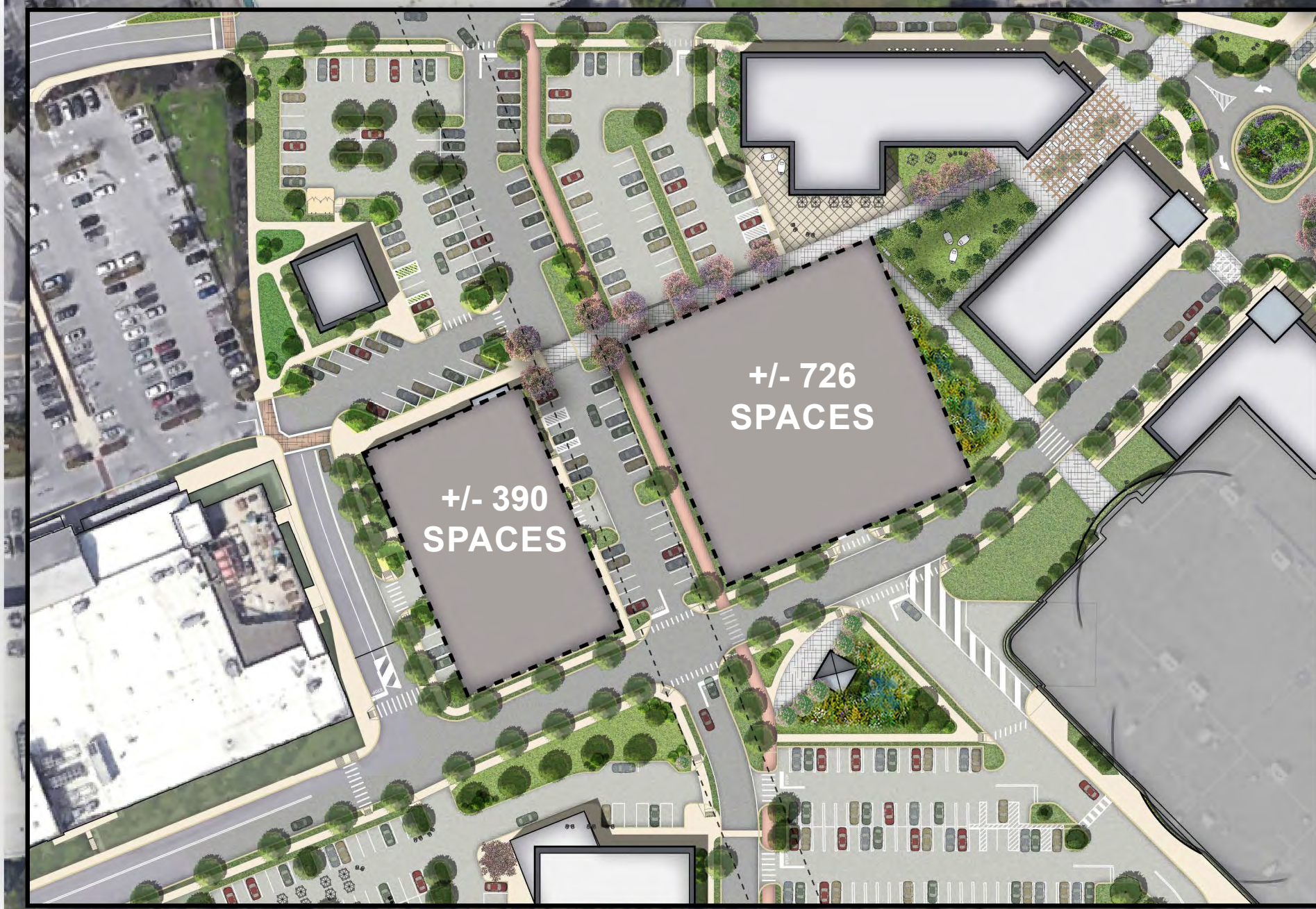
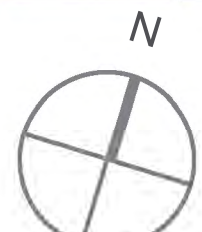
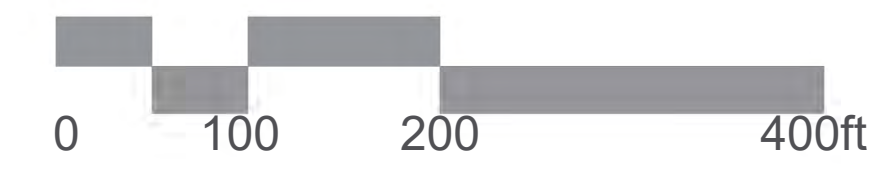


RESERVE PARKING PLAN



ILLUSTRATIVE MASTER SITE PLAN

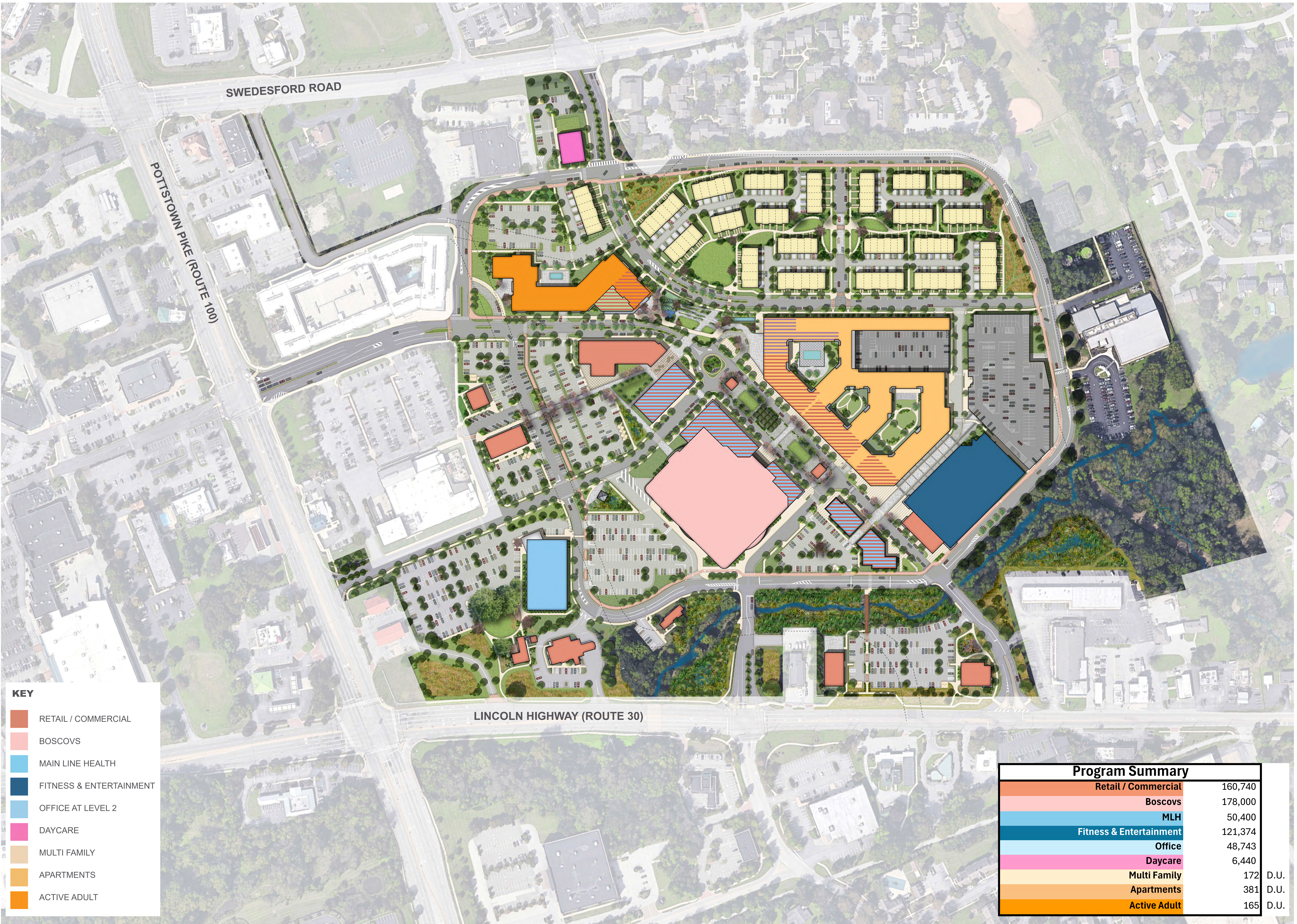
Scale: 1" = 100'-0"



The Walk
at Exton Town Centre
Exton, PA
Project Number: 25020P
Client: Alabama Realty & Development
Date: 2025.08.19

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

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



KEY

■	RETAIL / COMMERCIAL
■	BOSCOVS
■	MAIN LINE HEALTH
■	FITNESS & ENTERTAINMENT
■	OFFICE AT LEVEL 2
■	DAYCARE
■	MULTI FAMILY
■	APARTMENTS
■	ACTIVE ADULT

Program Summary	
■ Retail / Commercial	160,740
■ Boscovs	178,000
■ MLH	50,400
■ Fitness & Entertainment	121,374
■ Office	48,743
■ Daycare	6,440
■ Multi Family	172 D.U.
■ Apartments	381 D.U.
■ Active Adult	165 D.U.

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



SETBACKS AND EASEMENTS TAG LEGEND

SY1	25 FT TRACT PERIMETER SETBACK (IF NOT 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 FLOOD PLAIN PER FEMA FIRMS 4202C01590 & 4202C01550, DATED: SEPTEMBER 29, 2017
FW	FLOODWAY PER FLOOD PLAN PER FEMA FIRMS 4202C01590 & 4202C01550, 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 03/10/2023

PARKING FIELD SUMMARY TABLE

DESIGNATION	NUMBER OF SPACES
SL.1	151
SL.2	87
SL.3	174
SL.4	202
SL.5	70
SL.6	140
SL.7	71
SL.8	102
SL.9	24
OS.1	68
OS.2	14
OS.3	98
PS.1*	537**
PS.2*	92
OS.1*	448
OS.2*	89
TOTAL	1,042

* PARKING NUMBERS FOR PARKING GARAGES SUBJECT TO CHANGE PER PARKING GARAGE FINAL DESIGN
 ** ACTUAL STALL PARKING COUNT (PS.1 540 STALLS TOTAL) IS REDUCED BY 7.5% TO ACCOUNT FOR STRUCTURAL COLUMNS, RAMPS, ETC.

