

**ZONING DATA:**

'R-3' RESIDENTIAL SINGLE FAMILY HIGH DENSITY  
 USE: SINGLE FAMILY DETACHED  
 CURRENT USE: A3 SINGLE FAMILY DETACHED  
 PROPOSED: A7H PRIVATE IN-GROUND SWIMMING POOL

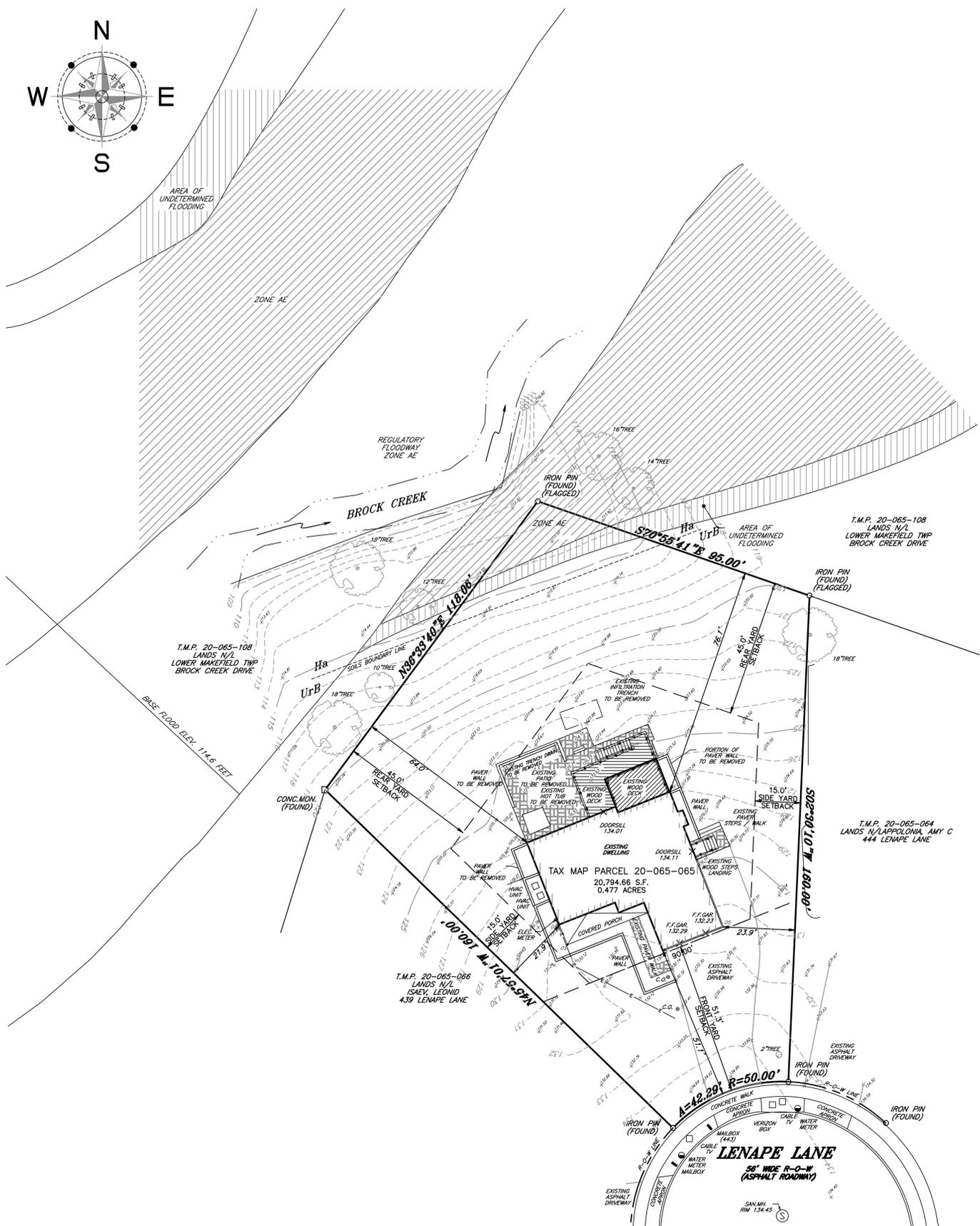
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MIN. NET LOT AREA	13,500 S.F.	20,794 S.F.	20,794 S.F.
MIN. LOT FRONTAGE @ B.S.B.L.	90'	100'	100'
MIN. FRONT YARD	35'	51.1'	51.1'
MIN. SIDE YARD	15'	21.9' / 23.9"	21.9' / 23.9"
MIN. REAR YARD	45'	64.0' / 76.1'	64.0' / 76.1'
MAX. BUILDING HEIGHT	35'	<35 2 STORIES	<35 2 STORIES
MAX. IMPERVIOUS SURFACE (4)	18%	24.4%	30.2%

