

FORCE MAIN TO
CONNECT TO EXISTING
SEWER MAIN AT
INTERSECTION OF
BLUEBIRD DR AND
CARDINAL DR.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CARDINAL DR

HEACOCK RD

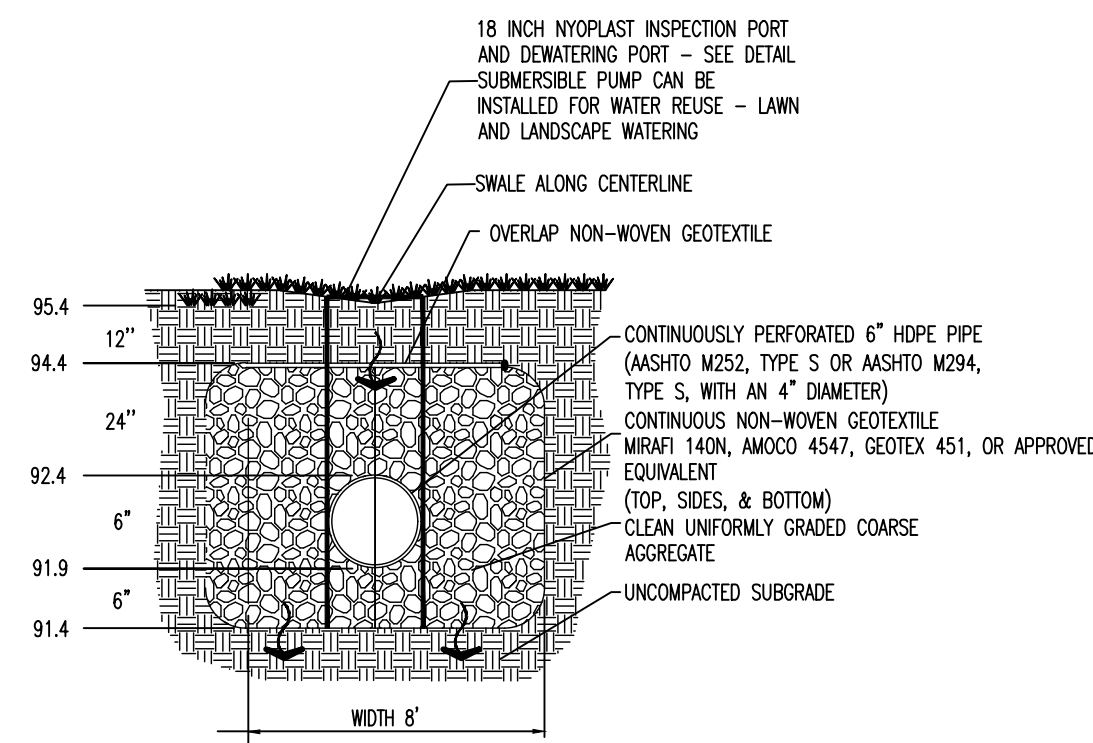
N/F
PARCEL: 20-012-019
OWNER: HEACOCK ROAD PROPERTIES LLC
ADDRESS: 542 HEACOCK RD

