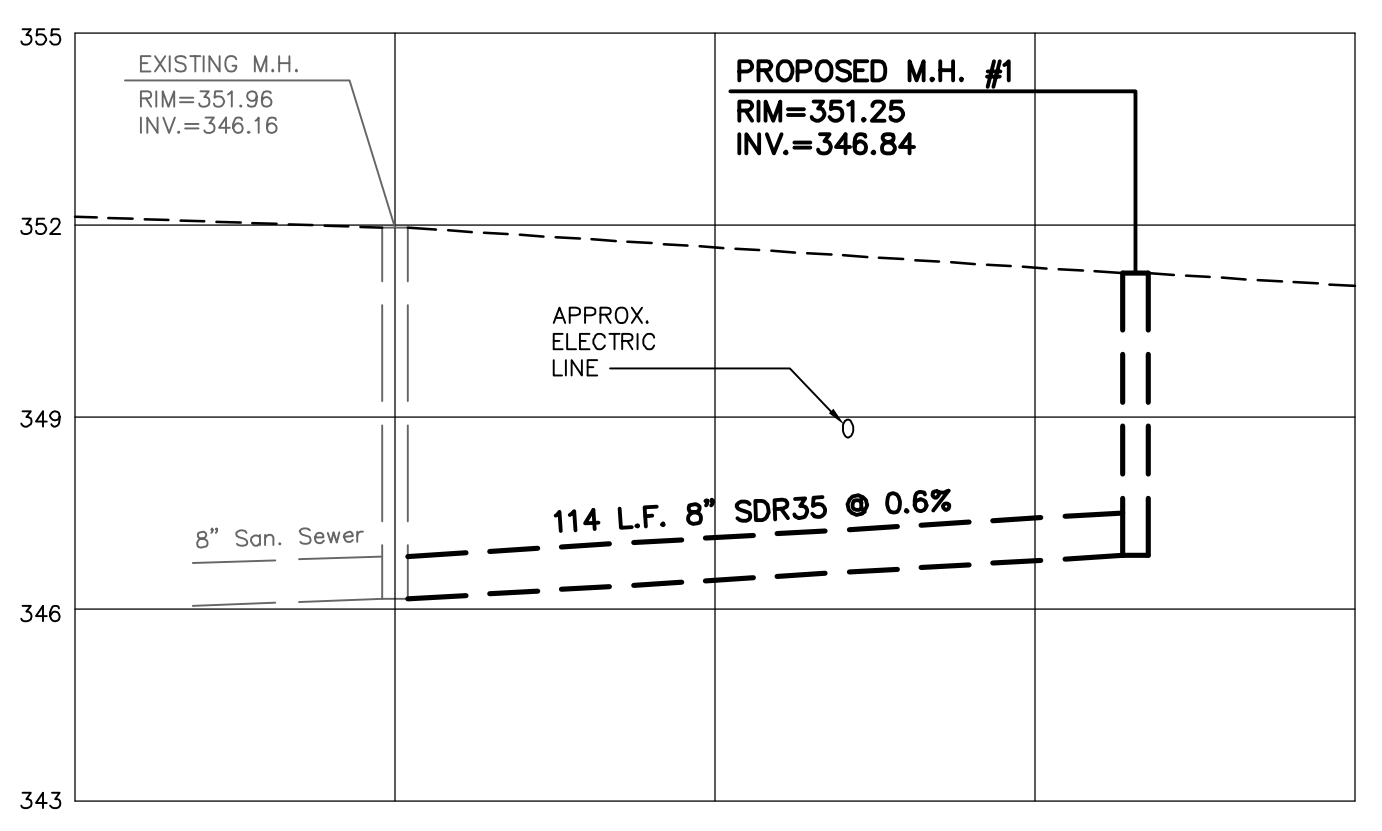


LOCATION MAP  
SCALE: 1" = 2000'

