

August 22, 2023

Mr. Jon Altshul, Township Manager
Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

**RE: Stokes Estate
Conditional Use Review, CEG Comment #3
Westtown Township
WTT-21-228**

Dear Mr. Altshul:

This letter is in response to Comment #3 of the June 30, 2023 Cedarville Engineering Group, LLC (CEG) review of the above referenced Plans by D.L. Howell and Associates, Inc.. Their comment is as follows:

3. Section 170-902.C.(2) – The site shall be suitable for development in the manner proposed without hazards to persons or property, on or off the site, from probability of flooding, erosion, subsidence or slipping of the soil, or other dangers, annoyances, or inconveniences. Condition of soil, groundwater level, drainage and topography shall be appropriate to both kind and pattern of use intended.

Section 170-402.D.(3).(f) - If the total of all area(s) of precautionary slopes on a lot exceed 25% of the total area of a lot, then no more than 50% of the precautionary slopes on that lot shall be disturbed, graded, or modified.

The applicant shall provide supporting information for the following lots, in tabular form, to demonstrate compliance with the above Ordinance criteria:

Lot 16, Lot 22, Lot 27, Lot 65, Lot 71, Lot 72, Lot 73, Lot 74

Howell Response: It remains our position that Section 170-402.D.(3)(f) applies to existing natural resources, therefore it would be applied only to the overall lot. It does not apply to the post construction subdivision or the proposed individual lots. We have previously and continue to provide calculations on the cover sheet showing that the amount of precautionary slopes do not exceed 25% of the overall lot area.

However, if the Township Engineer's interpretation is assumed to be correct, our office has provided the enclosed plan providing a tabulation of lots that contain precautionary slopes. For the majority of affected lots, the amount of precautionary slopes already did not exceed 25% of the lot area, therefore Section 170-402.D.(3).(f) would not apply and no disturbance restrictions would be in place. However, there are a few proposed lots where more than 25% of the lot contained precautionary slopes and these lots included 71 through 73 on the previous plan. Our enclosed plan provides a new lot configuration in this area, where lot sizes have been reduced and one lot was relocated adjacent to the Briner lot. This change allows all lots within the development to contain less than 25% precautionary slopes, therefore

no disturbance restrictions pursuant to Section 170-402.D.(3).(f) would apply. It is important to note that this change has no effect on the amount of precautionary slopes proposed to be disturbed with this project, which is another reason why our position remains that this section applies to the overall existing not, not proposed lots.

I trust that the comment has been addressed adequately. Please confirm that the alternate lot configuration complies with CEG's interpretation of Section 170-402.D.(3).(f).

Please do not hesitate to contact me at 610-918-9002 with any questions.

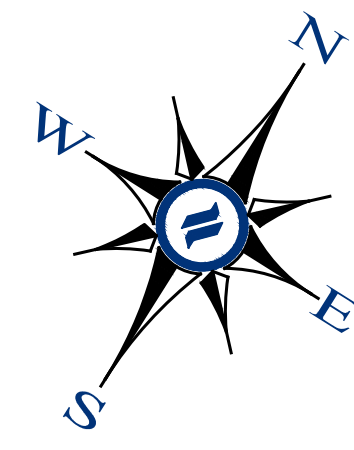
Sincerely,
HOWELL ENGINEERING



Denny L. Howell, PE
President



David W. Gibbons, PE
Senior Engineer



| 15-25% Steep Slopes on Proposed Lots - Section 170-402.D(3)(f) | | | | | | | |
|--|------------------|-----------------|--|---------------------------------|---------------------------------------|-----------------------|-------------------------------|
| Lot | Area of Lot (SF) | 25% of Lot (SF) | Area of Precautinary Steep Slopes (SF) | Section 170-402.D(3)(f) applies | Allowable Disturbance of Slopes (50%) | Amount Disturbed (SF) | Complies with 170-402.D(3)(f) |
| 12 | 10,915 | 2,729 | 1,118 | NO | N/A | N/A | N/A |
| 13 | 11,620 | 2,905 | 1,542 | NO | N/A | N/A | N/A |
| 16 | 10,000 | 2,500 | 2,453 | NO | N/A | N/A | N/A |
| 22 | 12,207 | 3,052 | 2,131 | NO | N/A | N/A | N/A |
| 23 | 11,396 | 2,849 | 1,931 | NO | N/A | N/A | N/A |
| 24 | 10,960 | 2,740 | 701 | NO | N/A | N/A | N/A |
| 27 | 12,881 | 3,220 | 2,578 | NO | N/A | N/A | N/A |
| 34 | 16,010 | 4,003 | 2,501 | NO | N/A | N/A | N/A |
| 65 | 19,304 | 4,826 | 3,507 | NO | N/A | N/A | N/A |
| 66 | 16,533 | 4,133 | 1,724 | NO | N/A | N/A | N/A |
| 70 | 11,706 | 2,927 | 190 | NO | N/A | N/A | N/A |
| 71 | 10,560 | 2,640 | 1,576 | NO | N/A | N/A | N/A |
| 72 | 9,240 | 2,310 | 1,900 | NO | N/A | N/A | N/A |
| 73 | 7,920 | 1,980 | 1,378 | NO | N/A | N/A | N/A |
| 74 | 10,560 | 2,640 | 1,930 | NO | N/A | N/A | N/A |

GRADING & UTILITY GENERAL NOTES:

- 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.
- 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.
- LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM FIELD SURVEY AND EXISTING RECORDS. COMPLETENESS AND ACCURACY OF EXISTING UTILITY INFORMATION IS NOT GUARANTEED. PRIOR TO THE START OF ANY CONSTRUCTION, THE CONTRACTOR SHALL ACCURATELY FIELD MEASURE LOCATION AND ELEVATION OF EXISTING UTILITIES AT POINTS OF CONNECTION AND POTENTIAL CONFLICT. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER IN WRITING OF ANY DEVIATION FROM INFORMATION SHOWN ON THESE PLANS. CONSTRUCTION SHALL COMMENCE AT THE LOWEST POINT OF CONNECTION AND PROGRESS UP GRADIENT, INTERFERENCE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONSTRUCTION SHALL BE LOCATED AND MEASURES TAKEN TO PROTECT THE EXISTING FACILITIES IN ACCORDANCE WITH PENNSYLVANIA ACT 187. ANY DAMAGE TO EXISTING FACILITIES RESULTING FROM THE NEGLIGENCE OF THE CONTRACTOR SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 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.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFIC BUILDING PERMIT PLAN FOR EACH INDIVIDUAL LOT.
- 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.
- ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL STATUTES AND REGULATIONS.
- 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).
- SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION FROM D.L. HOWELL & ASSOC., INC.
- 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.
- 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.
- IF CONDITIONS ON THE GROUND DIFFER FROM THOSE SHOWN ON THE PLAN, THE CONTRACTOR SHALL NOTIFY IMMEDIATELY IN WRITING THE ENGINEER OF RECORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TRAFFIC CONTROL, SHEETING, SHORING AND BARRICADES OF OPEN EXCAVATIONS.
- 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.
- CONTRACTOR SHALL REVIEW VARIOUS PHASES OF WORK WITH THE OWNER TO DETERMINE WHETHER ANY PHASE WILL CONFLICT WITH THE OWNER'S DAILY OPERATIONS. WHERE CONFLICT IS APPARENT THE CONTRACTOR SHALL COORDINATE WITH THE OWNER THE WORK TO BE PERFORMED SO AS TO BE THE LEAST DISRUPTIVE.
- 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.
- THE PAVED AREAS WITHIN THE RIGHT-OF-WAY THAT ARE DISTURBED DURING LATERAL INSTALLATION, SHALL BE MILLED AND OVERLAD WITH WEARING COURSE.
- 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.)
- 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.
- ALL STORM SEWER SHALL BE INSTALLED IN ACCORDANCE WITH WESTTOWNSHIP STANDARDS AND PENNDOT PUBLICATION 408 SPECIFICATIONS.
- ALL OTHER UTILITY LINES, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, STREETLIGHT SUPPLY, CABLE TELEVISION, AND TELEPHONE, SHALL BE PLACED UNDERGROUND. INSTALLATION OF UTILITIES SHALL BE IN STRICT ACCORDANCE WITH THE ENGINEERING STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP OR PUBLIC UTILITY CONCERNED. UNDERGROUND UTILITIES SHALL BE PUT IN PLACE, CONNECTED, AND APPROVED BEFORE THE STREETS ARE CONSTRUCTED WHERE SUCH UTILITIES LIE UNDER THE PROPOSED CARRYWAY AND BEFORE ANY PERSON IS PERMITTED TO OCCUPY ANY BUILDING SERVED BY SUCH FACILITIES.
- 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.
- 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.
- 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.
- A 10' MINIMUM HORIZONTAL SEPARATION DISTANCE AND A 18" MINIMUM VERTICAL SEPARATION DISTANCE SHALL BE PROVIDED BETWEEN THE GRAVITY SANITARY SEWERS AND WATER MAINS. A CONCRETE ENCASEMENT MUST BE UTILIZED WHEREVER THE 18" VERTICAL CLEARANCE CANNOT BE PROVIDED.
- 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%.
- THE SUBGRADE WITHIN THE LIMITS OF THE PROPOSED CARRYWAY SHALL BE SHAPED TO CONFORM TO THE LINE, GRADE AND CROSS-SECTION OF THE PROPOSED DRIVEWAY AND SHALL BE THOROUGHLY COMPACTED AS PER PENNDOT PUBLICATION 408. SUBGRADE SHALL BE SLOPED TO CORRESPOND TO THE SLOPE OF THE FINISHED ROAD SURFACE. BEFORE PLACING THE BASE COURSE, THE SUBGRADE SHALL BE DRESSED WITH ONE INCH OF FINE AGGREGATE.

