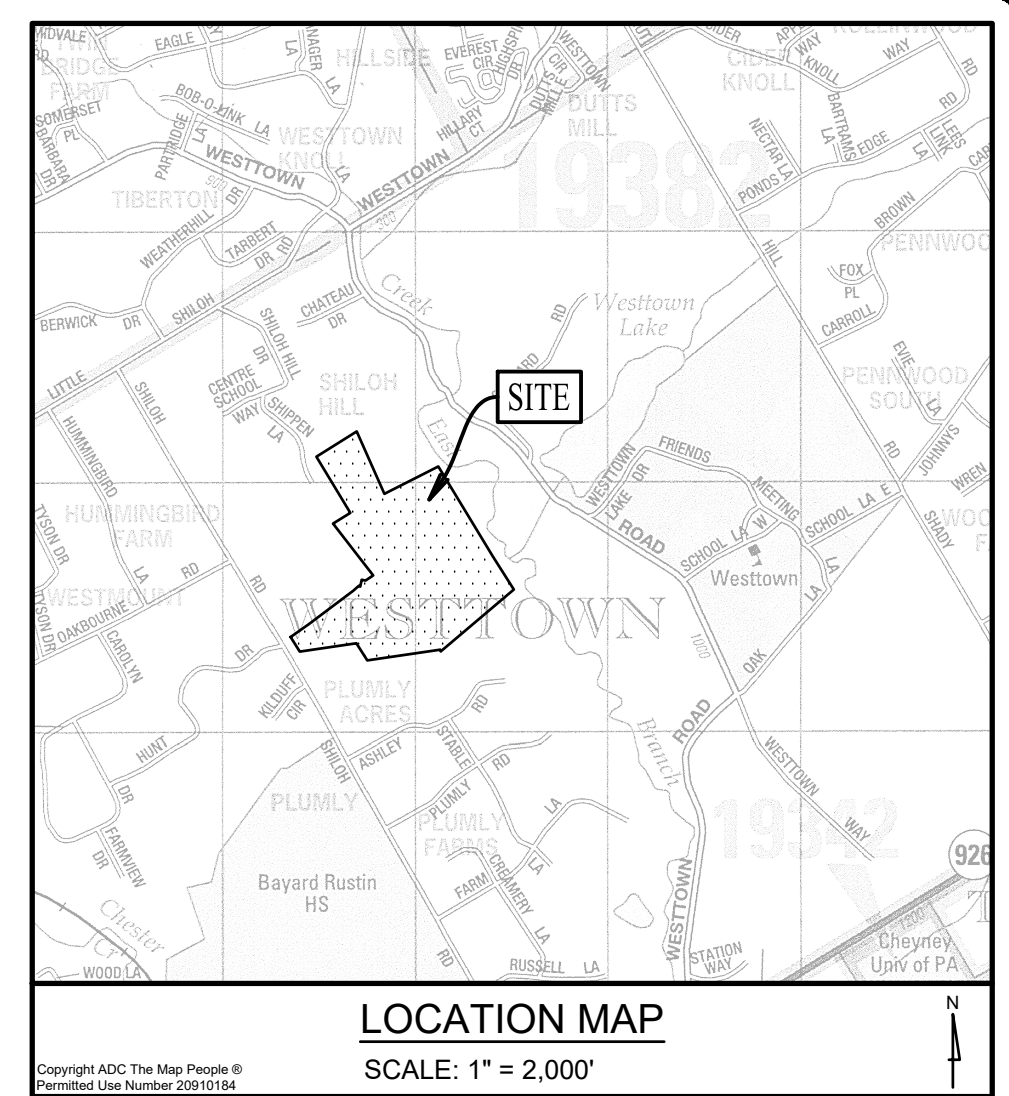


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CONSERVATION DESIGN NARRATIVE

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' SOLES 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 WITH 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

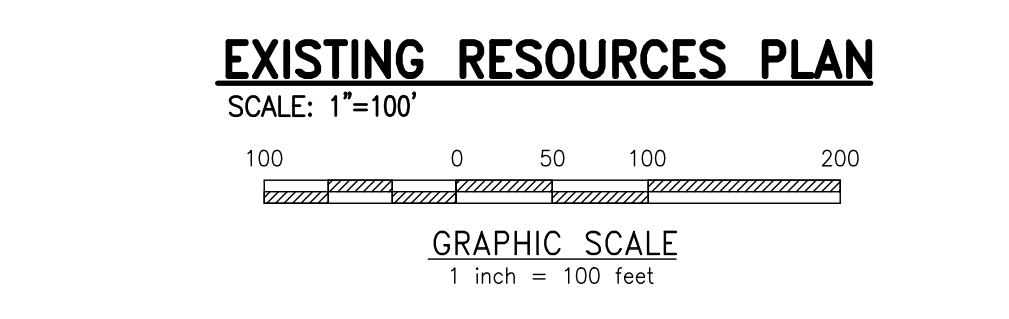
Primary Conservation Areas		Acs.
Floodplain		4.41
Wetlands		1.83
Slopes 25%+		2.23
Slopes 15-25%		12.58
Total Area		21.05

