

## GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

BOUNDARY, LOCATION, & TOPOGRAPHIC SURVEY  
DYNAMIC SURVEY, LLC  
826 NEWTOWN YARDELY ROAD, SUITE 201  
NEWTOWN, PA 18940  
DATED: JUNE 11, 2025

2. OWNER/APPLICANT: ALYSSA M. DELUCA  
71 MANOR LANE SOUTH  
YARDELY, PA 19067

3. PARCEL DATA:  
71 MANOR LANE SOUTH  
PARCEL NO. 20-046-095  
TOWNSHIP OF LOWER MAKEFIELD  
BUCKS COUNTY, PA

4. ZONE: RESIDENTIAL-RESOURCE PROTECTION (R-RP) DISTRICT

UTILIZING JULY 1, 1946 ZONING ORDINANCE (R-2 DISTRICT) STANDARDS

5. EXISTING USE: SINGLE-FAMILY DETACHED DWELLING (PERMITTED USE) (§200-11A(2))

6. PROPOSED USE: SINGLE-FAMILY DETACHED DWELLING (PERMITTED USE) (§200-11A(2))  
PRIVATE SWIMMING POOL (PERMITTED ACCESSORY USE) (§200-11A(5)(h))  
RESIDENTIAL ACCESSORY STRUCTURE (STORAGE SHED) (PERMITTED ACCESSORY USE) (§200-11A(5)(i))

7. SCHEDULE OF ZONING REQUIREMENTS (§400 - §404 (1946 ORDINANCE) & §200-23.8 (CURRENT ORDINANCE))

ZONE REQUIREMENT	R-RP DISTRICT/R-2 DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA	N/S	0.25 AC. (11,022 SF)	0.25 AC. (11,022 SF)
MINIMUM LOT WIDTH (Ø BSBL)	N/S	90.0 FT	90.0 FT
MINIMUM FRONT YARD SETBACK (MANOR LANE)		40 FT	40.4 FT
MINIMUM REAR YARD SETBACK [1]		45 FT	53.0 FT
MINIMUM SIDE YARD SETBACK (ATTACHED GARAGE) (AGGREGATE)		15 FT	25.2 FT
MINIMUM SIDE YARD SETBACK (ATTACHED GARAGE) (CAST) [2]		10 FT	13.3 FT
MINIMUM SIDE YARD SETBACK (ATTACHED GARAGE) (WEST) [2]		5 FT	11.9 FT
MINIMUM BUILDING HEIGHT		35 FT	< 35 FT
MAXIMUM IMPERVIOUS COVERAGE (BY OWNER) [3] [4]		29.0%	28.2% (3,112 SF)
			37.9% (4,178 SF) (M)

N/S: NO STANDARD N/A: NOT APPLICABLE (E) EXISTING NON-COMFORMANCE (M) VARIANCE

[1] REAR YARD OPEN PORCHES MAY EXTEND INTO THE REAR YARD SETBACK

[2] SIDE YARD SHALL NOT BE LESS THAN FIVE (5') FEET

[3] IMPERVIOUS SURFACE RATIO AS A FUNCTION OF GROSS LOT AREA

[4] AREA OF SWIMMING POOL LOCATED INSIDE COPING NOT CLASSIFIED AS IMPERVIOUS COVERAGE (§200-7)

## B. ACCESSORY USE & ACCESSORY STRUCTURE REQUIREMENTS

A. NO ACCESSORY BUILDINGS OR STRUCTURES SHALL BE PERMITTED IN FRONT YARDS. ACCESSORY BUILDINGS OR STRUCTURES SHALL ONLY BE PERMITTED IN THE SIDE AND/OR REAR YARDS BEHIND THE MEDIAN LINE OF THE RESIDENTIAL DWELLING. FOR PURPOSES OF THIS SECTION, "MEDIAN LINE" SHALL BE DEFINED AS THE CENTRAL LOCATION EQUIDISTANT FROM THE FRONT AND REAR BOUNDARIES OF THE DEPTH OF THE RESIDENTIAL DWELLING. THIS POINT IS DETERMINED BY MEASURING THE TOTAL DEPTH OF THE HOME FROM THE FRONT EXTERIOR WALL TO THE REAR EXTERIOR WALL AND IDENTIFYING THE MIDPOINT ALONG THIS DEPTH. (§200-69A(14)(o)(1))

