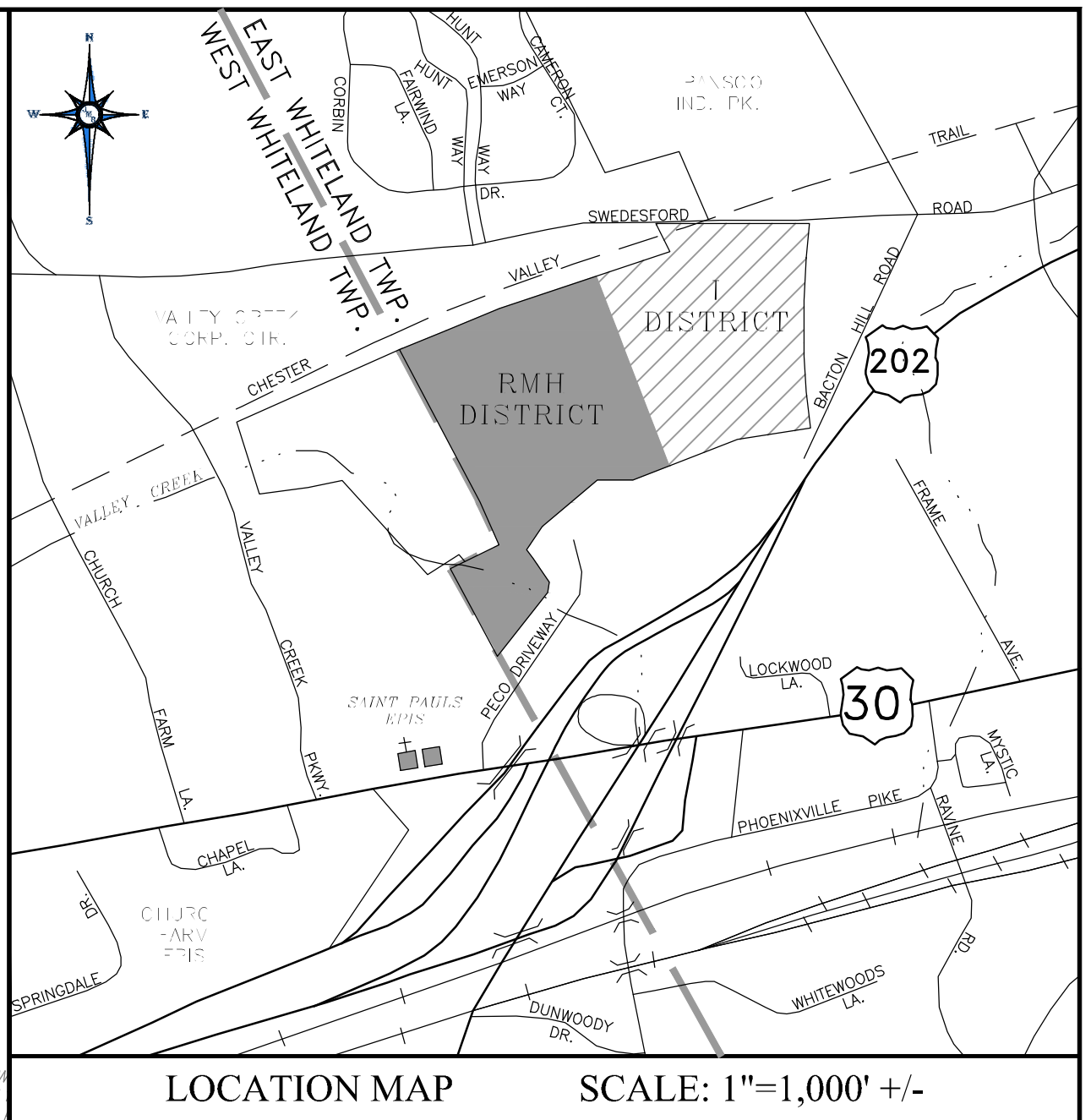


LEGEND

--- (dashed line)	BOUNDARY LINE	--- (dotted line)	EXISTING 2' CONTOURS
--- (dashed line)	PROPOSED RIGHT-OF-WAY	--- (dotted line)	EXISTING 10' CONTOURS
--- (dashed line)	LEGAL RIGHT-OF-WAY LINE	--- (dotted line)	EXISTING TREENE
--- (dashed line)	PARKING SETBACK LINE	--- (dotted line)	PROPOSED FENCING
--- (dashed line)	BUILDING SETBACK LINE		
--- (dashed line)	ADJOINER PROPERTY LINE		
--- (dashed line)	EXISTING EDGE OF PAVING		
--- (dashed line)	PROPOSED EDGE OF PAVING		
--- (dashed line)	EXISTING OVERHEAD UTILITY		



