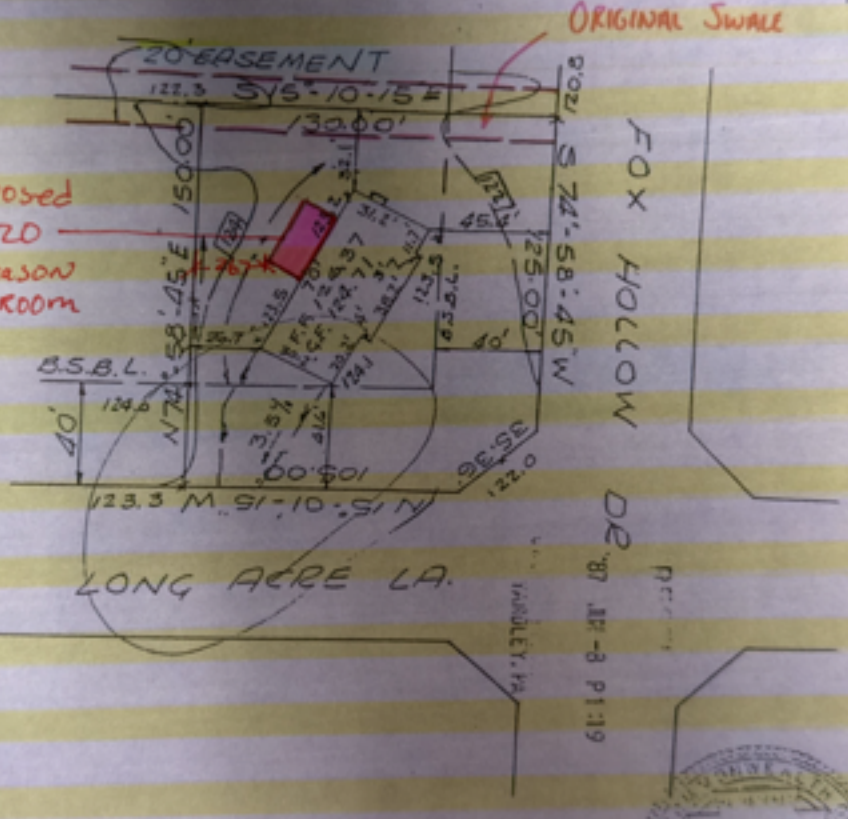
# AS-BUILT
## PLAN OF LOT 53
SHOWING HOUSE LOCATION - YARDLEY EST.
LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
SCALE: 1" = 50