B. ACCESSORY BUILDINGS OR STRUCTURES LESS THAN 200 SQUARE FEET (E.G., SHEDS) MAY BE LOCATED NO CLOSER THAN FIVE FEET FROM ANY SIDE OR REAR PROPERTY LINE. (§200-69A(14)(o)(2))

C. ACCESSORY BUILDINGS OR STRUCTURES GREATER THAN 200 SQUARE FEET (E.G., GARAGES) MAY BE LOCATED ON PERMITTED SIDE AND/OR REAR YARDS BUT NOT LESS THAN TEN FEET FROM ANY PROPERTY LINE. (§200-69A(14)(o)(3))

D. NO ACCESSORY BUILDING OR STRUCTURE SHALL EXCEED 15 FEET IN HEIGHT. (§200-69A(14)(o)(4))

E. FENCES AND WALLS MAY BE ERECTED IN THE FRONT, REAR OR SIDE YARD OR IN A SPECIAL SETBACK REQUIRED BY §200-63, SUBJECT TO THE FOLLOWING PROVISIONS AND WITH THE EXCEPTION THAT NO FENCE OR WALLS SHALL BE LOCATED WITHIN ANY PUBLIC RIGHT-OF-WAY, EASEMENT (EXCEPT FOR A BUFFER EASEMENT) OR REQUIRED SIGHT TRIANGLE. THE MAXIMUM PERMITTED HEIGHT OF ANY FENCE OR WALL LOCATED IN A REAR OR SIDE YARD OR IN A SPECIAL SETBACK SHALL BE SEVEN (7') FEET. (§200-69A(14)(c))

## 9. PRIVATE SWIMMING POOL REQUIREMENTS

A. THE POOL SHALL BE LOCATED AT LEAST TEN (10') FEET FROM THE REAR OR SIDE PROPERTY LINE AND TEN (10') FEET FROM ANY PORTION OF THE BUILDING. IT SHALL BE LOCATED AT LEAST SIXTY (60') FEET FROM THE RIGHT-OF-WAY LINE OF ANY COLLECTOR ROAD IN THE TOWNSHIP AND AT LEAST EIGHTY (80') FEET FROM THE RIGHT-OF-WAY LINE OF ANY ARTERIAL ROAD IN THE TOWNSHIP. (§200-70A(1))

B. IT SHALL BE SUITABLY DESIGNED AND LOCATED AS A NUISANCE OR HAZARD TO ADJOINING PROPERTY OWNERS OR THE PUBLIC. OUTDOOR LIGHTS, IF USED, SHALL BE SHIELDED AND NOT REFLECTED TOWARD ADJACENT RESIDENTIAL PROPERTIES. (§200-70A(2))

C. PROVISION SHALL BE MADE FOR DRAINAGE OF THE POOL AND BACKWASH WATER DISPOSAL. THE USE OF OPEN FIELDS, LAWNS OR DRY WELLS SHALL BE PERMITTED FOR THIS PURPOSE, PROVIDED THAT THEY MEET THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF HEALTH. WATER SHALL NOT BE EMPTIED ONTO PUBLIC ROADS OR ADJOINING LAND BELONGING TO OTHERS OR INTO THE PUBLIC SANITARY SEWER SYSTEM. (§200-70A(3))

D. FENCE ENCLOSURES FOR SWIMMING POOLS ARE REQUIRED TO MEET THE REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE, AS AMENDED. (§200-70A(4))

## 10. PARKING REQUIREMENTS

A. FOR RESIDENTIAL USES, IN RESIDENTIAL DISTRICTS, REQUIRED OFF-STREET PARKING SPACES MAY BE LOCATED WITHIN THE REQUIRED FRONT YARD, PROVIDED THAT SUCH SPACES ARE PAVED WITH A HARD SURFACE MATERIAL AND NO PORTION OF EACH SPACE SO PROVIDED IS WITHIN FIVE (5') FEET OF THE RIGHT-OF-WAY LINE OR PROPERTY LINE AND NO TRUCKS OR COMMERCIAL VEHICLES ARE PARKED IN SUCH SPACES. (§200-78A(1))

