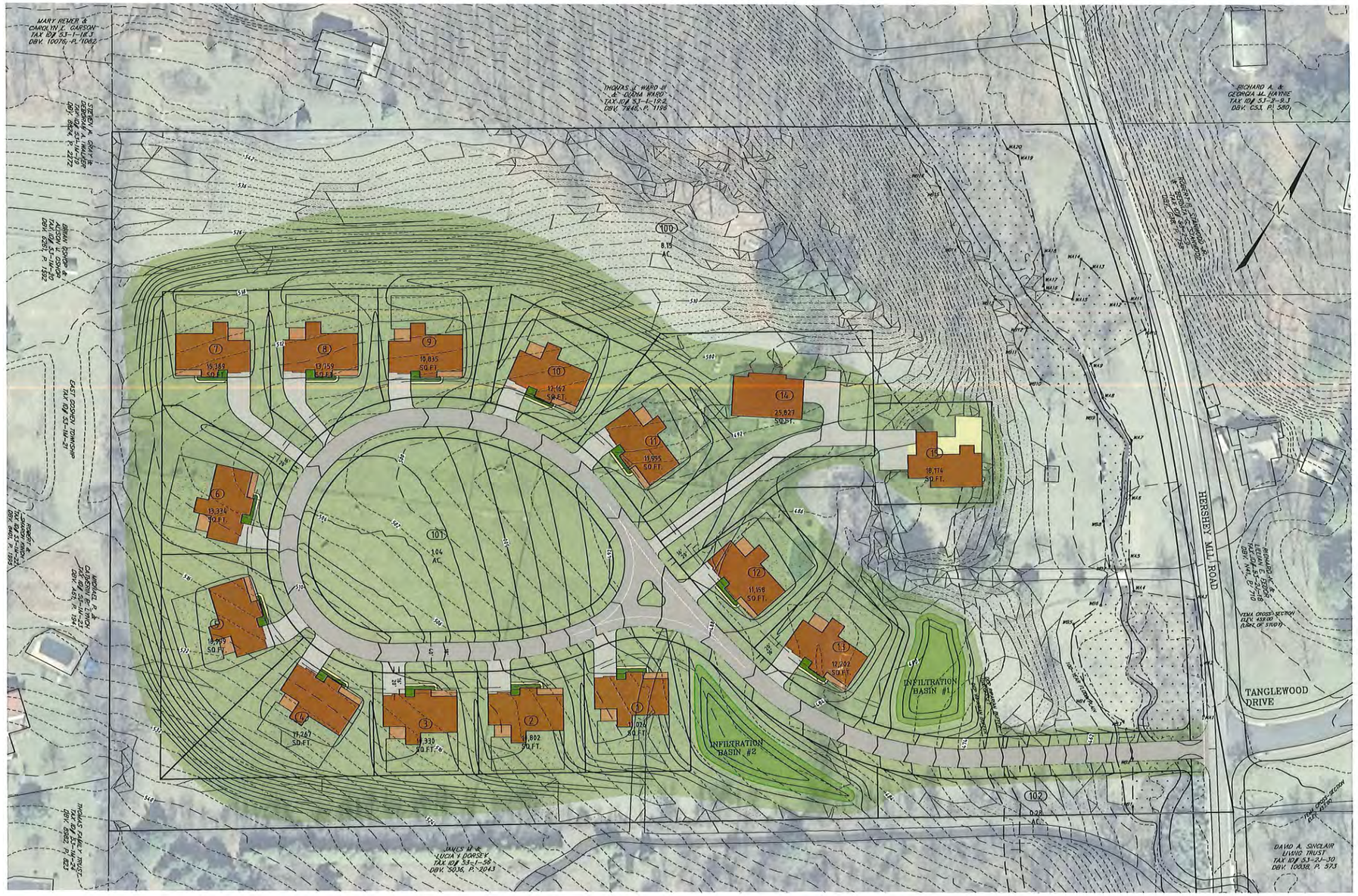

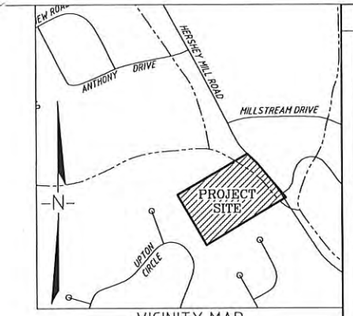

VICINITY MAP
SCALE: 1"=800'

