



ENTERPRISE PRODUCTS PARTNERS L.P.  
ENTERPRISE PRODUCTS HOLDINGS LLC  
(General Partner)

ENTERPRISE PRODUCTS OPERATING LLC

November 03, 2023

Fox Clearing LLC  
227 Granite Run Drive  
Lancaster, PA 17601

**RE: PRELIMINARY PLAN APPROVAL FOR STOKES ESTATE LOCATED AT 1013 SHILOH ROAD, WEST CHESTER, PA**

To Whom It May Concern:

**Enterprise TE Products Pipeline Company LLC (“Enterprise”) APPROVES** of the proposed development plan known as Stokes Estate. The Development is in proximity to our A3 Pipeline, however, we do not see the proposed development, as represented to us in the attached plan (Exhibit “A”), as a threat to the safety or integrity of the line.

Enterprise’s A3 Pipeline (8”) is located within our pipeline easement within the boundaries of the property development and is buried sufficiently deep as to prevent concerns relative to Fox Clearing LLC’s proposed development plan.

It is agreed and understood that Enterprise’s APPROVAL for the above referenced encroachment within and over our pipeline easement shall be conditioned upon the following:

- Fox Clearing LLC shall submit final plans of development to Enterprise’s encroachment department and shall continue to comply with all encroachment guidelines.
- No removal of **cover** shall occur within the easement referenced above, including directly over the pipeline.
- A PA One Call shall be placed prior to any construction activity.
- An Enterprise employee shall be on site during any construction activity; and finally
- In the event that Enterprise needs to access the A3 pipeline for whatever purpose, and said pipeline has been paved over, Enterprise is not financially liable for repairing or replacing asphalt/concrete/cement in or above the pipeline easement.

This **APPROVAL**, pursuant to the above referenced conditions, is in regard to the Stokes Estate at the above referenced location only, and purports to grant no other approval for any other construction activities that may take place outside the scope of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frederick Lester', written in a cursive style.