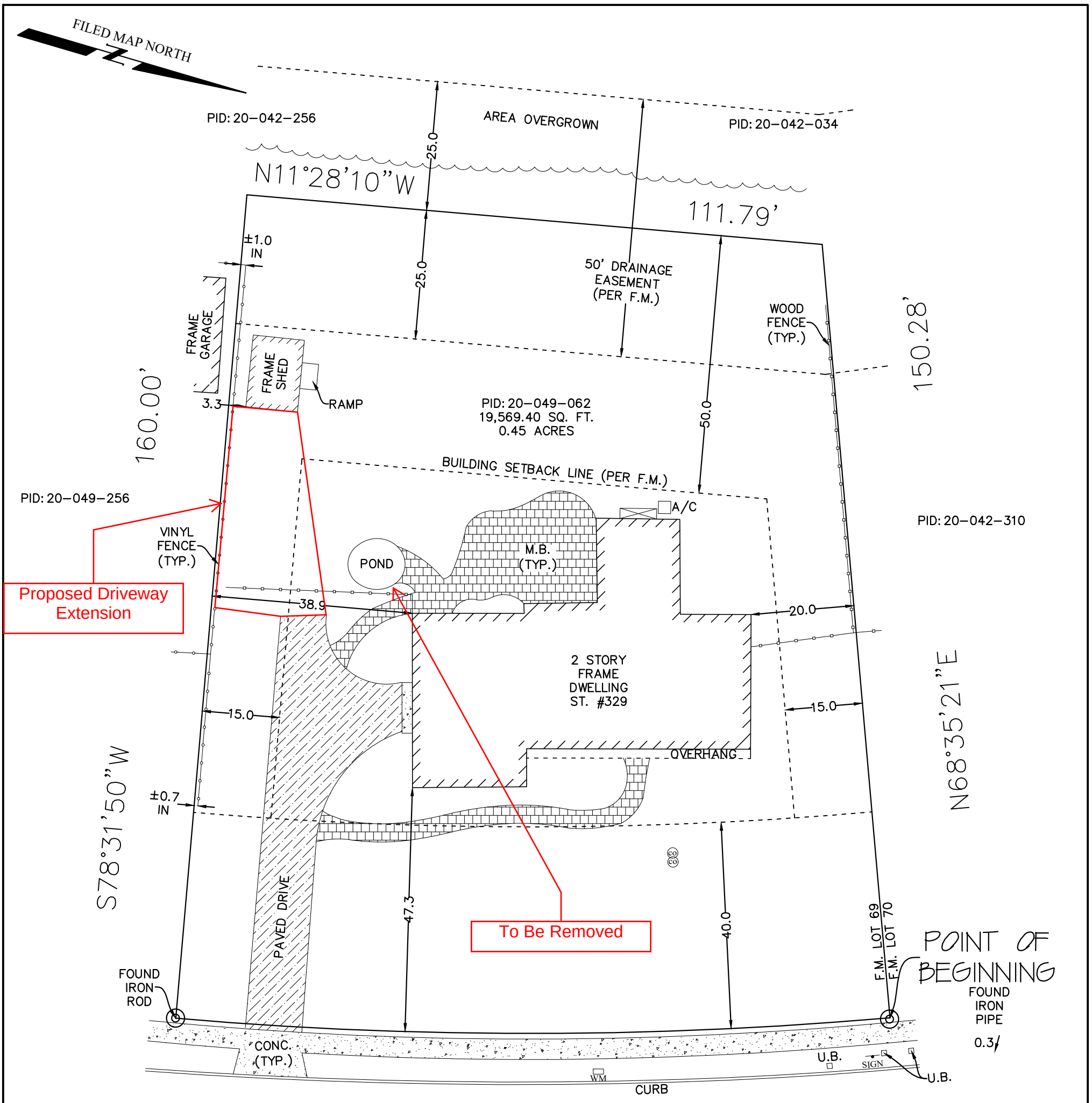

~~ARROWS INDICATE REQUIRED GRADING FOR SURFACE DRAINAGE FLOW.~~

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

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

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

LOUIS F. SPADACCINO




**MAP REFERENCE**
LOT 69
"WYNNEWOOD 5, SECTION 2"
FILED DATE: 8-31-1976
PLAN BOOK: 146
PAGE: 42

**CERTIFICATION:**
ANDREW FUNK

**DEED REFERENCE:**
INSTR. NO. 2026030750

**NOTE:**
1. IF THIS SURVEY DOES NOT REFERENCE A TITLE COMPANY WITH A TITLE NUMBER IN THE CERTIFICATION THAN THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY
2. THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM
3. SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS
4. ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY, THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY
5. CALL BEFORE YOU DIG 811 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK
6. SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN , NECESSITY AND PRESCRIPTION EASEMENTS
7. THE USE OF THIS PLAN FOR A **"SURVEY AFFIDAVIT"** IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
8. THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE **"CERTIFICATION"** IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID


**Leeper Land Group, LLC**

Professional Land Surveyors
767 Brunswick Pike
Lambertville N.J. 08530

LLG

p. 609 571 3955
f. 609 571 9490
www.leepergroup.com


| Revision | Date | By |
|---|---|---|
| | | |

| Scale: | Date: | Drawn By: | Job Number: |
|---|---|---|---|
| 1" = 20' | 07-20-2026 | G.S. | 26-1436 |

**PLAN OF SURVEY**
P.I.D. 20-049-062
329 SHERWOOD DRIVE
TOWNSHIP OF LOWER MAKEFIELD
COUNTY OF BUCKS
COMMONWEALTH OF PENNSYLVANIA

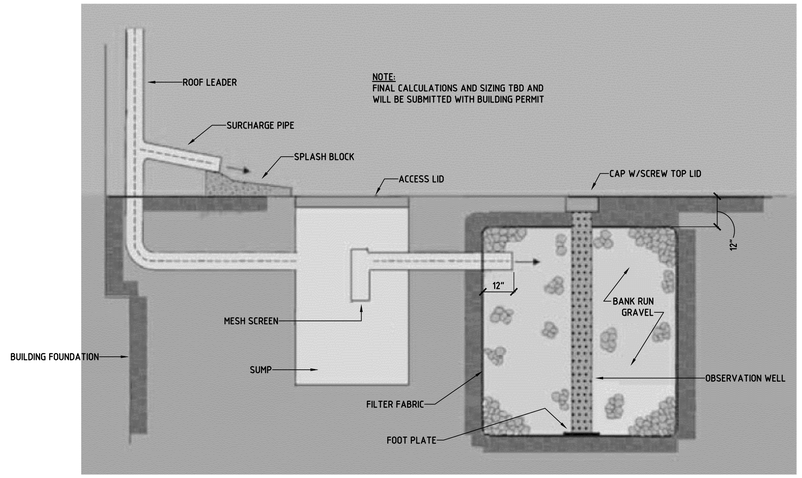
THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THAT THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

NOT VALID UNLESS SEALED IN RED INK

07-20-2026

ANDREW MONCRIEF — DATE
PA. Professional Land Surveyor — SU075784

GENERAL NOTE:
THIS DOCUMENTIS FOR GRAPHIC PURPOSES ONLY CONSULTANT, DESIGNERS, CONTRACTORS AND OTHER TRADES SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL PRESENT AND EXISTING CONDITIONS, DIMENSIONS, ETC. BEFORE PROCEEDING WITH WORK




## DRYWELL DETAIL

NTS

NOTE: THIS ZONING SITE PLAN AND CALCULATIONS ARE BASED ON THE PROPERTY SURVEY COMPLETED BY UNITED LAND SURVEYING LICENSED LAND SURVEYOR, WILLIAM C. PARRY, DATED 6/2/26

ZONING DISTRICT: R-2
LOT AREA: 29,322.6± SF
YEAR BUILT: 1939 (AS PER BUCKS COUNTY PROPERTY RECORDS)

FRONT SETBACK: 40'
SIDE SETBACK: 10', 26' TOTAL
NOTE: 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.
REAR SETBACK: 50'
IMPERVIOUS COVERAGE: 18% MAX (5,278.1± SF)

