

RESIDENTIAL DEVELOPMENT

ART. VI - R1 RESIDENTIAL DISTRICT
SECT. 170-501.C. CONDITIONAL USES
(2). RESIDENTIAL DEVELOPMENT (FLEXIBLE DEVELOPMENT PROCEDURE - ARTICLE IX)

TRACT AREA CALCULATION
TRACT AREA (GROSS) 3,523,402 SF. / 80.886 ACS(4)
EX. LEGAL R/W 4.663 SF.
EX. UTILITY EASEMENTS 280,525 SF.

OPEN SPACE
MINIMUM OPEN SPACE = 40% GROSS TRACT AREA
REQUIRED
GROSS TRACT = 80.886 ACRES
80.886 ACRES X 40% = 32.35 ACRES

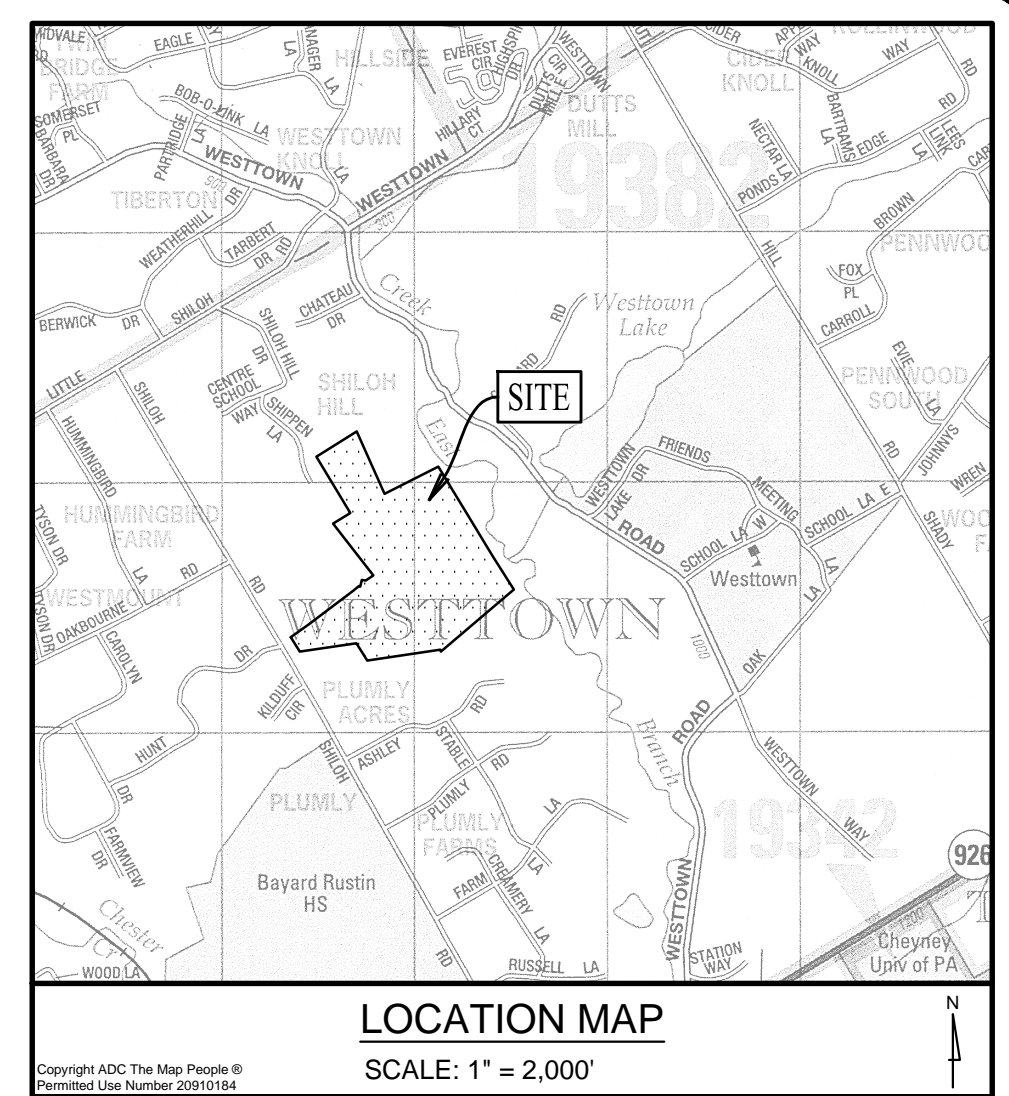
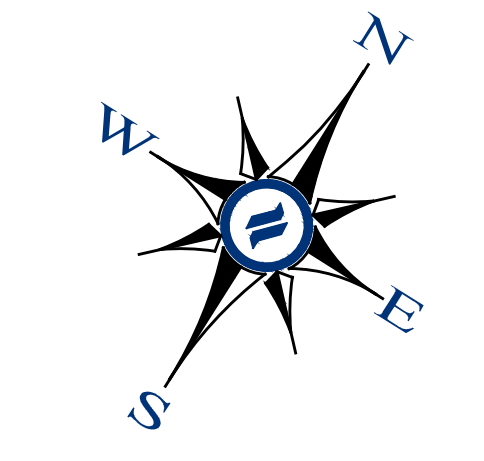
DENSITY CALCULATION
BASE DENSITY: 1.1 D.U. / TRACT AREA
BONUS DENSITY: +0.075 D.U. / % OF ADDITIONAL OPEN SPACE = (15.08% EXTRA) = 0.075 \* 3 = 0.225 BONUS

