BIG OAK BEND SUBDIVISION
LOT PLAN – LOTS136THRU140

CARROLL ENGINEERING CORPORATION
CONSULTING ENGINEERS
WARMINSTER, PENNSYLVANIA 18974

DSG BY _____	DATE 9-19-85	DRAWING NUMBER
DWN BY J.E.Y	JOB NO 4-1239	
CKD BY R.R.L	SCALE 1"=20'	SHEET 25 OF ____ SHEETS

NOTES

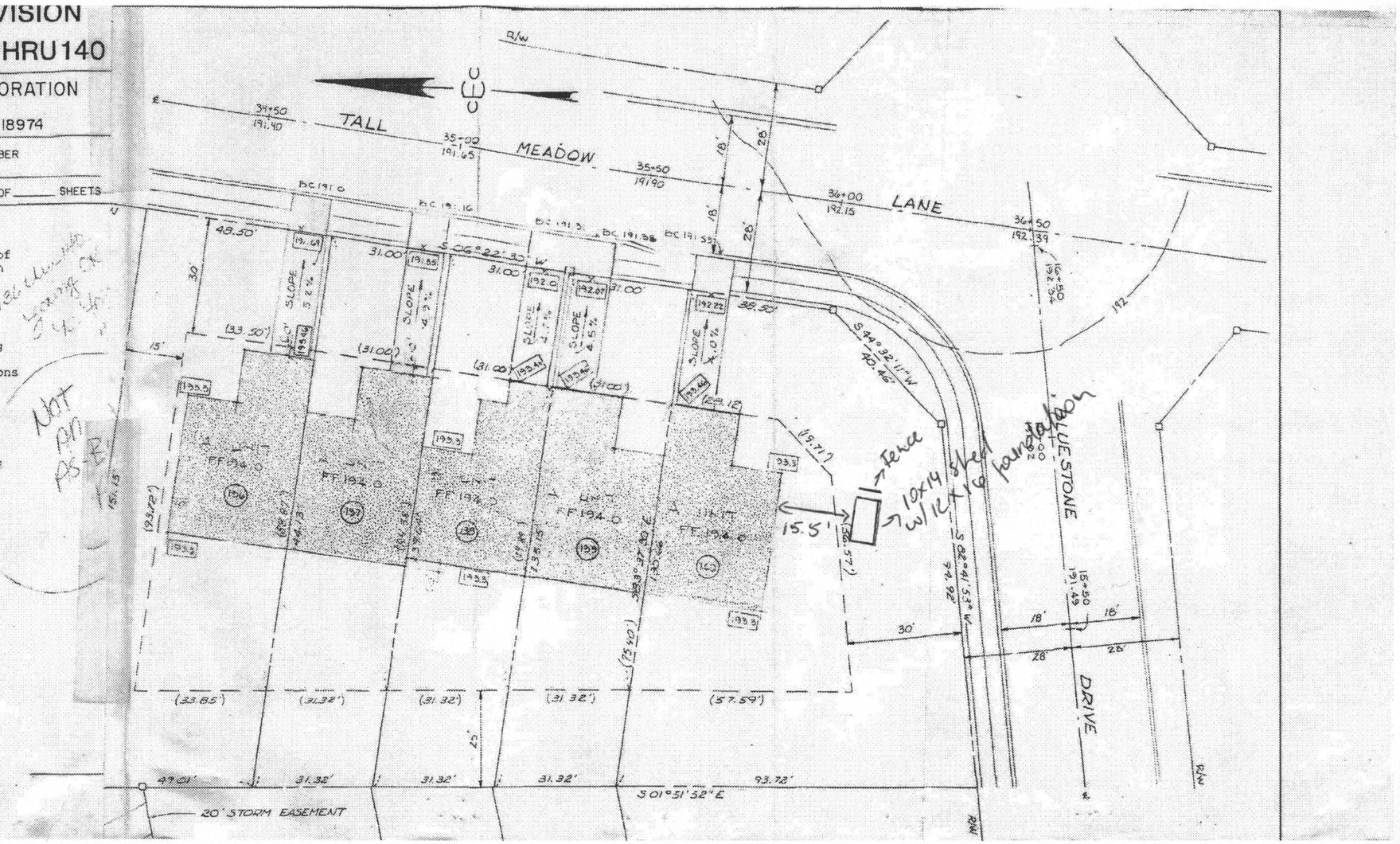
1. Lots shown on this drawing are part of the Big Oak Bend Subdivision as shown on Sheet #3 of 15 prepared by SMC-Martin, revised by Carroll Engineering Corp, and recorded on _____.
2. Performance standards and lot grading are as shown on the approved final subdivision plans. Driveway conditions have been revised to accomodate garage units to be constructed.
3. Building shapes and dimensions shown on this plan have been provided by K.L.S. Architects of Pitman, NJ. All construction shall be within building envelope shown.
4. The size and shape of proposed driveways shall be adjusted by the owner to suit field conditions.
5. Dimensions shown in parenthesis are at the building set-back lines for each lot.

