

**RESIDENTIAL DEVELOPMENT**  
 ART. VI - R1 RESIDENTIAL DISTRICT  
 SECT. 170-501.C. CONDITIONAL USES  
 (2). RESIDENTIAL DEVELOPMENT (FLEXIBLE DEVELOPMENT PROCEDURE - ARTICLE IX)  
 ART. IX - FLEXIBLE DEVELOPMENT PROCEDURE  
 SECT. 170-903. PERMITTED USES  
 A. SINGLE FAMILY DETACHED DWELLINGS  
 SEC. 170-904. DENSITY STANDARDS  
 BASE DENSITY = 1.1 D.U./ACRE OF TRACT AREA (SEE TRACT AREA CALCULATION)  
 BONUS DENSITY = 1.5 D.U./ACRE OF TRACT AREA (MAXIMUM ACHIEVABLE)

**TRACT AREA CALCULATION**

TRACT AREA (GROSS)	3,523,402 S.F. / 80.886 ACS(4)
EX. LEGAL R/W	4,663 S.F.
EX. UTILITY EASEMENTS	280,525 S.F.
AREA EQUAL TO 75% OF FLOODPLAIN	- 144,110 S.F.
PROHIBITIVE SLOPES	- 70,841 S.F.
WETLANDS	- 81,077 S.F.
AREA EQUAL TO 25% OF SEASONALLY HIGH WATER TABLE SOILS	- 132,496 S.F.
TRACT AREA =	2,848,590 S.F. (65.418 AC.)
BASE DENSITY (1.1 MULTIPLIER) =	71 LOTS

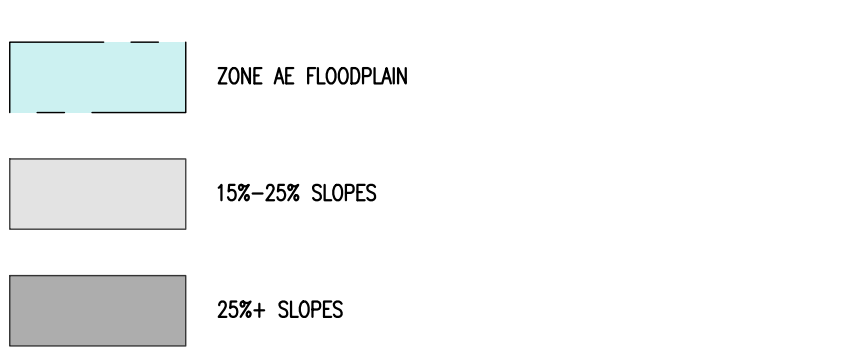
**OPEN SPACE**  
 MINIMUM OPEN SPACE = 40% GROSS TRACT AREA  
 REQUIRED  
 GROSS TRACT = 80.886 ACRES  
 80.886 ACRES X 40% = 32.35 ACRES  
 PROPOSED  
 GROSS OPEN SPACE = 47.62 ACRES (58.87% GROSS TRACT AREA)  
 QUALIFYING MIN. REQUIRED OPEN SPACE = 32.35 ACRES (40.11% GROSS TRACT AREA)  
 QUALIFYING INCREMENTAL BONUS O.S. = 12.20 ACRES (15.08% GROSS TRACT AREA)  
 \*\*SEE TABLE ON SHEET C01.6 FOR TABULATION\*\*

**DENSITY CALCULATION**  
 BASE DENSITY: 1.1 D.U. / TRACT AREA  
 BONUS DENSITY: +0.075 D.U. / 5% OF ADDITIONAL OPEN SPACE = (15.08% EXTRA) = 0.075 \* 3 = 0.225 BONUS  
 MINIMUM DENSITY = 1.1 + 0.225 = 1.325 D.U. \* 65.418 ACS = 86.106 ACHIEVABLE

**RESIDENTIAL LOT AREA**

PROPOSED LOTS	85
DENSITY	3.30 LOTS/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  
 AREA OF PRECAUTIONARY STEEP SLOPES = 547,921 SF < 25% OF THE TRACT AREA  
 THEREFORE SECTION 170-402.D(3) DOES NOT APPLY

