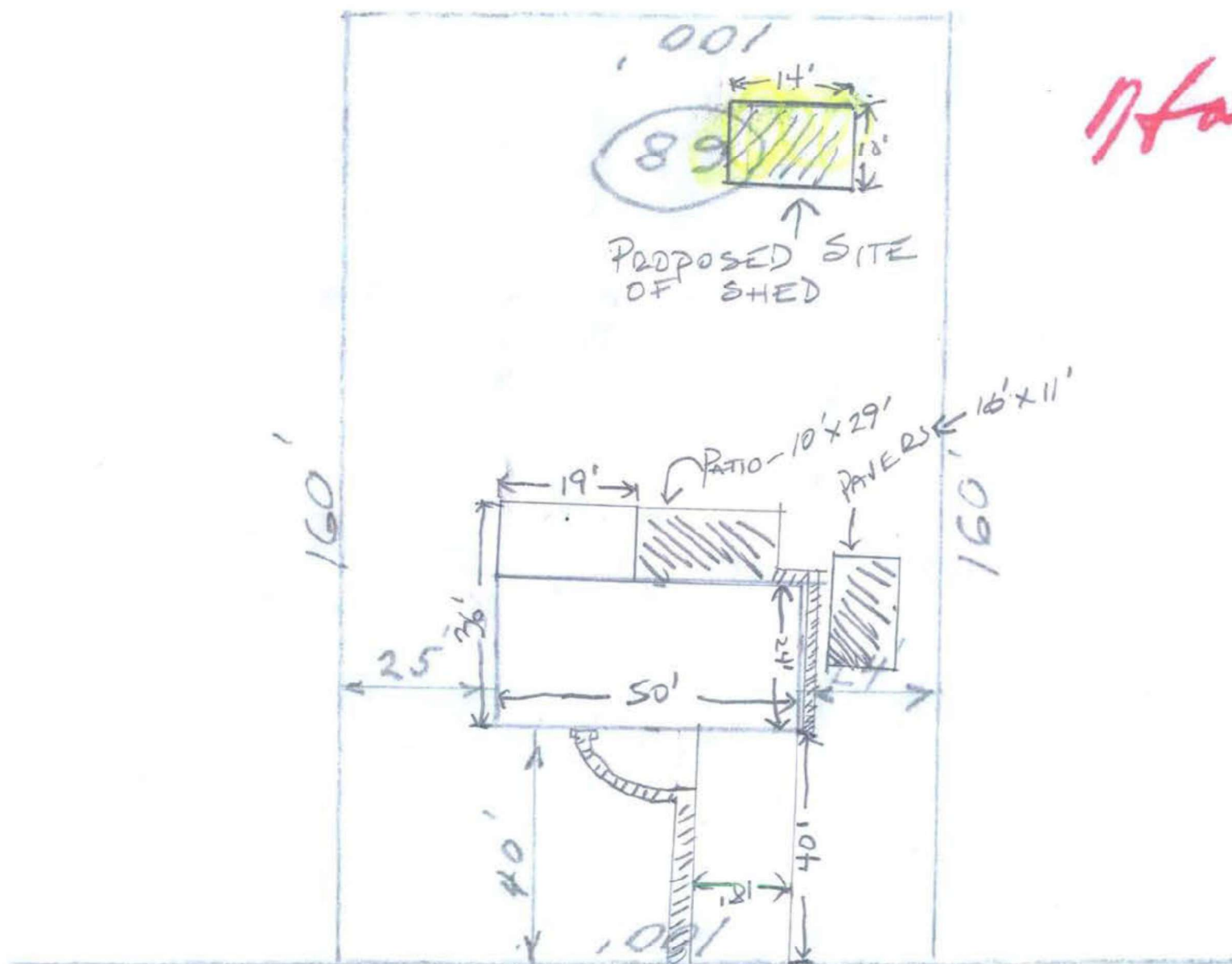


SITE PLAN
235 VALLEY DRIVE