Frederick Lester

Enterprise Products

Regional Land Representative

(412)443-3310

fplester@eprod.com

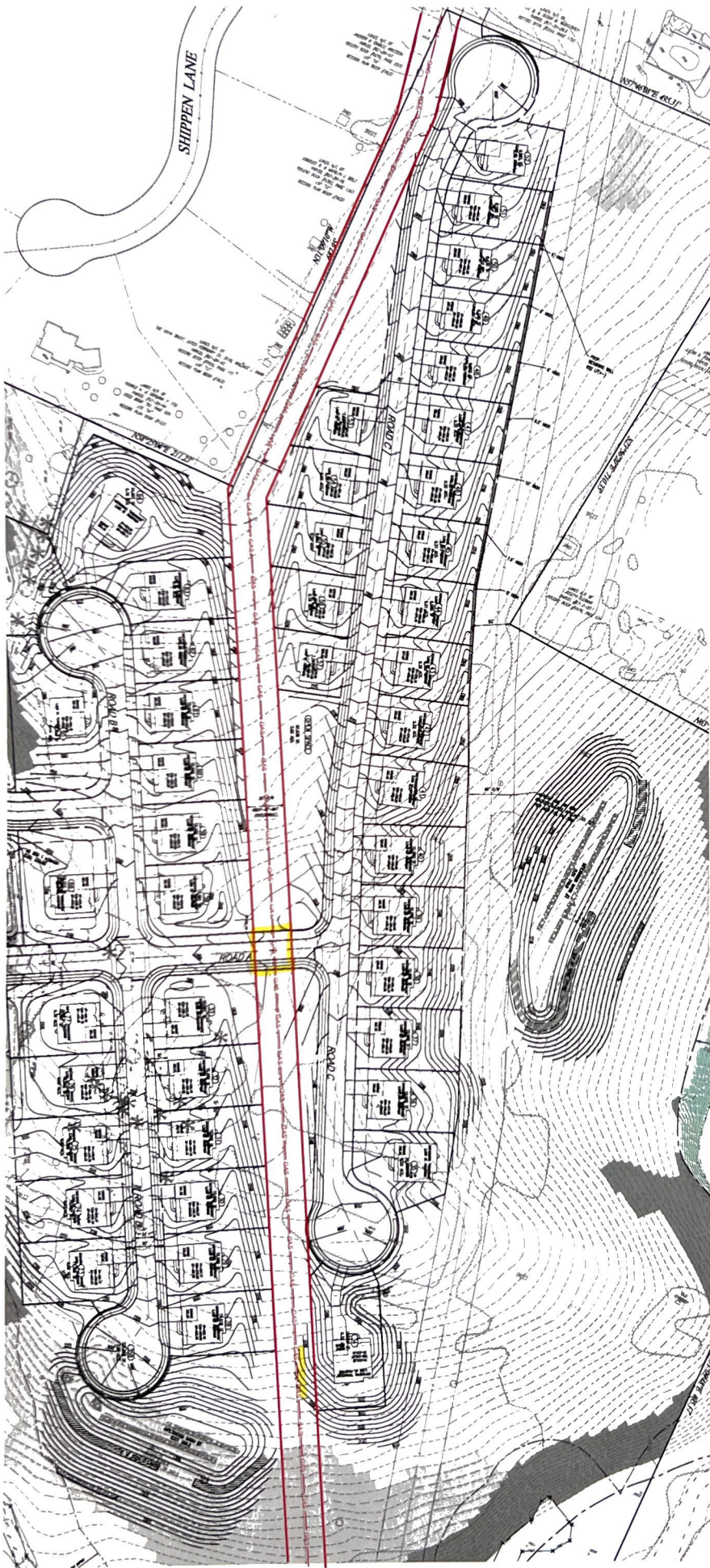
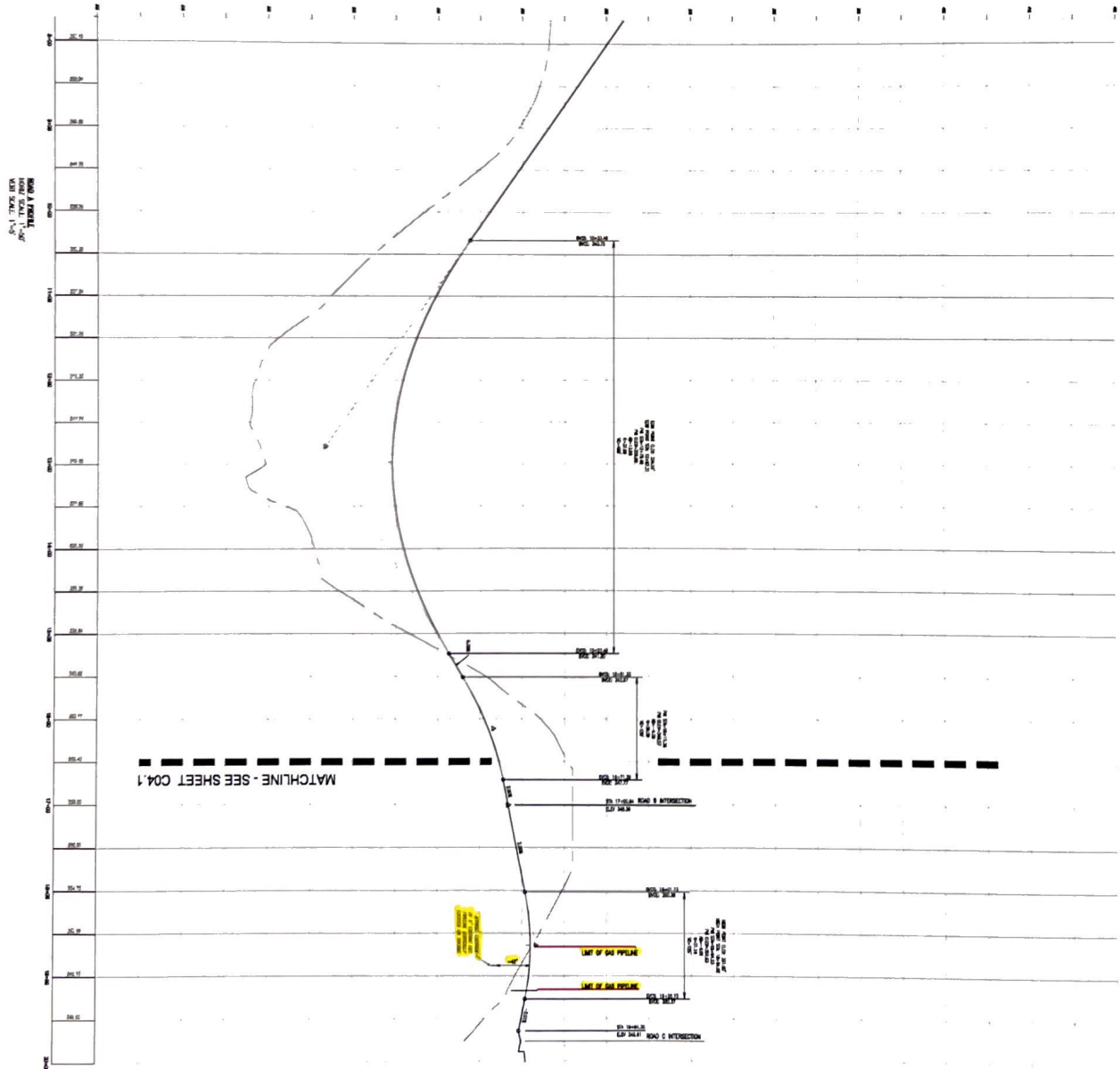