JMR ENGINEERING, LLC
 PROFESSIONAL CIVIL ENGINEERING • LAND PLANNING SERVICES
 55 COUNTRY CLUB DRIVE, SUITE 201 - DOWNTOWN, PA 19355
 PHONE: (484) 880-7342 - FAX: (610) 594-6669
 EMAIL: ADMIN@JMREENGINEERING.COM
 WEBSITE: WWW.JMREENGINEERING.COM

JOHN M. ROBINSON
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. PE005271

UTILITY USERS LIST

AGUA PENNSYLVANIA, INC.
 TOWN OF CHESTER, PENNSYLVANIA
 TRANSCONTINENTAL GAS PIPELINE
 MONROE PIPELINE, INC.
 VERIZON PENNSYLVANIA, INC.
 WEST WHITELAND TOWNSHIP
 COMCAST CABLE COMMUNICATIONS, INC.
 WELLS COMMUNICATIONS, LLC
 EAST WHITELAND TOWNSHIP
 PECO ENERGY
 EAST WHITELAND TOWNSHIP
 SUNBELT, INC.
 SUNCOR PIPELINE, LP

CALL BEFORE YOU DIG!

1-800-242-1776
 POCS SERIAL NUMBER:
 20180261664 (WWT),
 20180261665 (DWT)

PLAN REVISIONS

REV.	DATE	DESCRIPTION OF CHANGES

JMR ENGINEERING, LLC
 INNOVATIVE PLANNING - PRACTICAL DESIGN
 PROFESSIONAL CIVIL ENGINEERING
 & LAND PLANNING SERVICES
 55 COUNTRY CLUB DRIVE
 DOWNTOWN, PA 19355
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 EMAIL: ADMIN@JMREENGINEERING.COM
 WEBSITE: WWW.JMREENGINEERING.COM

SITE PLAN
 FOR
WHITELAND VILLAGES

LOCATION:
 15 S. BACTON HILL ROAD
 MALVERN, PA 19355
 EAST WHITELAND TOWNSHIP
 CHESTER COUNTY, PA

PARCELS:
TAX PARCEL NUMBER:
 42-3-128 & 42-3-130

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

PROJECT No.: 1195-B
 SURVEY REF.: 1195-B (DSS)
 DRAWN BY: E.C.R.
 CHECKED BY: J.M.R.
 PLAN DATE: OCTOBER 18, 2017
 PLAN SCALE: 1" = 100'

SKETCH PLAN

SHEET NUMBER:
3 OF 10

Plot Date: Fri, Jul, 15, 2022

DATA CENTER (EAST) PARKING TABULATION:

REQUIRED PARKING	
PROPOSED BUILDING	
DATA CENTER	1,000,000 S.F. @ 1 SPACE/250 S.F. = 4,000
TOTAL REQUIRED PER BASE ZONING	= 4,000

PROPOSED PARKING	
PRIMARY PARKING	= 100
POTENTIAL GREEN PARKING	= 430
TOTAL PROVIDED PARKING	= 530

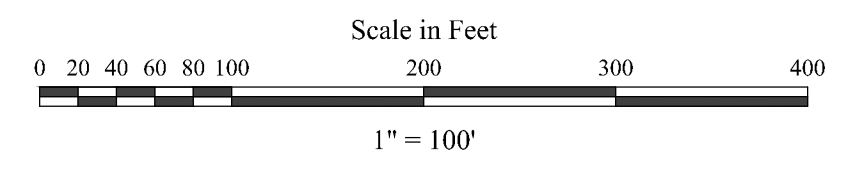
DATA CENTER (WEST) PARKING TABULATION:

