



SITE

LOCATION MAP  
SCALE: 1" = 2000'

OWNER:

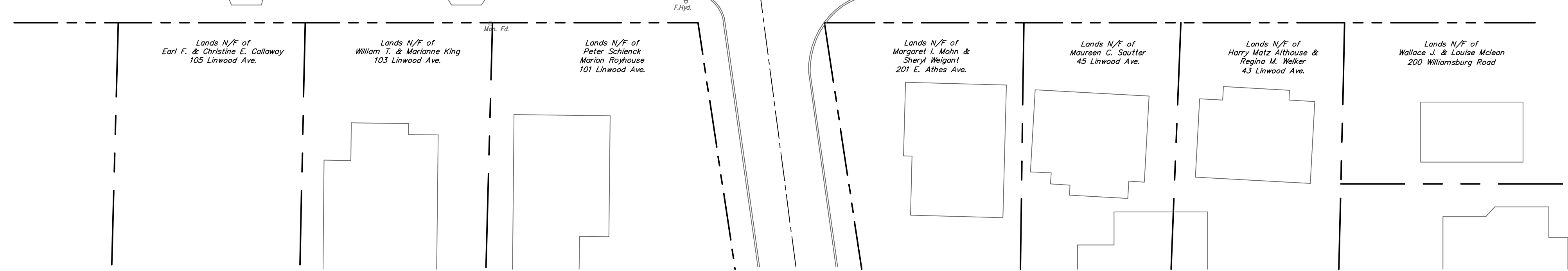
Belle Maison Ventures, LLC  
200 Ithan Creek Road  
Villanova, Pennsylvania, 19085

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 DISCRPTION CONTAINED IN DEED BOOK 4825, PAGE 967.
3. ERROR OF CLOSURE 1/23,780 (< 1/5000).
4. THE PROPERTY IS NOT WITHIN 100 YEAR FLOOD PLAIN BOUNDARY. (REF. FEMA 420701-0368-E)
5. TAX PARCEL BRT No. 40-00-32508-00-5

LEGEND:

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - EXISTING CONTOUR LINE
- - - EXISTING SEWER LINE
- o EXISTING MANHOLE
- o EXISTING STORM INLET
- x EXISTING FENCE
- EXISTING CURB
- o EXISTING TREES AND SHRUBS
- o EXISTING SIGN
- - - EXISTING TELEPHONE LINE
- - - EXISTING GAS LINE
- o EXISTING UTILITY POLE
- OH OH EXISTING OVERHEAD ELECTRIC
- o W EXISTING WATER VALVE
- o F.Hyd EXISTING FIRE HYDRANT
- - - PROPOSED PROPERTY LINE
- - - PROPOSED BUILDING SETBACK LINE



I HEREBY CERTIFY THAT THIS PLAN HAD BEEN MADE UNDER MY IMMEDIATE SUPERVISION, THAT THE MONUMENTS SHOWN EXIST OR SHALL BE LOCATED AND THAT ALL GEODETIC AND DIMENSIONAL DETAILS ARE CORRECT AND THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE MAP FILING LAW, THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO

COMMONWEALTH OF PENNSYLVANIA  
COUNTY OF MONTGOMERY

SUBDIVISION No. \_\_\_\_\_  
FILE No. \_\_\_\_\_  
TAX PARCEL Nos. \_\_\_\_\_

ON THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, BEFORE ME THE UNDERSIGNED OFFICER PERSONALLY APPEARED, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSED AND SAYS THAT HE IS OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT HIS DIRECTION AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN

SIGNATURE OF OWNER \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

DATE \_\_\_\_\_ PROF. LAND SURVEYOR/PROF. ENGINEER \_\_\_\_\_

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY LOWER MERION TOWNSHIP IN ACCORDANCE WITH THE CODE OF THE TOWNSHIP OF LOWER MERION CHAPTER 135.

DATE \_\_\_\_\_ TOWNSHIP ENGINEER \_\_\_\_\_

THIS IS TO CERTIFY THAT THIS LAND DEVELOPMENT PLAN HAS BEEN APPROVED BY THE BOARD OF TOWNSHIP COMMISSIONERS ON:

DATE \_\_\_\_\_ TOWNSHIP SECRETARY \_\_\_\_\_

MCPC No. \_\_\_\_\_  
PROCESSED AND REVIEWED, A REPORT HAS BEEN PREPARED BY THE MONTGOMERY COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE.  
CERTIFIED THIS DATE \_\_\_\_\_  
FOR THE DIRECTOR \_\_\_\_\_  
MONTGOMERY COUNTY PLANNING COMMISSION

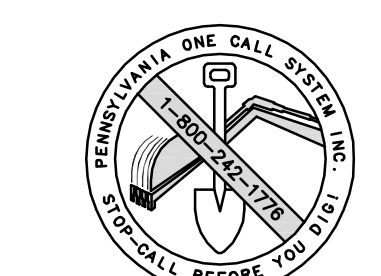
NET TRACT AREA = 45,336.15 S.F. (1.04 Acs.)

**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.

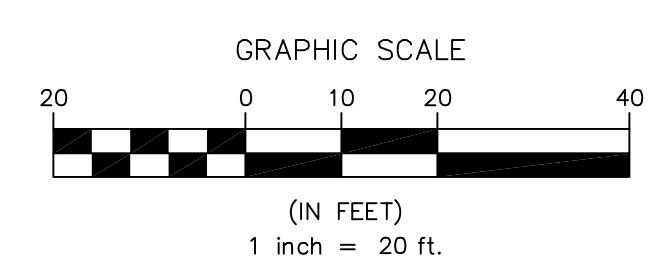


Design serial No. 2496795

PROJ. No.: SCAD00010 DATE: \_\_\_\_\_  
PROJECT DATUM

<input type="checkbox"/> NAD 83	<input type="checkbox"/> NAVD 88
<input type="checkbox"/> NAD 27	<input type="checkbox"/> NGVD 29
<input type="checkbox"/> LOCAL H	<input type="checkbox"/> LOCAL V

SOURCE/LOCATION:



NO.	DATE	REVISIONS	BY	CHECKED
<b>BELLE MAISON VENTURES, LLC</b> 50 LINWOOD AVE, LOWER MERION TOWNSHIP MONTGOMERY COUNTY, PENNSYLVANIA  <b>SUBDIVISION PLAN</b>				
DESIGNED BY		DRAWN BY		CHECKED BY
PROJECT NO. BLMV00010		FILE NO. WRW		DATE 12/6/06
				<b>1</b> OF 3