CONDITIONAL USE SUBDIVISION PLAN FOR
THE ROBINSON TRACT
PROPOSED DEVELOPMENT

TAX MAP PARCEL NUMBER 67-4-30, 67-4-31, 67-4-32, 67-4-33,
67-4-33.1, 67-4-134, 67-4-29, 67-4-29.1, 67-4-29.2,
67-4-29.3, 67-4-29.4
WESTTOWN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

OWNERS OF RECORD
CRICKET FARM FAMILY ASSOCIATES, LP
DAVID M. ROBINSON, LAURIE S. ROBINSON,
DAVID G. ROBINSON
501 WEST STREET ROAD
WEST CHESTER, PA 19382
610-399-5191

APPLICANT/DEVELOPER
TOLL PA KML, L.P.
250 GIBRALTAR ROAD
HORSHAM, PA 19044
215-338-4000

ENGINEER, SURVEYOR,
PLANNER, LANDSCAPE ARCHITECT
ESE CONSULTANTS, INC.
250 GIBRALTAR ROAD
SUITE 2E
HORSHAM, PA 19044
215-914-2050

LOCATION MAP
APPROX. LOCATION 5' STORM WATER EASEMENT
(SEE NOTE 4.A.10 & .11)

APPROX. LOCATION 15' WIDE DRAINAGE EASEMENT
TO WESTTOWN TWP. (PER REF. PLAN NO. 10)

APPROX. LOCATION 15' WIDE DRAINAGE EASEMENT
TO WESTMINSTER PRESBYTERIAN CHURCH (PER REF. PLAN NO. 10)
EXISTING CHAPEL TO REMAIN
TRAIL & EMERGENCY ACCESS
EMERGENCY ACCESS
1. No tree or shrub shall be placed closer than 10 ft from any side or rear property line and no closer than 5 ft from a street right of way line.

2. Trees shall be located in a manner which will not obstruct access to fire hydrants or visibility of street or traffic signs. No trees or shrubs shall be planted in a sight triangle. No trees shall be planted in any utility or municipal easements.

3. Landscape plan is conceptual. Exact location and species to be coordinated with more detailed grading & utility plans during the land development approval process.

4. See Sheet SD09.21 for planting details & schedule.

5. Plan refers to Lighting Design & Information provided by: Lighting Designs by Dugan. Dated 8/14/2019. Sheet 1 of 1. Additional lighting to be provided as requested by the Township.
LANDSCAPE AND LIGHTING NOTES:

1. NO TREE OR SHRUB SHALL BE PLACED CLOSER THAN 10 FT FROM ANY SIDE OR REAR PROPERTY LINE AND NO CLOSER THAN 5 FT FROM A STREET RIGHT OF WAY LINE.

2. TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS. NO TREES OR SHRUBS SHALL BE PLANTED IN A SIGHT TRIANGLE. NO TREES SHALL BE PLANTED IN ANY UTILITY OR MUNICIPAL EASEMENTS.

3. LANDSCAPE PLAN IS CONCEPTUAL. EXACT LOCATION AND SPECIES TO BE COORDINATED WITH MORE DETAILED GRADING & UTILITY PLANS DURING THE LAND DEVELOPMENT APPROVAL PROCESS.

4. SEE SHEET SD09.21 FOR PLANTING DETAILS & SCHEDULE.

5. PLAN REFERENCES LIGHTING DESIGN & INFORMATION PROVIDED BY: LIGHTING DESIGNS BY DUGAN. DATED 8/14/2019. SHEET 1OF 1. ADDITIONAL LIGHTING TO BE PROVIDED AS REQUESTED BY THE TOWNSHIP.
PROPOSED LANDSCAPE BUFFER SCREEN PLANTINGS

LANDSCAPE & LIGHTING NOTES:
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4. SEE SHEET SD09.21 FOR PLANTING DETAILS & SCHEDULE.
5. PLAN REFERENCES LIGHTING DESIGN & INFORMATION PROVIDED BY: LIGHTING DESIGNS BY DUGAN. DATED 8/14/2019. SHEET 1 OF 1. ADDITIONAL LIGHTING TO BE PROVIDED AS REQUESTED BY THE TOWNSHIP.
PROPOSED LANDSCAPE BERM & BUFFER SCREEN PLANTINGS

