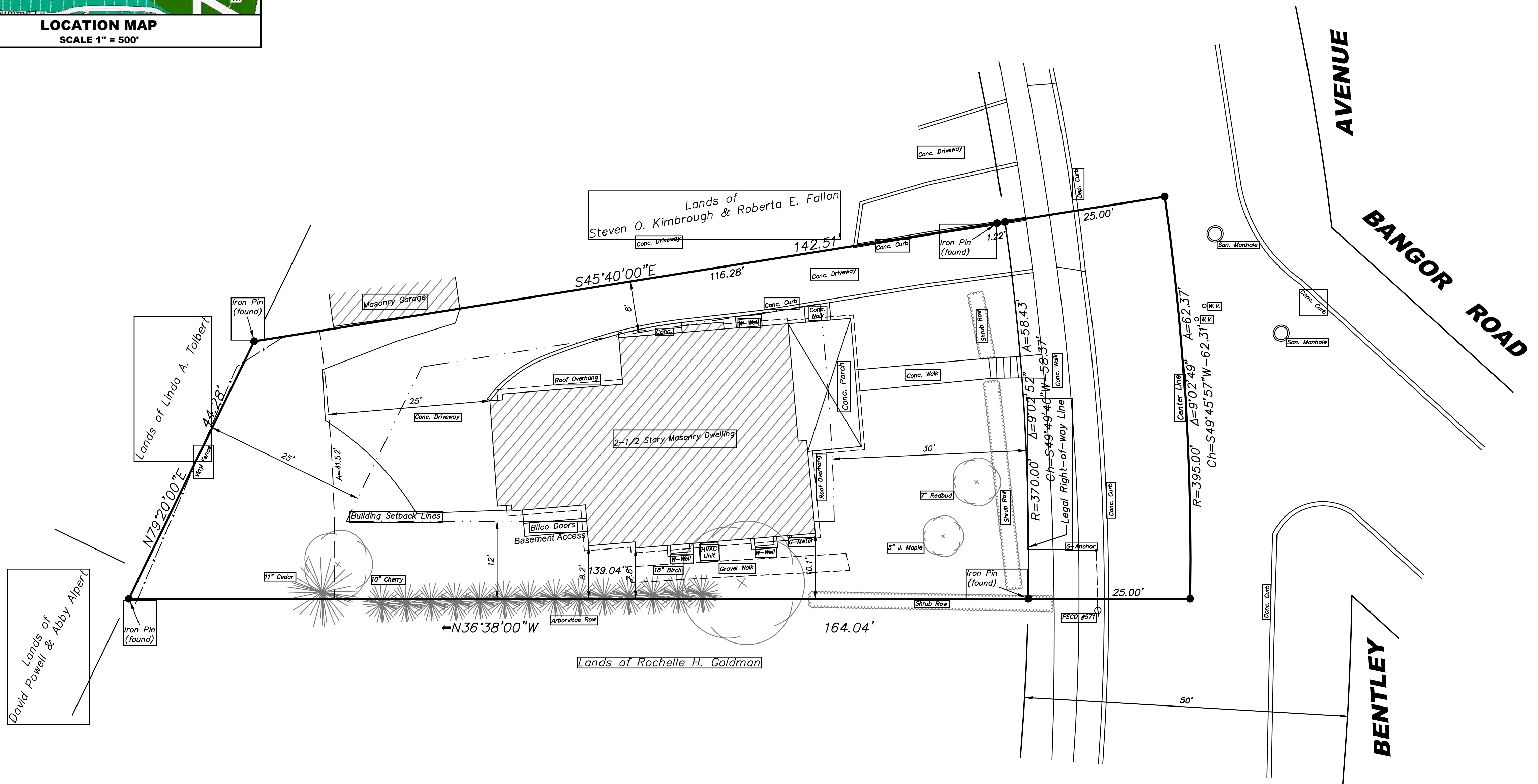




LOCATION MAP
SCALE 1" = 500'



