

APPROVED 1/10/72 W.P. LINDSAY 1052517



WATER GARDEN



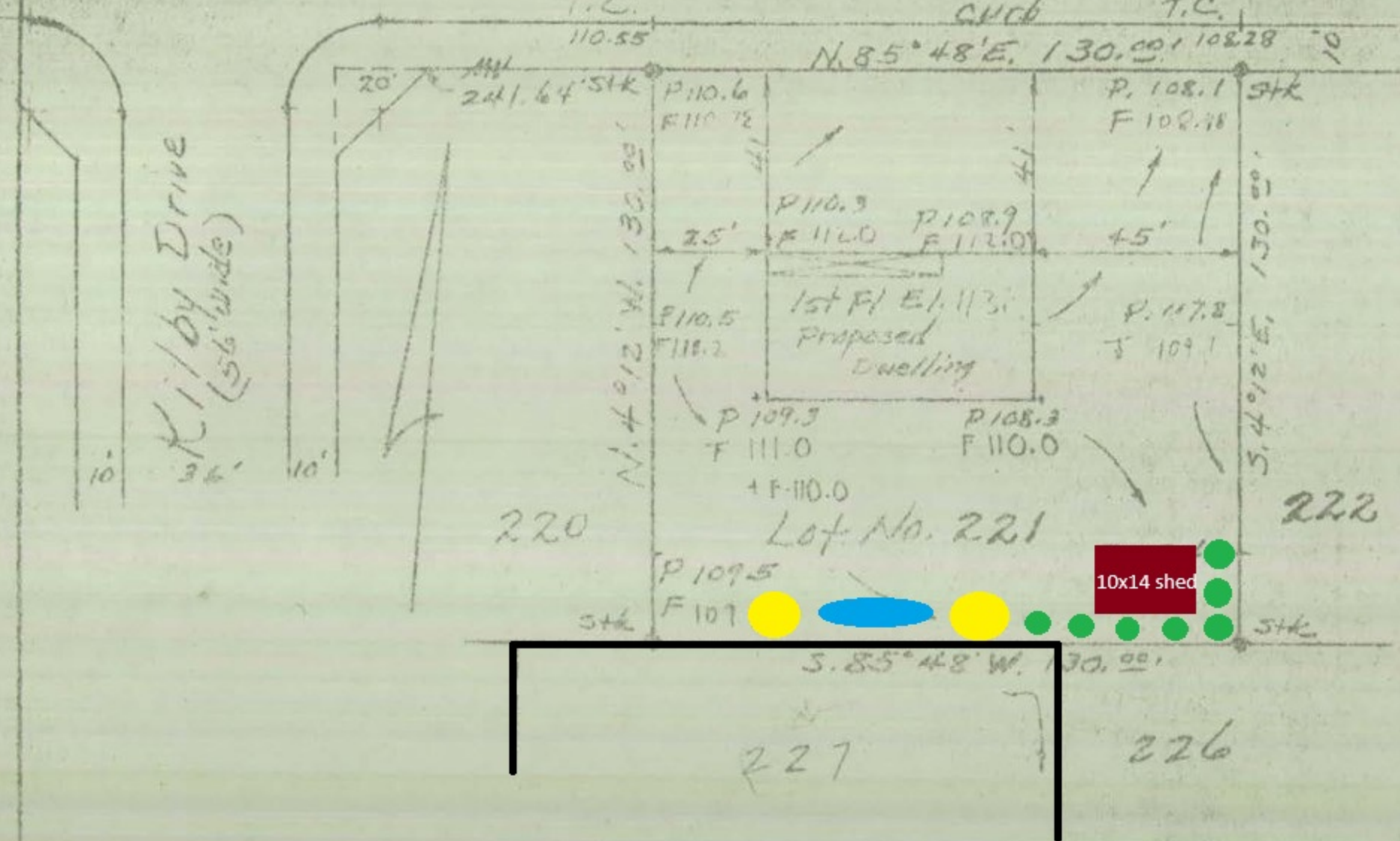
EXISTING TREES



FUTURE TREES

NEIGHBOR FENCE

Ramsey Road (56' wide)