RESIDENTIAL LOT AREA
PROPOSED LOTS 25.74 ACRES
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

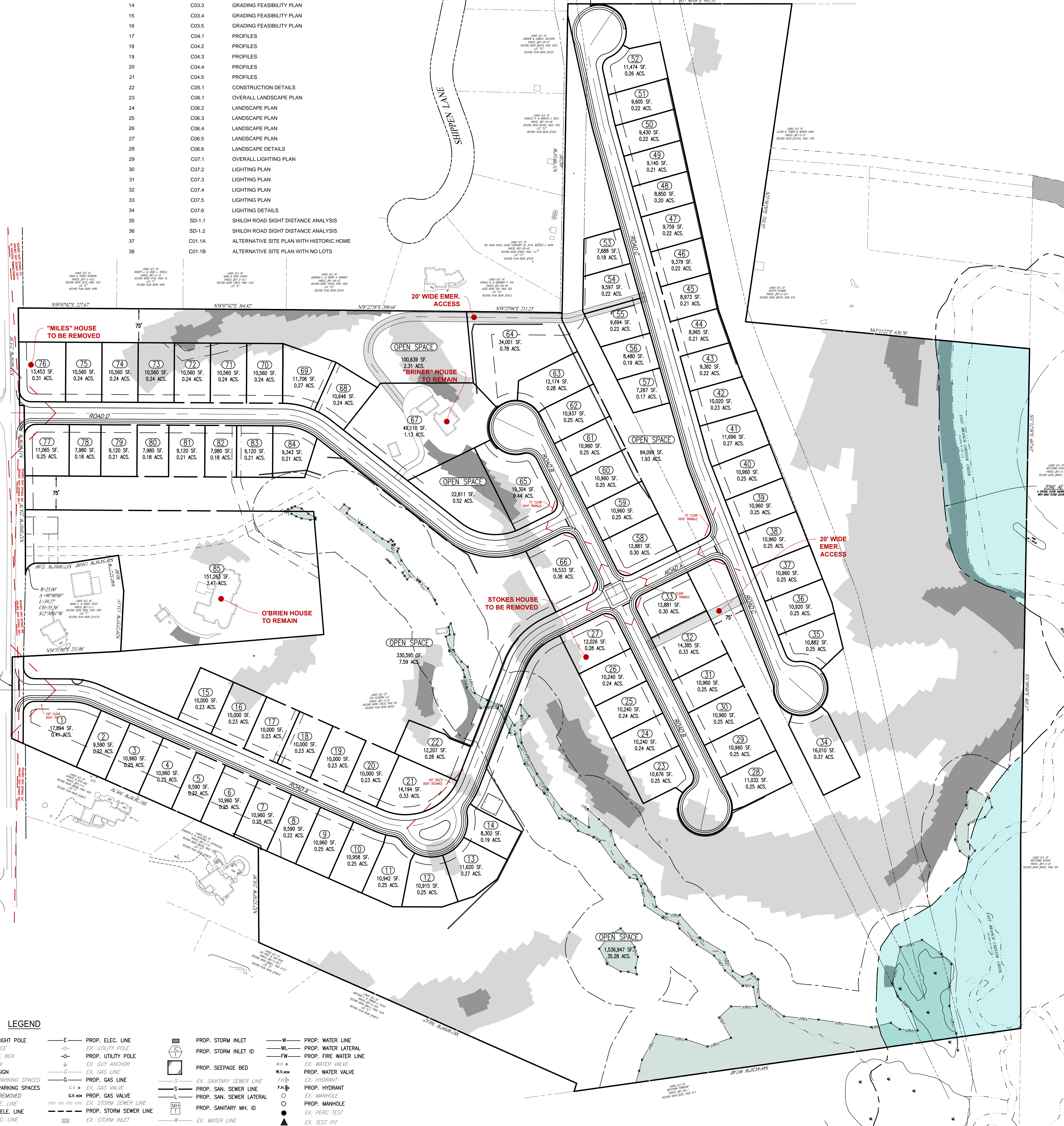
DRAWING INDEX

Table with columns: SHEET NUMBER, DRAWING NUMBER, SHEET TITLE. Lists sheets 01 through 