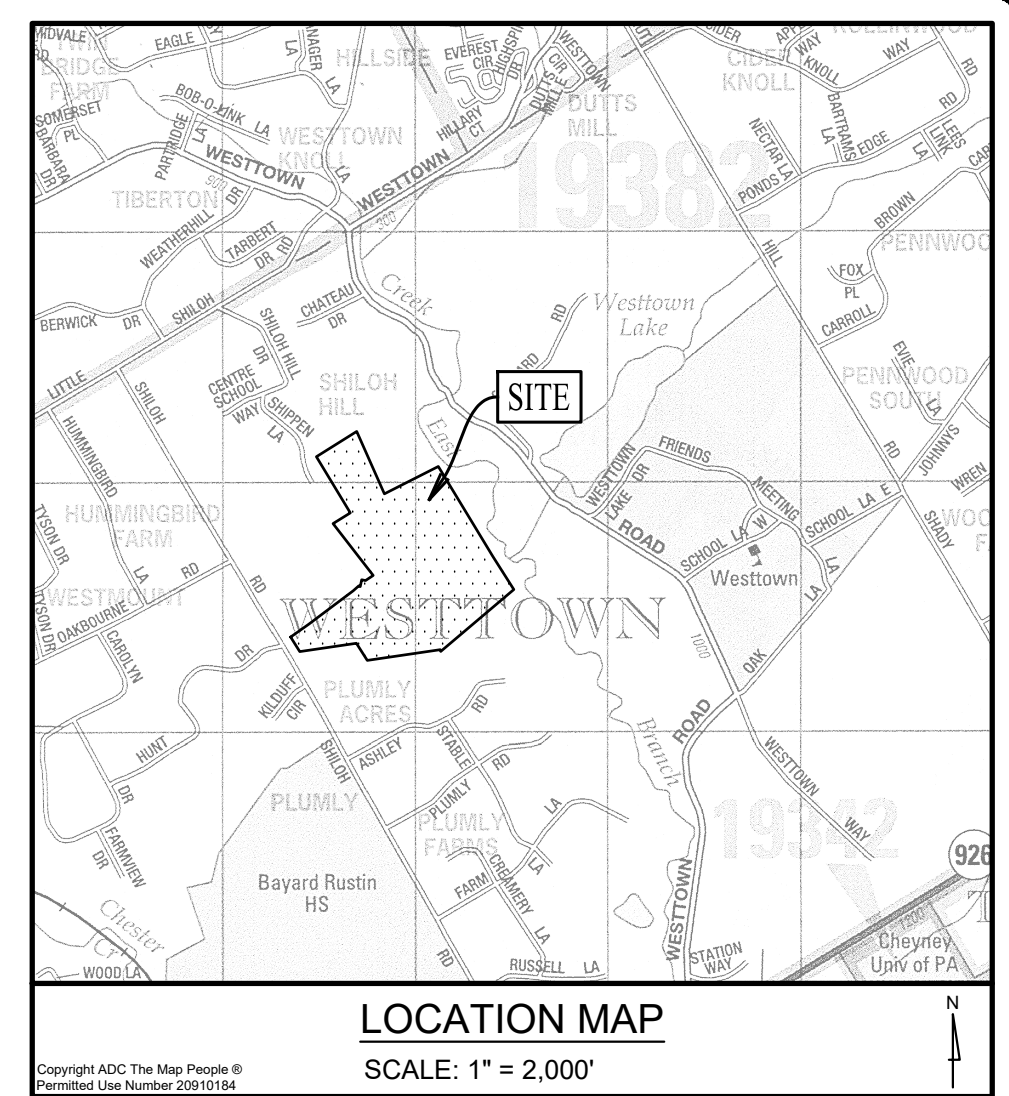
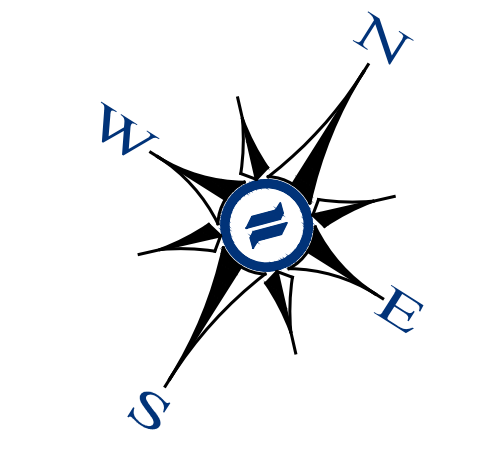
