RESIDENTIAL DEVELOPMENT

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

AREA AND BULK REGULATIONS	REQUIRED	PROPOSED
MAX. NET RESIDENTIAL DENSITY	4 UNITS/ACRE	3.30 UNITS/ACRE
MIN. DISTANCE FROM CURB	30 FT.	30 FT.
MIN. DISTANCE BETWEEN BUILDINGS	30 FT.	30 FT.
MAX. BUILDING HEIGHT	3 STORIES/38 FT.	<3 STORIES/38 FT.
SETBACK FROM TRACT BOUNDARY	50'	50'

TRACT AREA CALCULATION

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

OPEN SPACE

MINIMUM OPEN SPACE
= 40% GROSS TRACT AREA

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

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

SEE TABLE ON SHEET C01.6 FOR TABULATION

DRAWING INDEX

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

DENSITY CALCULATION

BASE DENSITY: 1.1 D.U. / TRACT AREA

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

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

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

PRECAUTIONARY STEEP SLOPES (15–25%)

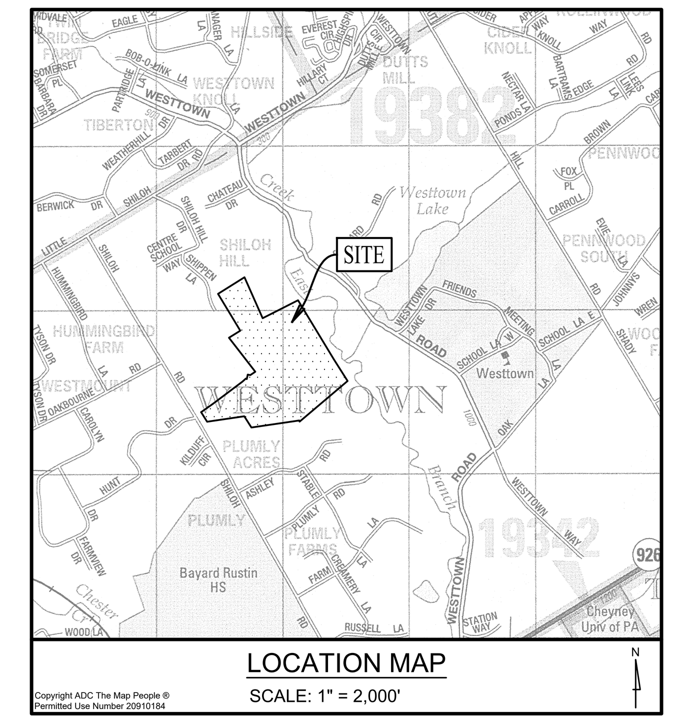
GROSS TRACT AREA = 80.886 ACS (3,523,402 SF)
25% OF THE GROSS TRACT AREA = 880,850 SF

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

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

LEGEND

- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. REBAR
- PROP. REBAR
- 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
- MB EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- 4 EXIST. PARKING SPACES
- 4 PROP. PARKING SPACES
- (TBR) TO BE REMOVED
- T EX. TELE. LINE
- T PROP. TELE. LINE
- E EX. ELEC. LINE
- E PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- G EX. GAS LINE
- G 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
- IC 1 PROP. STORM INLET ID
- PROP. SEEPAGE BED
- S EX. SANITARY SEWER LINE
- S PROP. SAN. SEWER LINE
- L PROP. SAN. SEWER LATERAL
- MH 1 PROP. SANITARY MH. ID
- W EX. WATER LINE
- W PROP. WATER LINE
- WL PROP. WATER LATERAL
- FW PROP. FIRE WATER LINE
- W.V. EX. WATER VALVE
- W.V. PROP. WATER VALVE
- F.H. EX. HYDRANT
- F.H. PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- EX. PERC TEST
- EX. TEST PIT



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

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL DAVID W. GIBBONS ENGINEER PE076444

GENERAL NOTES

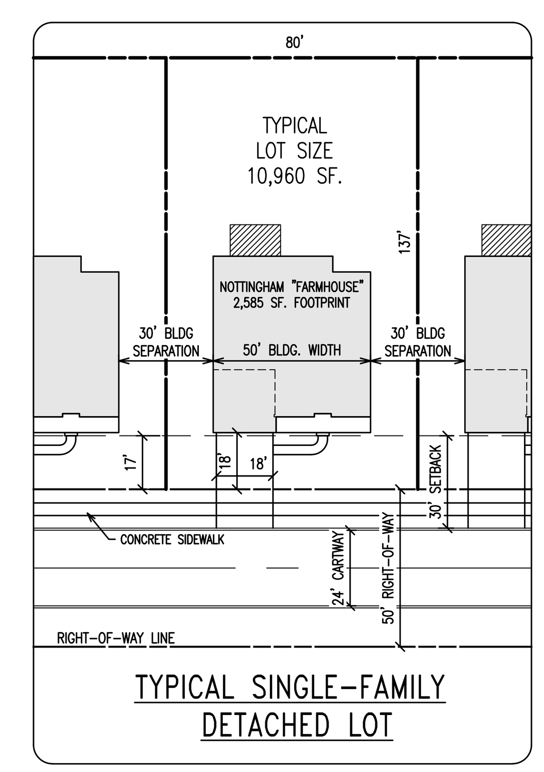
1. RECORD OWNER/MAILING ADDRESS:

FOX CLEARING, LLC 227 GRANITE RUN DRIVE, SUITE 100 LANCASTER, PA 17601	IVAR & JENNIFER L. GALILEA 1011 SHILOH ROAD WEST CHESTER, PA 19382	IVAR & JENNIFER L. GALILEA 1011 SHILOH ROAD WEST CHESTER, PA 19382	JOHN R. & CHRISTINE O'BRIEN 1007 SHILOH ROAD WEST CHESTER, PA 19382
2. SITE ADDRESS: 1013 SHILOH ROAD WEST CHESTER, PA 19382	1011 SHILOH ROAD WEST CHESTER, PA 19382	927 SHILOH ROAD WEST CHESTER, PA 19382	1007 SHILOH ROAD WEST CHESTER, PA 19382
3. TAX PARCEL #: 67-2-23	67-2-8	67-2-9	67-2-7.1
4. SOURCE OF TITLE: RECORD BOOK 10533 PAGE 48	RECORD BOOK 6827, PAGE 401	RECORD BOOK 7447, PAGE 1358	RECORD BOOK 4373, PAGE 1479
5. LOT AREA: 64.956 ACRES (GROSS) 64.849 ACRES (NET OF SHILOH ROAD R/W)	9.133 ACRES	1.133 ACRES	5.664 ACRES

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

REFERENCE PLAN(S)

1. PLAN ENTITLED "PLAN OF SUBDIVISION FOR MILTON R. STOKES", PREPARED BY HENRY S. CONREY INC, DATED 10/29/1982, LAST REVISED 1/20/1983, RECORD PLAN BOOK #4267.
2. PLAN ENTITLED "PLAN OF PROPERTY FOR HAWTHORNE", PREPARED BY INGRAM ENGINEERING SERVICES, INC., PLOTTED ON 6/29/2016, LAST REVISED 5/3/2016, RECORD PLAN BOOK #19973.
3. PLAN ENTITLED "FINAL LAN OF LOTS JOHN & CHRISTINE O'BRIEN", PREPARED BY ROBERT W. MATTOX, PLS INC., DATED 10/5/1998, LAST REVISED 11/5/1998, RECORD PLAN BOOK #14715.
4. PLAN ENTITLED "IVAR GALILEA", PREPARED BY MESKO ENGINEERING ASSOCIATES, INC., DATED 12/27/2005, LAST REVISED 2/8/2006, RECORD PLAN BOOK #17755.
5. PLAN ENTITLED "PRELIMINARY/FINAL PLAN OF SUBDIVISION FOR 1015 SHILOH ROAD", PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., DATED 11/11/2008, LAST REVISED 6/2/2009, RECORD PLAN BOOK #18673.
6. PLAN ENTITLED "FINAL SUBDIVISION PLAN – PROPERTY OF JAMES S. LEES JR., PREPARED BY G.D. HOUTMAN & SON, DATED 4/3/1978, LAST REVISED 4/13/1978, RECORD PLAN BOOK #1633.



TYPICAL SINGLE-FAMILY DETACHED LOT

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

REV.	DATE	DESCRIPTION
1	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
2		
3		
4		
5		
6		
7		
8		

CONDITIONAL USE
OVERALL SITE PLAN

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

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

Q:\CIVIL 3D JOBS\3868\3868 PRODUCTION PLANS\SHEET SET\CONDITIONAL USE\01 SITE PLAN.DWG

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MATCHLINE - SEE SHEET C01.5

MATCHLINE - SEE SHEET C01.4

MATCHLINE - SEE SHEET C01.3

SHILOH ROAD
(L.R. 15231) (R.O.W. VARIES)

HUNT DRIVE

KILDUFF CIRCLE

ROAD A

PROPOSED ACCESS EASEMENT OVER UPI 67-2-7.1 TO BENEFIT UPI 67-2-7

PROPOSED DRIVE

DRIVEWAY EASEMENT (PER RB 6815, PG 448)

20' WIDE DRAINAGE EASEMENT (PER REC. PLAN 17064)

20' WIDE STORMWATER EASEMENT

RECORDED SIGHT DISTANCE 340'

RECORDED SIGHT DISTANCE 300'

RECORDED SIGHT DISTANCE 227'

N23°30'03"W 74.78'

S57°10'03"E 72.00'

N40°32'27"W 80.00'

S51°45'08"E 80.00'

R=25.00'
Δ=90°00'00"
L=39.27'
CH=35.36'
S12°30'01"W

N20°27'55"W 132.15'

N54°51'00"E 231.06'

N31°55'40"W 180.37'

S82°56'56"W 206.96'

S29°39'26"W 210.01'

S29°39'26"W 60.00'

S82°56'56"W 206.18'

3/4" PIPE FOUND PINCHED ON LINE AT 16.66'

3/4" PIPE FOUND ON LINE AT 20.06'

5/8" REBAR FOUND ON LINE AT 32.79'

CAPPED REBAR FOUND

5/8" REBAR FOUND

1/2" REBAR FOUND

5/8" REBAR SET

3/4" PINCHED PIPE FOUND

1" PIPE FOUND AT CORNER

3/4" PINCHED PIPE FOUND AT CORNER

5/8" REBAR SET
3/4" PIPE FOUND PINCHED ON LINE AT 2.51'

MAG NAIL SET

5/8" REBAR FOUND AT CORNER

3/4" PIPE FOUND 0.3' N OF LINE

CAPPED REBAR FOUND (DSS CONTROL)

CAPPED REBAR FOUND (DSS CONTROL)

CAPPED REBAR FOUND (DSS CONTROL)

CAPPED REBAR CONVER & SMITH FOUND

CAPPED REBAR CONVER & SMITH FOUND

IRON PIPE FOUND

IRON ROD SET

1" PIPE FOUND AT CORNER

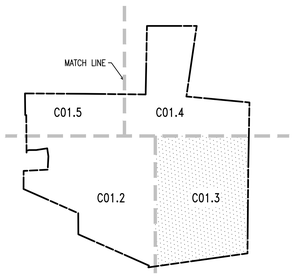
IRON ROD FOUND

IRON PIPE FOUND

IRON ROD FOUND

IRON ROD FOUND

IRON ROD



KEY MAP
N.T.S

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
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- EX. FENCE
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- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES
- (TBR) TO BE REMOVED
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- E PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- G EX. GAS LINE
- G PROP. GAS LINE
- G.V. EX. GAS VALVE
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- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
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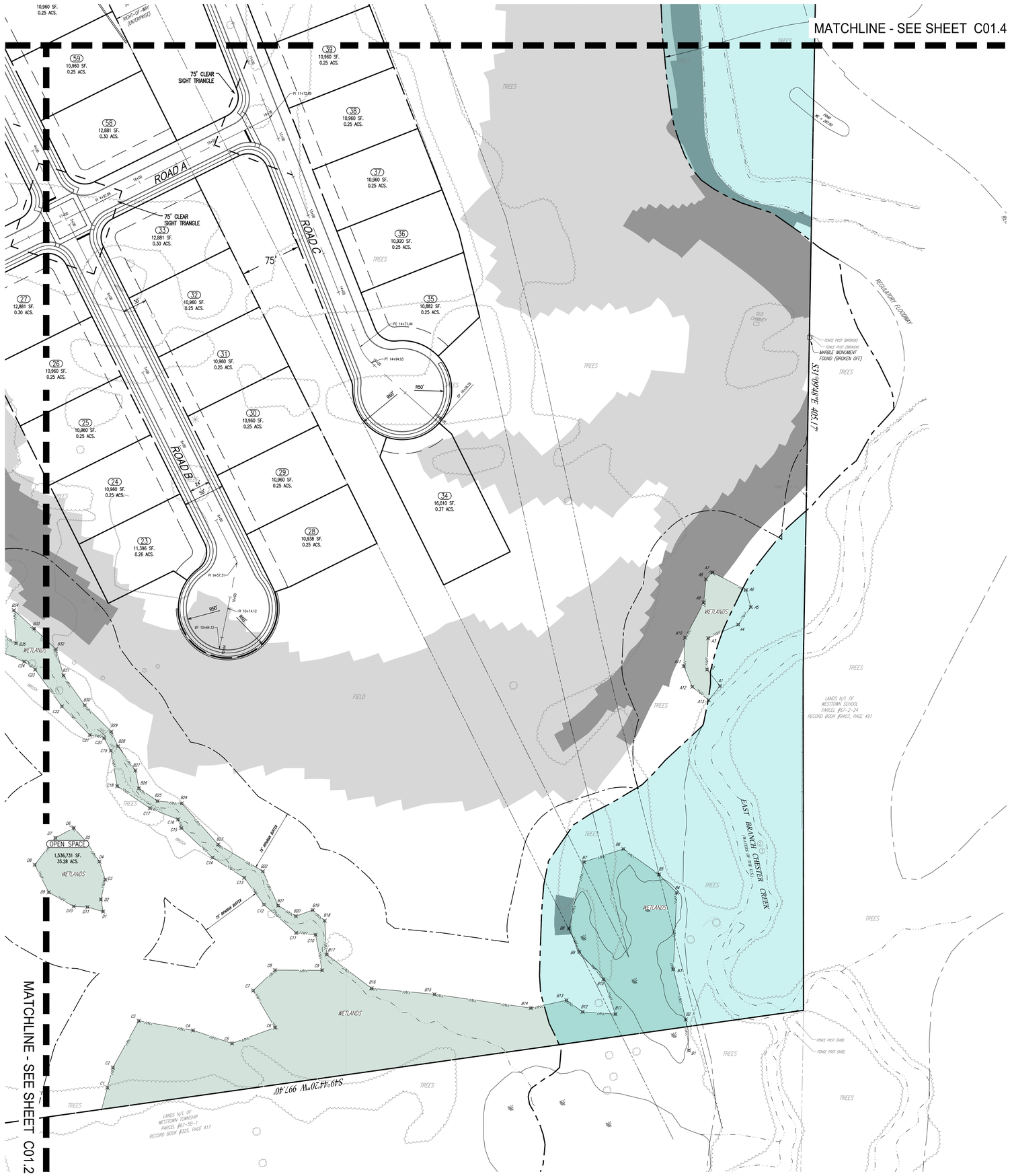
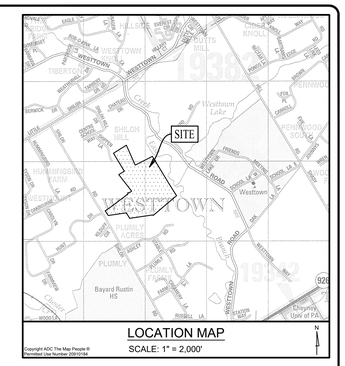
- EX. WATER VALVE
- W.V. PROP. WATER VALVE
- EX. HYDRANT
- F.H. PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15%-25% SLOPES
- 25%+ SLOPES
- WETLANDS





SITE PLAN
SCALE: 1"=50'

50 0 25 50 100
GRAPHIC SCALE
1 inch = 50 feet

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

NO.	REV.	DATE	DESCRIPTION
1		06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
2			
3			
4			
5			
6			
7			
8			

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:	01 SITE PLAN.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C01.3
SHEET	03 OF 38

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MATCHLINE - SEE SHEET C01.5

SHIPPEN LANE

OH HILL DRIVE

LANDS N/L OF
EARL H. & DOLORES C. BROWN
PARCEL #67-2N-68
DEED BOOK #N67, PAGE 143
LOT "3"
RECORD PLAN BOOK #1633

30' EASEMENT
PER REC. PLAN #9015699

LANDS N/L OF
PAUL B. & SUSAN M. VANSCOVICH
PARCEL #67-2D-20.6
RECORD BOOK #5554, PAGE 1722

1-1/2" PIPE FOUND
N30°16'18"W 2.29'
FROM CORNER

1/2" REBAR FOUND

N57°46'08"E 495.31'

3/4" PIPE FOUND
1.3' N OF LINE

POST & RAIL FENCE

1" PINCHED
PIPE FOUND
AT CORNER

LANDS N/L OF
ANDREW & CAMILLE HOLSTEIN
PARCEL #67-2N-67
RECORD BOOK #9276, PAGE 2035
LOT "10"
RECORD PLAN BOOK #1633

R60'
R80'
PC 0+27.50
PT 0+47.50

3/4" PIPE FOUND
0.31' W OF LINE

SHED

TREES

CONCRETE MONUMENT FOUND

5/8" REBAR FOUND
ON LINE

LANDS N/L OF
CHARLES R. & MARILYN J. BOLZ
PARCEL #67-2N-66
RECORD BOOK #4883, PAGE 1343
LOT "12"
RECORD PLAN BOOK #1633

N21°09'07"W 56.63'

SHED

LANDS N/L OF
THE KAHN TRUST, DATED FEBRUARY 25, 2019, WALLACE J. KAHN
PARCEL #67-2N-65
RECORD BOOK #7900, PAGE 115
LOT "13"
RECORD PLAN BOOK #1633

LANDS N/L OF
RONALD N. & BARBARA P. FOX
PARCEL #67-2N-64
DEED BOOK 760, PAGE 529
LOT "14"
RECORD PLAN BOOK #1633

3/4" PIPE FOUND
AT CORNER

1" PIPE FOUND
AT CORNER

N58°25'04"E 211.23'

TREES

24" TREE

22" TREE

24" PINE

27" PINE

ROAD C

ROAD B

52
11,474 SF.
0.26 ACS.

51
9,605 SF.
0.22 ACS.

50
9,430 SF.
0.22 ACS.

49
9,140 SF.
0.21 ACS.

48
8,850 SF.
0.20 ACS.

47
9,759 SF.
0.22 ACS.

46
9,379 SF.
0.22 ACS.

45
8,973 SF.
0.21 ACS.

44
8,965 SF.
0.21 ACS.

43
9,382 SF.
0.22 ACS.

42
10,020 SF.
0.23 ACS.

41
11,696 SF.
0.27 ACS.

40
10,960 SF.
0.25 ACS.

39
10,960 SF.
0.25 ACS.

53
7,688 SF.
0.18 ACS.

54
9,597 SF.
0.22 ACS.

55
9,694 SF.
0.22 ACS.

56
8,480 SF.
0.19 ACS.

57
7,287 SF.
0.17 ACS.

59
10,960 SF.
0.25 ACS.

60
10,960 SF.
0.25 ACS.

61
10,960 SF.
0.25 ACS.

62
10,937 SF.
0.25 ACS.

63
12,174 SF.
0.28 ACS.

64
34,001 SF.
0.78 ACS.

65
19,304 SF.
0.44 ACS.

OPEN SPACE
84,099 SF.
1.93 ACS.

OPEN SPACE
22,811 SF.
0.52 ACS.

FIELD

PC 3+10.15
PT 3+33.99

PT 3+69.43

PI 0+50

PI 1+06.81

660'

R80'

PC 5+62.80
PT 10+43.76

50' R/W
RIGHT-OF-WAY
(ENTERPRISE)

75' CLEAR
SIGHT TRIANGLE

75' CLEAR
SIGHT TRIANGLE

LANDS N/L OF
JUSTIN R. POWER & MONICA NHAN
PARCEL #67-2-21
RECORD BOOK #10150, PAGE 1330

50' WIDE
PRIVATE ROADWAY

PAVED DRIVE

PAVED PARK

PAVED DRIVE

S27°56'29"E 710.57'

LANDS N/L OF
JOSEPH SLEIMAN
PARCEL #67-2-22.1
RECORD BOOK #9476, PAGE 674

1" PIPE FOUND
AT CORNER

MARBLE MONUMENT FOUND

N63°11'22"E 630.70'

1" PIPE FOUND
AT CORNER

APPROX. LOC. 60' WIDE
BUCKEYE/LAUREL PIPELINE CO. R/W
(PER MDB 115, PG 256)

60' R/W

S31°12'38"E 697.69'

EAST BRANCH CHESTER CREEK
(WITHIN 100' OF THE LEK)

LANDS N/L OF
WESTTOWN SCHOOL
PARCEL #67-2-24
RECORD BOOK #9407, PAGE 491

ZONE AE
A SPECIAL FLOOD HAZARD AREA
WITH BASE FLOOD ELEVATIONS.

MATCHLINE - SEE SHEET C01.2

MATCHLINE - SEE SHEET C01.3

MATCH LINE

C01.5 | C01.4

C01.2 | C01.3

KEY MAP
N.T.S

SITE

LOCATION MAP
SCALE: 1" = 2,000'

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Permitted Use Number 20010164

N

W E S

SITE PLAN
SCALE: 1"=50'

50 0 25 50 100

GRAPHIC SCALE
1 inch = 50 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. 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
- 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
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- 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
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15%-25% SLOPES
- 25%+ SLOPES
- WETLANDS

DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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

NO.	DATE	REVISED PER TOWNSHIP CONSULTANT REVIEWS	DESCRIPTION
8			
7			
6			
5			
4			
3			
2	06/15/23		
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'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	01 SITE PLAN.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C01.4
SHEET	04 OF 38

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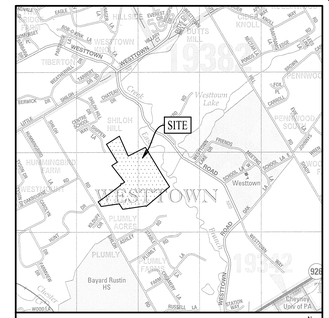
Q:\3868, 30 2087\3868\3868 PRODUCTION PLANS\SHEET SET\CONDITIONAL USE\01- SITE PLAN.DWG



LOCATION MAP
SCALE: 1" = 2,000'

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NO.	DATE	REVISIONS / CONSULTANT REVIEWS
1	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
2		
3		
4		
5		
6		
7		
8		

CONDITIONAL USE
SITE PLAN

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

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
- (TBR) TO BE REMOVED
- EX. TELE. LINE
- T PROP. TELE. LINE
- EX. ELEC. LINE
- E PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- G PROP. GAS LINE
- EX. GAS VALVE
- G.V. PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- S PROP. SAN. SEWER LINE
- L PROP. SAN. SEWER LATERAL
- MH 1 PROP. SANITARY MH. ID
- EX. WATER LINE
- W PROP. WATER LINE
- WL PROP. WATER LATERAL
- FW PROP. FIRE WATER LINE
- EX. WATER VALVE
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- PROP. HYDRANT
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- ZONE AE FLOODPLAIN
- 15%-25% SLOPES
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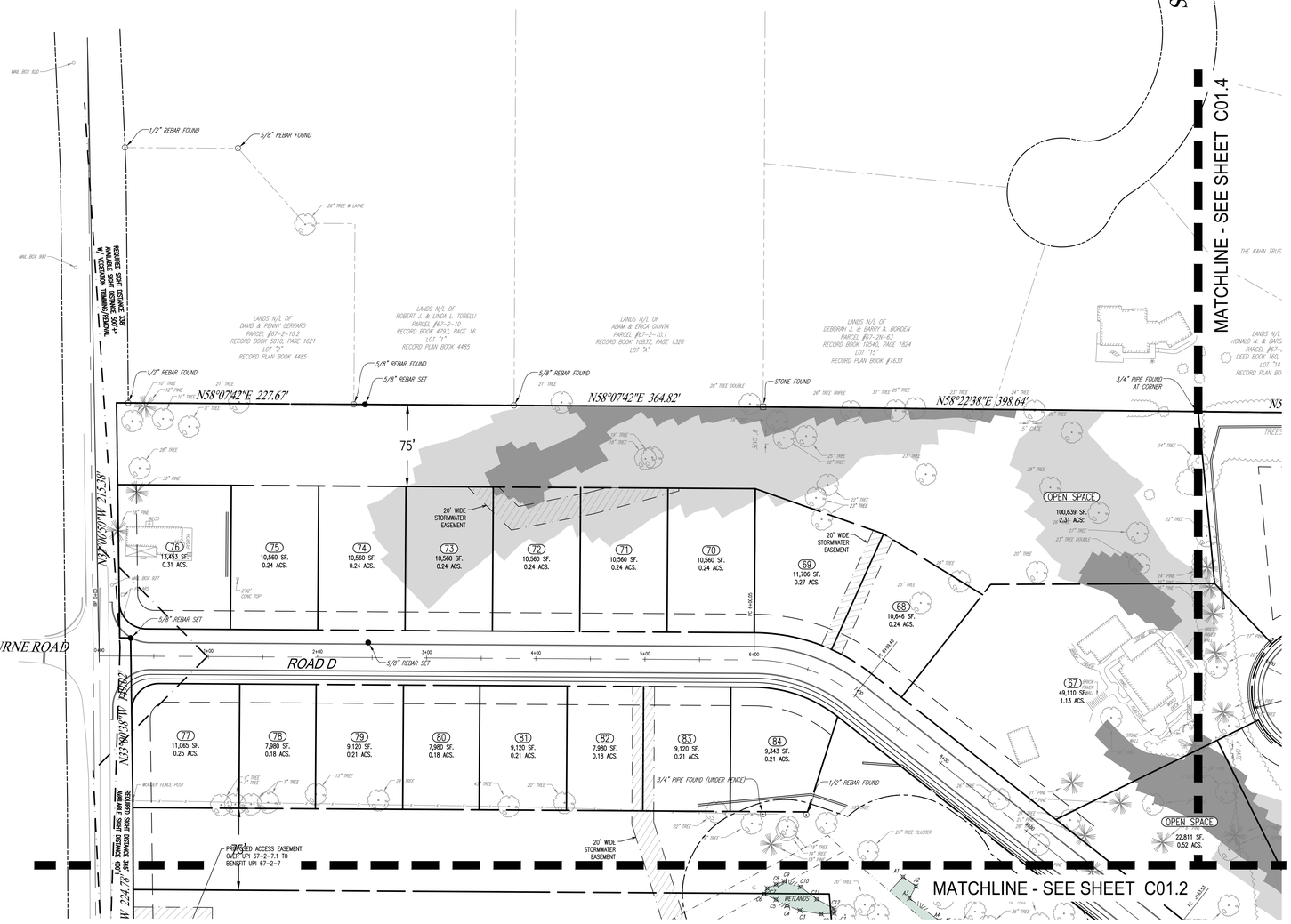
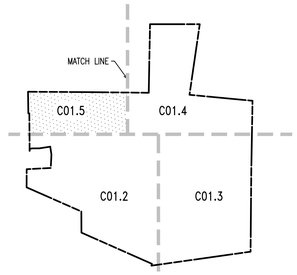
- WETLANDS





