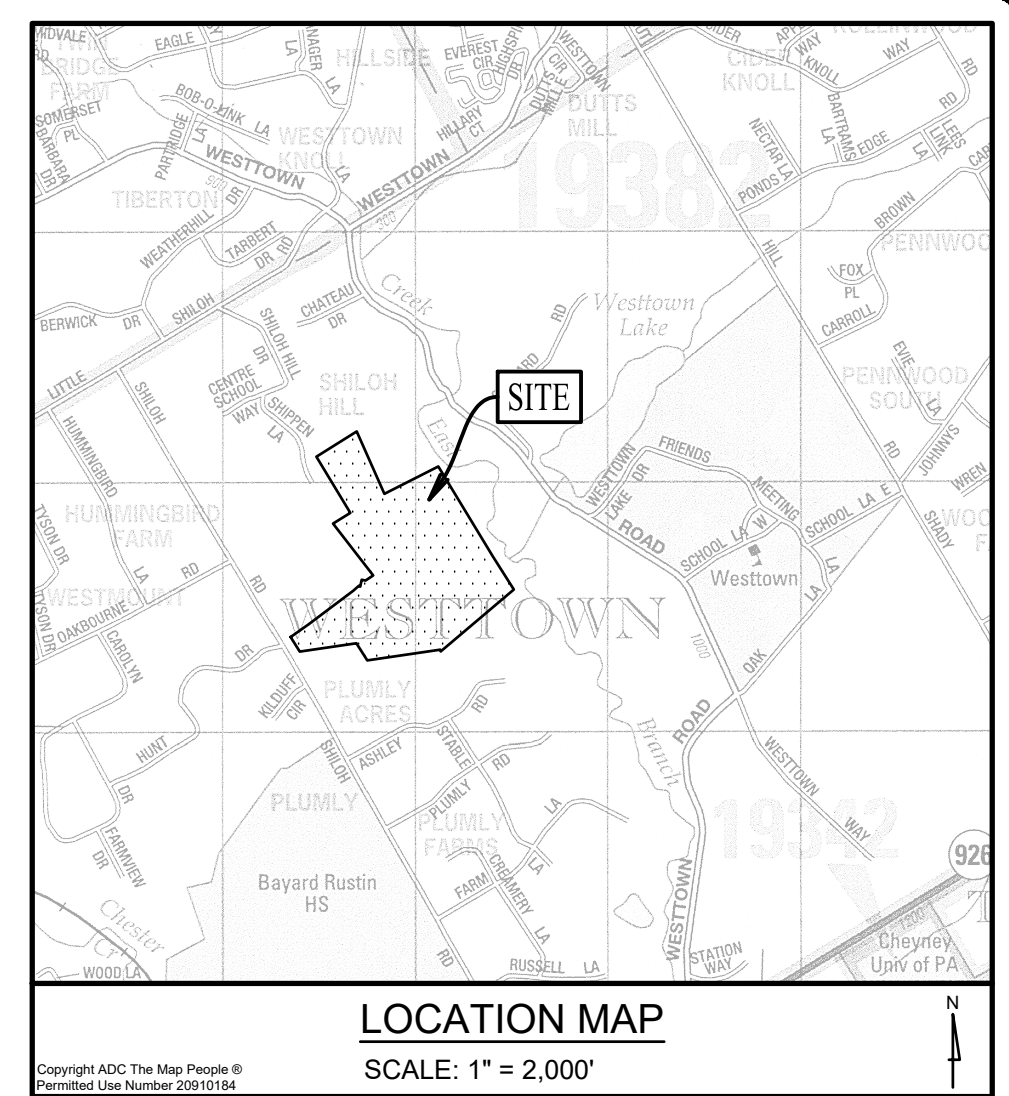


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CONSERVATION DESIGN NARRATIVE

STEP 1 ADD THE FOLLOWING TO THE EXISTING FEATURES PLAN: WETLANDS, 100 YEAR FLOODPLAIN, SLOPES 15 TO 25%, SLOPES 25%+. THESE ARE PRIMARY CONSERVATION AREAS.

