

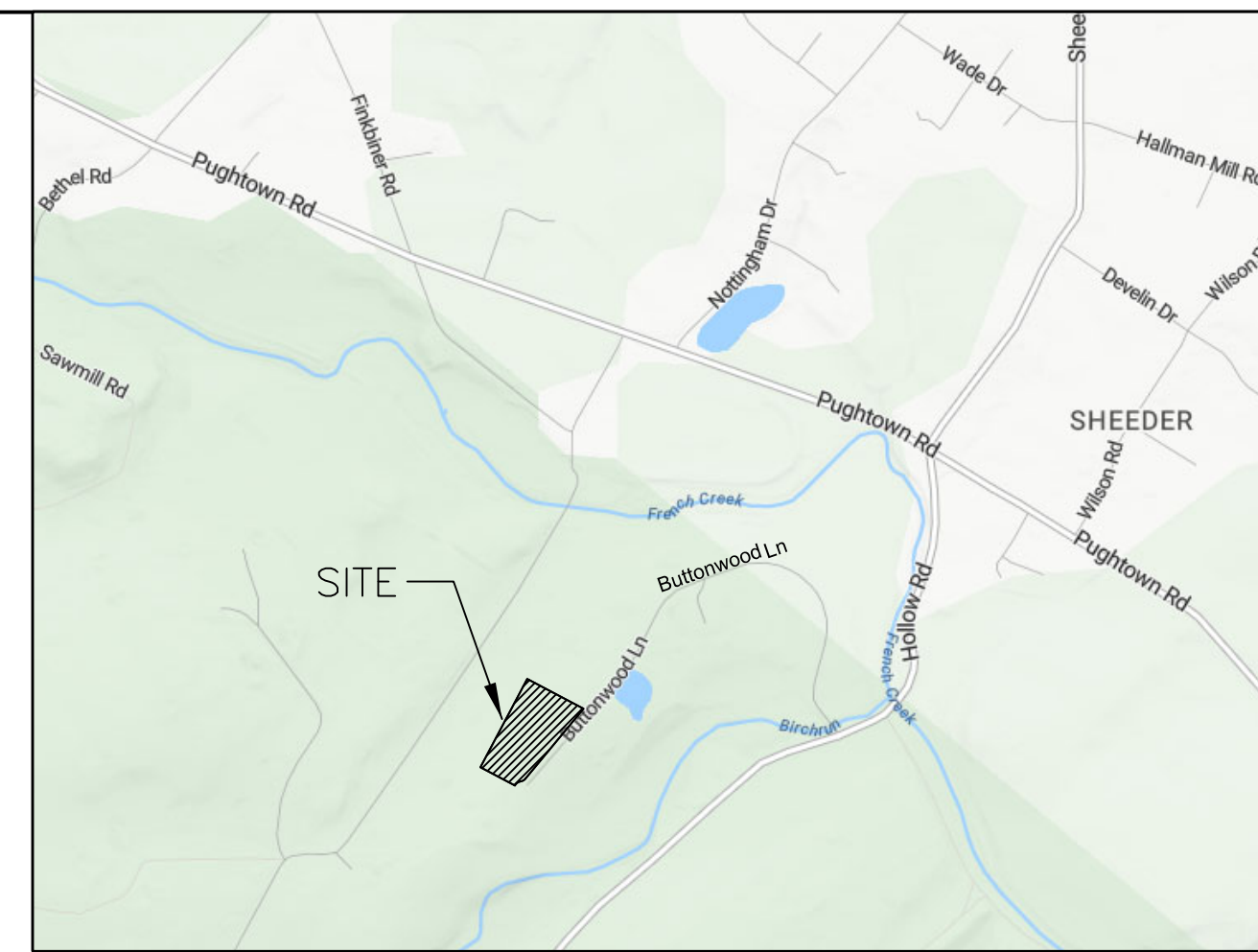
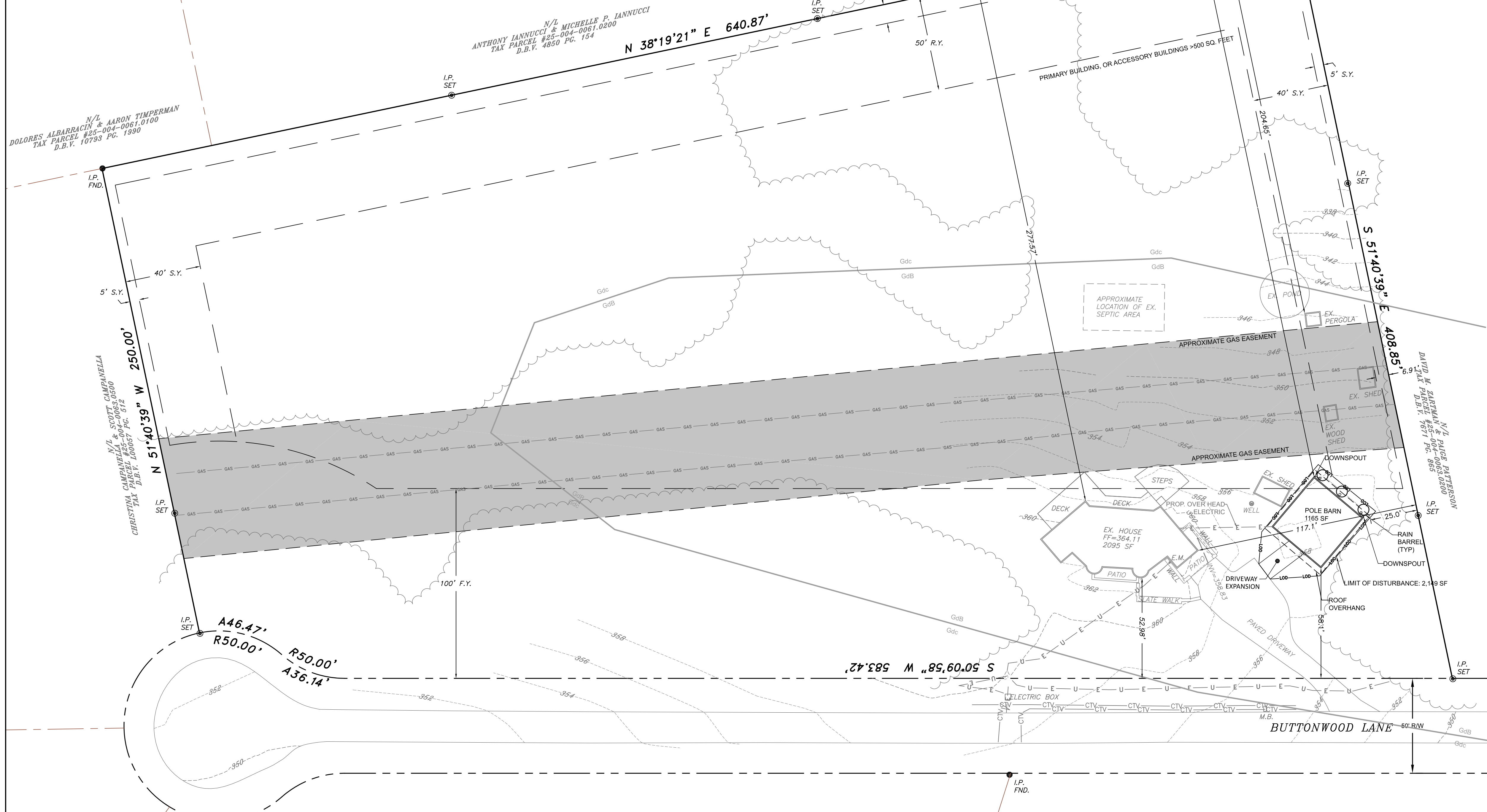
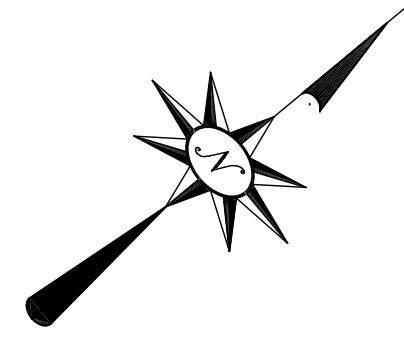
**NOTE**

ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND/OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK IN ACCORD WITH ACT 38.