KEY MAP
N.T.S

SITE PLAN
SCALE: 1"=50'

50 0 25 50 100
GRAPHIC SCALE
1 inch = 50 feet

DATE:	04/14/23
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
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PLOTTED:	06/15/23
DRAWING NO.:	C01.5
SHEET	05 OF 38

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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 LIENS 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 ASSOCIATIONS 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 LIENS FOR ANY UNPAID COST 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 VINES 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 SEEDED MEADOW AREAS SHALL BE MOWED TO A HEIGHT OF SIX INCHES WHENEVER PLANTS REACH TWELVE INCHES IN HEIGHT FOR THE FIRST YEAR. THEREAFTER, AND FOR ESTABLISHED MEADOW AREAS MOW TO A HEIGHT OF 12 TO 18 INCHES ONCE ANNUALLY PRIOR 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, DEPOSIT, OR CONCENTRATED FLOW CHANNELS. REPAIRS SHOULD BE MADE AS SOON AS POSSIBLE TO HALT EROSION AND STABILIZE ANY EFFECTED 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 SHRUBBY DOGWOODS (SILKY DOGWOOD, GRAY DOGWOOD, AND RES OSIER DOG WOOD), VIRGINIA SWEETSPIRE, ALDERS, WILLOWS, SYCAMORES, AND RIVER 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

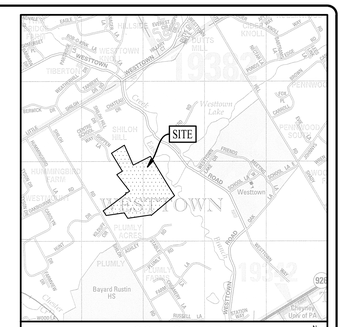
THE COMMON OPEN SPACE AREAS SHALL SERVE AS AREAS FOR PASSIVE AND INFORMAL ACTIVE RECREATION. THESE AREAS ARE LOCATED THROUGHOUT THE COMMUNITY AND WILL GENERALLY BE KEPT AS MEADOW AND/OR LAWN AREAS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREAS TO ENSURE THAT THESE AREAS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

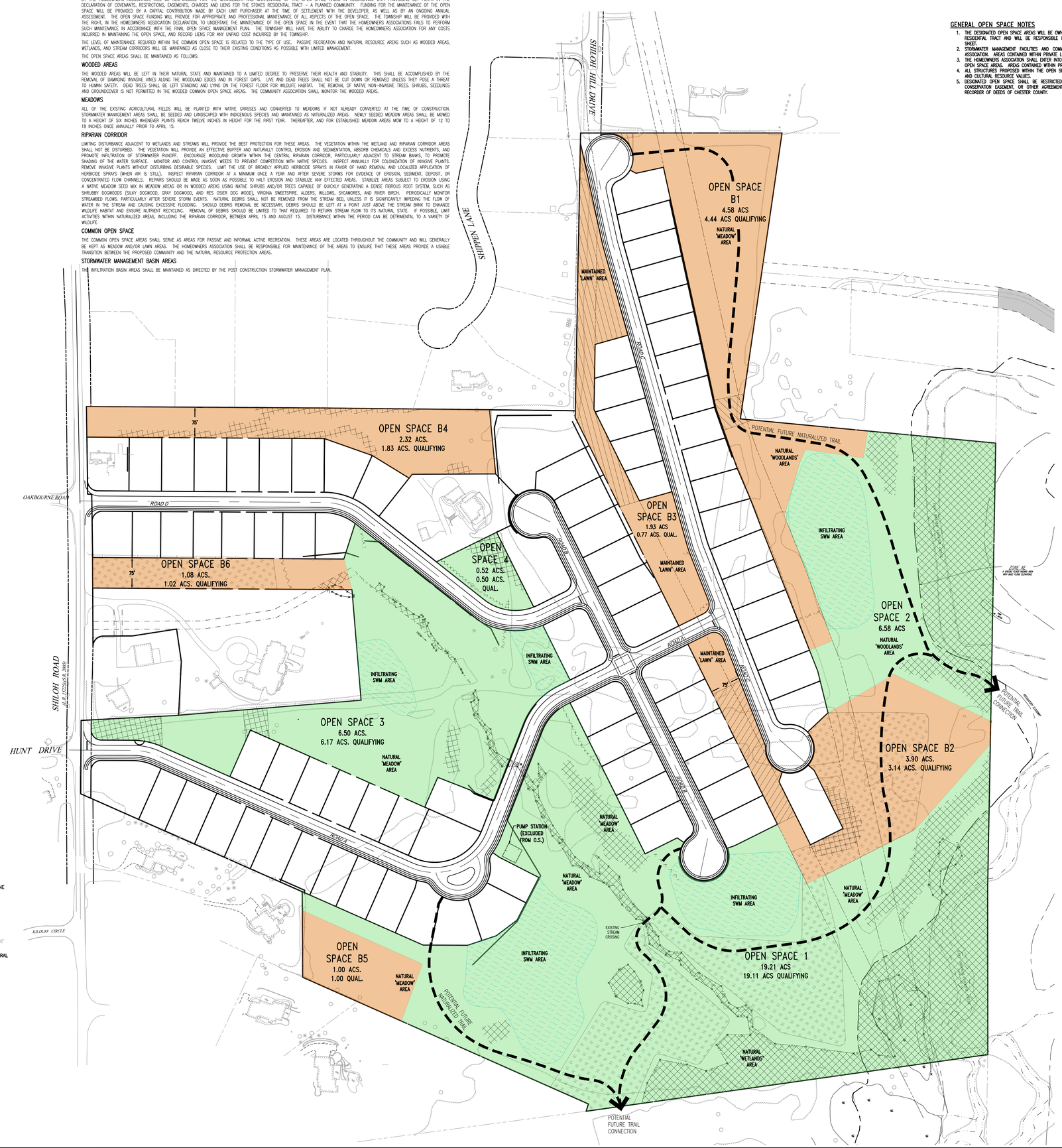
STORMWATER MANAGEMENT BASIN AREAS

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 ASSOCATION (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.





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
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- EX. EXISTING CONTOUR
- PROPOSED CONTOUR
- EX. SPOT ELEV.
- NEW SPOT ELEV.
- EX. SOILS TYPE
- SOILS LINE
- EX. CONIC CURB
- PROP. CONIC CURB
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- PROP. LIGHT POLE
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- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE

OPEN SPACE

MINIMUM OPEN SPACE
= 40% GROSS TRACT AREA

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

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

SEE TABLE BELOW FOR TABULATION

- 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

	Min. Required Common Open Space Area (40%)							
	1	2	3	4			TOTAL	
Gross Area (Acres)	19.21	6.58	6.5	0.52			32.81	
- 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	0.03	0	0.02	0.02			0.07	
-Pump Station and other miscellaneous impervious	0.07	0	0	0			0.07	% G.T.A.
Qualifying Base Open Space	**19.11**	**6.58**	**6.17**	**0.50**			**32.36**	**40.01%**
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	% Base OS
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**	**27.97%**

	Bonus Open Space Area						
	B1	B2	B3	B4	B5	B6	TOTAL
Gross Area (Acres)	4.58	3.9	1.93	2.32	1	1.08	14.81
- 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
-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	0.01	0.01
-Impervious Surfaces	0	0	0	0	0	0	0
-Stormwater Facilities	0.01	0	0.01	0.25	0	0.05	0.32
Qualifying Bonus Open Space	**4.44**	**3.14**	**0.77**	**1.83**	**1.00**	**1.02**	**12.2**

Bonus % per G.T.A.
15.08%

AREA AVAILABLE FOR ACTIVE RECREATION
NET TRACT AREA = 2,849,580 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

OPEN SPACE PLAN

SCALE: 1"=100'

100 0 50 100 200

GRAPHIC SCALE
1 inch = 100 feet

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Phone: (610) 918-9002
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REV.	DATE	DESCRIPTION
1	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
2		
3		
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CONDITIONAL USE
OPEN SPACE PLAN

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

DATE:	04/14/23
SCALE:	1"=100'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	01 SITE PLAN.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C01.6
SHEET	06 OF 38

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

SOILS LEGEND:

SYMBOL	SOIL NAME
Bo	GLENVILLE CHANNERY LOAM, 3 TO 8 PERCENT SLOPES (SEASONALLY HIGH WATER TABLE)
Co	CODORUS SILT LOAM (AGRICULTURALLY SUITED SOILS)
GdB	GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
GdC	GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
GdF	GLADSTONE GRAVELLY LOAM, 8 TO 25 PERCENT SLOPES VERY BOULDERY
Ho	HATBORO SILT LOAM
MaD	MANOR SILT LOAM, 15 TO 25 PERCENT SLOPES
UrB	URBAN LAND-GLADSTONE 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
- 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 (TBR) 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
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- 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
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15%-25% SLOPES
- 25%+ SLOPES
- WETLANDS

OVERALL EXISTING RESOURCES PLAN

SCALE: 1"=100'

100 0 50 100 200

GRAPHIC SCALE
1 inch = 100 feet

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1	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
2		
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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
CAD FILE/ DS OVERALL EXISTING RESOURCES PLAN.dwg	
PLOTTED:	06/15/23
DRAWING NO.:	C02.1
SHEET	07 OF 38

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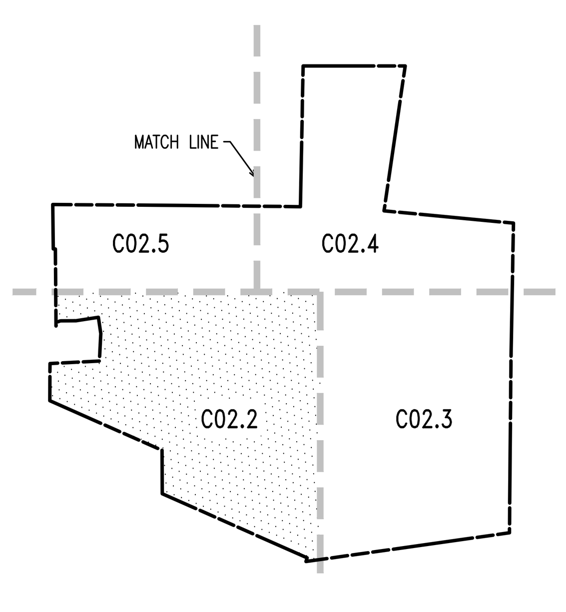
LEGEND

- 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
- (TBR) 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
- G.V. EX. GAS VALVE
- G.V. PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- IC 1 PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- MH 1 PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- PROP. WATER LATERAL
- PROP. FIRE WATER LINE
- W.V. EX. WATER VALVE
- W.V. PROP. WATER VALVE
- F.H. EX. HYDRANT
- F.H. PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15%-25% SLOPES
- 25%+ SLOPES
- WETLANDS



KEY MAP
N.T.S

EXISTING RESOURCES PLAN

SCALE: 1"=50'

GRAPHIC SCALE
1 inch = 50 feet

SOILS LEGEND:

SYMBOL	SOIL NAME
Ba	EDGEMONT CHANNERY LOAM, 3 TO 8 PERCENT SLOPES
Co	CODORUS SILT LOAM (AGRICULTURALLY SUITED SOILS)
GdB	GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
GdC	GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
GdF	GLADSTONE GRAVELLY LOAM, 8 TO 25 PERCENT SLOPES VERY BOULDERY
Ha	HATBORO SILT LOAM
MaD	MANOR SILT LOAM, 15 TO 25 PERCENT SLOPES
UrlB	URBAN LAND GLADSTONE COMPLEX, 0 TO 8 PERCENT

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1	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
2		
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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
CAD FILE:	05 OVERALL EXISTING RESOURCES PLAN.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C02.2
SHEET	08 OF 38

Q:\CIVIL 3D JOBS\3868\3868 PRODUCTION PLANS\SHEET SET\CONDITIONAL USE\05 OVERALL EXISTING RESOURCES PLAN.DWG

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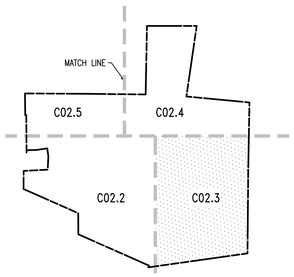

KEY MAP
N.T.S

MATCHLINE - SEE SHEET C02.4

MATCHLINE - SEE SHEET C02.2

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
- X 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 (TBR) 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
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- PROP. SAN. SEWER LATERAL
- MH 1 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
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15%-25% SLOPES
- 25%+ SLOPES
- WETLANDS

SOILS LEGEND:

SYMBOL	SOIL NAME
Ba	EDGEMONT CHANNERY LOAM, 3 TO 8 PERCENT SLOPES
Co	COCORUS SILT LOAM (HORICULTURALLY SUITED SOILS)
GeB	GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES (HORICULTURALLY SUITED SOILS)
GdC	GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES (HORICULTURALLY SUITED SOILS)
GdF	GLADSTONE GRAVELLY LOAM, 8 TO 25 PERCENT SLOPES VERY BOULDERY
Ha	HATBORO SILT LOAM
MaD	MANOR SILT LOAM, 15 TO 25 PERCENT SLOPES
UrB	URBAN LAND GLADSTONE COMPLEX, 0 TO 8 PERCENT

EXISTING RESOURCES PLAN

SCALE: 1"=50'

50 0 25 50 100

GRAPHIC SCALE
1 inch = 50 feet

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3			
2		06/15/23	REVISED PER TOWNSHIP CONSULTANT
1	ADM	04/14/23	REVISIONS

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
CAD FILE:	00 OVERALL EXISTING RESOURCES PLAN.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C02.3
SHEET	09 of 38

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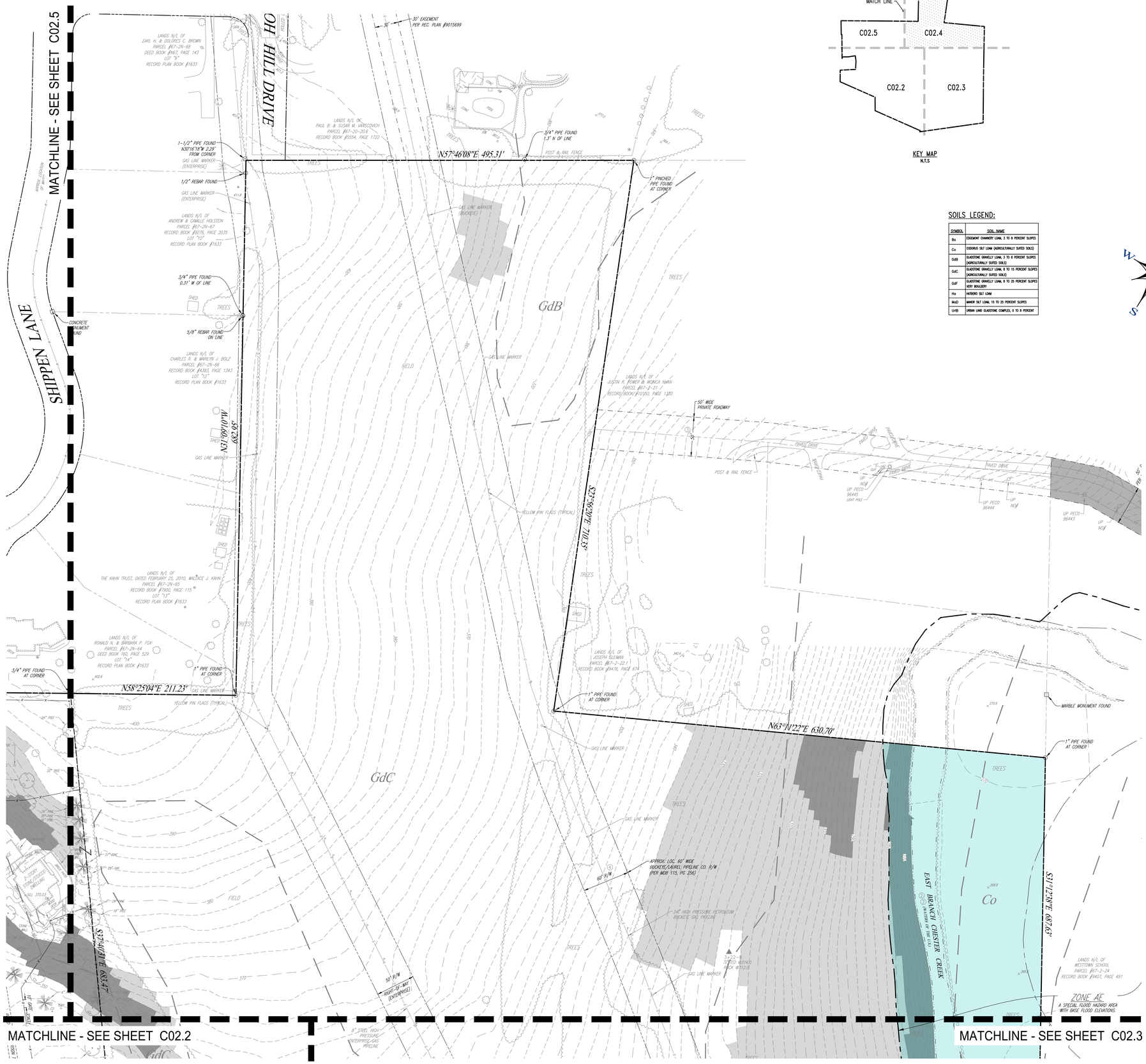

MATCH LINE

C02.5 | C02.4

C02.2 | C02.3

KEY MAP
N.T.S

SOILS LEGEND:

SYMBOL	SOIL NAME
Bo	EDGEMONT CHANNERY LOAM, 3 TO 8 PERCENT SLOPES
Co	CODORUS SILT LOAM (AGRICULTURALLY SUITED SOILS)
GdB	GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
GdC	GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
GdF	GLADSTONE GRAVELLY LOAM, 8 TO 25 PERCENT SLOPES, VERY BOULDERY
Ho	HATBORO SILT LOAM
MaD	MANOR SILT LOAM, 15 TO 25 PERCENT SLOPES
UrkB	URBAN LAND-GLADSTONE COMPLEX, 0 TO 8 PERCENT

N W E S

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
- 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
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- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
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- 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
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15%-25% SLOPES
- 25%+ SLOPES
- WETLANDS

EXISTING RESOURCES PLAN
SCALE: 1"=50'

50 0 25 50 100
GRAPHIC SCALE
1 inch = 50 feet

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2	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
1		

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
CAD FILE:	CO_OVERALL EXISTING RESOURCES PLAN.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C02.4
SHEET	10 or 38

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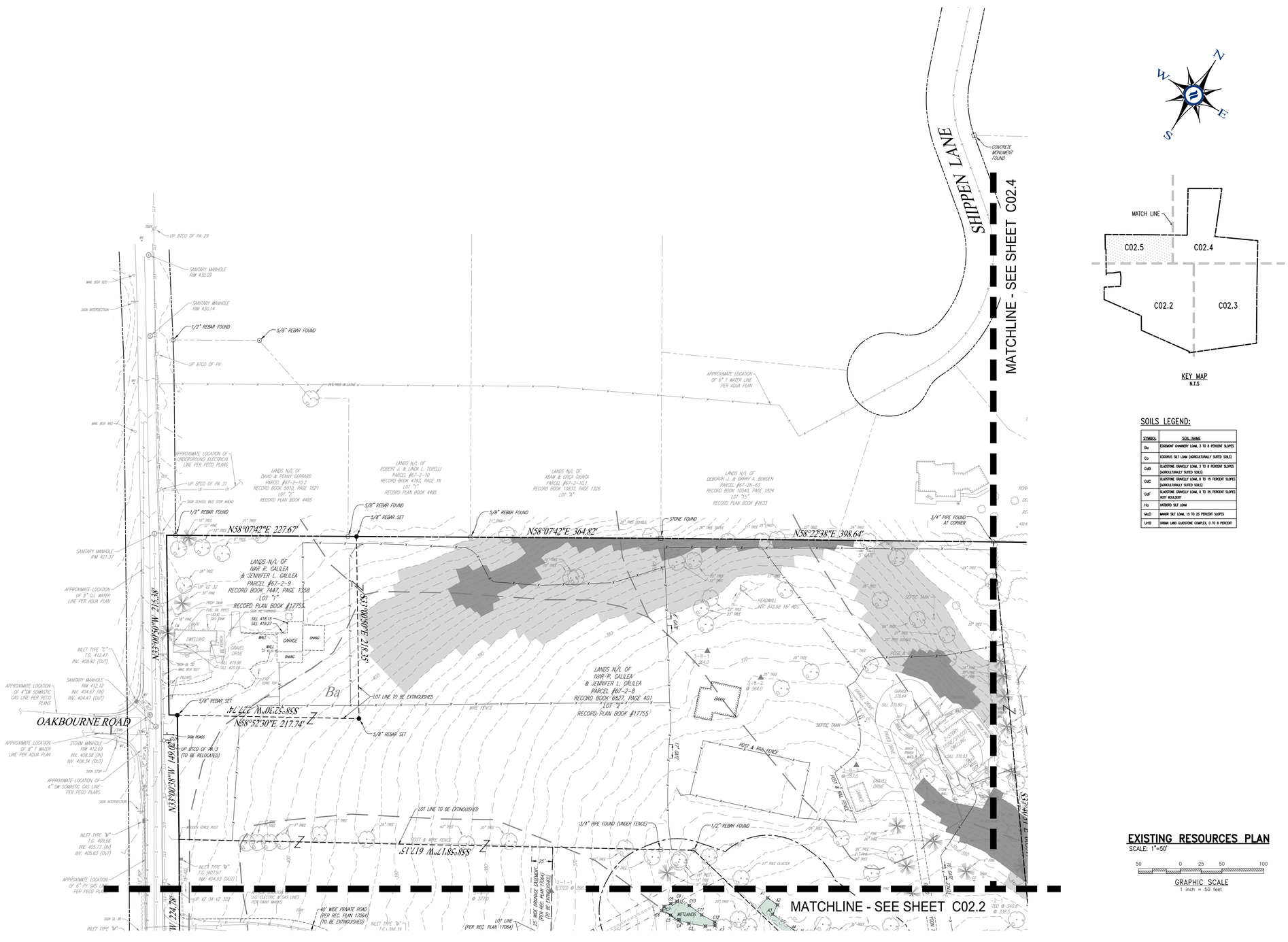

LEGEND

- 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. 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
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- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
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- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15%-25% SLOPES
- 25%+ SLOPES
- WETLANDS

KEY MAP
N.T.S

SOILS LEGEND:

SYMBOL	SOIL NAME
Ba	EXCMONT CHANNERY LOAM, 3 TO 8 PERCENT SLOPES
Co	COCORUS SILT LOAM (AGRICULTURALLY SUITED SOILS)
GeB	GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
GeC	GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
GeF	GLADSTONE GRAVELLY LOAM, 8 TO 25 PERCENT SLOPES VERY BOULDERY
Ho	HATBORO SILT LOAM
MaD	MANOR SILT LOAM, 15 TO 25 PERCENT SLOPES
UrB	URBAN LAND GLADSTONE COMPLEX, 0 TO 8 PERCENT

EXISTING RESOURCES PLAN

SCALE: 1"=50'

50 0 25 50 100

GRAPHIC SCALE
1 inch = 50 feet

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NO.	DATE	DESCRIPTION
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2	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
1		

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
DAD FILE: OA OVERALL EXISTING RESOURCES PLAN.dwg	
PLOTTED:	06/15/23
DRAWING NO.:	C02.5
SHEET	11 OF 38

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SOILS LEGEND:

SYMBOL	SOIL NAME
Ba	EDGEMONT CHANNERY LOAM, 3 TO 8 PERCENT SLOPES
Co	CODORUS SILT LOAM (AGRICULTURALLY SUITED SOILS)
GdB	GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
GdC	GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
GdF	GLADSTONE GRAVELLY LOAM, 8 TO 25 PERCENT SLOPES VERY BOULDERY
Ha	HATBORO SILT LOAM
MaD	MANOR SILT LOAM, 15 TO 25 PERCENT SLOPES
UrlB	URBAN LAND GLADSTONE 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
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
MB EX. MAIL BOX
EX. SIGN
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(TBR) TO BE REMOVED
EX. TELE. LINE
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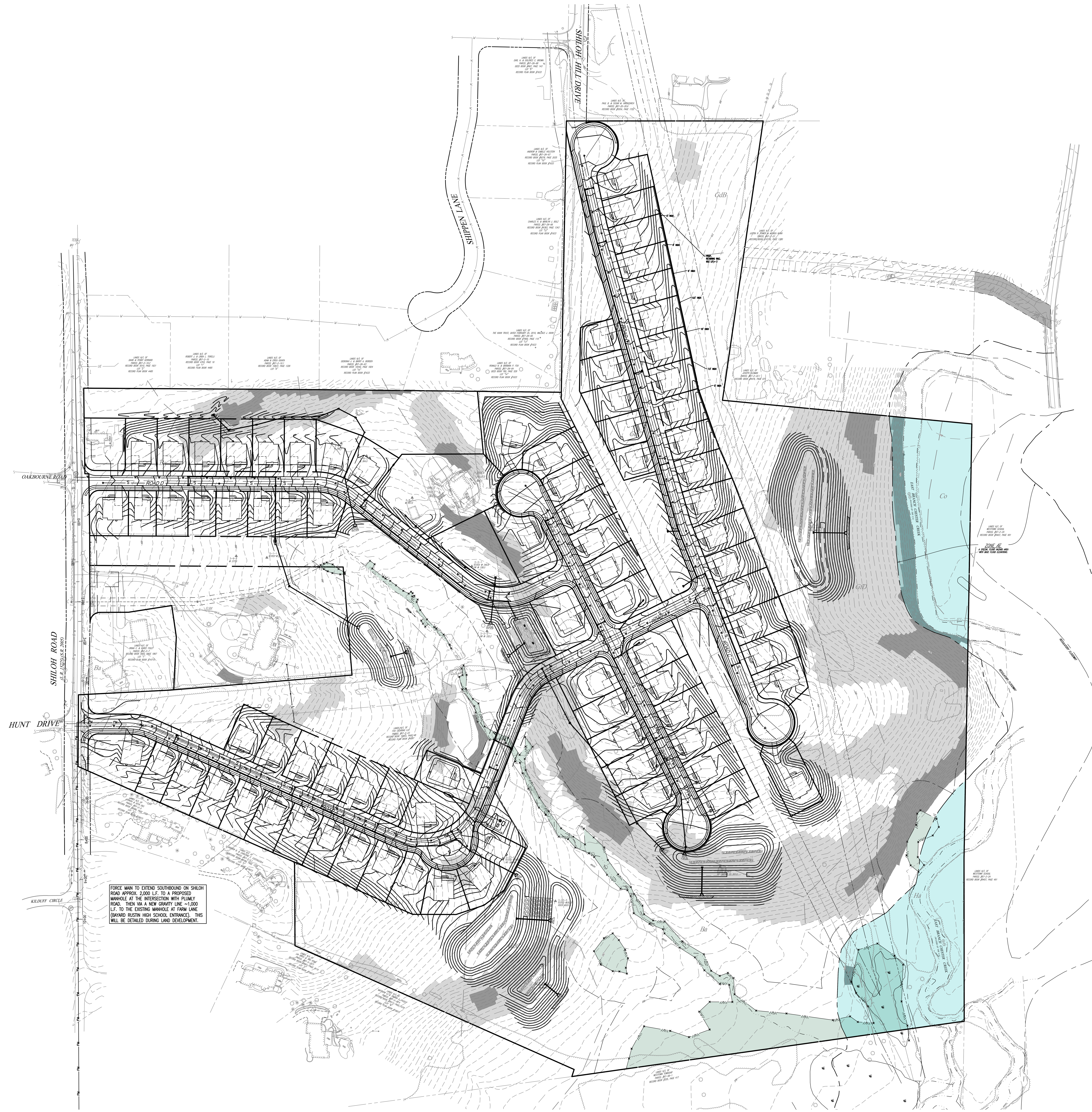
IC 1 PROP. STORM INLET ID
PROP. SEEPAGE BED
EX. SANITARY SEWER LINE
PROP. SAN. SEWER LINE
PROP. SAN. SEWER LATERAL
MH 1 PROP. SANITARY MH. ID
EX. WATER LINE
PROP. WATER LINE
PROP. WATER LATERAL
PROP. FIRE WATER LINE
W.V. EX. WATER VALVE
W.V. PROP. WATER VALVE
F.H. EX. HYDRANT
F.H. PROP. HYDRANT
EX. MANHOLE
PROP. MANHOLE
ZONE AE FLOODPLAIN
15%-25% SLOPES
25%+ SLOPES
WETLANDS



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 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 FACULTIES 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 BARRICADING 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 OWNERS 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 OVERLAID 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 WESTTOWN TOWNSHIP 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 CARTWAY 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 ENCASEMENT MUST BE UTILIZED WHEREVER THE 18" VERTICAL CLEARANCE CANNOT BE PROVIDED.
26. A 10' MINIMUM HORIZONTAL SEPARATION DISTANCE AND A 18" MINIMUM VERTICAL VERTICAL SEPARATION DISTANCE SHALL BE PROVIDED BETWEEN THE GRAVITY SANITARY SEWERS AND WATER MAINS. A CONCRETE ENCASEMENT 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 CARTWAY SHALL BE SHAPED TO CONFORM TO THE LINE, GRADE AND CROSS-SECTION OF THE PROPOSED CARTWAY 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.

OVERALL GRADING FEASIBILITY PLAN

SCALE: 1"=100'

100 0 50 100 200
GRAPHIC SCALE
1 inch = 100 feet

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REV.	DATE	DESCRIPTION
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5		
6		
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8		

CONDITIONAL USE
OVERALL 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"=100'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	10 OVERALL GRADING FEASIBILITY PLAN.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C03.1
SHEET	12 OF 38

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MATCHLINE - SEE SHEET C03.5

MATCHLINE - SEE SHEET C03.4

MATCHLINE - SEE SHEET C03.3

SHILOH ROAD
(LR 15231)(R.R. 2805)

HUNT DRIVE

KILDUFF CIRCLE

ROAD A

INFILTRATION BASIN #4
ELEV. 344.00

UG BED 1 w/BASIN
ELEV. 336.00

FORCE MAIN TO EXTEND SOUTHBOUND ON SHILOH ROAD APPROX. 2,000 L.F. TO A PROPOSED MANHOLE AT THE INTERSECTION WITH PLUMLY ROAD. THEN VIA A NEW GRAVITY LINE ~1,000 L.F. TO THE EXISTING MANHOLE AT FARM LANE (BAYARD RUSTIN HIGH SCHOOL ENTRANCE). THIS WILL BE DETAILED DURING LAND DEVELOPMENT.

SOILS LEGEND:

SYMBOL	SOIL NAME
Ba	CODORUS SILT LOAM (HYDRIC SOILS)
Ce	CHANDLER LOAM, 3 TO 8 PERCENT SLOPES
GdB	GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
GdC	GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
GdF	GLADSTONE GRAVELLY LOAM, 8 TO 25 PERCENT SLOPES VERY BOULDERY
Ho	HATBORO SILT LOAM
MoD	MANOR SILT LOAM, 15 TO 25 PERCENT SLOPES
UrhB	URBAN LAND GLADSTONE 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
- 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
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- EXIST. PARKING SPACES
- PROP. PARKING SPACES
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- PROP. STORM INLET ID
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- W PROP. WATER LINE
- WL PROP. WATER LATERAL
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- EX. WATER VALVE
- W.V. PROP. WATER VALVE
- EX. HYDRANT
- F.H. PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15%-25% SLOPES
- 25%+ SLOPES
- WETLANDS

KEY MAP
N.T.S

MATCH LINE
C03.5 C03.4
C03.2 C03.3

GRADING FEASIBILITY PLAN
SCALE: 1"=50'

50 0 25 50 100
GRAPHIC SCALE
1 inch = 50 feet

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NO.	DESCRIPTION	DATE
2	REVISED PER TOWNSHIP CONSULTANT REVIEWS	06/15/23

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
CAD FILE:	10 OVERALL GRADING FEASIBILITY PLAN.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C03.2
SHEET	13 or 38

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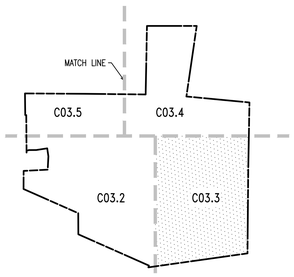

KEY MAP
N.T.S

SOILS LEGEND:

SYMBOL	SOIL NAME
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CONDITIONAL USE
GRADING FEASIBILITY PLAN

CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
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DATE:	04/14/23
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PLOTTED:	06/15/23
DRAWING NO.:	C03.3
SHEET	14 of 38

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MATCHLINE - SEE SHEET C03.5

SHILOH HILL DRIVE

SHIPPEN LANE

LANDS N/L OF
EARL H. & DOLORES C. BROWN
PARCEL #67-2N-68
DEED BOOK #967, PAGE 143
LOT "3"
RECORD PLAN BOOK #1633

LANDS N/L OF
PAUL B. & SUSAN M. VARSOVICH
PARCEL #67-2D-20.6
RECORD BOOK #5554, PAGE 1722

LANDS N/L OF
ANDREW & CAMILLE HOLSTEIN
PARCEL #67-2N-67
RECORD BOOK #3076, PAGE 2035
LOT "10"
RECORD PLAN BOOK #1633

LANDS N/L OF
CHARLES R. & MARILYN J. BOLZ
PARCEL #67-2N-66
RECORD BOOK #4861, PAGE 1343
LOT "12"
RECORD PLAN BOOK #1633

LANDS N/L OF
THE KAHN TRUST, DATED FEBRUARY 25, 2019, WALTER J. KAHN
PARCEL #67-2N-65
RECORD BOOK #3900, PAGE 115
LOT "13"
RECORD PLAN BOOK #1633

LANDS N/L OF
RONALD N. & BARBARA P. FOX
PARCEL #67-2N-64
DEED BOOK 160, PAGE 529
LOT "14"
RECORD PLAN BOOK #1633

LANDS N/L OF
JUSTIN R. POWER & MONICA NAAN
PARCEL #67-2-21
RECORD BOOK #10160, PAGE 1320

LANDS N/L OF
JOSEPH ELEMAN
PARCEL #67-2-22.1
RECORD BOOK #4470, PAGE 674

LANDS N/L OF
WESTTOWN SCHOOL
PARCEL #67-2-24
RECORD BOOK #4407, PAGE 491

30' EASEMENT
PER REC. PLAN #9015699

50' WIDE
PRIVATE ROADWAY

PROP. RETAINING WALL
652 LF(+-)

6' HIGH

8.5' HIGH

10' HIGH

7.5' HIGH

5' HIGH

ROAD A

ROAD B

ROAD C

YELLOW PIN FLAGS (TYPICAL)

GAS LINE MARKER

POST & RAIL FENCE

TREES

GdB

Co

EAST BRANCH CHESTER CREEK
(WATERS OF THE U.S.)

ZONE AE
A SPECIAL FLOOD HAZARD AREA
WITH BASE FLOOD ELEVATIONS.

50' R/W
RIGHT-OF-WAY
(ENTERPRISE)

60' R/W

MATCHLINE - SEE SHEET C03.2

MATCHLINE - SEE SHEET C03.3

MATCH LINE

KEY MAP
N.T.S

C03.5 | C03.4 | C03.2 | C03.3

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- WL PROP. WATER LATERAL
- FW PROP. FIRE WATER LINE
- EX. WATER VALVE
- W.V. PROP. WATER VALVE
- EX. HYDRANT
- F.H. PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15%-25% SLOPES
- 25%+ SLOPES
- WETLANDS

GRADING FEASIBILITY PLAN

SCALE: 1"=50'

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 feet

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NO.	DATE	DESCRIPTION
8		
7		
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2	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
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
CAD FILE: (C:\OVERALL GRADING FEASIBILITY PLAN.dwg	
PLOTTED:	06/15/23
DRAWING NO.:	C03.4
SHEET	15 or 38

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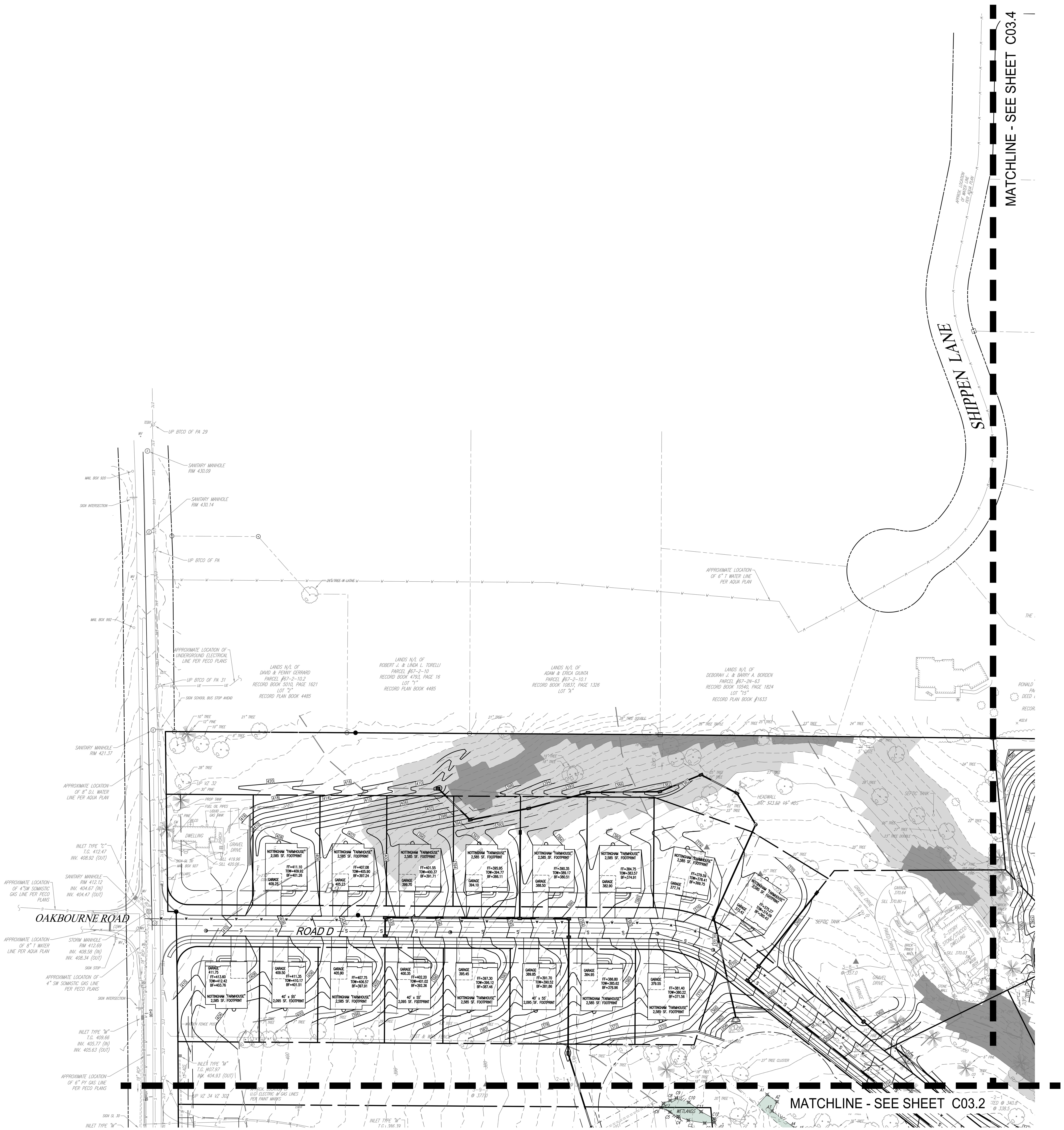
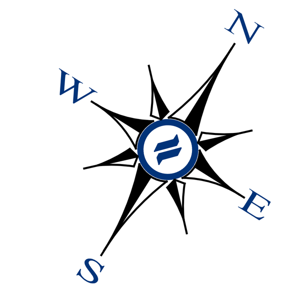
SOILS LEGEND:

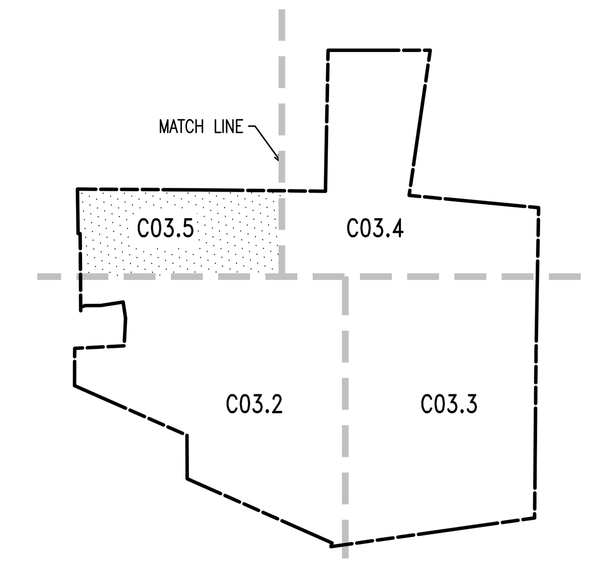
SYMBOL	SOIL NAME
Ba	EDGEMONT CHANNERY LOAM, 3 TO 8 PERCENT SLOPES
Co	CODORUS SILT LOAM (AGRICULTURALLY SUITED SOILS)
GdB	GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
GdC	GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS)
GdF	GLADSTONE GRAVELLY LOAM, 8 TO 25 PERCENT SLOPES VERY BOULDERY
Ha	HATBORO SILT LOAM
MaD	MANOR SILT LOAM, 15 TO 25 PERCENT SLOPES
UrlB	URBAN LAND GLADSTONE 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
- 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
- X EX. FENCE
- MB EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- 4 EXIST. PARKING SPACES
- 4 PROP. PARKING SPACES
- (TBR) TO BE REMOVED
- T EX. TELE. LINE
- T PROP. TELE. LINE
- E EX. ELEC. LINE
- E PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- G EX. GAS LINE
- G 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
- IC 1 PROP. STORM INLET ID
- PROP. SEEPAGE BED
- S EX. SANITARY SEWER LINE
- S PROP. SAN. SEWER LINE
- L PROP. SAN. SEWER LATERAL
- MH 1 PROP. SANITARY MH. ID
- W EX. WATER LINE
- W PROP. WATER LINE
- WL PROP. WATER LATERAL
- FW PROP. FIRE WATER LINE
- W.V. EX. WATER VALVE
- W.V. PROP. WATER VALVE
- F.H. EX. HYDRANT
- F.H. PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15%-25% SLOPES
- 25%+ SLOPES
- WETLANDS



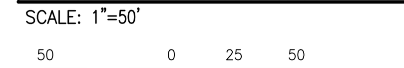




KEY MAP
N.T.S

GRADING FEASIBILITY PLAN

SCALE: 1"=50'



GRAPHIC SCALE
1 inch = 50 feet

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1	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
2		
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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
CAD FILE:	10 OVERALL GRADING FEASIBILITY PLAN.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C03.5
SHEET	16 of 38

Q:\CIVIL 3D JOBS\3868\3868 PRODUCTION PLANS\SHEET SET\CONDITIONAL USE\10 OVERALL GRADING FEASIBILITY PLAN.DWG

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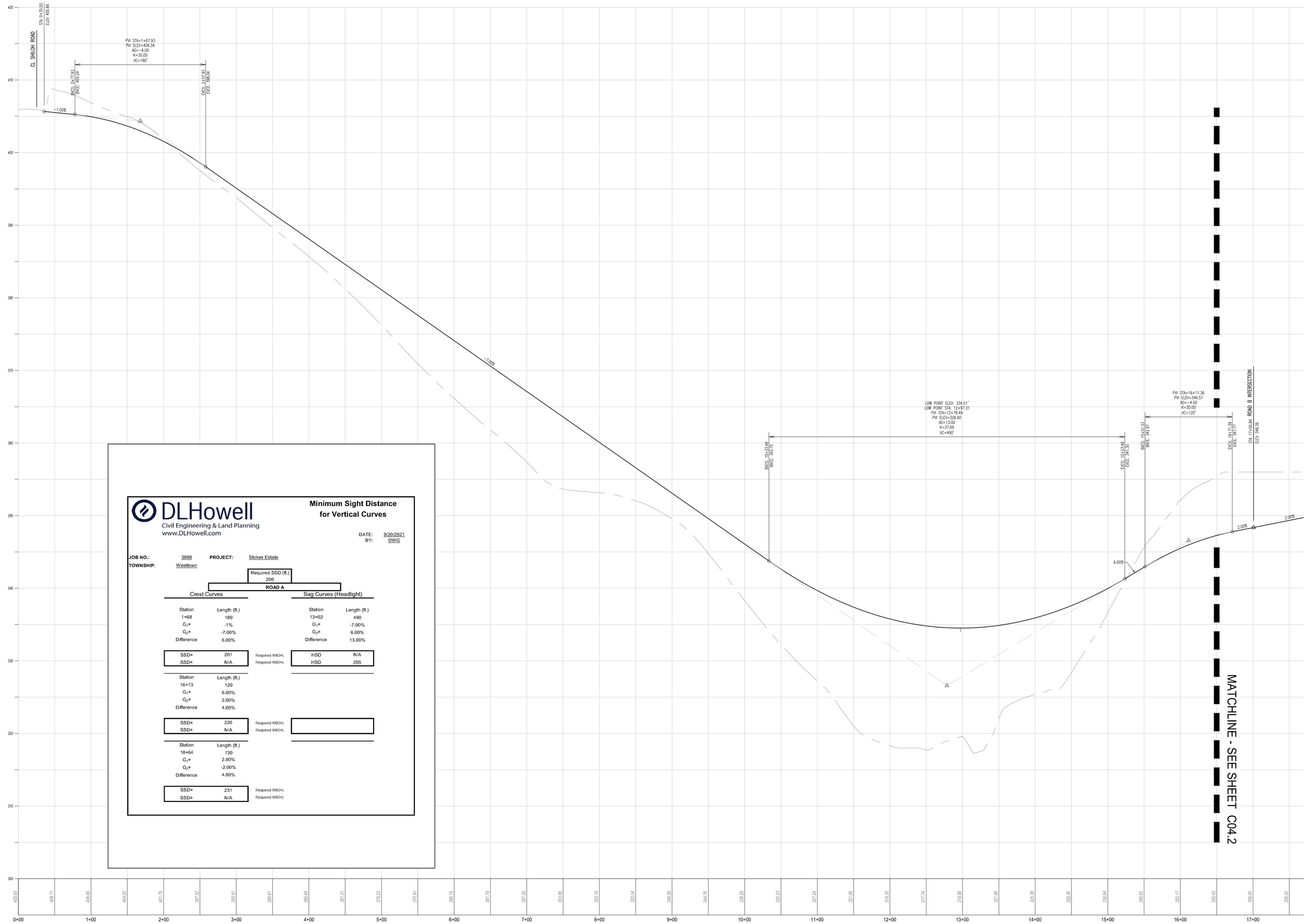

ROAD A PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

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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			Sag Curves (Headlight)	
Station	Length (ft.)		Station	Length (ft.)
1+68	180		13+02	490
G_1=	-1%		G_2=	-7.00%
G_2=	-7.00%		G_3=	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	129			
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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2	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
1		

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:	14 PROFILES.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C04.1
SHEET	17 OF 38

