



SITE PLAN NOTES:

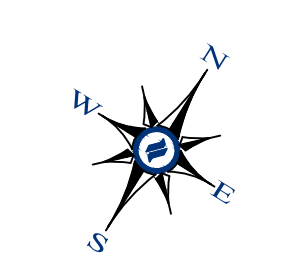
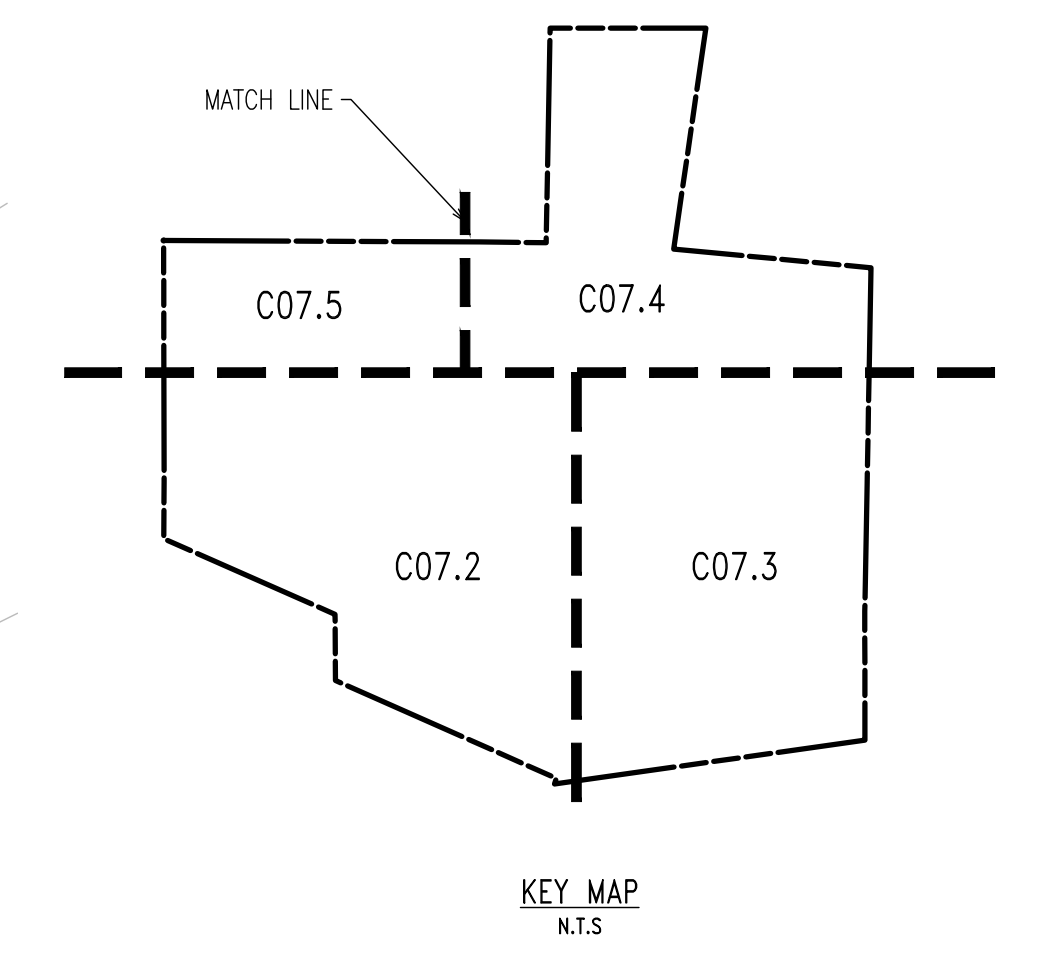
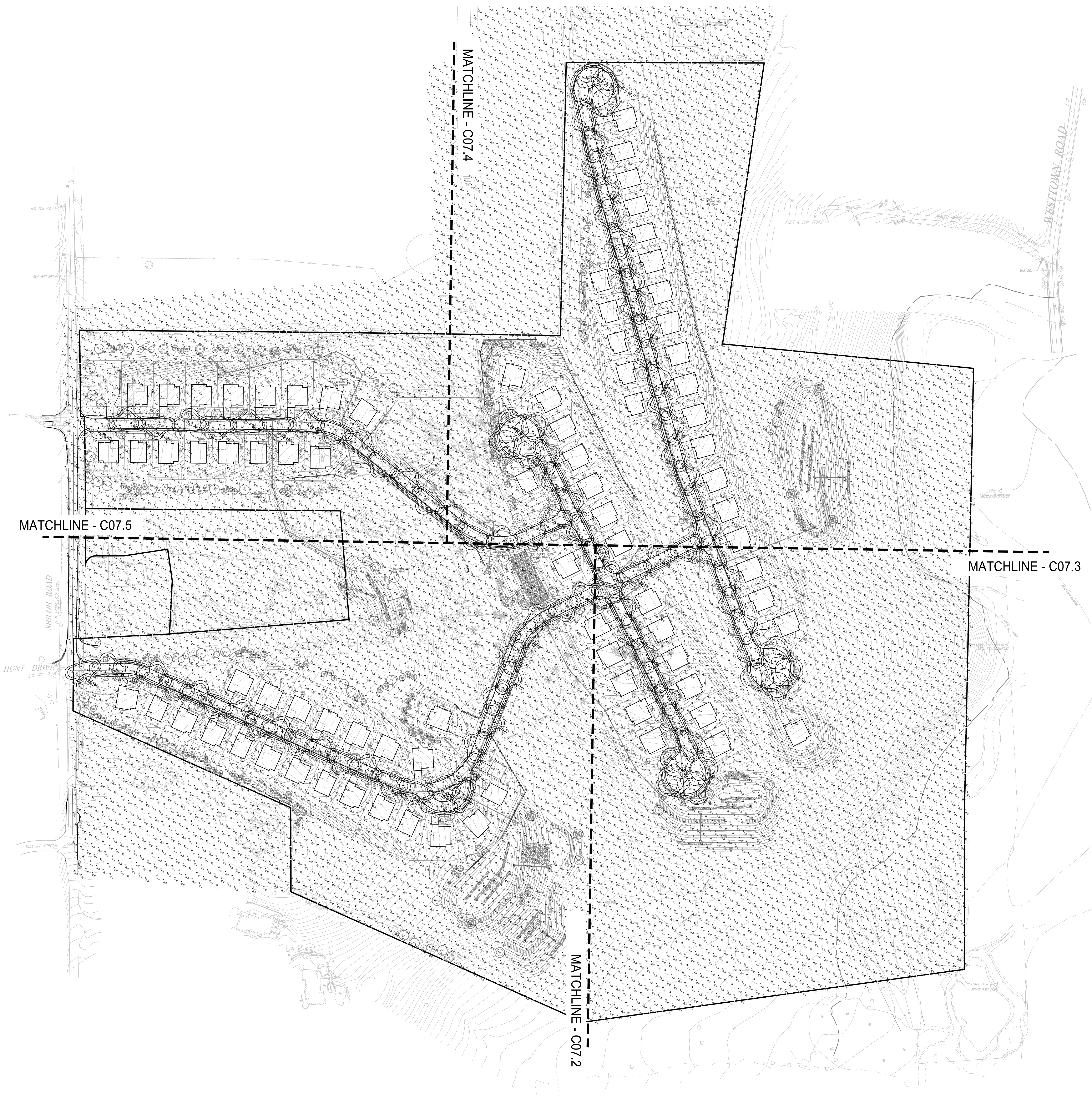
1. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSES ONLY.
3. PLANS CREATED FROM DRAWINGS FROM DL HOWELL ENGINEERING DATED, 04/12/2023.
4. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE, CLEANUP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.), AND RESTORATION OF ALL DISTURBED LAWN AREAS.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
8. CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR, 36" DEPTH, 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.

