

SITE CAPACITY CALCULATION
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: 1,679 AC
(2) SUBTRACT THE FOLLOWING:
(a) LAND WITH EXISTING ROADS AND THEIR ULTIMATE RIGHTS-OF-WAY AND UTILITY TRANSMISSION RIGHTS-OF-WAY: 0.177 AC
(b) LAND WITHOUT DEVELOPMENT OPPORTUNITIES DUE TO RESTRICTIONS SUCH AS RESTRICTIVE COVENANTS AND CONSERVATION EASEMENTS: 0.00 AC
(3) EQUALS BASE SITE AREA : 1,502 AC

B. CALCULATION FOR LAND WITH RESOURCE RESTRICTIONS AND RESOURCES PROTECTION
(1) DETERMINE LAND SUBJECT TO NATURAL RESOURCE RESTRICTIONS. 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.

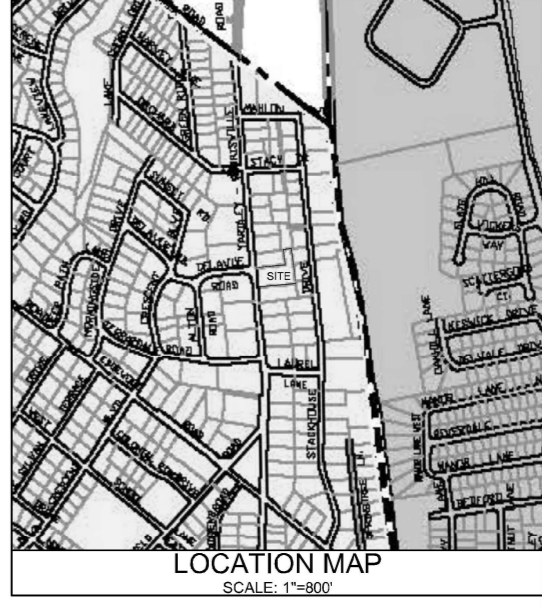
DATA MAPS	NATURAL RESOURCES	MINIMUM REQUIRED PROTECTION RATIO I	NATURAL RESOURCE PROTECTION II (AC.)	LAND IN PROTECTION III (AC.)	RESOURCE PROTECTION (COLUMN I x COLUMN II)
HYDROLOGIC SURFACE FEATURES	FLOODPLAIN	1.00	0.000	0.000	0.000
	FLOODPLAIN SOILS	1.00	0.000	0.000	0.000
	LAKES OR PONDS	1.00	0.000	0.000	0.000
	WETLANDS	1.00	0.000	0.000	0.000
SLOPES	WATERCOURSE BUFFER	1.00	0.000	0.000	0.000
	CLASS 1 SLOPES	0.50	0.197	0.098	0.098
	CLASS 2 SLOPES	0.70	0.291	0.145	0.145
	CLASS 3 SLOPES (GREATER THAN 25%)	1.00	0.051	0.051	0.051
WOODLAND ASSOCIATIONS	WOODLANDS	0.80	0.339	0.000	0.000

TOTAL LAND WITH NATURAL RESOURCE RESTRICTIONS: 0.339 AC.
TOTAL NATURAL RESOURCE PROTECTION LAND: 0.213 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.

C. DETERMINE SITE CAPACITY
(1) FOR ALL RESIDENTIAL SUBDIVISIONS AND LAND DEVELOPMENTS THE FOLLOWING CALCULATIONS SHALL APPLY:
(a) SINGLE-FAMILY DETACHED DEVELOPMENTS AND TWO-FAMILY DEVELOPMENTS
(1) FIND NET BUILDABLE SITE AREA FOR SINGLE-FAMILY DETACHED AND TWO-FAMILY DEVELOPMENTS
BASE SITE AREA MINUS TOTAL RESOURCE PROTECTED LAND (DETERMINED IN STEP B) = NET BUILDABLE SITE AREA
1,502 AC - 0.213 AC = 1,289 AC
BASE SITE AREA - TOTAL RESOURCE PROTECTED LAND = NET BUILDABLE SITE AREA

