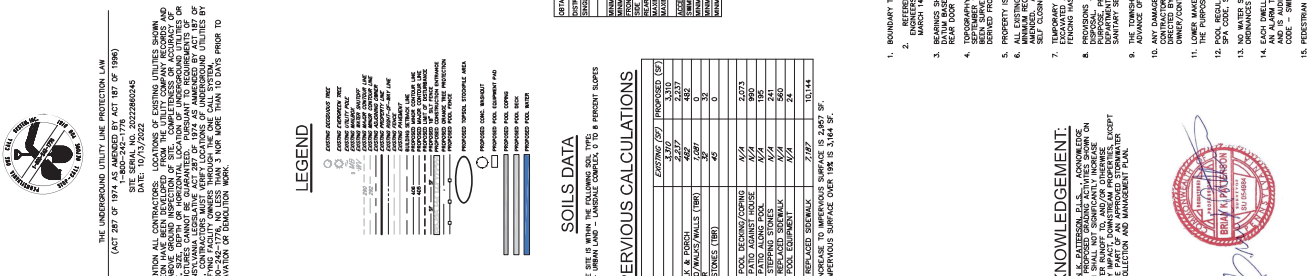


PREPARED BY: BUX-MONT SURVEYING SERVICES, LLC
 10 KING ROAD
 BRANK K. PATTERSON, P.L.S.
 TELFORD, PA, 18969
 BUCKS COUNTY, PENNSYLVANIA
 PARCEL 20-068-012
1756 ASHBOURNE DRIVE
POOL PERMIT PLAN

PREPARED FOR: ALAN & EILEEN BRACKUP
 1756 ASHBOURNE DRIVE
 YARLEY, PA 19077
REVISIONS:

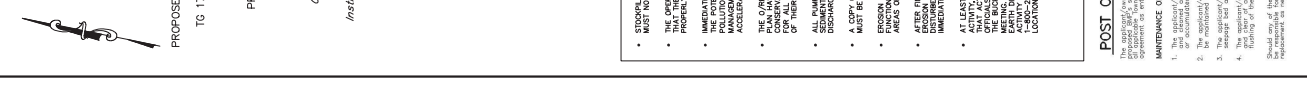
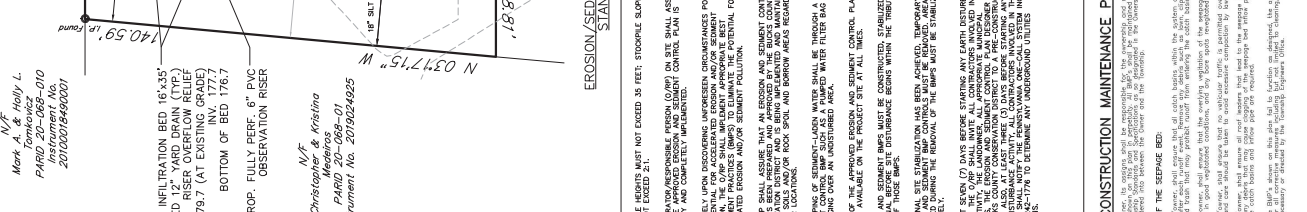
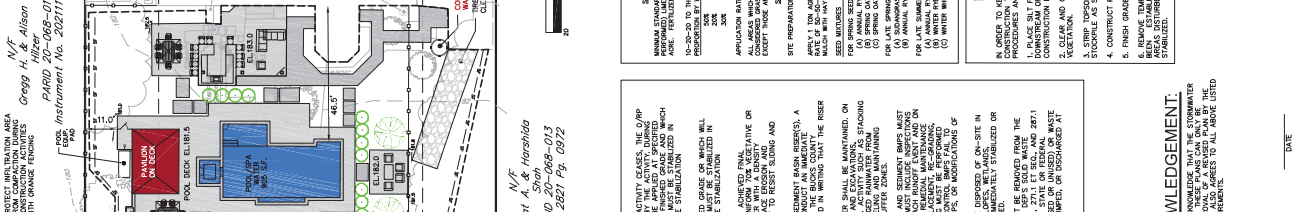
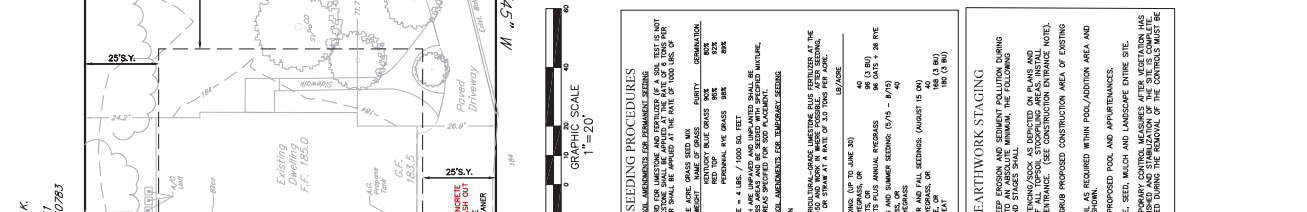
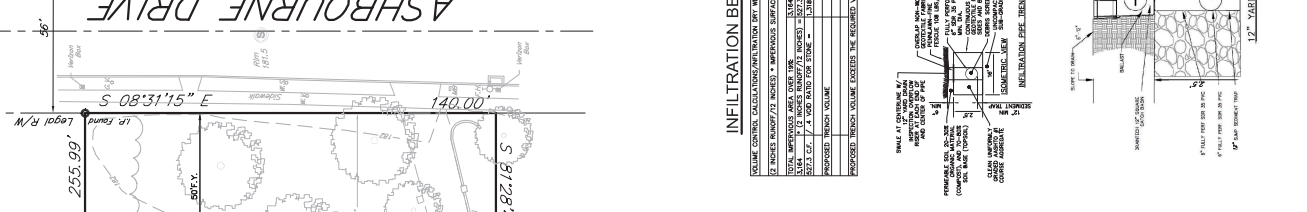


