PROJECT BOUNDARY

EDGE OF PAVEMENT

EDGE OF GRAVEL

CONTOUR MAJOR CONTOUR MINOR

STOCKADE FENCE SAN. SEWER LINE

OVERHEAD ELECTRIC LINE

VINYL FENCE

SAN. LATERAL

IRON PIN FOUND

SANITARY SEWER MH

PROPOSED BUILDING

PROPOSED SAN. LATERAL

PROPOSED ROOF LEADER

PROPOSED CONTOUR

PROPOSED CLEAN-OUT

PROPOSED ROOF DRAIN

PROPOSED GRADE

BENCHMARK

PROPOSED WATER SERVICE ———

UTILITY POLE

CLEAN-OUT

WATER METER DECIDUOUS TREE EXISTING GRADE

WATER LINE

GAS LINE

—— · · · —— OHW ——

LOT LINE

BUILDING LINE

|WATERSHED: DELAWARE RIVER (SOUTH) PROPOSED EARTH DISTURBANCE = 27,661 SF PROPOSED INCREASE OF IMPERMOUS SURFACE = 2,179 SF

SITE ZONING DATA: RESIDENTIAL-RESOURCE PROTECTION DISTRICT (R-PR)			
REQUIRED	EXISTING	UNDER CONSTRUCTION	PROPOSED
3.00	0.583 (*)	NO CHANGES	NO CHANGES
250	159.5 (*)	NO CHANGES	NO CHANGES
35	25.5	< 35	NO CHANGES
80	13.5 (*)	26.0 (ZA)	NO CHANGES
25	61.9	25.0	NO CHANGES
125	110.8 (*)	87.1 (ZA)	35.0 (V)
N/A	4.3	8.6	11.9
0.13	0.077	0.121	0.162 (V)
	3.00 250 35 80 25 125 N/A	REQUIRED EXISTING 3.00 0.583 (*) 250 159.5 (*) 35 25.5 80 13.5 (*) 25 61.9 125 110.8 (*) N/A 4.3	REQUIRED EXISTING CONSTRUCTION 3.00 0.583 (*) NO CHANGES 250 159.5 (*) NO CHANGES 35 25.5 < 35

<u>T.M.P. 20-046-146-006</u> N/F DAVIS, MICHAEL J & JEANINE M

ZONED: R-RP

Urban land-Delaware Complex

3.375 in/hr

T.M.P. 20-046-145

31,824 S.F. (GROSS) 27,792 S.F. (LEGAL R/W) 25,379 S.F. (ULTIMATE R/W)

┌ INV.=37.50

ULTIMATE R/W LINE

37.64

Hydrologic /Soil Group: A

RD 6" PVC (54 LF@ 1.00%) (ROOF LEADER)

F.F.EL. 40.50

PROPOSED

PROPOSED 23' WIDE

DRIVEWAY

(UNDER CONSTRUCTION)

38.50

PORCH

\$46.30'00"W 161.50' CENTERLINE & TITLE LINE

* - EXISTING NON-CONFORMITY

N45°38'00"E 157.73"

- PROPOSED

SEEPAGE

PROPOSED

CABANA

37.77

BLACK ROCK ROAD

(ROW VARIES)

(COLLECTOR ROAD)

DRIVEWAY

REMOVED

OBSERVATION

ZA - ZONING APPROVED V - VARIANCE REQUIRED

<u>T.M.P. 20-046-146-007</u>

N/F CHODNICKI, JAROSLAW & JUSTYNA

ZONED: R-RP

<u>T.M.P. 20-046-145-001</u>

N/F HEULITT, CHRISTOPHER & BERNADETTE

ZONED: R-RP

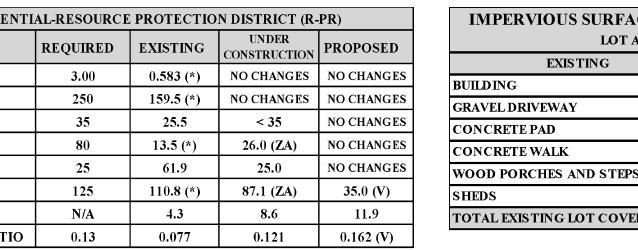
6' Fence with gate

ULTIMATE R/W LINE (PER PB-142, PG-49)

LEGAL R/W LINE (PER PB-142, PG-49)