Secondary Conservation Areas Outside of primary		Acs.
Woodlands, Treelines, Specimen Trees		5.56
Scenic Views, Ridgelines		0.00
Scenic View from existing streets		0.00
Total Area		5.56

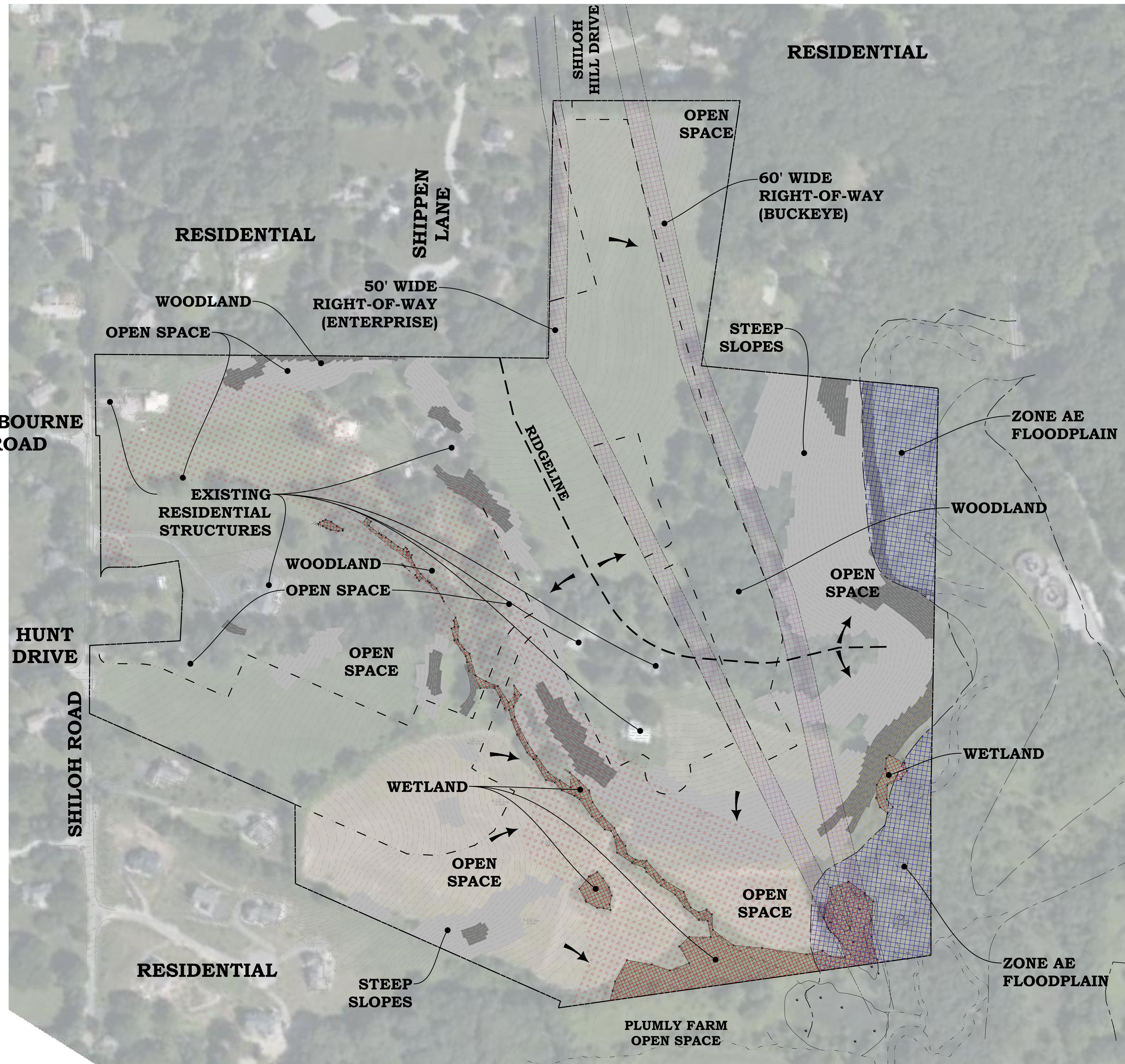
*RESOURCES ARE CALCULATED AS OUTSIDE HIGHER CLASS RESOURCES SHOWN ON THE PLANS. RESOURCES DO NOT OVERLAP.

