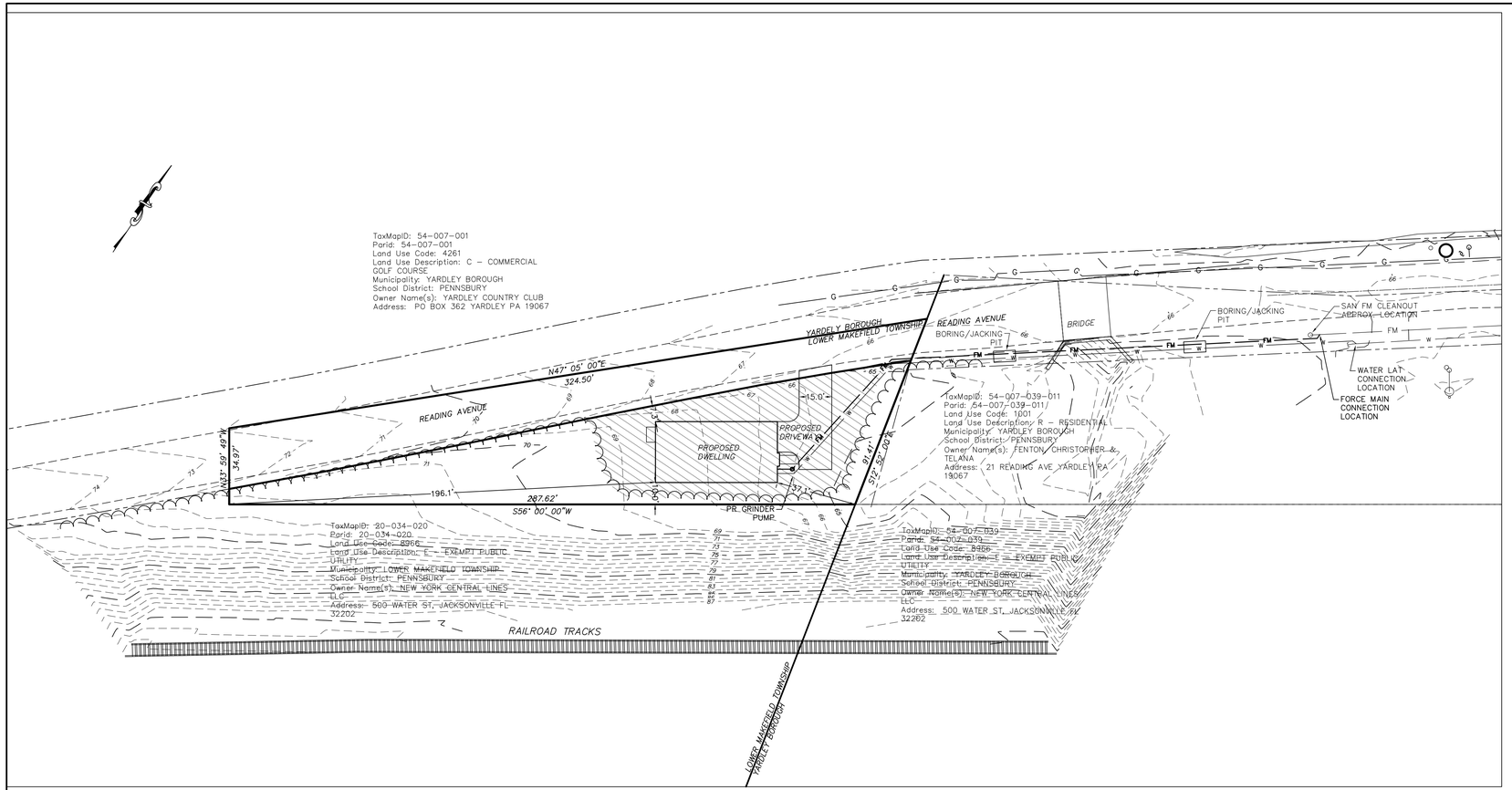
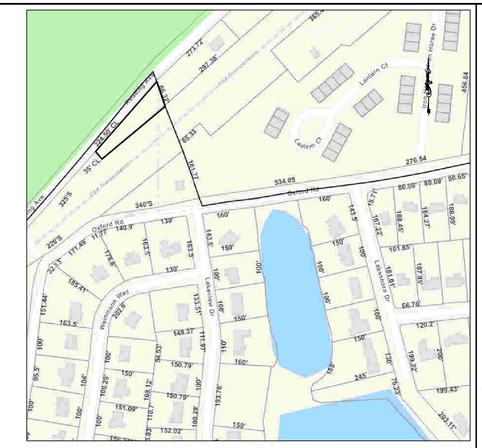




LOCATION MAP

SCALE: 1"= 250' (HORIZ.)