SOILS LEGEND:

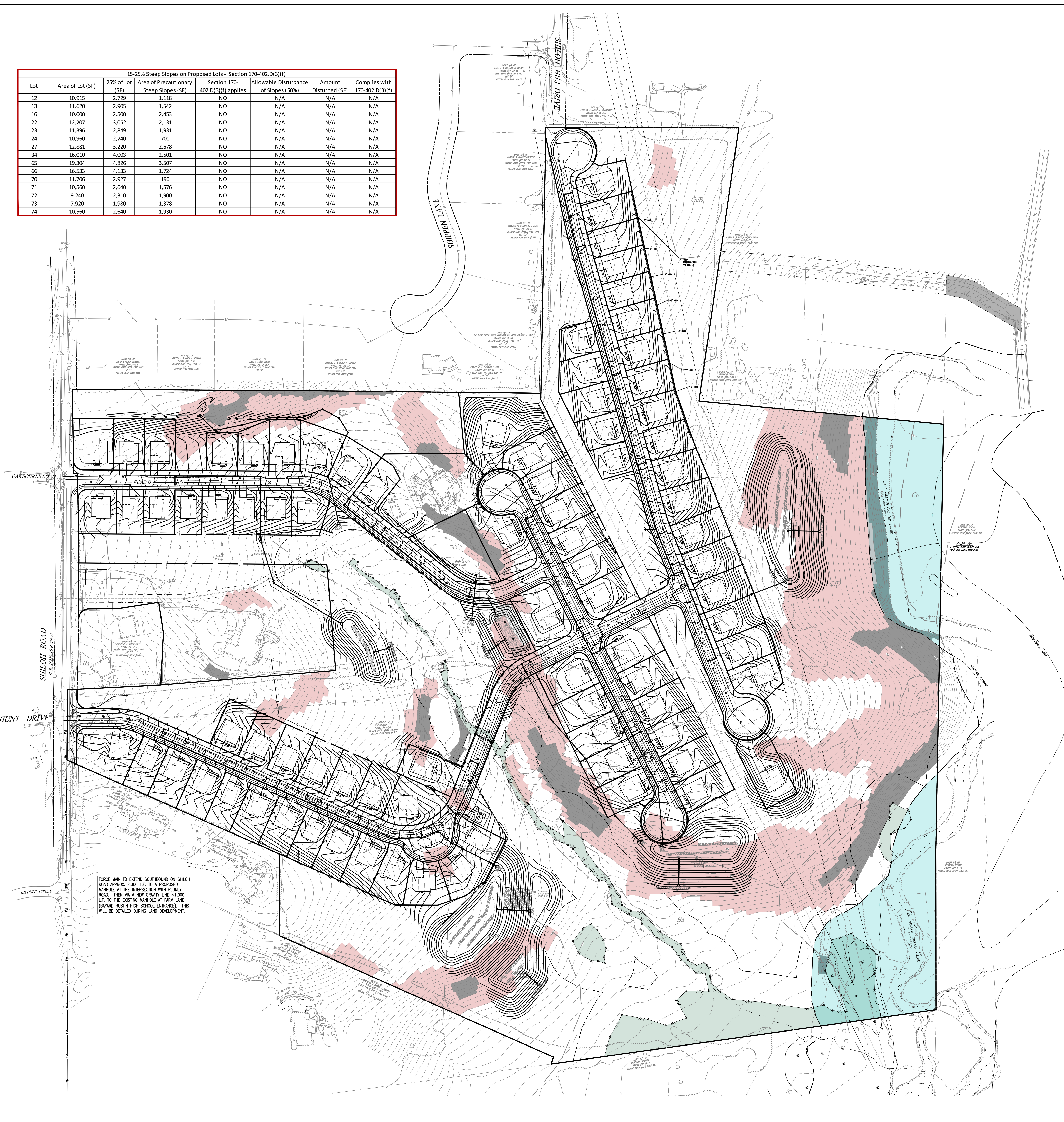
| SYMBOL | SOIL NAME |
|--------|---|
| Bs | CLAYMONT CHERRY LOAM, 3 TO 8 PERCENT SLOPES |
| Cs | CLAYMONT Silt LOAM (AGRICULTURALLY SUITED SOILS) |
| GbB | GLAUCOUS GRASSLY SOIL, 3 TO 8 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS) |
| GcC | GLAUCOUS GRASSLY SOIL, 8 TO 15 PERCENT SLOPES (AGRICULTURALLY SUITED SOILS) |
| GfF | GLAUCOUS GRASSLY SOIL, 8 TO 25 PERCENT SLOPES WITH BARENESS |
| Ha | HEMLOCK Silt LOAM |
| MdD | MARSH Silt LOAM, 15 TO 25 PERCENT SLOPES |
| LvB | LEWIS LOAM GLAUCOUS 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 |
| --- | EX. MEASUREMENT |
| --- | EX. EXISTING CONTOUR |
| --- | PROP. 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 |
| (TWO) | EX. TELE. LINE |
| --- | PROP. TELE. LINE |
| --- | EX. ELEC. LINE |
| --- | PROP. ELEC. LINE |
| --- | EX. UTILITY POLE |
| --- | PROP. UTILITY POLE |
| --- | EX. GUY ANCHOR |
| --- | EX. GAS LINE |
| --- | PROP. GAS LINE |
| --- | EX. GAS VALVE |
| --- | PROP. GAS VALVE |
| --- | EX. STORM SEWER LINE |
| --- | PROP. STORM SEWER LINE |
| --- | EX. STORM INLET |
| --- | PROP. STORM INLET |
| --- | EX. STORM INLET ID |
| --- | PROP. STORM INLET ID |
| --- | EX. SEEPAGE BED |
| --- | PROP. SEEPAGE BED |
| --- | EX. SANITARY SEWER LINE |
| --- | PROP. SAN. SEWER LINE |
| --- | EX. SAN. SEWER LATERAL |
| --- | PROP. SAN. SEWER LATERAL |
| --- | EX. SANITARY MH. ID |
| --- | PROP. SANITARY MH. ID |
| --- | EX. WATER LINE |
| --- | PROP. WATER LINE |
| --- | EX. WATER LATERAL |
| --- | PROP. WATER LATERAL |
| --- | EX. FIRE WATER LINE |
| --- | PROP. FIRE WATER LINE |
| --- | EX. WATER VALVE |
| --- | PROP. WATER VALVE |
| --- | EX. HYDRANT |
| --- | PROP. HYDRANT |
| --- | EX. MANHOLE |
| --- | PROP. MANHOLE |

| | |
|-----|--------------------|
| --- | ZONE AE FLOODPLAIN |
| --- | 15%-25% SLOPES |
| --- | 25%+ SLOPES |
| --- | WETLANDS |

FORCE MAIN TO EXTEND SOUTHBOUND ON SHILOH ROAD APPROX. 2,000 LF. TO A PROPOSED MANHOLE AT THE INTERSECTION WITH PLUNKY ROAD. THEN IN A NEW GRAVITY LINE, ~1,000 LF. TO THE EXISTING MANHOLE AT FARM LANE (BEHIND WESTON HIGH SCHOOL ENTRANCE). THIS WILL BE DETAILED DURING LAND DEVELOPMENT.



