

Kemblesville Village

Traditional Neighborhood Development (TND) District
Franklin Township - Chester County, PA



Exhibit A - Manual of Written & Graphic Design Guidelines

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June 21, 2007; Adopted: November 14, 2007

Kemblesville Village

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Manual of Written & Graphic Design Guidelines



Kemblesville Village - Across from Post Office

The overall intent of this general Manual of Written and Graphic Design Guidelines is to promote a context-sensitive plan for infill development in Kemblesville Village as a Traditional Neighborhood Development (TND). New development shall emulate the character of development in Kemblesville Village prevalent prior to 1950 and the examples of other TND's as depicted in this Manual.

This general Manual shall be supplemented with the submission of a specific Manual of Written and Graphic Design Guidelines by the Applicant to provide details for proposed Architecture, Buildings, Lots, Yards, and the like.

Overall Village Form & Streetscape

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Kemblesville Village - Chester County, PA

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Kemblesville, a Compact Neighborhood



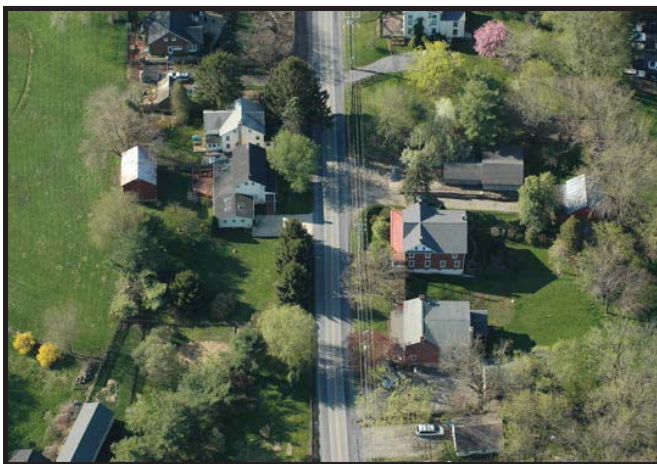
Smaller "Footprint" Buildings Clustered Together

Legislative Intent:

- 3.1 The overall intent of the TND District is to promote a compact, mixed-use, walkable, pattern of development.
- 3.2 The TND District is also intended to promote development that is consistent with the character, scale, and proportion of buildings built before 1950 in Kemblesville Village.
- 3.3 The TND Streetscape is intended to be formed by buildings located close to sidewalks.

Design Guidelines:

- 3.4 New development shall create a neighborhood and block structure, with interconnected streets, alleys, sidewalks, and crosswalks.
- 3.5 Smaller "footprint" buildings shall be clustered together in a traditional alignment.
- 3.6 The Streetscape shall be defined with buildings located close to sidewalks.
- 3.7 The Streetscape shall be embellished with street trees, street lights, sidewalks, fences, walls, porches, stoops, and the like.



Buildings Opposite Each Other forming a "Bookends" Effect



Buildings Clustered Together in Kemblesville

Building Location

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Buildings in a Traditional Alignment



Building with Front Porch Near Appleton Road

Legislative Intent:

- 4.1 Buildings are intended to be located in general alignment with existing historical buildings in Kemblesville Village.
- 4.2 Buildings are intended to “anchor” corners.

Design Guidelines:

- 4.3 New Buildings shall be placed at a Build-To Line.
- 4.4 New Buildings shall anchor street corners, and off-street parking shall be located behind buildings.



Corner Lot Building “Anchors” Corner



Buildings Located Close to Road, with Shallow Front Yards

Street Wall

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Picket Fence at Street Wall Line, Kemblesville



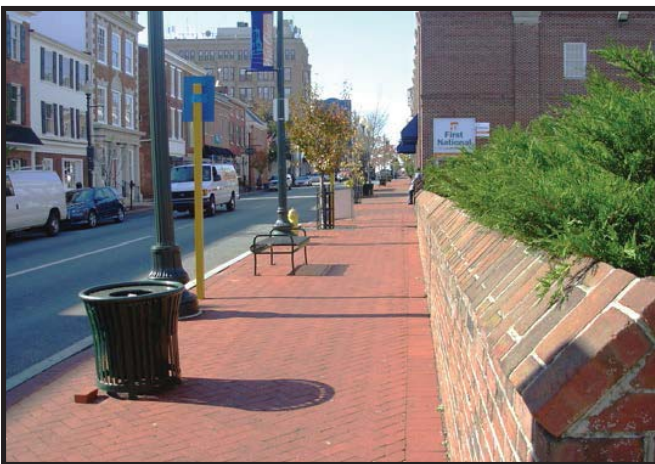
Low Wall at Street Wall Line, Kemblesville

Legislative Intent:

5.1 The Street Wall is intended to frame and form the Streetscape, as either a wall of a building, or a low wall in place of a building.