B. SINGLE FAMILY DETACHED DWELLING UNITS SHALL PROVIDE A MINIMUM OF TWO (2) PARKING SPACES PER DWELLING UNIT ON THE LOT. (§200-79A(1))

## 11. FLOODPLAIN NATURAL RESOURCE PROTECTION REQUIREMENTS

A. RESOURCE PROTECTION RATIO FOR FLOODPLAIN SHALL BE 100%. NO STRUCTURES, FILLING, PIPING, DIVERTING OR STORMWATER DETENTION BASINS SHALL BE PERMITTED WITHIN THE FLOODPLAIN DISTRICT EXCEPT AS PROVIDED FOR IN §200-57 THROUGH §200-59. (M)

B. IN AE, AT-30, AND AH ZONES, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT SHALL HAVE THE LOWEST FLOOR (INCLUDING BASEMENT) ELEVATED UP TO, OR ABOVE THE REGULATORY FLOOD ELEVATION (THE BASE FLOOD ELEVATION PLUS 1 1/2 FOOT OF FREEBOARD). (§200-58B(1)(a))

C. NO EXPANSION OR ENLARGEMENT OF AN EXISTING STRUCTURE SHALL BE ALLOWED WITHIN THE IDENTIFIED FLOODPLAIN AREA THAT WOULD CAUSE ANY INCREASE IN BFE. IN A AREA/DISTRICT(S), BFEs ARE DETERMINED USING THE METHODOLOGY IN §200-55B(3), (§200-58B(1))

12. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

13. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

14. BASED ON TOPOGRAPHIC SURVEY INFORMATION (VERTICAL DATUM - NAVD 88 (GEOID 18)) AND GEOGRAPHICAL PLOTTING, THE PREMISES IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE "AE" (EL. 33.5) PER FLOOD STUDY AND FLOOD INSURANCE RATE MAP NUMBER: 4207204522, COMMUNITY NAME: TOWNSHIP OF LOWER MAKEFIELD, EFFECTIVE DATE: 03/16/2015. THE FEMA FLOODPLAIN ZONE "AE" LINES DEPICTED ON THE PLANS ARE AS SHOWN ON THE FEMA WEBSITE AND ALIGN ACCURATELY WITH THE TOPOGRAPHIC SURVEY IN COMPARISON WITH THE BASE FLOOD ELEVATION (EL. 33.5).

15. AN NPDES PERMIT IS NOT REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

16. DRIVEWAY ACCESS TO A MUNICIPAL ROADWAY SHALL BE AUTHORIZED ONLY BY THE MUNICIPALITY HAVING JURISDICTION IN ACCORDANCE WITH APPLICABLE MUNICIPAL ORDINANCES.

17. A FINAL ON-SITE UTILITY DESIGN HAS NOT BEEN COMPLETED FOR PREPARATION OF THIS PLAN. COMPLETE LAND DEVELOPMENT DRAWINGS AND REVIEW BY THE APPLICABLE UTILITY AUTHORITIES IS STILL REQUIRED.

18. THIS PLAN IS INTENDED FOR ZONING APPROVAL PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION. THIS PLAN MAY BE SUBJECT TO CHANGE UPON PREPARATION OF COMPLETE LAND DEVELOPMENT PLAN DRAWINGS, AND REQUIRED PERMITTING.

## VARIANCES REQUESTED:

THE FOLLOWING VARIANCES FROM THE ZONING HEARING BOARD ARE ANTICIPATED FROM THE LOWER MAKEFIELD TOWNSHIP ZONING ORDINANCE (ZO):

### A. VARIANCES TO ALLOW CONSTRUCTION WITHIN THE FLOODPLAIN:

I. A VARIANCE FROM §§ 200-51.B(1), 200-52.B(1), 200-56.B(2)(B), AND 200-56.B., TO ALLOW CONSTRUCTION OF A SINGLE-FAMILY DETACHED DWELLING WITHIN THE FLOODPLAIN DISTRICT.

