



	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		
MINIMUM LOT WIDTH (SEMI-DETACHED)	30 FEET	164.10 FEET (FASNAUGHT) 152.65 FEET (S. MATLACK)	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. MINIMUM 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% (15,081 S.F.)	77.8% (15,381 S.F.)
MAXIMUM BUILDING COVERAGE *	35%	50.5% (9,978 S.F.)	49.0% (9,680 S.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 & PIPES
	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	HYDROLIC SOIL GROUP
Urb	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'

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

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UPF: 1-9-1981		DEED BOOK 8616		PAGE 1693	
Pennsylvania One Call System PA. at 172 of 1986 requires three working days notice Serial Number: <b>20223502242</b>		PENNSYLVANIA ACT 187 REQUIREMENTS: Inland Design, LLC does not guarantee the accuracy of the locations for existing subsurface structures shown on the plans, nor does Inland Design, LLC guarantee that all subsurface structures shall be verified by the contractor. The location and elevation of all underground utilities and structures before the start of work.			



**INLAND DESIGN**

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