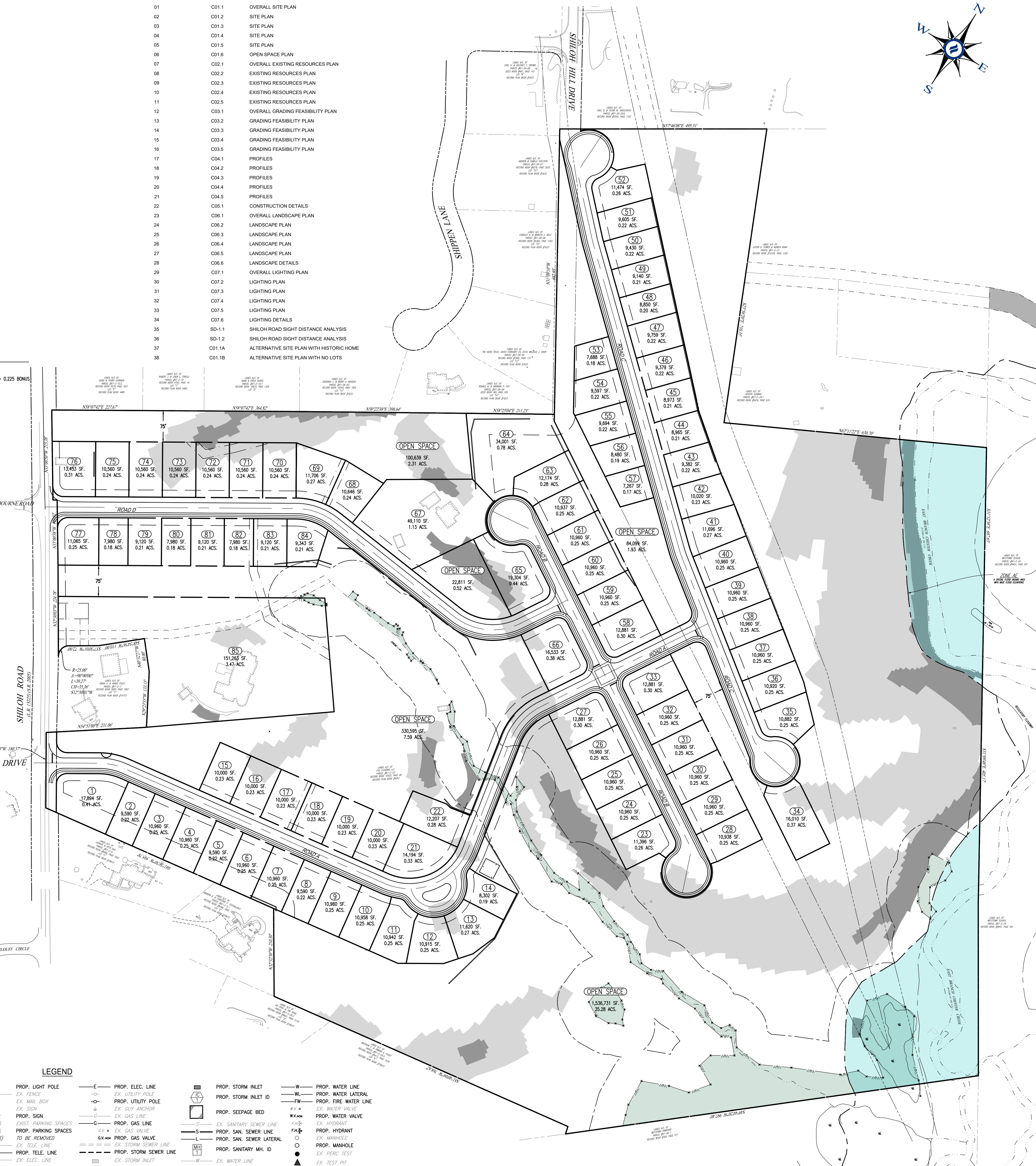