38, including Overall Site Plan, Site Plan, Open Space Plan, and various Feasibility Plans.



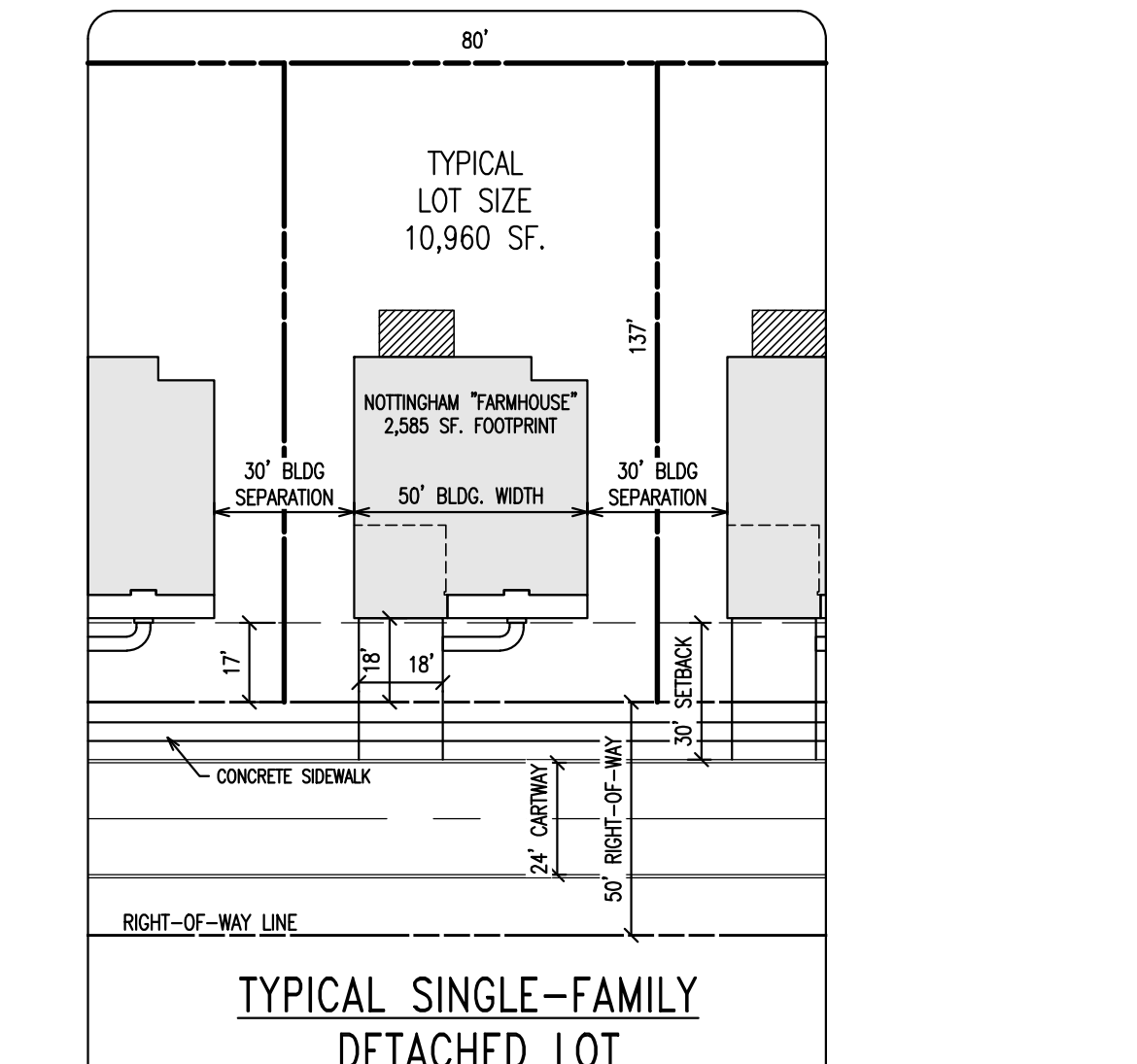
DLHowell
Civil Engineering
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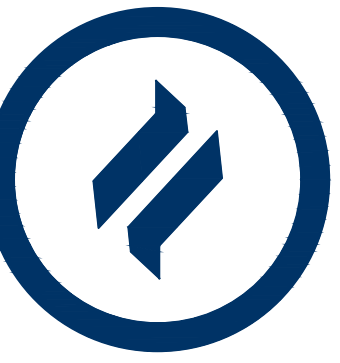


