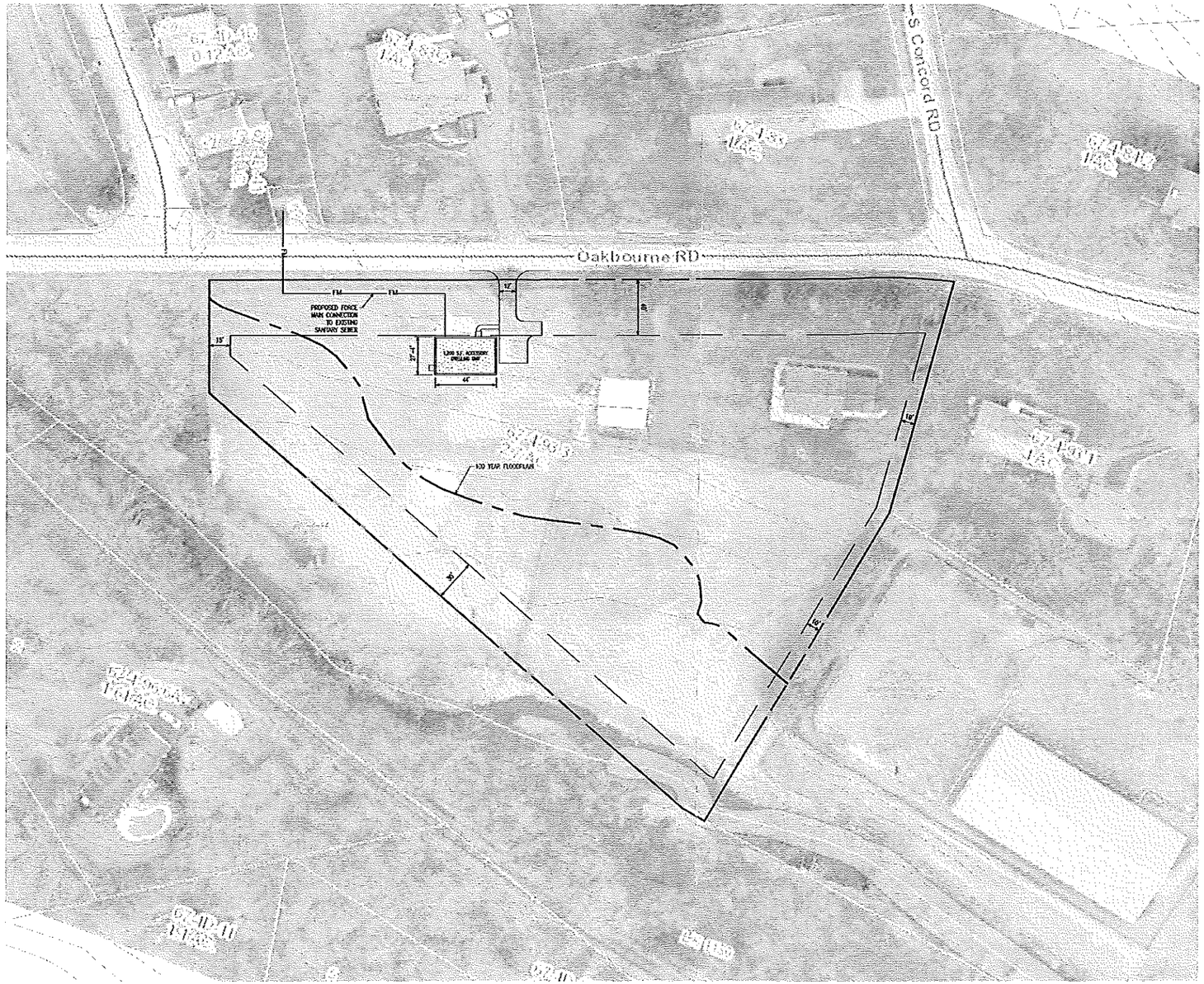


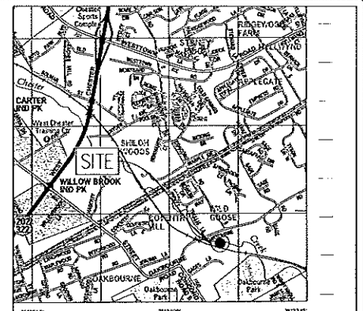
SPECIAL EXCEPTION PLAN

SCALE: 1" = 40'