Pin/Cap

1.125 in/l



UNDER CONSTRUCTION	AREA	(SQ.FT.)	
BUILDING	1,	1,613	
CARPORT		569	
PORCH	2	266	
ASPHALT DRIVEWAY	(511	
TOTAL BUILDING COVERAGE	2,182	8.6%	
TOTAL LOT COVERAGE	3,059	12.1%	

PROPOSED	AREA (SQ.FT.)
OOL CABANA	840
TEPS	60
OOL COPING	63
ONCRETE WALK	100

SUMMARY	AREA (A (SQ.FT.)	
TOTAL NEW BUILDING COVERAGE	3,022	11.9%	
TOTAL NEWLOT COLUDA CE	4.100	1 < 20 /	

<u>T.M.P. 20-046-144</u> N/F SHARP, KYLE B AND SHARP, KARA ANN ZONED: R-RP ONE STORY DWELLING Driveway ∽ POINT OF BEGINNING G = 36.55

SANITARY SEWER NOTES

1. THE EXISTING SITE IS CURRENTLY SERVED BY PUBLIC SANITARY SEWER.

Edge of Pavement

- 2. THE EXISTING SANITARY SEWER LATERAL SHALL BE INSPECTED AND REPAIRED IF NEEDED. 3. THE TOWNSHIP SEWER DEPARTMENT ENGINEER SHALL BE GIVEN AT LEAST
- 48 HOUR'S NOTICE PRIOR TO INSTALLATION OF THE LATERAL TO ENSURE A CONSTRUCTION OBSERVER IS PRESENT ON-SITE DURING THE WORK. 4. CONTRACTOR SHALL HAVE GIVEN THE SECRETARY OF LOWER MAKEFIELD TOWNSHIP AT LEAST 24 HOURS' NOTICE OF THE TIME WHEN SUCH
- INSPECTION WILL BE MADE SO THAT THIS TOWNSHIP MAY SUPERVISE AND INSPECT THE WORK OF CONNECTION AND NECESSARY TESTING.

 5. NO BUILDING SEWER SHALL BE COVERED UNTIL IT HAS BEEN INSPECTED AND APPROVED BY TOWNSHIP. IF ANY PART OF A BUILDING SEWER IS COVERED BEFORE SO BEING INSPECTED AND APPROVED, IT SHALL BE
- UNCOVERED FOR INSPECTION AT THE COST AND EXPENSE OF THE OWNER OF THE IMPROVED PROPERTY TO BE CONNECTED TO A SEWER.

 6. ALL LATERALS SHALL BE INSTALLED AT A MINIMUM OF 2%. A MINIMUM OF 3 FEET OF COVER IS REQUIRED OVER THE LATERAL.

GRADING NOTES

\$46°30′00″W 161.03′

- 1. AT LEAST 3 DAYS PRIOR TO STARTING ANY EARTH DISTURBANCE ACTIVITIES, OR EXPANDING INTO AN AREA PREVIOUSLY UNMARKED, THE PENNSYLVANIA ONE CALL SYSTEM INC. SHALL BE NOTIFIED AT 1-800-242-1776 FOR THE LOCATION OF EXISTING UNDERGROUND
- 2. ALL GRADING IN PAVEMENT AREAS SHALL BE GREATER THAN 1%.

Benchmark —

Elev. 38.10

- 3. ALL GRADING WITHIN GRASSED AREAS TO BE A MINIMUM OF 2% AND A MAXIMUM OF 33.3% SLOPE.
- 4. ALL CONSTRUCTION SHALL CONFORM TO ANY APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR HAS SOLE RESPONSIBILITY FOR SITE SAFETY AND TO CONFORM TO AND ABIDE BY ALL CURRENT OSHA STANDARDS OR REGULATIONS. SAFE CONSTRUCTION PRACTICES REMAIN THE OBLIGATION OF THE CONTRACTOR. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS PRIOR TO

REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND UTILITY CONNECTION LOCATIONS.

NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 12 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION.

PENNSYLVANIA ONE CALL SYSTEM TICKET NUMBER 20233580066

IMPERVIOUS SURFACE CALC LOT AREA (SF) =		CION
EXISTING	AREA ((SQ.FT.)
BUILDING	1,095	4.3%
GRAVEL DRIVEWAY	3	76
CONCRETE PAD	,	78
CONCRETE WALK	,	42
WOOD PORCHES AND STEPS	,	73
SHEDS	2	79
TOTAL EXISTING LOT COVERAGE	1,943	7.7%

UNDER CONSTRUCTION	AREA	(SQ.FT.)	
BUILDING	1,	1,613	
CARPORT	5	569	
PORCH	2	266	
ASPHALT DRIVEWAY	(511	
TOTAL BUILDING COVERAGE	2,182	8.6%	
TOTAL LOT COVERAGE	3,059	12.1%	

