The Walk at Exton Town Centre

Concept Master Plan

Exton, PA

June 16, 2025

To build a pedestrian & wellness oriented mixed use town center,
inclusive of a variety of residential, retail, office, institutional, and recreational uses which will serve as the focal point for West Whiteland Township.

ARD Exton Square LLC

BARTONPARTNERS
urban design + architecture

LANDCORE

stuart
LANDSCAPE ARCHITECTS PLANNERS | DESIGNERS

TPD

EH CREATIVE SERVICES

Kaplin Stewart
Attorneys at Law

HRMM&L

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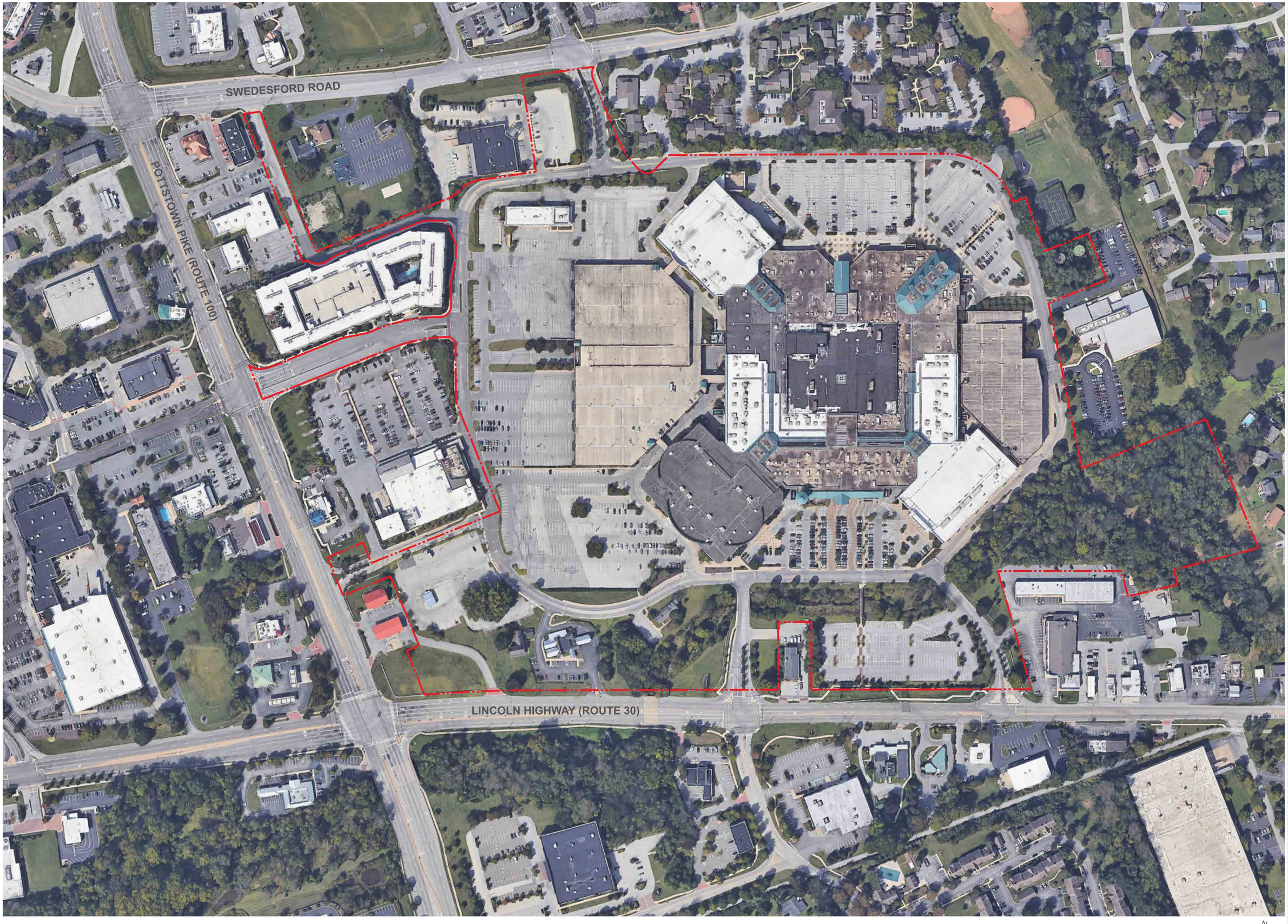
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MASTER PLAN CONTENTS

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA BRUCE EDELSBERGER 416078

The Walk
at Exton Town Centre
Exton, PA
Project Number: 25002P
Client: Abrams Realty & Development
Date: 2025.06.16



EXISTING AERIAL PHOTOGRAPH
Scale: 1" = 100'-0"

0 100 200 400ft

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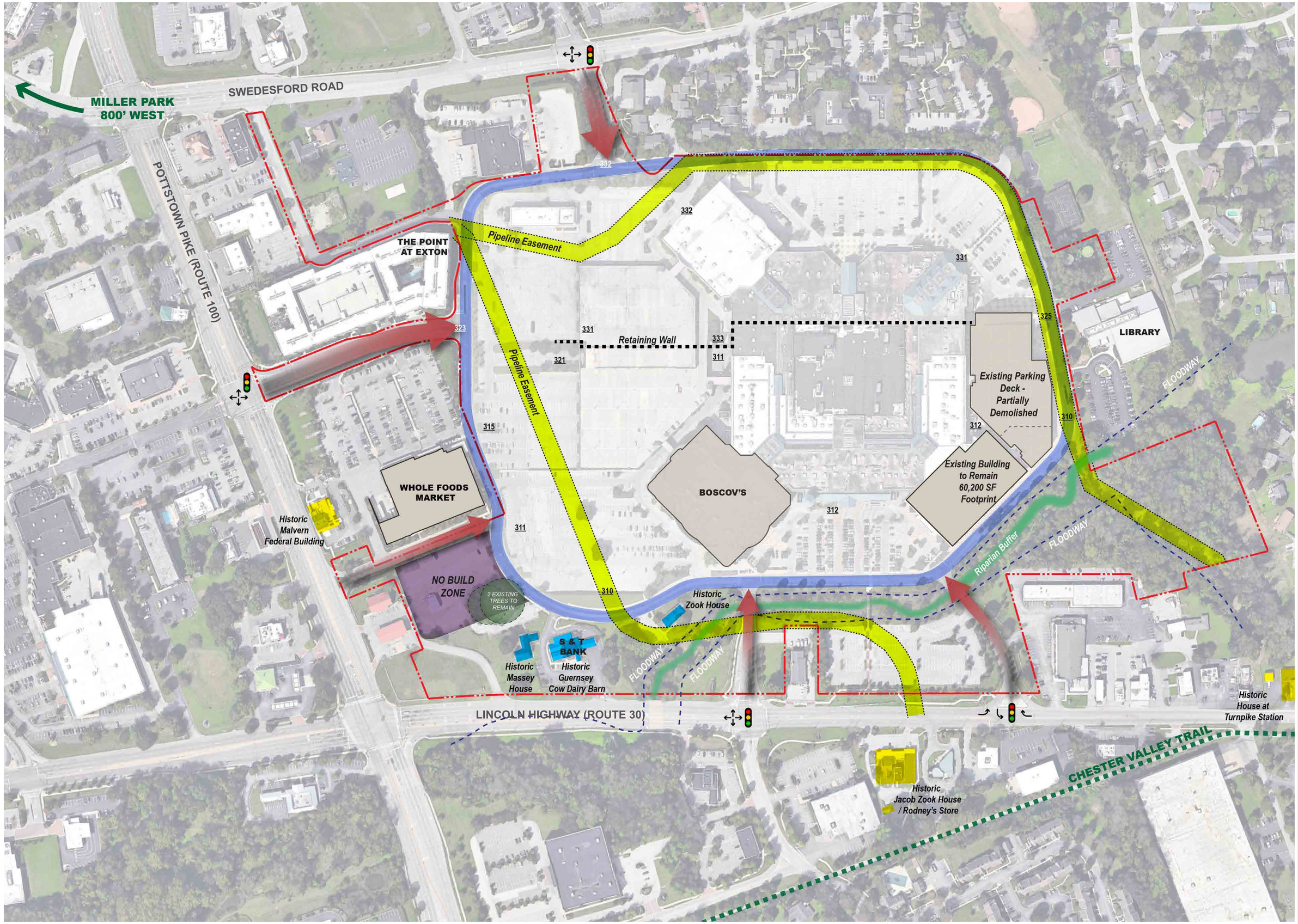
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EXISTING AERIAL PHOTOGRAPH
Scale: 1" = 100'-0"

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA BRIAN E. ROLLSBERGER RA015714

The Walk at Exton Town Centre
Exton, PA
Project Number: 25002P
Client: Abrams Realty & Development
Date: 2025.06.16



PHYSICAL SITE ANALYSIS

Scale: 1" = 100'-0"

0 100 200 400ft

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PHYSICAL SITE ANALYSIS
Scale: 1" = 100'-0"

REGISTERED ARCHITECT
PENNSYLVANIA
BRUCE E. ADELSBERGER RA 016575

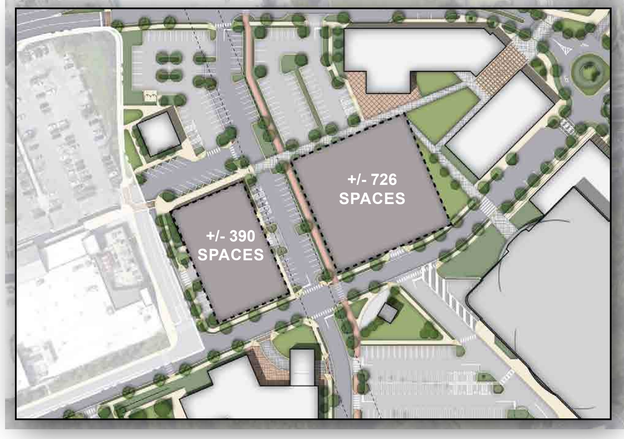
The Walk
at Exton Town Centre
Exton, PA
Project Number: 25002P
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Date: 2025.06.16

SWEDESFORD ROAD

POTTSTOWN PIKE (ROUTE 100)

LINCOLN HIGHWAY (ROUTE 30)

RESERVE PARKING PLAN



ILLUSTRATIVE MASTER SITE PLAN
Scale: 1" = 100'-0"

0 100 200 400ft

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ILLUSTRATIVE MASTER SITE PLAN
Scale: 1" = 100'-0"

REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
BRIAN E. ADELSBERGER
RA-015171

The Walk at Exton Town Centre
Exton, PA
Project Number: 25002P
Client: Abrams Realty & Development
Date: 2025.06.16

SWEDESFORD ROAD

POTTSTOWN PIKE (ROUTE 100)

LINCOLN HIGHWAY (ROUTE 30)

KEY

- COMMERCIAL
- BOSCOVS
- MAIN LINE HEALTH
- FITNESS & ENTERTAINMENT
- OFFICE AT LEVEL 2
- DAYCARE
- MULTI FAMILY
- APARTMENTS
- ACTIVE ADULT
- HOTEL

Program Summary		
Retail/Commercial	256,319	
Boscovs	178,000	
MLH	60,687	
Fitness	60,687	
Office	48,743	
Daycare	6,440	
Multi Family	172	D.U.
Apartments	381	D.U.
Active Adult	165	D.U.
Hotel Keys*	80	GSF Included in Retail/Commercial

* An unclear % of this space will offer a mix of various entertainment/restaurant/bar spaces for users

LAND / BUILDING USE PLAN
Scale: 1" = 100'-0"

0 100 200 400ft

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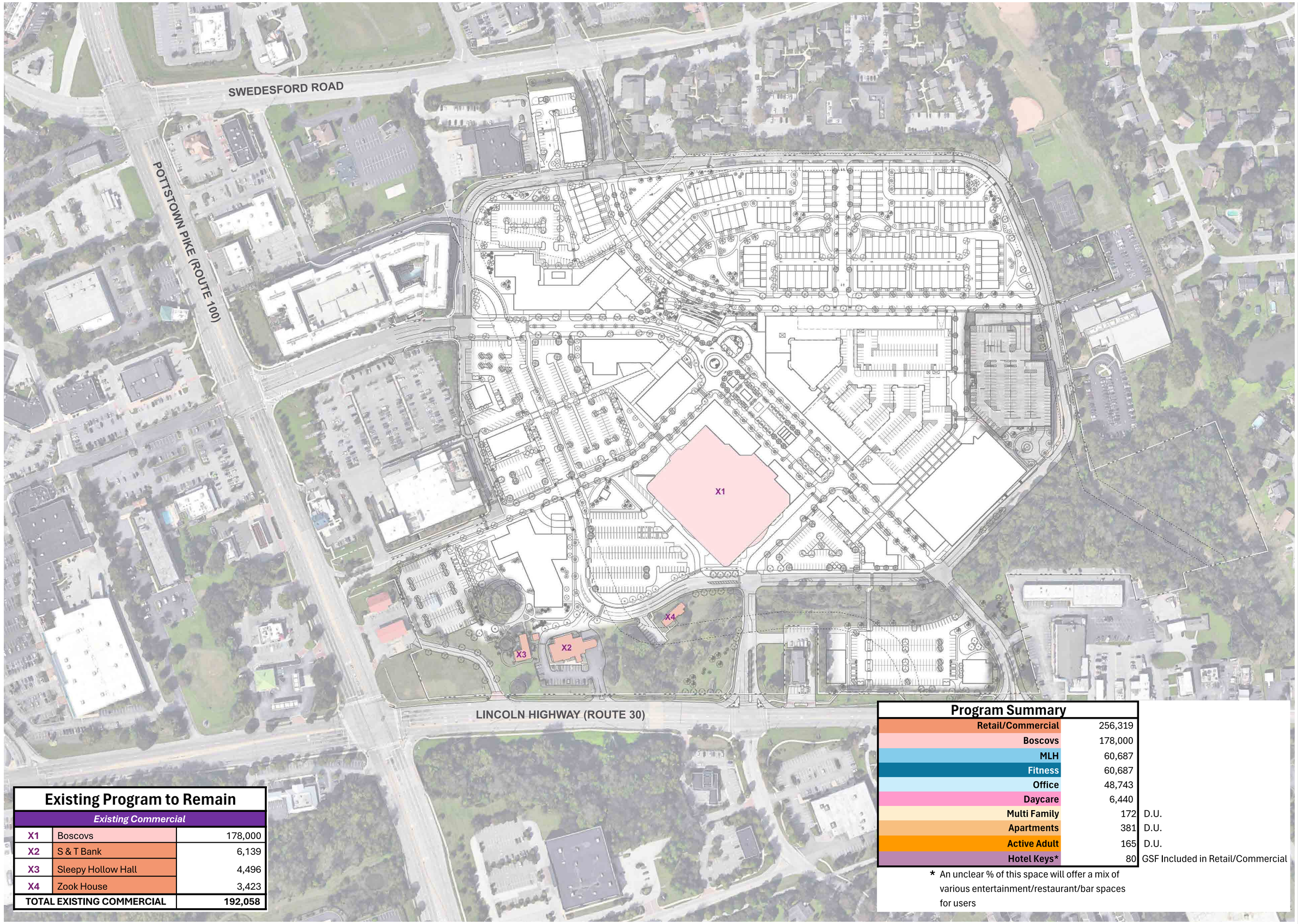
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LAND / BUILDING USE PLAN
Scale: 1" = 100'-0"

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA BRIAN C. ADELSBERGER RA-019780

The Walk
at Exton Town Centre
Exton, PA
Project Number: 25002P
Client: Abrams Realty & Development
Date: 2025.06.16



Existing Program to Remain

	Existing Commercial	
X1	Boscovs	178,000
X2	S & T Bank	6,139
X3	Sleepy Hollow Hall	4,496
X4	Zook House	3,423
TOTAL EXISTING COMMERCIAL		**192,058**

Program Summary

Retail/Commercial	256,319	
Boscovs	178,000	
MLH	60,687	
Fitness	60,687	
Office	48,743	
Daycare	6,440	
Multi Family	172	D.U.
Apartments	381	D.U.
Active Adult	165	D.U.
Hotel Keys*	80	GSF Included in Retail/Commercial

* An unclear % of this space will offer a mix of various entertainment/restaurant/bar spaces for users

EXISTING PROGRAM TO REMAIN

Scale: 1" = 100'-0"

0 100 200 400ft

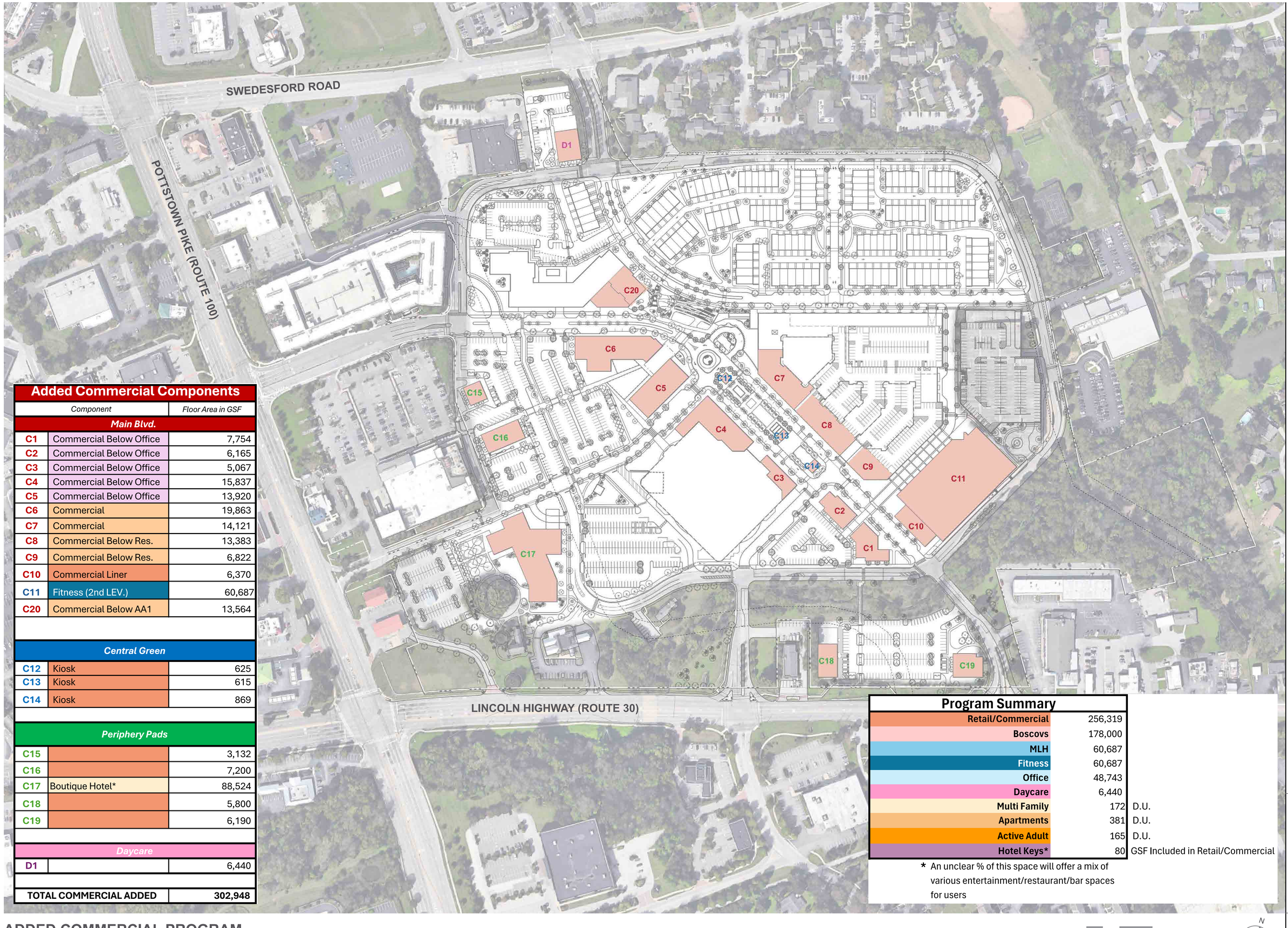
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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA BRUCE E. ADELSBERGER RA-012517

The Walk
at Exton Town Centre
Exton, PA
Project Number: 25002P
Client: Abrams Realty & Development
Date: 2025.06.16



Added Commercial Components		
Component		*Floor Area in GSF*
Main Blvd.		
C1	Commercial Below Office	7,754
C2	Commercial Below Office	6,165
C3	Commercial Below Office	5,067
C4	Commercial Below Office	15,837
C5	Commercial Below Office	13,920
C6	Commercial	19,863
C7	Commercial	14,121
C8	Commercial Below Res.	13,383
C9	Commercial Below Res.	6,822
C10	Commercial Liner	6,370
C11	Fitness (2nd LEV.)	60,687
C20	Commercial Below AA1	13,564
Central Green		
C12	Kiosk	625
C13	Kiosk	615
C14	Kiosk	869
Periphery Pads		
C15		3,132
C16		7,200
C17	Boutique Hotel*	88,524
C18		5,800
C19		6,190
Daycare		
D1		6,440
TOTAL COMMERCIAL ADDED		**302,948**

Program Summary		
Retail/Commercial	256,319	
Boscovs	178,000	
MLH	60,687	
Fitness	60,687	
Office	48,743	
Daycare	6,440	
Multi Family	172	D.U.
Apartments	381	D.U.
Active Adult	165	D.U.
Hotel Keys*	80	GSF Included in Retail/Commercial

* An unclear % of this space will offer a mix of various entertainment/restaurant/bar spaces for users

ADDED COMMERCIAL PROGRAM

Scale: 1" = 100'-0"

0 100 200 400ft

N

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ADDED COMMERCIAL PROGRAM
Scale: 1" = 100'-0"

REGISTERED ARCHITECT PENNSYLVANIA BRYCE C. ADELSBERGER RA 415...

The Walk
at Exton Town Centre
Exton, PA
Project Number: 25002P
Client: Abrams Realty & Development
Date: 2025.06.16

SWEDESFORD ROAD

POTTSTOWN PIKE (ROUTE 100)

LINCOLN HIGHWAY (ROUTE 30)

O5

O4

O3

O2

O1

MO1

Added Office Components		
Component		*Floor Area in GSF*
Main Blvd.		
O1		7,754
O2		6,165
O3		5,067
O4		15,837
O5		13,920
MO	Main Line Health	60,687
TOTAL OFFICE ADDED		**109,430**

Program Summary		
Retail/Commercial	256,319	
Boscovs	178,000	
MLH	60,687	
Fitness	60,687	
Office	48,743	
Daycare	6,440	
Multi Family	172	D.U.
Apartments	381	D.U.
Active Adult	165	D.U.
Hotel Keys*	80	GSF Included in Retail/Commercial

* An unclear % of this space will offer a mix of various entertainment/restaurant/bar spaces for users

ADDED OFFICE PROGRAM

Scale: 1" = 100'-0"

0 100 200 400ft

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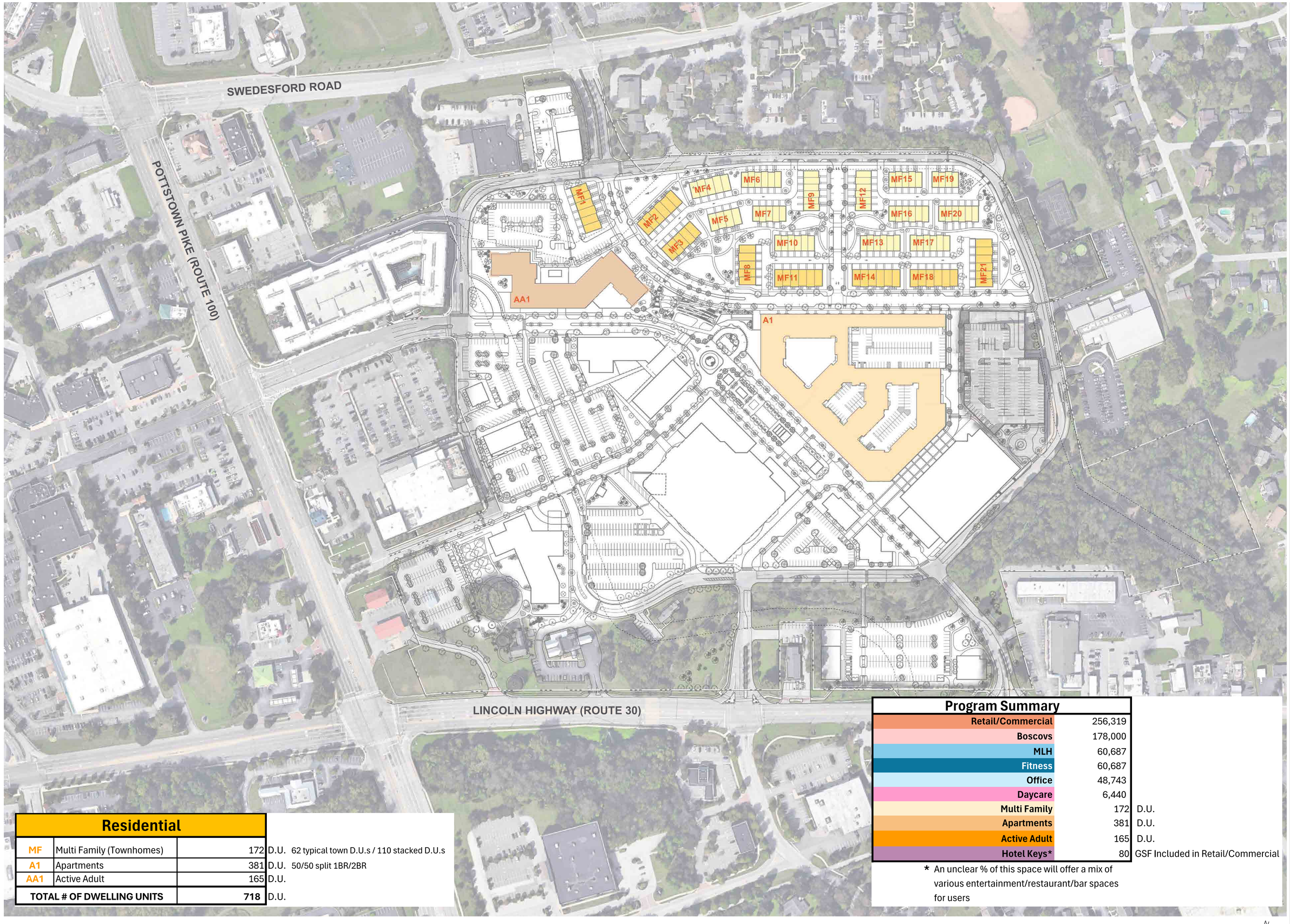
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ADDED OFFICE PROGRAM

Scale: 1" = 100'-0"

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA BRUCE C. ADELSBERGER RA-012572

The Walk
at Exton Town Centre
Exton, PA
Project Number: 25002P
Client: Abrams Realty & Development
Date: 2025.06.16



Residential				
MF	Multi Family (Townhomes)	172	D.U.	62 typical town D.U.s / 110 stacked D.U.s
A1	Apartments	381	D.U.	50/50 split 1BR/2BR
AA1	Active Adult	165	D.U.	
TOTAL # OF DWELLING UNITS		**718**	D.U.	

Program Summary		
Retail/Commercial	256,319	
Boscovs	178,000	
MLH	60,687	
Fitness	60,687	
Office	48,743	
Daycare	6,440	
Multi Family	172	D.U.
Apartments	381	D.U.
Active Adult	165	D.U.
Hotel Keys*	80	GSF Included in Retail/Commercial

* An unclear % of this space will offer a mix of various entertainment/restaurant/bar spaces for users

RESIDENTIAL PROGRAM
Scale: 1" = 100'-0"

0 100 200 400ft

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RESIDENTIAL PROGRAM
Scale: 1" = 100'-0"

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA BRUCE C. ADELSBERGER RA-012512

The Walk
at Exton Town Centre
Exton, PA
Project Number: 25002P
Client: Abrams Realty & Development
Date: 2025.06.16

	SETBACKS AND EASEMENTS TAG LEGEND
FY1	25 FT RT. 30 & 100 R.O.W. SETBACK (STRUCTURES < 30')
FY2	60 FT RT. 30 & 100 R.O.W. SETBACK (STRUCTURES > 30')
FY3	15 FT SETBACK FROM ALL OTHER STREET R.O.W. (STRUCTURES < 30')
FY4	15 FT SETBACK FROM ALL OTHER STREET R.O.W. (STRUCTURES > 30') (ADD 10' FOR EACH 10' BUILDING HEIGHT OVER 30')
SY1	25 FT TRACT PERIMETER SETBACK (IF ADJOINING PROPERTY ZONED TC)
SY2	50 FT TRACT PERIMETER SETBACK (IF NOT ADJOINING PROPERTY ZONED TC)
PS1	25 FT PARKING SETBACK (RT. 30 & 100 R.O.W.)
PS2	15 FT PARKING SETBACK (ALL OTHER R.O.W.)
PS3	10 FT PARKING SETBACK FROM TRACT PERIMETER (IF ADJOINING PROPERTY ZONED TC)
PS4	25 FT PARKING SETBACK FROM TRACT PERIMETER (IF NOT ADJOINING PROPERTY ZONED TC)
LL1	PROPOSED SUBDIVISION LINE
ES1	EXISTING EASEMENT
	NATURAL FEATURES TAG LEGEND
FP	100 YR FEMA PER FLOOD PLAIN PER FEMA FIRMS 42029C0150G & 42029C0155G, DATED: SEPTEMBER 29, 2017.
FW	FLOODWAY PER FLOOD PLAIN PER FEMA FIRMS 42029C0150G & 42029C0155G, DATED: SEPTEMBER 29, 2017.
TB	TOP OF BANK
RP1	RIPARRIAN CORRIDOR ZONE 1
RP2	RIPARRIAN CORRIDOR ZONE 2
RP3	RIPARRIAN CORRIDOR ZONE 3
W	WETLANDS PER WETLAND REPORT PREPARED BY VALLEY ENVIRONMENTAL SERVICES, INC DATED 04/12/2025

PARKING FIELD SUMMARY TABLE

KEY

SL = SURFACE LOT

OS = ON-STREET

PS = PODIUM STRUCTURE (RETAIL)

GS = GARAGE STRUCTURE (RESIDENTIAL)

RGS = RESERVE GARAGE STRUCTURE

DESIGNATION	NUMBER of SPACES
SL.1	151
SL.2	67
SL.3	174
SL.4	100
SL.5	70
SL.6	140
SL.7	71
SL.8	102
SL.9	24
OS.1	71
OS.2	14
OS.3	98
PS.1	550
PS.2	92
GS.1	448
GS.2	687
TOTAL	**2,859**

SITE DATA

PARCEL DATA	
ADDRESS	260 EXTON SQUARE PARKWAY EXTON, PA 19341
MUNICIPALITY	WEST WHITELAND TOWNSHIP
COUNTY, STATE	CHESTER COUNTY, PENNSYLVANIA
TAX MAP NO/ PARCEL ID	TAX MAP No. 41-05-085, 41-05-085.5,41-5-85.10, 41-05-0086, 41-05-0086.01, 41-05-0085.09, 41-05-0085.11 41-0085.08, 41-05-0084, 41-05-090, 41-05-090.1 & 41-05-0058
OWNER / CO-APPLICANT	
NAME	PR EXTON SQUARE PROPERTY, L.P. ("MALL OWNER") PR EXTON OUTPARCEL L.P. ("OUTPARCEL OWNER") PR EXTON SQUARE ANCHOR-M, L.P. ("MACY'S OWNER")
EQUITABLE OWNER / APPLICANT	
NAME	**ARD EXTON SQUARE, LLC**
ADDRESS	310 YORKTOWN PLAZA ELKINS PARK, PA 19027
PLAN REFERENCE	
PLAN TITLE	**ALTA/NSPS LAND TITLE SURVEY**
	DATED: 05-02-2022 REVISED 04-08-2025
SURVEYOR	CONTROL POINT ASSOCIATES, INC. 1900 MANOR DRIVE, SUITE 210 CHALFONT, PA 18914 FILE NO: 02-140375-11

LINETYPE LEGEND

- BASIN BERM (EX)
- WALL (EX)
- WALL (PR)
- FENCE (EX)
- FENCE (PR)
- 100 YR / 100 YR — 100 YEAR FLOOD LIMITS (EX)
- FLOODWAY / FLOODWAY — FLOODWAY (EX)
- WETLANDS (EX)
- TOP/BOTTOM OF STREAM BANK (EX)
- RIPARIAN CORRIDOR ZONE (RBA) (EX)
- INTERIOR PROPERTY LINE (TO BE REMOVED)
- SUBDIVISION LINE (PR)
- ADJACENT PROPERTY LINE
- PROPERTY LINE (EX)
- LEGAL RIGHT-OF-WAY LINE (EX)
- BUILDING (EX)
- BUILDING (PR)
- BUILDING EAVE (PR)
- CANOPY (EX)
- EASEMENT (EX)
- GAS TRANSMISSION EASEMENT (EX)
- BUILDING SETBACK LINE
- PARKING SETBACK LINE
- TREELINE (EX)
- ZONE LINE (EX)

BULK REQUIREMENTS

ZONING DISTRICT:	TC - TOWN CENTER MIXED USE
EXISTING USE:	*SHOPPING CENTER*
PROPOSED USE (TC ZONE)	GROUP 1 - RESIDENTIAL - MULTIFAMILY DWELINGS - PERMITTED GROUP 2 - OFFICE BUILDINGS, RETAIL STORES & SERVICES, FITNESS, EATING DRINKING ESTABLISHMENTS, MIXED USE BUILDING CONTAINING MULTI-FAMILY, MEDICAL SERVICES, HOTEL - PERMITTED DAYCARE - PERMITTED

REQUIREMENT		REQUIRED	*EXISTING*		PROPOSED		SECTION
BUILDING REQUIREMENTS (TC ZONE)							
MINIMUM TRACT SIZE	(SF)		*3,253,336*		3,253,336		
	(AC)	2.000	*74.686*		74.686		
MINIMUM DEVELOPABLE ACREAGE (REFER TO SHEET RI FOR ACREAGE CALCULATIONS)	(SF)	NS	*1,666,553*		1,669,780		325-13.C
	(AC)		*38.259*		38.333		
MINIMUM LOT FRONTAGE	(FT)	250	*51.41*	(EN)	NO CHANGE		
MINIMUM LOT WIDTH	(FT)	250	*209.72*	(EN)	NO CHANGE		
MINIMUM LOT DEPTH	(FT)	150	*1613.37*		NO CHANGE		
MINIMUM YARD SETBACKS (PRINCIPAL STRUCTURES INCLUDING PARKING STRUCTURES)							
RT. 30 & 100 R.O.W. (STRUCTURES < 30')	(FT)	25	*98.34 (D3)*		30.44 (D6)		
RT. 30 & 100 R.O.W. (STRUCTURES > 30')	(FT)	60	*97.49 (D3)*		NO CHANGE		
ALL OTHER STREET R.O.W. (STRUCTURES < 30')	(FT)	15	*410.28 (B3)*		137.87 (A4)		
ALL OTHER STREET R.O.W. (STRUCTURES > 30')	(FT)	15 + 10 FOR EACH 10' OF BUILDING HEIGHT	*NA*		NA		325-13.C
TRACT PERIMETER (IF ADJOINING PROPERTY ZONED TC)	(FT)	25	*62.59 (B6)*		25.16 (C3)		
TRACT PERIMETER (IF NOT ADJOINING PROPERTY ZONED TC)	(FT)	50	*255.6 (B7)*		138.92 (B6)		
MINIMUM SEPARATION BETWEEN BUILDINGS & PRIVATE CARTWAYS, DRIVE AISLES & PARKING AREAS	(FT)	15	*19.56 (C4)*		15		325-13.C(8)
MAXIMUM IMPERVIOUS COVERAGE (BASED ON DEVELOPABLE ACREAGE)	(%)	70	*144.4%*	(EN)	127.5%	(EN)	
	(SF)		*2,406,508*		2,128,712		
MAXIMUM BUILDING COVERAGE (BASED ON DEVELOPABLE ACREAGE)	(%)	NS	*60.1%*		46.2%		325-13.C
	(SF)		*1,002,274*		770,941		
MAXIMUM BUILDING HEIGHT	(FT)	60	<60		<60		
MINIMUM BUILDING SEPARATION REQUIREMENTS							
GROUP 1 BUILDINGS	(FT)	30	*NA*		30 (A5)		
GROUP 2 TO GROUP 2 BUILDINGS	(FT)	20	*260.83 (B3)*		30 (D6)		325-13.C(6)
GROUP 2 TO GROUP 1 BUILDINGS	(FT)	30	*NA*		83 (B4)		
PARKING REQUIREMENTS (DAYCARE FACILITIES)							
MINIMUM SAFE DROP OFF SPACE (5)(6)	#	1 STALL PER 20 PEOPLE FACILITY WILL ACCOMMODATE	*NA*		100 PEOPLE / 20 5 STALLS PROVIDED		325-27
MINIMUM OUTDOOR PLAY AREA SETBACK	(FT)	25 (NON-RESIDENTIAL) 50 (RESIDENTIAL)	*NA*		75.5 (A3)		
PARKING REQUIREMENTS							
MINIMUM STALL SIZE	(FT)	9x18 NS (PARALLEL)	*9x18*		9x18(90-DEGREE) 8x22 (PARALLEL)		325-39.E
MINIMUM AISLE WIDTH (MULTI-FAMILY)	(FT)	24 (2-WAY) 12 (1-WAY)	*NA*		24 (2-WAY) 20 (1-WAY)		325-37
MINIMUM AISLE WIDTH (COMMERCIAL)	(FT)	24 (2-WAY) 14 (1-WAY)	*24*		24 (2-WAY) 16 (1-WAY)		
MAXIMUM CONTINUOUS STALLS WITHOUT A LANDSCAPE ISLAND	#	15	*42*	(EN)	25	(EN)	281-37.B(1)
PARKING AREA SLOPE	%	1 (MINIMUM) 6 (MAXIMUM)	> 1%		1%-6%		325-39.F
MINIMUM SURFACE PARKING SETBACKS							
RT. 30 AND 100 R.O.W. (1)	(FT)	25 INCLUDING SITE ELEMENT SCREEN	*24.87 (D5)*	(EN)	24.87 (D5)	(EN)	
ALL OTHER STREET R.O.W. (1)	(FT)	15 INCLUDING SITE ELEMENT SCREEN	*48.65 (A4)*		67.07 (A4)		325-13.C(5)(c)
TRACT PERIMETER (IF ADJOINING PROPERTY ZONED TC)	(FT)	10	*7.49 (D3)*	(EN)	14.48 (D3)		
TRACT PERIMETER (IF NOT ADJOINING PROPERTY ZONED TC)	(FT)	25	*NA*		NA		
LOADING SPACE REQUIREMENTS							
LOCATION		NOT BETWEEN BUILDING SETBACK AND STREET LINES	COMPLIES		COMPLIES		
MINIMUM LOADING SPACE SIZE	(FT)	15x55	*10X67*	(EN)	10X67 (EN) 15X55		325-39
MINIMUM CLEAR HEIGHT	(FT)	14	>14		>14		

(V) VARIANCE REQUIRED	(EN) EXISTING NON-CONFORMANCE	(W) WAIVER REQUESTED	(TBD) TO BE DETERMINED	(NA) NOT APPLICABLE	(NS) NOT SPECIFIED

1. THE SITE ELEMENT SCREEN MAY INCLUDE A SIDEWALK, BUT SUCH INCLUSION SHALL NOT REDUCE THE AMOUNT OF REQUIRED LANDSCAPING
2. MEASURED AT THE BUILDING LINE
3. THE REMAINING AREA SHALL BE USED FOR AND MAINTAINED AS LANDSCAPED OPEN SPACE, A RECREATIONAL AREA, WOODLANDS OR SIMILAR NONINTENSIVE USE.
4. MINIMUM REQUIRED SETBACK SHALL BE INCREASED ONE FOOT FOR EACH FOOT OR PORTION THEREOF OF BUILDING HEIGHT IN EXCESS OF 35 FEET.
5. WHENEVER POSSIBLE, THE DROPOFF AREA SHALL BE LOCATED IMMEDIATELY ADJACENT TO THE FACILITY
6. WHEN THE DROPOFF AREA IS INCORPORATED INTO A DRIVEWAY, THE DROPOFF SPACES SHALL BE LOCATED WITHIN A VEHICLE TURNOUT AREA 12 FEET IN WIDTH EXCLUSIVE OF THE DRIVEWAY THROUGH TRAFFIC LANE(S).