LINETYPE LEGEND

---	MAIN BERM (EX)
---	WALL (EX)
---	WALL (PR)
---	FENCE (EX)
---	FENCE (PR)
---	100 YR FLOODWAY
---	100 YEAR FLOOD LIMITS (EX)
---	WETLANDS (EX)
---	TOP/BOTTOM OF STREAM BANK (EX)
---	RIPARIAN CORRIDOR ZONE (RPA) (EX)
---	SUBDIVISION LINE (PG)
---	ADJACENT PROPERTY LINE
---	PROPERTY LINE (EX)
---	LEGAL RIGHT-OF-WAY LINE (EX)
---	BUILDING (EX)
---	BUILDING (PR)
---	BUILDING EAVE (EX)
---	CANDY (EX)
---	EASEMENT (EX)
---	GAS TRANSMISSION EASEMENT (EX)
---	BUILDING SETBACK LINE
---	PARKING SETBACK LINE
---	TREELINE (EX)
---	ZONE LINE (EX)

BULK REQUIREMENTS

REQUIREMENT	REQUIRED	EXISTING	PROPOSED	SECTION
MINIMUM TRACT SIZE	(SF)	3,253,338	3,253,338	
MINIMUM DEVELOPABLE ACREAGE (REFER TO SHEET R FOR ACREAGE CALCULATIONS)	(AC)	74.886	74.886	325-13.C
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	1913.37	NO CHANGE

PARKING REQUIREMENTS (DAYCARE FACILITIES)

REQUIREMENT	REQUIRED	EXISTING	PROPOSED	SECTION	
MINIMUM SAFE DROP OFF SPACE (S/F)	#	1 STALL PER 20 PEOPLE FACILITY WILL ACCOMMODATE	NA	100 PEOPLE / 20 S STALLS PROVIDED	325-27
MINIMUM OUTDOOR PLAY AREA SETBACK	(FT)	25 (NON-RESIDENTIAL) 50 (RESIDENTIAL)	NA	75.5 (A3)	

PARKING REQUIREMENTS

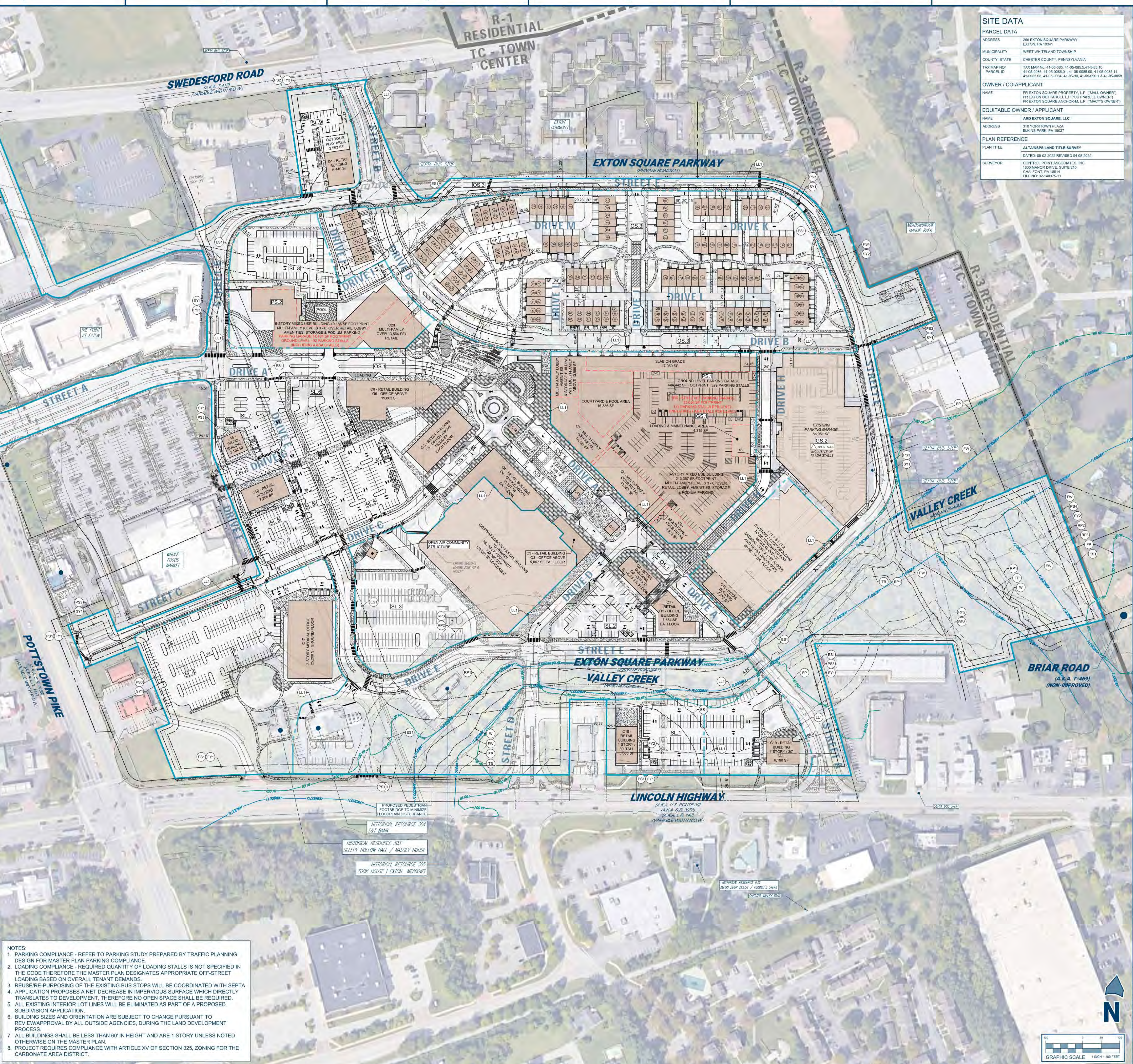
REQUIREMENT	REQUIRED	EXISTING	PROPOSED	SECTION	
MINIMUM STALL SIZE	(FT)	9x18	NS (PARALLEL)	9x18/90 DEGREE/ R22 (PARALLEL)	325-39.E
MINIMUM AISLE WIDTH (MULTI-FAMILY)	(FT)	24 (2-WAY) 12 (1-WAY)	NA	24 (2-WAY) 25 (1-WAY)	325-37
MINIMUM AISLE WIDTH (COMMERCIAL)	(FT)	24 (2-WAY) 14 (1-WAY)	24	24 (2-WAY) 16 (1-WAY)	
MAXIMUM CONTIGUOUS STALLS WITHOUT A LANDSCAPE ISLAND	#	15	42 (EN)	25 (EN)	281-37 B(1)
PARKING AREA SLOPE	%	1 (MINIMUM) 8 (MAXIMUM)	> 1%	1%-4%	325-38.F

LOADING SPACE REQUIREMENTS

REQUIREMENT	REQUIRED	EXISTING	PROPOSED	SECTION	
MINIMUM LOADING SPACE SIZE	(FT)	15x55	10x67 (EN)	10x67 (EN) 15x55	325-39
MINIMUM CLEAR HEIGHT	(FT)	14	>14	>14	

NOTES:

- PARKING COMPLIANCE - REFER TO PARKING STUDY PREPARED BY TRAFFIC PLANNING DESIGN FOR MASTER PLAN PARKING COMPLIANCE.
- 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.
- REUSE/PURPOSING OF THE EXISTING BUS STOPS WILL BE COORDINATED WITH SEPTA TRANSPORTATION AUTHORITY.
- APPLICATION PROPOSES A NET DECREASE IN IMPERVIOUS SURFACE WHICH DIRECTLY TRANSLATES TO DEVELOPMENT, THEREFORE NO OPEN SPACE SHALL BE REQUIRED.
- ALL EXISTING INTERIOR LOT LINES WILL BE ELIMINATED AS PART OF A PROPOSED SUBDIVISION APPLICATION.
- BUILDING SIZES AND ORIENTATION ARE SUBJECT TO CHANGE PURSUANT TO REVIEW/APPROVAL BY ALL OUTSIDE AGENCIES, DURING THE LAND DEVELOPMENT PROCESS.
- ALL BUILDINGS SHALL BE LESS THAN 60' IN HEIGHT AND ARE 1 STORY UNLESS NOTED OTHERWISE ON THE MASTER PLAN.
- PROJECT REQUIRES COMPLIANCE WITH ARTICLE XV OF SECTION 325, ZONING FOR THE CARBONATE AREA DISTRICT.



SITE DATA

PARCEL DATA	260 EXTON SQUARE PARKWAY EXTON, PA 19341
MUNICIPALITY	WEST WHITLAND TOWNSHIP
COUNTY, STATE	CHESTER COUNTY, PENNSYLVANIA
TAX MAP NO./ PARCEL ID	TAX MAP NO. 41-05-085, 41-05-085.41-5-85-10, 41-05-086, 41-05-086.01, 41-05-086.05, 41-05-086.11, 41-05-086.16, 41-05-086.21, 41-05-086.21-05-086.1, 41-05-086.28
OWNER / CO-APPLICANT	PR EXTON SQUARE PROPERTY, L.P. (SMALL OWNER) PR EXTON SQUARE ANCHOR, L.P. (TRACTS OWNER)
EQUITABLE OWNER / APPLICANT	AND EXTON SQUARE, LLC
PLAN REFERENCE	ALTANRPS LAND TITLE SURVEY DATED: 05-22-2022 REVISED: 04-06-2023
SURVEYOR	CONTROL POINT ASSOCIATES, INC. 1800 MANOR DRIVE, SUITE 210 CHAMBERS PT, PA 19818 FILE NO. 02-04275-11

