



- Zoning Requirements**
-
- ZONED: R-1, RESIDENTIAL, LOW-DENSITY
PROPOSED USE: (1) SINGLE-FAMILY, DETACHED HOUSE - BY-RIGHT

<u>Dimensional & Design Requirements</u>	<u>Required</u>	
Min. Lot Area (s.f.)	15,000 s.f.	NOTE: The percentage of base site area classified as resource protection land is determined through the site capacity calculations, § 200-52, and 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 minimum lot area is 15,000 sf.
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 land is determined through the site capacity calculations, § 200-52, and 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 min lot area is 15,000 sf..

EX. LOT AREA SUMMARY
TO TITLE LINE

TMP	Sq. Ft.	Ac.
20-018-001	488475.3	11.2
20-018-001-002	120568.5	2.77

LOT AREA SUMMARY
TO TITLE LINE
AFTER LOT LINE CHANGE

TMP	<u>Sq. Ft.</u>	<u>Ac.</u>	TMP	<u>Sq. Ft.</u>	<u>Ac.</u>
	488475.3	11.21			
AREA FROM 20-18-1-2	14627.0	0.34		488475.3	
ULTIMATE ROW	-13701.6	-0.31		14627.0	
20-018-001	489400.7	11.24	20-018-001	503102.3	11.51
	120568.5	2.77			
AREA CONVEYED TO 20-18-1	-14627.0	-0.34		120568.5	2.77
20-018-001-002	105941.5	2.43	20-018-001-002	105941.5	2.43

[illegible]

PICKERING
CORTS & SUMMERSON

PCS

Consulting Engineers & Land Surveyors

Newtown, PA
West Trenton, NJ
Plymouth Meeting, PA

642 Newtown-Yardley Road
Suite 300
Newtown, Pennsylvania 18940
tel: (215) 968-9300 fax: (215) 968-3649
www.pcs-civil.com

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

Lower Makefield Township, Bucks County, Pennsylvania

Revision	Description
<div style="border: 1px solid black; height: 150px; margin-bottom: 5px;"></div>	
SCALE 1" = 50'	JOB NO. 201810013
DRAWN KBO	DATE 9/8/25
CHECKED MAH	DRAWING NO. 6-952 L(a)
TAX MAP NO. 20-018-001, 20-018-001-002, 20-018-002, 20-018-027	SHEET NO. 1 of 1