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 | DESCRIPTION |
|-----|----------|--|
| 1 | 08/18/23 | PREPARED PER TOWNSHIP CONSULTANT RECORDS |
| 2 | 08/18/23 | REVISION PER TOWNSHIP CONSULTANT RECORDS |
| 3 | 08/18/23 | REVISION PER TOWNSHIP CONSULTANT RECORDS |
| 4 | 08/18/23 | REVISION PER TOWNSHIP CONSULTANT RECORDS |
| 5 | 08/18/23 | REVISION PER TOWNSHIP CONSULTANT RECORDS |
| 6 | 08/18/23 | REVISION PER TOWNSHIP CONSULTANT RECORDS |
| 7 | 08/18/23 | REVISION PER TOWNSHIP CONSULTANT RECORDS |
| 8 | 08/18/23 | REVISION PER TOWNSHIP CONSULTANT RECORDS |

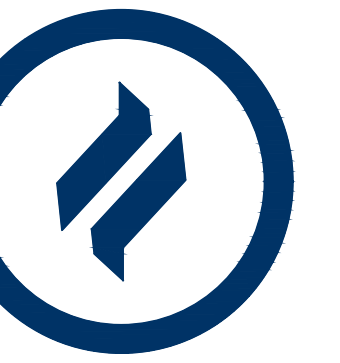
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| 5 | 08/18/23 | REVISION PER TOWNSHIP CONSULTANT RECORDS |
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OVERALL GRADING FEASIBILITY PLAN

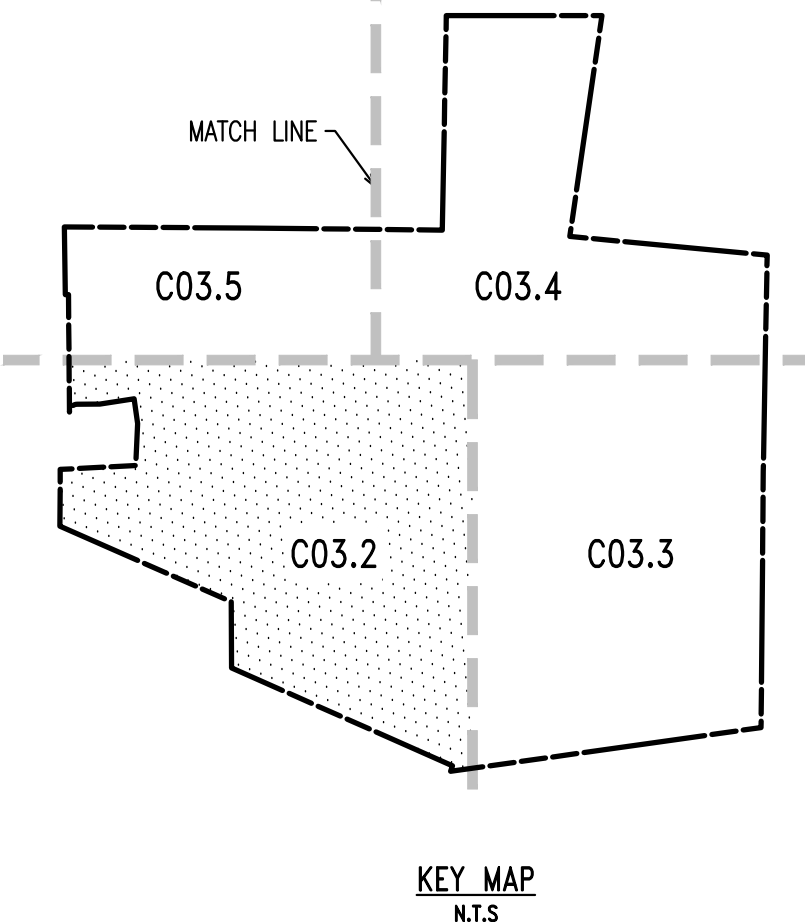
| | |
|---------------|-------------------|
| SCALE: | 1"=100' |
| GRAPHIC SCALE | 1 inch = 100 feet |



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West Chester, PA 19380
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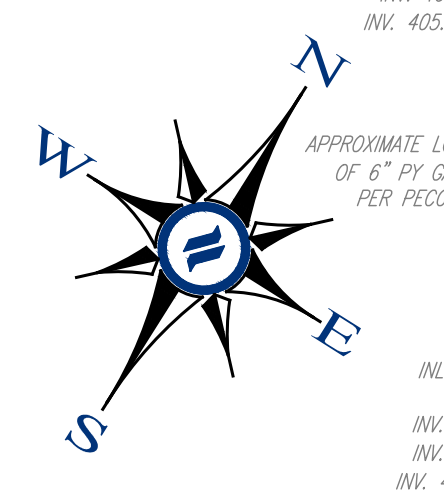


KEY MAP
N.T.S.

MATCHLINE - SEE SHEET C03.5

MATCHLINE - SEE SHEET C03.4

MATCHLINE - SEE SHEET C03.3



SOILS LEGEND:

| SYMBOL | SOIL NAME |
|--------|---|
| Ba | LOESSIAL CHERRY LAKE, 3 TO 8 PERCENT SLOPES |
| Ca | LOESSIAL SILT LOAM (UNSATURATEDLY SLEET SOILS) |
| CaB | GLAUCOUS GRAY SILT LOAM (UNSATURATEDLY SLEET SOILS) |
| CaC | GLAUCOUS GRAY SILT LOAM, 8 TO 15 PERCENT SLOPES (UNSATURATEDLY SLEET SOILS) |
| CaF | GLAUCOUS GRAY SILT LOAM, 8 TO 15 PERCENT SLOPES (SATURATEDLY SLEET SOILS) |
| Hs | HAYWARDS SILT LOAM |
| Md | MAKER SILT LOAM, 15 TO 25 PERCENT SLOPES |
| LvB | IRISH SILT LOAM, 15 TO 25 PERCENT SLOPES |

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. RETAINING WALL
- PROP. RETAINING WALL
- 242 EXISTING CONTOUR
- 1250 PROPOSED CONTOUR
- 1250 EXISTING SPOT ELEV.
- 1250 NEW SPOT ELEV.
- GEB2 SOILS TYPE
- SOILS LINE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. CONC. OF PAVING
- PROP. CONC. OF PAVING
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- PROP. FENCE
- EX. MAIL BOX
- PROP. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EX. EXIST. PARKING SPACES
- PROP. EXIST. PARKING SPACES
- EX. REMOVED
- PROP. REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- PROP. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
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- PROP. STORM SEWER LINE
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- EX. SEEPAGE BED
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- PROP. SAN. SEWER LINE
- EX. SAN. SEWER LATERAL
- PROP. SAN. SEWER LATERAL
- EX. SANITARY MH. ID
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
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- PROP. WATER LATERAL
- EX. FIRE WATER LINE
- PROP. FIRE WATER LINE
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ZONE A FLOODPLAIN