LANDCORE

580 VIRGINIA DRIVE, SUITE 340
FORT WASHINGTON, PENNSYLVANIA 19034

PHONE: 215-936-2510
LANDCORECONSULTING.COM

NOT FOR CONSTRUCTION

RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 07006

REV.	DATE	BY	REVISION
1	2025-08-15	B.N.	LAYOUT CHANGES
2	2025-08-16	B.N.	TOWNSHIP COMMENTS AND LAYOUT CHANGES

PROJECT NO. 24020

DRAWN BY B. NAGGAST

CHECKED BY R. WHITMORE

THE WALK AT EXTON TOWN CENTER
200 EXTON SQUARE PARKWAY
CHESTER COUNTY, PENNSYLVANIA

APPLICANT AND EXTON SQUARE, LLC

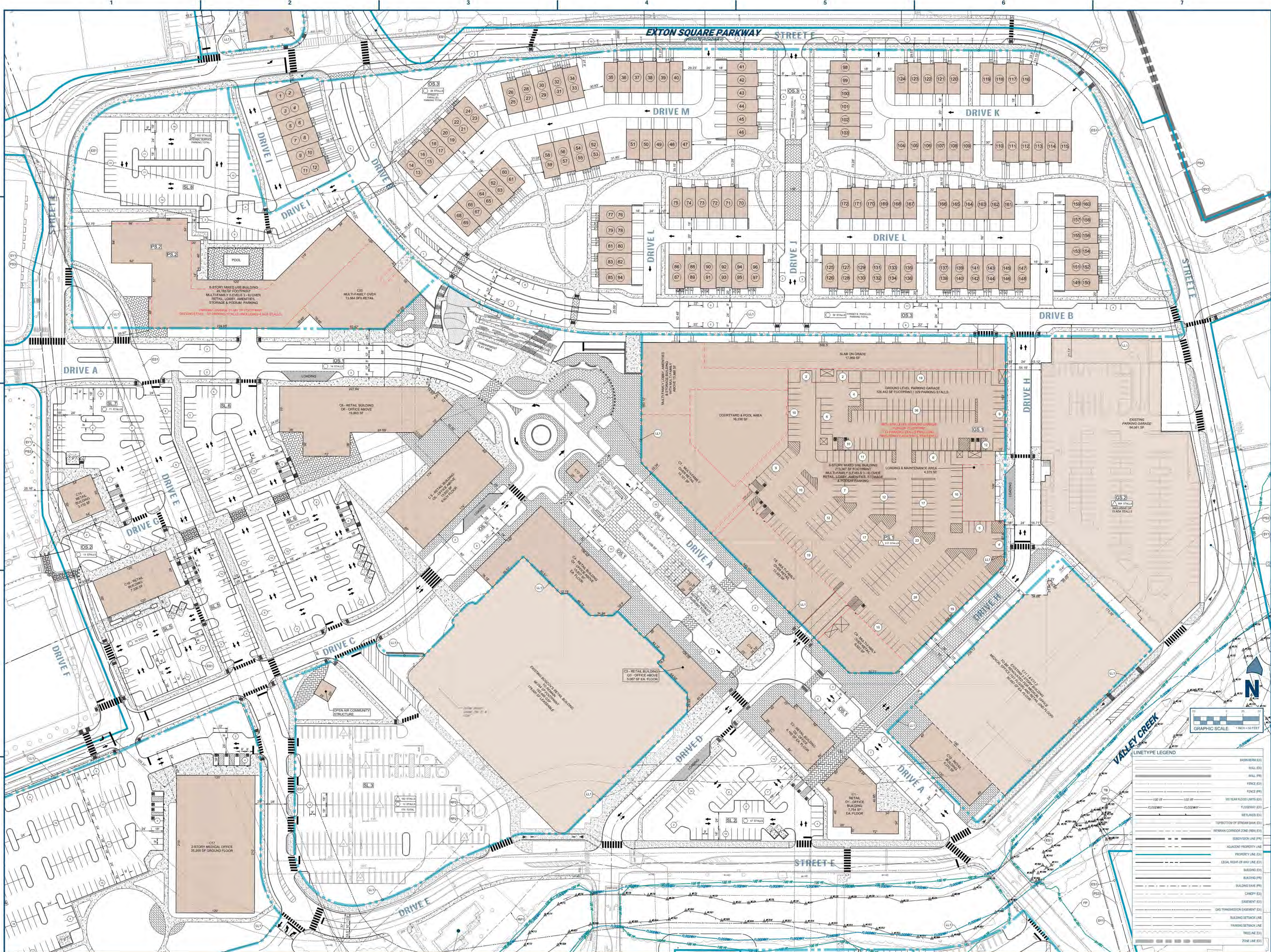
OVERALL ZONING PLAN

TITLE

DATE 2025-02-10

SHEET 2

GRAPHIC SCALE 1" = 100 FEET



LINETYPE LEGEND

--- (Dashed)	BROWN BEAM (EX)
--- (Dashed)	WALL (EX)
--- (Dashed)	WALL (PR)
--- (Dashed)	FENCE (EX)
--- (Dashed)	FENCE (PR)
--- (Dashed)	100 FT FLOODWAY
--- (Dashed)	100 FT FLOODWAY
--- (Dashed)	100 YEAR FLOOD LIMITS (EX)
--- (Dashed)	WETLANDS (EX)
--- (Dashed)	TOP/BOTTOM OF STREAM BANK (EX)
--- (Dashed)	PARAN CORRIDOR ZONE (PR) (EX)
--- (Dashed)	SEPARATION LINE (PR)
--- (Dashed)	ADJACENT PROPERTY LINE
--- (Dashed)	PROPERTY LINE (EX)
--- (Dashed)	LEGAL RIGHT-OF-WAY LINE (EX)
--- (Dashed)	BUILDING (EX)
--- (Dashed)	BUILDING (PR)
--- (Dashed)	BUILDING (EX) (PR)
--- (Dashed)	CANOPY (EX)
--- (Dashed)	EASEMENT (EX)
--- (Dashed)	GAS TRANSMISSION EASEMENT (EX)
--- (Dashed)	BUILDING SETBACK LINE
--- (Dashed)	PARKING SETBACK LINE
--- (Dashed)	TREELINE (EX)
--- (Dashed)	ZONE LINE (EX)

LANDCORE
 580 VIRGINIA DRIVE, SUITE 240
 FORT WASHINGTON, PENNSYLVANIA 19024
 PHONE: 215-936-2510
 LANDCORECONSULTING.COM

NOT FOR CONSTRUCTION

RYAN T. WHITMORE
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. 000000

REV.	DATE	REVISION	BY
1	2025-08-15	LAYOUT CHANGES	LM
2	2025-08-16	TOWNSHIP COMMENTS AND LAYOUT CHANGES	LM

PROJECT NO: 240020
 ZONING: ZONING
 DRAWN BY: B. NAGEGAST
 CHECKED BY: R. WHITMORE

ZONING PLAN

DATE: 2025-02-10
 SHEET: ZP1 2

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)

OPEN SPACE LEGEND

[Green Box]	ELIGIBLE OPEN SPACE
[Green Box with Dotted]	ELIGIBLE OPEN SPACE SURFACE STORMWATER MANAGEMENT
[Green Box with Horizontal Lines]	50% ELIGIBLE OPEN SPACE SUBSURFACE STORMWATER MANAGEMENT
[Light Green Box]	INELIGIBLE OPEN SPACE
[Blue Box]	NATURAL RESOURCE AREA
[Grey Box]	APPROXIMATE LIMITS OF UNDERGROUND BASIN

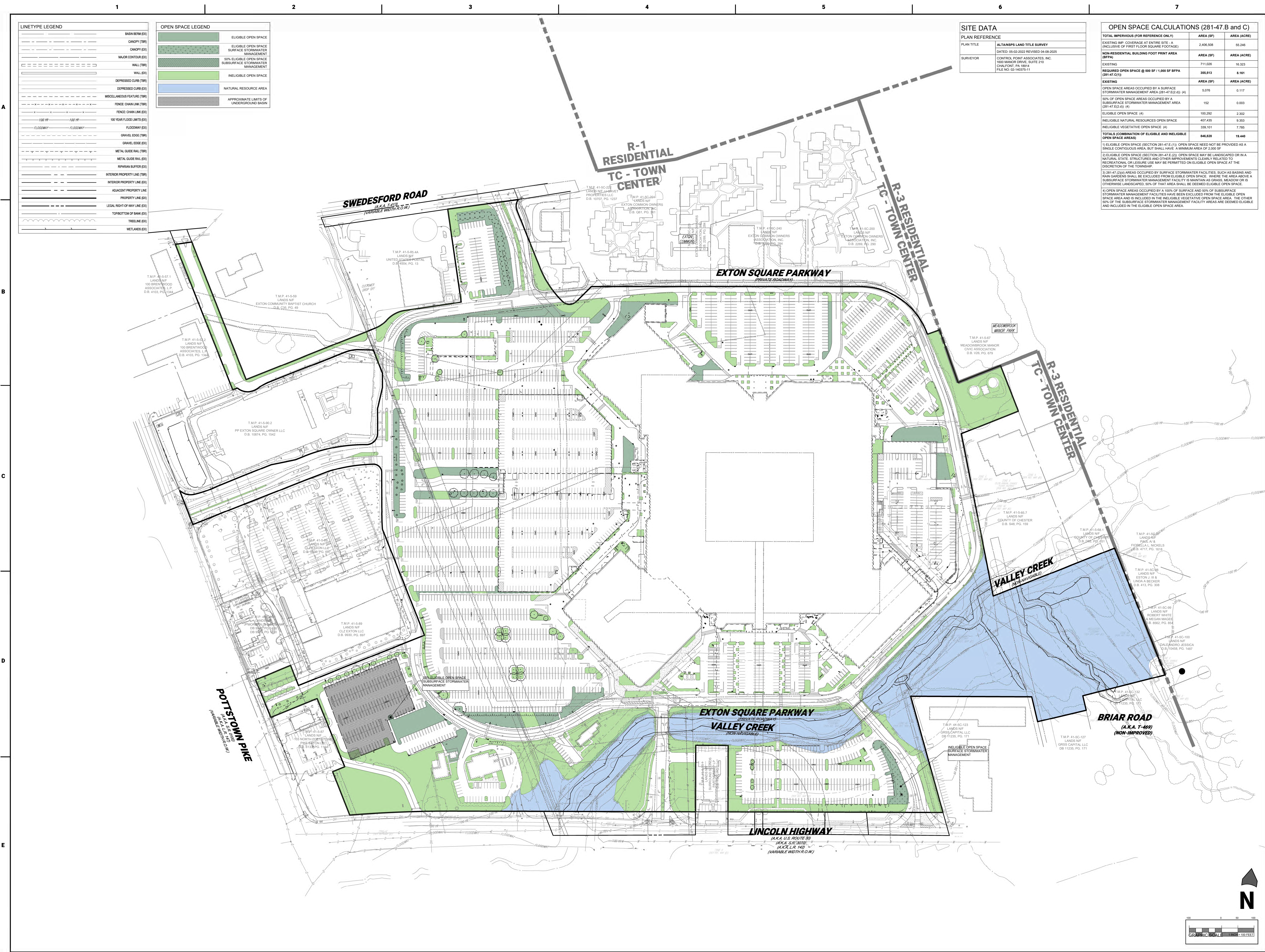
SITE DATA

PLAN REFERENCE	
PLAN TITLE	ALTAINSIPS LAND TITLE SURVEY
DATE	DATED: 06-02-2022 REVISED 04-08-2025
SURVEYOR	
CONTROL POINT ASSOCIATES, INC. 1000 MANOR DRIVE, SUITE 210 CHALFONT, PA 18814 FILE NO. 02-18075-11	

