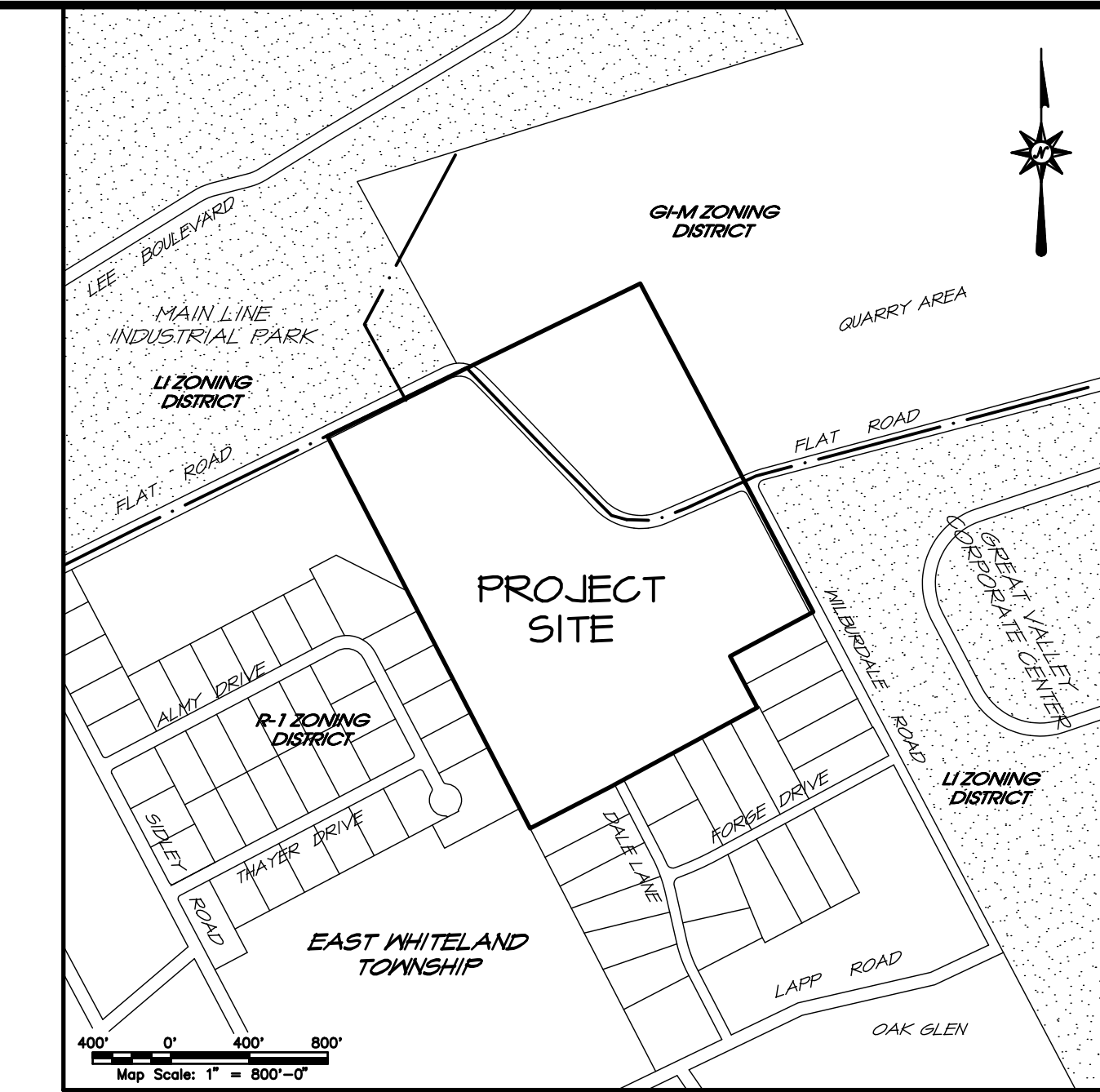


IMPERVIOUS COVERAGE
(See Note 22 this Sheet)