PROPOSED ENTRY MONUMENT PIERS
WITH ONE SIDE (ROAD K) DETAILS TO BE PROVED AT LAND DEVELOPMENT APPROVAL PROCESS

LANDSCAPE & LIGHTING NOTES:
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5. PLAN REFERENCES LIGHTING DESIGN & INFORMATION PROVIDED BY: LIGHTING DESIGNS BY DUGAN. DATED 8/14/2019. SHEET 1 OF 1. ADDITIONAL LIGHTING TO BE PROVIDED AS REQUESTED BY THE TOWNSHIP.

LIGHTING LEGEND:
.1 TYPICAL STREET LIGHT

LANDSCAPE LEGEND:
PROPOSED ENTRY MONUMENT PIERS WITH ONE SIDE (ROAD K) DETAILS TO BE PROVED AT LAND DEVELOPMENT APPROVAL PROCESS

PROPOSED LANDSCAPE BERM & BUFFER SCREEN PLANTINGS
EXISTING VEGETATION TO REMAIN

BASIN A-5
29,806 SF

EXISTING VEGETATION TO REMAIN

LANDSCAPE LEGEND:

SD09.06

LIGHTING LEGEND:

TYPICAL STREET LIGHT

PLAN REFERENCES LIGHTING DESIGN & INFORMATION PROVIDED BY:

LANDSCAPE & LIGHTING NOTES:

1. NO TREE OR SHRUB SHALL BE PLACED CLOSER THAN 10 FT FROM ANY ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS.

2. TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT SIDE OR REAR OR PROPERTY LINE AND NO CLOSER THAN 5 FT FROM A STREET RIGHT OF WAY LINE.

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4. SEE SHEET SD09.21 FOR PLANTING DETAILS & SCHEDULE.

5. NO TREES OR SHRUBS SHALL BE PLANTED IN A SIGHT TRIANGLE. NO LIGHTING DESIGNS BY DUGAN. DATED 8/14/2019. SHEET 1 OF 1.
Landscaping and Lighting Plan

1. No tree or shrub shall be placed closer than 10 ft from any side or rear property line and no closer than 5 ft from a street right of way line.

2. Trees shall be located in a manner which will not obstruct access to fire hydrant or visibility of street or traffic signs. No trees or shrubs shall be planted in a sight triangle. No trees shall be planted in any utility or municipal easements.

3. Landscape plan is conceptual. Exact location and species to be coordinated with more detailed grading & utility plans during the land development approval process.

4. See sheet SD09.21 for planting details & schedule.

5. Plan references lighting design & information provided by: Lighting Designs by Dugan. Dated 8/14/2019. Sheet 1 of 1. Additional lighting to be provided as requested by the township.

Lighting Legend:
- [Typical street light]

Landscape Legend:
- [Approximate limits of existing vegetation to remain]
1. No tree or shrub shall be placed closer than 10 ft from any

2. Trees shall be located in a manner which will not obstruct

3. Landscape plan is conceptual. Exact location and species to be

4. See sheet SD09.21 for planting details & schedule.

5. Plan references lighting design & information provided by:


6. Additional lighting to be provided as requested by the

   Towne.

7. During the land development approval process.

   Coordinate with more detailed grading & utility plans.

   Street Right Of Way Line.

   Trees shall be planted in any utility or municipal easements.

   Trees shall not be located within 5 ft of a

   Property line.
LANDSCAPE & LIGHTING NOTES:

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4. SEE SHEET SD09.21 FOR PLANTING DETAILS & SCHEDULE.

5. PLAN REFERENCES LIGHTING DESIGN & INFORMATION PROVIDED BY: LIGHTING DESIGNS BY DUGAN. DATED 8/14/2019. SHEET 1 OF 1. ADDITIONAL LIGHTING TO BE PROVIDED AS REQUESTED BY THE TOWNSHIP.