SPEC NOTES:

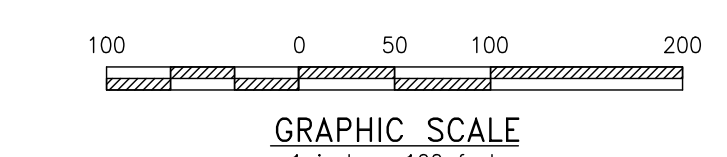
1. POST LIGHT TO BE INSTALLED ON MATCHING FINISH POLE.
2. FINISH/COLOR: BLACK
3. MOUNTING HEIGHT: 16'
4. SEE PLANS/SCHEDULE FOR DISTRIBUTION TYPE
5. WATTAGE TO BE SELECTED BY CONTRACTOR.

CONTRACTOR NOTES:

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



OVERALL LIGHTING PLAN
 SCALE: 1"=100'



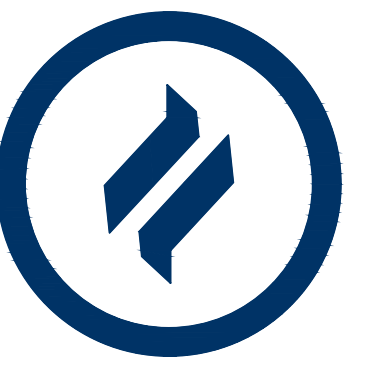
NO.	DATE	DESCRIPTION
1	6-14-23	PER TOWNSHIP ENGINEER COMMENTS
2		
3		
4		
5		
6		
7		
8		

CONDITIONAL USE
OVERALL LIGHTING PLAN
 CLIENT: FOX CLEARING, LLC
 PROJECT: STOKES PROPERTY
 LOCATION: 101.3 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

