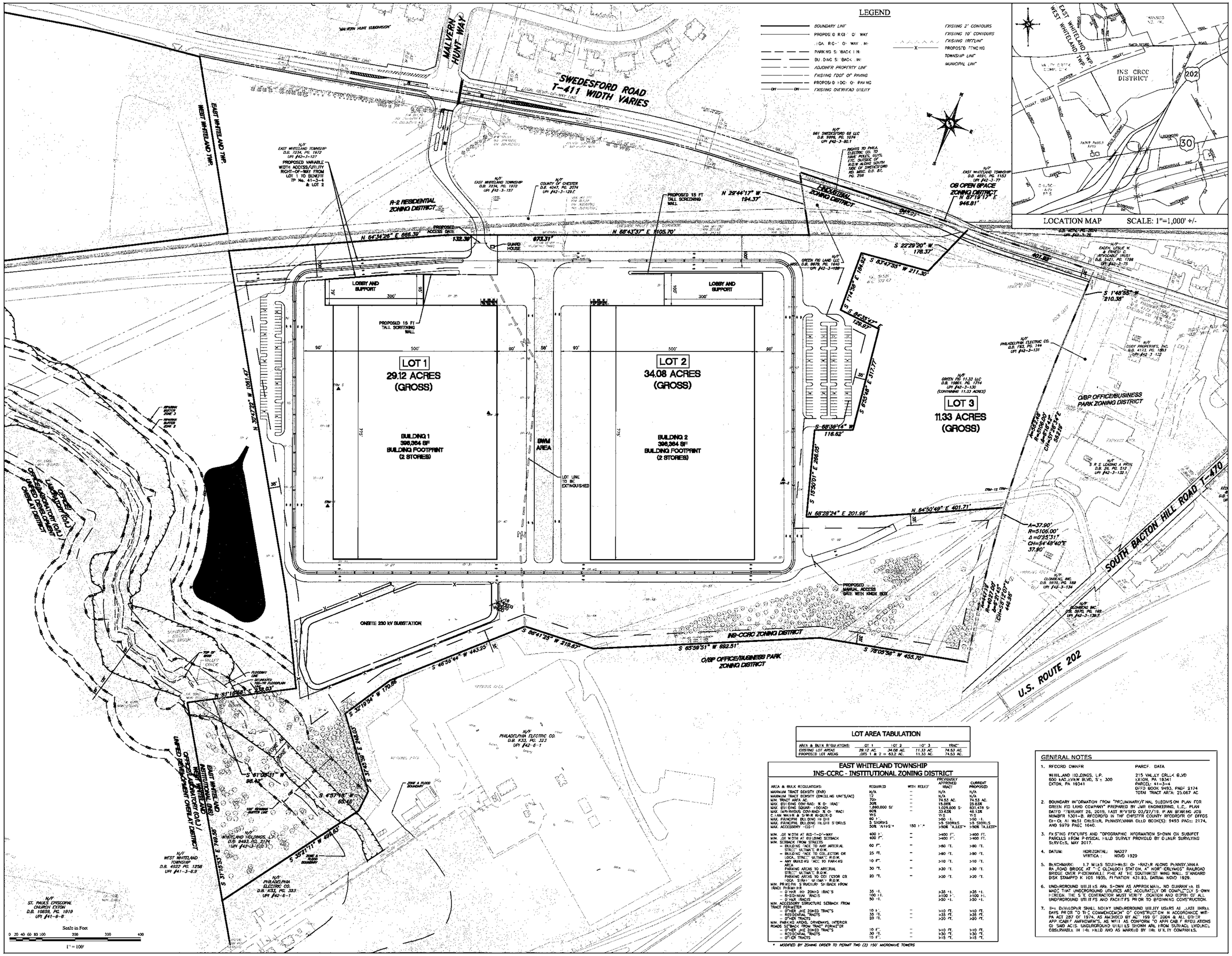

LOT AREA TABULATION

AREA & BULK REGULATIONS:	LOT 1	LOT 2	LOT 3	TRACT
EXISTING LOT AREAS	29.12 AC.	34.08 AC.	11.33 AC.	74.53 AC.
PROPOSED LOT AREAS	LOTS 1 & 2 = 63.2 AC.		11.33 AC.	74.53 AC.