Lot No.	Lot Area (Sq. Ft.)	Permitted 17% Bldg. Cover (Sq. Ft.)	Plan Proposed Bldg. Cover (Sq. Ft.)	Permitted Imperv. Cover (Sq. Ft.)	Plan Proposed Imperv. Cover (Sq. Ft.)
1	12,736	2,165	2,145	3,821	2,546
2	13,286	2,259	2,145	3,986	2,679
3	14,102	2,537	2,145	4,231	3,173
4	14,125	2,401	2,145	4,238	2,669
5	12,750	2,168	2,145	3,825	2,669
6	12,750	2,168	2,145	3,825	2,669
7	12,750	2,168	2,145	3,825	2,669
8	12,750	2,168	2,145	3,825	2,669
9	12,750	2,168	2,145	3,825	2,669
10	12,750	2,168	2,145	3,825	2,669
11	12,750	2,168	2,145	3,825	2,669
12	12,750	2,168	2,145	3,825	2,669
13	13,149	2,235	2,145	3,945	3,229
14	13,092	2,226	2,145	3,928	3,229
15	13,092	2,226	2,145	3,928	3,245
16	13,240	2,251	2,145	3,972	3,187
17	13,092	2,226	2,145	3,928	3,245
18	13,092	2,226	2,145	3,928	3,245
19	13,198	2,243	2,145	3,959	3,037
20	12,750	2,168	2,145	3,825	2,653
21	12,750	2,168	2,145	3,825	2,653
22	12,750	2,168	2,145	3,825	2,653
23	12,750	2,168	2,145	3,825	2,653
24	12,852	2,185	2,145	3,856	2,653
25	12,041	2,047	1,955	3,612	2,346
26	13,855	2,355	2,145	4,157	2,675
27	12,750	2,168	2,145	3,825	2,661
28	15,909	2,705	2,145	4,773	2,680
29	12,864	2,187	2,145	3,859	2,643
30	12,750	2,168	2,145	3,825	2,643
31	13,025	2,214	2,145	3,908	2,629
32	13,327	2,266	2,145	3,998	2,669
33	13,116	2,230	2,145	3,935	3,208
34	13,058	2,220	2,145	3,917	3,246
35	13,372	2,273	2,145	4,012	3,150
36	13,274	2,257	2,145	3,982	3,190
37	14,566	2,476	2,145	4,370	2,657
38	12,257	2,084	1,955	3,677	2,347
39	12,370	2,103	1,955	3,711	2,389
40	12,110	2,059	1,955	3,633	2,350
41	12,220	2,077	1,955	3,666	2,334
42	12,545	2,133	1,955	3,764	2,640
43	12,628	2,147	2,145	3,788	2,654
44	12,009	2,042	1,955	3,603	2,513

