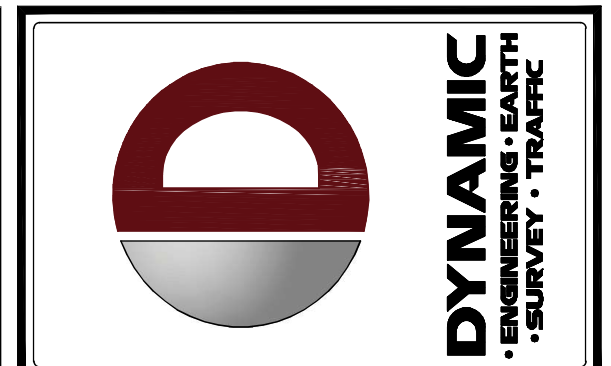


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 File: P:\deep projects\4600 Steve Home\3-01795 lower mofield po\dwg\4 Bldg Permit Plans\46002301795B14.dwg, -----> 12 SITE PLAN C



REV.	DATE	BY	COMMENTS
14	05/11/26	REV. PER ENTRANCE REVISIONS	
13	17/03/25	REV. PER CLIENT COMMENTS	
12	17/03/25	REV. PER ENTRANCE REVISIONS	
11	09/30/25	REV. PER CLIENT COMMENTS & IMPDES AMENDMENT	
10	09/26/25	REV. PER CLIENT COMMENTS & IMPDES AMENDMENT	
9	09/26/25	REV. PER CLIENT COMMENTS & IMPDES AMENDMENT	
8	04/07/25	REV. PER ARCHITECT REF	
7	02/26/25	REV. PER CLIENT COMMENTS	
6	02/17/25	REV. PER CLIENT COMMENTS	
5	01/09/25	REV. PER CLIENT COMMENTS	
4	10/23/24	REV. PER CLIENT COMMENTS	
3	10/23/24	REV. PER CLIENT COMMENTS	
2	08/26/24	REV. PER CLIENT COMMENTS	
1	07/29/24	REV. PER IMPDES COMMENTS	

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

PROJECT: **PARIS REAL ESTATE LP**
 PROPOSED SINGLE-FAMILY DETACHED DWELLING
 T.M.P. 20-068-022
 1750 QUARRY ROAD (1-469) RD
 BUCKS COUNTY, PENNSYLVANIA

T.M.P. 20-068-021
 N/F CASTOLDI, CARL L & CHRISTA M
 DB. N/A, PG. N/A

T.M.P. 20-068-022
 N/F POWER, TIMOTHY D & POWER, AMANDA M
 DB. N/A, PG. N/A

T.M.P. 20-068-023
 N/F PERATE, ALISON & MICHAEL J
 DB. N/A, PG. N/A

811 PROTECT YOURSELF
 ALL STATES REQUIRE NOTIFICATION OF DIGITARS, DESIGNERS, OR ANY PERSON PREPARING TO DIGEST THE EARTH'S SURFACE ANYWHERE IN ANY STATE
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JUSTIN A. GEONNOTTI
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. 080629