N/F
PARCEL: 20-015-082
OWNER: KARMEIS, DEBORAH L
ADDRESS: 1602 PENN OAK CIR

N/F
PARCEL: 20-015-081
OWNER 1: SRIDHARAN, ANIRUDH
OWNER 2: PARTHASARATHI, SWATHI
ADDRESS: 1601 PENN OAK CIR

N/F
PARCEL: 20-015-001
OWNER: VANHORN, RICHARD R & DEBORAH A
ADDRESS: 584 HEACOCK RD

SEEPAGE BED DETAIL



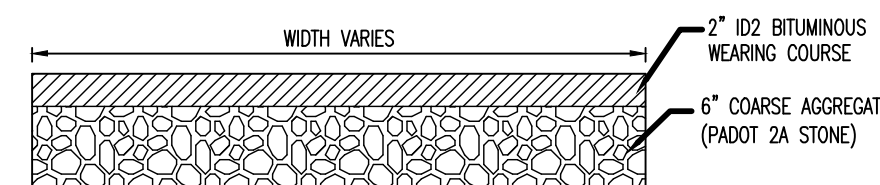
STORMWATER VOLUME CONTROL CALCULATIONS

IMPERVIOUS COVER PROPOSED = 3768 SF
WATER QUALITY VOLUME = $3768 \times 2 / 12 = 639$ CF
VOLUME OF STONE TO CONTAIN THE WATER QUALITY
VOLUME = $639 \text{ CF} / 0.4 = 1597$ CF
SEEPAGE BED VOLUME = $66 \times 8 \times 3 = 1584$ CF