APPLICANT & EQUITABLE RECORD OWNER:
GROVE MEADOW DEVELOPERS LLC
1171 LANCASTER AVE. SUITE 201
BERWYN PA 19312

RECORD OWNER:
MARK S. & CHRISTINE S. MILLER
210 N. ABERDEEN AVENUE
WAYNE, PA 19087

SOURCE OF TITLE:
PIN# 53-1-19 — DBV 3587 PAGE 895

SCOPE:
SINGLE FAMILY OPEN SPACE DEVELOPMENT

TOTAL UNITS:	15 SINGLE FAMILY LOTS
TOTAL AREA:	16.12 ACRES (GROSS AREA)
	15.83 ACRES (NET AREA)
PROPOSED DENSITY:	0.948 UNITS/ACRE
WATER SERVICE:	PUBLIC
SEWER SERVICE:	PUBLIC

ZONING DATA TABULATION
LOW DENSITY RESIDENTIAL DISTRICT (R-2)

LOT AREA	1 ACRE
LOT WIDTH	150 FT. (AT BUILDING LINE)
	60 FT. (AT STREET LINE)
FRONT YARD	45 FT. MINIMUM
	60 FT. AVERAGE
SIDE YARD	20 FT. EACH
REAR YARD	50 FT.
BUILDING HEIGHT	3 STORIES OR 30 FT.
MAX. BLDG. COVERAGE	25 %
MAX. DEV. COVERAGE	30 %

OPEN SPACE DEVELOPMENT OPTION
REQUIRED OPEN SPACE (55% OF TRACT) 8.70 ACRES

PROVIDED OPEN SPACE

PERIMETER OPEN SPACE (PARCEL 100)	8.15 ACRES
CENTRAL GREEN SPACE (PARCEL 101)	1.04 ACRES
QUALIFYING OPEN SPACE	9.19 ACRES (58 %)
LESS THAN 50' IN WIDTH (PARCEL 102)	0.28 ACRES
QUALIFYING OPEN SPACE	9.47 ACRES

