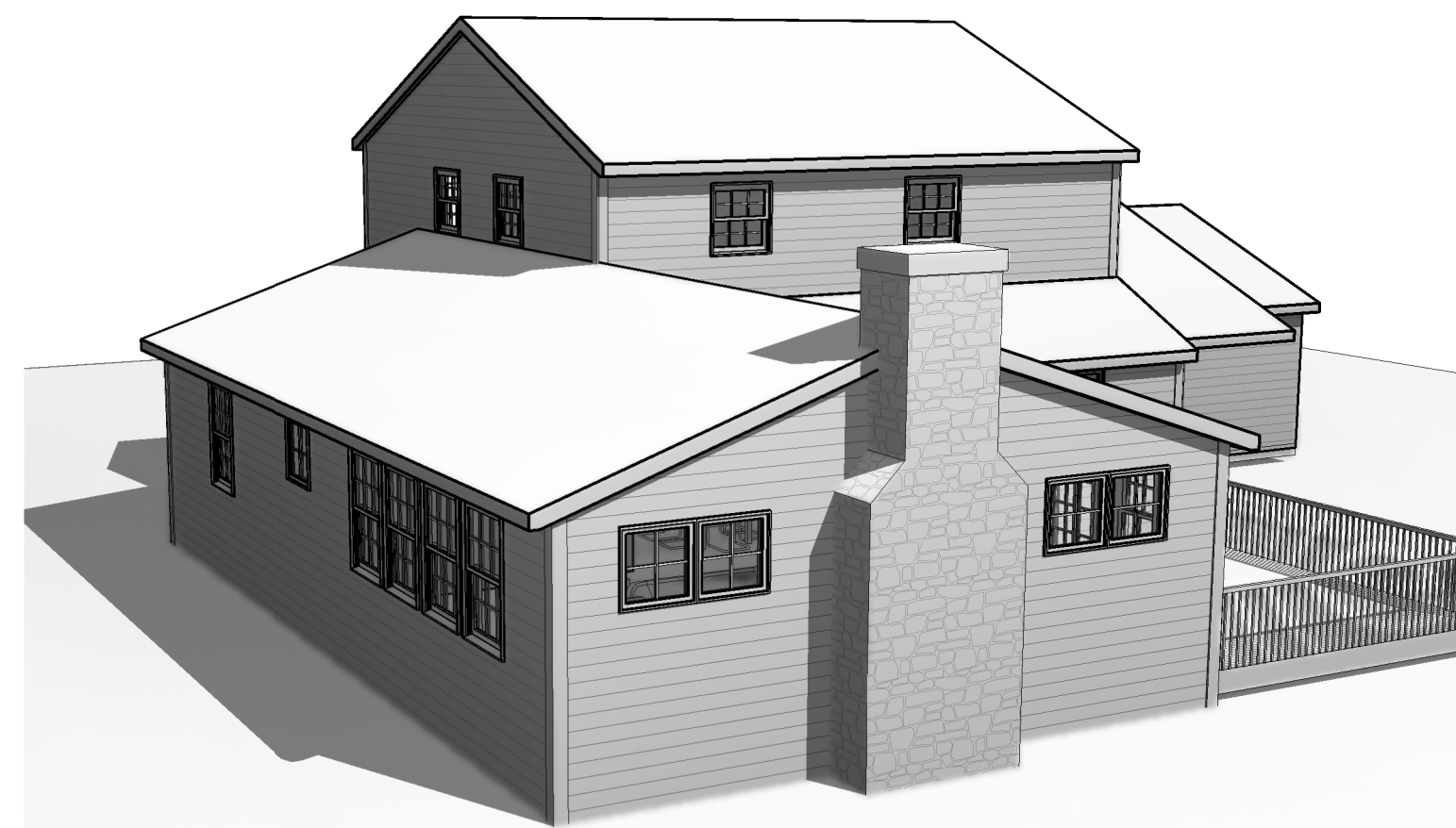
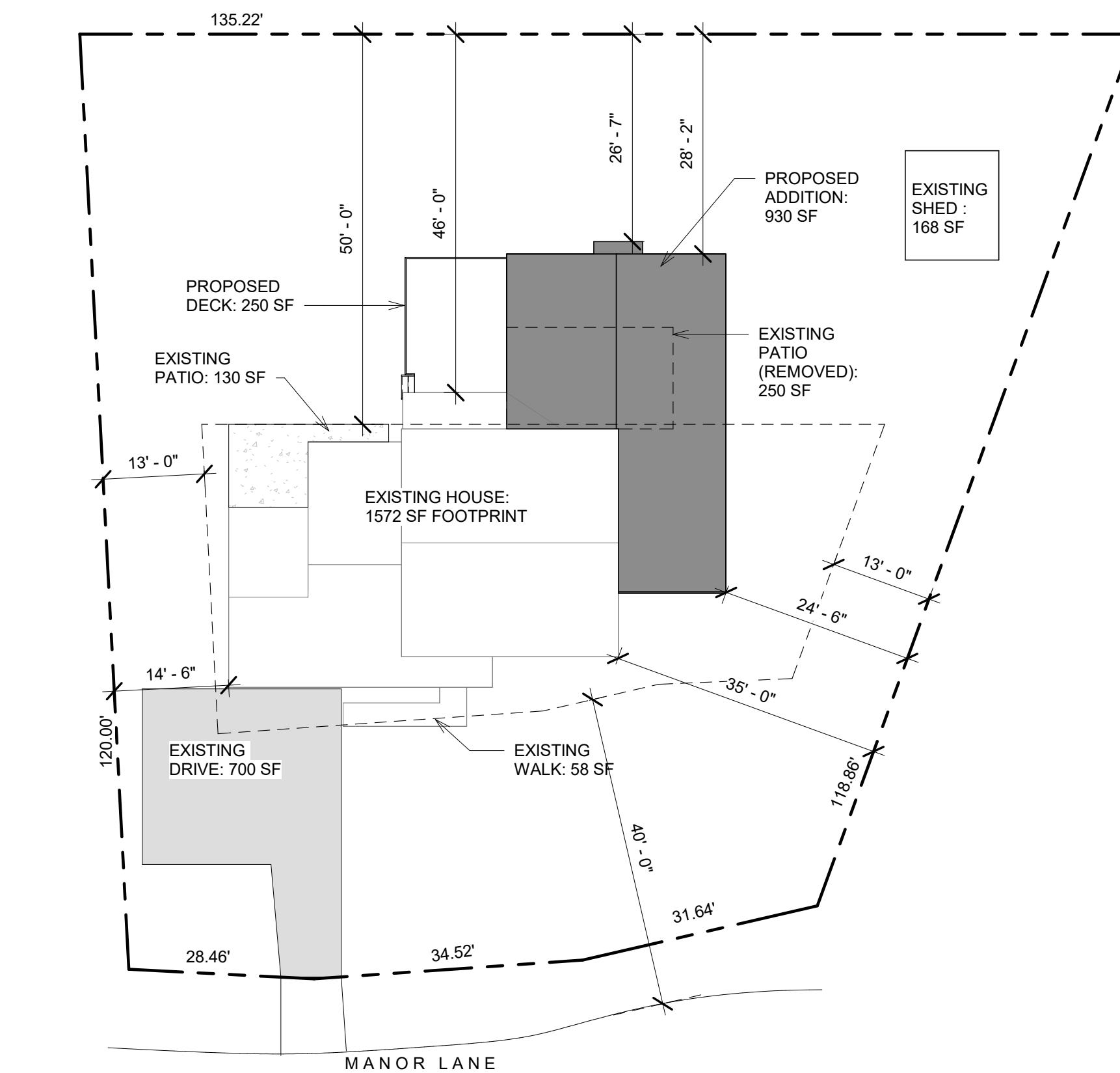
