

AS-BUILT PLAN

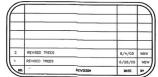
TAX MAP PARCEL 20-026-004

LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA DEREK GLICKSTEIN & DONNA M. PASTOROK

J. G. PARK ASSOCIATES, INC. CIVIL & CONSULTING ENGINEERS - LANDSCAPE ARCHITECTS PROJECT MANAGERS • SURVEYORS • MUNICIPAL ENGINEERS

1084 TAYLORSVILLE ROAD P O BOX 518 WASHINGTON CROSSING, PA 18977

FAX (215) 493-5663





The following Variances from the Lower Makefield Township Zoning Ordinance are being requested:

- 1. A variance from §§ 200-51.B.(1), 200-52.B.(1), 200-55.B.(2)(b), and 200-56.B., to allow construction of a single-family detached dwelling within the floodplain district.
- 2. A variance from § 200-56.H., to allow construction of a single-family detached dwelling within the floodplain where this would otherwise not be permitted.
- 3. A variance from § 200-58.B.(2), to allow reconstruction to an existing structure within the floodplain to more than 50% or its current market value.
- 4. A variance from § 200-86.B.(1), to allow reconstruction of an existing nonconforming structure which would increase the dimensional nonconformity.
- 5. A variance from § 200-86.B.(3)(b), to not require the Applicant/Owner to apply for a special exception pursuant to § 200-98, where reconstruction of a nonconforming structure would lead to a 50% increase in volume or area from the existing nonconforming structure.
- 6. A variance from § 200-56.C.(1), to allow the use of fill. The Applicant qualifies for a variance pursuant to § 200-59 and satisfies the conditions under § 200-56.C.(1)(a) through (g).
- to § 200-59 and satisfies the conditions under § 200-56.C.(1)(a) through (g).

  7. A variance from § 200-61.D., to not require an adequate driveway turnaround area so that vehicles do not back out directly onto collector roads. There is insufficient area to construct a driveway with a turnaround
- on the subject Premises.

  8. A variance from § 200-13, where the minimum allowed lot size in the R-RP zone is 3 acres, to allow a lot size of 0.4154 acres, which is an existing nonconformity.
- 9. A variance from §§ 200-13 and 200-63, where the minimum allowed front setback to a collector road is 80 feet, to allow front setback of 19.3 feet, which reduces the existing non-conformity of 4.6 feet.
- 10. A variance from § 200-13, where the minimum allowed side yard in the R-RP zone is 25 feet, to allow a side yard of 10.2 feet, which reduces the existing non-conformity of 9.4 feet.
  11. A variance from § 200-13, where the minimum allowed rear setback is 125 feet, to allow a rear setback
- of 95.7 feet.

  12. A variance from § 200-61.C., to allow minimum building setbacks to be measured from the parcel lot lines, rather than the limit of the resource-protected lands.

# VARIANCES REQUESTED FROM THE LOWER MAKEFIELD TOWNSHIP ZONING HEARING BOARD

ZO Section 200-56.C. Design and Construction Standards - The following minimum standards apply for all construction and development proposed within any floodplain area:

- a. <u>ZO Section 200-56.C.(3)(a)</u> All new or replacement water and sanitary sewer facilities shall be located, designed and constructed to minimize flood damages and infiltration of flood waters.
- b. ZO Section 200-56C.(3)(b) Sanitary sewer facilities shall be designed to prevent the discharge of untreated sewage into flood waters.
- c. ZO Section 200-56.C.(4) All other utilities such as gas lines, electrical and telephone systems shall be located, elevated (where possible) and constructed to minimize the chance of impairment during a flood.
- d. ZO Section 200-56.C.(8)(a) The building must be firmly anchored in accordance with acceptable engineering practices to prevent flotation, collapse or lateral movement. A signed and sealed certification by a Registered Professional Engineer that the proposed structural design meets these criteria must be submitted to the Township.
- e. <u>ZO Section 200-56.C.(8)(b)</u> All air ducts, large pipes, storage tanks and other similar objects or components located below the Regulatory Flood Elevation shall be securely anchored or affixed to prevent flotation.
- f. <u>ZO Section 200-56.C.(9)</u> Floors, walls, windows, doors and ceilings at or below the Regulatory Flood Elevation must comply with this Section.
- g. <u>ZO Section 200-56.C.(10)</u> All paints, adhesives, finishes or wooden components used must comply with this Section.
- h. ZO Section 200-56.C.(11)(a) Electrical distribution panels shall be at least three (3) feet above the Base Flood Elevation.
  i. ZO Section 200-56.C.(11)(b) Separate electrical circuits shall serve lower
- levels and shall be dropped from above.

