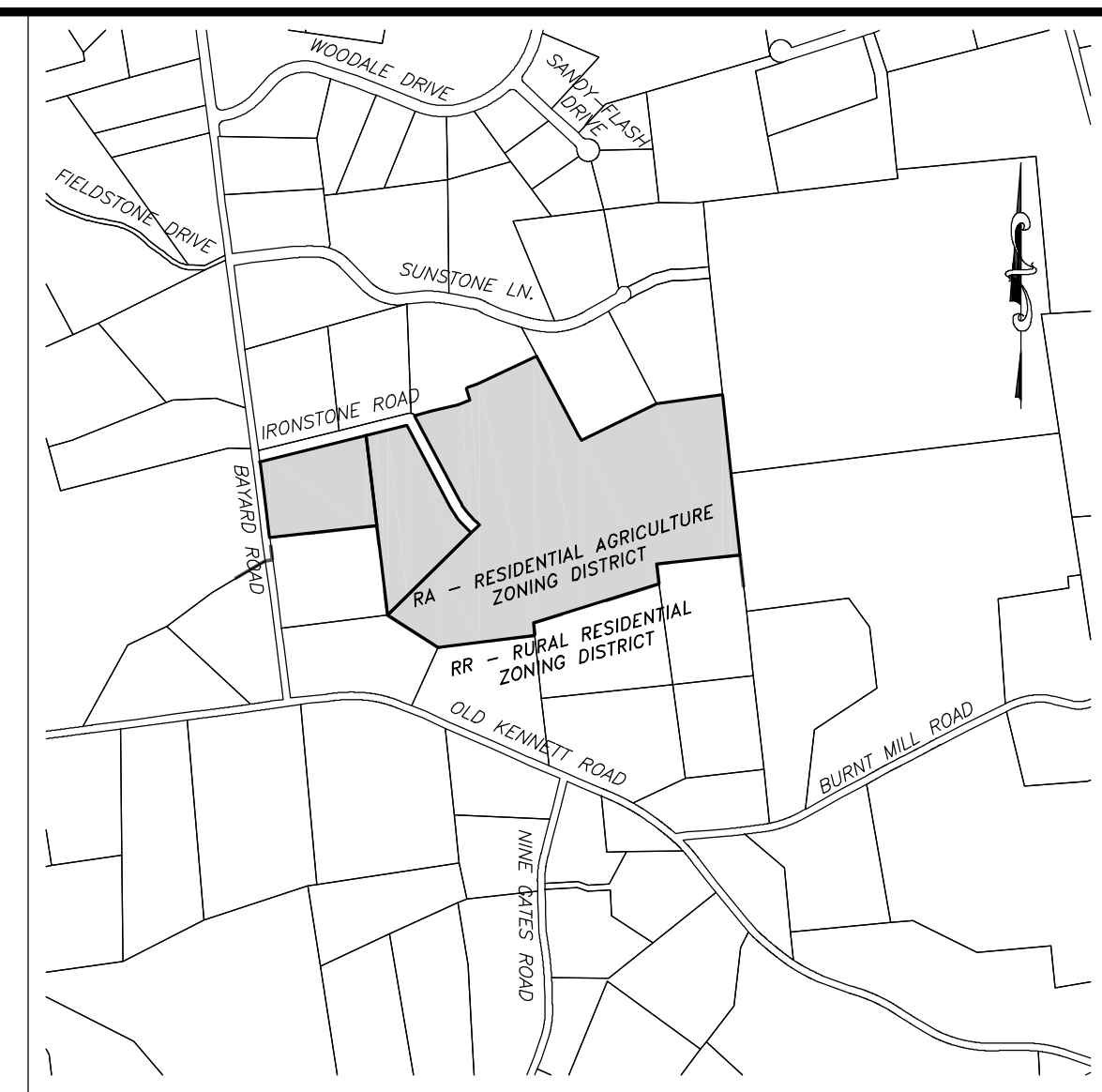


FINAL MINOR SUBDIVISION / LOT LINE CHANGE PLAN FOR GARY ROBINS SITUATE IN KENNETT TOWNSHIP CHESTER COUNTY, PENNSYLVANIA



- NOTES:**
- LANDOWNERS: TAX PARCEL NO. 62-4-310.13
CHRISTINE G. ROBINS
102 IRONSTONE LANE
KENNETT SQUARE, PA 19348
TAX PARCEL NO. 62-4-310.8
MORSE FAMILY LAND TRUST
DOROTHEA C. MORSE, LIVING TRUST ETAL
4307 CARSON STREET
OAKLAND, CA 94619
 - SITE ADDRESSES: TAX PARCEL NO. 62-4-310.13
102 IRONSTONE LANE
KENNETT SQUARE, PA 19348
TAX PARCEL NO. 62-4-310.8
107 IRONSTONE LANE
KENNETT SQUARE, PA 19348
 - TAX PARCEL NUMBERS: 62-4-310.13, 62-4-310.8
 - SOURCE OF TITLE: DEED BOOK 10330, PAGE 745, DEED BOOK 7896, PAGE 973
 - TOTAL CONTENTS: 33.595 ACRES
 - PERIMETER SHOWN PER FIELD SURVEY PERFORMED MARCH 29, 2023 BY REGISTER ASSOCIATES, INC. DATUM = NAD83.
 - TOPOGRAPHIC INFORMATION SHOWN PER PASDA LIDAR PANEL #19002550PAS WITH A CONTOUR INTERVAL OF TWO FOOT AND DATUM = NAVD83.
 - SOILS INFORMATION SHOWN PER THE U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY.
 - ACCORDING TO THE FLOOD INSURANCE RATE MAPS FOR CHESTER COUNTY, MAP NUMBER 42029C03000 EFFECTIVE SEPTEMBER 29, 2017, THERE ARE NO FLOODPLAIN AREAS LOCATED ON THIS SITE.
 - ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPS, THERE MAY BE WETLAND AREAS ON THE PROPERTY THESE AREAS SHOULD BE INVESTIGATED PRIOR TO ANY EARTH DISTURBANCE.
 - ACCORDING TO THE UNITED STATES DEPARTMENT OF INTERIOR GEOLOGICAL SURVEY, THE UNDERLYING GEOLOGIC FORMATION FOR THIS SITE IS GLENARM WISSAHICKON FORMATION (Xgw). GLENARM WISSAHICKON FORMATION (Xgw) IS MODERATELY RESISTANT TO WEATHERING; HAS GOOD SURFACE DRAINAGE; HAS AN AVERAGE GROUNDWATER YIELD OF 75 GPM AT A MEDIAN WELL DEPTH OF 150 TO 300 FEET; IS MODERATELY EASY TO EXCAVATE; HAS FAIR CUT-SLOPE STABILITY AND GOOD QUALITY FOUNDATION STABILITY.