YARDLEY PA 19067

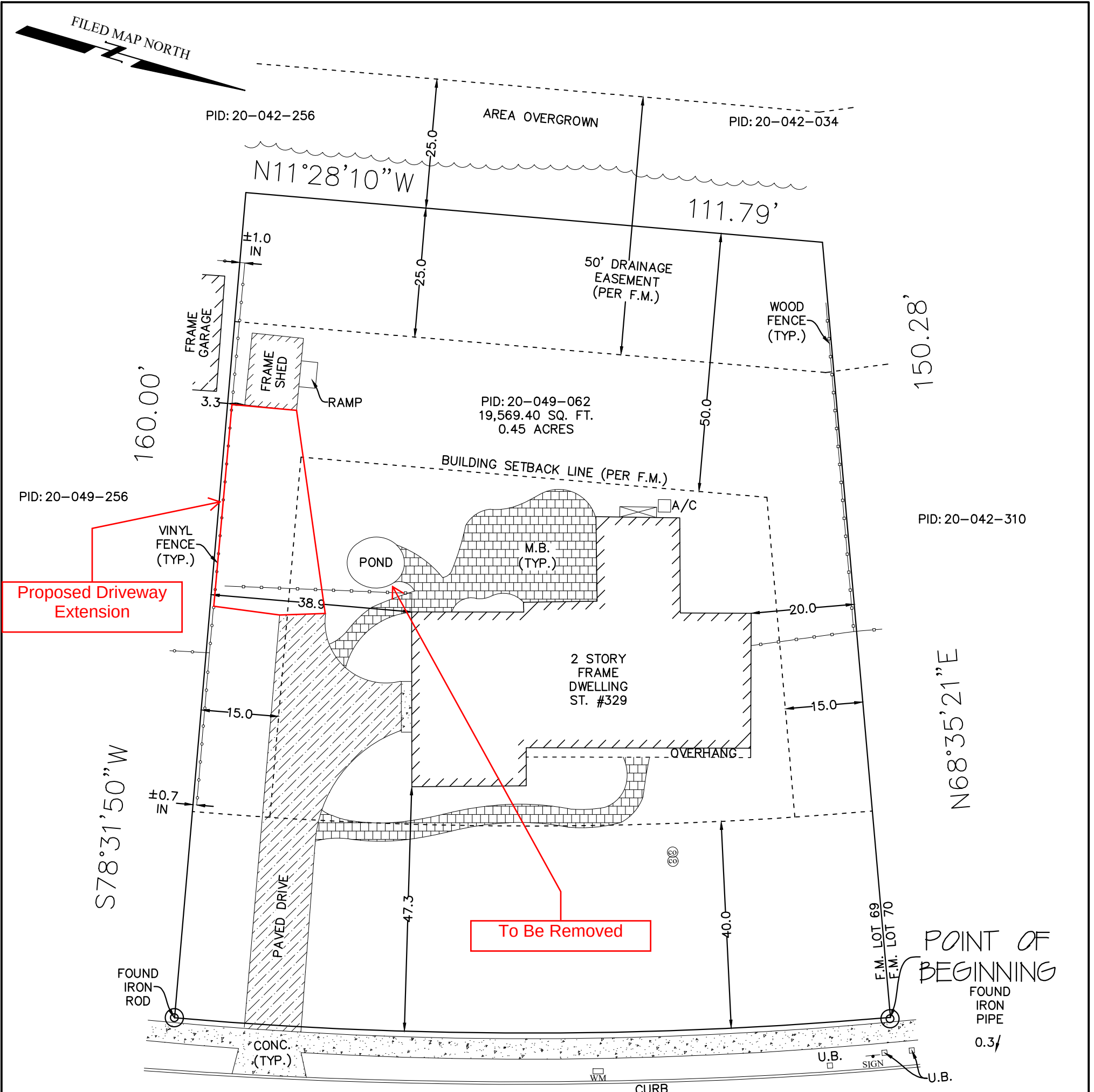
3

Harry



VALLEY

DR.