  j. ZO Section 200-56.C.(12) Water heaters, furnaces, air conditioners and
- ventilating units, and other electrical, mechanical or utility equipment or apparatus shall not be located below the Regulatory Flood Elevation.

  k. ZO Section 200-56.C.(13) All gas and oil supply systems shall be designed to prevent the infiltration of flood waters into the system and discharges from
- the system into flood waters. Additional provisions shall be made for the drainage of these systems in the event that flood water infiltration occurs.

  1. ZO Section 200-56.C.(14) The Standards and Specifications contained 34 PA Code (Chapters 401-405), as amended and not limited to the following
- PA Code (Chapters 401-405), as amended and not limited to the following provisions shall apply to the above and other sections and sub-sections of this ordinance, to the extent that they are more restrictive and supplement the requirements of this ordinance.

  International Building Code (IBC) 2009 or the latest edition thereof:

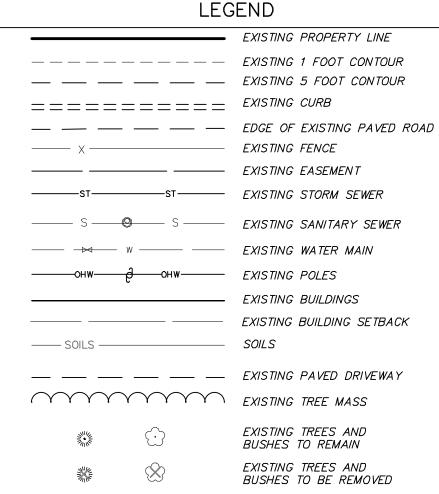
Secs. 801, 1202, 1403, 1603, 1605, 1612, 3402, and Appendix G.

