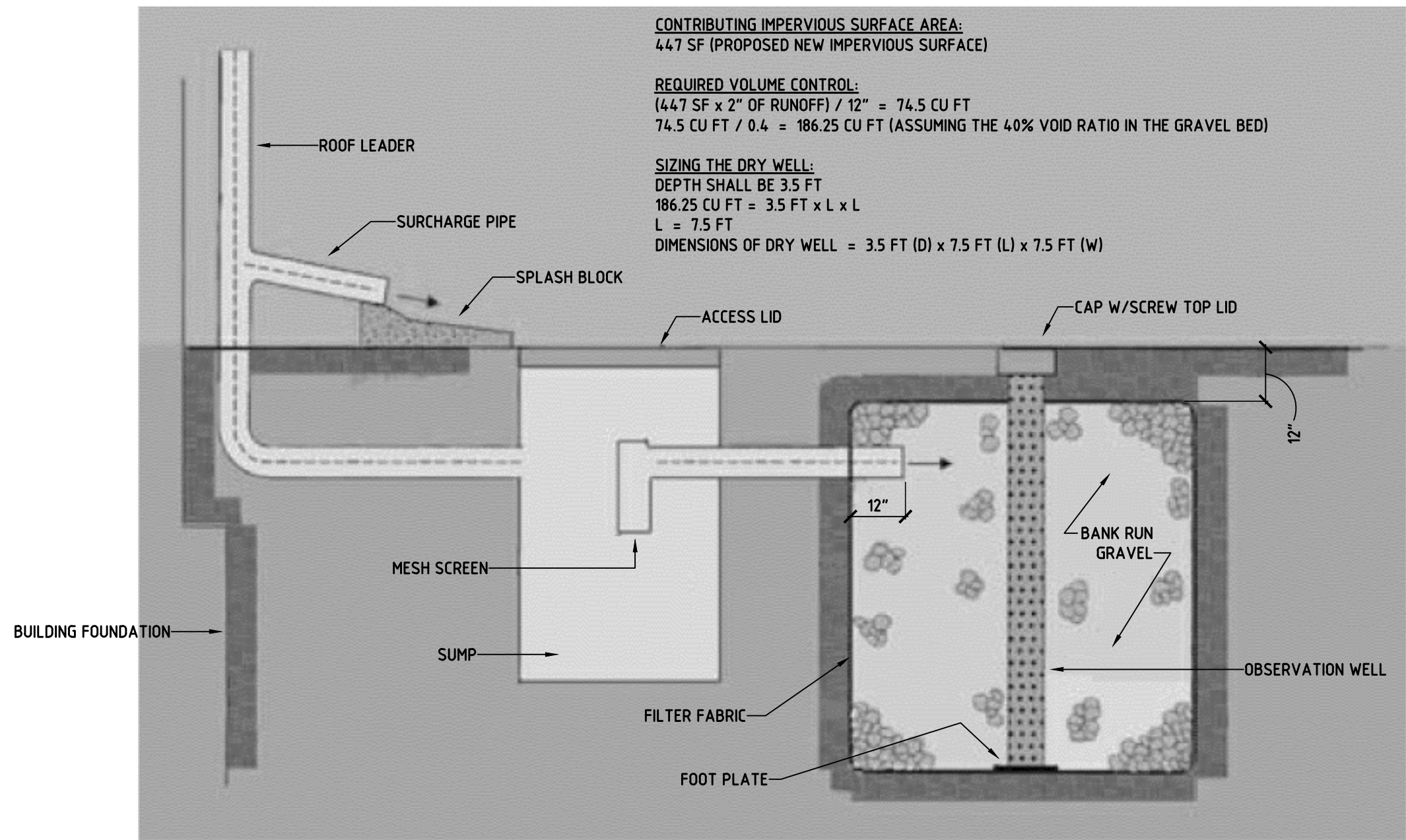


GENERAL NOTE:
THIS DOCUMENT IS FOR GRAPHIC
PURPOSES ONLY. CONSULTANT,
DESIGNERS, CONTRACTORS AND
OTHER TRADES SHALL BE
RESPONSIBLE FOR CHECKING AND
VERIFYING ALL PRESENT AND EXISTING
CONDITIONS, DIMENSIONS, ETC.
BEFORE PROCEEDING WITH WORK.



DRYWELL DETAIL

NTS

ZONING DISTRICT: R-2
LOT AREA: 16,500± SF (1.379± ACRES)