LIGHTING LEGEND:

.1 TYPICAL STREET LIGHT

LANDSCAPE LEGEND:

EXISTING VEGETATION TO REMAIN
1. NO TREE OR SHRUB SHALL BE PLACED CLOSER THAN 10 FT FROM ANY TOWNSHIP.
APPROXIMATE LIMITS OF EXISTING VEGETATION TO REMAIN

LANDSCAPE & LIGHTING NOTES:

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4. SEE SHEET SD09.21 FOR PLANTING DETAILS & SCHEDULE.

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DURING THE LAND DEVELOPMENT APPROVAL PROCESS.

LANDSCAPE LEGEND:

- TREES
- SHRUBS
- BUSHES
- TYPICAL STREET LIGHT

LIGHTING LEGEND:

- TYPICAL STREET LIGHT
APPROXIMATE LIMITS OF EXISTING VEGETATION TO REMAIN

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LIGHTING LEGEND:
-TYPICAL STREET LIGHT
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LANDSCAPE LEGEND:

LIGHTING LEGEND:

TYPICAL STREET LIGHT
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TYPICAL STREET LIGHT

EMERGENCY ACCESS

TRAIL & EMERGENCY ACCESS

STREET ROAD SR 926

APPROXIMATE LIMITS OF EXISTING VEGETATION TO REMAIN

EXISTING CHAPEL TO REMAIN

APPROXIMATE LIMITS OF EXISTING VEGETATION TO REMAIN

COMMUNITY CLEAR

LANDSCAPE & LIGHTING NOTES:
ENTRY MONUMENT PER SICL STREET ROAD
DETAILS TO BE PROVIDED DURING THE LAND
DEVELOPMENT APPROVAL PROCESS.

LANDSCAPE NOTES:
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   OR REAR OR PROPERTY LINE AND NO CLOSER THAN 5 FT FROM A
   STREET RIGHT OF WAY LINE.
2. TREES SHALL BE LOCATED IN A MANNER WHICH WILL NOT OBSTRUCT
   ACCESS TO FIRE HYDRANT OR VISIBILITY OF STREET OR TRAFFIC SIGNS.
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   ADDITIONAL LIGHTING TO BE PROVIDED AS REQUESTED BY THE
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LANDSCAPE LEGEND:

LIGHTING LEGEND:

TYPICAL STREET LIGHT
APPROXIMATE LIMITS OF EXISTING VEGETATION TO REMAIN

LANDSCAPE & LIGHTING NOTES:

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APPROXIMATE LIMITS OF EXISTING VEGETATION TO REMAIN.

STREET ROAD SR 926

THORNBURY TOWNSHIP

WESTTOWN TOWNSHIP

MUNICIPAL BOUNDARY LINE

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LANDSCAPE LEGEND:

LIGHTING LEGEND:

1. TYPICAL STREET LIGHT
SITE DATA:
CURRENT ZONING: A/C AGRICULTURAL CLUSTER RESIDENTIAL DISTRICT & R-1
PROPOSED: FLEXIBLE DEVELOPMENT OPTION

GROSS SITE AREA: 322.36 ACRES
TRACT (NET) ACREAGE: 290.20 ACRES

PERMITTED BASE DENSITY: 1.1 DU/AC (319 DU)
PROPOSED DENSITY: 1.1 DU/AC (319 DU)

REQUIRED OPEN SPACE: 60% (193.42 AC)
PROPOSED OPEN SPACE: 60% (194 AC)

SITE PLAN:
PROPOSED USES:
(2) EXISTING HOMES TO REMAIN (LOTS A & B)
(118) ESTATE HOMES (115’ X 125’)
(64) EXECUTIVE/COURTYARD HOMES (90’ X 125’)
(135) CARRIAGE & TOWNHOMES
319 TOTAL HOMES

NOTE:
1. PLAN REQUIRES CODE RELIEF FROM 60 FT BUILDING SEPARATION REQUIREMENT FOR MULTI-FAMILY TOWNHOMES; 30 FT PROPOSED.
2. REFER TO EXISTING STRUCTURES TO REMAIN & PROPOSED USE ON SHEET SD04.02
3. REFER TO SHEET SD06.02 FOR SITE PLANNING INFORMATION