HATCH LEGEND
STEEP SLOPES - 15-25%
STEEP SLOPES - 25%+

Revision	Date	Description	Rev.By

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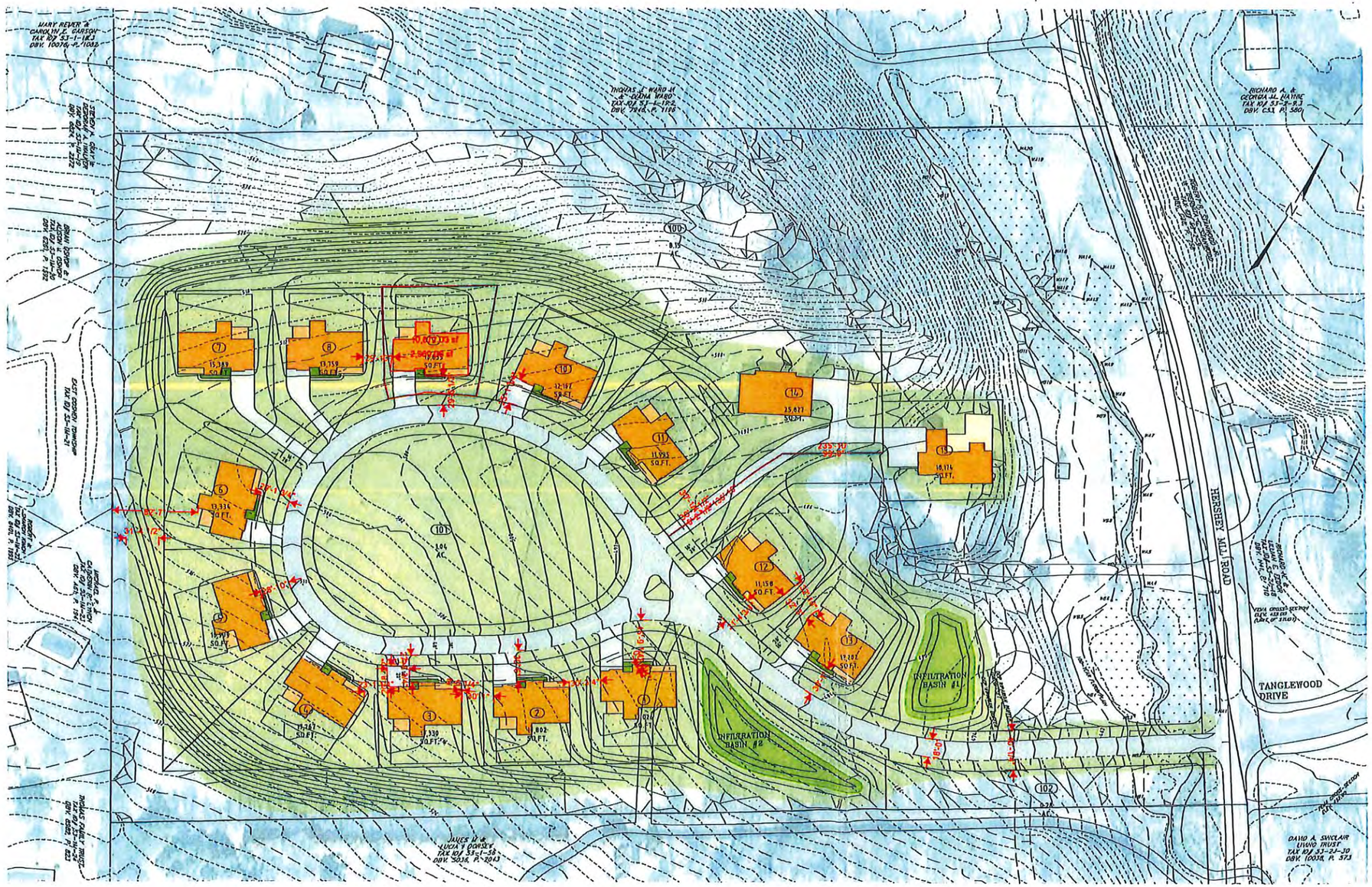
2815 PENN AVENUE
WEST LAWN, PA
610-927-4242
civil engineering design & management firm
MCM Enterprises

SEAL:
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
MICHAEL DUAIN HARTMAN
No. PE059831

1010 HERSHEY MILL ROAD
SKETCH PLAN
OPEN SPACE DEVELOPMENT LAYOUT PLAN

CLIENT: MOSER CONSTRUCTION MANAGEMENT, LLC.
LOCATION: EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
DATE: AUGUST 22, 22

DRAWN BY: M.D.HARTMAN
REVIEWED BY: M.D.HARTMAN
SCALE: 1" = 50'
SHEET: 1 of 2
FILE NO: 22-001-S-D-1.0



VICINITY MAP
SCALE: 1"=800'

APPLICANT & EQUITABLE RECORD OWNER:
GROVE MEADOW DEVELOPERS LLC
1010 LANCASTER AVE, SUITE 301
BERWYN PA 19312

RECORD OWNER:
MARK S. & CHRISTINE S. MILLER
310 N. ABERDEEN AVENUE
WAYNE, PA 19087

SOURCE OF TITLE:
PARCEL 53-1-17 — DBV 3557 PAGE 615

SCOPE:
SINGLE FAMILY OPEN SPACE DEVELOPMENT

TOTAL UNITS:	15 SINGLE FAMILY LOTS
TOTAL AREA:	16.12 ACRES (GROSS AREA)
	15.83 ACRES (NET AREA)
PROPOSED DENSITY:	0.94 UNITS/ACRE
WATER SERVICE:	PUBLIC
SEWER SERVICE:	PUBLIC

