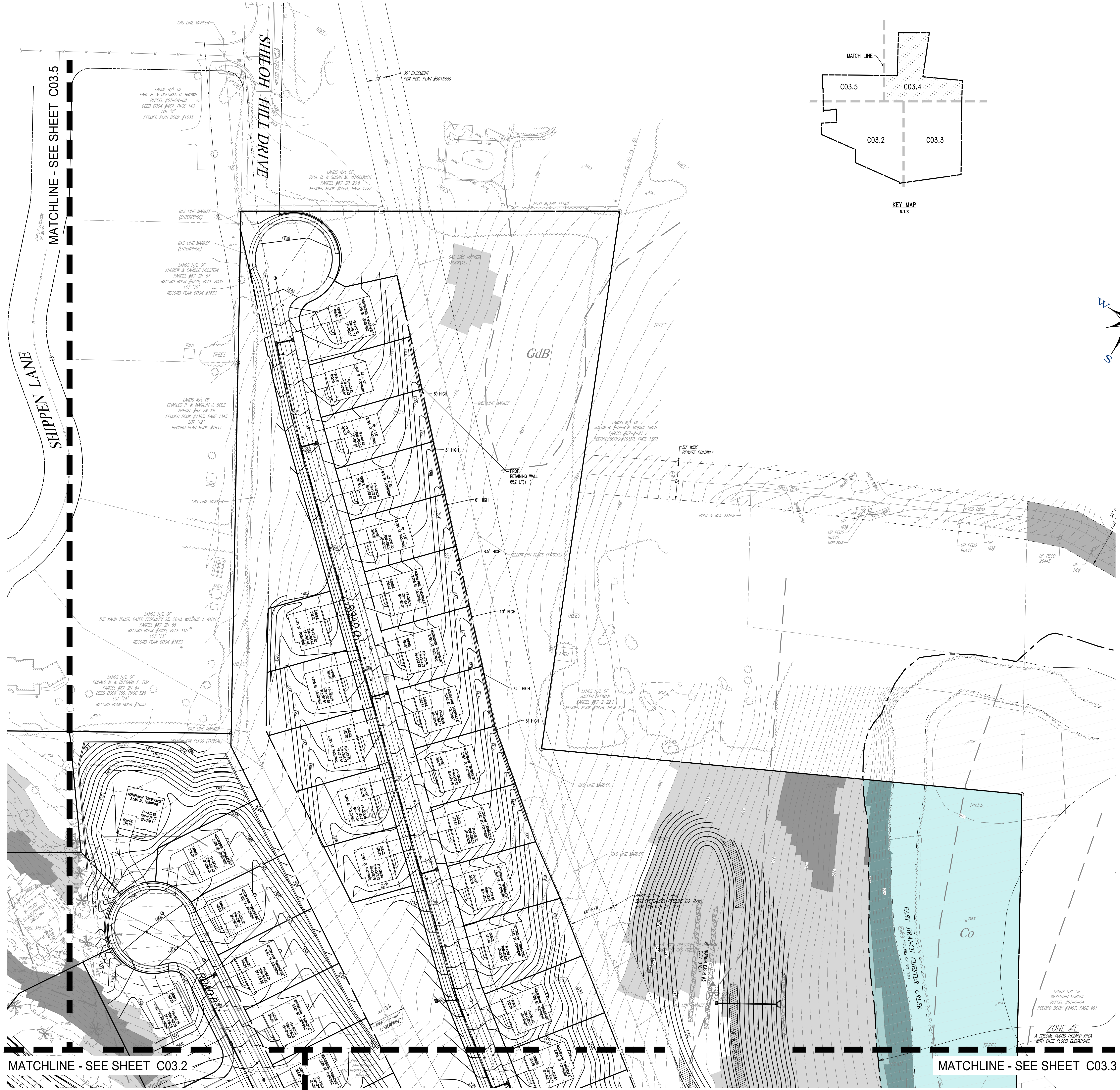


SOILS LEGEND:

SYMBOL	SOIL TYPE
U8	CREOSOTE CHURNY CLAY, 1 TO 8 PERCENT SLOPES
Co	CLAYSHALTS (SILT CLAY) (MODERATELY SLOPED SITES)
GdB	GLAUCONITE SANDS (SILT CLAY), 1 TO 8 PERCENT SLOPES (MODERATELY SLOPED SITES)
GdC	GLAUCONITE SANDS (SILT CLAY), 8 TO 15 PERCENT SLOPES (MODERATELY SLOPED SITES)
GdF	GLAUCONITE SANDS (SILT CLAY), 15 TO 25 PERCENT SLOPES (VERY SLOPED)
U9	INTERMEDIATE CLAY
U9D	INTERMEDIATE CLAY, 15 TO 25 PERCENT SLOPES
U9B	INTERMEDIATE CLAY (GLAUCONITE COMPLEX), 8 TO 8 PERCENT

LEGEND

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

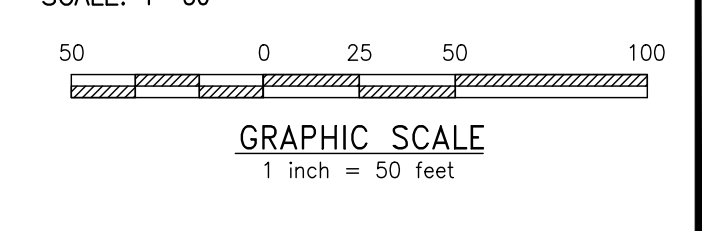


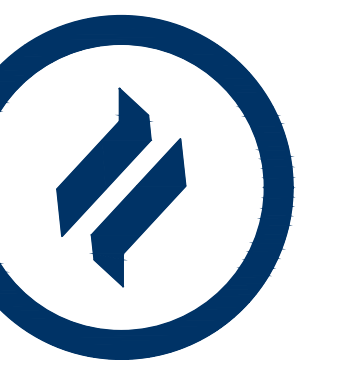
CONDITIONAL USE
GRADING FEASIBILITY PLAN

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

DATE:	04/14/23
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
FILE NAME:	GRADING FEASIBILITY PLAN.dwg
DATE:	04/14/23
DRAWING NO.:	C03.4
SHEET:	15 of 37

GRADING FEASIBILITY PLAN
SCALE: 1"=50'





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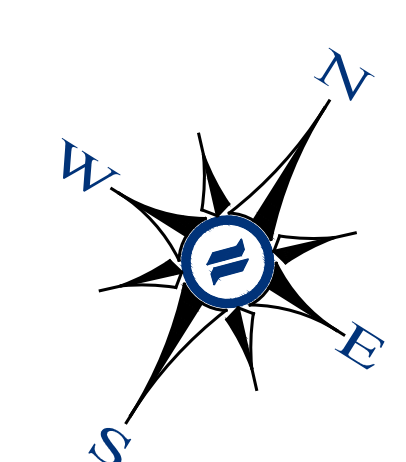
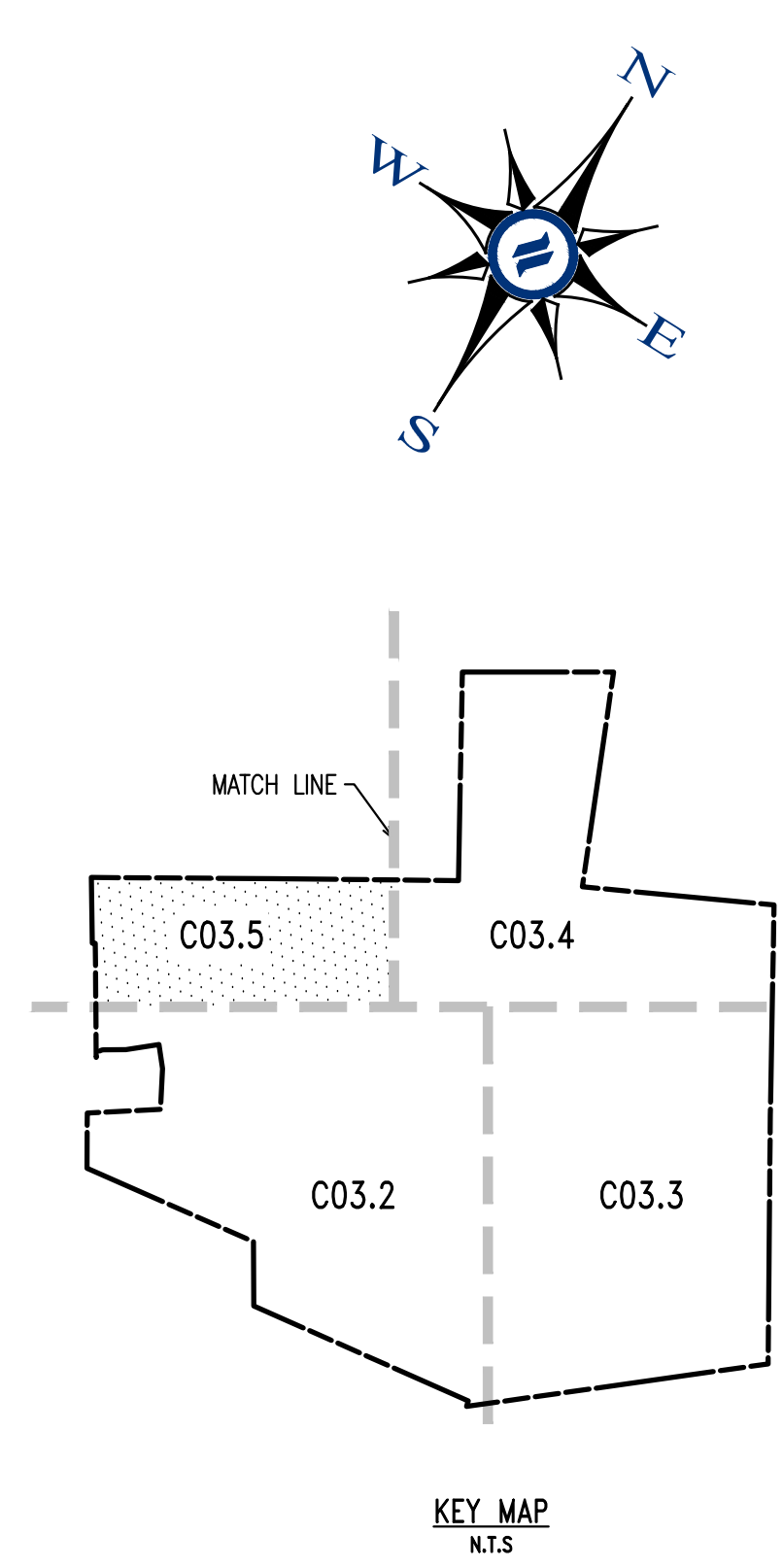
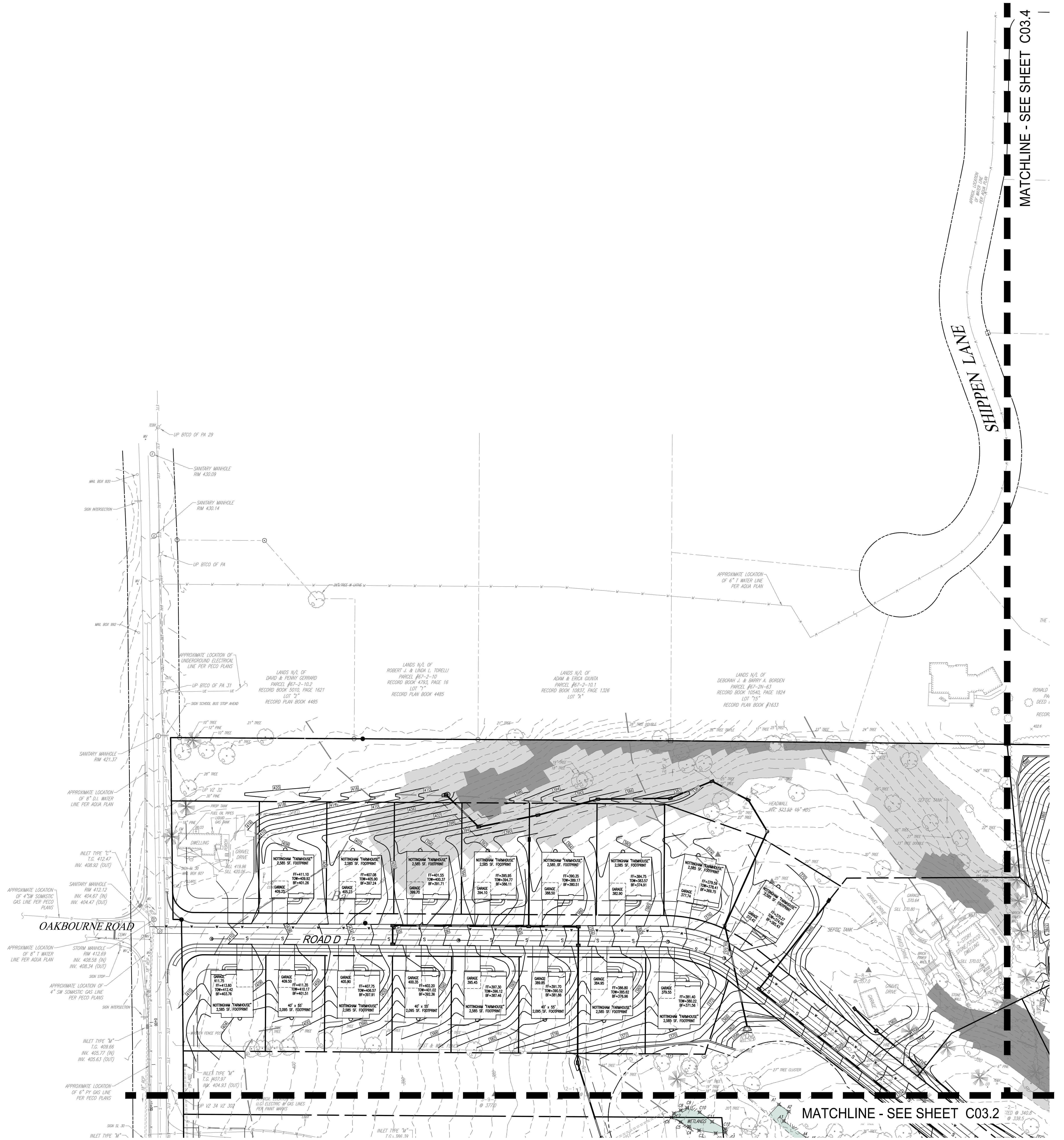
1250 Wrights Lane
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SOILS LEGEND:

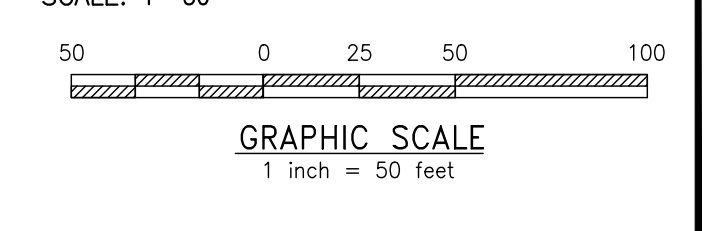
SYMBOL	SOIL TYPE
Co	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES
CoB	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoC	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoD	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoE	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoF	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoG	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoH	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoI	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoJ	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoK	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoL	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoM	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoN	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoO	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoP	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoQ	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoR	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoS	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoT	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoU	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoV	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoW	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoX	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoY	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)
CoZ	COARSE SANDY LOAM, 1 TO 8 PERCENT SLOPES (ADJACENTLY SITED SLOES)

LEGEND

---	EX. PROPERTY LINE
---	PROP. PROPERTY LINE
---	EX. RIGHT-OF-WAY
---	PROP. RIGHT-OF-WAY
---	EX. MONUMENT
---	PROP. MONUMENT
---	EX. IRON PIPE
---	PROP. IRON PIPE
---	EX. EASEMENT
---	PROP. EASEMENT
---	EX. BOUNDARY
---	PROP. BOUNDARY
---	EX. EXISTING CONTOUR
---	PROP. PROPOSED CONTOUR
---	EX. NEW SPOT ELEV.
---	PROP. NEW SPOT ELEV.
---	EX. SOILS TYPE
---	PROP. SOILS TYPE
---	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 INLET
---	PROP. STORM INLET
---	EX. STORM INLET ID
---	PROP. STORM INLET ID
---	EX. SANITARY SEWER LINE
---	PROP. SAN. SEWER LINE
---	EX. SAN. SEWER LATERAL
---	PROP. SAN. SEWER LATERAL
---	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
---	EX. ZONE A/F FLOODPLAIN
---	PROP. ZONE A/F FLOODPLAIN
---	EX. 15%+ SLOPES
---	PROP. 15%+ SLOPES
---	EX. 25%+ SLOPES
---	PROP. 25%+ SLOPES
---	EX. WETLANDS
---	PROP. WETLANDS



GRADING FEASIBILITY PLAN



CONDITIONAL USE
GRADING FEASIBILITY PLAN

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

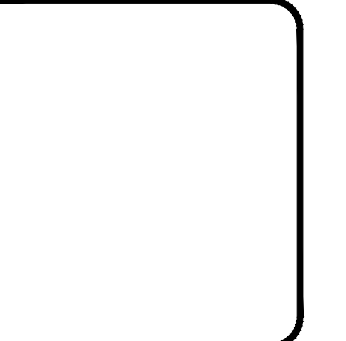
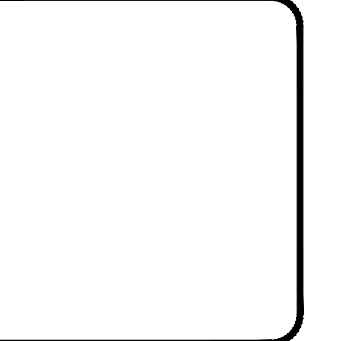
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SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DMG
PROJECT NO.:	3868
FILE NAME:	1013 SHILOH ROAD GRADING FEASIBILITY PLAN.dwg
DATE:	04/14/23
DRAWING NO.:	C03.5
SHEET:	16 of 37



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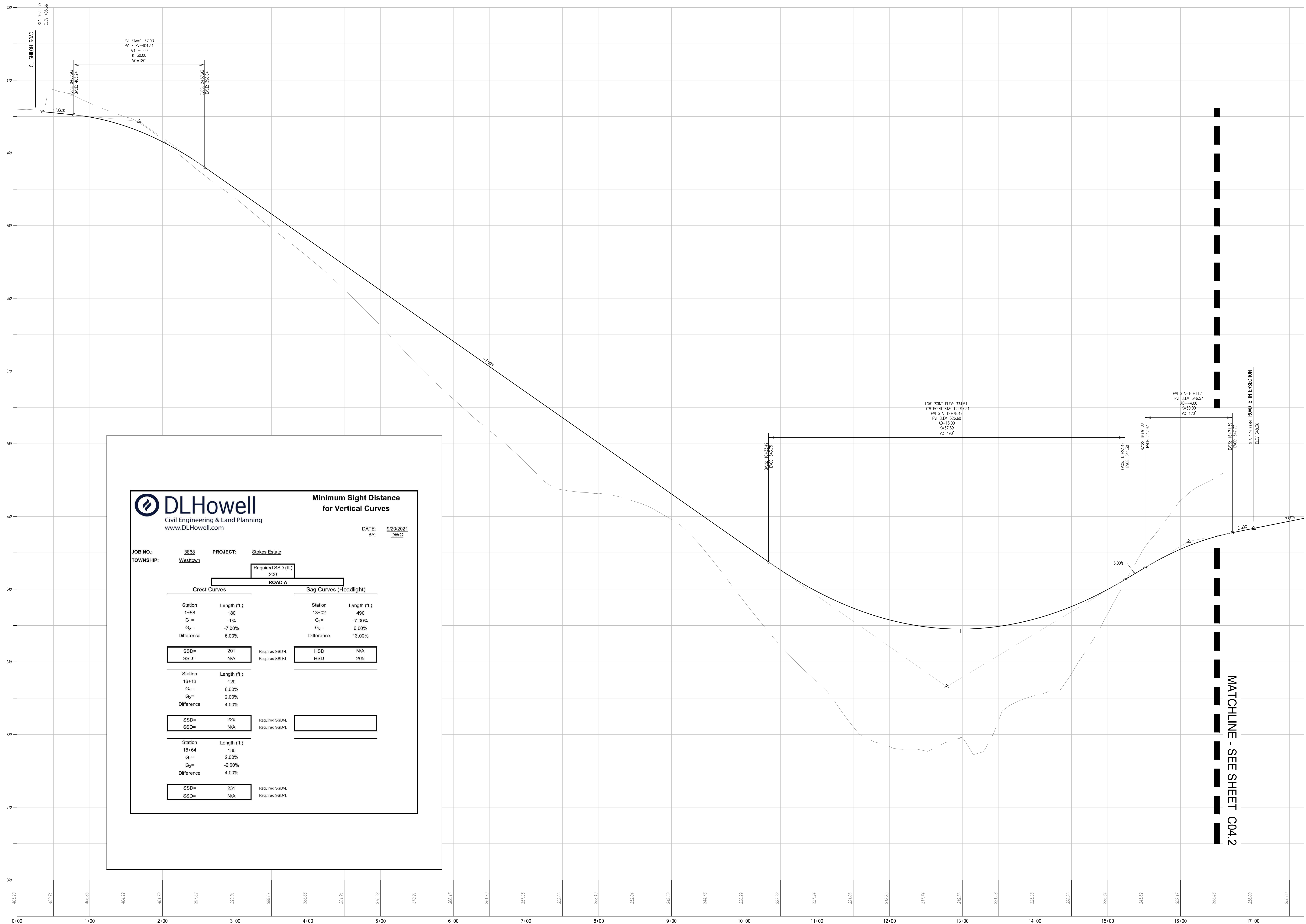


REV.	DATE	DESCRIPTION
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CONDITIONAL USE
PROFILES

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

DATE: 04/14/23
SCALE: 1"=50'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
CAD FILE: H PROFILES.dwg
PLOTTER: 04/14/23
DRAWING NO.: C04.1
SHEET 17 of 37



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**Minimum Sight Distance
for Vertical Curves**

DATE: 9/20/2021
BY: DWG

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

Required SSD (ft.)
200

ROAD A

Crest Curves (Headlight)		Sag Curves (Headlight)	
Station	Length (ft.)	Station	Length (ft.)
1+68	180	13+02	490
G ₁ =	-1%	G ₁ =	-7.00%
G ₂ =	-7.00%	G ₂ =	6.00%
Difference	6.00%	Difference	13.00%
SSD=	201	Required SSD _d	HSD
SSD=	N/A	Required SSD _d	HSD
Station	Length (ft.)		
16+13	120		
G ₁ =	6.00%		
G ₂ =	2.00%		
Difference	4.00%		
SSD=	226	Required SSD _d	
SSD=	N/A	Required SSD _d	
Station	Length (ft.)		
18+64	130		
G ₁ =	2.00%		
G ₂ =	-2.00%		
Difference	4.00%		
SSD=	231	Required SSD _d	
SSD=	N/A	Required SSD _d	

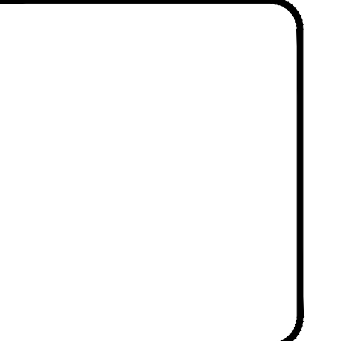
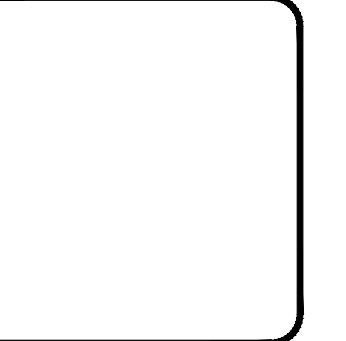
ROAD A PROFILE
HORIZ. SCALE: 1"=50'
VERT. SCALE: 1"=5'



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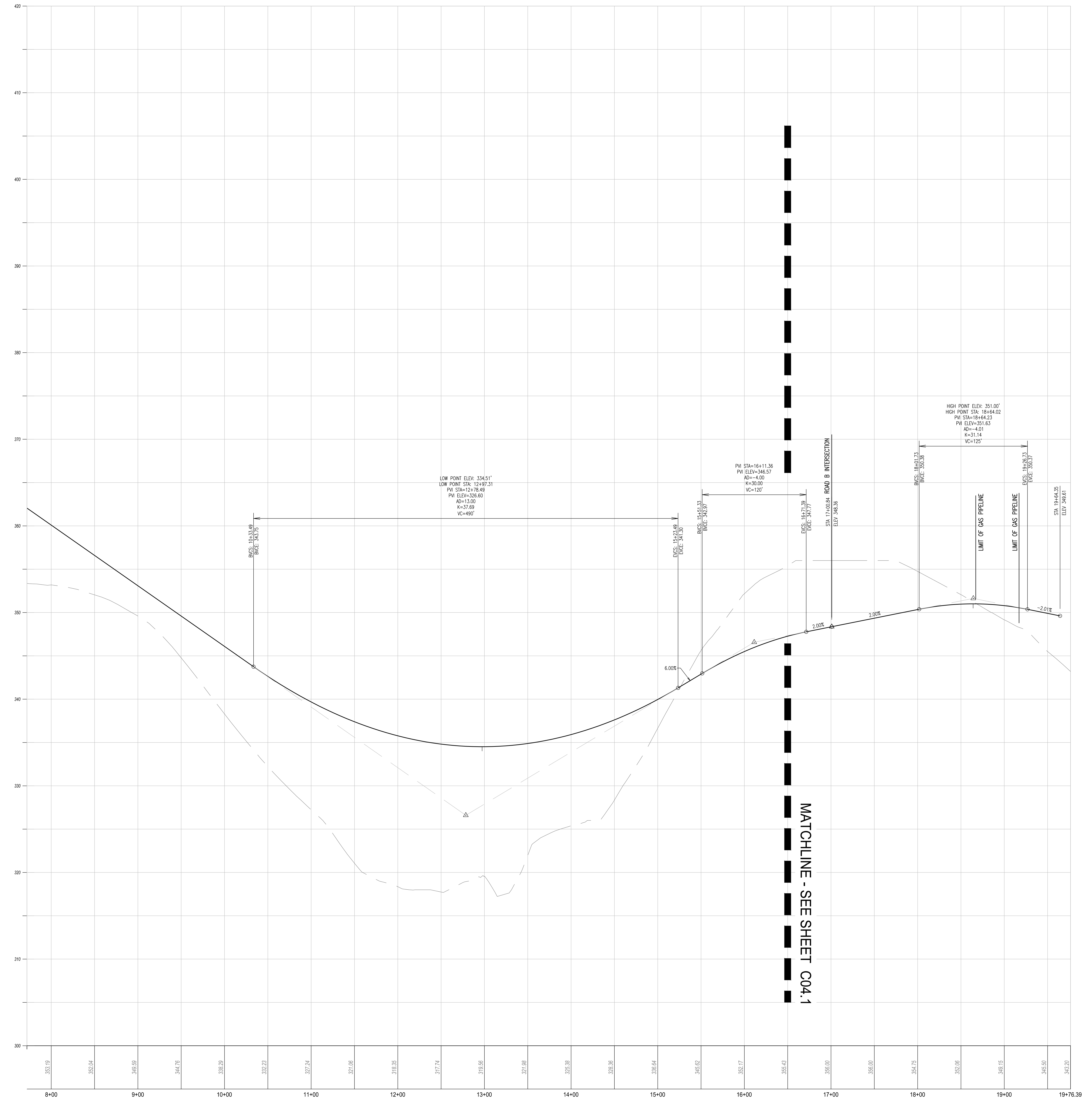


