

ZONING and SITE DATA SCHEDULE

ZONED: R-2 RESIDENTIAL MEDIUM-DENSITY			
Item	Requirement	Existing:	Proposed:
Permitted Use:	Single-Family Detached Residential		
Lot:			
Minimum Lot Area:		16,308.69 Sq. Ft.	16,308.69 Sq. Ft.
Minimum Width at Building Line:	100 Ft.	101 Ft.	101 Ft.
Yard:			
Minimum Front Yard:	35 Ft.	41.2 Ft.	41.2 Ft.
Minimum Rear Yard:	45 Ft.	37.13 Ft.	37.13 Ft.
Minimum Side Yard:	15 Ft.	25.54 Ft./12.95 Ft.	25.54 Ft./12.95 Ft.
Coverage:			
Maximum Impervious Coverage:	18 %	28.498 %	30.71% [2]
Height:			
Maximum Building and Structures:	35 Ft.	Existing	Existing

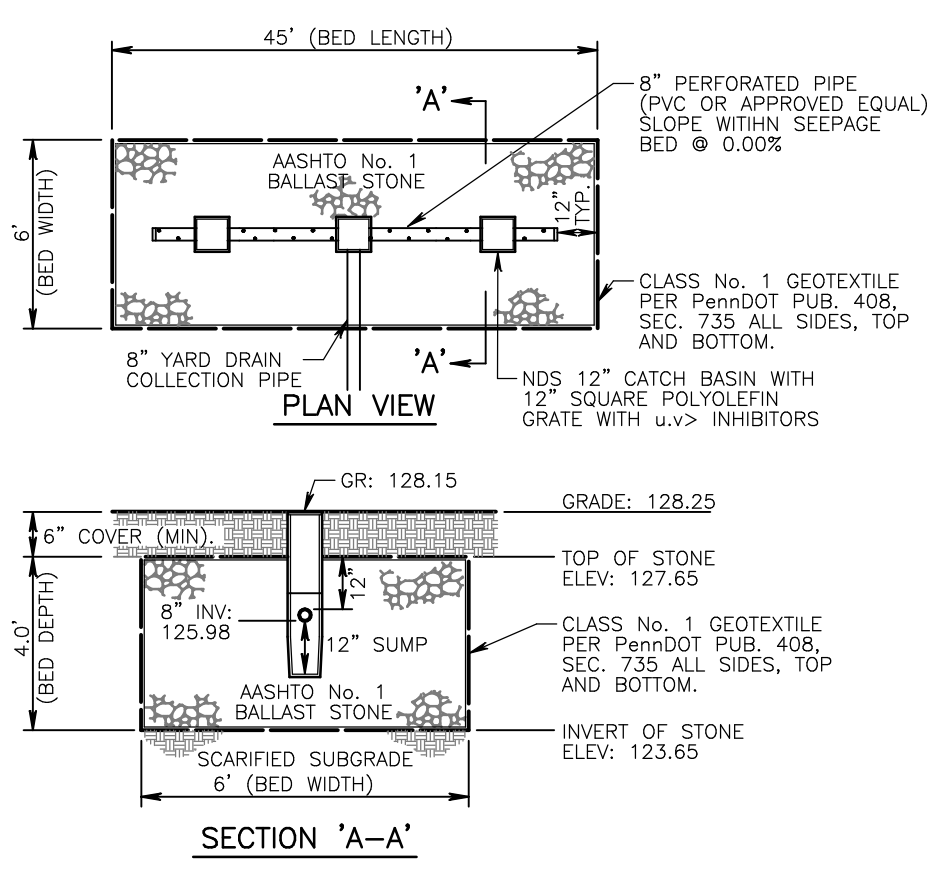
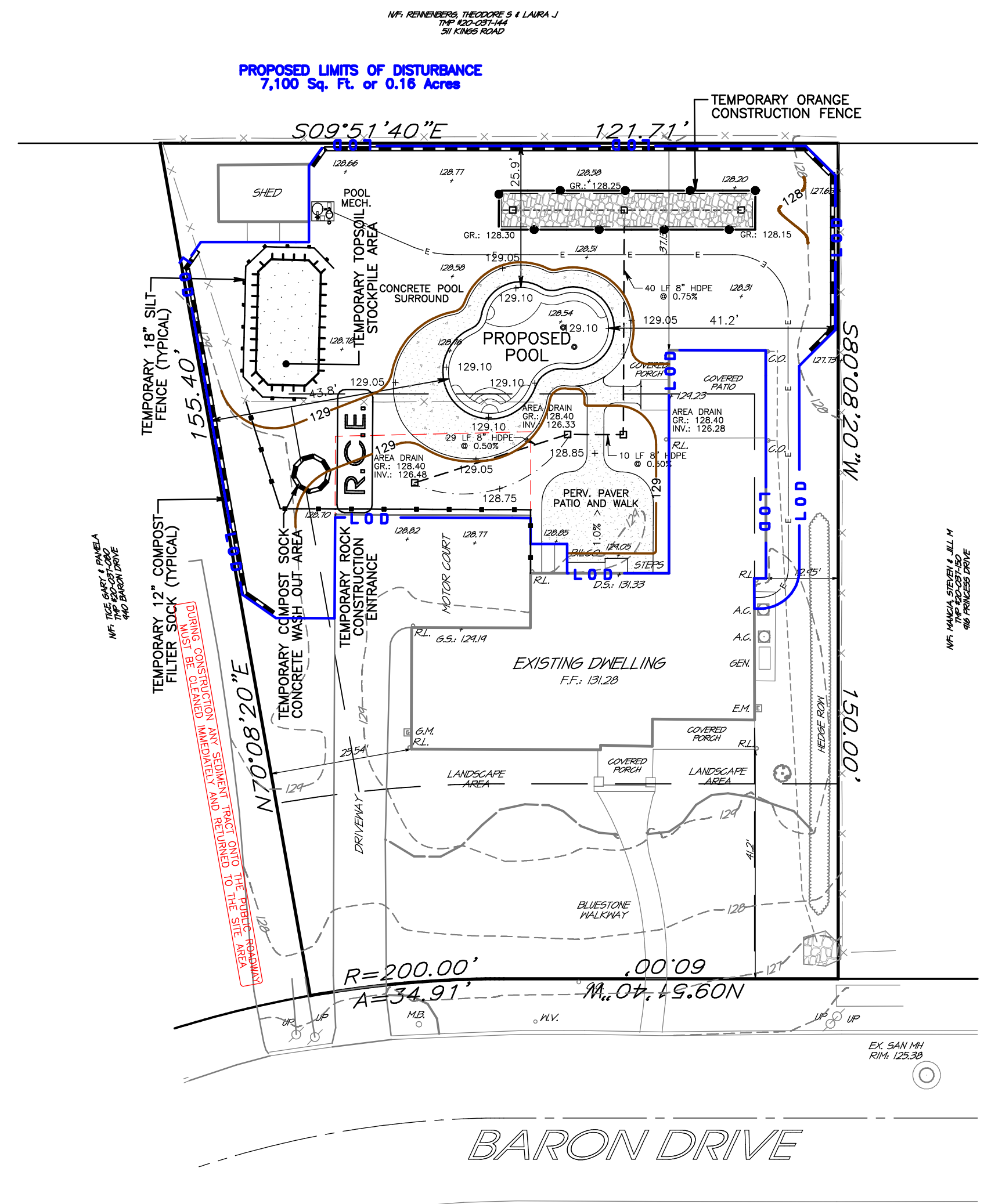
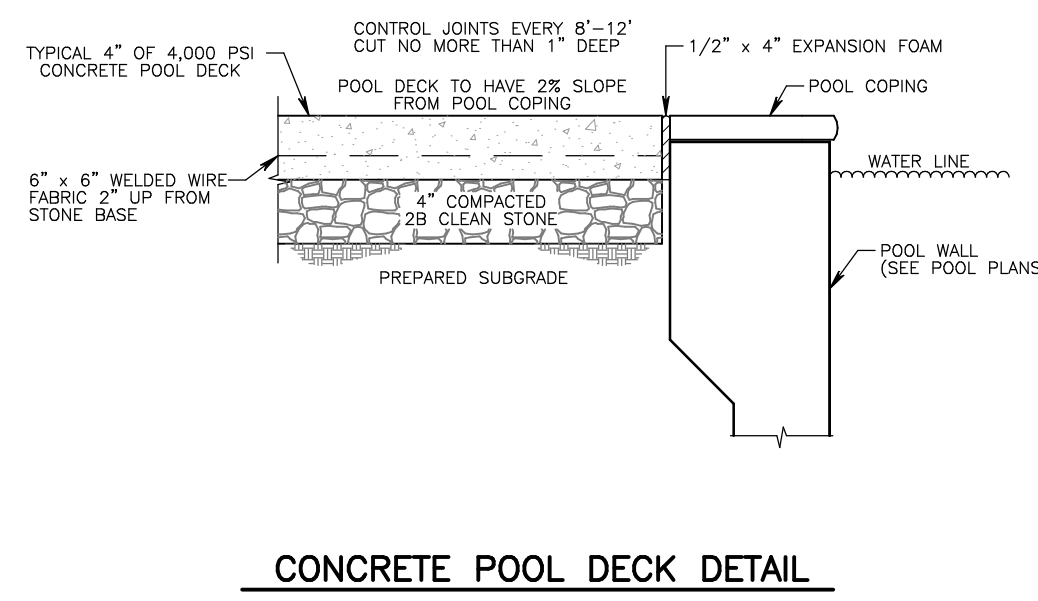
[1] Existing Non-conforming
[2] Variance Required