NOTES:
1. PARKING COMPLIANCE - REFER TO PARKING STUDY PREPARED BY TRAFFIC PLANNING DESIGN FOR MASTER PLAN PARKING COMPLIANCE.
2. LOADING COMPLIANCE - REQUIRED QUANTITY OF LOADING STALLS IS NOT SPECIFIED IN THE CODE THEREFORE THE MASTER PLAN DESIGNATES APPROPRIATE OFF-STREET LOADING BASED ON OVERALL TENANT DEMANDS.
3. REUSE/RE-PURPOSING OF THE EXISTING BUS STOPS WILL BE COORDINATED WITH SEPTA
4. APPLICATION PROPOSES A NET DECREASE IN IMPERVIOUS SURFACE WHICH DIRECTLY TRANSLATES TO DEVELOPMENT, THEREFORE NO OPEN SPACE SHALL BE REQUIRED.
5. ALL EXISTING INTERIOR LOT LINES WILL BE ELIMINATED AS PART OF A PROPOSED SUBDIVISION APPLICATION.
6. BUILDING SIZES AND ORIENTATION ARE SUBJECT TO CHANGE PURSUANT TO REVIEW/APPROVAL BY ALL OUTSIDE AGENCIES, DURING THE LAND DEVELOPMENT PROCESS.
7. ALL BUILDINGS SHALL BE LESS THAN 60' IN HEIGHT AND ARE 1 STORY UNLESS NOTED OTHERWISE ON THE MASTER PLAN.
8. PROJECT REQUIRES COMPLIANCE WITH ARTICLE XV OF SECTION 325, ZONING FOR THE CARBONATE AREA DISTRICT.

GRAPHIC SCALE 100 0 50 100 — 1 INCH = 100 FEET

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NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL RYAN T WHITMORE ENGINEER No. PE076556 PENNSYLVANIA

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 076556

REV.	DATE	REVISED PER	BY
1	2025-06-16	TOWNSHIP COMMENTS AND LAYOUT CHANGES	LM

PROJECT No. **240020**
FILE **ZONING**
DRAWN BY **B. NAGENGAST**
CHECKED BY **R.WHITMORE**

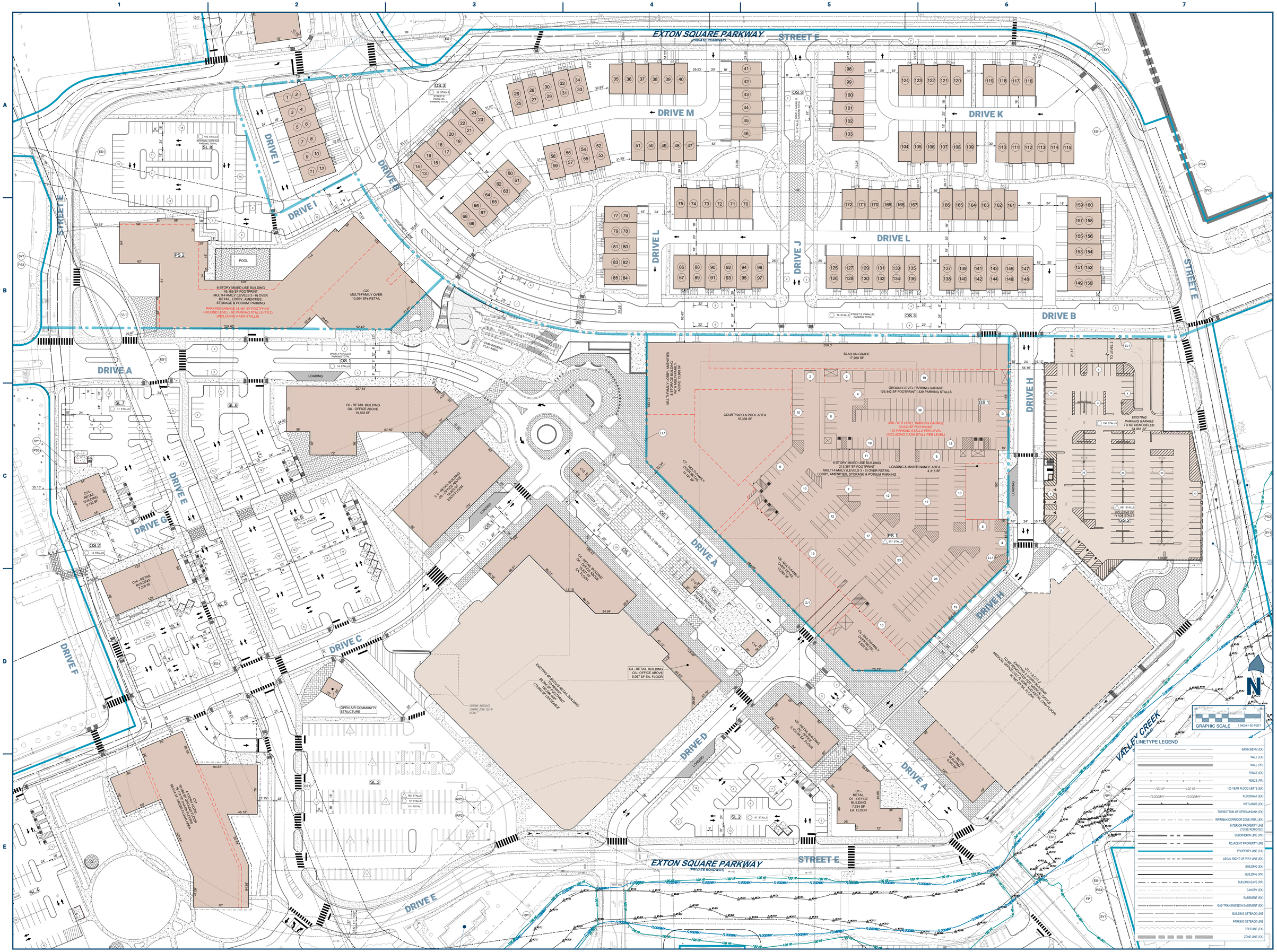
THE WALK AT EXTON TOWN CENTRE
260 EXTON SQUARE PARKWAY
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

PROJECT
APPLICANT **ARD EXTON SQUARE, LLC**

TITLE **OVERALL ZONING PLAN**

DATE **2025 - 02 - 10**

SHEET **OV** REV No. **1**



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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RYAN T. WHITMORE
ENGINEER
No. PE070556
PENNSYLVANIA

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 070556

REV.	DATE	REVISED PER	BY
1	2025-06-16	TOWNSHIP COMMENTS AND LAYOUT CHANGES	LM

PROJECT No. 240020
FILE ZONING
DRAWN BY B. NAGENGAST
CHECKED BY R.WHITMORE

PROJECT: THE WALK AT EXTON TOWN CENTRE
260 EXTON SQUARE PARKWAY
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

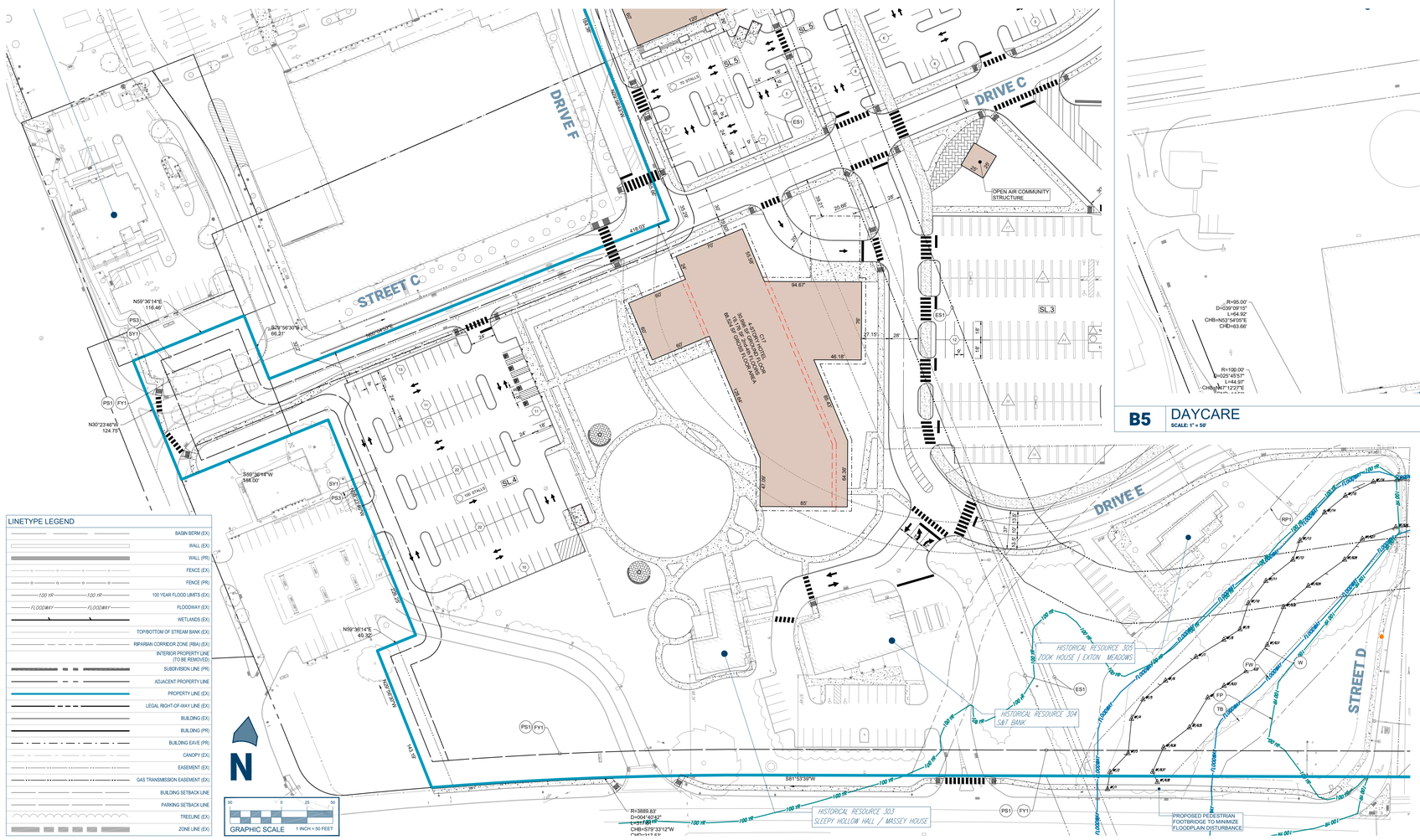
APPLICANT: ARD EXTON SQUARE, LLC

TITLE: ZONING PLAN

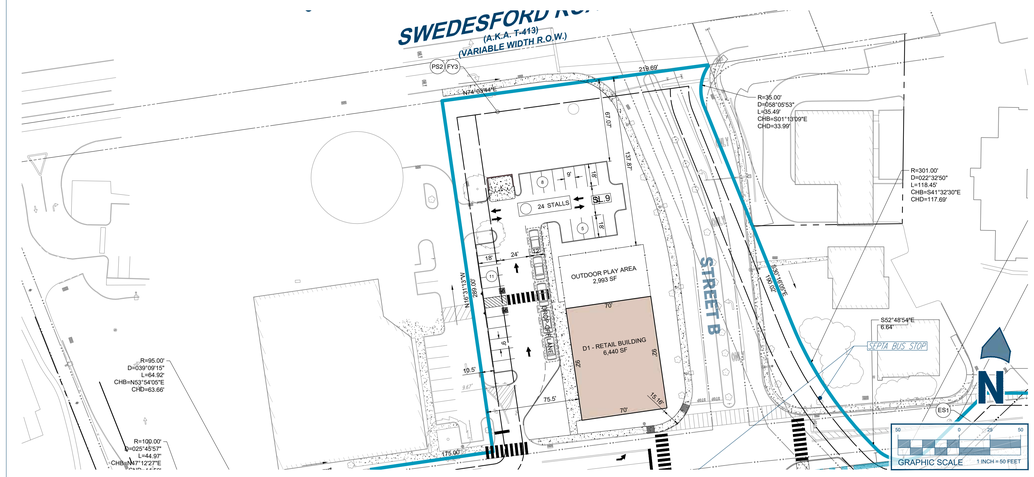
DATE 2025 - 02 - 10

SHEET ZP1

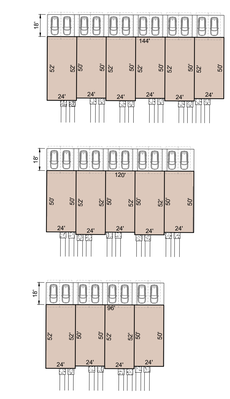
REV No. 1



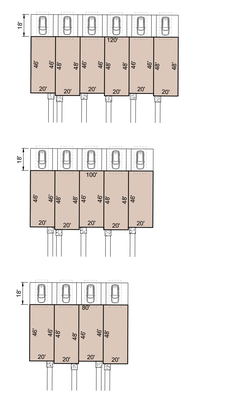
C1 HOTEL
SCALE: 1" = 50'



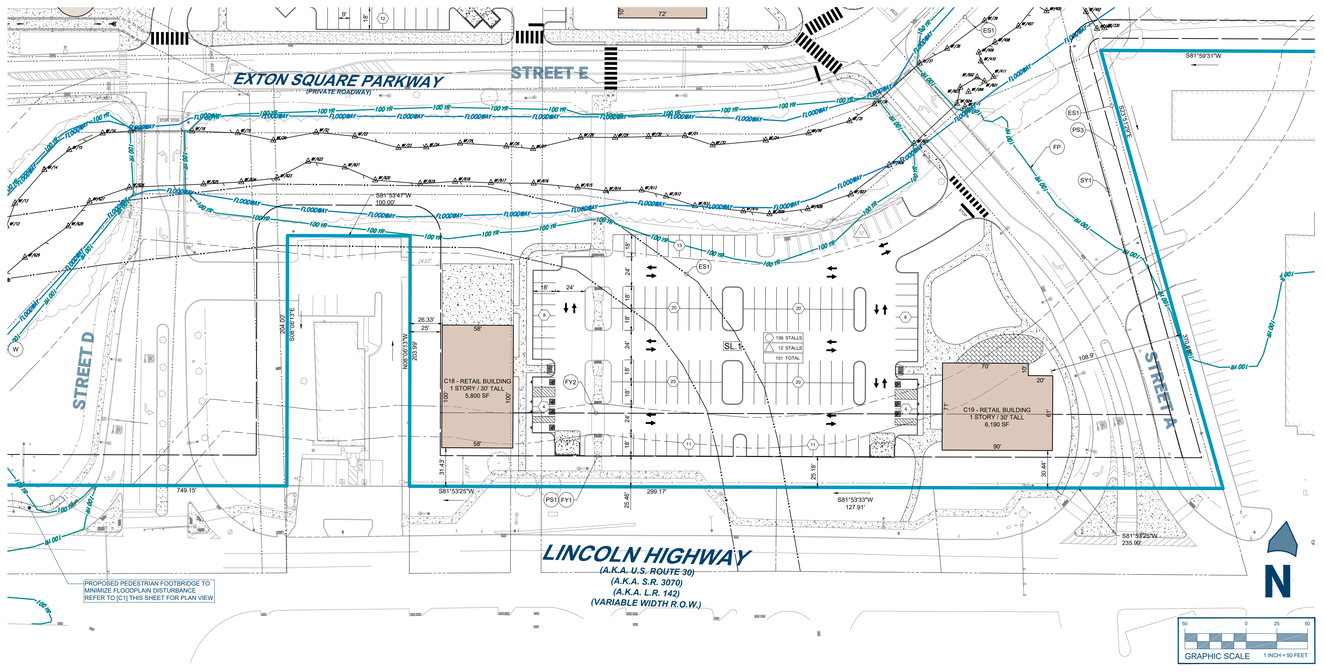
B5 DAYCARE
SCALE: 1" = 50'



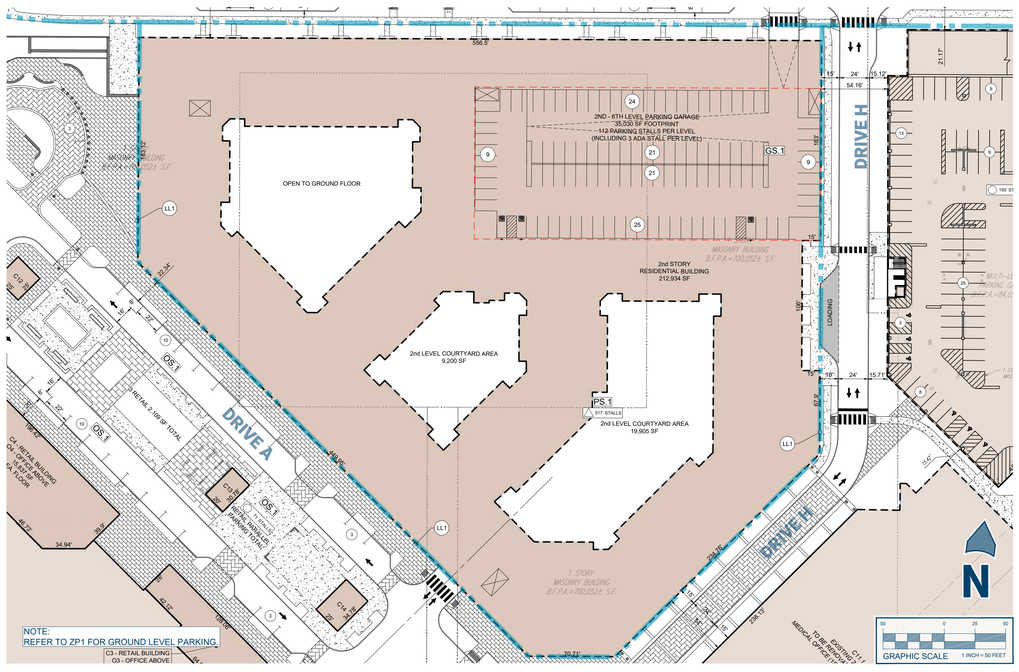
C6 24 FT WIDE MULTI-FAMILY RESIDENTIAL
SCALE: 1" = 50'



C7 20 FT WIDE MULTI-FAMILY RESIDENTIAL
SCALE: 1" = 50'



E1 RETAIL
SCALE: 1" = 50'



E5 MULTI-FAMILY BUILDING WITH PARKING LEVELS 2 - 6 (LEVEL 2 PARKING SHOWN)
SCALE: 1" = 50'

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NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL RYAN T. WHITMORE ENGINEER No. PE070556 PENNSYLVANIA

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE
No. 070556

REV.	DATE	REVISED PER	BY
1	2025-06-16	TOWNSHIP COMMENTS AND LAYOUT CHANGES	LM

PROJECT No. 240020
FILE ZONING
DRAWN BY B. NAGENGAST
CHECKED BY R.WHITMORE

PROJECT THE WALK AT EXTON TOWN CENTRE
250 EXTON SQUARE PARKWAY
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
APPLICANT ARD EXTON SQUARE, LLC

TITLE ZONING PLAN

DATE 2025 - 02 - 10

SHEET ZP2

REV. No. 1

LINETYPE LEGEND

- BASIN BERM (EX)
- CANOPY (TBR)
- CANOPY (EX)
- MAJOR CONTOUR (EX)
- WALL (TBR)
- WALL (EX)
- DEPRESSED CURB (TBR)
- DEPRESSED CURB (EX)
- MISCELLANEOUS FEATURE (TBR)
- FENCE: CHAIN LINK (TBR)
- FENCE: CHAIN LINK (EX)
- 100 YEAR FLOOD LIMITS (EX)
- FLOODWAY (EX)
- GRAVEL EDGE (TBR)
- GRAVEL EDGE (EX)
- METAL GUIDE RAIL (TBR)
- METAL GUIDE RAIL (EX)
- RIPARIAN BUFFER (EX)
- INTERIOR PROPERTY LINE (TBR)
- INTERIOR PROPERTY LINE (EX)
- ADJACENT PROPERTY LINE
- PROPERTY LINE (EX)
- LEGAL RIGHT-OF-WAY LINE (EX)
- TOP/BOTTOM OF BANK (EX)
- TREELINE (EX)
- WETLANDS (EX)

RESOURCE INVENTORY PLAN LEGEND

- EASEMENTS
- FLOOD PLAIN
- STEEP SLOPES
- EXISTING TREELINE
- TREE TO REMAIN
- TREE TBR

	NATURAL FEATURES TAG LEGEND
FP	100 YR FEMA PER FLOOD PLAIN PER FEMA FIRMS 42029C0150G & 42029C0155G, DATED: SEPTEMBER 29, 2017.
FW	FLOODWAY PER FLOOD PLAIN PER FEMA FIRMS 42029C0150G & 42029C0155G, DATED: SEPTEMBER 29, 2017.
TB	TOP OF BANK
RP1	RIPARRIAN CORRIDOR ZONE 1
RP2	RIPARRIAN CORRIDOR ZONE 2
RP3	RIPARRIAN CORRIDOR ZONE 3
W	WETLANDS PER WETLAND REPORT PREPARED BY VALLEY ENVIRONMENTAL SERVICES, INC DATED 04/12/2025
SS	STEEP SLOPE

STEEP SLOPES DISTURBANCE

	EXISTING		PROPOSED	
	SF	AC.	SF	AC.
STEEP SLOPES (>=25%)	*11,014*	*0.253*	*7,787*	*0.179*
TOTAL DISTURBANCE	*3,227*	*0.074*	*29.30%*	

A. ALL STEEP SLOPES DISTURBED AS PART OF THE MASTER PLAN ARE MAN MADE.

TRACT & DEVELOPABLE ACREAGE

	EXISTING		PROPOSED	
	SF	**Ac**	**SF**	**Ac**
GROSS TRACT AREA	**3,253,336**	**74.686**	**3,253,336**	**74.686**
EASEMENTS (OUTSIDE OF NATURAL RESOURCES OVERLAP)	*1,176,120*	*27.000*	1,176,120	*27.000*
NATURAL RESOURCES (A)				
FLOODPLAIN	*399,649*	*9.175*	399,649	*9.175*
WETLANDS	*0*	*0.000*	0	*0.000*
STEEP SLOPES (>=25%)	*11,014*	*0.253*	*7,787*	*0.179*
DEVELOPABLE ACREAGE	**1,666,553**	**38.259**	**1,669,780**	**38.333**

(A) OVERLAPPING NATURAL RESOURCES ONLY COUNTED ONCE TOWARDS DEVELOPABLE AREA

REFERENCES:
1. MAP #41 OF THE OFFICIAL MAPS OF CHESTER COUNTY, WEST WHITELAND TOWNSHIP, COMMONWEALTH OF PENNSYLVANIA.
2. MAPS ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP: CHESTER COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANELS 150 OF 380" & "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, CHESTER COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANELS 155 OF 380", MAP NUMBERS 42029C0150G & 42029C0155G, MAP REVISED: SEPTEMBER 29, 2017.
3. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, EXTON SQUARE, INC., WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA," PREPARED BY YERKES ASSOCIATES, INC., DATED OCTOBER 26, 2001, REVISED 11-27-01, SHEET 1 OF 13.
4. MAP ENTITLED "EXPANSION PLAN OF EXTON SQUARE MALL," PREPARED BY YERKES ASSOCIATES, INC., DATED NOVEMBER 21, 1995, REVISED 10/29/97, SHEET 1 OF 49.
5. MAPS TTT-21, TT-22, UU-21, AND UU-22" PROVIDED BY AQUA PENNSYLVANIA INC., DATED OCTOBER 8, 2024, SHOWING UNDERGROUND STORM SEWER LINES.
6. IMAGE DEPICTING UNDERGROUND PETROLEUM LINE PROVIDED BY BUCKEYE.
7. IMAGE DEPICTING UNDERGROUND FUEL LINE PROVIDED BY ENERGY TRANSFER.
8. IMAGE DEPICTING UNDERGROUND PETROLEUM LINE PROVIDED BY ENTERPRISE.
9. MAPS ENTITLED "MAP 20250211682 FOR LKC" AND "MAP SEQ# 1_ 20250211585 FOR LKC" PROVIDED BY LUMEN.
10. ELECTRIC AND GAS MAPS PROVIDED BY PECO.
11. MAPS ENTITLED "EXTON MALL", "RT100 #3", "RT100 #4", "RT100 #5" & "RT100 #6" PROVIDED BY WEST WHITELAND.
12. MAP ENTITLED "PLAN PREPARED FOR: EXTON SQUARE, INC. A SUBSIDIARY OF THE ROUSE COMPANY CHESTER COUNTY", SHEET "UTILITY PLAN", PROJECT NUMBER "C-41-05-80", PREPARED BY YERKES ASSOCIATES, INC.
13. MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY PENNSYLVANIA REAL ESTATE INVESTMENT TRUST EXTON SQUARE MALL - MACY'S 245 EXTON SQUARE PARKWAY, T.M.P. 41-05-0085.50 WEST WHITELAND TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA", DATED 02-16-2024, LAST REVISED 02-28-2024, FILE NO. 02-140375-12, PREPARED BY CONTROL POINT ASSOCIATES, INC.
14. MAP ENTITLED "ALTA/ACSM LAND TITLE SURVEY, BRANDYWINE OPERATING PARTNERSHIP, EXTON SQUARE MALL", PREPARED BY CONTROL POINT ASSOCIATES, INC., FILE # 02-140375-11, DATED MAY 2, 2022, REVISED 11-25-2023
15. WETLANDS PER WETLAND REPORT PREPARED BY VALLEY ENVIRONMENTAL SERVICES, INC DATED 04/12/2025

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL RYAN T. WHITMORE ENGINEER No. PE070555 PENNSYLVANIA

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 070555

REV.	DATE	REVISED PER	BY

REV.	DATE	REVISED PER	BY
1	2025-06-16	TOWNSHIP COMMENTS AND LAYOUT CHANGES	LM

PROJECT No. **240020**
FILE **RESOURCE-INV**
DRAWN BY **B. NAGENGAST**
CHECKED BY **R.WHITMORE**

PROJECT: **THE WALK AT EXTON TOWN CENTRE**
260 EXTON SQUARE PARKWAY
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
APPLICANT: **ARD EXTON SQUARE, LLC**

TITLE: **RESOURCE INVENTORY PLAN**

DATE **2025 - 02 - 10**

SHEET **RI** REV. No. **1**

GRAPHIC SCALE 1 INCH = 100 FEET

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LICENSE No. 076556

REV.	DATE	REVISED PER	BY

REV	DATE	REVISED PER	BY
1	2025-06-16	TOWSHIP COMMENTS AND LAYOUT CHANGES	LM

PROJECT No. 240020
FILE EXIST-COND-DEMO
DRAWN BY B. NAGENGAST
CHECKED BY R.WHITMORE

PROJECT
THE WALK AT EXTON TOWN CENTRE
260 EXTON SQUARE PARKWAY
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

APPLICANT
ARD EXTON SQUARE, LLC

TITLE
EXISTING CONDITIONS
& DEMOLITION PLAN

DATE 2025 - 02 - 10
SHEET ECD1
REV. No. 1

GRAPHIC SCALE 1 INCH = 50 FEET

LINETYPE LEGEND

BASIN BERM (EX)
CABLE CONDUIT (EX)
PARKING STRIPE (EX)
PARKING STRIPE (TBR)
CANOPY (EX)
CANOPY (TBR)
MAJOR CONTOUR (EX)
WALL (TBR)
WALL (EX)
DEPRESSED CURB (TBR)
DEPRESSED CURB (EX)
ELECTRIC CONDUIT (EX)
FENCE (EARTH DISK) (EX)
FENCE CHAIN LINK (TBR)
FENCE CHAIN LINK (EX)
100 YEAR FLOOD LIMITS (EX)
FLOODWAY (EX)
GAS LINE (EX)
GRAVEL EDGE (TBR)
GRAVEL EDGE (EX)
METAL GUIDE RAIL (TBR)
METAL GUIDE RAIL (EX)
LEGAL RIGHT-OF-WAY LINE (EX)
EASEMENT (EX)
SANITARY SEWER MAIN (TBR)
SANITARY SEWER MAIN (EX)
SANITARY SEWER MAIN (EX)
SWALE LINE (EX)
STORM SEWER LATERAL (TBR)
STORM SEWER LATERAL (EX)
STORM SEWER PIPE (TBR)
STORM SEWER PIPE (EX)
TELEPHONE CONDUIT (EX)
TOPSOIL
TOP/BOTTOM OF BANK (EX)
TREELINE (EX)
WATERLINE (EX)
WETLANDS (EX)
ZONE LINE (EX)
(EX) EXISTING FEATURE TO REMAIN; (TBR) EXISTING FEATURE TO BE REMOVED

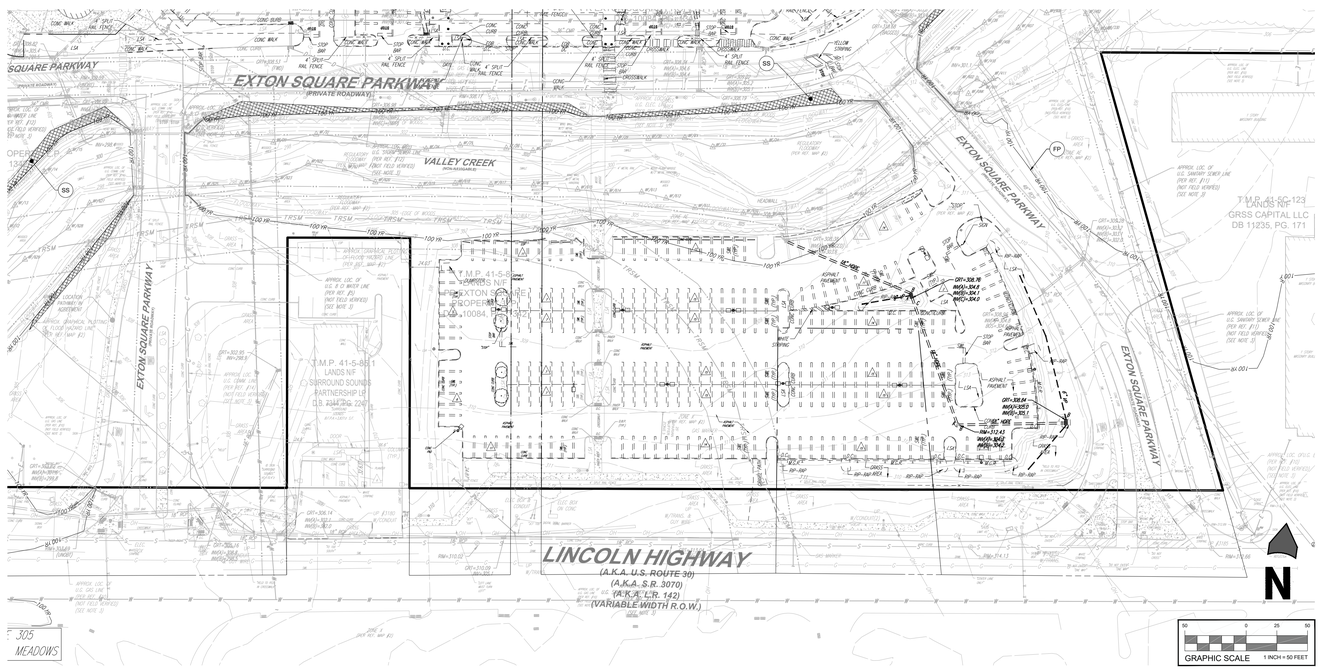
NATURAL FEATURES TAG LEGEND

FP	100 YR FEMA FP ELEV PLAN PER FEMA FIRMS 42029C0105G & 42029C0105G, DATED: SEPTEMBER 29, 2017
FW	FLOODWAY PER FLOOD PLAIN PER FEMA FIRMS 42029C0105G & 42029C0105G, DATED: SEPTEMBER 29, 2017
TB	TOP OF BANK
RP1	RIPARIAN CORRIDOR ZONE 1
RP2	RIPARIAN CORRIDOR ZONE 2
RP3	RIPARIAN CORRIDOR ZONE 3
W	WETLANDS PER WETLAND REPORT PREPARED BY VALLEY ENVIRONMENTAL SERVICES, INC DATED 04/12/2023

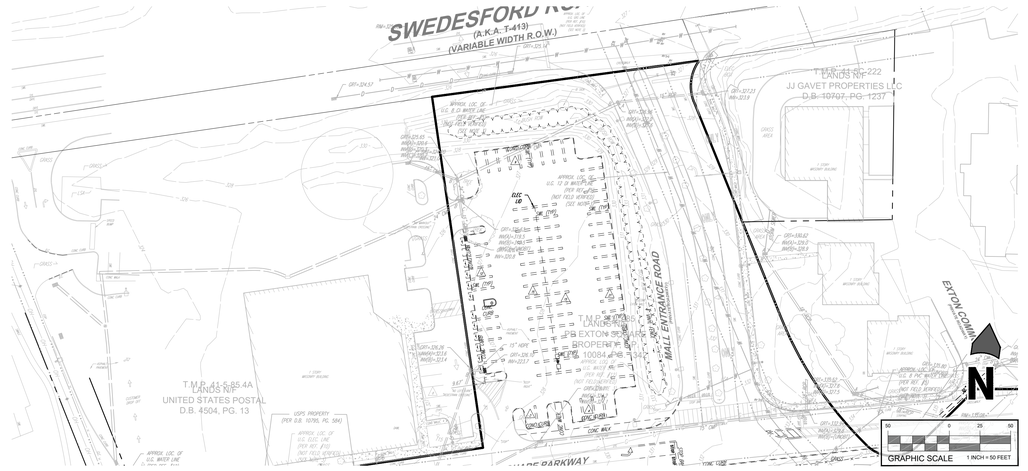
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C1 HOTEL
SCALE: 1" = 50'



E1 RETAIL
SCALE: 1" = 50'



B5 DAYCARE
SCALE: 1" = 50'

	NATURAL FEATURES TAG LEGEND
FP	100 YR FEMA PER FLOOD PLAIN PER FEMA FIRMS 42029C0150G & 42029C0155G, DATED: SEPTEMBER 29, 2017.
FW	FLOODWAY PER FLOOD PLAIN PER FEMA FIRMS 42029C0150G & 42029C0155G, DATED: SEPTEMBER 29, 2017.
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RP3	RIPARRIAN CORRIDOR ZONE 3
W	WETLANDS PER WETLAND REPORT PREPARED BY VALLEY ENVIRONMENTAL SERVICES, INC DATED 04/12/2023

LINETYPE LEGEND

- BASIN BERM (EX)
- CABLE CONDUIT (EX)
- PARKING STRIPE (EX)
- PARKING STRIPE (TBR)
- CANOPY (TBR)
- CANOPY (EX)
- MAJOR CONTOUR (EX)
- WALL (TBR)
- WALL (EX)
- DEPRESSED CURB (TBR)
- DEPRESSED CURB (EX)
- ELECTRIC CONDUIT (EX)
- FENCE: BOARD ON BOARD (EX)
- FENCE: CHAIN LINK (TBR)
- FENCE: CHAIN LINK (EX)
- 100 YEAR FLOOD LIMITS (EX)
- FLOODWAY (EX)
- GAS LINE (EX)
- GRAVEL EDGE (TBR)
- GRAVEL EDGE (EX)
- METAL GUIDE RAIL (TBR)
- METAL GUIDE RAIL (EX)
- LIMIT OF DISTURBANCE
- MATCH LINE
- OVERHEAD WIRES (TBR)
- OVERHEAD WIRES (EX)
- RIPARIAN BUFFER (EX)
- INTERIOR PROPERTY LINE (TBR)
- ADJACENT PROPERTY LINE
- PROPERTY LINE (EX)
- LEGAL RIGHT-OF-WAY LINE (EX)
- EASEMENT (EX)
- SANITARY SEWER MAIN (TBR)
- SANITARY SEWER MAIN (EX)
- SANITARY SEWER MAIN (EX)
- SAWCUT LINE
- STORM SEWER LATERAL (TBR)
- STORM SEWER LATERAL (EX)
- STORM SEWER PIPE (TBR)
- STORM SEWER PIPE (EX)
- TELEPHONE CONDUIT (EX)
- TOP/BOTTOM OF BANK (EX)
- TREELINE (EX)
- WATER LINE (EX)
- WETLANDS (EX)
- ZONE LINE (EX)

(EX) EXISTING FEATURE TO REMAIN, (TBR) EXISTING FEATURE TO BE REMOVED

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NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — RYAN T. WHITMORE — ENGINEER — No. PE070556