15%-25% SLOPES

25%+ SLOPES

WETLANDS

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

| Lot | Area of Lot (SF) | 25% of Lot (SF) | 15-25% Steep Slopes on Proposed Lots - Section 170-402.D(3)(f) | Area of Precautinary Steep Slopes (SF) | Section 170-402.D(3)(f) applies | Allowable Disturbance of Slopes (50%) | Amount Disturbed (SF) | Complies with 170-402.D(3)(f) |
|-----|------------------|-----------------|--|--|---------------------------------|---------------------------------------|-----------------------|-------------------------------|
| 12 | 10,915 | 2,729 | NO | 1,118 | NO | N/A | N/A | N/A |
| 13 | 11,620 | 2,905 | NO | 1,542 | NO | N/A | N/A | N/A |
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| 22 | 12,207 | 3,052 | NO | 2,131 | NO | N/A | N/A | N/A |
| 23 | 11,396 | 2,849 | NO | 1,931 | NO | N/A | N/A | N/A |
| 24 | 10,960 | 2,740 | NO | 701 | NO | N/A | N/A | N/A |
| 27 | 12,881 | 3,220 | NO | 2,578 | NO | N/A | N/A | N/A |
| 34 | 16,010 | 4,003 | NO | 2,501 | NO | N/A | N/A | N/A |
| 54 | 19,304 | 4,826 | NO | 3,507 | NO | N/A | N/A | N/A |
| 65 | 16,533 | 4,133 | NO | 1,724 | NO | N/A | N/A | N/A |
| 70 | 11,706 | 2,927 | NO | 190 | NO | N/A | N/A | N/A |
| 71 | 10,560 | 2,640 | NO | 1,576 | NO | N/A | N/A | N/A |
| 72 | 9,240 | 2,310 | NO | 1,900 | NO | N/A | N/A | N/A |
| 73 | 7,920 | 1,980 | NO | 1,378 | NO | N/A | N/A | N/A |
| 74 | 10,560 | 2,640 | NO | 1,930 | NO | N/A | N/A | N/A |

GRADING FEASIBILITY PLAN

SCALE: 1"=50'

GRAPHIC SCALE
1 inch = 50 feet

| NO. | DATE | DESCRIPTION |
|-----|----------|---|
| 8 | | |
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | 08/18/23 | PREPARED PRELIMINARY LAYOUT AND CALCULATIONS SHOWING HOW TO COMPLY WITH SECTION 170-402.D(3)(f) |
| 2 | 08/18/23 | REVISED PER TOWNSHIP CONSULTANT REVISIONS |
| 1 | 08/18/23 | |

CONDITIONAL USE GRADING FEASIBILITY PLAN

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

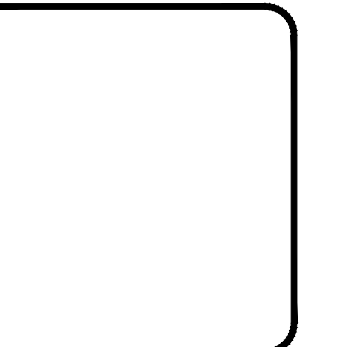
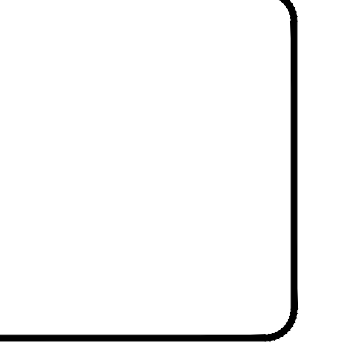
DATE: 04/14/23
SCALE: 1"=50'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
FILE NAME: GRADING FEASIBILITY PLAN.dwg
PLOT DATE: 08/18/23
DRAWING NO.: C03.2
SHEET 13 OF 38



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Fax: (610) 918-9003

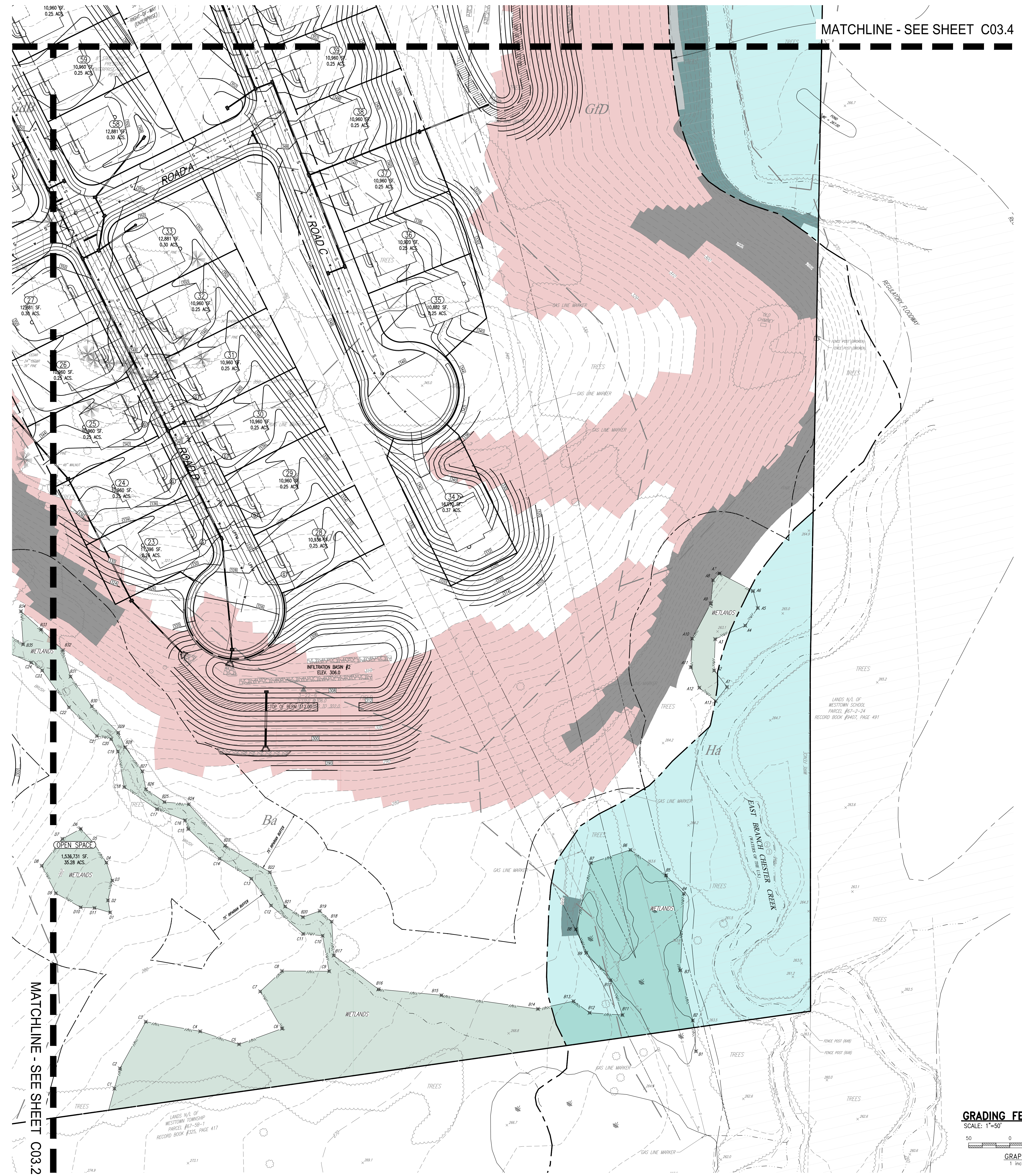


| REV. | DATE | DESCRIPTION |
|------|----------|---|
| 1 | 06/12/23 | REVISED PER TOWNSHIP CONSULTANT REVISIONS |
| 2 | 08/12/23 | PREPARED REVISIONS LAYOUT AND CALCULATIONS SHOWING HOW TO COMPLY WITH SECTION 170-402.D(3)(f) |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