PROPOSED	AREA (SQ.FT.)
POOL CABANA	840
STEPS	60
POOL COPING	63
CONCRETE WALK	100

SUMMARY		AREA (SQ.FT.)		
TOTAL NEW BUILDING COVERAGE	3,022	11.9%		
TOTAL NEW LOT COVERAGE	4.122	16.2%		

STORMWATER MANAGEMENT CONSTRUCTION NOTES

- THE MUNICIPALITY SHALL INSPECT ALL PHASES OF THE INSTALLATION OF THE BEST MANAGEMENT PRACTICES (BMPS) AND/OR STORMWATER MANAGEMENT (SWM) FACILITIES AS DEEMED APPROPRIATE BY THE MUNICIPALITY.
- 2. DURING CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE TOWNSHIP ENGINEER'S OFFICE THREE (3) DAYS PRIOR TO THE CONSTRUCTION OF THE PROPOSED BMP STORMWATER MANAGEMENT FACILITY.
- 3. AREA PROPOSED FOR INFILTRATION BMP SHALL BE PROTECTED FROM SEDIMENTATION AND COMPACTION DURING THE CONSTRUCTION PHASE, SO AS TO MAINTAIN THEIR MAXIMUM INFILTRATION CAPACITY.
- 4. INFILTRATION BMP SHALL NOT BE CONSTRUCTED NOR RECEIVE RUNOFF UNTIL THE ENTIRE CONTRIBUTORY DRAINAGE AREA TO THE INFILTRATION BMP HAS RECEIVED FINAL STABILIZATION.

STORMWATER MANAGEMENT MAINTENANCE AND INSPECTION

- THE MUNICIPALITY SHALL HAVE THE RIGHT TO ENTER PRIVATE PROPERTY TO INSPECT AND REPAIR, IF NECESSARY, ANY STORMWATER MANAGEMENT
- THE STORMWATER MANAGEMENT FACILITIES ARE A PERMANENT PART OF THE DEVELOPMENT AND SHALL NOT BE REMOVED, ALTERED, OR MODIFIED.

OWNER IS RESPONSIBLE TO ENSURE THE INSPECTIONS AND MAINTENANCE

- ARE COMPLETED. INSPECT FOR ACCUMULATION OF SEDIMENT. SEEPAGE PIT AND TRENCH DRAIN SHOULD BE INSPECTED AND CLEANED AT LEAST FOUR TIMES PER
- YEAR AND AFTER ANY LARGE STORM EVENTS. THE VEGETATION ALONG THE SURFACE OF THE INFILTRATION BED SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS
- VEHICLES SHOULD NOT BE PARKED OR DRIVEN ON A SEEPAGE PIT AND CARE SHOULD BE TAKEN TO AVOID EXCESSIVE COMPACTION BY MOWERS.
- NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR BMP OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR BMP WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
- MOW ONLY AS APPROPRIATE FOR VEGETATIVE COVER SPECIES.

RE-VEGETATED AS SOON AS POSSIBLE.

ON THIS DATE HEREBY ACKNOWLEDGE THAT THE STORMWATER FACILITIES AND BMPS ARE FIXTURES THAT CAN BE ALTERED OR REMOVED ONLY AFTER APPROVAL BY THE MUNICIPALITY.

_MIKHAIL ZAVYAZKIN, ON THIS DATE _ HEREBY CERTIFY THAT THE SWM SITE PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE DELAWARE RIVER SOUTH WATERSHED ACT 167 STORMWATER MANAGEMENT ORDINANCE OR

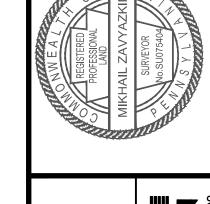
- Blauguarc **LOCATION MAP** SCALE: 1"=800" BEVERLY - NJ- PA USGS QUAD MAP

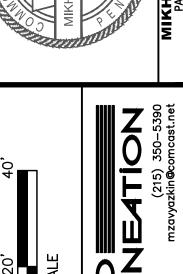
OWNER OF RECORD: T&I DEVELOMENT LLC APPLICANT: ANDREI HLUSHAN 1066 INDEPENDENCE DRIVE ADDRESS: YARDLEY PA 19067

GENERAL NOTES AND REFERENCES

DWELLING, SINGLE-FAMILY DETACHED.