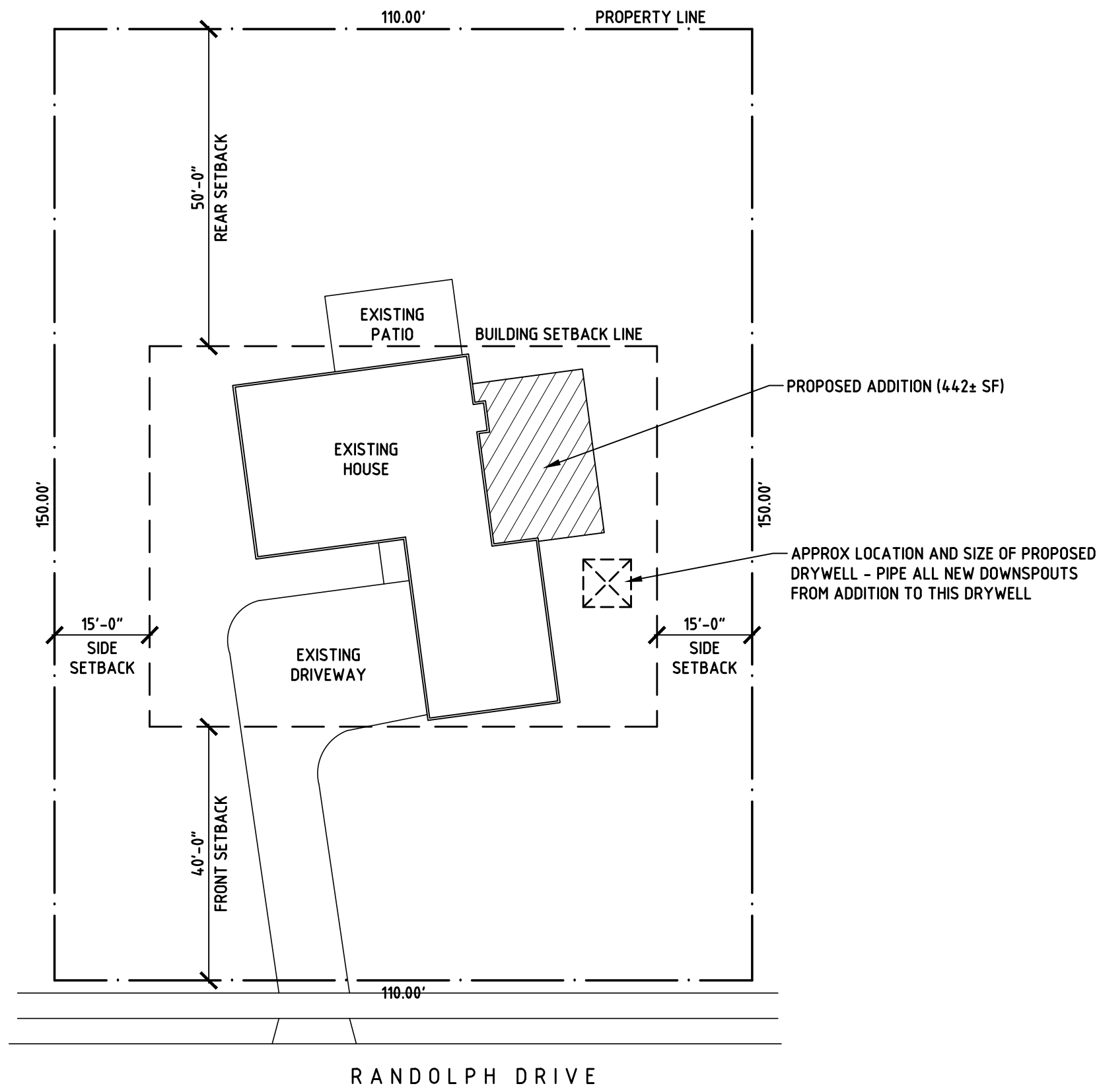
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 50'
IMPERVIOUS COVERAGE: 18% MAX (2,970± SF)

EXISTING HOUSE: 1,632± SF
EXISTING DRIVEWAY AND FRONT WALKWAY: 1,100± SF
EXISTING PATIO: 243± SF
TOTAL EXISTING IMPERVIOUS COVERAGE: 2,975± SF (18.0%)

PROPOSED ADDITION: 442± SF
TOTAL PROPOSED IMPERVIOUS COVERAGE: 3,417± SF (20.7%)

VARIANCE REQUIRED FOR INCREASE IN IMPERVIOUS SURFACE

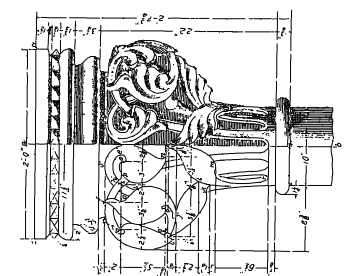
NOTE: DRYWELL WILL BE INSTALLED TO ACCOMMODATE EXISTING
AND PROPOSED NEW IMPERVIOUS COVERAGE OVER 18% (447± SF)



SITE PLAN

1"=20'

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



STOCKING RESIDENCE

1066 RANDOLPH DRIVE
YARDLEY, PA 19067

Drawn by: REW	Checked by:
Scale: as noted	Date: 12-22-25
Remarks	Date

2025231

DO NOT SCALE DRAWINGS

Z1

SHEET 1 OF 1

St. Ignatious School EMC signage



Please note that screen colors can vary greatly from the final print. If exact color matches are needed, please provide pantone codes. Randall Signs and Graphics, LLC is not liable for color variations if no specified color codes are provided. We provide 3 proofs with edits in our quote and any additional renderings will be subject to artwork fees. Customer must sign off on proofs to begin production.



The following Variances from the Lower Makefield Township Zoning Ordinance are being requested:

1. A variance from §§ 200-51.B.(1), 200-52.B.(1), 200-55.B.(2)(b), and 200-56.B., to allow construction of a single-family detached dwelling within the floodplain district.
2. A variance from § 200-56.H., to allow construction of a single-family detached dwelling within the floodplain where this would otherwise not be permitted.
3. A variance from § 200-58.B.(2), to allow reconstruction to an existing structure within the floodplain to more than 50% or its current market value.
4. A variance from § 200-56.B.(1), to allow reconstruction of an existing nonconforming structure which would increase the dimensional nonconformity.
5. A variance from § 200-86.B.(3)(b), to not require the Applicant/Owner to apply for a special exception pursuant to § 200-98, where reconstruction of a nonconforming structure would lead to a 50% increase in volume or area from the existing nonconforming structure.
6. A variance from § 200-56.C.(1), to allow the use of fill. The Applicant qualifies for a variance pursuant to § 200-59 and satisfies the conditions under § 200-56.C.(1)(a) through (g).
7. A variance from § 200-61.D., to not require an adequate driveway turnaround area so that vehicles do not back out directly onto collector roads. There is insufficient area to construct a driveway with a turnaround on the subject Premises.
8. A variance from § 200-13, where the minimum allowed lot size in the R-RP zone is 3 acres, to allow a lot size of 0.4154 acres, which is an existing nonconformity.
9. A variance from §§ 200-13 and 200-63, where the minimum allowed front setback to a collector road is 80 feet, to allow front setback of 19.3 feet, which reduces the existing non-conformity of 4.6 feet.
10. A variance from § 200-13, where the minimum allowed side yard in the R-RP zone is 25 feet, to allow a side yard of 10.2 feet, which reduces the existing non-conformity of 9.4 feet.
11. A variance from § 200-13, where the minimum allowed rear setback is 125 feet, to allow a rear setback of 95.7 feet.
12. A variance from § 200-61.C., to allow minimum building setbacks to be measured from the parcel lot lines, rather than the limit of the resource-protected lands.