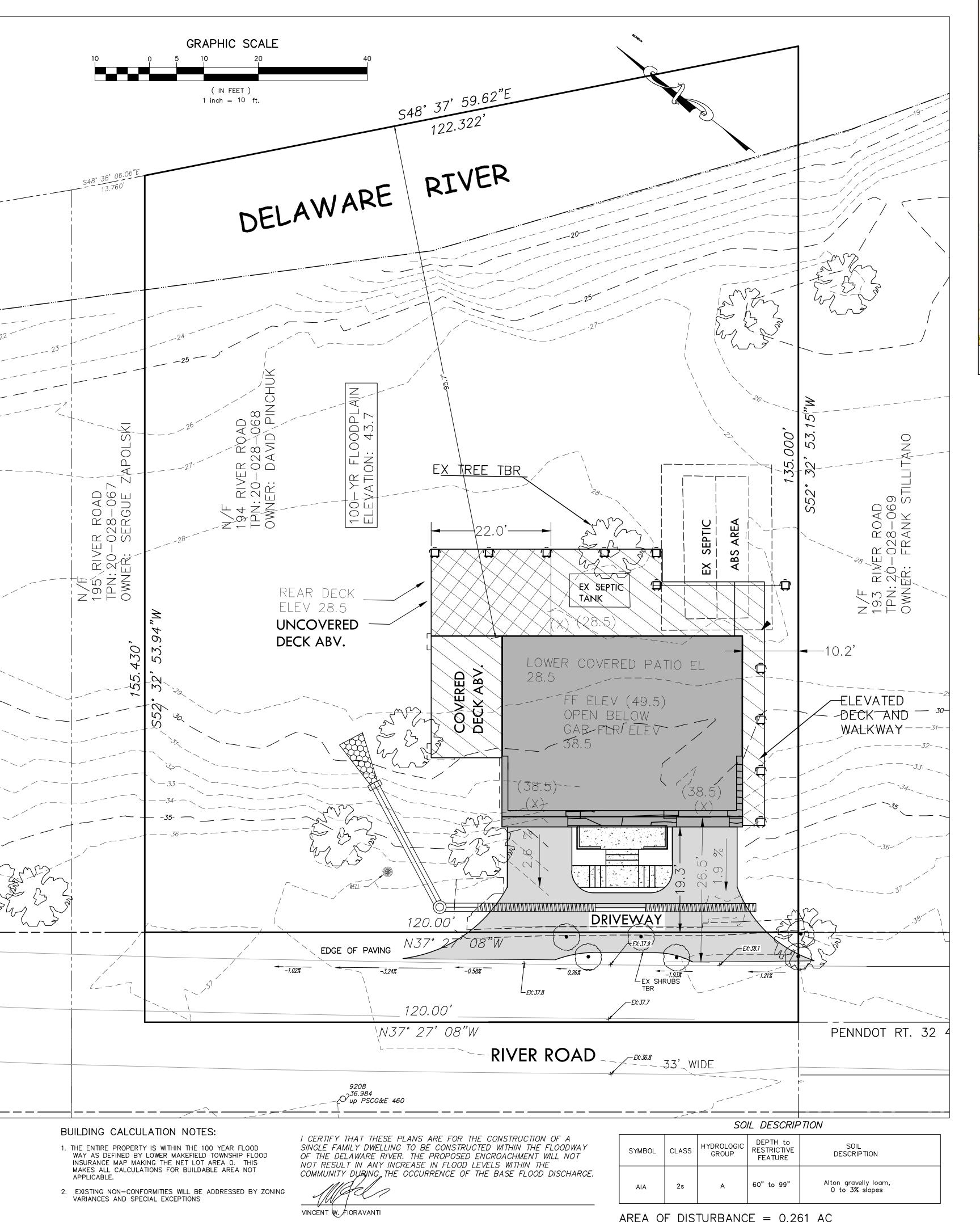
International Residential Building Code (IRC) 2009 or the latest edition

Secs. R104, R105, R109, R322, Appendix E, and Appendix J.

CONSTRUCTION STANDARDS FOR STRUCTURES IN FLOODPLAIN

# LECEND







### GENERAL NOTES

- 1. THIS PROJECT INVOLVES THE DEMOLITION OF THE EXISTING DWELLING ON THE PARCEL AND ITS REPLACEMENT WITH A NEW DWELLING WHICH WILL BE DESIGNED AND CONSTRUCTED IN A MANNER INCORPORATING MODERN ENGINEERING STANDARDS APPROPRIATE TO THIS LOCATION.
- 2. SITE DATA: TMP# 20-028-068, 20,074.89 SF (0.461 AC) GROSS ADDRESS: 194 RIVER ROAD WASHINGTON CROSSING, PA 18977
- 3. ZONING DISTRICT: R-RP
- 4. BENCH MARK: RM 452-1 ELEVATION 49.71 FT
  (REVISED TO ELEVATION 48.719 PER VERTICON NAVD 1988)
  FEMA MAP PANEL 42017C0363J DATED MARCH 16, 2015
  A CHISELED SQUARE ON THE NORTHEAST CORNER OF N. MAIN STREET
  BRIDGE OVER BROCK CREEK IN YARDLEY.
  BASE FLOOD ELEVATION (BFE) DERIVED FROM FIS PROFILE
  42017CV002 PANEL 63P & 64P 43.67 (100 YR) MAP PANEL
  42017C0363J. FLOOD ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN
  VERTICAL DATUM OF 1988.