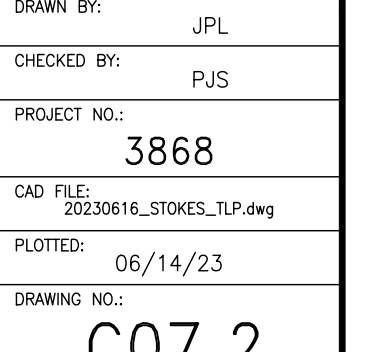
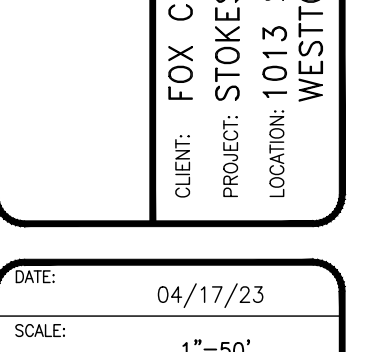
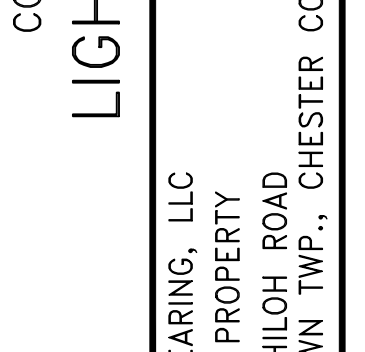
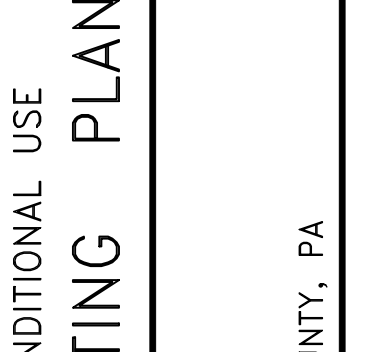
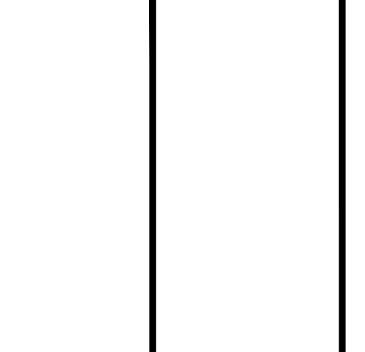
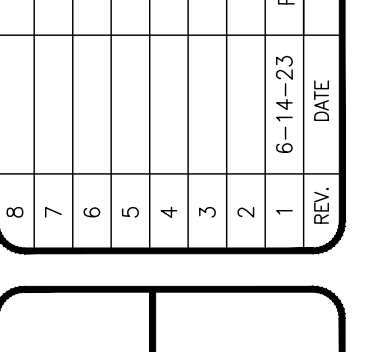
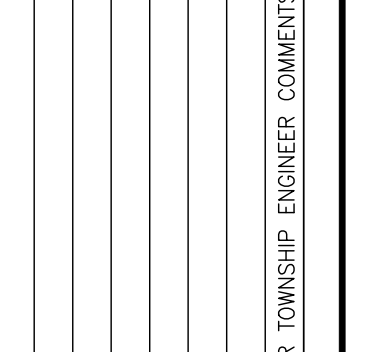
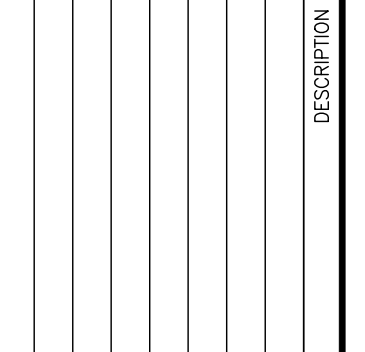
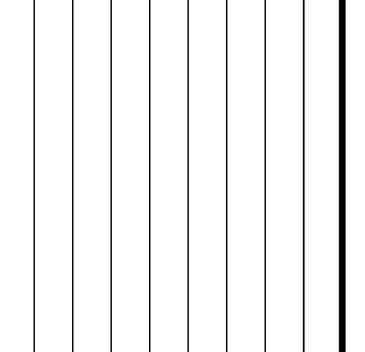
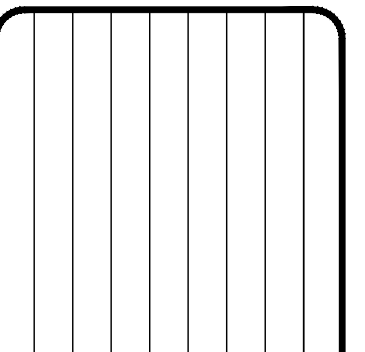
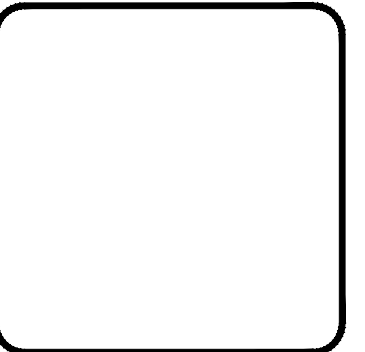


1107 Phoenixville Pike, Suite 105 | West Chester, PA 19380
5 Pennsylvania Plaza, 24th Floor | New York, NY 10001
www.illuminate.com



Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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



MATCHLINE - C07.5

MATCHLINE - C07.4

SHILOH ROAD
(R. 107018 X 200)

HUNT DRIVE

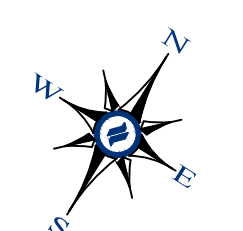
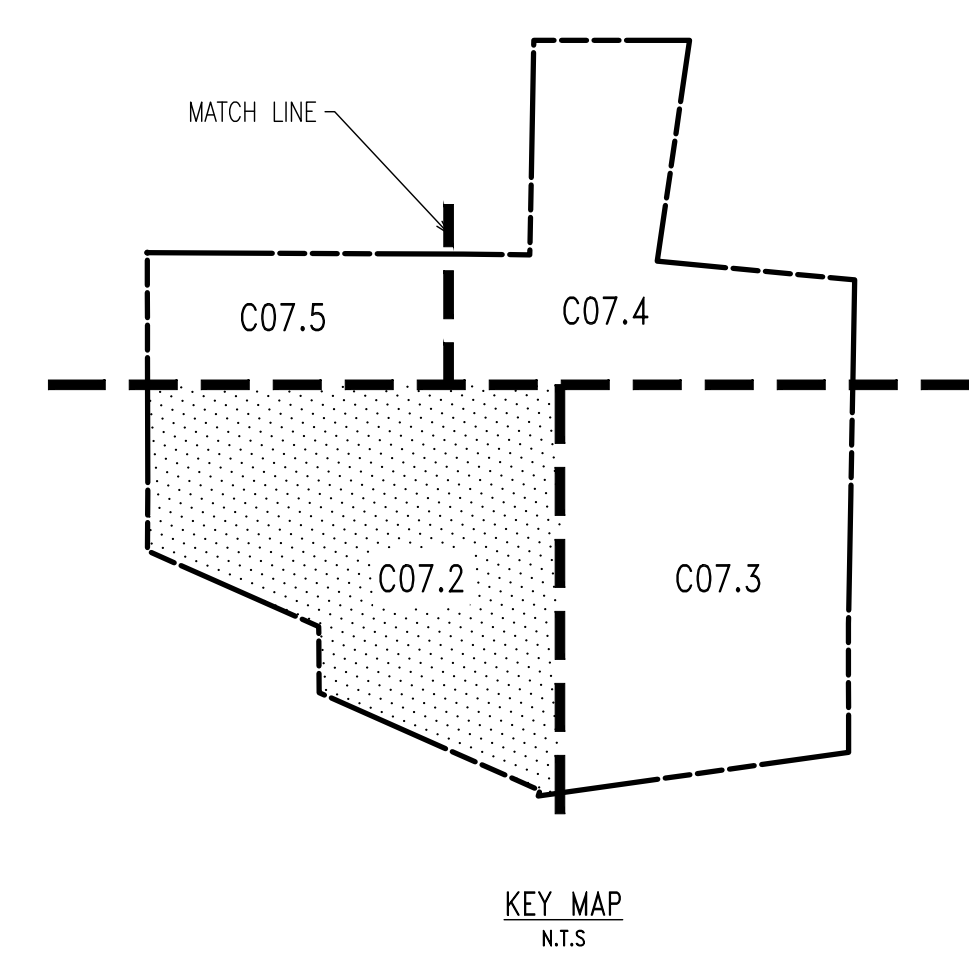
KILDUFF CIRCLE