(2) FIND MAXIMUM NUMBER OF PERMITTED DWELLING UNITS FOR ALL SINGLE-FAMILY DETACHED AND TWO-FAMILY DEVELOPMENTS:
1,289 AC x 1.50 DU/AC = 1,934 DU
NET BUILDABLE SITE AREA x MAXIMUM DENSITY = MAXIMUM DU PERMITTED



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PENNSYLVANIA ONE CALL SYSTEM, INC.
1-800-242-1776

NOT VALID WITHOUT AN EMBOSSED SEAL OR SIGNATURE IN RED INK

HEALTH ALAN DUMACK
REGISTERED PROFESSIONAL LAND SURVEYOR
PA P.E. LICENSE NO. PE-051885-E
PA P.E. LICENSE NO. SU-054500-E

EXISTING IMPERVIOUS SURFACE TABULATION

DWELLING	= 2,674 SF
PORCH	= 53 SF
GARAGE	= 826 SF
POOL HOUSE	= 229 SF
STONE DRIVEWAY	= 11,330 SF
CONC. PADS/PAVERS	= 676 SF
WALLS	= 127 SF
STONE PATIO/WALKS	= 1,202 SF
POOL	= 653 SF
PROP. SHED	= 220 SF
TOTAL	= 17,770 SF
	= 27.16%

PROPOSED IMPERVIOUS SURFACE TABULATION

DWELLING	= 2,674 SF
PORCH	= 53 SF
GARAGE	= 826 SF
POOL HOUSE	= 229 SF
STONE DRIVEWAY	= 11,330 SF
CONC. PADS/PAVERS	= 676 SF
WALLS	= 127 SF
STONE PATIO/WALKS	= 1,202 SF
POOL	= 653 SF
PROP. SHED	= 220 SF
TOTAL	= 17,990 SF
	= 27.48%

ZONED: R-2, RESIDENTIAL DISTRICT
USE: SINGLE-FAMILY DETACHED DWELLING

REQUIREMENT	SECTION	REQUIRED	EXISTING	PROPOSED
MINIMUM NET LOT AREA	200-22	34,000 SF	65,436 SF.	65,436 SF.
MINIMUM LOT WIDTH AT B.S.B.L.	200-22	110 FT	192.25 FT.	192.25 FT.
MINIMUM FRONT YARD	200-22	40 FT	N/A	N/A
MINIMUM FRONT YARD FROM ARTERIAL ST.	200-63	100 FT.	159.17 FT.	159.17 FT.
MINIMUM SIDE YARD	200-22	15 FT	43.36 FT.	43.36 FT.
MINIMUM REAR YARD	200-22	50 FT	102.27 FT.	102.27 FT.
MAXIMUM IMPERVIOUS SURFACE RATIO	200-23.8	18%	27.16%*	27.49%
MAXIMUM BUILDING HEIGHT	200-22	35 FT	<35 FT.	<35 FT.
RESIDENTIAL ACCESSORY BLDG./STRUCTURE				
BLDG./STRUCTURE <200 SF	200-68.A.14(a)[2]			
MIN. SIDE YARD SETBACK		5 FT	N/A	N/A
MIN. REAR YARD SETBACK		5 FT	N/A	N/A
BLDG./STRUCTURE >200 SF	200-68.A.14(a)[3]			
MIN. SIDE YARD SETBACK		10 FT	15.54 FT	15.54 FT
MIN. REAR YARD SETBACK		10 FT	12.44 FT	12.44 FT
MAX. BUILDING HEIGHT	200-68.A.14(a)[4]	15 FT	<15 FT	<15 FT

* INDICATES AN EXISTING NON-COMFORMITY

GENERAL NOTES:

- ELEVATION INFORMATION IS BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
- THIS PLAN IS SUBJECT TO ANY AND ALL RIGHT-OF-WAY, EASEMENTS AND COVENANTS OF RECORD.
- 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 2008-121.
- NO PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0452J, EFFECTIVE DATE MARCH 16, 2015.
- ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND.
- 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.
- SITE IS SERVICED BY PUBLIC SEWER AND PRIVATE WATER. NO NEW CONNECTION ARE BEING PROPOSED.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THE AREA BETWEEN THE OVERALL TRACT LINES AND THE LEGAL RIGHT-OF-WAY LINE OF YARDLEY-MORRISVILLE ROAD IS OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION AT THE TIME OF DEDICATION.
- 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 CLOSEST 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.
- 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.
- ENTIRE SITE IS LOCATED WITHIN THE U/B - URBAN LAND-MATAPEAKE COMPLEX SOIL BOUNDARY.

Legend

Tract Boundary Line	---
Legal Right-of-Way Line	---
Ultimate Right-of-Way Line	---
Existing Water Main	---
Existing Storm Sewer	---
Existing Tree	○
Existing Trestle	---
Building Setback Line	---
Existing Sanitary Sewer	---
Existing Gas Main	---

DUMACK ENGINEERING
ESTABLISHED IN 1964

677 DURHAM ROAD
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FAX: (717) 598-1232

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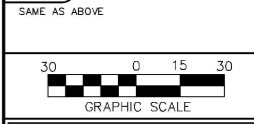
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CIVIL - STRUCTURAL ENGINEERS & SURVEYORS
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REV. NO.	DATE	REVISION
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EXISTING PARCEL INFO:
T.M.P. No. 20-038-110-001
DEED BOOK: PAGE No.
INSTRUMENT No.: 2014053344
CURRENT ZONING: R-2

OWNER OF RECORD:
DAVID M. & TARA C. FRIEDMAN
2210 YARDLEY-MORRISVILLE ROAD
YARDLEY, PA 19067

APPLICANT:
SAME AS ABOVE



ZONING PLAN
2210 YARDLEY-MORRISVILLE RD

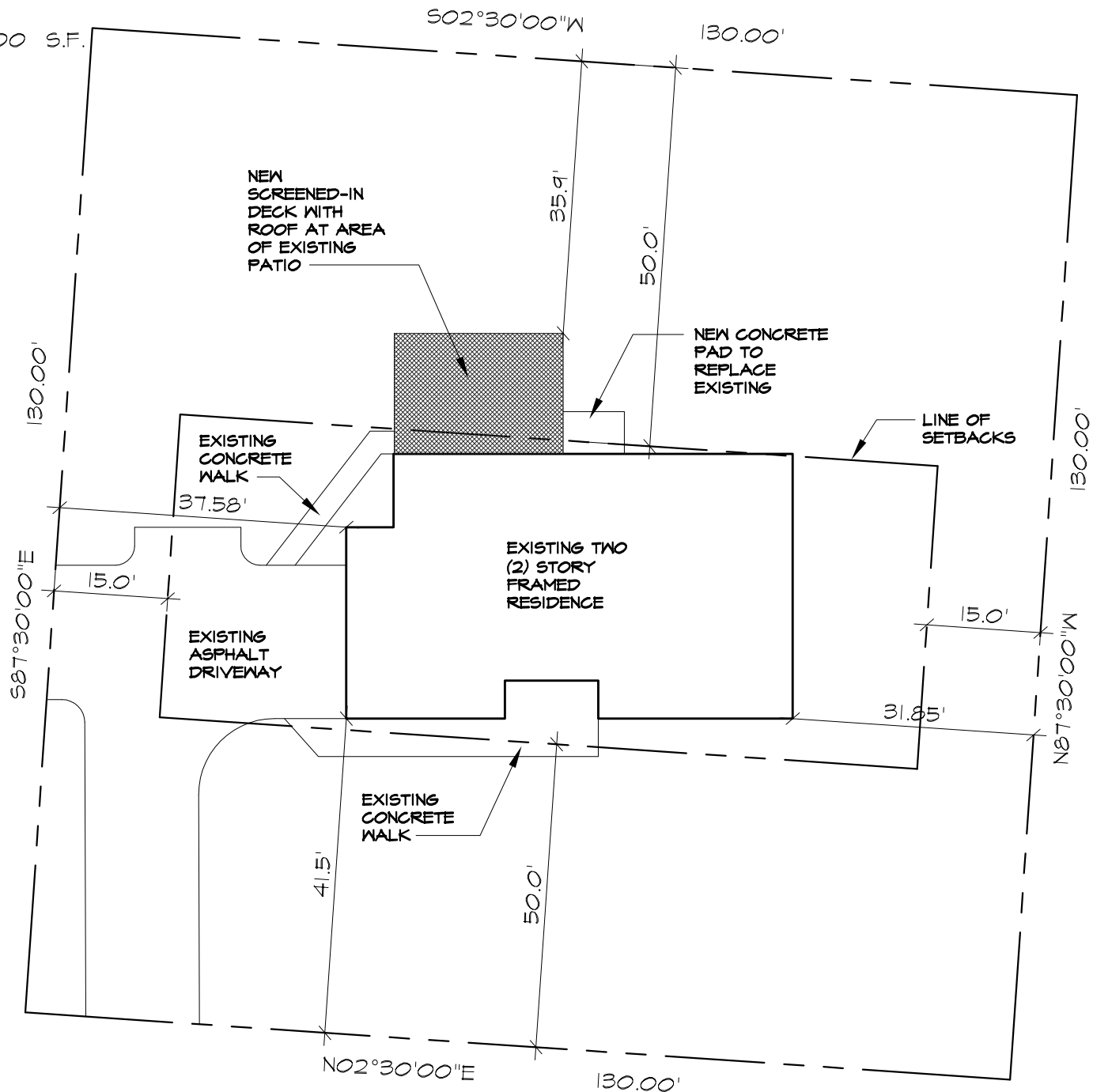
LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PA