OPEN SPACE CALCULATIONS (281-47.B and C)

TOTAL IMPERVIOUS (FOR REFERENCE ONLY)		
EXISTING IMP. COVERAGE AT ENTIRE SITE (4) (INCLUSIVE OF FIRST FLOOR SQUARE FOOTAGE)	AREA (SF)	AREA (ACRE)
2,406,508		55.246
NON-RESIDENTIAL BUILDING FOOT PRINT AREA (B/FPA)		
EXISTING	AREA (SF)	AREA (ACRE)
711,026		16.323
REQUIRED OPEN SPACE @ 500 SF / 1,000 SF B/FPA (281-47 C(1))	355,513	8.161
OPEN SPACE AREAS OCCUPIED BY A SURFACE STORMWATER MANAGEMENT AREA (281-47 E(2) (4))		
5,078		0.117
50% OF OPEN SPACE AREAS OCCUPIED BY A SUBSURFACE STORMWATER MANAGEMENT AREA (281-47 E(2) (4))		
152		0.003
ELIGIBLE OPEN SPACE (4)		
100,292		2.302
INELIGIBLE NATURAL RESOURCES OPEN SPACE		
407,435		9.353
INELIGIBLE VEGETATIVE OPEN SPACE (4)		
339,101		7.785
TOTALS (COMBINATION OF ELIGIBLE AND INELIGIBLE OPEN SPACE AREAS)		
846,828		19.440

- ELIGIBLE OPEN SPACE (SECTION 281-47 E(1)) OPEN SPACE NEED NOT BE PROVIDED AS A SINGLE CONTIGUOUS AREA, BUT SHALL HAVE A MINIMUM AREA OF 2,000 SF
- ELIGIBLE OPEN SPACE (SECTION 281-47 E(2)) OPEN SPACE MAY BE LANDSCAPED OR IN A NATURAL STATE. STRUCTURES AND OTHER IMPROVEMENTS CLEARLY RELATED TO RECREATIONAL OR LEISURE USE MAY BE PERMITTED ON ELIGIBLE OPEN SPACE AT THE DISCRETION OF THE TOWNSHIP.
- 281-47 (2)(4) AREAS OCCUPIED BY SURFACE STORMWATER FACILITIES, SUCH AS BASINS AND RAIN GARDENS SHALL BE EXCLUDED FROM ELIGIBLE OPEN SPACE. WHERE THE AREA ABOVE A SUBSURFACE STORMWATER MANAGEMENT FACILITY IS MAINTAINED AS GRASS, MEADOW OR IS OTHERWISE LANDSCAPED, 50% OF THAT AREA SHALL BE DEEMED ELIGIBLE OPEN SPACE.
- OPEN SPACE AREAS OCCUPIED BY A 100% OF SURFACE AND 50% OF SUBSURFACE STORMWATER MANAGEMENT FACILITIES HAVE BEEN EXCLUDED FROM THE ELIGIBLE OPEN SPACE AREA AND IS INCLUDED IN THE INELIGIBLE VEGETATIVE OPEN SPACE AREA. THE OTHER 50% OF THE SUBSURFACE STORMWATER MANAGEMENT FACILITY AREAS ARE DEEMED ELIGIBLE AND INCLUDED IN THE ELIGIBLE OPEN SPACE AREA.



NOT FOR CONSTRUCTION
RYAN T. WHITMORE
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. 075556

REV.	DATE	REVISION	BY

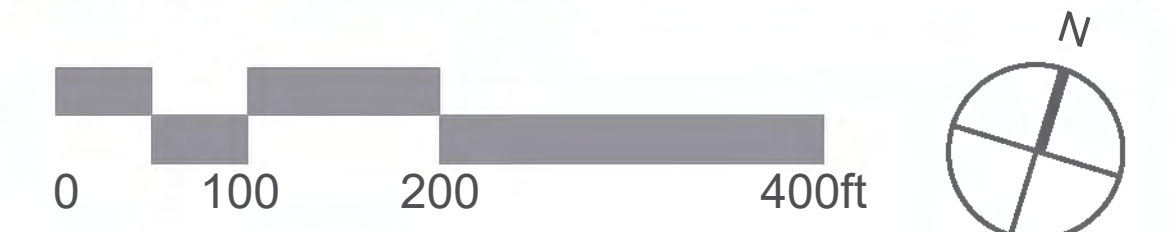
REV.	DATE	REVISION	BY

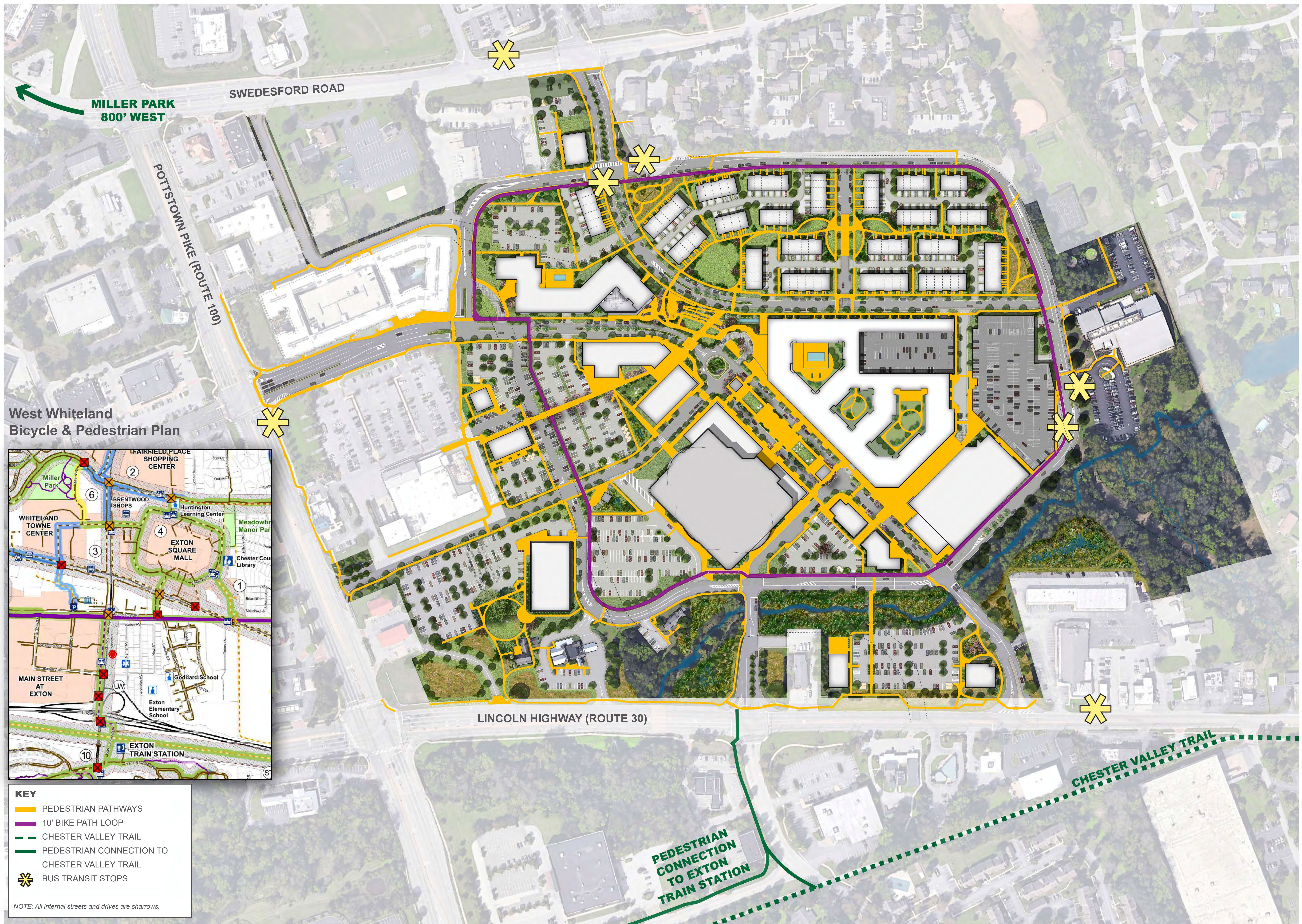
PROJECT NO. 240020
FILE EXH0_EXIST
DRAWN BY L. MONTYOYA
CHECKED BY R. WHITMORE

THE WALK AT EXTON TOWN CENTER 260 EXTON SQUARE PARKWAY CHESTER COUNTY, PENNSYLVANIA APPLICANT ARD EXTON SQUARE, LLC	EXISTING OPEN SPACE EXHIBIT
TITLE	



VEHICULAR CIRCULATION DIAGRAM
 Scale: 1" = 100'-0"





MILLER PARK
800' WEST

SWEDESFORD ROAD

POTSTOWN PIKE (ROUTE 100)

West Whiteland
Bicycle & Pedestrian Plan



LINCOLN HIGHWAY (ROUTE 30)

CHESTER VALLEY TRAIL

PEDESTRIAN
CONNECTION
TO EXTON
TRAIN STATION

- KEY**
- PEDESTRIAN PATHWAYS
 - 10' BIKE PATH LOOP
 - - - CHESTER VALLEY TRAIL
 - PEDESTRIAN CONNECTION TO CHESTER VALLEY TRAIL
 - ✱ BUS TRANSIT STOPS

NOTE: All internal streets and drives are sharrows.