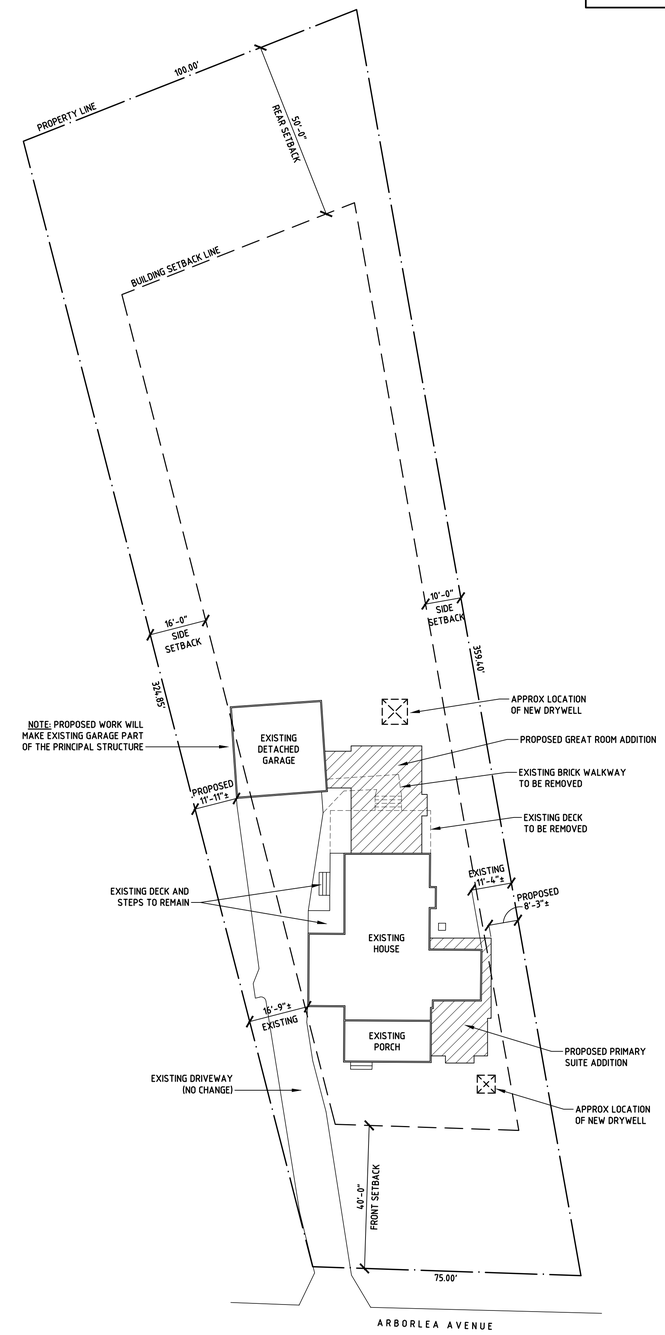
EXISTING HOUSE AND FRONT PORCH: 1,845.7± SF
EXISTING DRIVEWAY: 1,804.8± SF
EXISTING DETACHED GARAGE: 654.8± SF
EXISTING BRICK WALKWAY: 104.6± SF
EXISTING AC CONDENSER: 4.0± SF
TOTAL EXISTING IMPERVIOUS COVERAGE: 4,413.9± SF (15.1%)

EXISTING BRICK WALKWAY TO BE REMOVED: -104.6± SF
PROPOSED GREAT ROOM ADDITION: 673.5± SF
PROPOSED PRIMARY SUITE ADDITION: 350.9± SF
TOTAL PROPOSED IMPERVIOUS COVERAGE: 5,333.7± SF (18.2%)

VARIANCE REQUIRED FOR SIDE YARD SETBACKS
8'-3" (MIN), 20'-2" TOTAL WHERE 10' (MIN), 26' TOTAL IS REQUIRED

VARIANCE REQUIRED FOR INCREASE IN IMPERVIOUS SURFACE
18.2% WHERE 18% IS MAXIMUM PERMITTED

NOTE: STORMWATER MANAGEMENT WILL COMPLY WITH TOWNSHIP ORDINANCE TO ACCOMMODATE ALL PROPOSED NEW IMPERVIOUS COVERAGE (919.8± SF)




## SITE PLAN

1"=20'


Matthew V. Piotrowski
Architect, LLC
600 Louis Drive, Suite 103
Warminster, PA 18974
215.675.2099


# LEHMAN RESIDENCE

225 ARBORLEA AVENUE
YARDLEY, PA 19067

| | |
|---|---|
| Drawn by: RW | Checked by: |
| Scale: as noted | Date: 9-17-26 |
| Remarks | Date |

2026109

DO NOT SCALE DRAWINGS

Z1

SHEET 1 OF 1

## Legend

- Tract Boundary Line
- Legal Right-of-Way Line
- Ultimate Right-of-Way Line
- Building Setback Line
- Proposed Property Line
- Proposed Monument To Be Set
- Existing Treeline
- Existing Treeline To Remain
- Wetland/Watercourse Buffer Line
- 100-Year Floodplain Line
- Edge of Watercourse

THE FOLLOWING VARIANCES FROM THE LOWER MAKEFIELD TOWNSHIP ZONING ORDINANCE ARE REQUESTED:

| SECTION | VARIANCE |
|---|---|
| 200-13 | TO PERMIT A FRONT YARD SETBACK OF 41.00 FEET ALONG BLACK ROCK ROAD INSTEAD OF THE REQUIRED 80 FEET. |
| 200-13 | TO PERMIT A BUILDING HEIGHT GREATER THAN 35 FEET. |
| 200-13 | TO PERMIT A SIDE YARD SETBACK OF 18.11 FT TO THE PATIO INSTEAD OF THE REQUIRED 25 FEET. |
| 200-14.A | TO PERMIT AN IMPERVIOUS SURFACE RATIO OF 15.29 % INSTEAD OF THE ALLOWABLE 10%. |
| 200-54.C | TO NOT REQUIRE THE MINIMUM BUILDING SETBACKS TO BE MEASURED FROM THE LIMIT OF THE RESOURCE PROTECTED LANDS RATHER THAN FROM THE LOT LINES. |