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

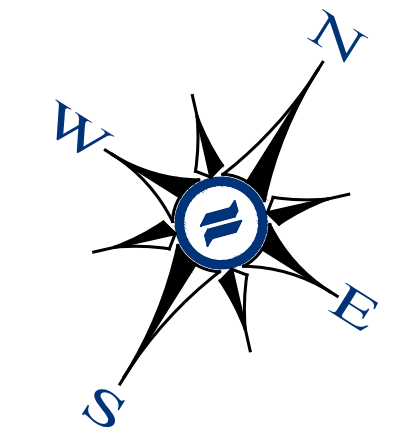
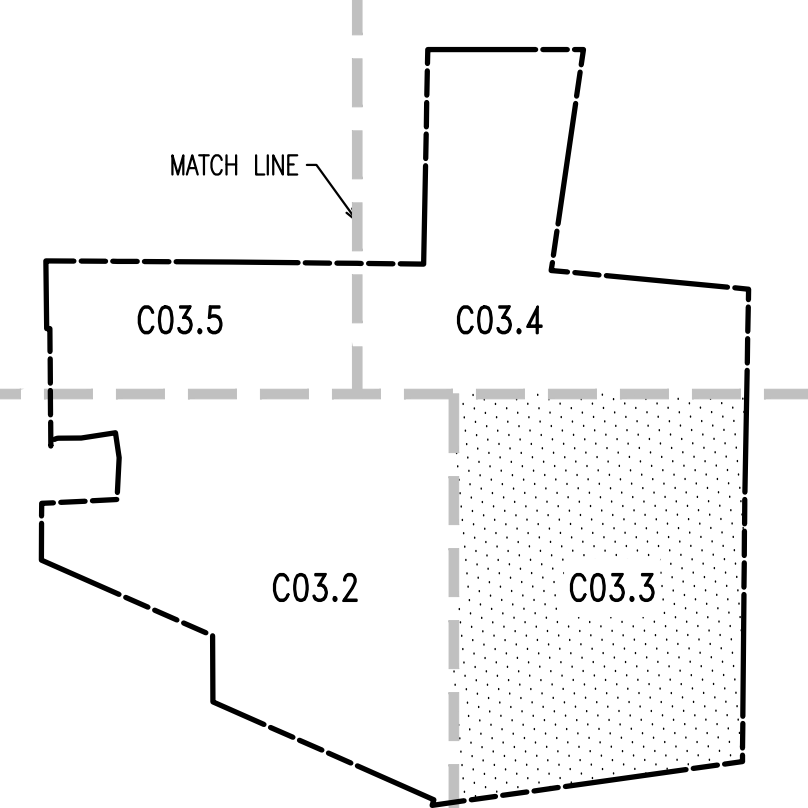
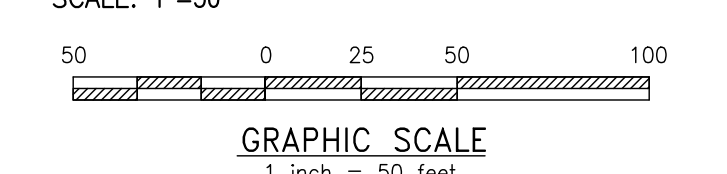
DATE: 04/14/23
SCALE: 1"=50'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
DATE OF ORIGINAL GRADING FEASIBILITY PLAN: 06/18/23
DRAWING NO.: C03.3
SHEET 14 OF 38

MATCHLINE - SEE SHEET C03.4



MATCHLINE - SEE SHEET C03.2

GRADING FEASIBILITY PLAN
SCALE: 1"=50'



KEY MAP
N.T.S.

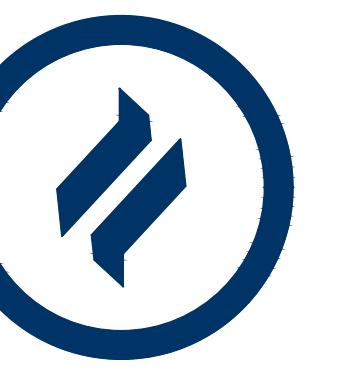
| Lot | Area of Lot (SF) | 25% of Lot (SF) | Area of Precautionary Steep Slopes (SF) | Section 170-402.D(3)(f) applies | Allowable Disturbance of Slopes (50%) | Amount Disturbed (SF) | Complies with 170-402.D(3)(f) |
|-----|------------------|-----------------|---|---------------------------------|---------------------------------------|-----------------------|-------------------------------|
| 12 | 10,915 | 2,729 | 1,118 | NO | N/A | N/A | N/A |
| 13 | 11,620 | 2,905 | 1,542 | NO | N/A | N/A | N/A |
| 16 | 10,000 | 2,500 | 2,453 | NO | N/A | N/A | N/A |
| 22 | 12,207 | 3,052 | 2,131 | NO | N/A | N/A | N/A |
| 23 | 11,396 | 2,849 | 1,931 | NO | N/A | N/A | N/A |
| 24 | 10,960 | 2,740 | 701 | NO | N/A | N/A | N/A |
| 27 | 12,881 | 3,220 | 2,578 | NO | N/A | N/A | N/A |
| 34 | 16,010 | 4,003 | 2,501 | NO | N/A | N/A | N/A |
| 65 | 19,304 | 4,826 | 3,507 | NO | N/A | N/A | N/A |
| 66 | 16,533 | 4,133 | 1,724 | NO | N/A | N/A | N/A |
| 70 | 11,706 | 2,927 | 190 | NO | N/A | N/A | N/A |
| 71 | 10,560 | 2,640 | 1,576 | NO | N/A | N/A | N/A |
| 72 | 9,240 | 2,310 | 1,900 | NO | N/A | N/A | N/A |
| 73 | 7,920 | 1,980 | 1,378 | NO | N/A | N/A | N/A |
| 74 | 10,560 | 2,640 | 1,930 | NO | N/A | N/A | N/A |

SOILS LEGEND:

| SYMBOL | SOIL NAME |
|--------|--|
| Sh | LOESS CHANNY LOAM, 3 TO 8 PERCENT SLOPES |
| Cs | COARSE Silt LOAM (ORIENTALLY SLOPED SLOES) |
| Gsb | GLAUSTONE GRVELLY LOAM, 3 TO 8 PERCENT SLOPES (ORIENTALLY SLOPED SLOES) |
| Gbc | GLAUSTONE GRVELLY LOAM, 8 TO 15 PERCENT SLOPES (ORIENTALLY SLOPED SLOES) |
| Gbc | GLAUSTONE GRVELLY LOAM, 8 TO 15 PERCENT SLOPES VERY BOLLDFY |
| Md | MIDWAY Silt LOAM |
| Md | MIDWAY Silt LOAM, 10 TO 25 PERCENT SLOPES |
| Lhb | URBAN LOAM GLAUSTONE COMPLEX, 3 TO 8 PERCENT |

LEGEND

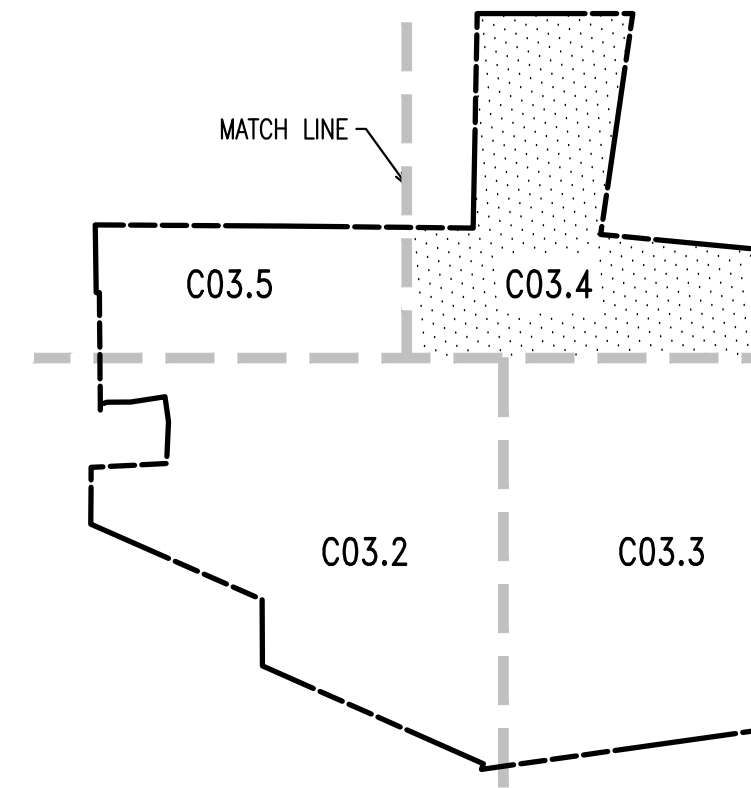
- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. WETLANDS
- PROP. WETLANDS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEV.
- NEW SPOT ELEV.
- SOILS TYPE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



