



No Scale

1. OWNERS OF RECORD/APPLICANTS:

TMP# 20-018-001  
1566, LLC  
1761 Yardley-Langhorne Rd.  
Yardley, PA 19067

TMP# 20-018-001-002  
Gerald Katzoff & Lydia S. Katzoff  
1761 Yardley-Langhorne Rd.  
Yardley, PA 19067
2. BOUNDARY SURVEY CONDUCTED BY PICKERING, CORTS, & SUMMERSON, INC. (PCS).
3. NO CONSTRUCTION IS PROPOSED WITH THIS PLAN, THE PLAN PROPOSES TO CONVEY LAND FROM TMP 20-018-001-002 TO TMP 20-018-001.
4. AS SHOWN ON THE SUBDIVISION PLANS FOR 1556, LLC, THE REMAINING PORTION OF TMP 20-018-001-002, 105,941.5 SF, WILL BE CONSOLIDATED WITH TMP 20-016-027 UPON RECORDATION OF THE FINAL SUBDIVISION PLANS FOR 1556, LLC (PHASE 2).
5. THE PLANS FOR THIS PROJECT HAVE BEEN PREPARED IN CONJUNCTION WITH THE LOWER MAKEFIELD TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, ADOPTED AS IN 1985, AS AMENDED THROUGH SEPTEMBER 1999 AND THE ZONING ORDINANCE AS AMENDED THROUGH SEPTEMBER 2004.
6. THE AREA BETWEEN THE OVERALL TRACT LINES AND THE ULTIMATE RIGHT-OF-WAY LINES ARE OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.
7. THIS PLAN IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND COVENANTS OF RECORD.
8. MONUMENTS/IRON PINS SHALL BE PLACED IN THE GROUND AT A TIME SPECIFIED BY THE TOWNSHIP ENGINEER. IN AREAS WHERE CONCRETE MONUMENTS CANNOT BE SET (WALKWAYS, CURBLINES, ETC.), A PROPERTY MARKER ACCEPTABLE TO THE TOWNSHIP ENGINEER SHALL BE USED.
9. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN DEVELOPED FROM UTILITY AS-BUILTS AND SUPPLEMENTED WITH FIELD LOCATIONS WHERE POSSIBLE. COMPLETENESS OR ACCURACY CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 1996-187. THE PENNSYLVANIA ONE-CALL SERIAL NUMBER DEPICTED ON THESE PLANS HAS BEEN OBTAINED FOR DESIGN PURPOSES ONLY.
10. ALL OPEN LANDS SHALL BE KEPT FREE OF LITTER AND DEBRIS. NO OPEN LANDS SHALL BE USED FOR THE DUMPING OF WASTE. WHERE GRASS MOWING IS REQUIRED, IT SHALL BE IN ACCORDANCE WITH LOWER MAKEFIELD TOWNSHIP ORDINANCE CH. 84. BRUSH, GRASS AND WFFDS.

## **Zoning Requirements**

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ZONE: R-1, RESIDENTIAL, LOW-DENSITY  
PROPOSED USE: (1) SINGLE-FAMILY, DETACHED HOUSE - BY-RIGHT

<u>Dimensional &amp; Design Requirements</u>	<u>Required</u>	
Min. Lot Area (s.f.)	15,000 s.f.	
Min. Lot Width	100'	
<u>Yard Setback Requirements</u>		
Min. Front Yard	35'	
Min. Side Yard	15'	
Min. Rear Yard	45'	
Max. Building Height	35'	
Max. Impervious Ratio *	0.30	
Max. Density (Units/Acre)	2.33	
*Developer-specific figure		
NOTE:		
The percentage of base site area		
classified as resource protection la		
is determined through the site		
capacity calculations, § 200-52, a		
natural resource protection		
requirements, § 200-51, see Major		
Subdivision Plans for 1556, LLC .		
Based on these calculations, the		
project is 69% +/-		
resource-protected land and the m		
lot area is 15,000 sf..		

## . LOT AREA SUMMARY

TO THREE LINE

## LOT AREA SUMMARY TO THE ULT. ROW.

			<u>AFTER LOT LINE CHANGE</u>		
<u>TMP</u>	<u>Sq. Ft.</u>	<u>Ac.</u>	<u>TMP</u>	<u>Sq. Ft.</u>	<u>A</u>
	488475.3	11.21		488475.3	
ROM 20-18-1-2	14627.0	0.34		14627.0	
IMATE ROW	-13701.6	-0.31		14627.0	
-018-001	<b>489400.7</b>	<b>11.24</b>	<b>20-018-001</b>	<b>503102.3</b>	<b>11</b>
	120568.5	2.77		120568.5	
/EYED TO 20-18-1	-14627.0	-0.34		-14627.0	
18-001-002	<b>105941.5</b>	<b>2.43</b>	<b>20-018-001-002</b>	<b>105941.5</b>	<b>2.</b>

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*West Trenton, NJ      Plymouth Meeting, PA*

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**Newtown-Yardley Road**  
**Suite 300**  
**Wynnewood, Pennsylvania 18940**  
**968-9300 fax: (215) 968-3649**  
**[www.pcs-civil.com](http://www.pcs-civil.com)**

## MC (G)

*Newtown, P.R.*  
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**PICKERING  
CORTS &  
SUMMERSOHN**

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**PCSS**

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Consulting Engineers & Land Surveyors

# Lot Line Change Plan- PHASE I 1566, LLC Subdivision

## Lower Makefield Township Bucks County Pennsylvania