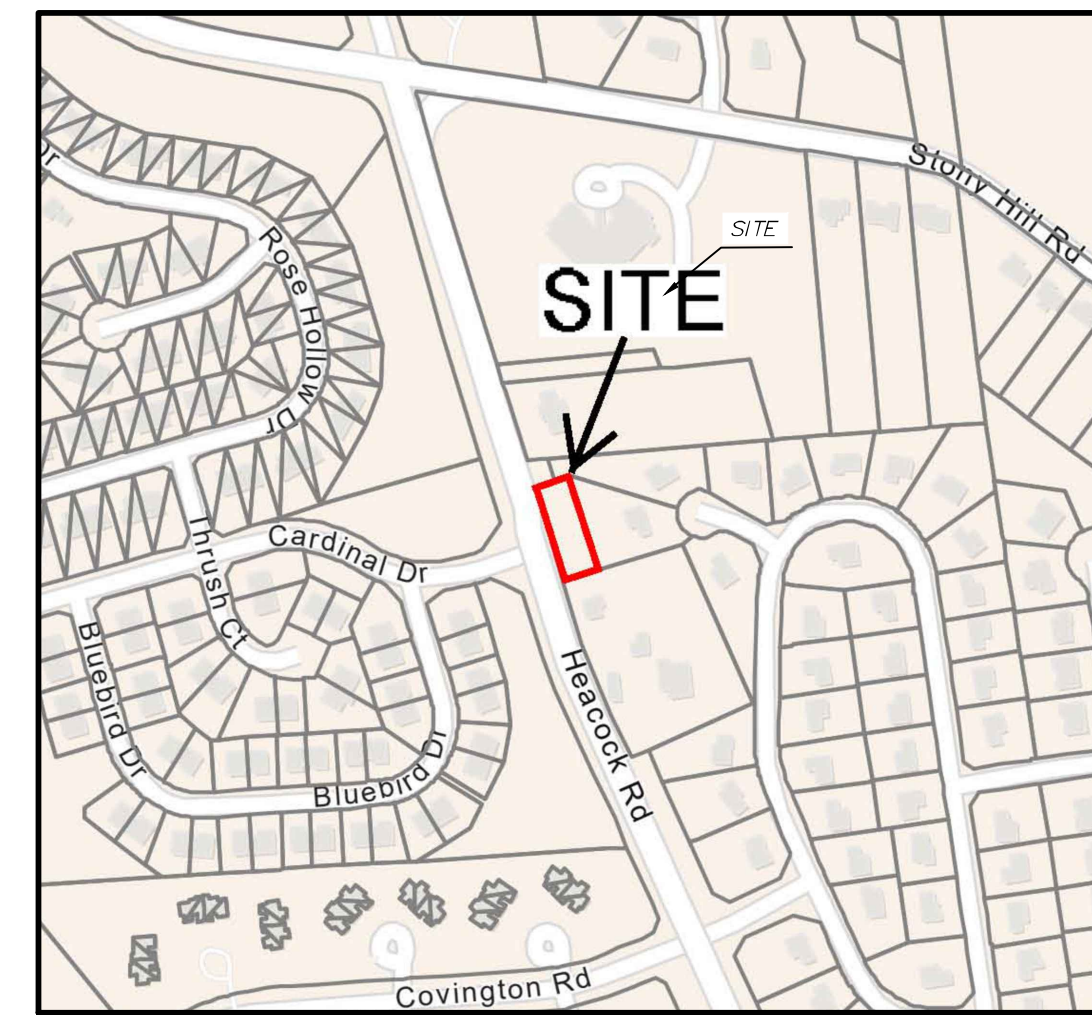
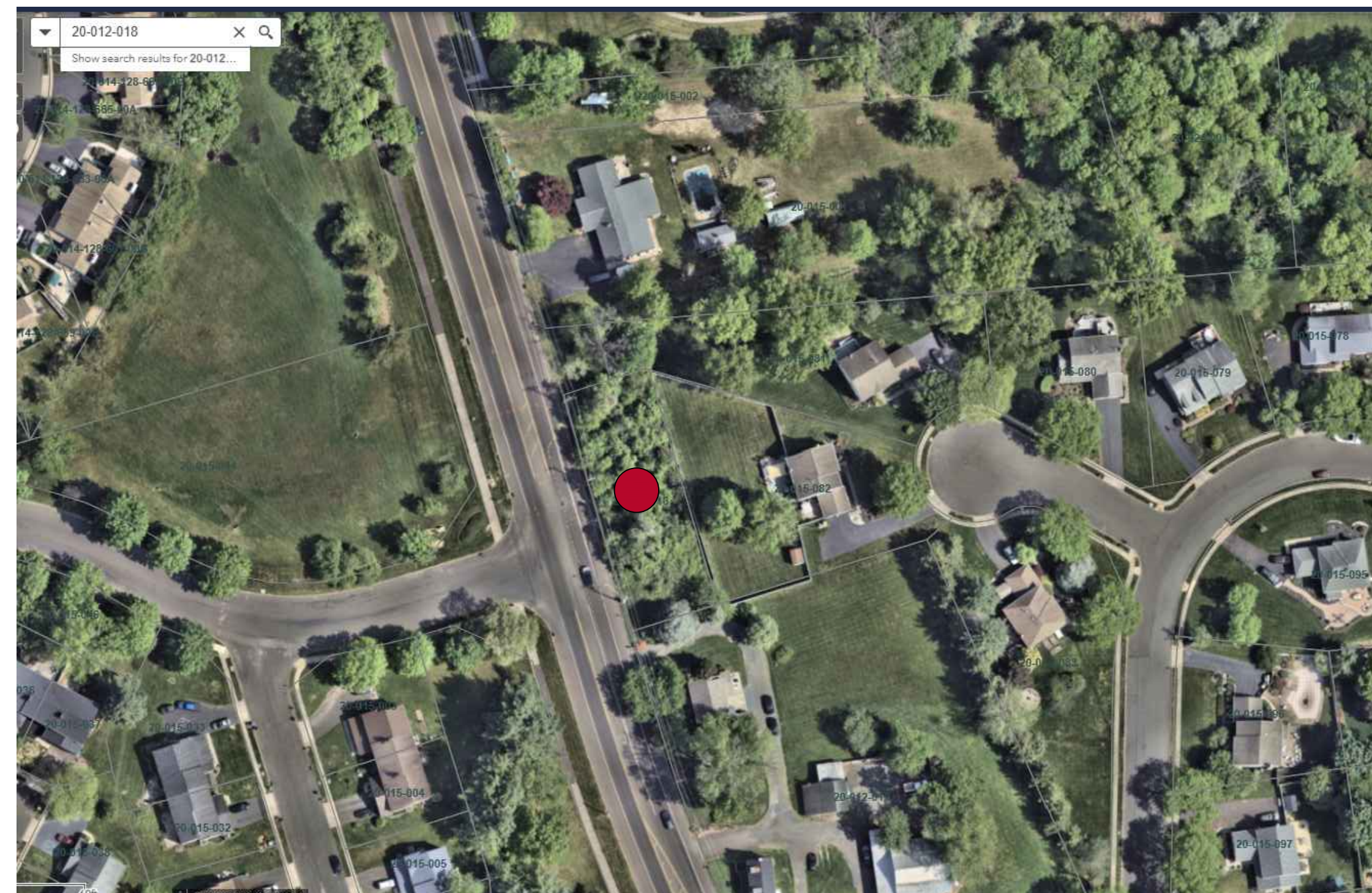
Standard Construction Detail #1
Cross Section of Seepage Bed
NOT TO SCALE