VARIANCES REQUESTED FROM THE LOWER MAKEFIELD TOWNSHIP ZONING HEARING BOARD

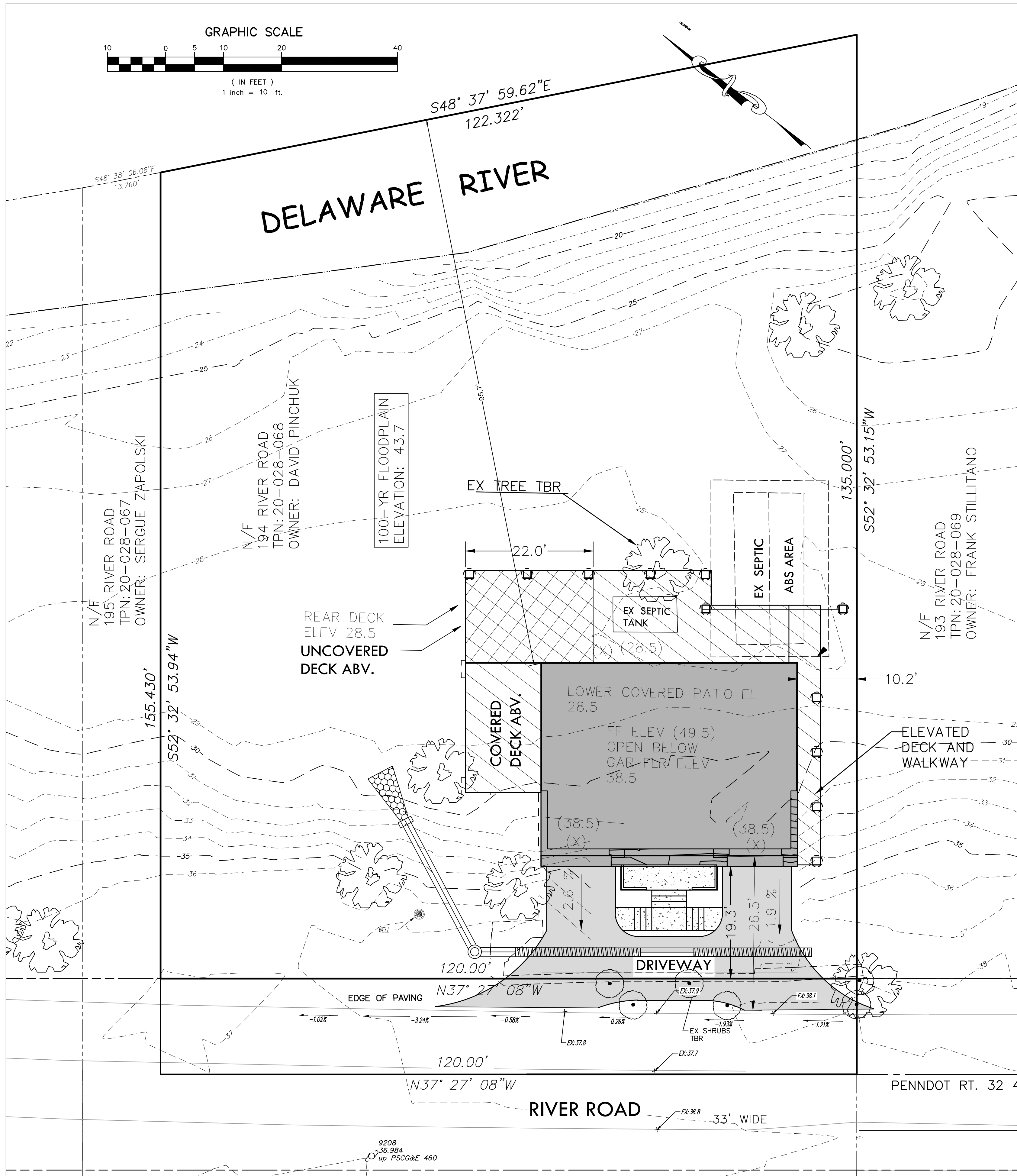
ZO Section 200-56.C. Design and Construction Standards - The following minimum standards apply for all construction and development proposed within any floodplain area:

- a. **ZO Section 200-56.C.(3)(a)** - All new or replacement water and sanitary sewer facilities shall be located, designed and constructed to minimize flood damages and infiltration of flood waters.
- b. **ZO Section 200-56.C.(3)(b)** - Sanitary sewer facilities shall be designed to prevent the discharge of untreated sewage into flood waters.
- c. **ZO Section 200-56.C.(4)** - All other utilities such as gas lines, electrical and telephone systems shall be located, elevated (where possible) and constructed to minimize the chance of impairment during a flood.
- d. **ZO Section 200-56.C.(8)(a)** - The building must be firmly anchored in accordance with acceptable engineering practices to prevent flotation, collapse or lateral movement. A signed and sealed certification by a Registered Professional Engineer that the proposed structural design meets these criteria must be submitted to the Township.
- e. **ZO Section 200-56.C.(8)(b)** - All air ducts, large pipes, storage tanks and other similar objects or components located below the Regulatory Flood Elevation shall be securely anchored or affixed to prevent flotation.
- f. **ZO Section 200-56.C.(9)** - Floors, walls, windows, doors and ceilings at or below the Regulatory Flood Elevation must comply with this Section.
- g. **ZO Section 200-56.C.(10)** - All paints, adhesives, finishes or wooden components used must comply with this Section.
- h. **ZO Section 200-56.C.(11)(a)** - Electrical distribution panels shall be at least three (3) feet above the Base Flood Elevation.
- i. **ZO Section 200-56.C.(11)(b)** - Separate electrical circuits shall serve lower levels and shall be dropped from above.
- j. **ZO Section 200-56.C.(12)** - Water heaters, furnaces, air conditioners and ventilating units, and other electrical, mechanical or utility equipment or apparatus shall not be located below the Regulatory Flood Elevation.
- k. **ZO Section 200-56.C.(13)** - All gas and oil supply systems shall be designed to prevent the infiltration of flood waters into the system and discharges from the system into flood waters. Additional provisions shall be made for the drainage of these systems in the event that flood water infiltration occurs.
- l. **ZO Section 200-56.C.(14)** - The Standards and Specifications contained 34 PA Code (Chapters 401-405), as amended and not limited to the following provisions shall apply to the above and other sections and sub-sections of this ordinance, to the extent that they are more restrictive and supplement the requirements of this ordinance:
International Building Code (IBC) 2009 or the latest edition thereof;
Sees. 801, 1202, 1403, 1603, 1605, 1612, 3402, and Appendix G.
International Residential Building Code (IRC) 2009 or the latest edition thereof;
Sees. R104, R105, R109, R322, Appendix E, and Appendix J.

CONSTRUCTION STANDARDS FOR STRUCTURES IN FLOODPLAIN

LEGEND

	EXISTING PROPERTY LINE
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	EXISTING CURB
	EDGE OF EXISTING PAVED ROAD
	EXISTING FENCE
	EXISTING EASEMENT
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING POLES
	EXISTING BUILDINGS
	EXISTING BUILDING SETBACK
	SOILS
	EXISTING PAVED DRIVEWAY
	EXISTING TREE MASS
	EXISTING TREES AND BUSHES TO REMAIN
	EXISTING TREES AND BUSHES TO BE REMOVED



BUILDING CALCULATION NOTES:

1. THE ENTIRE PROPERTY IS WITHIN THE 100 YEAR FLOOD WAY AS DEFINED BY LOWER MAKEFIELD TOWNSHIP FLOOD INSURANCE MAP MAKING THE NET LOT AREA 0. THIS MAKES ALL CALCULATIONS FOR BUILDABLE AREA NOT APPLICABLE.
2. EXISTING NON-CONFORMITIES WILL BE ADDRESSED BY ZONING VARIANCES AND SPECIAL EXCEPTIONS

I CERTIFY THAT THESE PLANS ARE FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING TO BE CONSTRUCTED WITHIN THE FLOODWAY OF THE DELAWARE RIVER. THE PROPOSED ENCROACHMENT WILL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS WITHIN THE COMMUNITY DURING THE OCCURRENCE OF THE BASE FLOOD DISCHARGE.

VINCENT W. FIORAVANTI

SOIL DESCRIPTION

SYMBOL	CLASS	HYDROLOGIC GROUP	DEPTH to RESTRICTIVE FEATURE	SOIL DESCRIPTION
AIA	2s	A	60" to 99"	Alton gravelly loam, 0 to 3% slopes

AREA OF DISTURBANCE = 0.261 AC



LOCATION MAP SCALE 1"=500'

GENERAL NOTES

1. THIS PROJECT INVOLVES THE DEMOLITION OF THE EXISTING DWELLING ON THE PARCEL AND ITS REPLACEMENT WITH A NEW DWELLING WHICH WILL BE DESIGNED AND CONSTRUCTED IN A MANNER INCORPORATING MODERN ENGINEERING STANDARDS APPROPRIATE TO THIS LOCATION.
2. SITE DATA: TMP# 20-028-068, 20,074.89 SF (0.461 AC) GROSS ADDRESS: 194 RIVER ROAD WASHINGTON CROSSING, PA 18977
3. ZONING DISTRICT: R-RP
4. BENCH MARK: RM 452-1 ELEVATION 49.71 FT (REVISED TO ELEVATION 48.719 PER VERTICON NAVD 1988) FEMA MAP PANEL 42017C0363J DATED MARCH 16, 2015 A CHISELED SQUARE ON THE NORTHEAST CORNER OF N. MAIN STREET BRIDGE OVER BROOK CREEK IN YARDLEY. BASE FLOOD ELEVATION (BFE) DERIVED FROM FIS PROFILE 42017C0002 PANEL 63P & 64P 43.67 (100 YR) MAP PANEL 42017C0363J. FLOOD ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON A FIELD SURVEY PERFORMED BY THIS OFFICE IN APRIL 2023.
6. OWNER / APPLICANT: DAVID PINCHUK, 1664 UMBRELL WAY YARDLEY, PA 19067
7. ZONING DISTRICT: R-RP RESIDENTIAL RESOURCE PROTECTION DISTRICT

ITEM	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	3 AC NET	0.4154 AC NET OF RD ROW 18095 SF 0.00 AC NET * NET OF RESOURCES	0.4154 AC *
LOT WIDTH	250 FT	120 FT *	120 FT *
FRONT YARD	80 FT***	4.6 FT *	19.3 FT *
SIDE YARD	25 FT	9.4 FT *	10.2 FT *
REAR YARD	125 FT	126.7 FT	95.7 **
IMPERVIOUS	10 %	5.44 % *	13.0 %
COVER - DEV			
IMPERVIOUS COVER - OWNER	13 %	5.44 % *	13.0 %