IMPERVIOUS SURFACE TABULATION:

ZONED:	R-2 RESIDENTIAL MEDIUM-DENSITY
MAX. IMPERVIOUS SURFACE:	18% or 2,935 Sq. Ft.
LOT AREA:	16,308.69 Sq. Ft.
EXISTING:	
DWELLING:	2,530 S.F.
PAVED DRIVEWAY:	1,840 S.F.
F.WALKWAY:	173 S.F.
SHED:	160 S.F.
BILCO:	24 S.F.
SUBTOTAL:	4,727 S.F.
BUILDING AND POOL PERMIT PLAN:	
DWELLING:	2,530 S.F.
PAVED DRIVEWAY:	1,330 S.F.
F.WALKWAY:	173 S.F.
SHED:	160 S.F.
BILCO:	24 S.F.
POOL SURROUND/COPING:	579 S.F.
POOL AREA:	405 S.F.
MECH. PAD:	24 S.F.
PERV. PAVER PATIO x 50%:	189 S.F.
NET SUBTOTAL (ZONING):	5,009 S.F.
NET SUBTOTAL (SWM):	5,414 S.F.
PREDEVELOPMENT:	4,727 S.F. or 28.98%
POST DEVELOPMENT (Z):	5,009 S.F. or 30.71% [M]
POST DEVELOPMENT (S):	5,414 S.F. or 33.20%

- ### GENERAL NOTES:
- Outbound & topographic survey information was taken from a field survey performed by Woodrow & Associates, Inc. during the month of March 2026.
 - All proposed fencing shall comply with all applicable Township ordinance standards and specifications. All gates shall open in an outward direction and must be equipped with self closing and latching devices in compliance with 2024 ISPS: Section 27-203.14-B.11.1.0.
 - All proposed pool construction shall be in strict accordance with the 2024 International Swimming Pool and Spa Code, Section 305.
 - Temporary construction fence must be installed around the pool area once excavated and until such time the pool is filled and final perimeter pool fencing has been installed.
 - The Township Engineers office must be contacted a minimum of 48 hours in advance of installation of Stormwater Management Facilities.
 - Any damage within the right of way of Baron Drive caused by the contractor during pool construction shall be repaired/replaced as directed by the Township Engineer at the sole expense of the owner/contractor.
 - Each dwelling door that directly accesses the pool area shall be equipped with an alarm that sounds at least thirty (30) seconds when the door is opened and is audible throughout the dwelling. (Pennsylvania Uniform Construction Code - Swimming Pool).
 - The contractor shall make end-of-day checks on all Erosion & Sediment Control measures. Any repairs needed shall be corrected immediately.
 - During construction no mud may be tracked from the development onto the surrounding roadways (whether or not they are dedicated), and no dirt from construction operations shall be permitted to settle on adjoining properties. Adequate water provisions shall be onsite to help contain dust to within the active work area.
 - The property owner shall sign and record an Operations and Maintenance Agreement with the Township for the proposed Storm Trap Basin.