PEDESTRIAN / BICYCLE / TRANSIT DIAGRAM

Scale: 1" = 100'-0"



SWEDSFORD ROAD

POTTSTOWN PIKE (ROUTE 100)

LINCOLN HIGHWAY (ROUTE 30)

MEADOWBROOK MANOR PARK

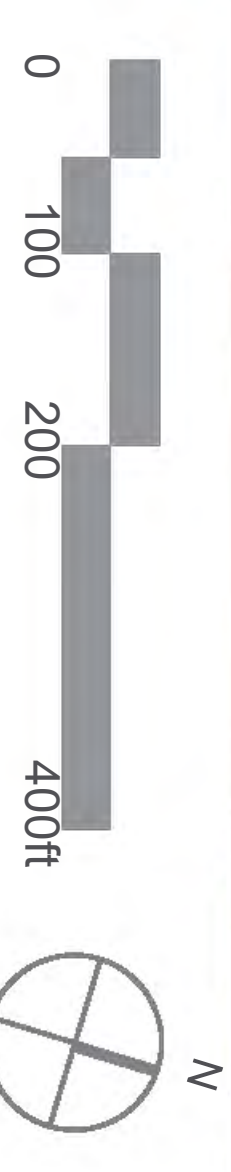
CHESTER COUNTY LIBRARY

- KEY**
- CHESTER VALLEY TRAIL
 - PEDESTRIAN CONNECTION TO CHESTER VALLEY TRAIL
 - BUS TRANSIT STOPS



CHESTER VALLEY TRAIL

OPEN SPACE & PUBLIC GATHERING DIAGRAM
Scale: 1" = 100'-0"



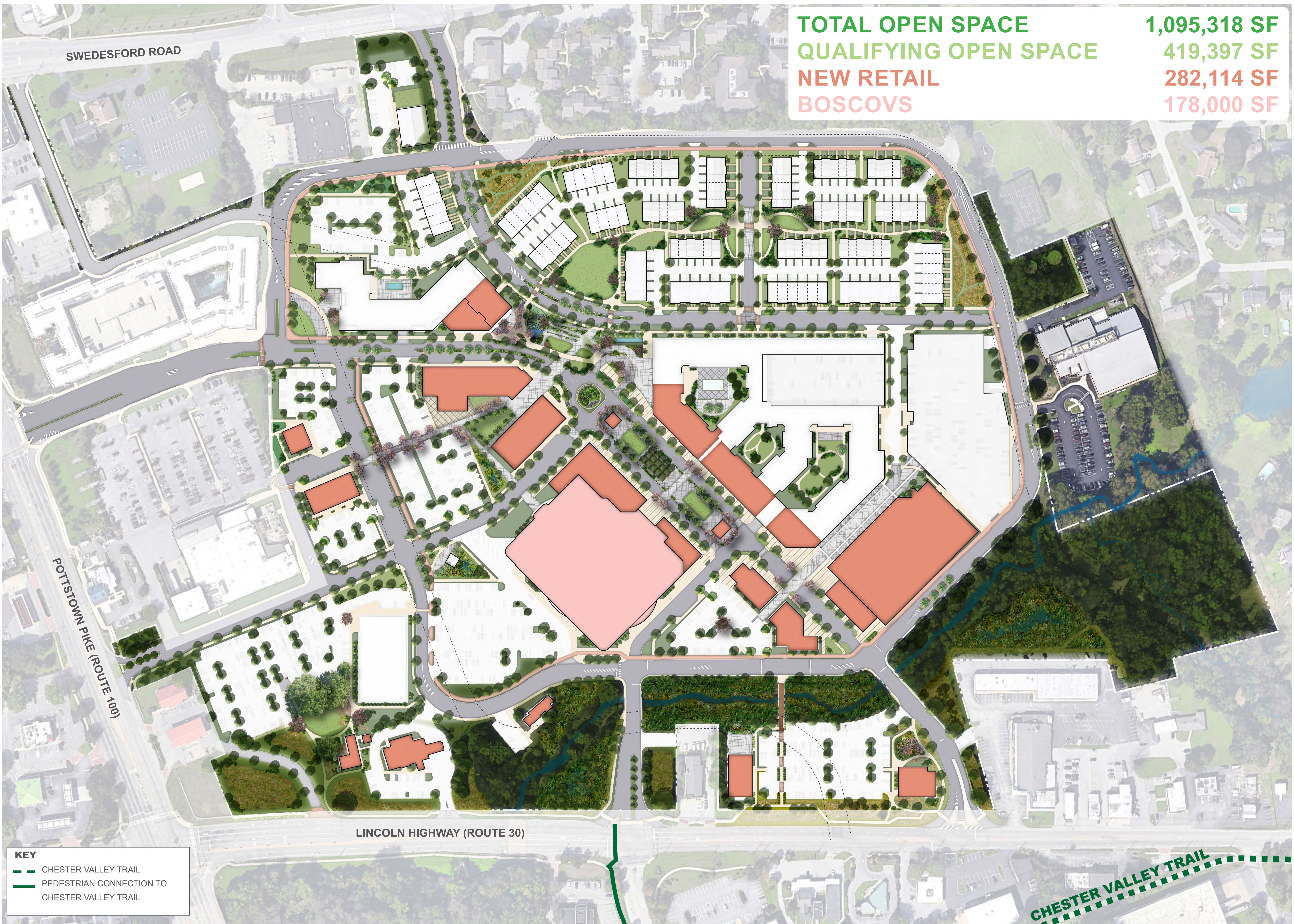
The Walk
at Exton Town Centre
EXTON, PA
Project Number: 202007
Prepared by: BartonPartners
Date: 2023.05.19

OPEN SPACE & PUBLIC GATHERING DIAGRAM
Scale: 1" = 100'-0"

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

The above drawings are conceptual representations of the proposed project. They are not meant to illustrate the final design or materials and are intended to show the general character of the design. They are not to be used for construction. © 2025 BartonPartners Architects Planners, Inc. All rights reserved.

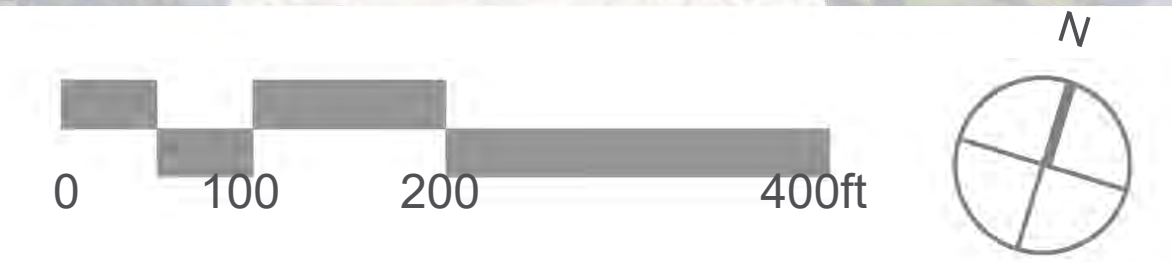
TOTAL OPEN SPACE 1,095,318 SF
QUALIFYING OPEN SPACE 419,397 SF
NEW RETAIL 282,114 SF
BOSCOVS 178,000 SF



KEY
 - - - CHESTER VALLEY TRAIL
 — PEDESTRIAN CONNECTION TO CHESTER VALLEY TRAIL

PUBLIC REALM DIAGRAM
 Scale: 1" = 100'-0"

CHESTER VALLEY TRAIL



BARTONPARTNERS
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 700 East Main Street, Suite 301, Norristown, Pa 19401
 www.bartonpartners.com | t610.930.2800 | ecdesign@bartonpartners.com

PUBLIC REALM DIAGRAM
 Scale: 1" = 100'-0"

The Walk
 at Exton Town Centre
 Exton, PA
 Project Number: 25022P
 Client: Alabama Realty & Development
 Date: 2025.08.19



KEY

- BLUE PHASE : +/- 691,586 SF (21.3%)
- ORANGE PHASE : +/- 481,967 SF (14.8%)
- PURPLE PHASE : +/- 412,684 SF (12.7%)
- YELLOW PHASE : +/- 673,685 SF (20.7%)
- GREEN PHASE : +/- 993,416 SF (30.5%)

PHASING NOTES:

1 - BUILDING SIZES AND ORIENTATION ARE SUBJECT TO CHANGE PURSUANT TO REVIEW/APPROVAL BY ALL OUTSIDE AGENCIES, DURING THE LAND DEVELOPMENT PROCESS.

2 - DURING LAND DEVELOPMENT DESIGN, LAND DISTURBANCE AND SITE IMPROVEMENTS WITHIN SPECIFIC PHASES MAY EXTEND BEYOND THAT PHASE INTO ADJOINING PHASES.

§ 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"



The Walk at Exton Town Centre

Concept Master Plan



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.**

EXISTING CONDITIONS

STREAM CORRIDOR ENHANCEMENTS EXHIBIT

ARD Exton Square LLC

The Walk at Exton Town Centre

Concept Master Plan

Exton, PA

August 14, 2025



EXISTING CONDITIONS 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.**

AREA 1
(ADJACENT TO HISTORIC BUILDINGS)