EAST WHITELAND TOWNSHIP
INS-CCRC - INSTITUTIONAL ZONING DISTRICT

AREA & BULK REGULATIONS:	REQUIRED	WITH RELIEF	PREVIOUSLY APPROVED TRACT	CURRENT PROPOSED
MAXIMUM TRACT DENSITY (FAR)	N/A	–	N/A	N/A
MAXIMUM TRACT DENSITY (DWELLING UNITS/AC)	12	–	N/A	N/A
MIN. TRACT AREA AC.	20ac	–	74.53 AC.	74.53 AC.
MAX. BUILDING COVERAGE OF TRACT	30%	–	15.06%	25.83%
MAX. BUILDING SQUARE FOOTAGE	1,860,000 SF	–	1,029,000 SF	831,476 SF
MAX. IMPERVIOUS COVERAGE OF TRACT	60%	–	33.63%	46.13%
CLEAR WATER & SEWER REQUIRED	YES		YES	YES
MAX. PRINCIPAL BUILDING HEIGHT	60 ft.		>60 ft.	>60 ft.
MAX. PRINCIPAL BUILDING HEIGHT STORIES	3 STORIES	150 FT.*	>3 STORIES	>3 STORIES
MAX. ACCESSORY HEIGHT	50% "ALLEYS"		>50% "ALLEYS"	>50% "ALLEYS"
MIN. LOT WIDTH AT RIGHT-OF-WAY	400 FT.	–	>400 FT.	>400 FT.
MIN. LOT WIDTH AT BUILDING SETBACK	400 FT.	–	>400 FT.	>400 FT.
MIN. SETBACK FROM STREETS				
– BUILDING FACE TO ANY ARTERIAL STREET ULTIMATE R.O.W.	60 FT.	–	>60 FT.	>60 FT.
– BUILDING FACE TO COLLECTOR OR LOCAL STREET ULTIMATE R.O.W.	25 FT.	–	>60 FT.	>60 FT.
– ANY BUILDING FACE TO PARKING AREA	10 FT.	–	>10 FT.	>10 FT.
PARKING AREAS TO ARTERIAL STREET ULTIMATE R.O.W.	30 FT.	–	>30 FT.	>30 FT.
PARKING AREAS TO COLLECTOR OR LOCAL STREET ULTIMATE R.O.W.	20 FT.	–	>20 FT.	>20 FT.
MIN. PARKING SETBACK FROM TRACT PERIMETER				
– OTHER LIKE ZONED TRACTS	35 FT.	–	>35 FT.	>35 FT.
– RESIDENTIAL TRACTS	100 FT.	–	>100 FT.	>100 FT.
– OTHER TRACTS	50 FT.	–	>50 FT.	>50 FT.
MIN. ACCESSORY STRUCTURE SETBACK FROM TRACT PERIMETER				
– OTHER LIKE ZONED TRACTS	10 FT.	–	>10 FT.	>10 FT.
– RESIDENTIAL TRACTS	35 FT.	–	>35 FT.	>35 FT.
– OTHER TRACTS	20 FT.	–	>20 FT.	>20 FT.
MIN. PARKING AREAS, DRIVEWAYS, INTERIOR ROADS SETBACK FROM TRACT PERIMETER				
– OTHER LIKE ZONED TRACTS	10 FT.	–	>10 FT.	>10 FT.
– RESIDENTIAL TRACTS	30 FT.	–	>30 FT.	>30 FT.
– OTHER TRACTS	15 FT.	–	>15 FT.	>15 FT.

* MODIFIED BY ZONING ORDER TO PERMIT TWO (2) 150' MICROWAVE TOWERS

GENERAL NOTES

1. RECORD OWNER

   WHITELAND HOLDINGS, L.P.
   600 EAGLEVIEW BLVD, STE 300
   EXTON, PA 19341

   PARCEL DATA

   215 VALLEY CREEK BLVD
   EXTON, PA 19341
   PARCEL: 41-3-4
   DEED BOOK: 9403, PAGE 2174
   TOTAL TRACT AREA: 25.067 AC

2. BOUNDARY INFORMATION FROM "PRELIMINARY/FINAL SUBDIVISION PLAN FOR GREEN FIG LAND COMPANY" PREPARED BY JMR ENGINEERING, L.L.C., PLAN DATED FEBRUARY 26, 2019, LAST REVISED 03/27/19. PLAN BEARING JOB NUMBER 1001-B, RECORDED IN THE CHESTER COUNTY RECORDER OF DEEDS OFFICE IN WEST CHESTER, PENNSYLVANIA DEED BOOK(S): 9493 PAGES: 2174, AND 9979 PAGE 1640.