STEP 2 ADD WOODLANDS, TREELINES, SPECIMEN TREES 18"+, SCENIC VIEWS FROM INSIDE THE SITE, SCENIC VIEWS FROM EXISTING STREETS AND TRAILS, RIDGE LINES, THESE ARE SECONDARY CONSERVATION AREAS; ADD LOCATIONS OF EXISTING FEATURES WITHIN 150' SOILS WITH SEASONAL HIGH WATER TABLE, AND BUILDINGS WITH HISTORIC STRUCTURES AND OPEN SPACES.

STEP 3 ADD AREAS OF OPEN SPACE INTENDED TO REMAIN UN-BUILT.

STEP 4 MAP ALL REMAINING AREAS THAT HAVE POTENTIAL TO BE DEVELOPED.

STEP 5 LAND DEVELOPMENT ACTIVITY SHALL NOT BE PERMITTED WITHIN MORE THAN 50% OF SECONDARY CONSERVATION AREAS. (SEE CALCULATION ON SHEET 2 OF 2 OF THE CONSERVATION PLANS)

STEP 6 LAYOUT STREETS AND TRAILS IN POTENTIAL DEVELOPMENT AREAS.

STEP 7 DRAW LOT LINES WITHIN DEVELOPMENT AREAS.

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

Primary Conservation Areas	Ac.
Floodplain	4.41
Wetlands	1.83
Slopes 25%+	2.23
Slopes 15-25%	12.58
Total Area	21.05

Secondary Conservation Areas	Ac.	N/A
Woodlands, Treelines, Specimen Trees	19.58	
Scenic Views, Ridgelines	0.00	N/A
Scenic View from existing streets	0.00	N/A
Total Area	19.58	

Secondary Conservation Areas Outside of primary*	Ac.	N/A
Woodlands, Treelines, Specimen Trees	5.56	
Scenic Views, Ridgelines	0.00	N/A
Scenic View from existing streets	0.00	N/A
Total Area	5.56	

*RESOURCES ARE CALCULATED AS OUTSIDE HIGHER CLASS RESOURCES SHOWN ON THE PLANS. RESOURCES DO NOT OVERLAP.

LEGEND	
	OPEN SPACE LINE
	RIDGE LINE
	STEEP SLOPES 15-25
	STEEP SLOPES 25+
	ZONE AE FLOODPLAIN
	WETLANDS
	PIPELINE EASEMENT
	SOILS WITH SEASONAL HIGH WATER TABLE

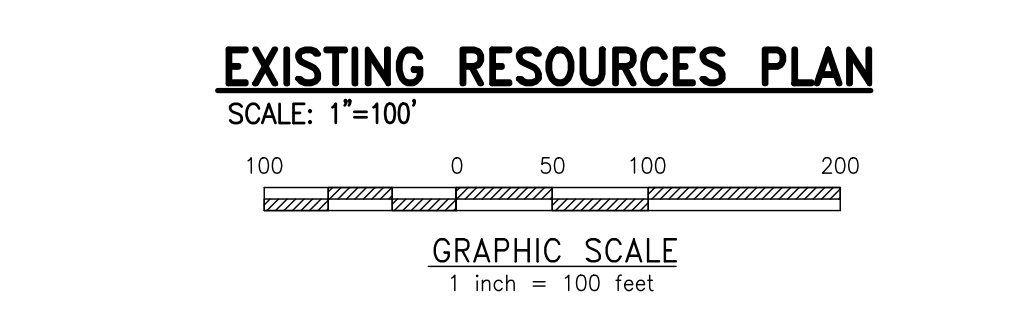
REV.	DATE	DESCRIPTION
1	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVISIONS

LEGEND

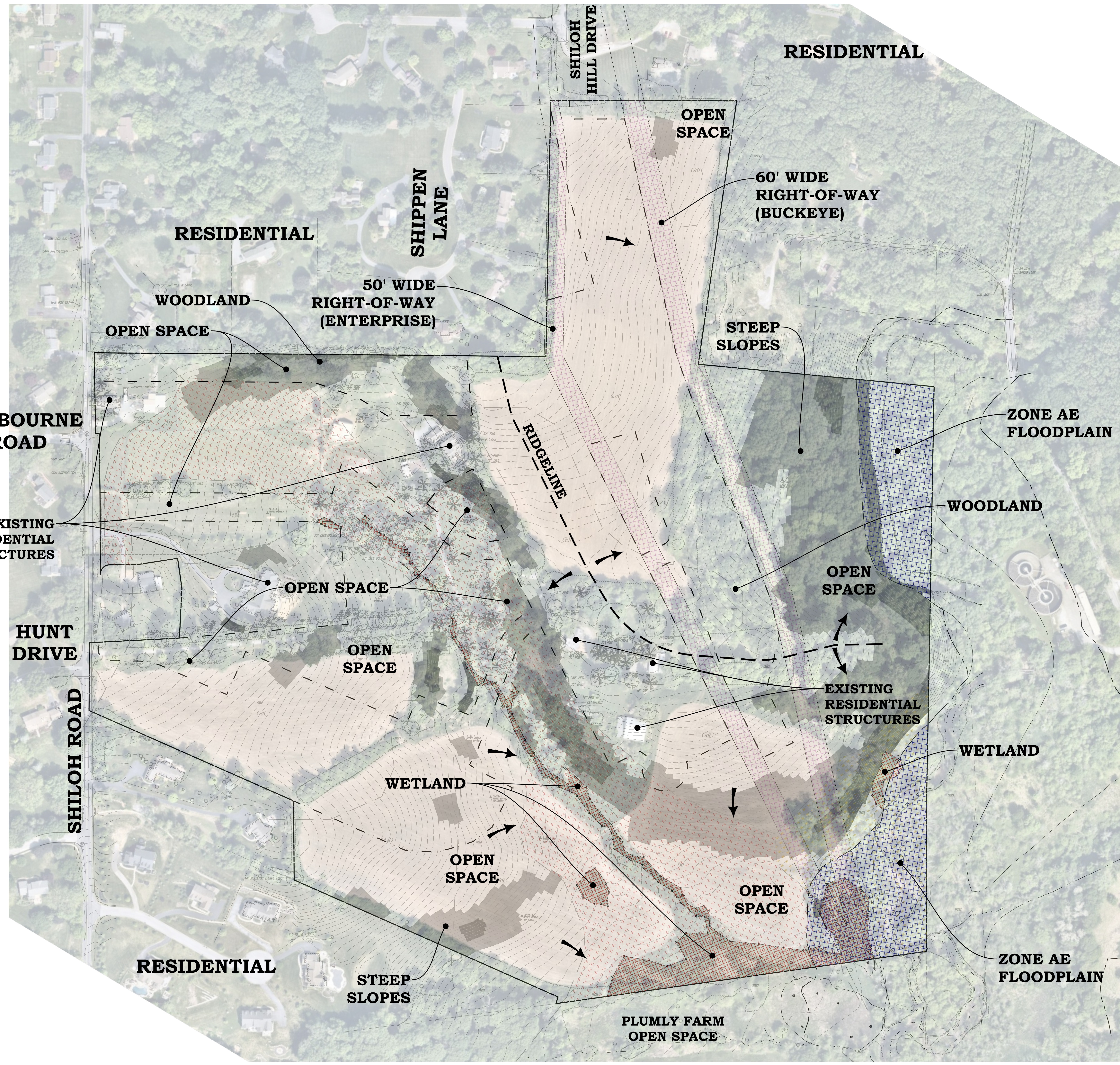
LEGEND	
	OPEN SPACE LINE
	RIDGE LINE
	STEEP SLOPES 15-25
	STEEP SLOPES 25+
	ZONE AE FLOODPLAIN
	WETLANDS
	PIPELINE EASEMENT
	SOILS WITH SEASONAL HIGH WATER TABLE

FLOODPLAIN NOTE:
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. 4202002150, PANEL 215 OF 260, DATED SEPTEMBER 29, 2017. FLOOD PLAN BOUNDARIES SHOWN HEREON WERE SCALED FROM THE ABOVE MENTIONED MAP.