ZONING DATA TABULATION
LOW DENSITY RESIDENTIAL DISTRICT (R-1)

LOT AREA	1 ACRE
LOT WIDTH	150 FT. (AT BUILDING LINE)
	40 FT. (AT STREET LINE)
FRONT YARD	45 FT. (MINIMUM)
	60 FT. (AVERAGE)
SIDE YARD	20 FT. EACH
REAR YARD	50 FT.
BUILDING HEIGHT	3 STORIES OR 30 FT.
MAX. BLDG. COVERAGE	25 %
MAX. IMP. COVERAGE	35 %

OPEN SPACE DEVELOPMENT OPTION
REQUIRED OPEN SPACE (55% OF TRACT) 8.70 ACRES

PROVIDED OPEN SPACE

PERIMETER OPEN SPACE (PARCEL 101)	8.15 ACRES
CENTRAL GREEN SPACE (PARCEL 103)	1.84 ACRES
QUALIFYING OPEN SPACE	9.99 ACRES (59 %)
LESS THAN 50' TO NORTH (PARCEL 102)	0.56 ACRES
QUALIFYING OPEN SPACE	9.43 ACRES

HATCH LEGEND
STEEP SLOPES - 15-25%
STEEP SLOPES - >25%

Revision	Date	Description	Rev. By

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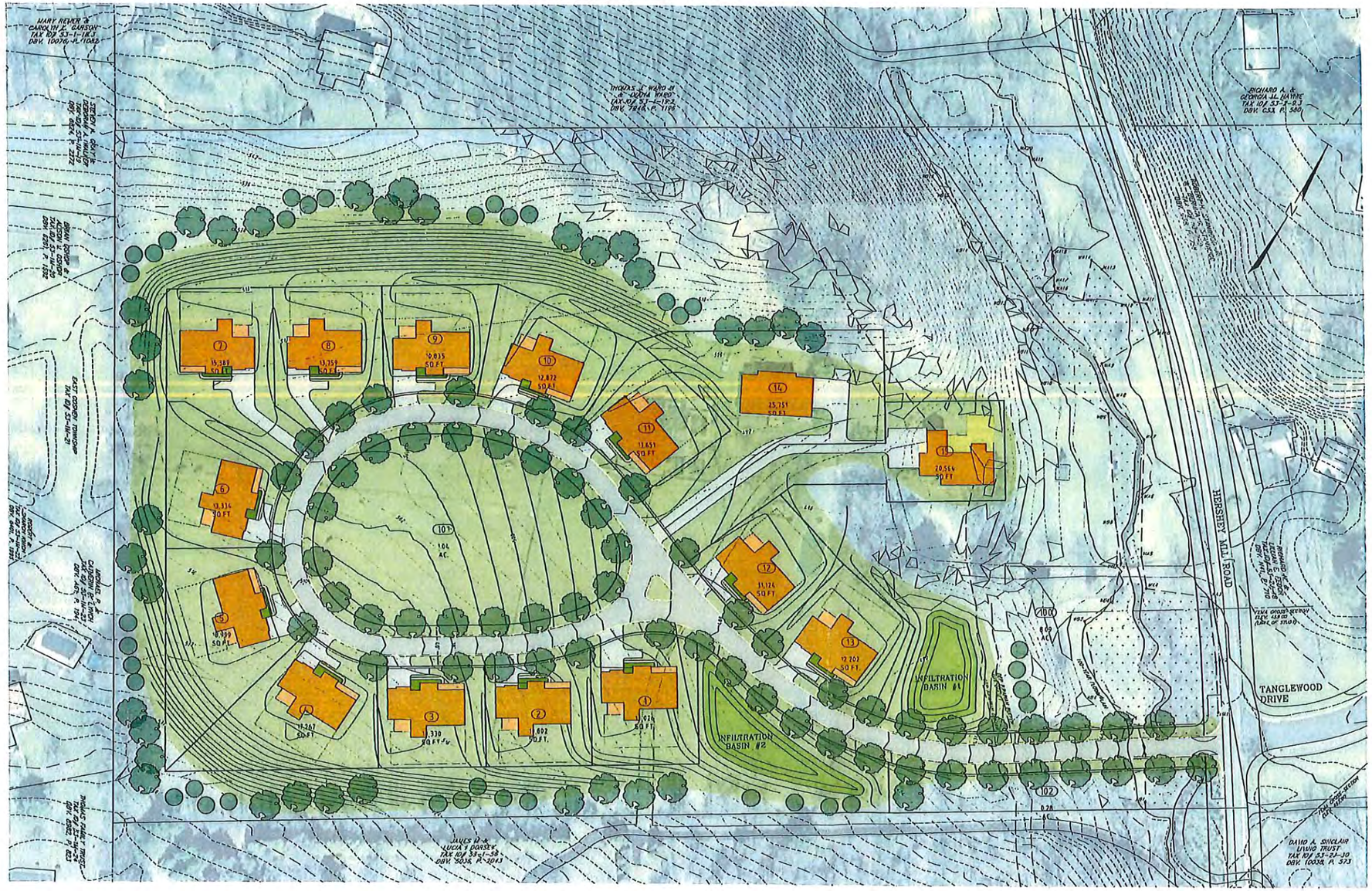
WEST LAWN, PA
610-927-4242
Enterprises