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE
No. 070556

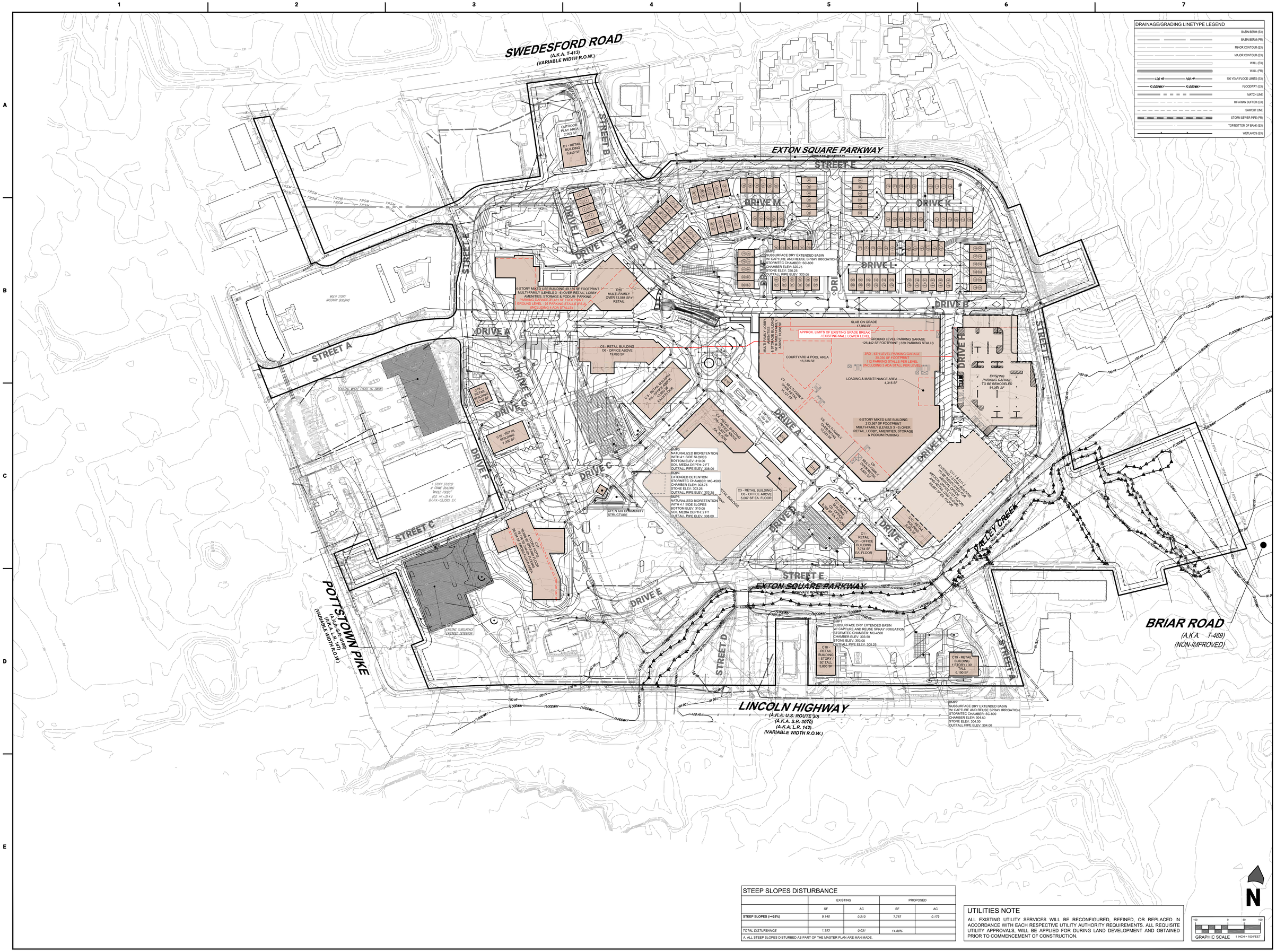
REV.	DATE	REVISED PER	BY
1	2025-06-16	TOWSHIP COMMENTS AND LAYOUT CHANGES	LM

PROJECT No. **240020**
FILE **EXIST-COND-DEMO**
DRAWN BY **B. NAGENGAST**
CHECKED BY **R.WHITMORE**

PROJECT: **THE WALK AT EXTON TOWN CENTRE**
260 EXTON SQUARE PARKWAY
WEST WHITELAND TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
APPLICANT: **ARD EXTON SQUARE, LLC**
TITLE: **EXISTING CONDITIONS & DEMOLITION PLAN**

DATE **2025 - 02 - 10**

SHEET **ECD2** REV. No. **1**



DRAINAGE/GRADING LINETYPE LEGEND

- BASIN BERM (EX)
- BASIN BERM (PR)
- MINOR CONTOUR (EX)
- MAJOR CONTOUR (EX)
- WALL (EX)
- WALL (PR)
- 100 YEAR FLOOD LIMITS (EX)
- FLOODWAY (EX)
- MATCH LINE
- RIPARIAN BUFFER (EX)
- SAWCUT LINE
- STORM SEWER PIPE (PR)
- TOP/BOTTOM OF BANK (EX)
- WETLANDS (EX)

STEEP SLOPES DISTURBANCE				
	EXISTING		PROPOSED	
	SF	AC	SF	AC
STEEP SLOPES (>=25%)	*9,140*	*0.210*	*7,787*	*0.179*
TOTAL DISTURBANCE	*1,353*	*0.031*	*14.80%*	

A. ALL STEEP SLOPES DISTURBED AS PART OF THE MASTER PLAN ARE MAN MADE.

UTILITIES NOTE

ALL EXISTING UTILITY SERVICES WILL BE RECONFIGURED, REFINED, OR REPLACED IN ACCORDANCE WITH EACH RESPECTIVE UTILITY AUTHORITY REQUIREMENTS. ALL REQUISITE UTILITY APPROVALS, WILL BE APPLIED FOR DURING LAND DEVELOPMENT AND OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

N

GRAPHIC SCALE 100 0 50 100 — 1 INCH = 100 FEET

LANDCORE
PHONE | 215-826-2510
LANDCORECONSULTING.COM
580 VIRGINIA DRIVE | SUITE 340
FORT WASHINGTON, PENNSYLVANIA 19034

NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — RYAN T. WHITMORE — ENGINEER — No. PE076556

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 076556

REV.	DATE	REVISED PER	BY
1	2025-06-16	TOWNSHIP COMMENTS AND LAYOUT CHANGES	LM

PROJECT No. 240020
FILE OV GRAD&DRAIN
DRAWN BY M.RIVEZZI
CHECKED BY R.WHITMORE

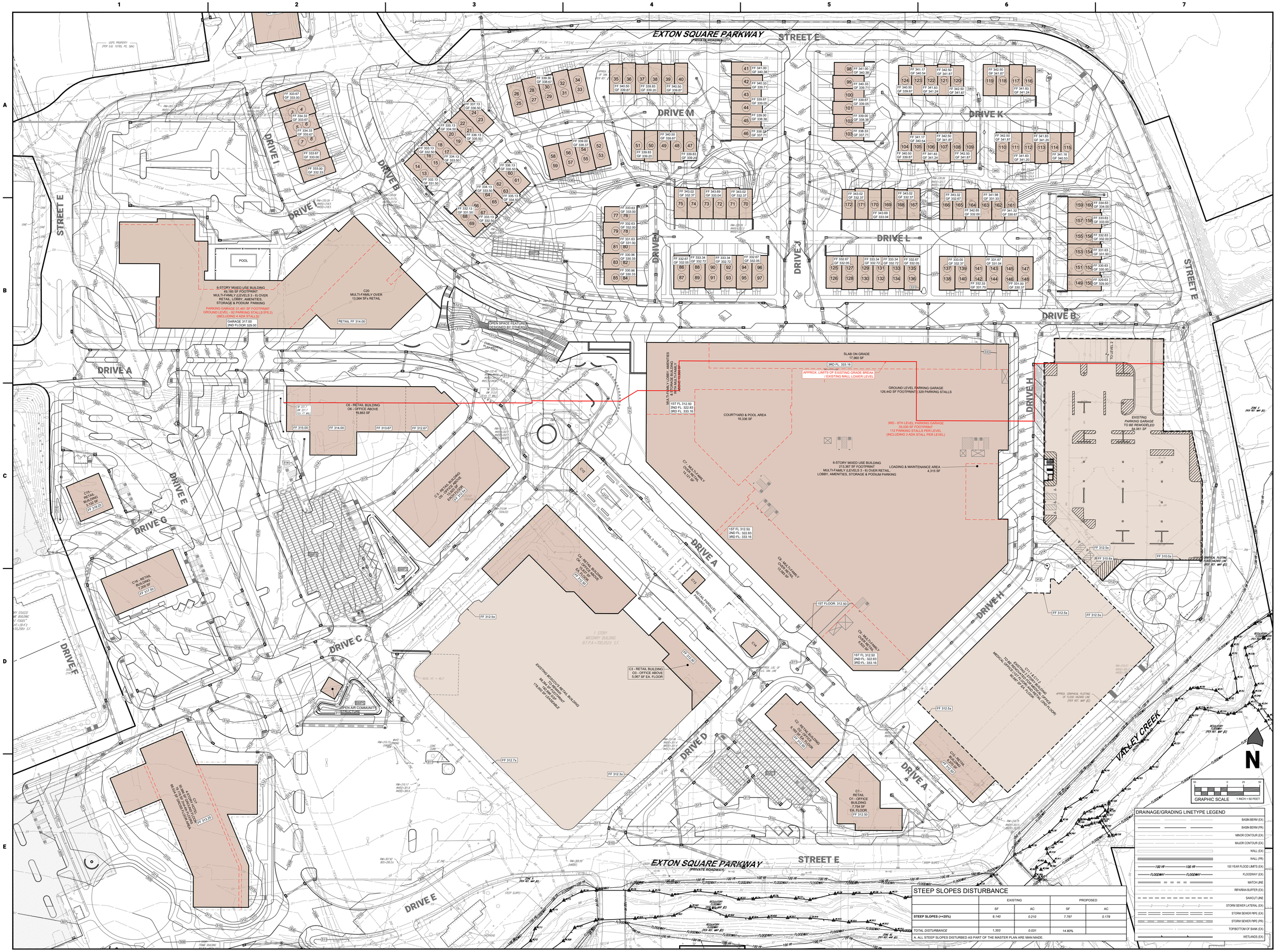
THE WALK AT EXTON TOWN CENTRE
250 EXTON SQUARE PARKWAY
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

PROJECT
APPLICANT ARD EXTON SQUARE, LLC

TITLE
OVERALL GRADING AND DRAINAGE PLAN

DATE 2025 - 02 - 10

SHEET OVG REV. No. 1



STEEP SLOPES DISTURBANCE				
	EXISTING		PROPOSED	
	SF	AC	SF	AC
STEEP SLOPES (>=25%)	*9,140*	*0.210*	*7,787*	*0.179*
TOTAL DISTURBANCE	*1,353*	*0.031*	*14.80%*	
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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RYAN T. WHITMORE
ENGINEER
No. PE076558
PENNSYLVANIA

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE
No. 076558

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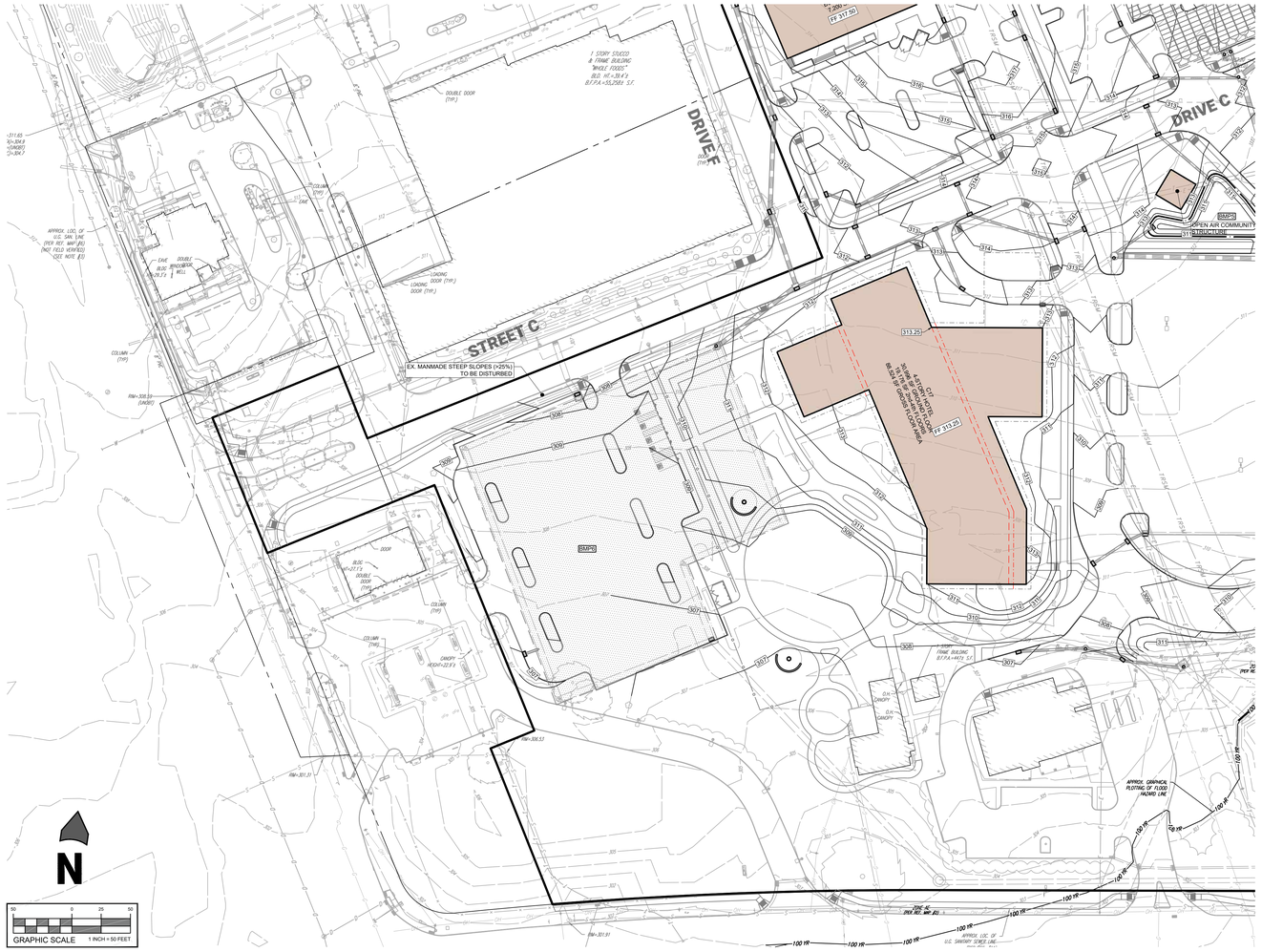
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PROJECT No. **240020**
FILE **GRADING**
DRAWN BY **M. RIVEZZI**
CHECKED BY **R. WHITMORE**

PROJECT **THE WALK AT EXTON TOWN CENTRE**
260 EXTON SQUARE PARKWAY
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
APPLICANT **ARD EXTON SQUARE, LLC**
TITLE **GRADING PLAN**

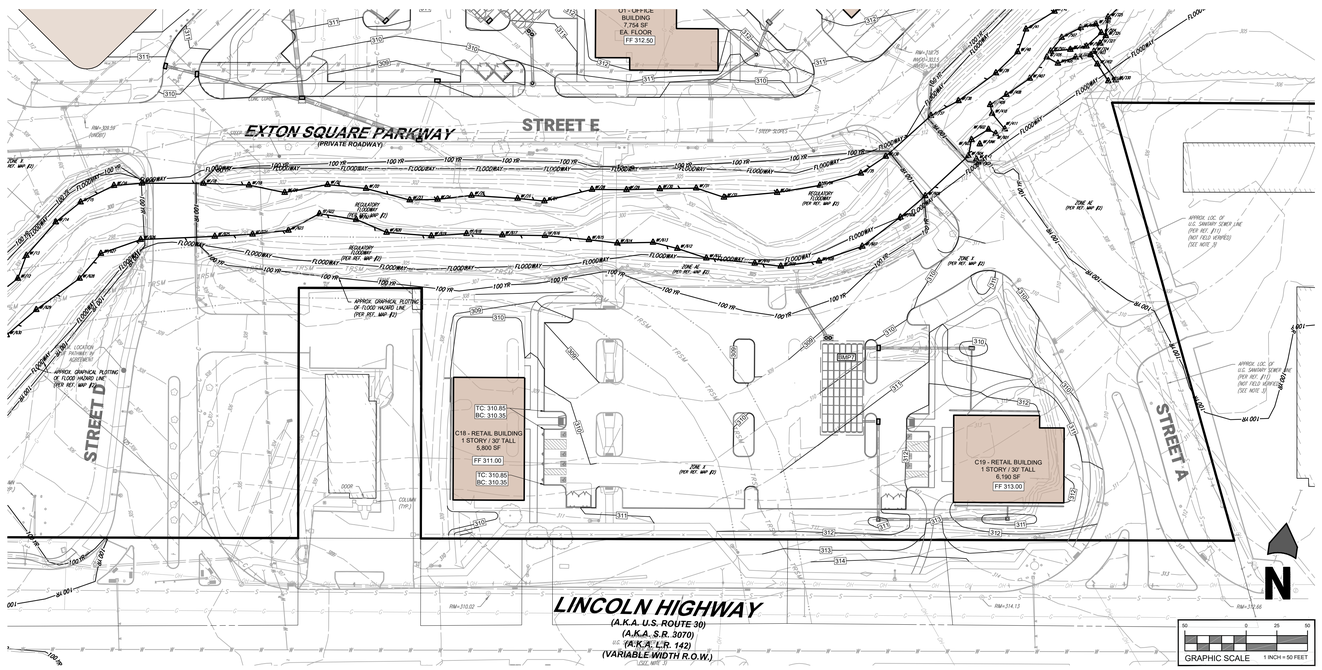
DATE **2025 - 02 - 10**

SHEET **GP1** REV. No. **1**



B5 DAYCARE
SCALE: 1" = 50'

C1 HOTEL
SCALE: 1" = 50'



E1 RETAIL
SCALE: 1" = 50'

DRAINAGE/GRADING LINETYPE LEGEND

- BASIN BERM (EX)
- BASIN BERM (PR)
- MINOR CONTOUR (EX)
- MAJOR CONTOUR (EX)
- WALL (EX)
- WALL (PR)
- 100 YR FLOOD LIMITS (EX)
- FLOODWAY (EX)
- MATCH LINE
- RIPARIAN BUFFER (EX)
- SAWCUT LINE
- STORM SEWER LATERAL (EX)
- STORM SEWER PIPE (EX)
- STORM SEWER PIPE (PR)
- TOP/BOTTOM OF BANK (EX)
- WETLANDS (EX)

ADA ACCESSIBILITY NOTES

1. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES AND ACCESSIBLE PASSENGER LOADING ZONES; PUBLIC STREETS OR SIDEWALKS; AND PUBLIC TRANSPORTATION STOPS TO THE ACCESSIBLE BUILDING OR FACILITY THEY SERVE.
2. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESSIBLE ELEMENTS, AND ACCESSIBLE SPACES THAT ARE ON THE SAME SITE.
3. WALKING SURFACES SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5.0% AND A MAXIMUM CROSS SLOPE OF 2.0%. ANY WALKING SURFACE WITH A RUNNING SLOPE GREATER THAN 5.0% IS A RAMP AND SHALL COMPLY WITH THE GUIDELINES FOR RAMPS OR CURB RAMPS.
4. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND ALL ADA REQUIREMENTS REFER TO ADA ACCESSIBILITY NOTES ON WITHIN THIS THIS PLAN SET FOR FURTHER INFORMATION.
5. PRIOR TO PLACEMENT OF CONCRETE FORMS, CONTRACTOR SHALL EVALUATE PROPOSED GRADING AND NOTIFY THE DESIGN ENGINEER OF ANY POTENTIAL DESIGN MODIFICATIONS NEEDED IN ORDER TO ENSURE ADA CONFORMANCE.
6. FOLLOWING THE ISSUANCE OF AN AS-BUILT SURVEY OR UPON DETERMINATION OF NON COMPLIANT FACILITIES, THE CONTRACTOR SHALL, AT THEIR OWN COST BE RESPONSIBLE TO RECTIFY, RECONSTRUCT AND/OR AMEND SAID FACILITIES WHICH ARE OUT OF COMPLIANCE WITH ADA REGULATIONS. THIS PERTAINS TO ALL FACILITIES WHICH HAVE BEEN CONSTRUCTED AS PART OF THE SCOPE OF CONSTRUCTION WHICH ARE OUT OF CONFORMANCE WITH ADA COMPLIANCE.

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK. CONTRACTOR TO ENSURE THE FOLLOWING MINIMUM GRADING STANDARDS TO ENSURE PROPER DRAINAGE AND PREVENTION OF PONDING.
   - 1.1. 0.75% MINIMUM SLOPE AGAINST ALL ISLANDS, GUTTERS, AND CURBS RECEIVING DRAINAGE
   - 1.2. 1.0% ON ALL CONCRETE AND ASPHALT AND 2% MINIMUM ON ALL PERVIOUS SURFACES.
2. SPOT GRADE ELEVATIONS (GR) INDICATED ON THE PLANS SIGNIFY FINISHED GRADE ELEVATION OR FINISHED GRADE AT FACE OF CURB. TOP OF CURB (TC) ELEVATION ARE GENERALLY 6" ABOVE ASPHALT UNLESS NOTED OTHERWISE. SPOT ELEVATIONS SHOWN AT DRAINAGE STRUCTURES REPRESENT THE TOP OF UNIT ELEVATION AT THE CENTER OF THE STRUCTURE.
3. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS. GRADE ADJUSTMENTS SHALL BE MADE PRIOR TO THE INSTALLATION OF PAVEMENT WEARING COURSE OR PLACEMENT OF TOPSOIL IN UNPAVED AREAS.
4. ALL STORMWATER PIPING INSTALLED WITHIN THE REINFORCING ZONE OF ANY PROPOSED RETAINING WALLS MUST BE INSTALLED WITH A WATERTIGHT SEAL.
5. HIGH DENSITY POLYETHYLENE (HDPE) PIPES SHALL BE N-12 DUAL WALL, SMOOTH LINED OR EQUIVALENT IN ACCORDANCE WITH ASTM STANDARDS, UNLESS OTHERWISE SPECIFIED.
6. REINFORCED CONCRETE PIPES (RCP) SHALL BE CLASS III, UNLESS OTHERWISE SPECIFIED.
7. THE DESIGN AND DISCHARGE LOCATION OF FOUNDATION DRAINS IS THE RESPONSIBILITY OF OTHERS. STORMWATER MANAGEMENT FACILITIES WERE NOT DESIGNED OR APPROVED TO ACCOMMODATE ADDITIONAL DISCHARGE FROM FOUNDATION DRAINS.
8. THE CONTRACTOR SHALL ENLIST THE SERVICES OF A QUALIFIED GEOTECHNICAL ENGINEER TO CERTIFY THAT ON-SITE SOIL CONDITIONS AND CONSTRUCTION PRACTICES ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE STATE/LOCAL CODES AND ACCEPTED INDUSTRY STANDARDS. CONTRACTOR SHALL ENSURE:
   - 8.1. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS DIRECTED BY THE QUALIFIED GEOTECHNICAL ENGINEER.
   - 8.2. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE DOCUMENTED IN A COMPACTION REPORT VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AND AREAS TO BE PAVED, HAVE BEEN COMPACTED AS DIRECTED BY THE QUALIFIED GEOTECHNICAL ENGINEER.
   - 8.3. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED AS DIRECTED BY THE QUALIFIED GEOTECHNICAL ENGINEER

STEEP SLOPES DISTURBANCE

	EXISTING		PROPOSED	
	SF	AC	SF	AC
STEEP SLOPES (>=25%)	*9,140*	*0.210*	*7,787*	*0.179*
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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — RYAN T. WHITMORE — ENGINEER — No. PE070556

RYAN T. WHITMORE
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PENNSYLVANIA LICENSE
No. 070556

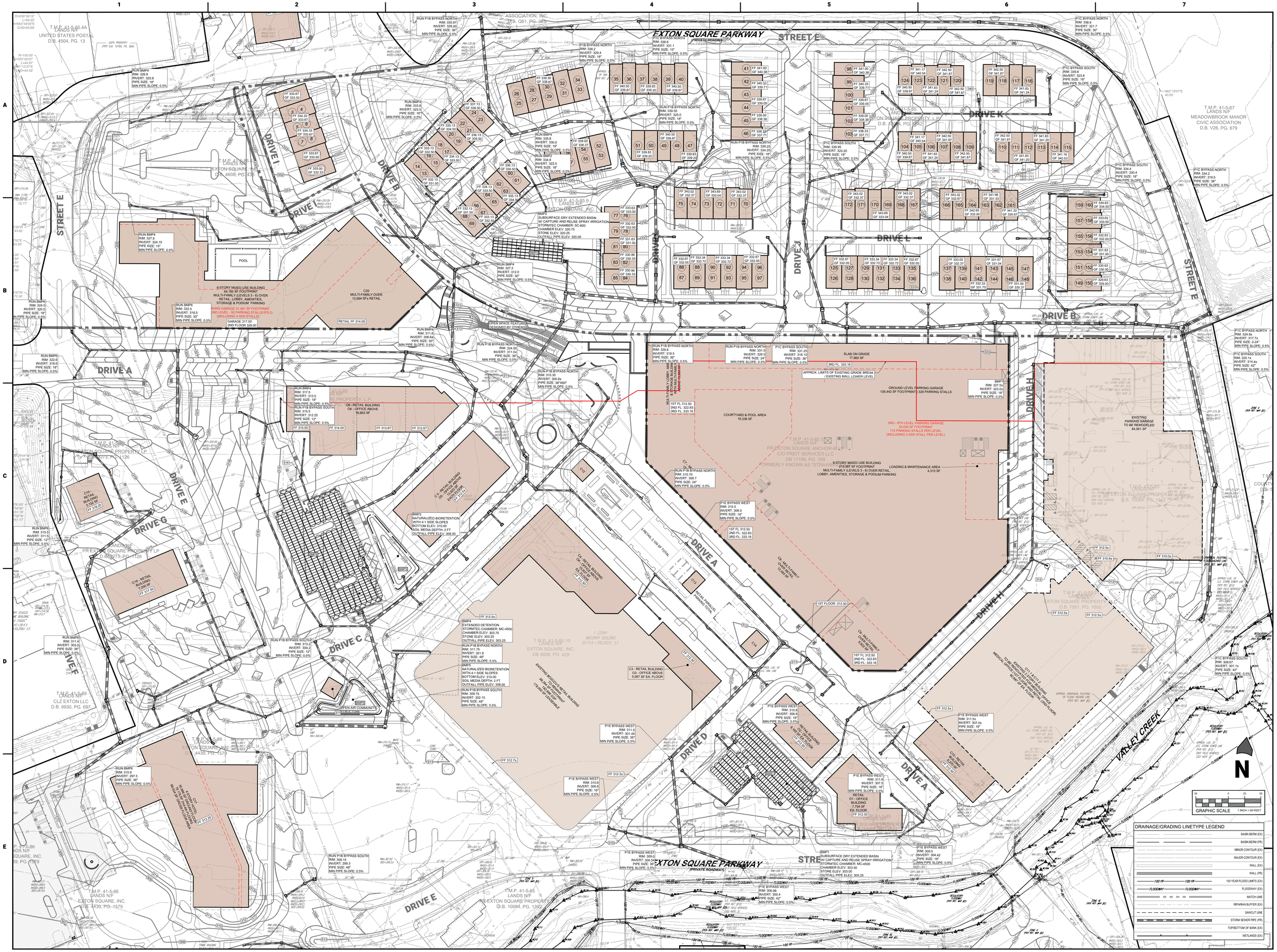
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1	2025-06-16	TOWNSHIP COMMENTS AND LAYOUT CHANGES	LM

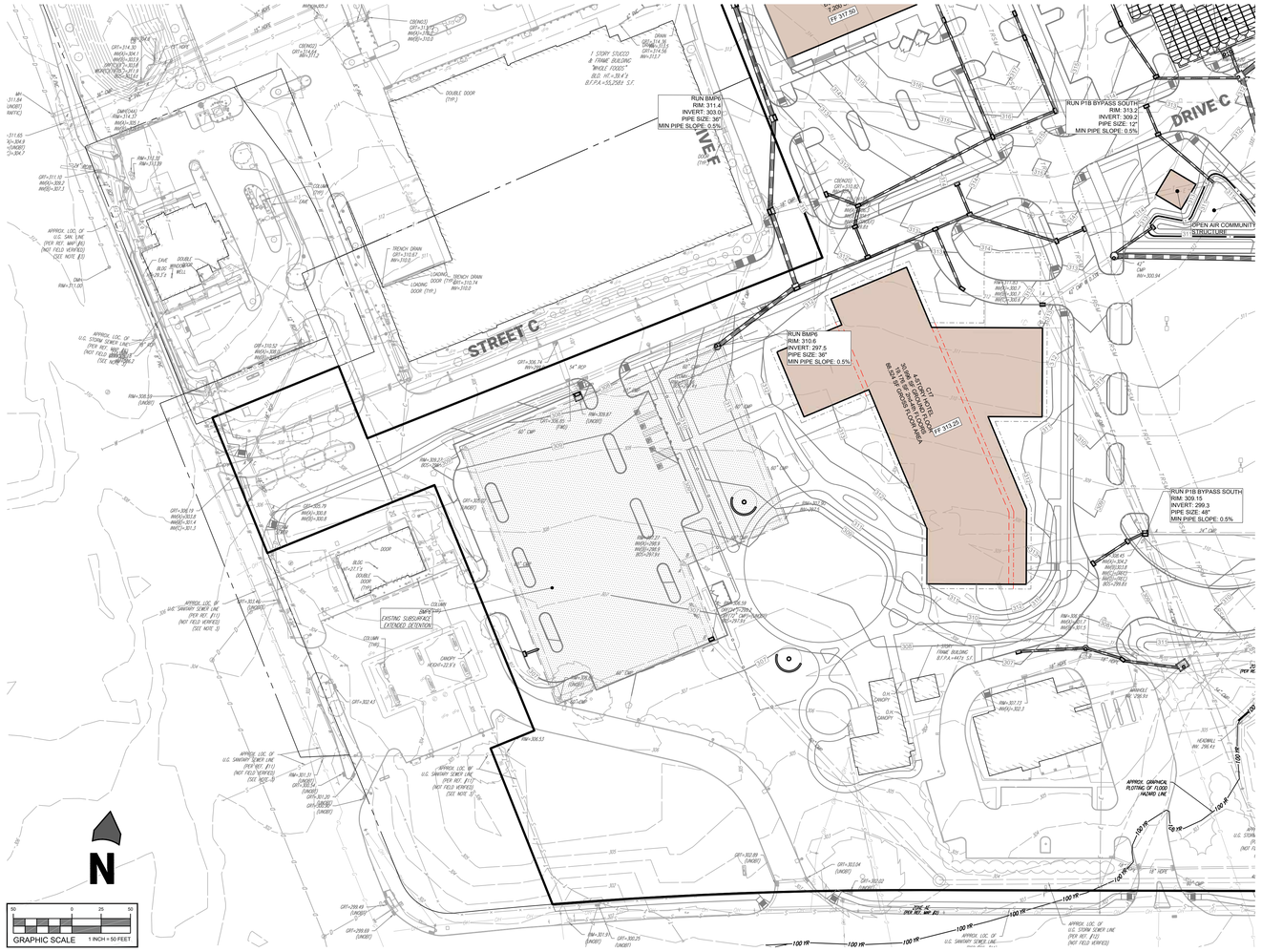
PROJECT No. **240020**
FILE **GRADING**
DRAWN BY **M. RIVEZZI**
CHECKED BY **R. WHITMORE**

PROJECT: **THE WALK AT EXTON TOWN CENTRE**
260 EXTON SQUARE PARKWAY
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
APPLICANT: **ARD EXTON SQUARE, LLC**
TITLE: **GRADING PLAN**

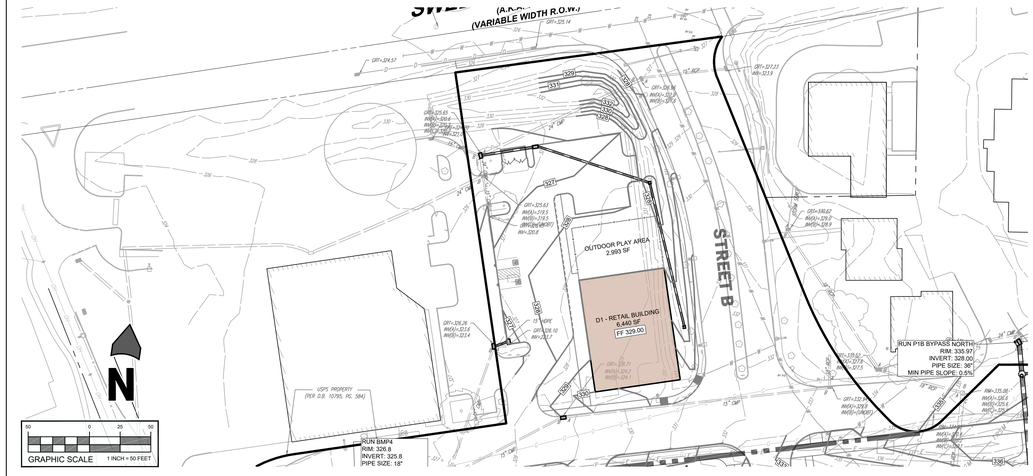
DATE **2025 - 02 - 10**

SHEET **GP2** REV No. **1**

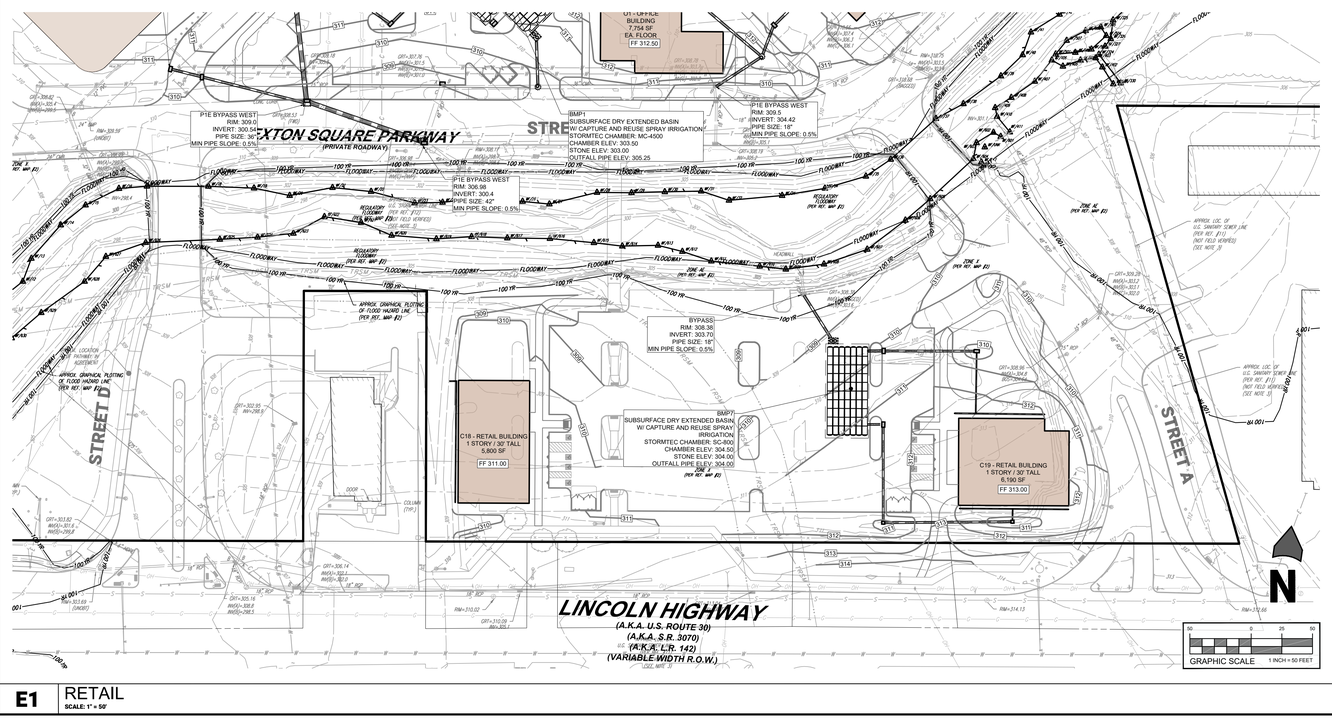

EXTON SQUARE PARKWAY
(PRIVATE ROADWAY)
STREET E
DRIVE A
DRIVE B
DRIVE C
DRIVE D
DRIVE E
DRIVE G
DRIVE H
DRIVE I
DRIVE J
DRIVE K
DRIVE L
T.M.P. 41-5-85.4A
LANDS N/F
UNITED STATES POSTAL
D.B. 4504, PG. 13
T.M.P. 41-5-85
LANDS N/F
EXTON SQUARE PROPERTY L.P.
D.B. 4608, PG. 436
T.M.P. 41-5-85.9
LANDS N/F
EXTON SQUARE, INC.
T.M.P. 41-5-85.10
LANDS N/F
EXTON SQUARE, INC.
DB 4608, PG. 429
T.M.P. 41-5-85.5
LANDS N/F
EXTON SQUARE PROPERTY L.P.
D.B. 4608, PG. 436
T.M.P. 41-5-85
LANDS N/F
EXTON SQUARE PROPERTY L.P.
D.B. 5273, PG. 1126
T.M.P. 41-5-86
LANDS N/F
EXTON SQUARE, INC.
D.B. 4439, PG. 1579
T.M.P. 41-5-85
LANDS N/F
PR EXTON SQUARE ANCHOR-M L.P.
C/O PREIT SERVICES LLC
DB 11189, PG. 169
FORMERLY KNOWN AS "STRAWBRIDGE"
T.M.P. 41-5-85
LANDS N/F
EXTON SQUARE PROPERTY L.P.
D.B. 10084, PG. 1342
T.M.P. 41-5-67
LANDS N/F
MEADOWBROOK MANOR
CIVIC ASSOCIATION
D.B. V26, PG. 679
T.M.P. 41-5-85
LANDS N/F
EXTON SQUARE PROPERTY L.P.
D.B. 7561, PG. 1600
T.M.P. 41-5-85
LANDS N/F
PR EXTON SQUARE ANCHOR-M L.P.
C/O PREIT SERVICES LLC
DB 11189, PG. 169
FORMERLY KNOWN AS "STRAWBRIDGE"
T.M.P. 41-5-85
LANDS N/F
EXTON SQUARE PROPERTY L.P.
D.B. 10084, PG. 1342



C1 HOTEL
SCALE: 1" = 50'



B5 DAYCARE
SCALE: 1" = 50'



E1 RETAIL
SCALE: 1" = 50'

DRAINAGE/GRADING LINETYPE LEGEND

- BASIN BERM (EX)
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- WALL (EX)
- WALL (PR)
- 100 YR — 100 YR — 100 YEAR FLOOD LIMITS (EX)
- FLOODWAY — FLOODWAY — FLOODWAY (EX)
- MATCH LINE
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LANDCORE
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FORT WASHINGTON, PENNSYLVANIA 19034
PHONE | 215-826-2510
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NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — RYAN T. WHITMORE — ENGINEER — No. PE076556

