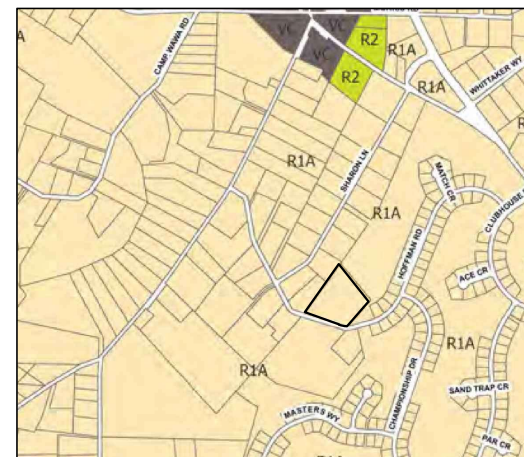


ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA ACT NUMBER 60, ALL CONTRACTORS MUST LOCATE, IDENTIFY, LOCATE AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

PENNSYLVANIA ONE CALL SERIAL NUMBER FOR THIS SITE: # 2023-080-1435



LOCATION MAP  
1" = 1000'

GENERAL NOTES

1. PROJECT NARRATIVE:

THIS PLAN DEPICTS THE SKETCH PLAN OF 522 HOFFMAN ROAD IN HARLEYSVILLE, PA 19438. THIS PARCEL IS LOCATED IN LOWER SALFORD TOWNSHIP, MONTGOMERY COUNTY, PA. THE EXISTING PARCEL WILL BE SUBDIVIDED INTO 3 PARCELS WITH SINGLE-FAMILY DWELLINGS.

2. PARCEL ID: 50-00-01099-01-2  
ZONING DISTRICT: R1A RESIDENTIAL DISTRICT

ITEM	REQUIRED	LOT 1	LOT 2	LOT 3
LOT AREA (NET)	80,000 SF	80,467 SF	97,368 SF	80,108 SF
WIDE	200 FT	315.7 FT	256.8 FT	351.7 FT
FRONT YARD	75 FT	76.7 FT	94.7 FT	76.0 FT
SIDE YARD MIN	40 FT	62.6 FT	50.4 FT	66.8 FT
SIDE YARD AGG	80 FT	N/A**	440.9 FT	N/A**
REAR YARD	75 FT	125.2 FT	94.6 FT	105.0 FT
BLDG COVERAGE	10%	6.85%	3.78%	6.88%
MAX BLDG HEIGHT	35 FT	< 35 FT	< 35 FT	< 35 FT

\*PER §142-38F(2)(g), ALL MINIMUM SETBACK REQUIREMENTS SHALL BE INCREASED BY 25% IN REAR LOTS.

\*\*LOTS WITH TWO FRONT YARDS ONLY HAVE ONE SIDE YARD.

\*LOTS WITH TWO FRONT YARDS ONLY HAVE ONE SIDE YARD.

3. IMPERVIOUS SUMMARY (NET):

	LOT 1	LOT 2	LOT 3	LOT 2 (GROSS)
BUILDING	5,525 SF	3,681 SF	5,525 SF	3,681 SF
PAVING	3,113 SF	5,351 SF	3,113 SF	11,700 SF
TOTAL	8,638 SF	9,032 SF	8,638 SF	15,381 SF
IMPERVIOUS	10.73%	9.28%	10.78%	14.62%









































4. APPLICANT/OWNER: HOFFMAN LLC  
400 CROSSINGS DRIVE  
BRISTOL, PA 19007

5. REFERENCE INFORMATION FOR PARCEL OUTBOUND AND SURROUNDING AREA  
TAKEN FROM PLAN BOOK 22 PAGE 186 RECORD PLAN OF LEDERACH GOLF  
COURSE PREPARED BY VAN CLEEF ENGINEERING DATED 9-16-2003

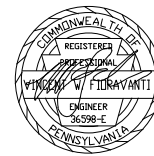
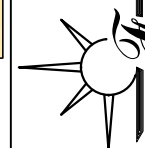
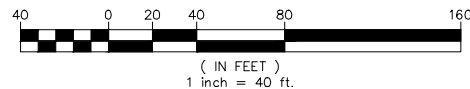
6. BOUNDARY AND TOPOGRAPHY DATA HAS BEEN TAKEN FROM A FIELD SURVEY BY FIORAVANTI, INC. DATED MAY 1, 2024.

7. LOT AREA SUMMARY  
 LOT 1 80,467 SF  
 LOT 2 105,187 SF  
 LOT 3 80,108 SF

### LEGEND

	SOILS		FEMA FLOODPLAIN
	SOILS		SOILS
	STREAM		STREAM
	WL		EXISTING WETLANDS
	EXISTING BUILDINGS		EXISTING BUILDINGS
	EXISTING PROPERTY LINE		EXISTING PROPERTY LINE
	EXISTING 2 FOOT CONTOUR		EXISTING 2 FOOT CONTOUR
	EXISTING 10 FOOT CONTOUR		EXISTING 10 FOOT CONTOUR
	EXISTING CURB		EXISTING CURB
	EXISTING PAVED DRIVEWAY		EXISTING PAVED DRIVEWAY
	X		EXISTING FENCE
	EXISTING TREE MASS		EXISTING TREE MASS
	EXISTING TREES AND BUSHES TO REMAIN		EXISTING TREES AND BUSHES TO REMAIN
	EXISTING EASEMENT		EXISTING EASEMENT
	EDGE OF EXISTING PAVED ROAD		EDGE OF EXISTING PAVED ROAD
	EXISTING POLES		EXISTING POLES
	EXISTING STORM SEWER		EXISTING STORM SEWER
	EXISTING SANITARY SEWER		EXISTING SANITARY SEWER
	EXISTING WATER MAIN		EXISTING WATER MAIN
	EXISTING GAS MAIN		EXISTING GAS MAIN
STEEP SLOPES: 15% OR GREATER			

GRAPHIC SCALE



## REVISIONS

[illegible]

DATE: 2/19/25

SCALE: 1"=40'

JOB #	2258
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JOB # 2258	FB # ---
DRAWN: STAFF	CHECKED: VWR

522 HOFFMAN RD LAND  
DEVELOPMENT  
HARLEYSVILLE, PA 19438  
PREPARED FOR:  
HOFFMAN LLC  
400 CROSSINGS DR  
BRISTOL PA 19007

## SKETCH PLAN

SHEET  
1 OF 3

**Fioravanti, Inc.**  
CIVIL ENGINEERS & LAND SURVEYORS  
1818 STREET ROAD \* SOUTHAMPTON, PA 18966  
(215) 322 \* 2143