Pennsylvania One Call System, Inc.



1-800-242-1776  
SITE #20233122688



LOCATION MAP N.T.S.

GROSS LOT AREA = 217,935 SQ.FT. (5.003 ACRES)  
TAX #25-004-0063.0400  
DBV. 9337 PG. 1233

**PLAN NOTES**

- BOUNDARY:** THE BOUNDARY INFORMATION SHOWN HEREON TAKEN FROM FIELD SURVEY BY ALL COUNTY AND ASSOCIATES, INC. NOVEMBER, 2023.
- TOPOGRAPHY:** THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS TAKEN FROM ACTUAL FIELD SURVEY BY ACA, NOVEMBER, 2023.
- SOILS DATA:** GdB - GLADSTONE GRAVELLY LOAM, 3 TO 8 PERCENT SLOPES. GdC - GLADSTONE GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES.
- WATER AND SEWER:** THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
- VERTICAL DATUM:** NAVD88
- FLOODPLAIN:** THERE ARE NO FEMA FLOODPLAINS ON THE PROPERTY PER FEMA FLOOD MAP 42029C0050G
- BENCHMARK:** FIRST FLOOR ELEVATION
- EXISTING LAND USE:** DETACHED SINGLE FAMILY
- WETLANDS:** NO WETLANDS ARE LOCATED WITHIN THE PROPERTY.
- CHAPTER 93:** THE CLOSEST BODY OF WATER TO THIS SITE IS FRENCH CREEK, CLASSIFIED AS A M-EV (MIGRATORY EXCEPTIONAL VALUE) CHAPTER 93.
- ALL ROOF LEADERS MUST DISCHARGE INTO RAIN BARRELS.

**ZONING**

WEST VINCENT TOWNSHIP  
RC - RURAL CONSERVATION DISTRICT TIER II

	RC	EX.	PROP.
MINIMUM REQUIREMENTS			
GREENWAY LAND	65 PERCENT	>65 PERCENT	>65 PERCENT
LOT WIDTH @ BUILDING LINE	70 FEET	583.18 FEET	583.18 FEET
BUILDING SETBACK LINE (PRINCIPAL)	100 FEET	52.98 FEET	52.98 FEET
REAR YARD (PRINCIPAL)	50 FEET	277.77 FEET	277.77 FEET
SIDE YARD, EACH (PRINCIPAL)	40 FEET	117.09 FEET	117.09 FEET
ACCESSORY BLDG. <500 SQ. FEET			
SIDE YARD, EACH	5 FEET	6.91 FEET	6.91 FEET
REAR YARD	10 FEET	204.65 FEET	204.65 FEET
ACCESSORY BLDG. >500 SQ. FEET			
SIDE YARD, EACH	40 FEET	N/A	25 FEET
REAR YARD	50 FEET	N/A	290 FEET
MAXIMUM REQUIREMENTS			
BUILDING COVERAGE	35 PERCENT	1.14 PERCENT	1.67 PERCENT
PRINCIPAL BUILDING HEIGHT	<35 FEET	<35 FEET	<35 FEET
FARM BUILDING	<65 FEET	<65 FEET	<65 FEET
ACCESSORY BUILDING	<25 FEET	<25 FEET	<25 FEET

**IMPERVIOUS COVER CALCULATIONS:**

EXISTING IMPERVIOUS:	
HOUSE	= 2,095 SF
ACCESSORY BLDG	= 383 SF
WALKS/PATIOS	= 1,380 SF
DRIVEWAY	= 1,838 SF
TOTAL	= 5,696 SF
PROPOSED IMPERVIOUS:	
PROPOSED BARN	= 1,530 SF
PROP DRIVEWAY	= 180 SF
TOTAL	= 1,710 SF
TOTAL IMPERVIOUS:	
EXISTING	= 5,696 SF
PROPOSED	= 1,710 SF
TOTAL	= 7,406 SF