- ### GRADING AND DRAINAGE NOTES:
- All contractors working on this project shall comply with the requirements of P.L. 852, No. 287, December 10, 1974, as amended on December 12, 1996 P.L. 1574, No. 172. Contractors must notify PA One Call System, Inc. three (3) days prior to the start of any construction. 1-(800)-242-1776.
 - Contractors shall not encroach onto adjoining properties unless a temporary grading easement has been obtained from the adjoining owners. All property lines must be adequately marked and any area that proposed grading encroaches within five (5) feet of the property line the contractor shall install temporary Orange Construction Fence to prevent encroachment onto adjoining properties.
 - All contractors working on this project shall ensure that all construction performed is in accordance with all applicable OSHA (Occupational Safety and Health Administration) standards and specifications.
 - The contractor shall ensure that all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
 - Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work within the tributary area.
 - Burial of trees, tree stumps and construction debris is prohibited. All debris shall be removed and disposed of in strict accordance with all Federal, State and Local Municipality standards and specifications. Tree stumps may be ground or chipped and spread on site.
 - All construction requirements, methods, materials and specifications shall be in accordance with all Municipal Authority Standards, Municipality Standards and Penn-DOT Form 408 (Latest Edition). Where in the case of conflict the more stringent requirement shall apply.
 - All precast storm sewer structures such as inlets, storm manholes, endwalls, etc. shall conform to the Commonwealth of Pennsylvania Department of Transportation Publication #72 (latest edition). Shop Drawings shall be submitted to the Township Engineers Office for review and approval prior to fabrication.
 - All utility installation must be in accordance with the requirements of the Pennsylvania Uniform Construction Code, as adopted by the Municipality.
 - All slopes with grades three (3) foot horizontal to one (1) foot vertical (3:1) shall be stabilized with a North American Green or approved equal Erosion Control Blanket installed in strict accordance with manufacturer standards and specifications. See Erosion Control Plans for location and details.
 - Any spring encountered during construction of the roadways shall be underdrained to the nearest inlet. Other spring locations found outside the roadway shall be underdrained to the nearest inlet or watercourse.
 - The minimum slope in grassed areas shall not be less than 2% and the minimum in paved areas shall not be less than 1%.
 - Site grading shall be performed in accordance with these plans. The contractor shall be responsible for removing and replacing all soil, yielding or unsuitable materials and replacing with suitable materials. All excavated or filled areas shall be compacted to 95% of modified proctor maximum density per A.S.T.M. Test D-1557, moisture content at time of placement shall be no more than 2% above nor 3% below optimum, contractor shall submit a compaction report prepared by a qualified soils engineer, registered within the state where the work is performed, verifying that all filled areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans.
 - Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be protected, maintained and preserved in accordance with the approved final plans. The Township and/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
 - A minimum of six (6) inches of clean topsoil shall be provided on all lawn and planting areas.
 - Subbase material for sidewalks, curb, or asphalt shall be free of organics and other unsuitable materials. Should subbase be deemed unsuitable, subbase is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
 - Any damage caused within the right of way as a result of construction shall be repaired at the expense of the Owner.
 - The Owner agrees to make necessary corrective measures to alleviate any drainage issues that on this property and/or adjacent properties that might arise for a period of 6-months after the improvements have been completed, as deemed necessary by the Township.



POST CONSTRUCTION MAINTENANCE PROGRAM:

The applicant/owner, its assigns shall be responsible for the ownership and maintenance of the proposed BMP's shown on this plan in perpetuity. All BMP's shall be maintained in accordance with all applicable Township Standards and Specifications as so designated in the Ownership and Maintenance agreement as entered into between the Owner and the Township.

MAINTENANCE OF THE SEEPAGE BED:

- The applicant/owner, shall ensure that all catch basins within the system are inspected and cleaned after each runoff event. Remove any debris such as lawn clippings, leaves or accumulated trash that may prohibit runoff from entering the catch basins.
- The applicant/owner, shall ensure that the overlying vegetation of the seepage bed should be maintained in good vegetated conditions, and any bare spots revegetated immediately.
- The applicant/owner, shall ensure that no vehicular traffic is permitted over or on the seepage bed and care should be taken to avoid excessive compaction by lawn equipment.
- The applicant/owner, shall ensure all roof leaders that lead to the seepage bed are free and clear of any debris that may cause clogging of the seepage bed in/flow pipe. Quarterly flushing of the catch basins and in/flow pipe are required.

Should any of the BMP's shown on this plan fail to function as designed, the applicant/owner shall be responsible for all corrective measures including but not limited to cleaning, flushing, repair or replacement as necessary or directed by the Township Engineers Office.

OWNER ACKNOWLEDGEMENT:

I/we Heather Marie Palumbo acknowledge that the stormwater management facilities shown on these plans can only be altered or removed after approval of a revised plan by the applicable municipality, owner also agrees to all above listed BMP maintenance program requirements.

