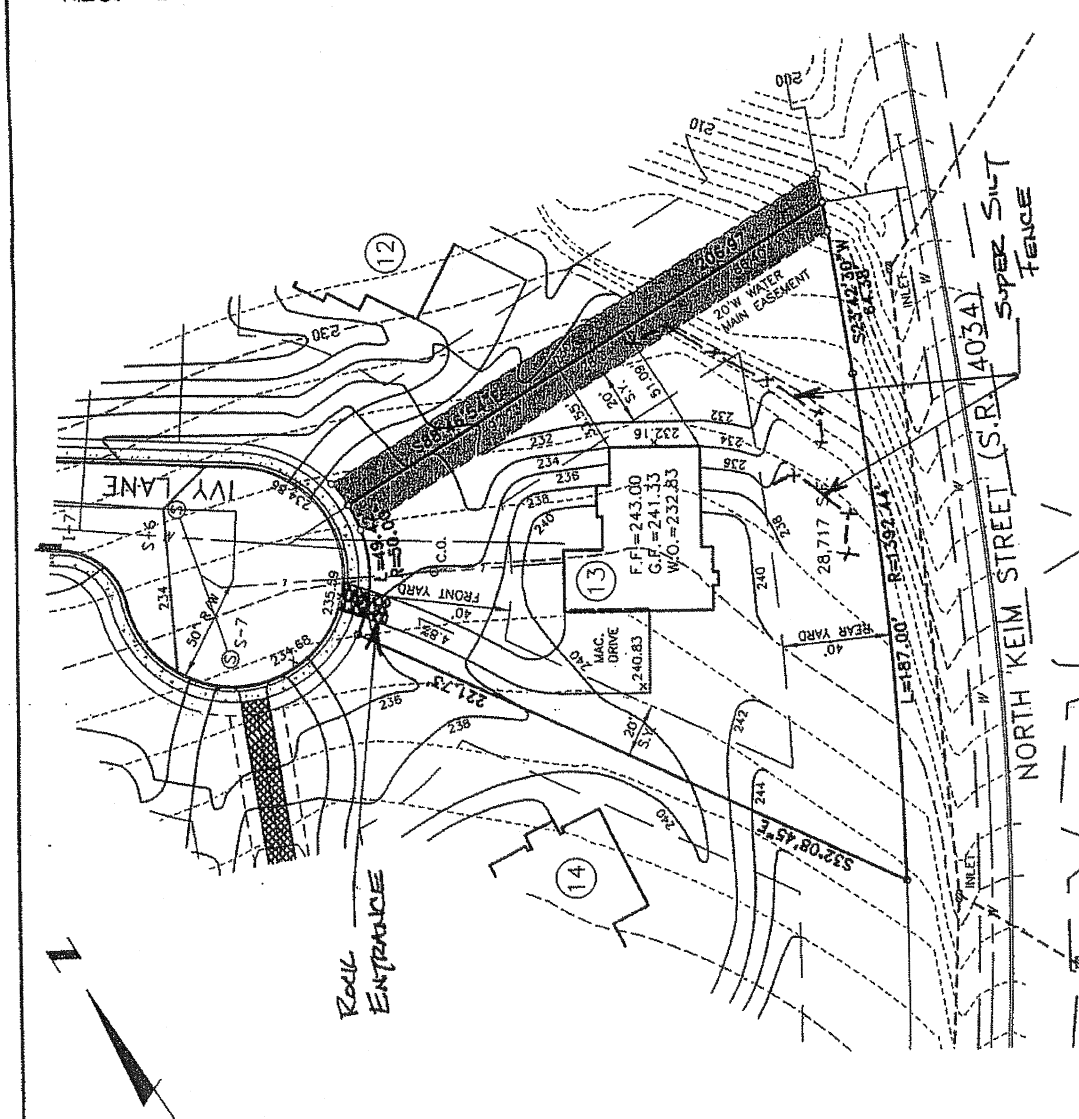


ZONING DATA
R-2 RESIDENTIAL
 (FOR LOTS WITH PUBLIC WATER AND SEWER SERVICE) ACCORDING TO ZONING ORDINANCE DATED 12/7/99 REQUIRED

	REQUIRED	PROPOSED
MIN. LOT AREA WITH AVERAGE SLOPE < 15%	20,000 S.F.	28,717 S.F. (NET)
MIN. LOT WIDTH @ BSBL	100 FT.	100 FT.
MAX. BUILDING COVERAGE	20%	9.03% (2,584 S.F.)
MAX. BUILDING HEIGHT	35 FT.	< 35 FT.
FRONT YARD	40 FT.	40 FT.
REAR YARD	40 FT.	40 FT.
SIDE YARD	20 FT.	20 FT.

NOTES:
 HOUSE STYLE BALDWIN
 ELEVATION COLONIAL
 COMMENT RIGHT HAND, SIDE ENTRY, (3) CAR GARAGE, 9 FT. BASEMENT WITH WALKOUT, FIREPLACE

1.) A 25' WIDE DRIVEWAY TURNAROUND AREA BY THE GARAGE IS SHOWN.
 2.) ALL FOOTINGS SHALL BE PLACED ON SUITABLE NATURAL GROUND IN COMPLIANCE WITH TOWNSHIP BUILDING CODES.
 3.) SUITABLE STRUCTURE FILL SHALL BE USED TO BACKFILL BELOW THE GARAGE AND BASEMENT SLABS.
 4.) THIS PERMIT PLAN IS BASED UPON AN APPROVED SET OF LAND DEVELOPMENT DRAWINGS TITLED "BROOKSIDE ESTATES" PREPARED BY HAYE NEWELL, KING OF PRUSSIA, PA, DATED 4-25-2003, LAST REVISED 10-16-2004.



BUILDING PERMIT PLAN - LOT 13
 BROOKSIDE ESTATES
 LOWER POTTSBORO TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA
 PREPARED FOR
 SUKONIK DEVELOPMENT
 1250 GERMAN TOWN PIKE
 SUITE 100
 PLYMOUTH MEETING, PA 19462
 DATE: 05/11/2005
 SCALE: 1"=10'
 PROJECT NO. 05-001
 R.D. NO. 10
 PREPARED BY: R.E.B.

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 PROFESSIONAL LAND SURVEYOR
 ROBERT E. BLUE JR.
 SURVEYOR IN SUIZEA
 10-11-06 (DATE)
 ROBERT E. BLUE JR.
 LICENSE NO. SUT322A

NOTES:
 1) INSTALL ROCK CONSTRUCTION ENTRANCES @ DRIVEWAY.
 2) INSTALL SILT FENCE PER SHY 12 OF 19 OF THE PLANS AND AS SHOWN.
 3) MAX YARD GRADES ARE 3 TO 1 MIN YARD GRADES ARE 2%

A) PROPER DRAINAGE AWAY FROM THE BUILDING PERIMETER IS REQUIRED. MIN 2% OUTSIDE GROUND ELEVATION SHOULD BE A MIN. OF 1.5 FT BELOW F.F. ELEVATION.
 B) ANY DIRT, MUD, OR DEBRIS TRACKED ONTO IVY LANE DUE TO CONSTRUCTION SHALL BE CLEANED UP @ THE END OF EACH DAY.
 C) PROPERLY MAINTAIN ALL E-T-S CONTROLS.