\* EXISTING NON-CONFORMITY  
 \*\* PROPOSED NON-CONFORMITY  
 (1) WHERE A YARD ADJUTS A MAJOR COLLECTOR OR ARTERIAL ROAD LISTED IN § 200-63 OF THIS CHAPTER, THE BUILDING SETBACK SHALL BE INCREASED TO 80 FEET FOR COLLECTOR ROADS AND 100 FEET FOR ARTERIAL ROADS.  
 (2) REAR YARD OPEN PORCHES ARE AN EXCEPTION TO THE REAR YARD SETBACK.  
 (3) WHERE A LOT HAS BEEN APPROVED AND RECORDED ON A PLAN PRIOR TO JANUARY 1, 1947, AND THE LOT HAS A WIDTH OF 100 FEET OR LESS AT THE BUILDING LINE, THERE SHALL BE TWO SIDE YARDS OF A COMBINED WIDTH OF NOT LESS THAN 26 FEET AND NEITHER SIDE YARD SHALL BE LESS THAN 10 FEET IN WIDTH.  
 LOT SIZE  
 (4) MAXIMUM IMPERVIOUS SURFACE RATIO  
 15,001 S.F. AND UP: 18%  
 13,501 S.F. TO 15,000 S.F.: 24%  
 12,501 S.F. TO 13,500 S.F.: 28%  
 10,000 S.F. TO 12,500 S.F.: 29%

**IMPERVIOUS CALCULATIONS:**

DESCRIPTION	EXISTING	PROPOSED +/-	TOTAL
DWELLING	2,115 S.F.	0 S.F.	2,115 S.F.
LEAD WALK	172 S.F.	0 S.F.	172 S.F.
DRIVEWAY	1,530 S.F.	0 S.F.	1,530 S.F.
PAVER PATIO	1,069 S.F.	-1,069 S.F.	0 S.F.
PAVER WALLS	164 S.F.	191 S.F.	355 S.F.
PAVER PAD / STEPS	91 S.F.	0 S.F.	91 S.F.
POOL DECK	0 S.F.	1,910 S.F.	1,910 S.F.
POOL COPING	0 S.F.	88 S.F.	88 S.F.
EQUIPMENT PAD	0 S.F.	21 S.F.	21 S.F.
<b>5,141 S.F. TOTAL</b>	<b>1,141 S.F. TOTAL</b>	<b>6,282 S.F. TOTAL</b>	

5,079 S.F. / 20,794 S.F. = 24.4% EXISTING IMPERVIOUS  
 6,282 / 20,794 S.F. = 30.2% PROPOSED IMPERVIOUS  
 MAXIMUM ALLOWABLE IMPERVIOUS 18% OR 3,743 S.F.  
 STORM WATER MANAGEMENT PROPOSED FOR 2,539 S.F.



**LEGEND:**

- 220 --- CONTOURS
- 220 --- INDEX CONTOURS
- 220 --- PROPOSED CONTOURS
- x 222.06 EXISTING SPOT ELEVATION
- x 222.06 PROPOSED SPOT ELEVATION
- L0 --- LIMIT OF DISTURBANCE
- F19 --- 19" FILTER FABRIC FENCE
- F30 --- 30" SUPER SILT FENCE
- SF --- SEDIMENT FILTER LOG
- SF --- 30" SUPER SILT FENCE
- CSF --- CONSTRUCTION SAFETY FENCE
- S --- SANITARY SEWER LINE
- G --- GAS LINE
- T --- TELEPHONE LINE
- W --- WATER LINE
- E --- ELECTRIC LINE
- --- STORM DRAINAGE FACILITIES
- ABA --- SOIL MAPPING SYMBOL
- --- SOILS BOUNDARY
- TP --- TREE PROTECTION FENCE

PENNSYLVANIA ONE CALL SYSTEM, INC.  
 905 Irwin Run Road  
 West Mifflin, Pennsylvania  
 15110 - 1078



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776  
 NON-MEMBERS MUST BE CONTACTED DIRECTLY  
 PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

**PLAN INDEX**

- SHEET 1 EXISTING FEATURES
- SHEET 2 POOL PERMIT PLAN
- SHEET 3 EROSION AND SEDIMENTATION NOTES & DETAILS
- SHEET 4 STORM WATER MANAGEMENT NOTES & DETAILS

SOILS LEGEND AND TABLE OF LIMITATIONS & RESOLUTIONS  
 BASED ON USDA NRCS WEB SOIL SURVEY OF BUCKS COUNTY

SYMBOL	MAPPING UNITS	SLOPE	HYDRO RATING	HYDROLOGIC GROUP	LIMITATIONS FOR SITE DEVELOPMENT			
					DEPTH TO ANY LAYER RESTRICTIVE TO DWELLINGS WITH BASEMENTS	DEPTH TO WATER TABLE	SEWAGE EFFLUENT BY ON-SITE SEPTIC TANK	
Ha	HATBORO SILT LOAM	0-8%	85	8/D	80 IN	VERT LIMITED	3 IN	VERY LIMITED
UrB	URBAN LAND LANSDALE COMPLEX	0-8%	0	NOT RATED	54 IN	SOMEWHAT LIMITED	>78 IN	NOT RATED

