

PROPERTY INFORMATION

PARCEL I.D. #: 20-046-197-018
INSTRUMENT #: 2015038538
ADDRESS: 518 KESWICK DRIVE
YARDLEY, PA 19067
OWNER: STEPHEN & JESSICA GICKING ASPDEN

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO DEPICT THE CONSTRUCTION OF AN IN-GROUND SWIMMING POOL ON AN EXISTING RESIDENTIAL LOT.
- TOPOGRAPHIC FEATURES SHOWN ARE BASED ON A LIMITED FIELD SURVEY PERFORMED IN JULY 2025. BOUNDARY, INCLUDING BEARINGS AND DISTANCES, ARE SHOWN BASED ON THE PROPERTY DEED DESCRIPTION. NO BOUNDARY SURVEY HAS BEEN PERFORMED FOR THIS PROJECT.
- SURVEY WAS PERFORMED WITHOUT ACCESS TO A TITLE REPORT, WHICH WOULD PROVIDE INFORMATION ON ANY LEGAL RIGHT, RESERVATION, OR EASEMENT ON THE SUBJECT PROPERTY.
- THE RECORD PLAN FOR THE LOT IS THE "PLAN OF PENN VALLEY MANOR, SECTION NO. 2", PREPARED BY H.H. LEE, JR., DATED 01/20/1960. THE SUBJECT PROPERTY WAS KNOWN AS LOT 28 ON SAID PLAN.
- VERTICAL ELEVATIONS ARE RELATIVE TO THE SITE AND NOT ASSOCIATED WITH A PARTICULAR DATUM.
- BOUNDARY BEARINGS ARE PER DEED DESCRIPTION AND NORTH ARROW IS ORIENTED PER DEED BEARINGS.
- RIGHT-OF-WAY WIDTHS PER DEEDS AND / OR PLANS OF RECORD.
- PER FEMA FIRM 42017C0452J, EFFECTIVE DATE 03/16/2015, THE ENTIRE PROPERTY IS DESIGNATED AS "AREA OF MINIMAL FLOOD HAZARD - ZONE X".
- ACCORDING TO THE USDA-NRCS WEB SOIL SURVEY, THE ENTIRE PROPERTY IS UNDERLAIN BY SOILS CLASSIFIED AS "ULB - URBAN LAND-DELAWARE COMPLEX, 0 TO 4 PERCENT SLOPES".
- BASED ON THE OBSERVED EXISTING FEATURES, THE EXISTING DWELLING APPEARS TO BE SERVED BY A PUBLIC SANITARY SEWER DISPOSAL SYSTEM AND A PUBLIC WATER SUPPLY SYSTEM.
- LIMITS OF UNDERGROUND UTILITY SERVICE LINES ON THE LOT CANNOT BE DETERMINED AND ALL SERVICE LINE LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE.

LOT AREA SUMMARY

GROSS / NET LOT AREA = 16,363 SF (0.376 AC)

IMPERVIOUS SURFACES SUMMARY

	EXISTING	ADDED	TOTAL
DWELLING (BUILDING AREA) =	1,352 SF	0 SF	1,352 SF
ROOF-COVERED AREAS (BUILDING AREA) =	100 SF	0 SF	100 SF
SHED (BUILDING AREA) =	241 SF	0 SF	241 SF
HARDSCAPE PATIO / WALKWAY =	349 SF	+ 465 SF	814 SF
WALLS =	24 SF	0 SF	24 SF
DRIVEWAY =	662 SF	0 SF	662 SF
POOL EQUIPMENT =	0 SF	+ 21 SF	21 SF
TOTAL =	2,728 SF	+ 486 SF	3,214 SF

ZONING SUMMARY

- SUBJECT PROPERTY IS IN THE "RESIDENTIAL - RESOURCE PROTECTION DISTRICT" AND IS NOT LOCATED IN ANY OVERLAY DISTRICTS.
- CURRENT PRINCIPAL USE IS A SINGLE-FAMILY DETACHED DWELLING, WHICH IS PERMITTED.
- CURRENT ACCESSORY USE IS A STORAGE SHED AND AN ABOVE GROUND POOL, WHICH IS PERMITTED.
- PROPOSED ACCESSORY USE IS A PRIVATE IN-GROUND SWIMMING POOL, WHICH IS PERMITTED.
- SINGLE-FAMILY DWELLING (PRINCIPAL STRUCTURE) DIMENSIONAL DATA:

	REQUIREMENT	EXISTING	PROPOSED
LOT AREA	3 AC	0.376 AC (1)	NO CHANGE
LOT WIDTH AT BUILDING LINE	250 FT MIN.	134.3 FT (1)	NO CHANGE
IMPERVIOUS SURFACE RATIO	0.13 MAX.	0.167 (1)	0.196 (2)
FRONT YARD	50 FT MIN.	45.6 FT (1)	NO CHANGE
SIDE YARD	25 FT MIN.	19.8 FT (1)	NO CHANGE
REAR YARD	125 FT MIN.	57.7 FT (1)	NO CHANGE
BUILDING HEIGHT	35 FT MAX.	< 35 FT	NO CHANGE
(1) EXISTING NON-CONFORMITY.			
(2) PROPOSED NON-CONFORMITY.			
6. SWIMMING POOL (ACCESSORY STRUCTURE) DIMENSIONAL DATA:			
LOCATION	REQUIREMENT	EXISTING	PROPOSED
SIDE / REAR LOT LINE SETBACK	N/A	N/A	OUTSIDE MIN. REQ'D FRONT YARD
PRIMARY BUILDING SETBACK	10 FT MIN.	N/A	13.7 FT
SETBACK FROM COLLECTOR RD. R.O.W.	10 FT MIN.	N/A	23.0 FT
SETBACK FROM ARTERIAL RD. R.O.W.	60 FT MIN.	N/A	N/A
SETBACK FROM ARTERIAL RD. R.O.W.	80 FT MIN.	N/A	N/A