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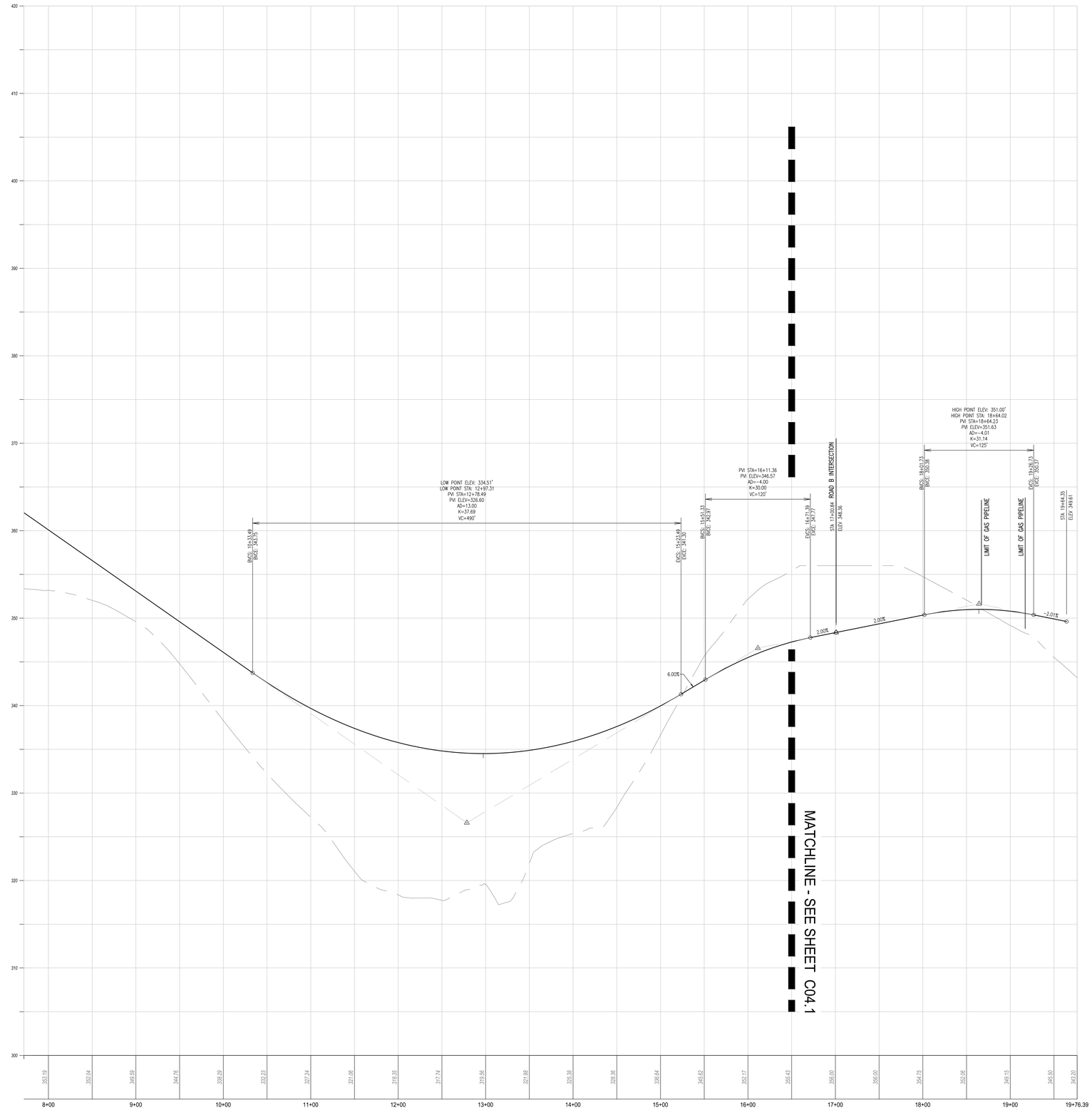

ROAD A PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

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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			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>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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1	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
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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:	14 PROFILES.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C04.2
SHEET	18 OF 38

G:\CIVIL 3D JOBS\3868\3868 PRODUCTION PLANS\SHEET SET\CONDITIONAL USE\14 PROFILES.DWG

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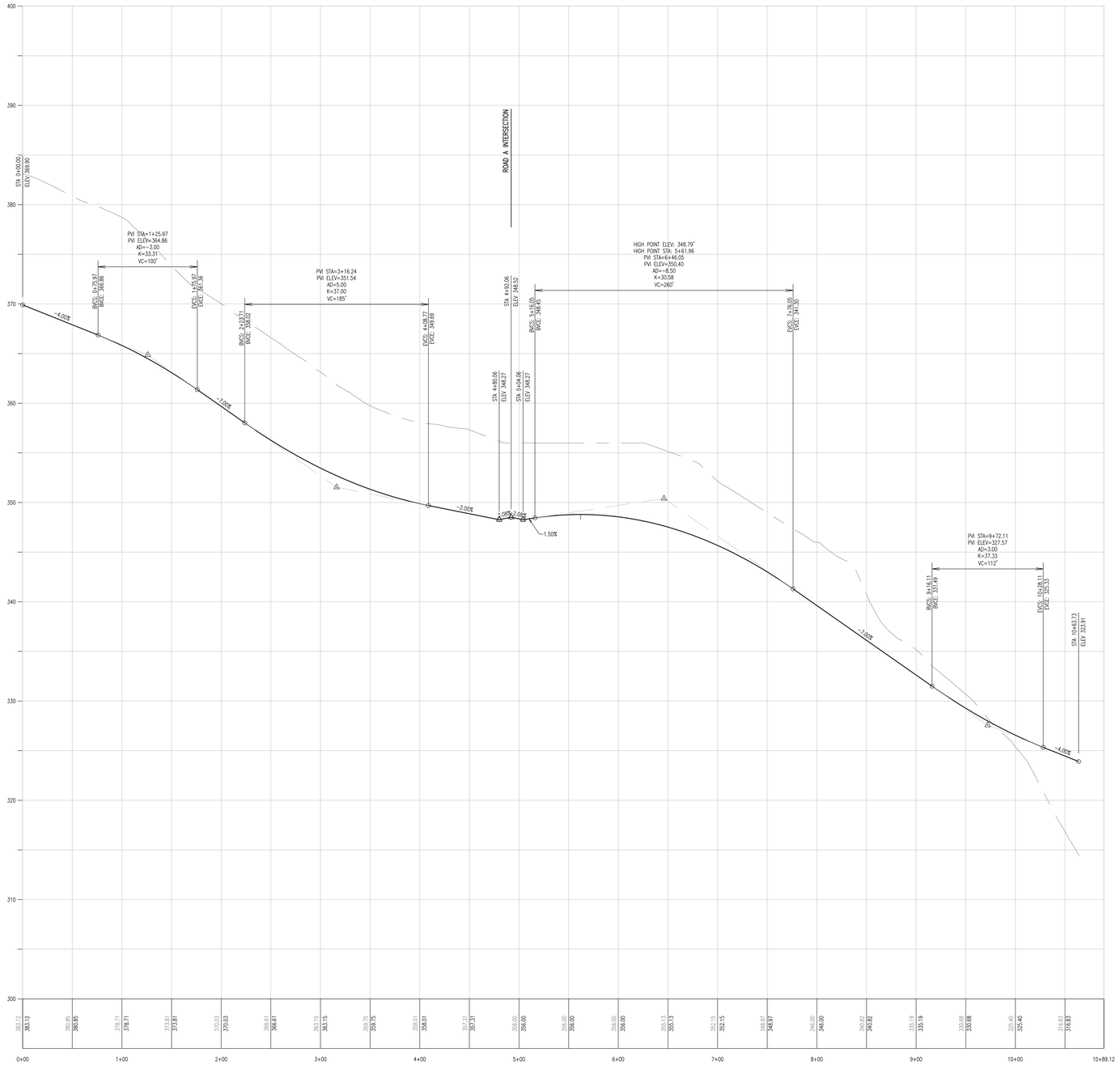

ROAD B PROFILE STA 0+00 - 10+89.12
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

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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 B

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>L	HSD	204
SSD=	N/A	Required SSD<L	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>L	HSD	294
SSD=	202	Required SSD<L	HSD	N/A

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REV.	DATE	DESCRIPTION
1	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
2		
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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:	14 PROFILES.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C04.3
SHEET	19 of 38

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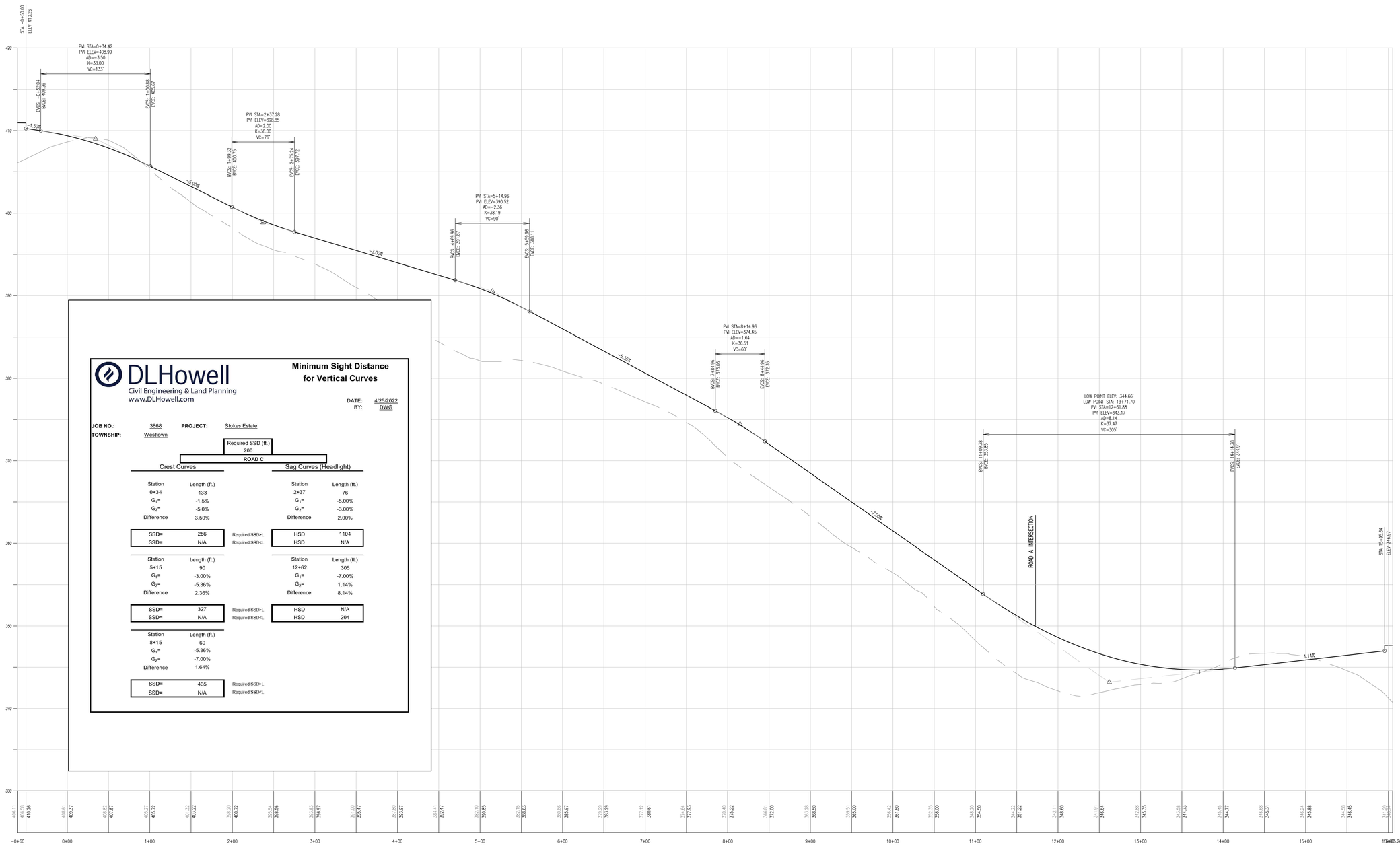

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Minimum Sight Distance for Vertical Curves

DATE: 4/25/2022
BY: DWG

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

Required SSD (ft.) 200

ROAD C

Crest Curves			Sag Curves (Headlight)	
Station	Length (ft.)		Station	Length (ft.)
0+34	133		2+37	76
G_1=	-1.5%		G_1=	-5.00%
G_2=	-5.0%		G_2=	-3.00%
Difference	3.50%		Difference	2.00%
SSD=	256	Required SSD>L	HSD	1104
SSD=	N/A	Required SSD<L	HSD	N/A
Station	Length (ft.)		Station	Length (ft.)
5+15	90		12+62	305
G_1=	-3.00%		G_1=	-7.00%
G_2=	-5.36%		G_2=	1.14%
Difference	2.36%		Difference	8.14%
SSD=	327	Required SSD>L	HSD	N/A
SSD=	N/A	Required SSD<L	HSD	204
Station	Length (ft.)			
8+15	60			
G_1=	-5.36%			
G_2=	-7.00%			
Difference	1.64%			
SSD=	435	Required SSD>L		
SSD=	N/A	Required SSD<L		

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

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REV.	DATE	DESCRIPTION
1	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
2		
3		
4		
5		
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8		

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:	14 PROFILES.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C04.4
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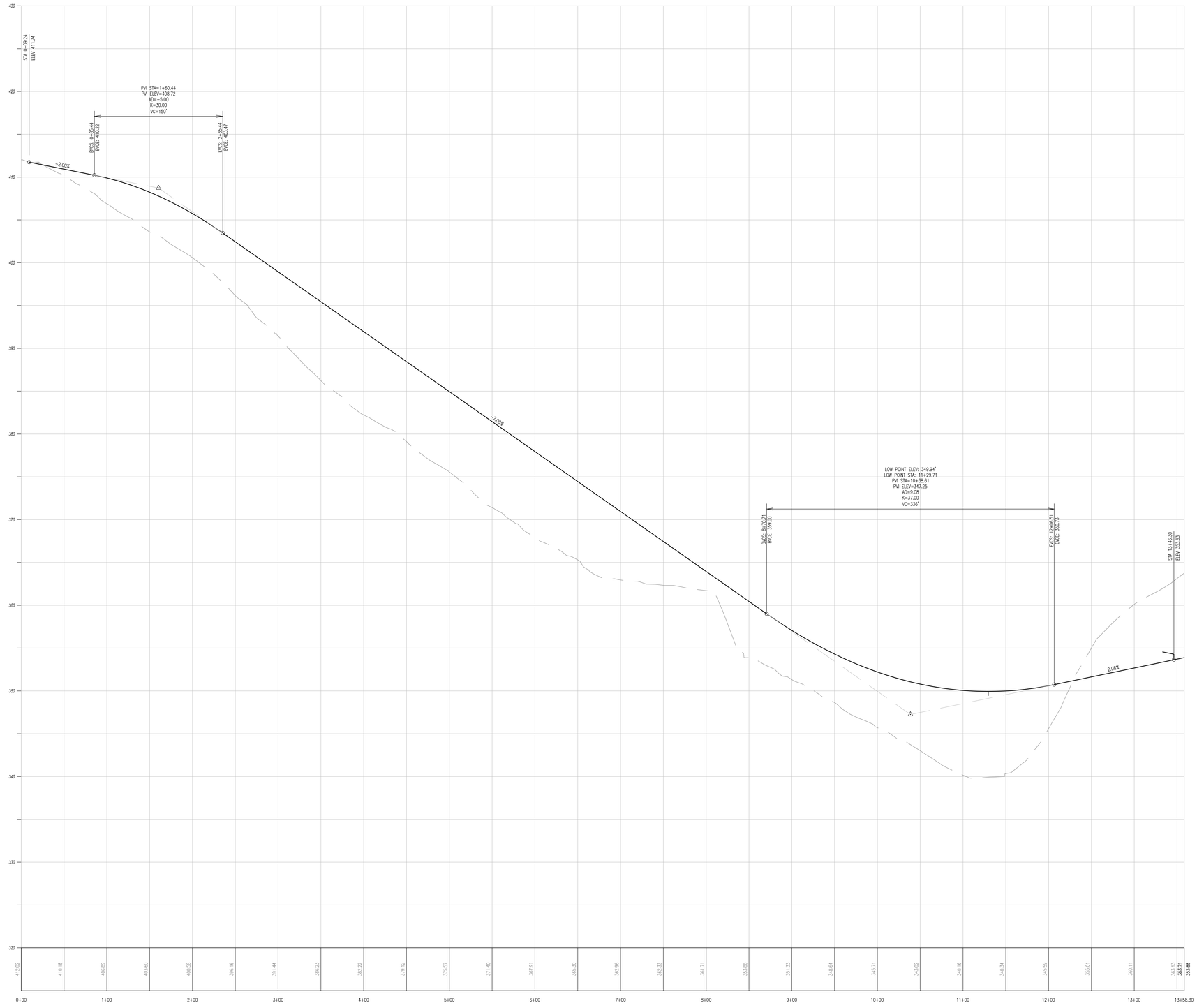

ROAD D PROFILE
HORIZ SCALE: 1"=50'
VERT SCALE: 1"=5'

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Minimum Sight Distance for Vertical Curves

DATE: 6/15/2023
BY: DWG

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

Required SSD (ft.)
200
ROAD D

Crest Curves			Sag Curves (Headlight)	
Station	Length (ft.)		Station	Length (ft.)
0+34	150		10+38	336
G_1=	-2.0%		G_1=	-7.00%
G_2=	-7.0%		G_2=	2.08%
Difference	5.00%		Difference	9.08%
SSD=	208	Required SSD<L	HSD	N/A
SSD=	N/A	Required SSD<L	HSD	203

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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:	14 PROFILES.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C04.5
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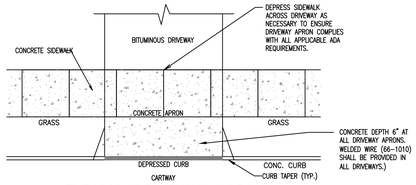


TYPICAL DRIVEWAY APRON
NO SCALE

D	L	W	A
15"	3.5'	3.0'	12"
18"	4.0'	3.0'	12"
21"	4.5'	3.0'	12"
24"	5.0'	3.5'	12"
30"	5.5'	4.0'	12"
36"	5.8'	4.6'	12"
42"	6.3'	5.8'	12"
48"	6.9'	6.9'	12"
54"	7.5'	8.0'	12"
60"	8.1'	9.0'	15"
72"	9.2'	11.5'	15"

NOTES:

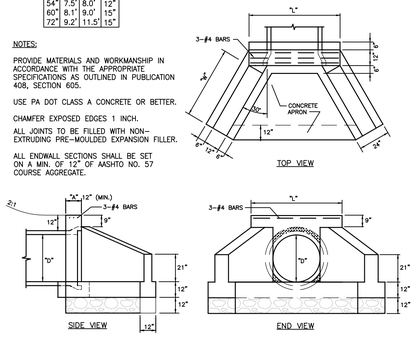
PROVIDE MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE APPROPRIATE SPECIFICATIONS AS OUTLINED IN PUBLICATION 408, SECTION 605.

USE PA DOT CLASS A CONCRETE OR BETTER.

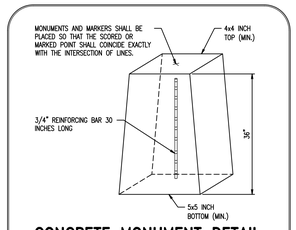
CHAMFER EXPOSED EDGES 1 INCH.

ALL JOINTS TO BE FILLED WITH NON-EXTRUDING PRE-MOULDED EXPANSION FILLER.

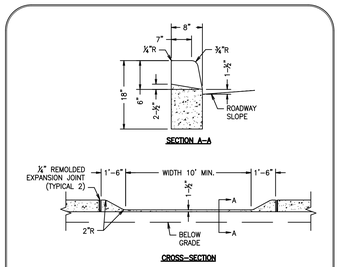
ALL ENDWALL SECTIONS SHALL BE SET ON A MIN. OF 12" OF AASHTO NO. 57 COURSE AGGREGATE.



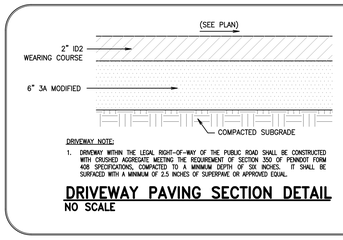
TYPE D-W ENDWALL
NO SCALE



CONCRETE MONUMENT DETAIL
NO SCALE



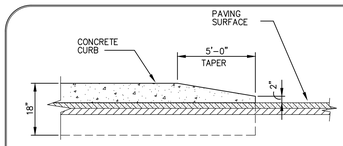
DRIVEWAY CURB CUT DETAILS
NO SCALE



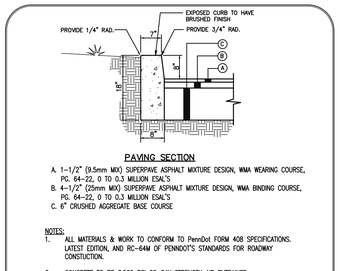
DRIVEWAY NOTE:

1. DRIVEWAY WITHIN THE LEGAL RIGHT-OF-WAY OF THE PUBLIC ROAD SHALL BE CONSTRUCTED WITH CRUSHED AGGREGATE MEETING THE REQUIREMENT OF SECTION 350 OF PENNDOT FORM 408 SPECIFICATIONS, COMPACTED TO A MINIMUM DEPTH OF SIX INCHES. IT SHALL BE SURFACED WITH A MINIMUM OF 2.5 INCHES OF SUPERPAVE OR APPROVED EQUAL.

DRIVEWAY PAVING SECTION DETAIL
NO SCALE



CURB TAPER DETAIL
NO SCALE



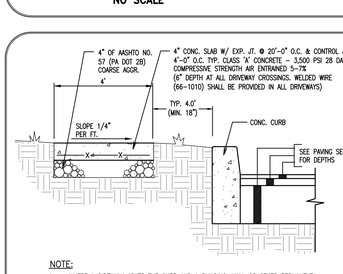
PAVING SECTION

A. 1-1/2" (9.5mm MIX) SUPERPAVE ASPHALT MIXTURE DESIGN, WMA WEARING COURSE, PG. 64-22, 0 TO 0.3 MILLION ESAL'S
B. 4-1/2" (22mm MIX) SUPERPAVE ASPHALT MIXTURE DESIGN, WMA BINDING COURSE, PG. 64-22, 0 TO 0.3 MILLION ESAL'S
C. 6" CRUSHED AGGREGATE BASE COURSE

NOTES:

1. ALL MATERIALS & WORK TO CONFORM TO PennDot FORM 408 SPECIFICATIONS. LATEST EDITION, AND RC-64M OF PENNDOT'S STANDARDS FOR ROADWAY CONSTUCTION.
2. CONCRETE TO BE 3,500 PSI 28-DAY STRENGTH AIR ENTRAINED.
3. CURBS SHALL BE BUILT IN TEN (10) FOOT LENGTHS; CONSTRUCTION JOINTS OF ASPHALT IMPREGNATED PAPER OF ONE-SIXTEENTH (1/16) INCH SHALL BE PROVIDED AT TEN (10) FOOT INTERVALS, AND EXPANSION JOINTS OF ONE-QUARTER (1/4) INCH PREMOLDED FILLER SHALL BE PLACED AT INTERVALS OF ONE HUNDRED (100) FEET.
4. SLOPE TOP SURFACE OF CURB BACK TO FRONT AT 1/4" PER FOOT.

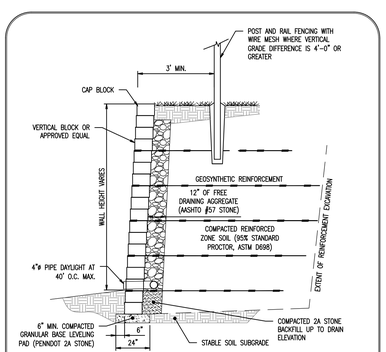
8" CURBING & PAVING SECTION
NOT TO SCALE



NOTE:

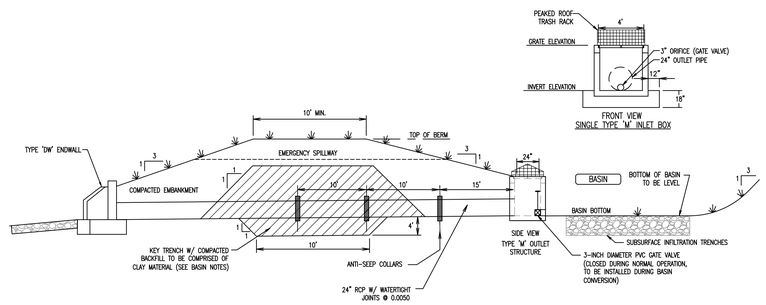
1. WHERE A SIDEWALK ABUTS THE CURB AND A BUILDING, WALL OR OTHER PERMANENT STRUCTURE, A PREMOLDED EXPANSION JOINT 1/4 INCH IN THICKNESS SHALL BE PLACED BETWEEN THE CURB AND THE SIDEWALK FOR THE FULL LENGTH OF SUCH PERMANENT STRUCTURE.

TYPICAL SIDEWALK DETAIL
NO SCALE



1. SPECIFIC DESIGN SPECIFICATIONS WILL BE PROVIDED BY THE MANUFACTURER.
2. SHOP DRAWINGS FOR THE PROPOSED RETAINING WALLS MUST BE APPROVED BY THE TOWNSHIP ENGINEER PRIOR TO CONSTRUCTION.
3. WALL SECTION IS FOR PRELIMINARY BIDDING PURPOSES ONLY. FINAL DESIGN IS THE RESPONSIBILITY OF THE WALL CONTRACTOR AND HIS PROFESSIONAL ENGINEER, WHO WILL PREPARE AND SUBMIT SEALED DESIGNS AND DRAWINGS FOR THE CIVIL ENGINEER OR TOWNSHIP TO REVIEW.
4. WHERE A GUIDERAIL IS REQUIRED, IT SHALL BE INSTALLED AND CONSTRUCTED FROM PRESS-TREATED WOOD, GALVANIZED STEEL OR APPROVED EQUAL.

