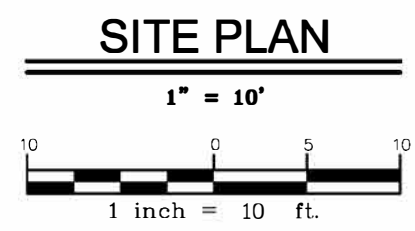


Zoning Requirements:
 Zoning District: Class B Residential District
 Use: §405-505. Unlotted Development
 Min Lot Area: 2,800 Square Feet (Single Family Semi-detached)
 Min Front Yard: Median of Dwellings on Block (Max 10' greater than median)
 Min Rear Yard: 20'
 Min Side Yard: 6'
 Max Impervious Coverage: 75%
 Max Building Coverage: 40%
 Max Building Height: 35' or Three-Stories

All Information from §405-504 and 505.
Site Data:
 Total Tract Area: 10,369.10 Square Feet
 Tax Parcel #: 11-00-09168-02-8
 Water: Public
 Sewer: Public
 There are no floodplains on the property per FEMA Map 42091C0257G

Proposed Development:
Building Coverage:
 Semidetached Residential Structures: (4) @ 20.5'x40'
 Proposed Building Coverage = 3,280 SF (31.6%)
Impervious Surface:
 Proposed Buildings: 3,280 SF
 Driveways: 1,654 SF
 Sidewalks: 301 SF
 TOTAL: 5,235 SF (60.5%)

General Notes:
 1) Field survey conducted on 4/16/25. There were no underground utilities located by PA-1 Call and project had cleared lawful date at time of survey. This survey is limited to physical features evident on the ground at time of survey.



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 Quakertown, PA 18951
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 Civil Engineering, Land Survey, Sewage/Stormwater Testing & Consulting

220 E. 6th Street
 Lansdale Borough, Montgomery County, Pennsylvania
 TM# 11-00-09168-02-8
 Applicant: Brandywine Acquisitions, LLC
 P.O. Box 1055
 North Wales, PA 19454
Cornerstone Homes
 Zoning Exhibit
 Scale: As Noted
 Date: 6/7/25
 Drawn By: EDW
 SHEET 1 of 1

NO.	DATE	DESCRIPTION	BY