RESOURCE PROTECTION DISTRICT

- 5. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY THIS OFFICE IN APRIL 2023.
- 6. OWNER / APPLICANT: DAVID PINCHULK, 1664 UMBRELL WAY YARDLEY, PA 19067
- 7. ZONING DISTRICT: R-RP RESIDENTIAL

ITEM	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	3 AC NET	0.4154 AC NET OF RD ROW	0.4154 AC*
		18095 SF 0.00 AC NET * NET OF RESOURCES	0.00 AC
LOT WIDTH	250 FT	120 FT *	120 FT *
FRONT YARD	80 FT***	4.6 FT *	19.3 FT *
SIDE YARD	25 FT	9.4 FT *	10.2 FT *
REAR YARD	125 FT	126.7 FT	95.7 **
IMPERVIOUS	10 %	5.44 % *	13.0 %
COVER - DEV			
IMPERVIOUS COVER — OWNER	13 %	5.44 % *	13.0 %

- \* EXISTING NON CONFORMITY
- \*\* VARIANCE REQUIRED
- \*\*\* COLLECTOR ROAD PER SECTION 200—63 SPECIAL SETBACKS ALONG ARTERIAL AND COLLECTOR STREETS

# EX IMPERVIOUS SURFACE SUMMARY

WALKWAYS - 204 SF BUILDING - 781 SF TOTAL - 985 SF

PROPOSED IMPERVIOUS SURFACE SUMMARY:

HOUSE - 1550 SF

DRIVEWAY - 653 SF

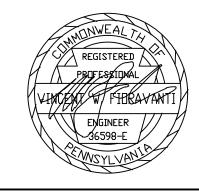
CONC WALKWAYS - 151 SF

TOTAL - 2354 SF TOTAL

NOTE:

1. STORAGE OF ALL MATERIALS THAT ARE BUOYANT, FLAMMABLE, EXPLOSIVE, OR IN TIMES OF FLOODING, COULD BE INJURIOUS TO HUMAN, ANIMAL, OR PLANT LIFE, AND NOT LISTED IN SECTION 6.04, SHALL BE REMOVED FROM THE SITE AT THE END OF THE WORKING DAY