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



- 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
 - PROP. WETLANDS
 - EX. CONTOUR
 - PROP. CONTOUR
 - EX. SPOT ELEV.
 - PROP. SPOT ELEV.
 - EX. SOILS TYPE
 - PROP. SOILS TYPE
 - EX. CONC. CURB
 - PROP. CONC. CURB
 - EX. EDGE OF PAVING
 - PROP. EDGE OF PAVING
 - EX. LIGHT POLE
 - PROP. LIGHT POLE
 - EX. MAIL BOX
 - PROP. MAIL BOX
 - EX. SIGN
 - PROP. SIGN
 - EX. EXIST. PARKING SPACES
 - PROP. EXIST. PARKING SPACES
 - EX. TO BE REMOVED PARKING SPACES
 - PROP. TO BE REMOVED PARKING SPACES
 - EX. TELE. LINE
 - PROP. TELE. LINE
 - EX. ELEC. LINE
 - PROP. ELEC. LINE
 - EX. UTILITY POLE
 - PROP. UTILITY POLE
 - EX. GAS VALVE
 - PROP. GAS VALVE
 - EX. STORM SEWER LINE
 - PROP. STORM SEWER LINE
 - EX. STORM INLET
 - PROP. STORM INLET
 - EX. SANITARY SEWER LINE
 - PROP. SANITARY SEWER LINE
 - EX. SAN. SEWER LATERAL
 - PROP. SAN. SEWER LATERAL
 - EX. SANITARY MH. ID
 - PROP. SANITARY MH. ID
 - EX. WATER LINE
 - PROP. WATER LINE
 - EX. WATER LATERAL
 - PROP. WATER LATERAL
 - EX. WATER VALVE
 - PROP. WATER VALVE
 - EX. HYDRANT
 - PROP. HYDRANT
 - EX. MANHOLE
 - PROP. MANHOLE

