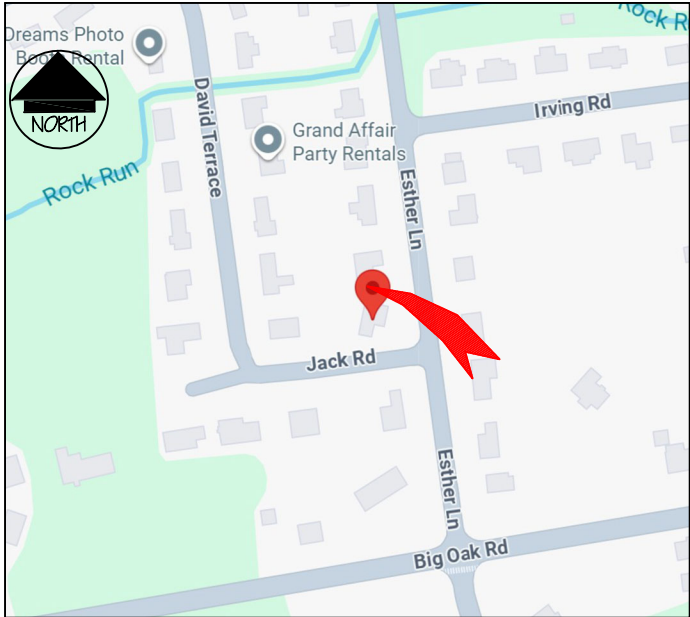


IMPERVIOUS COVERAGE CALCULATIONS	
EXISTING BUILDING/GARAGE COVERAGE	2,196 SF
EXISTING DRIVEWAY/WALK/PATIO COVERAGE	1,440 SF
EXISTING IMPERVIOUS COVERAGE	3,636 SF
EXISTING IMPERVIOUS COVERAGE PERCENTAGE	22.4%
PROPOSED ADDITION	462 SF
NEW WALK ADDITION	153 SF
TOTAL PROPOSED IMPERVIOUS COVERAGE	4,251 SF
NEW NET IMPERVIOUS COVERAGE	615 SF
PROPOSED IMPERVIOUS COVERAGE PERCENTAGE	26.2%