### SITE CAPACITY CALULATION (INCUDES BOTH PARCELS)

FOR DETERMINING THE NET BUILDABLE SITE AREA, THE FOLLOWING FORM SHALL BE USED:

A. CALCULATION FOR BASE SITE AREA

(1). DETERMINE GROSS SITE AREA BY ACTUAL ON-SITE SURVEY: 1.544 AC

(2). SUBTRACT THE FOLLOWING :

(a). LAND WITHIN EXISTING ROADS AND THEIR ULTIMATE RIGHTS-OF-WAY AND UTILITY TRANSMISSION RIGHTS-OF-WAY : 0.510 AC

(b). LAND WITHOUT DEVELOPMENT OPPORTUNITIES DUE TO RESTRICTIONS SUCH AS RESTRICTIVE COVENANTS AND CONSERVATION EASEMENTS. 0.00 AC

(3). EQUALS BASE SITE AREA : 1.034 AC

B. CALCULATION FOR LAND WITH RESOURCE RESTRICTIONS AND RESOURCES PROTECTION.

(1) DETERMINE LAND SUBJECT TO NATURAL RESOURCES. EACH SITE HAS UNIQUE NATURAL FEATURES. ALL APPLICATIONS SHALL INCLUDE MAPS SHOWING THE LOCATIONS OF THE RESOURCES TOGETHER WITH THE CALCULATIONS ON THE FOLLOWING CHART. **IN THE EVENT THAT TWO OR MORE RESOURCES OVERLAP, ONLY THE RESOURCE WITH THE HIGHEST PROTECTION RATIO SHALL BE USED:**

| DATA MAPS | NATURAL RESOURCES | MINIMUM REQUIRED RESOURCE PROTECTION RATIO I | LAND IN NATURAL RESOURCES II (Ac.) | RESOURCE PROTECTION LAND (COLUMN I x COLUMN II) |
|---|---|---|---|---|
| HYDROLOGIC SURFACE FEATURES | FLOODPLAINS | 1.00 | 0.255 | 0.255 |
| | FLOODPLAIN SOILS | 0.50 | 0.000 | 0.000 |
| | LAKES, OUTER PONDS | 1.00 | 0.000 | 0.000 |
| | WETLANDS | 1.00 | 0.000 | 0.000 |
| | WETLAND POND | 1.00 | 0.000 | 0.000 |
| | SHORELINE | 1.00 | 0.000 | 0.000 |
| | WETLAND AND WATERCOURSE BUFFER | 1.00 | 0.000 | 0.000 |
| SLOPES | CLASS I STEEP SLOPES (8% – 15%) | 0.50 | 0.098 | 0.049 |
| | CLASS II STEEP SLOPES (15% – 25%) | 0.70 | 0.000 | 0.000 |
| | CLASS III STEEP SLOPES (GREATER THAN 25%) | 1.00 | 0.000 | 0.000 |
| WOODLAND ASSOCIATIONS | WOODLANDS | 0.85 | 0.000 | 0.000 |

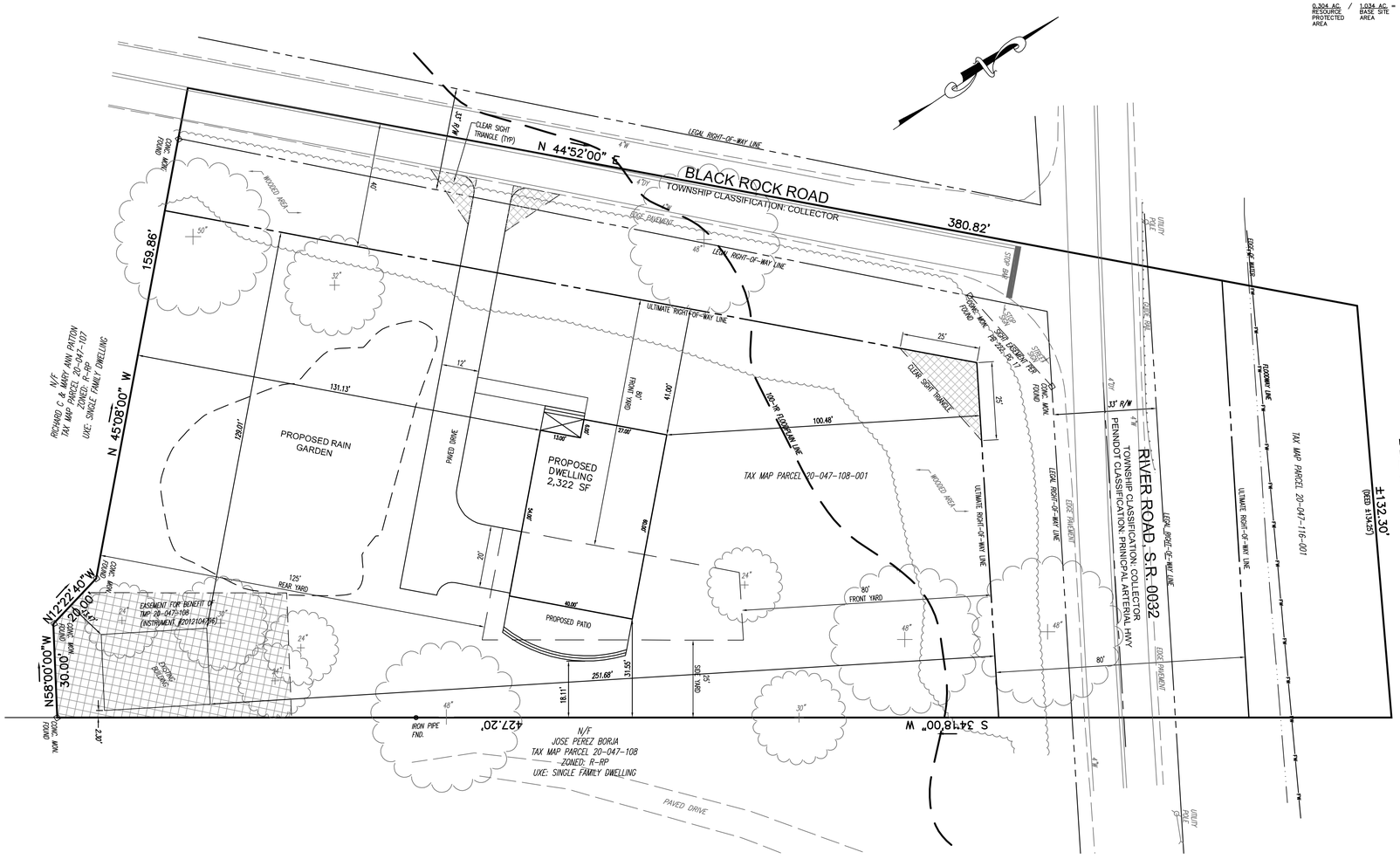
TOTAL LAND WITH NATURAL RESOURCE RESTRICTION'S : 0.353 Ac.