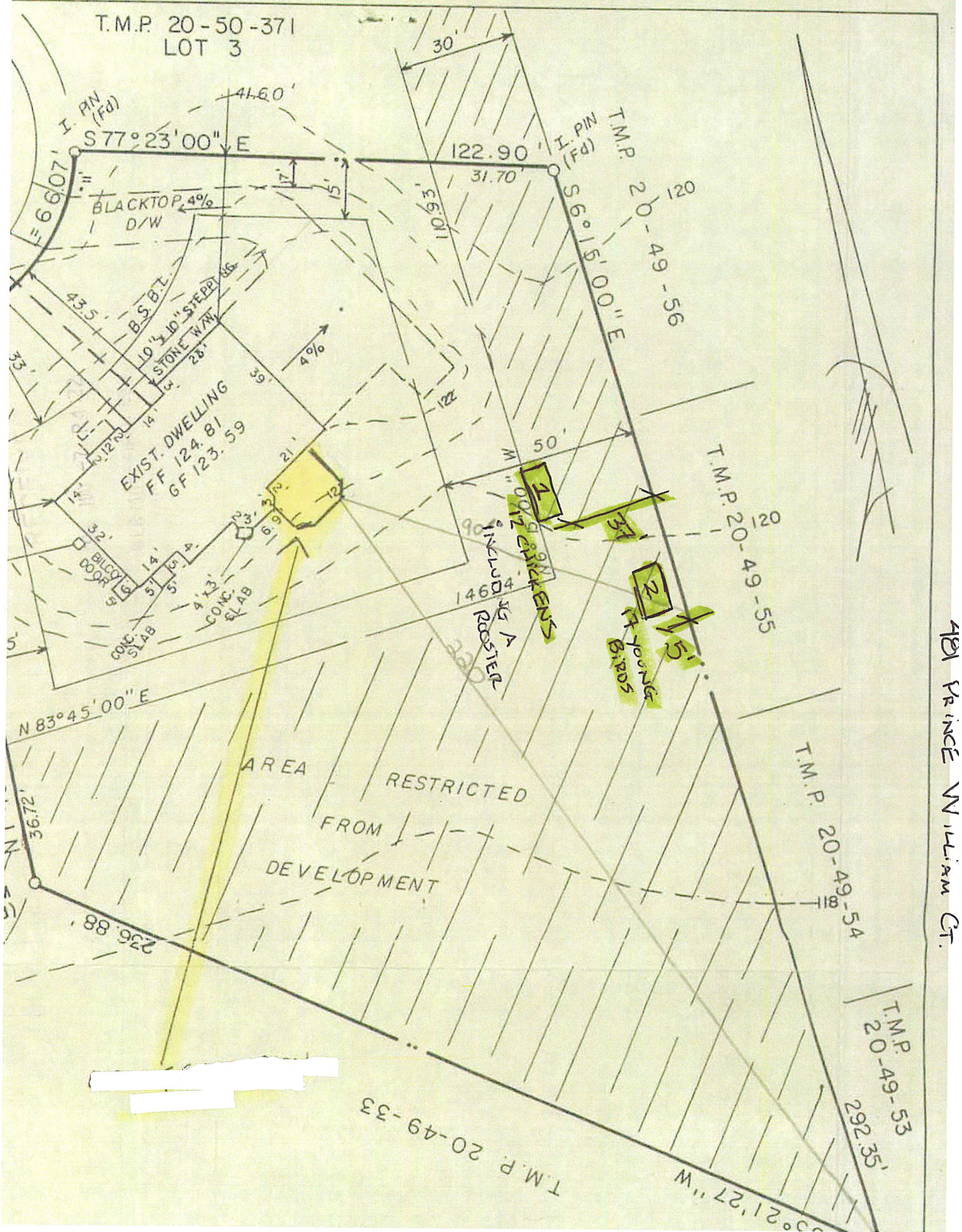


Finished Grade as proposed
By *[Signature]*
11/6/72

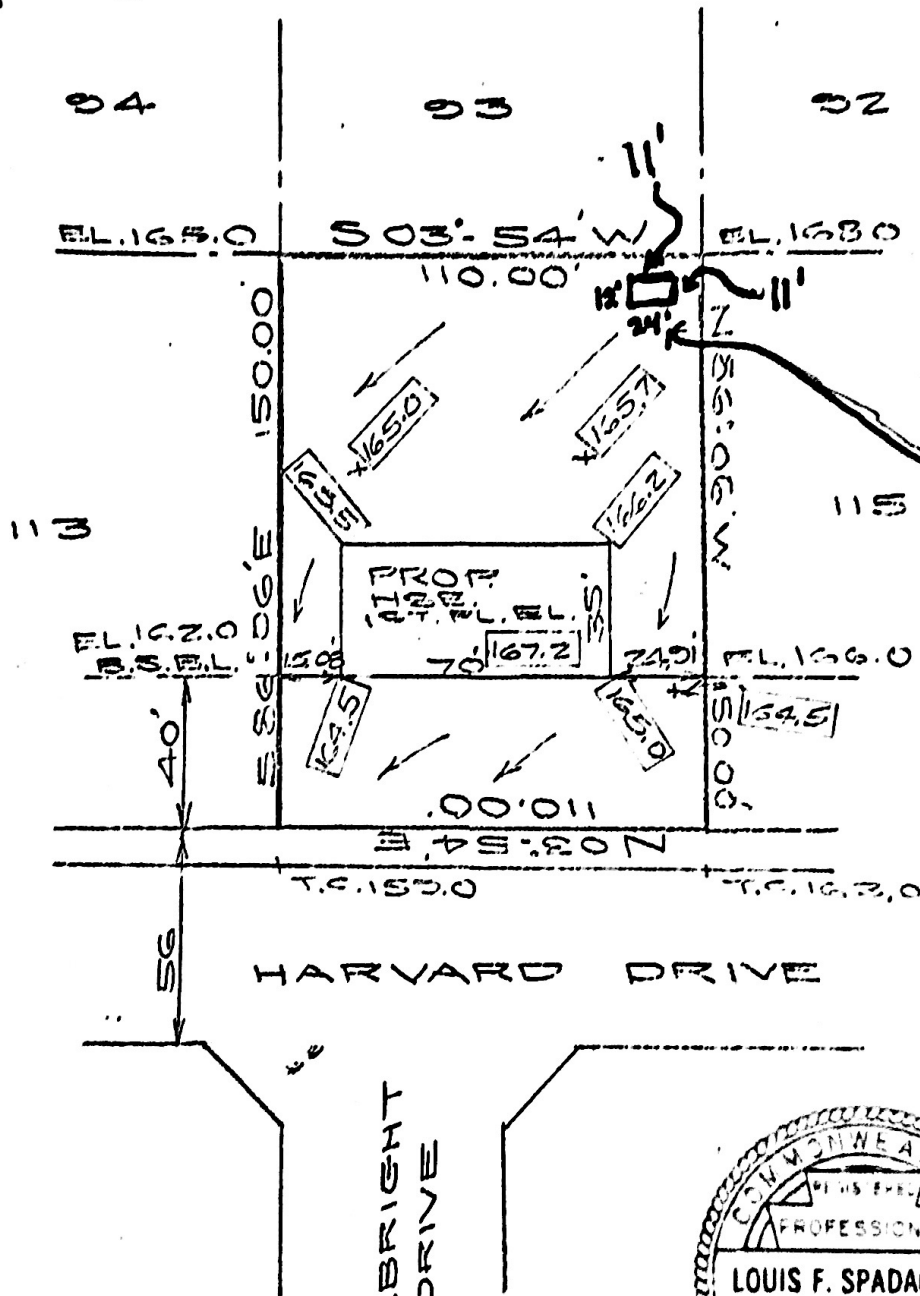
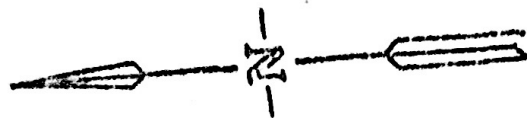
Plan of Property
surveyed for
PCS Building Corp.
Lot No. 221, Sect. IV, Queens Grant
Lower Market Township
 Bucks County, Pa.
Scale 1" = 40'

Wm. G. Major Associates
Engineers & Surveyors
Morrisville, Pa.
[Signature]
1972

481 Prince William Ct.



PLAN OF LOT 114
 SHOWING HOUSE LOCATION - GANDY 2001 ETC, Z-C
 LOWER MAKEFIELD TOWNSHIP
 BUCKS COUNTY, PA.
 SCALE 1" = 50'



