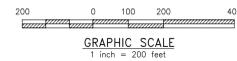


NOTE: PROPOSED MULTI-USE RECREATIONAL TRAIL AND LIMITED ACCESS CONNECTOR ARE SUBJECT TO APPROVALS FROM THE TOWNSHIP AND OUTSIDE AGENCIES

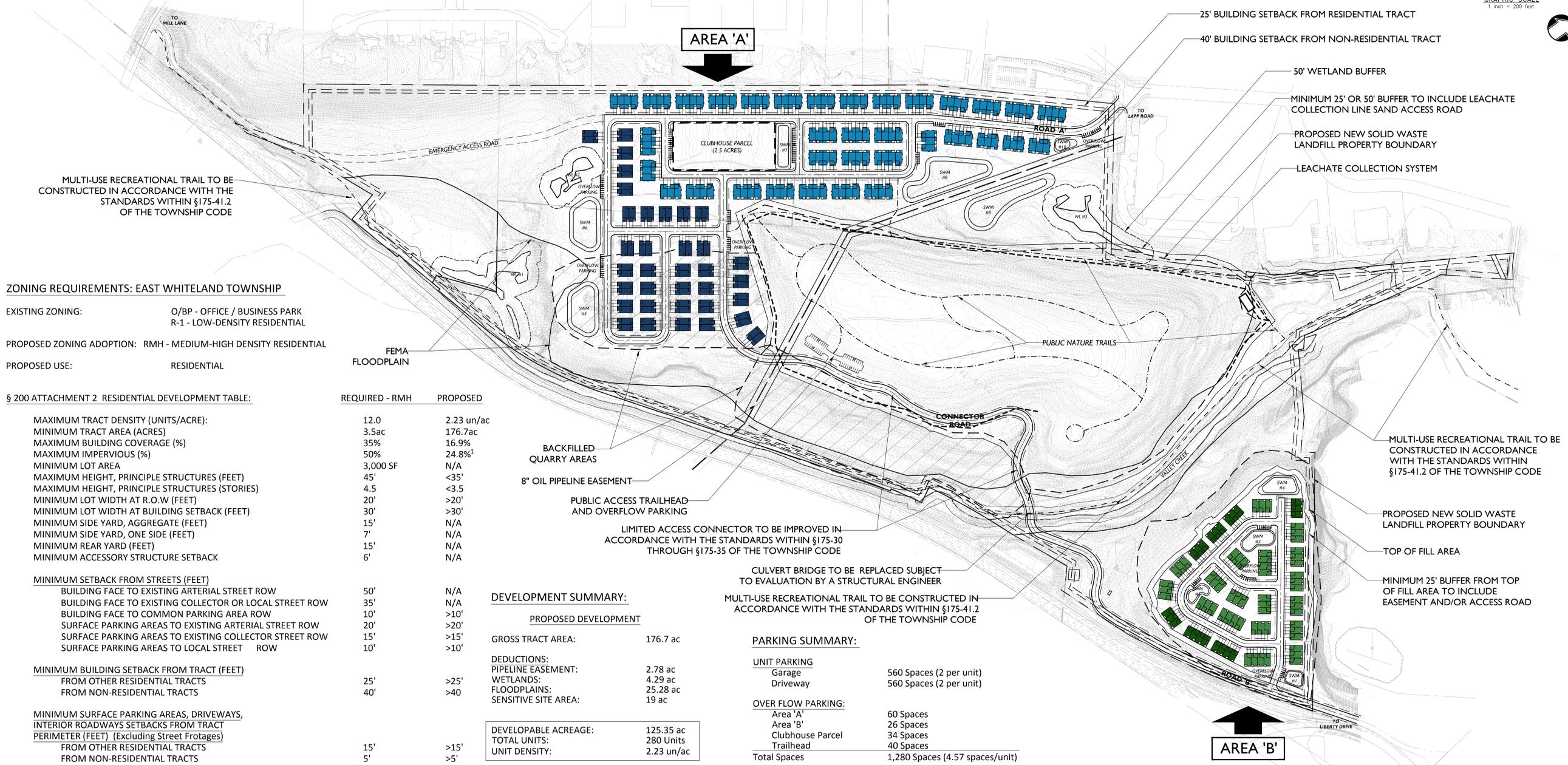


SEAL

TEAM

LAND PLANNER  
STUART AND ASSOCIATES, LLC.  
860 FIRST AVENUE, SUITE 9B  
KING OF PRUSSIA, PA 19406  
TEL. 610.337.2100

CIVIL ENGINEER  
INLAND DESIGN, LLC  
16 HAGERTY BLVD.  
WEST CHESTER, PA 19382  
TEL. 484.947.2928



**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, DRIVEWAYS, INTERIOR ROADWAYS SETBACKS FROM TRACT PERIMETER (FEET) (Excluding Street Frontages)</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.