MAP REFERENCE
LOT 69
"WYNNEWOOD 5, SECTION 2"
FILED DATE: 8-31-1976
PLAN BOOK: 146
PAGE: 42

$R = 797.80'$
(SURVEY & F.M.)
($R = 197.80'$ DEED)

$L = 138.43'$

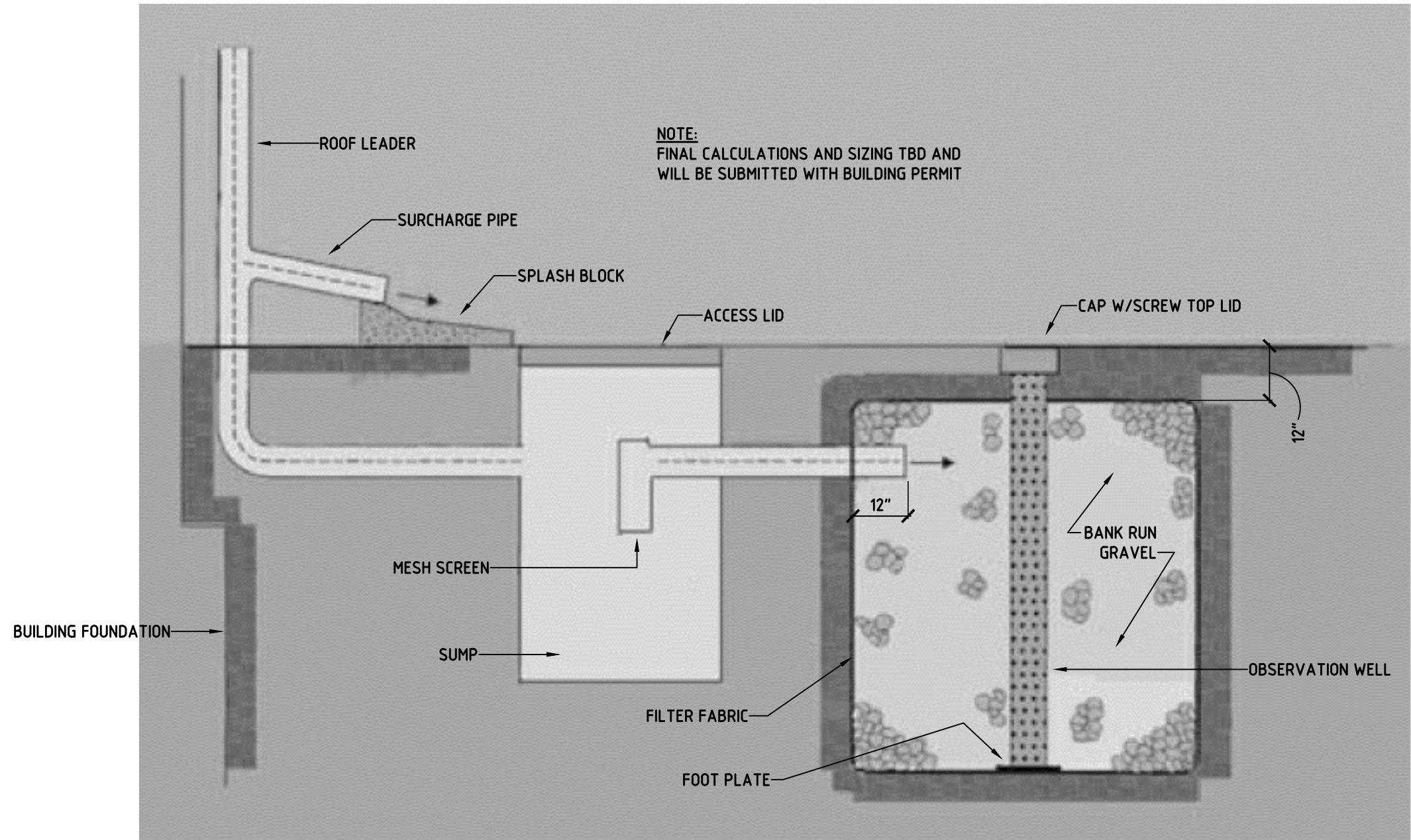
SHERWOOD DRIVE
(VARIABLE WIDTH)