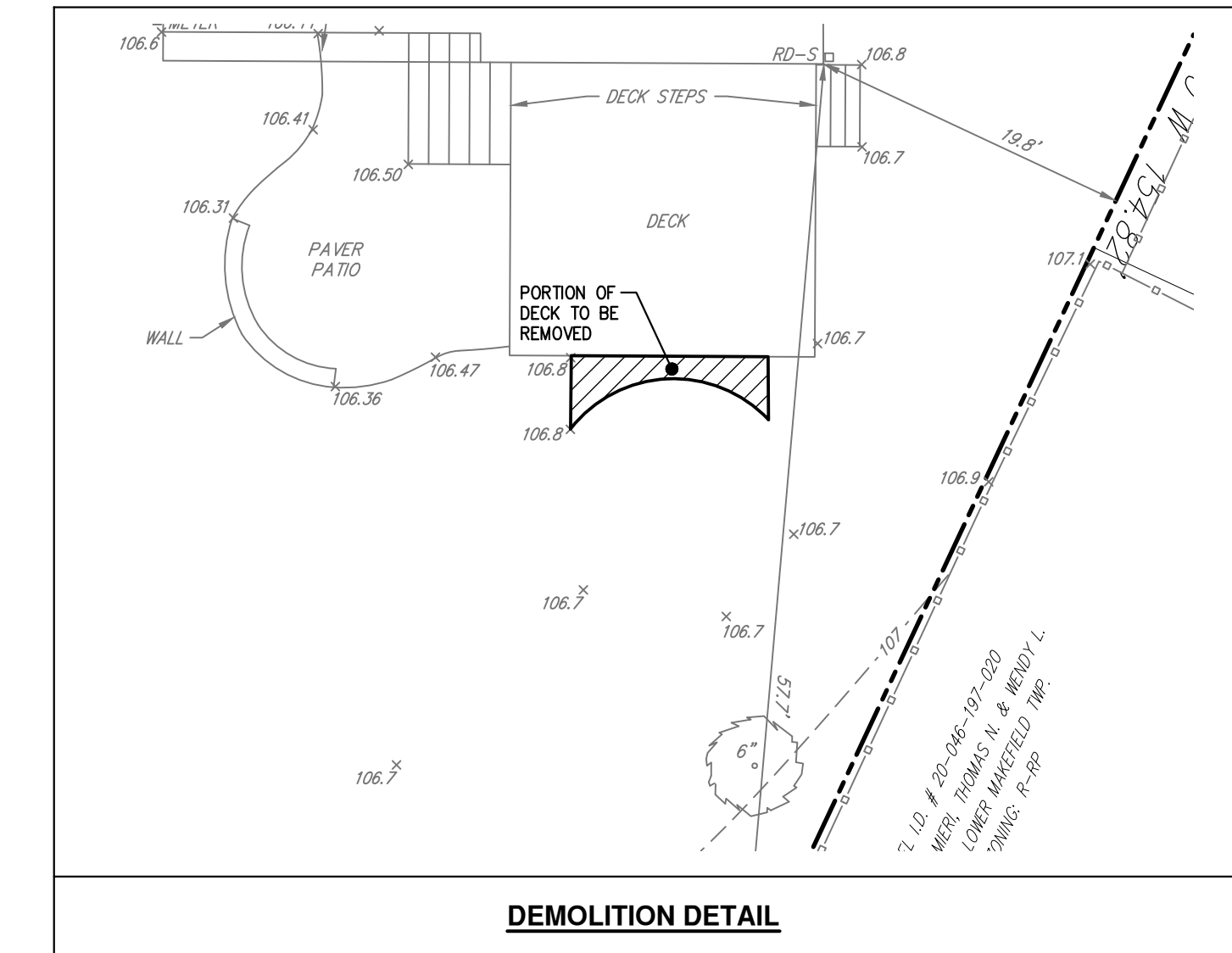
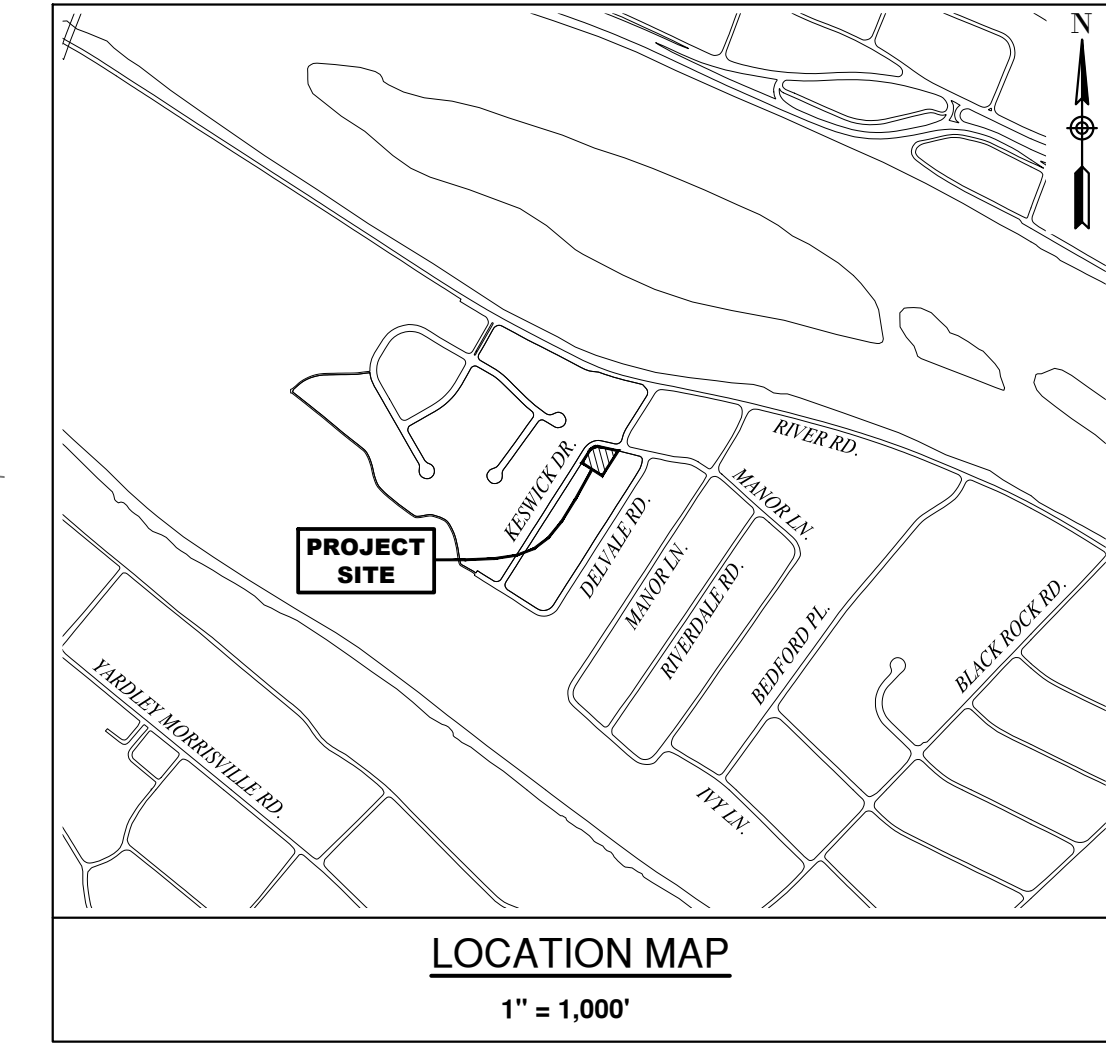
