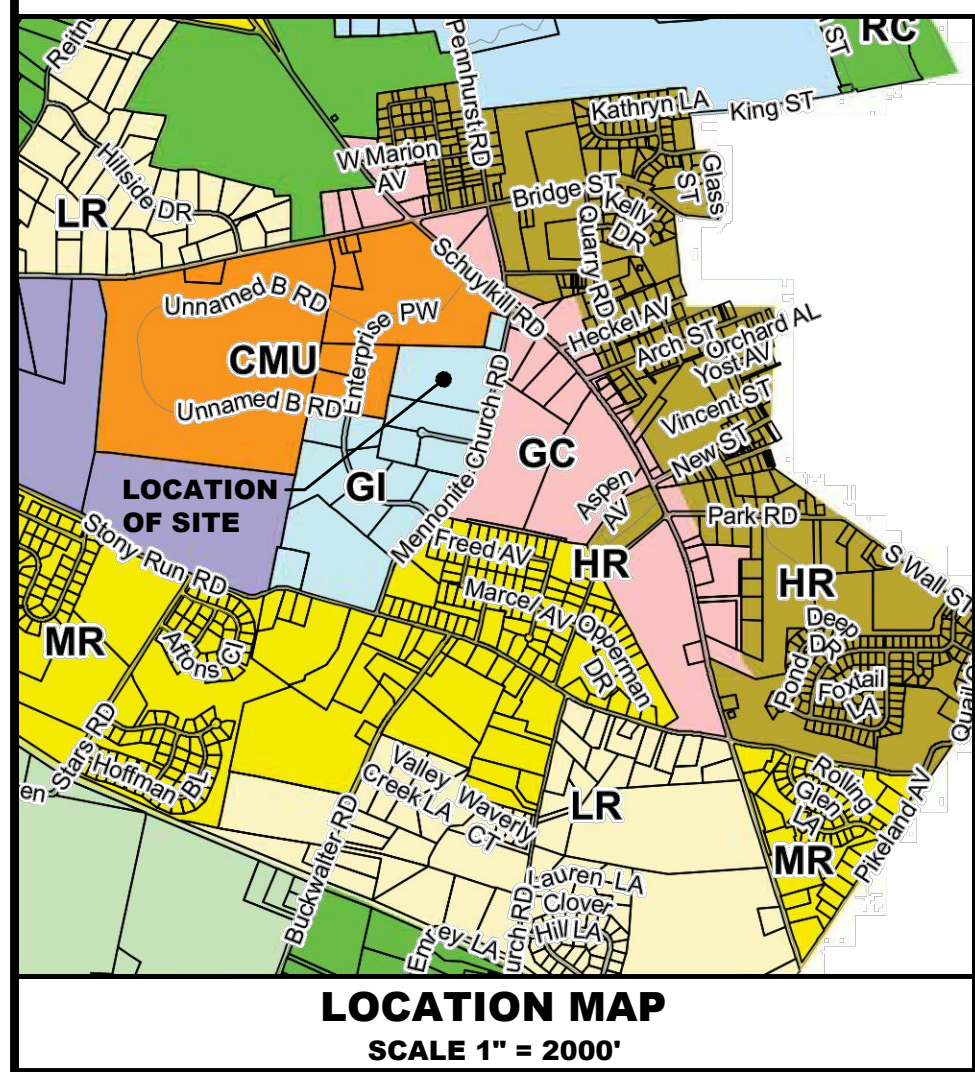


#### NOTES:

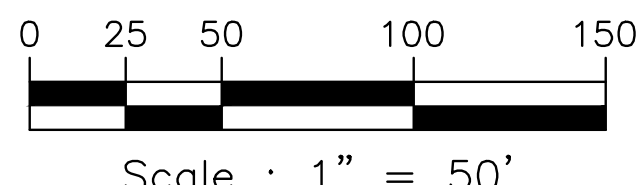
1. **RECORD OWNER:**  
Walter J., Jr. & Vonda L. Weney  
557 Kulp Rd.  
Pottstown, PA 19465  
**SITE ADDRESS:**  
11 Mennonite Church Rd.  
Spring City, PA 19468
2. These tracts are currently zoned GI (General Industrial District).
3. Contours are by field survey. Benchmark is rim of sanitary manhole, along Mennonite Church Rd., south of property, shown. Elevation : 277.66. Datum is NAVD88.
4. 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).
5. Existing features shown hereon are by field survey by Bercek and Smith Engineering, Inc. on March 11, 2019.
6. Soils taken from Web Soil Survey prepared by the USDA, on March 13, 2019.  
PeB - Penn silt loam, 3 to 8 percent slopes.  
ReA - Readington silt loam, 0 to 3 percent slopes.
7. 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.
8. **Source of Title:**  
BEING the same premises which Walter J., Jr. & Vonda L. Weney, by deed recorded on May 22, 2019 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 9933, page 50, granted and conveyed unto Walter J., Jr. & Vonda L. Weney, in fee. BEING UPI #21-5-15.3.  
BEING the same premises which Walter J., Jr. & Vonda L. Weney, by deed recorded on May 22, 2019 in the Office of the Recorder of Deeds in and for the County of Chester in Record Book 9933, page 55, granted and conveyed unto Walter J., Jr. & Vonda L. Weney, in fee. BEING UPI #21-5-15.3A.
9. **Reference Plans:**  
a. Site Development Plan for Walter J. Weney, Jr., prepared by William L. Conver, Professional Land Surveyor, dated October 17, 1986, last revised July 13, 1987.  
b. Subdivision Plan, As-built Final Plan for Richard D. Wampler and Kenneth E. Wampler, prepared by Conver and Smith Engineering, Inc., dated March 7, 1988, last revised November 17, 2015.
10. **Ex. Lot Areas:**  
UPI #21-5-15.3  
3.6995 Ac.± to Legal Right-of-way Line  
UPI #21-5-15.3A  
11.3340 Ac.± to Legal Right-of-way Line



#### ZONING REGULATIONS - GI

(PUBLIC SEWER OR WATER)	(REQUIRED)
MIN. LOT SIZE	1.5 AC. *
MIN. LOT WIDTH	200' @ STREET LINE
MIN. FRONT YARD	50'
MIN. SIDE YARDS	50' EA.
MIN. REAR YARD	50'
MAX. IMPERV. COVERAGE	40%
MAX. BLDG. HEIGHT	2 STORIES / 35'

\*3.5 AC. AVERAGE LOT SIZE ACROSS THE ENTIRE SUBDIVISION



#### 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 and Smith Engineering, Inc., for all claims, damages, losses and expenses arising from the use herefrom. 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 and Smith Engineering, Inc.

© Copyright Bercek and Smith Engineering, Inc. All rights reserved. This document is the property of Bercek and Smith Engineering, Inc. and shall not be altered or reproduced in any form without written permission of Bercek and Smith Engineering, Inc. Only those plans incorporating the impression seal of the Registered Professional Engineer/Surveyor shall be considered official.

**BA BERCEK & ASSOCIATES**

358 Main Street, Suite 1 - Royersford, PA 19468 - Phone : 610-948-8947 - Email : mbercek@bercekassociates.com

Boundary & Topographic Site Plan for  
**WALTER J. WENEY, JR. & VONDA L. WENEY**  
East Vincent Township - Chester County, PA  
May 6, 2021 Plan No. C-11-095-A