CERTIFICATION:
ANDREW FUNK

DEED REFERENCE:
INSTR. NO. 2026030750

NOTE:
1. IF THIS SURVEY DOES NOT REFERENCE A TITLE COMPANY WITH A TITLE NUMBER IN THE CERTIFICATION THAN THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH NOT PROVIDED FOR THIS SURVEY
2. THIS SURVEY MAKES NO CLAIMS OF RIPARIAN RIGHTS OR A TIDELAND CLAIM
3. SURVEY MAY BE SUBJECT TO WETLANDS AND WETLAND BUFFERS
4. ONLY VISIBLE UTILITIES WERE LOCATED ON THIS SURVEY, THE LOCATION OF UNDERGROUND UTILITIES AND SEWERS HAVE NOT BEEN LOCATED AND ARE NOT REPRESENTED ON THIS SURVEY
5. CALL BEFORE YOU DIG 811 SHOULD BE CALLED BEFORE THE PLANNING OR COMMENCEMENT OF ANY CONSTRUCTION WORK
6. SURVEY MAY BE SUBJECT TO POSSIBLE WRITTEN, NECESSITY AND PRESCRIPTION EASEMENTS
7. THE USE OF THIS PLAN FOR A "SURVEY AFFIDAVIT" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID
8. THE USE OF THIS SURVEY FOR ANY INDIVIDUAL WHO IS NOT LISTED IN THE "CERTIFICATION" IS NOT PERMISSIBLE AND SAID USE WILL DEEM THIS PLAN INVALID

Leeper Land Group, LLC Professional Land Surveyors 767 Brunswick Pike Lambertville N.J. 08530 LLG p. 609 571 3955 f. 609 571 9490 www.leepergroup.com				PLAN OF SURVEY P.I.D. 20-049-062 329 SHERWOOD DRIVE TOWNSHIP OF LOWER MAKEFIELD COUNTY OF BUCKS COMMONWEALTH OF PENNSYLVANIA			
Revision				Date		By	
Scale:		Date:		Drawn By:		Job Number:	
1" = 20'		07-20-2026		G.S.		26-1436	
				ANDREW MONCRIEF PA. Professional Land Surveyor			
				DATE SU075784			



DRYWELL DETAIL

NTS

NOTE: THIS ZONING SITE PLAN AND CALCULATIONS ARE BASED ON THE PROPERTY SURVEY COMPLETED BY UNITED LAND SURVEYING LICENSED LAND SURVEYOR, WILLIAM C. PARRY, DATED 6/2/26

ZONING DISTRICT: R-2
LOT AREA: 29,322.6± SF
YEAR BUILT: 1939 (AS PER BUCKS COUNTY PROPERTY RECORDS)

FRONT SETBACK: 40'
SIDE SETBACK: 10', 26' TOTAL
NOTE: Where a lot has been approved and recorded on a plan prior to January 1, 1947, and the lot has a width of 100 feet or less at the building line, there shall be two side yards of a combined width of not less than 26 feet and neither side yard shall be less than 10 feet in width.
REAR SETBACK: 50'
IMPERVIOUS COVERAGE: 18% MAX (5,278.1± SF)