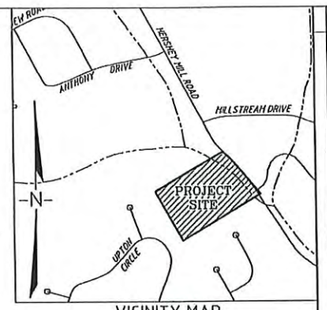
SEAL:
COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL ENGINEER
MICHAEL DUAIN HARTMAN

1010 HERSHEY MILL ROAD
SKETCH PLAN
OPEN SPACE DEVELOPMENT LAYOUT PLAN

CLIENT: MOSER CONSTRUCTION MANAGEMENT, LLC.
LOCATION: EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
DATE: AUGUST 22, 22

DRAWN BY: M.D.HARTMAN
APPROVED BY: M.D.HARTMAN
SCALE: 1" = 50'
SHEET: 1 of 2
JOB NO: 22-001-S-D-1.0





VICINITY MAP
SCALE: 1"=800'

APPLICANT & EQUITABLE RECORD OWNER:
GROVE MEADOW DEVELOPERS LLC
1011 LANCASTER AVE. SUITE 201
BERWYN PA 19312

RECORD OWNER:
HARRY S. & CHRISTINE S. FELLER
319 N. ABERDEEN AVENUE
WAYNE, PA 19087

SOURCE OF TITLE:
PIN# 53-1-19 — DBV 3587 PAGE 855

SCOPE:

SINGLE FAMILY OPEN SPACE DEVELOPMENT	
TOTAL UNITS:	15 SINGLE FAMILY LOTS
TOTAL AREA:	16.12 ACRES (GROSS AREA)
	15.83 ACRES (NET AREA)
PROPOSED DENSITY:	0.95 UNITS/ACRE
WATER SERVICE:	PUBLIC
SEWER SERVICE:	PUBLIC

ZONING DATA TABULATION
LOW DENSITY RESIDENTIAL DISTRICT (R-1)

LOT AREA	1 ACRE
LOT WIDTH	150 FT. (AT BUILDING LINE)
	40 FT. (AT STREET LINE)
FRONT YARD	45 FT. MINIMUM
	40 FT. AVERAGE
SIDE YARD	30 FT. EACH
REAR YARD	50 FT.
BUILDING HEIGHT	3 STORIES OR 35 FT.
MAX. BLDG COVERAGE	25 %
MAX. IMP. COVERAGE	30 %