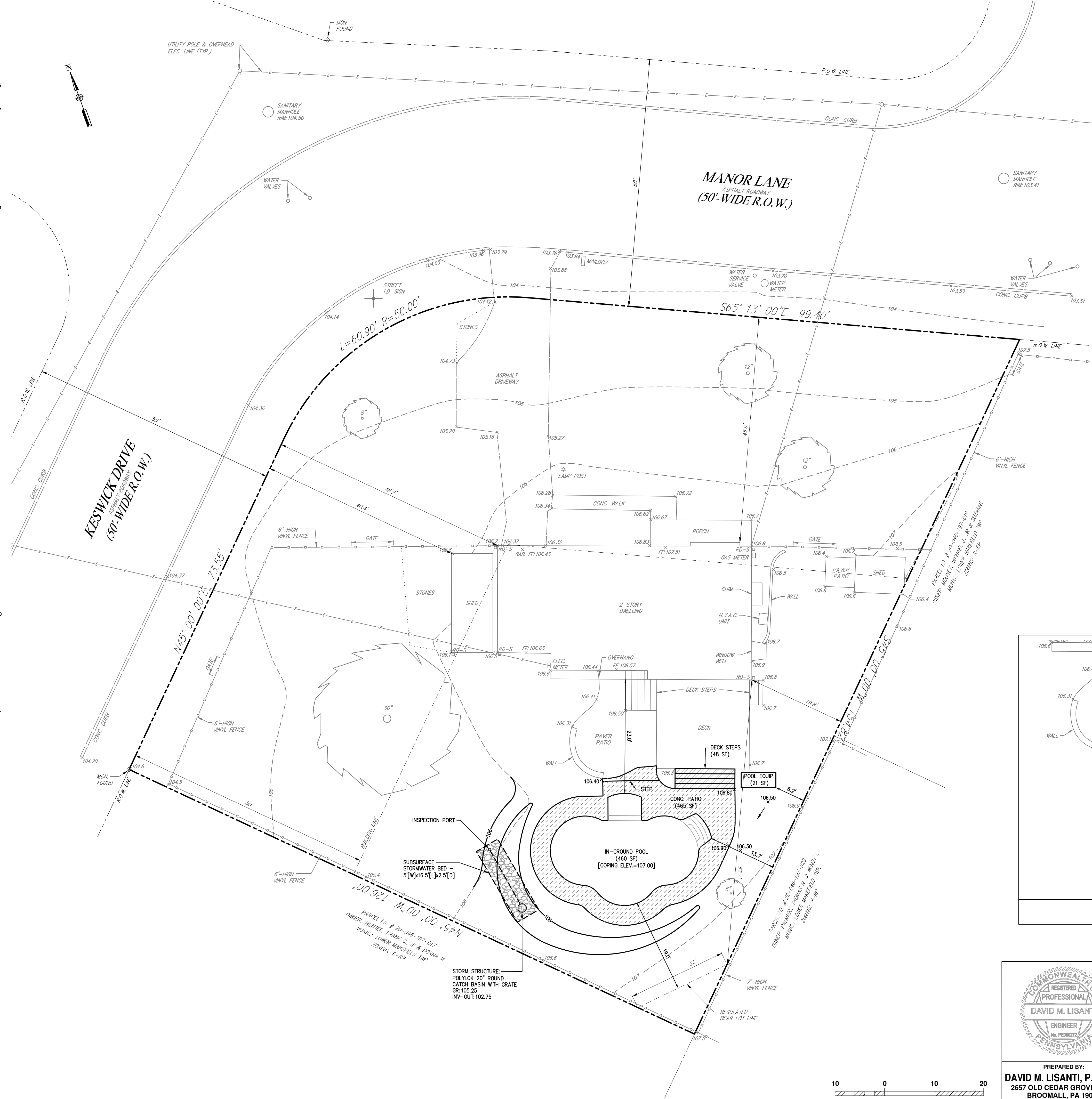
ZONING VARIANCE REQUESTED:

THE FOLLOWING VARIANCE FROM THE LOWER MAKEFIELD TOWNSHIP ZONING ORDINANCE IS BEING REQUESTED FOR THIS PROJECT:

- VARIANCE FROM SECTION 200-14.B TO ALLOW THE LOT TO EXCEED THE MAXIMUM IMPERVIOUS COVER RATIO OF 0.13.

LEGEND

---	: SUBJECT PROPERTY BOUNDARY	BSMT.	: BASEMENT
- - - -	: RIGHT-OF-WAY LINE	GAR.	: GARAGE
- - - -	: ADJOINER PROPERTY LINE	CHIM.	: CHIMNEY
- - - -	: EXISTING CONTOUR	CANT.	: CANTILEVER
- - - -	: PROPOSED CONTOUR	LSCP.	: LANDSCAPE
x99.52	: EXISTING SPOT ELEVATION	ROW	: RIGHT-OF-WAY
x99.52	: PROPOSED SPOT ELEVATION	TBR	: TO BE REMOVED / RELOCATED
12"	: EXISTING TREE WITH TRUNK DIAMETER	FF	: FINISHED FLOOR
5"	: EXISTING BUSH WITH DIAMETER	TOPFW	: TOP OF FOUNDATION WALL
GdC	: EXISTING EDGE OF DENSE VEGETATION	CONC.	: CONCRETE
GdB	: SOILS BOUNDARY AND I.D.	DEP.	: DEPRESSED
		COV.	: COVERED
		ELEC.	: ELECTRIC
		U.G.	: UNDERGROUND
		TW	: TOP OF WALL
		BW	: BOTTOM OF WALL
		TS	: TOP OF STEP
		BS	: BOTTOM OF STEP
		RD-S	: ROOF DOWNSPOUT - SURFACE
		RD-U	: ROOF DOWNSPOUT - UNDERGROUND



 PREPARED BY: DAVID M. LISANTI, P.E., LLC 2657 OLD CEDAR GROVE ROAD BROOMALL, PA 19008 (484) 574-4684 DLISANTI@OUTLOOK.COM					
	DATE	REVISION			
	SHEET TITLE:				SHEET:
	SITE IMPROVEMENTS				1 OF
	SCALE: 1" = 10'	ZONING COMPLIANCE PLAN			
	DATE: 11/25/2025	FOR ASPDEN PROPERTY 518 KESWICK DRIVE, YARDLEY, PA 19067 LOWER MAKEFIELD TOWNSHIP BUCKS COUNTY, PENNSYLVANIA			
	PROJECT: 25-55				

ZONING INFORMATION

ZONE: R-2 RESIDENTIAL MEDIUM DENSITY (LOWER MAKEFIELD TOWNSHIP)
USE: SINGLE-FAMILY DETACHED DWELLING
PARCEL: 20-057-099

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	16,500 SF	17,555 SF	17,555 SF
MINIMUM LOT WIDTH:	110 FT	>110 FT	>110 FT
MINIMUM FRONT YARD:	40 FT	>40 FT	>40 FT
MINIMUM SIDE YARD:	15 FT	>15 FT	>15 FT
MINIMUM REAR YARD:	50 FT	>50 FT	>50 FT
MAXIMUM IMPERVIOUS SURFACE:	18%	24.8%	26.5%

MINIMUM ACCESSORY SETBACK: SEE NOTES

COVERAGE CALCULATION:	EXISTING	PROPOSED
EXISTING BUILDING:	2,058 SF	2,058 SF
WORKSHOP ADDITION:	0 SF	390 SF
DRIVEWAY:	1,300 SF	1,300 SF
FRONT WALK:	450 SF	450 SF
PATIO/OTHER:	280 SF	280 SF
TOTAL:	4,088 SF 23.3%	4,478 SF 25.5%

RESIDENTIAL ACCESSORY BUILDINGS, STRUCTURES AND FENCES.