WETLAND NOTE:
WETLANDS BOUNDARY LINES WERE DELINEATED BY BROOKHOUSE ENVIRONMENTAL CONSULTANTS AND ENGINEERS AND VORTEX ENVIRONMENTAL AND FLAG LOCATED BY HOWELL KLINE SURVEYING, LLC, PERFORMED ON OCTOBER 30, 2020 AND JANUARY 2023 RESPECTIVELY.



EXISTING RESOURCES PLAN
SCALE: 1"=100'

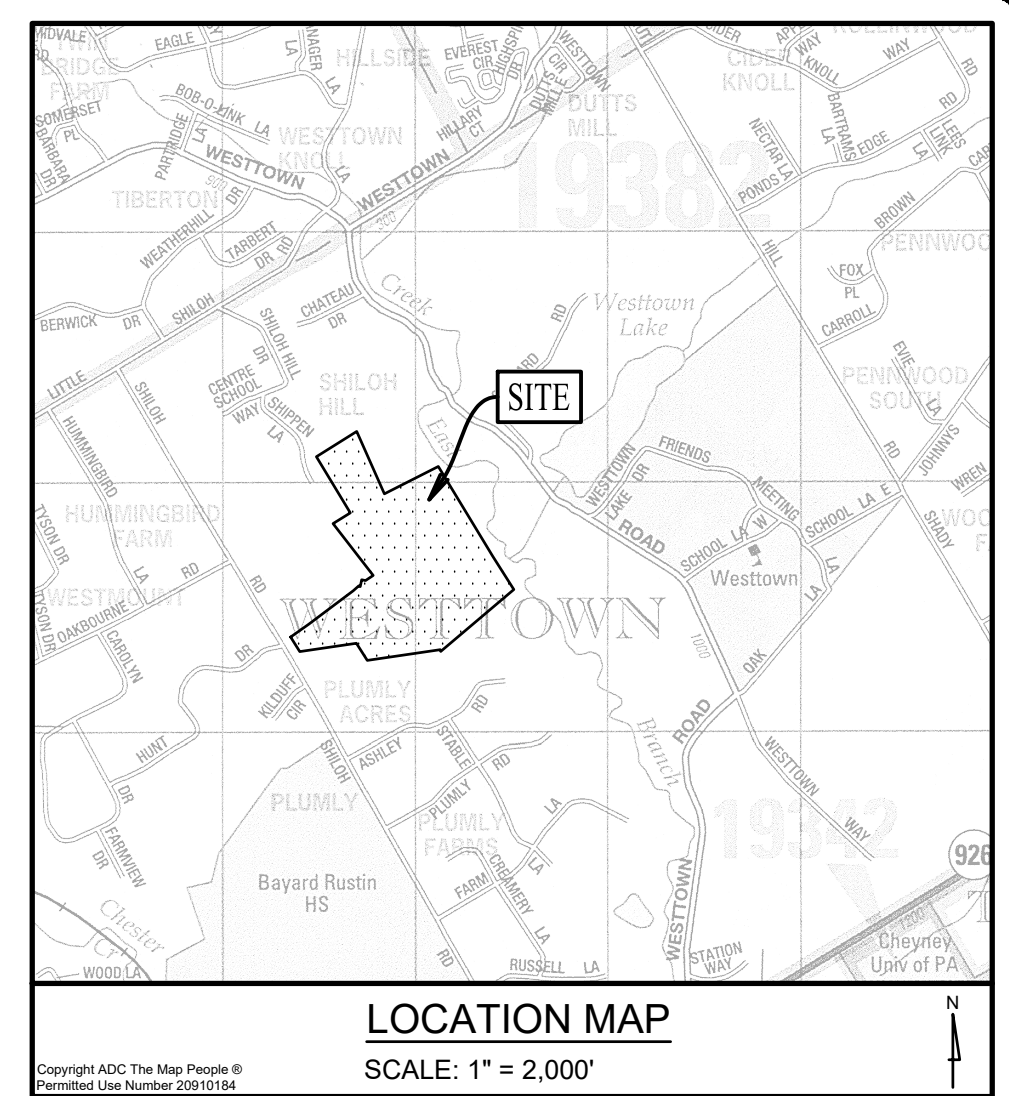
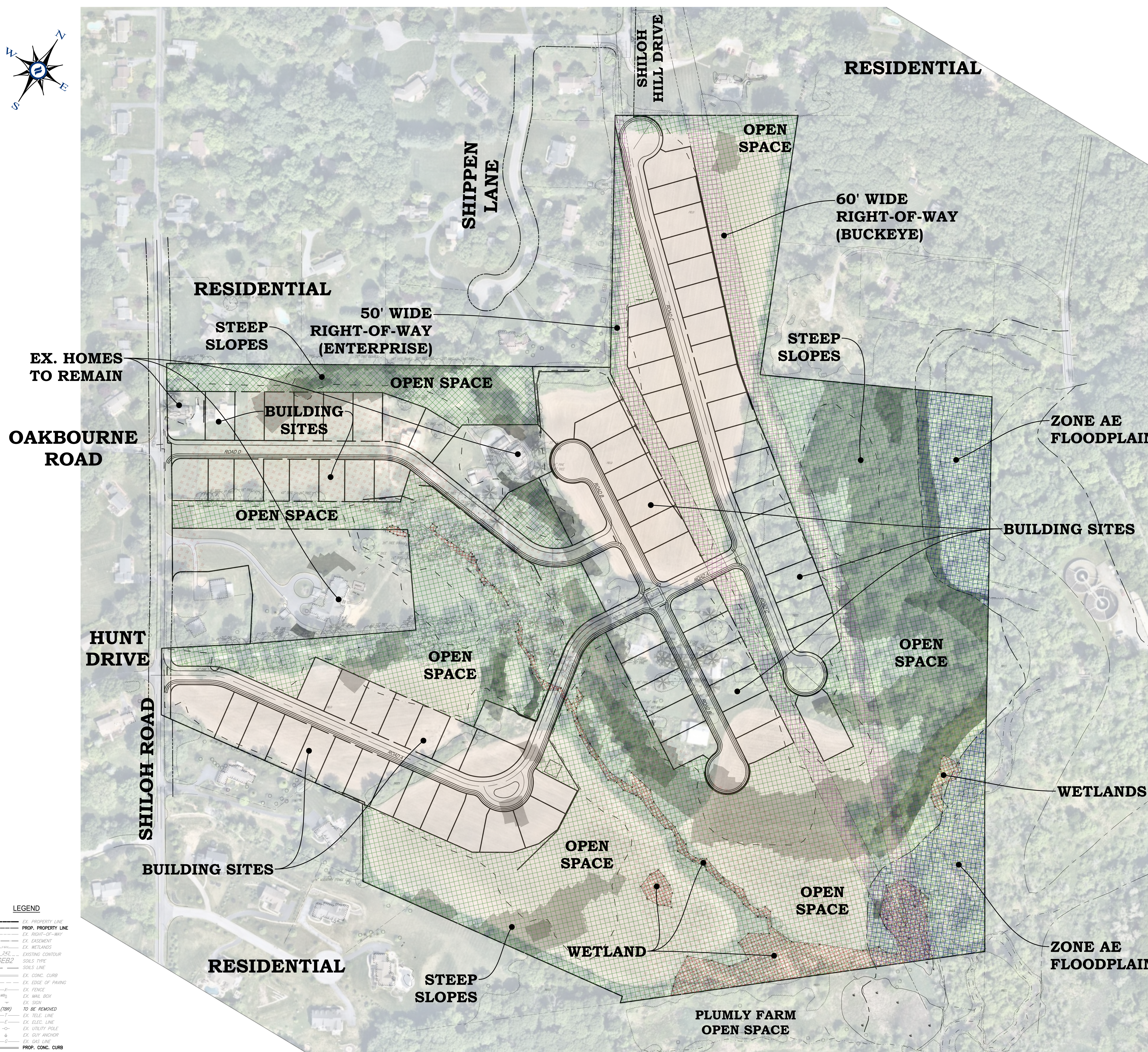
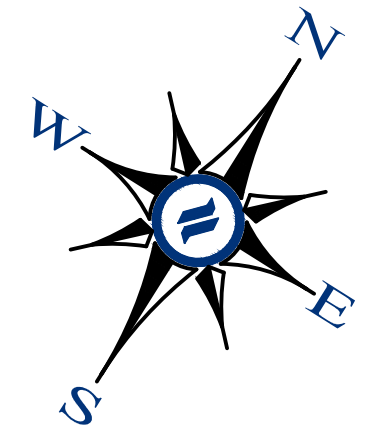