Design Guidelines:

5.2 Buildings shall be located at a Build-To Line, to form the Street Wall.
5.3 Wherever buildings can not create the Street Wall, due to topographic, hydrologic or other environmental constraints, low masonry walls, fences, hedges, or a combination of elements shall form the Street Wall.



Street Wall Created by Low Brick Wall, West Chester



Street Wall at Build-to Line at Wawa, Claymont, DE

Parking Location

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Off-Street Parking Screened with Landscaping in Centreville, DE



Parking Behind Buildings in Kemblesville

Legislative Intent:

- 6.1 Off-Street parking is intended to be located to the rear of buildings.
- 6.2 Off-Street Parking is not intended to be located between the front of a building and the street, except for approved on-street parking.

Design Guidelines:

- 6.3 Off-Street Parking shall be located behind buildings.
- 6.4 Off-Street Parking lots shall not be located at street corners.
- 6.5 Screen Off-Street Parking with walls, fences or hedges at least 36 to 42 inches in height.



Interior Parking, with Buildings Along Routes 82 and 926, Willowdale Town Center, Unionville, PA



Off-Street Parking Screened by Brick Wall, West Chester, PA

On-Street Parking

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Streetscape with On-Street Parking, Lantern Hill, Doylestown, PA



On-Street Parking at Mashpee Commons, MA

Legislative Intent:

- 6.6 On-Street parking is intended to provide guest and overflow parking.
- 6.7 On-Street parking is intended to provide a useful form of traffic calming.

Design Guidelines:

- 6.8 Provide on-street parking along all new streets.
- 6.9 Size on-street parking bays to be 7 feet by 22 feet.
- 6.10 Utilize on-street parking as guest parking and overflow parking.



On-Street Parking along Strasburg Road in the Village of Marshalton, PA



On-Street Parking along Kennett Pike in Centreville, DE

Civic Uses & Civic Art

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Example of a private mail facility, Habersham, SC



Example of Village Green, Habersham, SC

Legislative Intent:

- 7.1 Civic Uses could be such uses as a private, mail facility, meeting hall, fire station, school, or library.
- 7.2 Civic art includes but is not limited to: pavilions, pergolas, benches, sculpture gardens, fountains and monuments.

Design Guidelines:

- 7.3 Provide civic uses to diversify the TND District.
- 7.4 Provide civic art throughout the TND District as an enhancement of a green, park, or other open space feature.



Example of Parklet, Habersham, SC



Example of Village Green, Kentlands, MD

Village Green

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Example of Village Green, Wyndcrest - Sandy Spring, MD

Legislative Intent:

- 8.1 The Village Green is intended to provide an attractive place for people to gather and relax.
- 8.2 The Village Green is intended to provide a viable space around which dwellings can be grouped.

Design Guidelines:

- 8.3 Provide Village Greens within the TND District.
- 8.4 Construct and maintain Village Greens, not to exceed 5% slope.
- 8.5 Embellish Village Greens with benches, gazebos, pavilions, plantings, gardens, and the like.



Example of Village Green, Lantern Hill - Doylestown, PA



Entrance Court/Green, West Chester, PA

Streets

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Appelton Road in Kemblesville



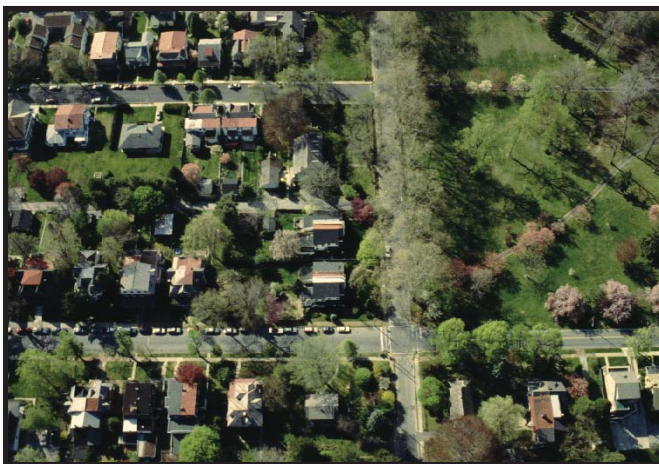
Interconnected Street & Alley Network at The Kentlands, Gaithersburg, MD

Legislative Intent:

- 9.1 An interconnected street and alley network is intended to enhance vehicular traffic flow.
- 9.2 An interconnected street and alley network is also intended to promote a connected sidewalk network and pedestrian circulation system.