* EXISTING NON CONFORMITY

** VARIANCE REQUIRED

*** COLLECTOR ROAD - PER SECTION 200-63 SPECIAL SETBACKS ALONG ARTERIAL AND COLLECTOR STREETS

EX IMPERVIOUS SURFACE SUMMARY :

WALKWAYS	-	204 SF
BUILDING	-	781 SF
TOTAL	-	985 SF

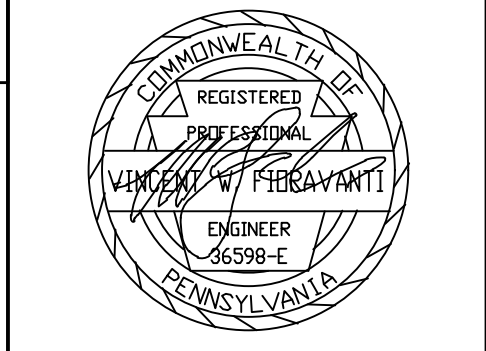
PROPOSED IMPERVIOUS SURFACE SUMMARY :

HOUSE	-	1550 SF
DRIVEWAY	-	653 SF
CONC WALKWAYS	-	151 SF
TOTAL	-	2354 SF TOTAL

NOTE:

1. STORAGE OF ALL MATERIALS THAT ARE BUOYANT, FLAMMABLE, EXPLOSIVE, OR IN TIMES OF FLOODING, COULD BE INJURIOUS TO HUMAN, ANIMAL, OR PLANT LIFE AND NOT LISTED IN SECTION 6.04, SHALL BE REMOVED FROM THE SITE AT THE END OF THE WORKING DAY.
2. CYLINDRICAL PIER LOCATIONS AS SHOWN ON THE PLAN SHALL NOT BE USED FOR STACKOUT PURPOSES.

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



REVISIONS	
NO.	DESCRIPTION
01	PER CLIENT
02	UPDATED RELIEF

DATE	DATE
10/18/23	2-19-25
SCALE: 1"=10'	5-7-25
JOB # 2195	FB # ---
DRAWN: STAFF	CHECKED: VWF

194 RIVER ROAD
LOWER MAKEFIELD TWP
PREPARED FOR:
DAVID PINCHUK
1664 UMBRELL WAY
YARDLEY, PA 19067

PERMIT PLAN

SHEET
1 OF 2

GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

BOUNDARY, LOCATION, & TOPOGRAPHIC SURVEY
DYNAMIC SURVEY, LLC
826 NEWTOWN YARDELY ROAD, SUITE 201
NEWTOWN, PA 18940
DATED: JUNE 11, 2025

2. OWNER/APPLICANT: ALYSSA M. DELUCA
71 MANOR LANE SOUTH
YARDELY, PA 19067

3. PARCEL DATA:
71 MANOR LANE SOUTH
PARCEL NO. 20-046-095
TOWNSHIP OF LOWER MAKEFIELD
BUCKS COUNTY, PA

4. ZONE: RESIDENTIAL-RESOURCE PROTECTION (R-RP) DISTRICT

UTILIZING JULY 1, 1946 ZONING ORDINANCE (R-2 DISTRICT) STANDARDS

5. EXISTING USE: SINGLE-FAMILY DETACHED DWELLING (PERMITTED USE) (§200-11A(2))

6. PROPOSED USE: SINGLE-FAMILY DETACHED DWELLING (PERMITTED USE) (§200-11A(2))
PRIVATE SWIMMING POOL (PERMITTED ACCESSORY USE) (§200-11A(3)(h))
RESIDENTIAL ACCESSORY STRUCTURE (STORAGE SHED) (PERMITTED ACCESSORY USE) (§200-11A(3)(i))

7. SCHEDULE OF ZONING REQUIREMENTS (§400 - §404 (1946 ORDINANCE) & §200-23.8 (CURRENT ORDINANCE))

ZONE REQUIREMENT	R-RP DISTRICT/R-2 DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA	N/S	0.25 AC. (11,022 SF)	0.25 AC. (11,022 SF)
MINIMUM LOT WIDTH (Ø BSBL)	N/S	90.0 FT	90.0 FT
MINIMUM FRONT YARD SETBACK (MANOR LANE)		40 FT	40.4 FT
MINIMUM REAR YARD SETBACK [1]		45 FT	53.0 FT
MINIMUM SIDE YARD SETBACK (ATTACHED GARAGE) (AGGREGATE)		15 FT	25.2 FT
MINIMUM SIDE YARD SETBACK (ATTACHED GARAGE) (CAST) [2]		10 FT	13.3 FT
MINIMUM SIDE YARD SETBACK (ATTACHED GARAGE) (WEST) [2]		5 FT	11.9 FT
MINIMUM BUILDING HEIGHT		35 FT	< 35 FT
MAXIMUM IMPERVIOUS COVERAGE (BY OWNER) [3] [4]		29.0%	28.2% (3,112 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (E) EXISTING NON-COMFORMANCE (V): VARIANCE

[1] REAR YARD OPEN PORCHES MAY EXTEND INTO THE REAR YARD SETBACK

[2] SIDE YARD SHALL NOT BE LESS THAN FIVE (5') FEET

[3] IMPERVIOUS SURFACE RATIO AS A FUNCTION OF GROSS LOT AREA

[4] AREA OF SWIMMING POOL LOCATED INSIDE COPING NOT CLASSIFIED AS IMPERVIOUS COVERAGE (§200-7)