TOTAL NATURAL RESOURCE PROTECTION LAND : 0.304 Ac.

(2) DETERMINE PERCENTAGE OF BASE SITE AREA CLASSIFIED AS RESOURCE-PROTECTED LAND: TOTAL RESOURCE-PROTECTED LAND DIVIDED BY BASE SITE AREA = % OF BASE SITE AREA CLASSIFIED AS RESOURCE-PROTECTED LAND:

0.304 AC. / 1.034 AC. = 29.40%
RESOURCE PROTECTED AREA / BASE SITE AREA = % OF BASE SITE AREA CLASSIFIED AS RESOURCE PROTECTED LAND

LOCATION MAP
SCALE: 1"=800'




ZONED: R-RP, RESIDENTIAL RESOURCE PROTECTION DISTRICT
EX. USE: VACANT
PROP. USE: SINGLE FAMILY DWELLING

| REQUIRED ITEM | REQUIRED | EXISTING TMP 20-047-108-001 | EXISTING TMP 20-047-116-001 | PROPOSED TMP 20-047-108-001 |
|---|---|---|---|---|
| GROSS LOT AREA (AC) (TO ULT. R.O.W.) | | 0.896* | 0.138* | |
| MIN. NET LOT AREA (AC) | 2.25 | 0.730* | 0.000* | 0.730* |
| MIN. FRONT YARD SETBACK (FT) (RIVER RD) | 80 | 251.68 | N/A | 100.48 |
| MIN. FRONT YARD SETBACK (FT) (BLACK ROCK RD) | 80 | 129.01 | N/A | **41.00**** |
| MIN. SIDE YARD SETBACK (FT) (EACH) | 25 | 2.30* | N/A | 2.30* |
| MIN. REAR YARD SETBACK (FT) | 125 | 13.47* | N/A | 13.47* |
| MAXIMUM IMPERVIOUS COVERAGE (%) (DEVELOPER) | 10 | 2.18 | N/A | **15.29**** |
| MAXIMUM IMPERVIOUS COVERAGE (%) (OWNER) | 13 | 2.18 | N/A | **15.29**** |
| MAXIMUM BUILDING HEIGHT (FT) | 35 | <35 | N/A | <35 |
| MIN. OFF-STREET PARKING SPACES (#) | 2 | N/A | N/A | 2 |

*INDICATES AN EXISTING NON-CONFORMITY
**VARIANCE REQUESTED

| EXISTING IMPERVIOUS SURFACE TABULATION | |
|---|---|
| EXISTING BUILDING | = 821 SF |
| TOTAL | = 821 SF |
| | = 0.019 AC |
| 0.019/0.870 | = 2.18% |

| PROPOSED IMPERVIOUS SURFACE TABULATION | |
|---|---|
| DWELLING | = 2,322 SF |
| PORCH | = 78 SF |
| DRIVEWAY | = 1,978 SF |
| WALK | = 180 SF |
| PATIO | = 604 SF |
| EXISTING BUILDING | = 821 SF |
| TOTAL | = 5,983 SF |
| | = 0.137 AC |
| 0.137/0.896 | = 15.29% |

