

SEAL

TEAM

LAND PLANNER  
**ORSATTI + STUART ASSOCIATES**  
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 KING OF PRUSSIA, PA 19406  
 TEL. 610.337.2100

CIVIL ENGINEER  
**INLAND DESIGN, LLC**  
 16 HAGERTY BLVD.  
 WEST CHESTER, PA 19382  
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PROJECT NAME

**KNICKERBOCKER REDEVELOPMENT**

EAST WHITELAND TOWNSHIP  
 CHESTER COUNTY  
 COMMONWEALTH OF PENNSYLVANIA

CLIENT

DP WHITELAND LLC  
 967 E. SWEDSFORD ROAD, SUITE 400  
 EXTON, PA 19341

REVISIONS

NO.	DATE	NOTES
#1	08/20/20	REVISED PER CLIENT
#2	08/27/20	REVISED PER CLIENT

DRAWN BY

JGH

CHECKED BY

PJS

SCALE

1" = 200'

DATE

07/07/2020

DRAWING NAME

EXHIBIT 'A'

ZONING REQUIREMENTS: EAST WHITELAND TOWNSHIP

EXISTING ZONING: O/BP - OFFICE / BUSINESS PARK  
 R-1 - LOW-DENSITY RESIDENTIAL

PROPOSED ZONING ADOPTION: RMH - MEDIUM-HIGH DENSITY RESIDENTIAL

PROPOSED USE: RESIDENTIAL

§ 200 ATTACHMENT 2 RESIDENTIAL DEVELOPMENT TABLE:

	REQUIRED - RMH	PROPOSED
MAXIMUM TRACT DENSITY (UNITS/ACRE):	12.0	2.23 un/ac
MINIMUM TRACT AREA (ACRES)	3.5ac	176.7ac
MAXIMUM BUILDING COVERAGE (%)	35%	16.9%
MAXIMUM IMPERVIOUS (%)	50%	24.8% <sup>1</sup>
MINIMUM LOT AREA	3,000 SF	N/A
MAXIMUM HEIGHT, PRINCIPLE STRUCTURES (FEET)	45'	<35'
MAXIMUM HEIGHT, PRINCIPLE STRUCTURES (STORIES)	4.5	<3.5
MINIMUM LOT WIDTH AT R.O.W (FEET)	20'	>20'
MINIMUM LOT WIDTH AT BUILDING SETBACK (FEET)	30'	>30'
MINIMUM SIDE YARD, AGGREGATE (FEET)	15'	N/A
MINIMUM SIDE YARD, ONE SIDE (FEET)	7'	N/A
MINIMUM REAR YARD (FEET)	15'	N/A
MINIMUM ACCESSORY STRUCTURE SETBACK	6'	N/A
<b>MINIMUM SETBACK FROM STREETS (FEET)</b>		
BUILDING FACE TO EXISTING ARTERIAL STREET ROW	50'	N/A
BUILDING FACE TO EXISTING COLLECTOR OR LOCAL STREET ROW	35'	N/A
BUILDING FACE TO COMMON PARKING AREA ROW	10'	>10'
SURFACE PARKING AREAS TO EXISTING ARTERIAL STREET ROW	20'	>20'
SURFACE PARKING AREAS TO EXISTING COLLECTOR STREET ROW	15'	>15'
SURFACE PARKING AREAS TO LOCAL STREET ROW	10'	>10'
<b>MINIMUM BUILDING SETBACK FROM TRACT (FEET)</b>		
FROM OTHER RESIDENTIAL TRACTS	25'	>25'
FROM NON-RESIDENTIAL TRACTS	40'	>40'
<b>MINIMUM SURFACE PARKING AREAS SETBACKS (FEET)</b>		
FROM OTHER RESIDENTIAL TRACTS	15'	>15'
FROM NON-RESIDENTIAL TRACTS	5'	>5'
<b>MINIMUM PRINCIPAL BUILDING SPACING (FEET)</b>		
WINDOW TO WINDOWLESS WALL	15'	N/A
WINDOW TO WINDOW WALL		
FRONT TO FRONT	40'	>40'
REAR TO REAR	30'	>36'
END TO END	20'	>25'
FRONT TO REAR	40'	N/A
FRONT TO END	35'	N/A
REAR TO END	30'	>35'

§ 200-70: REQUIRED SPACES FOR SPECIFIC USES

TWO-FAMILY, THREE-FAMILY, OR FOUR-FAMILY DWELLING	2.5/unit	4.57/unit (2.0 Garage/2.0 Driveway + Overflow Parking)
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§ 175-31: STREET WIDTHS

