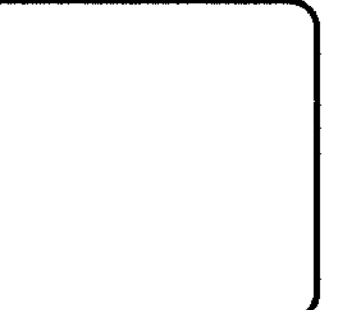
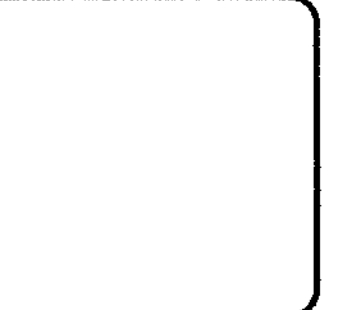


DLHowell
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D.L. Howell & Assoc., Inc.

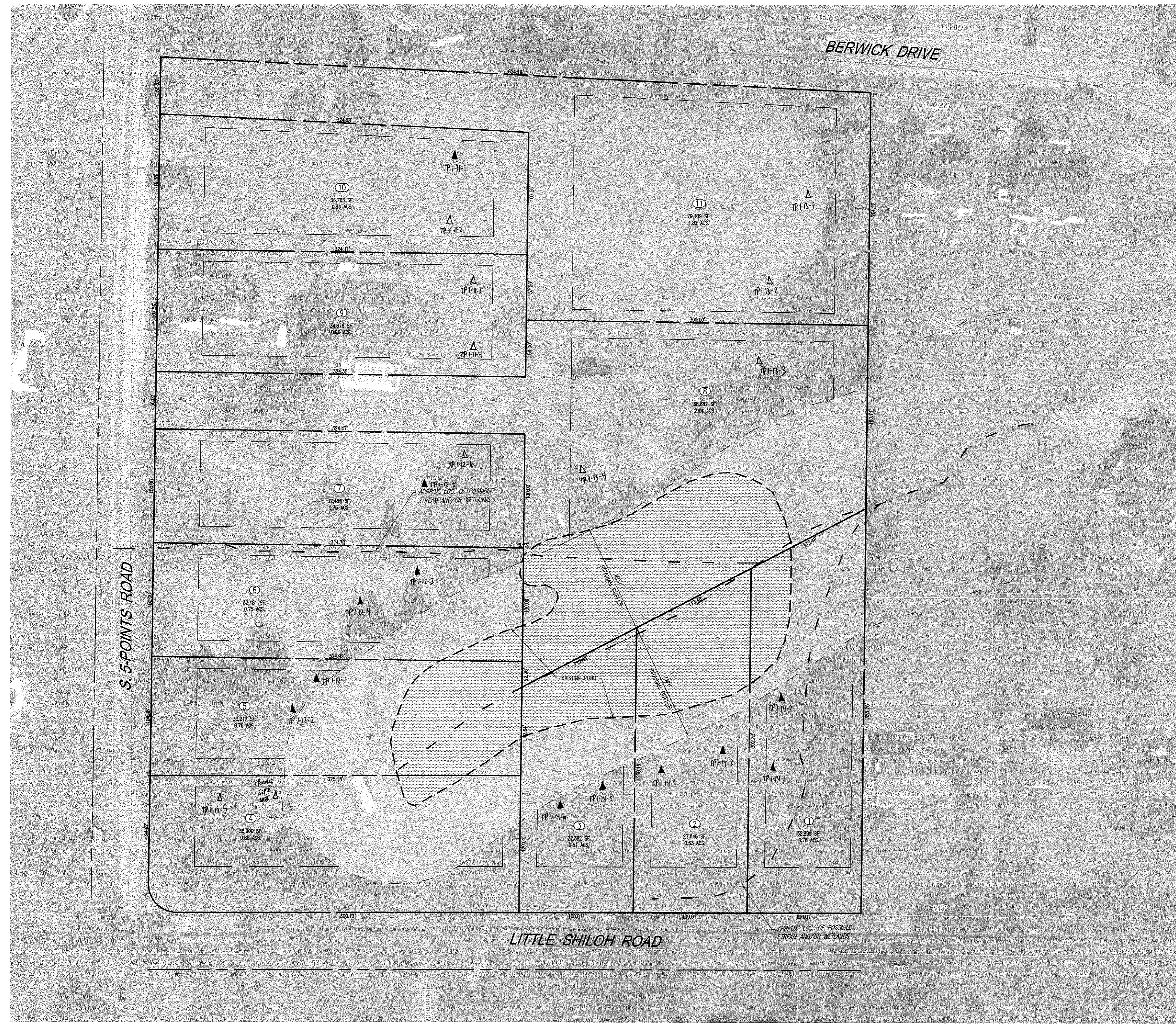
1250 Wrights Lane
West Chester, PA 19380
Phone: (610) 918-9002
Fax: (610) 918-9003



NO.	DATE	DESCRIPTION
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SKETCH
RESIDENTIAL SUBDIVISION
CLIENT: BENTLEY HOMES, INC.
PROJECT: 5 POINTS ROAD
LOCATION: 5 POINTS ROAD
WEST GOSHEN TWP., CHESTER COUNTY, PA.

DATE:	11/01/2015
SCALE:	1" = 40'
DRAWN BY:	REV
CHECKED BY:	DLH
PROJECT NO.:	PRELIM.
CAD FILE:	SR-1 11-01-2015.dwg
PLOTTED:	11/01/2015
DRAWING NO.:	SK-1
SHEET	1 OF 1



ZONING DATA TABULATION
WEST GOSHEN TOWNSHIP ZONING ORDINANCE
ARTICLE IV: R-3 - RESIDENTIAL DISTRICT

SECTION 84-12. - USE REGULATIONS
A. SINGLE FAMILY DETACHED DWELLING.

SECTION 84-13. - AREA AND BULK REGULATIONS

	REQUIRED	PROPOSED
MIN. LOT SIZE (WITH PUBLIC SEWER & WATER)	18,000 SF.	>18,000 SF.
MIN. LOT WIDTH AT BUILDING LINE	100 FT.	100 FT.
MIN. LOT WIDTH AT STREET LINE	50 FT.	50 FT.
MAX. LOT COVERAGE	25 %	<25 %
MIN. GREEN AREA	50 %	>50 %
MIN. BUILDING SETBACK	40 FT.	>40 FT.
MIN. SIDE YARD		
-MIN.	10 FT.	>10 FT.
-AGG.	25 FT.	>25 FT.
MIN. REAR YARD	30 FT.	>30 FT.
MAX. BUILDING HEIGHT	30 FT.	<30 FT.

SECTION 84-57.5. - MINIMUM BUILDING LOT REQUIREMENTS.

A. EIGHTY PERCENT OF THE MINIMUM REQUIRED LOT SIZE SHALL BE OUTSIDE THE BOUNDARY OF AND UNENCUMBERED BY THE FLOOD HAZARD DISTRICT, WETLANDS OR STORMWATER MANAGEMENT BASIN. FOR THE PURPOSE OF THIS REGULATION, THE AREA OF A STORMWATER BASIN SHALL BE CALCULATED BY MEASURING THE AREA OF THE WATER SURFACE WITHIN THE BASIN PROJECTED TO EXIST AT THE LEVEL OF THE BASIN OVERFLOW.

RESIDENTIAL SUBDIVISION

SCALE: 1" = 40'