 - THE EXISTING DWELLINGS ON TAX PARCELS NUMBERS 62-4-310.13 AND 62-4-310.8 ARE SERVICED BY ON-SITE SEWAGE DISPOSAL AND ON-SITE WATER SUPPLY SYSTEMS.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
 - NO CONSTRUCTION OR EARTH-MOVING ACTIVITIES ARE PROPOSED AS A PART OF THIS SUBMITTAL. ANY FUTURE DEVELOPMENT ACTIVITIES INVOLVING THESE LOTS WILL VOID WAIVERS AND WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE ZONING AND LAND DEVELOPMENT REQUIREMENTS.
 - TAX PARCEL 62-4-310.8 AND PARCEL "A" ARE SUBJECT TO A CONSERVATION EASEMENT RECORDED IN DEED BOOK 5159 PAGE 1174.

WAIVERS ARE REQUESTED FROM THE FOLLOWING SECTIONS OF THE KENNETT TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE:

SECTION 206-403.B THROUGH L REQUIRING INDIVIDUAL PLANS AS REQUIRED FOR PRELIMINARY PLAN SUBMITTAL
SECTION 206-404.D.(8).(c) REQUIRING LOCATION OF WELLS AND SEWAGE ON-SITE

SHEET 1 TITLE SHEET
SHEET 2 FINAL MINOR SUBDIVISION PLAN

ZONING REQUIREMENTS
RA - RESIDENTIAL AGRICULTURAL DISTRICT

	REQUIRED	EXISTING TAX PARCEL 62-4-310.8 28.528 ACRES	PROPOSED TAX PARCEL 62-4-310.8 22.528 ACRES	EXISTING TAX PARCEL 62-4-310.13 6.518 ACRES	PROPOSED TAX PARCEL 62-4-310.13 10.328 ACRES
MINIMUM LOT SIZE PER DWELLING UNIT	4.0 ACRES	1,163.61 FEET	333.37 FEET	232.30 FEET	232.30 FEET
MINIMUM LOT WIDTH @ BUILDING LINE	200 FEET	1,096.26 FEET	306.58 FEET	204.64 FEET	204.64 FEET
MINIMUM LOT WIDTH @ STREET LINE	100 FEET	263.37 FEET	263.37 FEET	110.95 FEET	110.95 FEET
MINIMUM FRONT YARD DEPTH	75 FEET	5.51 FEET*	3.51 FEET*	69.25 FEET	69.25 FEET
MINIMUM SIDE YARD WIDTH	50 FEET	224.74 FEET	224.74 FEET	600.58 FEET	600.58 FEET
MINIMUM REAR YARD DEPTH	50 FEET	0.3% (3,230 SF)	0.3% (3,230 SF)	6.5% (12,710 SF)*	2.8% (12,710 SF)
MAXIMUM BUILDING COVERAGE	5%	10%	0.6% (5,782 SF)	18% (35,403 SF)*	7.8% (35,403 SF)
MAXIMUM LOT COVERAGE (TOTAL)	10%	89.5% (1,228,634 SF)	89.4% (1,228,634 SF)	82% (161,378 SF)	92.1% (161,378 SF)
MINIMUM GREEN SPACE	20%	EXISTING	EXISTING	EXISTING	EXISTING
MAXIMUM BUILDING HEIGHT	35 FEET				