GENERAL NOTES
1. RECORD OWNER/HAVING ADDRESS: FOX CLEARING, LLC
2. SITE ADDRESS: 1013 SHILOH ROAD
3. TAX PARCEL #: E-23
4. SOURCE OF TITLE: RECORD BOOK 10533 PAGE 48

- REFERENCE PLANS
1. PLAN ENTITLED 'PLAN OF SUBDIVISION FOR WILTON R. STOKES', PREPARED BY HENRY S. CONROY INC., DATED 10/29/1982, LAST REVISED 1/29/1983.
2. PLAN ENTITLED 'PLAN OF PROPERTY FOR HAWTHORNE', PREPARED BY INGRAM ENGINEERING SERVICES, INC., PLOTTED ON 6/29/2016, LAST REVISED 5/13/2016, RECORD PLAN BOOK #1893.

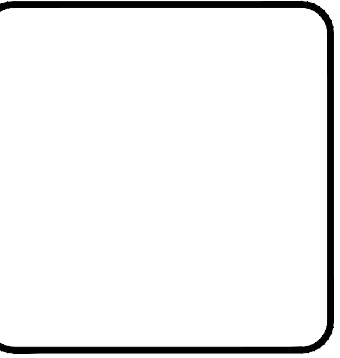
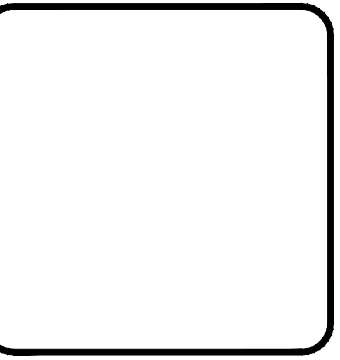


CONDITIONAL USE OVERALL SITE PLAN
CLIENT: FOX CLEARING, LLC
PROJECT: STOKES ESTATE
LOCATION: 1013 SHILOH ROAD WESTTOWN TOWNSHIP, CHESTER COUNTY, PA
DATE: 04/14/23
SCALE: 1"=100'