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 076556

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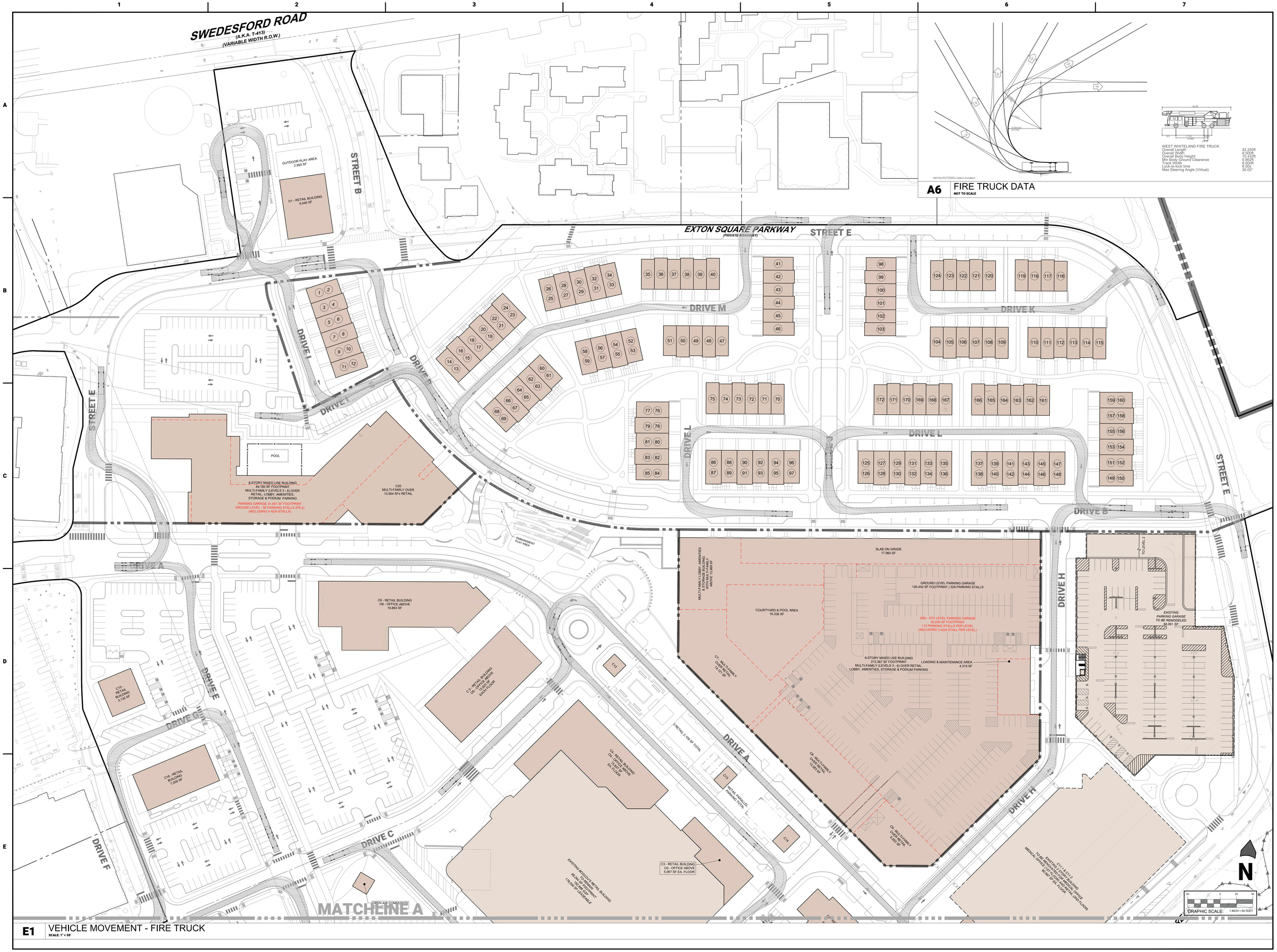
PROJECT No. 240020
FILE DRAINAGE
DRAWN BY M. RIVEZZI
CHECKED BY R. WHITMORE

THE WALK AT EXTON TOWN CENTRE
260 EXTON SQUARE PARKWAY
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
PROJECT
APPLICANT ARD EXTON SQUARE, LLC

TITLE: DRAINAGE PLAN

DATE 2025 - 02 - 10

SHEET DP2 REV. No. 1



E1 VEHICLE MOVEMENT - FIRE TRUCK
SCALE: 1" = 50'

A6 FIRE TRUCK DATA
NOT TO SCALE

LANDCORE
580 VIRGINIA DRIVE | SUITE 340
FORT WASHINGTON, PENNSYLVANIA 19034
PHONE | 215-826-2510
LANDCORECONSULTING.COM

NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER RYAN T. WHITMORE No. PE070559

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE
No. 070556

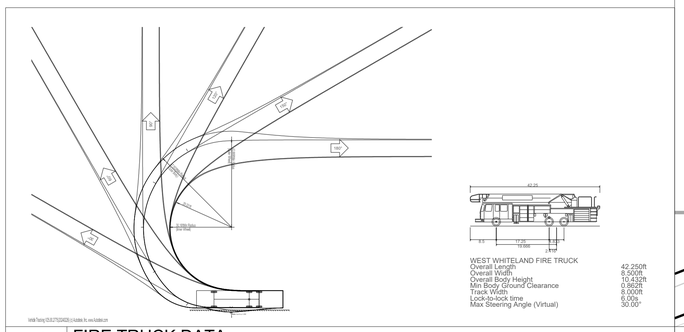
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1	2025-06-16	TOWNSHIP COMMENTS AND LAYOUT CHANGES	LM

PROJECT No. 240020
FILE VEHICLE
DRAWN BY B. NAGENGAST
CHECKED BY R.WHITMORE

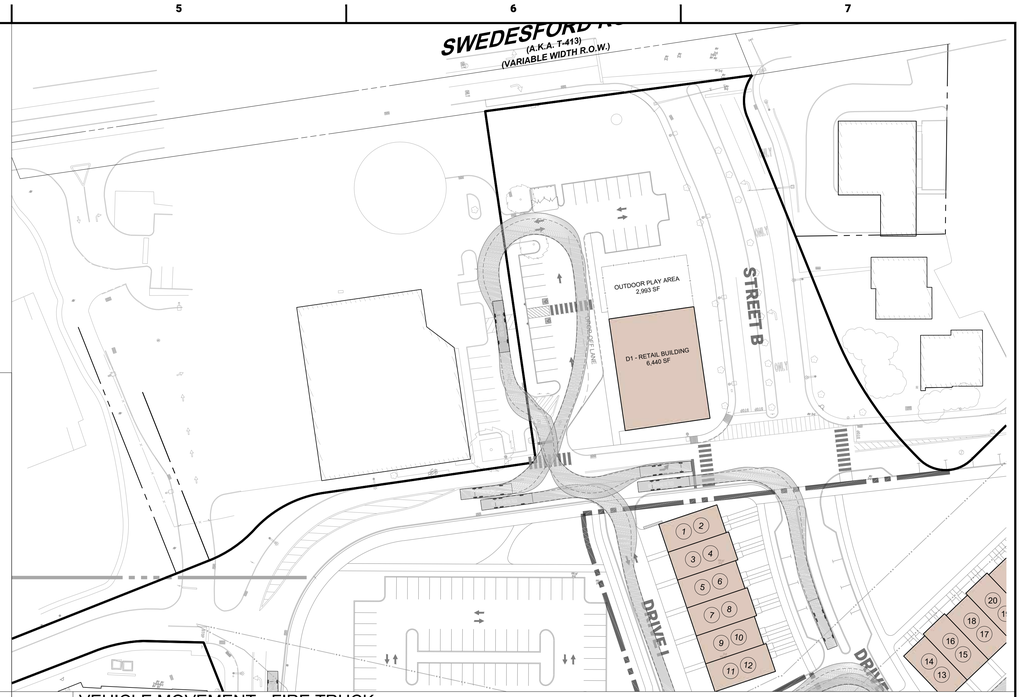
THE WALK AT EXTON TOWN CENTRE
260 EXTON SQUARE PARKWAY
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
PROJECT
APPLICANT ARD EXTON SQUARE, LLC
TITLE VEHICLE MOVEMENT PLAN

DATE 2025 - 02 - 10

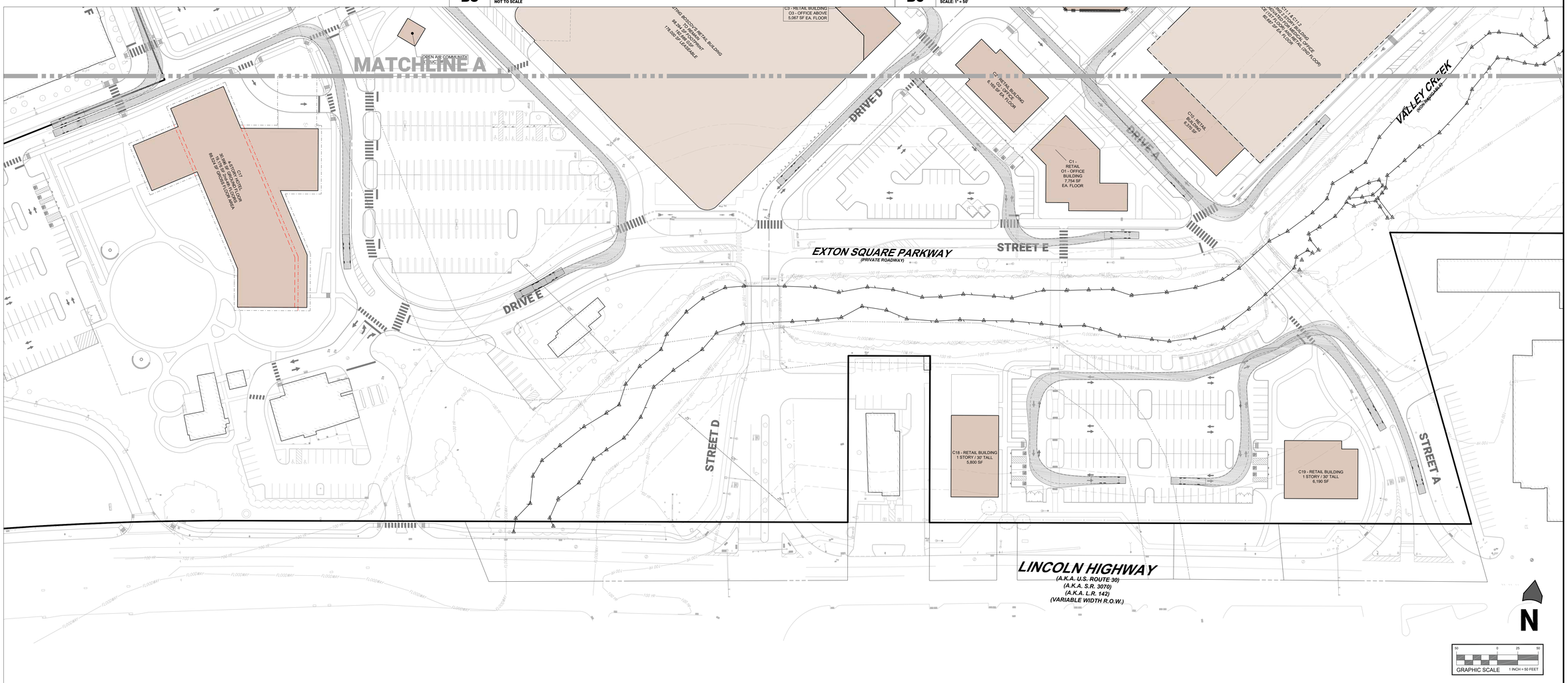
VM1 SHEET
1 REV. No.



B3 FIRE TRUCK DATA
NOT TO SCALE



B5 VEHICLE MOVEMENT - FIRE TRUCK
SCALE: 1" = 50'



E1 VEHICLE MOVEMENT - FIRE TRUCK
SCALE: 1" = 50'

LANDCORE
PHONE | 215-826-2510
LANDCORECONSULTING.COM
580 VIRGINIA DRIVE | SUITE 340
FORT WASHINGTON, PENNSYLVANIA 19034

NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL RYAN T. WHITMORE ENGINEER No. PE076556 PENNSYLVANIA

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE
No. 076556

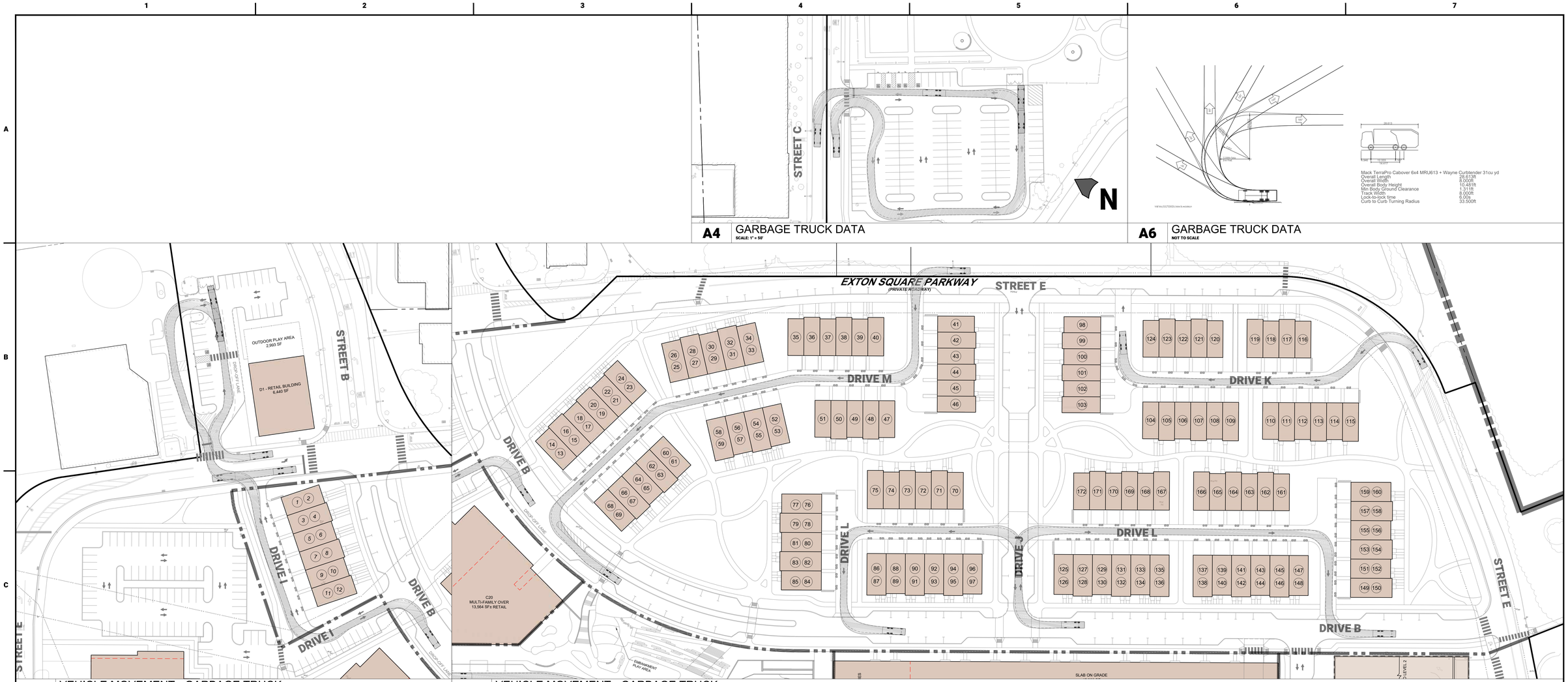
REV.	DATE	REVISED PER	BY
1	2025-06-16	TOWNSHIP COMMENTS AND LAYOUT CHANGES	LM

PROJECT No. **240020**
FILE **VEHICLE**
DRAWN BY **B. NAGENGAST**
CHECKED BY **R.WHITMORE**

THE WALK AT EXTON TOWN CENTRE
260 EXTON SQUARE PARKWAY
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
PROJECT
ARD EXTON SQUARE, LLC
APPLICANT
VEHICLE MOVEMENT PLAN
TITLE

DATE **2025 - 02 - 10**

VM2 SHEET **1** REV. No.

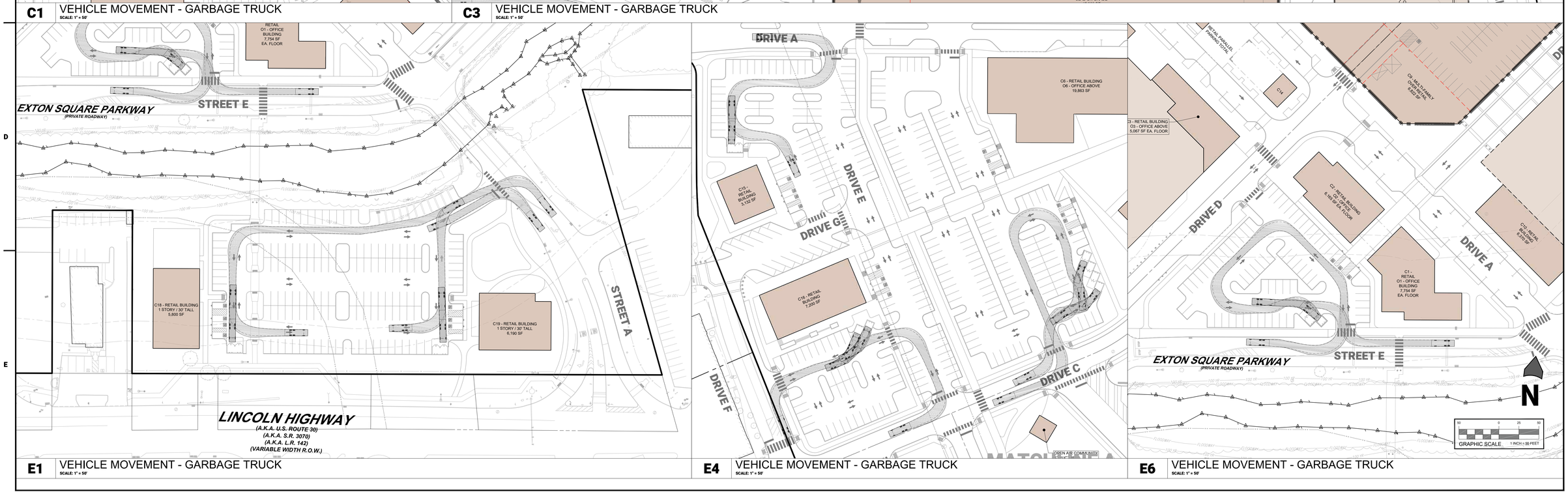


A4 GARBAGE TRUCK DATA
SCALE: 1" = 50'

A6 GARBAGE TRUCK DATA
NOT TO SCALE

C1 VEHICLE MOVEMENT - GARBAGE TRUCK
SCALE: 1" = 50'

C3 VEHICLE MOVEMENT - GARBAGE TRUCK
SCALE: 1" = 50'



E1 VEHICLE MOVEMENT - GARBAGE TRUCK
SCALE: 1" = 50'

E4 VEHICLE MOVEMENT - GARBAGE TRUCK
SCALE: 1" = 50'

E6 VEHICLE MOVEMENT - GARBAGE TRUCK
SCALE: 1" = 50'

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PHONE | 215-836-2510
LANDCORECONSULTING.COM

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL RYAN T. WHITMORE ENGINEER No. PE070559 PENNSYLVANIA

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE
No. 070559

REV.	DATE	REVISED PER	BY
1	2025-06-16	TOWSHIP COMMENTS AND LAYOUT CHANGES	LM

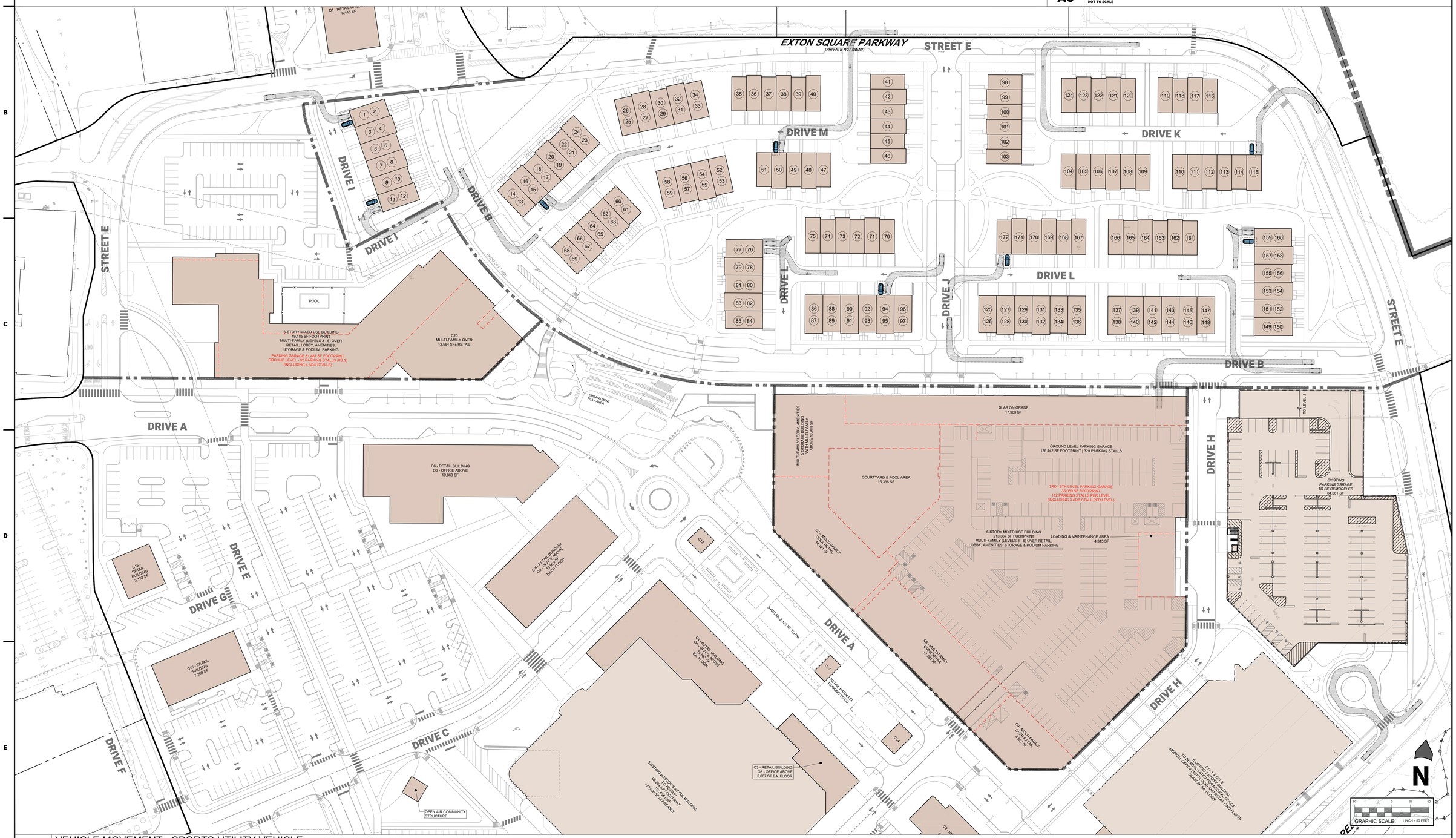
PROJECT No. 240020
FILE VEHICLE
DRAWN BY B. NAGENGAST
CHECKED BY R.WHITMORE

PROJECT: THE WALK AT EXTON TOWN CENTRE
260 EXTON SQUARE PARKWAY
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
APPLICANT: ARD EXTON SQUARE, LLC

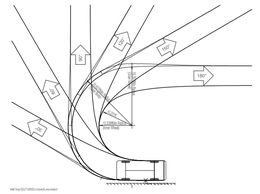
TITLE: VEHICLE MOVEMENT PLAN

DATE 2025 - 02 - 10

SHEET VM3 REV. No. 1



E1 VEHICLE MOVEMENT - SPORTS UTILITY VEHICLE
SCALE: 1" = 50'





Toyota Landcruiser Amazon	
Overall Length	16.043ft
Overall Width	6.365ft
Overall Body Height	6.069ft
Min Body Ground Clearance	0.840ft
Track Width	6.365ft
Lock-to-lock time	6.000s
Curb to Curb Turning Radius	19.357ft

A6 SPORTS UTILITY VEHICLE DATA
NOT TO SCALE

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
RYAN T. WHITMORE
ENGINEER
No. PE070559
PENNSYLVANIA

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE
No. 070559

REV.	DATE	REVISED PER	BY

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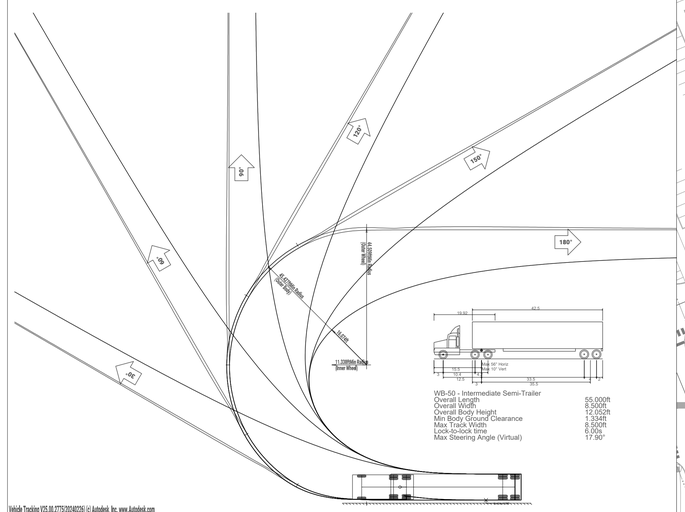
PROJECT No. 240020
FILE VEHICLE
DRAWN BY B. NAGENGAST
CHECKED BY R.WHITMORE

PROJECT THE WALK AT EXTON TOWN CENTRE
260 EXTON SQUARE PARKWAY
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
APPLICANT ARD EXTON SQUARE, LLC

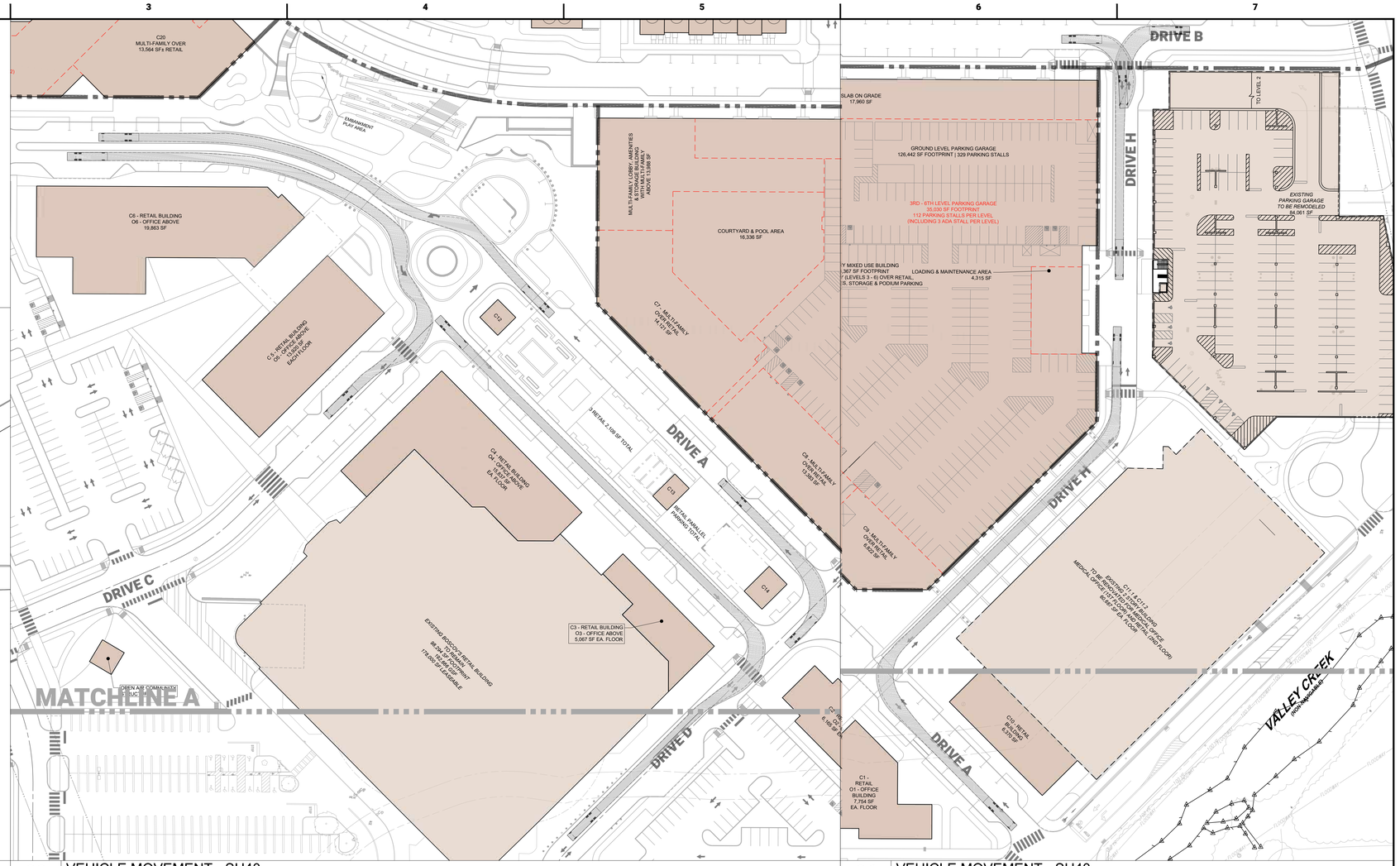
TITLE VEHICLE MOVEMENT PLAN

DATE 2025 - 02 - 10

SHEET VM4 REV. No. 1



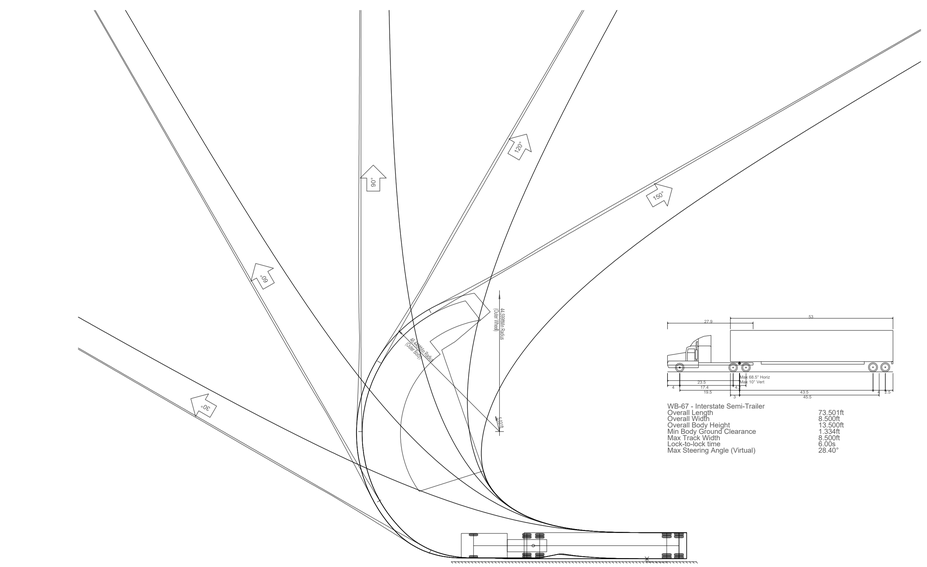
C1 SU40 TRUCK DATA
NOT TO SCALE



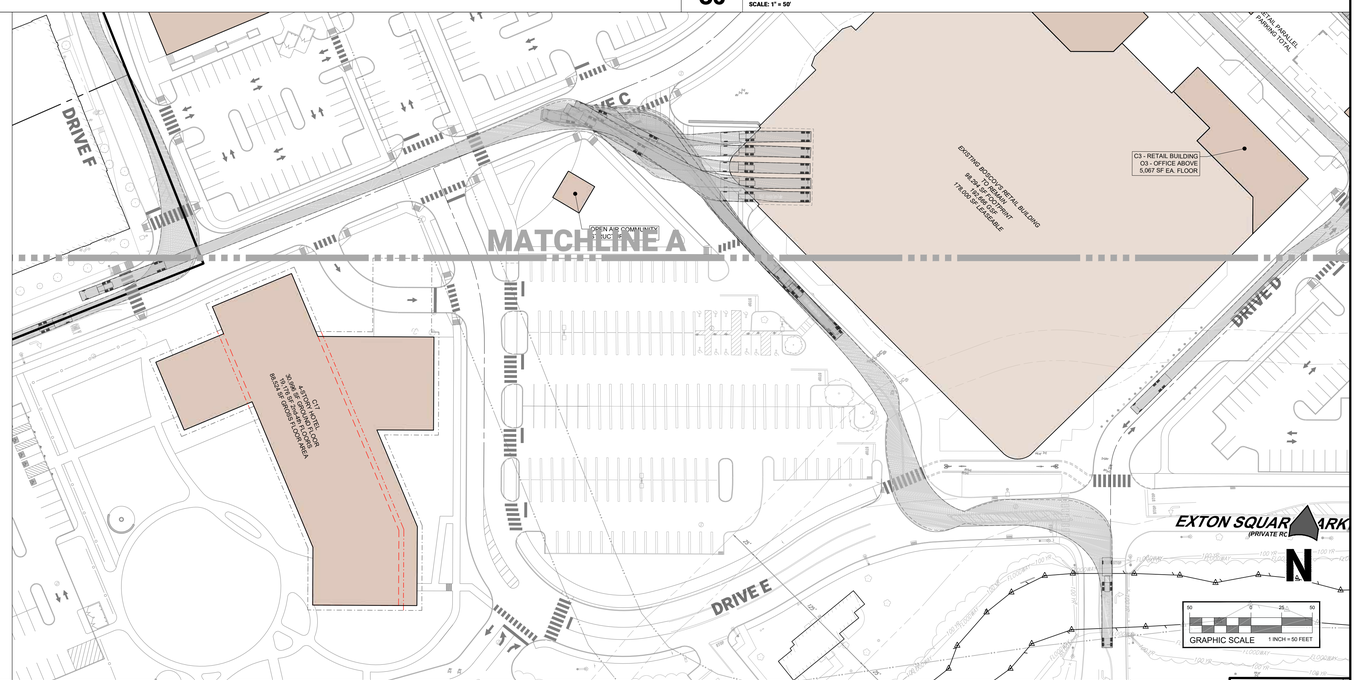
C3 VEHICLE MOVEMENT - SU40
SCALE: 1" = 50'



C6 VEHICLE MOVEMENT - SU40
SCALE: 1" = 50'



D1 WB67 TRUCK DATA
NOT TO SCALE



E5 VEHICLE MOVEMENT - WB67
SCALE: 1" = 50'

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580 VIRGINIA DRIVE | SUITE 340
FORT WASHINGTON, PENNSYLVANIA 19034

NOT FOR CONSTRUCTION

COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER RYAN T. WHITMORE

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE
No. 070536

REV.	DATE	REVISED PER	BY
1	2025-06-16	TOWNSHIP COMMENTS AND LAYOUT CHANGES	LM

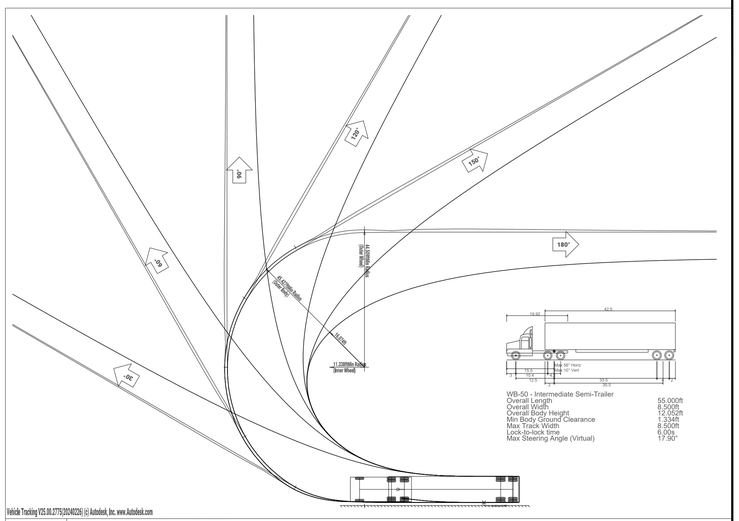
PROJECT No. 240020
FILE VEHICLE
DRAWN BY B. NAGENGAST
CHECKED BY R.WHITMORE

THE WALK AT EXTON TOWN CENTRE
260 EXTON SQUARE PARKWAY
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
PROJECT
APPLICANT ARD EXTON SQUARE, LLC