DLHowell

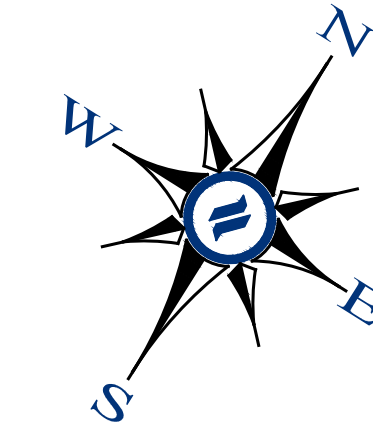
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West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



KEY MAP
N.T.S.

| Lot | Area of Lot (SF) | 25% of Lot (SF) | 15-25% Steep Slopes on Proposed Lots - Section 170-402.D(3)(f) | | Amount of Disturbance (SF) | Complies with 170-402.D(3)(f) |
|-----|------------------|-----------------|--|---------------------------------|----------------------------|-------------------------------|
| | | | Area of Precautionary Steep Slopes (SF) | Section 170-402.D(3)(f) applies | | |
| 12 | 10,915 | 2,729 | 1,118 | NO | N/A | N/A |
| 13 | 11,620 | 2,905 | 1,542 | NO | N/A | N/A |
| 16 | 10,000 | 2,500 | 2,453 | NO | N/A | N/A |
| 22 | 12,207 | 3,052 | 2,131 | NO | N/A | N/A |
| 23 | 11,396 | 2,849 | 1,931 | NO | N/A | N/A |
| 24 | 10,960 | 2,740 | 701 | NO | N/A | N/A |
| 27 | 12,881 | 3,220 | 2,578 | NO | N/A | N/A |
| 34 | 16,010 | 4,003 | 2,501 | NO | N/A | N/A |
| 65 | 19,304 | 4,826 | 3,507 | NO | N/A | N/A |
| 66 | 16,533 | 4,133 | 1,724 | NO | N/A | N/A |
| 70 | 11,706 | 2,927 | 190 | NO | N/A | N/A |
| 71 | 10,560 | 2,640 | 1,576 | NO | N/A | N/A |
| 72 | 9,240 | 2,310 | 1,900 | NO | N/A | N/A |
| 73 | 7,920 | 1,980 | 1,378 | NO | N/A | N/A |
| 74 | 10,560 | 2,640 | 1,930 | NO | N/A | N/A |

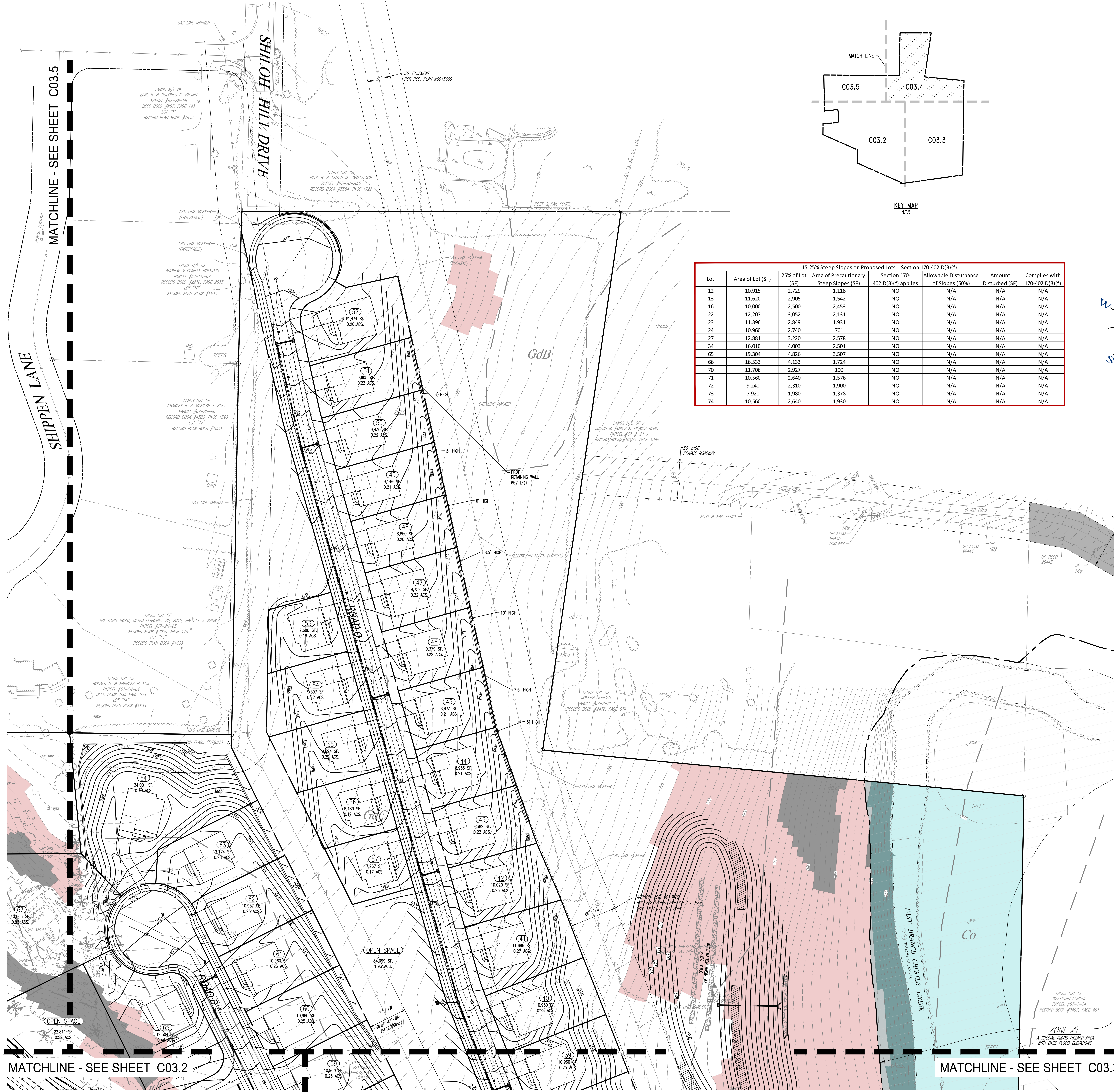


SOILS LEGEND:

| SYMBOL | SOIL TYPE |
|-------------|--|
| Shaded area | CREOSOTE CONTAMINATED TO 8 PERCENT SLOPES |
| Shaded area | CREOSOTE SET LOW (NONDEVELOPED) SLOPES |
| Shaded area | GLACIOLAKE SANDS (LOW TO 8 PERCENT SLOPES) (ARCHEOLOGICALLY SITES SLOPES) |
| Shaded area | GLACIOLAKE SANDS (LOW TO 15 PERCENT SLOPES) (ARCHEOLOGICALLY SITES SLOPES) |
| Shaded area | GLACIOLAKE SANDS (LOW TO 25 PERCENT SLOPES) (KEY BOUNDARY) |
| Shaded area | INTERIOR SET LOW |
| Shaded area | MAJOR SET LOW TO 25 PERCENT SLOPES |
| Shaded area | UPPER LOW GLACIOLAKE COMPLEX, 0 TO 8 PERCENT |