IMPERVIOUS SURFACE TABLE

LOT AREA	14300	SF
ITEM	EXISTING	PROPOSED
DWELLING	0	1568
DRIVEWAY	0	2165
WALKWAY	0	311
TOTAL IMP	0	4044
IMP COV	0.00%	28.28%
TOTAL BLDG	0	1568
BLDG COV	0.00%	10.97%
IMP CHANGE	3768	SF



RESIDENTIAL DRIVEWAY DETAIL



LOCATION MAP

SCALE: 1" = 500'

GENERAL NOTES

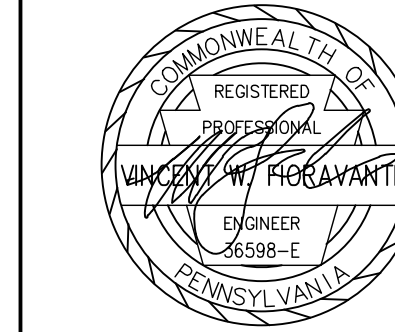
- PROJECT NARRATIVE:
THIS PLAN DEPICTS THE PROPOSED SINGLE FAMILY DETACHED DWELLING ON THE VACANT LOT LOCATED ON HEACOCK ROAD IN YARLEY, PA 19067. THE TAX PARCEL NUMBER FOR THIS LOT IS 20-012-018 LOCATED IN LOWER MAKEFIELD TOWNSHIP.
- ZONING DISTRICT: R-3M SINGLE FAMILY HIGH DENSITY MODIFIED

ITEM	REQUIRED	EXISTING	PROPOSED
MIN GROSS AREA	13,500 SF	14,300 SF	14,300 SF
MIN NET AREA	13,500 SF	14,300 SF	14,300 SF
LOT WIDTH @ B/SBL	90 FT	200 FT	200 FT
FRONT YARD	100 FT**	NA*	18.5 FT
SIDE YARD	15 FT	NA*	70.8 FT
REAR YARD	50 FT	NA*	25 FT **
IMP COV	33.0%	NA*	28.28%

* EXISTING NONCONFORMITY
** VARIANCE REQUIRED
*** SPECIAL SETBACK
- OWNER: ADR INVESTMENTS LLC
- SOILS INFO: UrB URBAN LAND-LANSDALE COMPLEX
0 TO 8 PERCENT SLOPES
PERCOLATION RATE - 0.2 TO 0.6 IN/HR

UmB URBAN LAND-DOYLESTOWN COMPLEX
0 TO 8 PERCENT SLOPES
PERCOLATION RATE - 0.06 TO 0.2 IN/HR
- PA ONE CALL SN: 2022-032-2298
PECO ENERGY
VERIZON
COMCAST CABLE
COMCAST CABLE VISION
FALLS AUTHORITY TOWNSHIP
LOWER MAKEFIELD TOWNSHIP
PENNSYLVANIA AMERICAN WATER COMPANY

** VARIANCE REQUIRED



REVISIONS

NO.	DESCRIPTION	DATE
1	PENNDOT LETTER	10/2/24
2	UPDATE PADOT ROW	10/22/25

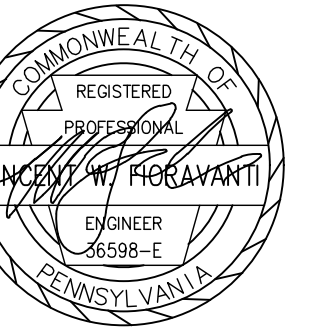
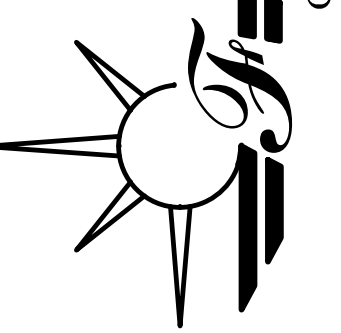
DATE:	5/2/2022
SCALE:	1"=20'
JOB #	2115
FB #	---
DRAWN:	GH
CHECKED:	VWF