TYPICAL RETAINING WALL SECTION
NO SCALE



TYPICAL INFILTRATION BASIN EMBANKMENT DETAIL
NO SCALE

STORMWATER INFILTRATION BASIN CONSTRUCTION SPECIFICATIONS:

1. PERIMETER SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO CLEARING AND GRUBBING ACTIVITIES. AREAS WHERE THE BASIN AND EMBANKMENT IS TO BE PLACED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
2. HEAVY EQUIPMENT AND TRAFFIC SHALL BE RESTRICTED FROM TRAVELING OVER THE PROPOSED LOCATION OF THE INFILTRATION BASIN TO MINIMIZE COMPACTION OF THE SOIL.
3. THE BOTTOM OF ALL INFILTRATION BMP'S SHALL BE UNDISTURBED OR UNCOMPACTED SUBGRADE SCARIFIED TO A DEPTH OF SIX (6) INCHES.
4. EXCAVATE INFILTRATION BASIN TO WITHIN TWO FEET OF FINAL ELEVATION OF THE BASIN FLOOR. FINAL EXCAVATION TO FINISHED GRADE SHALL BE DEFERRED UNTIL ALL UPGRADIENT-DISTURBED AREAS HAVE BEEN STABILIZED. THE BASIN BOTTOM AND SIDE EMBANKMENTS SHALL BE ROUGHENED WERE SHEARED AND SCALED BY HEAVY EQUIPMENT.
5. ALL BASIN EXCAVATION EQUIPMENT SHALL BE PERFORMED LIGHTWEIGHT, RUBBER-TIRED EQUIPMENT.
6. A CUT-OFF TRENCH SHALL BE EXCAVATED ALONG THE CENTERLINE OF THE EARTH FILL EMBANKMENT. THE MINIMUM DEPTH SHALL BE FOUR FEET. THE CUT-OFF TRENCH SHALL EXTEND UP BOTH ABUTMENTS TO SIX INCHES BELOW THE EMERGENCY SPILLWAY CREST ELEVATION. THE BOTTOM WIDTH SHALL BE FOUR (4) FEET, BUT WIDE ENOUGH TO PERMIT OPERATION OF EXCAVATION AND COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 3H:1V.
7. FILL MATERIAL FOR THE CUT-OFF TRENCH SHALL BE OF UNIFIED SOIL TYPE CL (OR APPROVED EQUIVALENT).
8. FILL MATERIAL SHALL CONTAIN SUFFICIENT MOISTURE SO THAT IT CAN BE FORMED BY HAND INTO A BALL WITH OUT CRUMBLING. IF WATER CAN BE SQUEEZED OUT OF THE BALL, IT IS TOO WET FOR PROPER COMPACTION.
9. FILL MATERIAL SHALL BE PLACED IN SIX INCH TO EIGHT-INCH CONTINUOUS LIFTS ACROSS THE ENTIRE LENGTH OF THE EMBANKMENT. EACH FILL LIFT SHALL BE COMPACTED TO AN AVERAGE OF 95% OF MAXIMUM MODIFIED DRY DENSITY PER ASTM D-1557.
10. FILL MATERIAL FOR THE EMBANKMENT SHALL BE MINERAL SOIL, FREE OF ROOTS, WOODY VEGETATION, OVERSIZED ROCKS OR OTHER OBJECTIONABLE MATERIAL. RELATIVELY PERVIOUS MATERIAL SUCH AS SAND OR GRAVEL (UNIFIED SOIL CLASSES GW, GP, SW AND SP) OR ORGANIC MATERIALS (UNIFIED SOIL CLASSES OL AND OH) SHALL NOT BE PLACED IN THE EMBANKMENT.
11. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION OF 10 PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTION IS OBTAINED THROUGH THE USE OF COMPACTORS, THE OVER BUILD MAY BE REDUCED TO NOT LESS THAN 5 PERCENT.
12. FOLLOWING COMPLETION OF THE FINAL GRADING, THE BOTTOM OF THE BASIN SHALL BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW AND THEN SMOOTHED OUT WITH A LEVELING DRAG OR EQUIVALENT GRADING EQUIPMENT.
13. THE BASIN SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROPRIATE VEGETATIVE STANDARD AND SPECIFICATIONS IMMEDIATELY FOLLOWING CONSTRUCTION.
14. IF AN INSUFFICIENT AMOUNT OF APPROPRIATE SOILS, AS SPECIFIED IN THESE SPECIFICATIONS, TO CONSTRUCT THE BASIN EMBANKMENT EXIST ON-SITE CONTACT THE GEOTECHNICAL ENGINEER FOR AN APPROPRIATE SOLUTION.
15. ONCE INFILTRATION BMP'S HAVE BEEN CONVERTED TO THEIR FINAL CONFIGURATION, CONTRIBUTING AREAS SHALL BE AT MINIMUM OF 70% STABILIZATION.
16. BASIN EMBANKMENTS TO BE INSPECTED BY THE TOWNSHIP ENGINEER.
17. THE DEVELOPER/OWNER SHALL CONDUCT ADDITIONAL SOIL INFILTRATION TESTS TO THE SAME CRITERIA AND STANDARDS AS PERFORMED DURING THE DESIGN PHASE. FAILURE TO ACHIEVE THE PRE-CONSTRUCTION SOIL INFILTRATION LEVELS WILL BE CAUSE FOR THE DEVELOPER/OWNER TO UNDERTAKE CORRECTIVE ACTIONS AS APPROVED BY THE TOWNSHIP ENGINEER.
18. THE BASINS SHALL BE LINED WITH GEOTEXTILE FABRIC.

CONSTRUCTION SEQUENCE

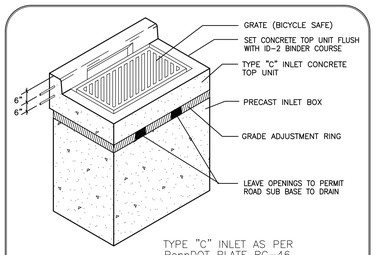
1. PROTECT INFILTRATION BASIN AREA FROM COMPACTION PRIOR TO INSTALLATION.
2. IF POSSIBLE, INSTALL INFILTRATION BASIN DURING LATER PHASES OF SITE CONSTRUCTION TO PREVENT SEDIMENTATION AND/OR DAMAGE FROM CONSTRUCTION ACTIVITY. AFTER INSTALLATION, PREVENT SEDIMENT-LADEN WATER FROM ENTERING INLETS AND PIPES.
3. INSTALL AND MAINTAIN PROPER EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION.
4. **CRITICAL STAGE:** EXCAVATE INFILTRATION BASIN BOTTOM TO AN UNCOMPACTED SUBGRADE FREE FROM ROCKS AND DEBRIS. DO NOT COMPACT SUBGRADE.
5. **CRITICAL STAGE:** INSTALL OUTLET CONTROL STRUCTURES.
6. SEED AND STABILIZE TOPSOIL. (VEGETATE IF APPROPRIATE WITH NATIVE PLANTINGS.)
7. DO NOT REMOVE INLET PROTECTION OR OTHER EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS FULLY STABILIZED.

EMBANKMENT CONSTRUCTION/COMPACTION NOTES

1. KEY TRENCH TO EXTEND 4 FEET INTO UNDISTURBED SUBSOIL.
2. IMPERVIOUS CORE AND KEY TRENCH W/ COMPACTED BACKFILL UNIFIED SOILS TYPE CL-ML OR CL CLASSIFICATION OR APPROVED EQUAL.
3. THE CONTRACTOR SHALL PROVIDE SOIL TESTING OR SOIL VERIFICATION FOR CORE TRENCH BACKFILL TO THE TOWNSHIP ENGINEER PRIOR TO CONSTRUCTING EMBANKMENT.
4. CORE TRENCH TOP ELEVATION SHALL BE SET AT 6 INCHES BELOW THE EMERGENCY SPILLWAY.
5. THE CUT-OFF TRENCH SHALL BE EXCAVATED ALONG THE CENTERLINE OF THE EARTH FILL EMBANKMENT. THE MINIMUM DEPTH SHALL BE FOUR FEET. THE CUT-OFF TRENCH SHALL EXTEND UP BOTH ABUTMENTS TO AN ELEVATION 6 INCHES BELOW THE EMERGENCY SPILLWAY. THE BOTTOM WIDTH SHALL BE FOUR (4) FEET, BUT WIDE ENOUGH TO PERMIT OPERATION OF EXCAVATION AND COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 4H:1V.

MAINTENANCE

1. CATCH BASINS AND INLETS (UPGRADIENT OF INFILTRATION BASIN) SHOULD BE INSPECTED AND CLEANED AT LEAST ONCE PER YEAR AND AFTER MAJOR RUNOFF EVENTS.
2. THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE.
3. VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON AN INFILTRATION BASIN, AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
4. INSPECT THE BASIN AFTER RUNOFF EVENTS AND MAKE SURE THAT RUNOFF DRAINS DOWN WITHIN 72 HOURS. MOSQUITOS SHOULD NOT BE A PROBLEM IF THE WATER DRAINS IN 72 HOURS. MOSQUITOES REQUIRE A CONSIDERABLY LONG BREEDING PERIOD WITH RELATIVELY STATIC WATER LEVELS.
5. ALSO INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS.
6. MOW ONLY AS APPROPRIATE FOR VEGETATIVE COVER SPECIES.
7. REMOVE ACCUMULATED SEDIMENT FROM BASIN AS REQUIRED. RESTORE ORIGINAL CROSS SECTION AND INFILTRATION RATE. PROPERLY DISPOSE OF SEDIMENT.



TYPE "M" INLET AS PER PennDOT PLATE RC-46.

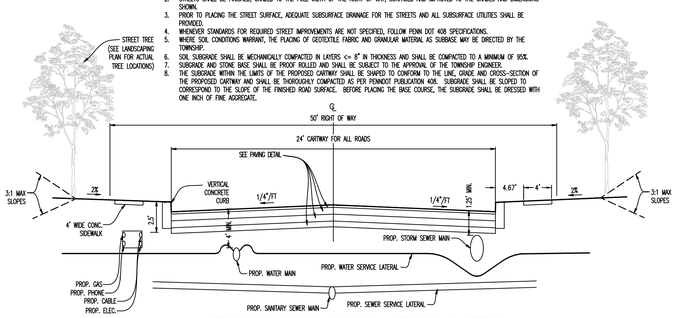
TYPE 'M' INLET
NO SCALE

TYPE "C" INLET AS PER PennDOT PLATE RC-46.

TYPE 'C' INLET
NO SCALE

PAVEMENT NOTES: (APPLIES TO ALL STREET CROSS-SECTIONS)

1. THE PAVEMENT EDGE AROUND ALL CURB MUST BE SCALED AND IF THE BITUMINOUS WEARING COURSE IS NOT APPLIED IMMEDIATELY AFTER THE BINDER COURSE, A TACK COAT MUST BE PLACED IN ACCORDANCE WITH PENN DOT 408 SPECIFICATIONS.
2. STREETS SHALL BE FINISHED, GRADED TO THE FULL WIDTH OF THE RIGHT OF WAY, SURFACED AND IMPROVED TO THE GRADES AND DIMENSIONS SHOWN.
3. PRIOR TO PLACING THE STREET SURFACE, ADEQUATE SUBSURFACE DRAINAGE FOR THE STREETS AND ALL SUBSURFACE UTILITIES SHALL BE PROVIDED.
4. WHENEVER STANDARDS FOR REQUIRED STREET IMPROVEMENTS ARE NOT SPECIFIED, FOLLOW PENN DOT 408 SPECIFICATIONS.
5. WHERE SOIL CONDITIONS WARRANT, THE PLACING OF GEOTEXTILE FABRIC AND GRANULAR MATERIAL AS SUBBASE MAY BE DIRECTED BY THE TOWNSHIP.
6. SOIL SUBGRADE SHALL BE MECHANICALLY COMPACTED IN LAYERS <= 8" IN THICKNESS AND SHALL BE COMPACTED TO A MINIMUM OF 95%.
7. SUBGRADE AND STONE BASE SHALL BE PROOF ROLLED AND SHALL BE SUBJECT TO THE APPROVAL OF THE TOWNSHIP ENGINEER.
8. THE SUBGRADE WITHIN THE LIMITS OF THE PROPOSED CARTWAY SHALL BE SHAPED TO CONFORM TO THE LINE, GRADE AND CROSS-SECTION OF THE PROPOSED CARTWAY 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.



TYPICAL ROAD CROSS-SECTION DETAIL
NO SCALE

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

BOX	DATE	DESCRIPTION
1	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEW
2		
3		
4		
5		
6		
7		
8		

CONDITIONAL USE

CONSTRUCTION DETAILS

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

DATE:	04/14/23
SCALE:	AS SHOWN
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	C1 CONSTRUCTION DETAILS.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C05.1
SHEET	22 OF 38

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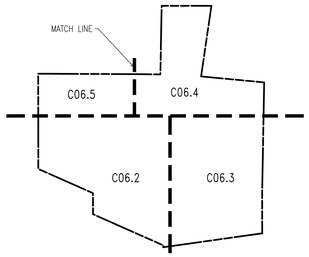
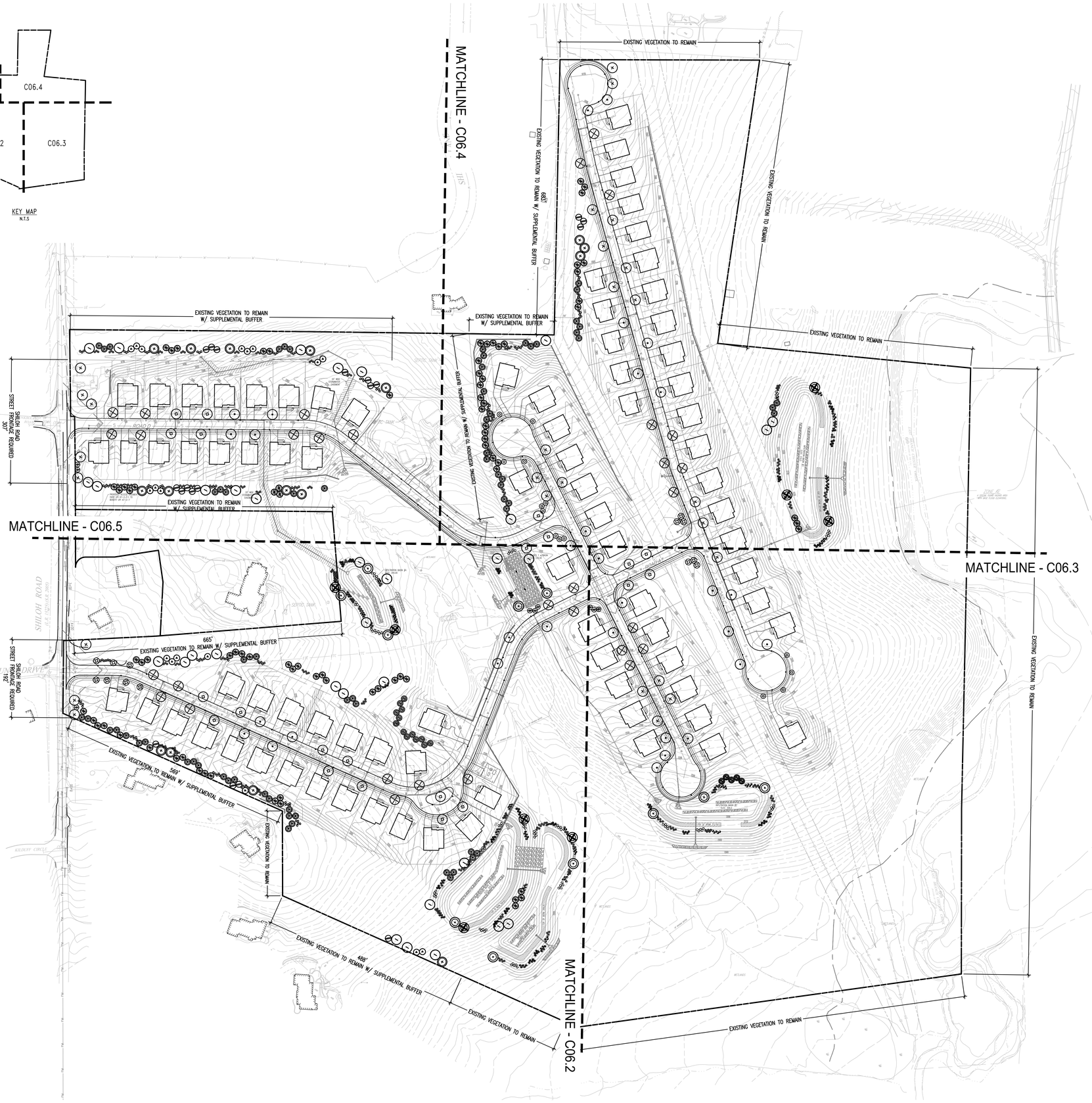


KEY MAP
N.T.S



OVERALL LANDSCAPE PLAN
SCALE: 1"=100'

100 0 50 100 200

GRAPHIC SCALE
1 inch = 100 feet

SITE PLAN NOTES:

1. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSED ONLY.
3. PLANS CREATED FROM DRAWINGS FROM DL HOWELL ENGINEERING DATED, 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.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
8. CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR. 36" DEPTH. 6" DEPTH AT LAWN AREAS.
9. FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
10. NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
11. ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
12. VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
13. PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
14. ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS, UNLESS SHOWN OTHERWISE.
15. PLEASE NOTE, CLIENT DID NOT RETAIN STUART AND ASSOCIATES, LLC.. TO PROVIDE LONG TERM MAINTENANCE SPECIFICATIONS FOR THE LANDSCAPE MATERIAL.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PA ONE CALL AND LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY DIGGING OR PLANT REMOVAL OCCURS.
17. CONTRACTOR SHALL INSTALL SILT FENCE IN ANY AREAS WHERE SOIL MAY RUNOFF INTO PARKING AREAS OR INTO EXISTING INLETS.
18. FOLLOWING THE COMPLETION, THE EXISTING VEGETATION WILL BE INSPECTED FOR HEALTH AND QUALITY, AND IF NOT DEEMED IN GOOD CONDITION, REPLACED WITH THE EQUIVALENT COMPENSATORY PLANTINGS.
19. V.I.F. = VERIFY IN FIELD.

stuart
LANDSCAPE ARCHITECTS
PLANNERS | DESIGNERS

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NO.	DATE	DESCRIPTION
1	6-14-23	PER TOWNSHIP ENGINEER COMMENTS
2		
3		
4		
5		
6		
7		

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

DATE:	04/17/23
SCALE:	1"=100'
DRAWN BY:	JPL
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20230616_STOKES_TLP.dwg
PLOTTED:	06/14/23
DRAWING NO.:	C06.1
SHEET:	23 OF 37

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MATCHLINE - C06.5

MATCHLINE - C06.4

MATCHLINE - C06.3

SHILOH ROAD

HUNT DRIVE

KILDUFF CIRCLE

ROAD A

INFILTRATION BASIN #4

MATCH LINE

C06.5 C06.4 C06.2 C06.3

KEY MAP
N.T.S

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

LANDSCAPE PLAN
SCALE: 1"=50'

50 0 25 50 100

GRAPHIC SCALE
1 inch = 50 feet

stuart
LANDSCAPE ARCHITECTS
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1	6-14-23	PER TOWNSHIP ENGINEER COMMENTS
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CONDITIONAL USE
LANDSCAPE PLAN

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

DATE:	04/17/23
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DRAWN BY:	JPL
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PROJECT NO.:	3868
CAD FILE:	20230616_STOKES_TLP.dwg
PLOTTED:	06/14/23
DRAWING NO.:	C06.2
SHEET	24 OF 37

Z:\GRDATA PROJECT FILES\D.L. HOWELL\STOKES PROPERTY - WESTTOWN TOWNSHIP\TOWNSHIP LANDSCAPE PLAN\20230617_STOKES TLP\20230616_STOKES_TLP.DWG

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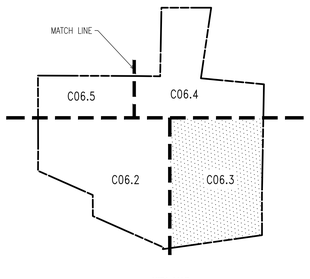

KEY MAP
N.T.S

SITE PLAN NOTES:

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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.
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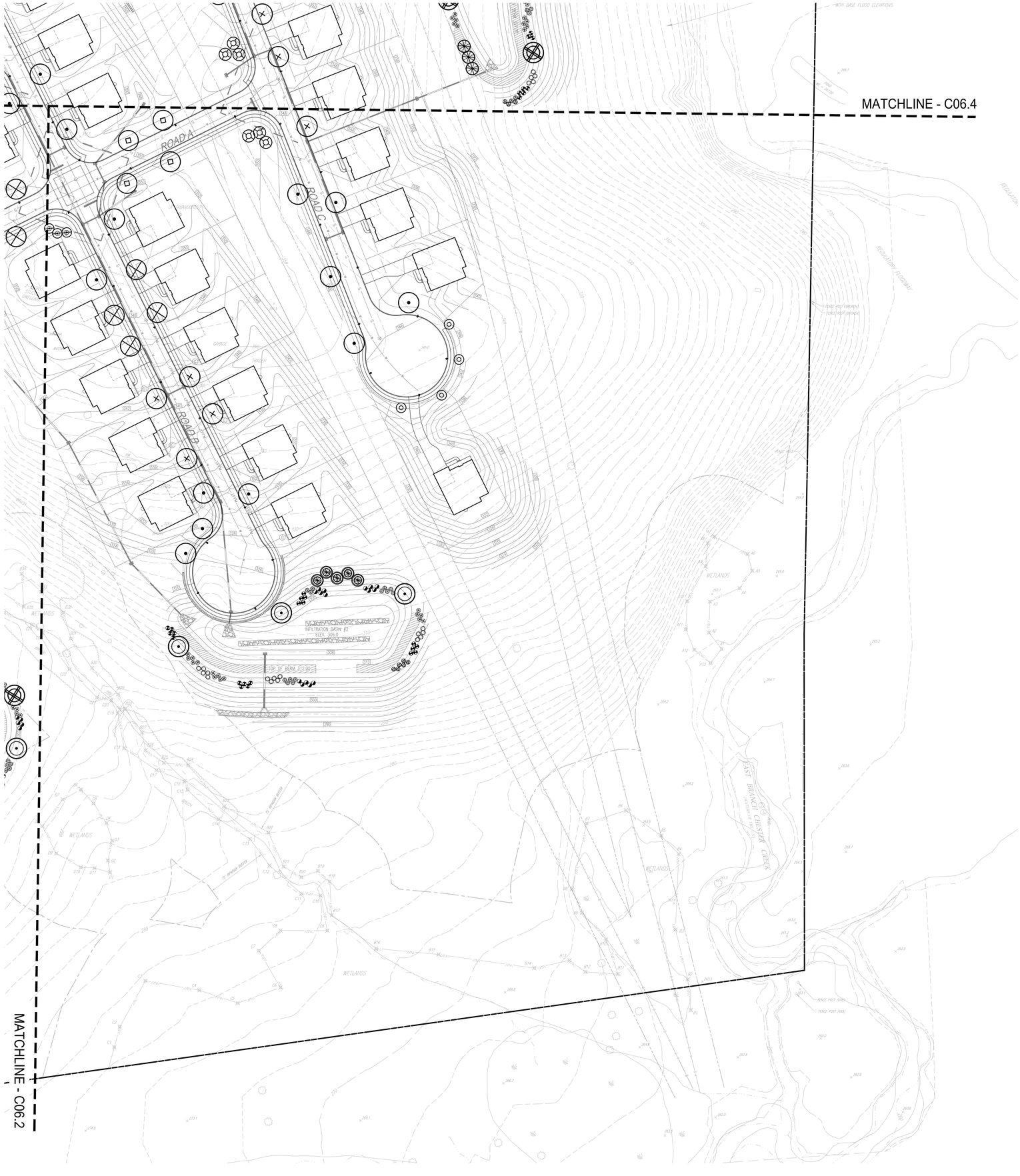

LANDSCAPE PLAN
SCALE: 1"=50'

50 0 25 50 100
GRAPHIC SCALE
1 inch = 50 feet

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

COMMONWEALTH OF PENNSYLVANIA
PATRICK J. STUART
No. LA001405
REGISTERED LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION
1	6-14-23	PER TOWNSHIP ENGINEER COMMENTS
2		
3		
4		
5		
6		
7		
8		

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

DATE:	04/17/23
SCALE:	1"=50'
DRAWN BY:	JPL
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20230616_STOKES_TLP.dwg
PLOTTED:	06/14/23
DRAWING NO.:	C06.3
SHEET	25 of 37