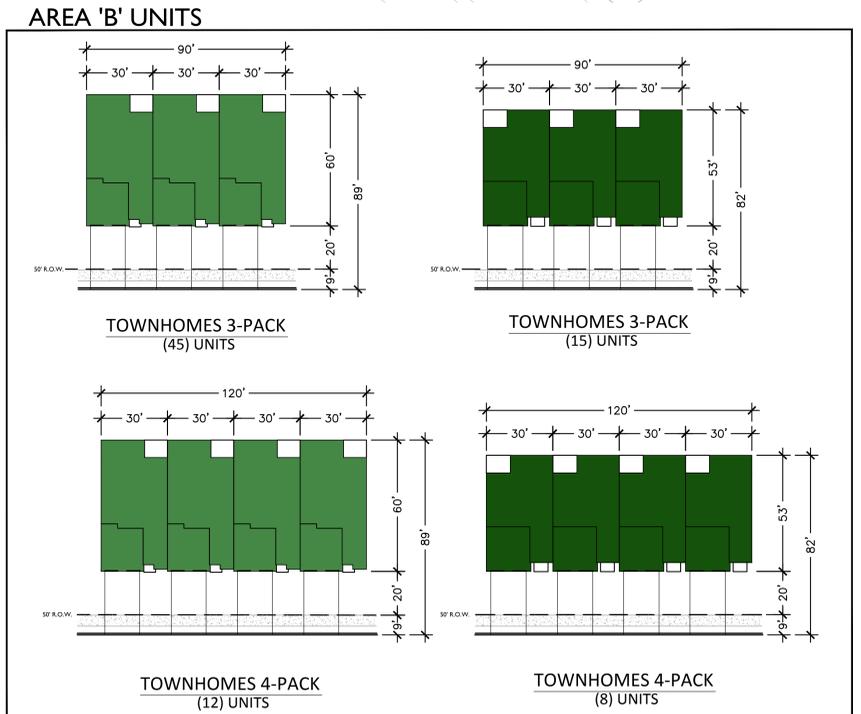
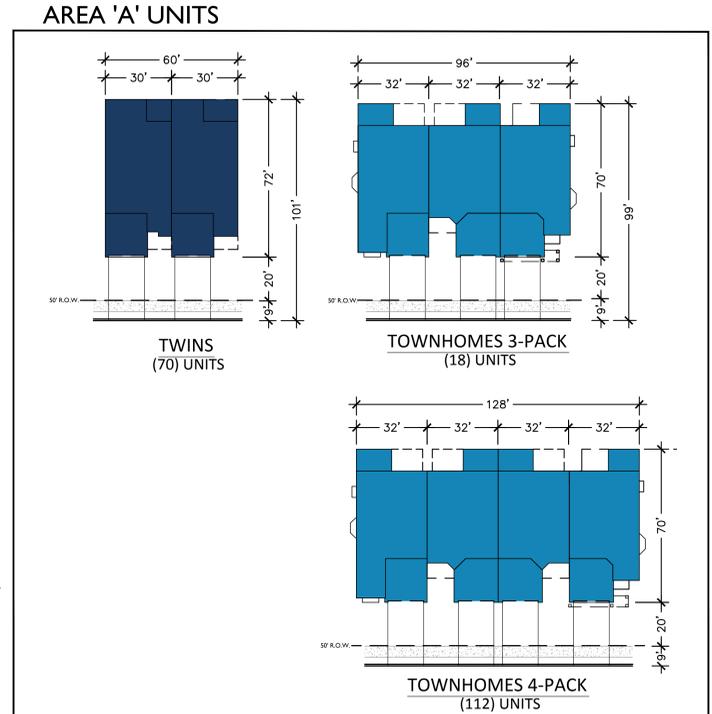
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MAXIMUM IMPERVIOUS (%)	50%
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MAXIMUM HEIGHT, PRINCIPLE STRUCTURES (FEET)	45'
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MINIMUM REAR YARD (FEET)	15'
MINIMUM ACCESSORY STRUCTURE SETBACK	6'

**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:**

MULTI-USE RECREATIONAL TRAIL TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS WITHIN §175-41.2 OF THE TOWNSHIP CODE	
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
Trailheads	40 Spaces
Total Spaces	1,280 Spaces (4.57 spaces/unit)



**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
#3	09/25/20	REVISED PER CLIENT
#4	10/12/20	REVISED PER E.W. TWP. COMMENTS

DRAWN BY JGH

CHECKED BY PJS

SCALE 1" = 200'

DATE 07/07/2020

DRAWING NAME

**EXHIBIT 'A'**

DRAWING NUMBER SHEET NUMBER EXA 1 OF 1