

ZONING DATA TABULATION

PROPOSED BUSINESS PARK ZONING MODIFICATION

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	944 FT
STREET LINE	750 FT	944 FT
IMPERVIOUS COVERAGES		
MAX. BUILDING COVERAGE	30%	22.1% (77,821 SF)
MAX. TOTAL COVERAGE	50%	35.7% (125,833 SF)
BUILDING HEIGHT		
STORIES	3	3
HEIGHT	35 FT	35 FT
MIN. FRONT YARD ARTERIAL STREET	75 FT	75 FT
MIN. FRONT YARD LOCAL STREET	50 FT	50 FT
MIN. SIDE YARD	25 FT	25 FT
MIN. REAR YARD	25 FT	25 FT
DWELLING UNIT MIX:		
1 BEDROOM UNITS	40% MIN.	50% (85 UNITS)
2 BEDROOM UNITS	60% MAX.	50% (85 UNITS)
MIN. BUILDING SEPARATION	53 FT	90 FT

PROPOSED RESIDENTIAL PARKING REQUIREMENTS

RENTAL UNITS 170 UNITS X 1.31 SPACE/UNIT = 223 SPACES*

*PARKING REQUIREMENT VALUE OBTAINED FROM ITE PARKING GENERATION MANUAL.

PROPOSED PARKING

SURFACE	111 SPACES
GARAGE	175 SPACES
TOTAL	286 SPACES

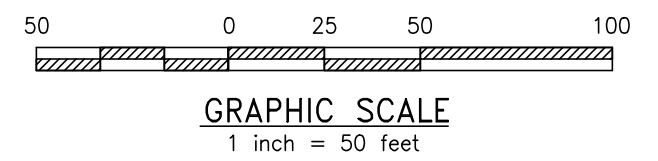
GENERAL NOTES:

- 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 = BUSINESS PARK APARTMENTS
- BOUNDARY INFORMATION FROM PARCEL BOUNDARY MAPPING PROVIDED BY THE CHESTER COUNTY GIS DEPARTMENT AND UNNAMED SUBDIVISION PLAN.
- A WETLAND SURVEY HAS BEEN PERFORMED BY MARATHON ENGINEERING, INC.
- 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.
- FLOODPLAIN PROFILES FROM FEMA WERE REVIEWED AND IT WAS DETERMINED THAT THE BASE FLOOD ELEVATION FOR THE 100 YEAR FLOOD PLAN IS IN ACCORDANCE WITH FEMA PROFILE 074 P "FLOOD PROFILES: EAST BRANCH CHESTER CREEK."

SKETCH PLAN

SCALE: 1" = 50'



LEGEND

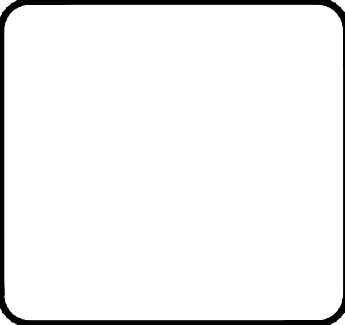
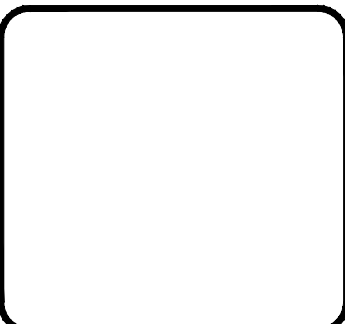
— 342 — EX. PROPERTY LINE	--- 342 --- EXISTING CONTOUR	⊙ EX. FENCE	— E — PROP. ELEC. LINE	⊠ PROP. STORM INLET	— W — PROP. WATER LINE
--- 123.00 --- PROP. PROPERTY LINE	--- 123.00 --- PROPOSED CONTOUR	⊙ EX. UTILITY POLE	— U — PROP. UTILITY POLE	⊠ PROP. STORM INLET ID	— WL — PROP. WATER LATERAL
--- 123.00 --- EX. RIGHT-OF-WAY	--- 123.00 --- EXISTING SPOT ELEV.	⊙ EX. MAIL BOX	⊙ EX. GUY ANCHOR	⊠ PROP. SEEPAGE BED	— FW — PROP. FIRE WATER LINE
--- 123.00 --- PROP. RIGHT-OF-WAY	--- 123.00 --- NEW SPOT ELEV.	⊙ EX. SIGN	⊙ EX. GAS LINE	⊠ PROP. SANITARY MH. ID	— WV — EX. WATER VALVE
⊠ EX. MONUMENT	⊙ EX. SOILS TYPE	⊙ EX. SIGN	⊙ EX. GAS VALVE	⊠ PROP. SAN. SEWER LINE	⊙ EX. HYDRANT
⊠ PROP. MONUMENT	⊙ EX. SOILS LINE	⊙ EX. SIGN	⊙ EX. GAS VALVE	⊠ PROP. SAN. SEWER LATERAL	⊙ EX. MANHOLE
⊙ EX. IRON PIPE	⊙ EX. CONC. CURB	⊙ EX. SIGN	⊙ EX. GAS VALVE	⊠ PROP. SANITARY MH. ID	⊙ EX. TEST PIT
⊙ PROP. IRON PIPE	⊙ PROP. CONC. CURB	⊙ EX. SIGN	⊙ EX. GAS VALVE	⊠ PROP. SANITARY MH. ID	
⊙ EX. EASEMENT	⊙ EX. EDGE OF PAVING	⊙ EX. SIGN	⊙ EX. GAS VALVE	⊠ PROP. SANITARY MH. ID	
⊙ PROP. EASEMENT	⊙ PROP. EDGE OF PAVING	⊙ EX. SIGN	⊙ EX. GAS VALVE	⊠ PROP. SANITARY MH. ID	
⊙ EX. WETLANDS	⊙ EX. LIGHT POLE	⊙ EX. SIGN	⊙ EX. GAS VALVE	⊠ PROP. SANITARY MH. ID	
	⊙ EX. LIGHT POLE	⊙ EX. SIGN	⊙ EX. GAS VALVE	⊠ PROP. SANITARY MH. ID	



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REV.	DATE	DESCRIPTION
0		
1		
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SKETCH PLAN

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

DATE:	08/12/2019
SCALE:	1"=50'
DRAWN BY:	ALS
CHECKED BY:	RBV
PROJECT NO.:	3563
CAD FILE:	3563-SK-08-06-2019.dwg
PLOTTED:	08/12/2019
DRAWING NO.:	SK-1
SHEET:	01 of 01