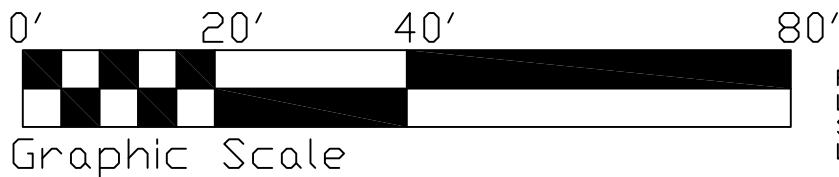
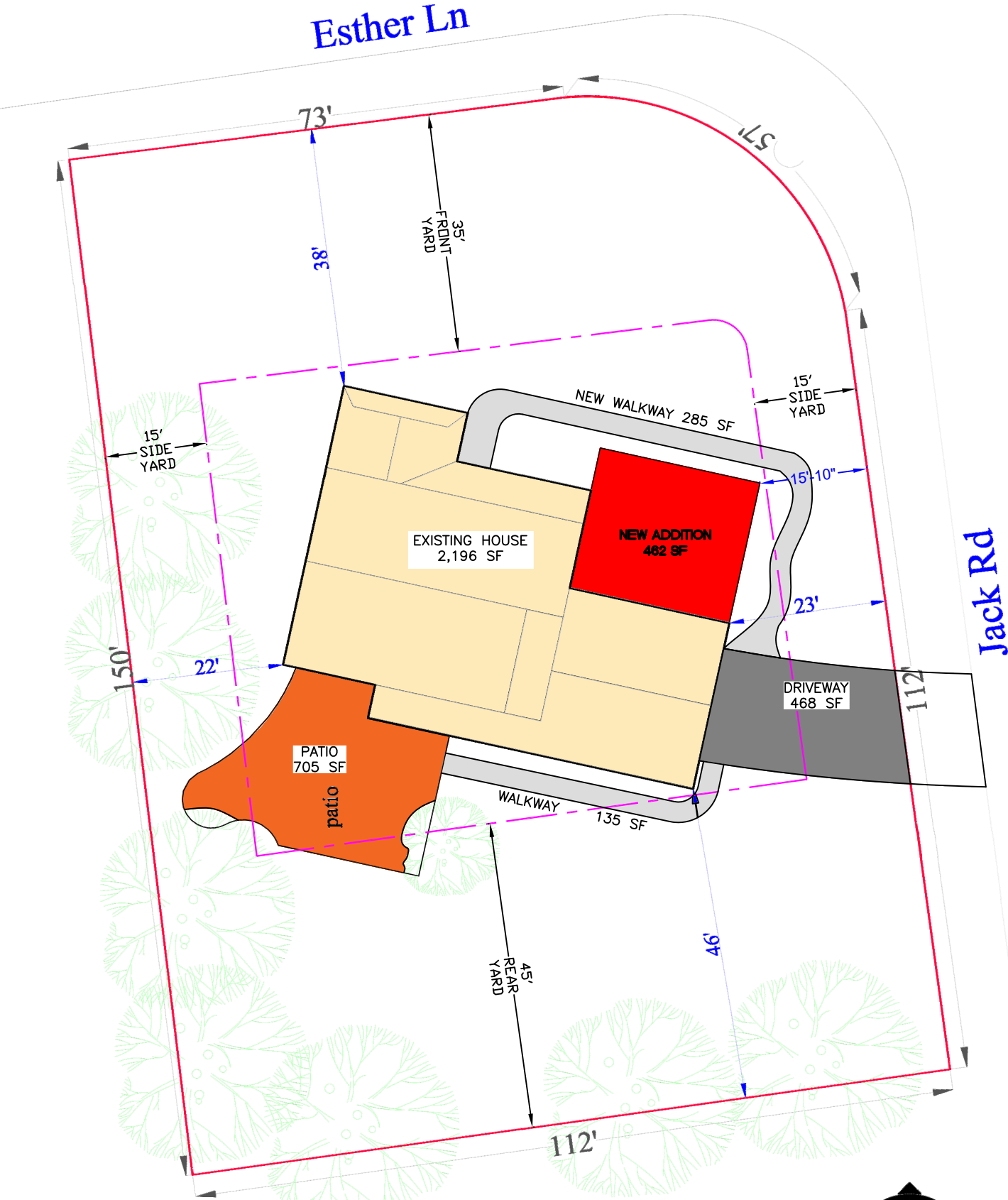
ZONING TABLE - ZONING DISTRICT R-2 - LOWER MAKEFIELD TOWNSHIP - PERMITTED USES: SINGLE FAMILY DWELLING			
	REQUIREMENT ¹	EXISTING	PROPOSED
MIN. LOT AREA	16,000 SF	16,235 SF	16,235 SF
MIN. LOT WIDTH	100 LF	112 LF	112 LF
FRONT YARD	35 FEET	35 FEET	35 FEET
SIDE YARD	15 FEET	15 FEET	15 FEET
REAR YARD	45 FEET	45 FEET	45 FEET
MAX. IMPERVIOUS COVERAGE ²	30.0%	22.4%	26.2%

ZONING NOTES:
1. PER SECTION 200-22.
2. PER SECTION 200-23.



GENERAL NOTES:

- KENNETH JUSTICE, P.E., IS NOT A REGISTERED LAND SURVEYOR NOR CLAIMS TO BE.
- ALL DIMENSIONS, MEASUREMENTS AND EXISTING FEATURES SHOWN ON THIS PLAN WERE TAKEN FROM DEEDS, GPS AND AERIAL PHOTOGRAPHY. THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE.
- THE CONTRACTOR SHALL CONTACT LOCAL UTILITY COMPANIES/AUTHORITIES, AND CALL PA ONE CALL SYSTEM (SEE BELOW) FOR UTILITY MARKOUT PRIOR TO CONSTRUCTION.
- KENNETH JUSTICE, P.E., DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR THE EXISTING SUBSURFACE UTILITY LINES SHOWN ON THE PLANS, NOR DOES KENNETH JUSTICE, P.E., GUARANTEE THAT ALL SUBSURFACE LINES ARE SHOWN. THE LOCATIONS OF ALL SUBSURFACE UTILITY LINES AND STRUCTURES SHALL BE VERIFIED BY THE CONTRACTOR WHO SHALL BE SOLELY RESPONSIBLE FOR THEIR MAINTENANCE, SUPPORT, OR REMOVAL AS REQUIRED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN UNDERGROUND UTILITY PLANS FROM THE UTILITY OWNERS AND FIELD LOCATE THE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- CHECK THE LOCATION OF THE EXISTING UTILITIES REQUIRED TO REMAIN IN PLACE, INCLUDING THOSE OVERHEAD OR UNDERGROUND, AND TAKE ALL NECESSARY PRECAUTIONS TO PREVENT INJURY OR DAMAGE DURING THE PERFORMANCE OF THE CONTRACT AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES THERETO. IF IN THE COURSE OF THE WORK ANY UTILITY LINE IS DAMAGED, MAKE AN IMMEDIATE CONTINUOUS EFFORT TO REESTABLISH SERVICE AS SOON AS POSSIBLE AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT PA ONE CALL SYSTEM, INC.
DIAL 8-1-1 OR 1-800-242-1776 (OUTSIDE PA)