Design Guidelines:

- 9.3 Create an interconnected network of streets and alleys.
- 9.4 Do not create any cul de sac streets.
- 9.5 Position buildings close to streets to help create an “outdoor room” character to the TND.



Interconnected Street and Alley Network in Traditional Neighborhood, West Chester, PA



Interconnected Street and Alley Network, West Chester, PA

Alleys

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Alley-scape at The Kentlands, Gaithersburg, MD



Alley-scape at The Kentlands, Gaithersburg, MD

Legislative Intent:

- 10.1 Well designed and well landscaped alleys are intended to be an asset.
- 10.2 Rear detached garages off alleys are intended to eliminate conventional curb cuts along street frontage, and promote great curb appeal along the lot frontage.
- 10.3 Alleys are intended to provide opportunities for the installation of utilities, and for servicing a lot.

Design Guidelines:

- 10.4 Provide Alleys for all attached dwellings and for at least 50% of single-family detached dwellings.
- 10.5 Alley shall be at least 16 feet in width, (in order to be eligible for liquid fuels rebate).
- 10.6 Landscape alleys with plants, fences, and other features, to add charm and beauty, as shown in the two photos above.



Great Curb Appeal along Street at Lantern Hill Due to Rear Alley.



Alley-scape at Eagleview, Lionville, PA

Sidewalks, Street Edge & Crosswalks

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Concrete Sidewalk with Grass Strip, Celebration, FL



Sidewalk with Grass Strip at Kentlands, Gaithersburg, MD

Legislative Intent:

- 11.1 Sidewalks are intended to be provided on both sides of all streets.
- 11.2 Crosswalks are intended to be provided at all street intersections.
- 11.3 Street Edge Strips are intended to add an attractive edge to the street.

Design Guidelines:

- 11.4 Provide sidewalks of at least 5'-0" in width along both sides of all streets.
- 11.5 Provide a grass strip of at least 2 feet in width between the sidewalk and the curb along residential streets.
- 11.6 Provide a brick apron of at least 30 inches in width between the sidewalk and the curb along streets in the neighborhood center.
- 11.7 Provide crosswalks of at least 9'-0" in width at all street intersections.



Sidewalk with Brick "Apron" at Main Street at Exton, Exton, PA



Zebra-Stripe Crosswalk in Centreville, DE

Street Trees and Other Landscaping

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Street Tree Allee



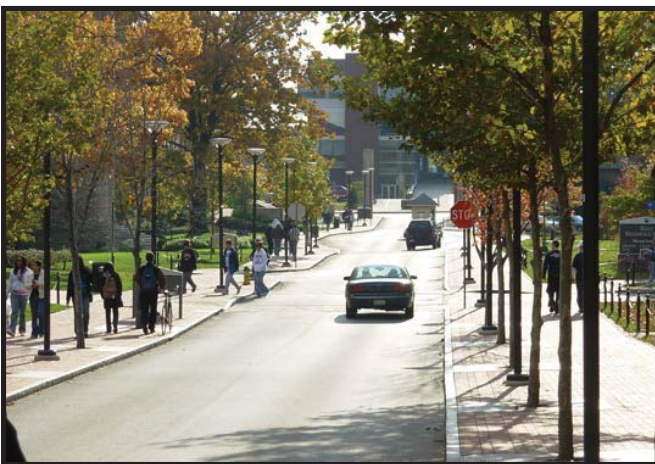
Street Trees, West Chester, PA

Legislative Intent:

- 12.1 Street trees are intended to provide shade and screening, to enhance the Streetscape.
- 12.2 When placed in a regular alternating alignment along both sides of streets, street trees are intended to create an Allee effect.

Design Guidelines:

- 12.3 Install and maintain Street Trees along both sides of all streets.
- 12.4 Utilize deep rooted, stress-tolerant, street tree species.
- 12.5 Provide street trees and shrubs in accordance with the list on page 12.1.