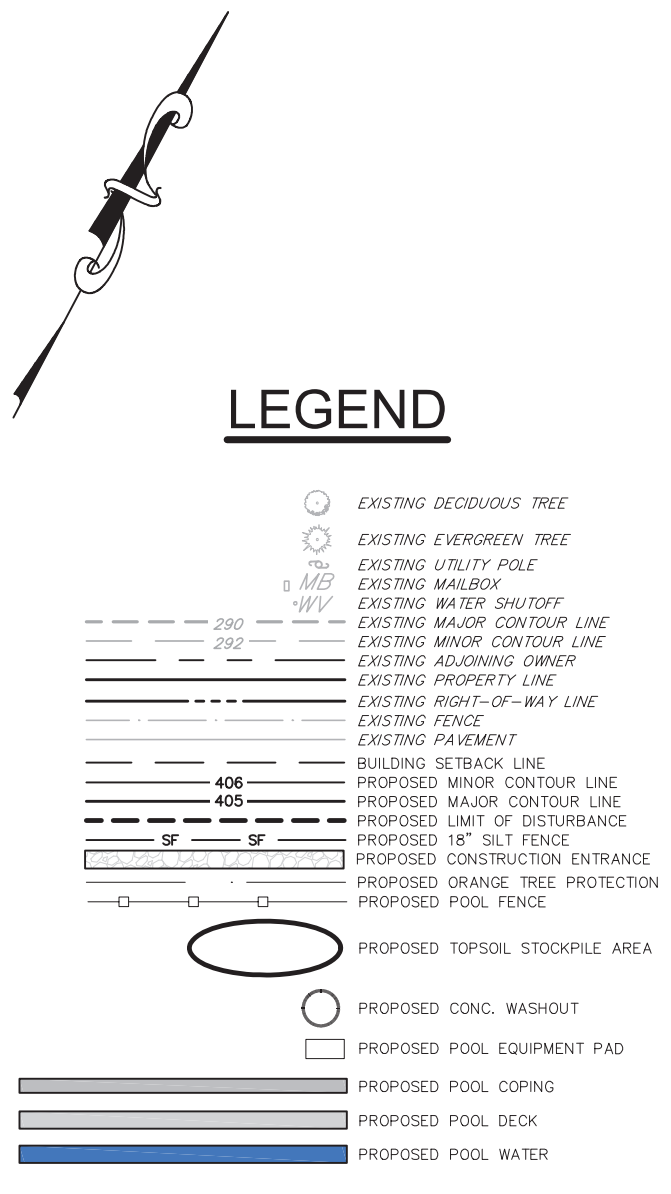
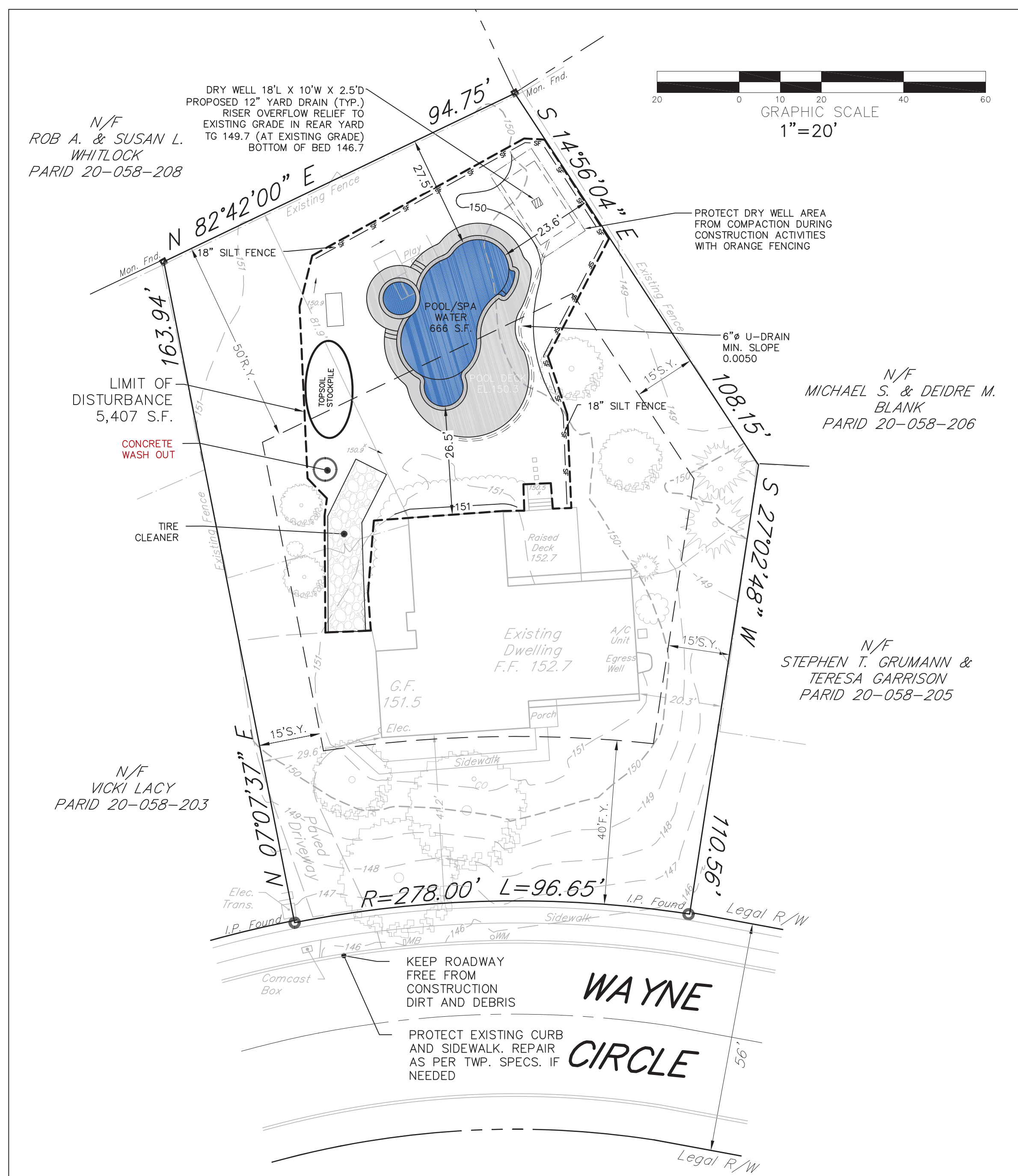
THOMAS NEWMAN
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. 091742

