

NOTES
 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.

Permyville One Call System, Inc.

1-800-942-9776

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION:

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF CHESTER
 ON THIS, THE _____ DAY OF _____, 20____,
 BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BARRY A. & LOIS M. REITNOUR, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

OWNER _____ NOTARY PUBLIC _____

OWNER _____

CERTIFICATION OF OWNERSHIP, ACKNOWLEDGMENT OF PLAN AND OFFER OF DEDICATION:

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF CHESTER
 ON THIS, THE _____ DAY OF _____, 20____,
 BEFORE ME THE UNDERSIGNED OFFICER, PERSONALLY APPEARED BENJAMIN SILVERBERG & CAITLIN SKELTON, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

OWNER _____ NOTARY PUBLIC _____

OWNER _____

ORDINANCE FROM EAST COVENTRY TOWNSHIP SAID TO:

GRANTED BY THE EAST COVENTRY TOWNSHIP BOARD OF COMMISSIONERS

AT A REGULARLY HELD MEETING HELD ON _____

SECTION 404(1) - [404] MONUMENTS AND MARKERS; [1] MONUMENT STANDARDS.
 SECTION 408(1) - [408] STREET RIGHT-OF-WAY WIDTHS; [1] FOR ALL NEW STREETS IN THE TOWNSHIP, THE MINIMUM WIDTH FOR THE CURBWAY AND EACH SHOULDER SHALL BE AS FOLLOWS:
 SECONDARY DISTRIBUTOR - PAVED CURBWAY WIDTH: 28 FEET - EACH SHOULDER WIDTH: 4 FEET.

TOWNSHIP SUPERVISOR'S CERTIFICATION

APPROVED BY RESOLUTION OF THE BOARD OF SUPERVISORS OF EAST COVENTRY TOWNSHIP THIS _____ DAY OF _____

CHAIRMAN _____

VICE CHAIRMAN _____

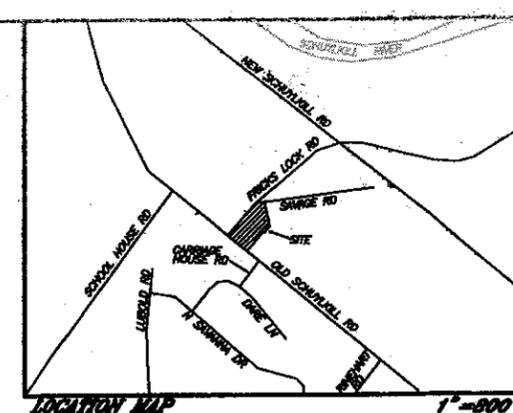
MEMBER _____

ZONING VARIANCE REQUESTED

-SECTION 803.A - [803] AREA, BULK AND DIMENSIONAL STANDARDS [A]
 MINIMUM NET LOT AREA WITH NO PUBLIC SEWAGE DISPOSAL AND/OR NO PUBLIC WATER SUPPLY - 1.5 ACRES.

| EAST COVENTRY TOWNSHIP R-2 RESIDENTIAL ZONING CRITERIA | REQUIRED R-2 | PROVIDED | | | |
|--|-----------------|----------|----------|---------------|---------------|
| | | LOT 1 | | LOT 2 | |
| | | EXISTING | PROPOSED | EXISTING | PROPOSED |
| GROSS LOT AREA (AC) | 1.50 | 1.1203 | 1.0593 | 0.8056 | 0.8666 |
| NET LOT AREA (AC) | | 0.8881 | 0.8337 | 0.6459 | 0.7003 |
| LOT WIDTH (FT) | 150 | 188.78 | | 180.31 | |
| FRONT YARD (FT) | 60 | 43.71 | | 58.94 | |
| REAR YARD (FT) | 50 | 112.32 | | 85.58 | |
| SIDE YARD (FT) | 40 | 94.25 | 82.42 | 36.23 / 70.83 | 36.23 / 82.65 |
| BUILDING COVERAGE (%) | 15 | 5.95 | 6.34 | 5.88 | 5.43 |
| IMPERVIOUS COVERAGE (%) | 30 | 19.05 | 20.29 | 14.71 | 13.57 |
| BUILDING HEIGHT (FT) | 35 | <35 | | <35 | |

12345 - EXISTING NON-CONFORMITY



LOT 1
 TAX PARCEL #18-001-0082.000
 DBF. 140 PG. 758
 BARRY & LOIS REITNOUR

LOT 2
 TAX PARCEL #18-001-0081.0000
 DBF. 9177 PG. 186
 BENJAMIN SILVERBERG & CAITLIN SKELTON

NUMBER OF EXISTING LOTS: 2

NUMBER OF PROPOSED LOTS: 2

BOUNDARY:

THE BOUNDARY SURVEY SHOWN HEREON HAS BEEN TAKEN FROM FIELD SURVEY BY ACA, DECEMBER 2015.

