

NOTES:

- Record Owner:**
Richard A., Jr. & Lovertus Kitchen
358 Hallman Mill Road
Phoenixville, PA 19460
- This property is currently zoned LR (Low-Density Residential). The lot configurations shown hereon have been designed to the area and bulk regulations for single family dwelling, a use permitted by right according to Section 27-602.1.A.
- Contours are by field survey. Benchmark is first floor. Elevation : 214.24.
- All bearings, distances and elevations shown hereon are based on the Pennsylvania State Plane Coordinate System - South Zone.
Horizontal Datum: North American Datum of 1983 (NAD83).
Vertical Datum: North American Vertical Datum of 1988 (NAVD88).
- Soils taken from Web Soil Survey prepared by the USDA, on Month ??, 202?.
Bo - Bowmansville-Krauers silt loams.
PeB - Penn silt loam, 3 to 8 percent slopes.
PeC - Penn silt loams, 8 to 15 percent slopes.
UrxB - Urban land-Penn complex, 0 to 8 percent slopes.
UrxD - Urban land-Penn complex, 8 to 25 percent slopes.
- This property is partially located within the 100-year flood boundary per FEMA Flood Insurance Rate Map # 42029C0055G, dated September 29, 2017.
- Existing features shown hereon are by field survey by Bercek & Associates on January 12, 2024.
- The boundary survey as shown hereon was based on current deeds of record as noted. This survey was done without the benefit of a title search and the properties shown hereon may be subject to easements, right of ways and restrictions not shown hereon.

NOTES CONT.:

- The boundary survey as shown hereon was based on current deeds of record as noted. This survey was done without the benefit of a title search and the properties shown hereon may be subject to easements, right of ways and restrictions not shown hereon.
- Source of Title:**
BEING the same premises which Marie Kitchen, by deed dated October 23, 2023 and recorded in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 11139, page 2288, granted and conveyed unto Richard A., Jr. & Lovertus Kitchen, in fee. BEING UPI #21-7-2.
- At this time there is no proposed development of improvements for Lot #2, in the future if any grading or land disturbance is proposed for Lot #2, the owner of said property shall obtain applicable permits and approvals from the Township, County and State for grading, erosion and sediment control and stormwater management.
- Ex. Lot Area:**
4.9469 Ac.± Gross to Title Line (215,487 sq.ft.)
4.4757 Ac.± Net (194,961 sq.ft.)
- Ex. Lot Coverage:**
Building coverage = 1,222 s.f.± (0.63%)
Impervious coverage = 4,641 s.f.± (2.38%)
- Prop. Lot Area:**
Lot #1
1.9733 Ac.± Gross to Title Line (85,957 sq.ft.)
1.5022 Ac.± Net (Determined by excluding road right of way & 75% of area within flood hazard area) (65,436 sq.ft.)
Lot #2
2.9736 Ac.± Gross to Title Line (129,530 sq.ft.)
- Prop. Lot Coverage:**
Lot #1
Building coverage = 1,222 s.f.± (1.86%)
Impervious coverage = 4,115 s.f.± (6.28%)
Lot #2
Building coverage = 0 s.f.± (0.0%)
Impervious coverage = 526 s.f.± (0.40%)
- To ensure long-term management for the riparian buffer area, no land disturbance within the buffer area shall be permitted without prior approval from East Vincent Township or any associated state or federal agency. The riparian buffer area will be owned, managed, and maintained by the current record owner, its successors and or assigns. The current condition of the riparian buffer consists of stabilized banks along Hallman Mill Road (large stone) and mature woods and vegetation along both banks. The riparian buffer area shall be managed and maintained in its current condition ensuring the area will be conserved and protected. The current record owner, its successors and or assigns shall employ professional and personnel resources as necessary in order to maintain and manage the riparian buffer area.

STATE OF:
COUNTY OF:

On this the ____ day of _____, 20____, before me the Subscriber, personally appeared Richard A., Jr. and Lovertus Kitchen, who being duly sworn according to Law, deposes and says that they are the record owners of the property UPI 21-7-2 as shown on this plan, dated 2/7/2024. This subdivision plan was made at their direction, and as record owners, executed this plan for the purpose therein contained by signing their names with the intention that this plan be recorded according to Law and that all street right of ways shown and not heretofore dedicated are hereby dedicated to public use.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal:

Notary Public _____
My Commission expires _____
By: _____
Richard A. Kitchen, Jr. Lovertus Kitchen

Reviewed by the Chester County Planning Commission this ____ day of _____, 20____

Executive Director _____

Reviewed by the East Vincent Planning Commission this ____ day of _____, 20____

Chairman (Vice) _____

Reviewed by the East Vincent Township Board of Supervisors this ____ day of _____, 20____

Chairman _____

Vice Chairman _____

Supervisor _____

Township Secretary _____

Township Engineer _____

Zoning Officer _____ (Township Seal)

I hereby declare this plan represents a survey a survey made by me; that all monuments shown exist, or will be placed, and that all dimensional and geodetic details are correct, to the best of my knowledge.

BERCEK & SMITH ENGINEERING, INC.