II. 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.

### B. VARIANCES TO ALLOW RECONSTRUCTION OF AN EXISTING NONCONFORMING STRUCTURE:

I. A VARIANCE FROM § 200-58.B(2), TO ALLOW RECONSTRUCTION TO AN EXISTING STRUCTURE WITHIN THE FLOODPLAIN TO MORE THAN 50% OF ITS CURRENT MARKET VALUE.

II. A VARIANCE FROM § 200-86.B(1), TO ALLOW RECONSTRUCTION OF AN EXISTING NONCONFORMING STRUCTURE WHICH WOULD INCREASE THE DIMENSIONAL NONCONFORMITY.

III. A VARIANCE FROM § 200-86.D(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.

### C. VARIANCES FROM FLOODPLAIN CONSTRUCTION REQUIREMENTS:

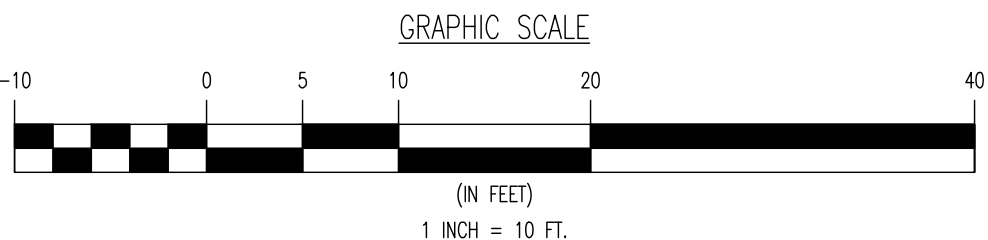
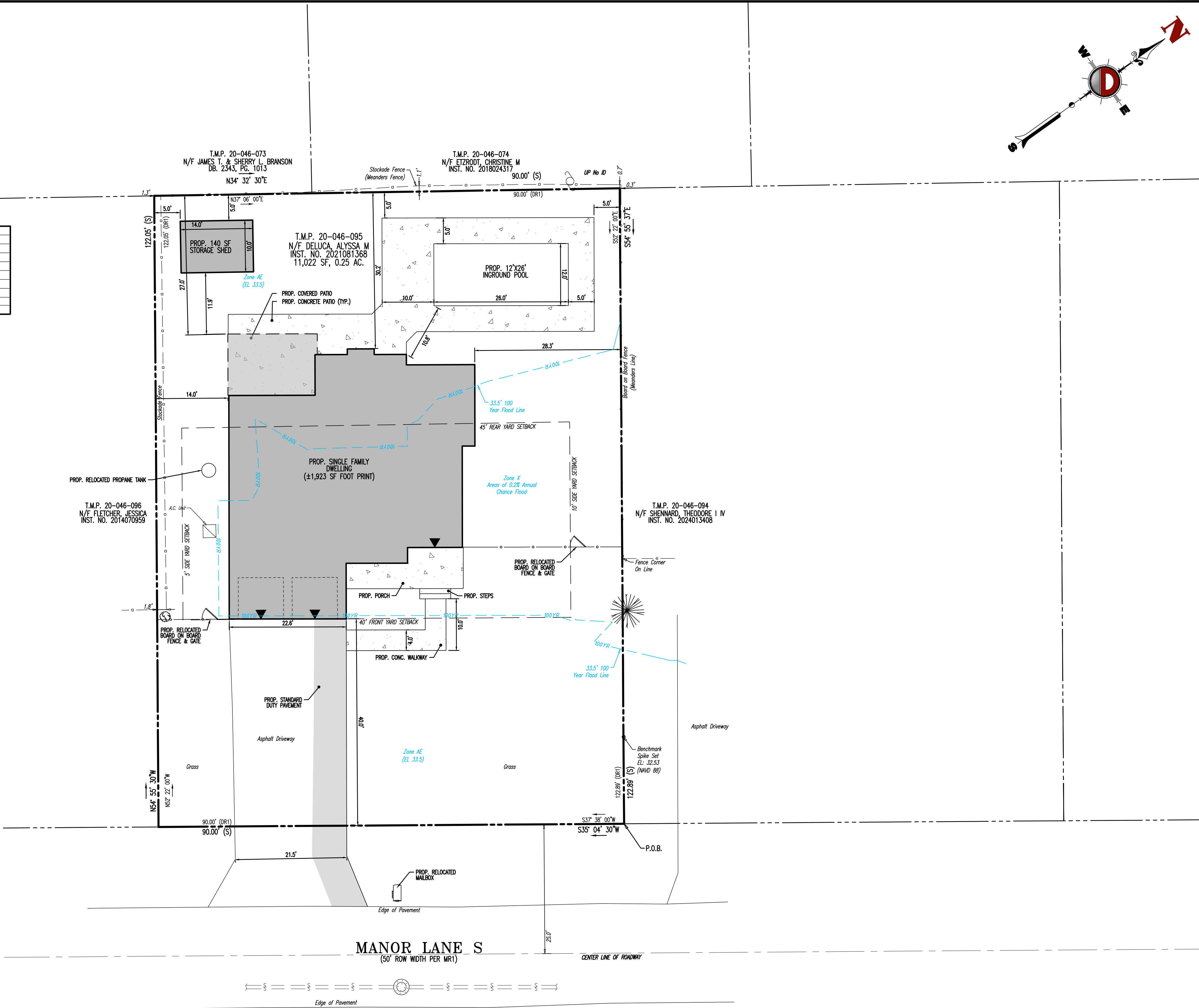
I. A VARIANCE FROM § 200-56.C(1), TO ALLOW THE USE OF FILL. THE APPLICANT QUALIFIES FOR A VARIANCE PURSUANT TO § 200-59 AND SATISFIES THE CONDITIONS UNDER § 200-56.C(1)(A) THROUGH (G).