MATCHLINE - C07.3

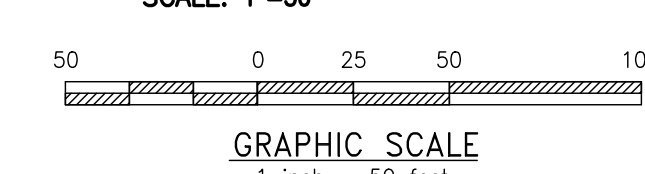
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LIGHTING PLAN
SCALE: 1"=50'

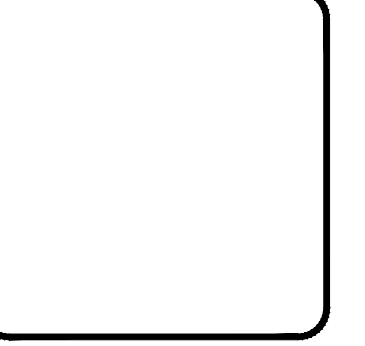


Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
○	A	87	Lumenpulse	ALG71(XX)-120/277-CSL-S60-30K-CRI 80-3		1	4910	0.95	55
○	A2	13	Lumenpulse	ALG71(XX)-120/277-CSL-M80-30K-CRI 80-4		1	5882	0.95	64
○	A2-BLS	3	Lumenpulse	ALG71(XX)-120/277-CSL-M80-30K-CRI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

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

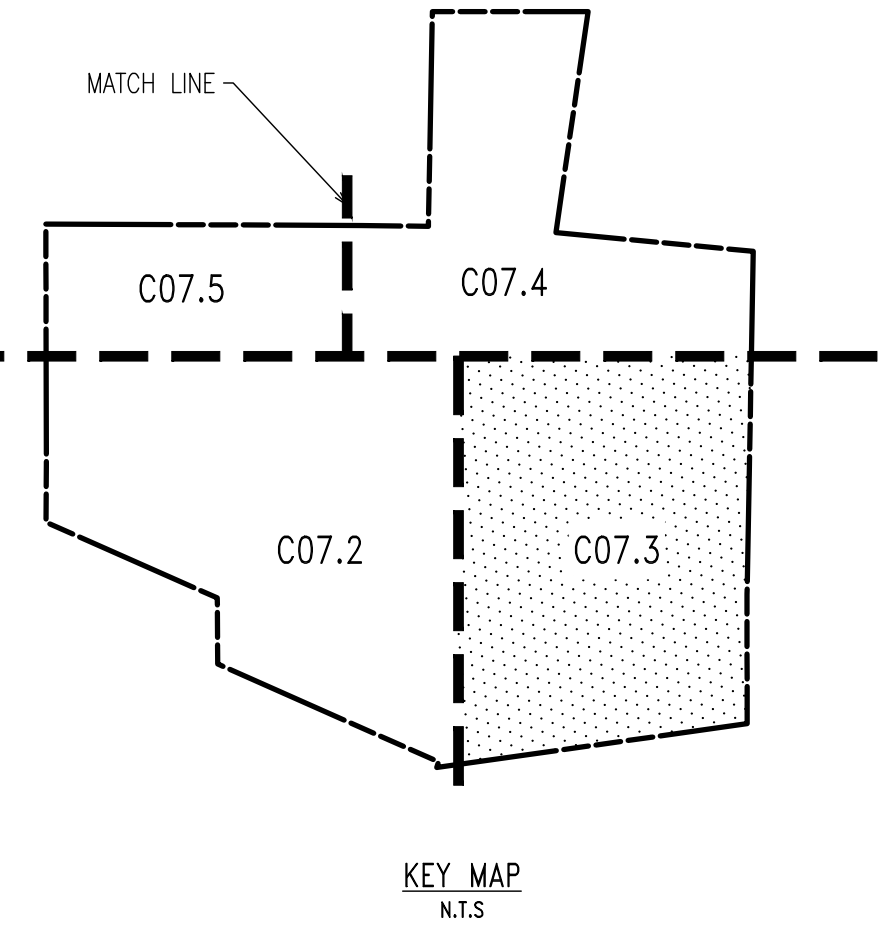
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REV.	DATE	DESCRIPTION
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CONDITIONAL USE
LIGHTING PLAN
 CLIENT: FOX CLEARING, LLC
 PROJECT: STOKES PROPERTY
 LOCATION: 101.3 SHILOH ROAD
 WESTWIND TWP., CHESTER COUNTY, PA

