

U:\ACCOUNTS\EGOST\EGOST00017 - BY RIGHT SKETCH PLANS\DESIGN SHEETS\OPTION 1.DWG
PLOTTED: 7/19/2012 3:18:46 PM, BY: STEVEN LEWIS PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: ---



REVISIONS			
NO.	DESCRIPTION	DATE	BY
#	#	#	#

ZONING COMPLIANCE SUMMARY

TOWNSHIP OF EAST GOSHEN ORDINANCE, ZONE RESIDENTIAL, R-2 DISTRICT

INTENDED USE: R-2 SINGLE FAMILY CLUSTER CONDITIONAL USE

AREA REQUIREMENTS	REQUIRED
MINIMUM LOT AREA (AC)	25,000
MAXIMUM IMPERVIOUS COVERAGE (%)	30
MAXIMUM BUILDING COVERAGE (%)	20
MAXIMUM BUILDING HEIGHT (FT)	35
MINIMUM LOT WIDTH (FT)	40
BUILDING SETBACK REQUIREMENTS	
FRONT YARD SETBACK (FT)	35
SIDE YARD SETBACK (FT)	20
REAR YARD SETBACK (FT)	35
MAXIMUM DENSITY	1 UNIT/AC OF TRACT
MINIMUM OPEN SPACE (%)	40

SITE SUMMARY

TRACT AREA (AC)	36
NUMBER OF LOTS	24
OPEN SPACE	18 AC. (50%)



ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

980 HERSHEY'S MILL ROAD
EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA

OPTION 1
SINGLE FAMILY CLUSTER
DEVELOPMENT
(MINIMUM 25,000 S.F. LOTS)

PROJECT **EGOST00017**

DATE 2019-01-04

DRAWING SCALE 1" = 200'

DRAWN BY SML

APPROVED BY

OPTION 1

SHEET 1 OF 1

U:\ACCOUNTS\EGOST\EGOST00017 - BY RIGHT SKETCH PLANS\DESIGN SHEETS\OPTION 2.DWG
PLOTTED: 7/19/2012 3:18:46 PM, BY: STEVEN LEWIS PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: ---



REVISIONS			
NO.	DESCRIPTION	DATE	BY
#	#	#	#

ZONING COMPLIANCE SUMMARY

TOWNSHIP OF EAST GOSHEN ORDINANCE, ZONE RESIDENTIAL, R-2 DISTRICT

INTENDED USE: R-2 SINGLE FAMILY CLUSTER CONDITIONAL USE

AREA REQUIREMENTS	REQUIRED
MINIMUM LOT AREA (AC)	20,000
MAXIMUM IMPERVIOUS COVERAGE (%)	30
MAXIMUM BUILDING COVERAGE (%)	20
MAXIMUM BUILDING HEIGHT (FT)	35
MINIMUM LOT WIDTH (FT)	40
BUILDING SETBACK REQUIREMENTS	
FRONT YARD SETBACK (FT)	35
SIDE YARD SETBACK (FT)	20
REAR YARD SETBACK (FT)	35
MAXIMUM DENSITY	1 UNIT/AC OF TRACT
MINIMUM OPEN SPACE (%)	50

SITE SUMMARY

TRACT AREA (AC)	36
NUMBER OF LOTS	26
OPEN SPACE	19 AC. (53%)



ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

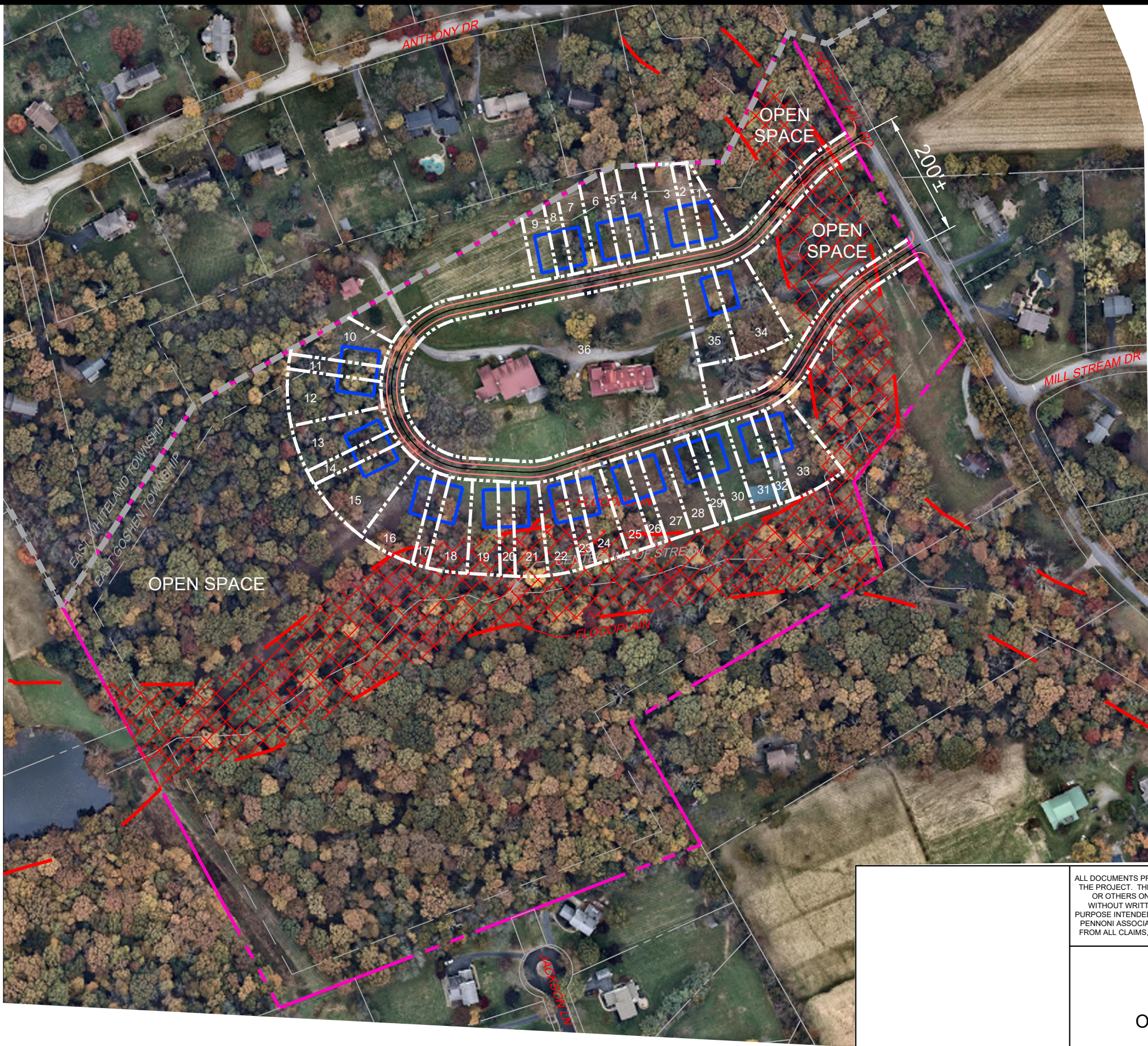
980 HERSHEY'S MILL ROAD
EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA
OPTION 2
SINGLE FAMILY CLUSTER
DEVELOPMENT
(MINIMUM 20,000 S.F. LOTS)

PROJECT	EGOST00017
DATE	2019-01-04
DRAWING SCALE	1" = 200'
DRAWN BY	SML
APPROVED BY	

OPTION 2

SHEET 1 OF 1

U:\ACCOUNTS\EGOST\EGOST00017 - BY RIGHT SKETCH PLANS\DESIGN SHEETS\OPTION 4.DWG
PLOTTED: 7/19/2012 3:18:46 PM, BY: STEVEN LEWIS PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: ---



