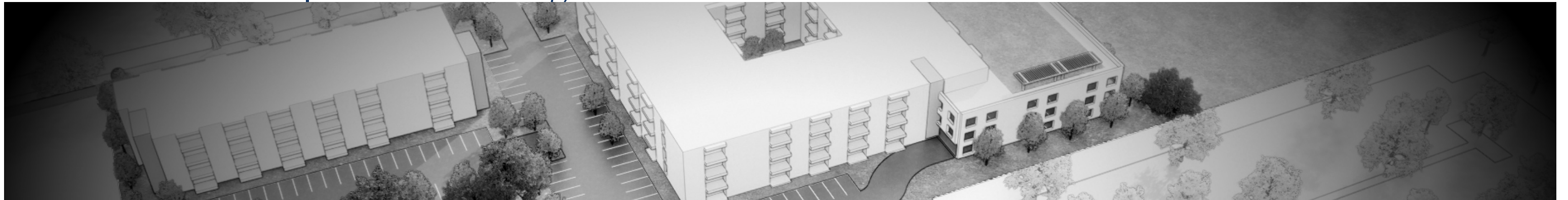


PAOLI PIKE APARTMENTS | *East Goshen Township, PA* 2019.05.30



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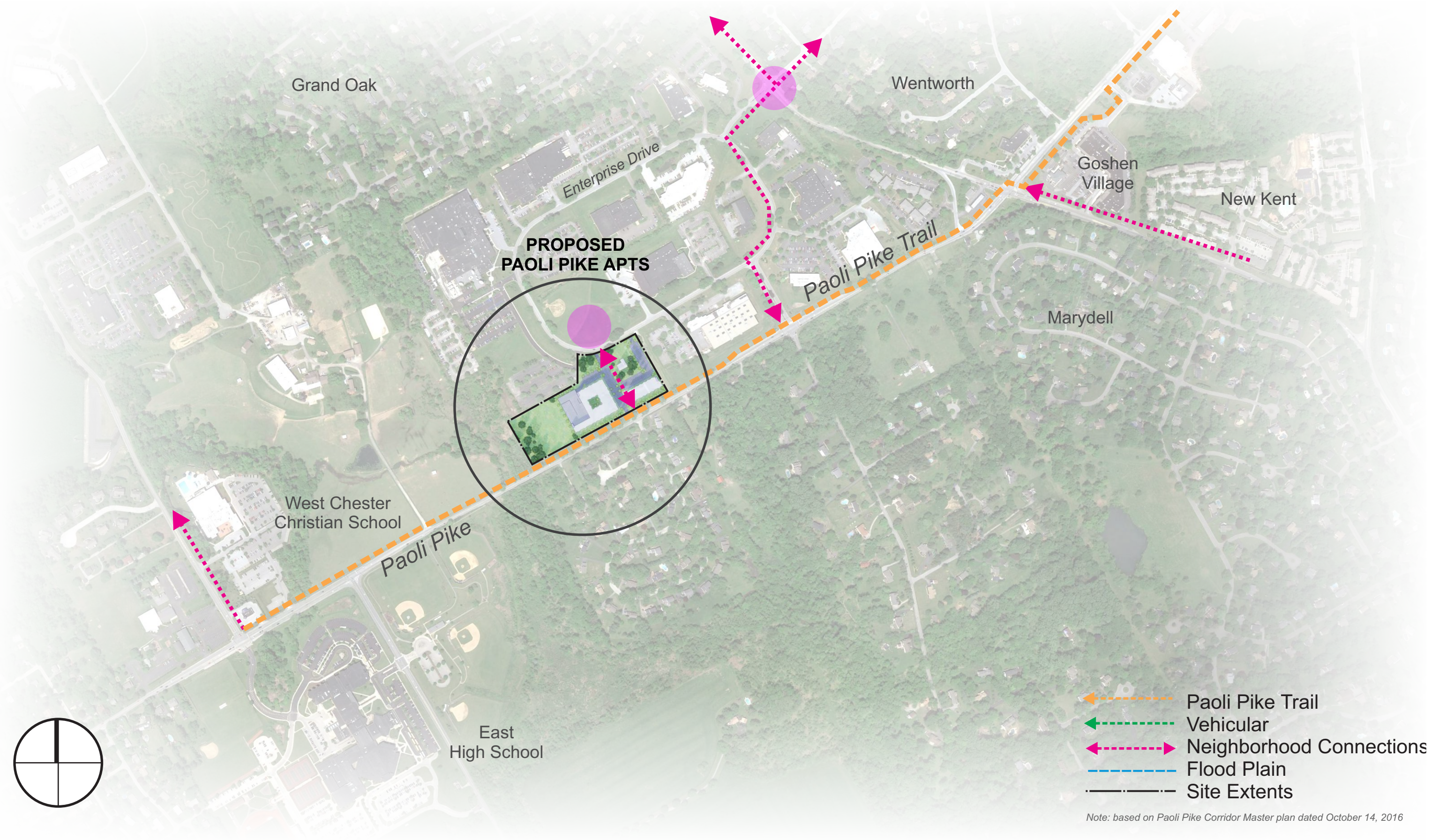
Contact Us