136 changed to 135 OK

Not on AS-BUILT

12959

PROFESSIONAL LAND SURVEYOR
ROBERT R. LARASON
LICENSE NO. SU-045004-A
PENNSYLVANIA



Legend:
Red – 10 Moon Cr Fence Line
Blue – 8 Moon Cr Fence Line
Yellow – proposed gate
Yardley-Morrisville Road
Spike
3
S. 43° 54' 30" E. 191.45'
S 5° 26' 00" E. 81.41'
P 116.8
F 116.8
P 120.0
F 120.0
120'
253.49'
P 115.3
F 115.3
+F 117.3
+F 118.0
P 118.0
F 120.3
P 116.9
F 120.0
Proposed
Dwelling
1st Floor Elev.
122.0
+F 119.5
P. 118.0
F 120.0
15
30
40' setback
F 116.9
F 120.0
I = 26° 50'
T = 7.16
I = 56° 22' 45"
T = 46.93'
L = 75.38
P 117.6
P 117.8
174.16'
S 35° 02' 00" W
20'

PROPERTY LINE

N/F Robt R. Sanford Tax Map Parcel 20-043-193

N/F Robt R. Sanford & Ellen Miller Tax Map Parcel 20-043-192

N/F Robt R. Sanford & Ellen Miller Tax Map Parcel 20-043-189

N/F Donald Anderson Tax Map Parcel 20-050-056

Tax Map Parcel 20-050-058

DELAWARE DIVISION, PENNSYLVANIA CANAL

WARWICK ROAD

N68°00'00"E 230.00'

N68°00'00"E 228.81'

S55°24'46"E 318.91'

N22°00'00"W 236.64' 216.64'

N22°00'00"W 430.00'

N68°00'00"W 430.00'

Building Set Back Line

PROPOSED FOUNDATION WALL

PROPOSED COVERED ENTRY

PROPOSED CARPORT AREA (See Architects Plan as referred to in Note 1.)

Side Yard 15' 18.19'

Rear Yard 45'

Front Yard 35'

150' Setback per Section 200-44 of the Zoning Ordinance

1% Annual Chance (100 Year) Floodplain Area

1% Annual Chance Floodplain Line Elevation 17.7

20' wide Ingress-Egress Easement as per Deed of Record recorded in Instrument No. 2013042740

20' Wide Sanitary Sewer Easement (10' from existing sewer pipe)

N/F Michelle & Ronald Alton Tax Map Parcel 20-050-068

N/F Gregory F. Taylor & Lira Mendoza-Taylor Tax Map Parcel 20-050-070

N/F Michael & Anke Stieglitz Tax Map Parcel 20-050-070-001

N/F John H. & Nancy N. Harris Tax Map Parcel 20-050-077

NO PAVEMENT BEYOND THIS POINT

① WELL

② FUEL TANK

X - GATES

— FENCE

Zoning Requirements:

Zoned: R-2 (Medium-Density)

		Required	Existing	Proposed
Lot Area	–	12,500 S.F. min.	66,445 S.F.*	66,445 S.F.*
Frontage	–	100' min.	353'	353'
Front Yard	–	35' min.	45.96'	45.96'
Side Yard	–	15' min.	50.28'	17.85'
Rear Yard	–	45' min	85.41'	85.41'
Building Height	–	35' Max.	35' Max.	35' Max.
Impervious Cov.	–	18% max.	9.8%	10.3%

* Area to Warwick Road Right-of-Way

Impervious Surface Breakdown:

		EXISTING	PROPOSED
House	–	2,725 S.F.	2,778 S.F.
Driveway	–	2,332 S.F.	1,961 S.F.
Walkway	–	369 S.F.	369 S.F.
Wood Deck	–	569 S.F.	569 S.F.
Shed	–	323 S.F.	323 S.F.
Block Wall	–	91 S.F.	38 S.F.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

rts & Summerson, Inc.,

ovan Architects, LLC,

ovan Architects, LLC,

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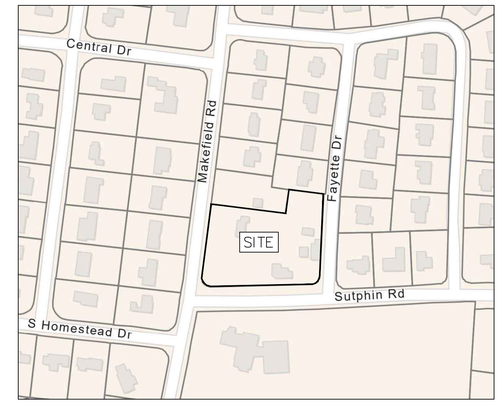
REQUESTED VARIANCES