Signature: _____ Date: _____

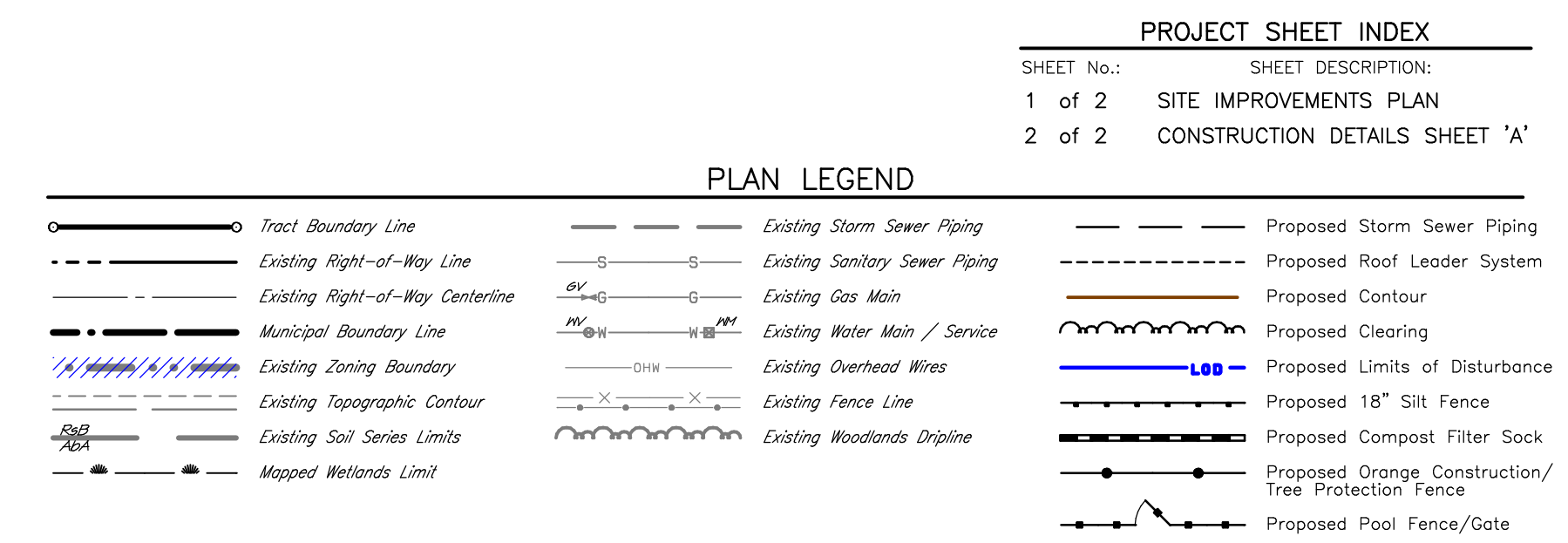
PROJECT SOILS DATA

Soils Type:	Slopes:	Depth to Restrictive Feature:	Depth to Water Table:	Hydrologic Soil Group:
U1B Urban-land Matapsike Complex	0 to 8 percent	72-99" to lithic bedrock	> -80"	B

ACKNOWLEDGEMENT:

I, TIMOTHY P. WOODROW, P.E. acknowledge that the PROPOSED GRADING ACTIVITIES SHOWN ON THIS PLAN SHALL NOT SIGNIFICANTLY INCREASE STORMWATER RUNOFF TO, AND/OR OTHERWISE ADVERSELY IMPACT, DOWNSTREAM PROPERTIES, EXCEPT AS MAY BE PART OF AN APPROVED STORMWATER RUNOFF COLLECTION AND TREATMENT PLAN.

Signature: _____ Date: 04/13/2026



PROJECT SERIAL NUMBER FOR DESIGN: _____

Parcel Information:
 N/F: Owner of Record
 20-037-081
 Block 037 Unit 081
 938 Baron Drive

Deed Area: 16,308.69 Sq. Ft.
 Legal RW: n/a
 Util. RW: n/a
 NET Area: 16,308.69 Sq. Ft.