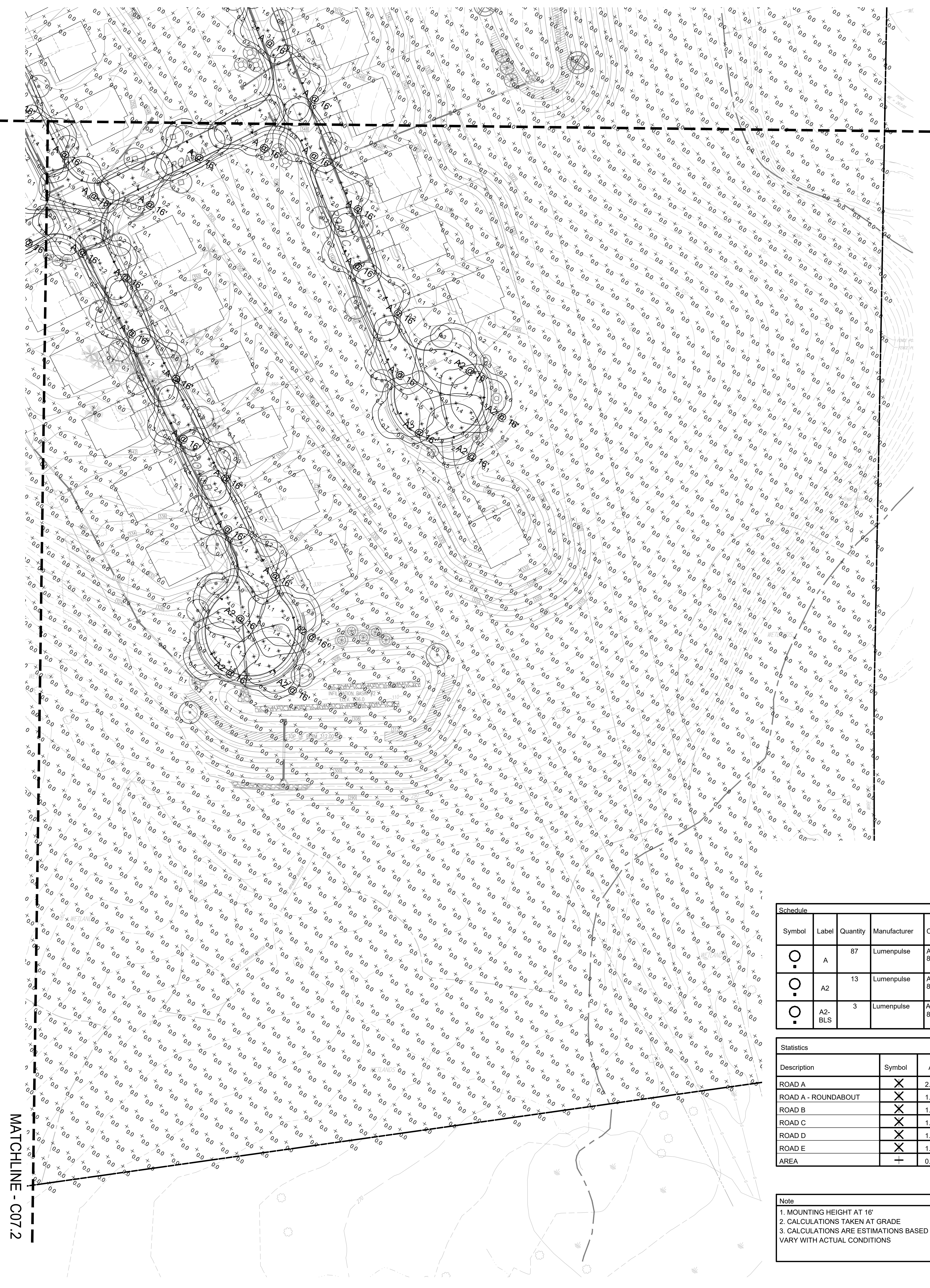
DATE: 04/17/23
 SCALE: 1"=50'
 DRAWN BY: JPL
 CHECKED BY: PJS
 PROJECT NO.: 3868
 CAD FILE: 20230416_STOKES_TLP.dwg
 PLOTTED: 06/14/23
 DRAWING NO.: C07.3
 SHEET 31 OF 37



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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	Allegra Small	1	3132	0.95	64

Statistics

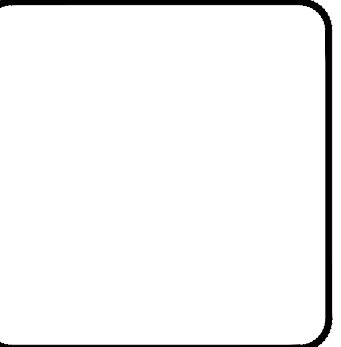
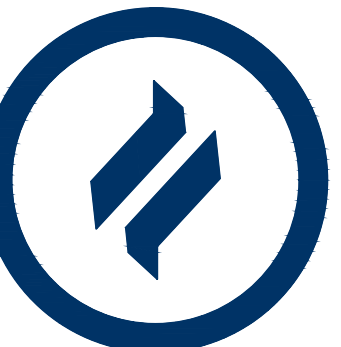
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ROAD C	⊗	1.8 fc	4.5 fc	0.5 fc	9.0:1	3.6:1
ROAD D	⊗	1.8 fc	4.3 fc	0.5 fc	8.6:1	3.6:1
ROAD E	⊗	1.6 fc	4.0 fc	0.6 fc	6.7:1	2.7:1
AREA	+	0.1 fc	4.5 fc	0.0 fc	N/A	N/A