NO.	REV.	DATE	DESCRIPTION
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CONDITIONAL USE
PROFILES

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

DATE: 04/14/23
SCALE: 1"=50'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
CAD FILE: H PROFILES.dwg
PLOTTER: 04/14/23
DRAWING NO.: C04.2
SHEET 18 of 37



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

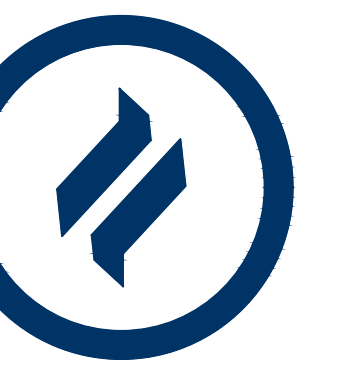
DLHowell Minimum Sight Distance for Vertical Curves
Civil Engineering & Land Planning
www.DLHowell.com

DATE: 9/20/2021
BY: DWG

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

Required SSD (ft.)
200

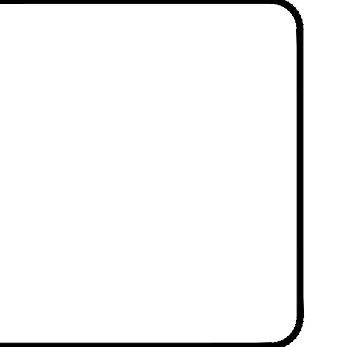
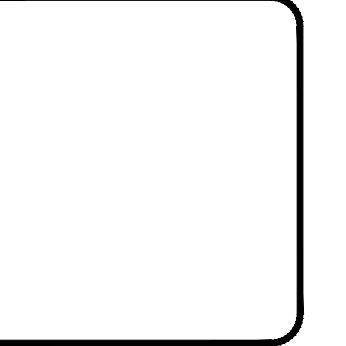
Crest Curves		Sag Curves (Headlight)	
Station	Length (ft.)	Station	Length (ft.)
1+68	180	13+02	450
G ₁ =	-1%	G ₁ =	-7.00%
G ₂ =	-7.00%	G ₂ =	6.00%
Difference	6.00%	Difference	13.00%
SSD=	201	Required SSD-L	HSD N/A
SSD=	N/A	Required SSD-L	HSD 205
Station	Length (ft.)		
16+13	120		
G ₁ =	6.00%		
G ₂ =	2.00%		
Difference	4.00%		
SSD=	226	Required SSD-L	
SSD=	N/A	Required SSD-L	
Station	Length (ft.)		
18+64	130		
G ₁ =	2.00%		
G ₂ =	-2.00%		
Difference	4.00%		
SSD=	231	Required SSD-L	
SSD=	N/A	Required SSD-L	



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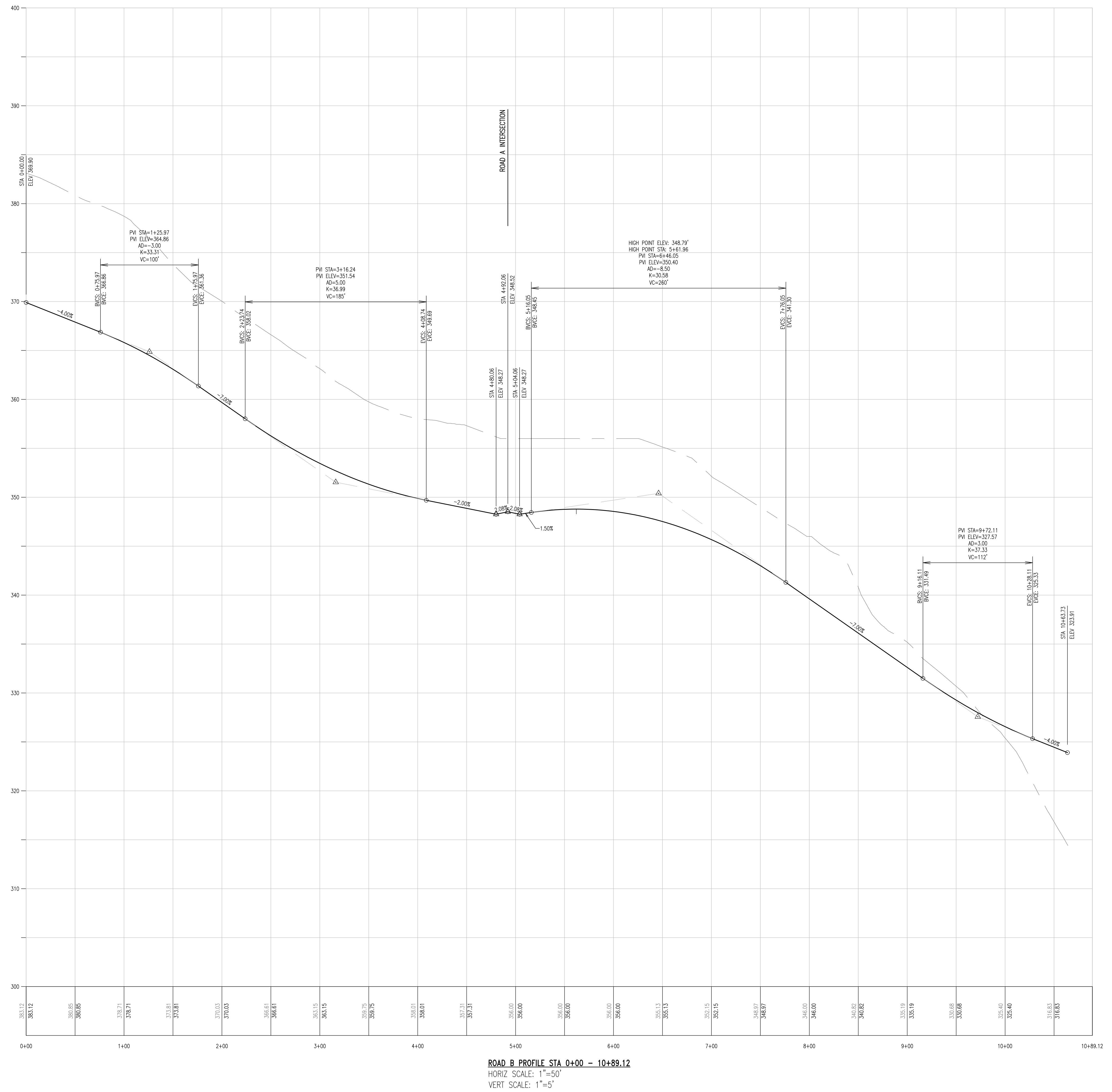


REV.	DATE	DESCRIPTION
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CONDITIONAL USE
PROFILES

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

DATE:	04/14/23
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	H_PROFILE.dwg
PLOTTED:	04/14/23
DRAWING NO.:	C04.3
SHEET:	19 of 37



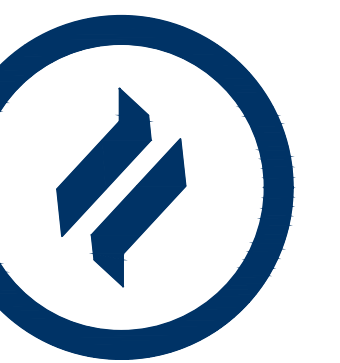
DLHowell
Civil Engineering & Land Planning
www.DLHowell.com

DATE: 04/20/2021
BY: DWG

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

Minimum Sight Distance for Vertical Curves

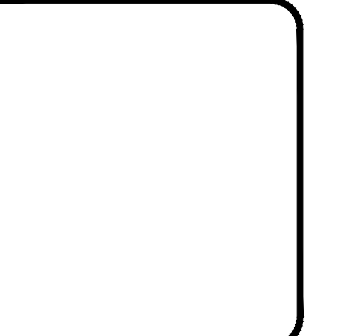
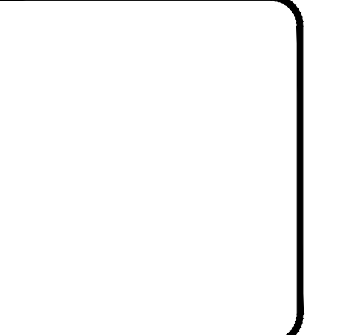
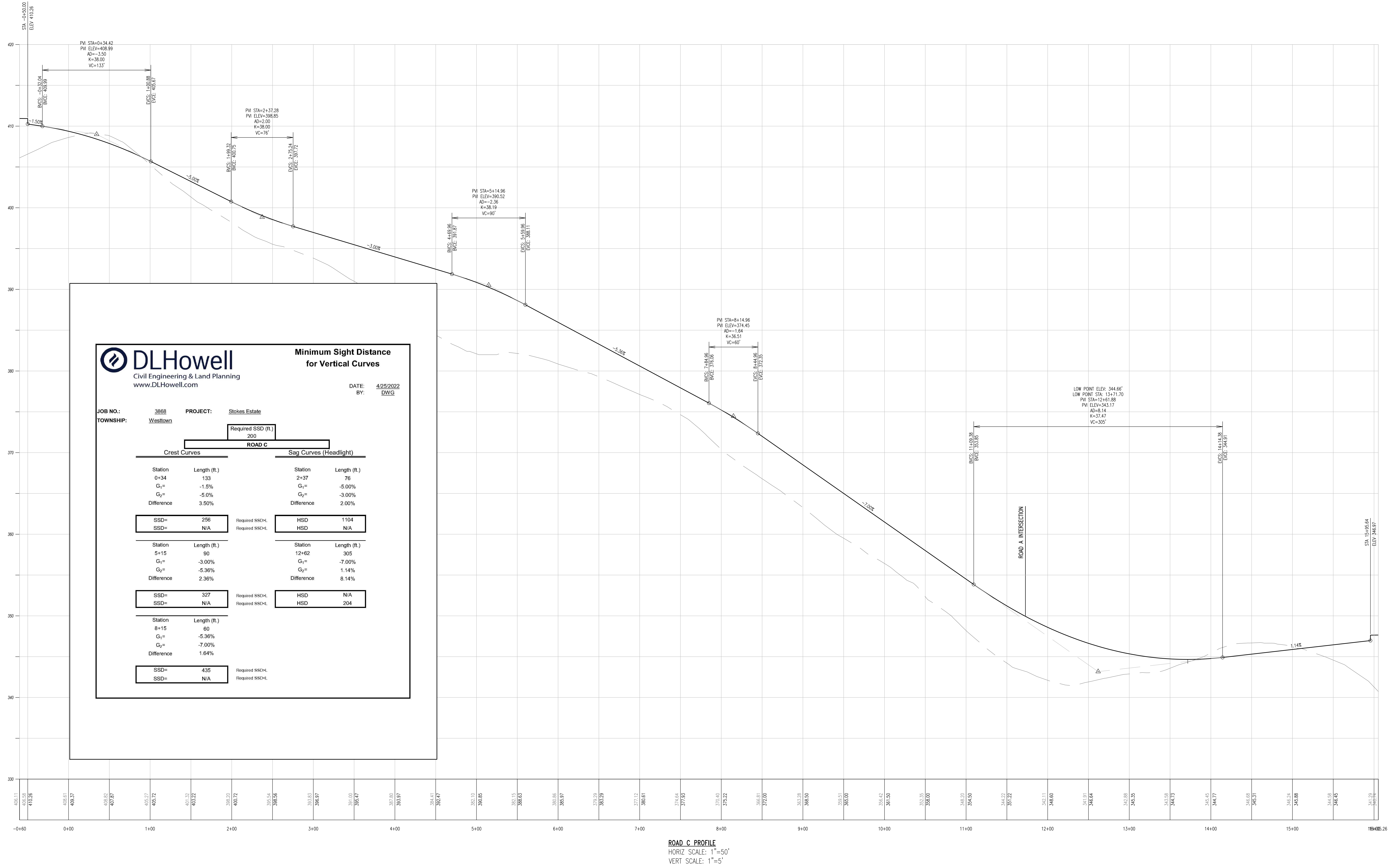
Crest Curves		Sag Curves (Headlight)	
Station	Length (ft.)	Station	Length (ft.)
1+20	100	3+12	185
G ₁ =	-4.00%	G ₁ =	-7.00%
G ₂ =	-7.00%	G ₂ =	-2.00%
Difference	3.00%	Difference	5.00%
SSD=	272	Required SSD=	HSD 204
SSD=	N/A	Required SSD=	HSD N/A
Station	Length (ft.)	Station	Length (ft.)
6+38	260	9+72	112
G ₁ =	1.50%	G ₁ =	-7.00%
G ₂ =	-7.00%	G ₂ =	-4.00%
Difference	8.50%	Difference	3.00%
SSD=	N/A	Required SSD=	HSD 284
SSD=	262	Required SSD=	HSD N/A



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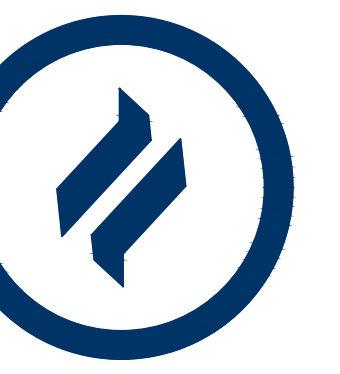


REV.	DATE	DESCRIPTION
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CONDITIONAL USE
PROFILES

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

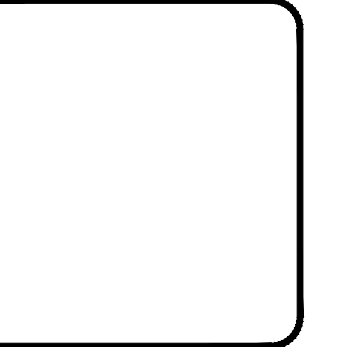
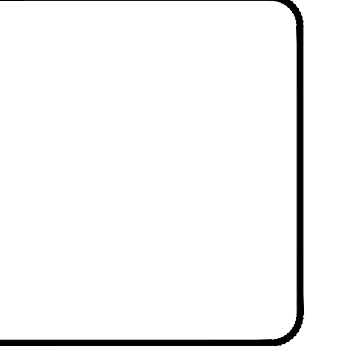
DATE:	04/14/23
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	H_PROFILES.dwg
PLOTTED:	04/14/23
DRAWING NO.:	C04.4
SHEET:	20 of 37



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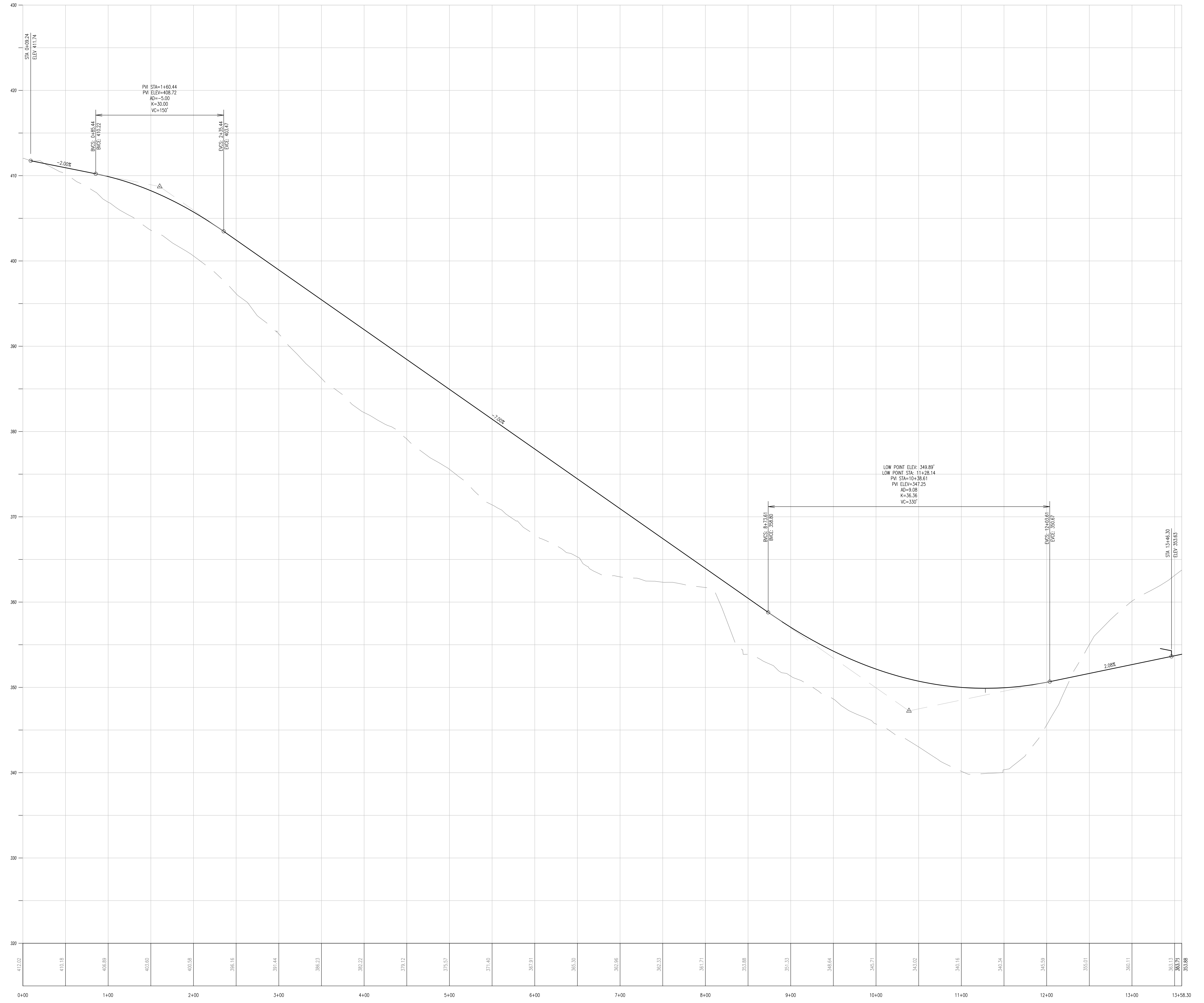


REV.	DATE	DESCRIPTION
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CONDITIONAL USE
PROFILES

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

DATE: 04/14/23
SCALE: 1"=50'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
CAD FILE: H PROFILES.dwg
PLOTTER: 04/14/23
DRAWING NO.: C04.5
SHEET 21 of 37



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

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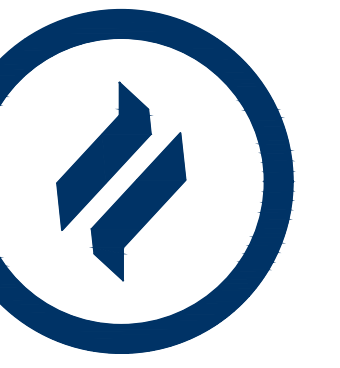
DATE: 3/10/2023
BY: DWG

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

Required SSD (ft.): 200

Crest Curves		Sag Curves (Headlight)	
Station	Length (ft.)	Station	Length (ft.)
0+34	150	10+38	330
G ₁ =	-2.0%	G ₁ =	-7.00%
G ₂ =	-7.0%	G ₂ =	2.68%
Difference	5.00%	Difference	9.68%

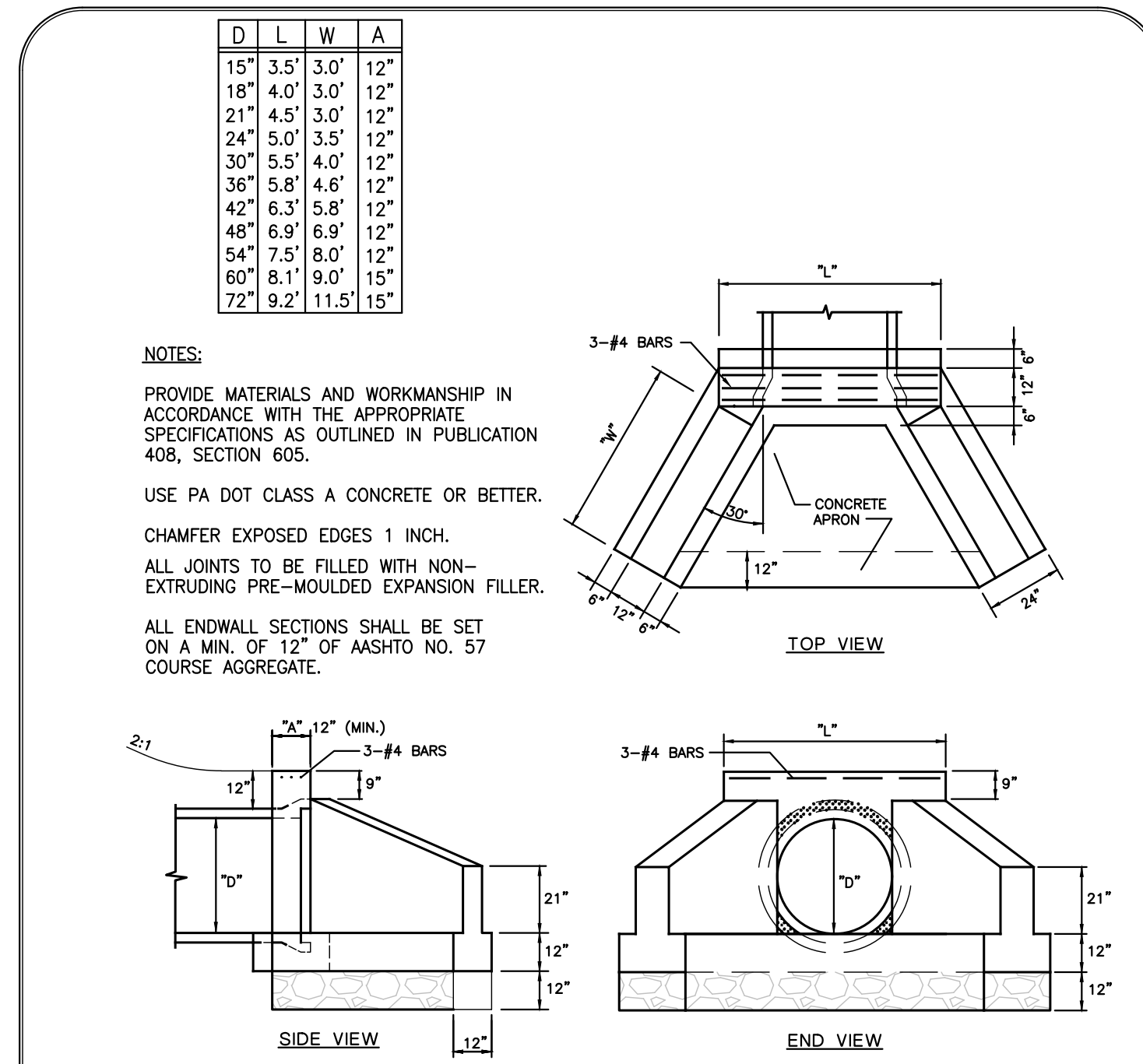
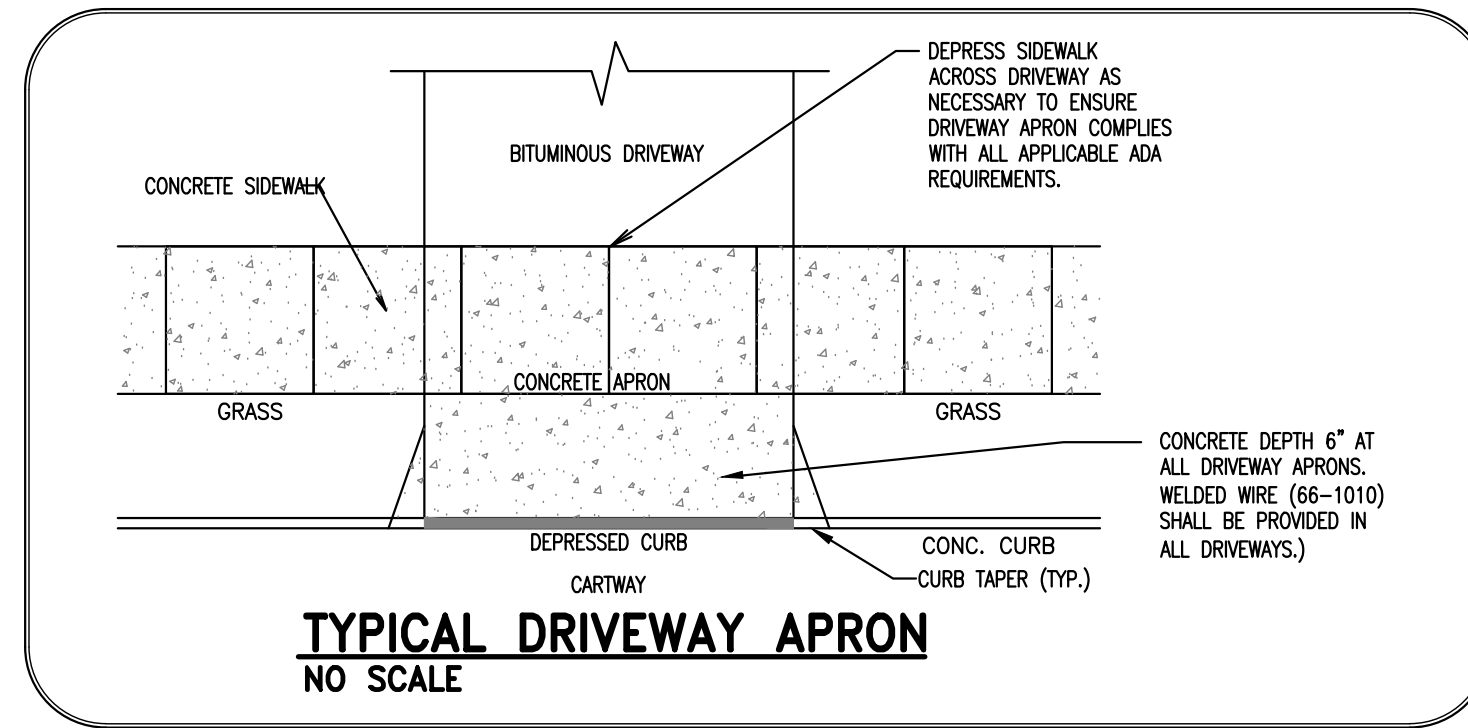
SSD=	208	Required SSD-L	
SSD=	N/A	Required SSD-L	
HSD	N/A	HSD	200