T.P.N. 20-012-018
YARLEY, PA 19067
PREPARED FOR:
JONATHAN GEFTMAN
7998 NEW FALLS RD
LEVITTOWN, PA 19055

ZONING
EXHIBIT
SITE PLAN

SHEET
1 OF 1

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

[illegible]

I.P.N: 20-012-018
 YARDLEY, PA 19067
 PREPARED FOR:
 JONATHAN GEFTM
 7998 NEW FALLS RD
 LEVITTOWN, PA 19055

ZONING EXHIBIT

SHEET
1 of 1

HACIENDA
DESIGN
INCORPORATED

Architect
Hacienda Design, Inc
401 Washington Street
Morrisville, PA 19067
Phone: 215.736.8255
Fax: 215.736.8589

Owner
Alan and Pat Liu
2326 Lakeview Drive
Yardley, PA 19067

Project Data

Lower Makefiled Zoning Code
Residential District R-2

Commonwealth of Pennsylvania Uniform
Construction Code
2018 International Residential Code

Lot Area:
15,437 square feet
Existing Dwelling Area:
1968 square feet
Existing Front Porch Area:
161 square feet
Proposed Addition Area:
356.5 square feet
Building Cover:
Existing: 2129 square feet
13.7 percent
Proposed: 2485.5 square feet
16.1 percent
Existing Driveway Area:
1184.5 square feet
Existing Patio/Walkway Area:
412 square feet
Total Impervious Cover:
Existing: 3725.5 square feet
24.1 percent
Proposed: 4082 square feet
26.4 percent
18 percent permitted