LOCAL OR RESIDENTIAL STREET MINIMUM R.O.W. (W/O ON-STREET PARKING)	50'	50'
MINIMUM TRAVEL LANE WIDTH (DEPENDENT ON STREET TYPE AND ADT)	9' TO 14'	14'
MINIMUM SHOULDER (DISTRIBUTOR, LOCAL, RESIDENTIAL STREETS W/ ADT LESS THAN 2,000 VEHICLES / DAY)	2'	2'

NOTE: 1. DOES NOT COUNT WALKWAYS TO INDIVIDUAL UNITS

GENERAL NOTES:

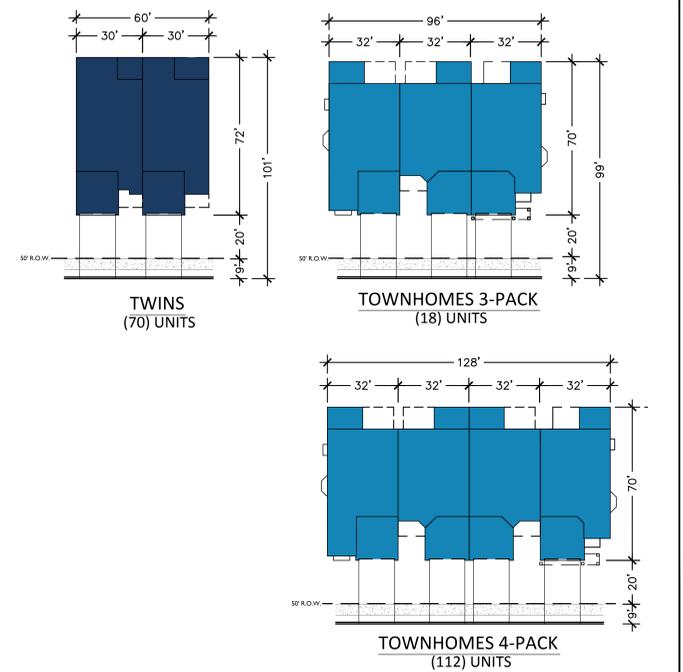
- CONCEPT PLAN IS BASED ON RMH - MEDIUM-HIGH-DENSITY RESIDENTIAL DISTRICT OF EAST WHITELAND TOWNSHIP CHESTER COUNTY.
- ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR/OWNER.
- THIS PLAN TO BE USED FOR CONCEPT AND DISCUSSION PURPOSES ONLY AND IS NOT MEANT FOR CONSTRUCTION.
- THIS PLAN ASSUMES THAT UTILITY EASEMENTS CAN BE REMOVED OR RELOCATED AND NEW UTILITIES WILL CONFORM TO TOWNSHIP, STATE, AND FEDERAL CODES.
- CONCEPT SKETCH CREATED FROM ALTA/NSPS LAND TITLE SURVEY FOR DP WHITELAND, LLC BY CHESTER VALLEY ENGINEERS, INC. DATED 7/20/2018.
- STREAM LOCATIONS NEED TO BE VERIFIED BY REGISTERED SURVEYOR.
- THIS PLAN ASSUMES THAT RIPARIAN BUFFER AND STREAM CROSSING PERMITS WILL BE OBTAINED BY OWNER.
- STORMWATER AREAS ARE CONCEPTUAL AND SHALL BE FINALIZED BY PROFESSIONAL ENGINEER.
- THIS SKETCH WAS COMPLETED WITHOUT THE BENEFIT OF SOIL TESTING ON THE PROPERTY.
- LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
- ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
- VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
- V.I.F. = VERIFY IN FIELD.

DEVELOPMENT SUMMARY:

PROPOSED DEVELOPMENT	
GROSS TRACT AREA:	176.7 ac
DEDUCTIONS:	
PIPELINE EASEMENT:	2.78 ac
WETLANDS:	4.29 ac
FLOODPLAINS:	25.28 ac
SENSITIVE SITE AREA:	19 ac
DEVELOPABLE ACREAGE:	125.35 ac
TOTAL UNITS:	280 Units
UNIT DENSITY:	2.23 un/ac

PARKING SUMMARY:	
UNIT PARKING	
Garage	560 Spaces (2 per unit)
Driveway	560 Spaces (2 per unit)
OVER FLOW PARKING:	
Area 'A'	60 Spaces
Area 'B'	26 Spaces
Clubhouse Parcel	34 Spaces
Trailhead	40 Spaces
Total Spaces	1,280 Spaces (4.57 spaces/acre)

AREA 'A' UNITS



AREA 'B' UNITS