B. ACCESSORY USE & ACCESSORY STRUCTURE REQUIREMENTS

A. NO ACCESSORY BUILDINGS OR STRUCTURES SHALL BE PERMITTED IN FRONT YARDS. ACCESSORY BUILDINGS OR STRUCTURES SHALL ONLY BE PERMITTED IN THE SIDE AND/OR REAR YARDS BEHIND THE MEDIAN LINE OF THE RESIDENTIAL DWELLING. FOR PURPOSES OF THIS SECTION, "MEDIAN LINE" SHALL BE DEFINED AS THE CENTRAL LOCATION EQUIDISTANT FROM THE FRONT AND REAR BOUNDARIES OF THE DEPTH OF THE RESIDENTIAL DWELLING. THIS POINT IS DETERMINED BY MEASURING THE TOTAL DEPTH OF THE HOME FROM THE FRONT EXTERIOR WALL TO THE REAR EXTERIOR WALL AND IDENTIFYING THE MIDPOINT ALONG THIS DEPTH. (§200-69A(14)(o)(1))

B. ACCESSORY BUILDINGS OR STRUCTURES LESS THAN 200 SQUARE FEET (E.G., SHEDS) MAY BE LOCATED NO CLOSER THAN FIVE FEET FROM ANY SIDE OR REAR PROPERTY LINE. (§200-69A(14)(o)(2))

C. ACCESSORY BUILDINGS OR STRUCTURES GREATER THAN 200 SQUARE FEET (E.G., GARAGES) MAY BE LOCATED ON PERMITTED SIDE AND/OR REAR YARDS BUT NOT LESS THAN TEN FEET FROM ANY PROPERTY LINE. (§200-69A(14)(o)(3))

D. NO ACCESSORY BUILDING OR STRUCTURE SHALL EXCEED 15 FEET IN HEIGHT. (§200-69A(14)(o)(4))

E. FENCES AND WALLS MAY BE ERECTED IN THE FRONT, REAR OR SIDE YARD OR IN A SPECIAL SETBACK REQUIRED BY §200-63, SUBJECT TO THE FOLLOWING PROVISIONS AND WITH THE EXCEPTION THAT NO FENCE OR WALLS SHALL BE LOCATED WITHIN ANY PUBLIC RIGHT-OF-WAY, EASEMENT (EXCEPT FOR A BUFFER EASEMENT) OR REQUIRED SIGHT TRIANGLE. THE MAXIMUM PERMITTED HEIGHT OF ANY FENCE OR WALL LOCATED IN A REAR OR SIDE YARD OR IN A SPECIAL SETBACK SHALL BE SEVEN (7') FEET. (§200-69A(14)(c))

9. PRIVATE SWIMMING POOL REQUIREMENTS

A. THE POOL SHALL BE LOCATED AT LEAST TEN (10') FEET FROM THE REAR OR SIDE PROPERTY LINE AND TEN (10') FEET FROM ANY PORTION OF THE BUILDING. IT SHALL BE LOCATED AT LEAST SIXTY (60') FEET FROM THE RIGHT-OF-WAY LINE OF ANY COLLECTOR ROAD IN THE TOWNSHIP AND AT LEAST EIGHTY (80') FEET FROM THE RIGHT-OF-WAY LINE OF ANY ARTERIAL ROAD IN THE TOWNSHIP. (§200-70A(1))

B. IT SHALL BE SUITABLY DESIGNED AND LOCATED AS A NUISANCE OR HAZARD TO ADJOINING PROPERTY OWNERS OR THE PUBLIC. OUTDOOR LIGHTS, IF USED, SHALL BE SHIELDED AND NOT REFLECTED TOWARD ADJACENT RESIDENTIAL PROPERTIES. (§200-70A(2))

C. PROVISION SHALL BE MADE FOR DRAINAGE OF THE POOL AND BACKWASH WATER DISPOSAL. THE USE OF OPEN FIELDS, LAWNS OR DRY WELLS SHALL BE PERMITTED FOR THIS PURPOSE, PROVIDED THAT THEY MEET THE REQUIREMENTS OF THE PENNSYLVANIA DEPARTMENT OF HEALTH. WATER SHALL NOT BE EMPTIED ONTO PUBLIC ROADS OR ADJOINING LAND BELONGING TO OTHERS OR INTO THE PUBLIC SANITARY SEWER SYSTEM. (§200-70A(3))

D. FENCE ENCLOSURES FOR SWIMMING POOLS ARE REQUIRED TO MEET THE REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE, AS AMENDED. (§200-70A(4))

10. PARKING REQUIREMENTS

A. FOR RESIDENTIAL USES, IN RESIDENTIAL DISTRICTS, REQUIRED OFF-STREET PARKING SPACES MAY BE LOCATED WITHIN THE REQUIRED FRONT YARD, PROVIDED THAT SUCH SPACES ARE PAVED WITH A HARD SURFACE MATERIAL AND NO PORTION OF EACH SPACE SO PROVIDED IS WITHIN FIVE (5') FEET OF THE RIGHT-OF-WAY LINE OR PROPERTY LINE AND NO TRUCKS OR COMMERCIAL VEHICLES ARE PARKED IN SUCH SPACES. (§200-78A(1))

B. SINGLE FAMILY DETACHED DWELLING UNITS SHALL PROVIDE A MINIMUM OF TWO (2) PARKING SPACES PER DWELLING UNIT ON THE LOT. (§200-79A(1))

11. FLOODPLAIN NATURAL RESOURCE PROTECTION REQUIREMENTS

A. RESOURCE PROTECTION RATIO FOR FLOODPLAIN SHALL BE 100%. NO STRUCTURES, FILLING, PIPING, DIVERTING OR STORMWATER DETENTION BASINS SHALL BE PERMITTED WITHIN THE FLOODPLAIN DISTRICT EXCEPT AS PROVIDED FOR IN §200-57 THROUGH §200-59. (V)

B. IN AE, AT-30, AND AH ZONES, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT SHALL HAVE THE LOWEST FLOOR (INCLUDING BASEMENT) ELEVATED UP TO, OR ABOVE THE REGULATORY FLOOD ELEVATION (THE BASE FLOOD ELEVATION PLUS 1 1/2 FOOT OF FREEBOARD). (§200-58B(1)(c))

C. NO EXPANSION OR ENLARGEMENT OF AN EXISTING STRUCTURE SHALL BE ALLOWED WITHIN THE IDENTIFIED FLOODPLAIN AREA THAT WOULD CAUSE ANY INCREASE IN BFE. IN A AREA/DISTRICT(S), BFEs ARE DETERMINED USING THE METHODOLOGY IN §200-55B(3), (§200-58B(1))

12. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

13. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.