REVISIONS			
NO.	DESCRIPTION	DATE	BY
#	#	#	#

ZONING COMPLIANCE SUMMARY	
TOWNSHIP OF EAST GOSHEN ORDINANCE, ZONE RESIDENTIAL, R-2 DISTRICT	
INTENDED USE: R-2 OPEN SPACE DEVELOPMENT TOWNHOUSE	
AREA REQUIREMENTS	REQUIRED
MINIMUM LOT AREA (AC)	NA
MAXIMUM IMPERVIOUS COVERAGE (%)	NA
MAXIMUM BUILDING COVERAGE (%)	NA
MAXIMUM BUILDING HEIGHT (FT)	35
MINIMUM LOT WIDTH (FT)	NA
BUILDING SETBACK REQUIREMENTS	
FRONT YARD SETBACK (FT)	25 FROM CARTWAY
SIDE YARD SETBACK (FT)	30 BUILDING TO BUILDING
REAR YARD SETBACK (FT)	30 BUILDING TO BUILDING
MAXIMUM DENSITY	1 UNIT/AC OF TRACT
MINIMUM OPEN SPACE (%)	65
PARKING	3 SPACES PER DWELLING UNIT
SITE SUMMARY	
TRACT AREA (AC)	36
NUMBER OF LOTS	36
OPEN SPACE	24 AC. (66%)



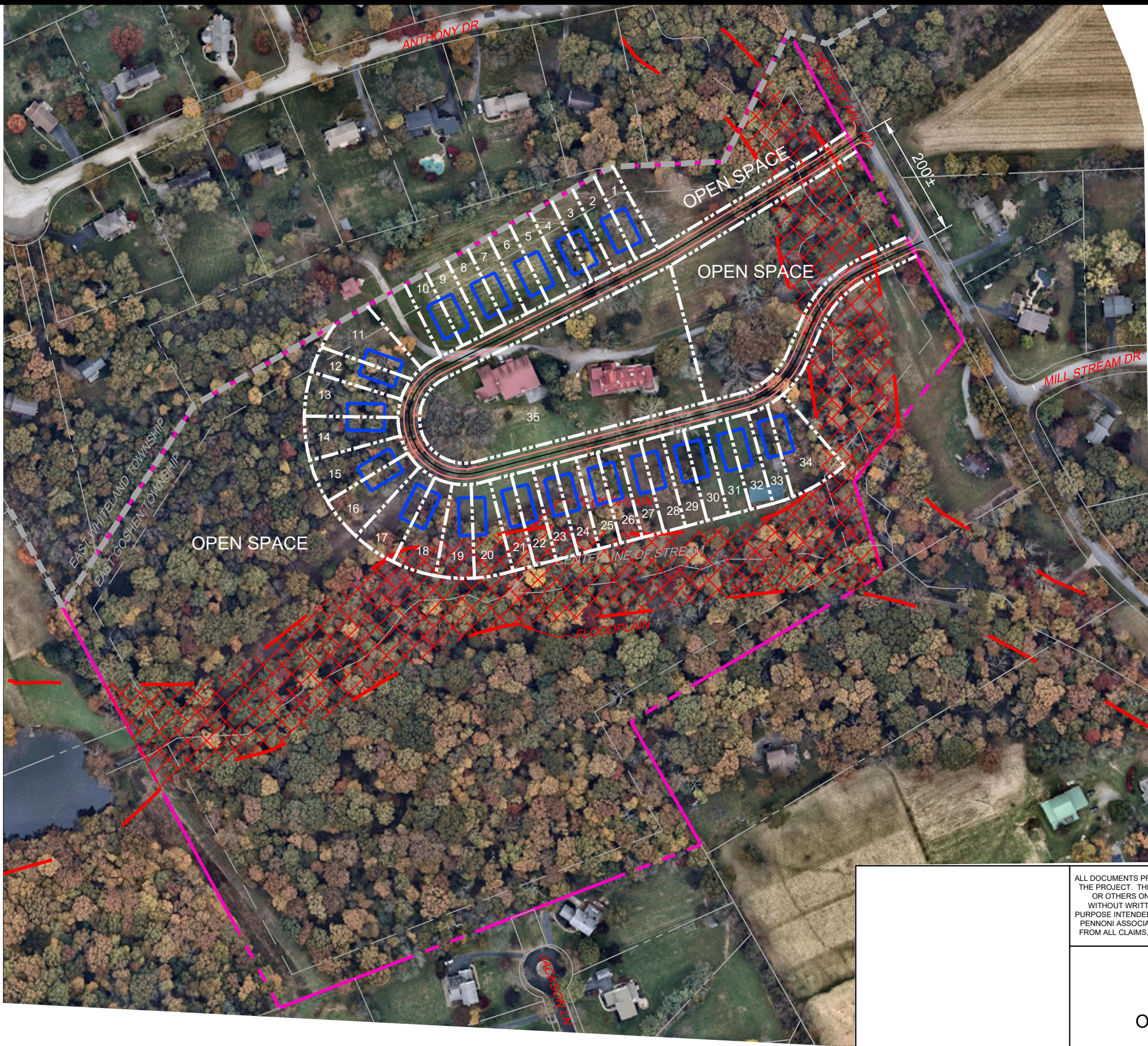
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