One Penn Center
1617 JFK Boulevard
Ste 1600
Philadelphia, PA 19103

10 Liberty Boulevard
Malvern, PA 19355

215.525.4849 www.norr.com





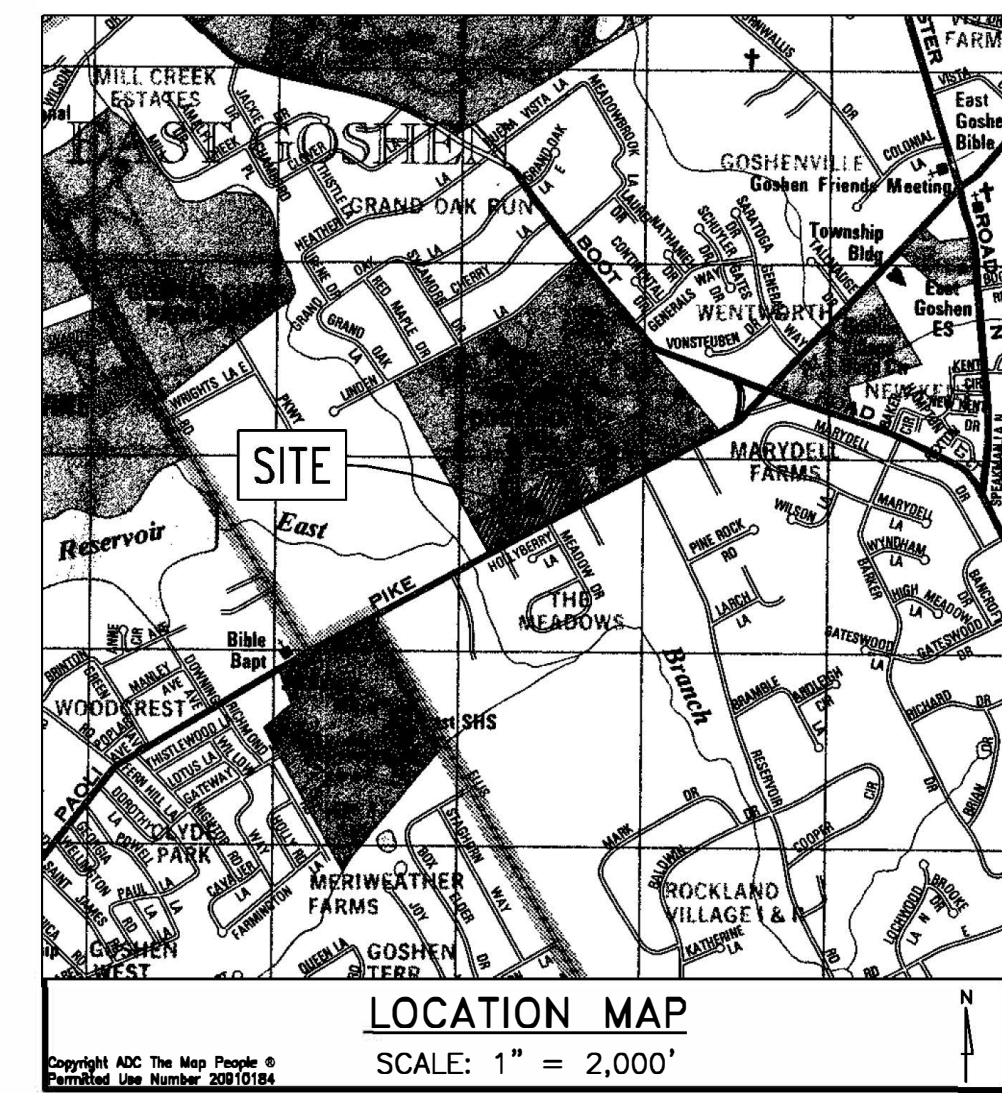
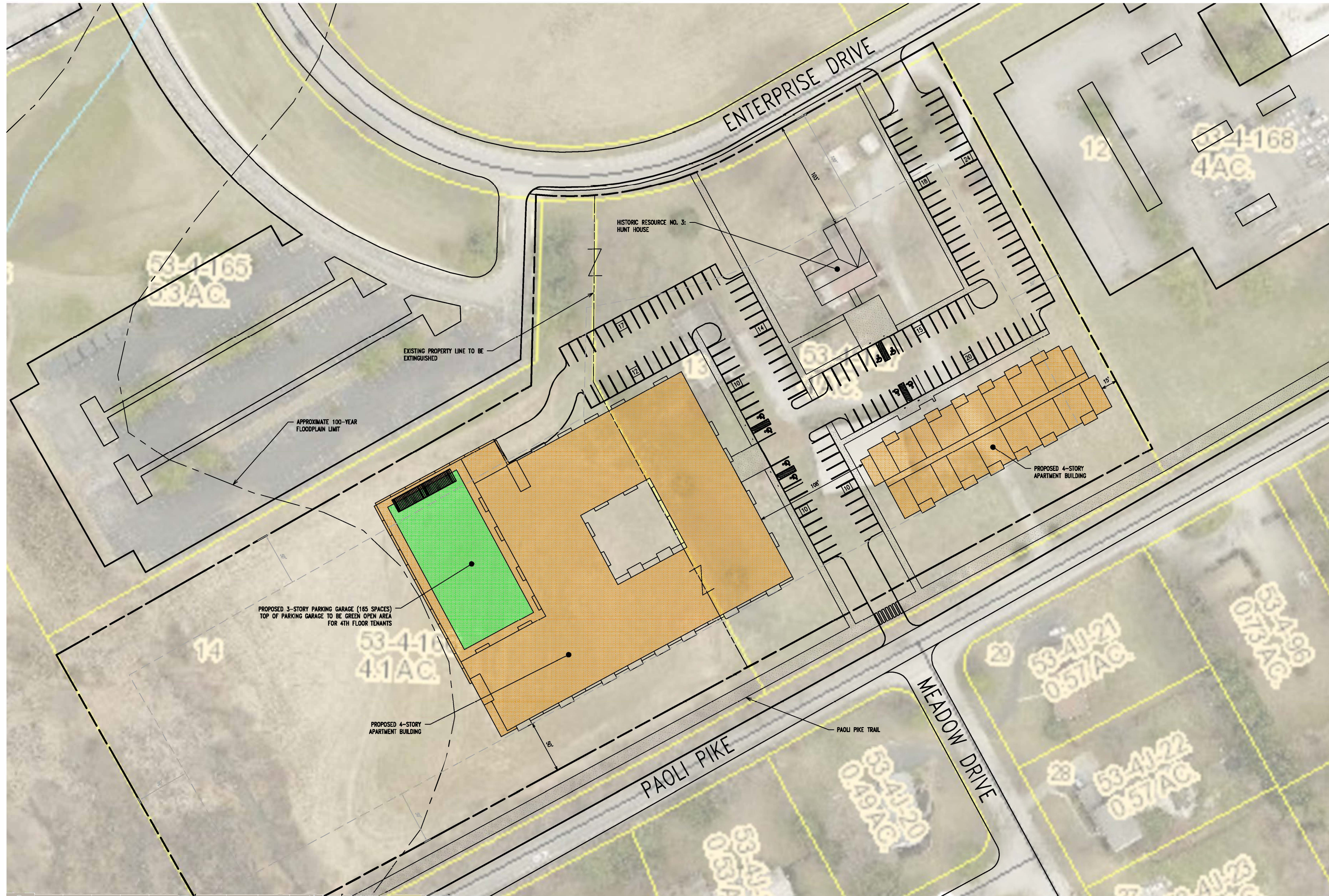
Note: based on Paoli Pike Corridor Master plan dated October 14, 2016



