

SITE LOCATION MAP
Scale: 1" = 1000'

IMPERVIOUS SURFACE TABULATION			
Item Description	Total Existing (S.F.)	Proposed Change (S.F.)	Total Proposed (S.F.)
Driveway	755	126	881
Dwelling	1,828	0	1,828
Garage	0	720	720
Patio	227	-227	0
Shed	68	-68	0
Walkway (Concrete)	276	-15	261
Walkway (Stone)	150	-150	0
Walkway (Proposed)	0	61	61
Total	3,304	447	3,751

SITE DATA
 Tract Area (Gross): 16,648.05 S.F. (0.382 Ac.)
 Ultimate Right-of-Way: 0.00 S.F. (0.000 Ac.)
 Base Site Area (Net): 16,648.05 S.F. (0.382 Ac.)
 Lots Existing/Proposed: 1/1
 Units Existing/Proposed: 1/1

ZONING DATA
 District: R-2 - Residential Medium Density
 Existing Use: Single-Family Detached Dwelling (A-2)
 Proposed Use: Single-Family Detached Dwelling (A-2)

§200-22 - LOT AREA AND YARD REQUIREMENTS FOR DWELLINGS			
Dwellings	Permitted	Existing	Proposed
Min. Net Lot Area (S.F.)	16,500	16,648	16,648
Max. Building Height (Ft.)	35	<35	<35
Min. Front Yard (Ft.)	40	42	42
Min. Side Yard (Ft.)	15	22	22
Min. Rear Yard (Ft.)	50	33'	33'

§200-23.B - IMPERVIOUS SURFACE REQUIREMENTS ²			
Lot Size (S.F.)	Permitted	Existing	Proposed
15001 or up	0.18	0.198 ¹	0.225

§200-69.14 - RESIDENTIAL ACCESSORY BUILDINGS, STRUCTURES AND FENCES			
Residential Accessory Building	Permitted	Existing	Proposed
[1] Min. Front Yard (Ft.) ³	40	97	51
[2] Min. Setback (<200 S.F.)	5	7	N/A
[3] Min. Setback (>200 S.F.)	10	N/A	23
[4] Max. Building Height	15	<15	20

¹ Existing Nonconformity
² ImperVIOUS surface ratios shall apply to all tracts or lots to which the regulations in Subsection A of this section do not apply. (Approval of subdivision granted before 1987)
³ Accessory building or structures shall only be permitted in the side and/or rear yards behind the median line of the residential dwelling.

LEGEND

- Site Boundary Line
- Adjacent Lot Lines
- Right-of-Way Line
- 15' S.Y.S.L.
- Building Setback Line
- Existing Road Centerline
- Existing Fence
- Existing Major Contour Line (Survey)
- Existing Minor Contour Line (Survey)
- Existing Major Contour Line (LIDAR)
- Existing Minor Contour Line (LIDAR)
- Proposed Major Contour Line
- Proposed Minor Contour Line
- CS-12 Proposed 12" Compost Sock

- SOURCE NOTES:**
- Tract boundary derived from Bucks County Recorder of Deeds Instrument #2019027200.
 - Survey of site features and topography obtained from H&K Group, Inc. field survey performed 1/22/2026.
 - Topographic information beyond the limits of the Wilkinson & Associates, Inc. survey was derived from LIDAR Arc/Info coverage files published 2006 through 2008, downloaded from Pennsylvania Spatial Data Access (PASDA), (<http://www.pasda.psu.edu>).
 - Adjacent property lines and ownership information derived from Bucks County Tax Map images obtained online at Bucks County GIS (<http://bucksgis.maps.org/cgis/>).

DATE	REVISIONS	BY	CHK.	REV.