OPEN SPACE DEVELOPMENT OPTION
REQUIRED OPEN SPACE (55% OF TRACT) 8.70 ACRES

PROVIDED OPEN SPACE

PERIMETER OPEN SPACE (PARCEL 100)	8.69 ACRES
CENTRAL GREEN SPACE (PARCEL 101)	1.01 ACRES
QUALIFYING OPEN SPACE	9.13 ACRES (59 %)
LESS THAN 50' IN WIDTH (PARCEL 102)	0.28 ACRES
TOTAL PROVIDED OPEN SPACE	9.41 ACRES

GENERAL NOTES
1. THE PROPOSED OPEN SPACE MAY NOT BE SEPARATELY SOLD, NOR SHALL SUCH LAND BE FURTHER DEVELOPED OR SUBDIVIDED.
2. THE OPEN SPACE AREA DESIGNATED AS PARCEL 100 AND 102 SHALL BE CONSIDERED A PASSIVE OPEN SPACE.
3. THE OPEN SPACE AREA DESIGNATED AS PARCEL 101 SHALL BE CONSIDERED AN ACTIVE OPEN SPACE AREA AND AVAILABLE FOR THE EXCLUSIVE USE
4. THE OPEN SPACE AREAS SHALL BE PROTECTED BY A CONSERVATION EASEMENT. OWNERSHIP
5. FOR THE OPEN SPACE AREA SHALL BE BY A HOMEOWNER'S ASSOCIATION
6. THE HOMEOWNERS ASSOCIATION'S SHALL MANAGE THE OPEN SPACE
7. THE PLANTINGS SHOWN ON THIS PLAN ARE TO SHOW GENERAL COMPLIANCE WITH THE TOWNSHIP ORDINANCE. FORMAL PLANTING PLANS SHALL BE PROVIDED WITH THE SUBDIVISION AND LAND DEVELOPMENT PLANS.
8. STORAGE SHEDS ARE NOT A PERMITTED ACCESSORY USE

HATCH LEGEND
STEEP SLOPES - 15-25%
STEEP SLOPES - 25%+

Revision	Date	Description	Rev. by

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610-927-4242
Enterprises

SEAL: COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MICHAEL DUANE HARTMAN ENGINEER No. PE075833

1010 HERSHEY MILL ROAD
SKETCH PLAN
OPEN SPACE DEVELOPMENT LAYOUT PLAN

CLIENT: MOSER CONSTRUCTION MANAGEMENT, LLC
LOCATION: EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
DATE: AUGUST 22, '22

DRAWN BY:	M.D.HARTMAN
REVIEWED BY:	M.D.HARTMAN
SCALE:	1" = 50'
SHEET:	1 of 2
FILE NO:	22-001-S-D-1.0

1010 HERSHEY MILL ROAD
SKETCH PLAN
OPEN SPACE DEVELOPMENT LAYOUT PLAN

CLIENT: MOSER CONSTRUCTION MANAGEMENT, LLC.
LOCATION: EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
DATE: OCTOBER 3, 2022

M.J.HARTMAN
DESIGNED BY
M.J.HARTMAN
DRAWN BY
1" = 50'
SCALE
2 of 2
SHEET
22-001-S-D-2.0
REF. FILE

Enterprises
1 Cain engineering design & management corp.
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Rev-No	Date	Description	Rev-By