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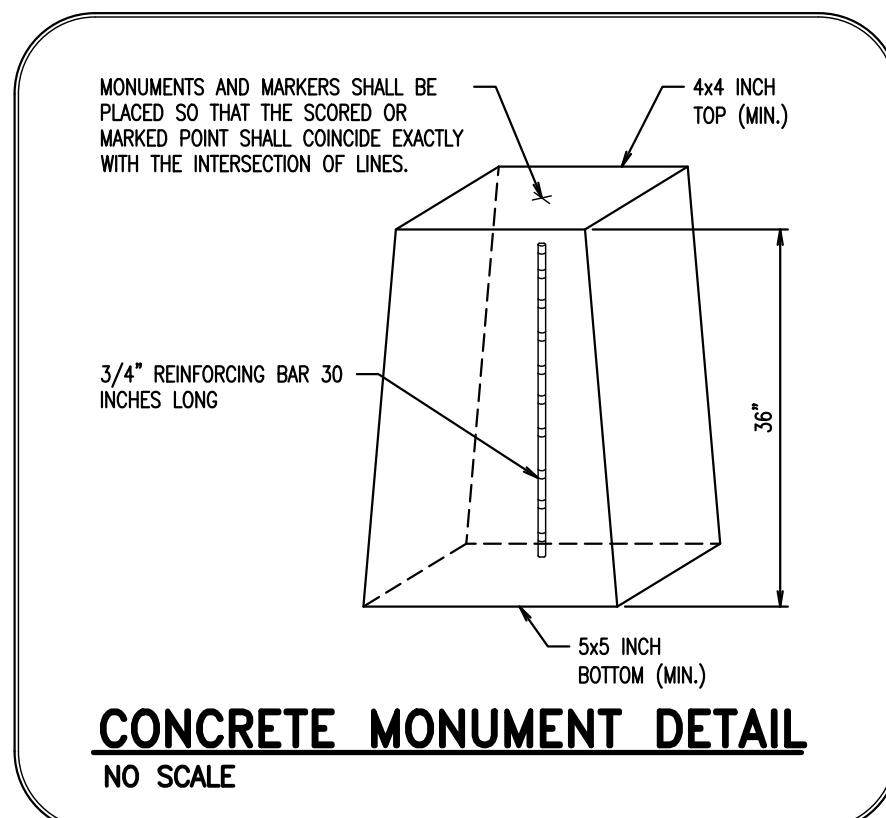
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Fax: (610) 918-9003

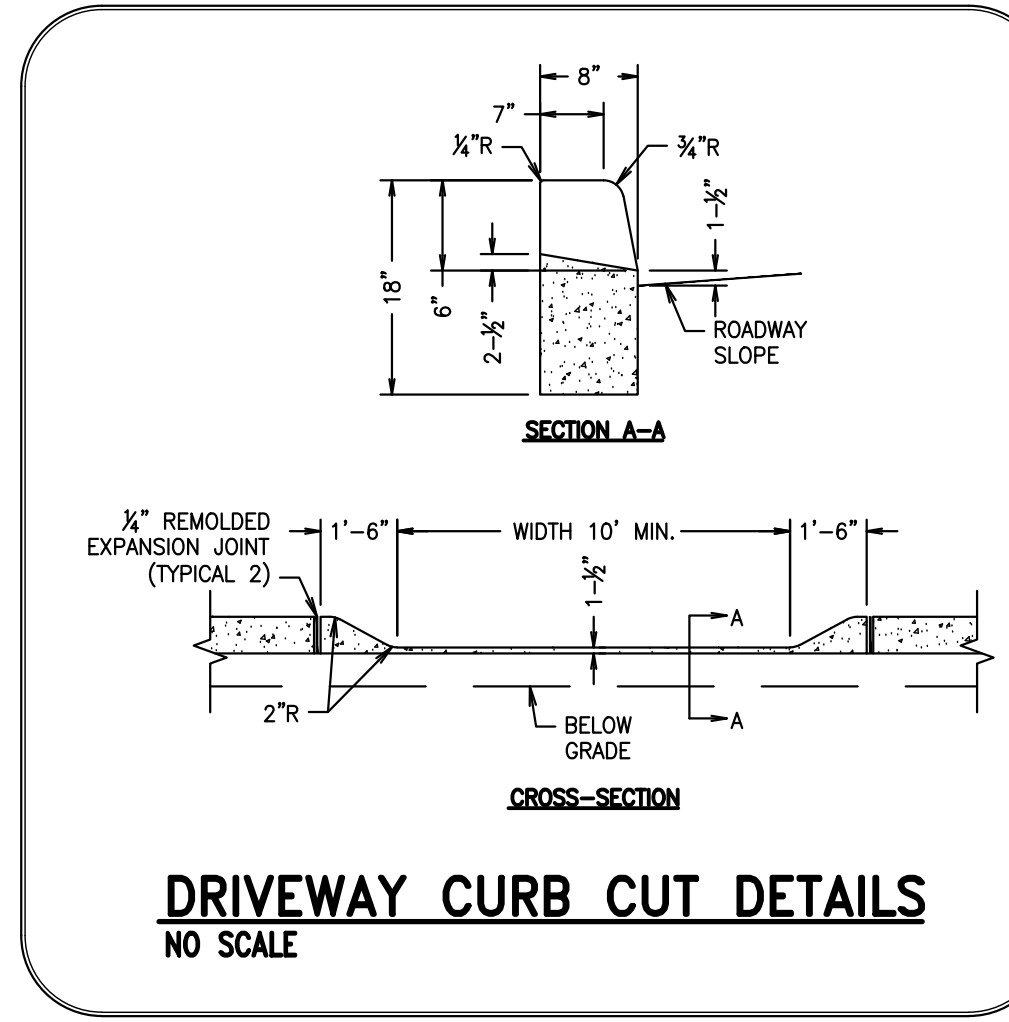


TYPICAL DRIVEWAY APRON NO SCALE

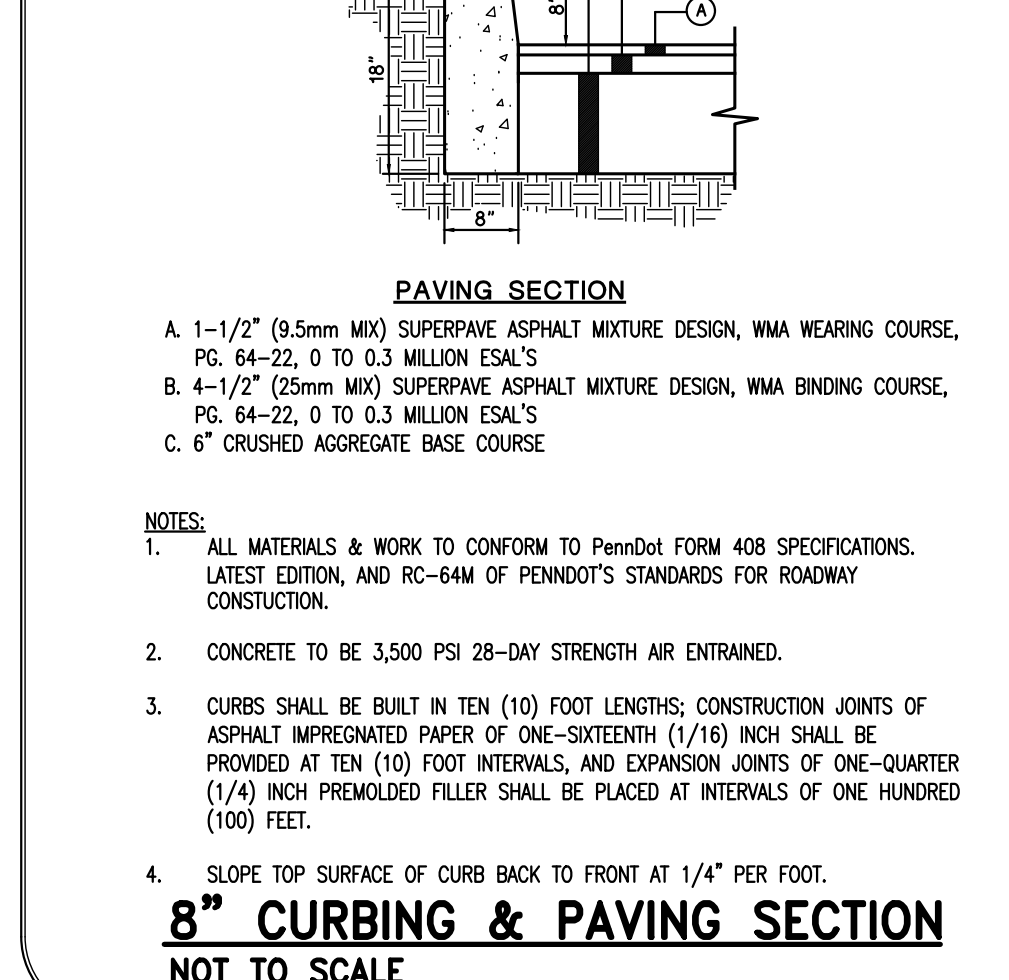
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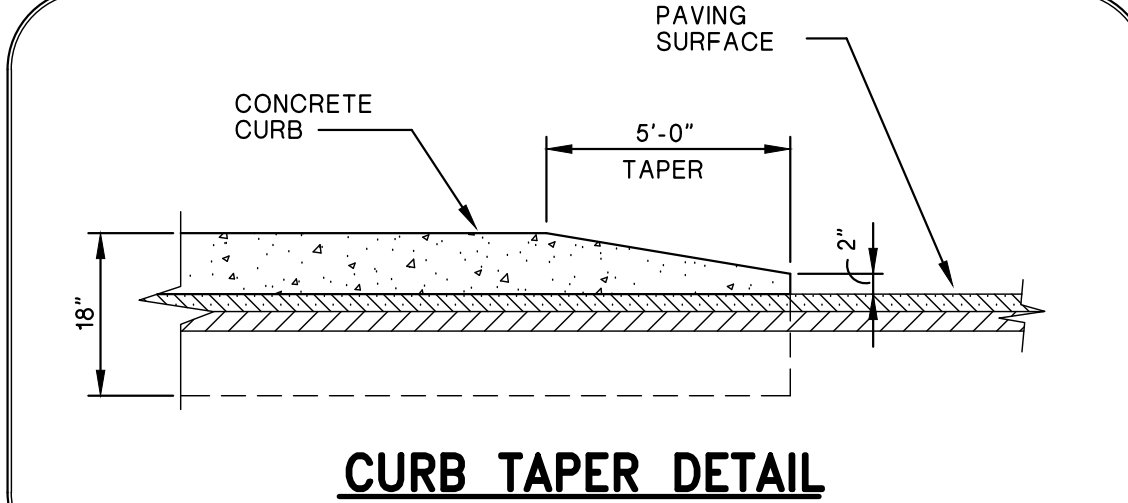
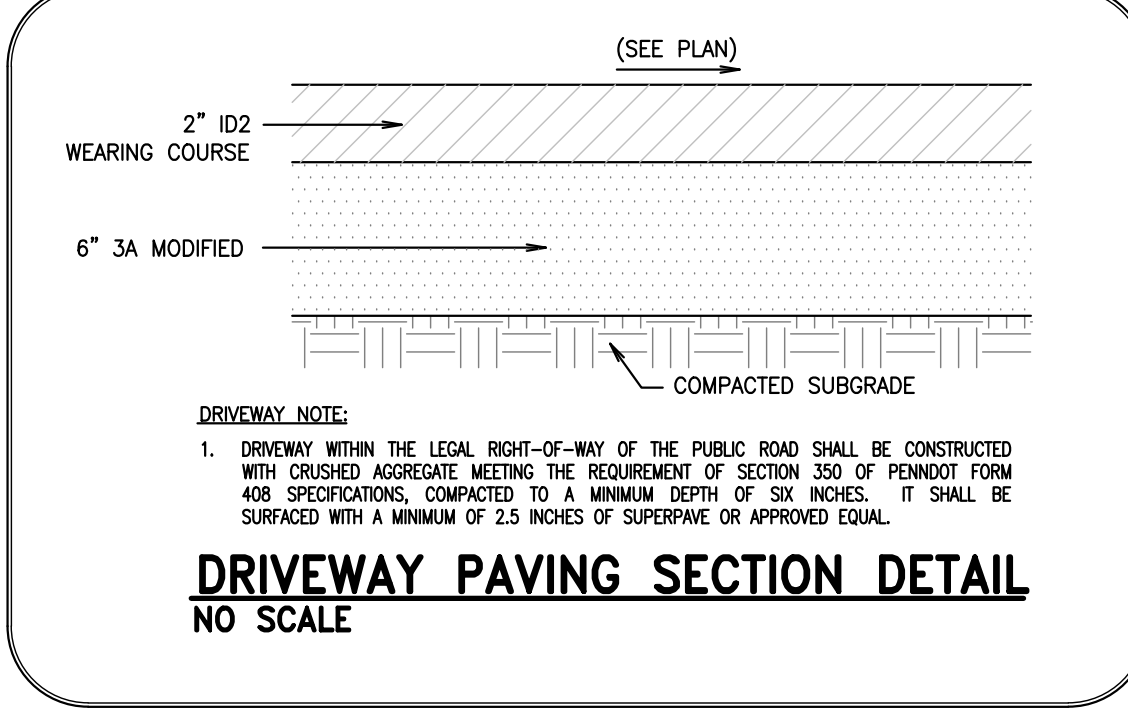
CONCRETE MONUMENT DETAIL NO SCALE



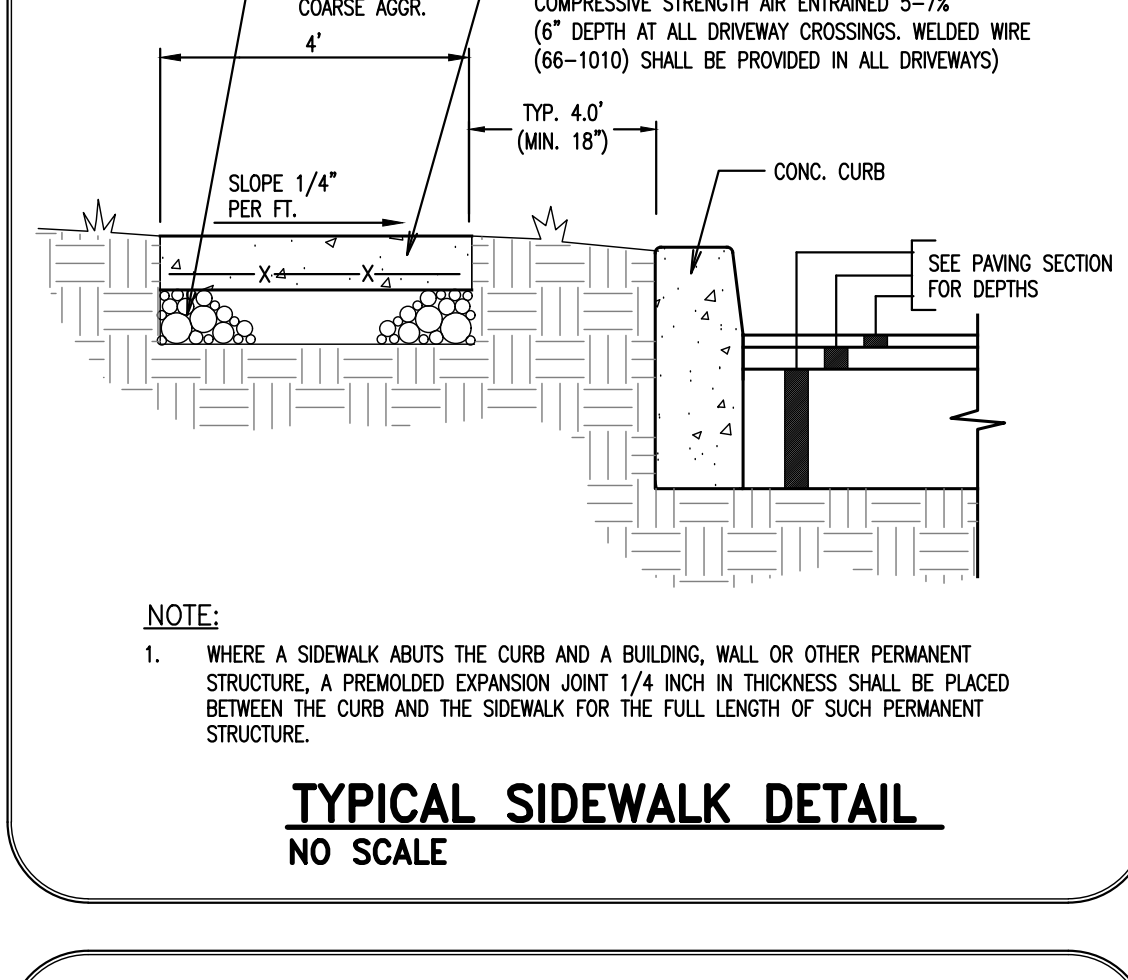
DRIVEWAY CURB CUT DETAILS NO SCALE



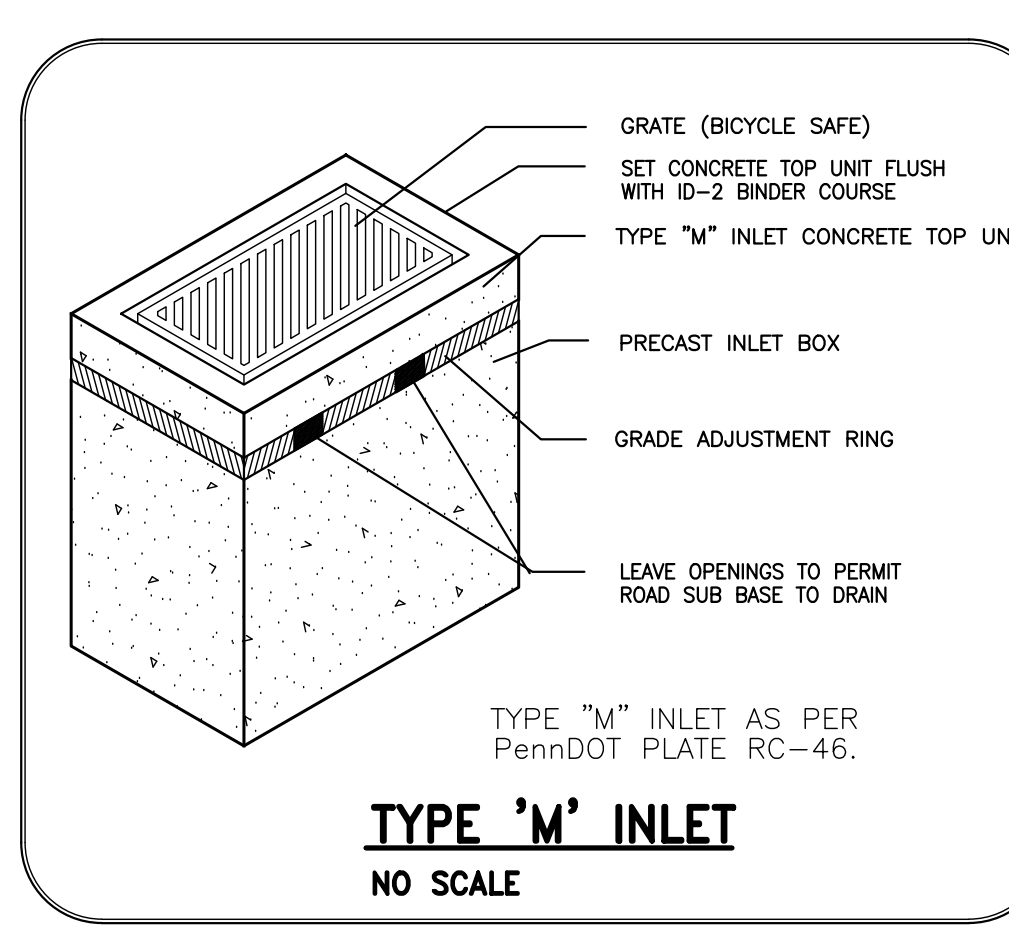
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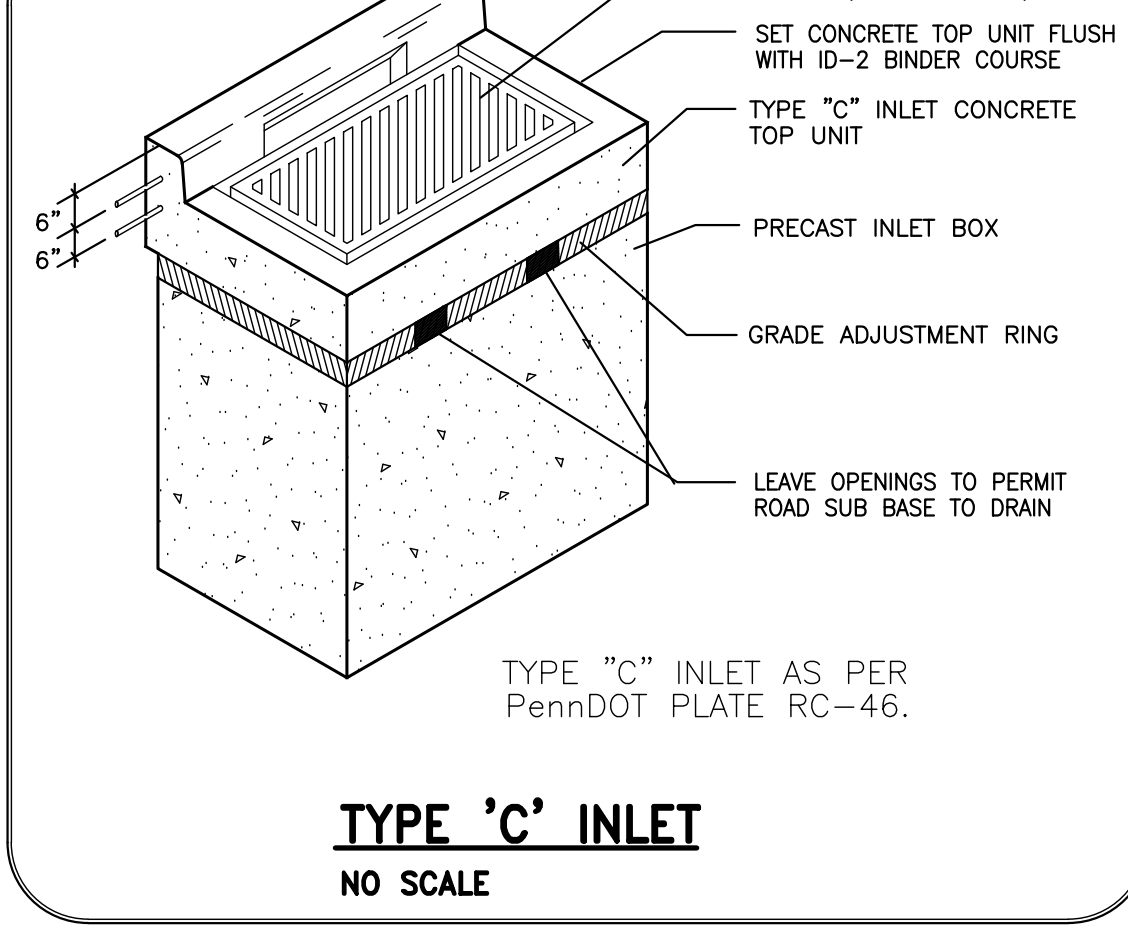
CURB TAPER DETAIL NO SCALE



