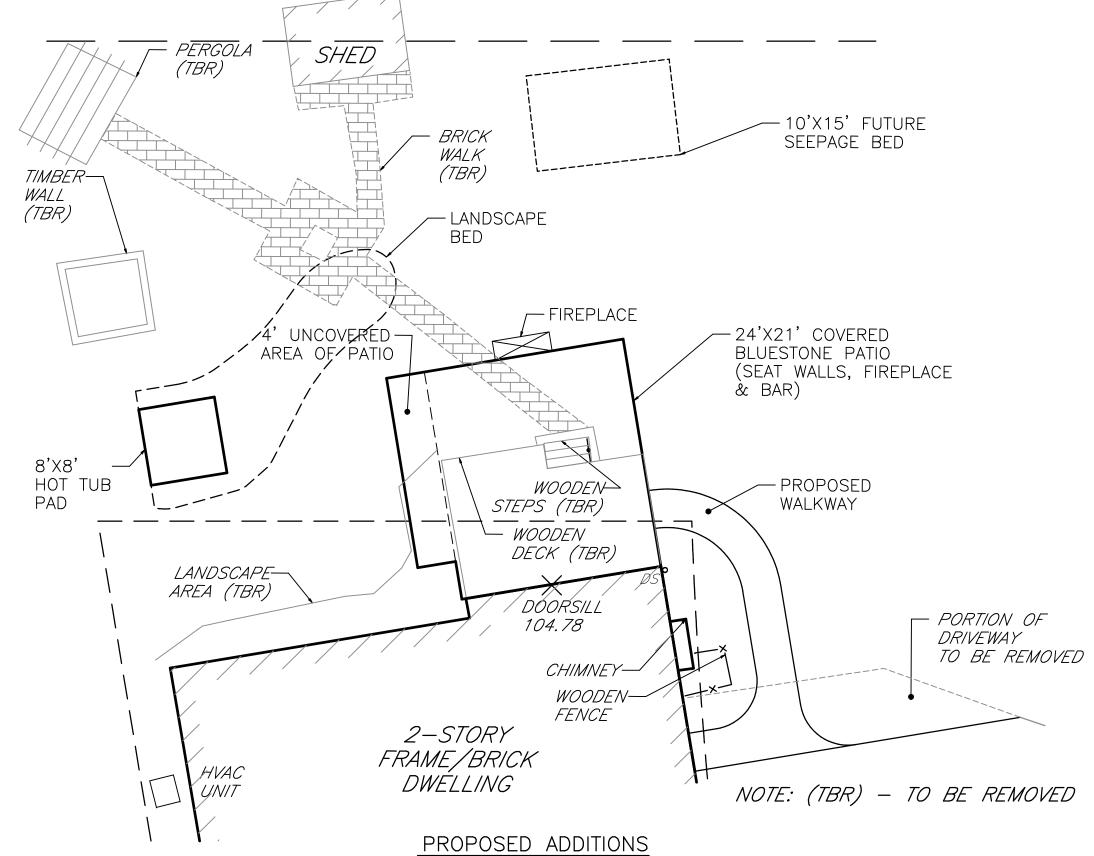


## GENERAL NOTES:

- 1. THE BOUNDARY AND EXISTING FEATURES AS SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY CAVANAUGH'S SURVEYING SERVICES ON JUNE 17, 2025.
- 2. DESIGNATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE 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 CAVANAUGH'S SURVEYING SERVICES.
- 3. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF 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.
- VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS) WITH OBSERVATIONS REFERENCED TO THE KEYNETGPS (NETWORK RTK) GPS BASE STATION NETWORK.
- 5. HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCED TO THE KEYNETGPS (NETWORK RTK) GPS BASE STATION NETWORK.
- 6. METES AND BOUNDS AS SHOWN ARE BASED ON PA. STATE PLANE COORDINATE SYSTEM. ROTATION TO DEED MERIDIAN IS 04 DEGREES 59 MINUTES 18 SECONDS CLOCKWISE.
- 7. CAVANAUGH'S SURVEYING SERVICES WILL UTILIZE THE LATEST ZONING REGULATIONS FOR THAT MUNICIPALITY AVAILABLE DURING THE TIME OF PREPARATION OF SURVEY. ZONING SETBACKS AND/OR SUBDIVISION GUIDELINES CAN BE SUBJECT TO INTERPRETATION AND THEREFOR THE RESPONSIBILITY OF THE HOME/LANDOWNER TO CONTACT AND CONFIRM WITH THE ZONING OFFICER FOR CLARIFICATION ON CURRENT ZONING REQUIREMENTS.

## REFERENCE PLAN:

PLAN ENTITLED "FINAL LOT PLAN" PREPARED BY WILL S. ERWIN ASSOCIATES, INC. DATED 12/01/80 LAST REVISED 01/07/81 AS RECOREDED IN PLAN BOOK 208, PAGE 478.



## **IMPERVIOUS CALCULATIONS:**

DESCRIPTION	EXISTING	PROPOSED	
DWELLING/COVERED PORCH	2004 S.F.	2004 S.F.	
DRIVEWAY	1105 S.F.	920 S.F.	
DECK/STEPS	295 S.F.	0 S.F.	
WALKS	268 S.F.	268 S.F.	
PATIO/WALK		689	
HOTTUB PAD		100	

SCALE: 1"=10'

EXISTING:
3,672 S.F. TOTAL
3,672 S.F. / 17,511 S.F. = 20.9% IMPERVIOUS

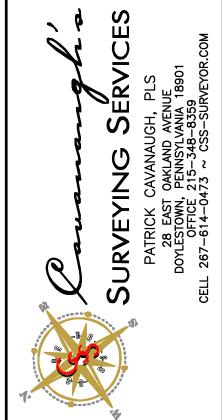
PROPOSED
3,981 S.F. TOTAL
3,981 S.F. / 17,511 S.F. = 22.7% IMPERVIOUS
(789 SF IMPROVEMENTS — 480 SF TO BE REMOVED 309 SF OVERALL ADDITIONAL IMPERVIOUS)

## **ZONING DATA:**

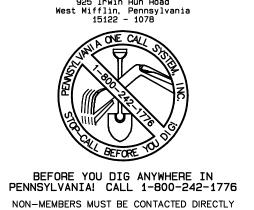
'R2' MEDIUM DENSITY RESIDENTIAL DISTRICT SINGLE FAMILY DETACHED

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	16,500 S.F.	17,511 S.F.	17,511 S.F.
MIN. LOT WIDTH @ B.S.L.	100'	100'	100'
MIN. FRONT YARD	40'	40.0'	40.0'
MIN. SIDE YARD	15'	19.9'	19.9'
MIN. REAR YARD	50'	64.7'	64.7'
MAX. IMPERVIOUS SURFACE	18%(*)	20.9%	22.7%

(\*)PER LOWER MAKEFIELD ZONING ORDINANCE SECTION 200-23







PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

PENNSYLVANIA ONE CALL SYSTEM, INC.