TITLE:
SITE PLAN C

SCALE: (H) 1" = 40'
 (V) 1" = 40'
 DATE: 06/07/2024
 PROJECT No: 4600-23-01795

SHEET No: **12** Rev. #: 13
 OF 44

SEE SHEET 4 OF 44 FOR SITE PLAN NOTES



EROSION/SEDIMENT CONTROL PLAN STANDARD NOTES

- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.
- THE OPERATOR/RESPONSIBLE PERSON (O/RP) ON SITE SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
- IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE O/RP SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
- THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED AND APPROVED BY THE BUCKS COUNTY CONSERVATION DISTRICT AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOILS AND/OR ROCK SPOIL AND BORROW AREAS REGARDLESS OF THEIR LOCATIONS.
- ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER AN UNDISTURBED AREA.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES.
- EROSION AND SEDIMENT BMPs MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THE TRIBUTARY AREAS OF THOSE BMPs.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENT BMP CONTROLS MUST BE REMOVED. AREAS DISTURBED DURING THE REMOVAL OF THE BMPs MUST BE STABILIZED IMMEDIATELY.
- AT LEAST SEVEN (7) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, THE O/RP SHALL INVITE ALL CONTRACTORS INVOLVED IN THAT ACTIVITY, THE LANDOWNER, ALL APPROPRIATE MUNICIPAL OFFICIALS, THE EROSION AND SEDIMENT CONTROL PLAN DESIGNER AND THE BUCKS COUNTY CONSERVATION DISTRICT TO A PRE-CONSTRUCTION MEETING. ALSO, AT LEAST THREE (3) DAYS BEFORE STARTING ANY EARTH DISTURBANCE ACTIVITY, ALL CONTRACTORS INVOLVED IN THAT ACTIVITY SHALL NOTIFY THE PENNSYLVANIA ONE-CALL SYSTEM INC. AT 1-800-242-1776 TO DETERMINE ANY UNDERGROUND UTILITIES LOCATIONS.
- IMMEDIATELY AFTER EARTH DISTURBANCE ACTIVITY CEASES, THE O/RP SHALL STABILIZE ANY AREAS DISTURBED BY THE ACTIVITY. DURING ON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT SPECIFIED RATES. DISTURBED AREAS THAT ARE NOT FINISHED GRADE AND WHICH WILL BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH TEMPORARY VEGETATIVE STABILIZATION SPECIFICATIONS.
- DISTURBED AREAS THAT ARE AT A FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS.
- AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM UNIFORM 70% VEGETATIVE OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- UPON THE INSTALLATION OF TEMPORARY SEDIMENT BASIN RISER(S), A QUALIFIED SITE REPRESENTATIVE SHALL CONDUCT AN IMMEDIATE INSPECTION OF THE RISER(S), WHEREUPON THE BUCKS COUNTY CONSERVATION DISTRICT SHALL BE NOTIFIED IN WRITING THAT THE RISER IS SEALED (WATERTIGHT).
- AT STREAM CROSSINGS, A 50-FOOT BUFFER SHALL BE MAINTAINED. ON BUFFERS, CLEARINGS, SOIL DISTURBANCES AND EXCAVATIONS, EQUIPMENT TRAFFIC SHOULD BE MINIMIZED. ACTIVITY SUCH AS STACKING LOGS, BURNING CLEARED BRUSH, DISCHARGED RAINWATER FROM TRENCHES, WELDING PIPE SECTIONS, REFUELING AND MAINTAINING EQUIPMENT SHOULD BE AVOIDED WITHIN BUFFER ZONES.
- UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RESEEDING, RE-MULCHING AND REDIRECTING MUST BE PERFORMED IMMEDIATELY IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.
- SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.
- ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.) AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED, OR DISCHARGED AT THE SITE.