ARD Exton Square LLC



The Walk at Exton Town Centre

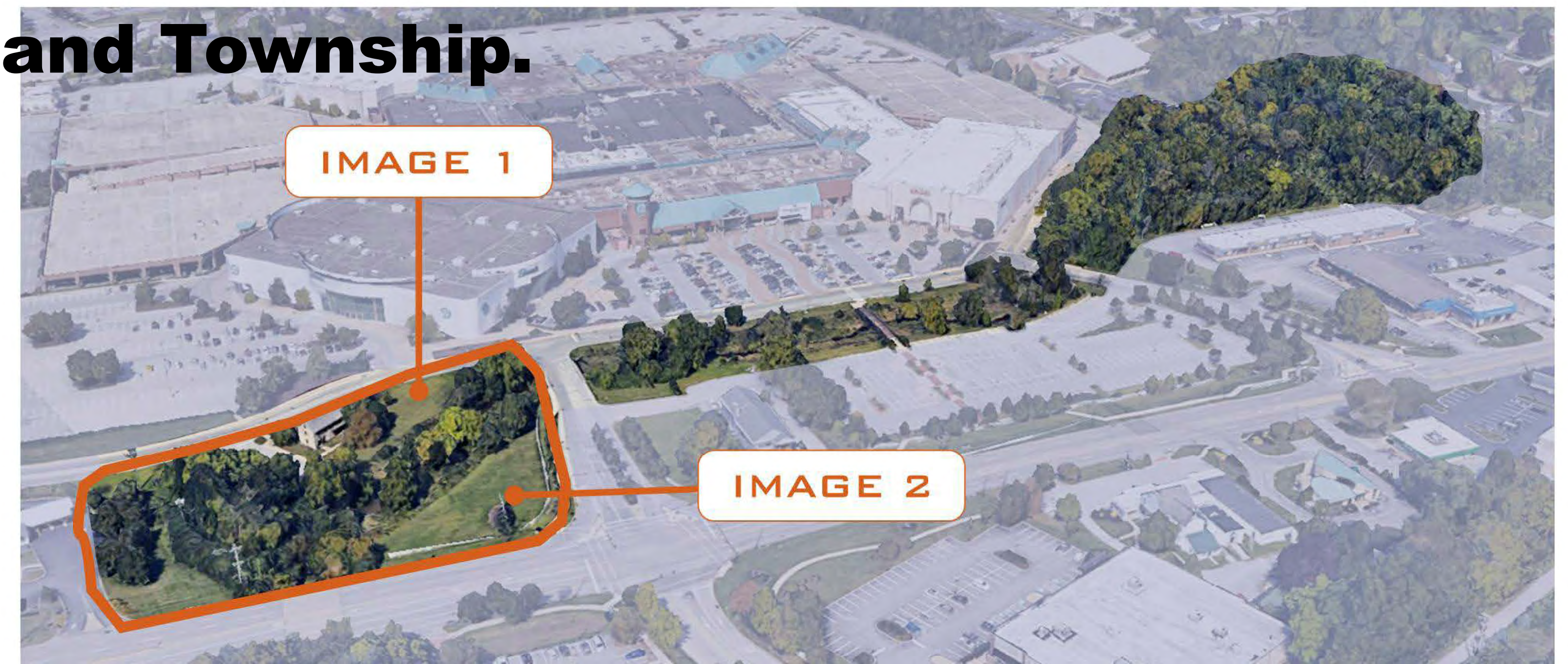
Concept Master Plan

EXISTING CONDITIONS



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.**

AREA 1
(ADJACENT TO HISTORIC BUILDINGS)
ARD Exton Square LLC



The Walk at Exton Town Centre

Concept Master Plan

Exton, PA

August 14, 2025

POTENTIAL RE-GRADING
TO INCREASE FLOODPLAIN
STORAGE VOLUME

POTENTIAL RAIN GARDEN/
BIORETENTION AREA AND
PLANTING IMPROVEMENTS

POTENTIAL UPGRADE
EXISTING OUTFALL/RIPRAP
APRON AND INSTALL
STILLING BASIN



PROPOSED ENHANCEMENTS 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.**

AREA 1

(ADJACENT TO HISTORIC BUILDINGS)

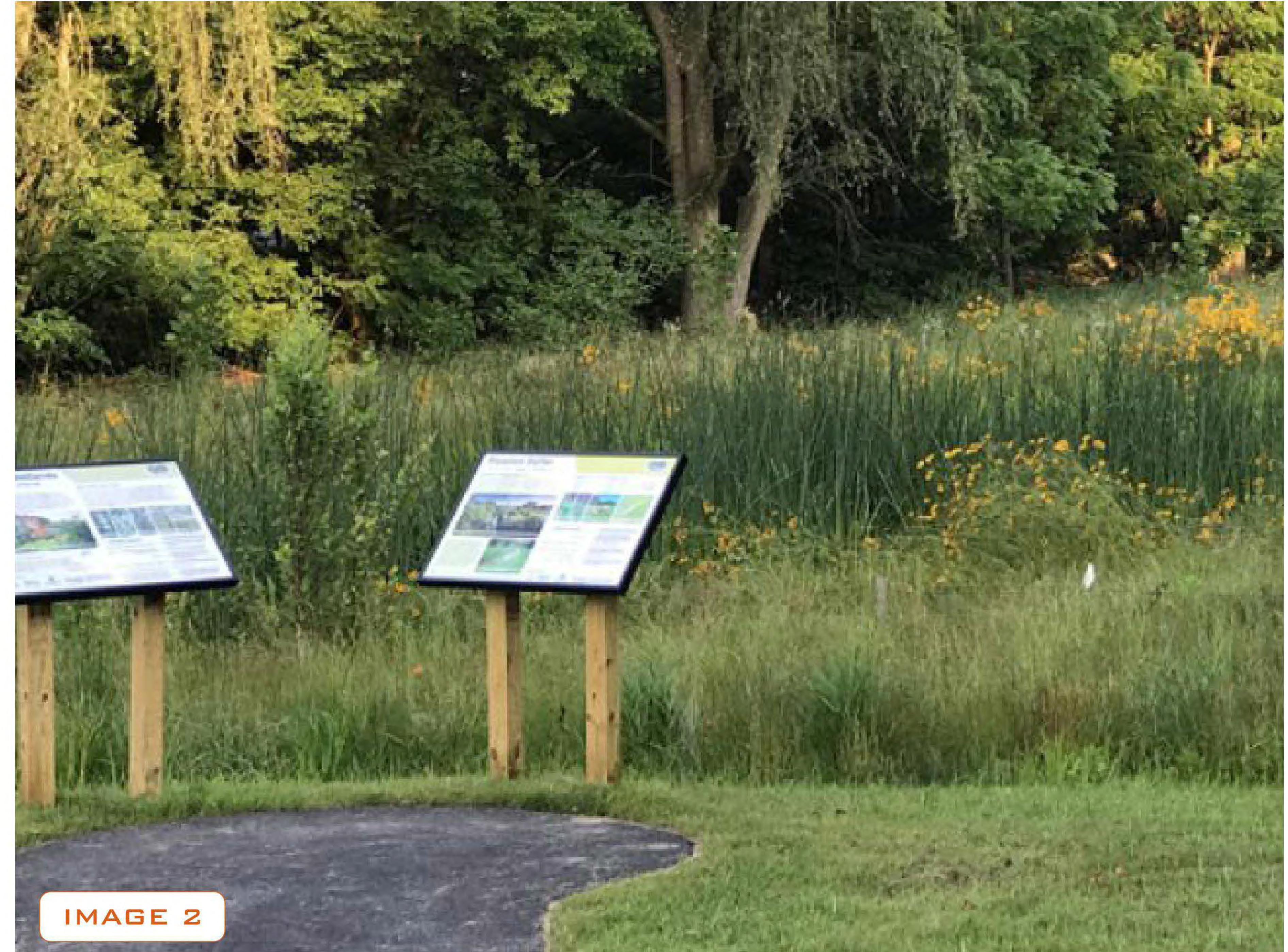


ARD Exton Square LLC

The Walk at Exton Town Centre

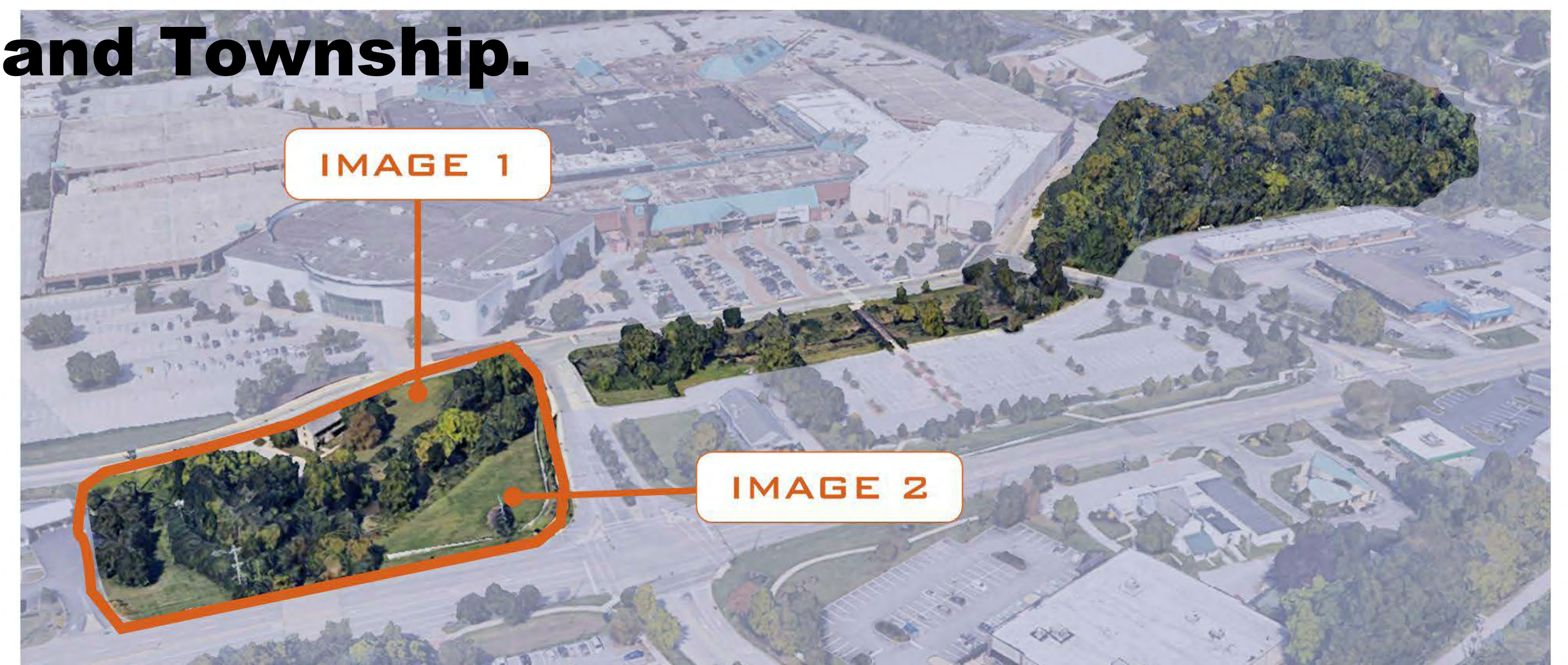
Concept Master Plan

PROPOSED ENHANCEMENTS



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.**

AREA 1
(ADJACENT TO HISTORIC BUILDINGS)
ARD Exton Square LLC



The Walk at Exton Town Centre

Concept Master Plan

Exton, PA
August 14, 2025



EXISTING CONDITIONS

AREA 2
(PEDESTRIAN BRIDGE)