980 HERSHEY'S MILL ROAD
EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA

OPTION 4
OPEN SPACE DEVELOPMENT
TOWNHOUSE

PROJECT	EGOST00017
DATE	2019-01-04
DRAWING SCALE	1" = 200'
DRAWN BY	SML
APPROVED BY	
OPTION 4	
SHEET	1 OF 1

U:\ACCOUNTS\EGOST\EGOST00017 - BY RIGHT SKETCH PLANS\DESIGN SHEETS\OPTION 5.DWG
PLOTTED: 7/19/2012 3:18:46 PM, BY: STEVEN LEWIS PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: ---



REVISIONS			
NO.	DESCRIPTION	DATE	BY
#	#	#	#

ZONING COMPLIANCE SUMMARY

TOWNSHIP OF EAST GOSHEN ORDINANCE, ZONE RESIDENTIAL, R-2 DISTRICT

INTENDED USE: R-2 OPEN SPACE DEVELOPMENT SEMI-DETACHED

AREA REQUIREMENTS	REQUIRED
MINIMUM LOT AREA (AC)	NA
MAXIMUM IMPERVIOUS COVERAGE (%)	NA
MAXIMUM BUILDING COVERAGE (%)	NA
MAXIMUM BUILDING HEIGHT (FT)	35
MINIMUM LOT WIDTH (FT)	NA
BUILDING SETBACK REQUIREMENTS	
FRONT YARD SETBACK (FT)	25 FROM CARTWAY
SIDE YARD SETBACK (FT)	30 BUILDING TO BUILDING
REAR YARD SETBACK (FT)	30 BUILDING TO BUILDING
MAXIMUM DENSITY	1 UNIT/AC OF TRACT
MINIMUM OPEN SPACE (%)	60
PARKING	3 SPACES PER DWELLING UNIT

SITE SUMMARY

TRACT AREA (AC)	36
NUMBER OF LOTS	35
OPEN SPACE	25 AC. (69%)



ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

980 HERSHEY'S MILL ROAD
EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA

OPTION 5
OPEN SPACE DEVELOPMENT
SEMI-DETACHED

PROJECT EGOST00017

DATE 2019-01-04

DRAWING SCALE 1" = 200'