**LEGEND**

EX. PROPERTY LINE	EXISTING CONTOUR	EX. FENCE	EX. MAIL BOX	EX. SIGN	EX. GUY ANCHOR	EX. GAS LINE	EX. WATER VALVE	EX. HYDRANT	EX. MANHOLE	EX. PERC. TEST
PROP. PROPERTY LINE	PROPOSED CONTOUR	PROP. UTILITY POLE	PROP. SIGN	PROP. GUY ANCHOR	PROP. GAS LINE	PROP. WATER VALVE	PROP. HYDRANT	PROP. MANHOLE	PROP. PERC. TEST	
PROP. RIGHT-OF-WAY	NEW SPOT ELEV.	EX. CONIC CURB	PROP. PARKING SPACES	TO BE REMOVED	EX. TELE. LINE	PROP. STORM SEWER LINE	PROP. SAN. SEWER LATERAL	PROP. SANITARY MH ID	EX. WATER LINE	
EX. MONUMENT	SOILS TYPE	EX. CONC. CURB	PROP. PARKING SPACES	TO BE REMOVED	EX. TELE. LINE	PROP. STORM SEWER LINE	PROP. SAN. SEWER LATERAL	PROP. SANITARY MH ID	EX. WATER LINE	
PROP. MONUMENT	SOILS TYPE	EX. CONC. CURB	PROP. PARKING SPACES	TO BE REMOVED	EX. TELE. LINE	PROP. STORM SEWER LINE	PROP. SAN. SEWER LATERAL	PROP. SANITARY MH ID	EX. WATER LINE	
EX. REBAR	EX. CONC. CURB	PROP. CONC. CURB	PROP. PARKING SPACES	TO BE REMOVED	EX. TELE. LINE	PROP. STORM SEWER LINE	PROP. SAN. SEWER LATERAL	PROP. SANITARY MH ID	EX. WATER LINE	
PROP. REBAR	PROP. CONC. CURB	PROP. CONC. CURB	PROP. PARKING SPACES	TO BE REMOVED	EX. TELE. LINE	PROP. STORM SEWER LINE	PROP. SAN. SEWER LATERAL	PROP. SANITARY MH ID	EX. WATER LINE	
EX. EASEMENT	PROP. EDGE OF PAVING	EX. LIGHT POLE	EX. ELEC. LINE	EX. STORM INLET						
EX. EASEMENT	PROP. EDGE OF PAVING	EX. LIGHT POLE	EX. ELEC. LINE	EX. STORM INLET						
EX. WETLANDS										