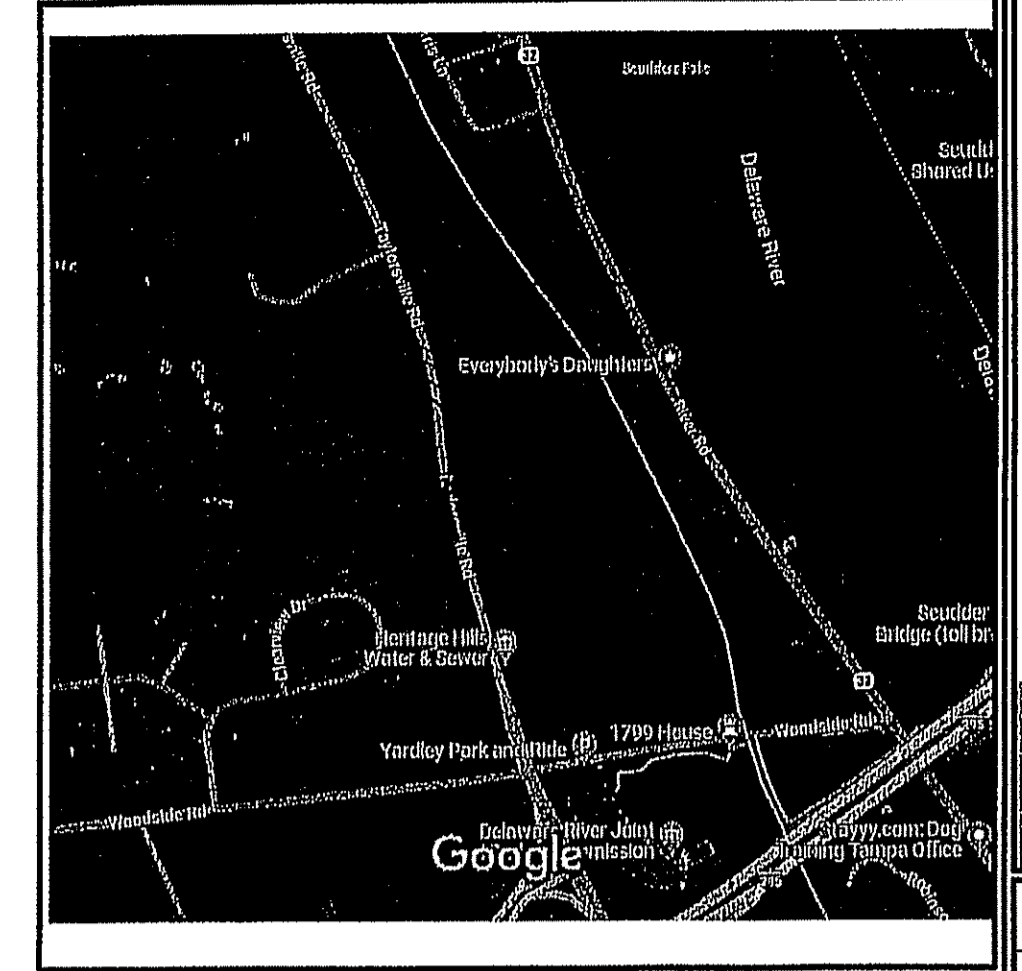
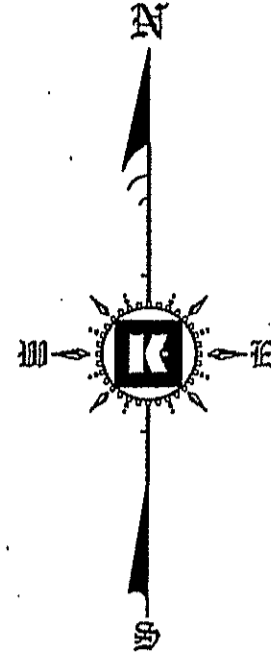
TAX PARCEL INFORMATION
 SUBJECT PARCEL IS IDENTIFIED BY BUCKS COUNTY TAX MAP NO. 20-068-012
 LOWER MARSHFIELD TOWNSHIP
 RECORDED DEED DATA IS AS FOLLOWS:
 AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF BUCKS AT DOVERLEIGH, PENNSYLVANIA
 DEED NO. 10-09-07-001
 INSTRUMENT NO. 2019044929
 REGISTERED 04/27/2019
 DEED NO. 10-09-07-002
 INSTRUMENT NO. 2019044929
 REGISTERED 04/27/2019