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.**

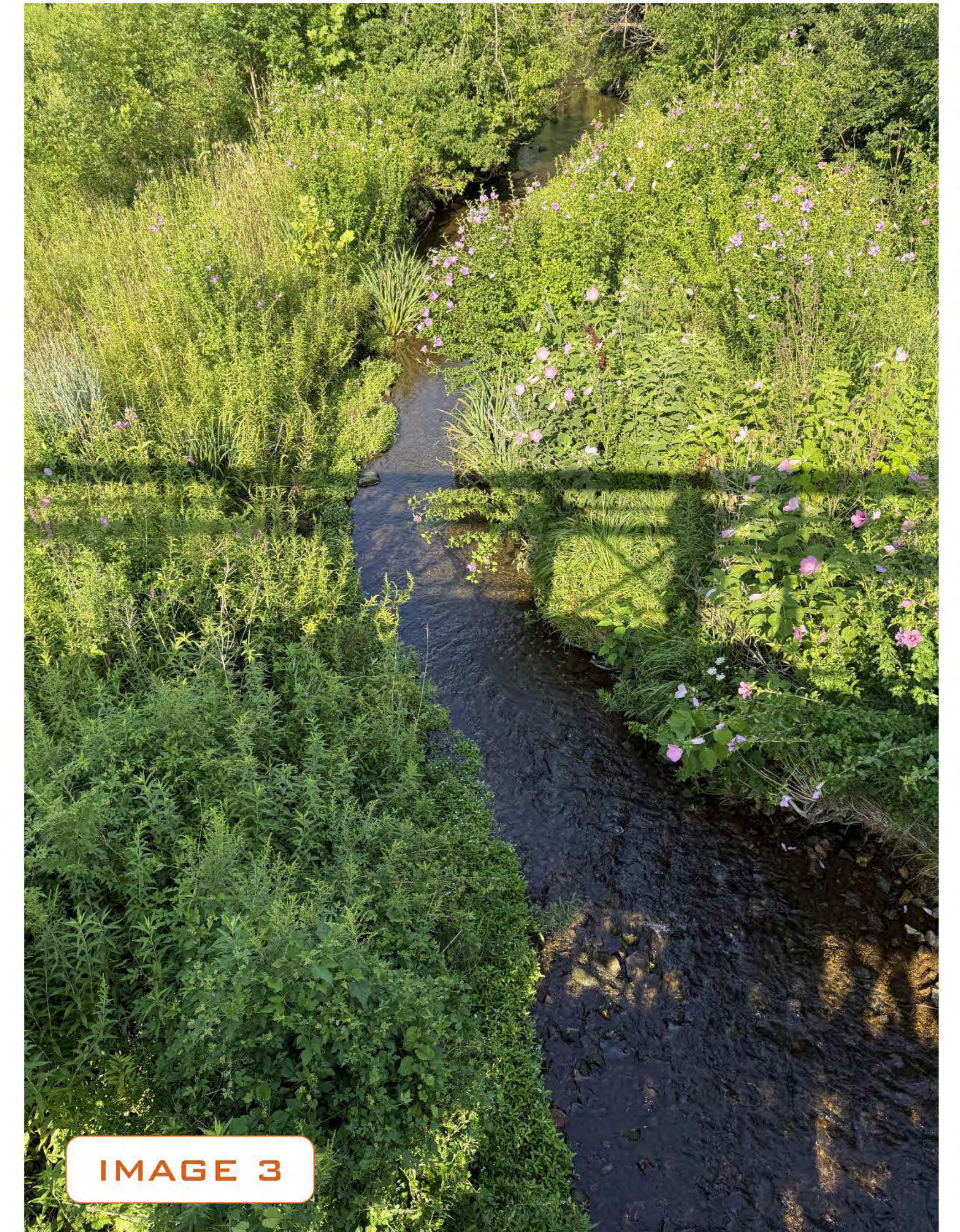


ARD Exton Square LLC

The Walk at Exton Town Centre

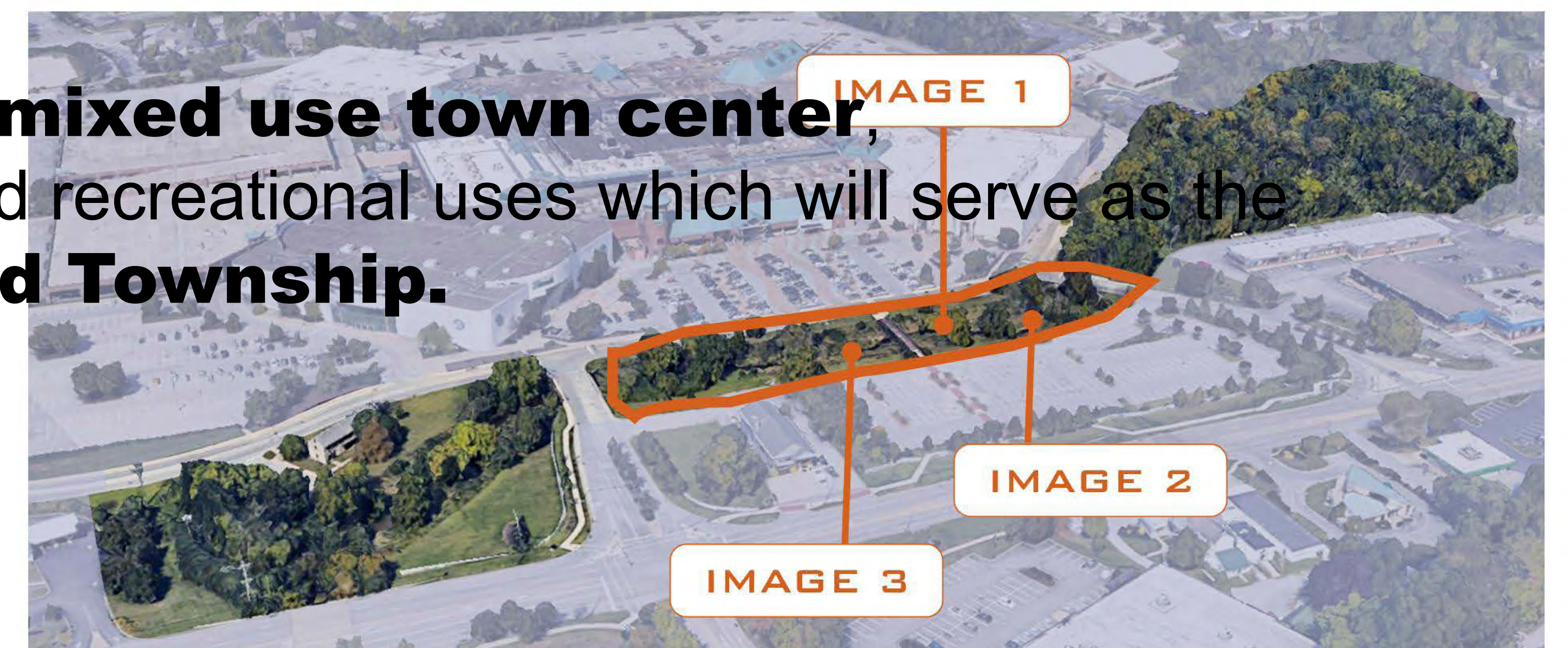
Concept Master Plan

EXISTING CONDITIONS



AREA 2 (PEDESTRIAN BRIDGE)

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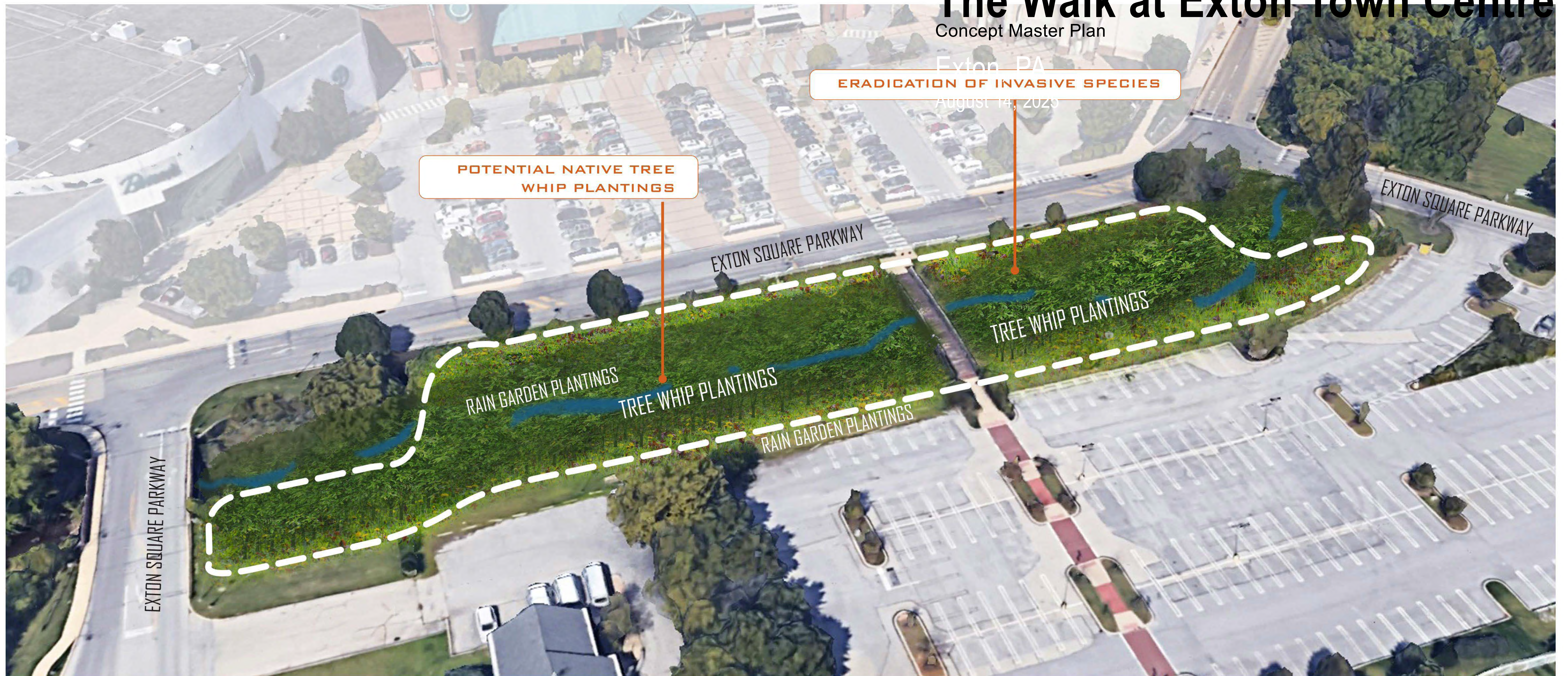
The Walk at Exton Town Centre

Concept Master Plan

Exton, PA

ERADICATION OF INVASIVE SPECIES

August 14, 2025



PROPOSED ENHANCEMENTS

AREA 2 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.**



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PROPOSED ENHANCEMENTS



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AREA 2
(PEDESTRIAN BRIDGE)