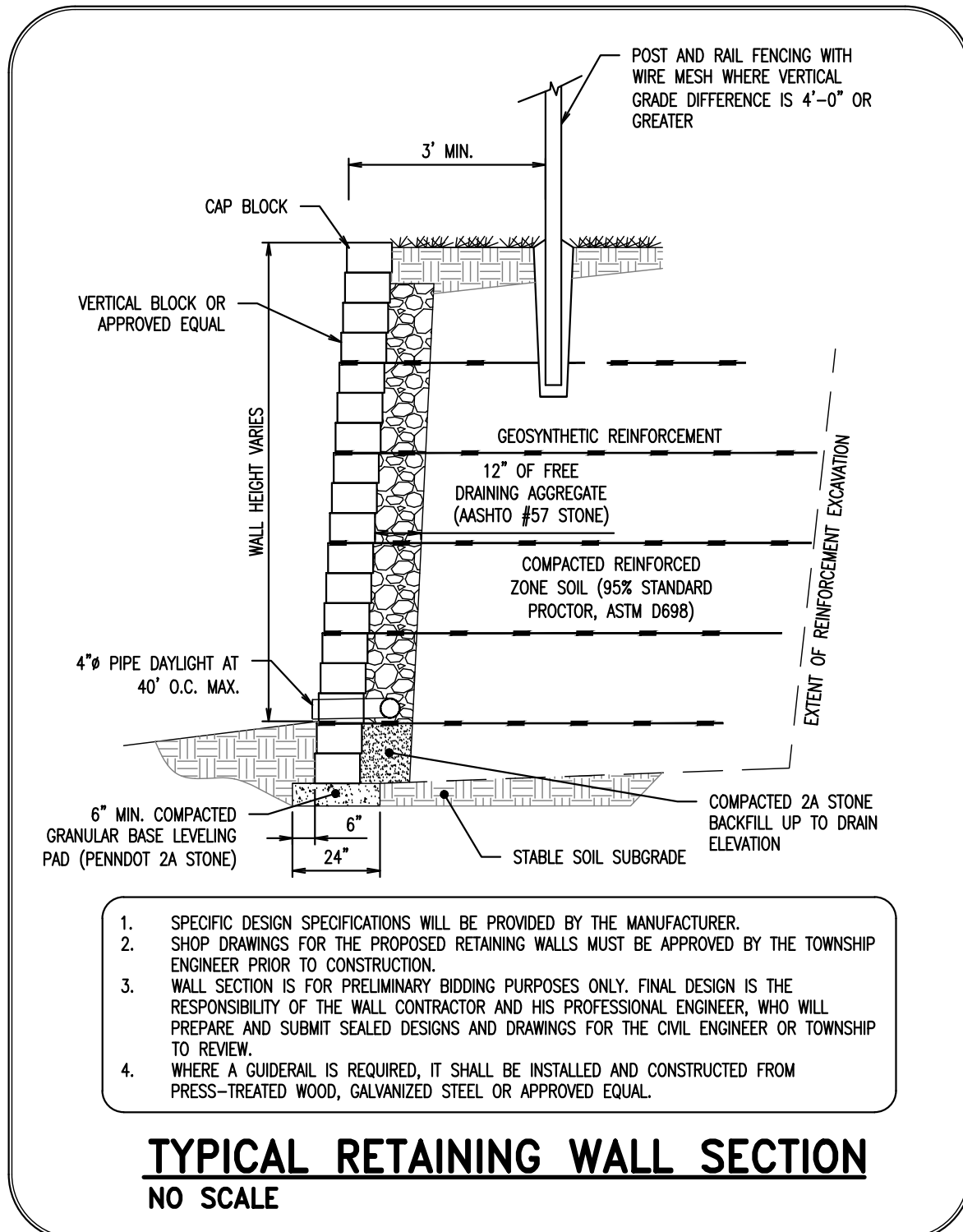
TYPICAL SIDEWALK DETAIL NO SCALE



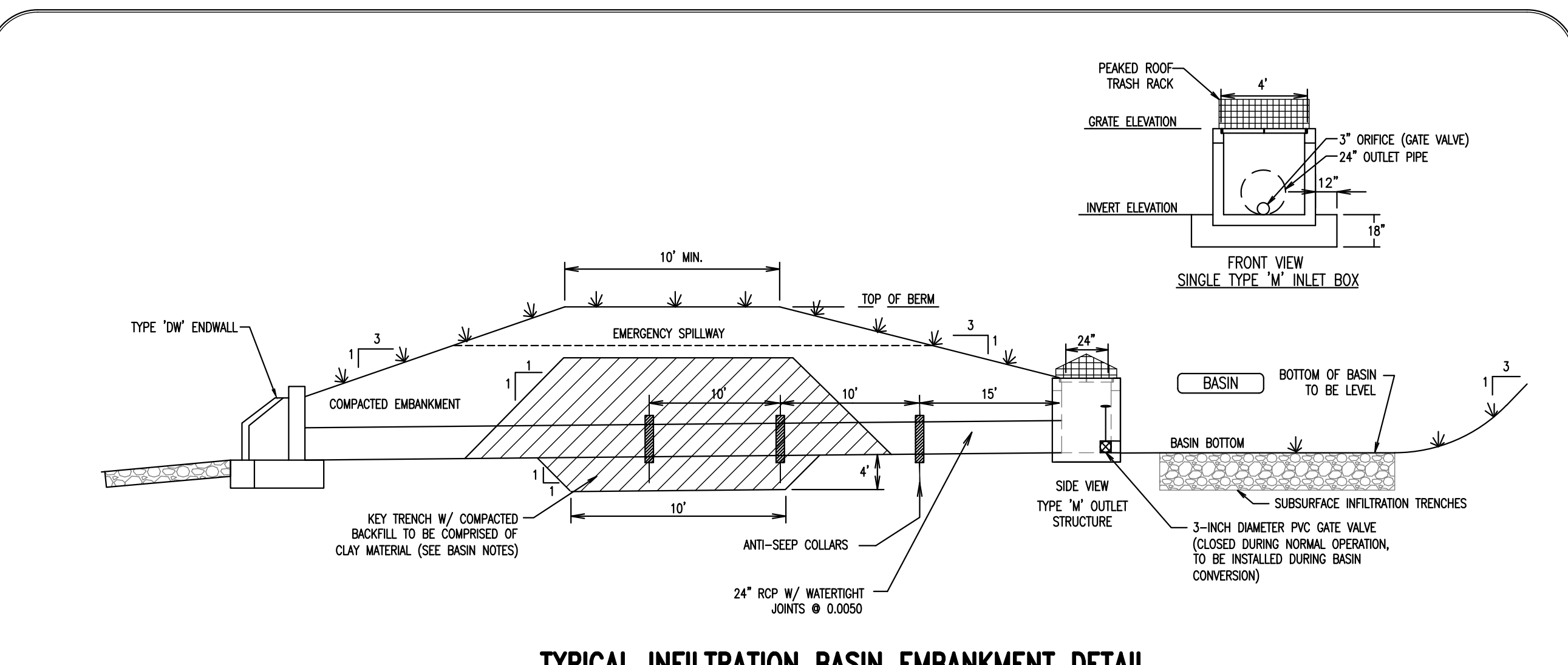
TYPE 'M' INLET NO SCALE



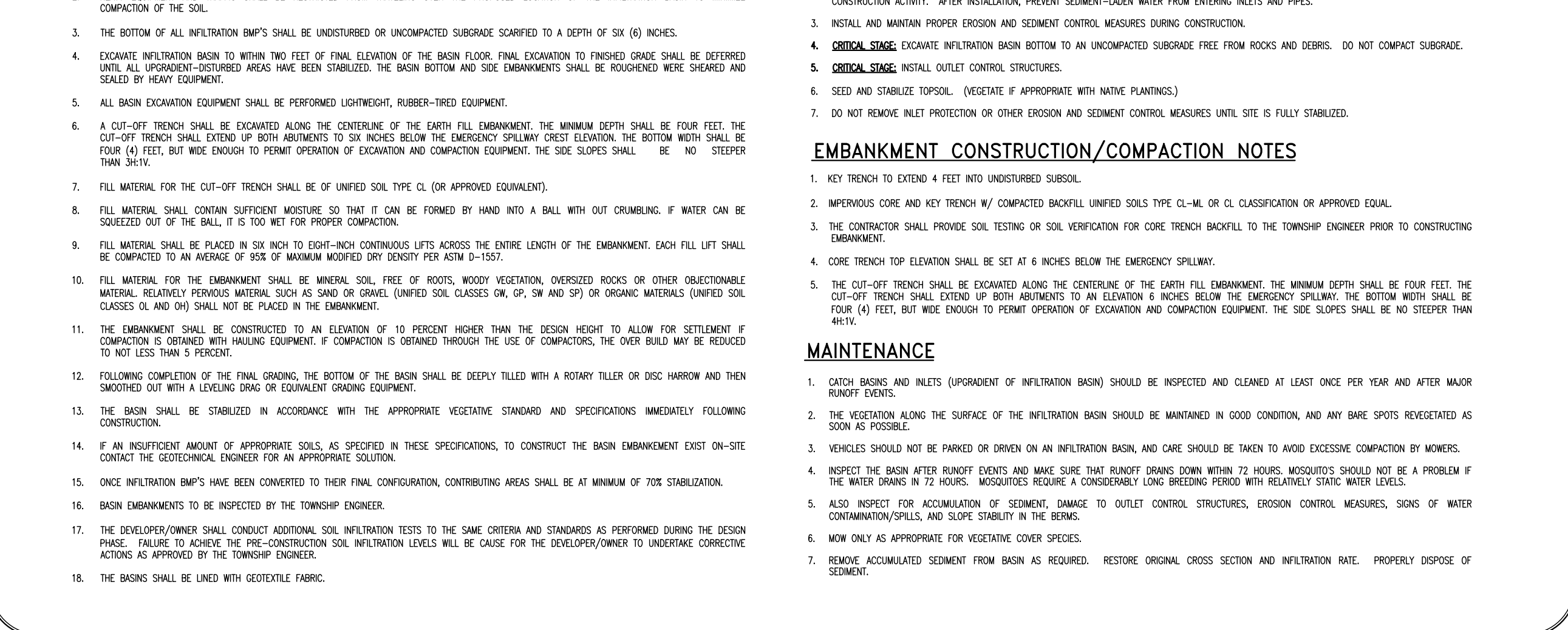
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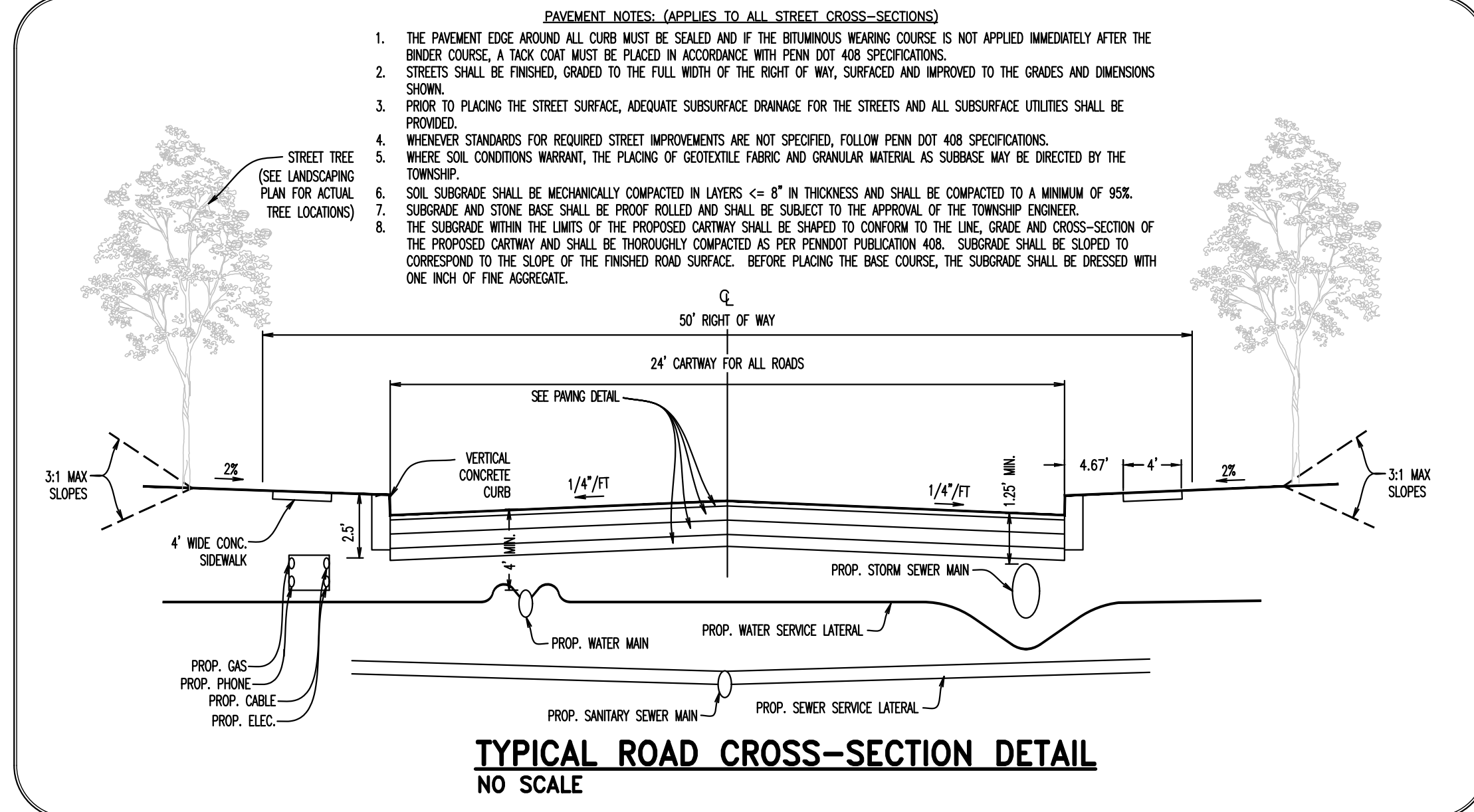
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TYPICAL INFILTRATION BASIN EMBANKMENT DETAIL NO SCALE



STORMWATER INFILTRATION BASIN CONSTRUCTION SPECIFICATIONS; CONSTRUCTION SEQUENCE; EMBANKMENT CONSTRUCTION/COMPACTION NOTES; MAINTENANCE



TYPICAL ROAD CROSS-SECTION DETAIL NO SCALE

Table with 1 column and 1 row.

Table with 1 column and 1 row.

Table with 1 column and 1 row.

Table with 1 column and 1 row.

Table with 1 column and 1 row.

Table with 1 column and 1 row.

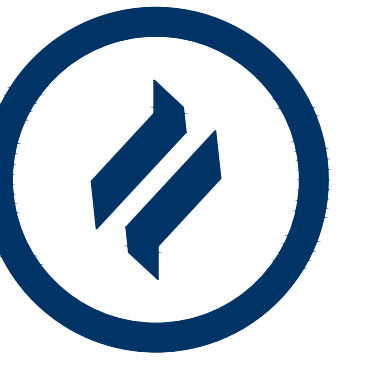
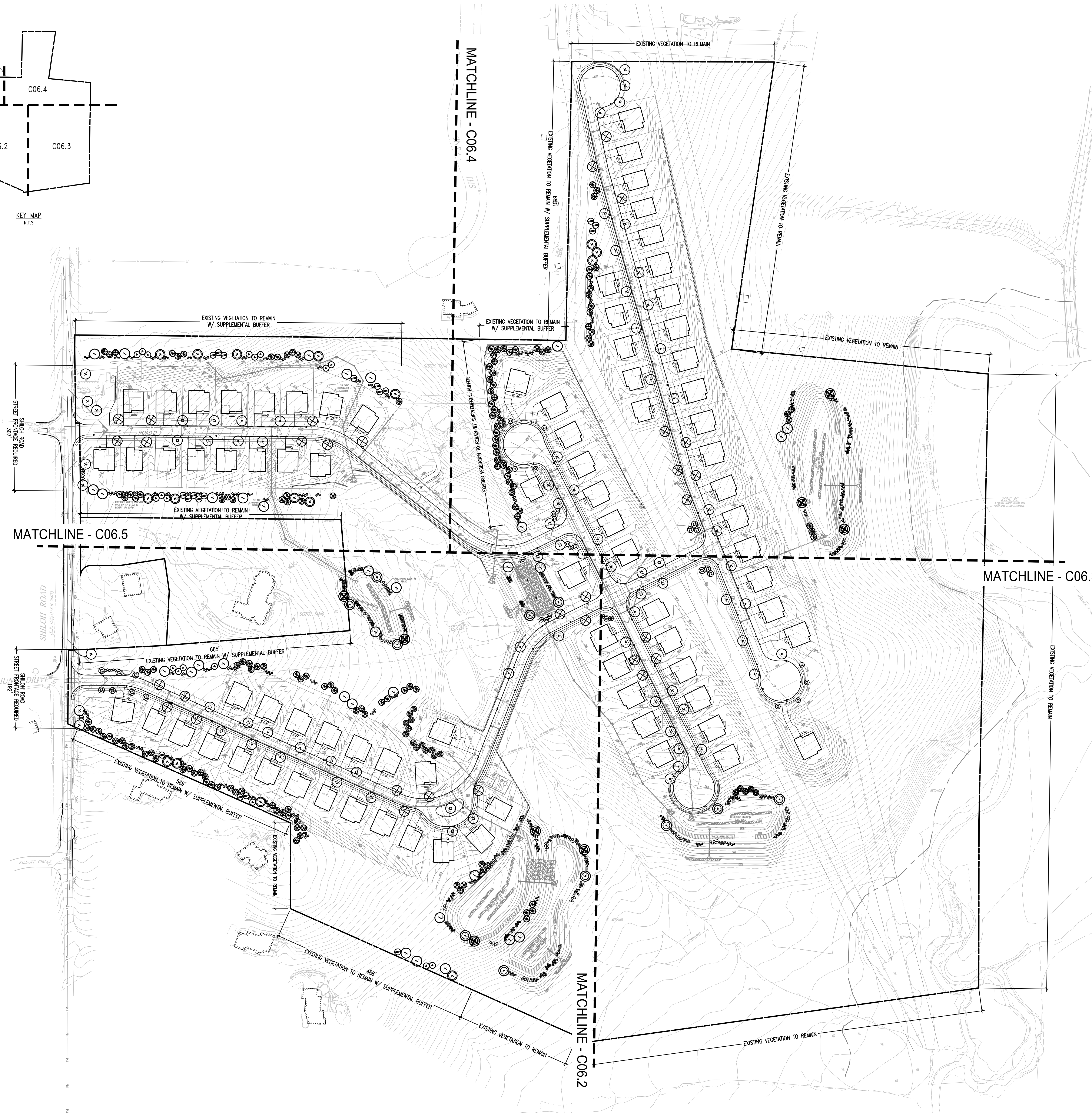
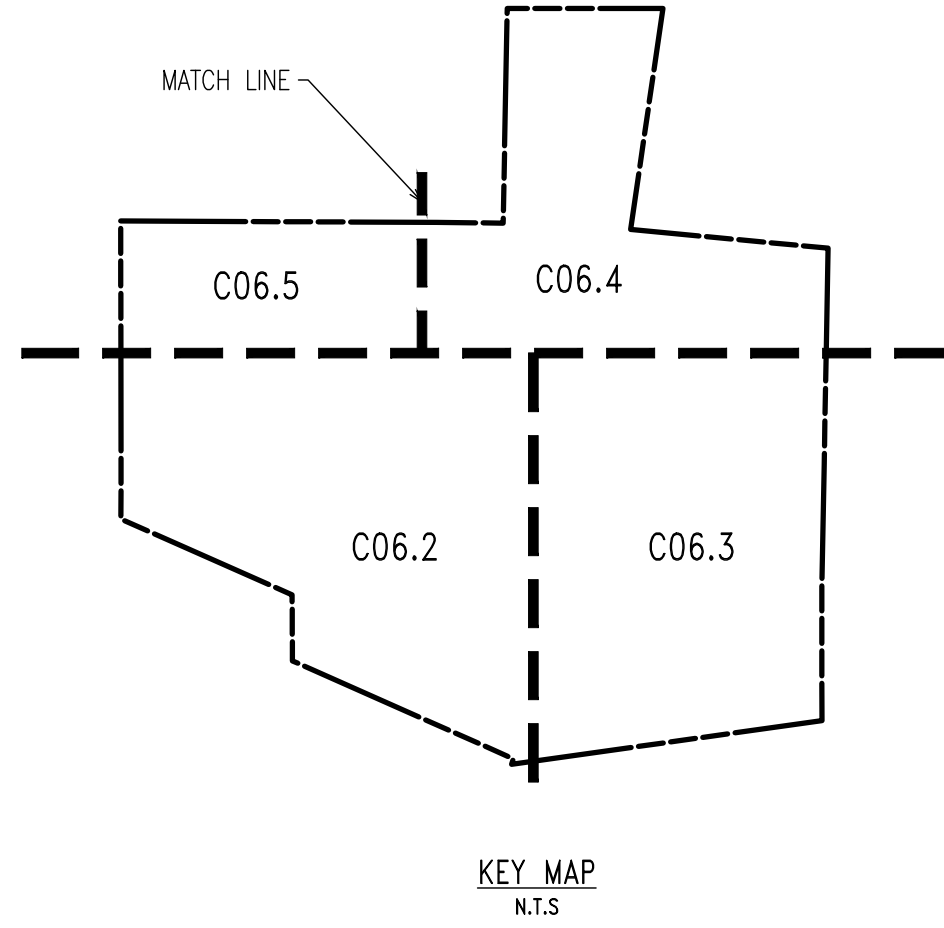
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DLHowell

Civil Engineering
Land Planning
Environmental
www.DLHowell.com

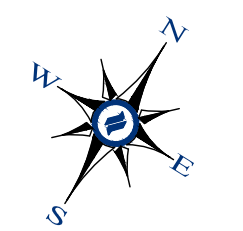
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



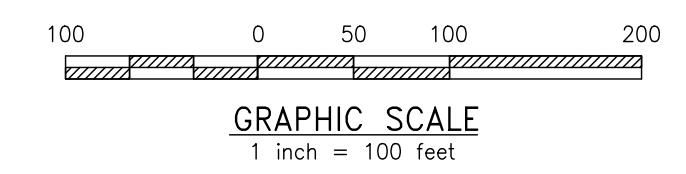
SITE PLAN NOTES:

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3. PLANS CREATED FROM DRAWINGS FROM DL HOWELL ENGINEERING DATED, 04/12/2023.
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.
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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.
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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.	DESCRIPTION	DATE
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OVERALL LANDSCAPE PLAN
SCALE: 1"=100'



CONDITIONAL USE
OVERALL LANDSCAPE PLAN

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

DATE:	04/14/23
SCALE:	1"=100'
DRAWN BY:	JPL
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20230313_STOKES_TUP.dwg
PLOTTED:	04/14/23
DRAWING NO.:	C06.1
SHEET:	23 of 37



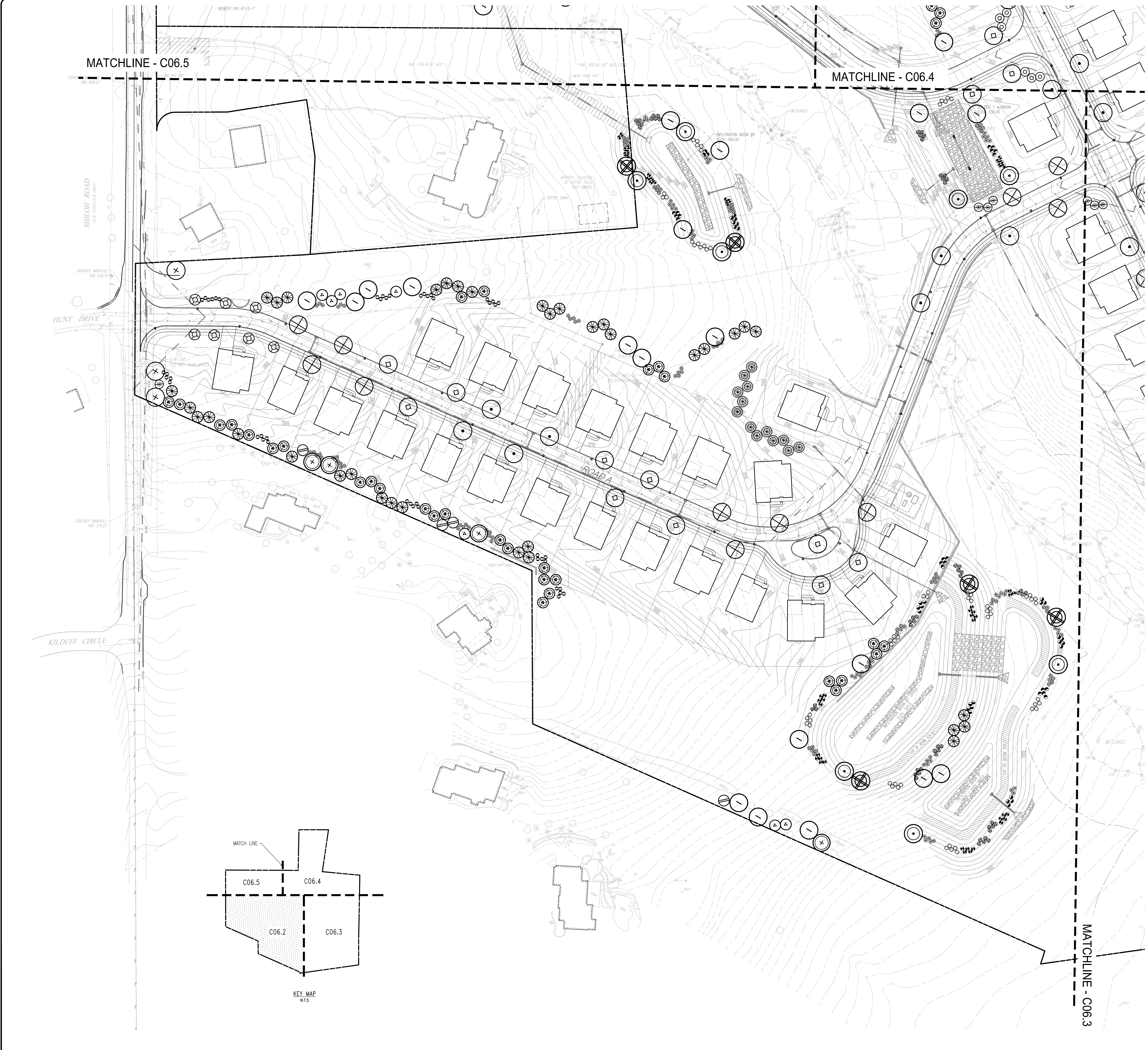
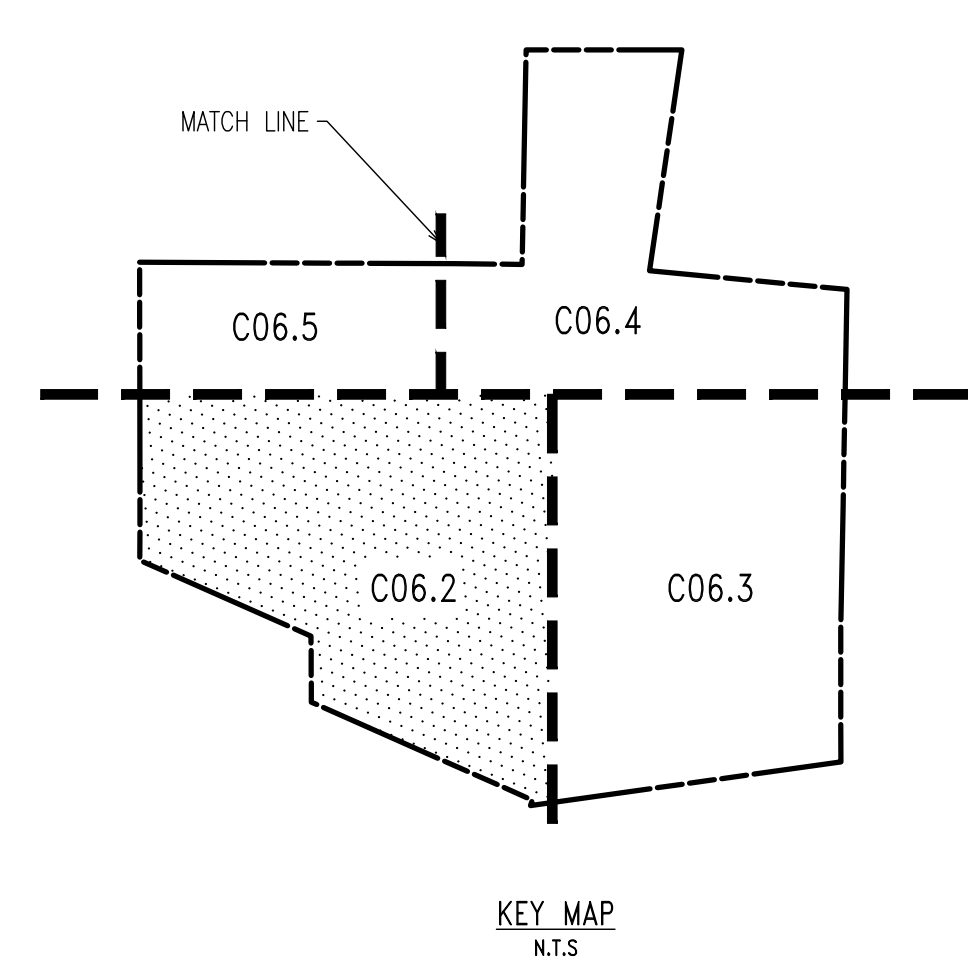
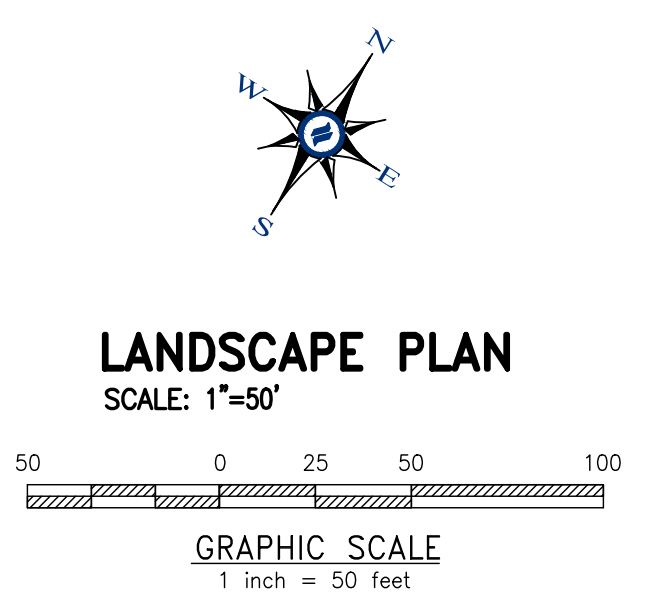
SITE PLAN NOTES:

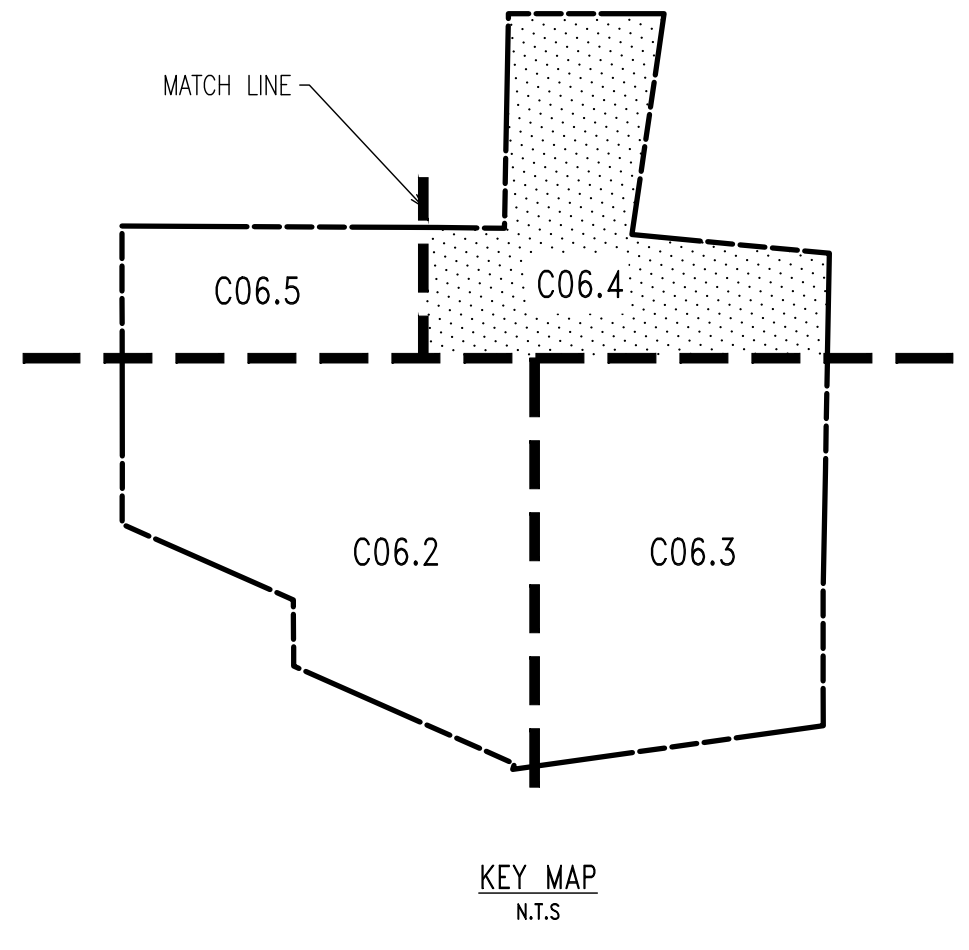
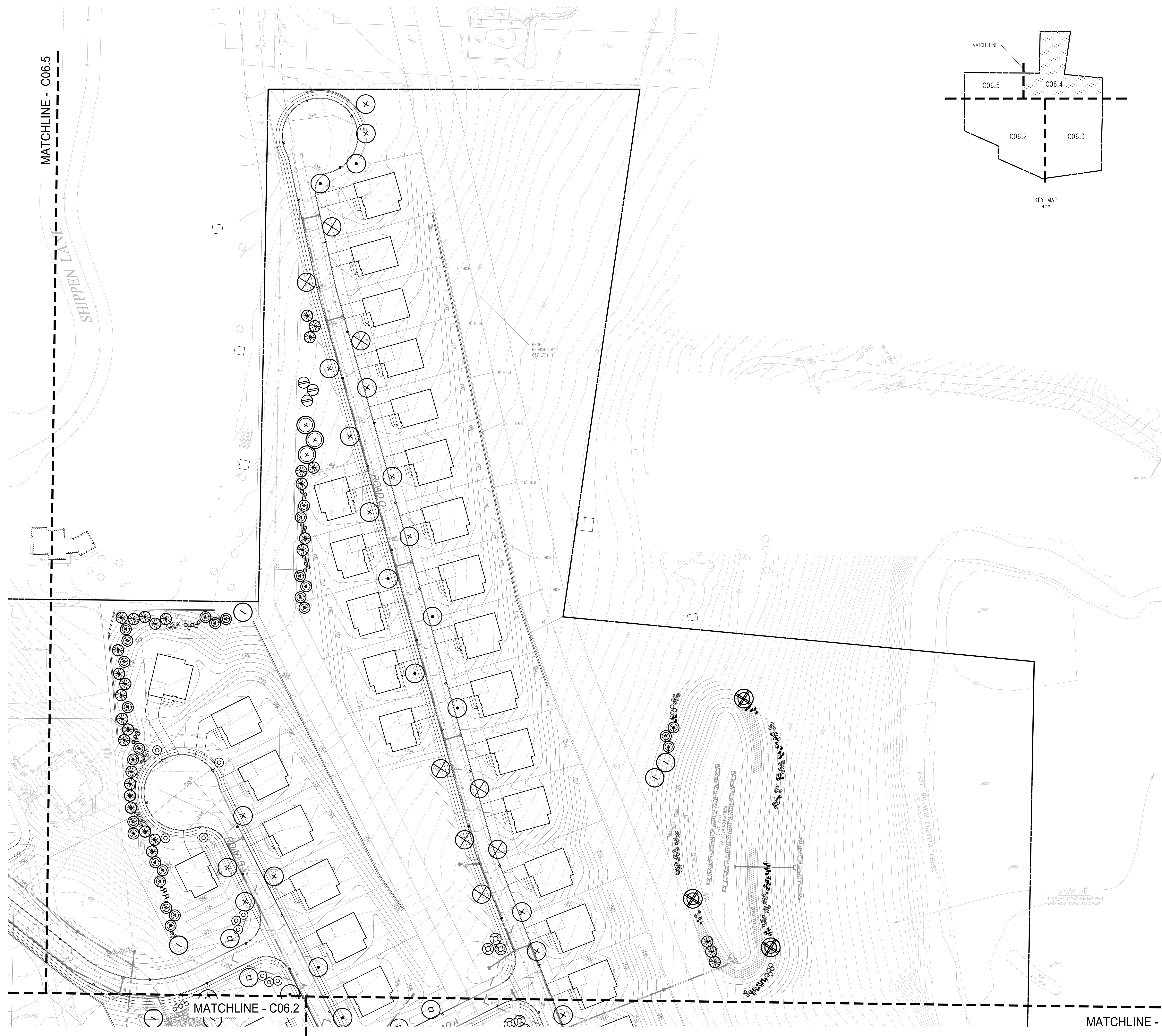
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NO.	REV.	DATE	DESCRIPTION
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CONDITIONAL USE
LANDSCAPE PLAN
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES PROPERTY
LOCATION: 1013 SHILOH ROAD
WESTTOWN TWP., CHESTER COUNTY, PA

DATE: 04/14/23
SCALE: 1"=50'
DRAWN BY: JPL
CHECKED BY: PJS
PROJECT NO.: 3868
CADD FILE: 38680315_STOKES_LRP.dwg
PLOTTED: 04/14/23
DRAWING NO.: **C06.2**
SHEET 24 OF 37





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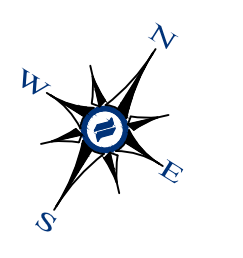
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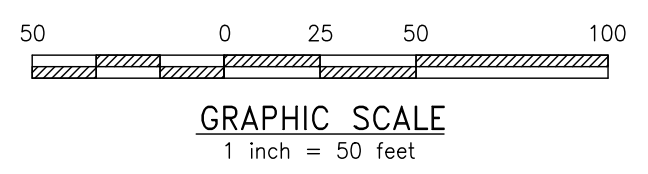


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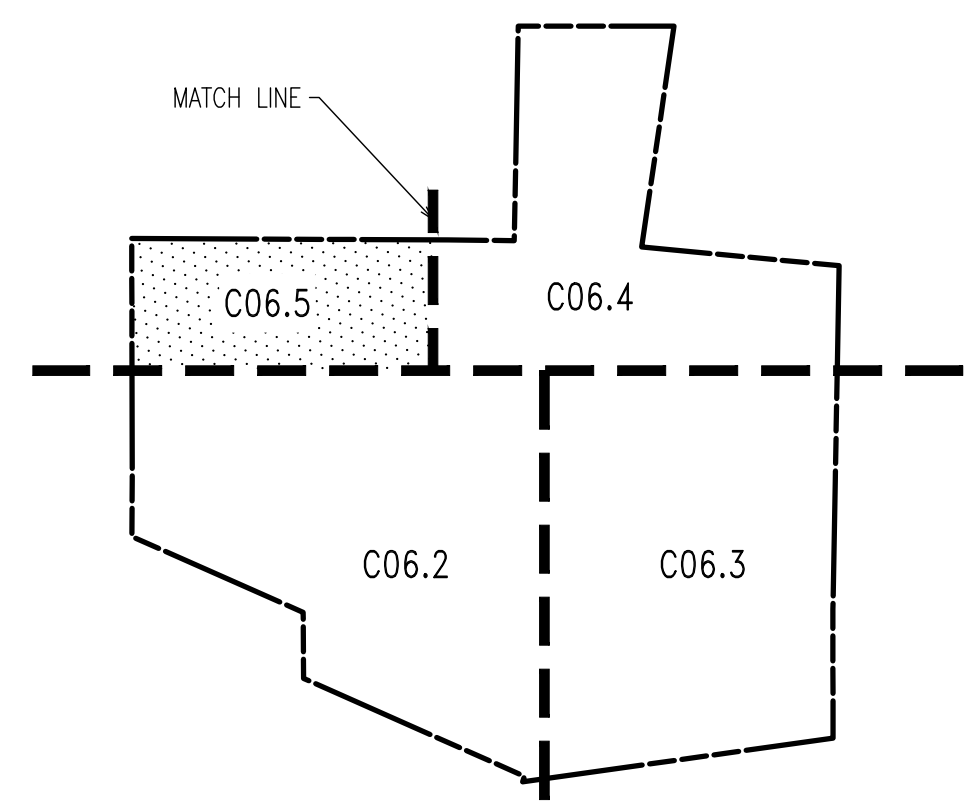


LANDSCAPE PLAN
SCALE: 1"=50'



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

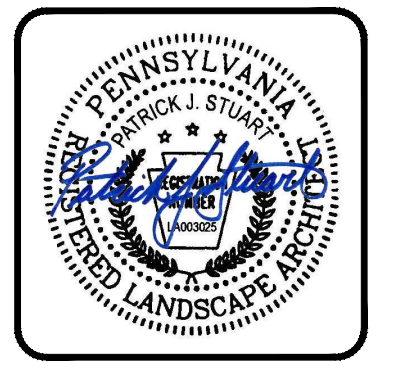
DATE:	04/14/23
SCALE:	1"=50'
DESIGN BY:	JPL
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20230313_STOKES_TUP.dwg
PLOTTED:	04/14/23
DRAWING NO.:	C06.4
SHEET:	26 of 37



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LANDSCAPE PLAN
SCALE: 1"=40'

GRAPHIC SCALE
1 inch = 20 feet



NO.	DATE	DESCRIPTION
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NO.	DATE	DESCRIPTION
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CONDITIONAL USE
LANDSCAPE PLAN

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

DATE:	04/14/23
SCALE:	1"=50'
DRAWN BY:	JPL
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20230115_STOKES_TUP.dwg
PLOTTED:	04/14/23
DRAWING NO.:	C06.5
SHEET:	27 OF 37

WESTTOWN TOWNSHIP LANDSCAPE REQUIREMENTS
DISTRICT: R-1 RESIDENTIAL DISTRICT

	REQUIRED	PROPOSED
SALDO:		
§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. (2) 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.	NOT SPECIFIED	75 TREES 132 TREES 227 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	
§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 = 499 LF 499' / 100 = 5.0 3.1 X 1.5 = 7.5 3.1 X 0.5 = 2.5 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 = 14.1 14.1 X 1.5 = 21.15 14.1 X 0.5 = 7 ROAD E = 1280 LF 1280' / 100 = 12.8 12.8 X 1.5 = 19.2 12.8 X 0.5 = 6.4	8 CANOPY TREES 3 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 19 CANOPY TREES 6 ORNAMENTAL 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		
101,508 TOTAL SQ FT OF BASIN AREA 101,508 / 2,000 = 50.8 101,508 / 200 = 507.5	51 TREES 508 SHRUBS	51 TREES 508 SHRUBS

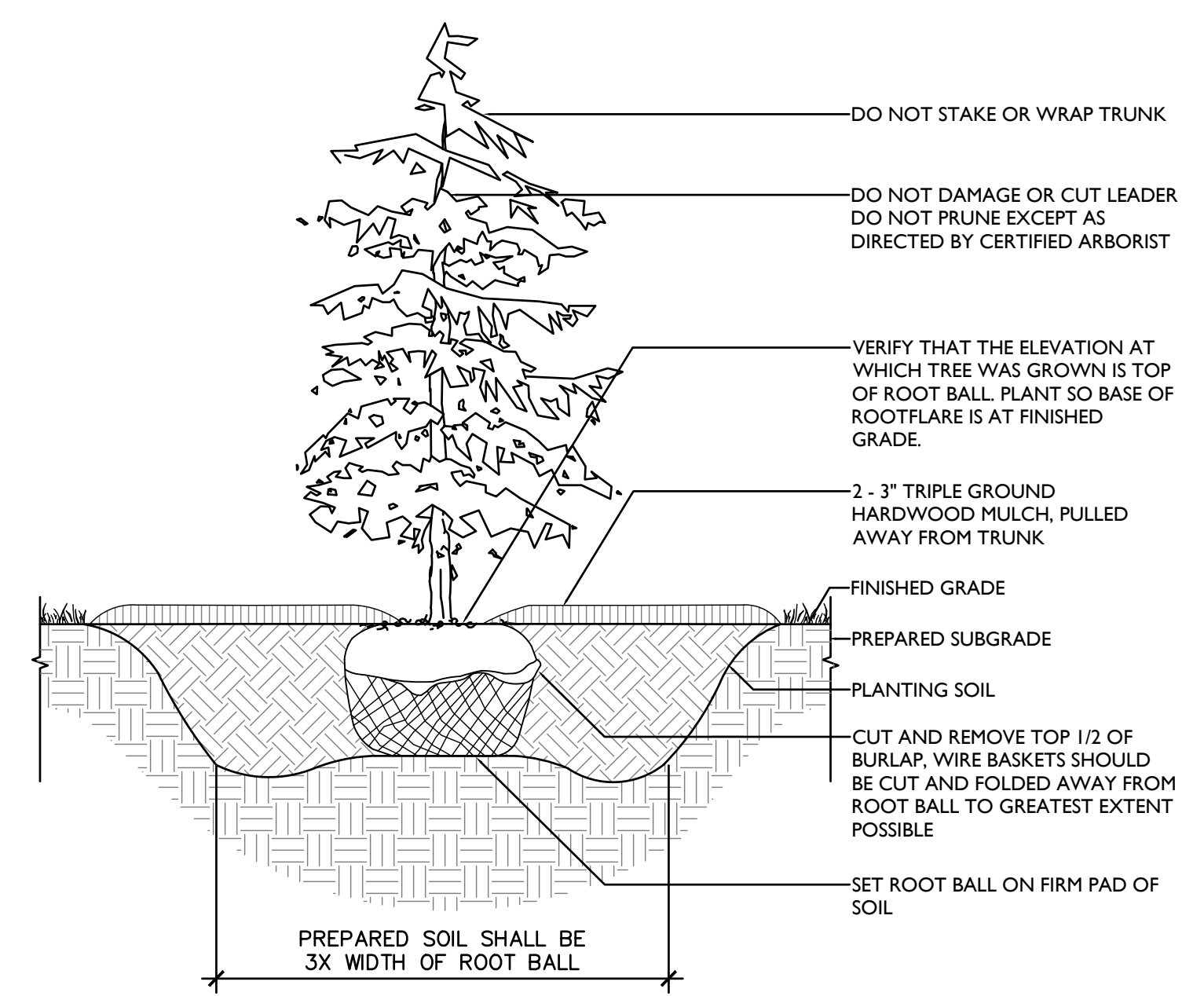
Quantity	Symbol	Scientific Name	Common Name	Size
Buffers				
16	⊙	<i>Acer saccharum</i>	Sugar Maple	2.5-3" cal. min., B&B
22	⊖	<i>Acer rubrum</i>	Red Maple	2.5-3" cal. min., B&B
18	⊙	<i>Diospyros Virginiana</i>	Persimmon	2.5-3" cal. min., B&B
19	⊙	<i>Sassafras albidum</i>	Sassafras	2.5-3" cal. min., B&B
73	⊙	<i>Picea abies</i>	Norway Spruce	8-10' ht., B&B
59	⊙	<i>Picea glauca</i>	White Spruce	8-10' ht., B&B
105	⊙	<i>Myrica pennsylvanica</i>	Bayberry	36-42" ht., 30-36" spacing
122	⊙	<i>Viburnum x praganese</i>	Prague Viburnum	36-42" ht., 30-36" spacing
Street Frontage				
31	⊙	<i>Gleditsia tricanthos inermis</i> 'Skyline'	'Skyline' Thornless Honeylocust	3-3.5" cal. min., B&B
21	⊙	<i>Quercus imbricaria</i>	Shingle Oak	3-3.5" cal. min., B&B
31	⊙	<i>Celtis occidentalis</i>	Hackberry	3-3.5" cal. min., B&B
27	⊙	<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
9	⊙	<i>Cornus florida rubra</i> 'Cherokee Brave'	'Cherokee Brave' Dogwood	8-10' ht., B&B
14	⊙	<i>Cercis canadensis</i>	Eastern Redbud	8-10' ht., B&B
Basins				
8	⊙	<i>Liquidambar styraciflua</i>	American Sweetgum	3-3.5" cal. min., B&B
11	⊙	<i>Betula nigra</i>	River Birch	3-3.5" cal. min., B&B
11	⊙	<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
85	⊙	<i>Ilex glabra</i>	Inkberry Holly	24-30" ht., 30-36" spacing
85	⊙	<i>Hamamelis virginiana</i> 'Little Suzie'	'Little Suzie' Dwarf Witch Hazel	24-30" ht., 30-36" spacing
85	⊙	<i>Cornus sericea</i>	Red Osier Dogwood	24-30" ht., 30-36" spacing
83	⊙	<i>Lindera benzoin</i>	Spicebush	24-30" ht., 30-36" spacing
85	⊙	<i>Sambucus canadensis</i>	Elderberry	24-30" ht., 30-36" spacing
85	⊙	<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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- 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.

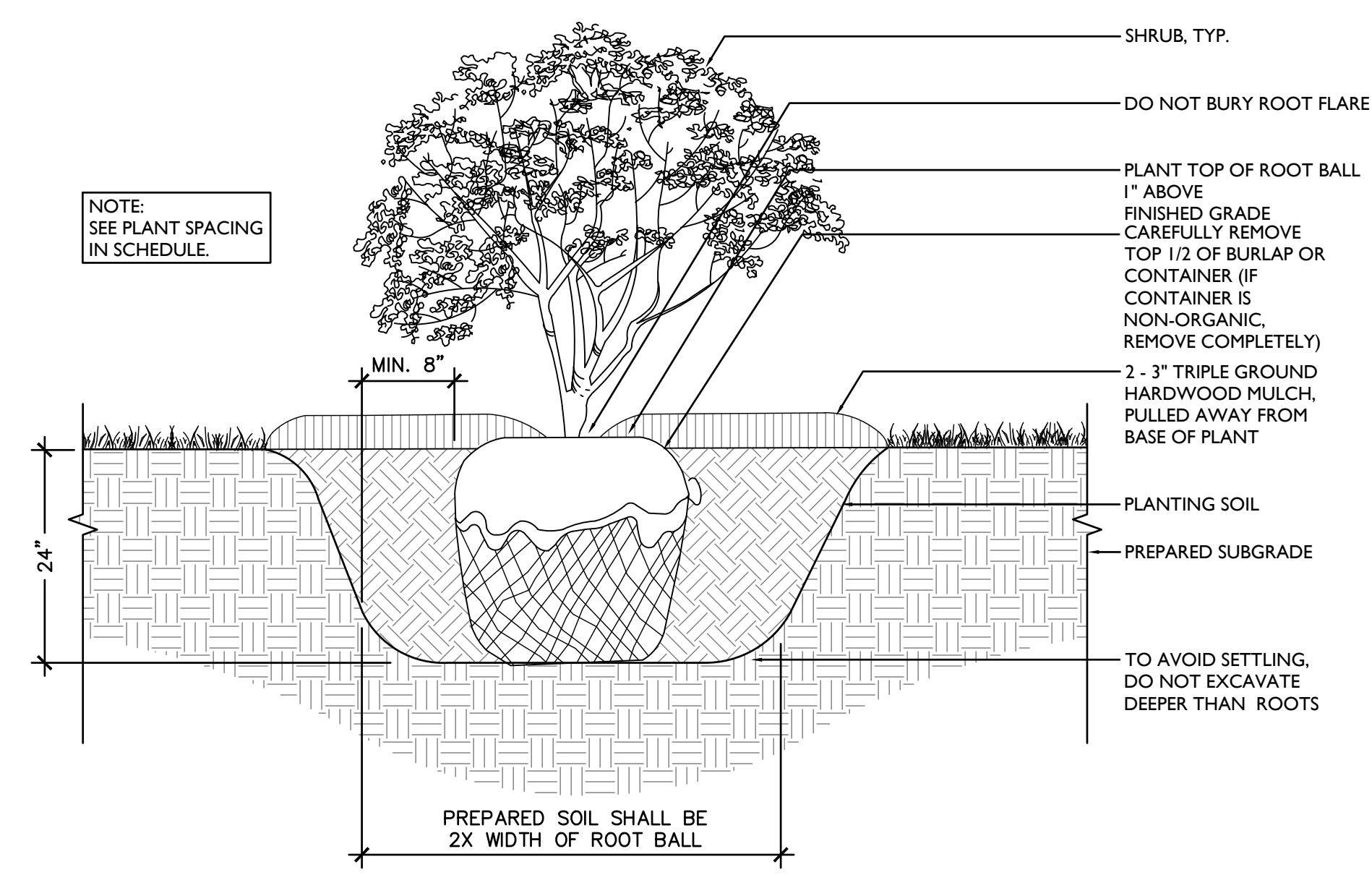
GENERAL PLANTING NOTES:

- 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 1" 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.

