

REQUIREMENT	NOCKAMIXON TWP. REQUIRED - VC DISTRICT	DURHAM TWP. REQUIRED - RP DISTRICT	EXISTING	PROPOSED
MINIMUM LOT AREA (TO LEGAL R.O.W.)	20,000 SF	3 AC	883,176 SF (20.27 AC)	883,176 SF (20.27 AC)
MINIMUM LOT WIDTH AT BSBL	100 FT	200 FT	545.63 FT	545.63 FT
MINIMUM FRONT YARD	50 FT	50 FT	10.35 FT*	10.35 FT*
MINIMUM SIDE YARD	20 FT	30 FT	106.99 FT	134.96 FT
MINIMUM REAR YARD	25 FT	50 FT	825.67 FT	825.67 FT
MAXIMUM IMPERVIOUS SURFACE RATIO	70%	15%	3.55%	2.64%
MAXIMUM BUILDING COVERAGE	30%	10%	0.54%	0.49%
MAXIMUM BUILDING HEIGHT	35 FT	35 FT	<35 FT	<35 FT

EXISTS AN EXISTING NON-CONFORMING USE IN DURHAM TOWNSHIP; USE IS PERMITTED BY-RIGHT IN NOCKAMIXON TOWNSHIP

## EXISTING IMPERVIOUS SURFACE TABULATION

<u>SURFACE TABULATION</u>	
BUILDING w/OVERHANG	= 4,795 SF
AVED AREA	= 4,551 SF
TONE AREA	= 21,691 SF
ONC./WALLS	= 341 SF
TOTAL	= 31,845 SF
	= 3.55%

### PROPOSED IMPERVIOUS

SURFACE TABULATION	
BUILDING w/OVERHANG	= 4,358 SF
PAVED AREA	= 2,462 SF
STONE AREA	= 16,148 SF
CONC./WALLS	= 341 SF
<b>TOTAL</b>	<b>= 23,309 SF</b>

## GENERAL NOTES:

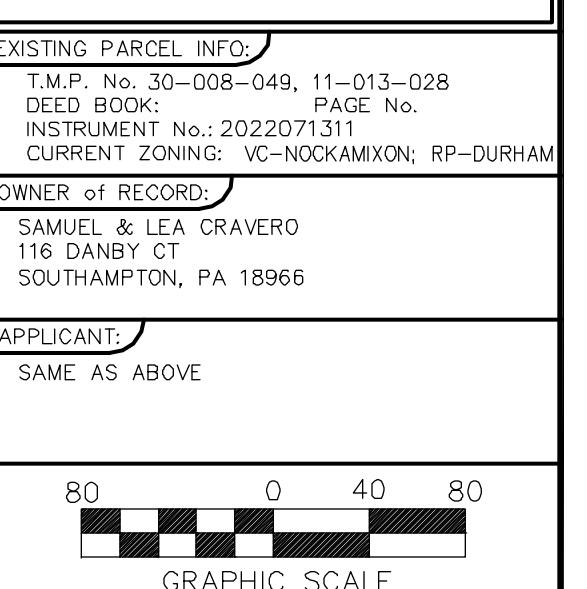
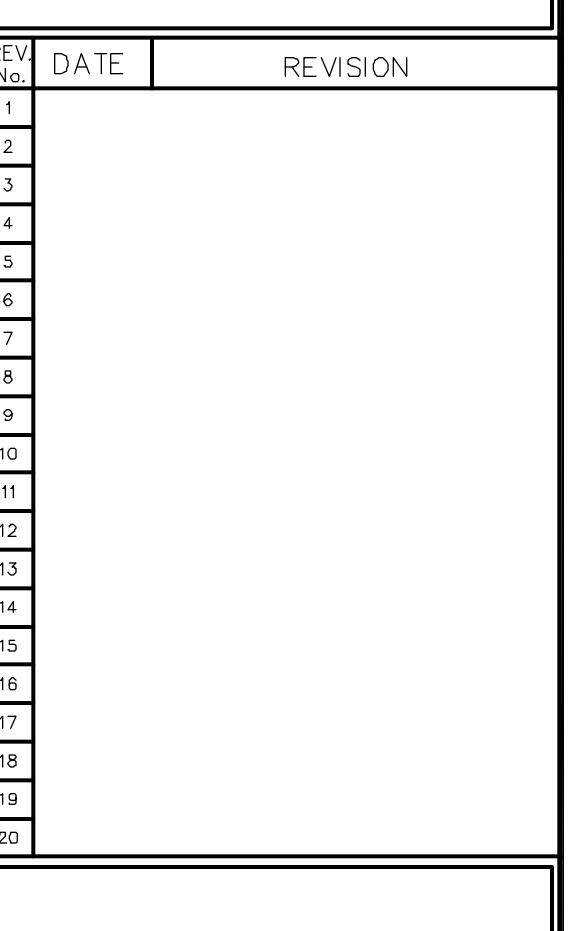
LOCATION OF EXISTING UNDERGROUND UTILITIES CONTAINED ON THESE  
NS HAVE BEEN OBTAINED BY FIELD SURVEY. COMPLETENESS OR  
URACY OF THE LOCATION OF UTILITIES CANNOT BE GUARANTEED. THE  
TRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND  
SURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF  
CREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY  
DERGROUND UTILITY USERS FOR COMPLIANCE WITH PENNSYLVANIA ACT  
8-121.