* EXISTING NON-CONFORMING

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

ON THIS, THE _____ DAY OF _____, 20____,
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____,
WHO BEING DULY SWORN
ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER OF
THE PROPERTY SHOWN ON THIS PLAN, THAT HE ACKNOWLEDGES THE
SAME TO BE HIS ACT AND PLAN, THAT HE DESIRES THE SAME TO BE
RECORDED, AND THAT ALL STREETS AND OTHER PROPERTY IDENTIFIED AS
PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT
FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

SIGNATURE _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT OF PLAN
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF CHESTER

ON THIS, THE _____ DAY OF _____, 20____,
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____,
WHO BEING DULY SWORN
ACCORDING TO LAW, DEPOSES AND SAYS THAT HE IS THE OWNER OF
THE PROPERTY SHOWN ON THIS PLAN, THAT HE ACKNOWLEDGES THE
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PROPOSED PUBLIC PROPERTY (EXCEPTING THOSE AREAS LABELED "NOT
FOR DEDICATION") ARE HEREBY DEDICATED TO THE PUBLIC USE.

SIGNATURE _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PLOT PLAN AND APPLICATION APPROVAL EFFECTIVE ON THE DATE OF
RECORDING

BOARD OF SUPERVISORS, KENNETT TOWNSHIP, CHESTER COUNTY, PA:

DATE: _____
ATTEST: _____

CHESTER COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

THE CHESTER COUNTY PLANNING COMMISSION, AS REQUIRED BY THE
PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1968, AS
AMENDED, REVIEWED THIS PLAN ON _____ AND A COPY
OF THE REVIEW IS ON FILE AT THE OFFICE OF THE PLANNING
COMMISSION IN FILE NUMBER _____.

SECRETARY _____

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF CHESTER
COUNTY, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____,
ON THIS, THE _____ DAY OF _____, 20____.

I HEREBY CERTIFY THAT, EXCEPT FOR THE REQUESTED WAIVERS, THE PLANS ARE IN
CONFORMITY WITH ZONING, ENGINEERING, SANITATION AND ALL OTHER APPLICABLE TOWNSHIP
ORDINANCES AND REGULATIONS.

07-27-23
DATE

Paul R. Diem III
REGISTERED SURVEYOR

I, CHESTER R. DIEM III, HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY UPON WHICH IT
IS BASED MEET THE ACCURACY REQUIREMENTS OF THE KENNETT TOWNSHIP SUBDIVISION AND
LAND DEVELOPMENT ORDINANCE.

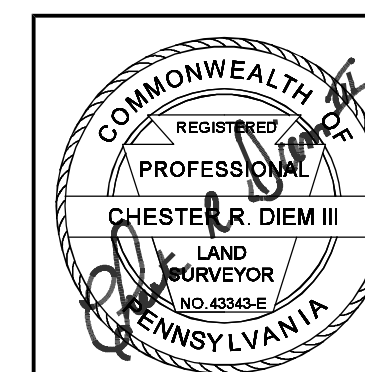
07-27-23
DATE

Paul R. Diem III
REGISTERED SURVEYOR

REQUEST FOR PLANNING WAIVER & NON-BUILDING DECLARATION
AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING, THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS
AND SHALL BE DEDICATED FOR THE EXPRESS PURPOSE OF CONSERVATION USE. NO PORTION OF THIS
PROPERTY/SUBDIVISION ARE APPROVED BY KENNETT TOWNSHIP OR THE DEPARTMENT OF ENVIRONMENTAL
PROTECTION (DEP) FOR THE INSTALLATION OF ANY SEWAGE DISPOSAL FACILITY. NO PERMIT WILL BE ISSUED
FOR THE INSTALLATION, CONSTRUCTION, CONNECTION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE,
TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY
AND DEP HAVE BOTH APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION DESCRIBED
HEREIN IN ACCORDANCE WITH THE PENNSYLVANIA SEWAGE FACILITIES ACT (35 P.S. SECTIONS 750.1 ET SEQ.)
AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO SIGNING, EXECUTING, IMPLEMENTING OR RECORDING
ANY SALES CONTRACT OR SUBDIVISION PLAN, ANY PURCHASER OR SUBDIVIDER OF ANY PORTION OF THIS
PROPERTY SHOULD CONTACT APPROPRIATE OFFICIALS OF KENNETT TOWNSHIP, WHO ARE CHARGED WITH
ADMINISTERING THE SEWAGE FACILITIES ACT TO DETERMINE THE FORM OF SEWAGE FACILITIES PLANNING
REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS.



PENNSYLVANIA ONE CALL SYSTEM
PA ACT 177 OF 1996 REC-0085
THREE WORKING DAYS NOTICE



REGISTER ASSOCIATES, INC.

REGISTERED LAND SURVEYORS
AND
PROFESSIONAL ENGINEERS

P.O. BOX 406
KENNETT SQUARE, PA 19348
(610) 444-5554

330 WEST STATE STREET
QUARRYVILLE, PA 17366
(717) 786-8741

Title
Sheet

Situate In

Plan Prepared For
Gary Robins

Kennett Township, Chester County, Pennsylvania

Drawn By: KJD Sheet

Checked By: JAD

Scale: _____

Job Number: 231093

Date: 07-27-23

1
of 2