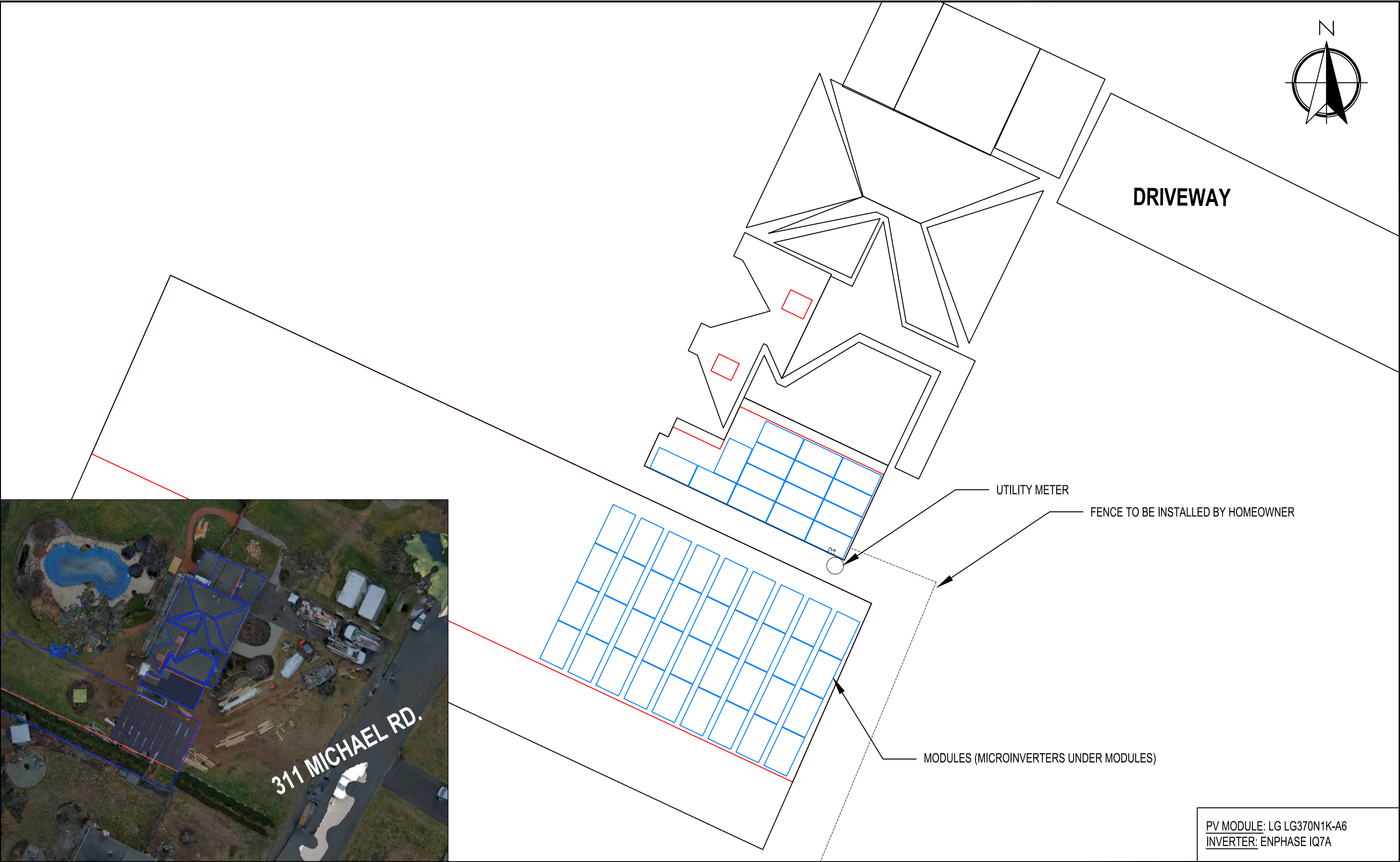
ARROWS INDICATE REQUIRED GRADING
 FOR SURFACE DRAINAGE FLOW.

□ = PROP. ELEV.