GENERAL NOTES

1. PROJECT NARRATIVE:

   THIS PLAN DEPICTS THE DEVELOPMENT OF TAX PARCEL 20-034-020-001, LOCATED AT READING AVENUE, LOWER MAKEFIELD TWP, BUCKS COUNTY, PA INTO A SINGLE-FAMILY RESIDENCE.

2. ZONING DISTRICT: R2

ITEM	REQUIRED	EXISTING	PROPOSED
MIN GROSS AREA	12,500 SF	17,867 SF	17,867 SF
MIN NET AREA	12,500 SF	10,849 SF*	10,849 SF*
LOT WIDTH	100 FT	318.7 FT	318.7 FT
FRONT YARD	35 FT	> 35 FT	7.3 FT**
SIDE YARD	15 FT	> 15 FT	37.1 FT
REAR YARD	45 FT	> 45 FT	10.0 FT**
BLDG HEIGHT	35 FT	< 35 FT	< 35 FT
MAX IMP SITE	35%	0.0%	23.0%

   * EXISTING NONCONFORMITY
   ** VARIANCE REQUIRED

3. OWNER / APPLICANT:

   ADR INVESTMENTS, LLC
   7998 NEW FALLS RD
   LEVITTOWN, PA 19055

4. SITE DATA: TMP # 20-034-020-001
   TOTAL TRACT AREA TO TITLE LINE GROSS = 0.41 AC.
   TOTAL AREA TO ULT R/W LINE = 0.25 AC

5. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY THIS OFFICE IN DECEMBER AND OCTOBER 2022

6. ACT #187 PA ONE CALL NOTIFICATION
   SERIAL NUMBER 2022-291-2153

7.

ITEM	AREA
DWELLING	1,574 SF
DRIVEWAY	855 SF
WALKWAY	35 SF
REAR PATIO	29 SF
TOTAL	2,493 SF

VARIANCES REQUIRED

SECTION 200-22 LOT AREA AND YARD REQUIREMENTS FOR DWELLINGS: REQUESTING A FRONT YARD OF 7.3 FEET WHEN 35 FEET IS THE MINIMUM.

SECTION 200-22 LOT AREA AND YARD REQUIREMENTS FOR DWELLINGS: REQUESTING A REAR YARD OF 10.0 FEET WHEN 45 FEET IS THE MINIMUM.

SECTION 200-51.B.6.b. NATURAL RESOURCE PROTECTION REQUIREMENTS: REQUESTING WOODLAND DISTURBANCE OF 55.0% WHEN 25% IS THE MAXIMUM.

NATURAL RESOURCE

NATURAL RESOURCE	MAXIMUM DISTURBANCE	EXISTING AREA	ALLOWED DISTURBANCE	DISTURBED AREA	DISTURBED RATIO
WOODLAND	25%	10,849 SF	2,712 SF	5,976 SF	55.0%

LEGEND

- FEMA FLOODPLAIN
- SOILS — SOILS
- STREAM
- WL — EXISTING WETLANDS
- EXISTING BUILDINGS
- EXISTING PROPERTY LINE
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING CURB
- EXISTING PAVED DRIVEWAY
- X — EXISTING FENCE
- EXISTING TREE MASS
- EXISTING TREES AND BUSHES TO REMAIN
- EXISTING EASEMENT
- EDGE OF EXISTING PAVED ROAD
- OHW — EXISTING POLES
- ST — EXISTING STORM SEWER
- S — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- G — EXISTING GAS MAIN
- WOODLAND TO BE DISTURBED