GRAPHIC SCALE
1 inch = 40 feet

LEGEND

PROP. PROPERTY LINE
PROP. RIGHT-OF-WAY
PROP. MONUMENT
PROP. IRON PIPE
PROP. EASEMENT
PROPOSED CONTOUR
NEW SPOT ELEV.
PROP. CONC. CURB
PROP. EDGE OF PAVING
PROP. LIGHT POLE
PROP. SIGN
PROP. PARKING SPACES
TO BE REMOVED
PROP. TELE. LINE
PROP. ELEC. LINE
PROP. UTILITY POLE
PROP. GAS LINE
PROP. GAS VALVE
PROP. STORM SEWER LINE
PROP. STORM INLET
PROP. STORM INLET ID
PROP. SEEPAGE BED
PROP. SAN. SEWER LINE
PROP. SAN. SEWER LATERAL
PROP. SANITARY MH. ID
PROP. WATER LINE
PROP. WATER LATERAL
PROP. FIRE WATER LINE
PROP. WATER VALVE
PROP. HYDRANT
PROP. MANHOLE



LOCATION MAP
SCALE: 1" = 2,000'

THE PURPOSE OF THIS PLAN IS TO CONFIRM COMPLIANCE WITH THE APPLICABLE AREA AND BULK STANDARDS REQUIRED FOR THE CONSTRUCTION OF AN ACCESSORY DWELLING UNIT ON UPI 67-4-93.3.

GENERAL NOTES:

1. RECORD OWNER:
ROBERT & MIMI SNYDER
620 OAKBOURNE ROAD
WEST CHESTER, PA 19382
2. SOURCE OF TITLE: DEED BOOK 4403, PAGE 1559
3. TAX PARCELS: 67-4-93.3
4. LOT AREA: 2.7 ACRES±
5. BOUNDARY AND FLOODPLAIN INFORMATION TAKEN FROM CHESTER COUNTY GIS DATA.
6. TOPOGRAPHICAL AND EXISTING CONDITIONS PLOTTED FROM CHESTER COUNTY GIS DATA.
7. ALL PROPOSED CONSTRUCTION WILL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE UNIFORM CONSTRUCTION CODE.

ZONING DATA TABULATION

ARTICLE X: R-2 RESIDENTIAL DISTRICT
SECTION 170-701: USE REGULATIONS
B. USES BY SPECIAL EXCEPTION
7.) ACCESSORY DWELLING UNIT

SECTION 170-702: AREA AND BULK REGULATIONS
C. HEIGHT, AREA AND BULK REGULATIONS

	REQUIRED	PROPOSED
MIN. LOT AREA	1 ACRE	2.7 ACRES±
MIN. LOT WIDTH		
@ BLDG LINE	150 FT.	520 FT.
@ STREET LINE	50 FT.	530 FT.
MIN. FRONT YARD	40 FT.	41 FT.
MIN. SIDE YARD	10 FT. EA./ 25 FT. AGG.	30 FT./ 180 FT. AGG.
MIN. REAR YARD	30 FT.	165 FT.
MAX. IMPERVIOUS COVERAGE	20%	8.1% (9,565 S.F.)
MAX. BUILDING HEIGHT	38 FT.	<38 FT.

SPECIAL EXCEPTION REQUEST

SECTION 170-71.B.7 - TO PERMIT AN ACCESSORY DWELLING UNIT

DLHowell
Civil Engineering
Land Planning
Environmental
www.DLHowell.com

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

NO.	REV.	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			

SPECIAL EXCEPTION PLAN

CLIENT: ROBERT & MIMI SNYDER
PROJECT: 620 OAKBOURNE ROAD
LOCATION: WESTTOWN TOWNSHIP
CHESTER COUNTY, PA

DATE:	03/12/19
SCALE:	1"=40'
DRAWN BY:	RAG
CHECKED BY:	JWB
PROJECT NO.:	3508
CAD FILE:	3508 Special Exception.dwg
PLOTTED:	03/12/19
DRAWING NO.:	SE-1
SHEET	01 OF 01