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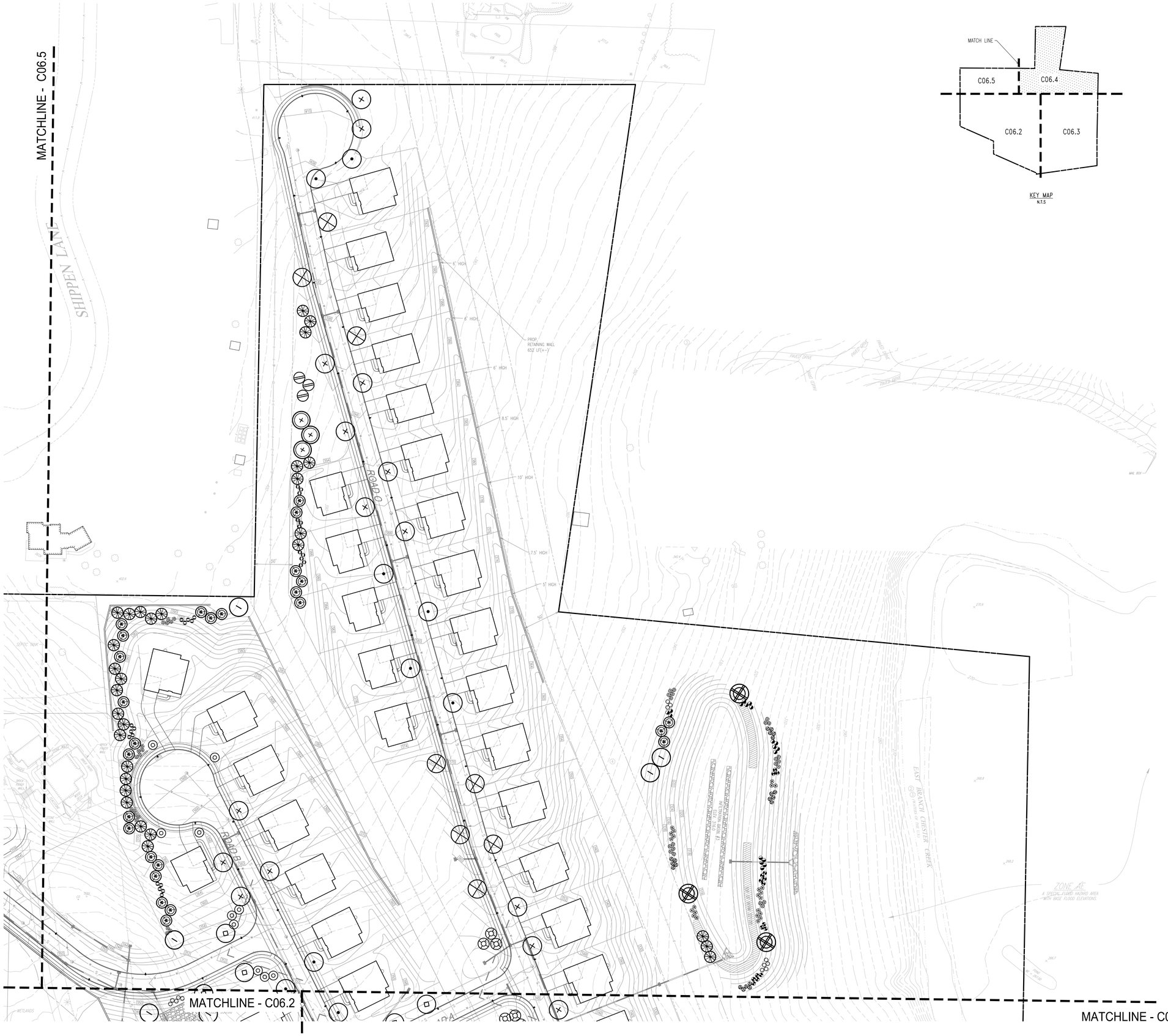

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GRAPHIC SCALE
1 inch = 50 feet

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COMMONWEALTH OF PENNSYLVANIA
PATRICK J. STUART
REGISTERED LANDSCAPE ARCHITECT

NO	DESCRIPTION	DATE
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2		
3		
4		
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6		
7		
8		

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

DATE:	04/17/23
SCALE:	1"=50'
DRAWN BY:	JJPL
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20230616_STOKES_TLP.dwg
PLOTTED:	06/14/23
DRAWING NO.:	C06.4
SHEET	26 OF 37

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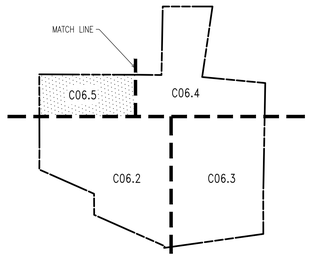

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MATCHLINE - C06.4

MATCHLINE - C06.2

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LANDSCAPE PLAN
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50 0 25 50 100
GRAPHIC SCALE
1 inch = 50 feet

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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.		
(3) The landscape screen shall be composed of both high-level and low-level plantings.		
(a) The high-level screen shall consist of a combination of evergreen trees and deciduous trees.	NOT SPECIFIED	75 TREES 132 TREES
(b) The low-level screen shall consist of evergreen shrubs.		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	TO BE DETERMINED DURING LAND DEVELOPMENT PHASE	
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	TO BE DETERMINED DURING LAND DEVELOPMENT PHASE	
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.		
§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	8 CANOPY TREES	8 TREES
3.1 X 0.5 = 2.5	3 ORNAMENTAL TREES	3 TREES
ROAD A = 1440 LF		
1440' / 100 = 12.5		
14.4 X 1.5 = 21.6	22 CANOPY TREES	22 TREES
14.4 X 0.5 = 7.2	7 ORNAMENTAL TREES	7 TREES
ROAD B = 675 LF		
675' / 100 = 6.75		
6.75 X 1.5 = 10.2	10 CANOPY TREES	10 TREES
6.75 X 0.5 = 3.4	3 ORNAMENTAL TREES	3 TREES
ROAD C = 1990 LF		
1990' / 100 = 19.9		
19.9 X 1.5 = 29.8	30 CANOPY TREES	30 TREES
19.9 X 0.5 = 9.9	10 ORNAMENTAL TREES	10 TREES
ROAD D = 1410 LF		
1410' / 100 = 14.1		
14.1 X 1.5 = 21.15	21 CANOPY TREES	21 TREES
14.1 X 0.5 = 7	7 ORNAMENTAL TREES	7 TREES
ROAD E = 1280 LF		
1280' / 100 = 12.8		
12.8 X 1.5 = 19.2	19 CANOPY TREES	19 TREES
12.8 X 0.5 = 6.4	6 ORNAMENTAL TREES	6 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 YEWS 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	51 TREES	51 TREES
101,508 / 200 = 507.5	508 SHRUBS	508 SHRUBS

Plant Schedule

Quantity	Symbol	Scientific Name	Common Name	Size
Buffers				
16		*Acer saccharum*	Sugar Maple	2.5-3" cal. min., B&B
22		*Acer rubrum*	Red Maple	2.5-3" cal. min., B&B
18		*Diospyros Virginiana*	Persimmon	2.5-3" cal. min., B&B
19		*Sassafras albidium*	Sassafras	2.5-3" cal. min., B&B
73		*Picea abies*	Norway Spruce	8-10' ht., B&B
59		*Picea glauca*	White Spruce	8-10' ht., B&B
105		*Myrica pennsylvanica*	Bayberry	36-42" ht., 30-36" spacing
122		*Viburnum x praganese*	Prague Viburnum	36-42" ht., 30-36" spacing
Street Frontage				
31		*Gleditsia tricanthos inermis* 'Skyline'	'Skyline' Thornless Honeylocust	3-3.5" cal. min., B&B
21		*Quercus imbricaria*	Shingle Oak	3-3.5" cal. min., B&B
31		*Celtis occidentalis*	Hackberry	3-3.5" cal. min., B&B
27		*Platanus x acerfolia* 'Exclamation'	'Exclamation' London Planetree	3-3.5" cal. min., B&B
13		*Amelachier canadensis*	Serviceberry	8-10' ht., B&B
9		*Cornus florida rubra* 'Cherokee Brave'	'Cherokee Brave' Dogwood	8-10' ht., B&B
14		*Cercis canadensis*	Eastern Redbud	8-10' ht., B&B
Basins				
8		*Liquidambar styraciflua*	American Sweetgum	3-3.5" cal. min., B&B
11		*Betula nigra*	River Birch	3-3.5" cal. min., B&B
11		*Acer rubrum*	Red Maple	3-3.5" cal. min., B&B
7		*Picea abies*	Norway Spruce	7-8' ht. min., B&B
9		*Picea glauca*	White Spruce	7-8' ht. min., B&B
5		*Thuja plicata* 'Green Giant'	'Green Giant' Arborvitae	7-8' ht. min., B&B
85		*Ilex glabra*	Inkberry Holly	24-30" ht., 30-36" spacing
85		*Hamamelis virginiana* 'Little Suzie'	'Little Suzie' Dwarf Witch Hazel	24-30" ht., 30-36" spacing
85		*Cornus sericea*	Red Osier Dogwood	24-30" ht., 30-36" spacing
83		*Lindera benzoin*	Spicebush	24-30" ht., 30-36" spacing
85		*Sambucus canadensis*	Elderberry	24-30" ht., 30-36" spacing
85		*Clethra alnifolia* 'Hummingbird'	'Hummingbird' Summersweet	24-30" ht., 30-36" spacing
Additional Landscaping				
13		*Thuja plicata* 'Green Giant'	'Green Giant' Arborvitae	7-8' ht. min., B&B

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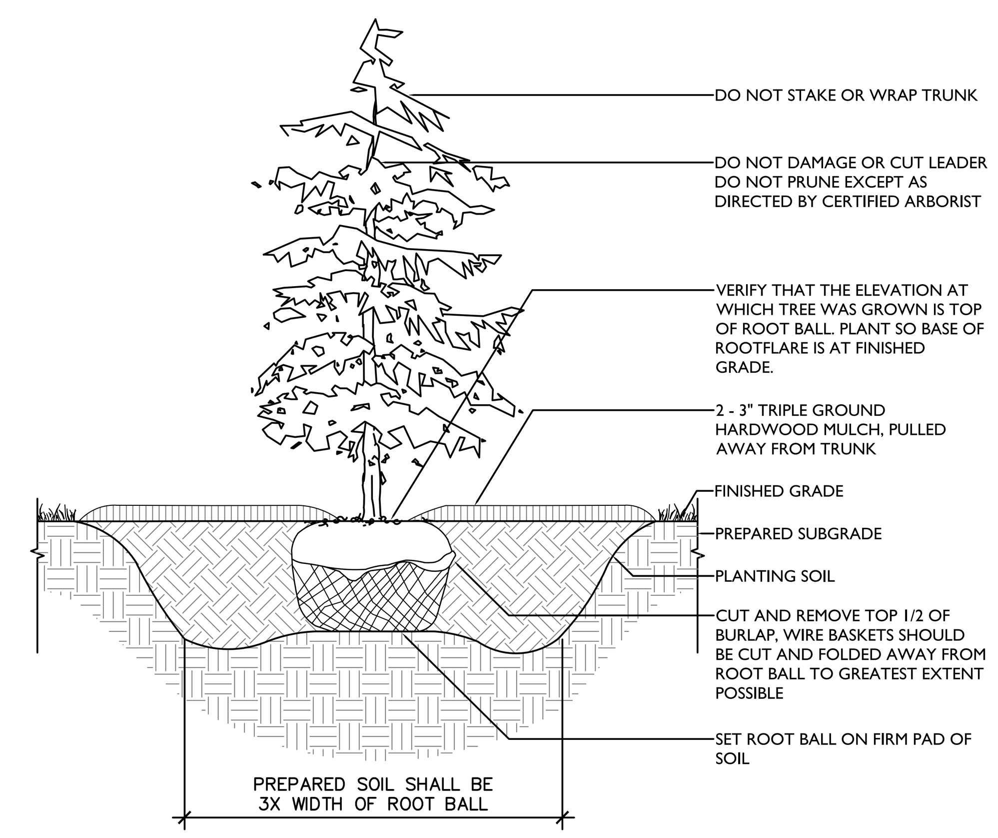

NOTES:

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

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

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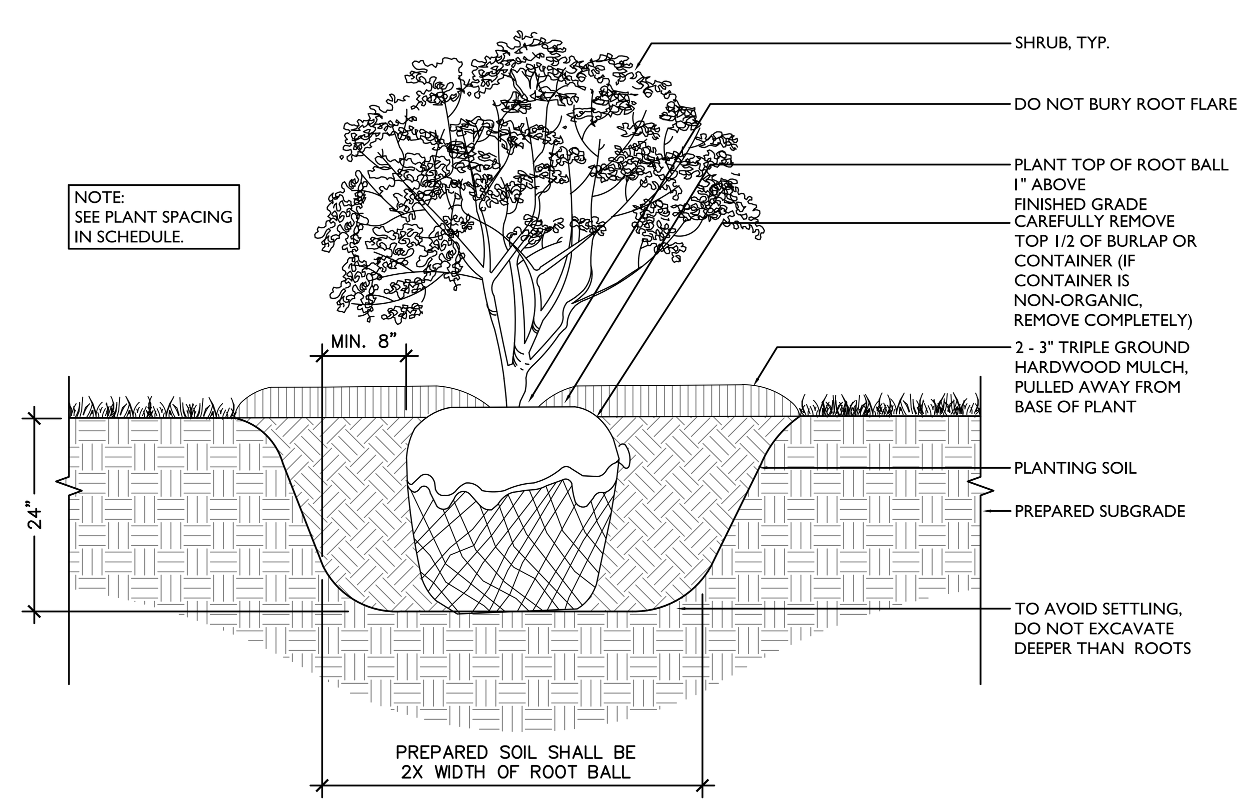
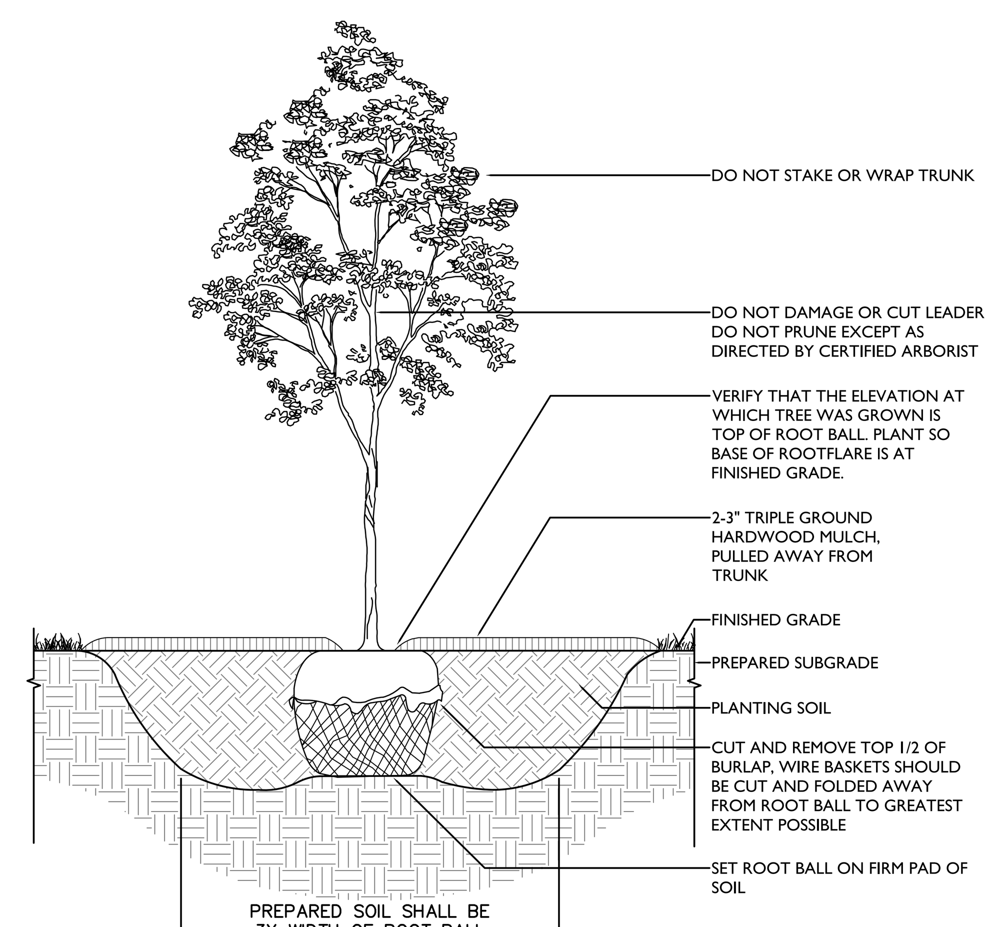
GENERAL PLANTING NOTES:

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



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



NOTES:

1. TO AVOID SETTLING, DO NOT DIG THE HOLE DEEPER THAN THE ROOT BALL DEPTH.
2. 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"

REV.	DATE	DESCRIPTION
1	6-14-23	PER TOWNSHIP ENGINEER COMMENTS
2		
3		
4		
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6		
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8		

CONDITIONAL USE
DETAILS AND NOTES

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

DATE:	04/17/23
SCALE:	VARIES
DRAWN BY:	JPL
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20230616_STOKES_TLP.dwg
PLOTTED:	06/14/23
DRAWING NO.:	C06.6
SHEET	28 OF 37

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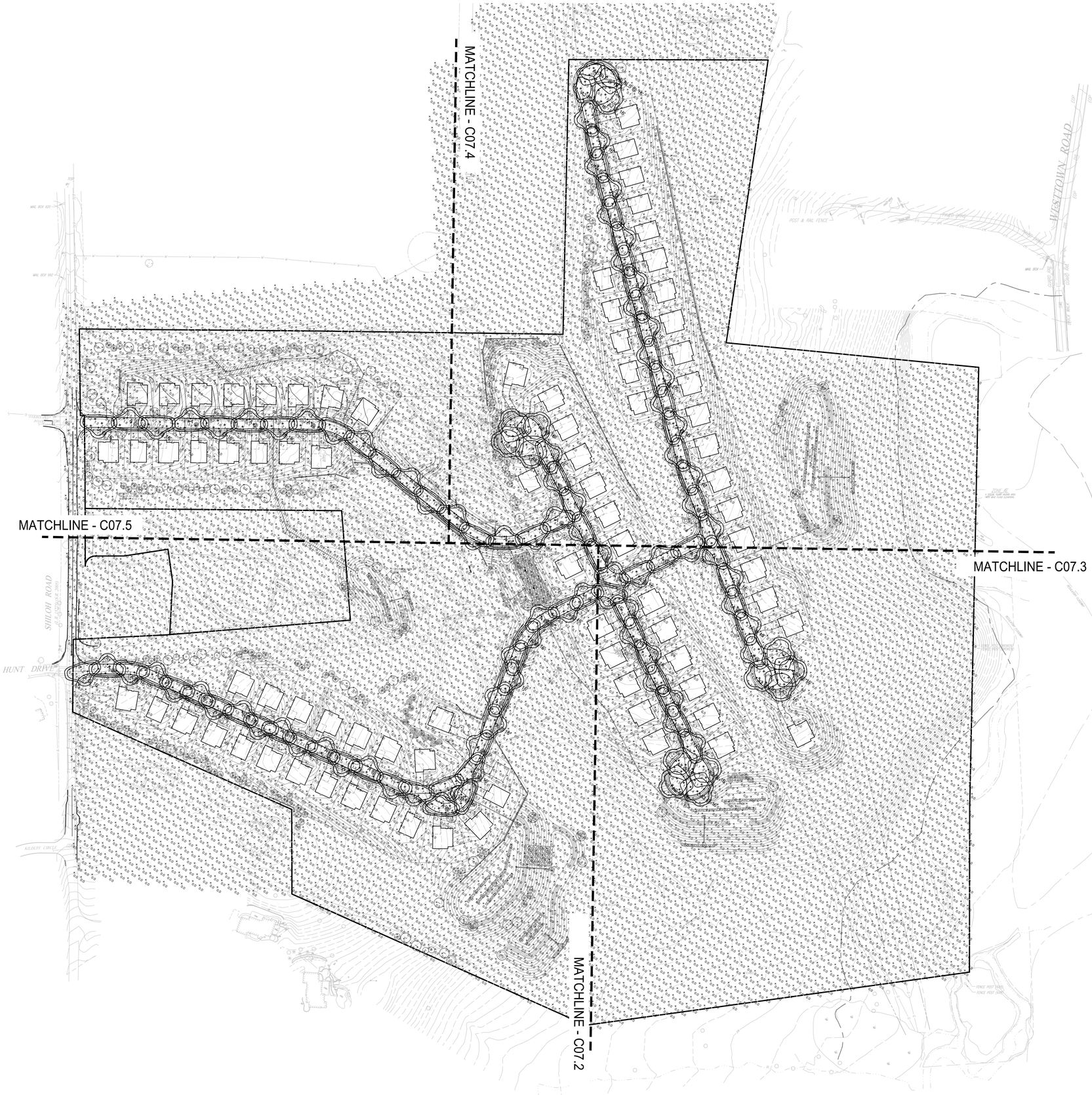

SITE PLAN NOTES:

1. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSED 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. CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.); AND RESTORATION OF ALL DISTURBED LAWN AREAS.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
8. CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR. 36" DEPTH. 6" DEPTH AT LAWN AREAS.
9. FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
10. NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
11. ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
12. VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
13. PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
14. ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS, UNLESS SHOWN OTHERWISE.
15. PLEASE NOTE, CLIENT DID NOT RETAIN STUART AND ASSOCIATES, LLC.. TO PROVIDE LONG TERM MAINTENANCE SPECIFICATIONS FOR THE LANDSCAPE MATERIAL.
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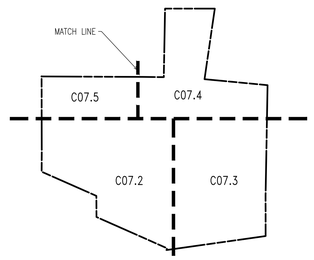
17. CONTRACTOR SHALL INSTALL SILT FENCE IN ANY AREAS WHERE SOIL MAY RUNOFF INTO PARKING AREAS OR INTO EXISTING INLETS.
18. FOLLOWING THE COMPLETION, THE EXISTING VEGETATION WILL BE INSPECTED FOR HEALTH AND QUALITY, AND IF NOT DEEMED IN GOOD CONDITION, REPLACED WITH THE EQUIVALENT COMPENSATORY PLANTINGS.
19. V.I.F. = VERIFY IN FIELD.

SPEC NOTES:

1. POST LIGHT TO BE INSTALLED ON MATCHING FINISH POLE.
2. FINISH/COLOR : BLACK
3. MOUNTING HEIGHT : 16'
4. SEE PLAN/SCHEDULE FOR DISTRIBUTION TYPE
5. WATTAGE TO BE SELECTED BY CONTRACTOR.