SWM to return effective impervious
surface to 18% - see calculations

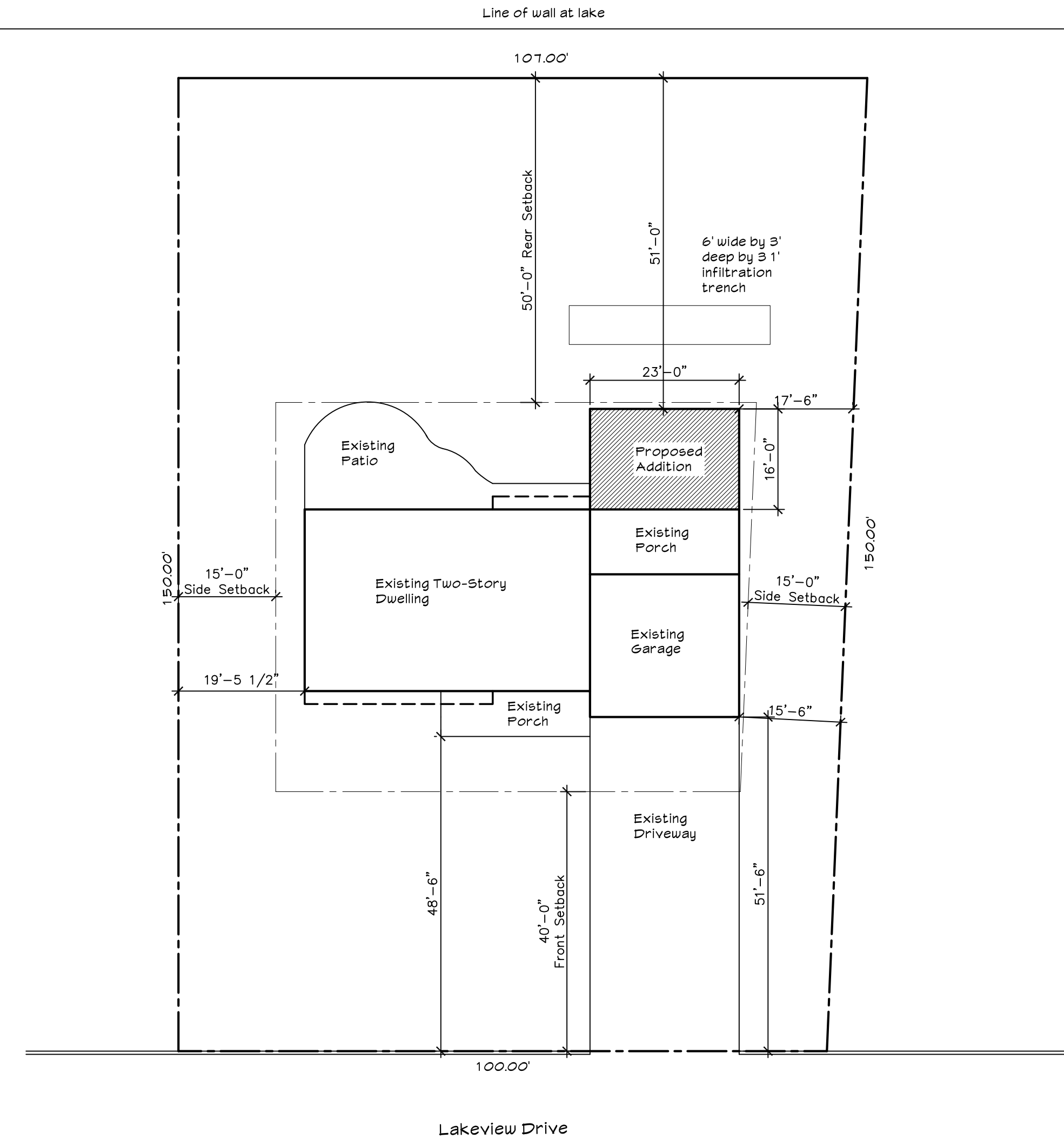
Minimum Yard Setbacks:

Front:
Required: 40'-0"
Provided: 51'-6"
Side:
Required: 15'-0" minimum
Provided: 15'-6" to garage
19'-5 1/2" opposite

Rear:
Required: 50'-0"
Existing: 51'-0"

Drawing List

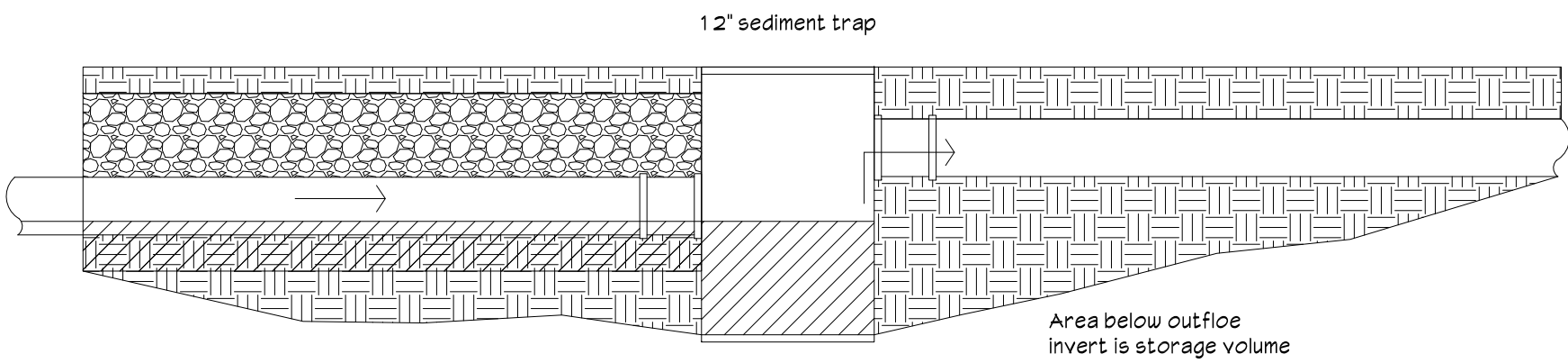
ST-1 Site Plan, Elevations and Project Information