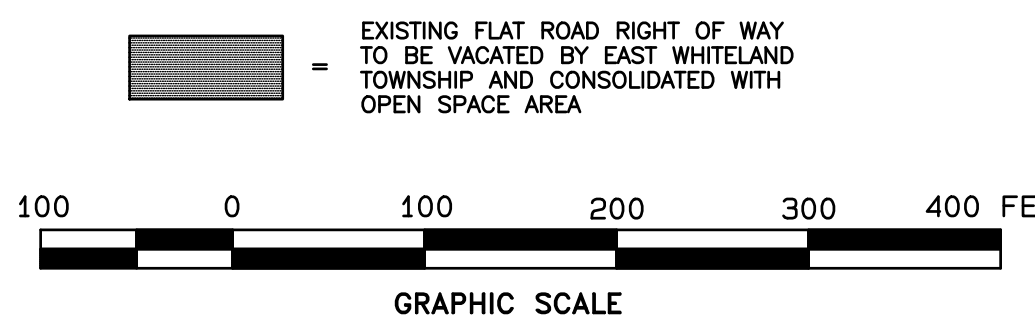


ZONING DATA

STANDARDS	REQUIRED	PROVIDED
MINIMUM PERMANENT OPEN SPACE AREA (% OF TRACT)	50	50.4%
MAXIMUM TRACT DENSITY (UNITS PER DEVELOPABLE ACRE) *	1.25	1.18
MINIMUM TRACT AREA (ACRES)	15	37.230
MINIMUM LOT AREA (SQUARE FEET)	12,000	>12,000
MAXIMUM BUILDING COVERAGE (% OF LOT)	17	<17
MAXIMUM IMPERVIOUS COVERAGE (% OF LOT)	30	<30
MINIMUM LOT WIDTH AT RIGHT-OF-WAY LINE (FEET)	35	>35
MINIMUM LOT WIDTH AT BUILDING SETBACK LINE (FEET)	60	>60
MINIMUM FRONT YARD	20	20
MINIMUM SIDE YARD (AGGREGATE)(FEET)	30	30
MINIMUM SIDE YARD (ONE SIDE)(FEET)	12	12
MINIMUM REAR YARD (FEET)	22	22
PARKING QUANTITY/PER DWELLING UNIT	3	4
MAXIMUM BUILDING COVERAGE (% OF TRACT)	9	5.80%
MAXIMUM IMPERVIOUS COVERAGE (% OF TRACT)	14	13.02%
PUBLIC WATER AND SEWER FACILITIES REQUIRED	YES	YES
PERMITTED DWELLING TYPES	SFD	SFD
MINIMUM ACCESSORY STRUCTURES SETBACK FROM PROPERTY LINES	8	NA
ANY BUILDING FACE TO EXISTING LOCAL STREET ULTIMATE RIGHT-OF-WAY	100	117
ANY BUILDING FACE TO COMMON PARKING AREA SURFACE PARKING AREAS TO EXISTING LOCAL STREET ULTIMATE RIGHT-OF-WAY	10	212
MINIMUM BUILDING SETBACKS FROM TRACT PERIMETER (EXCLUDING STREET FRONTS)(FEET):	50	370
FROM OTHER RESIDENTIAL TRACTS	25	136
MINIMUM SURFACE PARKING AREA, DRIVEWAY, INTERIOR ROAD SETBACK	15	185
FROM OTHER RESIDENTIAL TRACTS	24	N/A
WINDOW WALL TO WINDOWLESS WALL	45	105
WINDOW WALL TO WINDOW WALL	24	41
FRONT TO FRONT	20	41
REAR TO REAR	20	121
END TO END	40	41
FRONT TO REAR	45	87
FRONT TO END	40	117
REAR TO END	35	36