### D. VARIANCES FOR R-RP ZONE AND FLOODPLAIN DIMENSIONAL RELIEF:

I. VARIANCES FROM THE DIMENSIONAL REQUIREMENTS IN THE R-RP ZONE PURSUANT TO § 200-13:

1. A VARIANCE FROM THE PROVISIONS OF SECTION 200-22 TO PERMIT A REAR YARD SETBACK OF 27.0 FEET WHEREAS A MINIMUM OF 45 FOOT REAR YARD SETBACK WOULD OTHERWISE BE REQUIRED.

2. A VARIANCE FROM THE PROVISIONS OF SECTION 200-23B TO PERMIT AN IMPERVIOUS SURFACE RATIO OF 37.9% WHEREAS 29% WOULD OTHERWISE BE PERMITTED.



MWD	LZ	MWD	BY
12/19/25	11/25/25	11/13/25	11/04/25
REV. PER ZHB APPLICATION	REV. PER LAYOUT REVISIONS	REV. PER LAYOUT REVISIONS	REV. PER UPDATED BUILDING FOOTPRINT
4	3	2	1
DATE	DATE	DATE	DATE
COMMENTS	COMMENTS	COMMENTS	COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: MWD  
CHECKED BY: MTM  
DATE: 12/19/25

PROJECT: ALYSSA M. DELUCA  
PROPOSED SINGLE FAMILY DETACHED DWELLING  
PARCEL NO. 20-046-095  
71 MANOR LANE SOUTH  
TOWNSHIP OF LOWER MAKEFIELD, BUCKS COUNTY  
PENNSYLVANIA

PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DIGGING THE EARTH'S SURFACE ANYWHERE IN ANY STATE  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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JUSTIN A. GEONNOTTI  
PROFESSIONAL ENGINEER  
PENNSYLVANIA LICENSE No. 080629

MATTHEW MAZZELLA  
PROFESSIONAL ENGINEER

TITLE:  
ZONING PLAN

SCALE: (H) 1"=10'  
(V) 1"=10'  
DATE: 09/05/2025  
PROJECT No: 2379-25-02223  
SHEET No: 1  
Rev. #: 4  
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