

LEGEND

- PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- FLOOD PLAIN LINE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING FENCE LINE
- STEEP SLOPE 15% - 25%
- STEEP SLOPE 25% - UP
- WETLAND AREA
- EXISTING CURB LINE
- EXISTING ROAD / PAVING
- EXISTING DRIVEWAY
- EXISTING STONE DRIVE
- EXISTING CONCRETE

ZONING CHART - R1 RESIDENTIAL DISTRICT

DESCRIPTION	REQUIREMENT
LOT WIDTH - BUILDING LINE	200 FT.
BUILDING COVERAGE (PER BPO DISTRICT)	12%
LOT AREA	2 ACRES MIN.
FRONT YARD	100 FT. MIN.
SIDE YARD	50 FT. MIN.
REAR YARD	50 FT. MIN.

ZONING CHART - R2 RESIDENTIAL DISTRICT

DESCRIPTION	REQUIREMENT
LOT WIDTH - BUILDING LINE	150 FT.
BUILDING COVERAGE (PER BPO DISTRICT)	15%
LOT AREA	1 ACRE MIN.
FRONT YARD	65 FT. MIN.
SIDE YARD	40 FT. MIN.
REAR YARD	50 FT. MIN.

GENERAL NOTES:

- SITE ADDRESS: 1400 BALTIMORE PIKE AND 1392 BALTIMORE PIKE CHADDS FORD, PA 19317
- FOLIO NUMBERS: 04-00-10023-00 & 04-00-00022-00
- THE PURPOSE OF THIS SKETCH IS TO SHOW A POTENTIAL EXPANSION TO THE PARKING AREA FOR THE CHADDS FORD TAVERN LOCATED AT 1400 BALTIMORE PIKE. THE PARKING EXPANSION WILL OCCUR ON THE ADJACENT PROPERTY LOCATED AT 1392 BALTIMORE PIKE.
- SOURCE OF TITLE: DEED BOOK 6074, PAGE 1528 & DEED BOOK 2547, PAGE 0655.
- BOUNDARY INFORMATION SHOWN PER DEED.
- TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN PER AVAILABLE AERIAL INFORMATION AND LIDAR MAPPING.
- FLOODPLAIN AREAS LOCATED ON THIS SITE PER DELAWARE COUNTY, PENNSYLVANIA FIRM FLOOD INSURANCE RATE MAP NUMBER 42045C0152G & 42045C0156G, EFFECTIVE DATE OCTOBER 29, 2015.
- WETLAND AREAS LOCATED ON THIS SITE PER DEED DB: 4493 PG: 260
- COMPLETENESS AND ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES MUST BE VERIFIED PRIOR TO ANY EARTHMOVING ACTIVITIES.

OWNER / APPLICANT

1400 BP, LCC
ATTN: GARRY HESSELBACHER
18 W. OLIVE STREET
WESTVILLE, NJ 08093

COPYRIGHT
Inland Design, LLC expressly reserves its common law 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 reuse 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 therefrom or resulting therefrom.



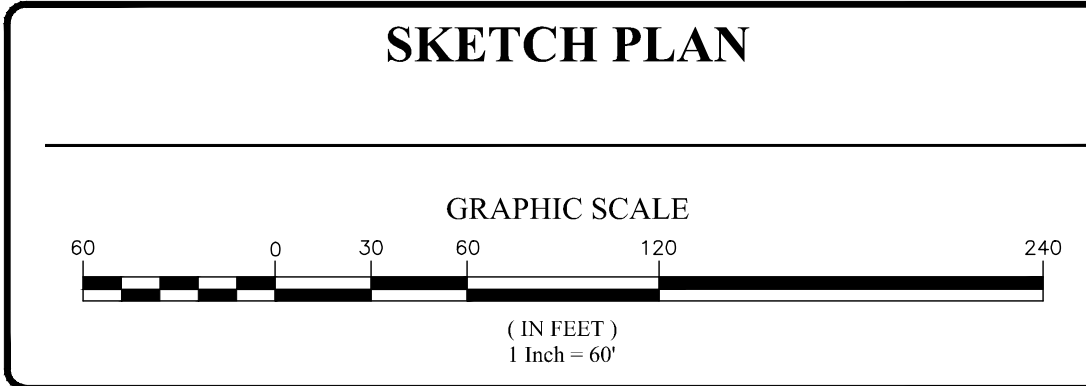
Pennsylvania One Call System
PA. act 172 of 1986 requires three working days notice
Serial Numbers:

PENNSYLVANIA ACT 187 REQUIREMENTS:
Inland Design, LLC does not guarantee the accuracy of the location 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.
West Chester, PA 19382
www.InLandDesign.net
Phone: (484) 947-2928
Fax: (484) 947-2946
Info@InLandDesign.net

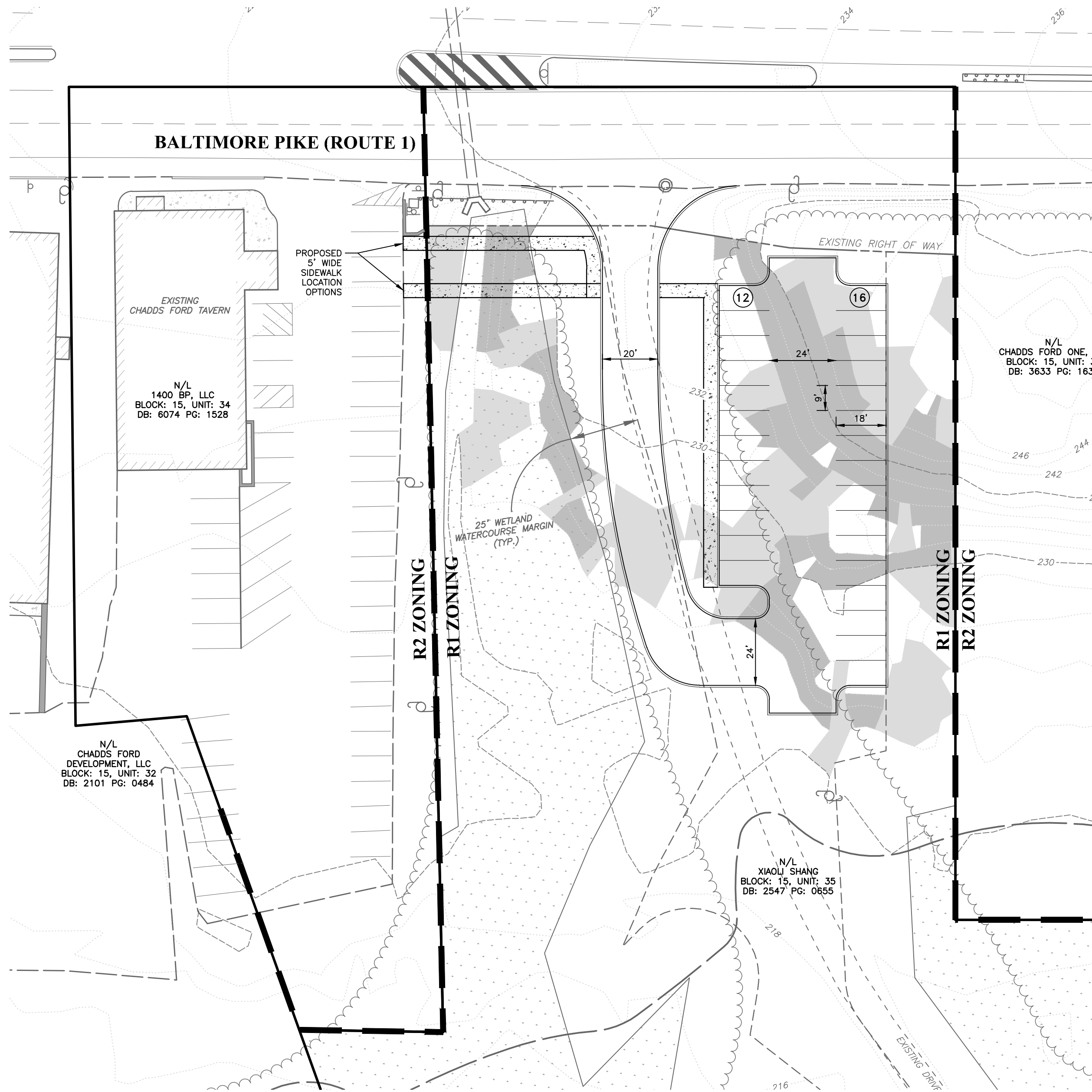
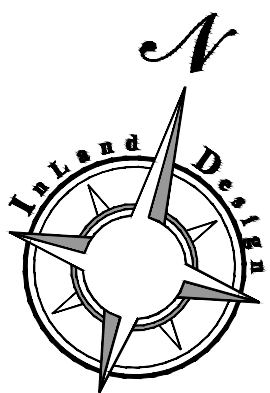
No.	Date:	Description:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



