

START UP & SITE VERIFICATIONS	SEPT. 23, 2019
FINAL DESIGN PLAN FOR PERMITS	NOV. 12, 2019

PLANS VALID FOR PERMITS ONLY WITH AN "IMPRESSED SEAL" AND SIGNED IN "RED"

Eric C. Van Reed, Architect  
**Creative Design Associates, Inc.**  
 ARCHITECTURE • INTERIORS • SITE & SPACE PLANNING  
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 Chalfont, PA 18814  
 215-672-1155  
 ArchitectVision.com

**Robert Herold Custom Builder**  
 1865 DILLON ROAD  
 MAPLE GLEN, PA 19002  
 215-768-2298

15 Salem Lane  
 Grade Level Bedroom Addition  
 HORSHAM TOWNSHIP, MONTGOMERY CO., PA

CDA Comm. # 2019-3096

Sheet No. 1 of

ZONING R-3  
BLOCK 10A, UNIT 95  
N/L THOMAS & ALINA CHRISMAN

N 39°15'43" E 72.59'

ZONING MR-1  
BLOCK 10D, UNIT 27  
N/L JAMES & PATRICIA FERENTZ

ADDITION - MASTER BEDROOM  
20'-5" X 22'-10" = 466 SQ. FT.

EXISTING DWELLING  
1,734 SF

ZONING MR-1  
BLOCK 10D, UNIT 29  
N/L BARI HIMES

SALEM LANE

R=170.00' L=53.70'

M. 87.51.06 S

LEG. R/W LINE

STOP-CALL BEFORE YOU DIG!

PENNSYLVANIA ONE CALL SYSTEM, INC.  
SERIAL No. 20193021469 CONTACTED 10-29-2019

LEGEND

- EXISTING MONUMENT
- - - FENCE
- +100.2 EXISTING SPOT ELEVATION
- - - EXISTING CONTOUR
- - - CONCRETE CURB
- - - EXISTING WATERLINE
- - - EXISTING SANITARY SEWER
- - - EXISTING STORM SEWER
- - - EXISTING MANHOLE
- - - EXISTING TYPE 'C' INLET
- - - EDGE OF PAVING
- - - EXISTING FIRE HYDRANT
- - - EXISTING GASLINE
- - - EXISTING ELECTRIC LINE

LOCATION MAP

SCALE: 1"=800'

### SUMMARY

- TAX PARCEL - BLOCK 10D, UNIT 28 (P/N 36-00-10327-62-6)
- AREA - 11,001 SF
- ZONING - MR1, MIXED RESIDENTIAL-1 DISTRICT SINGLE FAMILY DETACHED

REQUIRED	PROVIDED	PROPOSED
a. AREA - 11,000 SF	11,001 SF	
b. FRONT YARD - 30'	30.49'	
c. SIDE YARD - 10'	9.92'	
AGGR. - 20'	18.85'	
d. REAR YARD - 60'	73.14'	
e. BLDG. COV. - 20% (2,200 SF)	15.7% (1,734 SF)	<b>2,200 SF = 20%</b>

EXISTING IMPERVIOUS COVERAGE BREAKDOWN

HOUSE	1,734 SF
DRIVEWAY	638 SF
EXISTING PAD & WALK	384 SF
<b>TOTAL IMPERVIOUS COVERAGE</b>	<b>2,756 SF (25.1%)</b>

- THESE DRAWINGS INDICATE THE APPROXIMATE LOCATION OF EXISTING SUBSURFACE UTILITIES IN THE VICINITY OF THE PROJECT & ARE NOT GUARANTEED FOR ACCURACY AND/OR COMPLETENESS. PENNSYLVANIA ACT 187 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWERAGE & WATER LINES BEFORE COMMENCING CONSTRUCTION. (1-800-242-1776)
- OWNER/APPLICANT: JAMES & KIMBERLY HARVEY  
15 SALEM LANE  
HORSHAM, PA 19044
- DATUM OF TOPOGRAPHY - U.S.C. & G.S.
- SOILS: UroB - Urban land - Lawrenceville complex, 0 to 8 percent slopes.

### ARCHITECTURAL PROPERTY PLAN

AS-BUILT PLAN OF SURVEY  
 LOT No. 140, WYNMERE DOWNS SUBDIVISION  
 HORSHAM TOWNSHIP, MONTGOMERY COUNTY, PA  
 MADE FOR  
**JAMES HARVEY**

SCALE: 1"=20'

**EASTERN/CHADROW ASSOCIATES, INC.**  
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