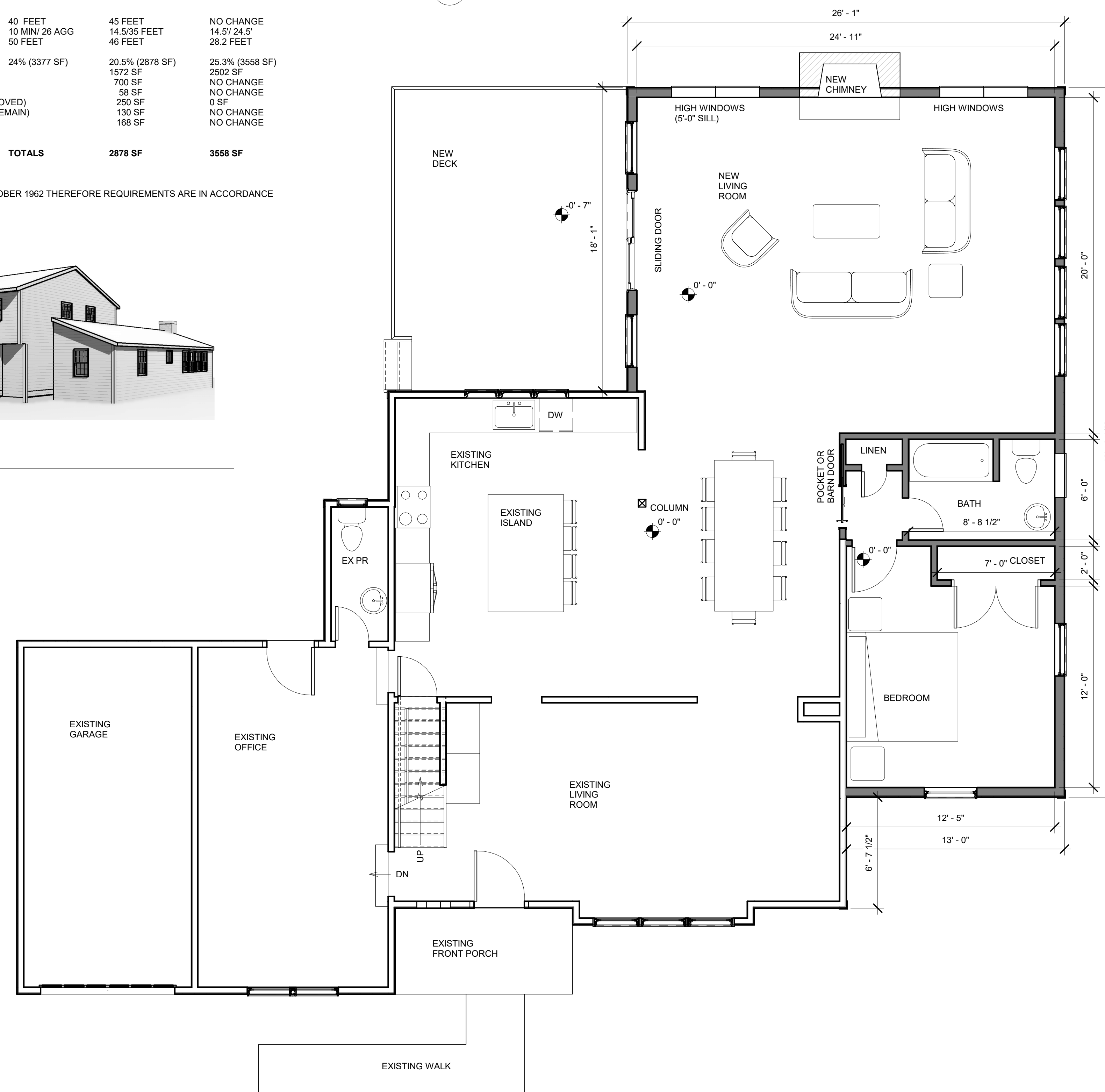