SEEDING PROCEDURES

SOIL AMENDMENTS FOR PERMANENT SEEDING

MINIMUM STANDARD FOR LIMESTONE AND FERTILIZER (IF A SOIL TEST IS NOT PERFORMED) LIMESTONE SHALL BE APPLIED AT THE RATE OF 6 TONS PER ACRE. FERTILIZER SHALL BE APPLIED AT THE RATE OF 1000 LBS. OF

PROPORTION BY WEIGHT	NAME OF GRASS	PURITY	GERMINATION
50%	KENTUCKY BLUE GRASS	90%	80%
20%	RED TOP	95%	92%
30%	PERENNIAL RYE GRASS	98%	80%

APPLICATION RATE = 4 LBS. / 1000 SQ. FEET

ALL AREAS WHICH ARE UNPAVED AND UNPLANTED SHALL BE CONSIDERED GRASS AREAS AND BE SEEDED WITH SPECIFIED MIXTURE, EXCEPT THOSE AREAS SPECIFIED FOR SOIL PLACEMENT.

SOIL AMENDMENTS FOR TEMPORARY SEEDING

SITE PREPARATION

APPLY 1 TON AGRICULTURAL-GRADE LIMESTONE PLUS FERTILIZER AT THE RATE OF 50-50-50 AND WORK IN WHERE POSSIBLE. AFTER SEEDING, MULCH WITH HAY OR STRAW AT A RATE OF 3.0 TONS PER ACRE.

SEED MIXTURES LB/ACRE

FOR SPRING SEEDING: (UP TO JUNE 30)

(A) ANNUAL RYEGRASS, OR	40
(B) SPRING OATS, OR	96 (3 BU)
(C) SPRING OATS PLUS ANNUAL RYEGRASS	96 OATS + 26 RYE

FOR LATE SPRING AND SUMMER SEEDING: (5/15 - 8/15)

(A) ANNUAL RYEGRASS	40
(B) ANNUAL RYEGRASS	168 (3 BU)
(C) WINTER WHEAT	180 (3 BU)

FOR LATE SUMMER AND FALL SEEDINGS: (AUGUST 15 ON)

(A) ANNUAL RYEGRASS, OR	40
(B) WINTER RYE, OR	168 (3 BU)
(C) WINTER WHEAT	180 (3 BU)

EARTHWORK STAGING

IN ORDER TO KEEP EROSION AND SEDIMENT POLLUTION DURING CONSTRUCTION TO AN ABSOLUTE MINIMUM, THE FOLLOWING PROCEDURES AND STAGES SHALL