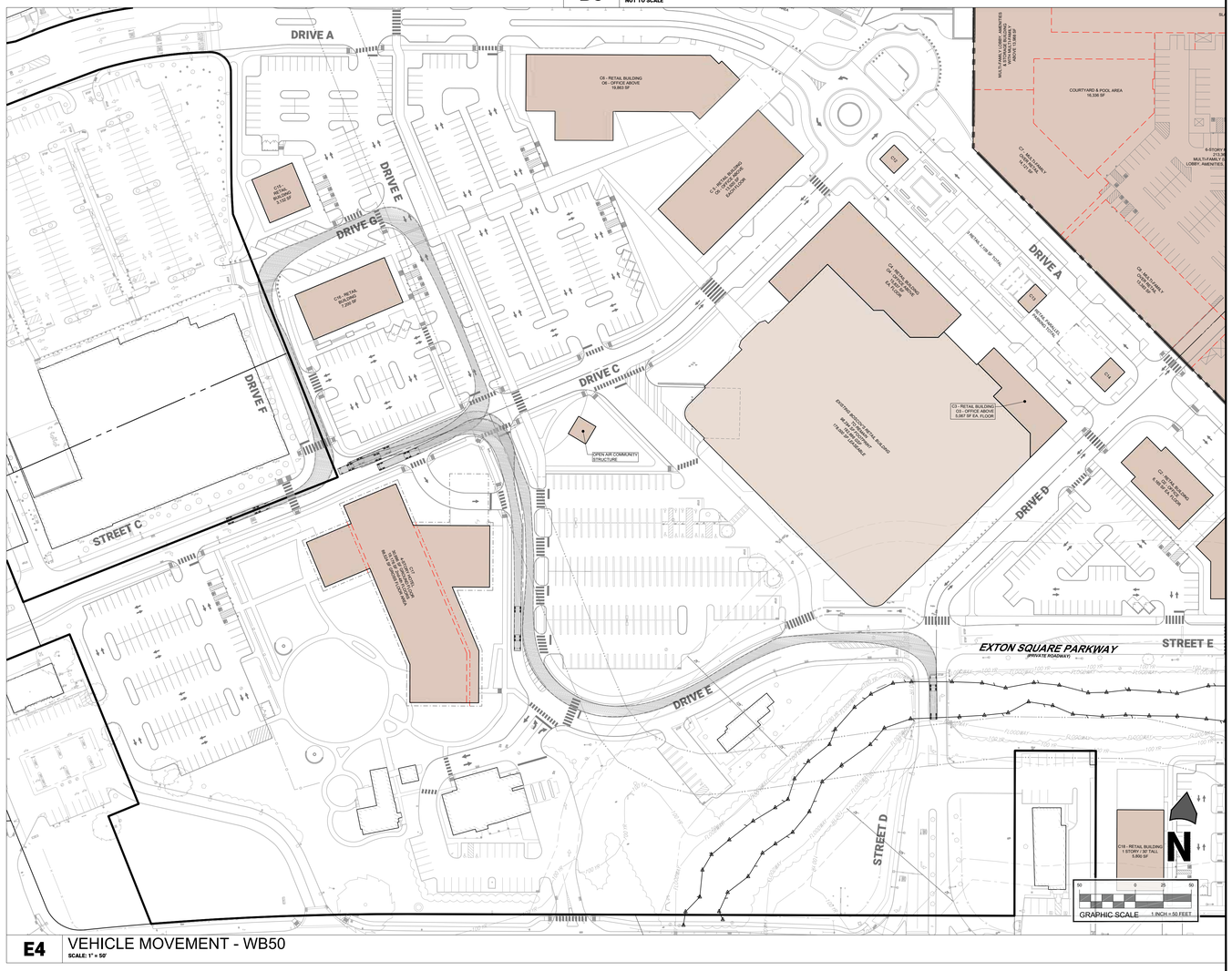
TITLE **VEHICLE MOVEMENT PLAN**

DATE 2025 - 02 - 10

SHEET **VM5** REV. No. **1**



B6 WB50 TRUCK DATA
NOT TO SCALE



E4 VEHICLE MOVEMENT - WB50
SCALE: 1" = 50'

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FORT WASHINGTON, PENNSYLVANIA 19034

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER RYAN T. WHITMORE No. PE070556 PENNSYLVANIA

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE
No. 070556

REV.	DATE	REVISED PER	BY

REV.	DATE	REVISED PER	BY
1	2025-06-16	TOWNSHIP COMMENTS AND LAYOUT CHANGES	LM

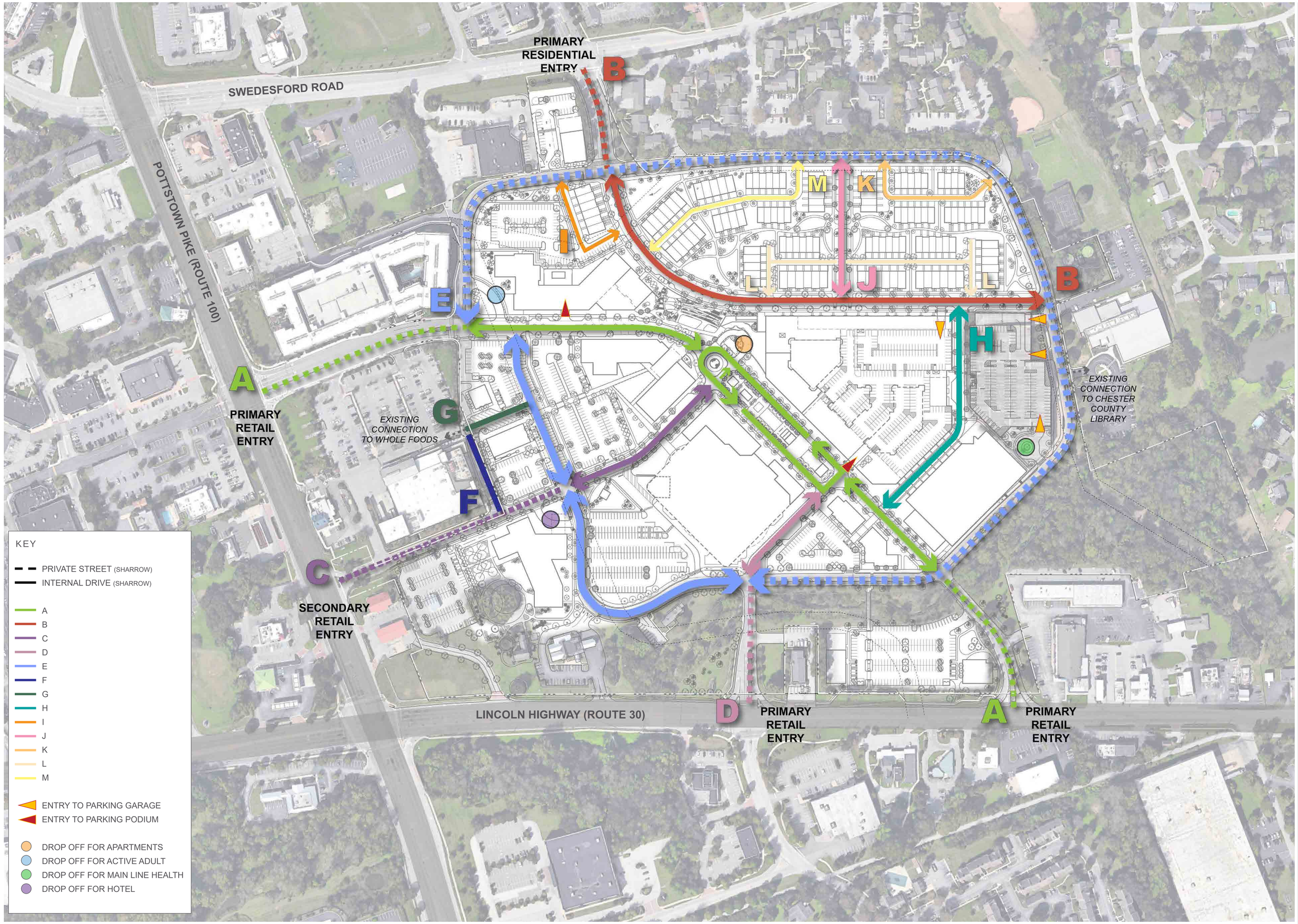
PROJECT No. **240020**
FILE **VEHICLE**
DRAWN BY **B. NAGENGAST**
CHECKED BY **R.WHITMORE**

PROJECT **THE WALK AT EXTON TOWN CENTRE**
250 EXTON SQUARE PARKWAY
WEST WHITELAND TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA
APPLICANT **ARD EXTON SQUARE, LLC**

TITLE **VEHICLE MOVEMENT PLAN**

DATE **2025 - 02 - 10**

VM6 SHEET **1** REV. No.



VEHICULAR CIRCULATION DIAGRAM

Scale: 1" = 100'-0"

0 100 200 400ft

N

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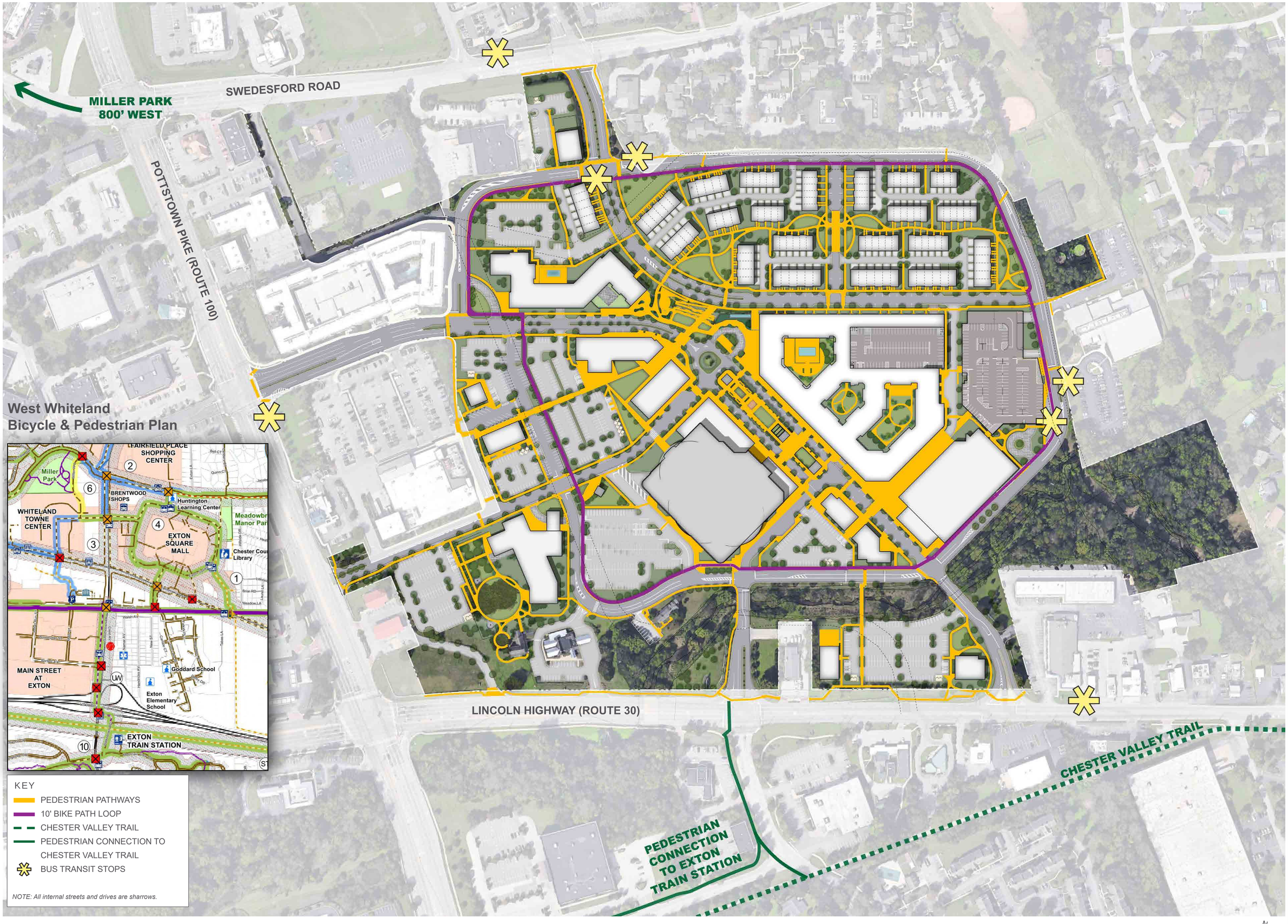
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urban design + architecture
700 East Main Street, Suite 301, Norristown, Pa 19401
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com

VEHICULAR CIRCULATION DIAGRAM

Scale: 1" = 100'-0"

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA BRYCE E. ADELSBERGER RA-015747

The Walk at Exton Town Centre
Exton, PA
Project Number: 25002P
Client: Abrams Realty & Development
Date: 2025.06.16



West Whiteland
Bicycle & Pedestrian Plan

PEDESTRIAN / BICYCLE / TRANSIT DIAGRAM

Scale: 1" = 100'-0"

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PEDESTRIAN / BICYCLE / TRANSIT DIAGRAM

Scale: 1" = 100'-0"

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA BRIAN E. ROLLSBERGER RA-015174

The Walk
at Exton Town Centre
Exton, PA
Project Number: 25002P
Client: Abrams Realty & Development
Date: 2025.06.16



OPEN SPACE & PUBLIC GATHERING DIAGRAM

Scale: 1" = 100'-0"

0 100 200 400ft

N

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OPEN SPACE & PUBLIC GATHERING DIAGRAM

Scale: 1" = 100'-0"

REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
BRIAN E. SELLSBERGER
RA-017377

The Walk at Exton Town Centre
Exton, PA
Project Number: 25002P
Client: Abrams Realty & Development
Date: 2025.06.16

SITE PLAN NOTES:

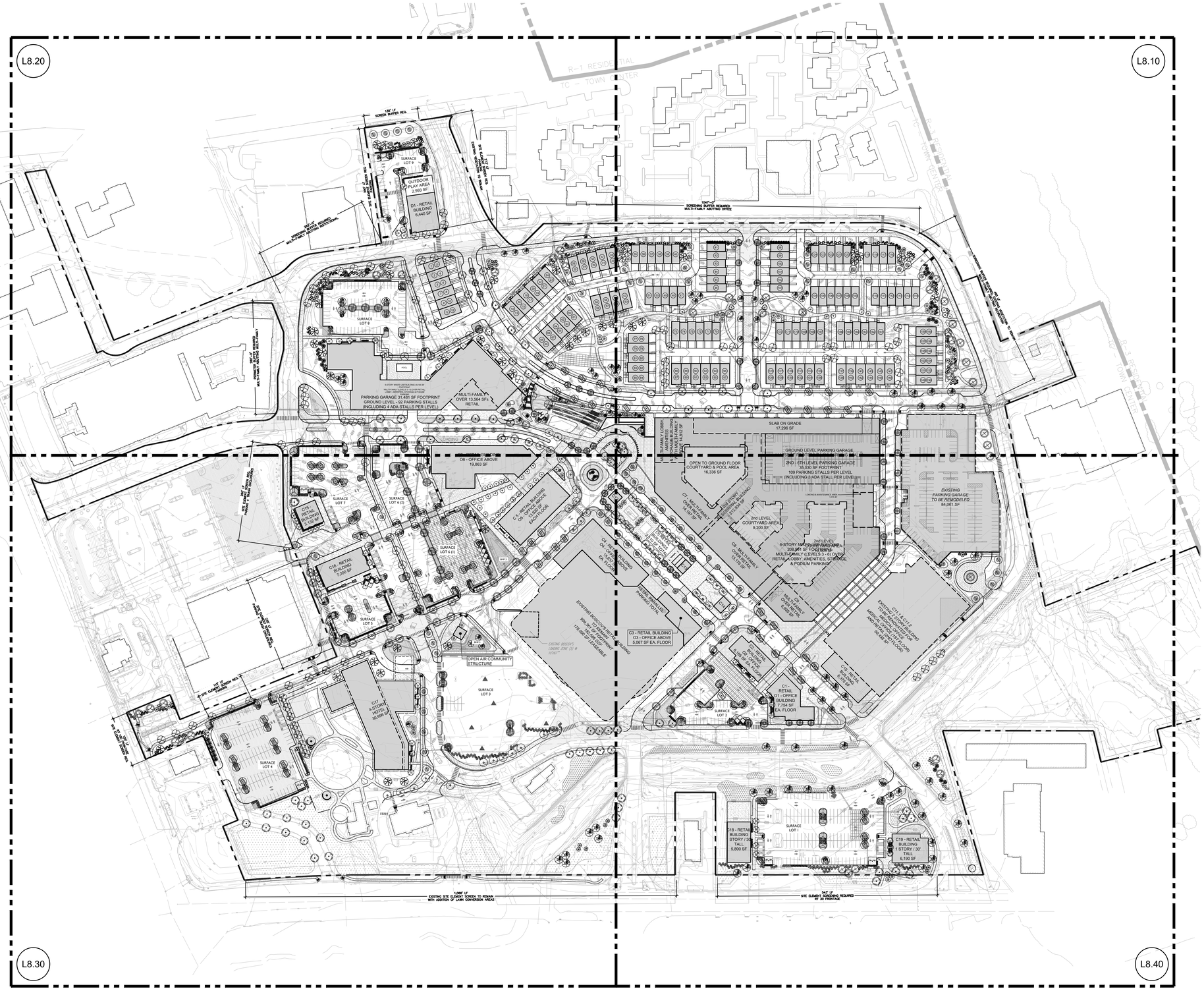
1. ALL LINES AND GRADE WORK NOT PRESENTLY ESTABLISHED AT THE SITE SHALL BE LAID OUT BY A REGISTERED LAND SURVEYOR OR PROFESSIONAL CIVIL ENGINEER EMPLOYED BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSED ONLY.
3. PLANS CREATED FROM DRAWINGS FROM LANDCORE ENGINEERING DATED, 06/11/2025.
4. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE, CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.); AND RESTORATION OF ALL DISTURBED LAWN AREAS.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
8. CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR. 36" DEPTH, 6" DEPTH AT LAWN AREAS.
9. FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
10. NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
11. ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
12. VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
13. PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
14. ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS, UNLESS SHOWN OTHERWISE.
15. PLEASE NOTE, CLIENT DID NOT RETAIN STUART AND ASSOCIATES, LLC., TO PROVIDE LONG TERM MAINTENANCE SPECIFICATIONS FOR THE LANDSCAPE MATERIAL.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PA ONE CALL AND LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY DIGGING OR PLANT REMOVAL OCCURS.
17. CONTRACTOR SHALL INSTALL SILT FENCE IN ANY AREAS WHERE SOIL MAY RUNOFF INTO PARKING AREAS OR INTO EXISTING INLETS.
18. FOLLOWING THE COMPLETION, THE EXISTING VEGETATION WILL BE INSPECTED FOR HEALTH AND QUALITY, AND IF NOT DEEMED IN GOOD CONDITION, REPLACED WITH THE EQUIVALENT COMPENSATORY PLANTINGS.
19. V.I.F. = VERIFY IN FIELD.

GENERAL PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR 18 MONTHS.
2. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.
3. ALL PLANT MATERIAL SHALL BE LAID OUT IN FIELD BY LANDSCAPE ARCHITECT. (NOTE: NO SHRUBS SHALL BE PLANTED UNTIL ALL TREE PLANTING IS COMPLETED.)
4. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED DURING INSTALLATION AND THROUGHOUT THE GUARANTEE PERIOD.
5. ALL PLANT MATERIAL SHALL BE WATERED BY CONTRACTOR AT LEAST THREE (3) TIMES IN ABSENCE OF NATURAL RAINFALL OR UNTIL THE END OF THE GUARANTEE PERIOD.
6. ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
7. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
8. CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH NURSERY SOURCE OF ALL PLANT MATERIAL. LANDSCAPE ARCHITECT SHALL PERFORM A SITE VISIT TO INSPECT NURSERY SOURCE PRIOR TO DELIVERY OF ANY PLANT MATERIAL.
9. ALL TREES AND SHRUBS DELIVERED TO THE SITE SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. ALL TREES AND SHRUBS SHALL HAVE WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
10. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE TOWNSHIP .
11. ANY PLANT MATERIAL EXHIBITING SIGNS OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT SHALL BE REJECTED.
12. ALL PROPOSED SHRUBS SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS, CONSISTING OF 3" OF OAK BARK MULCH.
13. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
14. LIFT AND SET THE TREE BY ROOTBALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
15. SET THE TOP OF THE ROOTBALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
16. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/2 OF THE ROOTBALL.
17. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH THE ANSI A300 SPECIFICATIONS. IF ADDITIONAL PRUNING IS NECESSARY, IT SHALL BE DONE BY A CERTIFIED ARBORIST.
18. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
19. DO NOT REMOVE TREE IDENTIFICATION TAGS UNTIL THE LANDSCAPE ARCHITECT HAS CONFIRMED CORRECT SPECIES MATCHES THE PROJECT PLANTING SCHEDULE.
20. LANDSCAPING MATERIALS SHALL BE FIELD ADJUSTED DURING INSTALLATION TO AVOID CONFLICT BETWEEN THE LIGHT FIXTURES, UTILITIES, AND TREE CANOPIES.

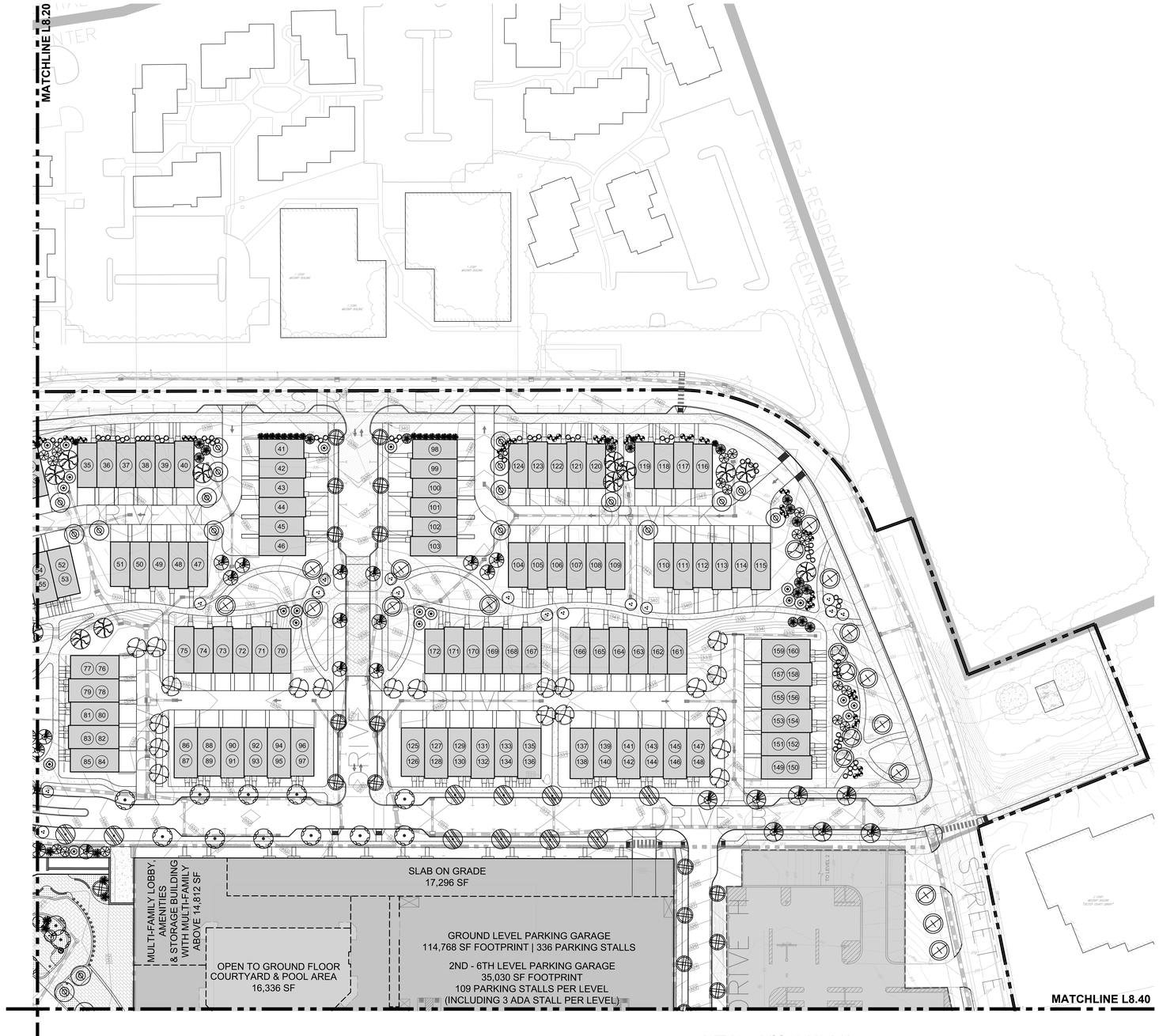
NOTE:

1. SEE PLANTING SCHEDULES AND CHARTS L9.00 + L9.10


L8.20
L8.10
L8.30
L8.40
R-1 RESIDENTIAL
TC - TOWN CENTER
SURFACE LOT 9
OUTDOOR PLAY AREA 2,393 SF
D1 - RETAIL BUILDING 6,440 SF
SURFACE LOT 8
PARKING GARAGE 31,481 SF FOOTPRINT GROUND LEVEL + 92 PARKING STALLS (INCLUDING 4 ADA STALLS PER LEVEL)
MULTI-FAMILY OVER 13,564 SF± RETAIL
SURFACE LOT 6 (2)
O6 - OFFICE ABOVE 19,863 SF
C7 - RETAIL BUILDING 7,200 SF
SURFACE LOT 7
SURFACE LOT 4 (1)
C16 - RETAIL BUILDING 7,200 SF
SURFACE LOT 5
C17 4-STORY HOTEL 30,598 SF
SURFACE LOT 4
SURFACE LOT 3
OPEN AIR COMMUNITY STRUCTURE
C6 - RETAIL BUILDING 10,000 SF
C5 - RETAIL BUILDING 10,000 SF
C4 - RETAIL BUILDING 10,000 SF
EXISTING BOSCH'S LOADING ZONE (12) @ 10'W
EXISTING BOSCH'S BUILDING TO REMAIN 36,400 SF FOOTPRINT 178,000 SF FLOOR AREA
C3 - RETAIL BUILDING O3 - OFFICE ABOVE 5,067 SF EA. FLOOR
RETAIL DEMOLISHED TERMINATION
SLAB ON GRADE 17,296 SF
OPEN TO GROUND FLOOR COURTYARD & POOL AREA 16,336 SF
GROUND LEVEL PARKING GARAGE 2ND - 6TH LEVEL PARKING GARAGE 35,030 SF FOOTPRINT 109 PARKING STALLS PER LEVEL (INCLUDING 2 ADA STALL PER LEVEL)
EXISTING PARKING GARAGE TO BE REMODELED 84,061 SF
C7 - MULTI-FAMILY / RETAIL 14,169 SF
C7 - RETAIL BUILDING 11,078 SF
2nd LEVEL COURTYARD AREA 9,200 SF
6-STORY MIXED-USE BUILDING 308,241 SF FOOTPRINT MULTI-FAMILY (LEVELS 3 - 6) OVER RETAIL/LOBBY, AMENITIES, SLEEPING & PODIUM PARKING
C9 - MULTI-FAMILY 11,978 SF
C8 - RETAIL BUILDING 10,000 SF
C11 - RETAIL BUILDING 8,000 SF
C11 A & C12 & C13 TO BE DEMOLISHED FOR NEW MEDICAL OFFICE BUILDING 80,643 SF
C1 - RETAIL O1 - OFFICE BUILDING 7,734 SF EA. FLOOR
SURFACE LOT 2
SURFACE LOT 1
C18 - RETAIL BUILDING STORY / 30' TALL 5,800 SF
C19 - RETAIL BUILDING 1 STORY / 30' TALL 6,100 SF
1047'-0" SCREENING BUFFER REQUIRED MULTI-FAMILY ABUTTING OFFICE
1,047' LF SCREENING BUFFER REQUIRED MULTI-FAMILY ABUTTING INDUSTRIAL
947' LF SCREENING BUFFER REQUIRED MULTI-FAMILY ABUTTING INDUSTRIAL
947' LF SCREENING BUFFER REQUIRED MULTI-FAMILY ABUTTING INDUSTRIAL
1,047' LF SCREENING BUFFER REQUIRED MULTI-FAMILY ABUTTING INDUSTRIAL
947' LF SCREEN BUFFER REQUIRED MULTI-FAMILY ABUTTING INDUSTRIAL
947' LF SCREEN BUFFER REQUIRED MULTI-FAMILY ABUTTING INDUSTRIAL
1,047' LF SCREEN BUFFER REQ.
947' LF SCREEN BUFFER REQ.
947' LF SCREEN BUFFER REQ.
947

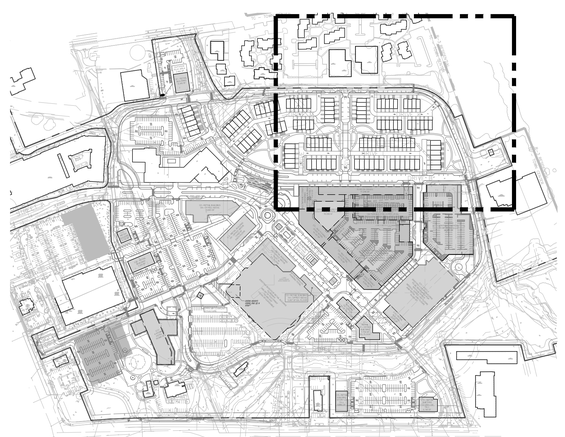
PLANTING SCHEDULE

QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES
***SECTION* BUFFER AND SCREEN PLANTING STANDARDS**					
§281-35.D+E (SCREENING + PERIMETER BUFFERS)					
TREES					
23		*CARYA OVATA*	SHAGBARK HICKORY	2-2.5" CAL., B&B, SPACING AS SHOWN	
18		*CLADASTRIS KENTUCKIA*	AMERICAN YELLOWWOOD	2-2.5" CAL., B&B, SPACING AS SHOWN	
12		*QUERCUS PHELLOS*	WILLOW OAK	2-2.5" CAL., B&B, SPACING AS SHOWN	
43		*JUNIPERUS VIRGINIANA*	EASTERN RED CEDAR	8-10' HT., B&B, SPACING AS SHOWN	
42		*THUJA OCCIDENTALIS*	AMERICAN ARBORVITAE	8-10' HT., B&B, SPACING AS SHOWN	
21		*JUNIPERUS VIRGINIANA 'TAYLOR'*	EASTERN RED CEDAR	8-10' HT., B&B, SPACING AS SHOWN	
SHRUBS					
136		*HYDRANGEA QUERCIFOLIA*	OAK LEAF HYDRANGEA	24-30" HT., 5' O.C.	
81		*ILEX GLABRA*	INKBERRY	24-30" HT., 5' O.C.	
19		*VIBURNUM ACERIFOLIUM*	MAPLELEAF VIBURNUM	24-30" HT., 5' O.C.	
10		*CORNUS SERICEA*	RED TWIG DOGWOOD	24-30" HT., 5' O.C.	
NATIVE PERENNIALS, GRASSES, AND GROUNDCOVERS *(LIST WILL GROW AT LAND DEVELOPMENT)*					
		ASTER NOVAE-ANGLIAE *EUPATORIUM DUBIUM* *JUNCUS EFFUSUS*	NEW ENGLAND ASTER JOE PYE WEED SOFT RUSH	1 GALLON, 12" O.C. 1 GALLON, 18" O.C. 1 GALLON, 24" O.C.	
§281-35.G. (SITE ELEMENT SCREENS)					
SHRUBS					
286		*ILEX GLABRA*	INKBERRY	24-30" HT., 5' O.C.	
102		*PRUNUS SCHIPKAENSIS*	SKIP LAUREL	36-42" HT., 3' O.C.	
97		*CORNUS SERICEA*	RED TWIG DOGWOOD	24-30" HT., 3' O.C.	
43		ARONIA ARBUTIFOLIA	RED CHOKEBERRY		
80		VIBURNUM NUDUM 'BRANYWINE'	'BRANDYWINE' VIBURNUM		
***SECTION* STREET TREES §281-36**					
TREES					
37		*ACER RUBRUM*	RED MAPLE	2-2.5" CAL., B&B, SPACING AS SHOWN	
64		*QUERCUS PHELLOS*	WILLOW OAK	2-2.5" CAL., B&B, SPACING AS SHOWN	
48		*ULMUS PARVIFOLIA*	CHINESE ELM	2-2.5" CAL., B&B, SPACING AS SHOWN	
46		*GINKGO BILOBA 'PRINCETON SENTRY'*	PRINCETON SENTRY GINKGO	2-2.5" CAL., B&B, SPACING AS SHOWN	
63		*QUERCUS BOREALIS 'FASTIGATA'*	FASTIGIATE RED OAK	2-2.5" CAL., B&B, SPACING AS SHOWN	
70		*PLATANUS X ACERIFOLIA*	LONDON PLANE TREE	2-2.5" CAL., B&B, SPACING AS SHOWN	
39		*TAXODIUM DISTICHUM*	BALD CYPRESS	2-2.5" CAL., B&B, SPACING AS SHOWN	
36		*GLEDITSIA TRIACANTHOS INERMIS*	THORNLESS HONEY LOCUST	2-2.5" CAL., B&B, SPACING AS SHOWN	
5		*PRUNUS 'OKAME'*	OKAME CHERRY	8-10' HT., B&B, SPACING AS SHOWN	
14		*AMELANCHIER CANADENSIS 'SPRING FLURRY'*	SERVICEBERRY 'SPRING FLURRY'	8-10' HT., B&B, SPACING AS SHOWN	
***SECTION PARKING LOT LANDSCAPING* §281-37**					
TREES					
39		*GLEDITSIA TRIACANTHOS INERMIS*	THORNLESS HONEY LOCUST	2-2.5" CAL., B&B, SPACING AS SHOWN	
39		*GINKGO BILOBA 'PRINCETON SENTRY'*	PRINCETON SENTRY GINKGO	2-2.5" CAL., B&B, SPACING AS SHOWN	
53		*ZELKOVA SERRATA*	JAPANESE ZELKOVA	2-2.5" CAL., B&B, SPACING AS SHOWN	
SHRUBS					
194		*JUNIPERUS CHINENSIS 'PARSONII'*	PARSON'S JUNIPER	24-30" HT., 5' O.C.	
316		*RHUS AROMATICA*	GRO-LOW FRAGRANT SUMAC	24-30" HT., 5' O.C.	
PERENNIALS, GRASSES, AND GROUNDCOVERS *(LIST WILL GROW AT LAND DEVELOPMENT)*					
		CALAMAGROSTIS X ACUTIFLORA *NASSELLA TENUISSIMA* *SEDUM SPECTABILE 'AUTUMN JOY'*	KARL FOESTER REED GRASS MEXICAN FEATHER GRASS AUTUMN JOY SEDUM	1 GALLON, 24" O.C. 1 GALLON, 18" O.C. 1 GALLON, 18" O.C.	
§281-37.D. (BUILDING FACADE)					
TREES					
55		*LIQUIDAMBAR STYRACIFLUA 'S.S.'*	SWEETGUM 'SLENDER SILHOUETTE'	2-2.5" CAL., B&B, SPACING AS SHOWN	
SHRUBS					
96		*LINDERA BENZOIN*	SPICEBUSH	24-30" HT., 5' O.C.	
167		*PRUNUS LAUROCERASUS 'OTTO LUYKEN'*	OTTO LUYKEN CHERRY LAUREL	24-30" HT., 5' O.C.	
***SECTION PLAZAS, SQUARES, AND COURTYARDS* §281-71 (P.S.Q. SPACE)**					
TREES					
25		*PRUNUS 'OKAME'*	OKAME CHERRY	8-10' HT., B&B, SPACING AS SHOWN	
***SECTION COMPENSATORY PLANTING* §281-34**					
TREES					
20		*CARYA OVATA*	SHAGBARK HICKORY	2-2.5" CAL., B&B, SPACING AS SHOWN	
ADDITIONAL TOWN CENTER PLANTING IMPROVEMENTS					
TREES					
47		*TAXODIUM DISTICHUM*	BALD CYPRESS	2-2.5" CAL., B&B, SPACING AS SHOWN	
4		*GINKGO BILOBA 'PRINCETON SENTRY'*	PRINCETON SENTRY GINKGO	2-2.5" CAL., B&B, SPACING AS SHOWN	
10		*QUERCUS BOREALIS 'FASTIGATA'*	FASTIGIATE RED OAK	2-2.5" CAL., B&B, SPACING AS SHOWN	
10		*ACER RUBRUM*	RED MAPLE	2-2.5" CAL., B&B, SPACING AS SHOWN	
11		*PLATANUS X ACERIFOLIA*	LONDON PLANE TREE	2-2.5" CAL., B&B, SPACING AS SHOWN	
17		*PRUNUS 'OKAME'*	OKAME CHERRY	8-10' HT., B&B, SPACING AS SHOWN	
38		*AMELANCHIER CANADENSIS 'SPRING FLURRY'*	SERVICEBERRY 'SPRING FLURRY'	8-10' HT., B&B, SPACING AS SHOWN	
10		*JUNIPERUS VIRGINIANA 'TAYLOR'*	EASTERN RED CEDAR	8-10' HT., B&B, SPACING AS SHOWN	
12		*JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'*	EASTERN RED CEDAR	8-10' HT., B&B, SPACING AS SHOWN	
9		*PINUS MUGO*	MUGO PINE	24-30" HT., B&B, SPACING AS SHOWN	
		NATIVE SHRUBS, PERENNIALS, AND GRASSES. SPECIES TO BE DETERMINED AT LAND DEVELOPMENT.			
		NATIVE RIPARIAN WHIPS, PERENNIALS, AND GRASSES TO BE DETERMINED AT LAND DEVELOPMENT.			
		LAWN CONVERSION. MIX OF NATIVE PLUGS AND SEED. SPECIES AND COUNT TO BE DETERMINED AT LAND DEVELOPMENT.			



SITE PLAN NOTES:

1. 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 IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
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4. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
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6. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE, CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.); AND RESTORATION OF ALL DISTURBED LAWN AREAS.
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8. CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR. 36" DEPTH. 6" DEPTH AT LAWN AREAS.
9. FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
10. NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
11. ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
12. VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
13. PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
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15. PLEASE NOTE, CLIENT DID NOT RETAIN STUART AND ASSOCIATES, LLC., TO PROVIDE LONG TERM MAINTENANCE SPECIFICATIONS FOR THE LANDSCAPE MATERIAL.
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19. V.I.F. = VERIFY IN FIELD.