§200–22 – TO ALLOW A LOT AREA OF 12,218 SF FOR LOT 2 WHERE 16,500 SF IS THE MINIMUM.

§200–22 – TO ALLOW A LOT AREA OF 15,018 SF FOR LOT 4 WHERE 16,500 SF IS THE MINIMUM.

§200–22 – TO ALLOW A LOT WIDTH AT FRONT BUILDING LINE OF 88.8 FT FOR LOT 2 WHERE 110 FT IS THE MINIMUM.

§200–23.B – TO ALLOW AN IMPERVIOUS SURFACE COVERAGE RATIO OF 23.03% FOR LOT 4 WHERE 18% IS THE MAXIMUM ALLOWED.



LOCATION MAP
1" = 200'

GENERAL NOTES

1. PROJECT NARRATIVE:

   THIS PLAN DEPICTS THE PROPOSED SUBDIVISION AND LAND DEVELOPMENT OF AN EXISTING SITE LOCATED AT 1 SUTPHIN ROAD IN YARDLEY, PA 19067. THE EXISTING PARCEL IS PROPOSED TO BE SUBDIVIDED INTO THREE LOTS.

2. MUNICIPALITY: LOWER MAKEFIELD TOWNSHIP
   ZONING DISTRICT: R–2 – RESIDENTIAL MEDIUM–DENSITY DISTRICT
   PRINCIPAL USE: A(2) – DWELLING, SINGLE–FAMILY DETACHED.

ITEM	REQUIRED	EX LOT 1	EX LOT 2
MIN LOT AREA	16,500 SF	68,974 SF	17,971 SF
LOT WIDTH @ FRONT BUILDING LINE	110 FT	627.6 FT	95.6 FT*
FRONT YARD	40 FT	18.6 FT*	68.3 FT
SIDE YARD (EACH)	15 FT	N/A	15 FT
REAR YARD	50 FT	15.0 FT*	58.8 FT
ACCESS. BLDG SY/RY	10 FT	0 FT*	6.6 FT*
MAX BLDG HEIGHT	35 FT	< 35 FT	< 35 FT
MAX ACCESS. BLDG HEIGHT	15 FT	< 15 FT	< 15 FT
MAX IMP COVERAGE	18%	15.8%	19.2%*

   * EXISTING NONCONFORMITY

ITEM	PR LOT 1	PR LOT 2	PR LOT 3	PR LOT 4
LOT AREA	17,466 SF	12,218 SF**	40,276 SF	15,018** SF
LOT WIDTH @ FRONT BUILDING LINE	111.4 FT	88.8 FT**	420.6 FT	95.6 FT*
FRONT YARD	63.4 FT	40.0 FT	18.6 FT*	68.3 FT
SIDE YARD (EACH)	15.0 FT	15.0 FT	N/A	15 FT
REAR YARD	54.6 FT	63.6 FT	104.2 FT	58.8 FT
ACCESS. BLDG SY/RY	N/A	N/A	0 FT*	6.6 FT*
MAX BLDG HEIGHT	< 35 FT	< 35 FT	< 35 FT	< 35 FT
MAX. ACCESS. BLDG HEIGHT	N/A	N/A	< 15 FT	< 15 FT
MAX IMP COVERAGE	18.0%	17.9%	15.3%	23.03%**

   * EXISTING NONCONFORMITY
   ** VARIANCE REQUESTED

3. IMPERVIOUS SUMMARY:

FEATURE	EXISTING	LOT 1	LOT 2	LOT 3	LOT 4
DWELLINGS	4,990.0 SF	1,684.1 SF	1,440.0 SF	1,934.1 SF	1,371.7 SF
GARAGES	1,761.8 SF	0 SF	0 SF	1,214.0 SF	547.8 SF
CHICKEN COOP	524.2 SF	0 SF	0 SF	524.2 SF	0 SF
SHEDS/BARN /OUTHOUSE	1,185.7 SF	0 SF	0 SF	929.1 SF	0 SF
DRIVEWAYS	4,850.6 SF	1,267.0 SF	586.8 SF	955.7 SF	1,292.3 SF
WALKWAYS	712.0 SF	170.4 SF	157.8 SF	335.5 SF	206.1 SF
CONC. PADS	243.9 SF	16.1 SF	0 SF	227.9 SF	0 SF
BILCO/HVACS	89.4 SF	5.9 SF	0 SF	42.6 SF	40.9 SF
TOTAL	14,357.6 SF	3,143.5 SF	2,184.6 SF	6,163.1 SF	3,458.8 SF
MAX ALLOWED	N/A	3,143.8 SF	2,199.2 SF	7,249.6 SF	2,703.2 SF