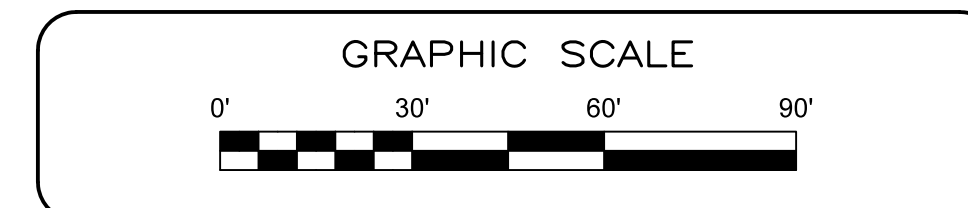
**WEST VINCENT TOWNSHIP ZONING ORDINANCE REQUEST FOR VARIANCE:**

REQUESTING VARIANCE FROM THE FOLLOWING SECTIONS OF THE ZONING ORDINANCE ADOPTED ON 10-25-2019 SECTION 390-144(A)(3) - A VARIANCE IS REQUESTED FROM THE REQUIREMENT THAT ACCESSORY AGRICULTURAL BUILDINGS AND STRUCTURES MAY BE LOCATED WITHIN THE FRONT YARD, BUT IN NO CASE SHALL THE MINIMUM FRONT YARD FOR THE ACCESSORY BUILDING OR STRUCTURE BE LESS THAN THE DISTANCE ALLOWED FROM THE ULTIMATE RIGHT-OF-WAY OF ROADS OR STREETS FOR PRINCIPAL BUILDINGS OR STRUCTURES IN THE APPLICABLE DISTRICT AND DESIGN OPTION.

BUILDING COVERAGE:  
BUILDING/GROSS LOT AREA = 4,008 / 217,935 X 100% = 2.0%

**LEGEND**

- APPROX. PROPERTY LINE
- ADJOINER LINE
- REQUIRED R/W LINE
- LEGAL R/W LINE
- EDGE OF PAVING
- DRIVEWAY
- WALL
- OVERHEAD UTILITIES
- RAIL
- GRAVITY SEWER LINE
- 1" CONTOUR LINE
- WATER LINE
- GAS LINE
- FENCE
- BUILDING SETBACK LINE
- STORM SEWER
- EX. GAS EASEMENT
- EX. TREES



DATE	REVISIONS	BY
4/19/2024	PLANS REVISED PER LTL REVIEW LETTER MARCH 19TH, 2024	SAS

**OWNER & CLIENT**

**MATTHEW DOMBROSKI**  
53 BUTTWOOD LANE  
SPRING CITY, PA 19475  
610-888-0085

**PROJECT**

**DOMBROSKI - 53 BUTTWOOD**  
53 BUTTWOOD LANE

WEST VINCENT TOWNSHIP CHESTER COUNTY PENNA.

**ALL COUNTY AND ASSOCIATES, INC.**  
SURVEYING | ENGINEERING | ENVIRONMENTAL

P.O. BOX 472 | 1841 POTTSTOWN PIKE, ST. PETERS, PA 19470  
PHONE: 610-469-3830 | FAX: 610-469-6385  
E-MAIL: CIVIL@ALL-COUNTY-ASSOC.COM

DESIGNED BY	DRAWN BY	CHECKED BY	PROJECT NO.	DATE
XLH	MCJR	PJC	DOMBMA-0001	11/15/2023
PLAN SCALE			CADD FILE	SHEET NO.
1" = 30'			DOMBROSKI - 53 BUTTWOOD - MODEL	1 of 1

\* TAKEN FROM THE ZONING ORDINANCE OF WEST VINCENT TWP. REFER TO TEXT FOR COMPLETE ZONING DETAILS.