Street Tree Allee



Street Trees in Kemblesville Village

Street Trees and Other Landscaping

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- 12.6 Street trees, at the time of planting, shall be no less than three (3") in caliper and shall be in accordance with the latest edition of the "American Standard for Nursery Stock," of the American Association of Nurserymen.
- 12.7 One (1) street tree shall be provided for every forty (40) linear feet of lot frontage.
- 12.8 All street trees shall be one of the following species and/or cultivars or approved equal, subject to Township approval:
- Acer rubrum – Red Maple
 - Fraxinus pennsylvanica 'Newport' – Newport Green Ash
 - Fraxinus pennsylvanica 'Patmore' – Patmore Green Ash
 - Gleditsia tricanthos inermis – Thornless Common Honeylocust
 - Platanus x acerifolia – London Planetree
 - Quercus imbricaria – Shingle Oak
 - Quercus phellos – Willow Oak
 - Quercus rubra – Northern Red Oak
 - Tilia codata – Littleleaf Linden
 - Zelkova serrata- Japanese Zelkova
- 12.9 Hedges shall be composed of shrubs which are no less than thirty (30) inches in height when installed.
- a. Shrubs planted to form hedges shall be spaced at an interval that they will form a continuous visual screen within two (2) years of the date when they are planted.
 - b. Hedges shall be composed of the following shrub species and/or cultivars:
 - Ilex crenata - Japanese Holly
 - Ilex glabra - Inkberry
 - Ilex x meserveae 'China Girl' - China Girl Meserve Holly
 - Ligustrum amurense - Amur Privet
 - Taxus x media 'Hatfield' - Hatfield Yew
 - Virburnum x carlcephalum - Fragrant Viburnum
 - Viburnum dentatum - Arrowwood Viburnum

Walls, Fences & Hedges

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Picket Fence at Street Wall Line, Kemblesville



Low Wall at Street Wall Line, Kemblesville

Legislative Intent:

13.1 Walls, Fences and Hedges are intended to provide an effective Street Wall.

Design Guidelines:

- 13.2 Low walls, fences and hedges of 36 to 42 inches in height shall be installed and maintained to provide a graceful Street Wall and front yard landscape feature.
- 13.3 Whenever a building can not be placed at a build-to line, walls, fences, and/or hedges shall be installed and maintained.



Hedge along Sidewalk in Media, PA



Brick Wall at Wawa in Claymont, DE

Street Lights

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Nightscape: Main Street at Exton



Street Lights at Lantern Hill

Legislative Intent:

- 14.1 Pedestrian-scaled street lights provide an attractive complement to the Streetscape.
- 14.2 Street light posts can be equipped to support an attached vertical banner.

Design Guidelines:

- 14.3 Provide pedestrian-scaled street lights along both sides of all streets.
- 14.4 Locate streetlights to complement sidewalk and street tree features along the Streetscape.
- 14.5 Utilize the Spring City Electrical "Villa" model, or approved equal.
- 14.6 Provide hardware on street light pole to enable banner installation.



Nightscape: South Allen Street, State College, PA



Street Light and Banner, West Chester, PA

Single-Family Detached Dwellings

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Single-Family Detached Dwellings, Weatherstone, Ludwigs Village, PA



Traditional Single-Family Dwellings in Kemblesville with Recessed Garages

Legislative Intent:

- 15.1 Single-family detached dwellings on small lots are intended to provide an important building type in TND District neighborhoods.
- 15.2 Such dwellings with front porches are intended to provide an attractive element that enhances the streetscape.

Design Guidelines:

- 15.3 Provide and maintain single-family detached dwellings in the TND District.
- 15.4 Access such dwellings with a rear garage from an alley, to the maximum extent possible.
- 15.5 Enhance curb appeal of dwellings with white picket fences and attractive landscaping.



Single-Family Dwellings and Village Green, Wyndcrest, Sandy Spring, MD



Example of Single-Family Dwellings, Eagleview, Lionville, PA

Single-Family Attached Dwellings

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Example of Townhomes, Wyncrest - Sandy Spring, MD



Example of Townhomes, Kentlands - Gaithersburg, MD

Legislative Intent:

- 16.1 Townhomes and duplex/twin dwellings are intended to provide housing diversity within a TND.
- 16.2 Such dwellings with a front portico are intended to provide an attractive streetscape element.

Design Guidelines:

- 16.3 Provide and maintain single-family attached dwellings in the TND District.
- 16.4 Access such dwellings with a rear garage from an alley.
- 16.5 Provide a portico with a minimum depth of 5 feet and a minimum width of 6 feet.