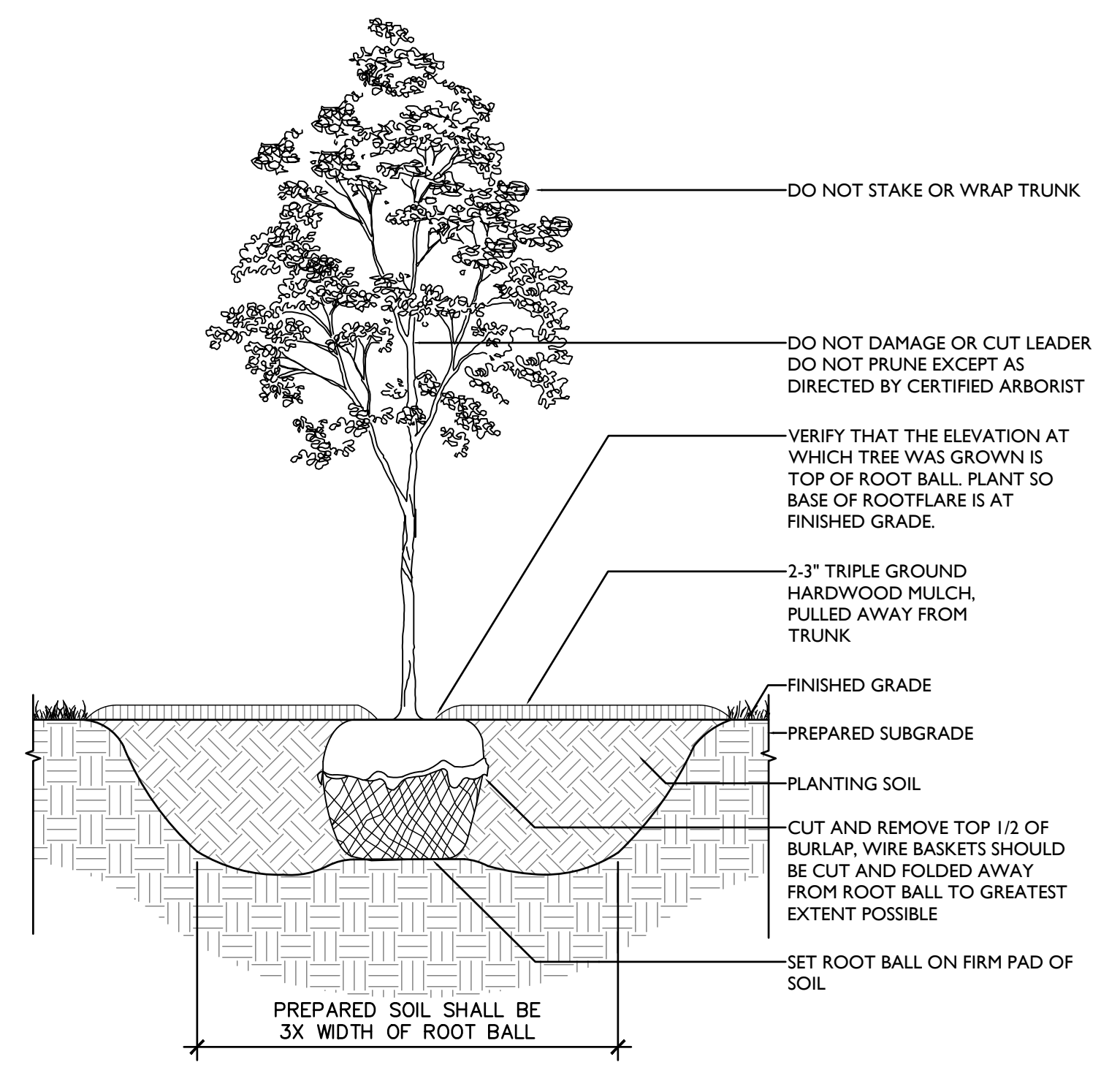


- NOTES:
- TO AVOID SETTLING, DO NOT DIG THE HOLE DEEPER THAN THE ROOT BALL DEPTH.
 - SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS.

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

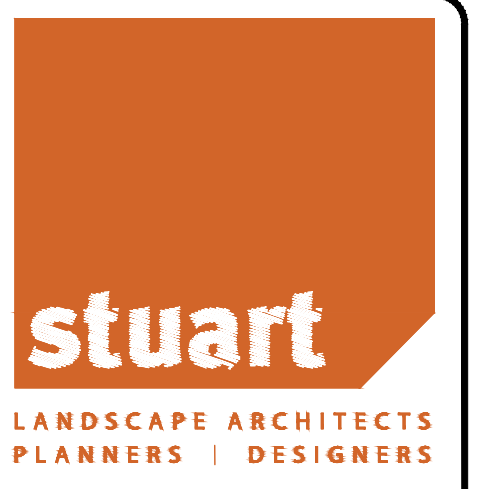


3 SHRUB DETAIL ON GRADE
SCALE: 1" = 1'-0"

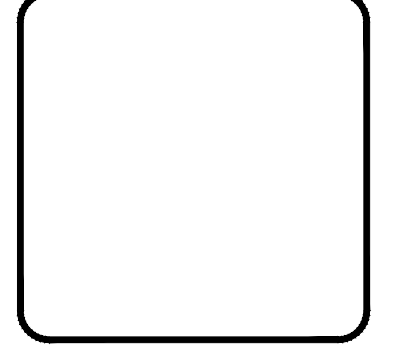
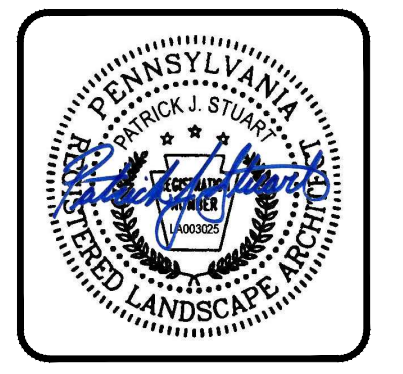


- NOTES:
- TO AVOID SETTLING, DO NOT DIG THE HOLE DEEPER THAN THE ROOT BALL DEPTH.
 - SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS.

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



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



NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

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

DATE:	04/14/23
SCALE:	VARIES
DESIGN BY:	JPL
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20230313_STOKES_TUP.dwg
PLOTTED:	04/14/23
DRAWING NO.:	C06.5
SHEET:	28 of 37



SITE PLAN NOTES:

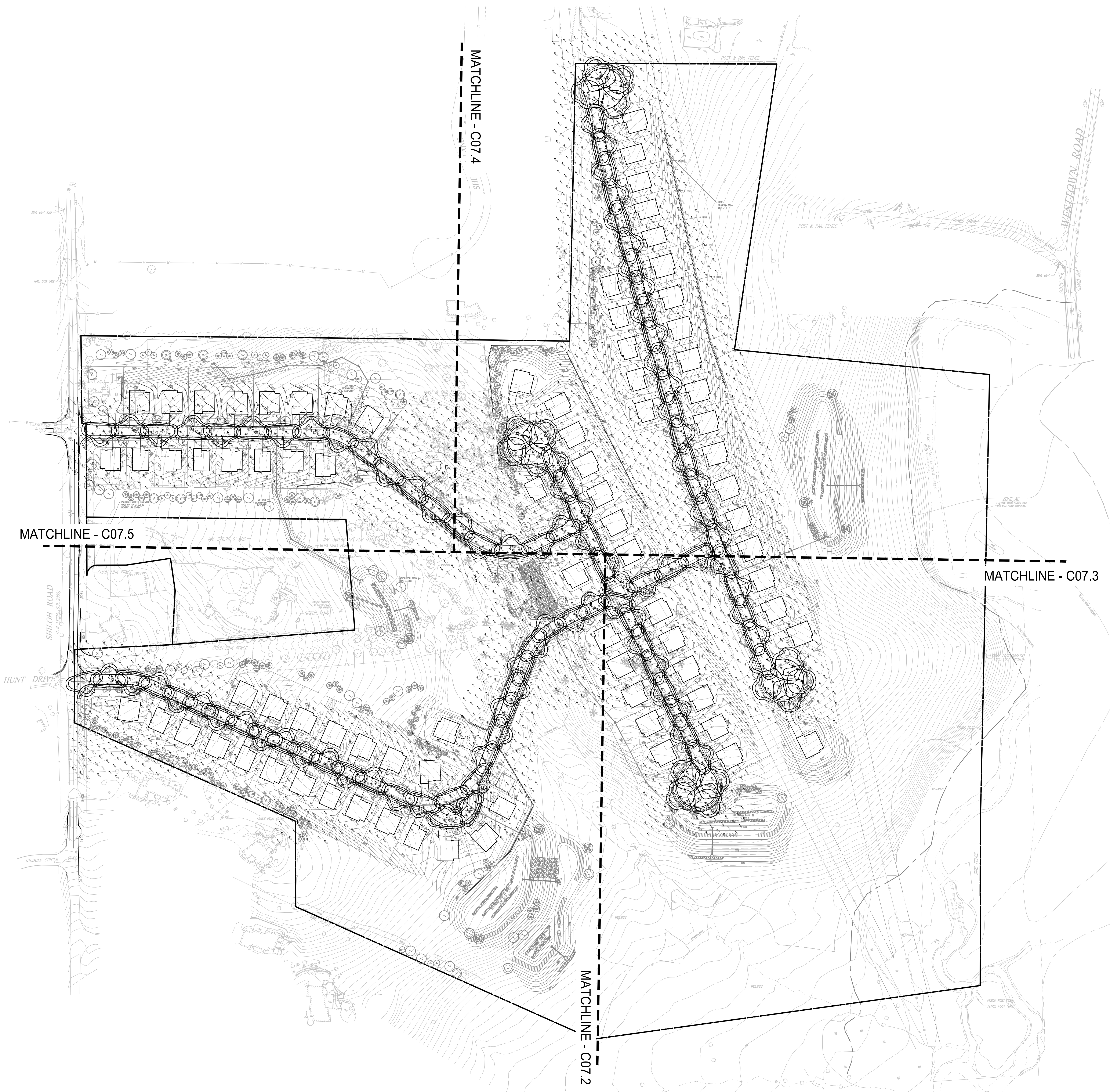
1. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSES ONLY.
3. PLANS CREATED FROM DRAWINGS FROM DL HOWELL ENGINEERING DATED, 04/12/2023.
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, CLEANUP 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 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.
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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: 16'
4. SEE PLANS/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.

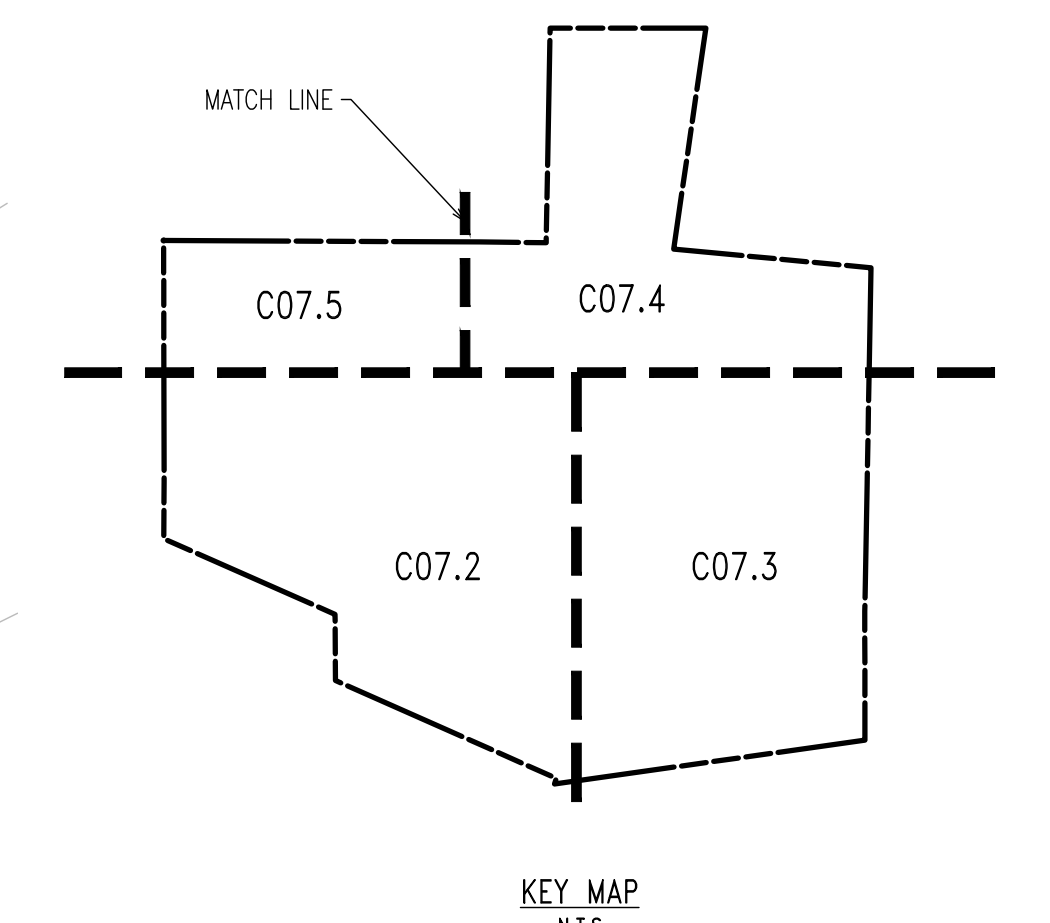


MATCHLINE - C07.3

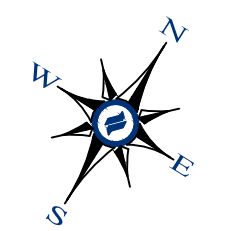
MATCHLINE - C07.5

MATCHLINE - C07.4

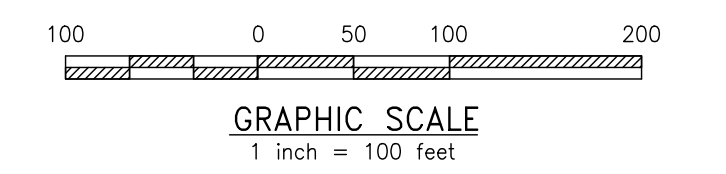
MATCHLINE - C07.2



KEY MAP
N.T.S.



OVERALL LANDSCAPE PLAN
SCALE: 1"=100'



CONDITIONAL USE
OVERALL LIGHTING PLAN

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

DATE:	04/14/23
SCALE:	1"=100'
DRAWN BY:	JPL
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	0030313_STOKES_TLP.dwg
PLOTTED:	04/14/23
DRAWING NO.:	C07.1
SHEET:	29 of 37

MATCHLINE - C07.5

MATCHLINE - C07.4

SHILOH ROAD
(R.E. 1021018.2000)

HUNT DRIVE

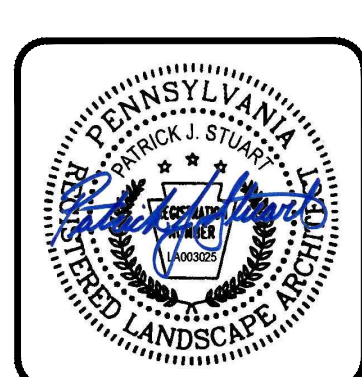
KILDUFF CIRCLE

MATCHLINE - C07.3



DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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



SITE PLAN NOTES:

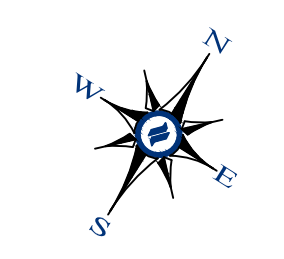
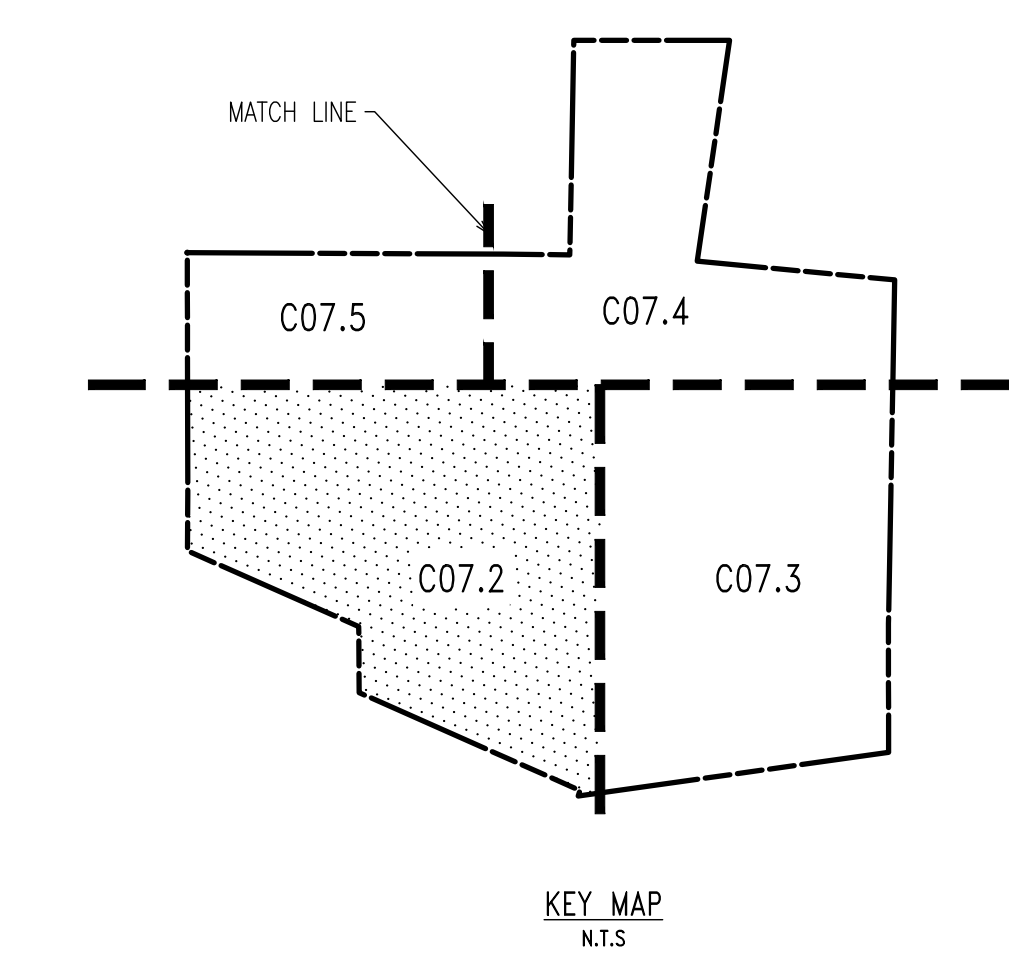
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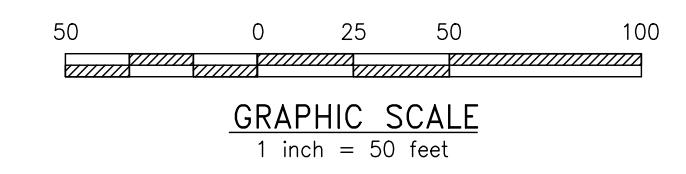
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- MOUNTING HEIGHT : 16'
- SEE PLANSCHEDULE FOR DISTRIBUTION TYPE
- WATTAGE TO BE SELECTED BY CONTRACTOR.

CONTRACTOR NOTES:

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- REFER TO MANUFACTURER FOR INSTALLATION INSTRUCTIONS.



LANDSCAPE PLAN
SCALE: 1"=50'



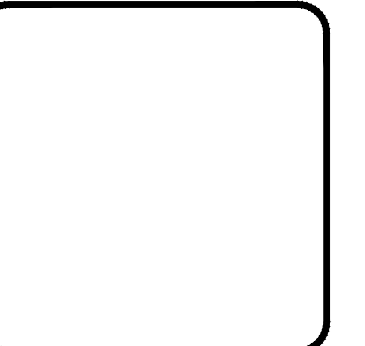
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
⊙	A	87	Lumenpulse	ALG-120/277-CSL-S60-30K-CRI 80-3	Allegra	1	5068	0.95	55
⊙	A2	16	Lumenpulse	ALG-120/277-CSL-M80-30K-CRI 80-4	Allegra	1	6176	0.95	64

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ROAD A	X	2.2 fc	4.4 fc	0.8 fc	5.5:1	2.8:1
ROAD A - ROUNDABOUT	X	1.5 fc	3.6 fc	0.5 fc	7.2:1	3.0:1
ROAD B	X	1.7 fc	4.1 fc	0.7 fc	5.9:1	2.4:1
ROAD C	X	2.0 fc	4.7 fc	0.5 fc	9.4:1	4.0:1
ROAD D	X	1.9 fc	4.5 fc	0.5 fc	9.0:1	3.8:1
ROAD E	X	1.7 fc	4.2 fc	0.6 fc	7.0:1	2.8:1
AREA	+	0.1 fc	4.7 fc	0.0 fc	N/A	N/A

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

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

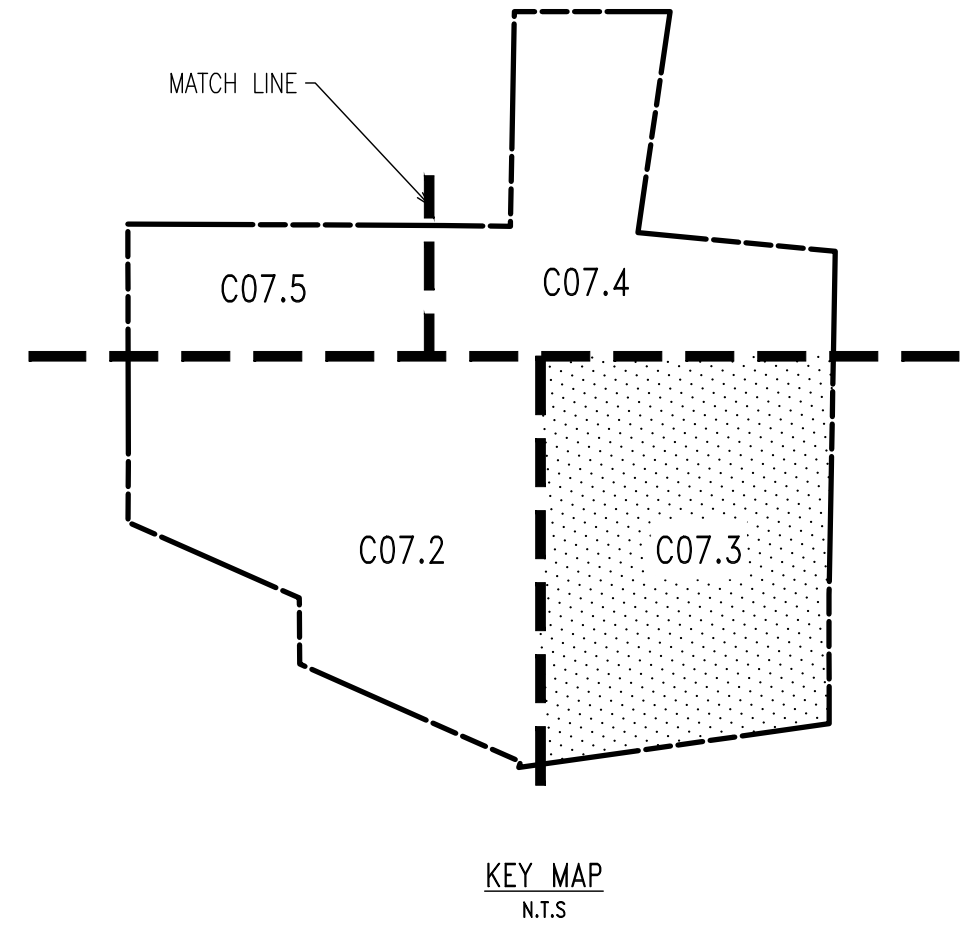
DATE: 04/14/23
SCALE: 1"=50'
DRAWN BY: JPL
CHECKED BY: PJS
PROJECT NO.: 3868
CADD FILE: 02230315_STOKES_LRP.dwg
PLOTTED: 04/14/23
DRAWING NO.: C07.2
SHEET 30 OF 37



NO.	REV.	DATE	DESCRIPTION

CONDITIONAL USE
LIGHTING PLAN
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES PROPERTY
LOCATION: 101.3 SHILOH ROAD
WESTTOWN TWP., CHESTER COUNTY, PA

DATE: 04/14/23
SCALE: 1"=50'
DRAWN BY: JPL
CHECKED BY: PJS
PROJECT NO.: 3868
CAD FILE: 0030313_STOKES_TLP.dwg
PLOTTED: 04/14/23
DRAWING NO.: C07.3
SHEET 31 OF 37



MATCHLINE - C07.4

MATCHLINE - C07.2

SITE PLAN NOTES:

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SPEC NOTES:

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- FINISH/COLOR : BLACK
- MOUNTING HEIGHT : 16'
- SEE PLANSCHEDULE FOR DISTRIBUTION TYPE.
- WATTAGE TO BE SELECTED BY CONTRACTOR.