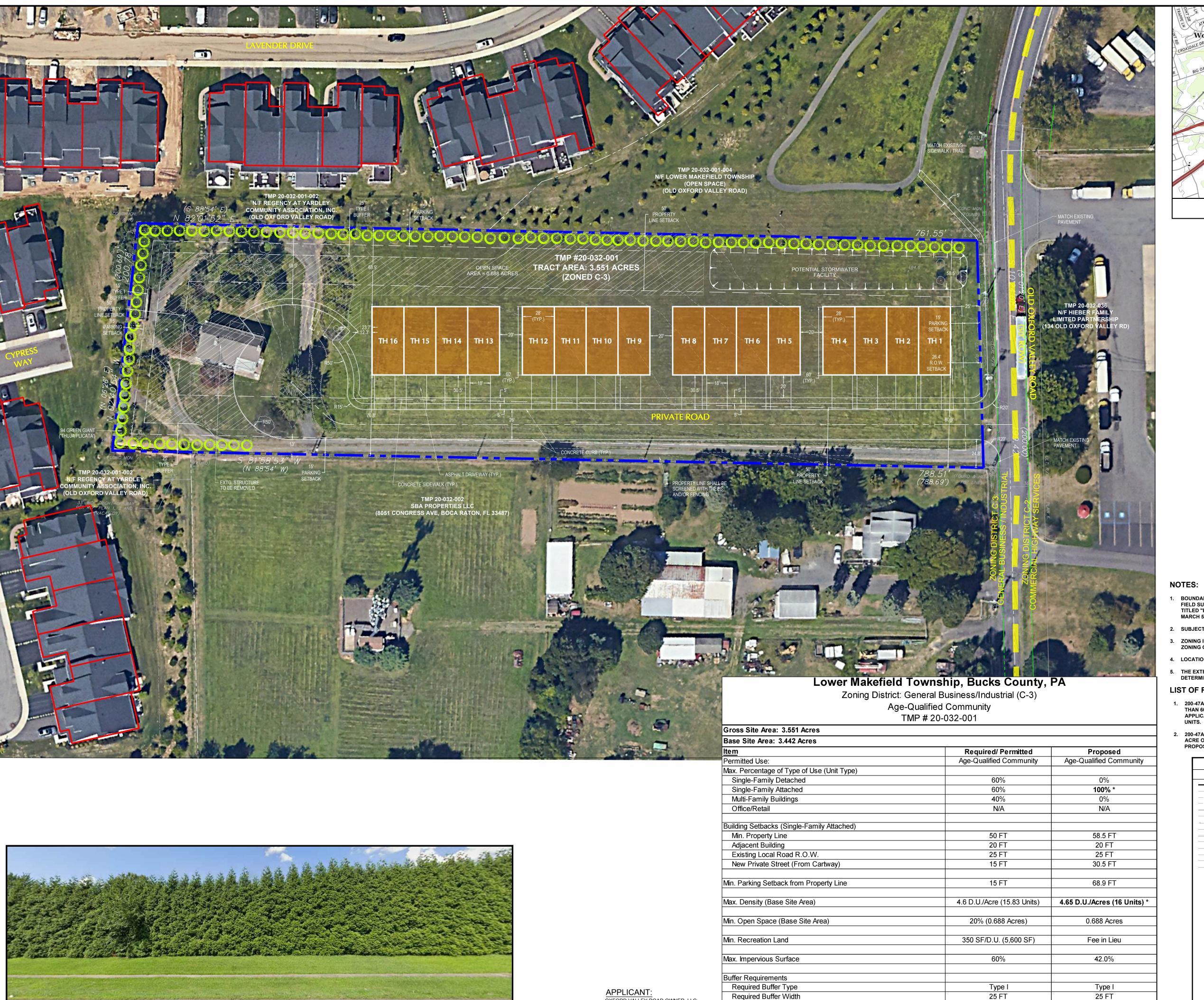
- 1. ZONING: RESIDENTIAL-RESOURCE PROTECTION DISTRICT (R-PR). USE:
- 2. THE CONTRACTORS MUST CALL THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1776) TO DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. THE LOCATION OF UNDERGROUND OR OTHERWISE CONCEALED STRUCTURES AND UTILITIES DOES NOT FALL WITHIN THE SCOPE OF THIS SURVEY. ANY UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF VISIBLE SURFACE UTILITIES AND UTILITY MARK-OUTS FOUND IN THE FIELD. THE OTHER UTILITIES MAY EXIST. THE LOCATION OF THE UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
- 5. THE SUBJECT PROPERTY DOES NOT FALL WITHIN A FLOOD HAZARD AREA (ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 456 OF 532, MAP NUMBER 42017C0456J, MAP DATED MÁY 18, 1999 AND MAP REVISED MARCH 16, 2015.
- 6. THE EXISTING SITE IS CURRENTLY SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- 7. ALL ELEVATIONS SHOWN ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88), DERIVED FROM GPS OBSERVATIONS.
- 8. THE INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED ON DECEMBER 2023 AND MARCH 2024.