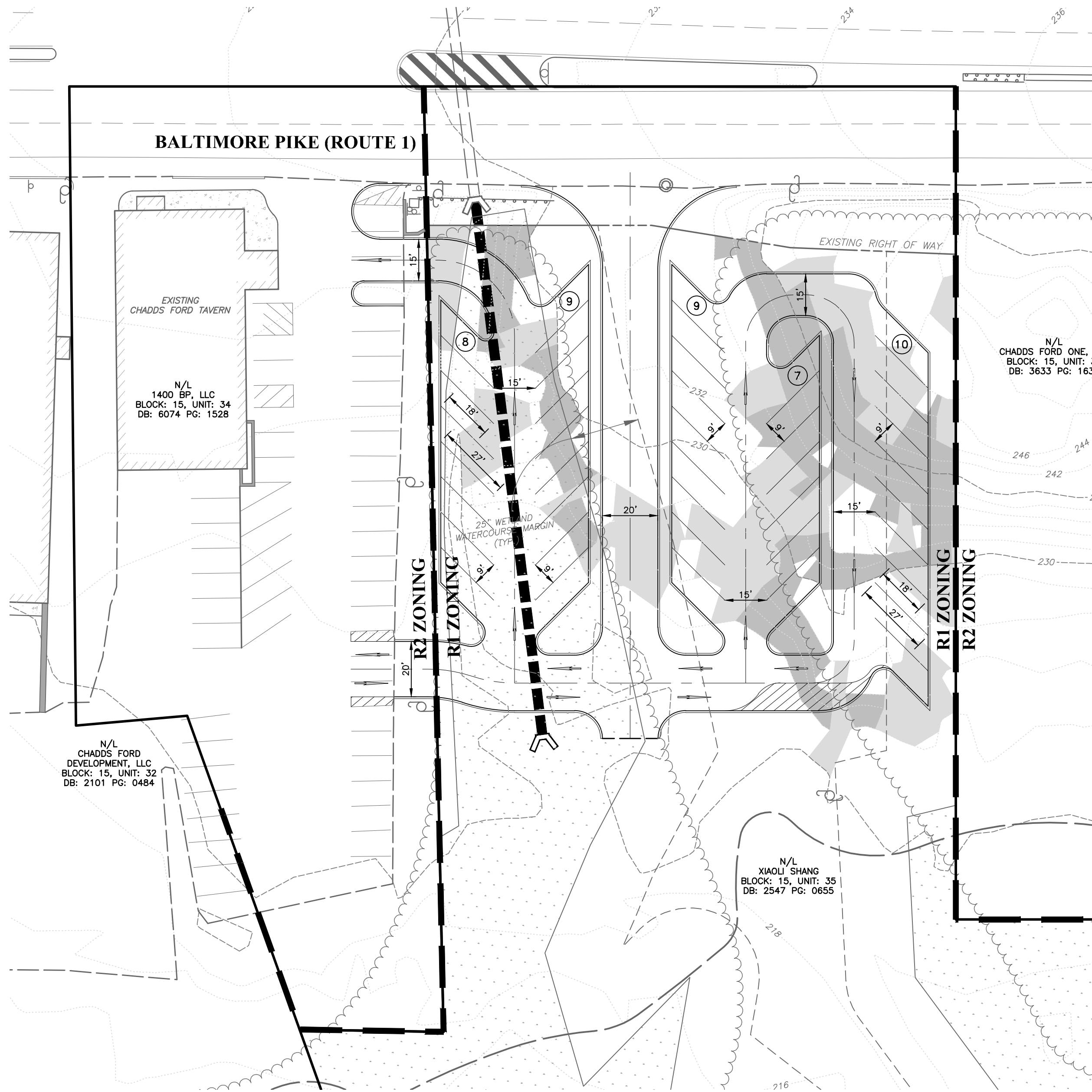
Date:
02/27/2024
Scale:
1" = 60'
Drawn by:
DWN
Checked by:
CAD
Project No.
12295