**DRAWING INDEX**

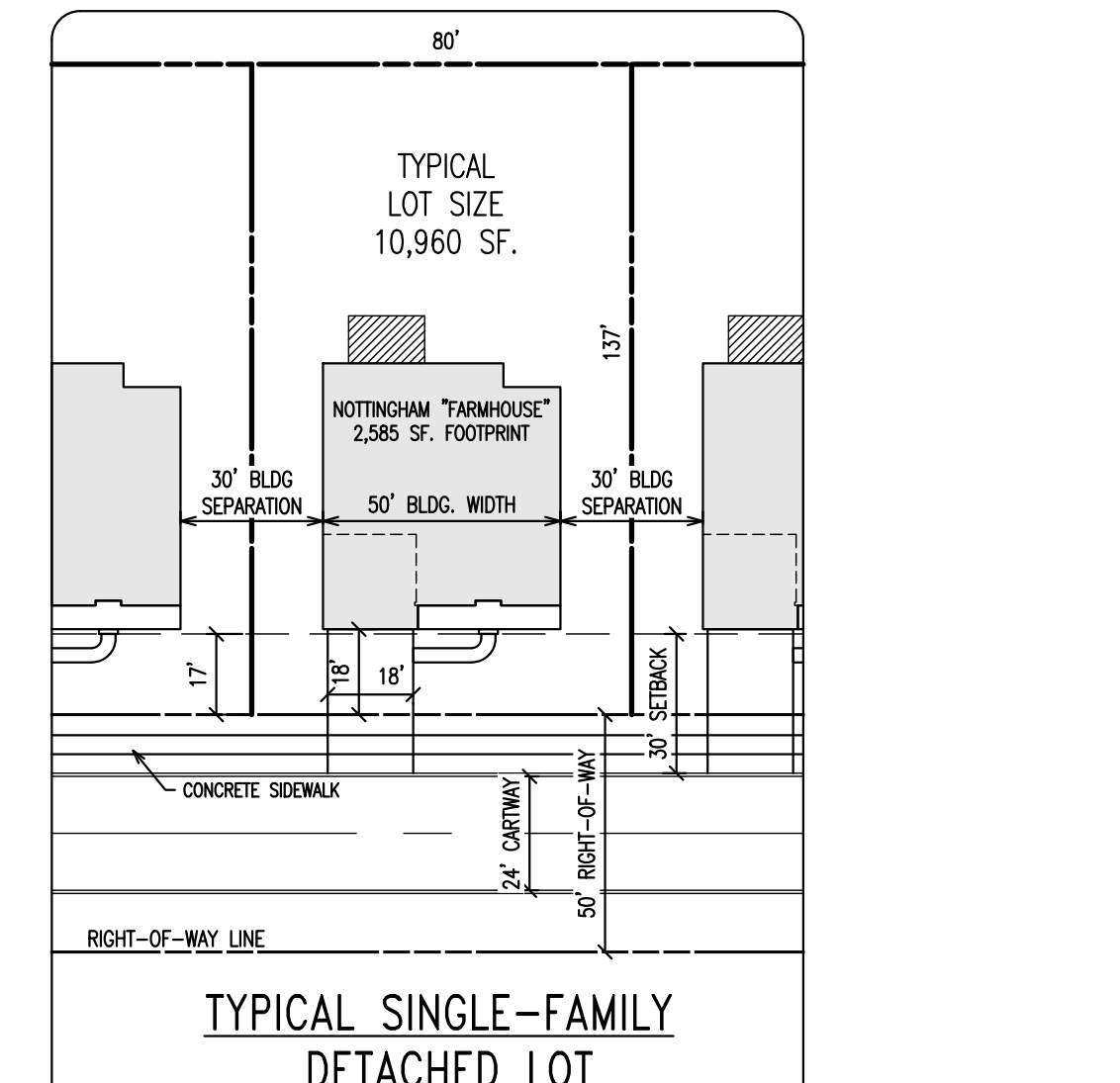
SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
01	C01.1	OVERALL SITE PLAN
02	C01.2	SITE PLAN
03	C01.3	SITE PLAN
04	C01.4	SITE PLAN
05	C01.5	SITE PLAN
06	C01.6	OPEN SPACE PLAN
07	C02.1	OVERALL EXISTING RESOURCES PLAN
08	C02.2	EXISTING RESOURCES PLAN
09	C02.3	EXISTING RESOURCES PLAN
10	C02.4	EXISTING RESOURCES PLAN
11	C02.5	EXISTING RESOURCES PLAN
12	C03.1	OVERALL GRADING FEASIBILITY PLAN
13	C03.2	GRADING FEASIBILITY PLAN
14	C03.3	GRADING FEASIBILITY PLAN
15	C03.4	GRADING FEASIBILITY PLAN
16	C03.5	GRADING FEASIBILITY PLAN
17	C04.1	PROFILES
18	C04.2	PROFILES
19	C04.3	PROFILES
20	C04.4	PROFILES
21	C04.5	PROFILES
22	C05.1	CONSTRUCTION DETAILS
23	C06.1	OVERALL LANDSCAPE PLAN
24	C06.2	LANDSCAPE PLAN
25	C06.3	LANDSCAPE PLAN
26	C06.4	LANDSCAPE PLAN
27	C06.5	LANDSCAPE PLAN
28	C06.6	LANDSCAPE DETAILS
29	C07.1	OVERALL LIGHTING PLAN
30	C07.2	LIGHTING PLAN
31	C07.3	LIGHTING PLAN
32	C07.4	LIGHTING PLAN
33	C07.5	LIGHTING PLAN
34	C07.6	LIGHTING DETAILS
35	SD-1.1	SHILOH ROAD SIGHT DISTANCE ANALYSIS
36	SD-1.2	SHILOH ROAD SIGHT DISTANCE ANALYSIS
37	C01.1A	ALTERNATIVE SITE PLAN WITH HISTORIC HOME
38	C01.1B	ALTERNATIVE SITE PLAN WITH NO LOTS