660 Pevsner Road, Morrisville, PA 19067
 Notarfrancesco Residence

SITE PLAN

LOWER MAKEFIELD TOWNSHIP BUCKS COUNTY

DRAWN C.A.Z.	SCALE 1" = 10'
DESIGN C.A.Z.	DRAWING NO. B459F-SITE-1A
CHECKED S.S.D.	SHEET 2 of 4
DATE 2/23/2026	

2022 Lecon Road - P.O. Box 198 - Shippen, PA 18474 - (610) 584-8800

Scale: 1" = 10'

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2026/02/23 10:30:13 AM
 C:\Users\jacob@hkg.com\AppData\Local\Temp\20260223103013\20260223103013.dwg
 Jacob@hkg.com
 Jacob@hkg.com

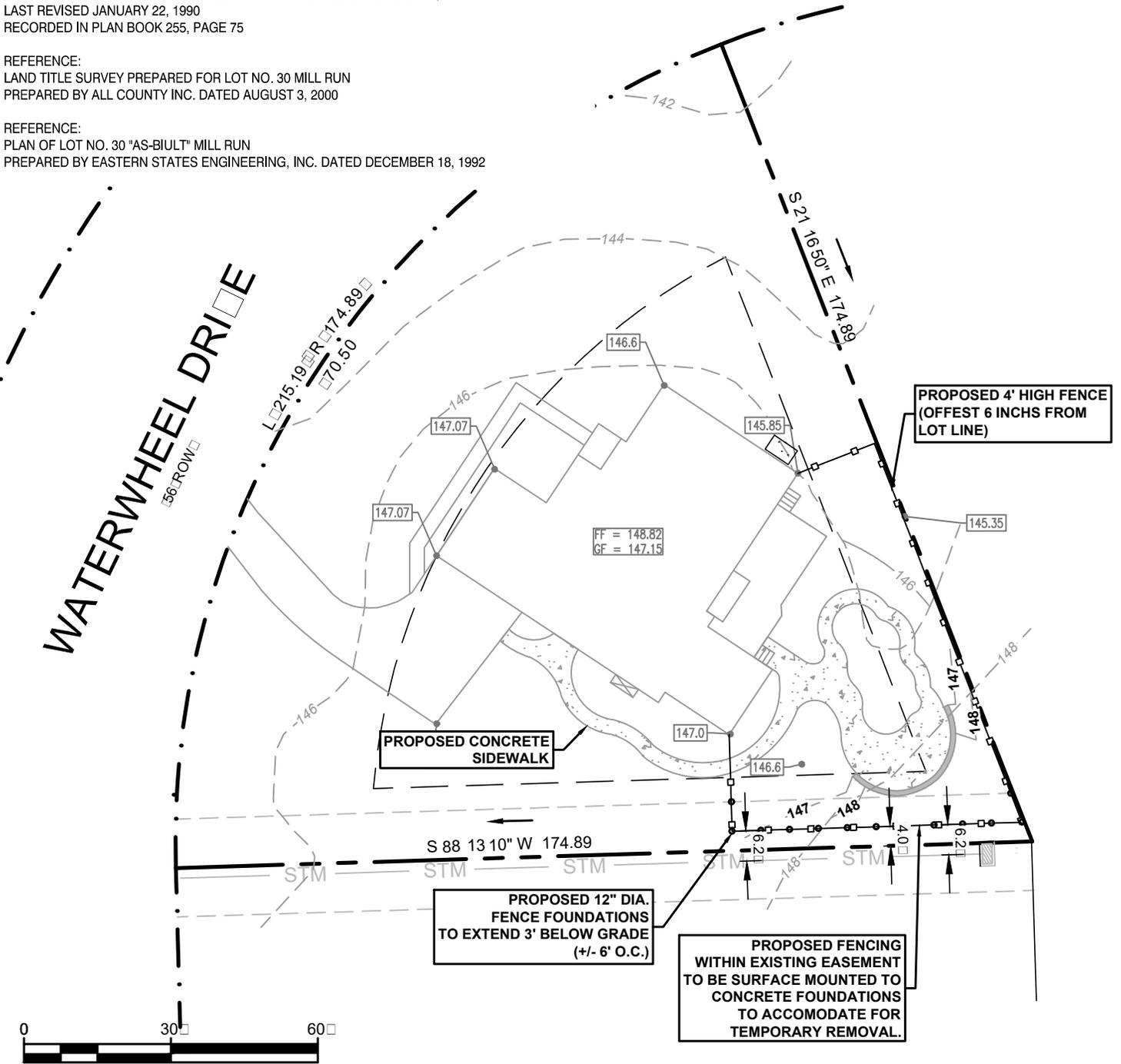
NO. 1193 WATERWHEEL DRIVE
 ZONER: R-2 (RESIDENTIAL MEDIUM DENSITY)
 LOT AREA: 0.43 ACRES (18,817.7 SQ. FT.)