- Paoli Pike Trail
- Vehicular
- Neighborhood Connections
- Flood Plain
- Site Extents







ZONING DATA TABULATION

EAST GOSHEN TOWNSHIP ZONING ORDINANCE
 EXISTING ZONING DISTRICT
 ARTICLE IV - BP BUSINESS PARK DISTRICT
 SECTION 240-21.G - AREA AND BULK REGULATIONS FOR ALL USES IN THE BP DISTRICT

	REQUIRED(*)	PROPOSED
MINIMUM LOT AREA	4 ACRES	8.1 AC
MINIMUM LOT WIDTH		
BUILDING LINE	400 FT	438 FT
STREET LINE	300 FT	386 FT
MAXIMUM LAND COVERAGE		
BY BUILDINGS	30%	23.9% (85,378 SF)
BY TOTAL IMPERVIOUS COVERAGE	50%	43.7% (155,945 SF)
MAXIMUM BUILDING HEIGHT		
STORIES	3	4 (**)
FEET	35 FT	<35 FT
MINIMUM FRONT YARD	100 FT	103 FT
MINIMUM SIDE YARD	50 FT	15 FT (**)
MINIMUM REAR YARD	50 FT	50 FT
MAXIMUM DENSITY	N/A	21.6 UNITS/ACRE

(*) AREA AND BULK REQUIREMENTS ARE BASED ON THE BP BUSINESS PARK DISTRICT; SOME MAY NOT APPLY TO THE PROPOSED USE OF THE PARCEL.
 (**) VARIANCE REQUIRED

PROPOSED BUSINESS PARK ZONING MODIFICATION
 PURPOSE: TO CREATE THE PAOLI PIKE TRAIL OVERLAY DISTRICT THAT IS INTENDED TO ENCOURAGE A VARIETY OF USES, WALKABILITY, AND TRAIL CONNECTIVITY WITHIN GOSHENVILLE.

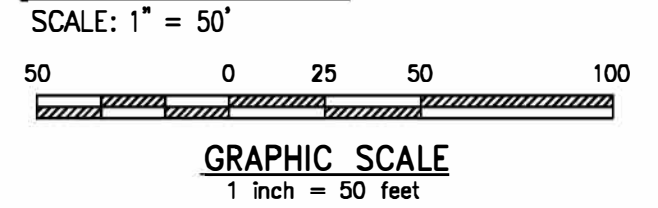
PROPOSED AREA AND BULK REQUIREMENTS:
 USE: MULTIFAMILY RESIDENTIAL (BY CONDITIONAL USE)

	REQUIRED	PROPOSED
MIN. LOT AREA	4 ACRES	8.1 ACRES
MIN. LOT WIDTH		
BUILDING LINE	400 FT	438 FT
STREET LINE	300 FT	386 FT
IMPERVIOUS COVERAGES		
MAX. BUILDING COVERAGE	40%	23.9% (85,378 SF)
MAX. TOTAL COVERAGE	60%	43.7% (155,945 SF)
BUILDING HEIGHT		
STORIES	4	4
HEIGHT	45 FT	45 FT
MIN. FRONT YARD	50 FT	50 FT
MIN. SIDE YARD	15 FT	15 FT
MIN. REAR YARD	25 FT	25 FT
MIN. LOT AREA/DWELLING UNIT	2,000 SF	2,000 SF
MAX. DENSITY	175 UNITS	175 UNITS
DWELLING UNIT MIX:		
1 BEDROOM UNITS	40% MIN.	40% (70 UNITS)
2 BEDROOM UNITS	60% MAX.	60% (105 UNITS)
MIN. BUILDING SEPARATION	20 FT	108 FT