**GENERAL NOTES**

1. RECORD OWNER/MAILING ADDRESS: FOX CLEARING, LLC, 227 GRANITE RUN DRIVE, SUITE 100, LANCASTER, PA 17601
2. SITE ADDRESS: 1013 SHILOH ROAD, WEST CHESTER, PA 19382
3. TAX PARCEL #: 67-2-23
4. SOURCE OF TITLE: RECORD BOOK 10533, PAGE 48
5. LOT AREA: 64,956 ACRES (GROSS), 61,333 ACRES (NET OF SHILOH ROAD R/W)
6. BOUNDARY, TOPOGRAPHY AND PHYSICAL IMPROVEMENTS SHOWN ARE FROM FIELD SURVEY BY HOWELL KLINE SURVEYING, LLC, PERFORMED DURING OCTOBER, NOVEMBER, DECEMBER 2020 AND JANUARY 2021.
7. CONTOURS & TOPOGRAPHY INFORMATION PLOTTED FROM AERIAL SURVEY BY NORDEAST MAPPING, INC. AERIAL MAPPING WAS PRODUCED TO NATIONAL MAP ACCURACY STANDARDS, GROUND CONTROL AND SUPPLEMENTAL DATA BY HOWELL KLINE SURVEYING, LLC. DATUM: NAVD 83 (COMPUTED USING GEOID12M) & NAD 83 (2011) (IPROX2010.0000) [AS DETERMINED BY GPS OBSERVATION]. SITE BENCH = RM OF SANITARY MANHOLE LOCATED AT THE INTERSECTION OF PLANT DRIVE AND SHILOH ROAD. ELEVATION: 405.91'. CONTOUR INTERVAL: 2 FEET
8. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM OBSERVABLE EVIDENCE AT THE TIME OF SURVEY AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.
9. A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD HAZARD ZONE AE. A SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR CHESTER COUNTY, PA, MAP NO. 420202021050, PANEL 215 OF 380, DATED SEPTEMBER 29, 2017. FLOOD PLAIN BOUNDARIES SHOWN HEREON WERE SCALED FROM THE ABOVE MENTIONED MAP.
10. WETLANDS BOUNDARY LINES WERE DELINEATED BY BROCKHOUSE ENVIRONMENTAL, CONSULTANTS AND ENGINEERS AND WORTER ENVIRONMENTAL AND PLANNING BY HOWELL KLINE SURVEYING, LLC, PERFORMED ON OCTOBER 30, 2020 AND JANUARY 2021 RESPECTIVELY.
11. THIS SITE IS CLASSIFIED AS "2" OF LOCAL HISTORIC VALUE" ON THE TOWNSHIP HISTORIC RESOURCES MAP.
12. THE PURPOSE OF THIS PLAN IS TO DETAIL THE PROPOSED SITE IMPROVEMENTS FOR CONDITIONAL USE OF AN 85 LOT RESIDENTIAL SUBDIVISION INCLUDING, BUT NOT LIMITED TO, CONCEPTUAL STORMWATER MANAGEMENT, GRADING, AND LANDSCAPING.
13. SOILS INFORMATION PROVIDED WITH SUPPORT FROM THE NATURAL RESOURCES CONSERVATION SERVICE. SOILS ATTRIBUTE DATA IS SERVED FROM THE NRCS SCS DATA MAP.
14. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.
15. AN INPES PERM IS REQUIRED TO BE OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THIS SITE.
16. ALL DIMENSIONS ARE TO EDGE OF PAVING OR FACE OF BUILDING UNLESS NOTED OTHERWISE. SCALED DIMENSIONS SHALL NOT BE USED WITHOUT FIRST CONTACTING D.L. HOWELL & ASSOCIATES.
17. THIS PLAN PROPOSES PUBLIC WATER SUPPLY AND PUBLIC SEWER. PUBLIC WATER WILL BE PROVIDED BY AQUA PENNSYLVANIA. ALL WORK SHALL BE IN ACCORDANCE WITH THEIR STANDARDS AND SPECIFICATIONS.
18. AN INDIVIDUAL GRADING AND EROSION AND SEDIMENT CONTROL PLAN FOR EACH BUILDING GROUP SHALL BE SUBMITTED WITH THE BUILDING PERMIT FOR THE TOWNSHIP'S REVIEW AND APPROVAL.