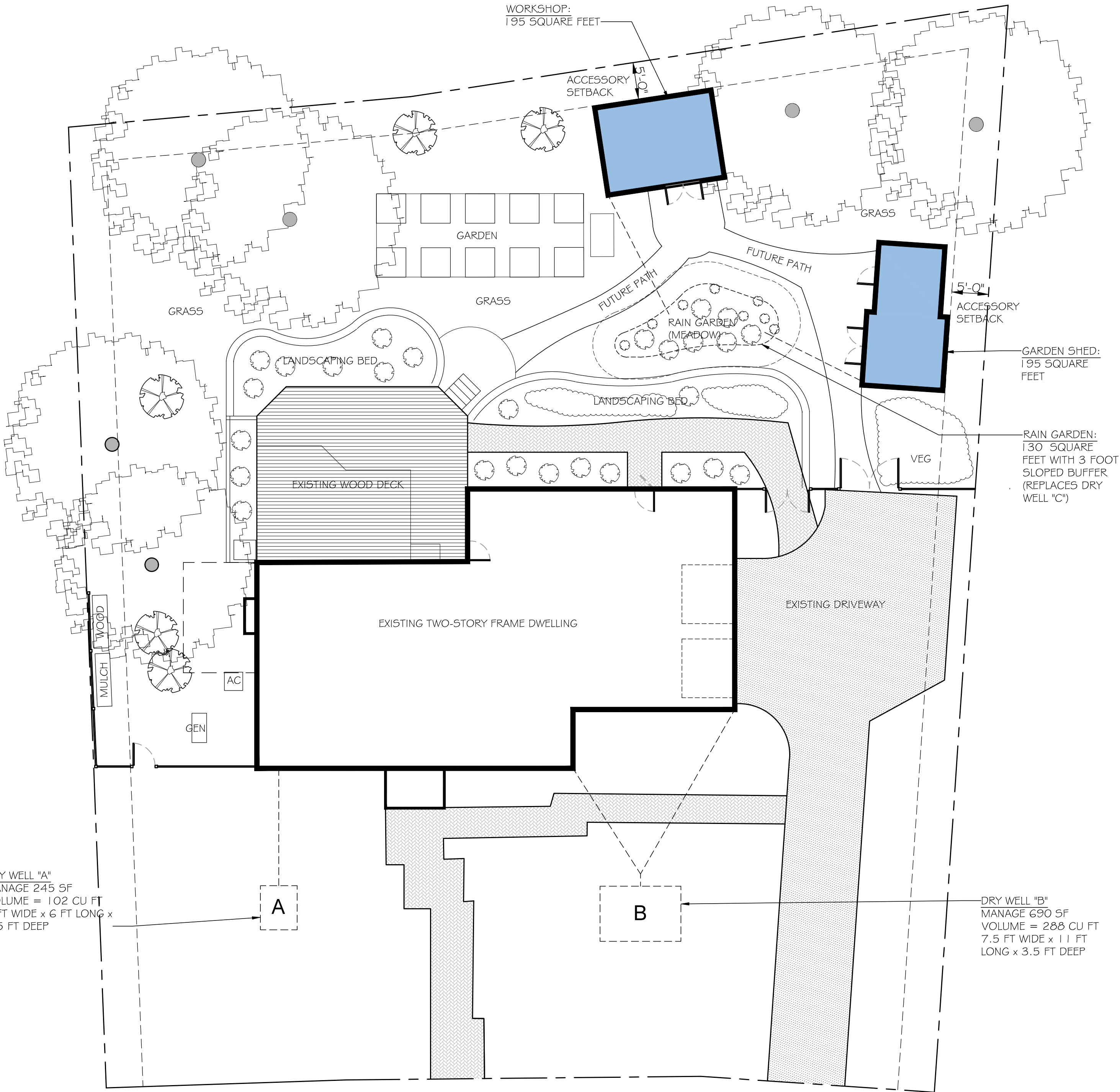
FOR A RESIDENTIAL ACCESSORY BUILDING OR STRUCTURE INCIDENTAL TO THE USES PERMITTED IN THE R-RP, R-1, R-2, R-3, R-3M AND R-4 DISTRICTS, THE FOLLOWING STANDARDS SHALL:

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.