REQUIRED PARKING	
PROPOSED BUILDING	
DATA CENTER	1,000,000 S.F. @ 1 SPACE/250 S.F. = 4,000
TOTAL REQUIRED PER BASE ZONING	= 4,000

PROPOSED PARKING	
PRIMARY PARKING	= 100
POTENTIAL GREEN PARKING	= 413
TOTAL PROVIDED PARKING	= 513

ZONING DATA - INS-CCRC

STANDARDS	REQUIRED	DATA CENTER WEST	DATA CENTER EAST	SOLAR FIELD	TRACT
Maximum Tract Density (Floor-area ratio (FAR)**)	N/A	N/A	N/A	N/A	N/A
Maximum Tract Density (dwelling units per acre)	12	N/A	N/A	N/A	N/A
Minimum Tract Area (acres)	70	30.818 ACRES*	32.384 ACRES*	11.334 ACRES*	65.426 ACRES*
Maximum Building Coverage (% of Tract, Based on Lot Area)	30%	35.45%	35.45%	35.45%	35.45%
Maximum Impervious Coverage (% of Tract, Based on Lot Area)	60%	57.2%	57.2%	57.2%	57.2%
Central Water and Sewer Facilities Required	Yes	Yes	Yes	Yes	Yes
Maximum Height, Principal Structures (Feet)	60 Ft.	60 Ft.	60 Ft.	60 Ft.	60 Ft.
Maximum Height, Accessory Structures (Feet)	5	<5	<5	<5	<5
Maximum Height, Accessory Structures (Feet)	5	<50% tallest*	<50% tallest*	<50% tallest*	<50% tallest*
Minimum lot width at right-of-way line (feet)	400 Ft.	>400 Ft.	>400 Ft.	>400 Ft.	>400 Ft.
Minimum lot width at building setback line (feet)	400 Ft.	>400 Ft.	>400 Ft.	>400 Ft.	>400 Ft.
Minimum Setbacks from Streets (Feet)					
Any building face to arterial street ultimate right-of-way	60 Ft.	>60 Ft.	>60 Ft.	>60 Ft.	>60 Ft.
Any building face to collector or local street ultimate right-of-way	25 Ft.	>25 Ft.	>25 Ft.	>25 Ft.	>25 Ft.
Any building face to common parking area	10 Ft.	>10 Ft.	>10 Ft.	>10 Ft.	>10 Ft.
Surface parking areas to arterial street ultimate right-of-way	30 Ft.	>30 Ft.	>30 Ft.	>30 Ft.	>30 Ft.
Surface parking areas to collector or local street ultimate right-of-way	20 Ft.	>20 Ft.	>20 Ft.	>20 Ft.	>20 Ft.
Minimum Building Setbacks from Tract Perimeter (excluding street frontages)(feet)					
From other like-zoned tracts	35 Ft.	>35 Ft.	>35 Ft.	>35 Ft.	>35 Ft.
From any residential district boundary line	100 Ft.	>100 Ft.	>100 Ft.	>100 Ft.	>100 Ft.
From other district boundary lines	50 Ft.	>50 Ft.	>50 Ft.	>50 Ft.	>50 Ft.
Minimum Accessory Structure Setbacks from Tract Perimeter (excluding street frontages)(feet)					
From other like-zoned tracts	10 Ft.	>10 Ft.	>10 Ft.	>10 Ft.	>10 Ft.
From any residential district boundary line	35 Ft.	>35 Ft.	>35 Ft.	>35 Ft.	>35 Ft.
From other district boundary lines	20 Ft.	>20 Ft.	>20 Ft.	>20 Ft.	>20 Ft.
Minimum Surface Parking Areas, Driveways, Interior Roadways, Setbacks from Tract Perimeter (excluding street frontages)(feet)					
From other like-zoned tracts	10 Ft.	>10 Ft.	>10 Ft.	>10 Ft.	>10 Ft.
From any residential district boundary line	30 Ft.	>30 Ft.	>30 Ft.	>30 Ft.	>30 Ft.
From other district boundary lines	15 Ft.	>15 Ft.	>15 Ft.	>15 Ft.	>15 Ft.



* Variance Requested
 ** Floor-area ratio (FAR) = Gross Floor Area / Developable Acreage