**OVERALL CONTEXT PLAN
FOR
CHADDS FORD TAVERN
1400 BALTIMORE PIKE
CHADDS FORD, PA, 19317
CHADDSFORD TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA**

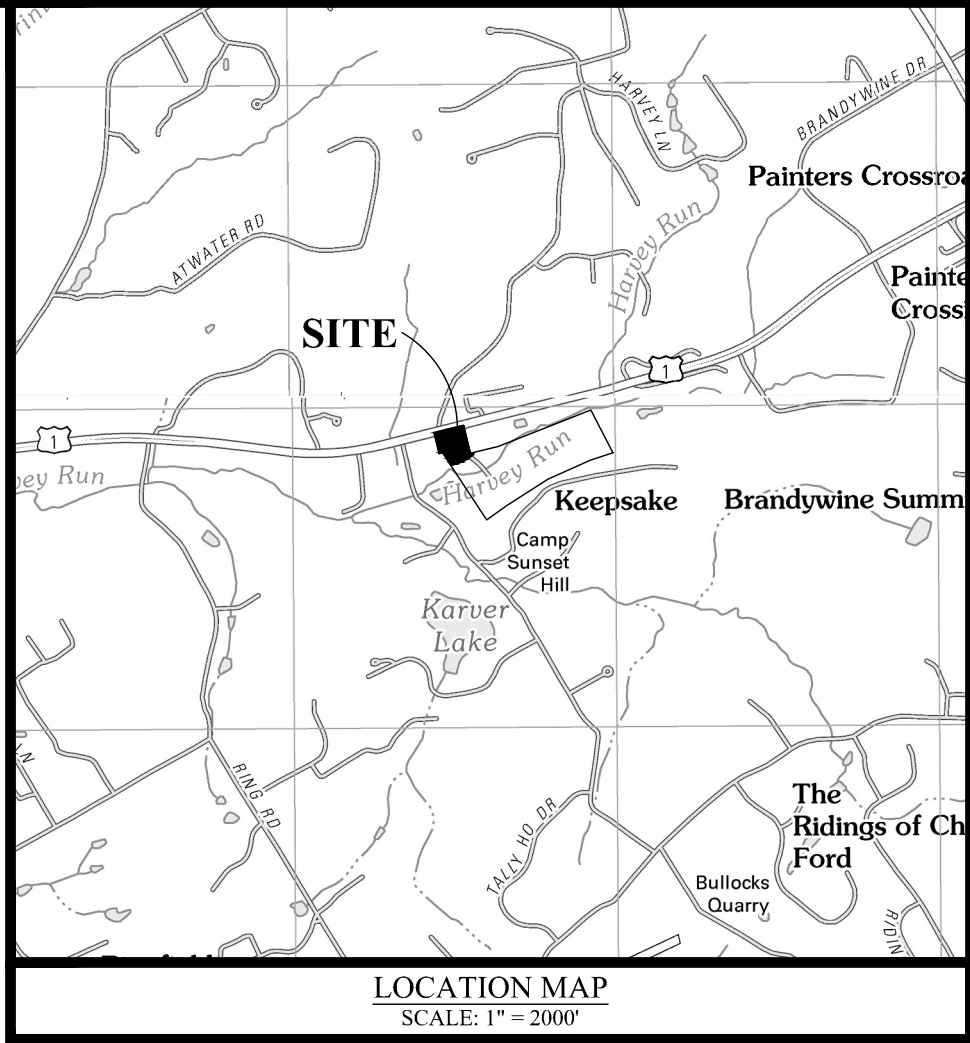
**S H E E T
1
OF 2**



SKETCH OPTION #1



SKETCH OPTION #2



GENERAL NOTES:

- SITE ADDRESS: 1400 BALTIMORE PIKE AND 1392 BALTIMORE PIKE CHADDS FORD, PA 19317
- FOLIO NUMBERS: 04-00-10023-00 & 04-00-00022-00
- THE PURPOSE OF THIS SKETCH IS TO SHOW A POTENTIAL EXPANSION TO THE PARKING AREA FOR THE CHADDS FORD TAVERN LOCATED AT 1400 BALTIMORE PIKE. THE PARKING EXPANSION WILL OCCUR ON THE ADJACENT PROPERTY LOCATED AT 1392 BALTIMORE PIKE.
- SOURCE OF TITLE: DEED BOOK 6074, PAGE 1528 & DEED BOOK 2547, PAGE 0655.
- BOUNDARY INFORMATION SHOWN PER DEED.
- TOPOGRAPHIC INFORMATION AND IMPROVEMENTS SHOWN PER AVAILABLE AERIAL INFORMATION AND LIDAR MAPPING.
- FLOODPLAIN AREAS LOCATED ON THIS SITE PER DELAWARE COUNTY, PENNSYLVANIA FIRM FLOOD INSURANCE RATE MAP NUMBER 42045C0152G & 42045C0156G, EFFECTIVE DATE OCTOBER 29, 2015.
- WETLAND AREAS LOCATED ON THIS SITE PER DEED DB: 4493 PG: 260
- COMPLETENESS AND ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES MUST BE VERIFIED PRIOR TO ANY EARTHMOVING ACTIVITIES.

ZONING CHART - R1 RESIDENTIAL DISTRICT

DESCRIPTION	REQUIREMENT
LOT WIDTH - BUILDING LINE	200 FT.
BUILDING COVERAGE (PER BPO DISTRICT)	12%
LOT AREA	2 ACRES MIN.
FRONT YARD	100 FT. MIN.
SIDE YARD	50 FT. MIN.
REAR YARD	50 FT. MIN.

ZONING CHART - R2 RESIDENTIAL DISTRICT

DESCRIPTION	REQUIREMENT
LOT WIDTH - BUILDING LINE	150 FT.
BUILDING COVERAGE (PER BPO DISTRICT)	15%
LOT AREA	1 ACRE MIN.
FRONT YARD	65 FT. MIN.
SIDE YARD	40 FT. MIN.
REAR YARD	50 FT. MIN.

OWNER / APPLICANT

1400 BP, LCC
ATTN: GARRY HESSELBACHER
18 W. OLIVE STREET
WESTVILLE, NJ 08093

LEGEND

---	PROPERTY BOUNDARY
---	ADJOINING PROPERTY LINE
---	EXISTING RIGHT OF WAY LINE
---	EXISTING EASEMENT LINE
---	FLOOD PLAIN LINE
---	EXISTING 2' CONTOUR
---	EXISTING 10' CONTOUR
---	EXISTING UTILITY POLE
---	EXISTING SIGN
---	EXISTING FENCE LINE
---	STEEP SLOPE 15% - 25%
---	STEEP SLOPE 25% - UP
---	WETLAND AREA
---	EXISTING CURB LINE
---	EXISTING ROAD / PAVING
---	EXISTING DRIVEWAY
---	EXISTING STONE DRIVE
---	EXISTING CONCRETE
---	PROPOSED CURB LINE
---	PROPOSED CONCRETE

COPYRIGHT

Inland Design, LLC expressly reserves its common law 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 reuse 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 therefrom or resulting therefrom.



Pennsylvania One Call System
PA. act 172 of 1986 requires
three working days notice
Serial Numbers:

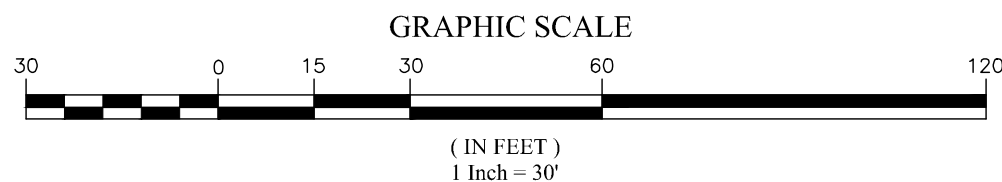
PENNSYLVANIA ACT 187 REQUIREMENTS:
Inland Design, LLC does not guarantee the accuracy of the
locations for existing subsurface utility structures shown on the
plans, nor does Inland Design, LLC guarantee that all
subsurface structures are shown. The contractor shall verify the
location and elevation of all underground utilities and structures
before the start of work.



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

No.	Date:	Description:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SKETCH PLAN



Date:
02/27/2024
Scale:
1" = 30'
Drawn by:
DWN
Checked by:
CAD
Project No.
12295

PLAN OF PROPERTY
FOR
CHADDS FORD TAVERN
1400 BALTIMORE PIKE
CHADDS FORD, PA, 19317
CHADDSFORD TOWNSHIP • DELAWARE COUNTY • PENNSYLVANIA

S H E E T
2
OF 2

PARCEL NO. 04001002300 & PARCEL NO. 04000002200