PARCEL NO. (APN) 20-055-073
LAND USE RESIDENTIAL
SINGLE FAMILY RESIDENCE
LOT AREA 16,235 SF (0.37 ACRES)



SITE PLAN

FOR:
1505 ESTHER LANE
YARDLEY, PA 19067

SCALE: 1" = 20'

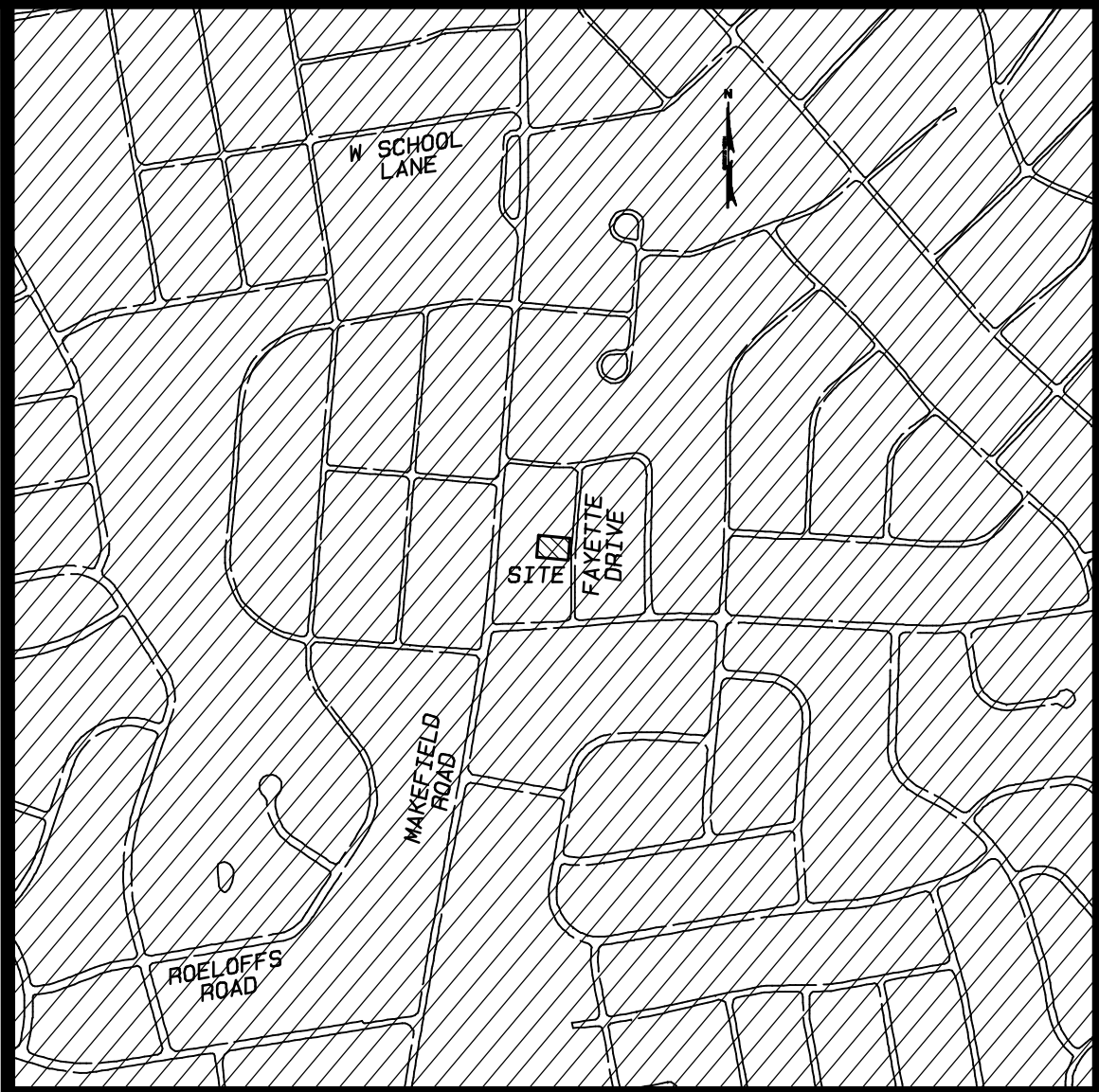
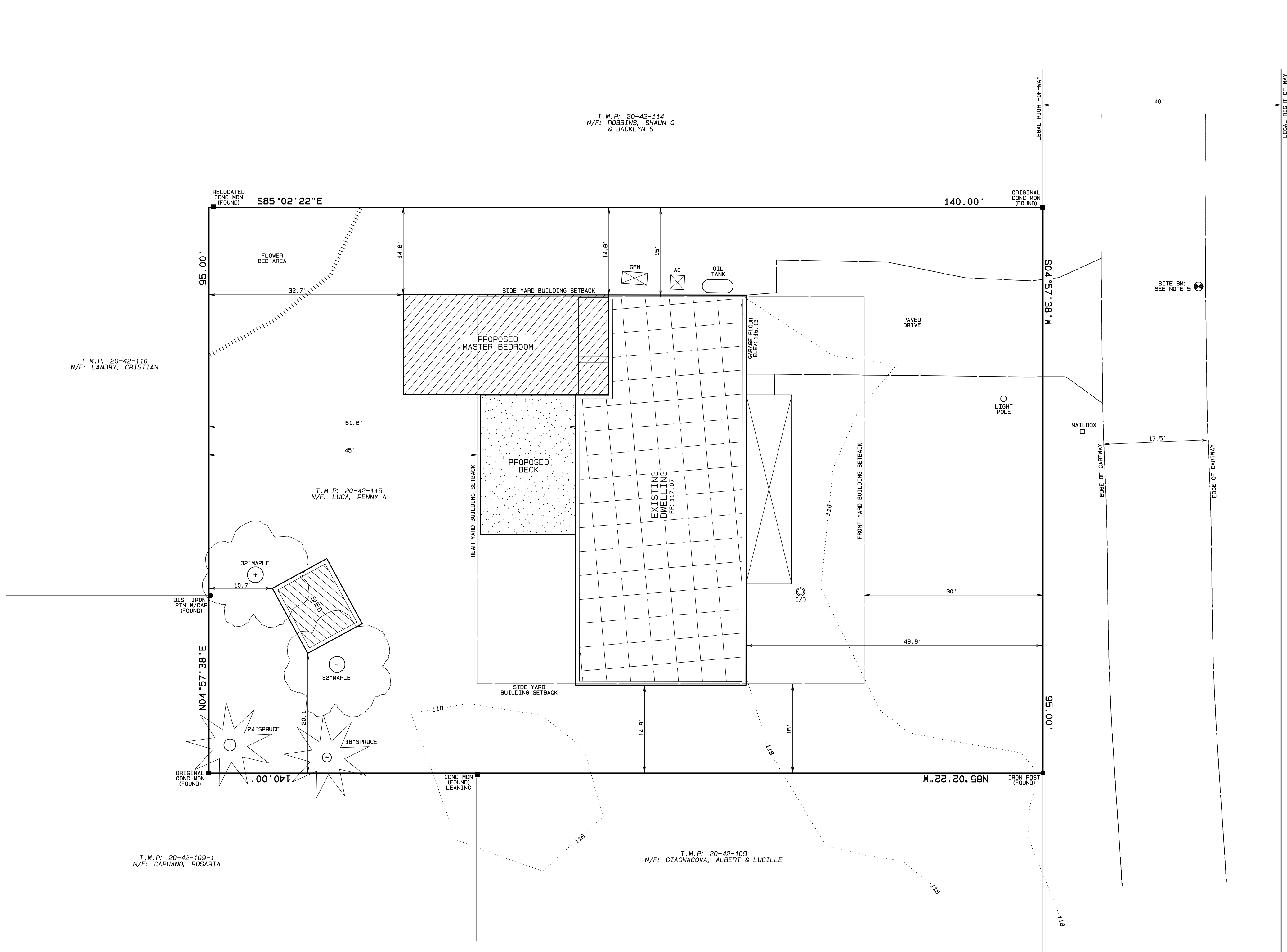
DRAWN BY: **KMJ**

DATE: **6/24/24**

1036 WOODS LANE
AMBLER, PA 19002
Mobile: (267)716-8675
ken@krmjengineering.com
Licensed: PA, NJ, DE, NY, MD
City of Philadelphia Design
Professional #56739



KENNETH M. JUSTICE, P.E.