ALL INFORMATION DEPICTED IS BASED ON THE FOLLOWING PLANS, NO FIELD SURVEY WAS PERFORMED IN THE DEVELOPMENT OF THIS PLAN.

REFERENCE:
 RECORDED PLAN OF "MILL RUN"
 PREPARED BY BENCH MARK ENGINEERING CORP. DATED DECEMBER 18, 1989
 LAST REVISED JANUARY 22, 1990
 RECORDED IN PLAN BOOK 255, PAGE 75

REFERENCE:
 LAND TITLE SURVEY PREPARED FOR LOT NO. 30 MILL RUN
 PREPARED BY ALL COUNTY INC. DATED AUGUST 3, 2000

REFERENCE:
 PLAN OF LOT NO. 30 "AS-BUILT" MILL RUN
 PREPARED BY EASTERN STATES ENGINEERING, INC. DATED DECEMBER 18, 1992

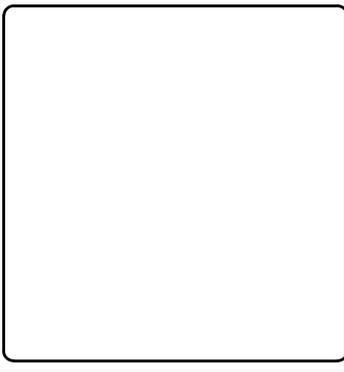


SITE PLAN
 BROZANSKI FENCE
 LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY

PVE

Waterfront Corporate Park III, Suite 101 P: 724-444-1100
 2000 Georgetown Drive F: 724-444-1104
 Sewickley, PA 15143 www.pve-llc.com

Civil Engineering | Land Development | Planning
 Landscape Architecture | Structures | Environmental