LEGEND	
	EX. PROPERTY LINE
	PROP. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. EASEMENT
	EX. WETLANDS
	242 EXISTING CONTOUR
	SOILS TYPE
	SOILS LINE
	EX. CONC. CURB
	EX. EDGE OF PAVING
	EX. FENCE
	EX. MAIL BOX
	EX. SIGN
	(TBR) TO BE REMOVED
	EX. TELE. LINE
	EX. ELEC. LINE
	EX. UTILITY POLE
	EX. GUY ANCHOR
	EX. GAS LINE

EXISTING RESOURCES PLAN

DATE: 04/14/23
SCALE: 1"=100'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
CAD FILE: 01_Conservation Design_Plan.dwg
PLOTTER: 06/15/23
DRAWING NO.: CP1.1
SHEET 1 of 2

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



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

Primary Conservation Areas	Ac.	Disturbed Area	% Disturbed
Floodplain	4.41	0	0%
Wetlands	1.83	0.03	2%
Slopes 25%+	2.23	0	0%
Slopes 15-25%	12.58	3.8	30%
Total Area	21.05	3.83	18%

Secondary Conservation Areas	Ac.	Disturbed Area	% Disturbed
Woodlands, Treelines, Specimen Trees	19.58	5.62	29%
Scenic Views, Ridgelines	0.00	0	0%
Scenic View from existing streets	0.00	0	0%
Total Area	19.58	5.62	29%

Secondary Conservation Areas Outside of primary	Ac.	Disturbed Area	% Disturbed
Woodlands, Treelines, Specimen Trees	5.56	2.5	45%
Scenic Views, Ridgelines	0.00	0	0%
Scenic View from existing streets	0.00	0	0%
Total Area	5.56	2.50	45%

*RESOURCES ARE CALCULATED AS OUTSIDE HIGHER CLASS RESOURCES SHOWN ON THE PLANS. RESOURCES DO NOT OVERLAP.

LEGEND

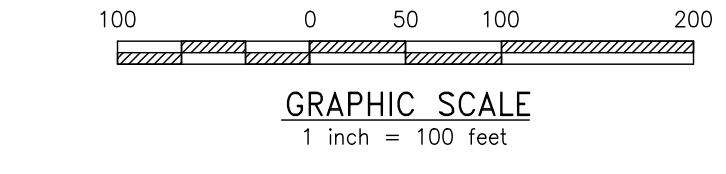
- OPEN SPACE
- STEEP SLOPES 15-25
- STEEP SLOPES 25+
- ZONE AE FLOODPLAIN
- WETLANDS
- PIPELINE EASEMENT
- SOILS WITH SEASONAL HIGH WATER TABLE
- PROPOSED LIMIT OF DISTURBANCE

FLOODPLAIN NOTE:
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. 42202R0215C, PANEL 215 OF 360, DATED SEPTEMBER 30, 2017. FLOOD PLAIN BOUNDARIES SHOWN HEREON WERE SCALED FROM THE ABOVE MENTIONED MAP.

WETLAND NOTE:
WETLANDS BOUNDARY LINES WERE DELINEATED BY BRICKHOUSE ENVIRONMENTAL CONSULTANTS AND ENGINEERS AND VORTEX ENVIRONMENTAL AND PLAS LOCATED BY HOWELL KLINE SURVEYING, LLC. PERFORMED ON OCTOBER 20, 2020 AND JANUARY 2022, RESPECTIVELY.