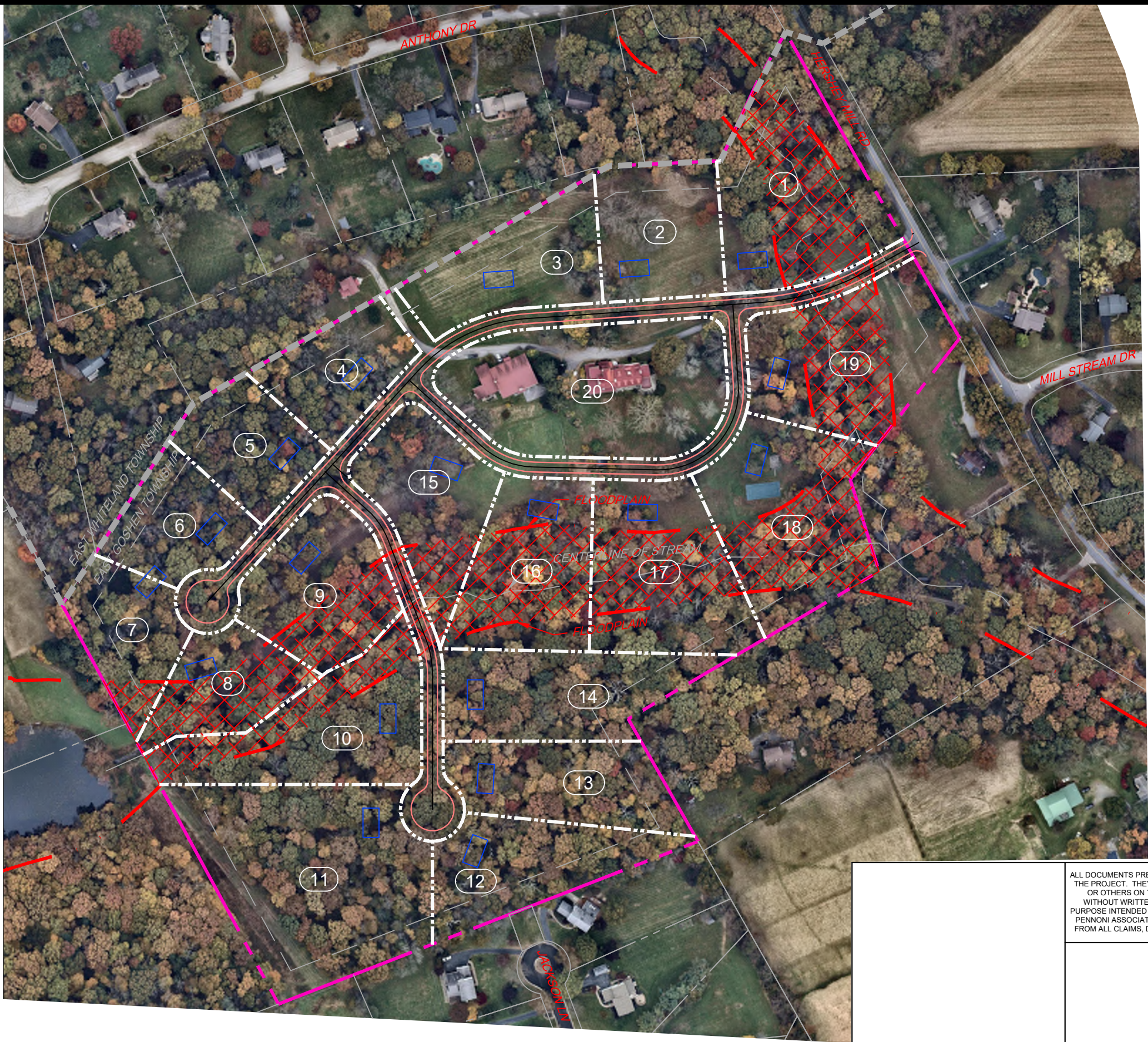
DRAWN BY SML

APPROVED BY

OPTION 5

SHEET 1 OF 1

U:\ACCOUNTS\EGOST\EGOST00017 - BY RIGHT SKETCH PLANS\DESIGN SHEETS\OPTION 6.DWG
PLOTTED: 7/19/2012 3:18:46 PM, BY: STEVEN LEWIS PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: ---



REVISIONS			
NO.	DESCRIPTION	DATE	BY
#	#	#	#

ZONING COMPLIANCE SUMMARY

TOWNSHIP OF EAST GOSHEN ORDINANCE, ZONE RESIDENTIAL, R-2 DISTRICT

INTENDED USE: R-2 LOW DENSITY RESIDENTIAL DISTRICT

AREA REQUIREMENTS	REQUIRED
MINIMUM LOT AREA (AC)	1
MAXIMUM IMPERVIOUS COVERAGE (%)	35
MAXIMUM BUILDING COVERAGE (%)	25
MAXIMUM BUILDING HEIGHT (FT)	30, 3 STORIES
MINIMUM LOT WIDTH AT BUILDING SETBACK (FT)	150
MINIMUM LOT WIDTH AT STREET (FT)	60
BUILDING SETBACK REQUIREMENTS	
FRONT YARD SETBACK (FT)	45
SIDE YARD SETBACK (FT)	20 EACH
REAR YARD SETBACK (FT)	50

SITE SUMMARY

TRACT AREA (AC)	36
NUMBER OF LOTS	20



ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

980 HERSHEY'S MILL ROAD
EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA

OPTION 6
BY RIGHT

PROJECT	EGOST00017
DATE	2019-01-04
DRAWING SCALE	1" = 200'
DRAWN BY	SML
APPROVED BY	

OPTION 6

SHEET 1 OF 1