PROPOSED RESIDENTIAL PARKING REQUIREMENTS

1 BEDROOM UNITS	1.4 SPACE/UNIT (1.4 X 70 UNITS = 98 SPACES)
2 BEDROOM UNITS	2 SPACE/UNIT (2 X 105 UNITS = 210 SPACES)
TOTAL REQUIRED SPACES = 308	
TOTAL PROPOSED SPACES = 315	

SKETCH PLAN

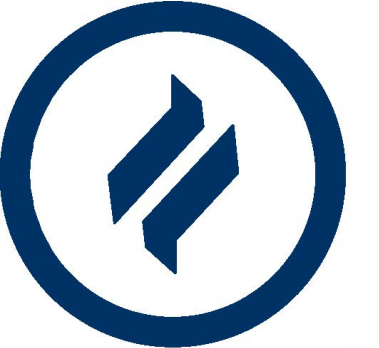


LEGEND

<ul style="list-style-type: none"> --- EX. PROPERTY LINE --- PROP. PROPERTY LINE --- EX. RIGHT-OF-WAY --- PROP. RIGHT-OF-WAY ■ EX. MONUMENT ■ PROP. MONUMENT ○ EX. IRON PIPE ○ PROP. IRON PIPE --- EX. EASEMENT --- PROP. EASEMENT --- EX. WETLANDS 	<ul style="list-style-type: none"> --- 342 EXISTING CONTOUR --- 1232 PROPOSED CONTOUR --- 123.00 EXISTING SPOT ELEV. --- 123.68 NEW SPOT ELEV. --- SOILS TYPE --- EX. CONC. CURB --- PROP. CONC. CURB --- EX. EDGE OF PAVING --- PROP. EDGE OF PAVING ○ EX. LIGHT POLE 	<ul style="list-style-type: none"> □ PROP. LIGHT POLE □ EX. MAIL BOX □ EX. SIGN ○ PROP. SIGN ○ EXIST. PARKING SPACES ○ PROP. PARKING SPACES ○ TO BE REMOVED ○ EX. TELE. LINE ○ PROP. TELE. LINE ○ EX. ELEC. LINE 	<ul style="list-style-type: none"> □ PROP. STORM INLET □ PROP. STORM INLET ID □ PROP. SEEPAGE --- EX. SANITARY SEWER LINE --- PROP. SAN. SEWER LINE --- L PROP. SAN. SEWER LATERAL □ PROP. SANITARY MH. ID --- EX. WATER LINE 	<ul style="list-style-type: none"> --- E PROP. ELEC. LINE --- EX. UTILITY POLE --- U PROP. UTILITY POLE --- EX. GUY ANCHOR --- G EX. GAS LINE --- C PROP. GAS LINE ○ EX. GAS VALVE ○ PROP. GAS VALVE --- EX. STORM SEWER LINE --- PROP. STORM SEWER LINE □ EX. STORM INLET 	<ul style="list-style-type: none"> --- W PROP. WATER LINE --- WL PROP. WATER LATERAL --- FW PROP. FIRE WATER LINE --- EX. WATER VALVE --- W VALVE PROP. WATER VALVE ○ EX. HYDRANT ○ PROP. HYDRANT ○ EX. MANHOLE ○ PROP. MANHOLE ○ EX. PERC TEST ▲ EX. TEST PIT
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GENERAL NOTES:

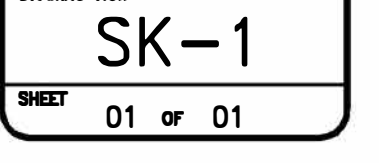
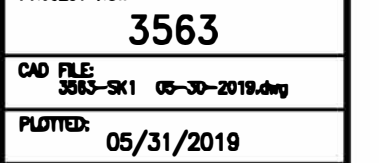
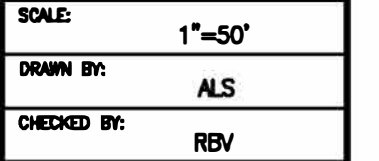
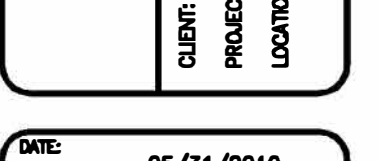
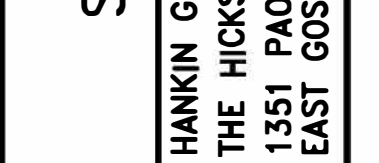
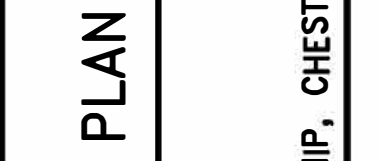
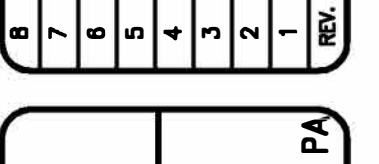
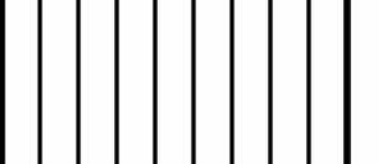
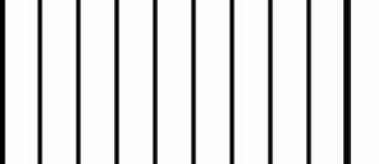
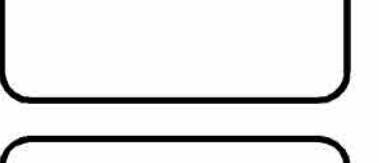
- OWNER: RUSSELL J. & ELIZABETH A. HICKS
1351 PAOLI PIKE, WEST CHESTER, PA
DEED BOOK D39, PAGE 342
EQUITABLE OWNER/APPLICANT: 1351 PAOLI PIKE ASSOCIATES
C/O HANKIN GROUP
707 EAGLEVIEW BLVD.
EXTON, PA 19341
PHONE: (610)-458-1900
- SITE ADDRESS: 1351 PAOLI PIKE, WEST CHESTER, PA 19380
- TOTAL TRACT AREA: ±8.1 AC. (GROSS/NET)
NUMBER OF EXISTING LOTS = 2
NUMBER OF PROPOSED LOTS = 1
PROPOSED USE = MULTIFAMILY RESIDENTIAL
- BOUNDARY INFORMATION FROM PARCEL BOUNDARY MAPPING PROVIDED BY THE CHESTER COUNTY GIS DEPARTMENT AND UNNAMED SUBDIVISION PLAN.
- A WETLAND SURVEY HAS NOT BEEN CONDUCTED.
- PUBLIC SEWER AND PUBLIC WATER ARE PROPOSED.
- A ZONING OVERLAY IS BEING PROPOSED AS PART OF THIS LAND DEVELOPMENT PROJECT.
- ALL PROPOSED BUILDINGS SHALL BE EQUIPPED WITH SPRINKLERS AND KNOX BOXES FOR FIRE DEPARTMENT ACCESS.
- ALL UTILITIES INCLUDING GAS, ELECTRIC, TELEPHONE AND CABLE SHALL BE LOCATED UNDERGROUND.
- THE APPLICANT WILL WORK WITH THE TOWNSHIP AND PENNDOT IN APPLYING FOR A TRAFFIC SIGNAL AT THE INTERSECTION OF PAOLI PIKE AND MEADOW DRIVE.



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1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



SKETCH PLAN
 CLIENT: HANKIN GROUP
 PROJECT: THE HICKS TRACT
 LOCATION: 1351 PAOLI PIKE
 EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PA

DATE:	05/31/2019
SCALE:	1"=50'
DRAWN BY:	ALS
CHECKED BY:	REV
PROJECT NO.:	3563
CAD FILE:	3063-SK1 05-30-2019.dwg
PLOTTED:	05/31/2019
DRAWING NO.:	SK-1
SHEET:	01 of 01