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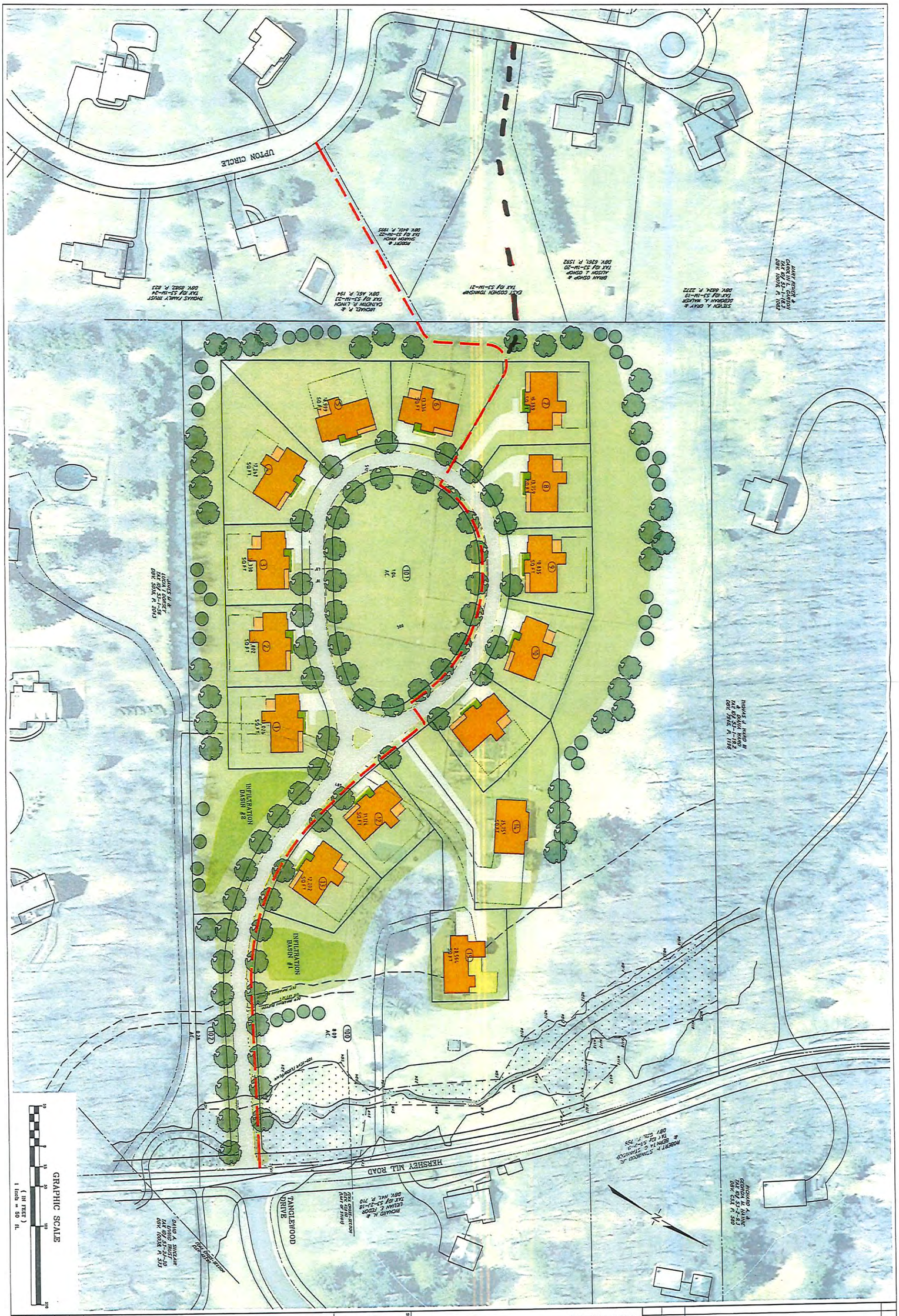

1010 HERSHEY MILL ROAD
SKETCH PLAN
OPEN SPACE DEVELOPMENT LAYOUT PLAN

CLIENT: MOSER CONSTRUCTION MANAGEMENT, LLC.
LOCATION: EAST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA
DATE: OCTOBER 5, 2022

DRAWN BY: M.D.J.HARTMAN
REVIEWED BY: M.D.J.HARTMAN
SCALE: 1" = 50'
SHEET: 2 of 2
JOB NO.: 22-001-S-O-2.0

2815 PENN AVENUE
WEST LAWN, PA
610-927-1242
Enterprises
a civil engineering design & management firm

Revision	Date	Description	Rev.By

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