<u>ZONING INFORMATION</u>			
ADDRESS: 851 MANOR LANE YARDLEY PA 19067			
TAX PARCEL ID: 20-046-197-043			
JURISDICTION: LOWER MAKEFIELD TOWNSHIP			
ZONING DISTRICT: R-RP RESOURCE PROTECTION DISTRICT			
NOT LOCATED IN A FLOOD ZONE			
PRIMARY USE: SINGLE FAMILY DETACHED DWELLING (ALLOWED BY RIGHT)			
AREA, SETBACK, AND COVERAGE REQUIREMENTS			
	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
MINIMUM LOT AREA		14,070 SF	NO CHANGE
MIN. LOT WIDTH AT B.S.B.L.		94.62 FEET	NO CHANGE
MAX BUILDING HEIGHT	35 FEET	24 FEET	NO CHANGE
YARDS			
FRONT (STREET LINE)	40 FEET	45 FEET	NO CHANGE
SIDE	10 MIN/ 26 AGG	14.5/35 FEET	14.5/ 24.5
REAR	50 FEET	46 FEET	28.2 FEET
IMPERVIOUS COVERAGE	24% (3377 SF)	20.5% (2878 SF)	25.3% (3558 SF)
HOUSE FOOTPRINT		1572 SF	2502 SF
DRIVEWAY		700 SF	NO CHANGE
EXISTING FRONT WALK		58 SF	NO CHANGE
EXISTING REAR PATIO (REMOVED)		250 SF	0 SF
EXISTING REAR PATIO (TO REMAIN)		130 SF	NO CHANGE
EXISTING SHED		168 SF	NO CHANGE
TOTALS		2878 SF	3558 SF
NET IMPERVIOUS GAIN: 680 SF			
NOTE: HOUSE BUILT PRIOR TO OCTOBER 1962 THEREFORE REQUIREMENTS ARE IN ACCORDANCE WITH 1956 ZONING ORDINANCE			