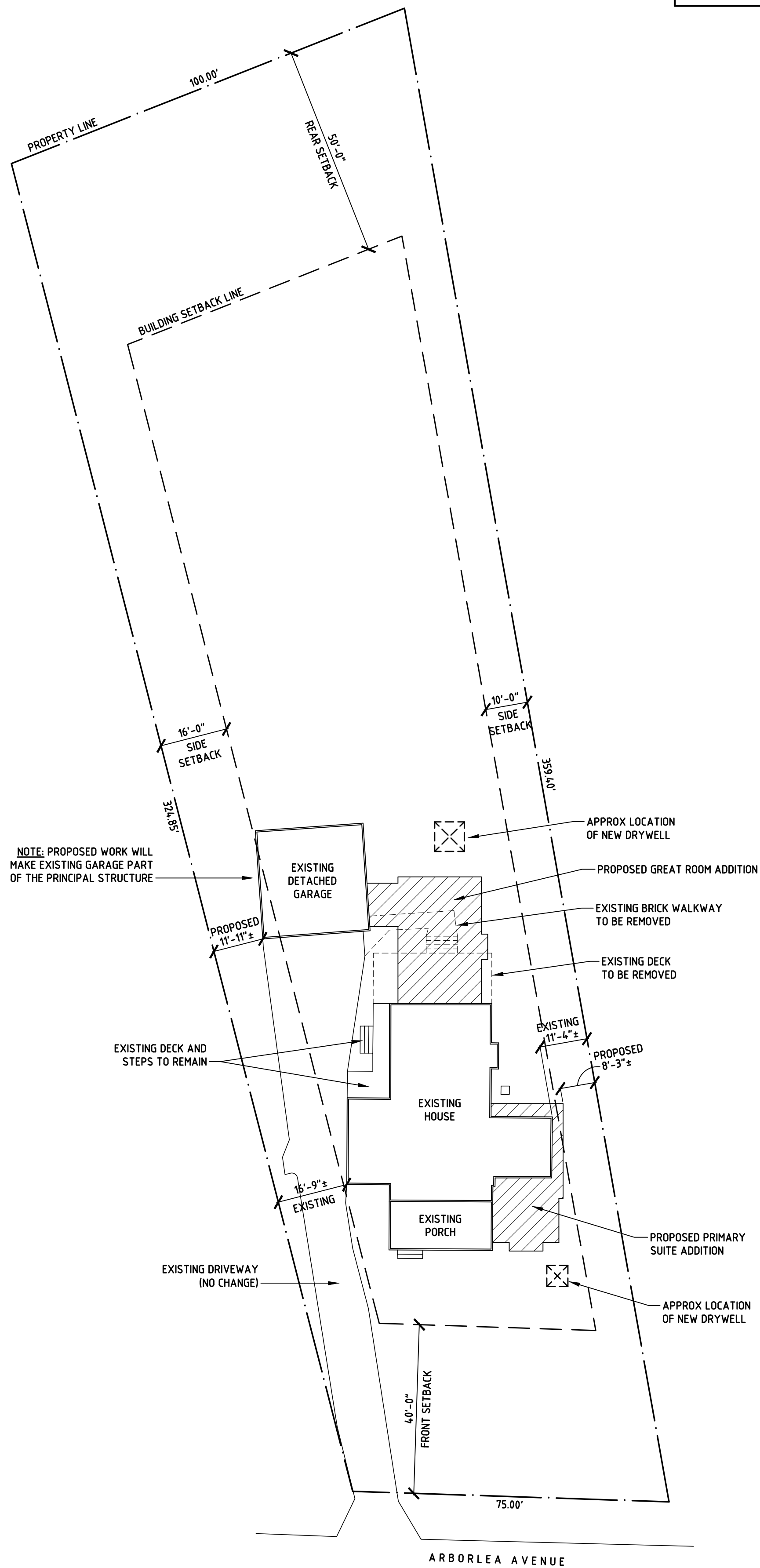
EXISTING HOUSE AND FRONT PORCH: 1,845.7± SF
EXISTING DRIVEWAY: 1,804.8± SF
EXISTING DETACHED GARAGE: 654.8± SF
EXISTING BRICK WALKWAY: 104.6± SF
EXISTING AC CONDENSER: 4.0± SF
TOTAL EXISTING IMPERVIOUS COVERAGE: 4,413.9± SF (15.1%)

EXISTING BRICK WALKWAY TO BE REMOVED: -104.6± SF
PROPOSED GREAT ROOM ADDITION: 673.5± SF
PROPOSED PRIMARY SUITE ADDITION: 350.9± SF
TOTAL PROPOSED IMPERVIOUS COVERAGE: 5,333.7± SF (18.2%)

VARIANCE REQUIRED FOR SIDE YARD SETBACKS
8'-3" (MIN), 20'-2" TOTAL WHERE 10' (MIN), 26' TOTAL IS REQUIRED

VARIANCE REQUIRED FOR INCREASE IN IMPERVIOUS SURFACE
18.2% WHERE 18% IS MAXIMUM PERMITTED

NOTE: STORMWATER MANAGEMENT WILL COMPLY WITH TOWNSHIP ORDINANCE TO ACCOMMODATE ALL PROPOSED NEW IMPERVIOUS COVERAGE (919.8± SF)