### GENERAL NOTES:

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE PLANS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR ACCURACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT 2024-127.
2. A PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0456J, EFFECTIVE DATE MARCH 16, 2015. BASE FLOOD ELEVATION = 32.6
3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT.
5. ALL PROPOSED UTILITIES SHALL BE PLACE UNDERGROUND.
6. IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN THE UNDERGROUND STORMWATER MANAGEMENT STONE BED. MAINTENANCE SHALL INCLUDE VISUAL INSPECTION THROUGH THE INLETS AFTER EACH RUNOFF EVENT TO CONFIRM THE STONE DRYWELL IS NOT RECEIVING SEDIMENT OR DEBRIS. LANDOWNER SHALL PERFORM ANY NECESSARY MAINTENANCE ON THE SYSTEM IF IT IS NOT FOUND TO BE OPERATING AS DESIGNED. LOWER MAKEFIELD TOWNSHIP SHALL BE GRANTED THE RIGHT OF ENTRY TO PROVIDE PROPER MAINTENANCE IF NECESSARY.
7. THE STORM WATER COLLECTION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE LOT OWNER. THE LOT OWNER SHALL PROVIDE A BLANKET STORM WATER ACCESS EASEMENT TO THE TOWNSHIP FOR THE PURPOSE OF ACCESS TO THE RAIN GARDEN AND IT'S ASSOCIATED PIPING. THIS ACCESS EASEMENT SHALL BE USED BY THE TOWNSHIP TO INSPECT THE CONDITION OF THE RAIN GARDEN AND ASSOCIATED PIPING ON AN ANNUAL BASIS. ALL COSTS AND EXPENSES ASSOCIATED WITH SAID INSPECTION SHALL BE PAID TO THE TOWNSHIP BY LOT OWNER IN PERPETUITY. IF IN THE JUDGMENT OF THE TOWNSHIP ENGINEER THE OWNER HAS FAILED TO MAINTAIN THE RAIN GARDEN IN SUCH A MANNER AS TO INSURE ITS PROPER FUNCTIONING, THE TOWNSHIP, UPON PROVIDING WRITTEN NOTICE, SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS OF THE OWNER AND MAKE ANY REPAIRS NECESSARY TO THE RAIN GARDEN AND ASSOCIATED FACILITIES TO INSURE THAT SUCH FACILITIES FUNCTION AND PERFORM IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS. ANY AND ALL COSTS INCURRED BY THE TOWNSHIP FOR SUCH REPAIRS AND/OR MAINTENANCE SHALL BE PAID IN FULL BY LOT OWNER.
8. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
9. SITE IS TO BE SERVICED BY PUBLIC SEWER AND PUBLIC WATER.
10. ALL DOWNSPOUTS ARE TO BE ROUTED TO THE PROPOSED RAIN GARDEN.
11. A BLANKET EASEMENT OVER THE LOT IN FAVOR OR THE TOWNSHIP IS CREATED IN ORDER TO ALLOW THE TOWNSHIP TO PERFORM INSPECTIONS AND EMERGENCY MAINTENANCE, IF NECESSARY, OF THE STORMWATER MANAGEMENT FACILITIES.
12. NO PERSON SHALL MODIFY, REMOVE, FILL, LANDSCAPE, OR ALTER ANY STORMWATER MANAGEMENT (SWM) STORMWATER CONTROL MEASURES (SCMs), FACILITIES, AREA, OR STRUCTURE UNLESS IT IS A PART OF AN APPROVED MAINTENANCE PROGRAM AND WRITTEN APPROVAL OF THE MUNICIPALITY HAS BEEN OBTAINED.
13. NO PERSON SHALL PLACE ANY STRUCTURE, FILL, LANDSCAPING, OR VEGETATION INTO A STORMWATER FACILITY OR SCM OR WITHIN A DRAINAGE EASEMENT WHICH WOULD LIMIT OR ALTER THE FUNCTIONING OF THE STORMWATER FACILITY OR SCM WITHOUT THE WRITTEN APPROVAL OF THE MUNICIPALITY.
14. ALL SIGHT DISTANCE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO EMBANKMENTS AND VEGETATION, SHALL BE REMOVED BY THE APPLICANT TO PROVIDE A MINIMUM OF 538 FEET OF SIGHT DISTANCE TO THE LEFT AND A MINIMUM OF 460 FEET TO THE RIGHT, FOR A DRIVER EXITING THE PROPOSED DRIVEWAY ONTO ROAD. THE DRIVEWAY MUST BE CONSIDERED TO BE POSITIONED 10' FROM THE NEAR EDGE OF THE CLOSEST HIGHWAY THROUGH TRAVEL LANE AT AN EYE HEIGHT OF THREE FEET-SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE. THE POINT SIGHTED BY THE EXISTING DRIVER SHALL BE THREE FEET SIX INCHES (3'-6") ABOVE THE PAVEMENT SURFACE LOCATED IN THE CENTER OF THE CLOSET HIGHWAY TRAVEL LANE DESIGNATED FOR USE BY APPROACHING TRAFFIC. THIS SIGHT DISTANCE SHALL BE MAINTAINED BY THE APPLICANT AND/OR THE APPLICANT'S SUCCESSORS AND ASSIGNORS.
15. DURING CONSTRUCTION, THE PROPERTY OWNER SHALL BE RESPONSIBLE TO RESTORE ANY PAVING, CURBING, ETC... THAT IS DISTURBED DURING REPAIR AND/OR MAINTENANCE OF ANY UTILITIES.

SERIAL No. 2026–
CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE–STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1–800–242–1776


INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A COMPREHENSIVE ENGINEERING DESIGN PROCESS PERFORMED BY DUMACK ENGINEERING. REPRODUCTION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF DUMACK ENGINEERING IS PROHIBITED. REPRODUCTION OF A COPY OF THIS PLAN FOR THE PURPOSE OF SUBMITTING IT TO A PROFESSIONAL OTHER THAN THE PERSON WHO SHALL IN NO CIRCUMSTANCE BE APPROVED. VIOLATION OF THE PROFESSIONAL CODE OF ETHICS AND A THEFT OF BOTH INTELLECTUAL PROPERTY AND PROFESSIONAL SERVICES PROVIDED TO THE FULLEST EXTENT OF CURRENT STATUTES. THIS DOCUMENT WAS PREPARED FOR THE EXCLUSIVE USE OF THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR ALTERATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF DUMACK ENGINEERING IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THE ORIGINAL INTENT IS PROHIBITED AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

THIS PROJECT WAS BEEN PREPARED FOR MUNICIPAL PURPOSES. ADDITIONAL INFORMATION MAY BE REQUIRED FOR CONSTRUCTION.