Applicant: **Heather Marie Palumbo**
 938 Baron Drive
 Yardley, PA 19067

Scale in Feet (1" = 20')

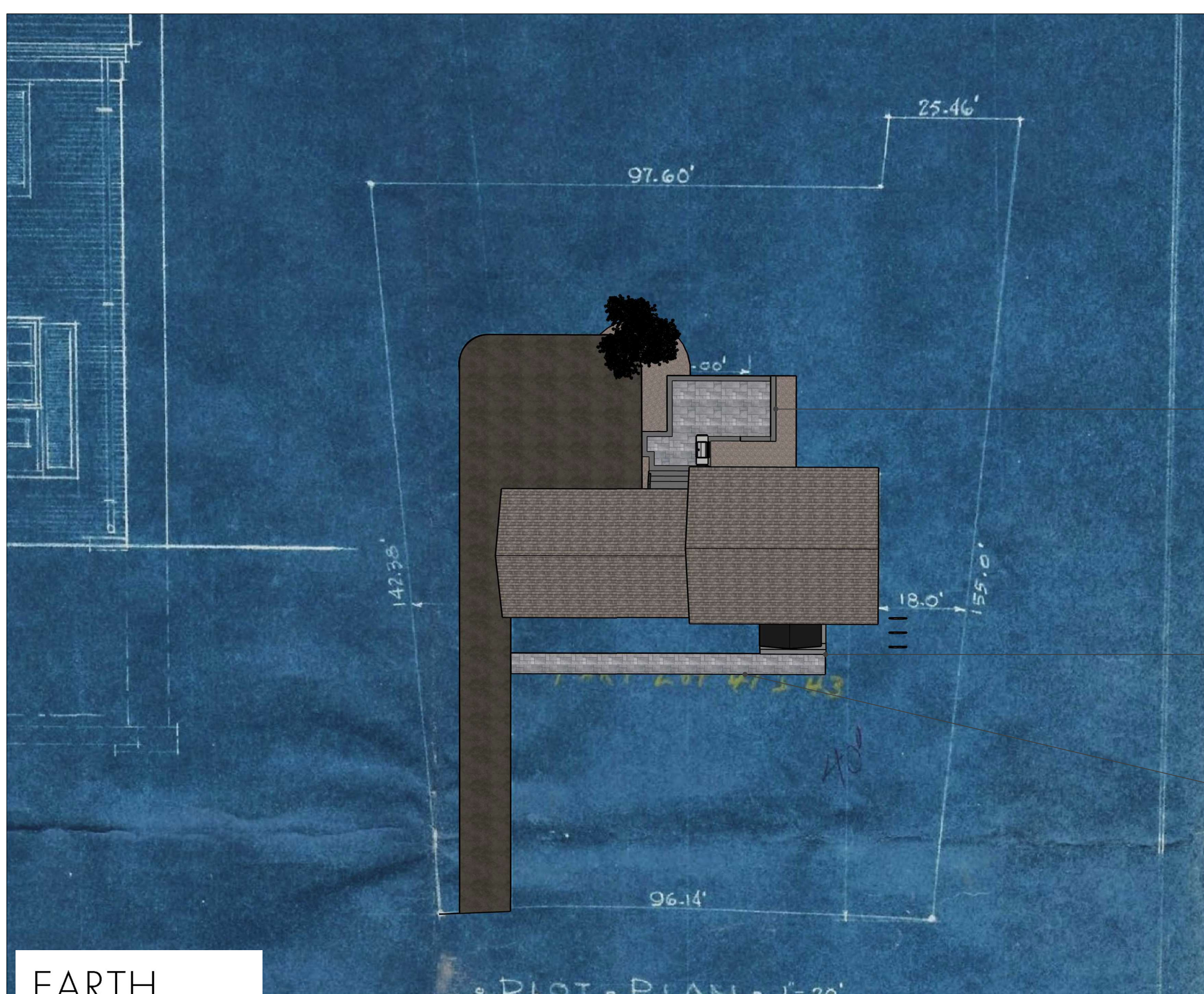
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WOODROW & ASSOCIATES, INC.
 MUNICIPAL / CIVIL CONSULTING ENGINEERS
 1108 North Bethlehem Pike / Suite 5 - Lower Gwynedd - PA 19002
 Phone: (215) 242-2444 Web: www.woodrowinc.com