- PLACE SILT FENCING/SOCK AS DEPICTED ON PLANS AND DOWNSTREAM OF ALL TOPSOIL STOCKPILING AREAS. INSTALL CONSTRUCTION ENTRANCE. (SEE CONSTRUCTION ENTRANCE NOTE).
- CLEAR AND GRUB PROPOSED CONSTRUCTION AREA OF EXISTING VEGETATION.
- STRIP TOPSOIL AS REQUIRED WITHIN POOL/ADDITION AREA AND STOCKPILE AS SHOWN.
- CONSTRUCT PROPOSED POOL AND APPURTENANCES.
- FINISH GRADE, SEED, MULCH AND LANDSCAPE ENTIRE SITE.
- REMOVE TEMPORARY CONTROL MEASURES AFTER VEGETATION HAS BEEN ESTABLISHED AND STABILIZATION OF THE SITE IS COMPLETE. AREAS DISTURBED DURING THE REMOVAL OF THE CONTROLS MUST BE STABILIZED.

IMPERVIOUS CALCULATIONS

	EXISTING (SF)	PROPOSED (SF)
DWELLING	2,313	2,313
DRIVEWAY	1,382	1,382
FRONT WALK & PORCH	209	209
PAD @ STEPS TO REAR DECK	20	20
PROPOSED POOL DECKING/COPING	N/A	830
PROPOSED POOL EQUIPMENT	N/A	32
TOTAL IMPERVIOUS	3,924	4,786

TOTAL IMPERVIOUS GREATER THAN 18% IS 1,025 SF.

SOILS DATA

UXB - URBAN LAND-PENN COMPLEX, 0 TO 8 PERCENT SLOPES

- GENERAL NOTES**
- BOUNDARY TAKEN FROM EXISTING DEEDS.
 - REFERENCE PLANS: FINAL PLAN OF YARDLEY HUNT, PREPARED BY TRI-STATE ENGINEERS & LAND SURVEYORS, INC., DATED JUNE 10, 1975 AND LAST REVISED JULY 9, 1975.
 - BEARINGS SHOWN HEREON BASED ON CURRENT DEED/PLAN OF RECORD, VERTICAL DATUM BASED ON NAVD88. THE SITE BENCHMARK FOR THIS PROJECT SHALL BE THE RAISED DECK TO REMAIN HAVING AN ELEVATION OF 152.7.
 - TOPOGRAPHY BASED ON A SURVEY PERFORMED BY BRIAN K. PATTERSON, PLS ON AUGUST 14, 2024.
 - PROPERTY IS SERVICED BY PUBLIC WATER AND SEWER.
 - ALL EXISTING/PROPOSED FENCE ENCLOSURES FOR SWIMMING POOLS SHALL MEET THE MINIMUM REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE AS AMENDED. ALL GATES MUST OPEN IN AN OUTWARD DIRECTION AND BE EQUIPPED WITH SELF CLOSING AND LATCHING GATES.
 - 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.
 - PROVISIONS SHALL BE MADE FOR DRAINAGE OF THE POOL AND BACKWASH WATER DISPOSAL. THE USE OF OPEN FIELDS, OR DRY LOTS 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, SANITARY SEWER OR ADJOINING LOTS.
 - THE TOWNSHIP'S ENGINEER'S 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 WAYNE CIRCLE 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.
 - LOWER MAKEFIELD IS HEREBY GRANTED A BLANKET EASEMENT TO ENTER THE SITE FOR THE PURPOSE OF INSPECTION OF THE STORMWATER BMP'S SHOWN ON THIS PLAN.
 - POOL REGULATIONS ARE SUBJECT TO THE 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE, SECTION 305.
 - NO WATER SHALL BE PLACED IN THE POOL UNTIL A FENCE AS REQUIRED BY TOWNSHIP ORDINANCES IS INSTALLED.
 - EACH DWELLING DOOR THAT DIRECTLY ACCESSES THE POOL 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).
 - PEDESTRIAN GATES SHALL OPEN OUTWARD AWAY FROM THE POOL AND HAVE A SELF-LATCHING DEVICE.

ACKNOWLEDGEMENT:

I, BRIAN K. PATTERSON, P.L.S., 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 MANAGEMENT PLAN.