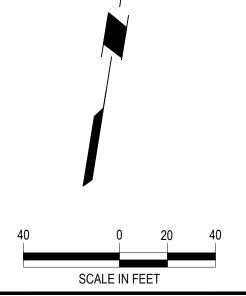
AND

SHEET NUMBER 2 of 5



LOCATION MAP SCALE: 1" = 2000'

ENGINEERING CIVIL ENGINEERS arna Engineering Inc. 1456 Ferry Road, Suite 603 Doylestown, PA 18901 T: 215.766.8280 F: 215.434.5280



OLD OXFORD VALLEY RESIDENTIAL T.M.P. #20-032-001

TOWNSHIP OF LOWER MAKEFIELD

CHIRAG V. THAKKAR

PROFESSIONAL ENGINEER PA LIC. No. 75153

ZONING PLAN

- BOUNDARY AND TOPOGRAPHIC FEATURES INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES, LLC ON THE DARWING TITLED "BOUNDARY AND TOPOGRAPHIC PLAN FOR TRINITY REALTY COMPANIES" DATED MARCH 5, 2025.
- SUBJECT SITE TAX ID/PARCEL No. 20-032-001.
- ZONING INFORMATION IS BASED ON CHAPTER 200 OF THE LOWER MAKEFIELD TOWNSHIP **ZONING ORDINANCE AS OF MARCH 11, 2025.**
- . LOCATION AND SIZE OF THE STORMWATER MANAGEMENT FACILITY IS APPROXIMATE.
- THE EXTENT AND REQUIREMENT FOR ANY ADDITIONAL ROAD IMPROVEMENTS WILL BE DETERMINED DURING THE SUBDIVISION REVIEW AND APPROVAL PROCESS.

LIST OF REQUESTED VARIANCES:

- 1. 200-47A.(3.)(A) AGE-QUALIFIED COMMUNITY MIX OF DWELLING UNIT TYPES. NO MORE THAN 60% OF PROPOSED UNITS SHALL BE SINGLE-FAMILY ATTACHED UNITS. THE APPLICANT PROPOSES TO PROVIDE 100% OF UNITS TO BE SINGLE-FAMILY ATTACHED
- 200-47A(3.)(f)[1] AGE-QUALIFIED COMMUNITY MAXIMUM DENSITY OF 4.6 UNITS PER ACRE OF BASE SITE AREA, REGARDLESS OF DWELLING UNIT TYPE. THE APPLICANT PROPOSES A DENSITY OF 4.65 UNITS PER ACRE OF BASE SITE AREA.

		END	
EXISTING	SYMBOLS & LINES	PROPOSED SYMBOLS & LINES	
	PROPERTY/ROW LINE	SITE	
	EASEMENT	—— — PROPERTY LINE	
410	CONTOUR LINE	SETBACK LINE	
	EDGE OF PAVEMENT	BUILDING	
	CURBING		
×	FENCE LINE	DEPRESSED CURB LINE	- 1
0 0 00	GUIDE RAIL	TRAFFIC SIGN	- 1
SAN	SANITARY SEWER LINE	CURB RAMP	- 1
	STORM SEWER LINE	PARKING ROW COUNT	- 1
GAS	GAS LINE UNDERGROUND	▼ BUILDING DOOR	- 1
JGT ———	TELEPHONE UNDERGROUND	• PIN	- 1
JGE	ELECTRIC	EMERGENCY ACCESS	- 1
— ОН ——	OVERHEAD LINES	BUFFER	- 1
w	WATER LINE	FENCE	- 1
	BUILDING	RETAINING WALL	- 1
	SIGN	BASIN	
0	IRON PIN	GRADING AND DRAINAGE	_
•	CONCRETE MONUMENT		_
6∧ ⊠	UTILITY POLE	SD STORM PIPE	
WV	GAS VALVE	CATCH BASIN STORM MANHOLE	
× ⊚	WATER VALVE	180 —— CONTOUR	
₩ ~	WATER METER	OONTOOK	
Ċ.	FIRE HYDRANT	X 177.50 SPOT GRADE X TC 178.00 TOP OF CURB ELEVATION	
0	SANITARY CLEANOUT	X BC 177.50 BOTTOM OF CURB ELEVATION	
<u>s</u>	SANITARY MANHOLE STORM	FLOW ARROW	
D	MANHOLE	1 =	
	STORM INLET	HEADWALL / FLARED END SECTION	
	HEADWALL	RIP-RAP	
٣٠. عام	LIGHT POLE TREE	DRAINAGE AREA LIMITS	
A.S.	SIGNAL POLE	UTILITY	
	SIGNAL I OLL	—w—w—w— WATER LINE	
		——————————————————————————————————————	
		TELEPHONE & ELECTRIC LINE HYDRANT	Į
			ı
		⊗ VALVE	
		CLEANOUT CANITARY MANHOLE]
		S SANITARY MANHOLE —ss —ss — ss — PROPOSED SANITARY PIPE	- 1
		—ss —ss — ss — PROPOSED SANITARY PIPE	