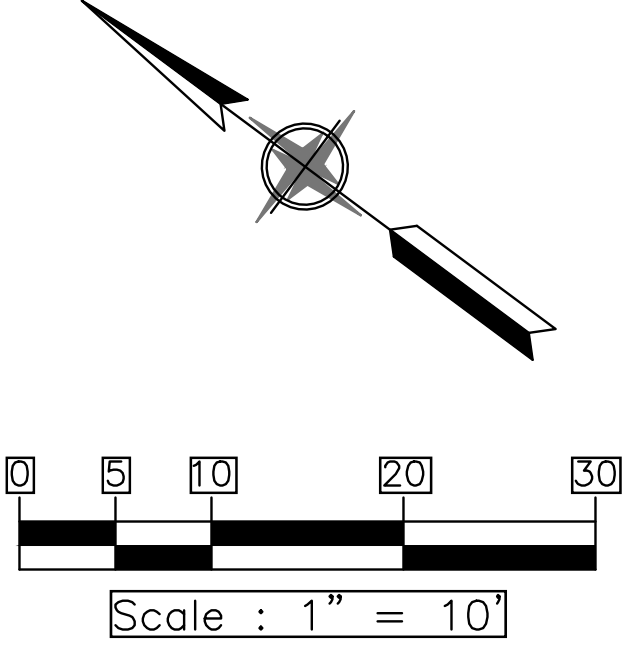
ZONING REGULATIONS - R 4

	(REQUIRED)	(EXISTING)
MIN. LOT AREA	6,000 S.F.	6,225 S.F.
MIN. LOT WIDTH	65'	41.52'
MIN. FRONT YARD	30'	30'
MIN. SIDE YARDS	8' MIN.; 20' AGG.	7.8' MIN.; 15.8' AGG.*
MIN. REAR YARD	25'	25'
MAX. BLDG. AREA	30%	20.8%
MAX. IMPERV. SURFACE	39%	49.4%*
MAX. BLDG. HEIGHT	3 STORIES OR 35'	2-1/2 STORIES, < 35'

*EX. NON-CONFORMING

NOTES:

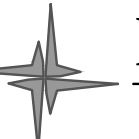
- This property is currently zoned R 4.
- Existing features shown hereon are by field survey by Bercek and Smith Engineering, Inc. on June 21, 2019.
- The boundary survey as shown hereon was based on current deeds of record as noted. This survey was done without the benefit of a title search and the properties shown hereon may be subject to easements, right of ways and restrictions not shown hereon.
- Source of Title:
BEING the same premises which J. Brent & Alexis G. Ratz, by deed dated November 23, 2004 and recorded in the Office of the Recorder of Deeds in and for the County of Montgomery in Deed Book 5538, page 1538, granted and conveyed unto Eugene J. Mele & Hedwig J. Cerwinka, in fee. BEING Tax Map Id. #40-002F-140.
- Ex. Lot Areas:
7,735 s.f.± Gross to Center Line
6,225 s.f.± Net to Legal Right-of-way Line
- Ex. Lot Coverages:
Building area = 1,296 s.f.± (20.8%)
Impervious surface = 3,081 s.f.± (49.4%)



ACKNOWLEDGMENT AND AGREEMENT FOR ELECTRONIC MEDIA AND PLAN INFORMATION

These documents including plans, specifications, reports and electronic media files were prepared specifically for this project for the individual(s) named on the documents as dated. The documents are not represented to be suitable for reuse on extensions of this project, or for any other project, nor are they to be used by anyone other than the original client named on the plans. Any such reuse or modification is strictly forbidden, and therefore, any use or modification shall be an agreement deemed to indemnify and save harmless Bercek and Smith Engineering, Inc., for all claims, damages, losses and expenses arising from the use herefrom. The information contained in the documents is to be verified in the field prior to construction and any user of the information is also obligated to report any discrepancies to Bercek and Smith Engineering, Inc.

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Bercek and Smith Engineering, Inc.
 Civil Engineering | Land Surveying
 358 Main Street, Suite 1 - Royersford, PA 19468 - Phone : 610-948-8947 - Fax : 610-948-3261