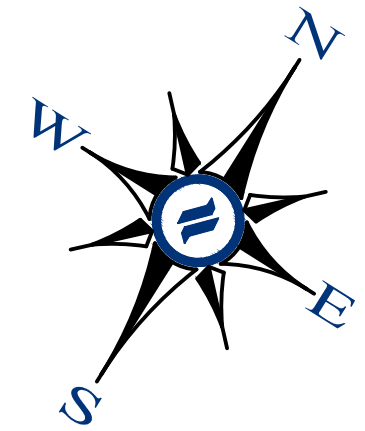


NO.	DATE	DESCRIPTION
8		
7		
6		
5		
4		
3		
2		
1		

EXISTING RESOURCES PLAN

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

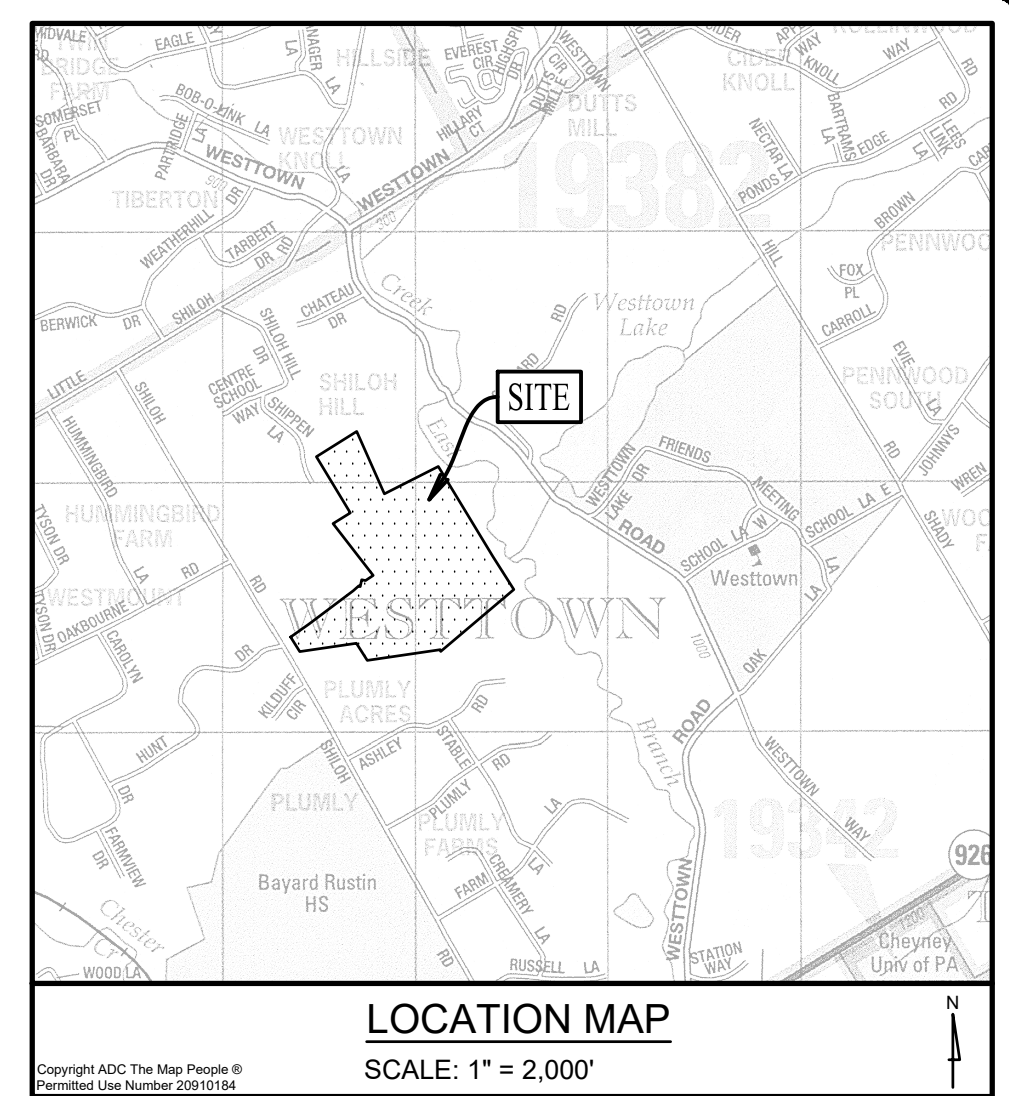
DATE: 03/17/23
SCALE: 1"=100'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
CAD FILE: 01_Conservation Design_Plan.dwg
PLOTTED: 03/17/23
DRAWING NO.: CP1.1
SHEET 1 of 2



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BEDROCK GEOLOGY				
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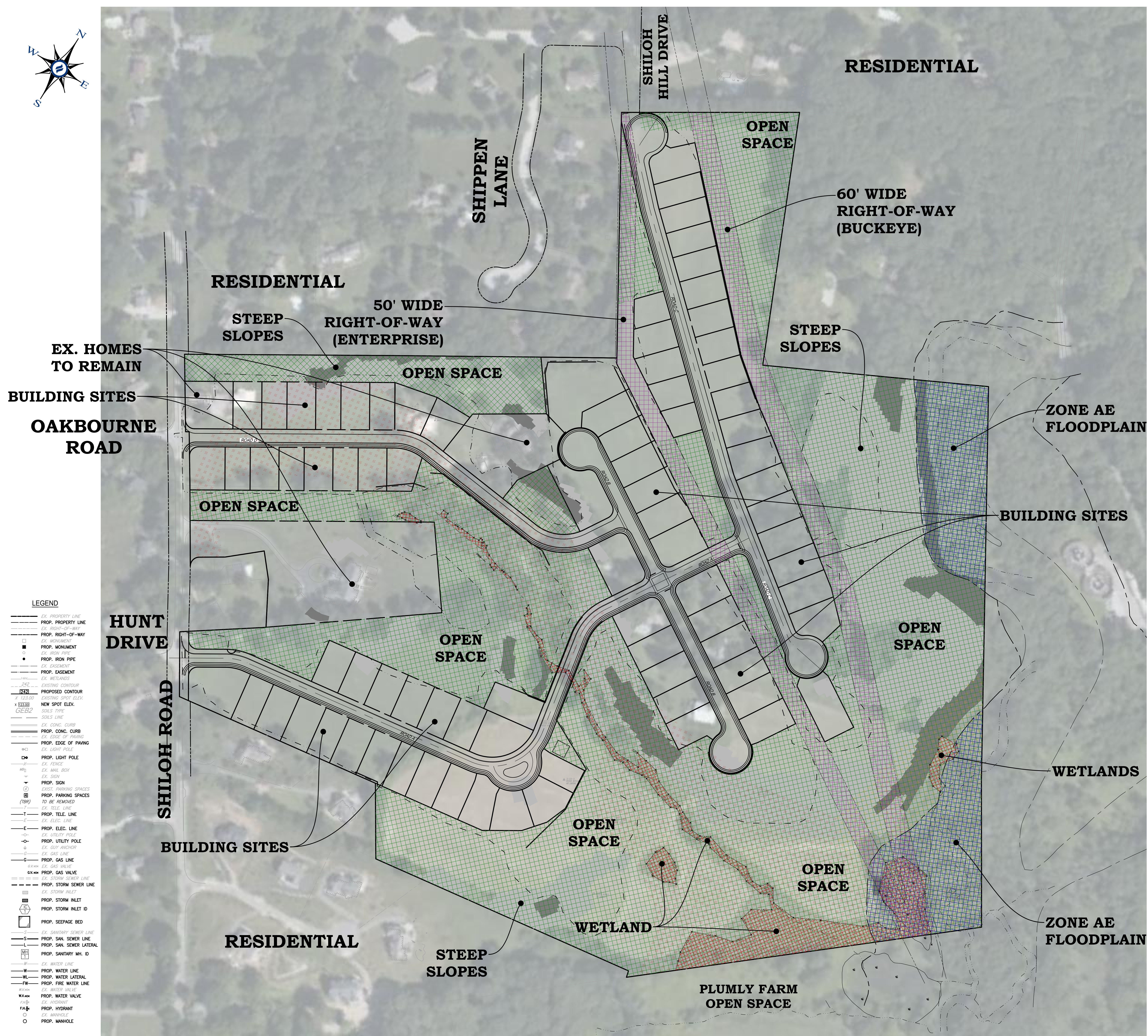
*RESOURCES ARE CALCULATED AS OUTSIDE HIGHER CLASS RESOURCES SHOWN ON THE PLANS. RESOURCES DO NOT OVERLAP.
SECONDARY CONSERVATION DISTURBED TOTAL AREA 2.50 ACRES (45%) MAX. 50% ALLOWED