NORTH

DATE:	03-09-2026
SCALE:	1"=30'
PROJECT NUMBER:	15648

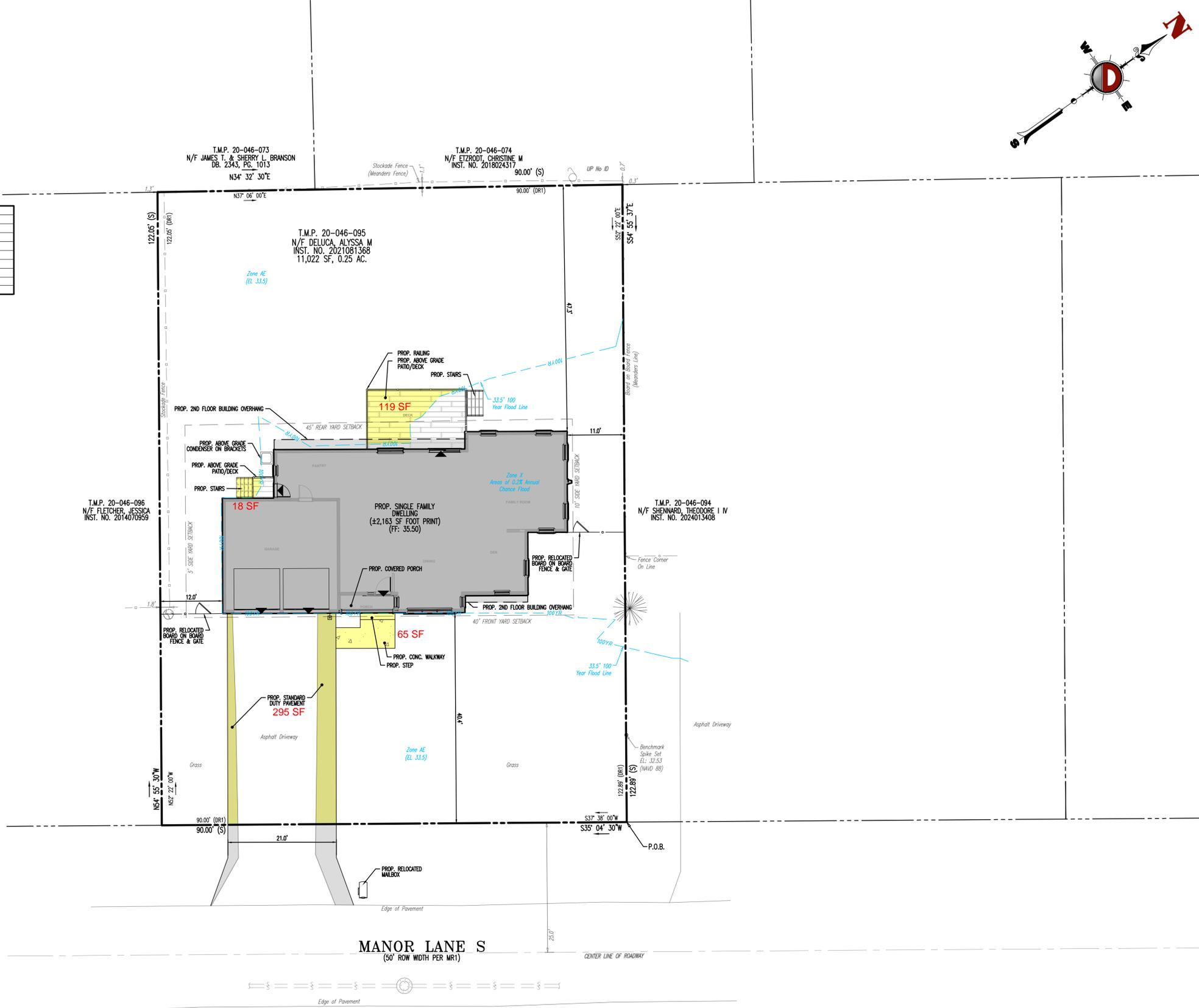
EXHIBIT "A"

GENERAL NOTES:

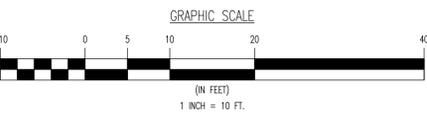
- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
BOUNDARY, LOCATION, & TOPOGRAPHIC SURVEY
DYNAMIC SURVEY, LLC
826 NEWTOWN YARDLEY ROAD, SUITE 201
NEWTOWN, PA 18940
DATED: JUNE 11, 2025
 - OWNER/APPLICANT: ALYSSA M. DELUCA
71 MANOR LANE SOUTH
YARDLEY, PA 19067
 - PARCEL DATA:
71 MANOR LANE SOUTH
PARCEL NO. 20-046-095
TOWNSHIP OF LOWER MAKEFIELD
BUCKS COUNTY, PA
 - ZONE:
RESIDENTIAL-RESOURCE PROTECTION (R-RP) DISTRICT
UTILIZING JULY 1, 1946 ZONING ORDINANCE (R-2 DISTRICT) STANDARDS
 - EXISTING USE: SINGLE-FAMILY DETACHED DWELLING (PERMITTED USE) (§200-11A(2))
 - PROPOSED USE: SINGLE-FAMILY DETACHED DWELLING (PERMITTED USE) (§200-11A(2))
 - SCHEDULE OF ZONING REQUIREMENTS (§400 - §404 (1946 ORDINANCE) & §200-23.B (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 | 40.4 FT |
| MINIMUM REAR YARD SETBACK [1] | 45 FT | 53.0 FT | 47.3 FT |
| MINIMUM SIDE YARD SETBACK (ATTACHED GARAGE) (AGGREGATE) | 15 FT | 25.2 FT | 23.0 FT |
| MINIMUM SIDE YARD SETBACK (ATTACHED GARAGE) (EAST) [2] | 10 FT | 13.3 FT | 11.0 FT |
| MINIMUM SIDE YARD SETBACK (ATTACHED GARAGE) (WEST) [2] | 5 FT | 11.9 FT | 12.0 FT |
| MINIMUM BUILDING HEIGHT | 29.0 FT | < 35 FT | < 35 FT |
| MINIMUM IMPERVIOUS COVERAGE (BY OWNERS) [3] | 29.0 FT | 28.2% (3,112 SF) | 28.8% (3,176 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
- 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)(a)(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)(a)(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 10 FEET FROM ANY PROPERTY LINE. (§200-69A(14)(a)(3))
 D. NO ACCESSORY BUILDING OR STRUCTURE SHALL EXCEED 15 FEET IN HEIGHT. (§200-69A(14)(a)(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)(g))
 - PARKING REQUIREMENTS
 I. 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. (§200-78.H(1))
 J. SINGLE FAMILY DETACHED DWELLING UNITS SHALL PROVIDE A MINIMUM OF TWO (2) PARKING SPACES PER DWELLING UNIT ON THE LOT. (§200-79.A(1))
 - 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, A1-30, 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). (§200-56.B(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). (§200-56.B(1))
 - 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.
 - 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.
 - 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: 4201702452, 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).
 - AN NPDES PERMIT IS NOT REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
 - DRIVEWAY ACCESS TO A MUNICIPAL ROADWAY SHALL BE AUTHORIZED ONLY BY THE MUNICIPALITY HAVING JURISDICTION IN ACCORDANCE WITH APPLICABLE MUNICIPAL ORDINANCES.
 - 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.
 - 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 VARIANCE FROM §200-51.B(1) & §200-52.B(1) TO ALLOW DISTURBANCE OF THE FLOODPLAIN FOR CONSTRUCTION OF A WIDENED DRIVEWAY, ABOVEGRADE PATIO/DECK AND CONCRETE WALKWAY.



AREA OF FLOODPLAIN ENCROACHMENT (497 SF TOTAL)



REV.	DATE	COMMENTS
1	03/10/25	REV. PER CLIENT COMMENTS
2	03/10/25	REV. PER UPDATED ARCH PLANS
3	03/10/25	REV. PER UPDATED ARCH PLANS
4	12/19/25	REV. PER ZMB APPLICATION
5	11/25/25	REV. PER LAYOUT REVISIONS
6	11/13/25	REV. PER LAYOUT REVISIONS
7	11/04/25	REV. PER UPDATED BUILDING FOOTPRINT

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

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

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

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JUSTIN A. GEONNOTTI
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. 080629

MATTHEW MAZZELLA
 PROFESSIONAL ENGINEER

TITLE: ENCROACHMENT AREA EXHIBIT

SCALE: (H) 1" = 10'
 (V) 1" = 10'
 DATE: 09/05/2025
 PROJECT No: 2379-25-02223

SHEET No: 1 OF 7
 Rev. #: 7

Plotted: 03/10/25 - 9:16 AM, By: lzhang, Product Ver: 25.0a (LMS Tech)
 File: \\cpc.local\cpc\projects\2379 deluca homes\25-02223 lower makefield pa (Dwg) Zoning Plans\037925022232379.dwg, ---- 01 ZONING PLAN