Brian K. Patterson
 REGISTERED PROFESSIONAL LAND SURVEYOR
 PENNSYLVANIA
 SU 054884



THE UNDERGROUND UTILITY LINE PROTECTION LAW
 (ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996)
 1-800-242-1776
 SITE SERIAL NO. 20242363150
 DATE: 08/23/2024

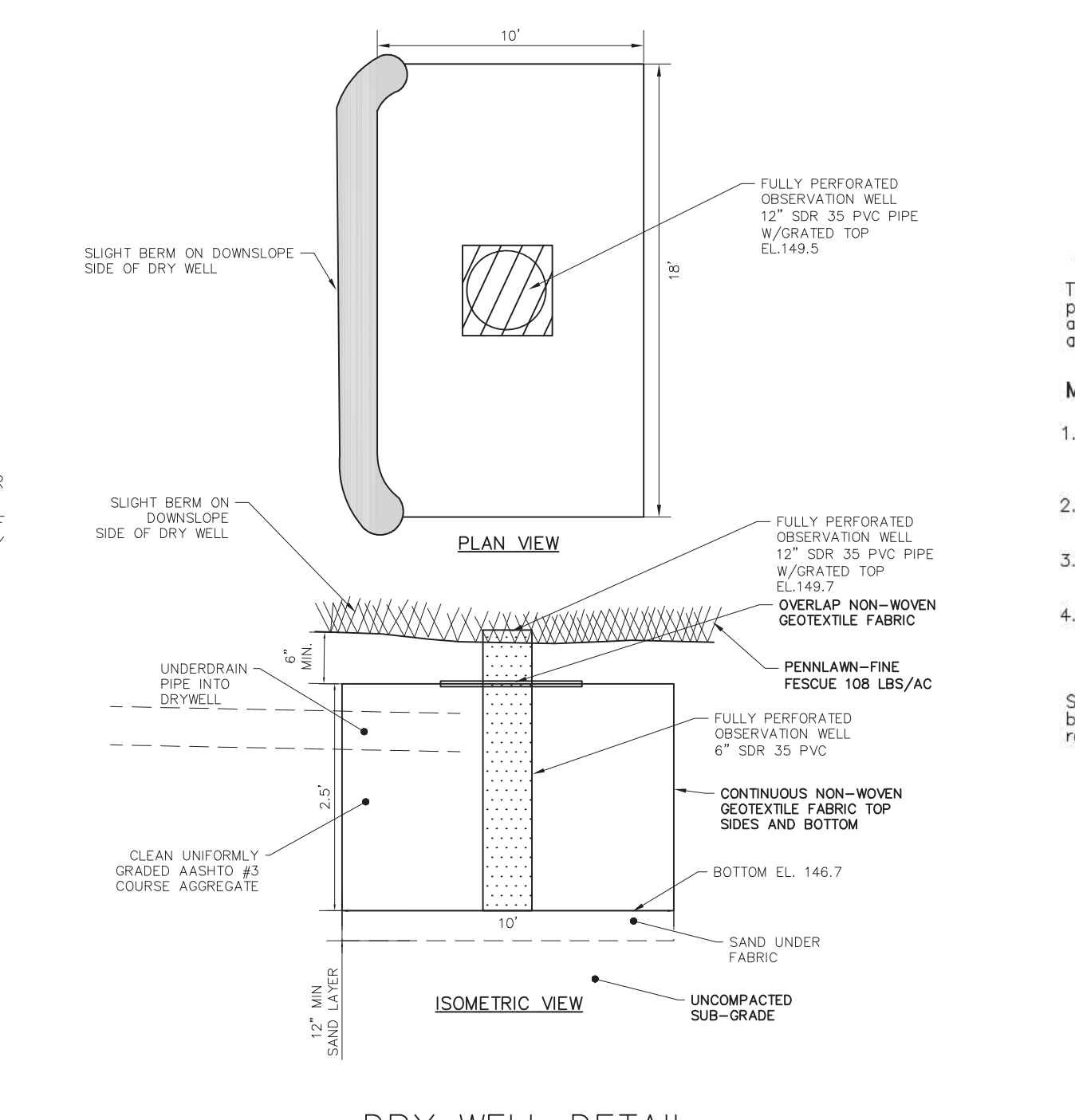
ATTENTION ALL CONTRACTORS: LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM THE UTILITY COMPANY RECORDS AND OR ABOVE GROUND INSPECTION OF SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE CALL SYSTEM, 1-800-242-1776, NO LESS THAN 3 WORK MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

DRY WELL DESIGN

VOLUME CONTROL CALCULATIONS/INFILTRATION DRY WELL SIZING:

(2 INCHES RUNOFF/12 INCHES) * IMPERVIOUS SURFACE (S.F.) = VOLUME (C.F.)