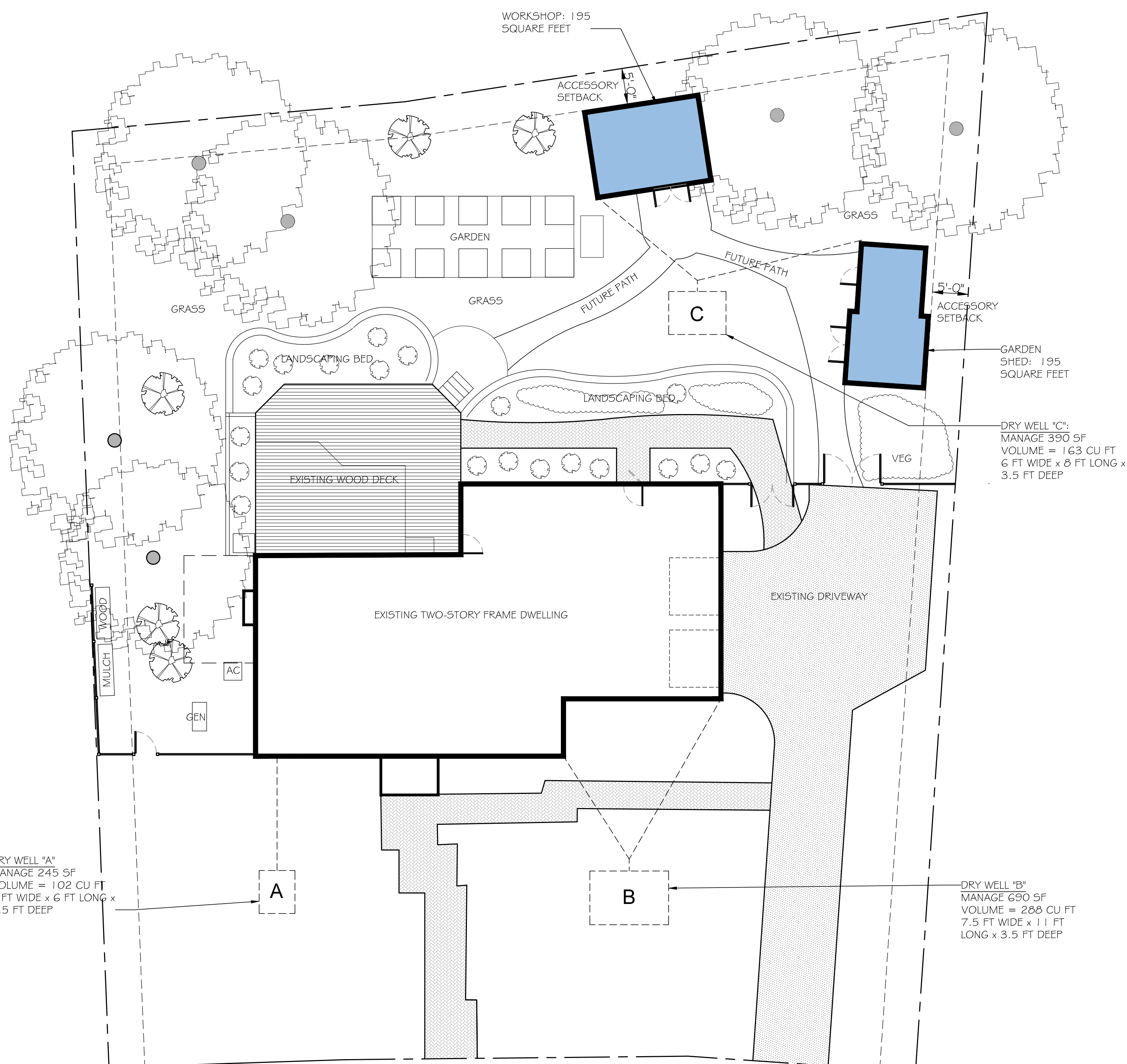
ACCESSORY BUILDINGS OR STRUCTURES LESS THAN 200 SQUARE FEET (E.G., SHEDS) MAY BE LOCATED NO CLOSER THAN FIVE FEET FROM ANY SIDE OR REAR PROPERTY LINE.

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 10 FEET FROM ANY PROPERTY LINE.

NO ACCESSORY BUILDING OR STRUCTURE SHALL EXCEED 15 FEET IN HEIGHT.



1 SITE PLAN - RAIN GARDEN
SCALE: 1"=10'



2 SITE PLAN - DRY WELL
SCALE: 1"=10'

NOT FOR CONSTRUCTION

DeCAMARA RESIDENCE
WORK SPACES
490 LIBERTY DRIVE
YARDLEY, PA 19067

DATE	BY	REVISIONS
7/31/25	PG	ISSUED FOR CONCEPT REVIEW
8/21/25	PG	ISSUED FOR CONCEPT REVIEW_R1
12/4/25	PG	ISSUED FOR CONCEPT REVIEW_R2

DRAWING TITLE	DRAWN:	CHECKED:	SCALE:	DATE:
CONCEPT REVIEW SITE PLANS	PG		AS NOTED	4/24/2025