KEY MAP SCALE : 1" = 300'

N

50 0 25 50 100

GRAPHIC SCALE
1 inch = 50 feet

MASTER PLAN SUBMISSION REVISION #1

stuart
LANDSCAPE ARCHITECTS
PLANNERS | DESIGNERS

SEAL

PENNSYLVANIA
PATRICK J. STUART
REGISTERED LANDSCAPE ARCHITECT

LICENSE #: LA003025

TEAM

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TEL. 215.836.2510

PROJECT NAME

THE WALK AT EXTON TOWN CENTRE

260 EXTON SQUARE PARKWAY
EXTON, PA 19341

REVISIONS

NO.	DATE	NOTES
1	06.16.25	REV. PER TWP COMMENTS

DRAWN BY	TAS / JGH
CHECKED BY	PJS
SCALE	1" = 50'
DATE	02.10.2025
PLOTTED DATE	06.16.2025

DRAWING NAME

TOWNSHIP OVERALL LANDSCAPE PLAN

DRAWING NUMBER **L8.10**

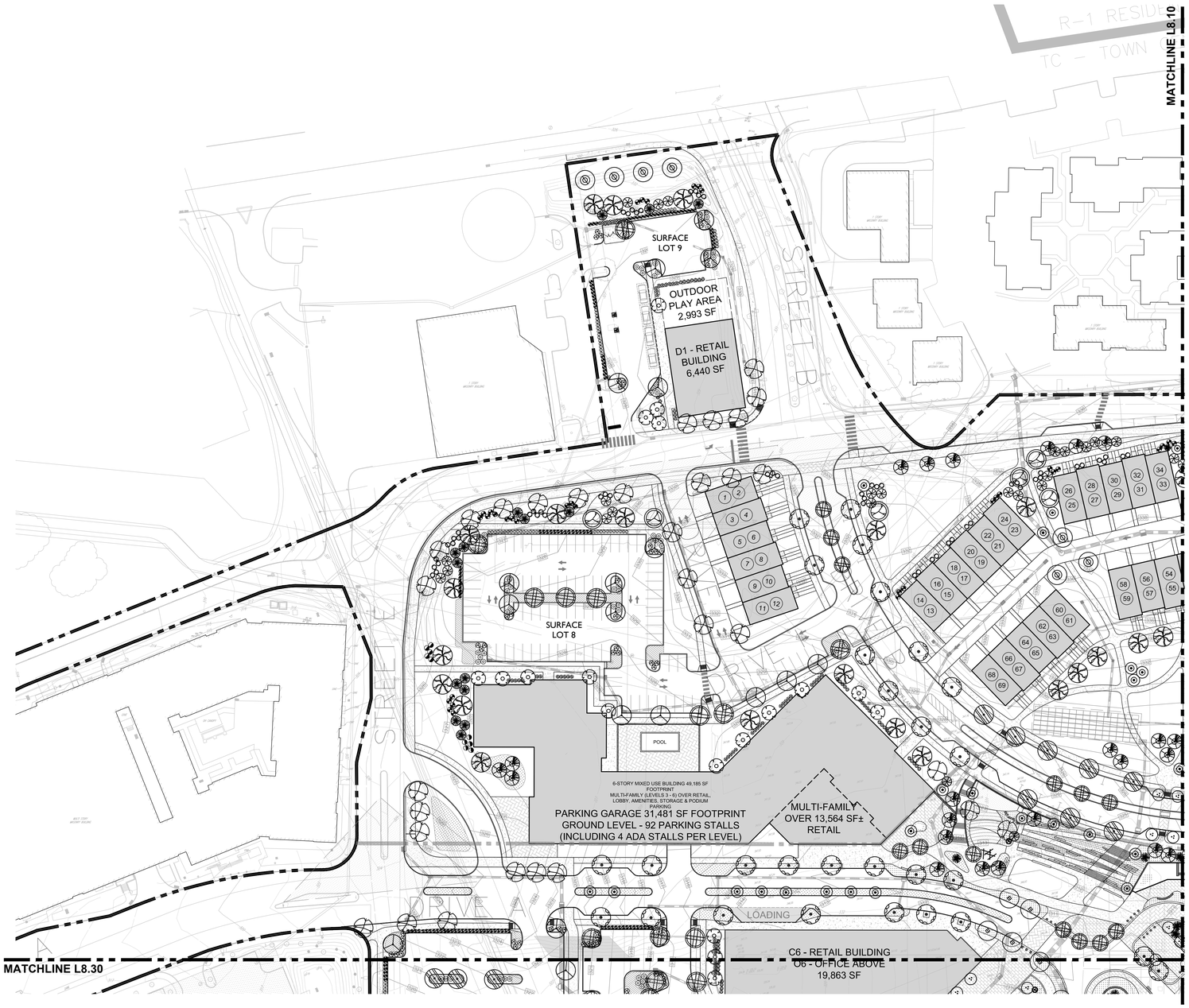
PLANTING SCHEDULE

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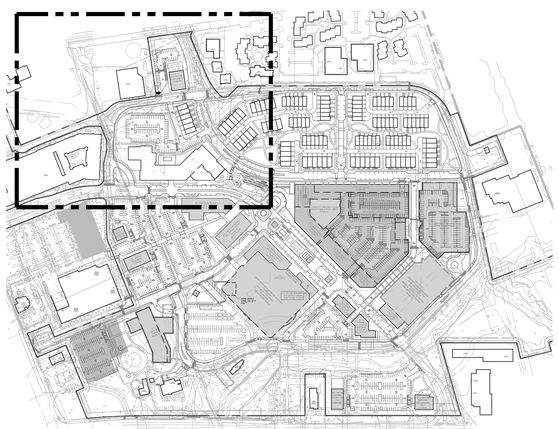
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MASTER PLAN SUBMISSION REVISION #1

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1 inch = 50 feet

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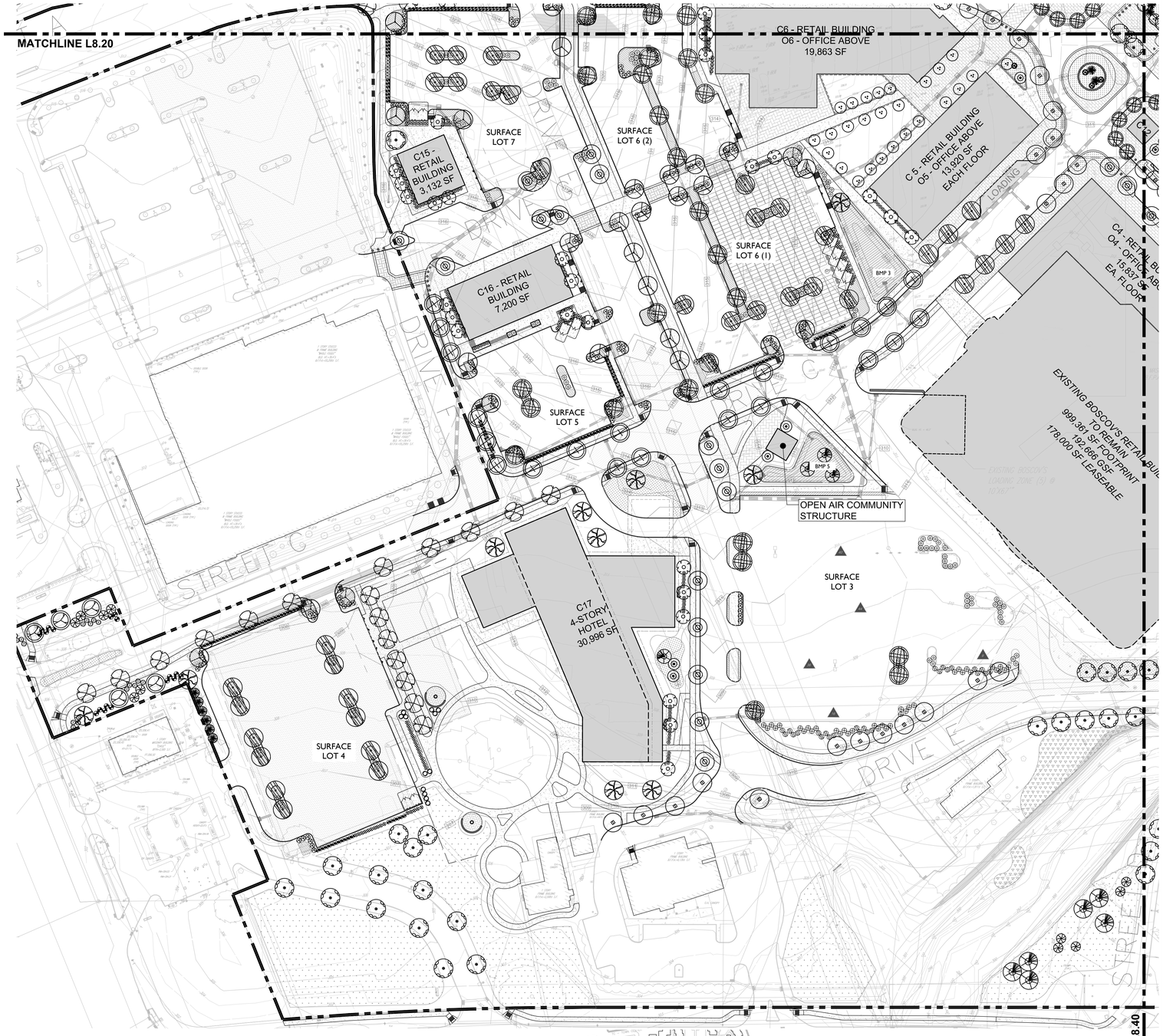
DRAWING NAME

TOWNSHIP OVERALL LANDSCAPE PLAN

DRAWING NUMBER **L8.20**

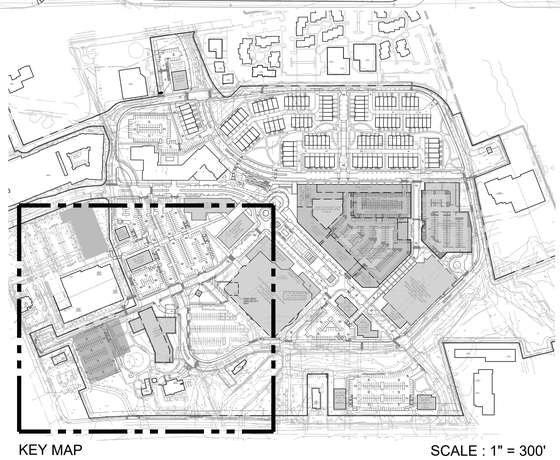
PLANTING SCHEDULE

QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES
***SECTION* BUFFER AND SCREEN PLANTING STANDARDS** §281-35.D+E (SCREENING + PERIMETER BUFFERS)					
TREES					
23		*CARYA OVATA*	SHAGBARK HICKORY	2-2.5" CAL., B&B, SPACING AS SHOWN	
18		*CLADASTRIS KENTUCKIA*	AMERICAN YELLOWWOOD	2-2.5" CAL., B&B, SPACING AS SHOWN	
12		*QUERCUS PHELLOS*	WILLOW OAK	2-2.5" CAL., B&B, SPACING AS SHOWN	
43		*JUNIPERUS VIRGINIANA*	EASTERN RED CEDAR	8-10' HT., B&B, SPACING AS SHOWN	
42		*THUJA OCCIDENTALIS*	AMERICAN ARBORVITAE	8-10' HT., B&B, SPACING AS SHOWN	
21		*JUNIPERUS VIRGINIANA 'TAYLOR'*	EASTERN RED CEDAR	8-10' HT., B&B, SPACING AS SHOWN	
SHRUBS					
136		*HYDRANGEA QUERCIFOLIA*	OAK LEAF HYDRANGEA	24-30" HT., 5' O.C.	
81		*ILEX GLABRA*	INKBERRY	24-30" HT., 5' O.C.	
19		*VIBURNUM ACERIFOLIUM*	MAPLELEAF VIBURNUM	24-30" HT., 5' O.C.	
10		*CORNUS SERICEA*	RED TWIG DOGWOOD	24-30" HT., 5' O.C.	
NATIVE PERENNIALS, GRASSES, AND GROUNDCOVERS *(LIST WILL GROW AT LAND DEVELOPMENT)*					
		ASTER NOVAE-ANGLIAE *EUPATORIUM DUBIUM* *JUNCUS EFFUSUS*	NEW ENGLAND ASTER JOE PYE WEED SOFT RUSH	1 GALLON, 12" O.C. 1 GALLON, 18" O.C. 1 GALLON, 24" O.C.	
§281-35.G. (SITE ELEMENT SCREENS)					
SHRUBS					
286		*ILEX GLABRA*	INKBERRY	24-30" HT., 5' O.C.	
102		*PRUNUS SCHIPKAENSIS*	SKIP LAUREL	36-42" HT., 3' O.C.	
97		*CORNUS SERICEA*	RED TWIG DOGWOOD	24-30" HT., 3' O.C.	
43		ARONIA ARBUTIFOLIA	RED CHOKEBERRY		
80		VIBURNUM NUDUM 'BRANYWINE'	'BRANDYWINE' VIBURNUM		
***SECTION* STREET TREES** §281-36					
TREES					
37		*ACER RUBRUM*	RED MAPLE	2-2.5" CAL., B&B, SPACING AS SHOWN	
64		*QUERCUS PHELLOS*	WILLOW OAK	2-2.5" CAL., B&B, SPACING AS SHOWN	
48		*ULMUS PARVIFOLIA*	CHINESE ELM	2-2.5" CAL., B&B, SPACING AS SHOWN	
46		*GINKGO BILOBA 'PRINCETON SENTRY'*	PRINCETON SENTRY GINKGO	2-2.5" CAL., B&B, SPACING AS SHOWN	
63		*QUERCUS BOREALIS 'FASTIGATA'*	FASTIGIATE RED OAK	2-2.5" CAL., B&B, SPACING AS SHOWN	
70		*PLATANUS X ACERIFOLIA*	LONDON PLANE TREE	2-2.5" CAL., B&B, SPACING AS SHOWN	
39		*TAXODIUM DISTICHUM*	BALD CYPRESS	2-2.5" CAL., B&B, SPACING AS SHOWN	
36		*GLEDITSIA TRIACANTHOS INERMIS*	THORNLESS HONEY LOCUST	2-2.5" CAL., B&B, SPACING AS SHOWN	
5		*PRUNUS 'OKAME'*	OKAME CHERRY	8-10' HT., B&B, SPACING AS SHOWN	
14		*AMELANCHIER CANADENSIS 'SPRING FLURRY'*	SERVICEBERRY 'SPRING FLURRY'	8-10' HT., B&B, SPACING AS SHOWN	
SECTION PARKING LOT LANDSCAPING §281-37					
TREES					
39		*GLEDITSIA TRIACANTHOS INERMIS*	THORNLESS HONEY LOCUST	2-2.5" CAL., B&B, SPACING AS SHOWN	
39		*GINKGO BILOBA 'PRINCETON SENTRY'*	PRINCETON SENTRY GINKGO	2-2.5" CAL., B&B, SPACING AS SHOWN	
53		*ZELKOVA SERRATA*	JAPANESE ZELKOVA	2-2.5" CAL., B&B, SPACING AS SHOWN	
SHRUBS					
194		*JUNIPERUS CHINENSIS 'PARSONII'*	PARSON'S JUNIPER	24-30" HT., 5' O.C.	
316		*RHUS AROMATICA*	GRO-LOW FRAGRANT SUMAC	24-30" HT., 5' O.C.	
PERENNIALS, GRASSES, AND GROUNDCOVERS *(LIST WILL GROW AT LAND DEVELOPMENT)*					
		CALAMAGROSTIS X ACUTIFLORA *NASSELLA TENUISSIMA* *SEDUM SPECTABILE 'AUTUMN JOY'*	KARL FOESTER REED GRASS MEXICAN FEATHER GRASS AUTUMN JOY SEDUM	1 GALLON, 24" O.C. 1 GALLON, 18" O.C. 1 GALLON, 18" O.C.	
§281-37.D. (BUILDING FACADE)					
TREES					
55		*LIQUIDAMBAR STYRACIFLUA 'S.S.'*	SWEETGUM 'SLENDER SILHOUETTE'	2-2.5" CAL., B&B, SPACING AS SHOWN	
SHRUBS					
96		*LINDERA BENZOIN*	SPICEBUSH	24-30" HT., 5' O.C.	
167		*PRUNUS LAUROCERASUS 'OTTO LUYKEN'*	OTTO LUYKEN CHERRY LAUREL	24-30" HT., 5' O.C.	
SECTION PLAZAS, SQUARES, AND COURTYARDS §281-71 (P.S.Q. SPACE)					
TREES					
25		*PRUNUS 'OKAME'*	OKAME CHERRY	8-10' HT., B&B, SPACING AS SHOWN	
SECTION COMPENSATORY PLANTING §281-34					
TREES					
20		*CARYA OVATA*	SHAGBARK HICKORY	2-2.5" CAL., B&B, SPACING AS SHOWN	
ADDITIONAL TOWN CENTER PLANTING IMPROVEMENTS					
TREES					
47		*TAXODIUM DISTICHUM*	BALD CYPRESS	2-2.5" CAL., B&B, SPACING AS SHOWN	
4		*GINKGO BILOBA 'PRINCETON SENTRY'*	PRINCETON SENTRY GINKGO	2-2.5" CAL., B&B, SPACING AS SHOWN	
10		*QUERCUS BOREALIS 'FASTIGATA'*	FASTIGIATE RED OAK	2-2.5" CAL., B&B, SPACING AS SHOWN	
10		*ACER RUBRUM*	RED MAPLE	2-2.5" CAL., B&B, SPACING AS SHOWN	
11		*PLATANUS X ACERIFOLIA*	LONDON PLANE TREE	2-2.5" CAL., B&B, SPACING AS SHOWN	
17		*PRUNUS 'OKAME'*	OKAME CHERRY	8-10' HT., B&B, SPACING AS SHOWN	
38		*AMELANCHIER CANADENSIS 'SPRING FLURRY'*	SERVICEBERRY 'SPRING FLURRY'	8-10' HT., B&B, SPACING AS SHOWN	
10		*JUNIPERUS VIRGINIANA 'TAYLOR'*	EASTERN RED CEDAR	8-10' HT., B&B, SPACING AS SHOWN	
12		*JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'*	EASTERN RED CEDAR	8-10' HT., B&B, SPACING AS SHOWN	
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		NATIVE SHRUBS, PERENNIALS, AND GRASSES. SPECIES TO BE DETERMINED AT LAND DEVELOPMENT.			
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SITE PLAN NOTES:

1. 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 IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. THIS PLAN TO BE USED FOR LANDSCAPING AND SITE IMPROVEMENT PURPOSED ONLY.
3. PLANS CREATED FROM DRAWINGS FROM LANDCORE ENGINEERING DATED, 06/11/2025.
4. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE, CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.); AND RESTORATION OF ALL DISTURBED LAWN AREAS.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
8. CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR. 36" DEPTH. 6" DEPTH AT LAWN AREAS.
9. FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
10. NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
11. ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
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18. FOLLOWING THE COMPLETION, THE EXISTING VEGETATION WILL BE INSPECTED FOR HEALTH AND QUALITY, AND IF NOT DEEMED IN GOOD CONDITION, REPLACED WITH THE EQUIVALENT COMPENSATORY PLANTINGS.
19. V.I.F. = VERIFY IN FIELD.



KEY MAP

SCALE : 1" = 300'

N

50 0 25 50 100

GRAPHIC SCALE
1 inch = 50 feet

MASTER PLAN SUBMISSION REVISION #1

stuart
LANDSCAPE ARCHITECTS
PLANNERS | DESIGNERS

SEAL

PENNSYLVANIA
PATRICK J. STUART
REGISTERED LANDSCAPE ARCHITECT

LICENSE #: LA003025

TEAM

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860 FIRST AVENUE, SUITE 9B
KING OF PRUSSIA, PA 19406
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CIVIL
LANDCORE ENG. CONSULTANTS
40 W EVERGREEN AVE #101
PHILADELPHIA, PA 19118
TEL. 215.836.2510

PROJECT NAME

THE WALK AT EXTON TOWN CENTRE

260 EXTON SQUARE PARKWAY
EXTON, PA 19341

REVISIONS

NO.	DATE	NOTES
1	06.16.25	REV. PER TWP COMMENTS

DRAWN BY	TAS / JGH
CHECKED BY	PJS
SCALE	1" = 50'
DATE	02.10.2025
PLOTTED DATE	06.16.2025

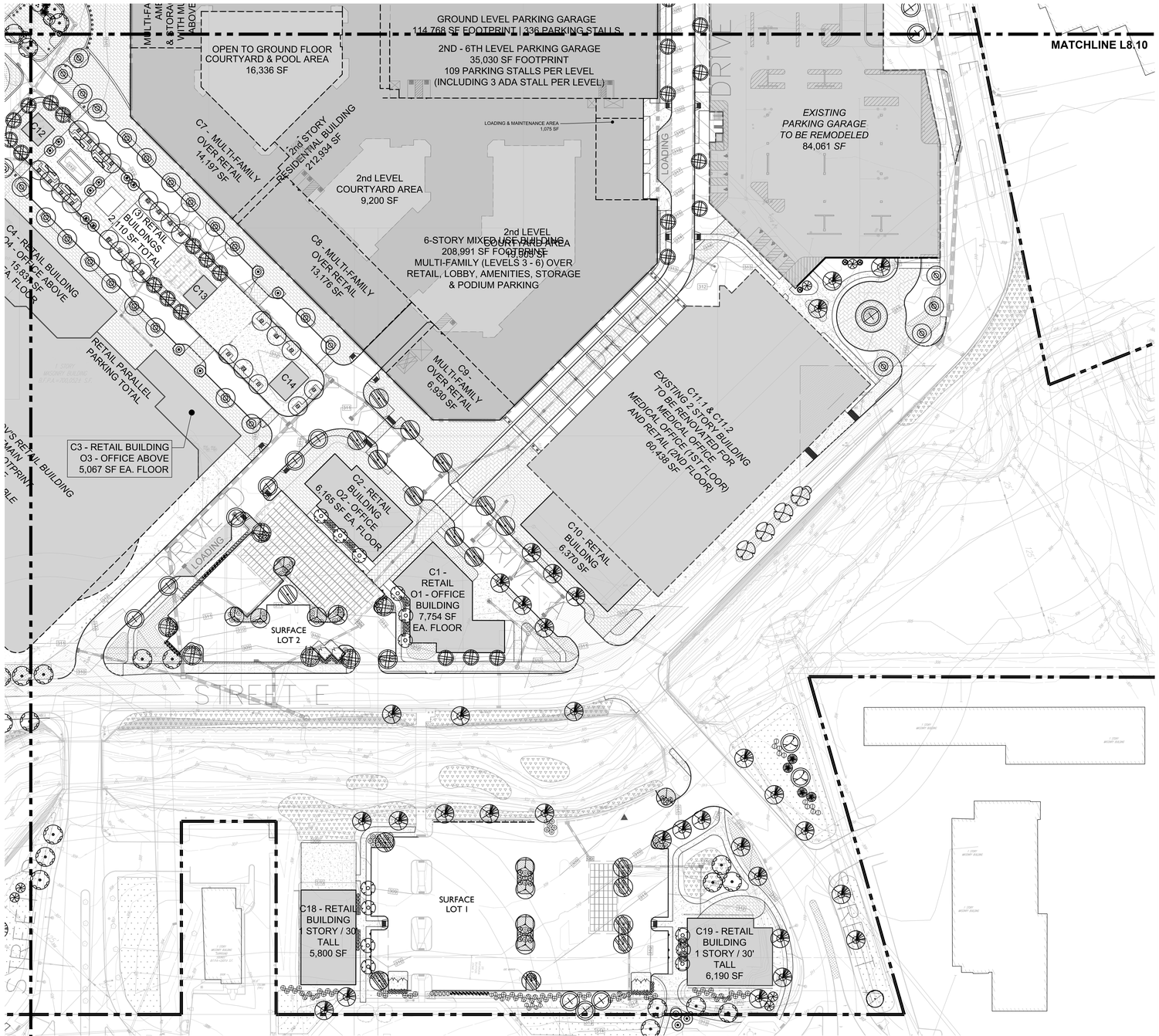
DRAWING NAME

TOWNSHIP OVERALL LANDSCAPE PLAN

DRAWING NUMBER **L8.30**

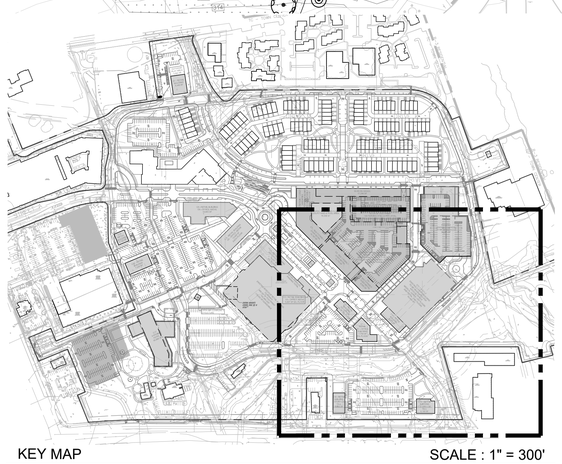
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COMMONWEALTH OF PENNSYLVANIA
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LICENSE #: LA003025

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PROJECT NAME

THE WALK AT EXTON TOWN CENTRE

260 EXTON SQUARE PARKWAY
EXTON, PA 19341

REVISIONS

NO.	DATE	NOTES
1	06.16.25	REV. PER TWP COMMENTS

DRAWN BY	TAS / JGH
CHECKED BY	PJS
SCALE	1" = 50'
DATE	02.10.2025
PLOTTED DATE	06.16.2025

DRAWING NAME

TOWNSHIP OVERALL LANDSCAPE PLAN

DRAWING NUMBER **L8.40**

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4. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED AND MARKED IN THE FIELD, PRIOR TO ANY DIGGING OPERATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING EXISTING TREES AND PLANT MATERIAL WITHIN THE AREA OF PROPOSED IMPROVEMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS OFF-SITE, CLEAN-UP OF ALL PAVED AREAS (ROADWAYS, SIDEWALKS, ETC.); AND RESTORATION OF ALL DISTURBED LAWN AREAS.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE TO UNDERGROUND UTILITIES DAMAGED.
8. CONTRACTOR SHALL PROVIDE SCREENED PLANTING SOIL WHERE PLANTING IS TO OCCUR. 36" DEPTH. 6" DEPTH AT LAWN AREAS.
9. FOLLOWING COMPLETION OF ALL PLANTING INSTALLATION WORK, THE CONTRACTOR SHALL BE REQUIRED TO RESTORE ALL DISTURBED LAWN AREAS.
10. NO TREE SHALL BE PLANTED CLOSER THAN 10 FEET FROM AN UNDERGROUND UTILITY.
11. ALL LINES ARE PARALLEL OR PERPENDICULAR UNLESS SHOWN OTHERWISE.
12. VERIFY LAYOUT OF ALL PROPOSED WORK TO EXISTING CONDITIONS. REPORT DISCREPANCIES BEFORE ANY CLEARING OR EXCAVATION IS DONE.
13. PROVIDE STAKED LAYOUT ON SITE FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW PRIOR TO COMMENCING WORK.
14. ALL DIMENSIONS SHOWN ARE TO FACE OF MATERIALS, UNLESS SHOWN OTHERWISE.
15. PLEASE NOTE, CLIENT DID NOT RETAIN STUART AND ASSOCIATES, LLC., TO PROVIDE LONG TERM MAINTENANCE SPECIFICATIONS FOR THE LANDSCAPE MATERIAL.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING PA ONE CALL AND LOCATING ALL UNDERGROUND UTILITIES BEFORE ANY DIGGING OR PLANT REMOVAL OCCURS.
17. CONTRACTOR SHALL INSTALL SILT FENCE IN ANY AREAS WHERE SOIL MAY RUNOFF INTO PARKING AREAS OR INTO EXISTING INLETS.
18. FOLLOWING THE COMPLETION, THE EXISTING VEGETATION WILL BE INSPECTED FOR HEALTH AND QUALITY, AND IF NOT DEEMED IN GOOD CONDITION, REPLACED WITH THE EQUIVALENT COMPENSATORY PLANTINGS.
19. V.I.F. = VERIFY IN FIELD.

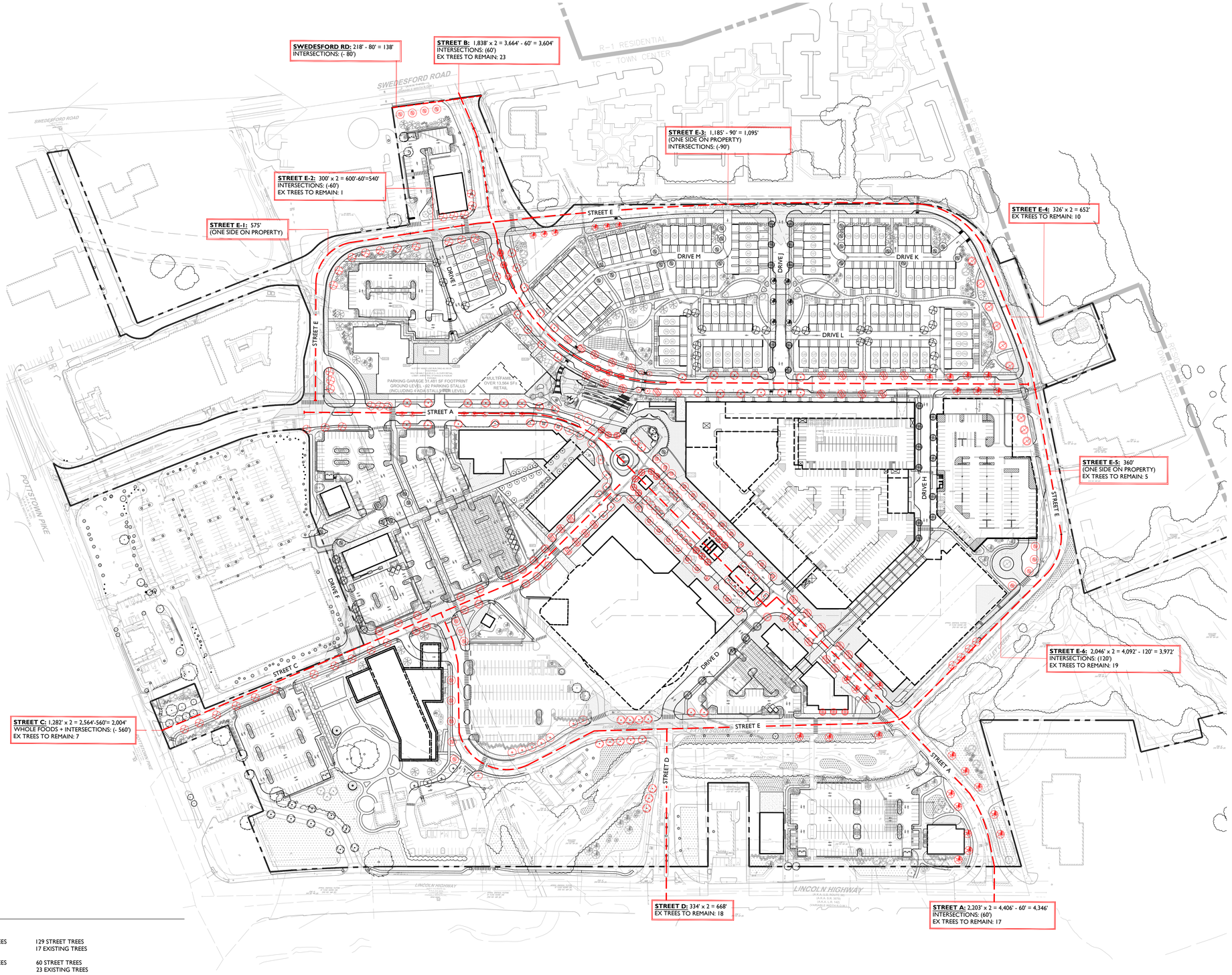
LEGEND

PROPOSED STREET TREES (VARIOUS SYMBOLS)

PROPOSED DRIVE TREES (VARIOUS SYMBOLS)

EXISTING TREES (SURVEY WILL PICK UP ALL EXISTING TREES AT LAND DEVELOPMENT.) SEE COMPLIANCE CHART BELOW FOR EXISTING STREET TREE COUNT PER STREET.

EXISTING TREELINE (SURVEY WILL PICK UP ALL EXISTING TREES AT LAND DEVELOPMENT.) SEE COMPLIANCE CHART BELOW FOR EXISTING STREET TREE COUNT PER STREET.



***SECTION* STREET TREES** §281-36

TREES			
37		*ACER RUBRUM*	RED MAPLE
64		*QUERCUS PHELLOS*	WILLOW OAK
48		*ULMUS PARVIFOLIA*	CHINESE ELM
46		*GINKGO BILOBA 'PRINCETON SENTRY'*	PRINCETON SENTRY GINKGO
63		*QUERCUS BOREALIS 'FASTIGATA'*	FASTIGIATE RED OAK
70		*PLATANUS X ACERIFOLIA*	LONDON PLANE TREE
39		*TAXODIUM DISTICHUM*	BALD CYPRESS
36		*GLEDITSIA TRIACANTHOS INERMIS*	THORNLESS HONEY LOCUST
5		*PRUNUS 'OKAME'*	OKAME CHERRY
14		*AMELANCHIER CANADENSIS 'SPRING FLURRY'*	SERVICEBERRY 'SPRING FLURRY'

§281-36 STREET TREES

D. ONE TREE PER 50 LINEAR FEET OF R-O-W. ***PLEASE SEE STREET TREE EXHIBIT (L8.50)***

STREET A: 2,203' x 2 (FRONTAGES) = 4,406' - 60' (INTERSECTION) = 4,346'/50 = 86.9	87 STREET TREES	129 STREET TREES 17 EXISTING TREES	
STREET B: 1,838' x 2 (FRONTAGES) = 3,664' - 60' (INTERSECTION) = 3,604'/50 = 72	72 STREET TREES	60 STREET TREES 23 EXISTING TREES	
STREET C: 1,282' x 2 (FRONTAGES) = 2,564' - 560' (WHOLE FOODS + INTERSECTION) = 2,004'/50 = 40	40 STREET TREES	39 STREET TREES 7 EXISTING TREES	
STREET D: 334' x 2 (FRONTAGES) = 668'/50 = 13.36	14 STREET TREES	3 STREET TREES 18 EXISTING TREES	
STREET E-1: 575'/50 = 11.5	12 STREET TREES	8 STREET TREES	***MODIFICATION REQUESTED EX. PIPELINE EASEMENT***
STREET E-2: 300' x 2 (FRONTAGES) = 600' - 60'(INTERSECTION) = 540'/50 = 10.8	11 STREET TREES	7 STREET TREES 1 EXISTING TREES	***MODIFICATION REQUESTED EX. PIPELINE EASEMENT***
STREET E-3: 1,185' - 90' (INTERSECTION) = 1,095'/50 = 21.9	22 STREET TREES	7 STREET TREES	***MODIFICATION REQUESTED EX. PIPELINE EASEMENT***
STREET E-4: 326' x 2 (FRONTAGES) = 652'/50 = 13	13 STREET TREES	5 STREET TREES 10 EXISTING TREES	
STREET E-5: 360'/50 = 7.2	8 STREET TREES	3 STREET TREES 5 EXISTING TREES	
STREET E-6: 2,046' x 2 (FRONTAGES) = 4,092' - 120'(INTERSECTION) = 3,982'/50 = 79.4	80 STREET TREES	41 STREET TREES 19 EXISTING TREES	***MODIFICATION REQUESTED EX. PIPELINE EASEMENT***
SWEDESFORD RD: 218' - 80'(INTERSECTION) = 138'/50 = 2.76	3 STREET TREES	4 STREET TREES	
PROPOSED STREET TREES ALONG INTERNAL DRIVES: 106 STREET TREES IN TOTAL	106 STREET TREES	106 STREET TREES	

N

100 0 50 100 200

GRAPHIC SCALE
1 inch = 100 feet

MASTER PLAN SUBMISSION REVISION #1

stuart
LANDSCAPE ARCHITECTS
PLANNERS | DESIGNERS

SEAL

PENNSYLVANIA
PATRICK J. STUART
REGISTERED LANDSCAPE ARCHITECT

LICENSE #: LA003025

TEAM

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

OWNER
ARD EXTON SQUARE, LLC
310 YORKTOWN PLAZA
ELKINS PARK, PA 19027

ARCHITECT
BARTON PARTNERS
700 E MAIN ST #301
NORRISTOWN, PA 19401
TEL. 610.930.2800

CIVIL
LANDCORE ENG. CONSULTANTS
40 W EVERGREEN AVE #101
PHILADELPHIA, PA 19118
TEL. 215.836.2510

PROJECT NAME

THE WALK AT EXTON TOWN CENTRE

260 EXTON SQUARE PARKWAY
EXTON, PA 19341

REVISIONS

NO.	DATE	NOTES
1	06.16.25	REV. PER TWP COMMENTS

DRAWN BY	TAS / JGH
CHECKED BY	PJS
SCALE	1" = 100'
DATE	02.10.2025
PLOTTED DATE	06.16.2025

DRAWING NAME

TOWNSHIP LANDSCAPE STREET TREE EXHIBIT

DRAWING NUMBER **L8.50**

SITE PLAN NOTES:

1. 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 IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
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19. V.I.F. = VERIFY IN FIELD.

GENERAL PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR 18 MONTHS.
2. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY.
3. ALL PLANT MATERIAL SHALL BE LAID OUT IN FIELD BY LANDSCAPE ARCHITECT. (NOTE: NO SHRUBS SHALL BE PLANTED UNTIL ALL TREE PLANTING IS COMPLETED.)
4. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED DURING INSTALLATION AND THROUGHOUT THE GUARANTEE PERIOD.
5. ALL PLANT MATERIAL SHALL BE WATERED BY CONTRACTOR AT LEAST THREE (3) TIMES IN ABSENCE OF NATURAL RAINFALL OR UNTIL THE END OF THE GUARANTEE PERIOD.
6. ALL TREES SHALL BE PROVIDED WITH A 3" DEEP SAUCER, CONSISTING OF SHREDDED OAK BARK MULCH.
7. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
8. CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH NURSERY SOURCE OF ALL PLANT MATERIAL. LANDSCAPE ARCHITECT SHALL PERFORM A SITE VISIT TO INSPECT NURSERY SOURCE PRIOR TO DELIVERY OF ANY PLANT MATERIAL.
9. ALL TREES AND SHRUBS DELIVERED TO THE SITE SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. ALL TREES AND SHRUBS SHALL HAVE WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
10. ALL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE TOWNSHIP .
11. ANY PLANT MATERIAL EXHIBITING SIGNS OF DISEASE, INSECTS, EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS OR DISFIGUREMENT SHALL BE REJECTED.
12. ALL PROPOSED SHRUBS SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS, CONSISTING OF 3" OF OAK BARK MULCH.
13. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
14. LIFT AND SET THE TREE BY ROOTBALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
15. SET THE TOP OF THE ROOTBALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
16. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/2 OF THE ROOTBALL.
17. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH THE ANSI A300 SPECIFICATIONS. IF ADDITIONAL PRUNING IS NECESSARY, IT SHALL BE DONE BY A CERTIFIED ARBORIST.
18. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.
19. DO NOT REMOVE TREE IDENTIFICATION TAGS UNTIL THE LANDSCAPE ARCHITECT HAS CONFIRMED CORRECT SPECIES MATCHES THE PROJECT PLANTING SCHEDULE.
20. LANDSCAPING MATERIALS SHALL BE FIELD ADJUSTED DURING INSTALLATION TO AVOID CONFLICT BETWEEN THE LIGHT FIXTURES, UTILITIES, AND TREE CANOPIES.