DATE	COMMENTS	3	NO.
	REVISIONS		
Project	No.	230025	101

03/12/2025 1" = 40' Drawn By Checked By Drawing No.

Sheet 1 of 1

OXFORD VALLEY ROAD OWNER, LLC 355 E. STREET ROAD FEASTERVILLE, PENNSYLVANIA 19053 **ENGINEER:** ARNA ENGINEERING, INC. 1456 FERRY ROAD, SUITE 603 DOYLESTOWN, PENNSYLVANIA 18901

ILLUSTRATION OF LANDSCAPE BUFFER PLANTING

Min. Off-street Parking (Dwelling, Single-family Detached)

* Variance Required

2 Spaces/Unit (32 Spaces)

40 Spaces

PROPOSED ELECTRIC JUNCTION BOX

Addition and Renovations to THE BRONSON RESIDENCE 915 PIPER LANE

LOWER MAKEFIELD TOWNSHIP

OWNER

BILL AND VALERIE BRONSON 915 PIPER LANE YARDLEY, PA

ARCHITECT

INGLESBY ARCHITECTS, LLC 15 CASEY ROAD CHURCHVILLE, PA 18966

PROPERTY: ZONING	915 PIPER LANE	915 PIPER LANE	
DISTRICT: USE:	R-2	R-2	
BUILDING TYPE:	SINGLE FAMILY		
	DETACHED		
REQUIREMENTS:	MAX/MIN SF REQ		
LOT AREA:	19689 SF	19689 SF	
LOT WIDTH:	110' @ BUILDING LI	110' @ BUILDING LINE	
YARD SET BACK: FRONT	40' MIN	40' MIN	
YARD SETBACK: REAR	50' MIN	50' MIN	
YARD SETBACK: SIDE	15' @ EACH		
	MAX/MIN % REQ	PROPOSED %	
MAX BUILDING COVERAGE: (INCLUDING DECKS AND OVERHANGS)	NA	-	
MAX LOT COVERAGE: (impervious) (including walks and paving)	18% (3544 SF)	21.8 % (4296 SF)	
BUILDING HEIGHT	35'-0"		

EXISTING

2133 SF

2133 SF

1438 SF

3571 SF

BUILDING

COVERAGE:

COVERAGE:

DRIVEWAY:

GROSS LOT

COVERAGE:

GROSS BUILDING

(INCLUDING WALKS AND PAVING)

PROPOSED

725 SF

725 SF

TOTAL

2858 SF

2858 SF

1438 SF

4296 SF

CODE REVIEW- INFORMATION

CONSTRUCTION CODES:

2018 ICC BUILDING CODE (INTERNATIONAL CODE COUNCIL)

2018 ICC RESIDENTIAL CODE

2018 ICC PLUMBING CODE 2018 ICC ENERGY CODE

2018 ICC MECHANICAL CODE

2018 ICC FUEL GAS CODE 2018 ICC FIRE CODE

2018 ICC EXISTING BUILDING CODE

2017 NATIONAL ELECTRIC CODE (NFPA 70)

2018 ICC PROPERTY MAINTENANCE CODE

CODE SUMMARY

TYPE OF CONSTRUCTION-

VB- WOOD FRAME, UNPROTECTED

AREA LIMITATIONS

BUILDING- 35' STORY- 2

INTERIOR SPACE DIMENSIONS: MIN CEILING HT-

7'-6"

GLAZING-

THE FOLLOWING SHALL BE CONSIDERED HAZARDOUS LOCATIONS REQUIRING TEMPERED GLAZING:

1. GLAZING IN STORM DOORS, GLAZING IN SWINGING DOORS.

2. GLAZING IN FIXED DOOR ASSEMBLIES.

3. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUB AND SHOWERS.

4. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING ABOVE ELEMENTS.

5. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR.

DRAWING LIST

CS **COVER SHEET**

DEMOLITION PLANS & POWER PLAN AND NOTES & SCHEDULES A-2 ARCHITECTURAL & ROOF PLAN

A-3 **ELEVATIONS**

BLDG SECTION, WALL SECTION & DETAILS

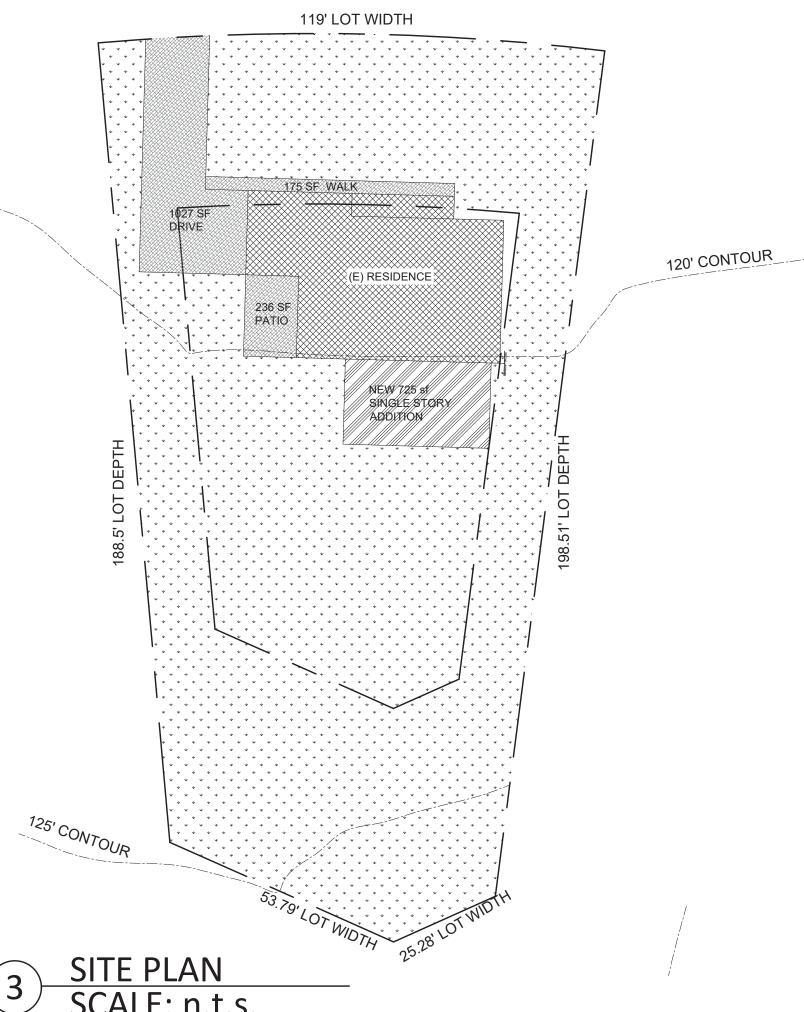
STRUCTURAL NOTES AND DETAILS S-1

S-2 STRUCTURAL PLANS



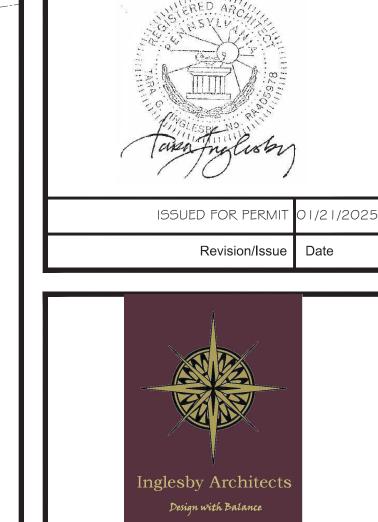
EXISTING ELEVATION SCALE: n.t.s.