14. BASED ON TOPOGRAPHIC SURVEY INFORMATION (VERTICAL DATUM - NAVD 88 (GEOID 18)) AND GEOGRAPHICAL PLOTTING, THE PREMISES IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE "AE" (EL. 33.5) PER FLOOD STUDY AND FLOOD INSURANCE RATE MAP NUMBER: 4207204522, COMMUNITY NAME: TOWNSHIP OF LOWER MAKEFIELD, EFFECTIVE DATE: 03/16/2015. THE FEMA FLOODPLAIN ZONE "AE" LINES DEPICTED ON THE PLANS ARE AS SHOWN ON THE FEMA WEBSITE AND ALIGN ACCURATELY WITH THE TOPOGRAPHIC SURVEY IN COMPARISON WITH THE BASE FLOOD ELEVATION (EL. 33.5).

15. AN NPDES PERMIT IS NOT REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

16. DRIVEWAY ACCESS TO A MUNICIPAL ROADWAY SHALL BE AUTHORIZED ONLY BY THE MUNICIPALITY HAVING JURISDICTION IN ACCORDANCE WITH APPLICABLE MUNICIPAL ORDINANCES.

17. A FINAL ON-SITE UTILITY DESIGN HAS NOT BEEN COMPLETED FOR PREPARATION OF THIS PLAN. COMPLETE LAND DEVELOPMENT DRAWINGS AND REVIEW BY THE APPLICABLE UTILITY AUTHORITIES IS STILL REQUIRED.

18. THIS PLAN IS INTENDED FOR ZONING APPROVAL PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION. THIS PLAN MAY BE SUBJECT TO CHANGE UPON PREPARATION OF COMPLETE LAND DEVELOPMENT PLAN DRAWINGS, AND REQUIRED PERMITTING.

VARIANCES REQUESTED:

THE FOLLOWING VARIANCES FROM THE ZONING HEARING BOARD ARE ANTICIPATED FROM THE LOWER MAKEFIELD TOWNSHIP ZONING ORDINANCE (ZO):

A. VARIANCES TO ALLOW CONSTRUCTION WITHIN THE FLOODPLAIN:

I. A VARIANCE FROM §§ 200-51.B.(1), 200-52.B.(1), 200-56.B.(2)(B), AND 200-56.B., TO ALLOW CONSTRUCTION OF A SINGLE-FAMILY DETACHED DWELLING WITHIN THE FLOODPLAIN DISTRICT.

II. A VARIANCE FROM § 200-56.H, TO ALLOW CONSTRUCTION OF A SINGLE-FAMILY DETACHED DWELLING WITHIN THE FLOODPLAIN WHERE THIS WOULD OTHERWISE NOT BE PERMITTED.

B. VARIANCES TO ALLOW RECONSTRUCTION OF AN EXISTING NONCONFORMING STRUCTURE:

I. A VARIANCE FROM § 200-58.B.(2), TO ALLOW RECONSTRUCTION TO AN EXISTING STRUCTURE WITHIN THE FLOODPLAIN TO MORE THAN 50% OF ITS CURRENT MARKET VALUE.

II. A VARIANCE FROM § 200-86.B.(1), TO ALLOW RECONSTRUCTION OF AN EXISTING NONCONFORMING STRUCTURE WHICH WOULD INCREASE THE DIMENSIONAL NONCONFORMITY.

III. A VARIANCE FROM § 200-86.D.(3)(B), TO NOT REQUIRE THE APPLICANT/OWNER TO APPLY FOR A SPECIAL EXCEPTION PURSUANT TO § 200-98, WHERE RECONSTRUCTION OF A NONCONFORMING STRUCTURE WOULD LEAD TO A 50% INCREASE IN VOLUME OR AREA FROM THE EXISTING NONCONFORMING STRUCTURE.