LEGEND

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



MATCHLINE - SEE SHEET C03.2

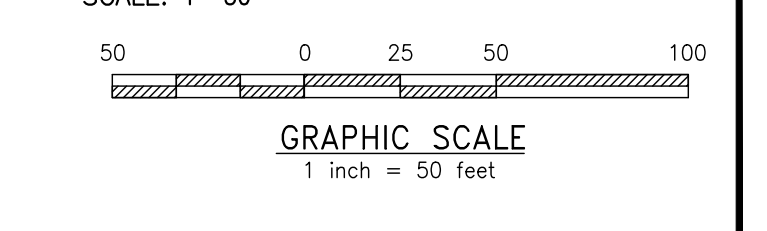
MATCHLINE - SEE SHEET C03.3

CONDITIONAL USE
GRADING FEASIBILITY PLAN

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

| | |
|---------------|----------|
| DATE: | 04/14/23 |
| SCALE: | 1"=50' |
| DRAWN BY: | ADM |
| CHECKED BY: | DWG |
| PROJECT NO.: | 3868 |
| DATE FILED: | 08/18/23 |
| DATE PLOTTED: | 08/18/23 |
| DRAWING NO.: | C03.4 |
| SHEET: | 15 of 38 |

GRADING FEASIBILITY PLAN
SCALE: 1"=50'

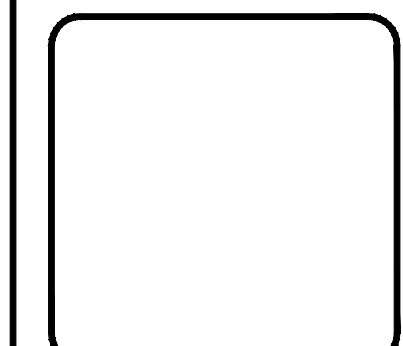
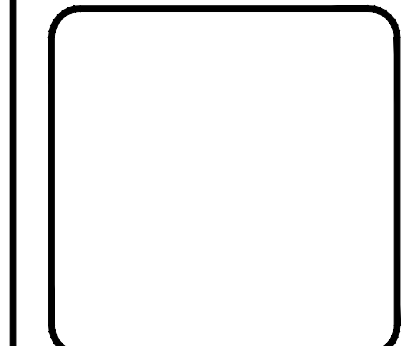




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Fax: (610) 918-9003



| NO. | DATE | DESCRIPTION |
|-----|----------|--|
| 1 | 06/12/23 | PREPARED PROPOSED LAYOUT AND CALCULATIONS SHOWING HOW TO COMPLY WITH SECTOR 170-402(D)(3)(f) |
| 2 | 06/12/23 | REVISED PER TOWNSHIP CONSULTANT REVISIONS |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |

CONDITIONAL USE GRADING FEASIBILITY PLAN

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

DATE: 04/14/23
SCALE: 1"=50'
DRAWN BY: ADM
CHECKED BY: DWG
PROJECT NO.: 3868
DATE FILED: 08/18/23
DRAWING NO.: C03.5
SHEET 16 OF 38

| Lot | Area of Lot (SF) | 25% of Lot (SF) | Area of Precautionary Steep Slopes (SF) | Section 170-402.D(3)(f) applies | Allowable Disturbance of Slopes (50%) | Amount Disturbed (SF) | Complies with 170-402.D(3)(f) |
|-----|------------------|-----------------|---|---------------------------------|---------------------------------------|-----------------------|-------------------------------|
| 12 | 10,915 | 2,729 | 1,118 | NO | N/A | N/A | N/A |
| 13 | 11,620 | 2,905 | 1,542 | NO | N/A | N/A | N/A |
| 16 | 10,000 | 2,500 | 2,453 | NO | N/A | N/A | N/A |
| 22 | 12,207 | 3,052 | 2,131 | NO | N/A | N/A | N/A |
| 23 | 11,396 | 2,849 | 1,931 | NO | N/A | N/A | N/A |
| 24 | 10,960 | 2,740 | 701 | NO | N/A | N/A | N/A |
| 27 | 12,881 | 3,220 | 2,578 | NO | N/A | N/A | N/A |
| 34 | 16,010 | 4,003 | 2,501 | NO | N/A | N/A | N/A |
| 65 | 19,304 | 4,826 | 3,507 | NO | N/A | N/A | N/A |
| 66 | 16,533 | 4,133 | 1,724 | NO | N/A | N/A | N/A |
| 70 | 11,706 | 2,927 | 190 | NO | N/A | N/A | N/A |
| 71 | 10,560 | 2,640 | 1,576 | NO | N/A | N/A | N/A |
| 72 | 9,240 | 2,310 | 1,900 | NO | N/A | N/A | N/A |
| 73 | 7,920 | 1,980 | 1,378 | NO | N/A | N/A | N/A |
| 74 | 10,560 | 2,640 | 1,930 | NO | N/A | N/A | N/A |

SOILS LEGEND:

| SYMBOL | SOIL TYPE |
|-------------|---|
| Shaded area | CRACKED CLAY LOAM, 1 TO 8 PERCENT SLOPES |
| Shaded area | CLAYEY SILT LOAM (MODERATELY SLOPED SITES) |
| Shaded area | SANDSTONE SANDS, 3 TO 8 PERCENT SLOPES (MODERATELY SLOPED SITES) |
| Shaded area | SANDSTONE SANDS, 8 TO 15 PERCENT SLOPES (MODERATELY SLOPED SITES) |
| Shaded area | SANDSTONE SANDS, 15 TO 25 PERCENT SLOPES (KEY BOUNDARY) |
| Shaded area | WATERY SILT LOAM |
| Shaded area | SANDY SILT LOAM, 15 TO 25 PERCENT SLOPES |
| Shaded area | OPEN LAND CLASSIFICATION, 0 TO 8 PERCENT |