2. CYLINDRICAL PIER LOCATIONS AS SHOWN ON THE PLAN SHALL NOT BE USED FOR STAKEOUT PURPOSES.



2-19-25

REVISIONS

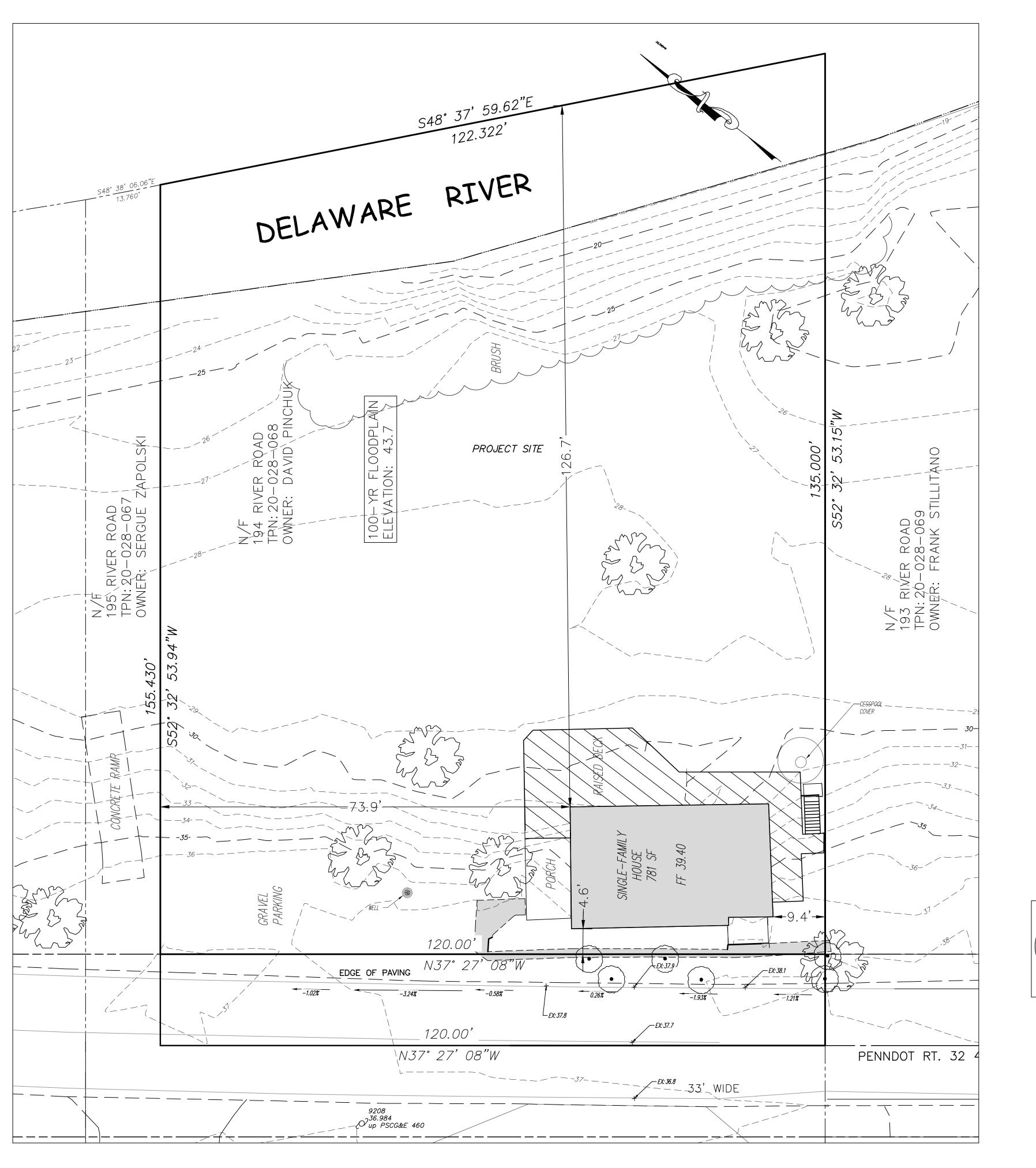
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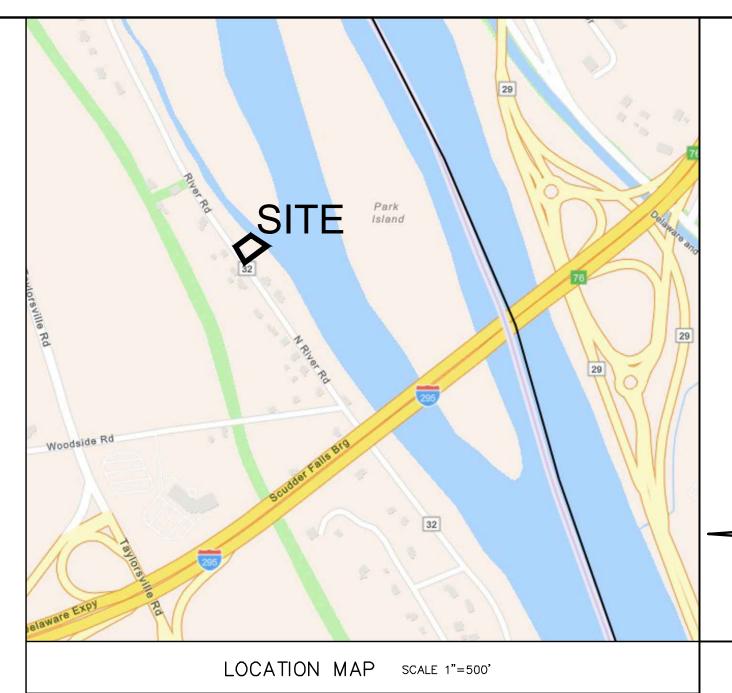
01 PER CLIENT

194 RIVER ROAD  LOWER MAKEFIELD TWP PREPARED FOR: DAVID PINCHUK 1664 UMBRELL WAY YARDLEY, PA 19067
JOB # 2195 FB # DRAWN: STAFF CHECKED: VWF
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SHEET