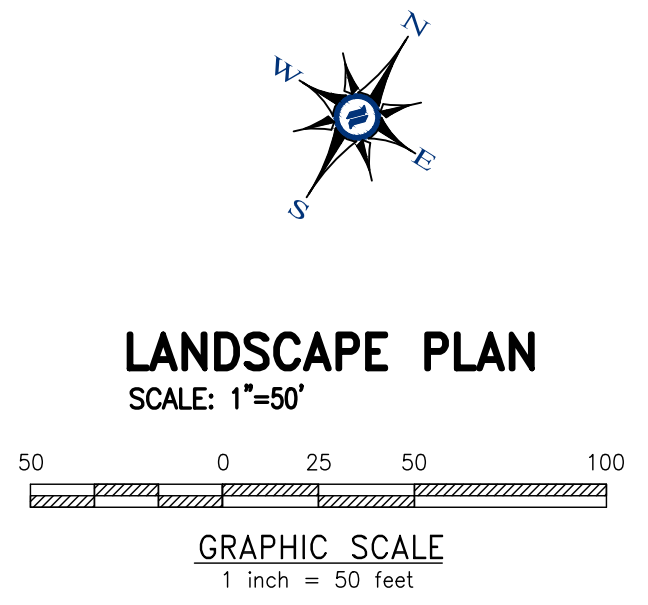
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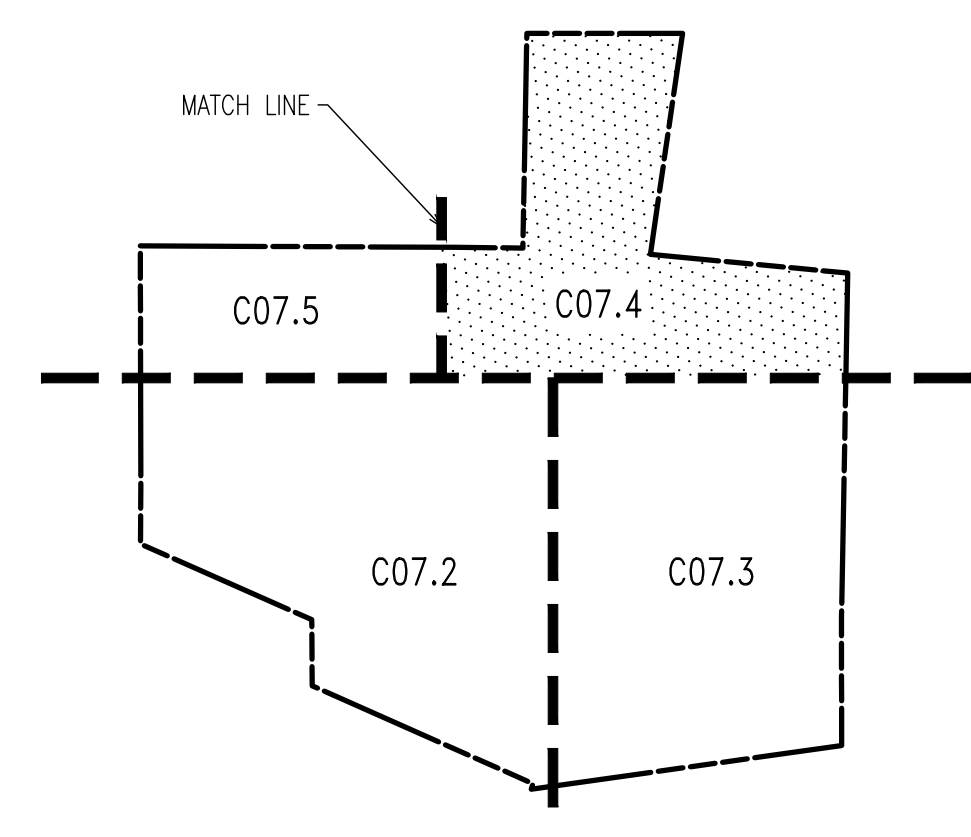
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Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ROAD A	✕	2.2 fc	4.4 fc	0.8 fc	5.5:1	2.8:1
ROAD A - ROUNDABOUT	✕	1.5 fc	3.6 fc	0.5 fc	7.2:1	3.0:1
ROAD B	✕	1.7 fc	4.1 fc	0.7 fc	5.9:1	2.4:1
ROAD C	✕	2.0 fc	4.7 fc	0.5 fc	9.4:1	4.0:1
ROAD D	✕	1.9 fc	4.5 fc	0.5 fc	9.0:1	3.8:1
ROAD E	✕	1.7 fc	4.2 fc	0.6 fc	7.0:1	2.8:1
AREA	+	0.1 fc	4.7 fc	0.0 fc	N/A	N/A

Note
1. MOUNTING HEIGHT AT 16'
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3. CALCULATIONS ARE ESTIMATIONS BASED ON THE INFORMATION PROVIDED AND MAY VARY WITH ACTUAL CONDITIONS



MATCHLINE - C07.5



KEY MAP
N.T.S.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
○	A	87	Lumenpulse	ALG-120/277-CSL-560-30K-CRI 80-3	Allegra	1	5068	0.95	55
○	A2	16	Lumenpulse	ALG-120/277-CSL-M80-30K-CRI 80-4	Allegra	1	6176	0.95	64

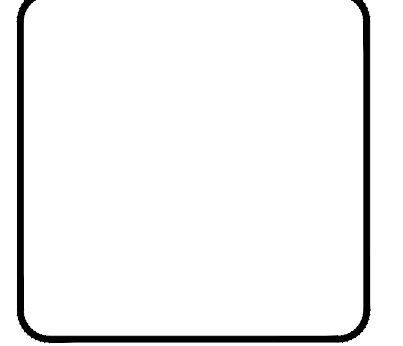
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ROAD A	⊗	2.2 fc	4.4 fc	0.8 fc	5.5:1	2.8:1
ROAD A - ROUNDABOUT	⊗	1.5 fc	3.6 fc	0.5 fc	7.2:1	3.0:1
ROAD B	⊗	1.7 fc	4.1 fc	0.7 fc	5.9:1	2.4:1
ROAD C	⊗	2.0 fc	4.7 fc	0.5 fc	9.4:1	4.0:1
ROAD D	⊗	1.9 fc	4.5 fc	0.5 fc	9.0:1	3.8:1
ROAD E	⊗	1.7 fc	4.2 fc	0.6 fc	7.0:1	2.8:1
AREA	+	0.1 fc	4.7 fc	0.0 fc	N/A	N/A

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

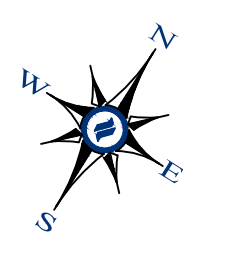
- SITE PLAN NOTES:**
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 - PLANS CREATED FROM DRAWINGS FROM DL HOWELL ENGINEERING DATED, 04/12/2023.
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 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA 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.
 - 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.
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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.
 - REFER TO MANUFACTURER FOR INSTALLATION INSTRUCTIONS.



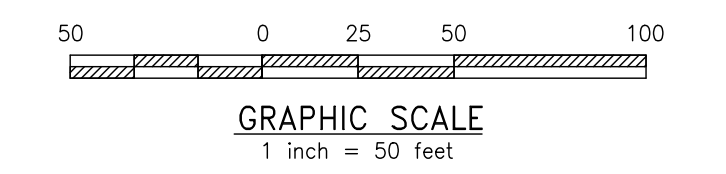
1250 Wrights Lane
 West Chester, PA 19380
 Phone: (610) 918-9002
 Fax: (610) 918-9003



NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



LANDSCAPE PLAN
 SCALE: 1"=50'

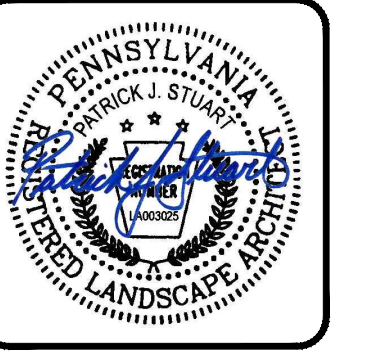


MATCHLINE - C07.3

MATCHLINE - C07.2

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

DATE:	04/14/23
SCALE:	1"=50'
DRAWN BY:	JPL
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20230313_STOKES_TUP.dwg
PLOTTED:	04/14/23
DRAWING NO.:	C07.4
SHEET:	32 of 37

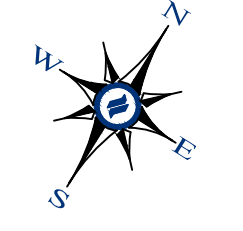
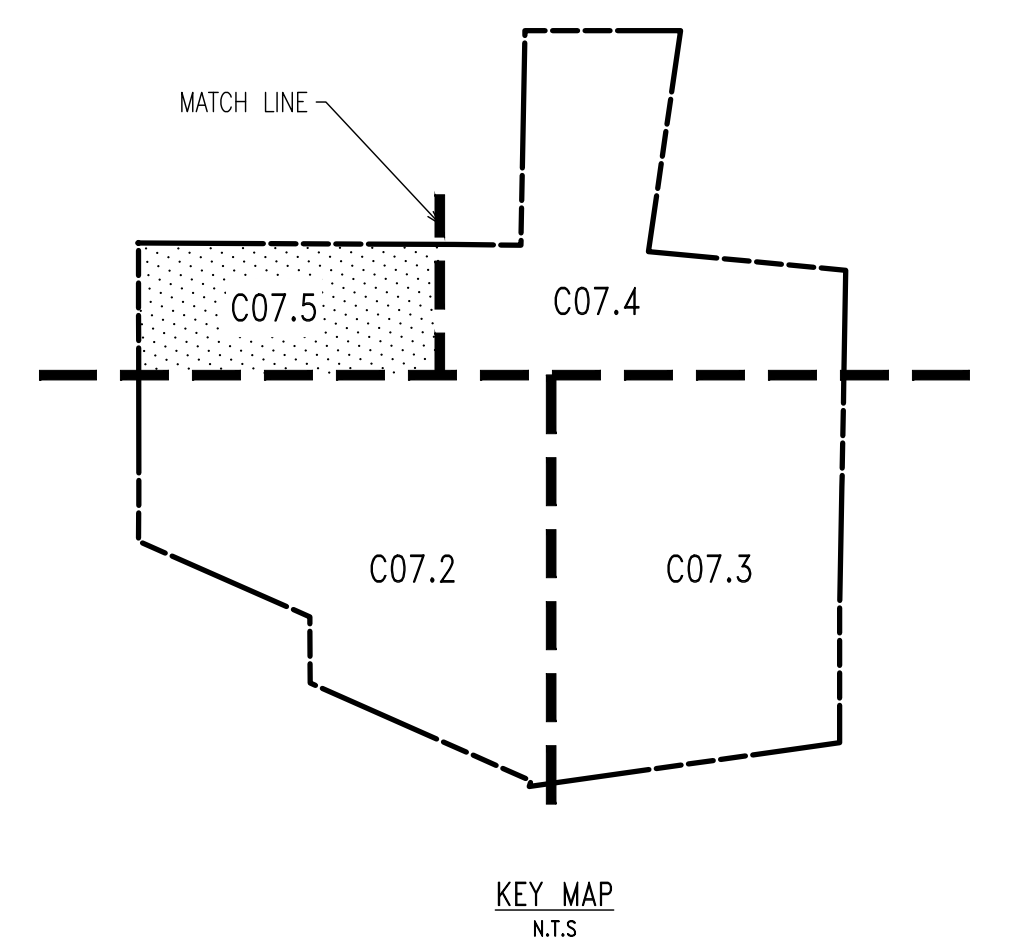
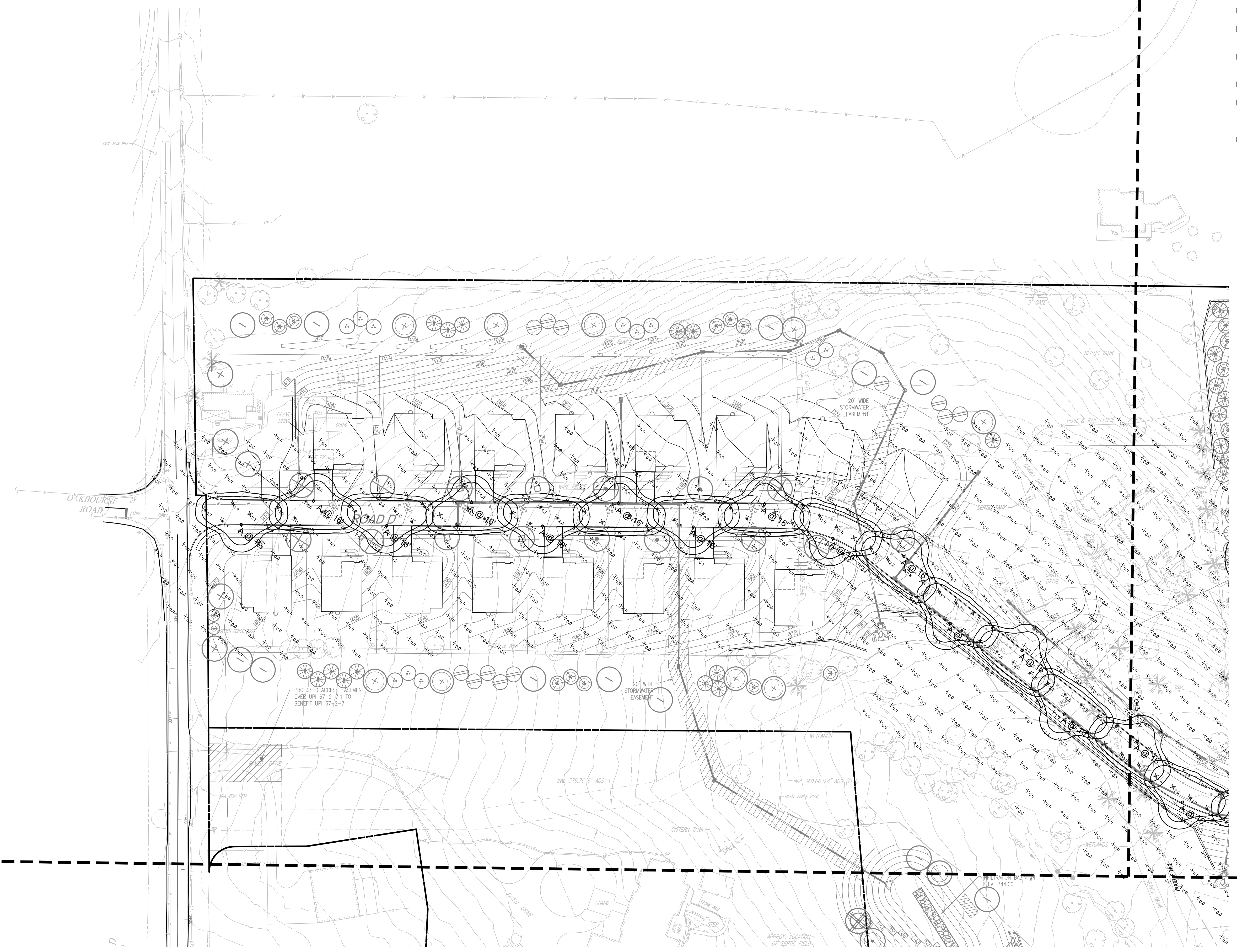


Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
○	A	87	Lumenpulse	ALG-120/277-CSL-S60-30K-CRI 80-3	Allegra	1	5068	0.95	55
○	A2	16	Lumenpulse	ALG-120/277-CSL-M80-30K-CRI 80-4	Allegra	1	6176	0.95	64

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ROAD A	✕	2.2 fc	4.4 fc	0.8 fc	5.5:1	2.8:1
ROAD A - ROUNDABOUT	✕	1.5 fc	3.6 fc	0.5 fc	7.2:1	3.0:1
ROAD B	✕	1.7 fc	4.1 fc	0.7 fc	5.9:1	2.4:1
ROAD C	✕	2.0 fc	4.7 fc	0.5 fc	9.4:1	4.0:1
ROAD D	✕	1.9 fc	4.5 fc	0.5 fc	9.0:1	3.8:1
ROAD E	✕	1.7 fc	4.2 fc	0.6 fc	7.0:1	2.8:1
AREA	+	0.1 fc	4.7 fc	0.0 fc	N/A	N/A

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



LANDSCAPE PLAN
SCALE: 1"=40'
 50 0 25 50 100
 GRAPHIC SCALE
 1 inch = 50 feet

NO.	REV.	DATE	DESCRIPTION

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

DATE: 04/14/23
 SCALE: 1"=50'
 DRAWN BY: JPL
 CHECKED BY: PJS
 PROJECT NO.: 3868
 CAD FILE: 20230415_STOKES_LRP.dwg
 PLOTTED: 04/14/23
 DRAWING NO.: **C07.5**
 SHEET 33 OF 37

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. A 1) 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 ARCHITECTS 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.
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Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
⊙	A	87	Lumenpulse	ALG-120/277-CSL-S60-30K-CRI 80-3	Allegra	1	5068	0.95	55
⊙	A2	16	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
ROAD A	X	2.2 fc	4.4 fc	0.8 fc	5.5:1	2.8:1
ROAD A - ROUNDABOUT	X	1.5 fc	3.6 fc	0.5 fc	7.2:1	3.0:1
ROAD B	X	1.7 fc	4.1 fc	0.7 fc	5.9:1	2.4:1
ROAD C	X	2.0 fc	4.7 fc	0.5 fc	9.4:1	4.0:1
ROAD D	X	1.9 fc	4.5 fc	0.5 fc	9.0:1	3.8:1
ROAD E	X	1.7 fc	4.2 fc	0.6 fc	7.0:1	2.8:1
AREA	+	0.1 fc	4.7 fc	0.0 fc	N/A	N/A

Note

- MOUNTING HEIGHT AT 16'
- CALCULATIONS TAKEN AT GRADE
- CALCULATIONS ARE ESTIMATIONS BASED ON THE INFORMATION PROVIDED AND MAY VARY WITH ACTUAL CONDITIONS

Configured Specification Sheet

allegra
Allegra Medium

Project Name: STOKES
Type: ALLEGRA Catalog / Part Number: ALG7204.120 CSL 30K CRI 80-3 BETA DIM Qty: _____

Distributions: Type I, Type II, Type III, Type IV, Type V

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 V square and Type V Soffite
- Options:** Corrosion-resistant coating for hostile environments, Surge protector
- Mounting Options:** Pendant Medium (4-Bolt Tension Adaptor), Side Internal (2 3/8 in. Span)
- 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:** Ta=21, L70 L27 5000 hrs (projected, Ta 77°F), 36,000 hrs (reported, Ta 77°F)
- Dark Sky:** Dark sky compliant (2200K, 2700K and 3000K color temperatures, BUG rating of 0)

Physical:

- Housing Material:** Die cast low casting 360 aluminum alloy
- Lens Material:** Optical tempered clear glass (Clearlens lens), Optical tempered opal glass (soffite lens)
- Weight:** Up to 35 lbs
- EPA:** Up to 1.33 sq ft

lumenpulse
1220 Main Victory Blvd., Lenoirville, NC 24624 CA
info@lumenpulse.com www.lumenpulse.com United States 617.307.5700 | Canada 1.877.937.3000 | 514.937.3000 | F 514.937.4089

LMPG Inc. reserves the right to make changes to this product at any time without prior notice and such modification shall be effective immediately 2023.08.21 copyright © 2023 LMPG Inc. 1 / 4 MS - R12

Configured Specification Sheet

allegra
Allegra Medium

How to order

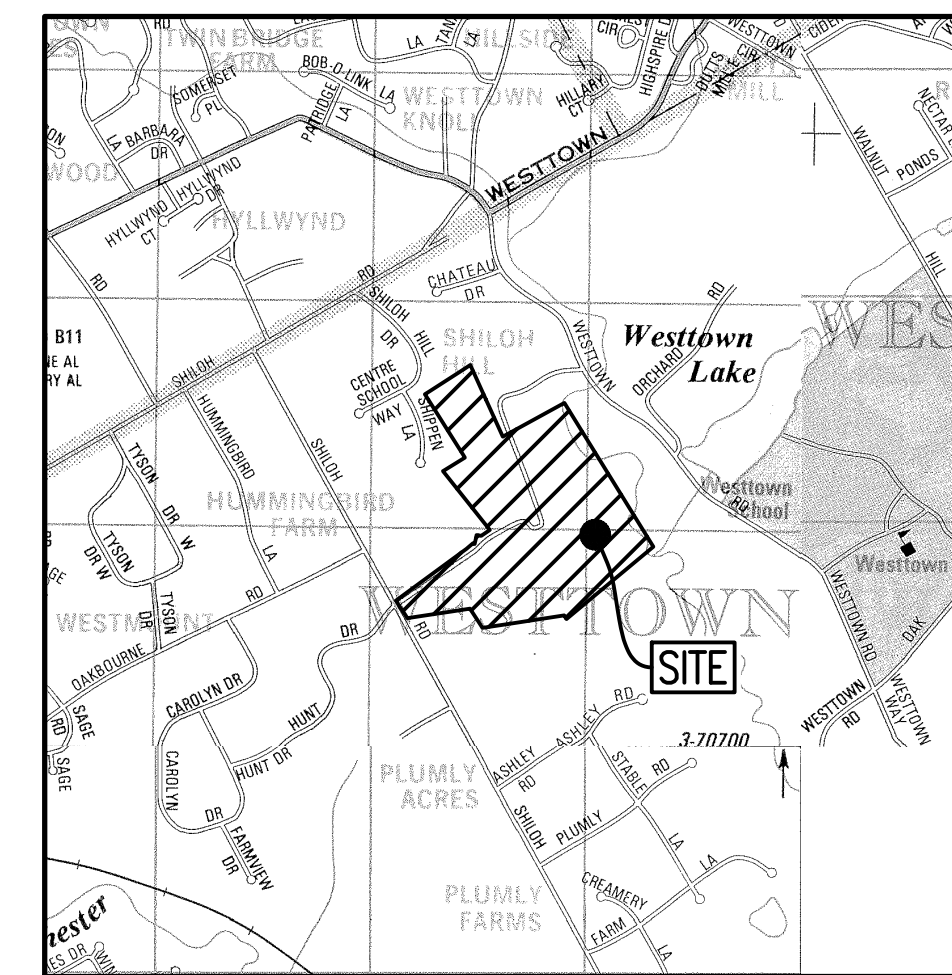
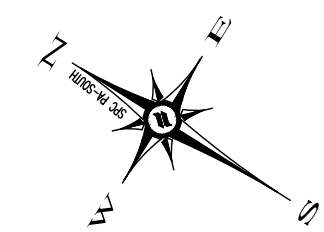
A/G/394	120	CSL	Temperature	30K	CRI 80	Temperature	BETA	DIM	Temperature	
Housing (H)	Voltage	Lens	Output (nominal lumens)	Color and Color Temperature (1)	Color Rendering	Distributions	Finish	Control	Options	Mounting Options
ALG7200 Allegra 7200	120 120volts	CSL Clearlens lens	540 4500lm	2K 2250K °K	CR 70 CRI 70 °K	2 Type I	SK Black Satin	2 DIM 2-Step Dimming	CC Clearlens lens with backlight for other ADA/ADA ADA/ADA ADA/ADA	H Pendant Medium (4-Bolt Tension Adaptor)
ALG7202 Allegra 7202	120 120volts	SIL Soffite lens	540 4500lm	2K 2250K °K	CR 80 CRI 80 °K	3 Type I Sublight shield	SK Black Satin	2 DIM 2-Step Dimming	CC Clearlens lens with backlight for other ADA/ADA ADA/ADA	H Pendant Medium (4-Bolt Tension Adaptor)
ALG7204 Allegra 7204	120 120volts	CSL Clearlens lens	540 4500lm	2K 2250K °K	CR 80 CRI 80 °K	3 Type II Sublight shield	SK Black Satin	2 DIM 2-Step Dimming	CC Clearlens lens with backlight for other ADA/ADA ADA/ADA	H Pendant Medium (4-Bolt Tension Adaptor)
ALG7220 Allegra 7220	277 277volts	CSL Clearlens lens	1110 9000lm	3K 3000K °K	CR 70 CRI 70 °K	2 Type II	SK Black Satin	2 DIM 2-Step Dimming	CC Clearlens lens with backlight for other ADA/ADA ADA/ADA	H Pendant Medium (4-Bolt Tension Adaptor)
ALG7222 Allegra 7222	277 277volts	CSL Clearlens lens	1110 9000lm	3K 3000K °K	CR 80 CRI 80 °K	2 Type II	SK Black Satin	2 DIM 2-Step Dimming	CC Clearlens lens with backlight for other ADA/ADA ADA/ADA	H Pendant Medium (4-Bolt Tension Adaptor)
ALG7224 Allegra 7224	277 277volts	CSL Clearlens lens	1110 9000lm	3K 3000K °K	CR 80 CRI 80 °K	4 Type IV	SK Black Satin	2 DIM 2-Step Dimming	CC Clearlens lens with backlight for other ADA/ADA ADA/ADA	H Pendant Medium (4-Bolt Tension Adaptor)

Note:

- Clearlens lens has a maximum life expectancy of 36,000 hours (reported, Ta 77°F) and 50,000 hours (projected, Ta 77°F).
- Available with 30K, 35K, 40K, 57K, 65K, 80K, 90K, 100K, 110K, 120K, 130K, 140K, 150K, 160K, 170K, 180K, 190K, 200K, 210K, 220K, 230K, 240K, 250K, 260K, 270K, 280K, 290K, 300K, 310K, 320K, 330K, 340K, 350K, 360K, 370K, 380K, 390K, 400K, 410K, 420K, 430K, 440K, 450K, 460K, 470K, 480K, 490K, 500K, 510K, 520K, 530K, 540K, 550K, 560K, 570K, 580K, 590K, 600K, 610K, 620K, 630K, 640K, 650K, 660K, 670K, 680K, 690K, 700K, 710K, 720K, 730K, 740K, 750K, 760K, 770K, 780K, 790K, 800K, 810K, 820K, 830K, 840K, 850K, 860K, 870K, 880K, 890K, 900K, 910K, 920K, 930K, 940K, 950K, 960K, 970K, 980K, 990K, 1000K.
- Available with 30K, 35K, 40K, 57K, 65K, 80K, 90K, 100K, 110K, 120K, 130K, 140K, 150K, 160K, 170K, 180K, 190K, 200K, 210K, 220K, 230K, 240K, 250K, 260K, 270K, 280K, 290K, 300K, 310K, 320K, 330K, 340K, 350K, 360K, 370K, 380K, 390K, 400K, 410K, 420K, 430K, 440K, 450K, 460K, 470K, 480K, 490K, 500K, 510K, 520K, 530K, 540K, 550K, 560K, 570K, 580K, 590K, 600K, 610K, 620K, 630K, 640K, 650K, 660K, 670K, 680K, 690K, 700K, 710K, 720K, 730K, 740K, 750K, 760K, 770K, 780K, 790K, 800K, 810K, 820K, 830K, 840K, 850K, 860K, 870K, 880K, 890K, 900K, 910K, 920K, 930K, 940K, 950K, 960K, 970K, 980K, 990K, 1000K.
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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 28TH AND 29TH 2021, & JANUARY 2023.

