



Shared Driveway,
Typical for Lots Fronting
S. Five Points Rd.

S. FIVE POINTS RD.

LITTLE SHILOH RD.

EXISTING
POND

BERWICK DR.

SITE DATA:

TOTAL TRACT AREA: 10.66 ± AC (Gross)

EXISTING ZONING: R-3 Residential District

AREA, BULK, HEIGHT, AND BUFFER REGULATIONS:

| | Required |
|---------------------------------------|--------------------|
| Min. Lot Area(public sewer & water): | 18,000 sf |
| Min. Lot Width at Building Line: | 100' |
| Min. Lot Width at Street R.O.W. Line: | 50' |
| Max. Lot Coverage: | 25% |
| Min.Green Area: | 50% |
| Min. Yard Setbacks: | |
| Front Yard: | 40' |
| Side Yards: | 10'; 25' aggregate |
| Rear Yard: | 30' |

**GLACKIN
THOMAS
PANZAK**
LAND PLANNING
LANDSCAPE
ARCHITECTURE

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Paul Executive Green I
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SKETCH PLAN
Nussbaumer Tract
WEST GOSHEN TOWNSHIP, CHESTER COUNTY, PENNSYLVANIA

PROJECT #: 13-081
DATE: 10/16/13 (ss)
REV.:

SHEET:
SP-1