Note

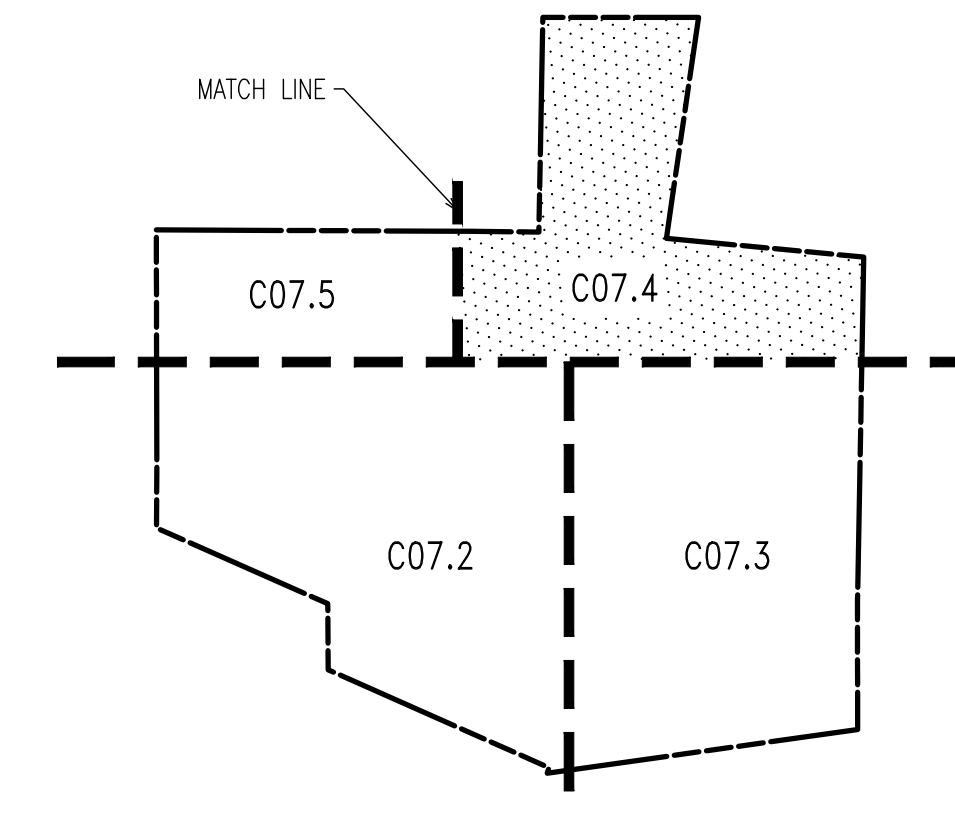
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LIGHTING PLAN
 SCALE: 1"=50'

GRAPHIC SCALE
 1 inch = 50 feet

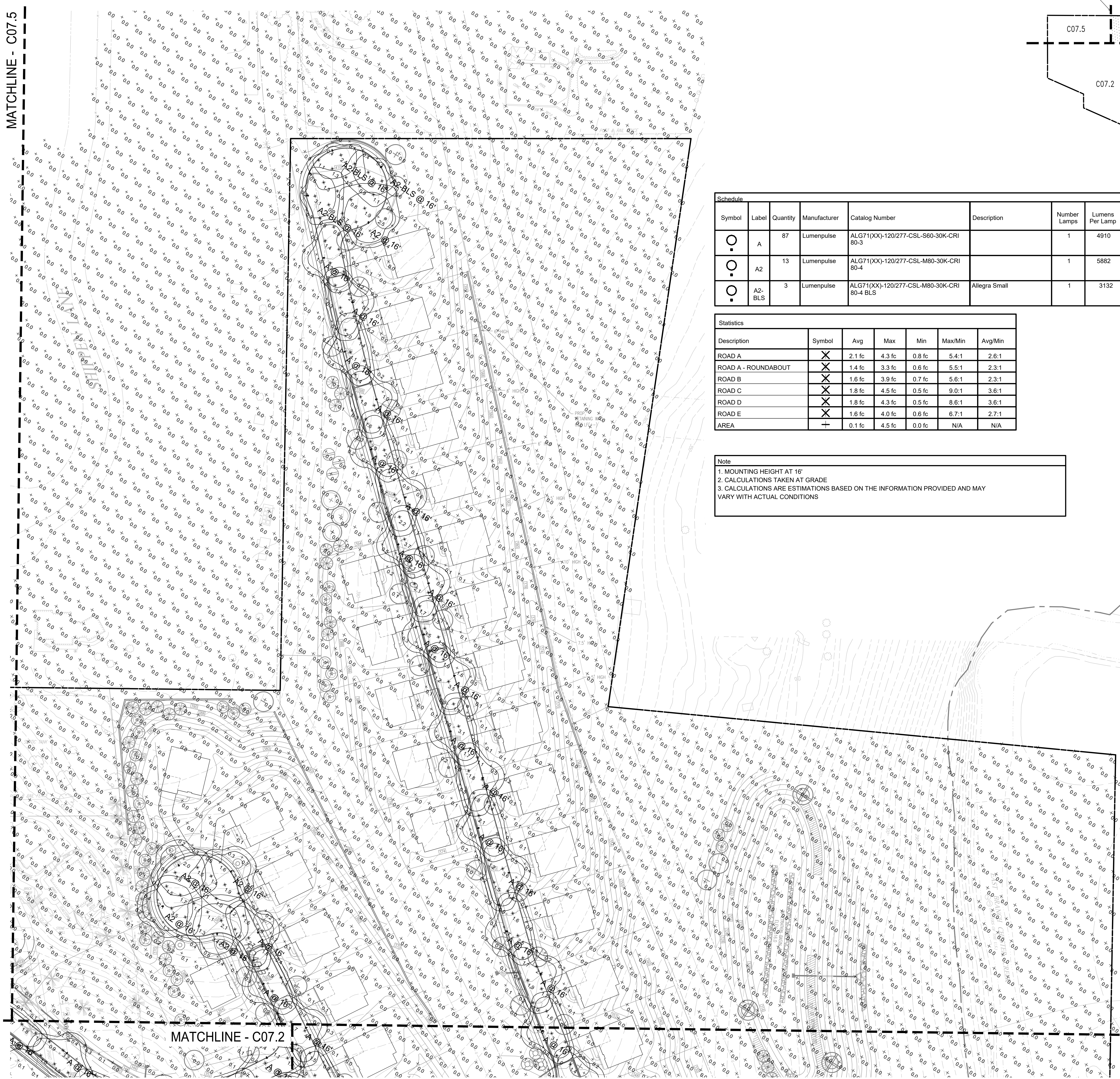


NO.	DATE	DESCRIPTION
1	6-14-23	PER TOWNSHIP ENGINEER COMMENTS
2		
3		
4		
5		
6		
7		
8		



KEY MAP
 N.T.S.