Zoning Submission: 08/05/2026

Jeffrey Harris RA LEED AP
jeff@harrisarchitect.com
215.603.4054

JhA Architect

www.jharrisarchitect.com
16 Ferry Road Doylestown PA 18901

[illegible]

Lagrasa Residence
851 Manor Lane
Yardley PA 19067

Plans & 3d Views

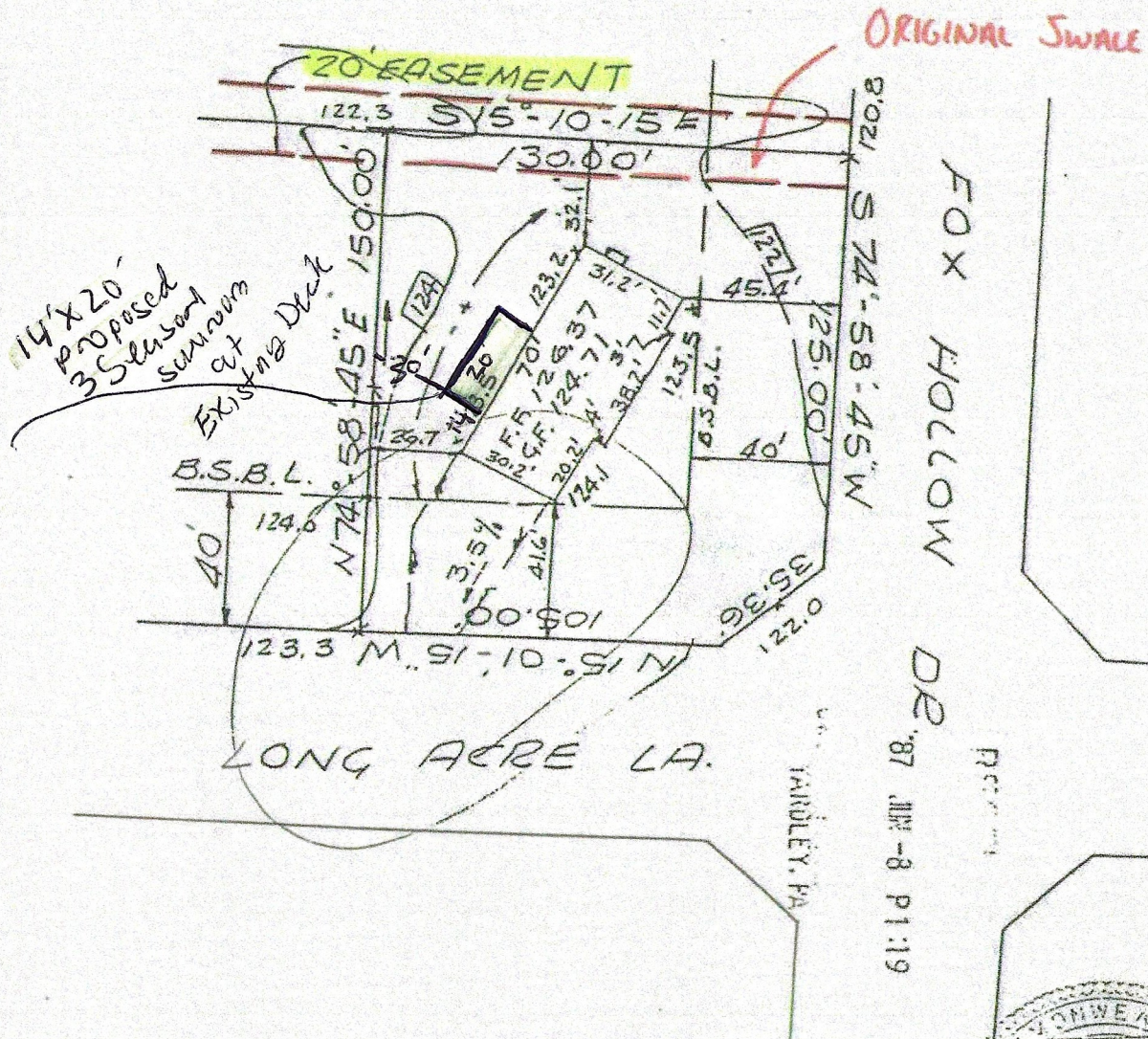
Project Number	P2026-0126
Date	08/05/2026
Drawn By	JHA
Checked By	ML

