

GENERAL NOTES:

- 1. BOUNDARY SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN JANUARY, 2023 BY INLAND DESIGN, LLC, WEST CHESTER, PA. BEARINGS BASED ON STATE PLANE COORDINATES.
- 2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. 3. TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN JANUARY, 2023 BY INLAND DESIGN, LLC,
- WEST CHESTER, PA. CONTOUR INTERVAL = 1 FOOT. 4. ELEVATIONS BASED ON NAVD88 DATUM. VERTICAL DATUM OBTAINED BY GPS OBSERVATIONS ON JANUARY 4, 2023.
- 5. THERE IS NO 100 YEAR FLOODPLAIN LINE SHOWN ON THE PLAN, WHICH WAS DETERMINED FROM THE REFERENCE FIRM PANELS, MAP NUMBER 42029C0210G, EFFECTIVE SEPTEMBER 29, 2017.
- 6. SOILS INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE. THE SOIL CLASSIFICATION FOR THIS ENTIRE SITE IS URBAN LAND-GLADSTONE COMPLEX (UrLB).
- 7. 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.

ZONING DATA NC-2 NEIGHBORHOOD CONSERVATION DISTRICT

	REQUIRED	EXISTING	PROPOSED	
MINIMUM LOT AREA PER DWELLING UNIT	MEDIAN VALUE OF LOTS ON THE BLOCK FACE	19,755 S.F.	1,742 S.F. PER LOT 11 UNITS (LOTS)	
MINIMUM LOT WIDTH (DETACHED)	40 FEET		164.10 FEET (FASNAUGHT) 152.65 FEET (S. MATLACK)	
MINIMUM LOT WIDTH (SEMIDETACHED)	30 FEET	164.10 FEET (FASNAUGHT) 152.65 FEET (S. MATLACK)		
MINIMUM LOT WIDTH (ATTACHED)	20 FEET	(=: , , , , , , , , , , , , , , , , , , ,		
MINIMUM BUILD TO/FRONT YARD SETBACK	MATCH EXISTING ADJACENT SETBACKS	0.0 FEET	0 FT. & 10 FT. 5 FT. MEDIAN ADJACENT	
MINIMUM SIDE YARD SETBACK	EXISTING ADJACENT (10 FEET MINIMUM)	0.7 FEET	10 FEET	
MINIMUM REAR YARD SETBACK	20 FEET	6.1 FEET	N/A	
MAXIMUM STRUCTURE HEIGHT	35 FEET	EXISTING	35 FEET	
MAXIMUM IMPERVIOUS COVERAGE *	50%	91.5% (18,081 S.F.)	77.8% (15,381 S.F.)	
MAXIMUM BUILDING COVERAGE *	35%	50.5% (9,978 S.F.)	49.0% (9,680S.F.)	

LEGEND

	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
101	EXISTING 1' CONTOUR W/ ELEVATION
	EXISTING 5' CONTOUR W/ ELEVATION
A 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	EXISTING CONCRETE
	EXISTING UTILITY POLE
\otimes	EXISTING WATER VALVE
	EXISTING FENCE LINE
	EXISTING STORM STRUCTURES & PIPE
SAN	EXISTING SANITARY STRUCTURES & PIPI
	EXISTING CURB LINE
	EXISTING ROAD / PAVING
ww	EXISTING WATER LINE

— G — EXISTING GAS LINE

DEPTH TO BEDROCK

60 TO 100 INCHES

— OH — EXISTING OVERHEAD WIRES

OWNER OF RECORD:

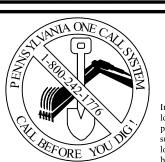
TPC PROPERTIES, LLC 323 S. MATLACK STREET WEST CHESTER, PA 19382

AREA OF TRACT

GROSS LOT AREA	19,755 S.F. (0.454 ACRES
AREA WITHIN RIGHT OF WAYS	0 S.F. (0.000 ACRES
LOT AREA	19,755 S.F. (0.454 ACRES

other proprietary rights in these plans. All drawings, specifications and copies thereof are and shall remain the property of InLand Design, LLC. They are to be used only in respect to this project and are neither to be used on any other project, nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of InLand Design, LLC. Any re-use without written permission, verification, consent or adaptation by InLand Design, LLC for the specific purpose intended, will be at the third party's sole risk and without liability or legal exposure to InLand Design, LLC the third party shall further indemnify and hold harmless InLand Design, LLC from all claims, damages, losses, and expenses arising thereto or resulting therefrom.

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InLand Design, LLC does not guarantee the accuracy of the locations for existing subsurface utility structures shown on the plans, nor does InLand Design, LLC guarantee that all subsurface structures are shown. The contractor shall verify the location and elevation of all underground utilities and structures before the start of work.

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	SKETCH PLAN			Date: 10/23/2023		
						Scale: 1'' = 10'
					_	Drawn by:
			CD A DI			TAH
			GRAPE	HIC SCALE		Checked by:
10	O	5	10	20	40	CAD
						Project No.
			,	FEET) ch = 10'	J	12077

FOR CHARLIE WALSH 323 SOUTH MATLACK STREET WEST CHESTER, PA 19382 WEST CHESTER BOROUGH - CHESTER COUNTY - PENNSYLVANIA

SKETCH PLAN

CAPABILITY HYDROLIC

SOIL GROUP

S H E E T **OF** 1