C. VARIANCES FROM FLOODPLAIN CONSTRUCTION REQUIREMENTS:

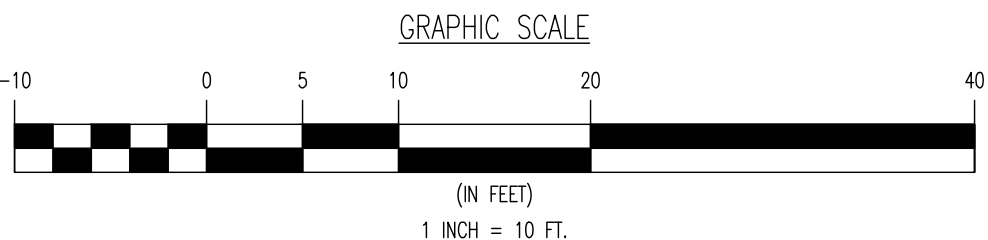
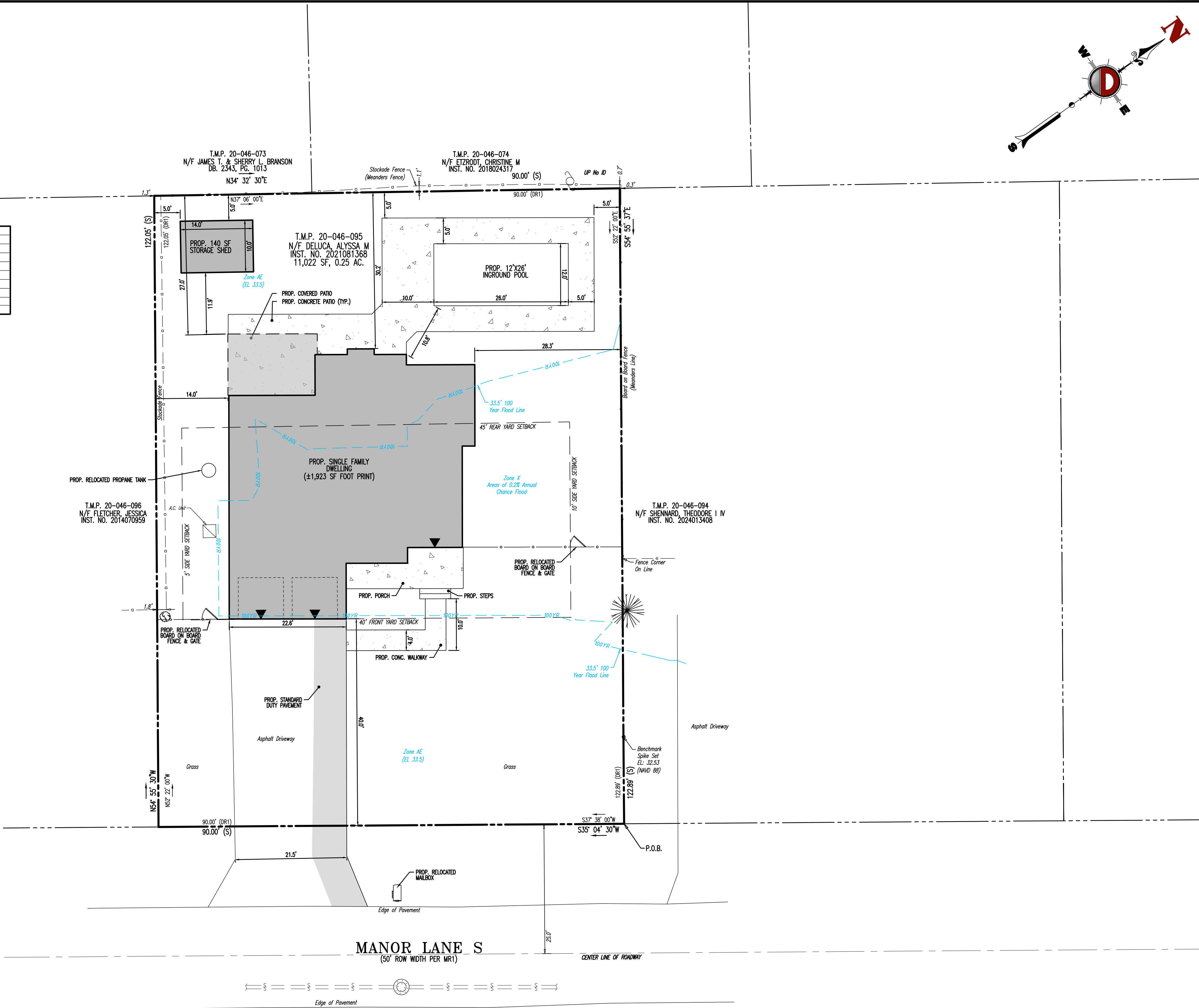
I. A VARIANCE FROM § 200-56.C.(1), TO ALLOW THE USE OF FILL. THE APPLICANT QUALIFIES FOR A VARIANCE PURSUANT TO § 200-59 AND SATISFIES THE CONDITIONS UNDER § 200-56.C.(1)(A) THROUGH (G).

D. VARIANCES FOR R-RP ZONE AND FLOODPLAIN DIMENSIONAL RELIEF:

I. VARIANCES FROM THE DIMENSIONAL REQUIREMENTS IN THE R-RP ZONE PURSUANT TO § 200-13:

1. A VARIANCE FROM THE PROVISIONS OF SECTION 200-22 TO PERMIT A REAR YARD SETBACK OF 27.0 FEET WHEREAS A MINIMUM OF 45 FOOT REAR YARD SETBACK WOULD OTHERWISE BE REQUIRED.

2. A VARIANCE FROM THE PROVISIONS OF SECTION 200-23B TO PERMIT AN IMPERVIOUS SURFACE RATIO OF 37.9% WHEREAS 29% WOULD OTHERWISE BE PERMITTED.



MWD	LZ	MWD	BY
12/19/25	REV. PER ZHB APPLICATION	11/13/25	REV. PER LAYOUT REVISIONS
3	REV. PER LAYOUT REVISIONS	2	REV. PER LAYOUT REVISIONS
1	REV. PER LAYOUT REVISIONS	1	REV. PER LAYOUT REVISIONS
REV.	DATE	COMMENTS	

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: MWD
CHECKED BY: DCR
DESIGNED BY: MTM

PROJECT: ALYSSA M. DELUCA
PROPOSED SINGLE FAMILY DETACHED DWELLING
PARCEL NO. 20-046-095
71 MANOR LANE SOUTH
TOWNSHIP OF LOWER MAKEFIELD, BUCKS COUNTY
PENNSYLVANIA

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES, DESIGNERS, OR ANY PERSON PREPARING TO DIGGING THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
826 Newtown Yardley Road
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PROFESSIONAL ENGINEER

TITLE: ZONING PLAN

SCALE: (H) 1"=10'
(V) 1"=10'

DATE: 09/05/2025

PROJECT No: 2379-25-02223

SHEET No: 1

Rev. #: 4

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