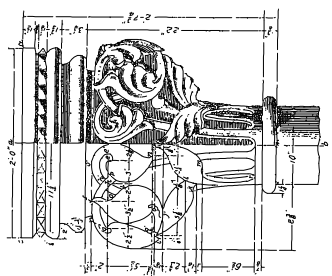


SITE PLAN

1"=20'

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.

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



LEHMAN RESIDENCE

225 ARBORLEA AVENUE
YARDLEY, PA 19067

Drawn by: RW	Checked by:
Scale: as noted	Date: 9-17-26
Remarks	Date

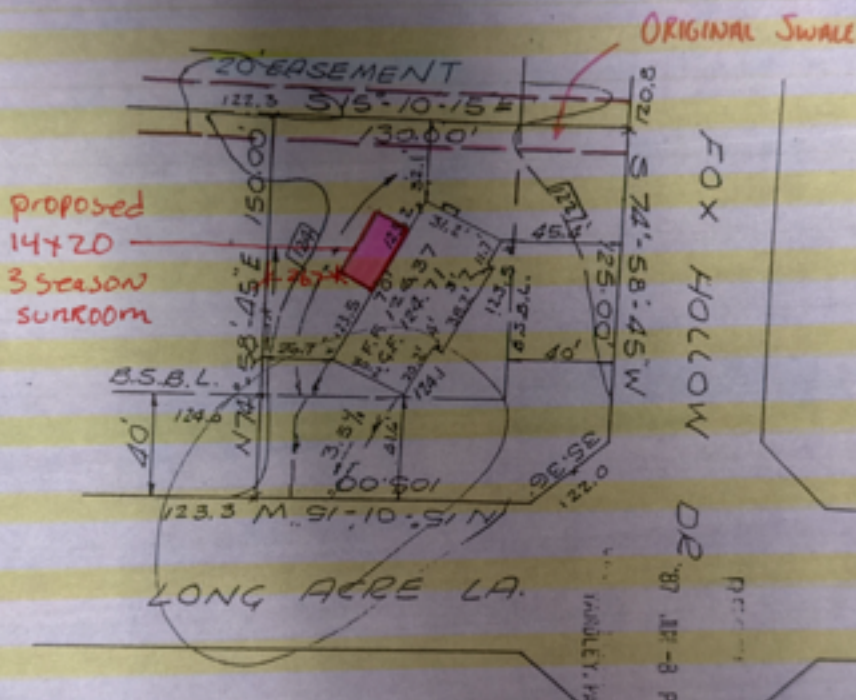
2026109

DO NOT SCALE DRAWINGS

Z1

SHEET 1 OF 1

AS-BUILT
PLAN OF LOT 53
SHOWING HOUSE LOCATION - YARDLEY EST.
LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PENNSYLVANIA
SCALE: 1" = 50'



ARROWS INDICATE REQUIRED GRADING
FOR SURFACE DRAINAGE FLOW.