   PR IMPERVIOUS TOTAL = 3,143.5 SF + 2,184.6 SF + 6,163.1 SF + 3,458.8 SF = 14,950 SF
   IMP CHANGE = 14,950 SF – 14,357.6 SF = 592.4 SF

4. OWNER:
   GIAGNACOVA, ALBERT & LUCILLE
   12 ST JAMES PL
   YARDLEY, PA 19067

5. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON FIELD SURVEYS PERFORMED BY THIS OFFICE IN NOVEMBER 2024.

6. TAX PARCEL NUMBER: 20–042–109

7. PA ONE CALL SN: 2025–002–0719

8. EXISTING SOILS ON SITE:
   UIB – URBAN LAND–DELAWARE COMPLEX
   KSAT: 2.00 TO 6.00 IN/HR
   DEPTH TO WATER TABLE: > 80 INCHES

   UtB – URBAN LAND–MATAPEAKE COMPLEX
   KSAT: 0.20 TO 2.00 IN/HR
   DEPTH TO WATER TABLE: > 80 INCHES

LEGEND

- FEMA FLOODPLAIN
- SOILS
- STREAM
- WL — EXISTING WETLANDS
- EXISTING BUILDINGS
- EXISTING LEGAL ROW LINE
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- EXISTING CURB
- EXISTING PAVED DRIVEWAY
- X — EXISTING FENCE
- EXISTING TREE MASS
- EXISTING TREES AND BUSHES TO REMAIN
- EXISTING EASEMENT
- EDGE OF EXISTING PAVED ROAD
- OHW — EXISTING POLES
- ST — EXISTING STORM SEWER
- S — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- G — EXISTING GAS MAIN
- E — EXISTING ELECTRIC LINE

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

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
VINCENT W. FIORAVANTI
ENGINEER
24398-E

REVISIONS

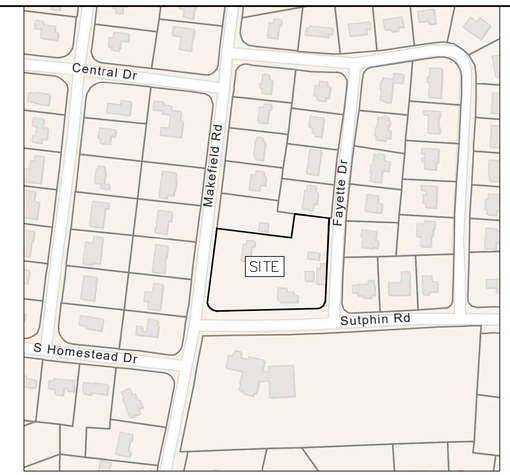
NO.	DESCRIPTION	DATE
1		

DATE: 4/1/2025
SCALE: 1"=20'
JOB # 2292 | FB # ---
DRAWN: GMF | CHECKED: VWF

1 SUTPHIN ROAD SUBDIVISION
LOWER MAKEFIELD TOWNSHIP
PREPARED FOR:
GIAGNACOVA, ALBERT & LUCILLE
YARDLEY, PA,
19067, USA

ZONING EXHIBIT A PROPOSED FEATURES

SHEET 1 OF 3



LOCATION MAP
1" = 200'

GENERAL NOTES

1. PROJECT NARRATIVE:

   THIS PLAN DEPICTS THE EXISTING FEATURES OF THE SITE LOCATED AT 1 SUTPHIN ROAD IN YARDLEY, PA 19067. THE PARCEL IS PROPOSED TO BE SUBDIVIDED INTO THREE LOTS.

2. MUNICIPALITY: LOWER MAKEFIELD TOWNSHIP
   ZONING DISTRICT: R-2 – RESIDENTIAL MEDIUM-DENSITY DISTRICT
   PRINCIPAL USE: A(2) – DWELLING, SINGLE-FAMILY DETACHED.