POOL PERMIT PLAN
SITE IMPROVEMENTS PLAN
 938 BARON DRIVE
 LOWER MERKLEFIELD TOWNSHIP - BUCKS COUNTY - PENNSYLVANIA

Layer List:
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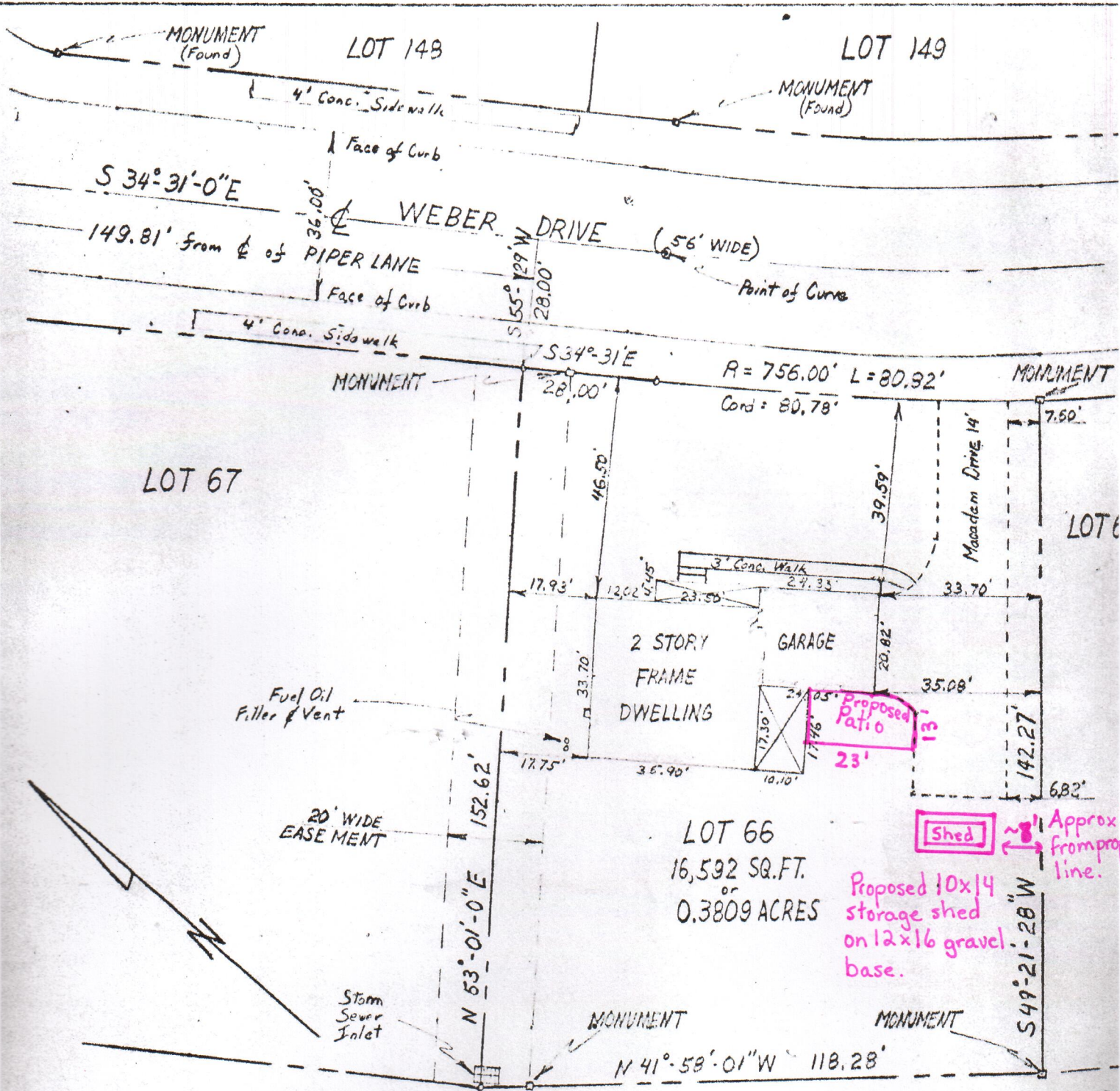
Job No: 19-501D26-04
 Plan Date: MARCH 20, 2026
 Sheet No: 1 of 2



Proposed Patio

Proposed walkway, landing,
and portico

Storm water Infiltration trench
below walk way. over flow to
pop up in lawn.



PLAN OF PROPERTY

SURVEYED FOR

LEWIS R. and PATRICIA A. BALLINGER, H/W
959 WEBER DRIVE

LOT 66, QUEENS GRANT SECTION IV, LOWER MAKEFIELD TWP., BUCKS CO., PA.

Scale: 1" = 30'

June 17, 1978

Surveyed by H.G. Dusch, Jr. P.E.

Penna. P.E. # 16205-E