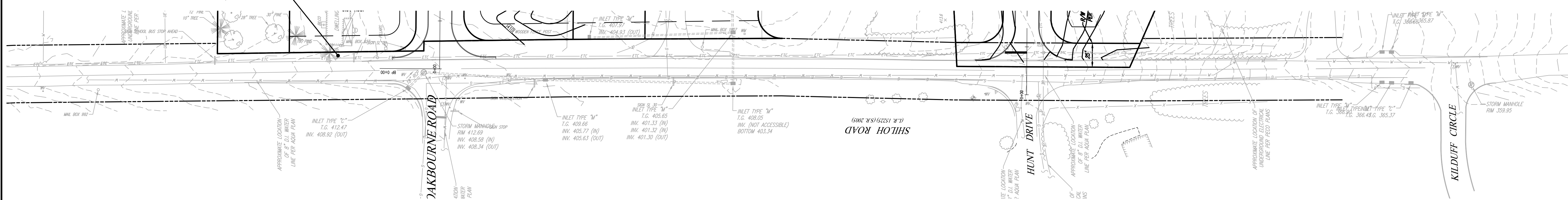


Exiting Vehicle Safe Stopping Sight Distances

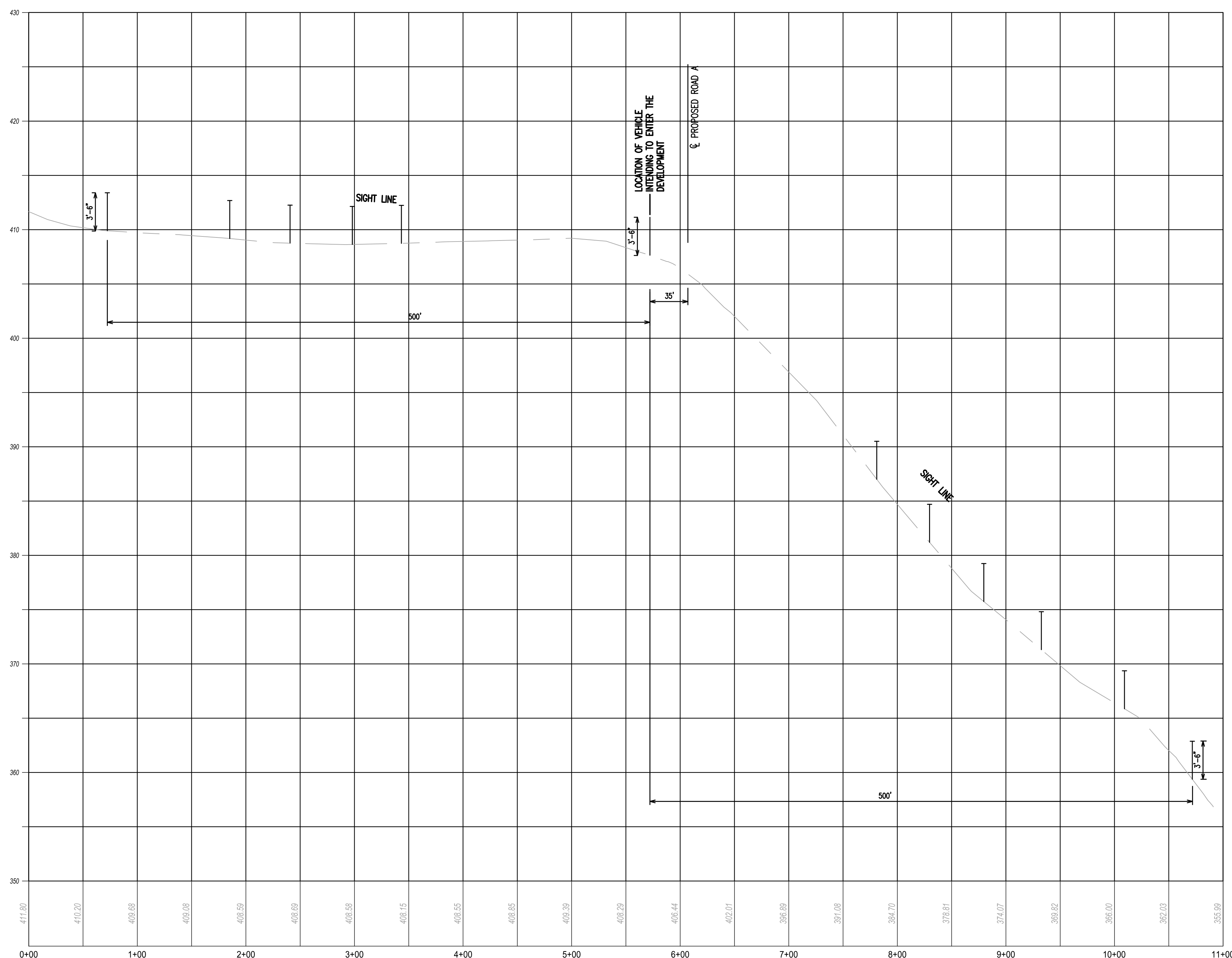
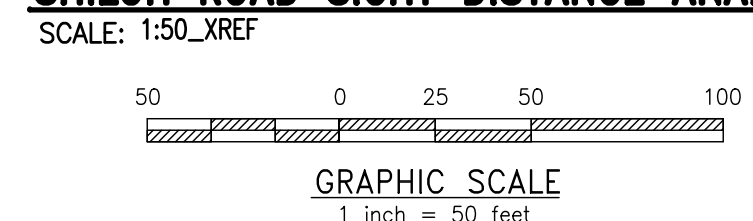
Posted Speed Limit on Shiloh Road is 30 mph

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'

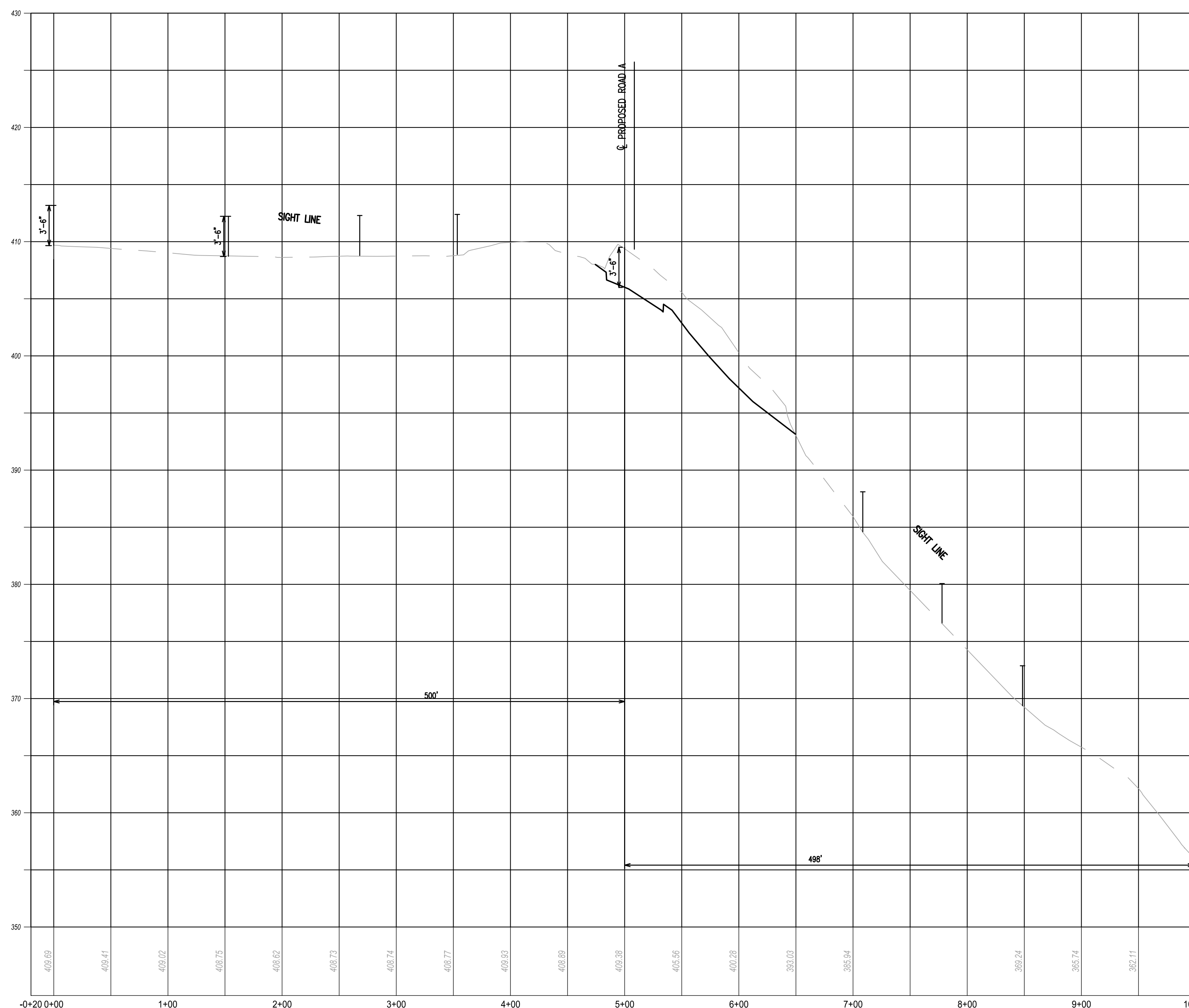
**PennDOT desirable sight distance values are provided for informational purposes only, and do not reflect a requirement per the Township's SALDO. Per Easttown Township SALDO Section 149-908.C. "Stopping sight distance at all intersections shall be in accordance with PennDOT standards." The "Required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



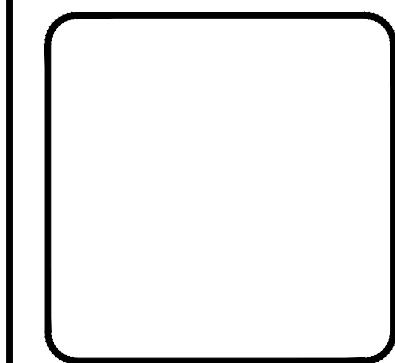
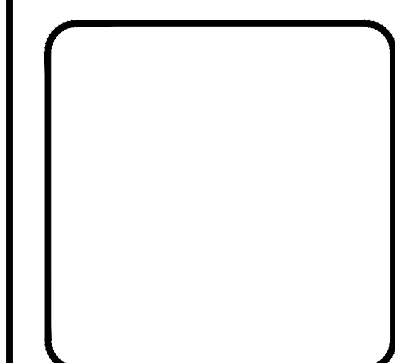
SIGHT DISTANCE ROAD A @ SHILOH PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'



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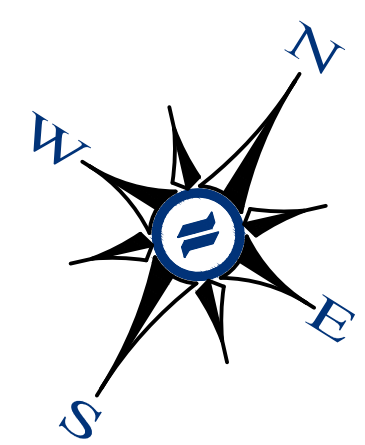
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

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

DATE:	04/14/23
SCALE:	1"=60'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	3868 Plots
PLOTTED:	04/14/23
DRAWING NO.:	SD-1.1
SHEET:	35 of 37



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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 STILL BE 65 TOTAL LOTS INCLUDING THE EXISTING HISTORIC HOME.

RESIDENTIAL DEVELOPMENT

ART. VI - R1 RESIDENTIAL DISTRICT
SECT. 170-501.C. CONDITIONAL USES
(3) RESIDENTIAL DEVELOPMENT (FLEXIBLE DEVELOPMENT PROCEDURE - ARTICLE IX)
ART. IX - FLEXIBLE DEVELOPMENT PROCEDURE
SECT. 170-901: 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
MIN. DISTANCE FROM CURB	30 FT.
MIN. DISTANCE BETWEEN BUILDINGS	30 FT.
MAX. BUILDING HEIGHT	3 STORES/38 FT.
SETBACK FROM TRACT BOUNDARY	50'

TRACT AREA CALCULATION

TRACT AREA (GROSS) = 3,523,402 SF. / 80,886 ACS (4)
EX. LEGAL R/W = 4,663 SF.
EX. UTILITY EASEMENTS = 280,525 SF.
AREA EQUAL TO 75% OF:
FLOODPLAIN = - 144,110 S.F.
PROHIBITIVE SLOPES = - 70,941 S.F.
WETLANDS = - 81,377 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% = 32,354 ACRES
PROPOSED GROSS OPEN SPACE = 47.85 ACRES (56.16% GROSS TRACT AREA)
QUALIFYING MIN. REQUIRED OPEN SPACE = 32.69 ACRES (40.41% GROSS TRACT AREA)
QUALIFYING INCREMENTAL BONUS O.S. = 12.22 ACRES (15.11% GROSS TRACT AREA)
SEE TABLE BELOW FOR INFILTRATION

DENSITY CALCULATION

BASE DENSITY: 1.1 D.U. / TRACT AREA
BONUS DENSITY: +0.075 D.U. / 5% OF ADDITIONAL OPEN SPACE = (15.02% 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

RESIDENTIAL LOT AREA	25.74 ACRES
PROPOSED LOTS	83
DENSITY	3.30 D.U./AC.
AVERAGE SIZE	0.303 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 0.25 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

Qualifying Base Open Space	Min. Required Common Open Space Area (40%)					TOTAL
	1	2	3	4	5	
Gross Area (Acres)	17.4	6.58	6.5	0.5	2.94	33.02
Area less than 75' in width	0	0	0.31	0	0	0.31
Area less than 1/2 acre	0	0	0	0	0	0
Non-infiltrating SWM Facilities	0	0	0	0	0	0
Pump Station and other miscellaneous impervious	0.02	0	0	0	0	0.02
Qualifying Base Open Space	17.38	6.58	6.19	0.50	2.94	32.69

Floodplain	Bonus Open Space Area					TOTAL
	1	2	3	4	5	
Area of 25%+ Slopes	2.78	2.28	0	0	0	5.06
Wetland/Waterbodies	1.25	0.57	0.13	0.16	0	2.11
Area of Floodplain, Wetland, Slopes > 25% in Min. Required Common Open Space (Min. 10% allowed)	5.77	2.85	0.27	0.16	0	9.05

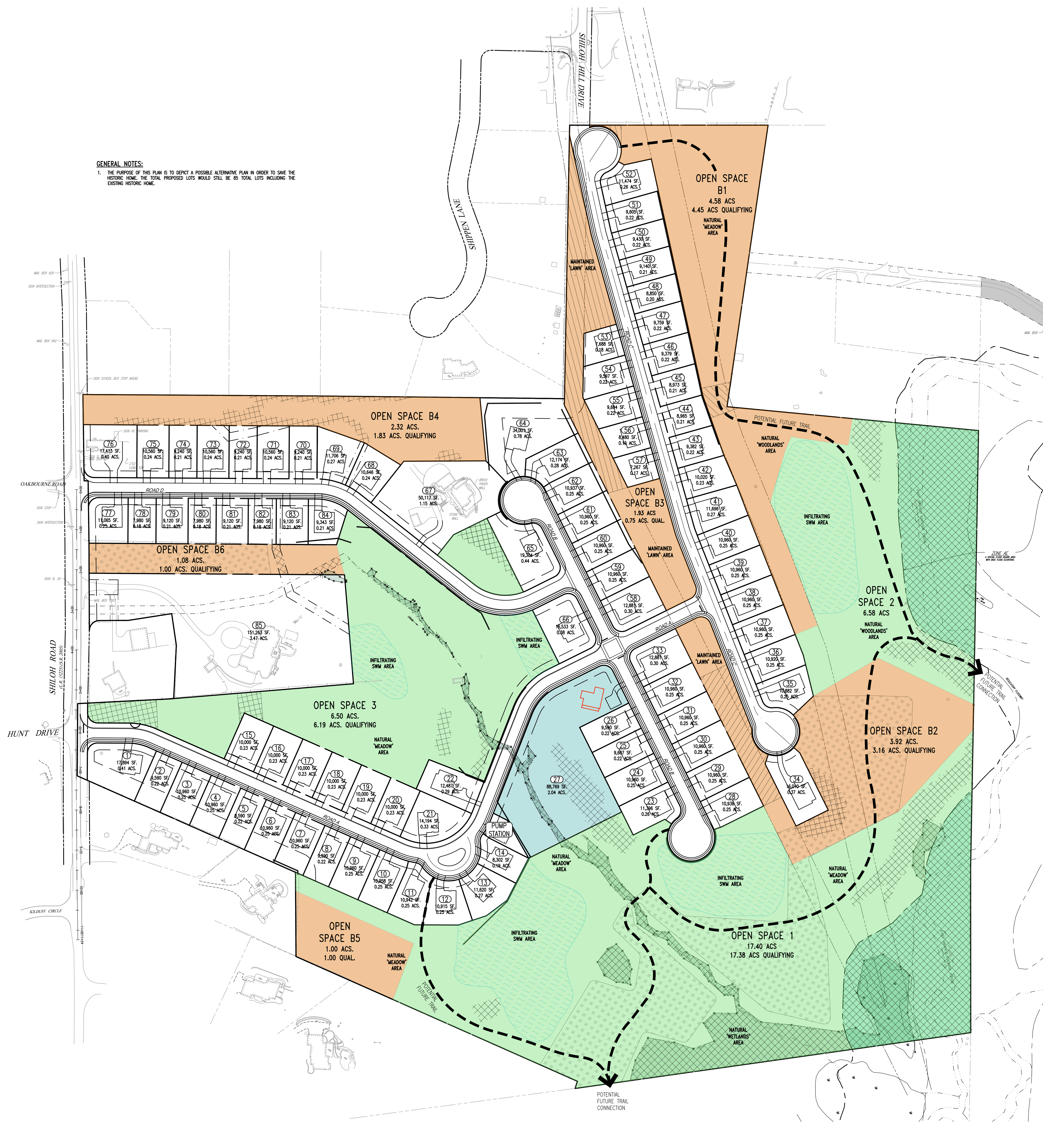
Qualifying Bonus Open Space	Bonus Open Space Area					TOTAL
	1	2	3	4	5	
Gross Area (Acres)	4.58	3.92	1.93	2.32	1.08	14.83
Area less than 75' in width	0.33	0.49	1.15	0	0	1.97
Area less than 1/2 acre	0	0	0	0	0	0
Floodplain	0	0	0	0	0	0
Area of 25%+ Slopes (including proposed)	0	0.27	0	0.34	0	0.61
Wetland/Waterbodies	0	0	0	0	0.01	0.01
Impervious Surfaces	0	0	0	0	0	0
Stormwater Facilities	0	0	0.35	0	0.07	0.42
Qualifying Bonus Open Space	4.45	3.36	0.78	1.83	1.00	12.22

AREA AVAILABLE FOR ACTIVE RECREATION
NET TRACT AREA = 2,849,590 S.F. X 10%
AREA REQUIRED (10% NET TRACT AREA) = 284,959 SF -OR- 6.54 ACRES
AREA SUFFICIENT FOR ACTIVE RECREATION = 6.61 ACRES

ALTERNATIVE SITE PLAN WITH HISTORIC HOME

SCALE: 1:100_AREF
GRAPHIC SCALE
1" = 100' FEET

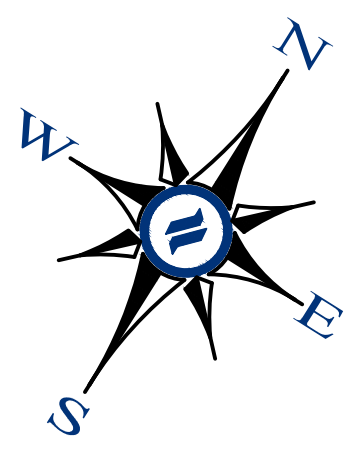
- LEGEND**
- EX. PROPERTY LINE
 - PROP. PROPERTY LINE
 - EX. RIGHT-OF-WAY
 - PROP. RIGHT-OF-WAY
 - EX. MONUMENT
 - PROP. MONUMENT
 - EX. IRON PIPE
 - PROP. IRON PIPE
 - EX. EASEMENT
 - PROP. EASEMENT
 - EX. EXISTING CONTOUR
 - PROP. CONTOUR
 - EX. EXISTING SPOT ELEV.
 - PROP. NEW SPOT ELEV.
 - EX. SOILS TYPE
 - PROP. SOILS TYPE
 - EX. CONC. CURB
 - PROP. CONC. CURB
 - EX. LIGHT POLE
 - PROP. LIGHT POLE
 - EX. FENCE
 - PROP. FENCE
 - 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. PROP. GAS LINE
 - PROP. PROP. GAS LINE
 - EX. GAS VALVE
 - PROP. 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 AE FLOODPLAIN
 - 15% - 25% SLOPES
 - 25%+ SLOPES
 - WETLANDS



NO.	DESCRIPTION	DATE
8		
7		
6		
5		
4		
3		
2		
1		

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: 04/14/23
SCALE: 1"=100'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
DATE OF PLAN HISTORY OPERATIONS: 04/14/23
DRAWING NO.: C01.1A
SHEET 36 OF 37



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1250 Wrights Lane
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 WHICH THERE ARE NO INDIVIDUAL PROPOSED SINGLE-FAMILY LOTS.

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
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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 STORES/38 FT.	<3 STORES/38 FT.
SETBACK FROM TRACT BOUNDARY	50'	50'

TRACT AREA CALCULATION

TRACT AREA (GROSS)	3,523,402 S.F. / 80,886 ACS.(6)
EX. LEGAL R/W	4,683 SF.
EX. UTILITY EASEMENTS	200,825 SF.
AREA EQUAL TO 75% OF FLOODPLAIN PROHIBITIVE SLOPES	- 144,110 SF.
AREA EQUAL TO 25% OF SEASONALLY HIGH WATER TABLE SOILS	- 132,496 SF.
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% = 32,354 ACRES
PROPOSED GROSS OPEN SPACE = 47.60 ACRES (58.85% GROSS TRACT AREA)
QUALIFYING MIN. REQUIRED OPEN SPACE = 32.38 ACRES (40.04% GROSS TRACT AREA)
QUALIFYING INCREMENTAL BONUS O.S. = 12.22 ACRES (15.11% GROSS TRACT AREA)
SEE TABLE BELOW FOR TABULATION

DENSITY CALCULATION

BASE DENSITY: 1.1 D.U. / TRACT AREA
BONUS DENSITY: +0.075 D.U. / 5% OF ADDITIONAL OPEN SPACE = (15.02% EXTRA) = 0.075 * 3 = 0.225 BONUS
MAXIMUM DENSITY = 1.1 + 0.225 = 1.325 D.U. * 65,418 ACS. = 86 DWELLING UNITS/ACHIEVABLE

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.B(3)(i) DOES NOT APPLY

- 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 DRAIN AND STRUCTURE)
- OPEN SPACE AREAS WITHIN FLOODPLAIN, WETLANDS, AND STEEP SLOPES GREATER THAN 25% STORMWATER MANAGEMENT FACILITIES
- AREAS USED FOR SUBSURFACE INFILTRATION WITH OPEN STORAGE ACCESSORY TO INFILTRATION FACILITIES

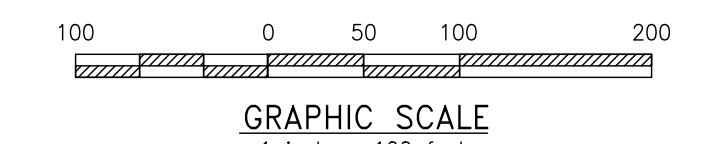
	Min. Required Common Open Space Area (40%)				TOTAL
	1	2	3	4	
Gross Area (Acres)	19.19	6.58	6.5	0.5	32.77
- Areas less than 75' in width	0	0	0.31	0	0.31
- Areas less than 1/2 acre	0	0	0	0	0
- Non-infiltrating SWM Facilities	0	0	0	0	0
- Pump Station and other miscellaneous impervious	0.07	0	0	0	0.07
Qualifying Base Open Space	19.12	6.58	6.19	0.50	32.39
					40.04%

Floodplain	2.78	2.28	0	0	5.06
Area of 25%+ Slopes	1.25	0.57	0.13	0.16	2.11
Wetland/Waterbodies	1.74	0	0.14	0	1.88
Area of Floodplain, wetland, slopes > 25% in Min. Required Common Open Space (Max. 50% allowed)	5.77	2.85	0.27	0.16	9.05
					27.94%

	Bonus Open Space Area						TOTAL
	B1	B2	B3	B4	B5	B6	
Gross Area (Acres)	4.58	3.92	1.93	2.32	1	1.08	14.83
- Areas less than 75' in width	0.13	0.49	1.15	0	0	0	1.77
- 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	0.27	0	0.24	0	0	0.51
Wetland/Waterbodies	0	0	0	0	0	0	0.01
Impervious Surfaces	0	0	0	0	0	0	0
Stormwater Facilities	0	0	0	0.25	0	0.07	0.32
Qualifying Bonus Open Space	4.45	3.16	0.78	1.83	1	1	12.22
							15.11%

AREA AVAILABLE FOR ACTIVE RECREATION
NET TRACT AREA = 2,849,590 S.F.
AREA REQUIRED (10% NET TRACT AREA) X 10%
284,959 SF -OR- 6.54 ACRES
AREA SUITABLE FOR ACTIVE RECREATION - 6.61 ACRES

ALTERNATIVE SITE PLAN WITH NO LOTS
SCALE: 1:100_XREF



- 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
 - PROP. 242 PROPOSED CONTOUR
 - EX. 123.00 EXISTING SPOT ELEV.
 - PROP. 123.00 NEW SPOT ELEV.
 - EX. 123.00 GEB2 SOILS TYPE
 - PROP. 123.00 SOILS LINE
 - EX. CONC. CURB
 - PROP. CONC. CURB
 - EX. CONC. CURB
 - PROP. CONC. CURB
 - 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. 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
 - ZONE AE FLOODPLAIN
 - 15%-25% SLOPES
 - 25%+ SLOPES
 - WETLANDS

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: 04/14/23
SCALE: 1"=100'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
CADD FILE: PLM No. Lots Option.dwg
PLOTTER: 04/14/23
DRAWING NO.: C01.1B
SHEET 37 of 37