Professional Land Surveyor _____

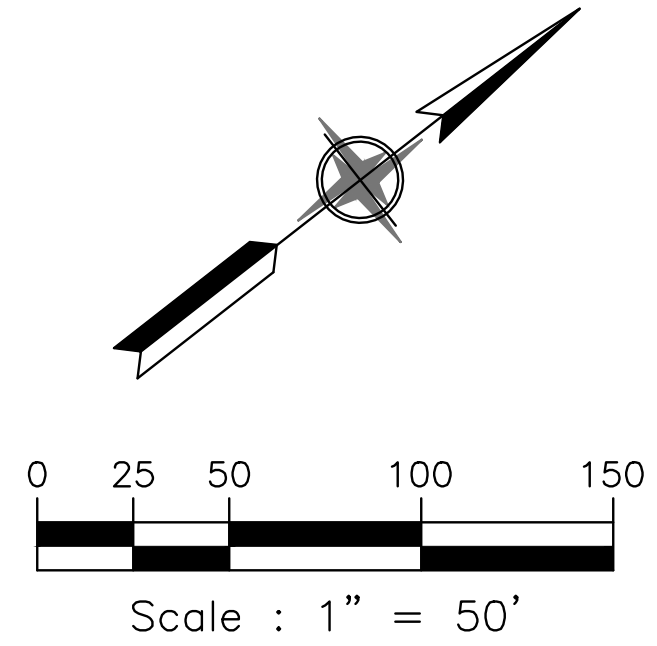
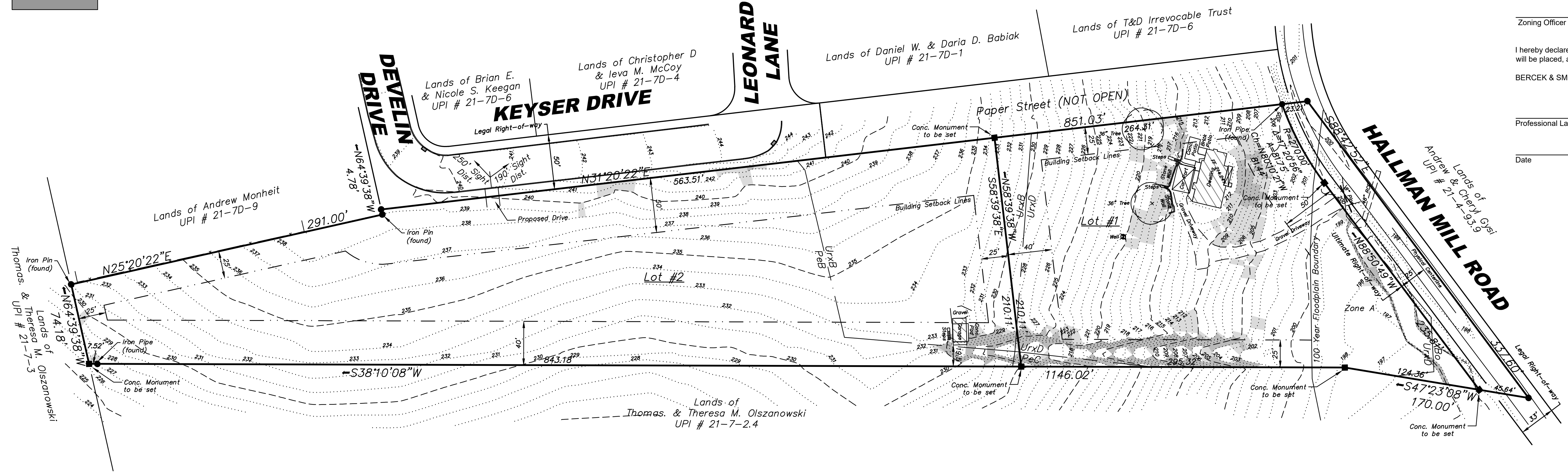
Date _____

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINES
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- SOILS LINE
- SLOPES 15% - 25%
- SLOPES OVER 25%

NET LOT AREA

	LOT #1
GROSS TRACT AREA	: 1.9733 AC.±
MINUS	
ULTIMATE R/W AREA	: 0.2342 AC.±
FLOOD HAZARD AREA	
TOTAL F.H.A. - 0.3159 AC.±	
75% OF F.H.A.	: 0.2369 AC.±
NET LOT AREA	: 1.5022 AC.±



ZONING REGULATIONS LR (LOW-DENSITY RESIDENTIAL)

	(REQUIRED)	(EXISTING)	(PROP. LOT #1)	(PROP. LOT #2)
MIN. LOT SIZE	: 1.5 AC.	: 4.6337 AC.±	: 1.5022 AC.±	: 2.9736 AC.±
MIN. LOT WIDTH				
AT BUILDING LINE	: 150'	: 153.7'	: 153.7'	: 632.03'
AT STREET LINE	: 50'	: 317.5'	: 317.5'	: 563.51'
MIN. BLDG. SETBACK LINE	: 50'	: 50'	: 50'	: 50'
MIN. SIDE YARDS	: 25'	: 25'	: 25'	: 25'
MIN. REAR YARD	: 40'	: 40'	: 40'	: 40'
MAX. IMP. COVERAGE	: 20%	: 2.38%	: 6.28%	: 0.40%
MAX. BLDG. COVERAGE	: 10%	: 0.63%	: 1.86%	: 0%
MAX. BLDG. HEIGHT	: 35'	: <35'	: <35'	: <35'
MIN. ACCESSORY SETBACK	: 10'	: 10'	: 10'	: 10'

ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

These documents including plans, specifications, reports and electronic media files were prepared specifically for this project for the individual(s) named on the documents as dated. The documents are not represented to be suitable for reuse on extensions of this project, or for any other project, nor are they to be used by anyone other than the original client named on the plans. Any such reuse or modification is strictly forbidden, and therefore, any use or modification shall be an agreement deemed to indemnify and save harmless Bercek & Associates for all claims, damages, losses and expenses arising from the use therefrom. The information contained in the documents is to be verified in the field prior to construction and any user of the information is also obligated to report any discrepancies to Bercek & Associates.

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Rev: March 20, 2024 Per Consultant Review Letter Dated March 11, 2024



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Minor Subdivision Plan for
RICHARD A., JR. & LOVERTUS KITCHEN

East Vincent Township - Chester County, PA
February 7, 2024 Plan No. C-23-179