FOUNDATION LOCATION: 5-26-87
PROP. HOUSE LOCATION: 6-14-86
JOB NO. 7822

TRI-STATE ENGINEERS & LAND SURVEYORS, INC.
801 WEST STREET ROAD
FEASTERVILLE, PENNSYLVANIA

REF. BK. 5-29-85 PG. C-1

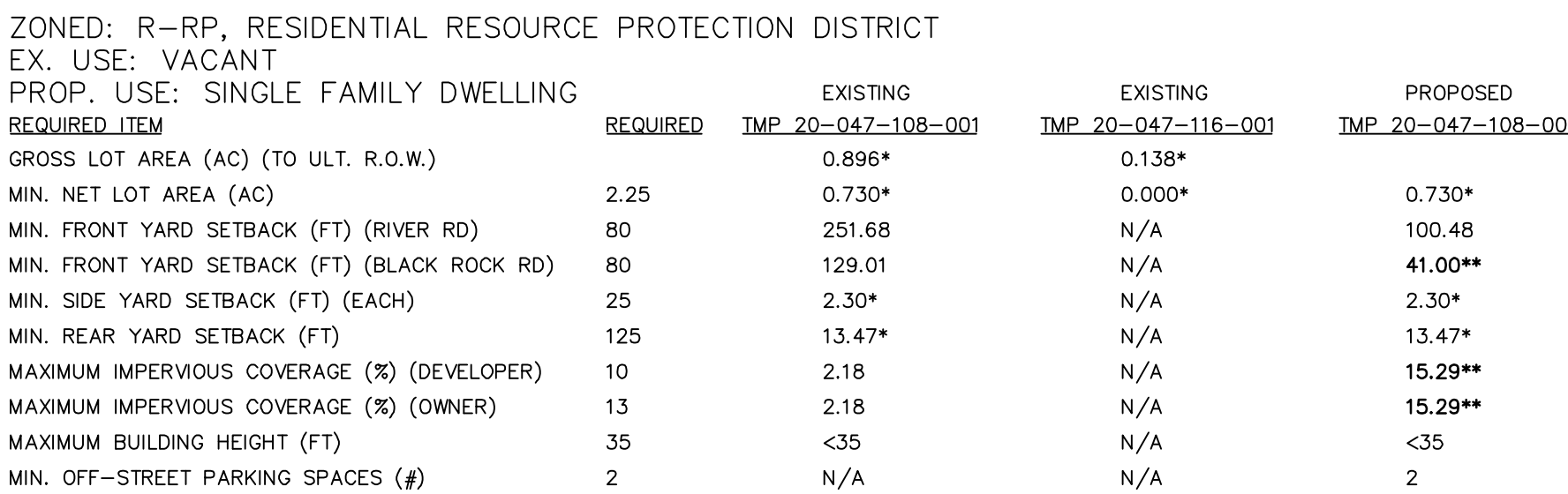


Tract Boundary Line	=====
Legal Right-of-Way Line	-----
Ultimate Right-of-Way Line	-----
Building Setback Line	-----
Proposed Property Line	-----
Proposed Monument To Be Set	■
Existing Treeline	~~~~~
Existing Treeline To Remain	~~~~~
Wetland/Watercourse Buffer Line	=====
100-Year Floodplain Line	-----
Edge of Watercourse	-----

<u>SECTION</u>	<u>VARIANCE</u>
200-13	TO PERMIT A FRONT YARD SETBACK OF 41.00 FEET ALONG BLACK ROCK ROAD INSTEAD OF THE REQUIRED 80 FEET.
200-13	TO PERMIT A BUILDING HEIGHT GREATER THAN 35 FEET.
200-13	TO PERMIT A SIDE YARD SETBACK OF 18.11 FT TO THE PATIO INSTEAD OF THE REQUIRED 25 FEET.
200-14.A	TO PERMIT AN IMPERVIOUS SURFACE RATIO OF 15.29 % INSTEAD OF THE ALLOWABLE 10 %.
200-54.C	TO NOT REQUIRE THE MINIMUM BUILDING SETBACKS TO BE MEASURED FROM THE LIMIT OF THE RESOURCE PROTECTED LANDS RATHER THAN FROM THE LOT LINES.

(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:

0.504 AC.	/	1.034 AC.	=	29.40%
RESOURCE		BASE SITE		% OF BASE SITE
PROTECTED		AREA		AREA CLASSIFIED
AREA				AS RESOURCE
				PROTECTED LAND



NOT VALID WITHOUT AN EMBOSSED
STAMP OR SIGNATURE IN RED INK.

HEATH A. DUMACK, P.E. & P.L.S.
 P.A. PERM. LICENSE NO. SU-053685-E
 P.A. P.L.S. LICENSE NO. SU-053685-E



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ENGINEERING**

EST. FOUNDED IN 1964

P.O. BOX 487
PENNS PARK, PA 19843

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FAX: (215) 598-1232

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www.Dumack.com