LEGEND	
	EX. PROPERTY LINE
	PROP. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. EASEMENT
	EX. WETLANDS
	EX. EXISTING CONTOUR
	EX. SOILS TYPE
	EX. SOILS LINE
	EX. CONC. CURB
	EX. EDGE OF PAVING
	EX. FENCE
	EX. MAIL BOX
	EX. SIGN
	TO BE REMOVED
	EX. TELE. LINE
	EX. TELE. POLE
	EX. UTILITY POLE
	EX. GUY ANCHOR
	EX. GAS LINE
	PROP. CONC. CURB

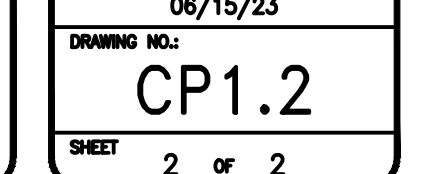
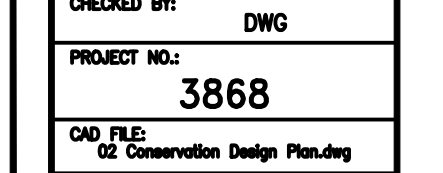
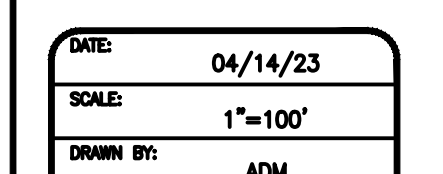
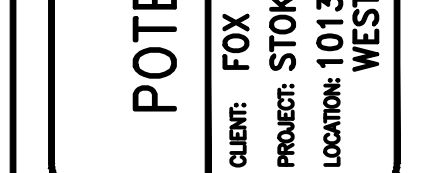
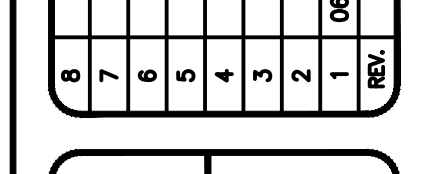
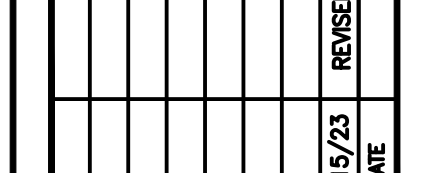
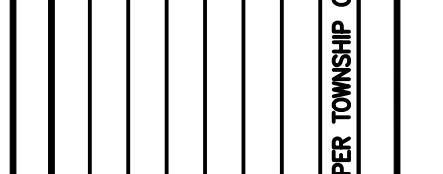
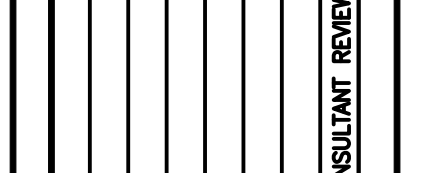
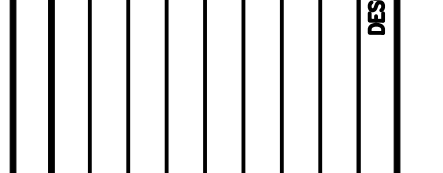
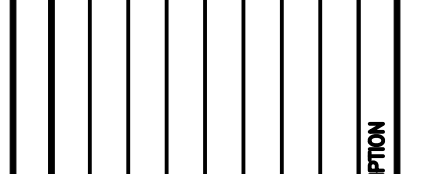
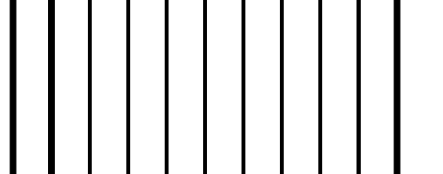
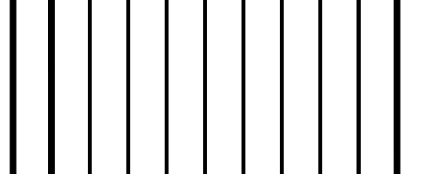
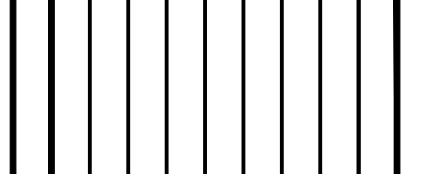
POTENTIAL DEVELOPMENT AREA CONCEPT PLAN
SCALE: 1:100 XREF



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POTENTIAL DEVELOPMENT AREA CONCEPT MAP

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:	3868.dwg
DATE:	06/15/23
DRAWING NO.:	CP1.2
SHEET:	2 OF 2