DRAWN BY: H.A.D. CHECKED BY:
SCALE: 1"=30' PROJECT NO.:
PLAN DATE: DEC. 20, 2024 SHEET NO.: 1 of 2

5703

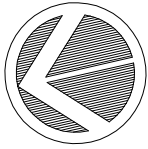
ZONING INFORMATION

1. PARCEL NO. 20-025-241
2. ZONE: RESIDENCE "R-2"
3. LOT AREA
MIN. LOT FRONTAGE = 110', EXISTING = 130'
MIN. LOT AREA = 16,500 S.F., EXISTING = 16,900 S.F.
4. FRONT YARD
40' MIN.
41.5' EXISTING (NO CHANGE)
5. SIDE YARD, EACH
15' MIN.
31.85' & 37.58' EXISTING (NO CHANGE)
6. REAR YARD
50' MIN.
35.9' PROPOSED (VARIANCE REQUIRED)
7. LOT COVERAGE
28% MAX. (4,732 SF)
24% PROPOSED (4,073 SF)
8. HEIGHT
PRINCIPLE USE: 35'-0" MAX.
26'-0" ± EXISTING (NO CHANGE)



NOTE:

SURVEY OBTAINED FROM:
TRI-STATE ENGINEERS & LAND SURVEYORS, INC.
801 WEST STREET ROAD
FEASTERVILLE, PA 19053
DATE OF SURVEY 8-30-79



WINTHROP DRIVE
SURVEY PLAN
SCALE: 1" = 20'-0"

REV.	DATE:	DESCRIPTION:
	1/22/25	ISSUED FOR APPROVAL

DRAWING:
SURVEY PLAN

PROJECT:
NEWHOOK RESIDENCE
838 WINTHROP DRIVE
MORRISVILLE, PA 19067

JTL JAMES T. LALLI, AIA
architect

275 FIELDBORO DRIVE
LAWRENCEVILLE, NJ 08648
PH: 609.882.6357 ■ WEBSITE: WWW.JTLAIA.COM ■ EMAIL: JTLAIA@COMCAST.NET



JAMES T. LALLI, AIA
PA LIC. NO. RA405263

SCALE: AS NOTED

DRAWING NO.

SP-1