PIND. LOC.
 PROP. HSE LOC. 8-30-71
 JOB NO. 2467

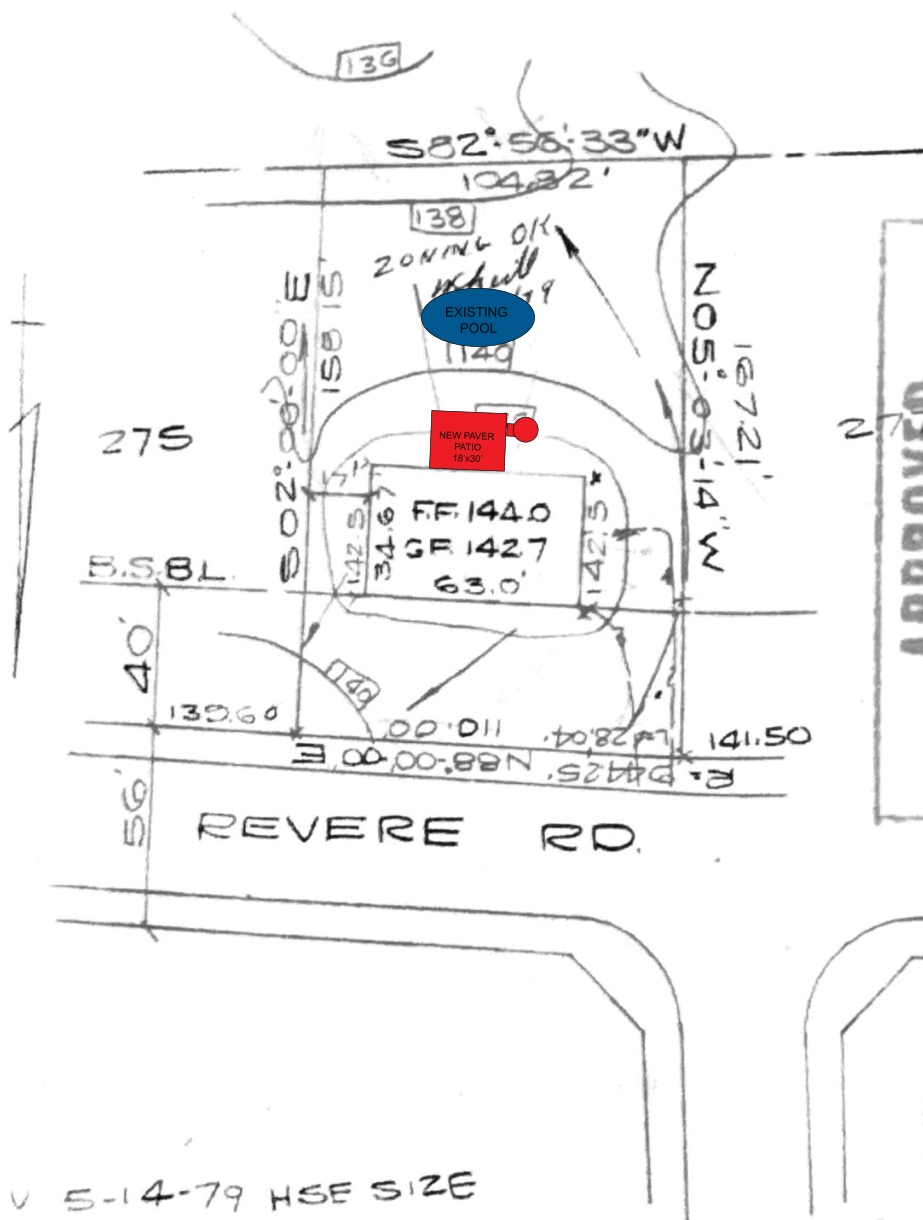
TELESTATE ENGINEERS & LAND SURVEYORS INC.
 550 STREET ROAD
 SOUTHAMPTON, PENNSYLVANIA