LOCATION MAP
SCALE IN FEET 1"= 600'

ZONING INFORMATION

DISTRICT CLASSIFICATION - "R-2"
RESIDENTIAL MEDIUM-DENSITY
PROPOSED USE:
B1 - Dwelling, single-family detached

	REQUIRED	EXISTING	PROPOSED
MIN LOT AREA	12,500 SF	13,300 SF	13,300 SF
MIN LOT WIDTH	95'	95'	95'
MAX IMP SURF RATIO	35%	22.84%	30.02%
MAX BLDG HEIGHT	35'	<35'	<35'
MIN FRONT YARD	30'	49.8'	49.8'
MIN SIDE YARD	15'	14.8'	14.8'
MIN REAR YARD	45'	61.6'	32.7'

* DENOTES EXISTING NON-CONFORMING CONDITIONS

IMPERVIOUS (EXISTING)
SURFACE TABULATION

GROSS LOT AREA: 0.3053 AC
13,300 SF
ULT ROW AREA: 0.0000 AC
0.0 SF
NET LOT AREA : 0.3053 AC
13,300 SF

IMPERVIOUS (PROPOSED)
SURFACE TABULATION

GROSS LOT AREA: 0.3053 AC
13,300 SF
ULT ROW AREA: 0.0000 AC
0.0 SF
NET LOT AREA : 0.3053 AC
13,300 SF

DWELLING = 2,024 SF
DRIVE = 868 SF
PROP ADDITION = 579 SF
PROP DECK = 376 SF
WALK/WALL = 17 SF
TOTAL = 3,038 SF

3,038 SF/13,300 SF = 22.84%

DWELLING = 2,024 SF
DRIVE = 868 SF
PROP ADDITION = 579 SF
PROP DECK = 376 SF
WALK/WALL = 17 SF
TOTAL = 3,993 SF

3,993 SF/13,300 SF = 30.02%

GENERAL NOTES

- BEARING BASIS FOR THE BOUNDARY RETRACEMENT SURVEY HAS BEEN REFERENCED TO NAD83 PA STATEPLANE COORDINATE SYSTEM, (SOUTH ZONE).
- BOUNDARY IS SHOWN PER THE DEED OF RECORD AND A FIELD SURVEY OF SITE FEATURES BY DENNIS M. LITZENBERGER, PLS ON JUNE 3, 2025.
- CONTOUR DATA FROM PAMAP LIDAR PROGRAM 2006-2008, PA DEPT. OF CONSERVATION AND NATURAL RESOURCES, FIELD VERIFIED IN AREA OF PROPOSED IMPROVEMENTS.
- REFERENCE HAS BEEN MADE TO A FINAL PLAN OF GREEN ACRES DATED FEBRUARY 7, 1993 AND BEING RECORDED IN PLAN BOOK 4 PAGE 32 AT THE BUCKS COUNTY RECORDER OF DEEDS OFFICE IN DOYLESTOWN, PA.
- SITE BENCHMARK IS A MAG NAIL SET FOR TRAVERSE POINT "A" - ELEV: 114.22

DENNIS M. LITZENBERGER
PROF LAND SURVEYOR
PA REG #37816E

TAX #20-42-115
0.3053 ACRES
(PER SURVEY)

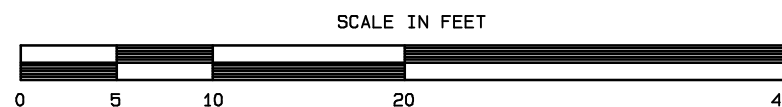
INSTRUMENT
#2025052330

FINAL ZONING PERMIT PLAN FOR

PENNY A. LUCA

5 FAYETTE DRIVE
YAROLEY, PA, 19067
LOT 6 - GREEN ACRES

LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PA.
SCALE: 1"=10' 7 JUNE 2026



DWN: ART/DENNY CHKD: SHERRY EMAIL: DMLSURVEY@HOTMAIL.COM

SHEET 1 OF 1 FILENAME: LUCA2.PRO

THIS PLAN WILL BE
CONSIDERED INVALID
UNLESS AFFIXED
WITH ORIGINAL SEAL.

DENNIS M. LITZENBERGER
PROFESSIONAL LAND SURVEYOR
128 SCHOOL DRIVE KINTERSVILLE PA 18930 (610) 442-2538