A1

Scale	As indicated	8/5/1
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3/5/2026 3:43:17 PM

AS-BUILT
PLAN OF LOT 53
SHOWING HOUSE LOCATION - YARDLEY EST.
LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
SCALE: 1" = 50'



ARROWS INDICATE REQUIRED GRADING
FOR SURFACE DRAINAGE FLOW.

FOUNDATION LOCATION: 5-26-87
PROP. HOUSE LOCATION: 6-14-86
JOB NO. 7822

TRI-STATE ENGINEERS & LAND SURVEYORS, INC.
801 WEST STREET ROAD
FEASTERVILLE, PENNSYLVANIA

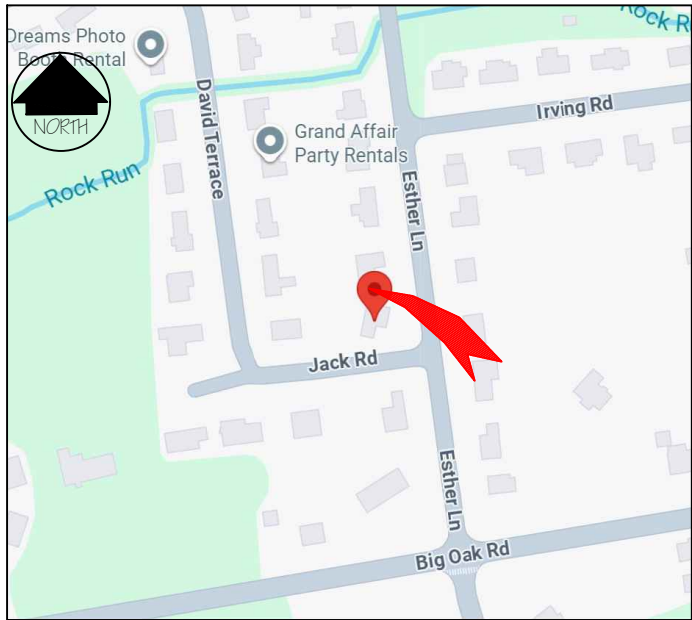
REF. BK. 5-29-B PG. 1



IMPERVIOUS COVERAGE CALCULATIONS	
EXISTING BUILDING/GARAGE COVERAGE	2,196 SF
EXISTING DRIVEWAY/WALK/PATIO COVERAGE	1,440 SF
EXISTING IMPERVIOUS COVERAGE	3,636 SF
EXISTING IMPERVIOUS COVERAGE PERCENTAGE	22.4%
PROPOSED ADDITION	294 SF
PROPOSED SHOP	96 SF
NEW WALK ADDITION	285 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE	4,311 SF
NEW NET IMPERVIOUS COVERAGE	675 SF
PROPOSED IMPERVIOUS COVERAGE PERCENTAGE	26.5%