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

FIORAVANTI, INC.
CIVIL ENGINEERS & LAND SURVEYORS
618 STREET ROAD * SOUTHAMPTON, PA 18966
(215) 322 * 2143

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
VINCENT W. FIORAVANTI
ENGINEER
25398-E

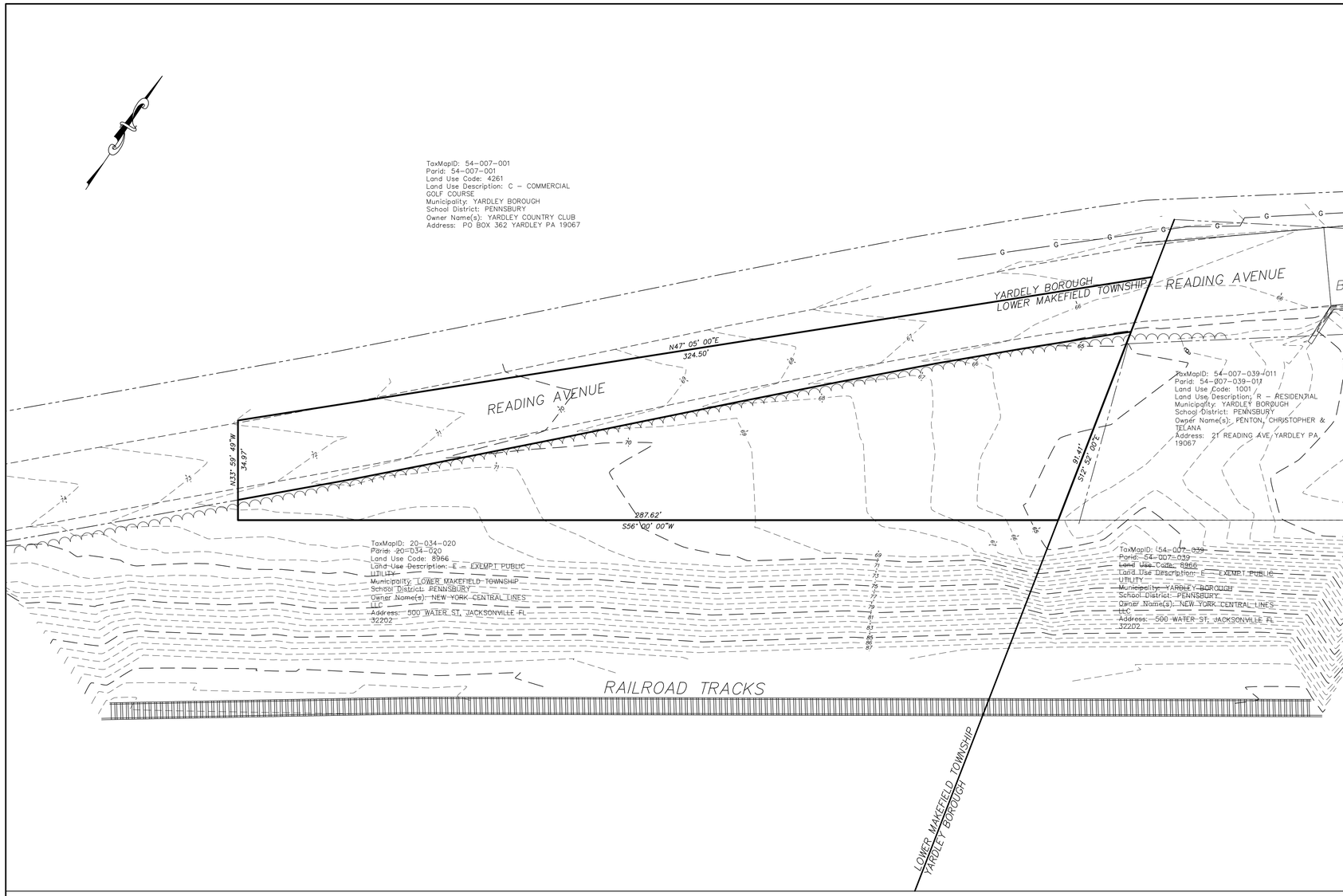
REVISIONS

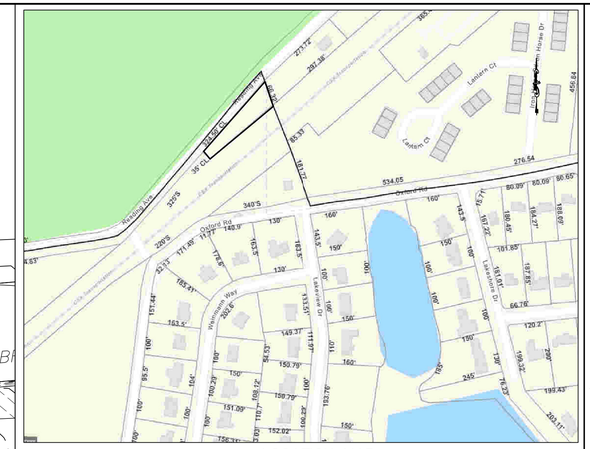
NO.	DESCRIPTION	DATE
1		
2		

DATE: 10/24/2022
SCALE: 1"=20'
JOB # 2114 FB # ---
DRAWN: STAFF CHECKED: VWF

READING AVE
LOWER MAKEFIELD TOWNSHIP
PREPARED FOR:
ADR INVESTMENTS, LLC
7998 NEW FALLS RD
LEVITTOWN PA 19055

ZONING EXHIBIT





LOCATION MAP

SCALE: 1"= 250' (HORIZ.)

GENERAL NOTES

1. PROJECT NARRATIVE:

   THIS PLAN DEPICTS THE DEVELOPMENT OF TAX PARCEL 20-034-020-001, LOCATED AT READING AVENUE, LOWER MAKEFIELD TWP, BUCKS COUNTY, PA INTO A SINGLE-FAMILY RESIDENCE.

2. ZONING DISTRICT: R2

ITEM	REQUIRED	EXISTING
MIN GROSS AREA	15,000 SF	17,867 SF
MIN NET AREA	15,000 SF	10,849 SF*
LOT WIDTH	100 FT	318.7 FT
FRONT YARD	35 FT	> 35 FT
SIDE YARD	15 FT	> 15 FT
REAR YARD	45 FT	> 45 FT
BLDG HEIGHT	35 FT	< 35 FT
MAX IMP SITE	35.0%	0.0%

   * EXISTING NONCONFORMITY

3. OWNER / APPLICANT :

   ADR INVESTMENTS, LLC
   7998 NEW FALLS RD
   LEVITTOWN, PA 19055

4. SITE DATA: TMP # 20-034-020-001