ZONING DATA

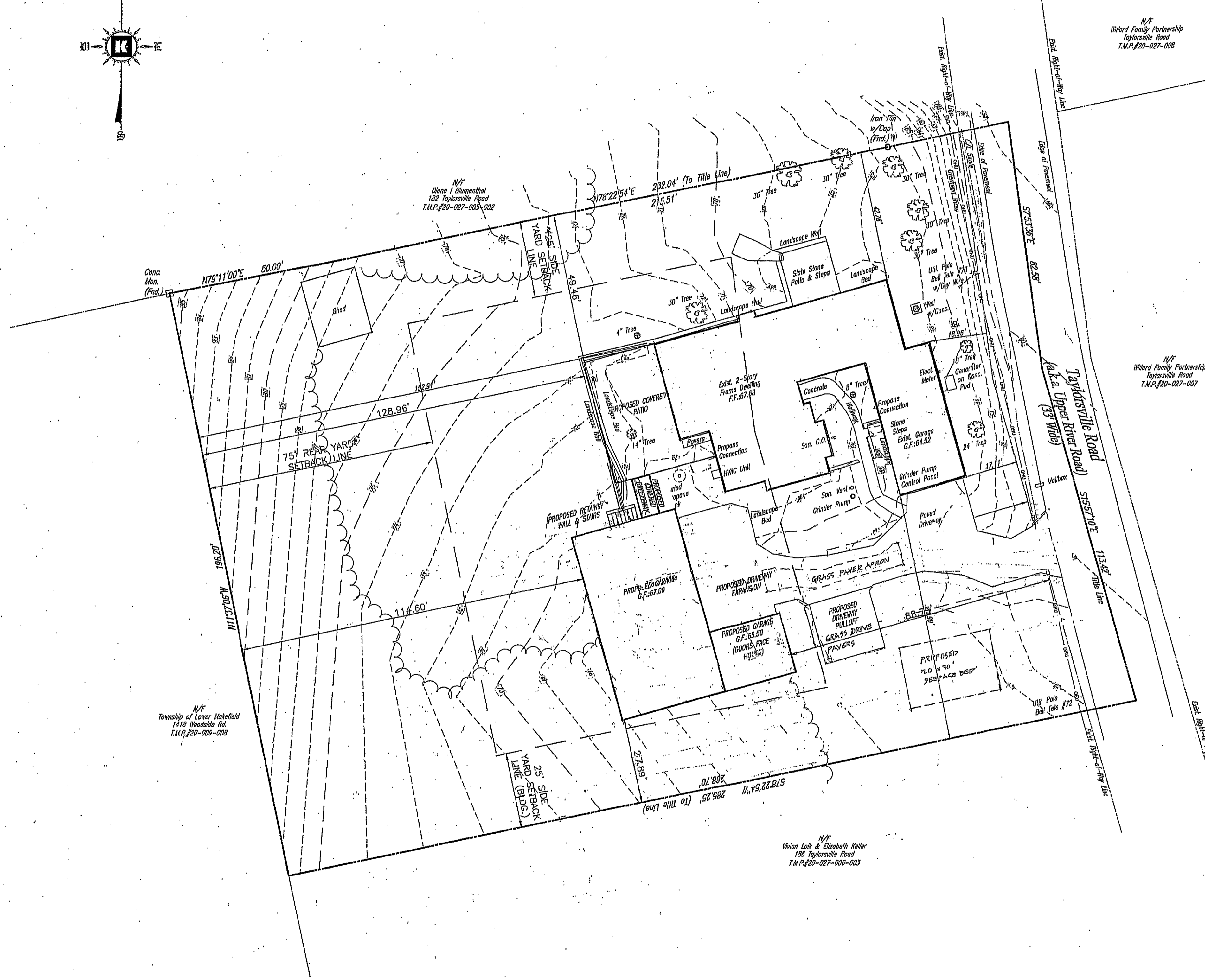
OBTAINED FROM THE TOWNSHIP OF LOWER MARSHFIELD ZONING ORDINANCE

MAXIMUM LOT AREA (SQUARE FEET)	MINIMUM LOT AREA (SQUARE FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MINIMUM FRONT SETBACK (FEET)	MINIMUM SIDE SETBACK (FEET)	MINIMUM REAR SETBACK (FEET)
10,000	5,000	10	5	5	10	5	5
20,000	10,000	15	10	10	15	10	10
30,000	15,000	20	15	15	20	15	15
40,000	20,000	25	20	20	25	20	20
50,000	25,000	30	25	25	30	25	25
60,000	30,000	35	30	30	35	30	30
70,000	35,000	40	35	35	40	35	35
80,000	40,000	45	40	40	45	40	40
90,000	45,000	50	45	45	50	45	45
100,000	50,000	55	50	50	55	50	50





KEY MAP
Scale: 1" = 2,000'



SURVEY NOTES:

- PROPERTY INFORMATION:
 - OWNER OF RECORD: CHARLES PISTORIO
 - ADDRESS: 183 TAYLORSVILLE ROAD, WASHINGTON CROSSING, PA 18977
 - APN: 20-027-008
 - LOT AREA: 1.280 ac., 54,893.65 sq.ft. (GROSS)/1.186 ac., 51,654.67 sq.ft. (NET)
 - PROPERTY MATHEMATICALLY CLOSES.
- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY KELLY ENGINEERS IN JANUARY 2023. THE LIMIT OF THE FIELD SURVEY IS SHOWN ON THIS PLAN.
- HORIZONTAL DATUM/BEARINGS OF LINES ARE BASED ON DEED OF RECORD. VERTICAL DATUM/ELEVATIONS ARE BASED ON NGVD 88 DATUM, THE VALUES WERE DERIVED FROM GPS OBSERVATIONS SUPPLEMENTED WITH CLOSE LOOP GROUND TRAVERSE METHODS.
- PLAN REFERENCES:
 - A DEED FILED IN RECORDER OF DEEDS OFFICE OF BUCKS COUNTY AS INSTRUMENT #2022071286.
- THIS SURVEY IS NOT PREPARED WITH THE BENEFIT OF A TITLE REPORT.
- UTILITY LOCATIONS ARE LOCATED TO THE BEST OF OUR ABILITY BASED ON PENNSYLVANIA ONE CALL AND LOCATIONS OF PHYSICAL SURFACE FEATURES. NOT GUARANTEED AS TO THEIR EXACT LOCATION, OR THE EXISTENCE OF OTHERS, THAT ARE NOT SHOWN. A CONSTRUCTION PENNSYLVANIA ONE CALL SHOULD BE MADE PRIOR TO ANY EXCAVATION.
- THIS PROPERTY IS SUBJECT TO RESTRICTIONS, EASEMENTS, AND DOCUMENTS OF RECORD.
- SITE PLANS WITH PROPOSED GRADING, EROSION & CONTROL MEASURES, AND ALL OTHER APPLICABLE INFORMATION WILL BE SUBMITTED FOR APPROVAL AFTER ZONING APPROVAL IS OBTAINED.