ZONING TABLE - ZONING DISTRICT R-2 - LOWER MAKEFIELD TOWNSHIP - PERMITTED USES: SINGLE FAMILY DWELLING				
	REQUIREMENT ¹	EXISTING	PROPOSED	
MIN. LOT AREA	16,000 SF	16,235 SF	16,235 SF	
MIN. LOT WIDTH	100 LF	112 LF	112 LF	
FRONT YARD	35 FEET	35 FEET	35 FEET	
SIDE YARD	15 FEET	15 FEET	15 FEET	
REAR YARD	45 FEET	45 FEET	45 FEET	
MAX. IMPERVIOUS COVERAGE ²	30.0%	22.4%	26.5%	

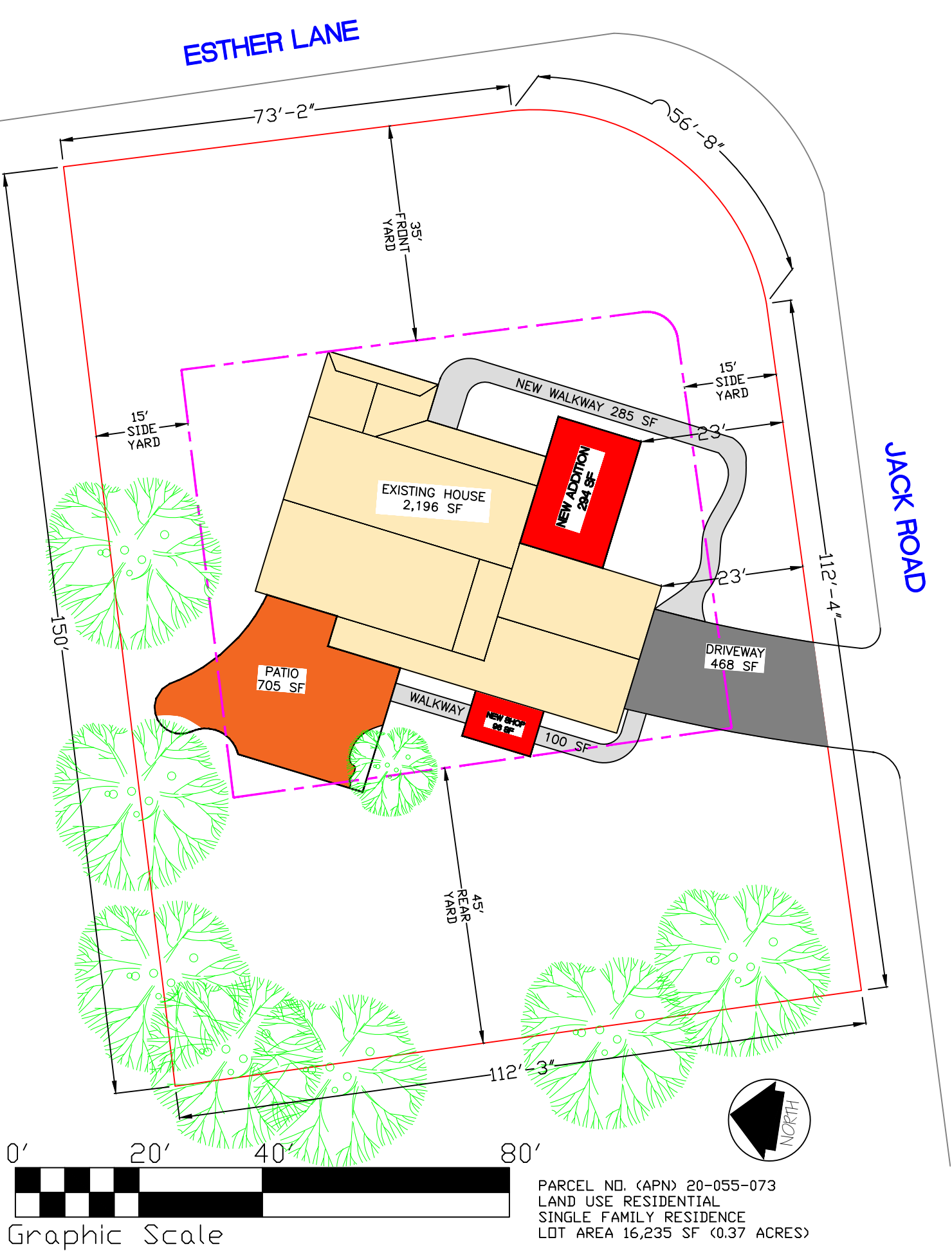
ZONING NOTES:
1. PER SECTION 200-22.
2. PER SECTION 200-23.