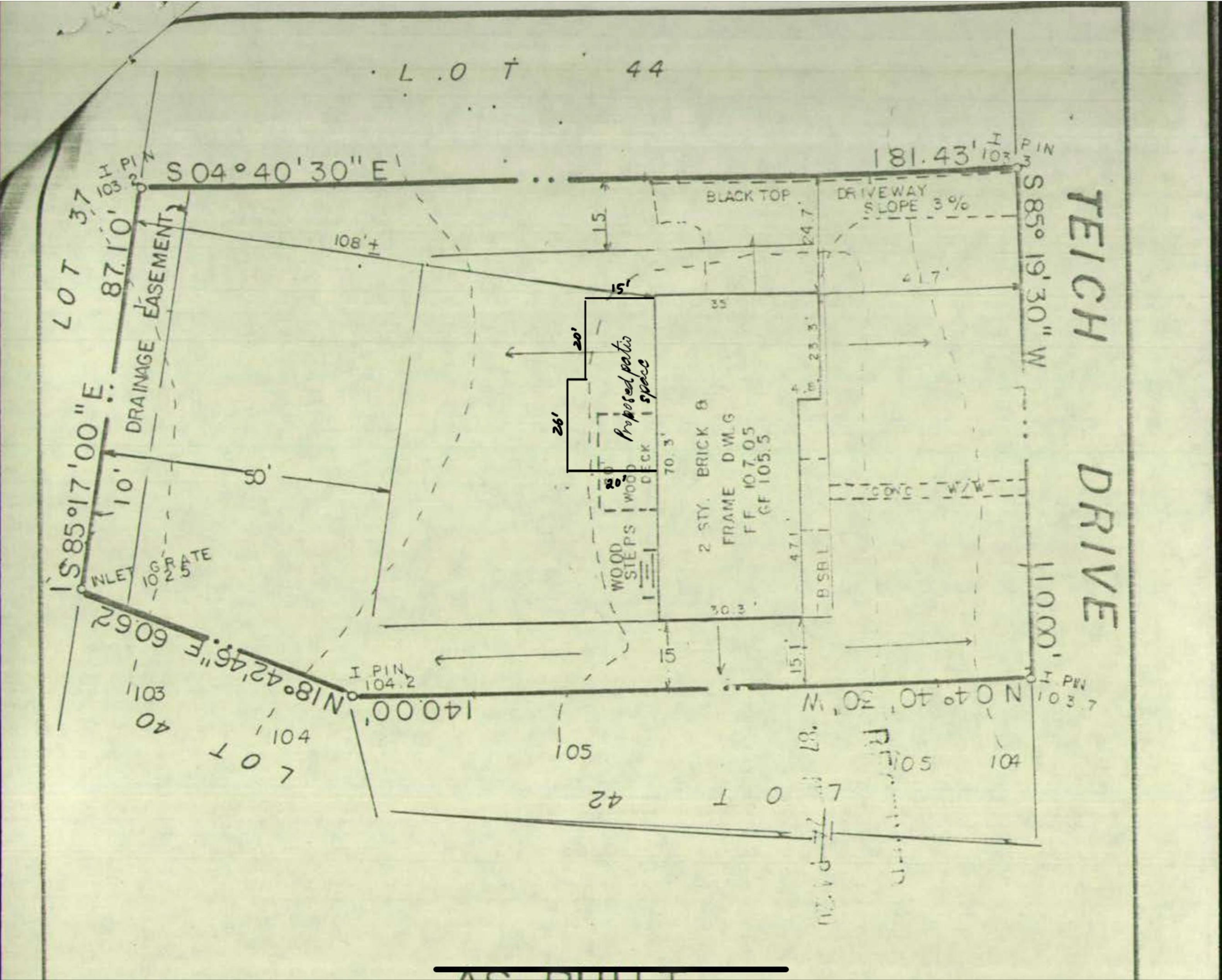
SCALE: n.t.s.

ISSUED FOR PERMIT



RENOVATIONS AND ADDITIONS TO THE **BRONSON RESIDENCE** 915 PIPER LANE YARDLEY, PA 19067 LOWER MAKEFIELD TOWNSHIP

24026 01/21/25



AS - BUILT PLAN OF LOT 361

SHOWING HOUSE LOCATION - YARDLEY HUNT, SECTION"E"

LOWER MAKEFIELD TOWNSHIP

SCALE : 1" = 50" Shed location S' from property line W Parcel \$20.59-239 BZ - 42 - 00W 151.5 83.77 5' from property line 362 M 360 F.F. 154.58 18.08 0 GF. 153.11 AB CH 153.1 ,1208 152.3 ES -211=7. 900-SP-28 N DRIVE CLINTON

APPROVED

TATELY SANDERS

[RBot, P.E. 12/29/81

Name

Date

THOMAS TYLER MODRE ASSOC. INC.



HOUSE LOCATION 10-27-81