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
HEATH ALAN DUMACK


HEATH A. DUMACK, P.E. & P.L.S.
PA P.E. LICENSE No. PE–051685–E
PA P.L.S. LICENSE No. SU–054500–E

DUMACK ENGINEERING
ESTABLISHED IN 1954
P.O. BOX 487
PENNS PARK, PA 18943
PHONE: (215) 598-1230
FAX: (215) 598-1232
A PROFESSIONAL CORPORATION
CIVIL - STRUCTURAL ENGINEERS & SURVEYORS
www.Dumack.com


| REV. No. | DATE | REVISION |
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EXISTING PARCEL INFO:
T.M.P. No. 20–047–108–001 & 20–047–116–001
DEED BOOK: PAGE No.
INSTRUMENT No.: 2025046489
CURRENT ZONING: R–RP

OWNER of RECORD:
RIVER ROAD J2 LLC
1712 SCOTT DRIVE
NEWTOWN, PA 18940

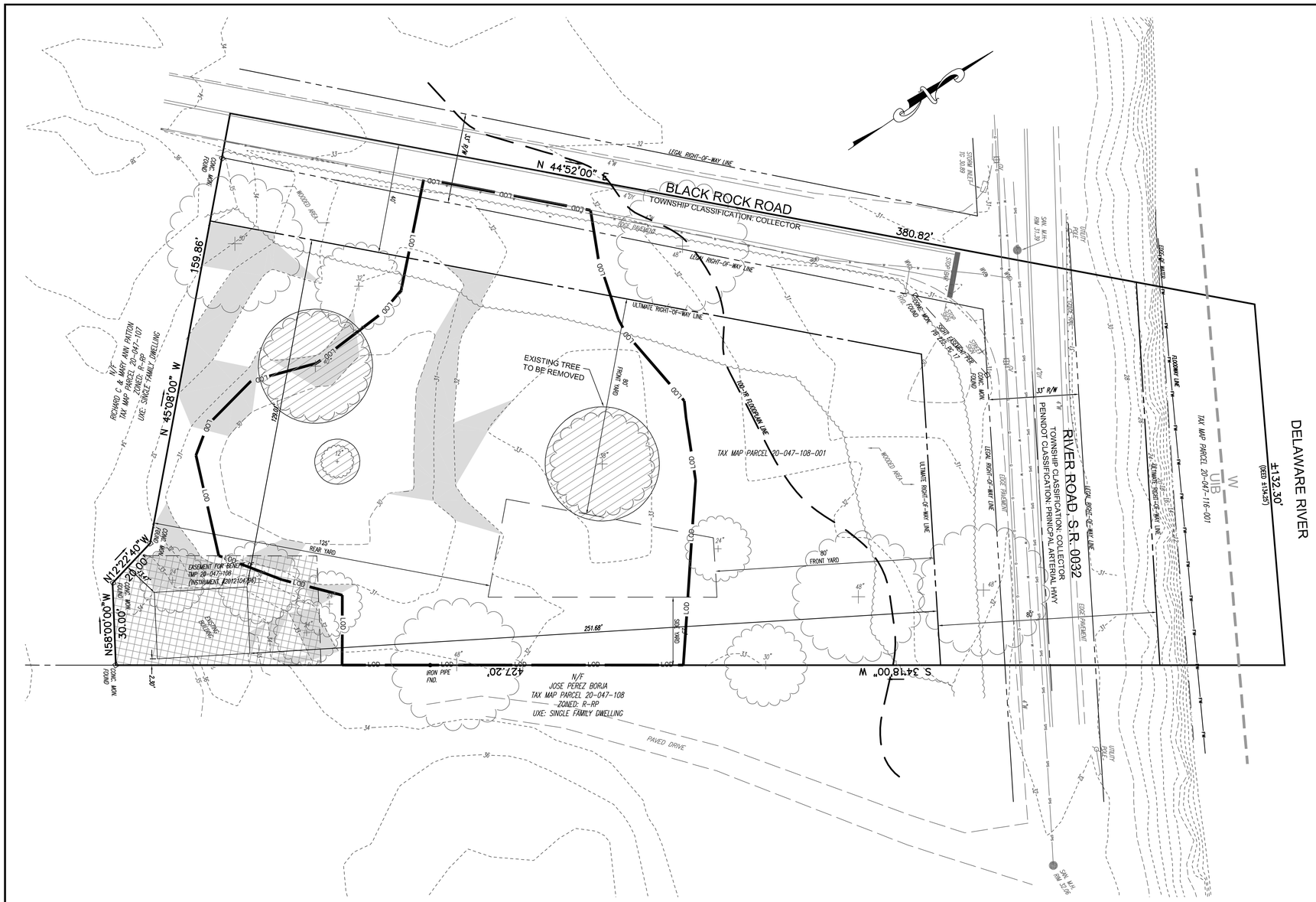
APPLICANT:
SAME AS ABOVE

20 0 10 20
GRAPHIC SCALE

# ZONING PLAN
# RIVER ROAD

LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PA

| | |
|---|---|
| DRAWN BY: HAD | CHECKED BY: |
| SCALE: 1"=20' | PROJECT No: 8509 |
| PLAN DATE: MAR. 11, 2026 | SHEET No: 1 OF 2 |




## GENERAL NOTES:

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2. A PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0456J, EFFECTIVE DATE MARCH 16, 2015. BASE FLOOD ELEVATION = 32.6
3. TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT.
5. DURING CONSTRUCTION, THE PROPERTY OWNER SHALL BE RESPONSIBLE TO RESTORE ANY PAVING, CURBING, ETC... THAT IS DISTURBED DURING REPAIR AND/OR MAINTENANCE OF ANY UTILITIES.