OF 2





## GENERAL NOTES

- 1. SITE DATA: TMP# 20-28-68 (0.46 AC) GROSS
- ADDRESS:
   194 RIVER ROAD
- WASHINGTON CROSSING, PA 18977
- TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY THIS OFFICE IN APRIL 2023.
- 4. ZONING DISTRICT: R-RP RESIDENTIAL RESOURCE PROTECTION DISTRICT

REQUIRED EXISTING 0.46 AC GROSS\* 0.41 AC NET\* 4.6 FT\* MIN LOT AREA 3 AC NET FRONT YARD SIDE YARD REAR YARD 9.41/83.3 FT\* 125 FT 13.0% 126.66 FT 5.44%\* IMP COVER

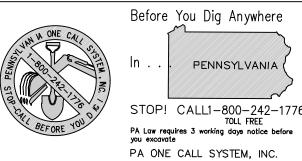
\* EXISTING NON CONFORMITY IMPER∨IDUS SURFACE SUMMARY WALKWAYS - 204 SF

- 985 SF

5. BENCH MARK: RM 452-1 ELEVATION 49.71 FT FEMA MAP PANEL 42017C0425F A CHISELED SQUARE ON THE NORTHEAST CORNER OF N. MAIN STREET BRIDGE OVER BROCK CREEK IN YARDLEY, APPROXIMATELY 2.6 FT ABOVE THE ROADWAY.

BASE FLOOD ELEVATION (BFE) DERIVED FROM FIS PROFILE 42017CVOO2 PANEL 63P & 64P 43.76 (100 YR) MAP PANEL 42017CO363F

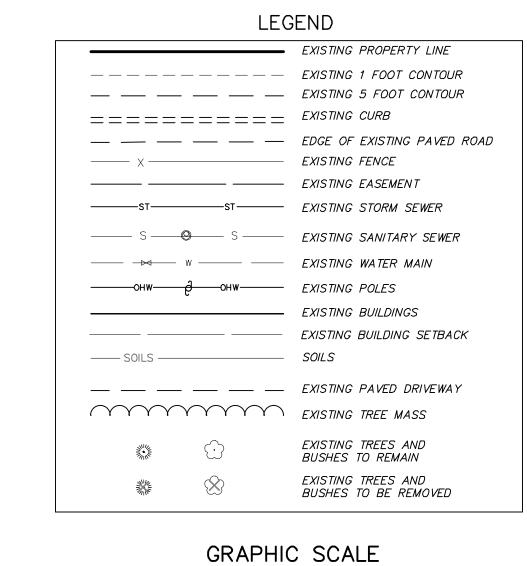
6. OWNER / APPLICANT: DAVID PINCHULK, 1664 UMBRELL WAY YARDLEY, PA 19067



ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE-GROUND INSPECTION OF THE SITE COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT NUMBER 38, CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

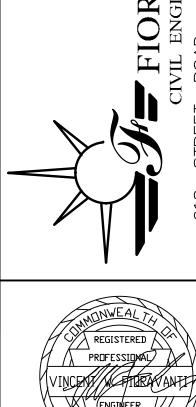
PENNSYLVANIA ONE CALL SERIAL NUMBER FOR THIS SITE: # 2023-118-1569

UTILITIES NOTIFIED:
AQUA PENNSYLVANIA
PECO
FALLS TOWNSHIP AUTHORITY
LOWER MAKEFIELD TOWNSHIP
COMCAST CABLE COMMUNICATIONS
VERIZON PA LLC



( IN FEET )

1 inch = 20 ft.



RE	VISIONS				
NO.	DESCRIPTION		DATE		
01	PER CLIENT		2-19-25		
02	UPDATED RELI	EF	5-7-25		
		1			
DA1	E: 10/18/2				
	SCALE: 1"=20'				
JOE	3 # 2195	FB # CHECKED: <b>VWF</b>			
DR	AWN: STAFF				

194 RIVER ROAD
LOWER MAKEFIELD TWP
PREPARED FOR:
DAVID PINCHUK
1664 UMBRELL WAY
YARDLEY, PA 19067 **194** LOWE

EXISTING FEATURES PLAN

SHEET 2 OF 2