ITEM	REQUIRED	EX LOT 1	EX LOT 2
MIN LOT AREA	16,500 SF	68,974 SF	17,971 SF
LOT WIDTH @ FRONT BUILDING LINE	110 FT	627.6 FT	95.6 FT*
FRONT YARD	40 FT	18.6 FT*	68.3 FT
SIDE YARD (EACH)	15 FT	N/A	15 FT
REAR YARD	50 FT	15.0 FT*	58.8 FT
ACCESS. BLDG SY/RY	10 FT	0 FT*	6.6 FT*
MAX BLDG HEIGHT	35 FT	< 35 FT	< 35 FT
MAX ACCESS. BLDG HEIGHT	15 FT	< 15 FT	< 15 FT
MAX IMP COVERAGE	18%	15.8%	19.2%*

   * EXISTING NONCONFORMITY

3. IMPERVIOUS SUMMARY:
   MAX IMPERVIOUS (LOT 1) = 68,974 SF * (0.18) = 12,415 SF
   MAX IMPERVIOUS (LOT 2) = 17,971 SF * (0.18) = 3,234.8 SF

FEATURE	EX LOT 1	EX LOT 2
DWELLINGS	3,618.3 SF	1,371.7 SF
GARAGES	1,214.0 SF	547.8 SF
CHICKEN COOP	524.2 SF	0 SF
SHEDS/BARN /OUTHOUSE	1,185.7 SF	0 SF
DRIVEWAYS	3,558.3 SF	1,292.3 SF
WALKWAYS	505.9 SF	206.1 SF
CONC. PAD	243.9 SF	0 SF
BILCO/HVACS	48.5 SF	40.9 SF
TOTAL	10,898.8 SF	3,458.8 SF
MAX ALLOWED	12,415 SF	3,234.8 SF

4. OWNER:
   GIAGNACOVA, ALBERT & LUCILLE
   12 ST JAMES PL
   YARDLEY, PA 19067

5. TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON FIELD SURVEYS PERFORMED BY THIS OFFICE IN NOVEMBER 2024.

6. TAX PARCEL NUMBER: 20-042-109

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LEGEND

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- SOILS — SOILS
- STREAM
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- E — EXISTING ELECTRIC LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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1 SUTPHIN ROAD SUBDIVISION
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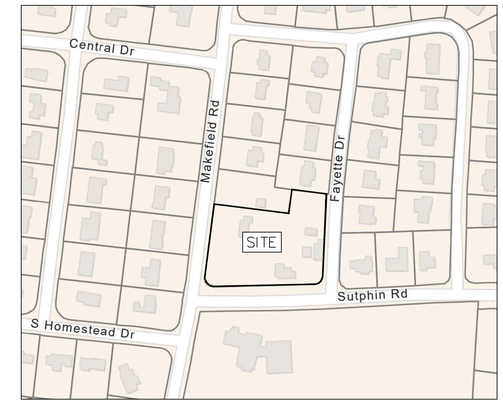
ZONING EXHIBIT B EXISTING FEATURES

SHEET
2 OF 3



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REAR YARD	50 FT	15.0 FT*	58.8 FT
ACCESS. BLDG SY/RY	10 FT	0 FT*	6.6 FT*
MAX BLDG HEIGHT	35 FT	< 35 FT	< 35 FT
MAX ACCESS. BLDG HEIGHT	15 FT	< 15 FT	< 15 FT
MAX IMP COVERAGE	18%	15.8%	19.2%*

* EXISTING NONCONFORMITY

ITEM	PR LOT 1	PR LOT 2	PR LOT 3	PR LOT 4
LOT AREA	17,464 SF	16,501 SF	33,042 SF	17,971 SF
LOT WIDTH @ FRONT BUILDING LINE	111.2 FT	140.4 FT	369.1 FT	95.6 FT*
FRONT YARD	63.4 FT	40.0 FT	18.6 FT*	68.3 FT
SIDE YARD (EACH)	15.0 FT	15.0 FT	N/A	15 FT
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TOTAL	14,357.6 SF	3,143.5 SF	2,503.3 SF	5,638.9 SF	3,458.8 SF
MAX ALLOWED	N/A	3,143.5 SF	2,970.3 SF	5,947.5 SF	3,234.8 SF

PR IMPERVIOUS TOTAL = 3,143.5 SF + 2,503.3 SF + 5,638.9 SF + 3,458.8 SF = 14,744.5 SF
IMP CHANGE = 14,744.5 SF – 14,357.6 SF = 386.9 SF

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YARDLEY, PA,
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ZONING EXHIBIT C BY RIGHT

SHEET
3 OF 3