LEGEND

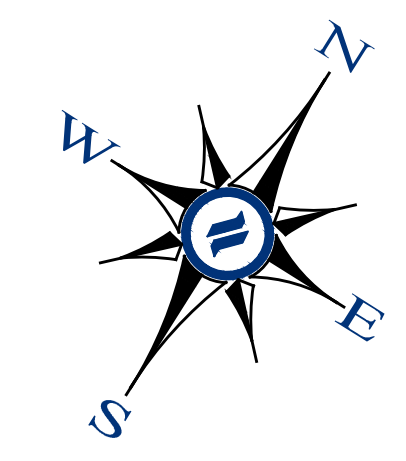
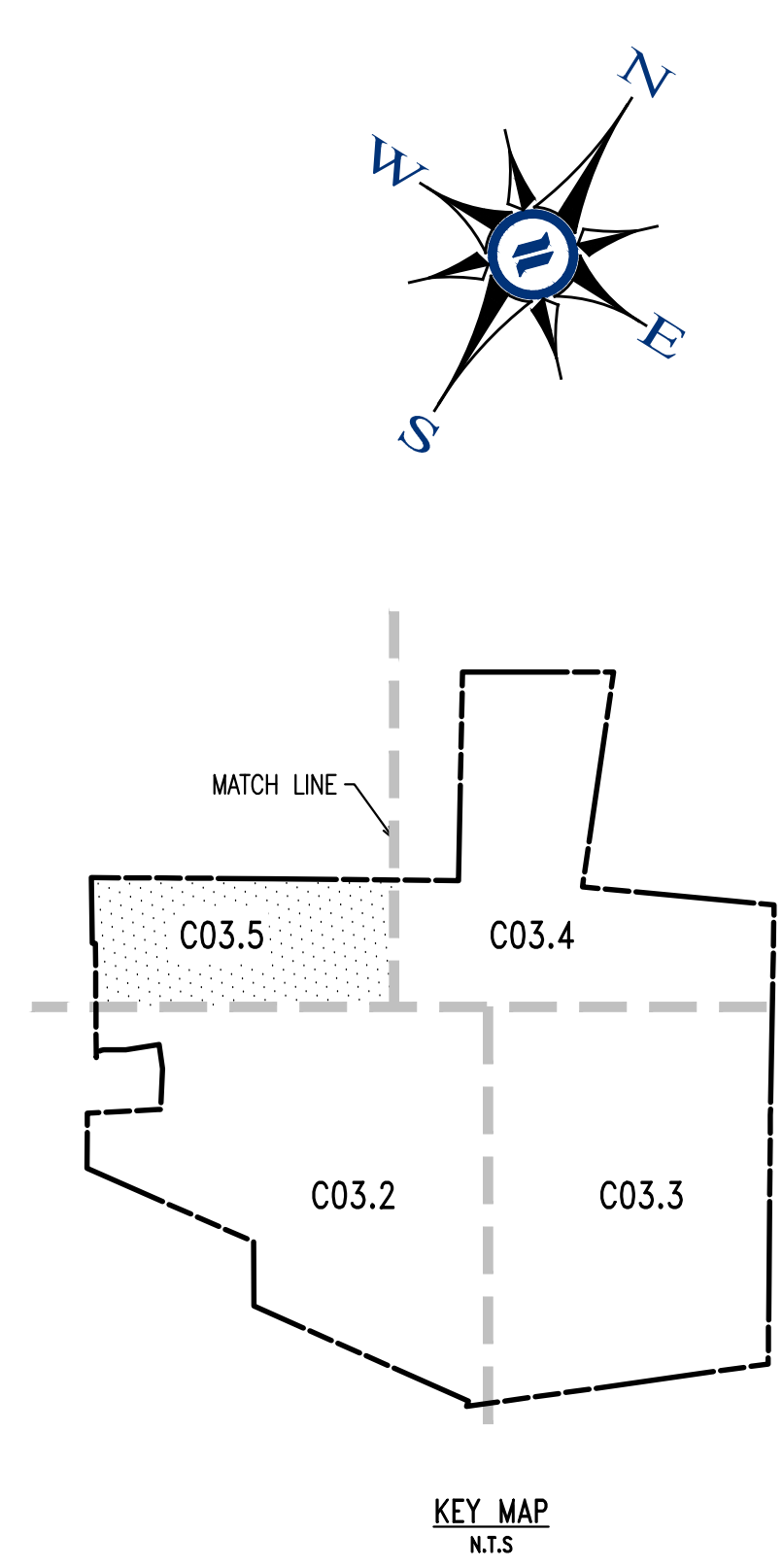
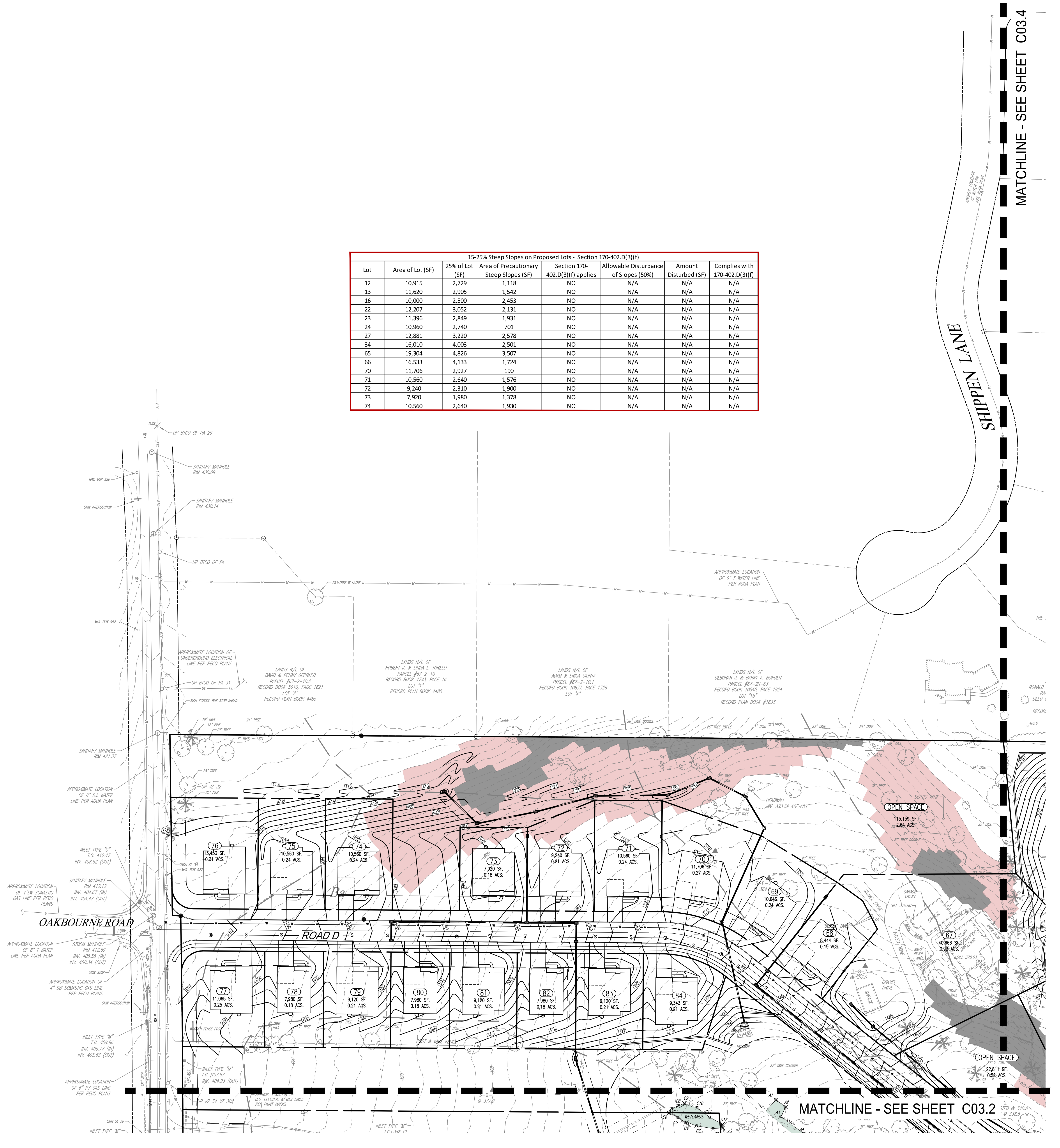
- EX. PROPERTY LINE
- PROP. PROPERTY LINE
- EX. RIGHT-OF-WAY
- PROP. RIGHT-OF-WAY
- EX. MONUMENT
- PROP. MONUMENT
- EX. IRON PIPE
- PROP. IRON PIPE
- EX. EASEMENT
- PROP. EASEMENT
- EX. METADLAND
- PROP. METADLAND
- 242 EXISTING CONTOUR
- PROPOSED CONTOUR
- 123.00 EXISTING SPOT ELEV.
- 123.00 NEW SPOT ELEV.
- GE82 SOILS TYPE
- EX. CONC. CURB
- PROP. CONC. CURB
- EX. EDGE OF PAVING
- PROP. EDGE OF PAVING
- EX. LIGHT POLE
- PROP. LIGHT POLE
- EX. FENCE
- EX. MAIL BOX
- EX. SIGN
- PROP. SIGN
- EXIST. PARKING SPACES
- PROP. PARKING SPACES TO BE REMOVED
- EX. TELE. LINE
- PROP. TELE. LINE
- EX. ELEC. LINE
- PROP. ELEC. LINE
- EX. UTILITY POLE
- PROP. UTILITY POLE
- EX. GUY ANCHOR
- EX. GAS LINE
- PROP. GAS LINE
- EX. GAS VALVE
- PROP. GAS VALVE
- EX. STORM SEWER LINE
- PROP. STORM SEWER LINE
- EX. STORM INLET
- PROP. STORM INLET
- EX. STORM INLET ID
- PROP. STORM INLET ID
- EX. SEEPAGE BED
- PROP. SEEPAGE BED
- EX. SANITARY SEWER LINE
- PROP. SAN. SEWER LINE
- EX. SAN. SEWER LATERAL
- PROP. SAN. SEWER LATERAL
- EX. SANITARY MH. ID
- PROP. SANITARY MH. ID
- EX. WATER LINE
- PROP. WATER LINE
- EX. WATER LATERAL
- PROP. WATER LATERAL
- EX. FIRE WATER LINE
- PROP. FIRE WATER LINE
- EX. WATER VALVE
- PROP. WATER VALVE
- EX. HYDRANT
- PROP. HYDRANT
- EX. MANHOLE
- PROP. MANHOLE

ZONE AE FLOODPLAIN

15%-25% SLOPES

25%+ SLOPES

WETLANDS



MATCHLINE - SEE SHEET C03.2

MATCHLINE - SEE SHEET C03.4

GRADING FEASIBILITY PLAN
SCALE: 1"=50'

GRAPHIC SCALE
1 inch = 50 feet