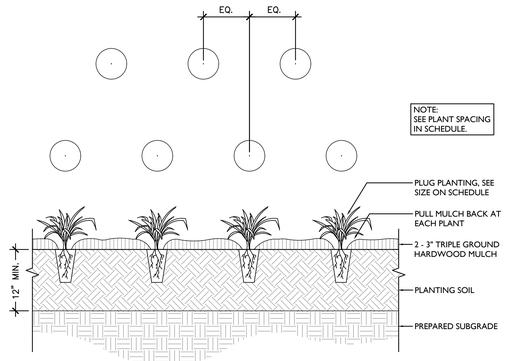

R-1 RESIDENTIAL
TC - TOWN CENTER
SWEDESFORD ROAD
EXTON SQUARE PARKWAY
DRIVE A
DRIVE B
DRIVE C
DRIVE D
DRIVE E
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
VALLEY CREEK BLVD
LINCOLN HWY
EAST LINCOLN HWY
PARKING GARAGE 31,481 SF FOOTPRINT GROUND LEVEL - 90 PARKING STALLS (INCLUDING 4 ADA STALLS PER LEVEL)
MULTIFAMILY OVER 13,564 SF RETAIL
C6 - RETAIL BUILDING 06 - OFFICE ABOVE 19,863 SF
C5 - RETAIL BUILDING 05 - OFFICE ABOVE 6,990 SF EA. FLOOR
C4 - MULTIFAMILY OVER RETAIL 14,990 SF
C3 - RETAIL BUILDING 03 - OFFICE ABOVE 5,087 SF EA. FLOOR
C2 - RETAIL BUILDING 02 - OFFICE ABOVE 6,990 SF EA. FLOOR
C1 - RETAIL BUILDING 01 - OFFICE BUILDING 7,754 SF EA. FLOOR
C10 - RETAIL BUILDING 5 STORY / 30' TALL 8,190 SF
C11 - RETAIL BUILDING 5 STORY / 30' TALL 9,950 SF
SLAB ON GRADE 17,206 SF
GROUND LEVEL PARKING GARAGE 27,000 SF FOOTPRINT - 114 PARKING STALLS (INCLUDING 4 ADA STALLS PER LEVEL)
2ND LEVEL PARKING GARAGE 30,000 SF FOOTPRINT
109 PARKING STALLS PER LEVEL (INCLUDING 4 ADA STALLS PER LEVEL)
OPEN TO GROUND FLOOR COURTYARD & POOL AREA 16,336 SF
2ND LEVEL COURTYARD DECK 9,206 SF
EXISTING PARKING GARAGE TO BE REMODELED 94,000 SF
HISTORY MUSEUM (POSSIBLE) 3,000 SF - 30' X 100' FOOTPRINT
MULTI-FAMILY - 30 UNITS, 3 - 8 UNITS PER FLOOR, AMENITIES, GYM ON 4 PODIUM PARKING
OPEN AIR COMMUNITY STRUCTURE
SURFACE LOT 1
SURFACE LOT 2
SURFACE LOT 3
SURFACE LOT 4
SURFACE LOT 4 (-)
SURFACE LOT 5
SURFACE LOT 6
SURFACE LOT 6 (-)
SURFACE LOT 7
SURFACE LOT 8
OUTDOOR PLAY AREA 2,993 SF
R1 - RETAIL BUILDING 1 6,482 SF
C7 - RETAIL BUILDING 7 - 5,000 SF
C8 - RETAIL BUILDING 8 - 5,000 SF
C9 - RETAIL BUILDING 9 - 5,000 SF
C11 - RETAIL BUILDING 11 - 5,000 SF
C12 - RETAIL BUILDING 12 - 5,000 SF
C13 - RETAIL BUILDING 13 - 5,000 SF
C14 - RETAIL BUILDING 14 - 5,000 SF
C15 - RETAIL BUILDING 15 - 5,000 SF
C16 - RETAIL BUILDING 16 - 5,000 SF
C17 - RETAIL BUILDING 17 - 5,000 SF
C18 - RETAIL BUILDING 5 STORY / 30' TALL 9,950 SF
1,048' LF EXISTING SITE ELEMENT SCREEN TO REMAIN WITH ADDITION OF LAWN CONVERSION AREAS
547' LF EXISTING SITE ELEMENT SCREENING REQUIRED RT 30 FRONTAGE
100' LF SCREEN BUFFER REQ.
150' LF EXISTING SITE ELEMENT SCREEN TO REMAIN
90'-0" SCREENING BUFFER REQUIRED MULTI-FAMILY ABUTTING RESIDENTIAL
1047'-0" SCREENING BUFFER REQUIRED MULTI-FAMILY ABUTTING OFFICE
90'-0" SCREENING BUFFER REQUIRED MULTI-FAMILY ABUTTING OFFICE
90'-0" SCREENING BUFFER REQUIRED MULTI-FAMILY ABUTTING RESIDENTIAL
90' LF EXISTING SITE ELEMENT SCREEN TO REMAIN

PLANTING SCHEDULE

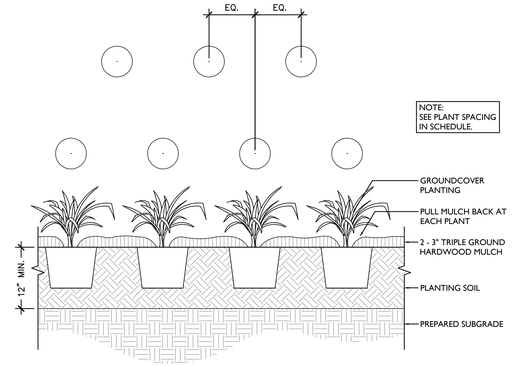
QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES
***SECTION* BUFFER AND SCREEN PLANTING STANDARDS** §281-35.D+E (SCREENING + PERIMETER BUFFERS)					
TREES					
23		*CARYA OVATA*	SHAGBARK HICKORY	2-2.5" CAL., B&B, SPACING AS SHOWN	
18		*CLADASTRIS KENTUCKIA*	AMERICAN YELLOWWOOD	2-2.5" CAL., B&B, SPACING AS SHOWN	
12		*QUERCUS PHELLOS*	WILLOW OAK	2-2.5" CAL., B&B, SPACING AS SHOWN	
43		*JUNIPERUS VIRGINIANA*	EASTERN RED CEDAR	8-10' HT., B&B, SPACING AS SHOWN	
42		*THUJA OCCIDENTALIS*	AMERICAN ARBORVITAE	8-10' HT., B&B, SPACING AS SHOWN	
21		*JUNIPERUS VIRGINIANA 'TAYLOR'*	EASTERN RED CEDAR	8-10' HT., B&B, SPACING AS SHOWN	
SHRUBS					
136		*HYDRANGEA QUERCIFOLIA*	OAK LEAF HYDRANGEA	24-30" HT., 5' O.C.	
81		*ILEX GLABRA*	INKBERRY	24-30" HT., 5' O.C.	
19		*VIBURNUM ACERIFOLIUM*	MAPLELEAF VIBURNUM	24-30" HT., 5' O.C.	
10		*CORNUS SERICEA*	RED TWIG DOGWOOD	24-30" HT., 5' O.C.	
NATIVE PERENNIALS, GRASSES, AND GROUNDCOVERS *(LIST WILL GROW AT LAND DEVELOPMENT)*					
		ASTER NOVAE-ANGLIAE *EUPATORIUM DUBIUM* *JUNCUS EFFUSUS*	NEW ENGLAND ASTER JOE PYE WEED SOFT RUSH	1 GALLON, 12" O.C. 1 GALLON, 18" O.C. 1 GALLON, 24" O.C.	
§281-35.G. (SITE ELEMENT SCREENS)					
SHRUBS					
286		*ILEX GLABRA*	INKBERRY	24-30" HT., 5' O.C.	
102		*PRUNUS SCHIPKAENSIS*	SKIP LAUREL	36-42" HT., 3' O.C.	
97		*CORNUS SERICEA*	RED TWIG DOGWOOD	24-30" HT., 3' O.C.	
43		ARONIA ARBUTIFOLIA	RED CHOKEBERRY		
80		VIBURNUM NUDUM 'BRANYWINE'	'BRANDYWINE' VIBURNUM		
***SECTION* STREET TREES** §281-36					
TREES					
37		*ACER RUBRUM*	RED MAPLE	2-2.5" CAL., B&B, SPACING AS SHOWN	
64		*QUERCUS PHELLOS*	WILLOW OAK	2-2.5" CAL., B&B, SPACING AS SHOWN	
48		*ULMUS PARVIFOLIA*	CHINESE ELM	2-2.5" CAL., B&B, SPACING AS SHOWN	
46		*GINKGO BILOBA 'PRINCETON SENTRY'*	PRINCETON SENTRY GINKGO	2-2.5" CAL., B&B, SPACING AS SHOWN	
63		*QUERCUS BOREALIS 'FASTIGATA'*	FASTIGIATE RED OAK	2-2.5" CAL., B&B, SPACING AS SHOWN	
70		*PLATANUS X ACERIFOLIA*	LONDON PLANE TREE	2-2.5" CAL., B&B, SPACING AS SHOWN	
39		*TAXODIUM DISTICHUM*	BALD CYPRESS	2-2.5" CAL., B&B, SPACING AS SHOWN	
36		*GLEDITSIA TRIACANTHOS INERMIS*	THORNLESS HONEY LOCUST	2-2.5" CAL., B&B, SPACING AS SHOWN	
5		*PRUNUS 'OKAME'*	OKAME CHERRY	8-10' HT., B&B, SPACING AS SHOWN	
14		*AMELANCHIER CANADENSIS 'SPRING FLURRY'*	SERVICEBERRY 'SPRING FLURRY'	8-10' HT., B&B, SPACING AS SHOWN	
SECTION PARKING LOT LANDSCAPING §281-37					
TREES					
39		*GLEDITSIA TRIACANTHOS INERMIS*	THORNLESS HONEY LOCUST	2-2.5" CAL., B&B, SPACING AS SHOWN	
39		*GINKGO BILOBA 'PRINCETON SENTRY'*	PRINCETON SENTRY GINKGO	2-2.5" CAL., B&B, SPACING AS SHOWN	
53		*ZELKOVA SERRATA*	JAPANESE ZELKOVA	2-2.5" CAL., B&B, SPACING AS SHOWN	
SHRUBS					
194		*JUNIPERUS CHINENSIS 'PARSONII'*	PARSON'S JUNIPER	24-30" HT., 5' O.C.	
316		*RHUS AROMATICA*	GRO-LOW FRAGRANT SUMAC	24-30" HT., 5' O.C.	
PERENNIALS, GRASSES, AND GROUNDCOVERS *(LIST WILL GROW AT LAND DEVELOPMENT)*					
		CALAMAGROSTIS X ACUTIFLORA *NASSELLA TENUISSIMA* *SEDUM SPECTABILE 'AUTUMN JOY'*	KARL FOESTER REED GRASS MEXICAN FEATHER GRASS AUTUMN JOY SEDUM	1 GALLON, 24" O.C. 1 GALLON, 18" O.C. 1 GALLON, 18" O.C.	
§281-37.D. (BUILDING FACADE)					
TREES					
55		*LIQUIDAMBAR STYRACIFLUA 'S.S.'*	SWEETGUM 'SLENDER SILHOUETTE'	2-2.5" CAL., B&B, SPACING AS SHOWN	
SHRUBS					
96		*LINDERA BENZOIN*	SPICEBUSH	24-30" HT., 5' O.C.	
167		*PRUNUS LAUROCERASUS 'OTTO LUYKEN'*	OTTO LUYKEN CHERRY LAUREL	24-30" HT., 5' O.C.	
SECTION PLAZAS, SQUARES, AND COURTYARDS §281-71 (P.S.Q. SPACE)					
TREES					
25		*PRUNUS 'OKAME'*	OKAME CHERRY	8-10' HT., B&B, SPACING AS SHOWN	
SECTION COMPENSATORY PLANTING §281-34					
TREES					
20		*CARYA OVATA*	SHAGBARK HICKORY	2-2.5" CAL., B&B, SPACING AS SHOWN	

ADDITIONAL TOWN CENTER PLANTING IMPROVEMENTS

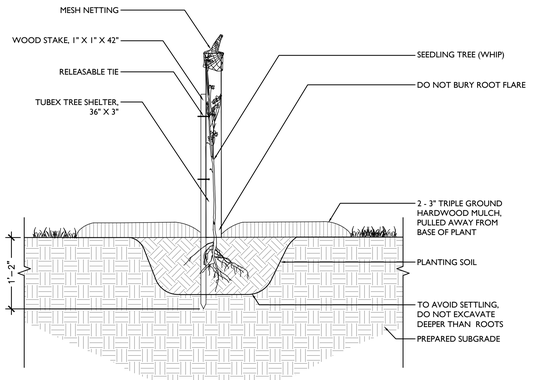
QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES				
47		*TAXODIUM DISTICHUM*	BALD CYPRESS	2-2.5" CAL., B&B, SPACING AS SHOWN
4		*GINKGO BILOBA 'PRINCETON SENTRY'*	PRINCETON SENTRY GINKGO	2-2.5" CAL., B&B, SPACING AS SHOWN
10		*QUERCUS BOREALIS 'FASTIGATA'*	FASTIGIATE RED OAK	2-2.5" CAL., B&B, SPACING AS SHOWN
10		*ACER RUBRUM*	RED MAPLE	2-2.5" CAL., B&B, SPACING AS SHOWN
11		*PLATANUS X ACERIFOLIA*	LONDON PLANE TREE	2-2.5" CAL., B&B, SPACING AS SHOWN
17		*PRUNUS 'OKAME'*	OKAME CHERRY	8-10' HT., B&B, SPACING AS SHOWN
38		*AMELANCHIER CANADENSIS 'SPRING FLURRY'*	SERVICEBERRY 'SPRING FLURRY'	8-10' HT., B&B, SPACING AS SHOWN
10		*JUNIPERUS VIRGINIANA 'TAYLOR'*	EASTERN RED CEDAR	8-10' HT., B&B, SPACING AS SHOWN
12		*JUNIPERUS VIRGINIANA 'EMERALD SENTINEL'*	EASTERN RED CEDAR	8-10' HT., B&B, SPACING AS SHOWN
9		*PINUS MUGO*	MUGO PINE	24-30" HT., B&B, SPACING AS SHOWN
		NATIVE SHRUBS, PERENNIALS, AND GRASSES. SPECIES TO BE DETERMINED AT LAND DEVELOPMENT.		
		NATIVE RIPARIAN WHIPS, PERENNIALS, AND GRASSES TO BE DETERMINED AT LAND DEVELOPMENT.		
		LAWN CONVERSION. MIX OF NATIVE PLUGS AND SEED. SPECIES AND COUNT TO BE DETERMINED AT LAND DEVELOPMENT.		



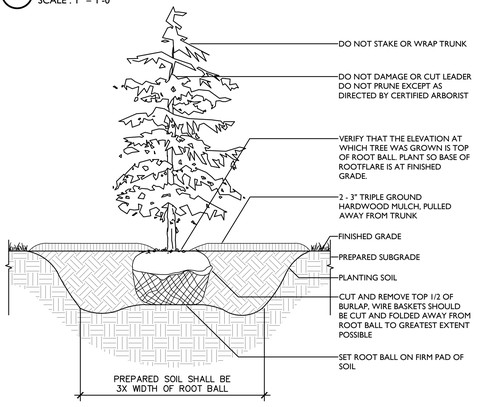
6 PLUG PLANTING DETAIL, TYP.
SCALE : 1" = 1'-0"



3 GROUNDCOVER PLANTING DETAIL , TYP.
SCALE : 1" = 1'-0"

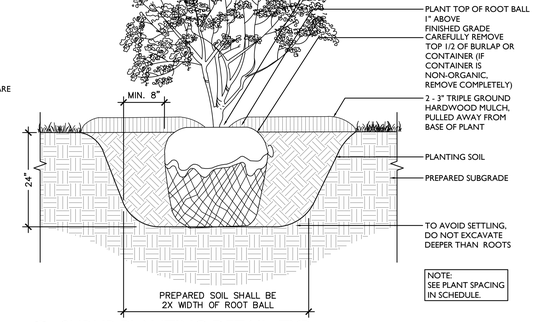


5 WHIP PLANTING DETAIL, TYP.
SCALE : 1" = 1'-0"

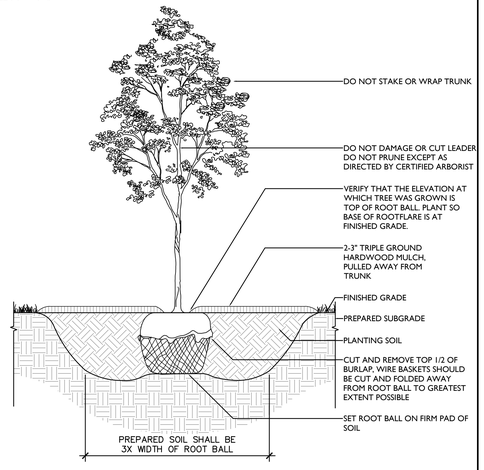


NOTES:
1. TO AVOID SETTLING, DO NOT DIG THE HOLE DEEPER THAN THE ROOT BALL DEPTH.
2. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS.

4 EVERGREEN TREE PLANTING DETAIL, TYP.
SCALE : 1/2" = 1'-0"



2 SHRUB PLANTING DETAIL, TYP.
SCALE : 1" = 1'-0"



NOTES:
1. TO AVOID SETTLING, DO NOT DIG THE HOLE DEEPER THAN THE ROOT BALL DEPTH.
2. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS.

1 TREE PLANTING DETAIL, TYP.
SCALE : 1/2" = 1'-0"

MASTER PLAN SUBMISSION REVISION #1

stuart
LANDSCAPE ARCHITECTS
PLANNERS | DESIGNERS

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PROJECT NAME

THE WALK AT EXTON TOWN CENTRE

260 EXTON SQUARE PARKWAY
EXTON, PA 19341

REVISIONS

NO.	DATE	NOTES
1	06.16.25	REV. PER TWP COMMENTS

DRAWN BY	TAS / JGH
CHECKED BY	PJS
SCALE	VARIES
DATE	02.10.2025
PLOTTED DATE	06.16.2025

DRAWING NAME

TOWNSHIP LANDSCAPE SCHEDULE + DETAILS

DRAWING NUMBER **L9.00**

WEST WHITELAND TOWNSHIP LANDSCAPING REQUIREMENTS
DISTRICT : TC - TOWN CENTER MIXED USE

CODE LANGUAGE	REQUIRED	PROPOSED	COMPLIANCE
SALDO (SUBDIVISION AND LAND DEVELOPMENT)			
§281-34 TREE PROTECTION AND COMPENSATORY PLANTING			
PLEASE SEE TREE PROTECTION AND COMPENSATORY PLANTING CHART			
§281-35 BUFFER AND SCREEN PLANTING STANDARDS			
D. SCREENING BUFFERS *(PER 281-70, GROUP II COMMERICIAL WITHIN THE TOWN CENTER DISTRICT, PERIMETER AND SCREENING BUFFERS SHALL NOT BE APPLIED)*			
(1) 1 SHADE TREE PER 50 FEET			
(2) 2 EVERGREEN TREES PER 50 FEET			
(3) 10 SMALL SHRUBS OR 5 LARGE SHRUBS PER 50 FEET			
MULTI-FAMILY ABUTTING OFFICE: 1,047 LF 1,047 LF/50 FT = 21 TREES = 42 EV TREES = 105 LARGE SHRUBS	21 DECIDUOUS TREES 42 EVERGREEN TREES 105 SHRUBS	21 DECIDUOUS TREES 43 EVERGREEN TREES 109 SHRUBS	
MULTI-FAMILY ABUTTING INSTITUTIONAL: 282 LF 282 LF/50 FT = 6 TREES = 12 EV TREES = 29 LARGE SHRUBS	6 DECIDUOUS TREES 12 EVERGREEN TREES 29 SHRUBS	6 DECIDUOUS TREES 12 EVERGREEN TREES 29 SHRUBS	
MULTI-FAMILY ABUTTING RECREATION, MEADOWBROOK MANOR PARK: 495 LF 495 LF/ 50 FT = 10 TREES = 20 EV TREES = 50 LARGE SHRUBS	10 DECIDUOUS TREES 20 EVERGREEN TREES 50 SHRUBS	11 DECIDUOUS TREES 21 EVERGREEN TREES 50 SHRUBS	
NORTH SIDE, DAYCARE: 230 LF - 95 LF = 135 LF 135 LF/50 FT = 3 TREES = 6 EV TREES = 15 SHRUBS	3 DECIDUOUS TREES 6 EVERGREEN TREES 15 SHRUBS	3 DECIDUOUS TREES 6 EVERGREEN TREES 15 SHRUBS	
E. PERIMETER BUFFERS *(PER 281-70, GROUP II COMMERICIAL WITHIN THE TOWN CENTER DISTRICT, PERIMETER AND SCREENING BUFFERS SHALL NOT BE APPLIED)* (3) (a) 1 SHADE TREE PER 100 FEET (b) 2 EVERGREEN TREES PER 100 FEET (c) 10 SMALL SHRUBS OR 5 LARGE SHRUBS PER 100 FEET			
MULTI-FAMILY ABUTTING MULTI-FAMILY: 280 LF 280 LF/100 FT = 3 TREES = 6 EV TREES = 15 SHRUBS	3 DECIDUOUS TREES 6 EVERGREEN TREES 15 SHRUBS	3 DECIDUOUS TREES 6 EVERGREEN TREES 15 SHRUBS	
NATURALIZED BIORETENTION 3: 287 LF / 100 FT = 3 TREES = 6 EV TREES = 15 SHRUBS	3 DECIDUOUS TREES 6 EVERGREEN TREES 15 SHRUBS	NATIVE HABITAT VEGETATION PROPOSED *SEE PLANT SCHEDULE*	
NATURALIZED BIORETENTION 5: 261 LF / 100 FT = 3 TREE = 6 EV TREES = 15 SHRUBS	3 DECIDUOUS TREES 6 EVERGREEN TREES 15 SHRUBS	NATIVE HABITAT VEGETATION PROPOSED *SEE PLANT SCHEDULE*	
ADDITIONAL BUFFER AT STREET C AND RT 100 = 6 TREES = 12 EV TREES = 37 SHRUBS	6 DECIDUOUS TREES 12 EVERGREEN TREES 37 SHRUBS	6 DECIDUOUS TREES 12 EVERGREEN TREES 37 SHRUBS	
(d) G. SITE ELEMENT SCREENS - *(SITE ELEMENT SCREENS SHALL BE PLACED...WHEN SUCH ELEMENTS ARE PROPOSED WITHIN 200 FT OF A PROPERTY OR ROW LINE.)*			
(e) LOW SCREENS (PERIMETERS OF PARKING LOTS, TRASH ENCLOSURES W/ DECORATIVE WALLS, STORAGE)			
(e)a EVERGREENS OR DENSE DECIDUOUS SHRUBS, CONTINUOUS SCREEN			
SURFACE LOT 2 = LOW SCREEN PARKING PERIMETER + TRASH ENCLOSURES	45 SHRUBS	45 SHRUBS + PARKING GRASSES + PERENNIALS	
SURFACE LOT 3 (EXISTING BOSCOVS PARKING) = LOW SCREEN PERIMETER	60 SHRUBS	60 SHRUBS + EXISTING VEGETATION	
SURFACE LOT 4 = LOW SCREEN PARKING PERIMETER + TRASH ENCLOSURES	80 SHRUBS	80 SHRUBS	
SURFACE LOT 5 = LOW SCREEN PARKING PERIMETER + TRASH ENCLOSURES	64 SHRUBS	64 SHRUBS	
SURFACE LOT 6 = LOW SCREEN PARKING PERIMETER + TRASH ENCLOSURES	62 SHRUBS	62 SHRUBS + PARKING GRASSES + PERENNIALS	
SURFACE LOT 7 = LOW SCREEN PARKING PERIMETER + TRASH ENCLOSURES	62 SHRUBS	62 SHRUBS	
SURFACE LOT 8 = LOW SCREEN PARKING PERIMETER	51 SHRUBS	51 SHRIBS + PARKING GRASSES + PERENNIALS	
SURFACE LOT 9 = LOW SCREEN PARKING PERIMETER + TRASH ENCLOSURES	80 SHRUBS	80 SHRUBS	
281-70.B. SITE ELEMENT SCREENS SHALL BE USED ALONG RT 30 AND ROUTE 100 FRONTAGES:			
RT 30 CORRIDOR, EAST: 543 LF	104 SHRUBS	104 SHRUBS + EXISITNG VEGETATION	
RT 30 CORRIDOR, WEST: 1,066 LF	-	EXISTING SITE ELEMENT SCREENING TO REMAIN W/ ADDITION OF LAWN CONVERSION AREAS	***MODIFICATION REQUESTED, EXISTING SITE ELEMENT SCREEN TO REMAIN***
RT 100 CORRIDOR: 125 LF, LOW SCREEN AS ENTRANCE PLANTING	12 SHRUBS	12 SHRUBS	
§281-36 STREET TREES			
D. ONE TREE PER 50 LINEAR FEET OF R-O-W. ***PLEASE SEE STREET TREE EXHIBIT (L8.50)***			
STREET A: 2,203' x 2 (FRONTAGES) = 4,406' - 60' (INTERSECTION) = 4,346'/50 = 86.9	87 STREET TREES	129 STREET TREES 17 EXISTING TREES	
STREET B: 1,838' x 2 (FRONTAGES) = 3,664' - 60' (INTERSECTION) = 3,604'/50 = 72	72 STREET TREES	60 STREET TREES 23 EXISTING TREES	
STREET C: 1,282' x 2 (FRONTAGES) = 2,564' - 560' (WHOLE FOODS + INTERSECTION) = 2,004'/50 = 40	40 STREET TREES	39 STREET TREES 7 EXISTING TREES	
STREET D: 334' x 2 (FRONTAGES) = 668'/50 = 13.36	14 STREET TREES	3 STREET TREES 18 EXISTING TREES	
STREET E-1: 575'/50 = 11.5	12 STREET TREES	8 STREET TREES	***MODIFICATION REQUESTED EX. PIPELINE EASEMENT***
STREET E-2: 300' x 2 (FRONTAGES) = 600' - 60'(INTERSECTION) = 540'/50 = 10.8	11 STREET TREES	7 STREET TREES 1 EXISTING TREES	***MODIFICATION REQUESTED EX. PIPELINE EASEMENT***
STREET E-3: 1,185' - 90' (INTERSECTION) = 1,095'/50 = 21.9	22 STREET TREES	7 STREET TREES	***MODIFICATION REQUESTED EX. PIPELINE EASEMENT***
STREET E-4: 326' x 2 (FRONTAGES) = 652'/50 = 13	13 STREET TREES	5 STREET TREES 10 EXISTING TREES	
STREET E-5: 360'/50 = 7.2	8 STREET TREES	3 STREET TREES 5 EXISTING TREES	
STREET E-6: 2,046' x 2 (FRONTAGES) = 4,092' - 120'(INTERSECTION) = 3,982'/50 = 79.4	80 STREET TREES	41 STREET TREES 19 EXISTING TREES	***MODIFICATION REQUESTED EX. PIPELINE EASEMENT***
SWEDESFORD RD: 218' - 80'(INTERSECTION) = 138'/50 = 2.76	3 STREET TREES	4 STREET TREES	
PROPOSED STREET TREES ALONG INTERNAL DRIVES: 106 STREET TREES IN TOTAL	106 STREET TREES	106 STREET TREES	

§281-37 PARKING LOT LANDSCAPING

B. (4) EACH PLANTING ISLAND SHALL CONTAIN 1 SHADE TREE PLUS SHRUBS, GROUND COVER, PERENNIALS AND/OR MULCH TO COVER THE AREA AT MATURITY.			
SURFACE LOT 1: 7 ISLANDS = 7 TREES + SHRUBS	7 TREES + SHRUBS	11 TREES + 56 SHRUBS *	
SURFACE LOT 2: 13 ISLANDS = 13 TREES + SHRUBS	13 TREES + SHRUBS	13 TREES + 50 SHRUBS *	
SURFACE LOT 3: 11 ISLANDS = 11 TREES + SHRUBS	11 TREES + SHRUBS	5 TREES + 55 SHRUBS + 7 EXISTING TREES*	
SURFACE LOT 4: 10 ISLANDS = 10 TREES + SHRUBS	10 TREES + SHRUBS	15 TREES +37 SHRUBS + 4 EXISTING TREES *	
SURFACE LOT 5: 14 ISLANDS = 14 TREES + SHRUBS	14 TREES + SHRUBS	15 TREES + 53 SHRUBS *	***MODIFICATION REQUESTED EX. PIPELINE EASEMENT***
SURFACE LOT 6: 23 ISLANDS = 23 TREES + SHRUBS	23 TREES + SHRUBS	29 TREES + 122 SHRUBS *	
SURFACE LOT 7: 13 ISLANDS = 13 TREES + SHRUBS	13 TREES + SHRUBS	13 TREES + 54 SHRUBS *	***MODIFICATION REQUESTED EX. PIPELINE EASEMENT***
SURFACE LOT 8: 10 ISLANDS = 10 TREES + SHRUBS	10 TREES + SHRUBS	14 TREES + 50 SHRUBS *	***MODIFICATION REQUESTED EX. PIPELINE EASEMENT***
SURFACE LOT 9: 7 ISLANDS = 7 TREES + SHRUBS	7 TREES + SHRUBS	6 TREES + 33 SHRUBS + 2 EXISTING TREES *	
		** PERENNIAL + GRASS COUNT TO BE DETERMINED AT LAND DEVELOPMENT*	
C. DIVIDER STRIPS (FOR PARKING LOTS GREATER THAN 90 SPACES) (2)(a) 1 SHADE TREE PER EVERY 50 FEET OF DIVIDER STRIP.			
SURFACE LOT 6: 2 DIVIDER STRIPS: 242 LF / 50 = 4.84	5 TREES + PLANTINGS	6 TREES + PARKING GRASSES + PERENNIALS*	
SURFACE LOT 8: 1 DIVIDER STRIP: 100 LF / 50 = 2 TREES	2 TREES + PLANTINGS	3 TREES + PARKING GRASSES + PERENNIALS*	
		**PERENNIAL + GRASS COUNT TO BE DETERMINED AT LAND DEVELOPMENT*	
D. BUILDING FACADE LANDSCAPING PLACED BETWEEN PARKING LOTS AND BUILDINGS. (1) 1 SHADE TREE PER 50 FEET OF BUILDING FACADE AND EITHER 5 SHRUBS PER 50 FEET OR 50 PERENNIALS PER 50 FEET OF FACADE.			
RETAIL BUILDING (C15): 165 LF OF FACADE 165 LF/50 FT = 4 TREES + 17 SHRUBS	4 SHADE TREES 17 SHRUBS	6 SHADE TREES 35 SHRUBS	***MODIFICATION REQUESTED FOR PLANTING LOCATION***
RETAIL BUILDING (C16): 180 LF OF FACADE 180 LF/50 FT = 4 TREES + 18 SHRUBS	4 SHADE TREES 18 SHRUBS	7 SHADE TREES 33 SHRUBS	
RETAIL BUILDING (C17): 270 LF OF FACADE 270 LF/50 FT = 6 TREES + 30 SHRUBS	6 SHADE TREES 30 SHRUBS	6 SHADE TREES 30 SHRUBS	
RETAIL BUILDING (C6): 214 LF OF FACADE 214 LF/50 FT = 5 TREES + 25 SHRUBS	5 SHADE TREES 25 SHRUBS	5 SHADE TREES 28 SHRUBS	
RETAIL BUILDING (C5): 80 LF OF FACADE 80 LF/50 FT = 2 TREES + 10 SHRUBS	2 SHADE TREES 10 SHRUBS	3 SHADE TREES 10 SHRUBS	
RETAIL BUILDING (C2): 117 LF OF FACADE 117 LF/50 FT = 3 TREES + 15 SHRUBS	3 SHADE TREES 15 SHRUBS	3 SHADE TREES 16 SHRUBS	
RETAIL BUILDING (C1): 110 LF OF FACADE 110 LF/50 FT = 3 TREES + 15 SHRUBS	3 SHADE TREES 15 SHRUBS	3 SHADE TREES 16 SHRUBS	
RETAIL BUILDING (C19): 71 LF OF FACADE 71 LF/50 FT = 2 TREES + 10 SHRUBS	2 SHADE TREES 10 SHRUBS	3 SHADE TREES 12 SHRUBS	
RETAIL BUILDING (C18): 100 LF OF FACADE 100 LF/50 FT= 2 TREES + 10 SHRUBS	2 SHADE TREES 10 SHRUBS	4 SHADE TREES 12 SHRUBS	
DAYCARE: 162 LF OF FACADE 162 LF/50 FT = 4 TREES + 17 SHRUBS	4 SHADE TREES 17 SHRUBS	4 SHADE TREES 22 SHRUBS	
6-STORY MIXED USE BUILDING: 515 LF OF FACADE 515 LF/50 FT = 11 TREES + 52 SHRUBS	11 TREES 52 SHRUBS	11 TREES 52 SHRUBS	
EXISTING BOSCOVS BUILDING: 220 LF OF FACADE 220 LF/50 FT= 5 TREES	5 TREES 25 SHRUBS	EXISTING VEGETATION TO SATISFY	
§281-47 COMMUNITY FACILITIES			
B. FOR ALL LAND DEVELOPMENTS THAT PROPOSE DWELLINGS (3) WHERE A PROJECT PROPOSES REDEVELOPMENT OF A LOT, THE OPEN SPACE REQUIREMENT SHALL BE BASED UPON THE NET INCREASE IN DEVELOPMENT.	2,406,508 SF EXISTING IMPERVIOUS COVERAGE	2,128,712 SF PROPOSED IMPERVIOUS COVERAGE **	***** THE NET IMPERVIOUS REDUCTION PROPOSED ON THE MASTER PLAN TRANSLATES TO A NET REDUCTION IN DEVELOPMENT, THEREFORE NO OPEN SPACE IS REQUIRED.***
C. FOR ALL COMMERCIAL AND INDUSTRIAL LAND DEVELOPMENTS (2) WHERE A PROJECT PROPOSES REDEVELOPMENT OF A LOT, THE OPEN SPACE REQUIREMENT SHALL BE BASED UPON THE NET INCREASE IN DEVELOPMENT.			

WEST WHITELAND TOWNSHIP §281-34 TREE PROTECTION AND COMPENSATORY PLANTING
CONVERSION CHART

Preserved and transplanted trees may be counted towards the minimum requirements of this section.

F. CREDITS FOR EXISTING PRESERVED VEGETATION
17" RED MAPLE
64" CHESTNUT OAK
56" CHESTNUT OAK
16" PEAR

CREDIT FOR PRESERVED TREES TO BE CALCULATED AT LAND DEVELOPMENT.

G. COMPENSATORY PLANTING
(2)
(a) DEC. TREES 12-24" DBH EQUALS 1" OF NEW DBH FOR EVERY 4" OF EXISTING TREE DBH.

14" ZELKOVA (9)
13" OAK (2)
14" OAK
15" OAK
14" NORWAY MAPLE
16" NORWAY MAPLE
13" HONEY LOCUST
13" ZELKOVA

237" CALIPER TO BE REMOVED = 60" CAL. TO BE REPLACED = 20 REPLACEMENT TREES @ 3" CAL.

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REGISTERED LANDSCAPE ARCHITECT
LICENSE #: LA003025

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40 W EVERGREEN AVE #101
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TEL. 215.836.2510

PROJECT NAME

THE WALK AT EXTON TOWN CENTRE

260 EXTON SQUARE PARKWAY
EXTON, PA 19341

REVISIONS

NO.	DATE	NOTES
1	06.16.25	REV. PER TWP COMMENTS

DRAWN BY	TAS / JGH
CHECKED BY	PJS
SCALE	NOT TO SCALE
DATE	02.10.2025
PLOTTED DATE	06.16.2025

DRAWING NAME

TOWNSHIP LANDSCAPE COMPLIANCE CHARTS

DRAWING NUMBER **L9.10**



Winter Solstice 9AM



Equinox 9AM



Summer Solstice 9AM



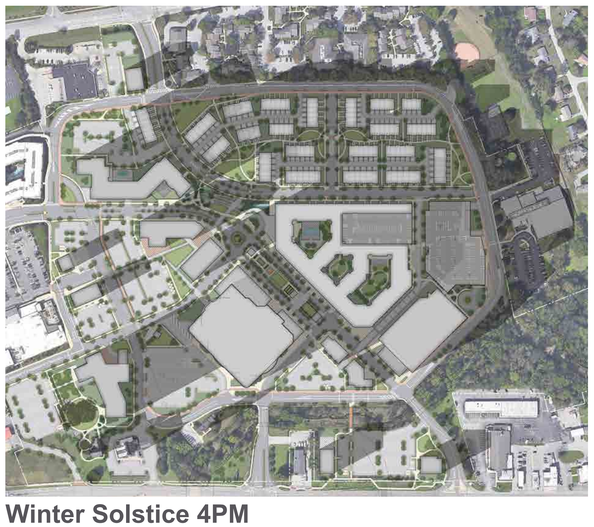
Winter Solstice 12PM



Equinox 12PM



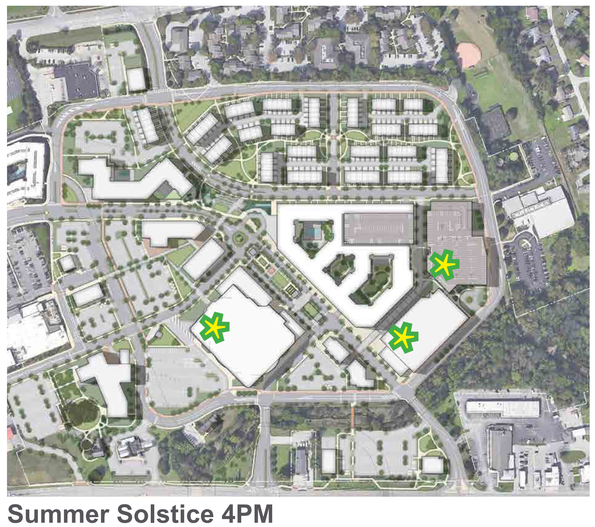
Summer Solstice 12PM



Winter Solstice 4PM



Equinox 4PM



Summer Solstice 4PM

Possible Photovoltaic Panel Locations

SHADOW PLAN / SOLAR STUDY

Not To A Scale

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SHADOW PLAN / SOLAR STUDY

Not To A Scale

REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
BRUCE E. ADELSBERGER RA-016577

The Walk
at Exton Town Centre
Exton, PA
Project Number: 25002P
Client: Abrams Realty & Development
Date: 2025.06.16

N



KEY

BLUE PHASE :	+/- 879,896 SF	(27.1%)
ORANGE PHASE :	+/- 512,562 SF	(15.8%)
PURPLE PHASE :	+/- 603,311 SF	(18.5%)
YELLOW PHASE :	+/- 605,765 SF	(18.6%)
GREEN PHASE :	+/- 651,807 SF	(20.1%)

§ 25-13 TC TOWN CENTER MIXED USE DISTRICT.
E.(2)(c)[5] Phasing.

[a] Development in accordance with the Master Plan may be undertaken in phases or sections by more than one developer or builder.

[b] The Master Plan shall indicate the limits of each phase and its gross area, but no phase shall be smaller than 10% of the gross tract area of the entire tract for which the Master Plan has been created.

[c] The Master Plan may, but is not required to, indicate a sequence for the development of the phases. In any event, the phases shall be developed in a manner that allows for a logical and efficient progression in the development of the roads, trails, and other public improvements depicted on the Master Plan and construction of the utility infrastructure that the development will require.