3. EXISTING FEATURES AND TOPOGRAPHIC INFORMATION SHOWN ON SUBJECT PARCELS FROM PHYSICAL FIELD SURVEY PROVIDED BY OLINER SURVEYING SERVICES, MAY 2017.

4. DATUM: HORIZONTAL: NAD27
   VERTICAL: NGVD 1929

5. BENCHMARK: 1.7 MILES SOUTHWEST OF WRAZER ALONG PENNSYLVANIA RAILROAD BRIDGE AT THE GLENLOCH STATION, A NORTHBOUND RAILROAD BRIDGE OVER PHOENIXVILLE PIKE AT THE SOUTHWEST WING WALL. STANDARD DISK STAMPED K 105 1935, ELEVATION 431.93, DATUM: NGVD 1929.

6. UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE, NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON. THE SITE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO BEGINNING CONSTRUCTION.

7. THE DEVELOPER SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH PA ACT 287 OF 1974, AS AMENDED BY ACT 199 OF 2004 & ALL OTHER APPLICABLE AMENDMENTS, AS WELL AS CONFORM TO APPLICABLE REGULATIONS OF SAID ACTS. UNDERGROUND UTILITIES SHOWN ARE FROM SURFACE LOCATIONS OBSERVABLE IN THE FIELD AND AS MARKED BY THE UTILITY COMPANIES.

JMR ENGINEERING, LLC
PROFESSIONAL CIVIL ENGINEERING • LAND PLANNING SERVICES
106 SCHUBERT DRIVE – DOWNINGTOWN, PA 19335
VOICE: (484) 880-7342
EMAIL: ADMIN@JMRENGINEERING.COM
WEBSITE: WWW.JMRENGINEERING.COM

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DRAFT

UTILITY USERS LIST

USERS	RESPONSES
AQUA PENNSYLVANIA, INC.	
TRANSCONTINENTAL GAS PIPELINE	
AT&T BRINGTOWN SOUTH	P
AT&T LOCAL SERVICES	
TRANSCONTINENTAL GAS PIPELINE	
BLACK HILL FIBER	
COMCAST CABLEVISION OF PENNSYLVANIA, INC.	
WEST WHITELAND TOWNSHIP	P
WEST WHITELAND TOWNSHIP	
COMCAST CABLEVISION OF PENNSYLVANIA, INC.	
AT&T WEST WHITELAND TOWNSHIP	P
PECO ENERGY	
PECO ENERGY	
SUNOCO PIPELINE, L.P.	P

CALL BEFORE YOU DIG!
1-800-242-1776
PDCS SERIAL NUMBER:
20180261664 (WW)
20180261665 (IW)

PLAN REVISIONS

REV DATE	DESCRIPTION OF CHANGES

JMR ENGINEERING, LLC
INNOVATIVE PLANNING – PRACTICAL DESIGNS
PROFESSIONAL CIVIL ENGINEERING & LAND PLANNING SERVICES
106 SCHUBERT DRIVE
DOWNINGTOWN, PA 19335
PHONE: (484) 880 7342
EMAIL: ADMIN@JMRENGINEERING.COM
WEBSITE: WWW.JMRENGINEERING.COM

PROJECT:

FINAL LAND DEVELOPMENT PLAN

LOCATION:

13 S. BACTON HILL ROAD
MALVERN, PA 19355
EAST & WEST WHITELAND TOWNSHIPS
CHESTER COUNTY, PA

PARCELS:

TAX PARCEL NUMBER:
42-3-128, 42-3-130,
42-3-130.1 & 42-3-130.2

CLIENT:

GREEN FIG LAND COMPANY
Ex. 6 Personal Privacy (PP)

PROJECT No.:	1508-B
SURVEY RUN:	1195-B (OSS)
DRAWN BY:	KWA
CHECKED BY:	J.M.R.
PLAN DATE:	NOVEMBER 3, 2025
PLAN SCALE:	1" = 100'

SHEET TITLE:

EPA EXHIBIT

SHEET NUMBER:

1 OF 1

Plot Date: Fri Nov. 07, 2025
File SENTINEL EPA.DWG