MATCHLINE - C07.5



MATCHLINE - C07.2

MATCHLINE - C07.3

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AREA	+	0.1 fc	4.5 fc	0.0 fc	N/A	N/A

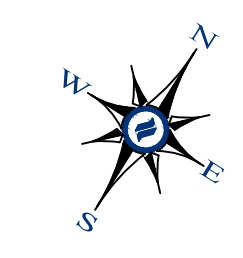
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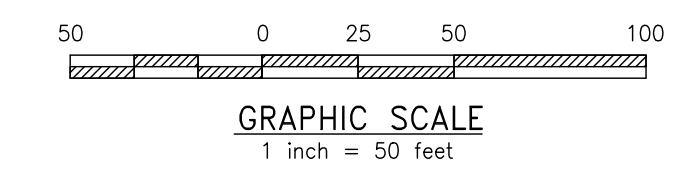
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 - CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PA ONE CALL AND LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY DIGGING OR PLANT REMOVAL OCCURS.
 - CONTRACTOR SHALL INSTALL SILT FENCE IN ANY AREAS WHERE SOIL MAY RUNOFF INTO PARKING AREAS OR INTO EXISTING INLETS.
 - FOLLOWING THE COMPLETION, THE EXISTING VEGETATION WILL BE INSPECTED FOR HEALTH AND QUALITY, AND IF NOT DEEMED IN GOOD CONDITION, REPLACED WITH THE EQUIVALENT COMPENSATORY PLANTINGS.
 - V.I.F. = VERIFY IN FIELD.
- SPEC NOTES:**
- POST LIGHT TO BE INSTALLED ON MATCHING FINISH POLE.
 - FINISH/COLOR - BLACK
 - MOUNTING HEIGHT : 16'
 - SEE PLANSCHEDULE FOR DISTRIBUTION TYPE.
 - WATTAGE TO BE SELECTED BY CONTRACTOR.

CONTRACTOR NOTES:

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



LIGHTING PLAN
 SCALE: 1"=50'



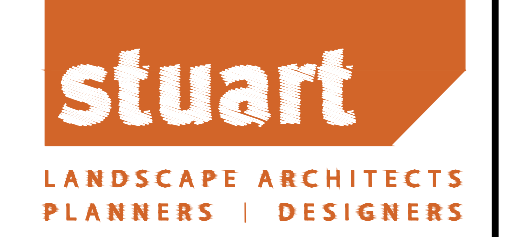
CONDITIONAL USE
LIGHTING PLAN

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

DATE: 04/17/23
 SCALE: 1"=50'
 DESIGNED BY: JPL
 CHECKED BY: PJS
 PROJECT NO.: 3868
 CAD FILE: 230216-STOKES_TWP.dwg
 PLOTTED: 06/14/23
 DRAWING NO.: C07.4
 SHEET 32 OF 37



1107 Phoenixville Pike, Suite 105 | West Chester, PA 19380
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Civil Engineering
 Land Planning
 Environmental
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1250 Wrights Lane
 West Chester, PA 19380
 Phone: (610) 918-9002
 Fax: (610) 918-9003

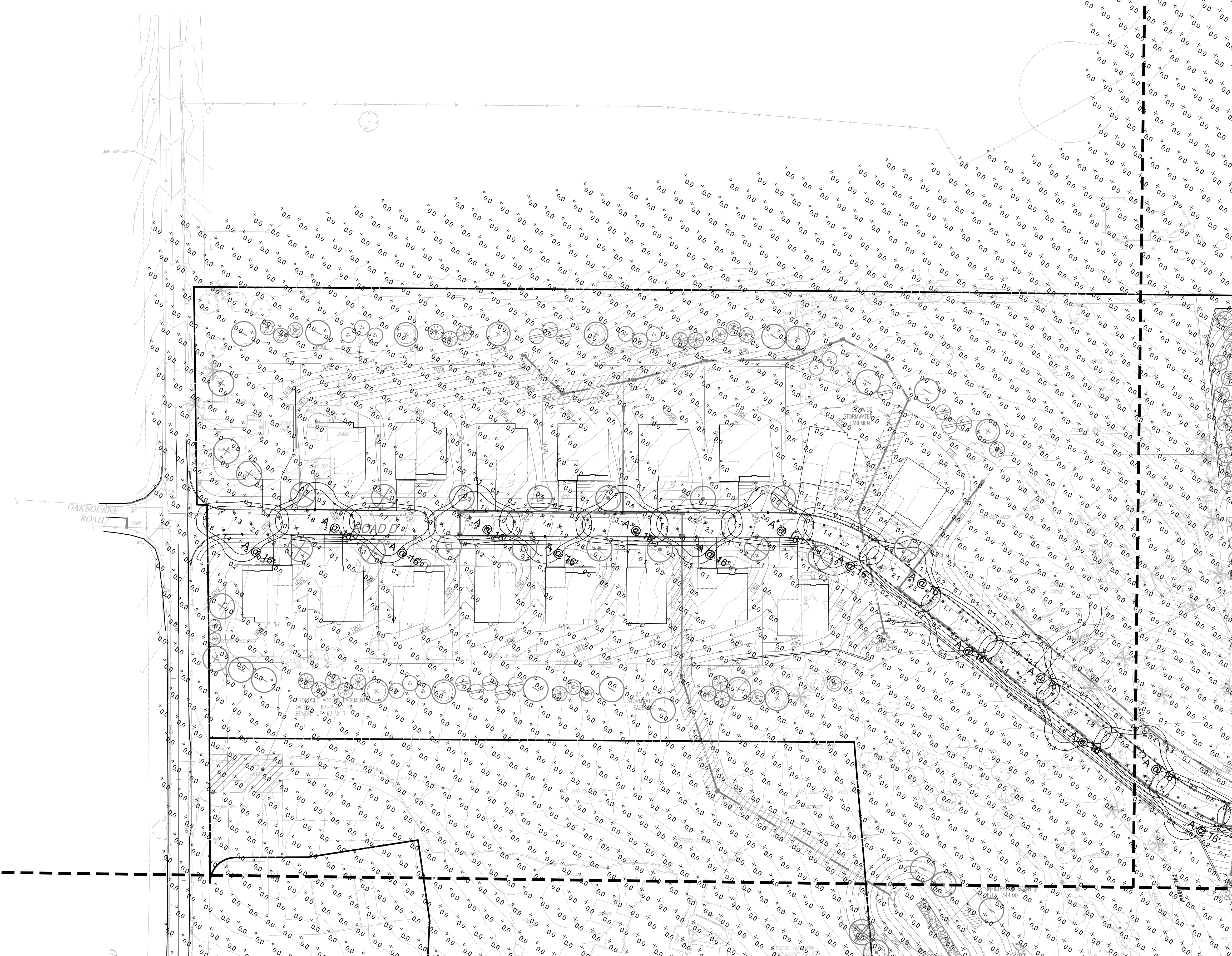
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
○	A	87	Lumenpulse	ALG71(XX)-120/277-CSL-S60-30K-CRI 80-3		1	4910	0.95	55
○	A2	13	Lumenpulse	ALG71(XX)-120/277-CSL-M80-30K-CRI 80-4		1	5882	0.95	64
○	A2-BLS	3	Lumenpulse	ALG71(XX)-120/277-CSL-M80-30K-CRI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