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PROPOSED ENHANCEMENTS

YEAR 1

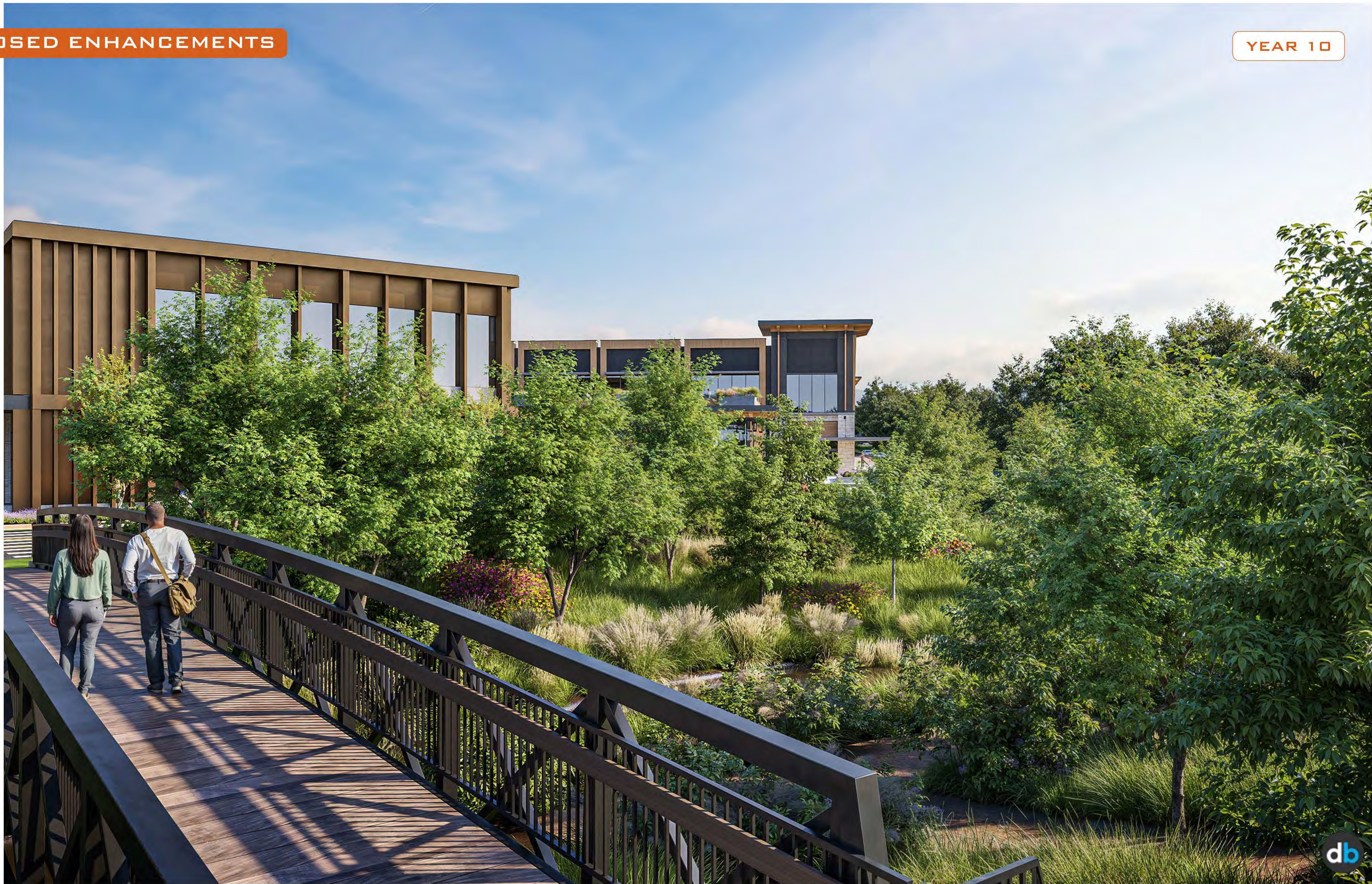


AREA 2

(PEDESTRIAN BRIDGE)



The above rendering is an artistic representation of the proposed project. It is not intended to be a contract document. All rights reserved. © 2025, BatorPatterson Architects Planners, Inc. All rights reserved.



AREA 2

(PEDESTRIAN BRIDGE)



The Walk at Exton Town Centre

Concept Master Plan



EXISTING CONDITIONS

AREA 3
(NORTH OF SHOPPING CENTER)

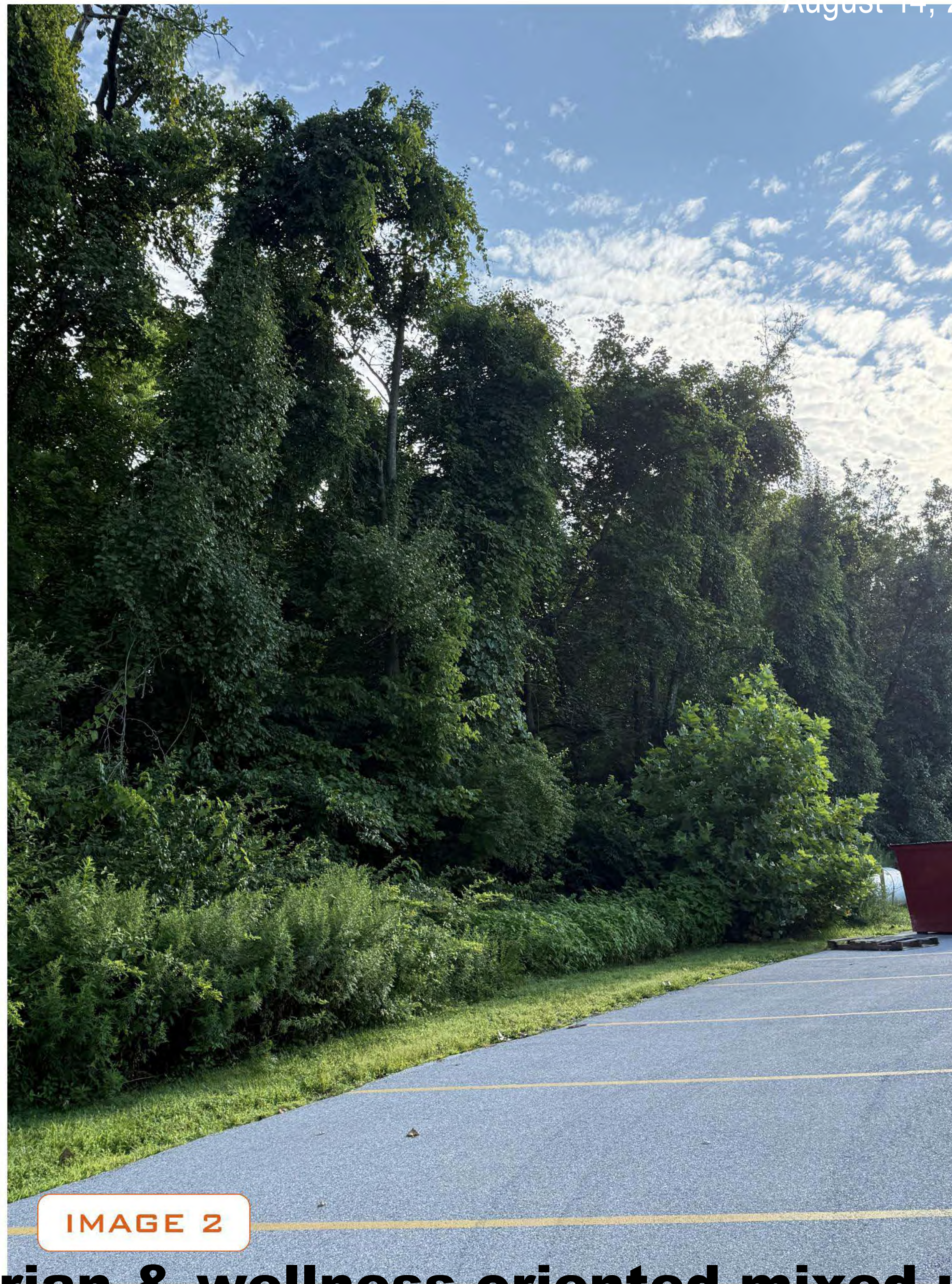
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The Walk at Exton Town Centre

Concept Master Plan

EXISTING CONDITIONS



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AREA 3
(NORTH OF SHOPPING CENTER)

ARD Exton Square LLC



The Walk at Exton Town Centre

Concept Master Plan



PROPOSED ENHANCEMENTS

AREA 3
(NORTH OF SHOPPING CENTER)

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The Walk at Exton Town Centre

Concept Master Plan

PROPOSED ENHANCEMENTS



AREA 3
(NORTH OF SHOPPING CENTER)

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STREAM CORRIDOR NARRATIVE:

The existing riparian buffers along the Valley Creek have areas with mature stands of Black Walnut, Silver Maple, Boxelder and Catalpa trees. Along with the mature stands, there are young native trees emerging in the riparian corridors consisting of Hickory, Oak, Black Cherry, Cedar and Maple. The main concern is the existing stand of mature trees have become inundated with invasive plants. The invasive species consist of Multiflora Rose, Russian Olive, Honeysuckle, Oriental Bittersweet Vine, Mile A Minute Vine and many others.

If the invasive species are not controlled and eradicated, the mature stand of healthy native trees will die off in 10 to 20 years. Our efforts will include preparing a detailed long-term management plan during Land Development to address the invasive species control.

Area 2 (see below) of the riparian buffer that is devoid of any mature healthy trees. This area should be planted with forestry grade native tree whips at approximately 10-12 feet on center. These

trees will grow and mature over time and create a tree canopy. During that time, invasive plants will need to be managed and controlled.

Protecting the existing mature trees and reforesting the areas of the riparian buffer that are devoid of trees is critical. A healthy wooded riparian buffer will absorb stormwater, improve water quality, absorb pollutants and pesticides, stabilize stream banks from erosion during major storm events, and create a habitat corridor for many species of wildlife

The Walk at Exton Town Centre

Concept Master Plan

Our efforts will be to protect the existing mature trees and to reforest areas devoid of trees. Our management plan will also include the management of the riparian buffers. ◀



PROPOSED ENHANCEMENTS

ARD Exton Square LEO

STREAM CORRIDOR ENHANCEMENTS EXHIBIT