GENERAL SITE NOTES

- The project site is known as Flat Road Tract, East Whiteland Township, Chester County, Pennsylvania and is currently identified as Tax Parcel 42-4-61 and 42-1-31 in Deeds Book 3804, Page 1459.
- A metes and bounds survey was performed by Woodrow & Associates, Inc. This survey was performed with the aid of a title report prepared by Lawyers Title Insurance Corp., Case No. 83-2009-c, effective date Dec. 1, 1983, also prepared with documents of record. This property may be subject to additional rights of others that might not be published or shown in a Title Report. This survey was prepared during the month of January 2004.
- A topographic survey was performed for this site by Woodrow & Associates, Inc. during the month of January 2004. The elevation datum was based upon U.S.C.S., N.A.V.D., 1988. A sanitary sewer manhole in Flat Road on the west side of the tract having a rim elev. of 361.75 is the benchmark for the site.
- This plan was prepared utilizing the following references:
 - Plan of property for Glasgow, Inc., prepared by Howard W. Doran, P.E., dated 9/14/1983.
 - Final Subdivision Plan for Glasgow, Inc., prepared by Howard W. Doran, P.E., dated 9/14/1983, last revised 2/27/1990, and recorded as plan no. 10751 in Courthouse of Chester County, PA.
 - Plan of Subdivision for Ardmore Associates Group II, prepared by Edward B. Walsh & Associates, Inc., dated 2/26/1997, last revised 6/22/1997 and recorded as plan no. 13949 in the Courthouse of Chester County, PA.
 - Subdivision Plan for William Elery Army, Jr., et al., prepared by Conceptual Planners & Engineers, Inc., dated 2/01/1982, last revised 11/11/1983 and recorded as plan no. 4786 in Courthouse of Chester County, PA.
 - Record Plan for Fellers' Mill, prepared by Medvezky Associates, dated 6/30/1999, last revised 10/30/1999, and recorded as plan no. 801517 in Courthouse of Chester County, PA.
 - Subdivision Plan for Mark T. Supinski, prepared by Peter Kroas, Jr. & Assoc., Inc., dated 12/05/1997 last revised 1/26/1998 and recorded as plan no. 14292 in Courthouse of Chester County, PA.
 - Land Development Plan for Ardmore Associates Group II, prepared by Edward B. Walsh & Associates, Inc., dated 12/28/1995, last revised 3/20/1997 and recorded as plan no. 13949 in Courthouse of Chester County, PA.
 - Plan of Lots for Pine Forge Estates, prepared by Henry S. Conway, Inc., dated 1/26/1992 and recorded in Plan Book no. 46, Pg. 4 in Courthouse of Chester County, PA.
 - Subdivision Plan of Main Line Industrial Park, Parcels 6A & 6B, prepared by F. Daniel Cutlers & Associates, Inc., dated 5/10/1985, last revised 12/12/1985 and recorded as plan no. 6158 in Courthouse of Chester County, PA.
 - A deed of dedication, recorded in Deeds Book U-28, Pg. 28 and made 10/26/1956, between Northwest Monette Company and Township of East Whiteland placing the intended location and right-of-way width of 50 feet, being centered upon the Title Line as depicted upon plan.
 - Ordinance, No. 10, Vacating a portion of Flat Road, in East Whiteland Township, Chester County, PA was passed May 7, 1956 and became effective May 12, 1956 by the Board of Supervisors of East Whiteland Township and is shown upon plan.
- Existing subsurface utility information illustrated is based upon visual field inspection by Woodrow & Associates, Inc. concerning the size, location, depth, etc. of subsurface utilities is approximate in nature and has been obtained as an aid in the Project design. The information provided is representative of subsurface conditions only at locations and depths where such information was available. There is no expressed or implied agreement that utility size, location, depth, etc. as shown, exists between explored locations. Accordingly, utility information should not be relied upon for construction purposes. It is incumbent upon the contractor to verify the size, location, depth, etc. of all utilities before excavation.
- This site is located within Flood Plain Zone X as illustrated on Community Panels 42029C0105G & 42029C0105H, effective date 9/29/17, as prepared by the Federal Emergency Management Association. It is not located in a 100 year floodplain.
- All contractors working on this project shall comply with the requirements of PA Act 287 of 1974 as amended by PA Act 187 of December 19, 1998. All contractors working on this site shall obtain a PA One Call serial number for construction purposes not less than three (3), nor more than ten (10) working days prior to construction. Woodrow & Associates, Inc. obtained the PA One Call serial numbers of 1565625 & 1565626 on June 04, 2004 for design purposes only.