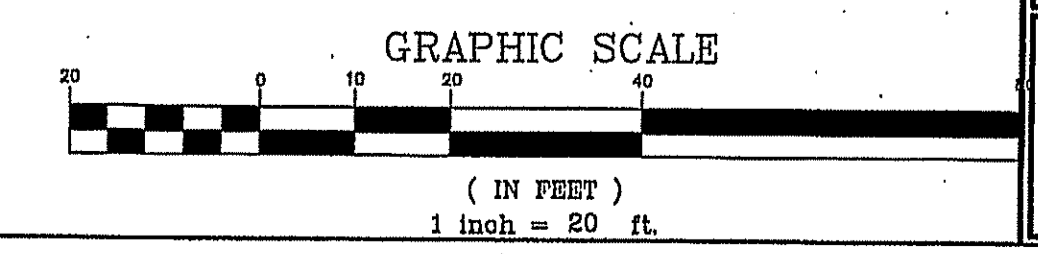
ZONING REQUIREMENTS:
ZONED: R-1 RESIDENTIAL LOW DENSITY DISTRICT

AREA & DIMENSIONAL INFORMATION	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA (NET)	1 AC.	51,654.67 S.F. (1.186 AC.)	51,654.67 S.F. (1.186 AC.)
MIN. LOT WIDTH @ BSBL	160 FT.	310.67 FT.	310.67 FT.
YARD SETBACK REQUIREMENTS			
MIN. FRONT YARD	80 FT.*	17.11 FT. **	17.11 FT. **
MIN. SIDE YARD	25 FT.	42.78 FT.	49.48 FT. TO PROP. COVERED PATIO
MIN. SIDE YARD ACCESS. BUILDING	10 FT.	N/A	27.80 FT. TO PROP. GARAGE
MIN. REAR YARD	75 FT.	152.91 FT.	128.86 FT. TO PROP. COVERED PATIO
MIN. REAR YARD ACCESS. BUILDING	10 FT.	N/A	114.80 FT. TO PROP. GARAGE
MAX. BUILDING HEIGHT	<35 FT.	<35 FT.	<35 FT.
MAX. IMPERVIOUS COVERAGE	0.18	0.1489	0.2265 ***

* INDICATES COLLECTOR ROAD FRONT YARD SETBACK WHERE 50 FT. OTHERWISE REQUIRED
 ** INDICATES NON-CONFORMING PRE-EXISTING CONDITION
 *** INDICATES VARIANCE APPROVAL REQUIRED FROM ARTICLE IV, SECTION 200-19 [IMPERVIOUS SURFACE REQUIREMENTS] (B) WHERE 0.18 MAXIMUM IMPERVIOUS COVERAGE IS ALLOWED AND AN INCREASE OF 0.0889 IS PROPOSED.

IMPERVIOUS AREA COMPUTATIONS:

	EXISTING	REMOVED	PROPOSED
DWELLING	4,198 S.F.	N/A	4,198 S.F.
DRIVEWAY (PAVED)	1,718 S.F.	1,718 S.F.	2,452 S.F.
DRIVEWAY (STONE)	430 S.F.	430 S.F.	N/A
WALKWAYS	233 S.F.	N/A	233 S.F.
SHED	406 S.F.	N/A	406 S.F.
PATIO	373 S.F.	88 S.F.	286 S.F.
WALLS	286 S.F.	81 S.F.	225 S.F.
MISC.	49 S.F.	N/A	49 S.F.
COVERED PATIO	N/A	N/A	1,074 S.F.
BREEZEWAY	N/A	N/A	76 S.F.
GARAGE	N/A	N/A	2,650 S.F.
TOTAL	7,891 S.F.	0.1489	11,849 S.F.
			(0.2265)



KELLY ENGINEERS
CONSULTING ENGINEERS & SURVEYORS
30 LaCru Avenue, Suite 201
Glen Mills, Pennsylvania 19342
610.358.5363 fax 610.358.9376

DATE	DESCRIPTION
Jan. 17, 2023	Final Survey

CHARLES PISTORIO
183 TAYLORSVILLE ROAD
LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA

PLAN OF PROPERTY

SHEET 1 of 1

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