LEGEND

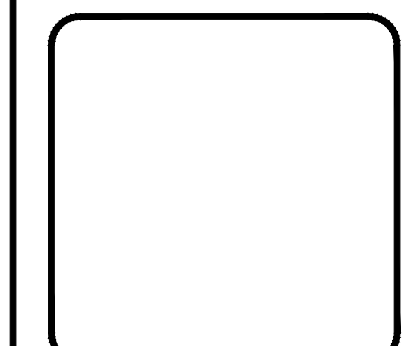
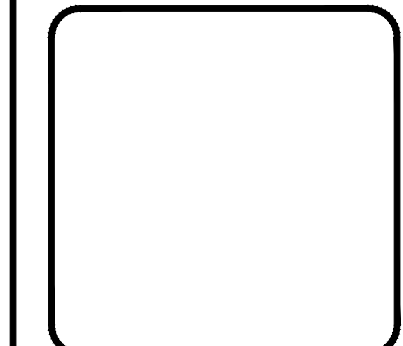
- OPEN SPACE
- STEEP SLOPES 15-25
- STEEP SLOPES 25+
- ZONE AE FLOODPLAIN
- WETLANDS
- PIPELINE EASEMENT
- SOILS WITH SEASONAL HIGH WATER TABLE
- PROPOSED LIMIT OF DISTURBANCE

POTENTIAL DEVELOPMENT AREA CONCEPT PLAN

SCALE: 1:100 (REF)
GRAPHIC SCALE
1 inch = 100 feet



- LEGEND**
- EX. PROPERTY LINE
 - PROP. PROPERTY LINE
 - PROP. RIGHT-OF-WAY
 - EX. MONUMENT
 - PROP. MONUMENT
 - EX. IRON PIPE
 - PROP. IRON PIPE
 - EX. EASEMENT
 - PROP. EASEMENT
 - EX. WETLANDS
 - 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. MAIL BOX
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 - EX. STORM INLET
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 - EX. SAN. SEWER LATERAL
 - PROP. SAN. SEWER LATERAL
 - EX. WATER LINE
 - PROP. WATER LINE
 - EX. WATER LATERAL
 - PROP. WATER LATERAL
 - EX. WATER VALVE
 - PROP. WATER VALVE
 - EX. HYDRANT
 - PROP. HYDRANT
 - EX. MANHOLE
 - PROP. MANHOLE



NO.	DATE	DESCRIPTION
8		
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1		

POTENTIAL DEVELOPMENT AREA CONCEPT MAP
 CLIENT: FOX CLEARING, LLC
 PROJECT: STOKES ESTATE
 LOCATION: 1013 SHILOH ROAD WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE: 03/17/23
 SCALE: 1"=100'
 DRAWN BY: ADM
 CHECKED BY: DWG
 PROJECT NO.: 3868
 CAD FILE: 02 Generative Design Planning
 PLOTTED: 03/17/23
 DRAWING NO.: CP1.2
 SHEET 2 of 2