PV MODULE: LG LG370N1K-A6
INVERTER: ENPHASE IQ7A

REV	DESCRIPTION	DATE	DRAWN BY	SYSTEM SIZE	SOLAR CONTRACTOR	Project:	Drawing:			
--	--	--	--	18.87 kW DC 17.799 kW AC	EXACT SOLAR 82 WALKER LANE NEWTOWN, PA 18940 215-621-8353 interconnection@exactsolar.com	PHOTOVOLTAIC (PV) ENERGY SYSTEM	SITE PLAN			
						Customer: CHRISTOPHER ABT				
						Address: 311 MICHAEL RD. MORRISVILLE PA 19067	Designed By: JDR	Scale: 1" = 150'	Date: 3/10/25	
						Utility: PECO	Sheet Size: 11" X 17"	Sheet: 1 OF 3	Dwg. No: C-01	
						Account No: 95239-06004				

PLAN OF LOT 276
SHOWING HOUSE LOCATION - YARDLEY HUNT, SECTION "D"
LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
SCALE: 1" = 50'



APPROVED
(EXCEPT AS NOTED)

Dr. Bott, P.E. 6-5-79
Name: _____ Date: _____
THOMAS TYLER MORE ASSOC. INC.
Consulting Engineers



LEV 5-14-79 HSE SIZE

□ = PROP. ELEV.

ARROWS INDICATE REQUIRED GRADING
FOR SURFACE DRAINAGE FLOW.

FOUNDATION LOCATION:
PROP HOUSE LOCATION: 11-2-78
JOB NO. 5792

TRI-STATE ENGINEERS & LAND SURVEYORS, INC.
801 WEST STREET ROAD
FEASTERVILLE, PENNSYLVANIA

REF. BK. . PG.



DESCRIPTION	EXISTING	PROPOSED
HOUSE/COV.PORCH/COV.DECK	2500 S.F.	2500 S.F.-245 S.F. (REMOVE COV. DECK) +344 S.F.(PORCH) + 641 S.F.(ADD.)=3240 S.F.
SHED	101 S.F.	101 S.F.
DRIVEWAY	765 S.F.	765 S.F.
OPEN DECK	334 S.F.	-16 S.F. (REMOVE OPEN DECK & STEPS)
WALKS/STEPS/LANDING	157 S.F.	157 S.F. -34 S.F. -3 S.F.(REMOVE STEPS) =120 S.F.
	3657 S.F. TOTAL	408 S.F.(PROP. LANDING/ PATIO/STEPS)

4618 S.F. TOTAL

4618 S.F. / 17,175 S.F.= 26.9% PROPOSED IMPERVIOUS

'R-2' RESIDENTIAL MEDIUM DENSITY DISTRICT
USE: SINGLE FAMILY DETACHED

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	16,500 S.F.	17,175 S.F.	17,175 S.F.
MIN. LOT WIDTH @ B.S.L.	110	110'	110'
MIN. FRONT YARD	40'	40.6'	40.6'
MIN. SIDE YARD	15'	17.5'	17.1'
MIN. REAR YARD	50'	73.3'	60.0'
MAX. IMPERVIOUS SURFACE	18%	22.5%	26.9%



1. THE EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY ASKA SURVEYING ON SEPTEMBER 04, 2024.
2. DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND IDENTIFICATION OF UTILITIES/EXCAVATIONS THERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY ASKA SURVEYING.
3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES/UNDERGROUND FACILITIES TO BE STARTED TO WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121.
4. VERTICAL DATUM IS NAVD83 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS PROCESSED THROUGH "N.G.S. OPUS".
5. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS PROCESSED THROUGH "N.G.S. OPUS".
6. METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 01 DEGREE 47 MINUTES 31 SECONDS CLOCKWISE.
7. ASKA SURVEYING HAS SHOWN THE LATEST ZONING REGULATIONS FOR LOWER MAKEFIELD TOWNSHIP. ZONING, SETBACKS, AND/OR SUBDIVISION GUIDELINES ARE SUBJECT TO INTERPRETATION; THEREFORE IT IS THE RESPONSIBILITY OF THE HOMEOWNER, ARCHITECT, OR ARCHITECTURAL ENGINEER TO CONSULT AND NOT IN CONFLICT WITH THE ZONING OFFICER THE REQUIRED ZONING FOR THE SUBJECT PARCEL.

BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE,
DRILL, BLAST OR DEMOLISH

ONLY THOSE PLANS INCORPORATING THE RAISED PROFESSIONAL SEAL
SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS
PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT
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