Exhibit  
A

Exhibit 'A'

DLHowell		Minimum Sight Distance for Vertical Curves	
Civil Engineering & Land Planning Vertical Curve Handbook			
Grade	2.00%	Grade	2.00%
Length (ft)	100	Length (ft)	100
Speed (mi/hr)	30	Speed (mi/hr)	30
Curve Length (ft)	100	Curve Length (ft)	100
Minimum Sight Distance (ft)	100	Minimum Sight Distance (ft)	100
Minimum Sight Distance (ft)	100	Minimum Sight Distance (ft)	100

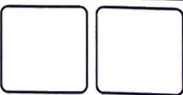


NO.	DATE	DESCRIPTION
1	10/1/20	ISSUED FOR PERMITTING
2	10/1/20	ISSUED FOR PERMITTING
3	10/1/20	ISSUED FOR PERMITTING
4	10/1/20	ISSUED FOR PERMITTING
5	10/1/20	ISSUED FOR PERMITTING
6	10/1/20	ISSUED FOR PERMITTING
7	10/1/20	ISSUED FOR PERMITTING
8	10/1/20	ISSUED FOR PERMITTING
9	10/1/20	ISSUED FOR PERMITTING
10	10/1/20	ISSUED FOR PERMITTING

CONDITIONAL USE  
PROFILES

CLIENT: FOX CLEARING, LLC  
PROJECT: STOKES ESTATE  
1513 BIRCH ROAD  
WESTTOWN TOWNSHIP, CHESTER COUNTY, PA

NO.	DATE	DESCRIPTION
1	10/1/20	ISSUED FOR PERMITTING
2	10/1/20	ISSUED FOR PERMITTING
3	10/1/20	ISSUED FOR PERMITTING
4	10/1/20	ISSUED FOR PERMITTING
5	10/1/20	ISSUED FOR PERMITTING
6	10/1/20	ISSUED FOR PERMITTING
7	10/1/20	ISSUED FOR PERMITTING
8	10/1/20	ISSUED FOR PERMITTING
9	10/1/20	ISSUED FOR PERMITTING
10	10/1/20	ISSUED FOR PERMITTING



DLHowell  
Civil Engineering  
Land Planning  
Surveying  
1513 Birch Road  
Westtown Township, Chester County, PA  
19380  
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