Attached Dwellings in Kemblesville



Example of Townhomes, Belvedere at Doyle Square, Doylestown, PA

Live-Work Units

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Example of Live-Work Units, Habersham, SC



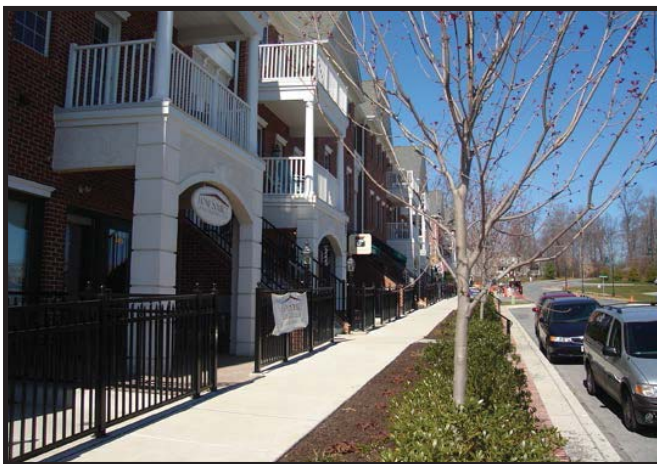
Example of Live-Work Units, Habersham, SC

Legislative Intent:

- 17.1 The Live-Work unit is intended to provide an opportunity for a zero commute to work from a residence.
- 17.2 Live-Work units are intended to be superb examples of vertical mixed-use buildings.

Design Guidelines:

- 17.3 Establish and maintain a ground floor commercial use such as shop, studio, office or personal service establishment.
- 17.4 Establish and maintain a dwelling unit above the ground floor commercial use.



Example of Live-Work Units, Eagleview, Lionville, PA



Example of Live-Work Unit, Eagleview, Lionville, PA

Granny Flat / Mother-in-Law Suite

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Carriage House / Mother-in-Law Suite: West Chester, PA



Apartment Above Garage: Kentlands, MD

Legislative Intent:

18.1 The Granny Flat or Mother-in-Law Suite, as an Accessory Dwelling Unit is intended to provide a great opportunity for affordable housing.

Design Guidelines:

- 18.2 Locate the Granny Flat or Mother-in-Law Suite above a garage or carriage house.
- 18.3 Access the Accessory Dwelling Unit off the Alley.



Apartment Above Garage: Cary, NC



Apartment Above Garage: Longmont, CO

Porch & Portico

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Front Porch and White Picket Fence, Kemblesville



Front Porch in Kemblesville Village

Legislative Intent:

19.1 Porches and porticos provide an attractive transition from the building to the streetscape.

Design Guidelines:

19.2 Provide porches at least 7 feet in depth, by at least 14 feet in width for single-family detached dwellings.

19.3 Provide porticos at least 5 feet in depth, by at least 6 feet in width for single-family attached dwellings.



Portico in Kemblesville Village



Traditional Front Porch in Kemblesville Village

Garages: Detached

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Detached Garage in Kemblesville



Detached Garage, Weatherstone, Ludwigs Corner, PA

Legislative Intent:

20.1 Detached Garages off Alleys are intended to provide for the retention of a pedestrian streetscape, without interruptions of curb cuts and sidewalk crossing.

Design Guidelines:

- 20.2 Provide detached garages accessed from alleys to the maximum extent possible.
- 20.3 Whenever parking is located perpendicular to alleys in front of the garage, provide an 18 foot driveway apron.
- 20.4 Whenever parking is located parallel to alleys in front of the garage, provide an 8 foot driveway apron.



Alley-scape at The Kentlands, Gaithersburg, MD



Rear Detached Garage Off Alley, Eagleview, PA

Buildings: Two-Story

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Cafe at Haile Village, with Apartment Above in Gainesville, FL



Corner Store with Second Floor Offices, Southern Village, Chapel Hill, NC

Legislative Intent:

21.1 Minimum 2 - story building height regulations promote less building coverage, and engenders a more village-type scale.

Design Guidelines:

- 21.2 Provide a minimum height of 2-stories for buildings.
- 21.3 Utilize 2-story buildings in the neighborhood center for Live-Work Units.



Sovereign Bank at Lantern Hill in Doylestown, PA



Dunkin' Donuts in Claymont, DE

Neighborhood Center (Smaller scale Commercial buildings)

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Willowdale Town Center, Unionville, PA



Example of Pavilion for Growers Market, Kentlands, MD

Legislative Intent:

- 22.1 Neighborhood Center commercial uses are intended to provide close-to-home opportunities to dine, shop, and gather to meet friends and neighbors.
- 22.2 The neighborhood center is a great place for special events, parades, and celebrations.

Design Guidelines:

- 22.3 Provide and maintain a neighborhood center in each TND with commercial and civic uses.
- 22.4 Limit the building footprint of an individual shop or store to 5,000 square feet on the ground floor.
- 22.5 Create and maintain opportunities for outdoor seating and dining.



Example of Cafe, Haile Village, Gainesville, FL



Sidewalk Cafe with Awnings