TOPOGRAPHY:

THE TOPOGRAPHIC SURVEY SHOWN HEREON HAS BEEN TAKEN FROM FIELD SURVEY BY ACA, DECEMBER 2015.

SOURCE OF TITLE:

BEING THE SAME PREMISES WHICH CLYDE H. KNERR & MARY R. KNERR, HIS WIFE AND ALVIN L. WESS GRANTED AND CONVEYED UNTO BARRY A. & LOIS M. REITNOUR, HIS WIFE, BY DEED DATED DECEMBER 23, 1971 AND BEING RECORDED IN THE CHESTER COUNTY COURT HOUSE, DBF. 140 PG. 758.

SOURCE OF TITLE:

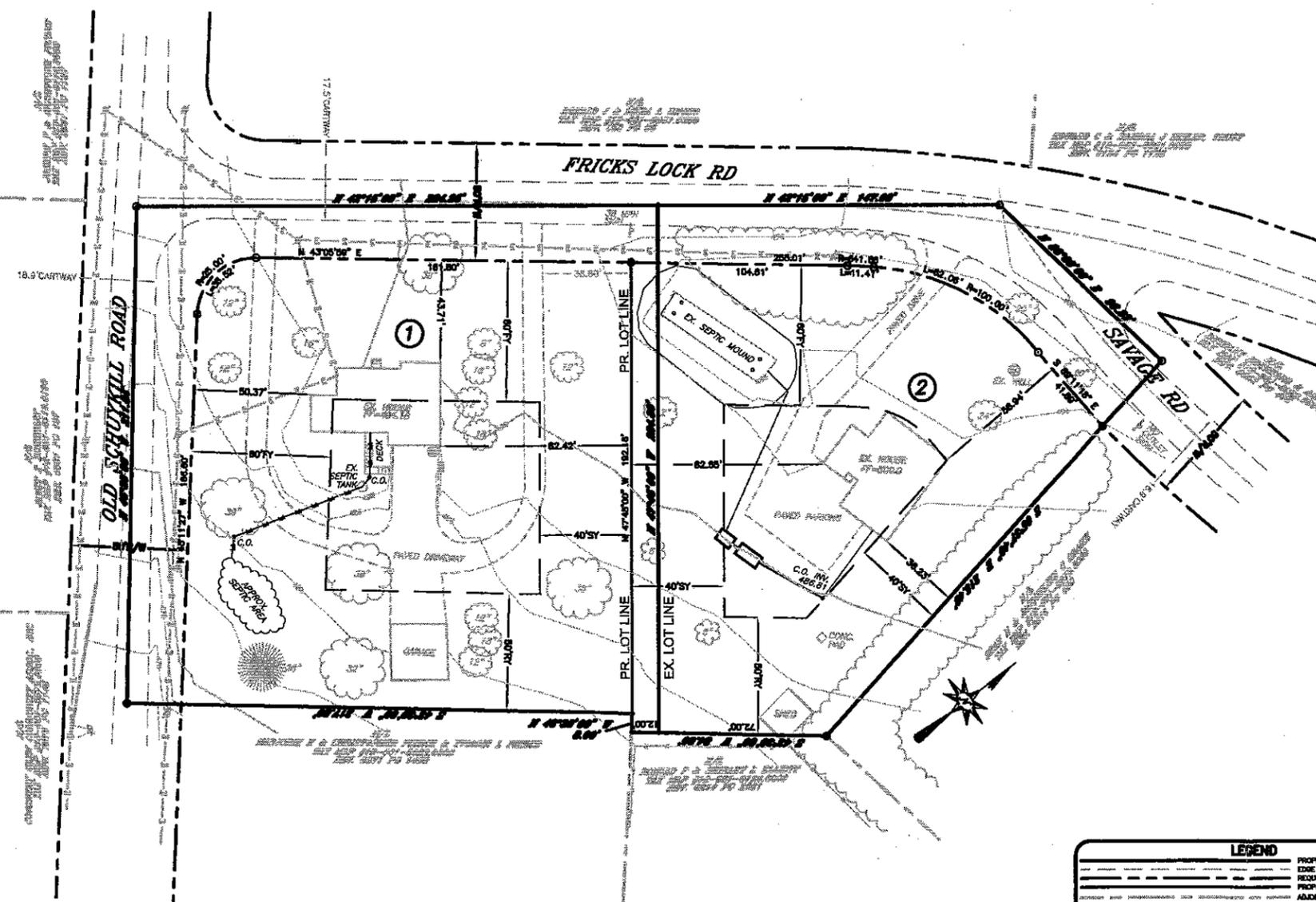
BEING THE SAME PREMISES WHICH THE ESTATE OF HELEN PESTROCK, DECEASED, BY NANCY HARDING, EXECUTRIX, GRANTED AND CONVEYED UNTO BENJAMIN SILVERBERG AND CAITLIN SKELTON, BY DEED DATED SEPTEMBER 3, 2016, AND BEING RECORDED IN THE CHESTER COUNTY COURT HOUSE, DBF. 9177 PG. 186.