19. ALL MONUMENTS TO BE SET IN ACCORDANCE WITH WESTTOWN TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE.
20. ALL PROPOSED UTILITIES MUST BE PLACED UNDERGROUND.
21. D.L. HOWELL & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS OF THE EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES D.L. HOWELL & ASSOCIATES, INC. GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF THE WORK.
22. THE FINAL ARCHITECTURE AND LOT PLACEMENT FOR EACH HOME IS YET TO BE DETERMINED. FOOTPRINTS ARE FOR CONCEPTUAL PURPOSES ONLY.
23. REPRESENTATIVES OF WESTTOWN TOWNSHIP AND/OR OTHER GOVERNMENTAL AUTHORITIES SHALL HAVE PERMISSION TO GAIN ACCESS TO THE STORMWATER FACILITIES THROUGH A BLANKET EASEMENT OVER THE PROPERTY TO PERFORM INSPECTIONS, MAINTENANCE AND REPAIRS OF THE BASIN, AS NECESSARY.
24. STORMWATER DEVICES SHALL NOT BE REMOVED, ALTERED OR RELIED UPON BY THE LANDOWNER. IN THE EVENT OF THE FAILURE OF THE LANDOWNER TO COMPLY WITH THESE CONDITIONS AND RESTRICTIONS, THE TOWNSHIP SHALL HAVE THE AUTHORITY TO RESTORE SAID STORMWATER MANAGEMENT FACILITIES TO THEIR ORIGINAL STATE AND THE COSTS THEREOF SHALL BE ASSESSED TO THE LANDOWNER. THE TOWNSHIP, BEFORE IT MAY EXERCISE THIS RIGHT, SHALL NOTIFY THE LANDOWNER BY CERTIFIED MAIL OF ITS INTENTION TO DO SO. THE NOTICE SHALL SET FORTH IN WHAT MANNER THE OWNER HAS ALTERED THE STORMWATER MANAGEMENT FACILITIES, AND IF THE OWNER FAILS TO CORRECT THE ALTERATION LISTED IN THE NOTICE FROM THE TOWNSHIP, THEN AND ONLY THEN THE TOWNSHIP MAY EXERCISE THIS RIGHT.
25. A SEWAGE FACILITIES PLANNING MODULE IS REQUIRED IN ACCORDANCE WITH THE SEWAGE FACILITIES PLANNING ACT (ACT 537). APPROVAL OF THIS PLAN IN NO WAY IMPLIES OR GUARANTEES THAT SUCH APPROVAL CAN BE OBTAINED.
26. ALL NEW SANITARY WORK, INCLUDING BUT NOT LIMITED TO, GRABBER SEWER MAINS, AND APPURTENANCES, MANHOLES, ETC., SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF WESTTOWN TOWNSHIP.
27. ALL STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS OF WESTTOWN TOWNSHIP AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, AS APPLICABLE. WESTTOWN TOWNSHIP IS NOT RESPONSIBLE FOR INSTALLATION OR MAINTENANCE OF ANY STORMWATER FACILITIES NOT DEDICATED FOR PUBLIC USE.
28. NOTHING SHALL BE PLACED, PLANTED, SET OR PUT WITHIN THE AREA OF AN EASEMENT OF STORM DRAINAGE FACILITY THAT COULD ADVERSELY AFFECT THE FUNCTION OF THE EASEMENT, ANY EASEMENT AGREEMENT, OR THE STORM DRAINAGE FACILITY.
29. THE LIMITS OF DISTURBANCE SHALL BE STAKED IN THE FIELD PRIOR TO CLEARING OF ANY EXISTING DISTURBANCE. ANY CHANGE OR ENCROACHMENT ONTO THESE AREAS WITHOUT CONSERVATION DISTRICT REVIEW AND APPROVAL MAY REQUIRE THE CONTRACTOR TO CEASE DISTURBANCE AND OBTAIN AN EARTH DISTURBANCE PERMIT. INSTALL TREE PROTECTION FENCING AROUND PERIMETER OF TREES WHERE LIMIT OF DISTURBANCE ABUTS WOODLANDS.

