



Exhibit 'D' - Development Strategy Plan (Detail): TND DISTRICT



Charlestown Twp. TND
Charlestown Twp., PA

Devault Village
Charlestown Twp. Chester Co., PA

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April 7, 2008
Adopted: June 21, 2010

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Recreational Amenities

Active Recreational Features

- 1** Tot Lots, Playgrounds, Play Areas, Basketball Courts, Pools, and Community Centers of TNDs.
- 1.A** Multi-Use Playfield, Pavilion, and Parking on Township land.

Greens and Gardens

- 2** Civic Greens and Community Gardens of TNDs.

Passive Open Space

- 3** Woodland, Meadows, and Open Lawn Areas of TNDs.

Note: Recreational Amenities identified as per the Master Recreation Plan for Devault, dated revised November 5, 2012.

Exhibit D-1
Development Strategy Plan
 (Supplement): TND District

May 30, 2013

0' 300' 600' 1200'

N

Legend

- Slip Ramp Interchange
- Route 29 Improvements
- TND Districts Boundary
- Route 29 Traffic Signals
- Stormwater Basin
- Internal Path / Trail of TNDs
- Bike/Pedestrian Path 5' to 8'
- Future Rail Trail
- Sidewalk 5'
- Horse Shoe Trail
- Conceptual Plan for Playfields
As part of the Master Recreation Plan dated 11-5-12

Note: The Path, Trail and Sidewalk locations are derived from Exhibit 'E' of the TND Ordinance adopted 6-21-10.

- Data Sources:**
- Turnpike Slip Ramp Interchange: STV Incorporated
 - Route 29 Improvements & Traffic Signals: Traffic Planning & Design, Inc.
 - Stormwater Management Basins: Traffic Planning & Design, Inc.
 - Paths/Sidewalks/Trails: Proposed Bike & Pedestrian Paths Plan: Exhibit 'E', adopted June 21, 2010. Thomas Comitta Associates, Inc.
 - Spring Oak TND: Dewey Land; Sextant Building and Development Solutions
 - Pickering Grant TND: J. Loew Associates
 - Fillippo Residential TND: Sextant Building and Development Solutions
 - The Village at General Warren: E. Kahn Development + J. Loew Associates
 - Playfield Location: Devault Village Plan dated 7-9-01 by JLM Design Group
 - Base Satellite Image: Google Earth - April 12, 2010