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

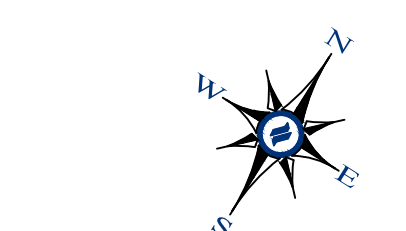
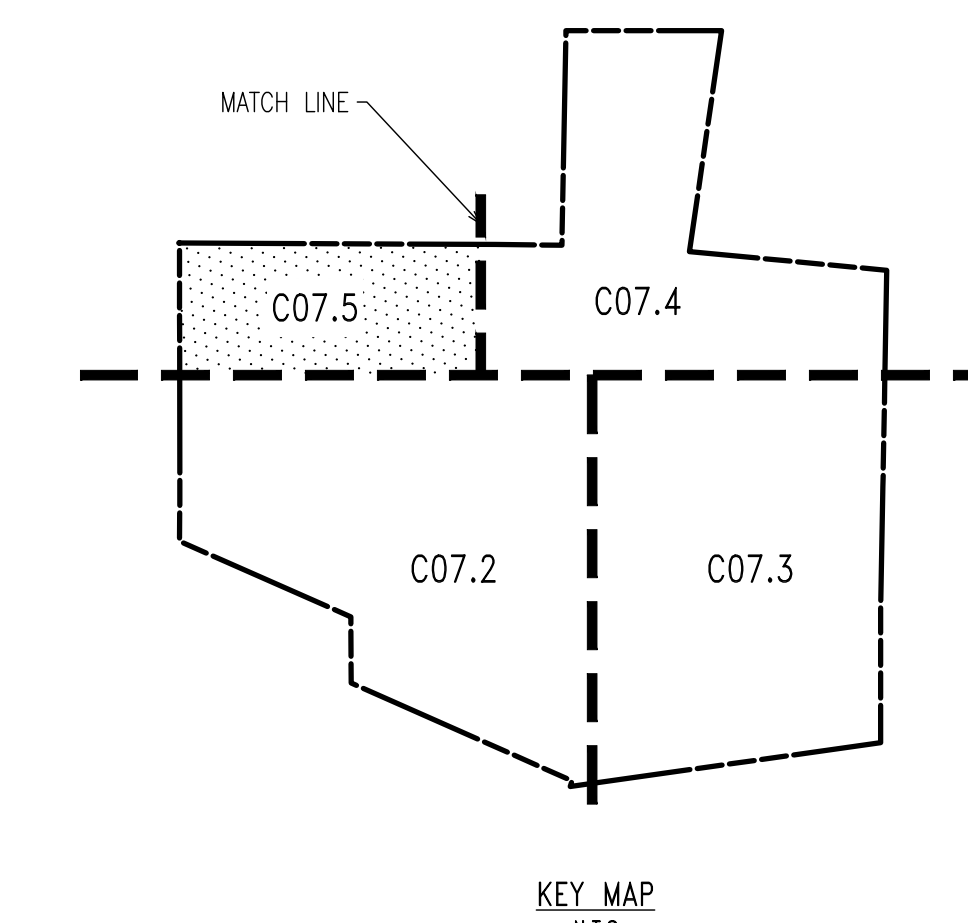
SITE PLAN NOTES:

- 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.
- THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSES ONLY.
- PLANS CREATED FROM DRAWINGS FROM DL HOWELL ENGINEERING DATED, 04/12/2023.
- LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE, CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.); AND RESTORATION OF ALL DISTURBED LAWN AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
- CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR. 36" DEPTH, 6" DEPTH AT LAWN AREAS.
- FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
- NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
- ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
- VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
- PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
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- V.I.F. = VERIFY IN FIELD.



MATCHLINE - C07.4

MATCHLINE - C07.2



LIGHTING PLAN
 SCALE: 1"=40'
 GRAPHIC SCALE
 1 inch = 30 Feet



REV.	DATE	DESCRIPTION
1	6-14-23	PER TOWNSHIP ENGINEER COMMENTS

NO.	DATE	DESCRIPTION
1	04/17/23	ISSUED FOR PERMITS
2	04/17/23	ISSUED FOR PERMITS
3	04/17/23	ISSUED FOR PERMITS
4	04/17/23	ISSUED FOR PERMITS
5	04/17/23	ISSUED FOR PERMITS
6	04/17/23	ISSUED FOR PERMITS
7	04/17/23	ISSUED FOR PERMITS
8	04/17/23	ISSUED FOR PERMITS
9	04/17/23	ISSUED FOR PERMITS
10	04/17/23	ISSUED FOR PERMITS

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: 230616_STOKES_LRP.dwg
 PLOTTED: 06/14/23
 DRAWING NO.: C07.5
 SHEET: 33 OF 37