- REFERENCE PLAN(S)**
1. PLAN ENTITLED "PLAN OF SUBDIVISION FOR MILTON R. STOKES", PREPARED BY HENRY S. CONROY INC, DATED 10/29/1982, LAST REVISED 1/29/1983, RECORD PLAN BOOK #4267.
  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 #18073.
  3. PLAN ENTITLED "FINAL PLAN OF LOTS JOHN & CHRISTINE O'BREN", PREPARED BY ROBERT W. MATOZ, PLS INC., DATED 10/5/1998, LAST REVISED 11/5/1998, RECORD PLAN BOOK #14715.
  4. PLAN ENTITLED "TWIN GALEX", PREPARED BY MESKO ENGINEERING ASSOCIATES, INC., DATED 12/27/2006, LAST REVISED 2/8/2006, RECORD PLAN BOOK #17755.
  5. PLAN ENTITLED "PRELIMINARY/FINAL PLAN OF SUBDIVISION FOR 1015 SHILOH ROAD", PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC., DATED 11/11/2008, LAST REVISED 6/2/2009, RECORD PLAN BOOK #18673.
  6. PLAN ENTITLED "FINAL SUBDIVISION PLAN - PROPERTY OF JAMES S. LEES JR., PREPARED BY G.D. HOUTMAN & SON, DATED 4/3/1978, LAST REVISED 4/13/1978, RECORD PLAN BOOK #1633.



**OVERALL SITE PLAN**  
 SCALE: 1" = 100'

**RECORD OWNER/APPLICANT:**  
 FOX CLEARING, LLC  
 227 GRANITE RUN DRIVE, SUITE 100  
 LANCASTER, PA 17601

**PROJECT NO.:** 3868  
**DATE:** 04/14/23  
**SCALE:** 1" = 100'  
**DRAWN BY:** ADM  
**CHECKED BY:** DWG  
**PROJECT NO.:** 3868  
**CAD FILE:** # SITE PLAN.dwg  
**PLOTTED:** 06/15/23  
**DRAWING NO.:** C01.1  
**SHEET:** 01 of 38

**GRAPHIC SCALE**  
 1 inch = 100 feet

**DLHowell**  
 Civil Engineering  
 Land Planning  
 Environmental  
 www.DLHowell.com

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

REV.	DATE	DESCRIPTION
1	06/15/23	REVISED PER TOWNSHIP CONSULTANT REVISIONS
2		
3		
4		
5		
6		
7		
8		

**CONDITIONAL USE**  
**OVERALL SITE PLAN**

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