TOWNSHIP COMPREHENSIVE PLAN

THIS PLAN WAS PREPARED TO BE CONSISTENT WITH THE EAST COVENTRY TOWNSHIP COMPREHENSIVE PLAN.

WETLANDS

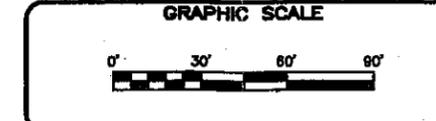
THERE ARE NO KNOWN WETLANDS LOCATED ON THE PROPERTY.



LEGEND

| | |
|-----|------------------------|
| --- | PROPERTY LINE |
| --- | EDGE OF PAVING |
| --- | REQUIRED R/W LINE |
| --- | PROP. LOT LINE |
| --- | ADVANCER LINE |
| --- | SETBACK LINE |
| --- | EX. CANTARY CENTERLINE |
| --- | EX. ELECTRIC LINE |
| --- | EX. FENCE LINE |
| --- | EX. TREE LINE |

● LP. TO BE SET ● LP. FOUND



| DATE | REVISIONS | BY |
|------|-----------|----|
| | | |
| | | |
| | | |

PRELIMINARY/FINAL
 OWNER & CLIENT
BARRY A & LOIS M REITNOUR
 14 FRICKS LOCK ROAD
 POTTSTOWN, PA 19465
 PH. (610)754-6438
BENJAMIN SILVERBERG & CAITLIN SKELTON
 34 FRICKS LOCK ROAD
 POTTSTOWN, PA 19465
 PH. (610)812-4828

PROJECT
REITNOUR & SILVERBERG/SKELTON
 MINOR SUBDIVISION
 14 & 34 FRICKS LOCK ROAD
 EAST COVENTRY TOWNSHIP CHESTER COUNTY PENNA.

ALL COUNTY ASSOCIATES INC.
 P.O. BOX 472
 1841 POTTSTOWN PIKE
 ST. PETERS, PA 19470
 610-469-3830
 FAX: 610-469-6385
 1-800-220-9185
 E-MAIL: INFO@ALL-COUNTY-ASSOC.COM

FIELD PERSONNEL
 JDP, WFS

MINOR SUBDIVISION

| | | | | | |
|-------------|----------|-------------|------------|----------|--------------|
| DESIGNED BY | JDP | CHECKED BY | WFS | DATE | 1/15/18 |
| PLAN SCALE | 1" = 30' | PROJECT NO. | FRICKS0001 | PLAN NO. | FRICKS0001-1 |
| | | | SHEET NO. | 1 OF 1 | |

CERTIFICATION OF ACCURACY
 I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THIS PLAN SET, ARE TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE EAST COVENTRY TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE AND WERE PREPARED BY ME OR UNDER MY DIRECTION, FOR WHICH I ACCEPT FULL RESPONSIBILITY, AND REPRESENT A FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. THE EXISTING PERMETER MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AS PART OF THE SURVEY AND ALL OTHER PROPOSED PERMETER MONUMENTS SHALL BE SET.

CLIFF CULHANE, PLS
 PROFESSIONAL LAND SURVEYOR
 REGISTRATION NO. 51060086
 DATE _____

FOR USE BY CDDP ONLY
 CDDP NO. 10881-01
 PROCESSED AND RECORDED. A report has been prepared by the Chester County Planning Commission in accordance with the municipalities planning code.
 Certified this date _____
 for the Member
 CHESTER COUNTY PLANNING COMMISSION