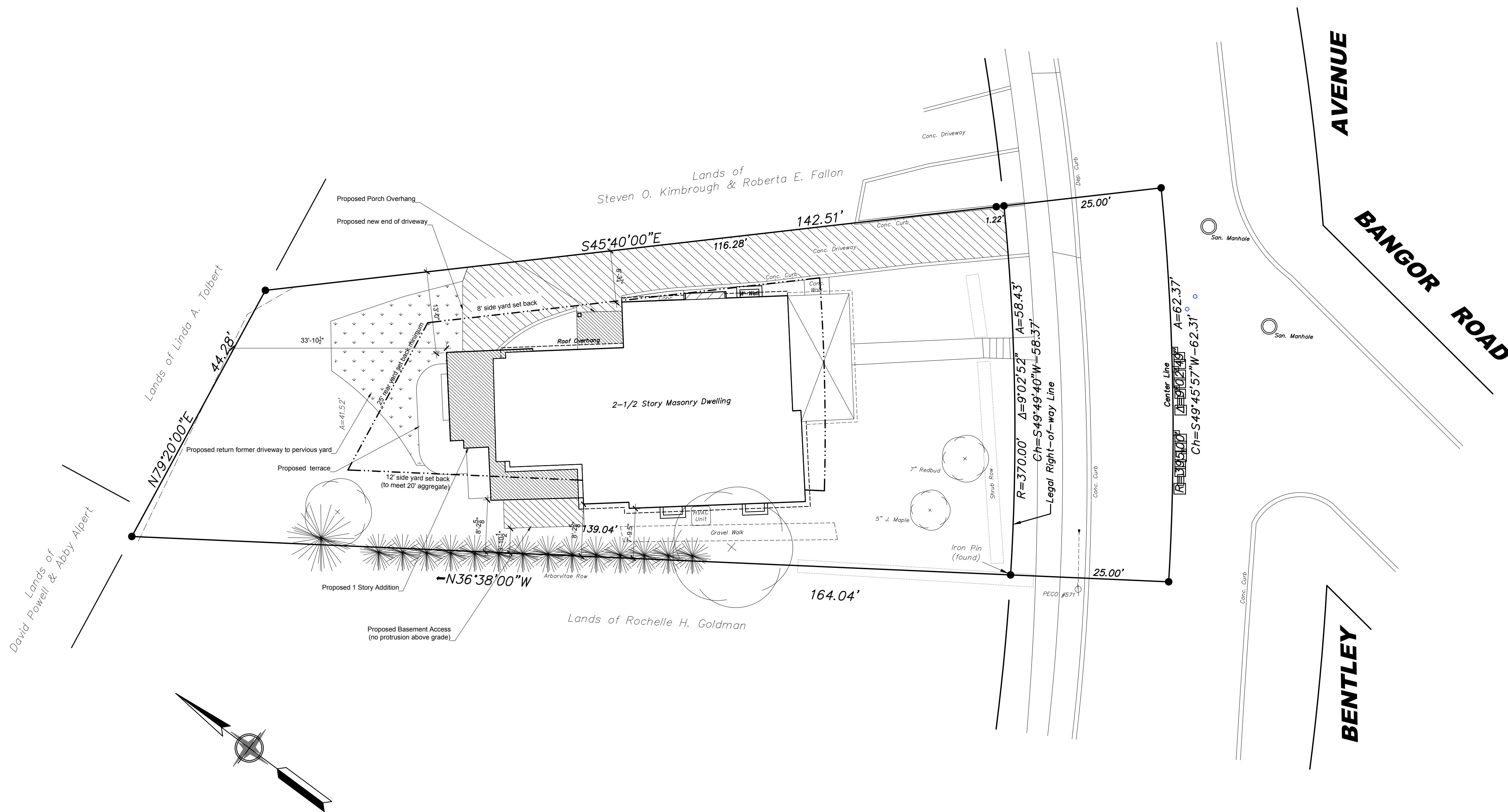
Boundary Survey & Site Plan of 105 Bentley Avenue for
EUGENE J. MELE & HEDWIG J. CERWINKA
 Lower Merion Township - Montgomery County, PA
 July 1, 2019 Plan No. C-19-078

Bulk Zoning: Single Family Detached Dwelling
District: R4 Residential

	REQUIRED	EXISTING	PROPOSED AT ADDITION
Min. Lot Area	6,000 square feet	6,225 square feet	no change
Min. Lot Width	65'	41.52'	no change
Min. Front Yard	30'	30'	no change
Min. Side Yard (structure)	8' & 20' Agg.	7.8' Min, 15.8' Agg.	no change
Min. Side Yard (basement access)		7.8' Min, 15.8' Agg.	3'-10.5" Min, 11'-10.5" Agg.
Min. Rear Yard	25'	43'-2"	33'-10.5"
Max. Building Coverage	39% (2,340 sf)	20.8%	23.9%
Max. Impervious Coverage	30% (1,800 sf)	49.4%	47.7%
Max Building Height	3 Stories or 35 Feet	2 1/2 Stories, <35'	no change

Proposed Impervious Coverage Calculations:

	existing	proposed
lot gross	7711.5	
lot net	6225	
structure	1375.3 (22.1%)	1488 (23.9%)
roof overhang	70.6	96.6
porch	181.0	226
driveway	1229.5	803
bilco	39.6	
basement access		53.2
window wells	12	12
walkways / patio	84	202
gravel path	86	86



1 PROPOSED Site Plan
22 1" = 10'-0"

Cerwinka - Mele

STRUCTURAL:

ARCHITECT:
inHabit
1930 Dog Kennel Road
Media, PA 19063
P : 215.966.8674



DATE: 14 Nov 2019
SCALE:
Project No: 1905

DRAWING TITLE:

Z2