PROPOSED PHASING PLAN

Scale: 1" = 100'-0"

0 100 200 400ft

N

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REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA BRIAN C. ADLSBERGER RA-019157

The Walk
at Exton Town Centre
Exton, PA
Project Number: 25002P
Client: Abrams Realty & Development
Date: 2025.06.16

ARCHITECTURE - MIXED USE PRECEDENT IMAGERY

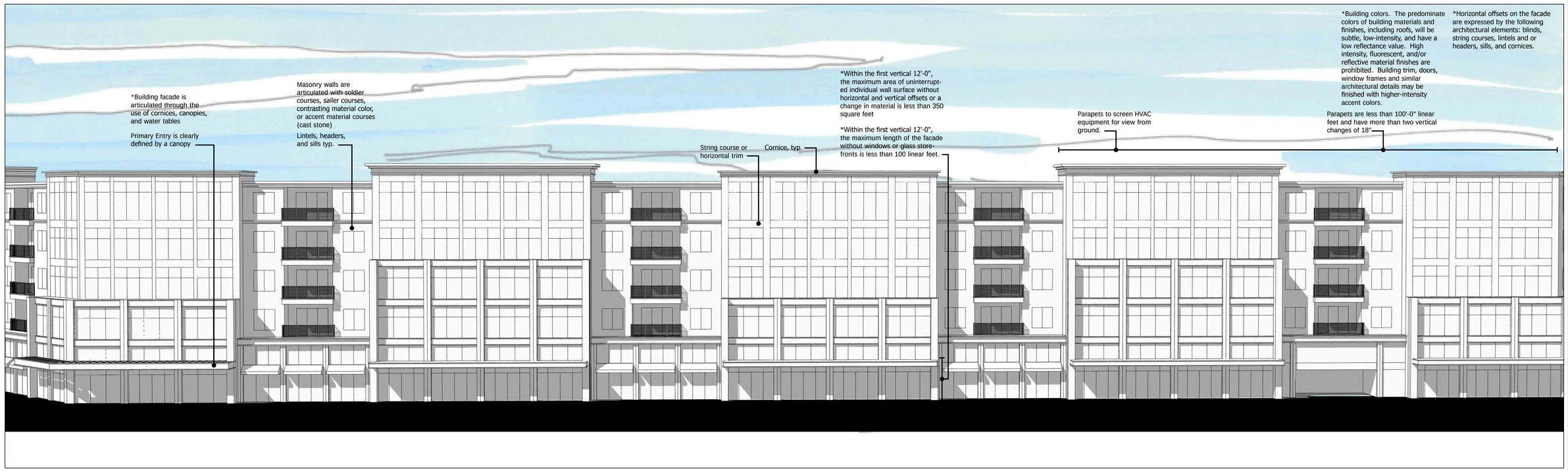




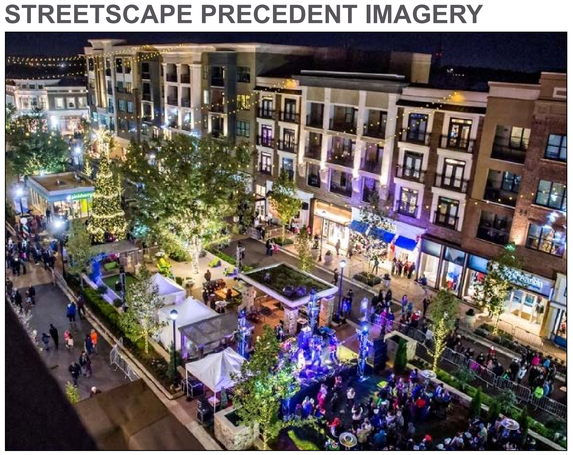


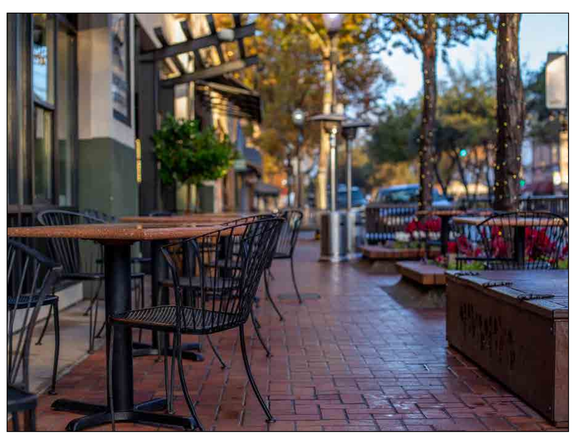


CONCEPTUAL ELEVATION A



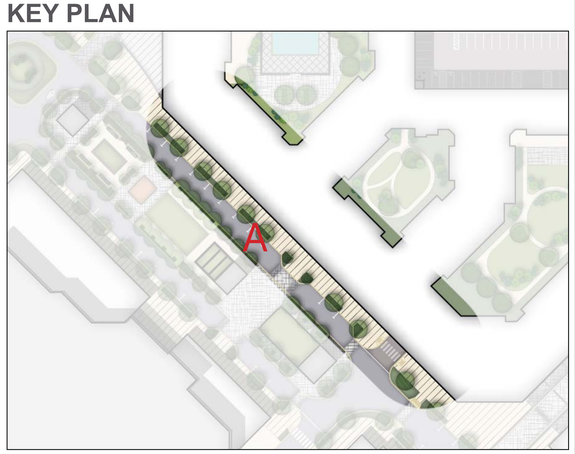
STREETSCAPE PRECEDENT IMAGERY







KEY PLAN



ARCHITECTURAL STANDARDS / PRECEDENT
Not To A Scale

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ARCHITECTURAL STANDARDS / PRECEDENT
Not To A Scale

REGISTERED ARCHITECT PENNSYLVANIA BRIAN E. ADELSBERGER RA-017174

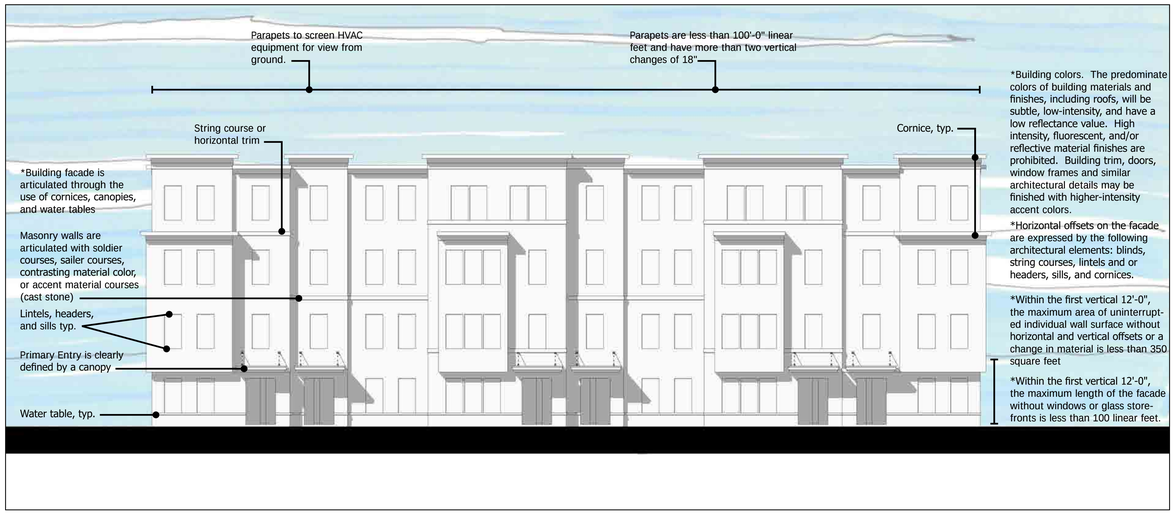
The Walk
at Exton Town Centre
Exton, PA
Project Number: 25002P
Client: Abrams Realty & Development
Date: 2025.06.16

ARCHITECTURE - MULTIFAMILY PRECEDENT IMAGERY

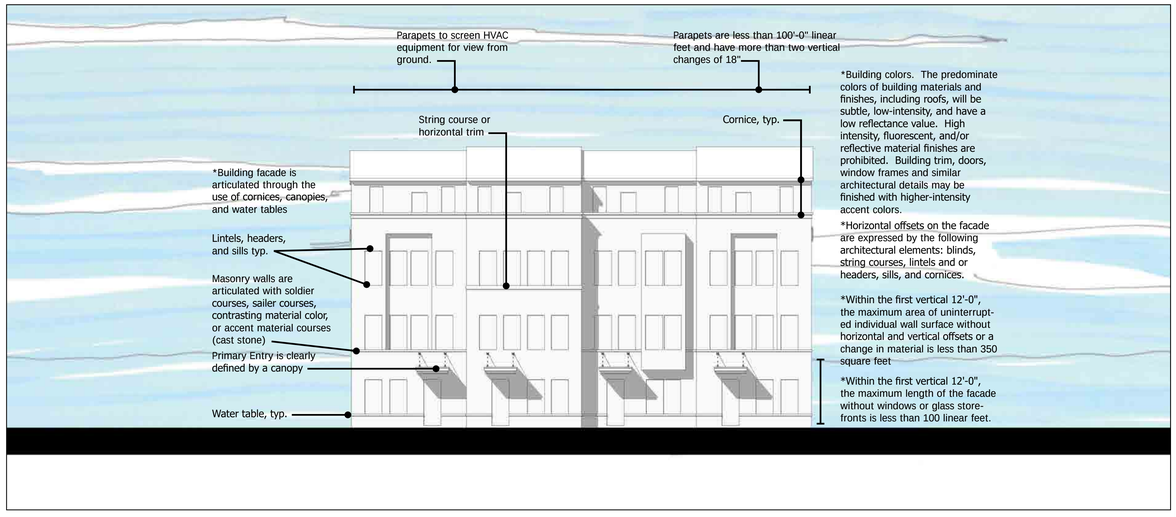




CONCEPTUAL ELEVATION B



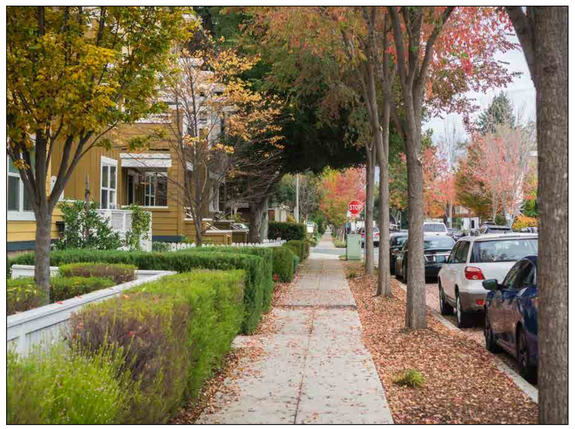
CONCEPTUAL ELEVATION C



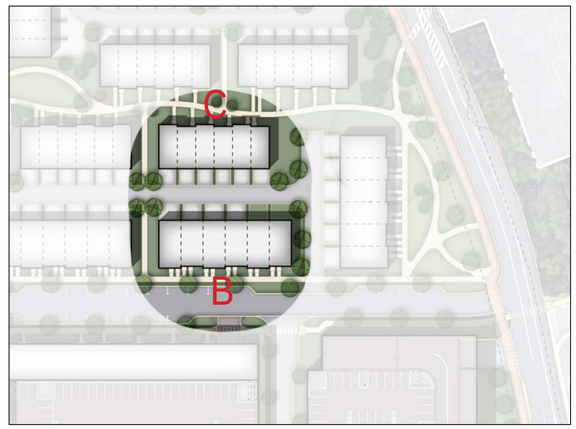
STREETSCAPE PRECEDENT IMAGERY







KEY PLAN



ARCHITECTURAL STANDARDS / PRECEDENT

Not To A Scale

The above illustrations are conceptual representations of the proposed project. They are not meant to illustrate the final construction documents. Please refer to the Preliminary Land Development Plans for the final design.
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ARCHITECTURAL STANDARDS / PRECEDENT
Not To A Scale

REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
BRIAN E. ADELSBERGER RA-015171

The Walk
at Exton Town Centre
Exton, PA
Project Number: 25002P
Client: Abrams Realty & Development
Date: 2025.06.16

ARCHITECTURE - RETAIL & COMMERCIAL PRECEDENT IMAGERY





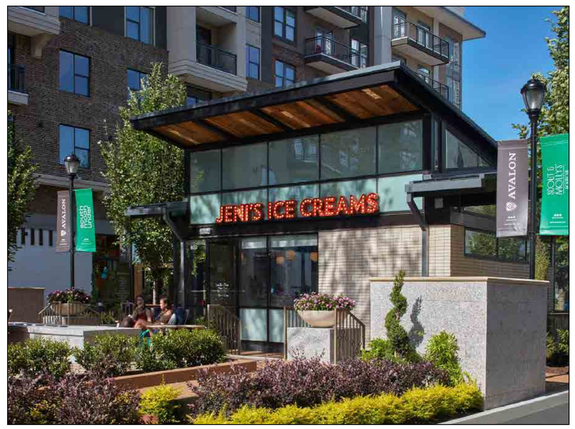




CONCEPTUAL ELEVATION D



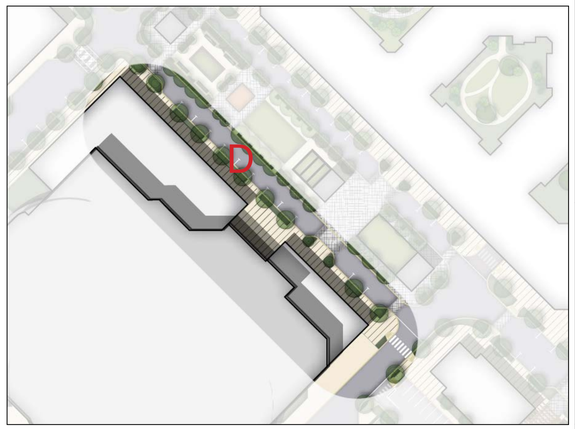
STREETSCAPE PRECEDENT IMAGERY







KEY PLAN



ARCHITECTURAL STANDARDS / PRECEDENT
Not To A Scale

The above illustrations are conceptual representations of the proposed project. They are not meant to illustrate the final architectural design. Actual building elevations will be submitted for review and approval at a later date.
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ARCHITECTURAL STANDARDS / PRECEDENT
Not To A Scale

REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
BRUCE E. ADELSBERGER
RA-016157

The Walk
at Exton Town Centre
Exton, PA
Project Number: 25002P
Client: Abrams Realty & Development
Date: 2025.06.16

ARTICLE VII - EXTON TOWN CENTER DESIGN STANDARDS

§281-68 SITE FURNISHINGS AND EQUIPMENT

A. BENCHES
(1) 1 BENCH INSTALLED FOR EVERY 5,000 SF GLA OF BUILDING
(2) 5-6 FEET IN LENGTH, ANCHORED IN FOOTING
(3) NON-RESIDENTIAL BENCHES TO BE STEEL, BLACK POWDERCOATED.

TOTAL BENCHES REQUIRED: 104 BENCHES (SEE CHART 281-68 : S.F) — 104 BENCHES SEE 1/L8.60, TYP. — 104 BENCHES SEE 1/L8.60, TYP.

B. BIKE RACKS
(1) 1 BIKE RACK PER ALL NONRESIDENTIAL BUILDINGS OR DEVELOPMENTS GREATER THAN 10,000 SF GLA TO ACCOMODATE AT LEAST 5 BICYCLES
(4) PERMANENTLY ANCHORED
(5) BLACK POWDER COAT FINISH

TOTAL BIKE RACKS REQUIRED: BIKE RACKS (SEE CHART 281-68 : S.F) — 52 BIKE RACKS SEE 5/L8.60, TYP. — 52 BIKE RACKS SEE 5/L8.60, TYP.

C. BOLLARDS
(1) AREAS OF FLUSH CURB ABUTTING PEDESTRIAN AREA

NO QUANTITY SPECIFIED — BOLLARDS UTILIZED SEE 3/L8.60, TYP.

D. WASTE (TRASH) RECEPTACLES
(1) 1 RECEPTACLE PER 5,000 SF GLA OF BUILDING

TOTAL WASTE RECEPTACLES REQUIRED: 104 WASTE RECEPTACLES (SEE CHART 281-68 : S.F) — 104RECEPTACLES SEE 2/L8.60, TYP. — 104 RECEPTACLES SEE 2/L8.60, TYP.

H. STREETLIGHT POLES AND FIXTURES.
(1) STREETLIGHT POLES AND FIXTURES WITHIN THE EXTON TOWN CENTER SHALL BE PEDESTRIAN SCALED AND EXHIBIT A HIGH QUALITY DESIGN AND CONSTRUCTION.
(2) THE MAXIMUM HEIGHT OF A STREETLIGHT SHALL NOT EXCEED 18 FEET, FROM THE GROUND TO THE TOP OF THE FIXTURE.
(3) STREETLIGHT POLES AND FIXTURES SHALL HAVE A BLACK POWDER COAT OR BLACK EPOXY PAINT FINISH.

NO QUANTITY SPECIFIED SEE 2/L8.60, TYP. — (71) STREET LIGHTS PROPOSED WHERE APPLICABLE SEE 2/L8.60, TYP.

CHART : 281-68 : SITE FURNISHINGS

BLDG ID	GLA (SF)	BENCHES *PER 5000 SF GLA*	BIKE RACKS *PER 10,000 SF GLA*	WASTE RECEPTACLES *GLA PER 5,000 SF*
C1	7,754	1.55	0.78	1.55
C2	6,165	1.23	0.62	1.23
C3	5,067	1.01	0.51	1.01
C4	15,837	3.04	1.52	3.04
C5	13,920	2.78	1.39	2.78
C6	19,863	3.99	1.99	3.99
C7	14,121	3.15	1.58	3.15
C8	13,383	1.66	0.83	1.66
C9	6,822	1.63	0.82	1.63
C10	6,370	1.37	0.69	1.37
C11	60,687	8.84	4.42	8.84
C12	612	0.16	0.08	0.16
C13	615	0.11	0.06	0.11
C14	869	0.16	0.08	0.16
C15	3,132	0.63	0.31	0.63
C16	7,200	1.44	0.72	1.44
C17	88,524	4.29	2.14	4.29
D1	6,440	1.29	0.64	1.29
X1	178,000	35.60	17.80	35.60
X2	6,139	1.23	0.61	1.23
O1	7,754	1.55	0.78	1.55
O2	6,165	1.23	0.62	1.23
O3	5,067	1.01	0.51	1.01
O4	15,837	3.04	1.52	3.04
O5	13,920	2.78	1.39	2.78
MO	60,687	9.48	4.74	9.48
TOTAL	510,263	103.08	51.54	103.08

§281-70 SITE ELEMENT SCREENS

B. SITE ELEMENT SCREENS (LOW HEDGE OR LOW WALL) SHALL BE USED ALONG RT 30 AND RT 100 FRONTAGES TO DEFINE AND REINFORCE THE BOUNDARIES OF THE CORRIDORS.

FRONTAGE ALONG RT 30:

§281-71 PLAZAS, SQUARES, AND COURTYARDS

SATISFIED BY §281-35 G. — SATISFIED BY §281-35 G.

A.(1)NO LESS THAN 10 SF OF IMPROVED PLAZA, SQUARE OR COURTYARD AREA PER DWELLING UNIT. 150 DWELLING UNITS (DU) OR GREATER

(718) MULTI-FAMILY DWELLING UNITS X 10 SF PER DU = 7,180 SF

B. A PLAZA, SQUARE OR COURTYARD (P.S.C.) SHALL BE PROVIDED FOR ALL GROUP II COMMERICIAL AND MUNICIPAL USES WITH A GLA OF 100,000 SF OR GREATER

(1) 1 SF OF IMPROVED P.S.C. AREA SHALL BE PROVIDED FOR EACH 100 SF GROSS LEASABLE AREA (GLA)

510,263 GLA / (1) SF PER 100 SF GLA = 5,102 SF

TOTAL PLAZA REQUIRED : 7,180 + 5,102 SF = 12,282 SF OF PLAZA — 12,282 SF OF PLAZA — 55,917 SF PLAZA PROVIDED SEE L8.50

C. (3) 1 BENCH PER 150 SF OF P.S.C. SPACE

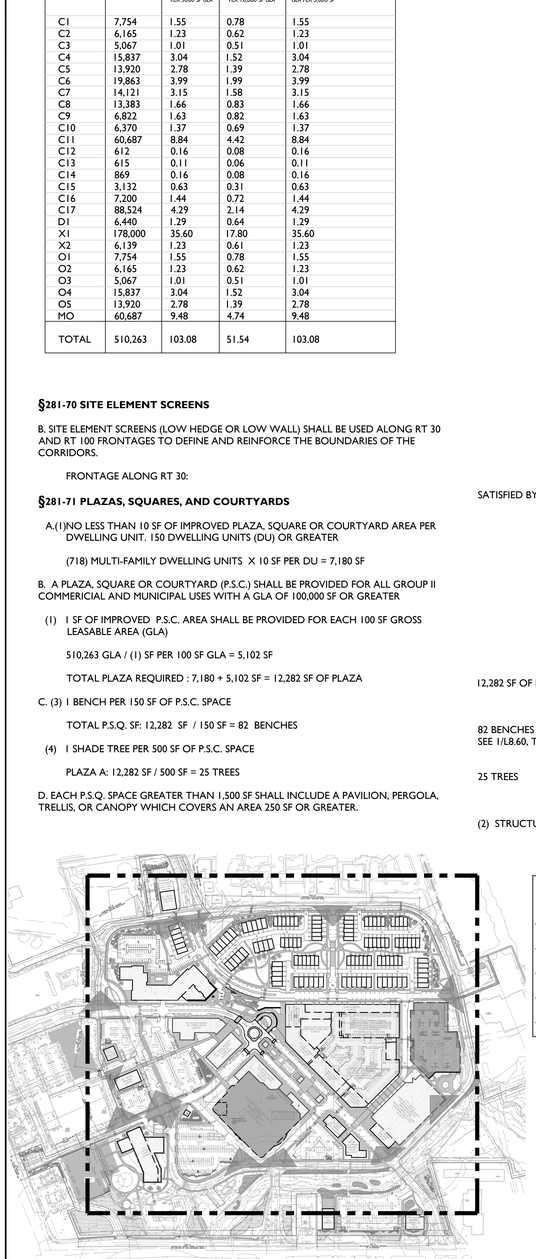
TOTAL P.S.Q. SF: 12,282 SF / 150 SF = 82 BENCHES — 82 BENCHES SEE 1/L8.60, TYP. — 82 BENCHES SEE 1/L8.60, TYP.

(4) 1 SHADE TREE PER 500 SF OF P.S.C. SPACE

PLAZA A: 12,282 SF / 500 SF = 25 TREES — 25 TREES — 25 TREES

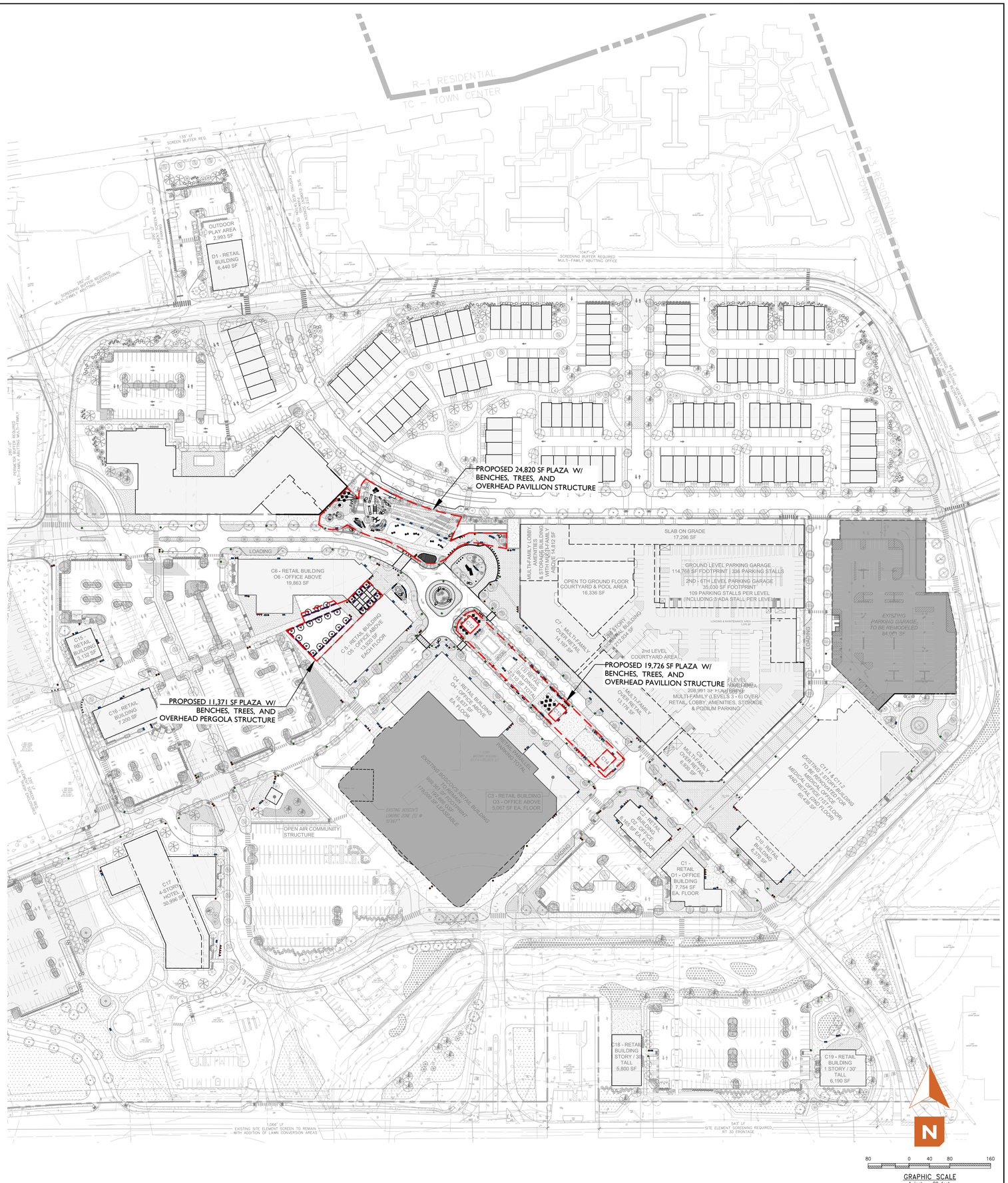
D. EACH P.S.Q. SPACE GREATER THAN 1,500 SF SHALL INCLUDE A PAVILION, PERGOLA, TRELLIS, OR CANOPY WHICH COVERS AN AREA 250 SF OR GREATER.

(2) STRUCTURES PROVIDED WITHIN PROPOSED PLAZA



AMENTITY KEY

SYMBOL	QUANTITY	TYPE
	104	*TRASH RECEPTACLE*
	104	BENCHES *(SITE)*
	76	*BENCHES (PLAZA)*
	71	PEDESTRIAN STREETLIGHTS
	52	*BIKE RACKS*



MASTER PLAN SUBMISSION REVISION #1

stuart
LANDSCAPE ARCHITECTS PLANNERS | DESIGNERS

SEAL
COMMONWEALTH OF PENNSYLVANIA PATRICK J. STUART REGISTERED LANDSCAPE ARCHITECT
LICENSE #: LA003025

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CIVIL
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TEL. 215.836.2510

PROJECT NAME

THE WALK AT EXTON TOWN CENTRE

260 EXTON SQUARE PARKWAY
EXTON, PA 19341

REVISIONS

NO.	DATE	NOTES
1	06.16.25	REV. PER TWP COMMENTS

DRAWN BY	TAS / JGH
CHECKED BY	PJS
SCALE	1" = 80'
DATE	02.10.2025
PLOTTED DATE	06.16.2025

DRAWING NAME

EXTON TOWN CENTER DESIGN STANDARDS

DRAWING NUMBER **TC.10**

Kaleidoscope OS

landscapeforms

Product Data Sheet



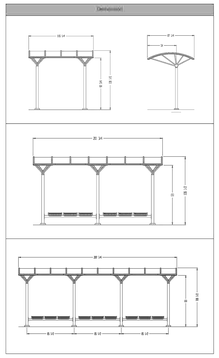
Kaleidoscope OS (Open Structure) creates outdoor structures of exceptional utility, stability and style. A foot lower in height than its predecessor, Kaleidoscope OS has improved pedestrian scale; is open on all sides, withstands wind loads up to 146 mph; and can be mounted below grade or surface mounted for ease of installation and retrofit. Optional solar-powered LED lighting turns on at dusk, off at dawn.

Kaleidoscope

- Kaleidoscope standard elements have been engineered to meet building codes across the U.S. Stringent load tests were performed by Landscape Forms.
- Based on this data, structural engineers calculated snow and wind load ratings for all standard elements. Kaleidoscope meets:
  - Wind load of 146 mph, exposure C (ISIC)
  - Snow load of 40 lbs. per square foot @ 90 mph, exposure B

Low Voltage Lighting

- Low voltage lighting (12 volts) is available.
- Lighting package consists of light housing and transformer and may be ordered through Landscape Forms.
- Accepts low voltage MR16 lamp.
- Bulb and wiring are not included. Standard light housing is a bronze color.
- Additional colors available for an upcharge.
- All lighting components are UL listed.
- Landscape Forms recommends a licensed contractor install lighting.
- Landscape Forms is not responsible for verifying that lighting meets local codes.



Northport

landscapeforms

Specification Sheet | DR200/300 Series



Northport offers pedestrian-centric and roadway performance options within a beautifully crafted homage to the historical 'acorn' style. As a style so deeply rooted in the American streetscape, Northport subtly reveals the 'acorn' form within the negative space, dispensing with the drop lens and making a modern, efficient, dark sky compliant statement. Northport is available in a range of mounting styles including tenon, single and double luminaire arm mounts, in pendant and tenon-top styles.

The 200 series Northport utilizes Landscape Forms premier visual comfort light engine, which remains the industry benchmark for pedestrian centric spaces. Placemaking, and creating environments of safety, assurance and enjoyment are core to Landscape Forms design and engineering focus.

The 300 series serves environments beyond purely pedestrian – parking lots, streetscapes, transit, and other environments with a wide range of illumination requirements and visual experience expectations. This series includes selectable lumen packages (up to 8,000 lm+) a wide range of distribution types and lens options.

Northport is Buy America Compliant and International Dark-Sky Approved.

Housing & Materials

Cast aluminum construction. All hardware is magni-coated for optimum corrosion and 'anti-seize' protection. Assembly is IP66 rated.

Electrical

120V - 277V, 50/60Hz electronic driver(s). 0-10V dimming. -40°C start temperature. Surge protected. Available with optional ANSI C136.41 twist lock receptacle and/or pole-mounted photo/motion sensor. Northport luminaire ships prewired with center element having a separate circuit from main light engine.

Light Engine

Factory sealed, vented and replaceable aluminum LED cartridge with UV stable, impact-resistant acrylic lens. Weatherproof, quick disconnects for weather resistance and ease of serviceability. High-power LEDs mounted to a RoHS compliant circuit board with PMMA optics. Available in 2700K, 3000K, 3500K and 4000K. >80 CRI across all available color temperatures. Luminaires meet or exceed TM21 L70: >60,000 hrs.

The visual comfort light engine featured in 200 series luminaires, brings to the forefront attributes of human-centric optical design in pedestrian centric spaces. It reduces high angle glare and contrast ratio, eliminates 'lens image' of LEDs, and offers a choice of distributions for a first-class visual experience for pedestrians.

The high output light engine featured in the 300 series delivers up to 8400 lumens through a wide selection of roadway distribution types.

Capable of meeting footcandle minimum and uniformity requirements at taller pole heights and wider spacing, the 300 series addresses lighting needs in vehicular and other environments where design criteria include non-pedestrian needs.

Distributions



Warranty

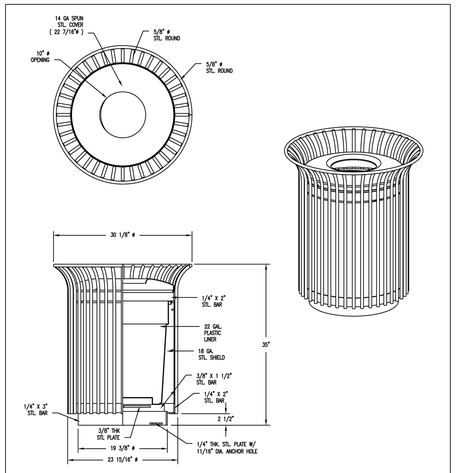
LED lighting products are warranted for six years.

Certification

UL Listed for Wet Location, CE, International Dark Sky Approved, Buy America Compliant, RoHS Compliant, cUL

Designed by Robert A.M. Stern Architects

Click here for patent information related to this product.



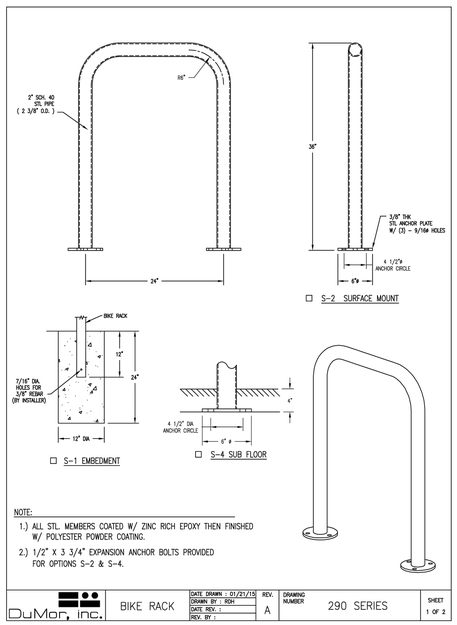
NOTES:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) ALL WELDS CONT. THEN GROUND SMOOTH.

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059-0142	SCALE : NONE	TITLE : RECEPTACLE		
	DATE DRAWN : 7/23/03			
	DRAWN BY : CDC	REV. G	DRAWING NUMBER 158-22SH-FTO	SHEET 1 OF 2
	DATE REV. : 12/10/12			
	REV. BY : JSB			

6 BUS STOP - CUTSHEET, TYP.
SCALE : N.T.S.

4 PEDESTRIAN LIGHTING - CUTSHEET, TYP.
SCALE : N.T.S.

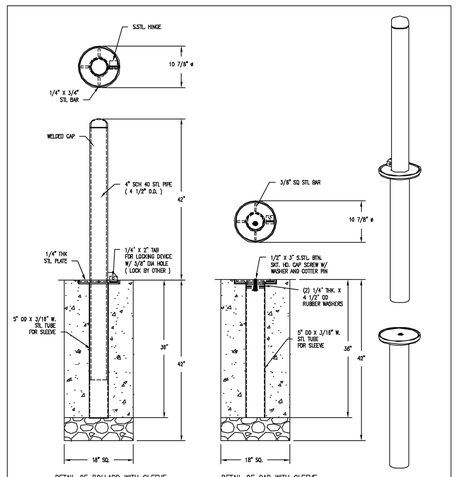
2 TOWN CENTER LITTER RECEPTACLE - CUTSHEET, TYP.
SCALE : N.T.S.



NOTE:
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR OPTIONS S-2 & S-4.

DuMor, inc.	BIKE RACK	DATE DRAWN : 01/21/15	REV. A	DRAWING NUMBER 290 SERIES
		DRAWN BY : RDH		
		DATE REV. :		SHEET 1 OF 2
		REV. BY :		

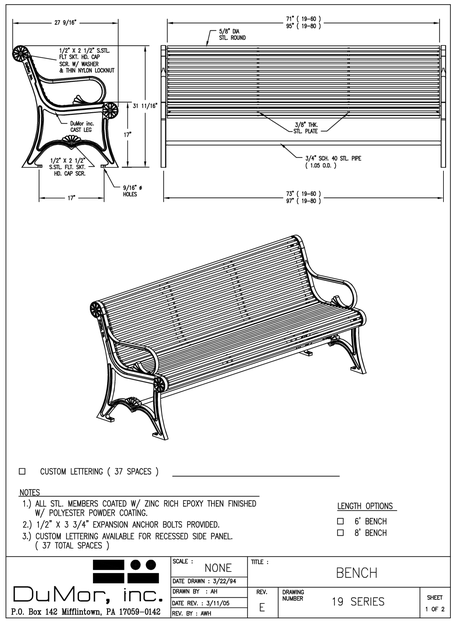
5 BIKE RACK - CUTSHEET, TYP.
SCALE : N.T.S.



NOTES
1.) STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) LOCKING DEVICE PROVIDED BY OTHER.

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059-0142	SCALE : NONE	TITLE : BOLLARD		
	DATE DRAWN : 10/27/06			
	DRAWN BY : AMH	REV. B	DRAWING NUMBER 400-42/S-1SL	SHEET 1 OF 2
	DATE REV. : 01/10/07			
	REV. BY : ESS			

3 BOLLARD - CUTSHEET, TYP.
SCALE : N.T.S.



☐ CUSTOM LETTERING (37 SPACES) _____

NOTES
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) CUSTOM LETTERING AVAILABLE FOR RECESSED SIDE PANEL. (37 TOTAL SPACES)

LENGTH OPTIONS
☐ 6' BENCH
☐ 8' BENCH

DuMor, inc. P.O. Box 142 Mifflintown, PA 17059-0142	SCALE : NONE	TITLE : BENCH		
	DATE DRAWN : 3/22/94			
	DRAWN BY : AH	REV. E	DRAWING NUMBER 19 SERIES	SHEET 1 OF 2
	DATE REV. : 3/11/05			
	REV. BY : AMH			

1 TOWN CENTER BENCH - CUTSHEET, TYP.
SCALE : N.T.S.

MASTER PLAN SUBMISSION REVISION #1

stuart
LANDSCAPE ARCHITECTS
PLANNERS | DESIGNERS

SEAL

COMMONWEALTH OF PENNSYLVANIA PATRICK J. STUART REGISTERED LANDSCAPE ARCHITECT

LICENSE #: LA003025

TEAM

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LANDCORE ENG. CONSULTANTS
40 W EVERGREEN AVE #101
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TEL. 215.836.2510

PROJECT NAME

THE WALK AT EXTON TOWN CENTRE

260 EXTON SQUARE PARKWAY
EXTON, PA 19341

REVISIONS

NO.	DATE	NOTES
1	06.16.25	REV. PER TWP COMMENTS

DRAWN BY	TAS / JGH
CHECKED BY	PJS
SCALE	NOT TO SCALE
DATE	02.10.2025
PLOTTED DATE	06.16.2025

DRAWING NAME

EXTON TOWN CENTER DESIGN STANDARDS FURNISHINGS

DRAWING NUMBER **TC.20**