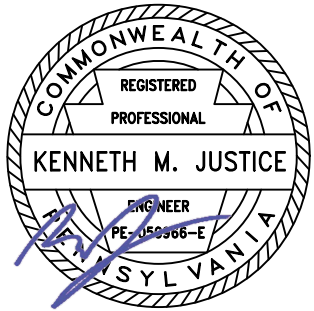
LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- KENNETH JUSTICE, P.E., IS NOT A REGISTERED LAND SURVEYOR NOR CLAIMS TO BE.
- ALL DIMENSIONS, MEASUREMENTS AND EXISTING FEATURES SHOWN ON THIS PLAN WERE TAKEN FROM DEEDS, GPS AND AERIAL PHOTOGRAPHY. THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE.
- THE CONTRACTOR SHALL CONTACT LOCAL UTILITY COMPANIES/AUTHORITIES, AND CALL PA ONE CALL SYSTEM (SEE BELOW) FOR UTILITY MARKOUT PRIOR TO CONSTRUCTION.
- KENNETH JUSTICE, P.E., DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR THE EXISTING SUBSURFACE UTILITY LINES SHOWN ON THE PLANS, NOR DOES KENNETH JUSTICE, P.E., GUARANTEE THAT ALL SUBSURFACE LINES ARE SHOWN. THE LOCATIONS OF ALL SUBSURFACE UTILITY LINES AND STRUCTURES SHALL BE VERIFIED BY THE CONTRACTOR WHO SHALL BE SOLELY RESPONSIBLE FOR THEIR MAINTENANCE, SUPPORT, OR REMOVAL AS REQUIRED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN UNDERGROUND UTILITY PLANS FROM THE UTILITY OWNERS AND FIELD LOCATE THE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- CHECK THE LOCATION OF THE EXISTING UTILITIES REQUIRED TO REMAIN IN PLACE, INCLUDING THOSE OVERHEAD OR UNDERGROUND, AND TAKE ALL NECESSARY PRECAUTIONS TO PREVENT INJURY OR DAMAGE DURING THE PERFORMANCE OF THE CONTRACT AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES THERETO. IF IN THE COURSE OF THE WORK ANY UTILITY LINE IS DAMAGED, MAKE AN IMMEDIATE CONTINUOUS EFFORT TO REESTABLISH SERVICE AS SOON AS POSSIBLE AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA ONE CALL SYSTEM, INC.
DIAL 8-1-1 OR 1-800-242-1776 (OUTSIDE PA)



PARCEL NO. (APN) 20-055-073
LAND USE RESIDENTIAL
SINGLE FAMILY RESIDENCE
LOT AREA 16,235 SF (0.37 ACRES)



SITE PLAN

FOR:
1505 ESTHER LANE
YARDLEY, PA 19067

SCALE: 1" = 20'

DRAWN BY: **KMJ**

DATE: **8/12/2026**

1036 WOODS LANE
AMBLER, PA 19002
Mobile: (267)716-8675
ken@kmjengineering.com
Licensed: PA, NJ, DE, NY, MD
City of Philadelphia Design
Professional #56739



KENNETH M. JUSTICE, P.E.