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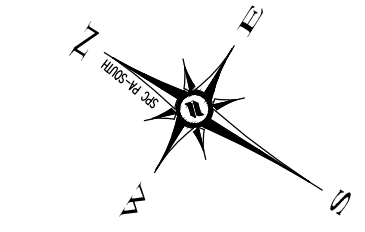
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NO.	REV.	DATE	DESCRIPTION
8			
7			
6			
5			
4			
3			
2			
1			

CONDITIONAL USE  
**EMERGENCY ACCESS FIRE TRUCK TURNING**  
FOX CLEARING, LLC  
PROJECT: STOKES ESTATE  
LOCATION: 1013 SHILOH ROAD  
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

DATE:	11/27/23
SCALE:	1"=30'
DRAWN BY:	ADM
CHECKED BY:	DWG
PROJECT NO.:	3868
DATE FILED:	11/27/23
PLOTTED:	11/27/23
DRAWING NO.:	TT-1.1
SHEET:	01 of 01



**GOSHEN FIRE TOWER 54**

**Pierce** Turning Performance Analysis 07/10/2020

**Bid Number:** 312  
**Department:** Goshen Fire Company

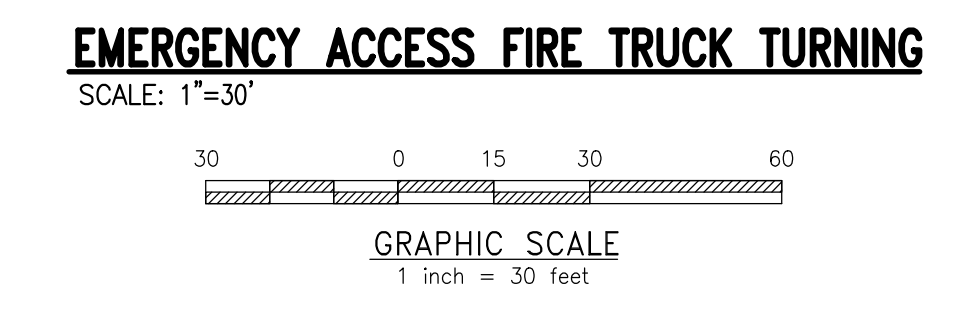
**Chassis:** Arrow-XT Chassis, PAPI/midmount MUX, 2010, NOT FOR FUTURE USE  
**Body:** Aerial, Platform 100', Alum Body

<b>Parameters:</b>	Inside Cramp Angle:	40°
	Axle Track:	62.92 in.
	Wheel Offset:	5.30 in.
	Tread Width:	18.6 in.
	Chassis Overhang:	68.99 in.
	Additional Bumper Depth:	26 in.
	Front Overhang:	94.99 in.
	Wheelbase:	247 in.

<b>Calculated Turning Radii:</b>	Inside Turn:	23 ft. 5 in.
	Curb to curb:	38 ft. 9 in.
	Wall to wall:	48 ft. 10 in.

**Comments:**

GENERAL NOTE:  
THE PURPOSE OF THIS PLAN IS TO DEMONSTRATE EMERGENCY ACCESS MANEUVERABILITY THROUGH THE PROPOSED EMERGENCY ACCESS PATHS FROM ROADS 'D' AND 'E' TO ROAD 'C'.



Category	Option	Description
Axle, Front, Custom	0690913	Axle, Front, Oshkosh TAV-4, Non Drive, 24,000 lb, Chm/AXT/DCP
Wheels, Front	0019818	Wheels, Front, Alaska, 22.50" x 13.00", Aluminum, Hub Pilot
Tires, Front	0679821	Tires, Front, Michelin, XZY3 (wb), 425/65R22.50, 20 ply, Fire Service Load Rtg
Bumpers	0696359	Bumper, 26" Extended, Steel, Painted, Saber FIREnforcer
Aerial Devices	0657391	Aerial, 100' Pierce Platform, 35 MPH Wind Rating, 400lb Tip Load Allowance

**Notes:**  
Actual inside cramp angle may be less due to highly specialized options.  
Curb to Curb turning radius calculated for 9.00 inch curb.