\* ALL AREAS PRIME FARMLAND  
 \*\* FARMLAND OF STATEWIDE IMPORTANCE

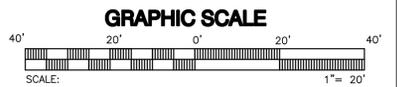


**LOCATION MAP**

SCALE: 1" = 800'  
 SOURCE: GOOGLE MAPS

**GENERAL NOTES**

- OWNER/APPLICANT:  
 FLECK, GREGORY & NATALIE  
 443 LENAPE LANE  
 YARDELY, PA 19067
- ZONING SUMMARY:  
 ZONED: 'R-3' RESIDENTIAL SINGLE FAMILY HIGH DENSITY  
 EXISTING USE: SINGLE FAMILY DETACHED DWELLING  
 PROPOSED ACCESSORY USE: RESIDENTIAL POOL
- VERTICAL DATUM IS NAVD 88 AND WAS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS). HORIZONTAL DATUM IS BASED ON 1983 STATE PLANE COORDINATE SYSTEM ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEM (GPS), WITH OBSERVATIONS REFERENCE TO THE TOP SURV SURVEY NETWORK. ROTATION TO DEED MERIDIAN 02 DEGREES 29 MINUTES 04 SECONDS CLOCKWISE
  - CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.), AS AMENDED AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
  - NORTH STAR SURVEYING SOLUTIONS CORP. HAS NO CONTRACTUAL, LEGAL, OR OTHER RESPONSIBILITY FOR JOB OR SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME.
  - THE PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION, ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS INCLUDING IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
  - CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNING REGARDING THE APPLICABLE SAFETY STANDARDS, OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT, WITH NORTH STAR SURVEYING SOLUTIONS CORP. IN WRITING, AND RESPONDED TO BY NORTH STAR SURVEYING SOLUTIONS CORP. IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
  - PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR:
    - OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK AND DEMOLITION WORK.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD, IN WRITING, OF SAID CONFLICT AND/OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR'S FAILURE TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE CONTRACTOR'S FULL AND COMPLETE ACCEPTANCE OF ALL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS SHOWN IN THE DRAWINGS AND IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, LAWS, STATUTES, ORDINANCES, IT
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT AND/OR DISCREPANCY BETWEEN THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE OR APPLICABLE CODES, REGULATIONS, LAWS, RULES, STATUTES AND/OR ORDINANCES, IT
  - THE CONTRACTOR MUST LOCATE AND CLEARLY AND UNAMBIGUOUSLY DEFINE VERTICALLY AND HORIZONTALLY ALL ACTIVE AND INACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE AND INACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
  - THE CONTRACTOR MUST COMPLY, TO THE FULLEST EXTENT, WITH THE LATEST OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES AND CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES.
  - IN THE EVENT OF DISCREPANCIES AND/OR CONFLICTS BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER, IN WRITING, OF ANY DISCREPANCIES AND/OR CONFLICTS.
  - CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING ANY WORK.
  - ALL MATERIAL FROM SITE EXCAVATION NOT USED IN GRADING OF POOL AREA IS TO BE REMOVED FROM SITE.
  - CONSULTANT IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, SHALL HAVE NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
  - POOL AND FENCE TO BE CONSTRUCTED IN ACCORDANCE WITH 2022 INTERNATIONAL SWIMMING POOL AND SPA CODE.
  - NO WATER SHALL BE PLACED IN THE POOL UNTIL A FENCE AS REQUIRED BY THE TOWNSHIP ORDINANCE HAS BEEN INSTALLED.
  - REFER TO POOL COMPANY PLANS FOR POOL CONSTRUCTION DETAILS.
  - ANY DWELLING DOOR OR WINDOW LEADING TO THE POOL AREA SHALL BE EQUIPPED WITH AN AUDIBLE ALARM OR THE POOL SHALL BE EQUIPPED WITH A POWERED SAFETY COVER. BOTH METHODS SHALL MEET THE REQUIREMENTS OF THE 2022 ISPCS.
  - DISTURBED AREAS SHALL BE TEMPORARILY STABILIZED IF NO WORK IS TO BE PERFORMED FOR FOUR DAYS AND TEMPORARY STOCKPILES SHALL BE STABILIZED IMMEDIATELY.
  - ANY DAMAGE TO THE CURB, SIDEWALK AND OR GRADING WITHIN THE R/W OF THE PUBLIC ROADWAY IS TO BE REPAIRED IMMEDIATELY UPON COMPLETION OF PROJECT AT THE EXPENSE OF THE HOMEOWNER.
  - PROPOSED GRADING MUST BE A MINIMUM OF 2% IN LAWN AREAS



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 MERRITT ISLAND, FL 32953  
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**EXISTING FEATURES PLAN**  
**FLECK RESIDENCE**  
 443 LENAPE LANE  
 TAX MAP PARCEL 20-065-065  
 LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY  
 COMMONWEALTH OF PENNSYLVANIA

DATE: 01/20/2028 SCALE: 1" = 20'  
 DESGN: T.L.C. DRAWING: T.L.C.  
 SHEET NO.: 1 OF 5

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