- A site "Hydric" Soils-Wellness determination was performed on this tract during the month of August, 2005 by Nova Consultants Ltd., John F. Szczepanski, PhD. The report findings state that "No observed evidence of Wetlands on the tract or within 300 feet of the tract and. No hydric class soils" exist within any section of the parcel in question. A field investigation by EBWA in 2018 confirmed the same findings.
- Test borings performed on this site on 10/27/2004 by Earth Engineering, Inc. determined that the topographic depression illustrated and noted on the plan is the related to sinkhole characteristics of the site soils and that weathered limestone materials exist within portions of the parcel.
- This project site will be served by public sanitary sewer by the East Whiteland Township. All sanitary sewer-related construction materials, means, methods, testing and procedures shall be in accordance with East Whiteland Township's Standard Specifications for Construction of Sanitary Sewers and Appurtenances bearing a cover sheet date of May 9, 2013.
- This project site will be served by public potable water by Aqua Pennsylvania. All potable water facilities shall be constructed in accordance with the latest specifications.
- A Homeowners' Association will be created for this project, said Association as owners of the open space shall be responsible for the maintenance and care of the Open Space area as well as the Cross-Lot Storm Sewer System and Detention Basin Facilities. Parcel "C" shall be under and subject to a declaration of planned community for the project. The open space is permanent open space that shall not be separately sold and that shall not be further subdivided.
- Individual Grading, Erosion and Sediment Control Plans for each lot shall be provided for each Lot to the Township for review and approval.
- No building permit will be issued until a paved surface to the Lot is provided.
- Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
- This plan hereby offers for dedication to East Whiteland Township the following items:
 - The right of way of roads A & B and its storm sewer facilities therein.
 - All sanitary sewer mains, including manholes and all related facilities.
- The open space is to be passive area for the homeowners. There are no parks or playgrounds being proposed. The cemetery open space will be open to the general public.
- Non Residential Lot #1 shall remain as open space to preserve the historic resource #144.
- Non Residential Lot #2 shall continue to be utilized as an industrial use.
- The applicant is responsible for the installation of a six foot wide paved pedestrian path from the intersection of Flat Road and Sidley Road to Flat Road and Route 29. The funds for this pathway will be an encroached item in the Township Tri-Party Agreement.
- The requirements of the public water and sewer supply must be followed with the installation of the facilities for this development.
- Developer shall apply for a Sewer Connection Permit concurrently with the building permit application for each lot.
- Storm Water Management Information:
 - The Storm Water Management Facilities shown on this plan have been designed assuming an impervious surface of 500 Sq. Ft. greater than what is provided in the impervious cover for each lot. Any lot where the coverage is exceeded, additional stormwater management provisions and calculations will be required and will be submitted and approved by the Township Engineer prior to the issuance of a building permit.
 - Individual lot ponds equipped with a photovoltaic cell shall be installed for each lot, and shall be placed no more than three feet from the driveway edge and five feet from the right-of-way.
 - Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved Final Plan. The Township and/or its agents may reserve the privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management facilities in order to determine that the structural design and integrity are being maintained properly.



PRELIMINARY/FINAL OVERALL TITLE PLAN

3 8-23-18 ADJUST LOT LAYOUT TO REMOVE 3 LOTS

2 7-3-18 REVISED PER TWP CONSULTANT JUNE 2018 REVIEW LETTERS

1 5-23-18 REVISED PER TWP CONSULTANT APRIL 2018 REVIEW LETTERS

PLAN OF SUBDIVISION FOR FLAT ROAD TRACT

EAST WHITELAND TOWNSHIP CHESTER COUNTY, PA.

Edward B. Walsh & Associates, Inc. Project- 4415 Date- 1-9-2018

CIVIL ENGINEERS & SURVEYORS

LIONVILLE PROFESSIONAL CENTER Scale- 1"=100' 125 Dowlin Forge Rd. Drawn- ALM Exton, Pennsylvania 19341 Checked- SJB Phone: 610-903-0060 Fax: 610-903-0080

Artisan Construction Group, LLC APPLICANT 110 PHOENIXVILLE PIKE MALVERN, PA 19355 Phone: 610-296-8175 Fax: 610-296-8176

Plotted: 8/29/2018 PFW: F:\J\4415\4415-B5-44 LOT SUBD.pro Sheet- 2 OF 39