CONTRACTOR NOTES:

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



KEY MAP
N.T.S

OVERALL LANDSCAPE PLAN
SCALE: 1"=100'

100 0 50 100 200

GRAPHIC SCALE
1 inch = 100 feet

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PENNSYLVANIA
PATRICK J. STUART
REGISTERED LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION
1	6-14-23	PER TOWNSHIP ENGINEER COMMENTS
2		
3		
4		
5		
6		
7		
8		

CONDITIONAL USE

OVERALL LIGHTING PLAN

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

DATE:	04/17/23
SCALE:	1"=100'
DRAWN BY:	JPL
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20230616_STOKES_TLP.dwg
PLOTTED:	06/14/23
DRAWING NO.:	C07.1
SHEET	29 OF 37

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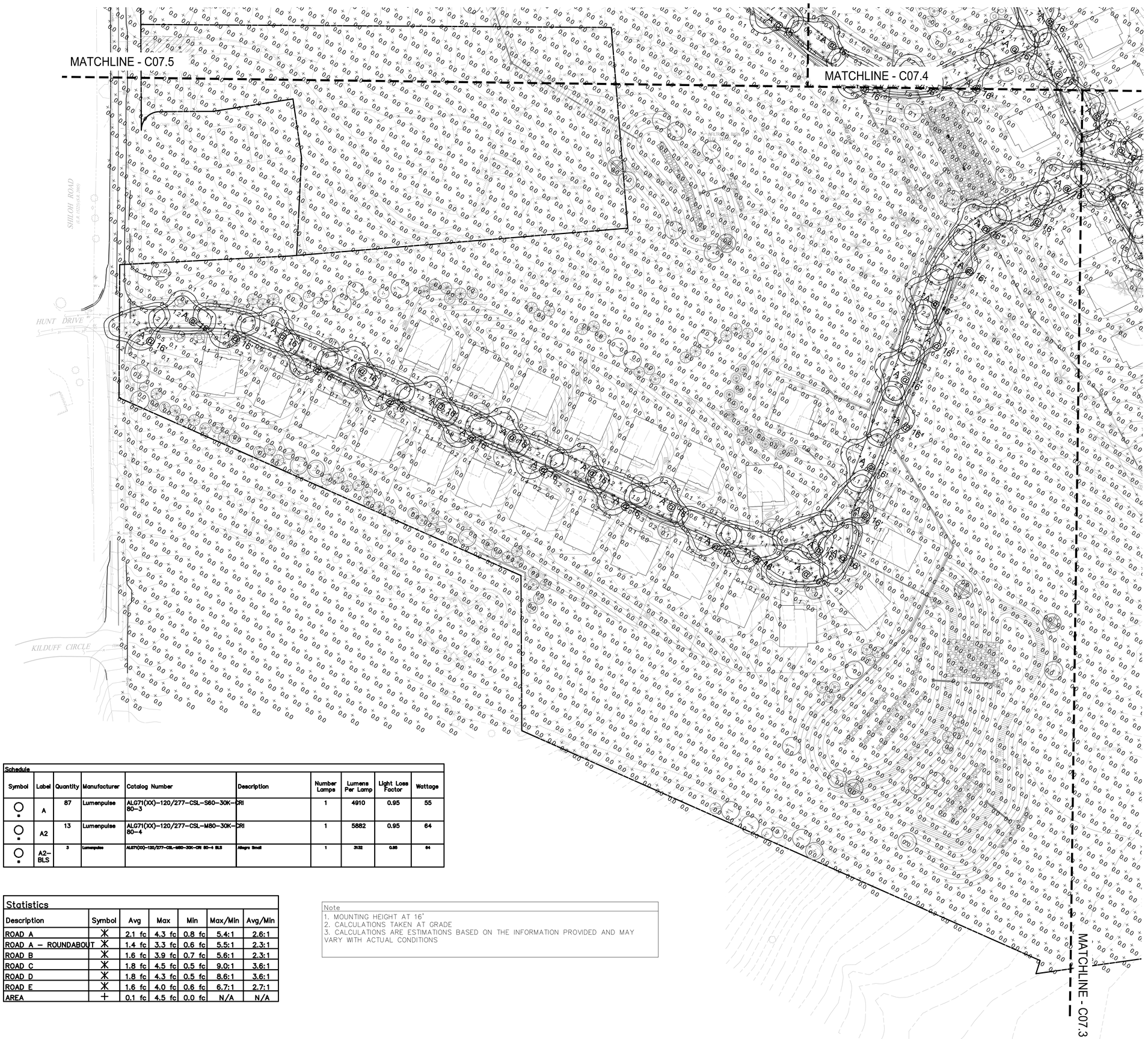

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
○ ▪	A	87	Lumenpulse	ALG71(XX)-120/277-CSL-S60-30K-CRI 80-3		1	4910	0.95	55
○ ▪	A2	13	Lumenpulse	ALG71(XX)-120/277-CSL-M80-30K-CRI 80-4		1	5882	0.95	64
○ ▪	A2-BLS	3	Lumenpulse	ALG71(XX)-120/277-CSL-M80-30K-CRI 80-4 BLS	Allegro Small	1	3132	0.95	64

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ROAD A	✳	2.1 fc	4.3 fc	0.8 fc	5.4:1	2.6:1
ROAD A – ROUNDABOUT	✳	1.4 fc	3.3 fc	0.6 fc	5.5:1	2.3:1
ROAD B	✳	1.6 fc	3.9 fc	0.7 fc	5.6:1	2.3:1
ROAD C	✳	1.8 fc	4.5 fc	0.5 fc	9.0:1	3.6:1
ROAD D	✳	1.8 fc	4.3 fc	0.5 fc	8.6:1	3.6:1
ROAD E	✳	1.6 fc	4.0 fc	0.6 fc	6.7:1	2.7:1
AREA	+	0.1 fc	4.5 fc	0.0 fc	N/A	N/A

Note
1. MOUNTING HEIGHT AT 16'
2. CALCULATIONS TAKEN AT GRADE
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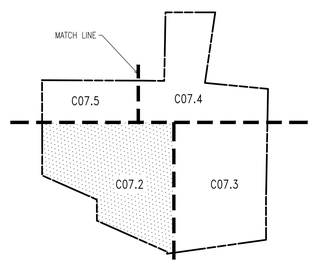

KEY MAP
N.T.S

LANDSCAPE PLAN
SCALE: 1"=50'

50 0 25 50 100
GRAPHIC SCALE
1 inch = 50 feet

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

NO.	DATE	DESCRIPTION
8		
7		
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5		
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2	6-14-23	PER TOWNSHIP ENGINEER COMMENTS
1		

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

DATE:	04/17/23
SCALE:	1"=50'
DRAWN BY:	JPL
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20230616_STOKES_TLP.dwg
PLOTTED:	06/14/23
DRAWING NO.:	C07.2
SHEET	30 or 37

Z:\JOBSATE PROJECT FILES\D.L. HOWELL\STOKES PROPERTY – WESTTOWN TOWNSHIP\TOWNSHIP LANDSCAPE PLAN\20230617_STOKES-TLP\20230616_STOKES_TLP.DWG

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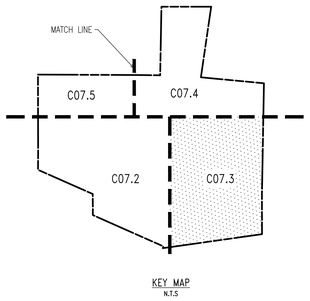

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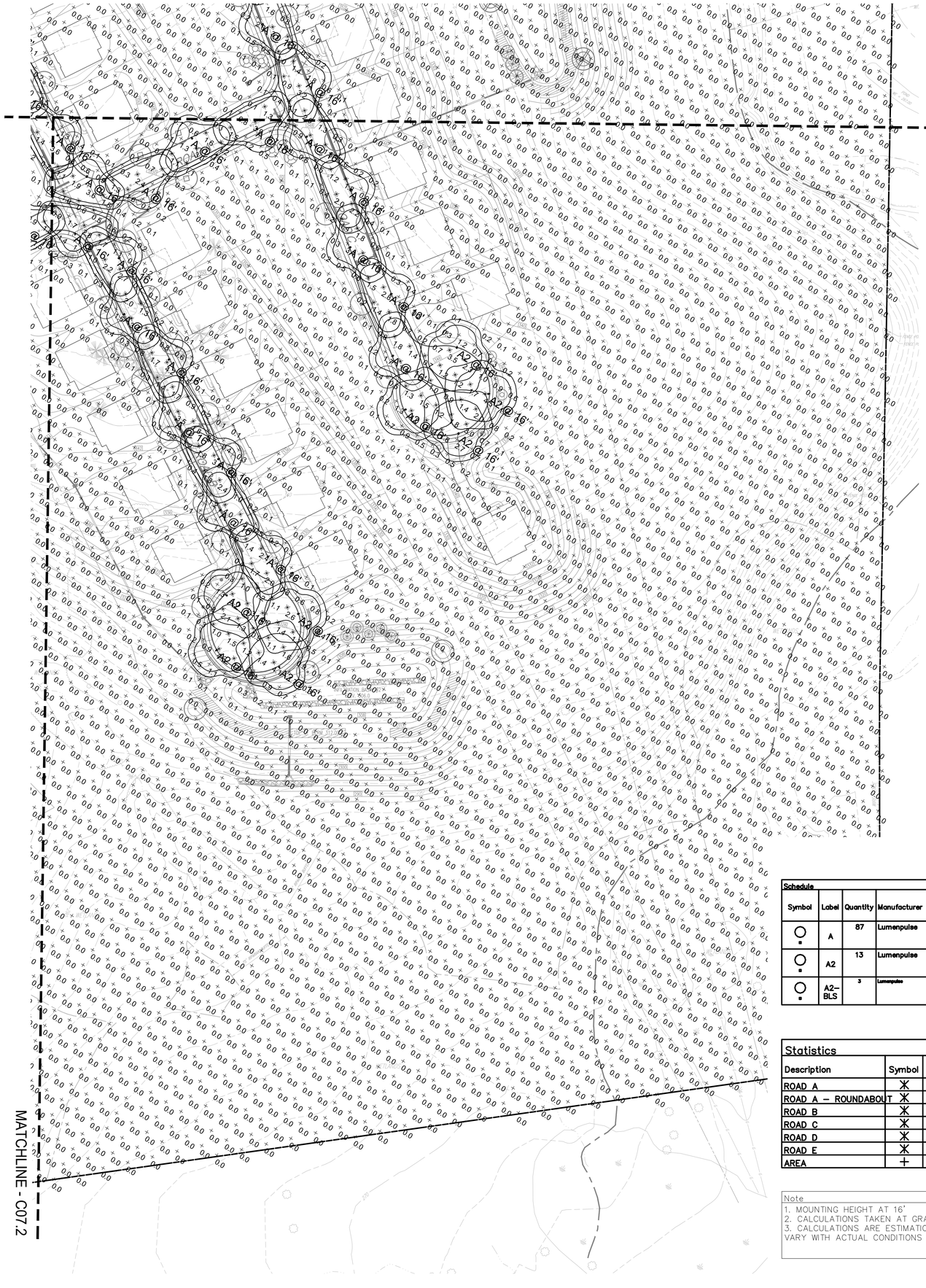

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Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
○ ▪	A	87	Lumenpulse	ALG71(XX)-120/277-CSL-S60-30K-CRI 80-3		1	4910	0.95	55
○ ▪	A2	13	Lumenpulse	ALG71(XX)-120/277-CSL-M80-30K-CRI 80-4		1	5882	0.95	64
○ ▪	A2-BLS	3	Lumenpulse	ALG71(XX)-120/277-CSL-M80-30K-CRI 80-4 BLS	Allegro Small	1	3132	0.95	64

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ROAD A	✳	2.1 fc	4.3 fc	0.8 fc	5.4:1	2.6:1
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ROAD B	✳	1.6 fc	3.9 fc	0.7 fc	5.6:1	2.3:1
ROAD C	✳	1.8 fc	4.5 fc	0.5 fc	9.0:1	3.6:1
ROAD D	✳	1.8 fc	4.3 fc	0.5 fc	8.6:1	3.6:1
ROAD E	✳	1.6 fc	4.0 fc	0.6 fc	6.7:1	2.7:1
AREA	+	0.1 fc	4.5 fc	0.0 fc	N/A	N/A

Note
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LANDSCAPE PLAN
SCALE: 1"=50'

50 0 25 50 100
GRAPHIC SCALE
1 inch = 50 feet

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illuminations

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REV	DATE	DESCRIPTION
1	6-14-23	PER TOWNSHIP ENGINEER COMMENTS
2		
3		
4		
5		
6		
7		
8		

CONDITIONAL USE
LIGHTING PLAN

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

DATE:	04/17/23
SCALE:	1"=50'
DRAWN BY:	JPL
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20230616_STOKES_TLP.dwg
PLOTTED:	06/14/23
DRAWING NO.:	C07.3
SHEET	31 OF 37

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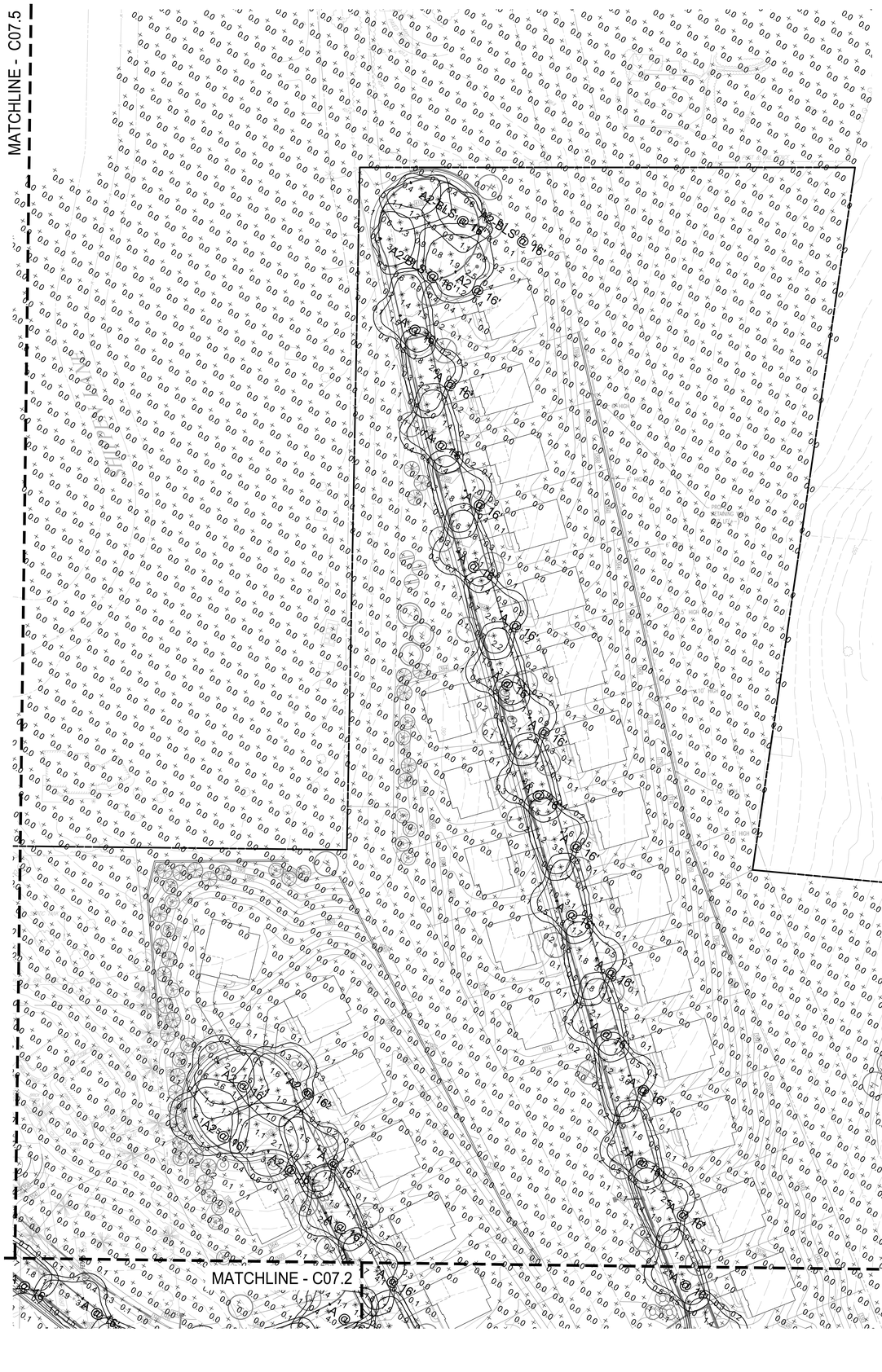

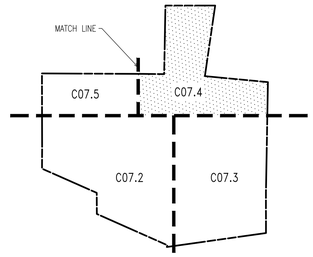

KEY MAP
N.T.S

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	87	Lumenpulse	ALG71(XX)-120/277-CSL-S60-30K-CRI 80-3		1	4910	0.95	55
	A2	13	Lumenpulse	ALG71(XX)-120/277-CSL-M80-30K-CRI 80-4		1	5882	0.95	64
	A2-BLS	3	Lumenpulse	ALG71(XX)-120/277-CSL-M80-30K-CRI 80-4 BLS	Allegro Small	1	3132	0.95	64

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ROAD A	+	2.1 fc	4.3 fc	0.8 fc	5.4:1	2.6:1
ROAD A – ROUNDABOUT	+	1.4 fc	3.3 fc	0.6 fc	5.5:1	2.3:1
ROAD B	+	1.6 fc	3.9 fc	0.7 fc	5.6:1	2.3:1
ROAD C	+	1.8 fc	4.5 fc	0.5 fc	9.0:1	3.6:1
ROAD D	+	1.8 fc	4.3 fc	0.5 fc	8.6:1	3.6:1
ROAD E	+	1.6 fc	4.0 fc	0.6 fc	6.7:1	2.7:1
AREA	+	0.1 fc	4.5 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:

1. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSED ONLY.
3. PLANS CREATED FROM DRAWINGS FROM DL HOWELL ENGINEERING DATED, 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.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
8. CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR, 36" DEPTH, 6" DEPTH AT LAWN AREAS.
9. FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
10. NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
11. ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
12. VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
13. PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
14. ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS, UNLESS SHOWN OTHERWISE.
15. PLEASE NOTE, CLIENT DID NOT RETAIN STUART AND ASSOCIATES, LLC., TO PROVIDE LONG TERM MAINTENANCE SPECIFICATIONS FOR THE LANDSCAPE MATERIAL.
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19. V.I.F. = VERIFY IN FIELD.

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

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

ZONE AE
A SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS.

LANDSCAPE PLAN
SCALE: 1"=50'

50 0 25 50 100
GRAPHIC SCALE
1 inch = 50 feet

stuart
LANDSCAPE ARCHITECTS PLANNERS | DESIGNERS

illuminations

DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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

COMMONWEALTH OF PENNSYLVANIA PATRICK J. STUART REGISTERED LANDSCAPE ARCHITECT

NO.	DATE	DESCRIPTION
1	6-14-23	PER TOWNSHIP ENGINEER COMMENTS
2		
3		
4		
5		
6		
7		
8		

CONDITIONAL USE
LIGHTING PLAN

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

DATE:	04/17/23
SCALE:	1"=50'
DRAWN BY:	JPL
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20230616_STOKES_TLP.dwg
PLOTTED:	06/14/23
DRAWING NO.:	C07.4
SHEET	32 OF 37

Z:\JOBS\TO PROJECT FILES\D.L. HOWELL\STOKES PROPERTY - WESTTOWN TOWNSHIP\TOWNSHIP LANDSCAPE PLAN\20230617_STOKES TLP\20230616_STOKES_TLP.DWG

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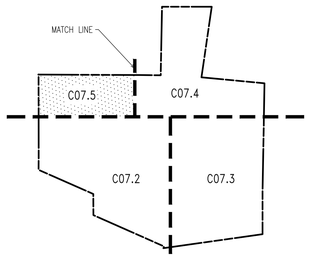

KEY MAP
N.T.S

LANDSCAPE PLAN
SCALE: 1"=40'

50 0 25 50 100
GRAPHIC SCALE
1 inch = 50 feet

stuart
LANDSCAPE ARCHITECTS
PLANNERS | DESIGNERS

illuminations

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No.	Date	Description
1	6-14-23	PER TOWNSHIP ENGINEER COMMENTS
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PROJECT: STOKES PROPERTY
LOCATION: 1013 SHILOH ROAD
WESTTOWN TWP., CHESTER COUNTY, PA

DATE:	04/17/23
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LIGHTING AND LIGHTING SUBSTITUTION NOTES:

1. EXTERIOR LIGHTING HAS BEEN DESIGNED PER THE LIGHTING HANDBOOK OF THE ENGINEERING SOCIETY OF NORTH AMERICA (IESNA)
2. SELECTED FIXTURES TO BE FULL-CUT AND DARK SKY FRIENDLY.
3. THE TOWNSHIP MAY REQUIRE GLARE SHIELDING DEVICES, AT THE APPLICANT'S EXPENSES, IF DETERMINED APPLICABLE POST CONSTRUCTION.
4. 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.
5. 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.
6. LIGHTING FIXTURES AND EQUIPMENT SHALL BE MAINTAINED SO AS TO CONTINUOUSLY MEET TOWNSHIP REQUIREMENTS.
7. ALL FIXTURES TO BE CONTROLLED WITH WIRELESS CONTROLLERS AND ALL SITE LIGHTING WILL BE REDUCED BY 75% FROM 11PM TO DAWN. NO OTHER LIGHTS SHALL BE PERMITTED AFTER 11PM.
8. ALL 120 VOLT CIRCUITS TO BE INSTALLED BY LICENSED ELECTRICIAN.
9. ALL 120 VOLT CABLE TO BE RUN IN CONDUIT.
10. CONTRACTOR TO PROVIDE SUFFICIENT NIGHTTIME ADJUSTMENT TO ALL LIGHTING TO SATISFY TOWNSHIP REQUIREMENTS AND OWNER OR OWNER'S REPRESENTATIVE.
11. ALL LIGHTING TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
12. 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.
13. WHILE EXTENDING CONDUITS UNDER EXISTING STRUCTURE THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STRUCTURES.
14. ALL SWITCHING CONTROL DEVICE TYPE AND LOCATIONS TO BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE.
15. ALL LIGHTING FIXTURES TO BE CONTROLLED BY AUTOMATIC SWITCHES TO PERMIT EXTINGUISHING LIGHT BETWEEN 11PM AND DAWN. ALL-NIGHT SAFETY OR SECURITY LIGHTING SHALL NOT HAVE LIGHTING INTENSITY LEVELS WHICH EXCEED 25% OF THE LEVELS NORMALLY PERMITTED BY THE TOWNSHIP BUT IN NO CASE SHALL THE INTENSITY LEVELS BE LESS THAN THE MINIMUM LEVELS FOR SAFETY AND SECURITY AS INVOKED BY THE IESNA.A11 FINAL LIGHT LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
16. 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.
17. CONTRACTOR TO PREPARE A PLAN OF ALL AS-BUILT UNGROUNDED UTILITIES.
18. 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.
19. ALL WIRING, UP LIGHTING AND SPOT LIGHT LOCATIONS TO BE COORDINATED WITH TREES ON THE LANDSCAPE PLAN.
20. CONDUIT TRENCHING TO AVOID ROOT ZONES OF EXISTING TREES TO REMAIN.
21. ALL TRENCH LOCATIONS NEAR AND AROUND EXISTING TREES TO BE MARKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT.
22. PROJECT ELECTRICAL ENGINEER TO PROVIDE POWER PLAN.
23. 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:
  - 23.1. TOWNSHIP REQUIRED COPIES OF ALL MANDATORY SUBMITTALS FOR BOTH THE ORIGINALLY SPECIFIED FIXTURE(S) AND THE PROPOSED SUBSTITUTION(S)
  - 23.2. 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.
  - 23.3. 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).
  - 23.4. CONTRACTOR-NET UNIT PRICE FOR THE ORIGINALLY SPECIFIED FIXTURE(S) AND FOR THE PROPOSED SUBSTITUTE FIXTURE(S).
  - 23.5. ONE SAMPLE OF THE PROPOSED SUBSTITUTION FIXTURE(S) WITH SPECIFIED LAMPS AND CORD AND PLUG CONNECTION FOR 277 VOLT OPERATIONS.
  - 23.6. 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.
  - 23.7. REIMBURSEMENT TO THE LANDSCAPE ARCHITECT FOR ALL TIME ASSOCIATED WITH REVIEW OF FIXTURE SUBSTITUTIONS. PAYMENT SHALL BE MADE IN ADVANCE OF THE REVIEW, BASED ON THE LANDSCAPE ARCHITECT'S HOURLY RATES FOR THE PERSONAL INVOLVED IN THE REVIEW.
  - 23.8. 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).
  - 23.9. AS NOTED ABOVE, AN ADDENDUM INCORPORATING THE SUBSTITUTION SHALL INCORPORATE THE FOLLOWING REQUIREMENTS.
    - 23.9.1. 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.
    - 23.9.2. COMPUTER PREPARED LIGHTING PLANS AND PHOTOMETRIC LAYOUTS OF THE PROPOSED LIGHTING AREA WHICH INDICATES THE SYSTEM'S PERFORMANCE.
    - 23.9.3. 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.
    - 23.9.4. POLE MANUFACTURER AASHTO 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.
    - 23.9.5. A PHOTOGRAPH THAT CLEARLY ILLUSTRATES THE REPLACEMENT FIXTURE MOUNTED NOTING THE COLOR, FINISH, MANUFACTURER, AND ADDITIONAL PHYSICAL CHARACTERISTICS.

SPEC NOTES:
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3. MOUNTING HEIGHT : 16'
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Configured Specification Sheet — **allegra** Allegra Medium

How to order

ALG7204	120	CSL	Unselected	30K	CRI 80	Unselected	BKTX	DIM		Unselected
Housing [1]	**Voltage**	**Lens**	**Output (nominal lumens)**	**Color and Color Temperature** [7]	**Color Rendering**	**Distributions**	**Finish**	**Control**	**Options**	**Mounting Options**
ALG7200 Allegra 7200 **ALG7202** Allegra 7202 **ALG7204** Allegra 7204 **ALG7220** Allegra 7220 **ALG7222** Allegra 7222 **ALG7224** Allegra 7224	**120** 120 volts **208** 208 volts **240** 240 volts **277** 277 volts **347** 347 volts **480** 480 volts	**CSL** Clearsite lens [2] [3] **SSL** Softsite lens [4] [5]	**S40** 4000lm [6] **S60** 6000lm **M80** 8000lm **M110** 11 000lm **M150** 15 000lm **L170** 17 000lm **L30** 3000lm Softsite [5] **L50** 5000lm Softsite [5] **L70** 7000lm Softsite [5]	**22K** 2200K [8] **27K** 2700K [8] **30K** 3000K **35K** 3500K **40K** 4000K **57K** 5700K	**CRI 70** CRI 70+ [9] **CRI 80** CRI 80+ [10]	**2** Type II **2BLS** Type II backlight shield **3** Type III **3BLS** Type III backlight shield **4** Type IV **4BLS** Type IV backlight shield **5S** Type V square **5** Type V Softsite [4]	**BK** Black Sandtex® **BRZ** Bronze Sandtex® **SI** Silver Sandtex® **BKTX** Textured black **BRZTX** Textured bronze non-metallic **GRATX** Textured medium gray **GRNTX** Textured green **WHTX** Textured white **CC** Custom color and finish (please specify RAL color) [11] [12] [13]	**DIM** 0-10V dimming [14]	**CRC** Corrosion-resistant coating for hostile environments [15] [16] **SP** Surge protector	**P4** Pendant Medium (4-Bolt Tenon Adaptor) **SI2** Side Internal (2 3/8 in Tenon)

Notes:
1. Consult Related Products section on webpage for a selection of compatible decorative arms, decorative poles (sold separately).
2. Available with S40, S60, M80, M110, M150 and L170 output option only.
3. Available with types 2, 2BLS, 3, 3BLS, 4, 4BLS and 5S distribution only.
4. Available with L30, L50 and L70 output options only.
5. Available with type 5 distribution only.
6. Available up to 277V.
7. Consult factory for more color temperature options.
8. Available for CRI 80 only.
9. Binning within a 3-step McAdam ellipse, with the exception of 2200K and 5700K.
10. Binning within a 2-step MacAdam ellipse, with the exception of 5700K.
11. Specify RAL number followed by "TX" for textured finish (ex: RAL9007TX) or STX for Sandtex finish (ex: RAL9007STX). Textured or Sandtex finishes are recommended for the durability of all products. If a finish is not specified with the RAL number (ex: RAL9007), a glossy finish will be provided. Please consult factory for other RAL textures and glosses, or to match alternate color charts. Final color matching results may vary.
12. Setup charges apply for RAL colors. Consult factory for details.
13. Longer lead times can be expected for custom RAL color finishes.
14. DIM control can be used as NO (On/off control) if no data is required.
15. Use only when exposed to salt spray. This option is not required for normal outdoor exposure.
16. Setup charges apply. Consult factory for details.