   TOTAL TRACT AREA TO TITLE LINE GROSS = 0.41 AC.
   TOTAL AREA TO ULT R/W LINE = 0.25 AC

5. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY THIS OFFICE IN DECEMBER AND OCTOBER 2022

6. ACT #187 PA ONE CALL NOTIFICATION
   SERIAL NUMBER 2022-291-2153

LEGEND

- FEMA FLOODPLAIN
- SOILS — SOILS
- STREAM
- WL — EXISTING WETLANDS
- EXISTING BUILDINGS
- EXISTING PROPERTY LINE
- EXISTING 2 FOOT CONTOUR
- EXISTING 10 FOOT CONTOUR
- EXISTING CURB
- EXISTING PAVED DRIVEWAY
- X — EXISTING FENCE
- EXISTING TREE MASS
- EXISTING TREES AND BUSHES TO REMAIN
- EXISTING EASEMENT
- EDGE OF EXISTING PAVED ROAD
- OHW — EXISTING POLES
- ST — EXISTING STORM SEWER
- S — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- G — EXISTING GAS MAIN

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

FIORAVANTI, INC.
CIVIL ENGINEERS & LAND SURVEYORS
618 STREET ROAD * SOUTHAMPTON, PA 18966
(215) 322 * 2143

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
VINCENT W. FIORAVANTI
ENGINEER
34398-E

REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		

DATE: 10/24/2022	
SCALE: 1"=20'	
JOB # 2114	FB # ---
DRAWN: STAFF	CHECKED: VWF

READING AVE
LOWER MAKEFIELD TOWNSHIP
PREPARED FOR:
ADR INVESTMENTS, LLC
7998 NEW FALLS RD
LEVITTOWN PA 19055

EXISTING FEATURES PLAN