TOTAL IMPERVIOUS GREATER THAN 18%	1,025 S.F.		
1,025 S.F. * (2 INCHES RUNOFF/12 INCHES) =	171 C.F.		
171 C.F. * .4 VOID RATIO FOR STONE =	428 C.F.	REQUIRED VOLUME	
PROPOSED TRENCH VOLUME	(L) (W) (D)		
	18 10 2.5	450 C.F.	
PROPOSED TRENCH VOLUME EXCEEDS THE REQUIRED VOLUME BY		22 C.F.	



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.

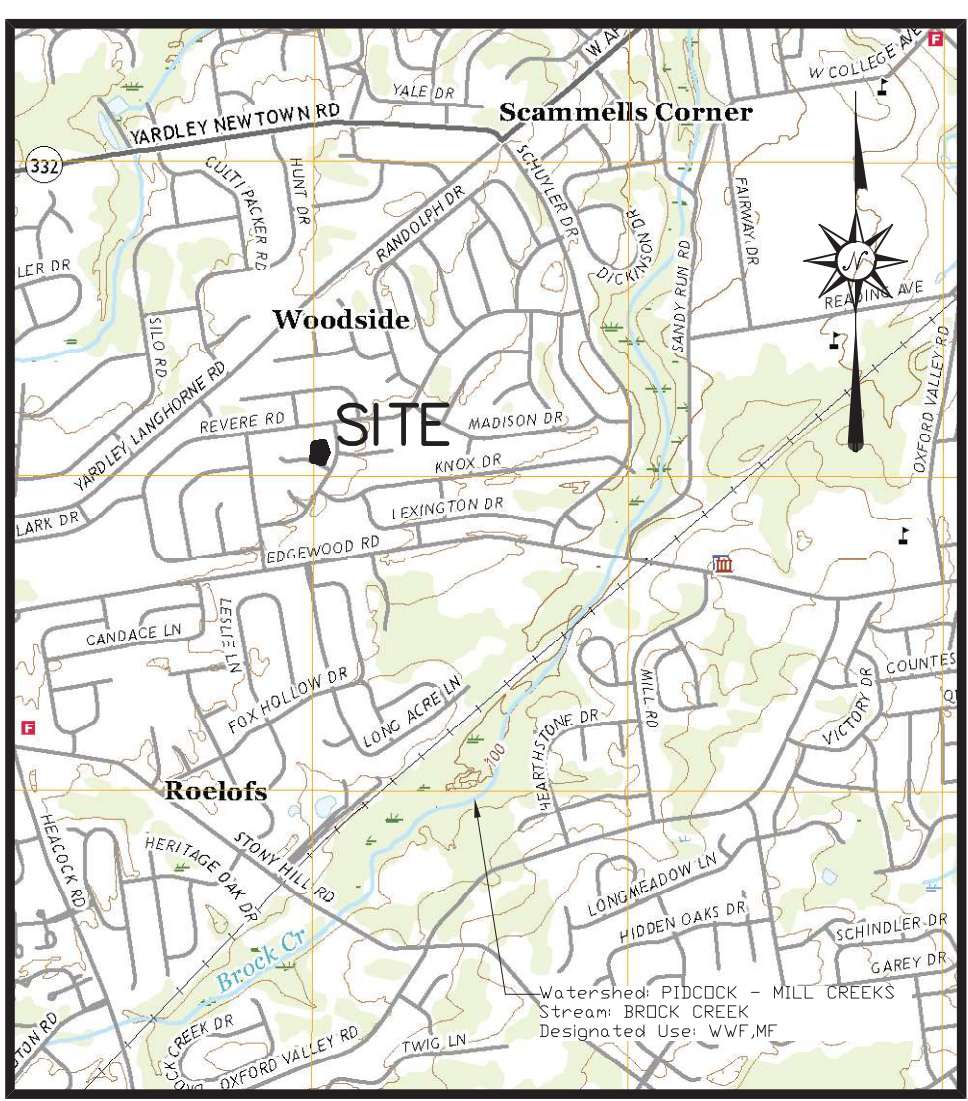
- MAINTENANCE OF THE SEEPAGE BED:**
- The applicant/owner, shall ensure that all catch basins within the system are inspected and cleaned after each runoff event. Remove any debris such as lawn, clippings, leaves or accumulated trash that may prohibit runoff from entering the catch basins.
 - The applicant/owner, 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 inflow pipe. Quarterly flushing of the catch basins and inflow 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, MICHAEL S. & DEIDRE M. BLANK, 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 _____