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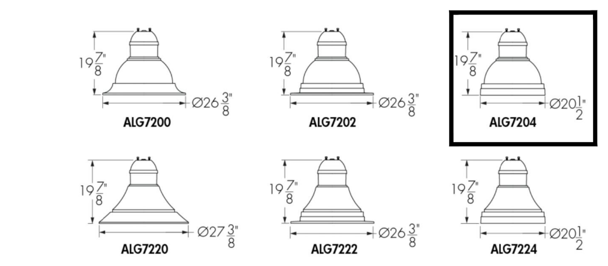
MS - R15 4 / 4

3 POST LIGHT CUTSHEET CONT.
SCALE : N.T.S.

Configured Specification Sheet — **allegra** Allegra Medium

Project Name STOKES Qty
Type ALLEGRA Catalog / Part Number ALG7204 120 CSL 30K CRI 80 BKTX DIM



Distributions
Type II, Type III, Type IV, Type V Square, Type II Backlight shield, Type III Backlight shield, Type IV Backlight shield, Type V Softsite

Colors and Color Temperatures
2200K 2700K 3000K 3500K 4000K 5700K

Controls
ON/OFF 0-10V

Rating
IP66 (optical chamber)

Certifications

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 5 square and Type V Softsite
Options	Corrosion-resistant coating for hostile environments, Surge protector
Mounting Options	Pendant Medium (4-Bolt Tenon Adaptor), Side Internal (2 3/8 in Tenon)
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	TM-21 L70 527,000 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 U0)

Physical

Housing Material	Die cast low copper 360 aluminum alloy
Lens Material	Optical tempered clear glass (Clearsite lens), Optical tempered opal glass (Softsite lens)
Weight	Up to 35 lbs
EPA	Up to 1.13 sq ft

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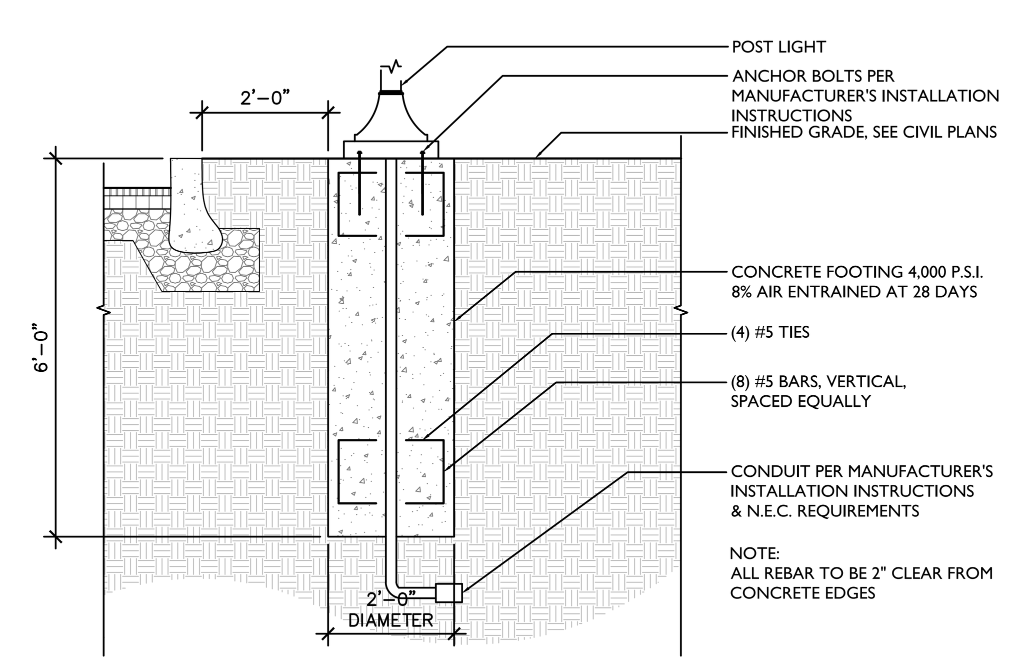
2 POST LIGHT CUTSHEET
SCALE : N.T.S.



1 POST LIGHT FOOTING DETAIL, TYP.
SCALE : 1/2" = 1'-0"

stuart
LANDSCAPE ARCHITECTS
PLANNERS | DESIGNERS

i2 illuminations

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

PENNSYLVANIA PATRICK J. STUART REGISTERED LANDSCAPE ARCHITECT LA003025

REV.	DATE	DESCRIPTION
1	6-14-23	PER TOWNSHIP ENGINEER COMMENTS
2		
3		
4		
5		
6		
7		
8		

CONDITIONAL USE
LIGHTING DETAILS AND NOTES

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

DATE:	04/17/23
SCALE:	VARIES
DRAWN BY:	JPL
CHECKED BY:	PJS
PROJECT NO.:	3868
CAD FILE:	20230616_STOKES_TLP.dwg
PLOTTED:	06/14/23
DRAWING NO.:	C07.6
SHEET	34 OF 37

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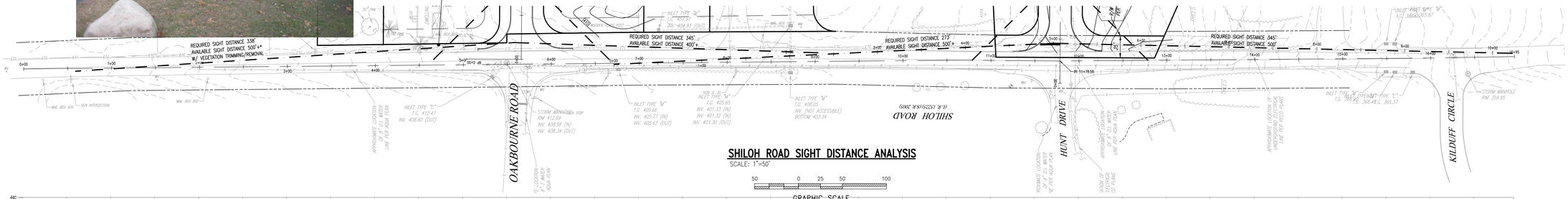
VEGETATION AND SHRUB TRIMMING/REMOVAL IS NEEDED TO MAINTAIN REQUIRED SIGHT DISTANCE

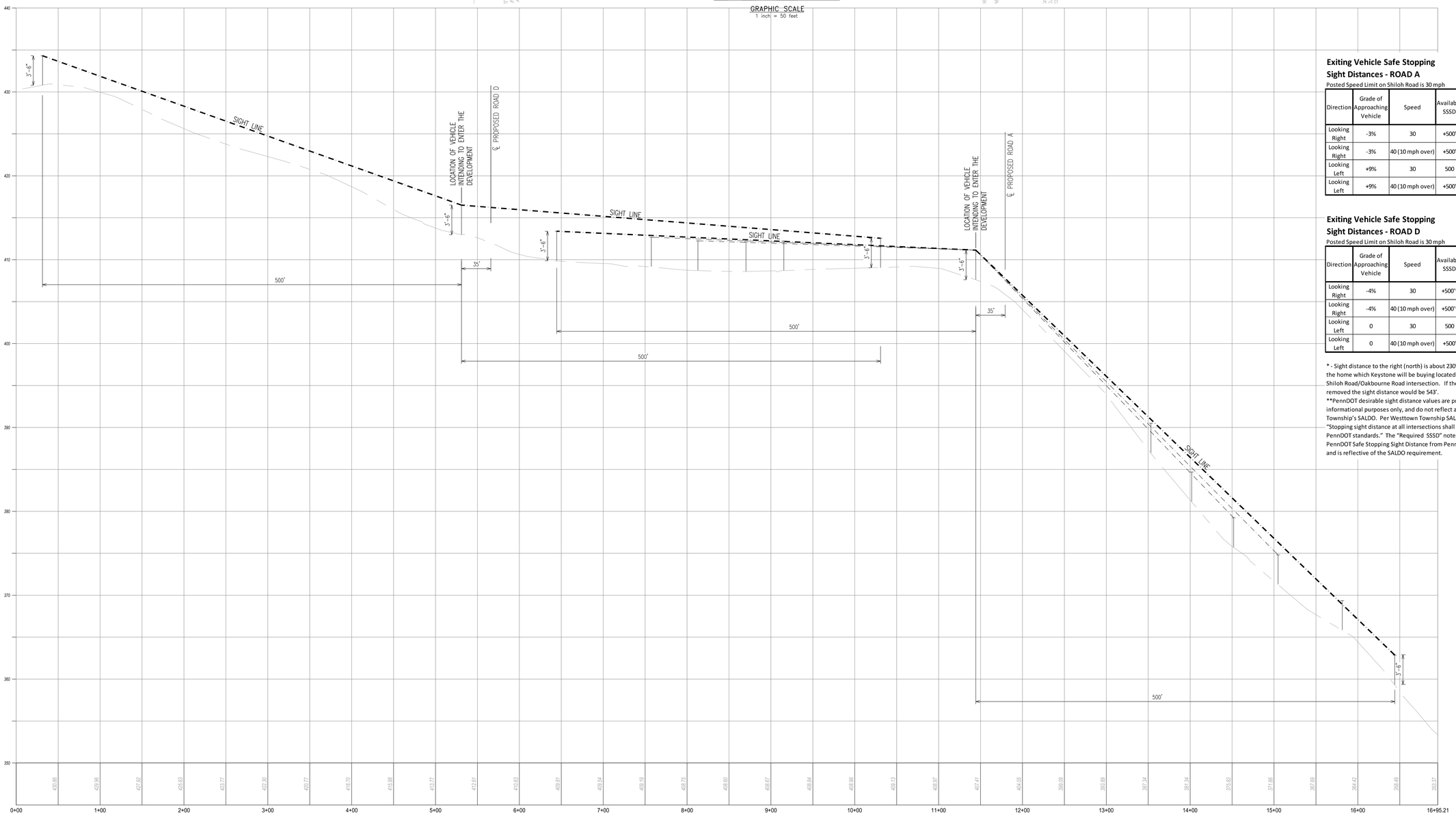
GENERAL NOTE:
TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ALONG SHILOH ROAD AND LITTLE SHILOH ROAD ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC. PERFORMED JULY 26TH AND 28TH 2021, & JANUARY 2023.



SHILOH ROAD SIGHT DISTANCE ANALYSIS

SCALE: 1"=50'

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 feet



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

Exiting Vehicle Safe Stopping Sight Distances - ROAD A

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'

Exiting Vehicle Safe Stopping Sight Distances - ROAD D

Posted Speed Limit on Shiloh Road is 30 mph

Direction	Grade of Approaching Vehicle	Speed	Available SSSD	Required SSSD	PennDOT Desirable SSSD**
Looking Right	-4%	30	+500'*	207	273'
Looking Right	-4%	40 (10 mph over)	+500'*	338	460'
Looking Left	0	30	500	196	360'
Looking Left	0	40 (10 mph over)	+500'	314	538'

*- Sight distance to the right (north) is about 230' due to shrubbery at the home which Keystone will be buying located at the NE corner of the Shiloh Road/Oakbourne Road intersection. If the shrubbery were removed the sight distance would be 543'.

**PennDOT desirable sight distance values are provided for informational purposes only, and do not reflect a requirement per the Township's SALDO. Per Westtown 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.

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

REV.	DATE	DESCRIPTION
1	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
2		
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CONDITIONAL USE

SHILOH ROAD SIGHT DISTANCE ANALYSIS

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

DATE:	04/14/23
SCALE:	1"=50'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
CAD FILE:	3868 Pr.dwg
PLOTTED:	06/15/23
DRAWING NO.:	SD-1.1
SHEET	35 of 38

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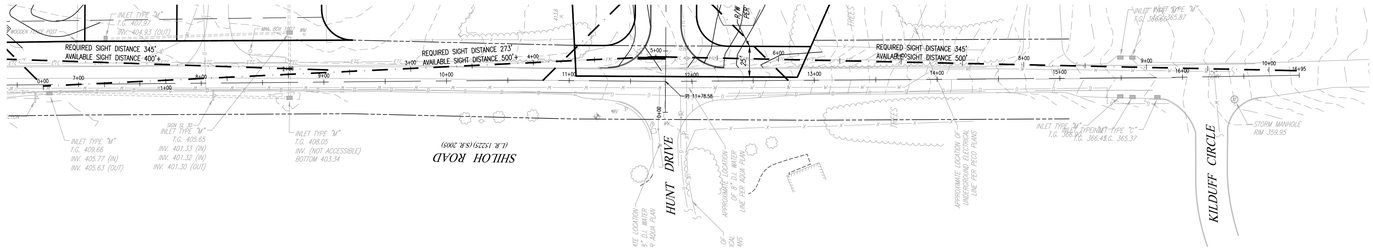
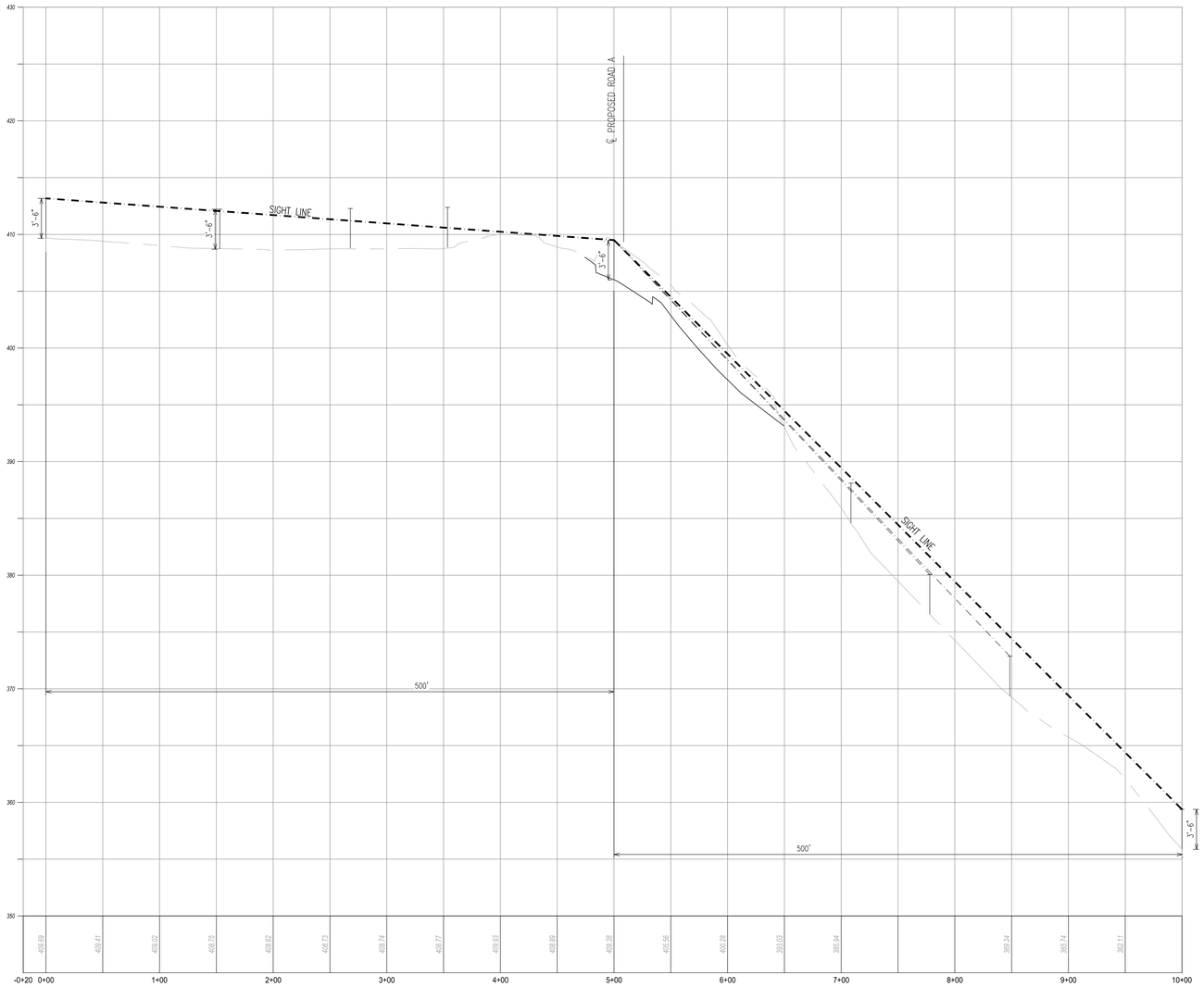


SHILOH ROAD SIGHT DISTANCE ANALYSIS

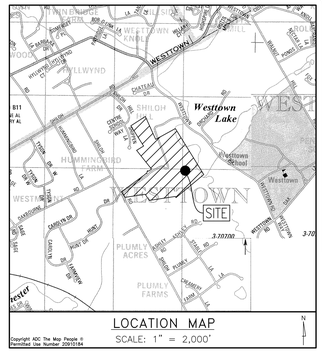
SCALE: 1"=50'

50 0 25 50 100

GRAPHIC SCALE
1 inch = 50 feet



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



Exiting Vehicle Safe Stopping Sight Distances - ROAD A

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Exiting Vehicle Safe Stopping Sight Distances - ROAD D

Posted Speed Limit on Shiloh Road is 30 mph

Direction	Grade of Approaching Vehicle	Speed	Available SSSD	Required SSSD	PennDOT Desirable SSSD**
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Looking Right	-4%	40 (10 mph over)	+500'*	338	460'
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* - Sight distance to the right (north) is about 230' due to shrubbery at the home which Keystone will be buying located at the NE corner of the Shiloh Road/Oakbourne Road intersection. If the shrubbery were removed the sight distance would be 543'.
**PennDOT desirable sight distance values are provided for informational purposes only, and do not reflect a requirement per the Township's SALDO. Per Westtown 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.

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NO.	REV.	DATE	DESCRIPTION
8			
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1	1	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS

CONDITIONAL USE
SHILOH ROAD SIGHT DISTANCE ANALYSIS
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:	3868 Pr.dwg
PLOTTED:	06/15/23
DRAWING NO.:	SD-1.2
SHEET	36 OF 38

Q:\DWL 3D JOBS\3868\3868 PRODUCTION PLANS\DWG\3868 PR.DWG
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GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT A POSSIBLE ALTERNATIVE PLAN IN ORDER TO SAVE THE HISTORIC HOME. THE TOTAL PROPOSED LOTS WOULD STILL BE 85 TOTAL LOTS INCLUDING THE EXISTING HISTORIC HOME.

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
- EXISTING CONTOUR
- [242] PROPOSED CONTOUR
- x 123.00 EXISTING SPOT ELEV.
- x 123.00 NEW SPOT ELEV.
- GEO2 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
- (TBR) TO BE REMOVED
- EX. TELE. LINE
- T PROP. TELE. LINE
- EX. ELEC. LINE
- E PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- G PROP. GAS LINE
- EX. GAS VALVE
- G.V. PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- PROP. STORM INLET ID
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- S PROP. SAN. SEWER LINE
- L PROP. SAN. SEWER LATERAL
- MH 1 PROP. SANITARY MH. ID
- EX. WATER LINE
- W PROP. WATER LINE
- WL PROP. WATER LATERAL
- FW PROP. FIRE WATER LINE
- EX. WATER VALVE
- W.V. PROP. WATER VALVE
- EX. HYDRANT
- F.H. PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE
- ZONE AE FLOODPLAIN
- 15%-25% SLOPES
- 25%+ SLOPES
- WETLANDS

RESIDENTIAL DEVELOPMENT

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

AREA AND BULK REGULATIONS	REQUIRED	PROPOSED
MAX. NET RESIDENTIAL DENSITY	4 UNITS/ACRE	3.30 UNITS/ACRE
MIN. DISTANCE FROM CURB	30 FT.	30 FT.
MIN. DISTANCE BETWEEN BUILDINGS	30 FT.	30 FT.
MAX. BUILDING HEIGHT	3 STORIES/38 FT.	<3 STORIES/38 FT.
SETBACK FROM TRACT BOUNDARY	50'	50'

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

OPEN SPACE

MINIMUM OPEN SPACE
= 40% GROSS TRACT AREA

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

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

SEE TABLE 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 LOTS ACHIEVABLE

RESIDENTIAL LOT AREA	25.74 ACRES
PROPOSED LOTS	85
DENSITY	3.30 DU/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 0.5 ACRES OF CONTIGUOUS AREA)

OPEN SPACE AREAS WITHIN FLOODPLAIN, WETLANDS, AND STEEP SLOPES GREATER THAN 25%

AREAS USED FOR SUBSURFACE INFILTRATION WITH OPEN STORAGE ACCESSORY TO INFILTRATION FACILITIES

	Min. Required Common Open Space Area (40%)							
	1	2	3	4			TOTAL	
Gross Area (Acres)	19.21	6.58	6.5	0.52			32.81	
- 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	0.03	0	0.02	0.02			0.07	
- Pump Station and other miscellaneous impervious	0.07	0	0	0			0.07	% G.T.A.
Qualifying Base Open Space	**19.11**	**6.58**	**6.17**	**0.50**			**32.36**	**40.01%**
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	% Base OS
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**	**27.97%**

	Bonus Open Space Area						
	B1	B2	B3	B4	B5	B6	TOTAL
Gross Area (Acres)	4.58	3.9	1.93	2.32	1	1.08	14.81
- 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
- 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	0.01	0.01
- Impervious Surfaces	0	0	0	0	0	0	0
- Stormwater Facilities	0.01	0	0.01	0.25	0	0.05	0.32
Qualifying Bonus Open Space	**4.44**	**3.14**	**0.77**	**1.83**	**1.00**	**1.02**	**12.2**

	Bonus % per G.T.A.
	15.08%

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 HISTORIC HOME

SCALE: 1:100_XREF

100 0 50 100 200

GRAPHIC SCALE
1 inch = 100 feet

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NO.	DESCRIPTION	DATE
8		
7		
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5		
4		
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2	REVISED PER TOWNSHIP CONSULTANT REVIEWS	06/15/23
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
CAD FILE:	01 SITE PLAN HISTORIC OPTION.dwg
PLOTTED:	06/15/23
DRAWING NO.:	C01.1A
SHEET	37 OF 38

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RESIDENTIAL DEVELOPMENT

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

AREA AND BULK REGULATIONS	REQUIRED	PROPOSED
MAX. NET RESIDENTIAL DENSITY	4 UNITS/ACRE	3.30 UNITS/ACRE
MIN. DISTANCE FROM CURB	30 FT.	30 FT.
MIN. DISTANCE BETWEEN BUILDINGS	30 FT.	30 FT.
MAX. BUILDING HEIGHT	3 STORIES/38 FT.	<3 STORIES/38 FT.
SETBACK FROM TRACT BOUNDARY	50'	50'

TRACT AREA CALCULATION

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

OPEN SPACE

MINIMUM OPEN SPACE
= 40% GROSS TRACT AREA

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

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

SEE TABLE BELOW FOR TABULATION

DENSITY CALCULATION

BASE DENSITY: 1.1 D.U. / TRACT AREA

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

	Min. Required Common Open Space Area (40%)							
	1	2	3	4			TOTAL	
Gross Area (Acres)	19.21	6.58	6.5	0.52			32.81	
- 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	0.03	0	0.02	0.02			0.07	
-Pump Station and other miscellaneous impervious	0.07	0	0	0			0.07	% G.T.A.
Qualifying Base Open Space	**19.11**	**6.58**	**6.17**	**0.50**			**32.36**	**40.01%**
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	% Base OS
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**	**27.97%**

	Bonus Open Space Area							
	B1	B2	B3	B4	B5	B6	TOTAL	
Gross Area (Acres)	4.58	3.9	1.93	2.32	1	1.08	14.81	
- 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	
-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	0.01	0.01	0.01	
-Impervious Surfaces	0	0	0	0	0	0	0	
-Stormwater Facilities	0.01	0	0.01	0.25	0	0.05	0.32	Bonus % per G.T.A.
Qualifying Bonus Open Space	**4.44**	**3.14**	**0.77**	**1.83**	**1.00**	**1.02**	**12.2**	**15.08%**

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

100 0 50 100 200
GRAPHIC SCALE
1 inch = 100 feet

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NO.	DATE	REVISIONS
1	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVIEWS
2		
3		
4		
5		
6		
7		
8		

CONDITIONAL USE
ALTERNATIVE SITE PLAN WITH NO LOTS
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

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

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