



1. BOUNDARY SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN JANUARY, 2023 BY INLAND DESIGN, LLC, WEST CHESTER, PA. BEARINGS BASED ON 2020 ZONING, PLANE CORRECTION = 1.1 FOOT.
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. ELEVATION REFERENCE = 1 FOOT.
4. ELEVATIONS BASED ON NAVD83 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 22002010Z, EFFECTIVE DATE 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 (ULB).
7. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE USER OR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.

	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)	164.10 FEET (FASNAUGHT) 152.65 FEET (S. MATLACK)
MINIMUM LOT WIDTH (SEMIDETACHED)	30 FEET		
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.)

\* MAXIMUM COVERAGE PERCENTAGES BASED ON LOTS OVER 5,000 S.F. PER ZONING ORDINANCE

PROPERTY BOUNDARY

ADJOINING PROPERTY LINE

EXISTING RIGHT OF WAY LINE

EXISTING 1' CONTOUR W/ ELEVATION

EXISTING 5' CONTOUR W/ ELEVATION

EXISTING CONCRETE

EXISTING UTILITY POLE

EXISTING WATER VALVE

EXISTING FENCE LINE

EXISTING STORM STRUCTURES & PIPE

EXISTING SANITARY STRUCTURES & PIPE

EXISTING CURB LINE

EXISTING ROAD / PAVING

EXISTING WATER LINE

EXISTING GAS LINE

EXISTING OVERHEAD WIRES

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

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)

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S.H.W.T.	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLOGIC SOIL GROUP
UR1B	URBAN LAND-GLASTONE COMPLEX	0% - 8%	MODERATE ABOUT 6.9 INCHES	WELL DRAINED	MORE THAN 80 INCHES	60 TO 100 INCHES	2c	A

GRAPHIC SCALE

( IN FEET )  
1 Inch = 10'

**Date:**  
**10/23/2023**

**Scale:**  
**1" = 10'**

**Drawn by:**  
**TAH**

**Checked by:**  
**CAD**

**Project No.**  
**12077**

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

# 1

N:\12000\12077\Dwg\Sheets\Sketch.dwg

InLand Design, LLC expressly reserves its claim of all copyright and all 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 thereo or resulting therefrom.



**PENNSYLVANIA ACT 187 REQUIREMENTS:**  
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.



**Civil Engineers, Surveyors & Land Development Consultants**  
**16 Hagerty Blvd. Phone: (484) 947-2928**  
**West Chester, PA 19382 Fax: (484) 947-2946**  
**www.InLandDesign.net Info@InLandDesign.net**

[illegible]