## NATURAL RESOURCE CALCULATION TABLE (TMP 20-047-108-001 ONLY):

| NATURAL RESOURCE | % OF RESOURCE TO BE PROTECTED | % OF RESOURCE PERMITTED TO BE DISTURBED | TOTAL AREA OF NATURAL RESOURCE (AC.) | TOTAL AREA REQUIRED RESOURCE PROTECTION (AC.) | ACTUAL AREA OF RESOURCE PROTECTED (AC.) | ACTUAL AREA OF RESOURCE PROTECTED (%) | ACTUAL AREA OF RESOUCES DISTURBED (AC.) | ACTUAL AREA OF RESOURCE DISTURBED (%) |
|---|---|---|---|---|---|---|---|---|
| FLOODPLAINS | 100% | 0% | 0.1174 | 0.1174 | 0.1174 | 100.0% | 0.0000 | 0.0% |
| FLOODPLAIN SOILS | 50% | 50% | 0.0000 | 0.0000 | 0.0000 | 0.0% | 0.0000 | 0.0% |
| PONDS & POND SHORELINES (50 FT FROM MEAN WATER LEVEL) | 100% | 0% | 0.0000 | 0.0000 | 0.0000 | 0.0% | 0.0000 | 0.0% |
| WETLANDS, WATERS OF THE COMMONWEALTH | 100% | 0% | 0.0000 | 0.0000 | 0.0000 | 0.0% | 0.0000 | 0.0% |
| WETLAND/WATERCOURSE BUFFER | 100% | 0% | 0.0000 | 0.0000 | 0.0000 | 0.0% | 0.0000 | 0.0% |
| STEEP SLOPES (CLASS I) | 50% | 50% | 0.0985 | 0.0492 | 0.0520 | 52.8% | 0.0465 | 47.2% |
| STEEP SLOPES (CLASS II) | 70% | 30% | 0.0000 | 0.0000 | 0.0000 | 0.0% | 0.0000 | 0.0% |
| STEEP SLOPES (CLASS III) | 100% | 0% | 0.0000 | 0.0000 | 0.0000 | 0.0% | 0.0000 | 0.0% |
| WOODLANDS | 75% | 25% | 0.0000 | 0.0000 | 0.0000 | 0.0% | 0.0000 | 0.0% |

*Natural resource chart treats each resource irrespective of other resources, the site capacity calculations utilize the resource with the highest protection ratio in the case of overlap

| SOIL SYMBOLS/ SERIES | DEPTH TO THE TOP SEASONAL WATER TABLE | DEPTH TO RESTRICTIVE FEATURE | BUILDINGS WITHOUT BASEMENTS | BUILDINGS WITH BASEMENTS | SMALL COMMERCIAL BUILDINGS | LAND CAPABILITY | PRIME FARMLAND | HYDROLOGY CODE |
|---|---|---|---|---|---|---|---|---|
| UIB URBAN LAND – DELAWARE COMPLEX 0 TO 8% SLOPES | >80 INCHES | 10 TO 99 INCHES (LITHIC BEDROCK) | NOT LIMITED | SOMEWHAT LIMITED DEPTH TO HARD BEDROCK | SOMEWHAT LIMITED SLOPE | 8s/2e | NOT PRIME FARMLAND | A |
| W WATER | -- | -- | -- | -- | -- | -- | NOT PRIME FARMLAND | -- |

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at http://websoilsurvey.nrcs.usda.gov/. SITE ACCESSED ON DEC. 30, 2025.

## Steep Slope Legend

8-15% Steep Slopes

## Legend

Tract Boundary Line
Legal Right-of-Way Line
Ultimate Right-of-Way Line
Existing Contour — 31
Existing Index Contour — 30
Existing Water Main — W
Existing Storm Sewer
Existing Treeline
Existing Treeline To Remain
Soil Boundary Line
Building Setback Line
Existing Sanitary Sewer — SaS
Existing Gas Main — G
100-Year Floodplain Line
Edge of Watercourse
Limit of Disturbance Line — LOD

SERIAL No. 2026-

CALL BEFORE YOU DIG!
PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE-STOP CALL
PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

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COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL LAND SURVEYOR
HEATH ALAN DUMACK
SIGNATURE

HEATH A. DUMACK P.E. & P.L.S.
PA P.E. LICENSE No. PE-051685-E
PA P.L.S. LICENSE No. SU-054500-E

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PENNS PARK, PA 18943
PHONE: (215) 598-1230
FAX: (215) 598-1232
A PROFESSIONAL CORPORATION
CIVIL - STRUCTURAL ENGINEERS & SURVEYORS
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| REV. No. | DATE | REVISION |
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EXISTING PARCEL INFO:
T.M.P. No. 20-047-108-001 & 20-047-116-001
DEED BOOK: PAGE No.
INSTRUMENT No.: 2025046489
CURRENT ZONING: R-RP

OWNER of RECORD:
RIVER ROAD J2 LLC
1712 SCOTT DRIVE
NEWTOWN, PA 18940

APPLICANT:
SAME AS ABOVE

20 0 10 20
GRAPHIC SCALE

# EXISTING FEATURES PLAN
# RIVER ROAD

LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PA

| | |
|---|---|
| DRAWN BY: HAD | CHECKED BY: |
| SCALE: 1"=20' | PROJECT No: 8509 |
| PLAN DATE: MAR. 11, 2026 | SHEET No: 2 of 2 |