SITE LOCATION MAP
1' = 2000'

TAX PARCEL INFORMATION

SUBJECT TRACT MAY BE IDENTIFIED BY BUCKS COUNTY TAX INFORMATION AS FOLLOWS:

LOWER MAKEFIELD TOWNSHIP

RECORDED DEED DATA IS AS FOLLOWS:

AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS COUNTY, PENNSYLVANIA.

PARCEL ID	INSTRUMENT NO.	RECORD OWNER	TRACT AREA
20-058-204	2020064616	THEOPH'S THOMA AND MICHAEL KUEBLER 1506 WAINE CIRCLE YARDELY PA 19067	20,896 S.F.

ZONING DATA

OBTAINED FROM THE TOWNSHIP OF LOWER MAKEFIELD ZONING ORDINANCE

DISTRICT CLASSIFICATION: "R-2" - RESIDENTIAL MEDIUM-DENSITY SINGLE-FAMILY DETACHED

REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	16,500 S.F.	20,896 S.F.	20,896 S.F.
MINIMUM LOT WIDTH @ BUILDING LINE:	110 FT.	111 FT.	111 FT.
FRONT YARD RESTRICTION:	40 FT.	41.2 FT.	41.2 FT.
SIDE YARD RESTRICTION (EACH):	15 FT.	20.3 FT.	20.3 FT.
REAR YARD RESTRICTION:	50 FT.	81.9 FT.	81.9 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.	24.3 FT.	24.3 FT.
MAXIMUM IMPERVIOUS COVERAGE:	18.00%	*18.78%	*22.90%

ACCESSORY USE SETBACKS

SWIMMING POOLS:

MINIMUM DISTANCE FROM BUILDING:	10 FT.	N/A	26.5 FT.
MINIMUM SIDE YARD:	10 FT.	N/A	23.6 FT.
MINIMUM REAR YARD:	10 FT.	N/A	27.5 FT.

* A VARIANCE IS BEING REQUESTED FROM LOWER MAKEFIELD TOWNSHIP ZONING ORDINANCE CHAPTER 200 ARTICLE IV, SECTION 200-239 IMPERVIOUS SURFACE REQUIREMENTS CHART THAT LISTS THE MAXIMUM PERCENTAGE FOR A LOT SIZE OF 15,001 SQUARE FEET OR UP, TO BE 18% BY HOMEOWNER.

PREPARED FOR: **carlton pools**

PREPARED BY: **BUX-MONT SURVEYING SERVICES, LLC.**
 BRIAN K. PATTERSON, P.L.S.
 10 KING ROAD
 TELFORD, PA. 18969

POOL PERMIT PLAN
 1398 WAYNE CIRCLE

PARCEL 20-058-204
 LOWER MAKEFIELD TOWNSHIP
 BUCKS COUNTY, PENNSYLVANIA

DRAWN BY: BKP
 CHECKED BY: BKP
 PROJECT NO: KUEBLER
 DATE: 09/03/2024
 DRAWING NUMBER: D-01