IRE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS  
NTIFIED ON FEMA MAP 42017C0066J, EFFECTIVE DATE MARCH 16, 2015.

OGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL  
UM OF 1988 (NAVD88).

S PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

HT-OF-WAY INFORMATION TAKEN FROM COMMONWEALTH OF PENNSYLVANIA  
ARTMENT OF TRANSPORTATION, DRAWINGS AUTHORIZING ACQUISITION OF  
HT-OF-WAY FOR STATE ROUTE 611, SECTION 74S R/W AND STATE ROUTE  
SECTION 74S R/W FOUND IN HIGHWAY BOOK 81, PAGE 25.



# OVERALL SITE PLAN

## 9755 EASTON ROAD

NOCKAMIXON & DURHAM TOWNSHIPS BUCKS COUNTY, PA	
DRAWN BY: HAD	CHECKED BY:
SCALE: 1" = 80'	PROJECT No: 7936
LAN DATE: 7-20-07	



TRIAL No. 2025-  
BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES

CALL BEFORE YOU DIG!  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE—STOP CALL  
PENNSYLVANIA ONE CALL SYSTEM, INC.

## GENERAL NOTES:

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.

ENTIRE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY AS IDENTIFIED ON FEMA MAP 42017C0066J, EFFECTIVE DATE MARCH 16, 2015.

TOPOGRAPHY AND ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

RIGHT-OF-WAY INFORMATION TAKEN FROM COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION, DRAWINGS AUTHORIZING ACQUISITION OF RIGHT-OF-WAY FOR STATE ROUTE 611, SECTION 74S R/W AND STATE ROUTE 32, SECTION 74S R/W FOUND IN HIGHWAY BOOK 81, PAGE 25.

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.

ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF UPPER MAKEFIELD TOWNSHIP AND THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION.

ALL BUILDING WASTE FROM DEMOLITION SHALL BE DISPOSED OF PER PA SOLID WASTE MANAGEMENT ACT OF 1980. WASTE SHALL NOT BE DISPOSED OF ON-SITE. ALL STRUCTURAL FILL IN AND WITHIN 50' OF THE BUILDING AREAS (MATERIAL UNDER CARTWAYS, SLABS, INLETS, ENDWALLS ETC.) SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D1557). ALL OTHER STRUCTURAL FILL SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY (ASTM D698).

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.

The logo for Dumack Engineering is a large, stylized graphic. It features a thick, dark 'D' shape on the left, with a thick, dark 'E' shape nested inside its upper right portion. The 'E' has three horizontal bars of decreasing height from left to right. The entire graphic is composed of fine, parallel lines, giving it a hatched or wood-grain texture. To the right of the graphic, the company name 'DUMACK' is written in large, bold, black, sans-serif capital letters. Below it, 'ENGINEERING' is written in a slightly smaller, bold, black, sans-serif capital letters. To the right of 'ENGINEERING', the text 'ESTABLISHED IN 1964' is written in a smaller, black, sans-serif capital letters. To the right of the company name, there is a vertical list of contact information: '677 DURHAM ROAD', 'P.O. BOX 487', 'PENN'S PARK, PA 18943', 'PHONE: (215) 598-1230', and 'FAX: (215) 598-1232'. At the bottom right, the text 'A PROFESSIONAL CORPORATION' is written vertically. To the far right, the text 'CIVIL - STRUCTURAL ENGINEERS & SURVEYORS' is written vertically, and below it, the website 'www.Dumack.com' is written vertically.

REV. No.	DATE	REVISION
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EXISTING PARCEL INFO:

T.M.P. No. 30-008-049, 11-013-028  
DEED BOOK: PAGE No.  
INSTRUMENT No.: 2022071311  
CURRENT ZONING: VC-NOCKAMIXON; RP-DUR

OWNER of RECORD:  
SAMUEL & LEA CRAVERO  
116 DANBY CT  
SOUTHAMPTON, PA 18966

APPLICANT: SAME AS ABOVE

# GRAPHIC SCALE

5755 EASTON ROAD  
NOCKAMIXON & DURHAM TOWNSHIP  
BUCKS COUNTY, PA

DRAWN BY: HAD	CHECKED BY:
SCALE: 1"=30'	PROJECT No: 7936
PLAN DATE:	

MAR. 3, 2025 SHEET NO: 3 OF 3