- NOTES:**
1. ALL EXISTING CONDITIONS SHOWN ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PERFORMED BY T & M ASSOCIATES.
  2. 50 LINWOOD AVE. OUTBOUND INFORMATION WAS TAKEN FROM LEGAL DISCRIPTION CONTAINED IN DEED BOOK 4825, PAGE 967.
  3. THE PROPERTY IS NOT WITHIN 100 YEAR FLOOD PLAIN BOUNDARY. (REF. FEMA 420701-0368-E)

- LEGEND:**
- PROPERTY LINE
  - - - RIGHT-OF-WAY LINE
  - - - - - EXISTING CONTOUR LINE
  - - - - - EXISTING SEWER LINE
  - EXISTING MANHOLE
  - EXISTING STORM INLET
  - × EXISTING FENCE
  - EXISTING CURB
  - ☁ EXISTING TREES AND SHRUBS
  - EXISTING SIGN
  - T — EXISTING TELEPHONE LINE
  - G — EXISTING GAS LINE
  - OH — EXISTING UTILITY POLE
  - OH — EXISTING OVERHEAD ELECTRIC
  - WV EXISTING WATER VALVE
  - F.Hyd EXISTING FIRE HYDRANT
  - PROPOSED PROPERTY LINE
  - - - - - PROPOSED BUILDING SETBACK LINE



**SANITARY PROFILE**  
SCALE: 1"=30' HORIZ.  
1"=3' VERT.

NET TRACT AREA = 45,336.15 S.F. (1.04 Acs.)

**ZONING SCHEDULE-- ZONE R4**  
RESIDENTIAL ZONING DISTRICT

|                         | REQUIRED   | PROVIDED       |
|-------------------------|------------|----------------|
| Minimum Lot Area        | 6,000 s.f. | 10,409.64 s.f. |
| Minimum Lot Width       | 60 ft.     | 60 ft.         |
| Maximum Building Area   | 30%        | ≤ 30%          |
| Maximum Impervious Area | 39%        | ≤ 39%          |
| Maximum Building Height | 35 ft.     | 35 ft.         |

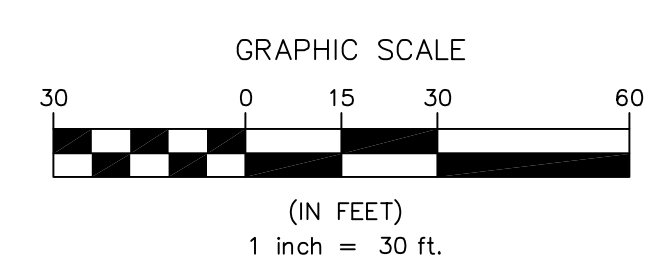
**SETBACKS:**

|                             |        |
|-----------------------------|--------|
| Minimum Front Yard Setback  | 30 ft. |
| Minimum Side Yard Setback   | 8 ft.  |
| Minimum Side Yard Aggregate | 20 ft. |
| Minimum Rear Yard Setback   | 25 ft. |

PROJ. No.: SCAD00020 DATE:

| PROJECT DATUM                               |   |
|---|---|
| <input type="checkbox"/> NAD 83             | <input type="checkbox"/> NAVD 88            |
| <input type="checkbox"/> NAD 27             | <input type="checkbox"/> NGVD 29            |
| <input checked="" type="checkbox"/> LOCAL H | <input checked="" type="checkbox"/> LOCAL V |

SOURCE/LOCATION:



| NO. | DATE | REVISIONS | BY | CHECKED |
|-----|------|-----------|----|---------|
|     |      |           |    |         |

**BELLE MAISON VENTURES, LLC**  
50 LINWOOD AVE.,  
LOWER MERION TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

**GRADING PLAN**



| DESIGNED BY | DRAWN BY | CHECKED BY |
|-------------|----------|------------|
|             | WRW      |            |
| PROJECT NO. | FILE NO. | DATE       |
| BLMV00010   |          | 12/6/06    |