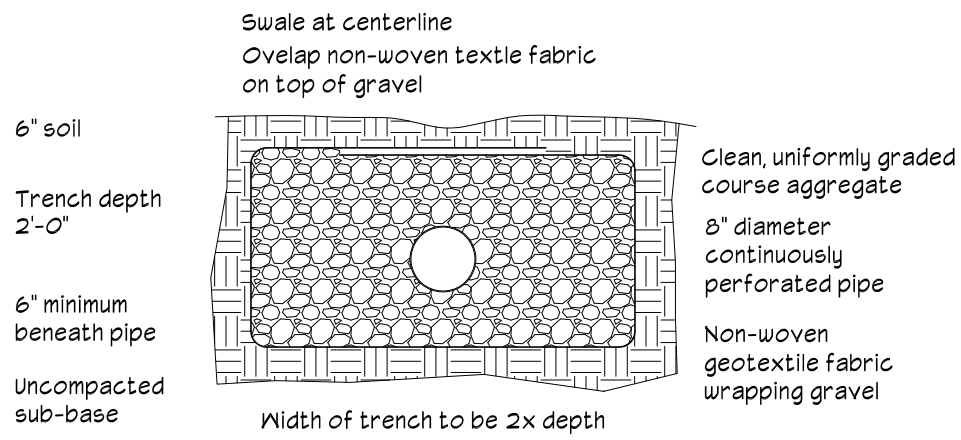
1 PLOT PLAN
ST-1 SCALE: 1/16" = 1'-0"

Stormwater Management Small Project Volume Control <
5,000 S.F. of New Impervious Surfaces

Step 1	Appendix I	
1,303 S.F.	Impervious Surface Area to be controlled to mitigate	
Step 2		
217 C.F.	Required Control Volume: (ISA in S.F. x 2 inches runoff)/12 inches	
	For Step 3, you need to select a Best Management Practice technique from Appendix I and provide a calculation that demonstrates this requirement is met. This can consist of structural measures such as an infiltration trench, dry well or rain garden, or non-structural measures such as tree planting, preservation or minimization of soil compaction.	
Step 3		
Stone infiltration trench facility (Volume of Facility = Depth x Width x Length):		
3 Feet	Set Depth of trench and determine required surface area of trench.	
6 Feet	Width of the trench should be greater than 2 times its depth (2 x D)	
31 Feet	Set Trench Length	
223 C.F.	Trench Volume = Depth x Length x Width x 40% voids in stone	
Determine the number of tree plantings:		
Trees A newly planted deciduous tree can reduce runoff volume by 6 cu. ft.		
Trees A newly planted evergreen tree can reduce runoff volume by 10 cu. ft.		
0 C.F.	Runoff Volume for trees planted	
Calculate the volume reduction credit by preserving existing trees:		
S.F.	Approximate Area of Trees within 20 feet of impervious cover:	
0 C.F.	Volume Reduction = (Existing Tree Canopy sq. ft. x 1 inch)/12	
S.F.	Approximate Area of Trees > 20 feet and within 100 feet of impervious cover:	
0 C.F.	Volume Reduction = (Existing Tree Canopy sq. ft. x 0.5 inch)/12	
223 C.F.	Total Runoff Volume Controlled	
Redo if Total Runoff Volume Controlled < Required Control Volume		



3 INFILTRATION TRENCH
ST-1 SCALE: NTS



2 REAR RENDERING
ST-1 SCALE: NTS

Project:
Liu Residence
2326 Lakeview Drive
Yardley, PA 19067

Date:

Date: 7 November 2025
Scale: As Noted
CAD file: C: 2551 Liu residence

Drawn by: TLM
Reviewed by: TLM

ST-1
Drawing Number:

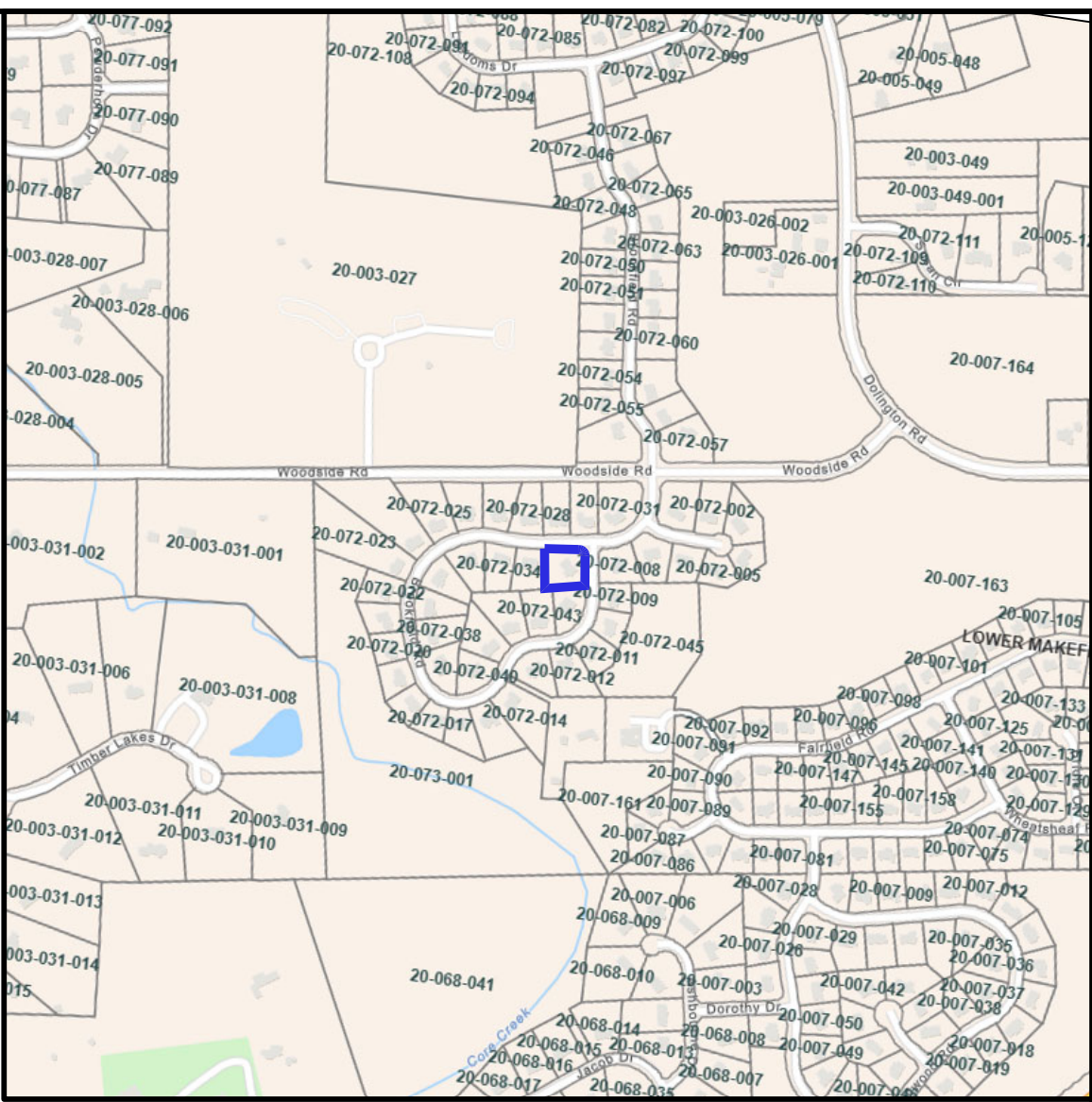
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Sheet Number:

HACIENDA
DESIGN
INCORPORATED

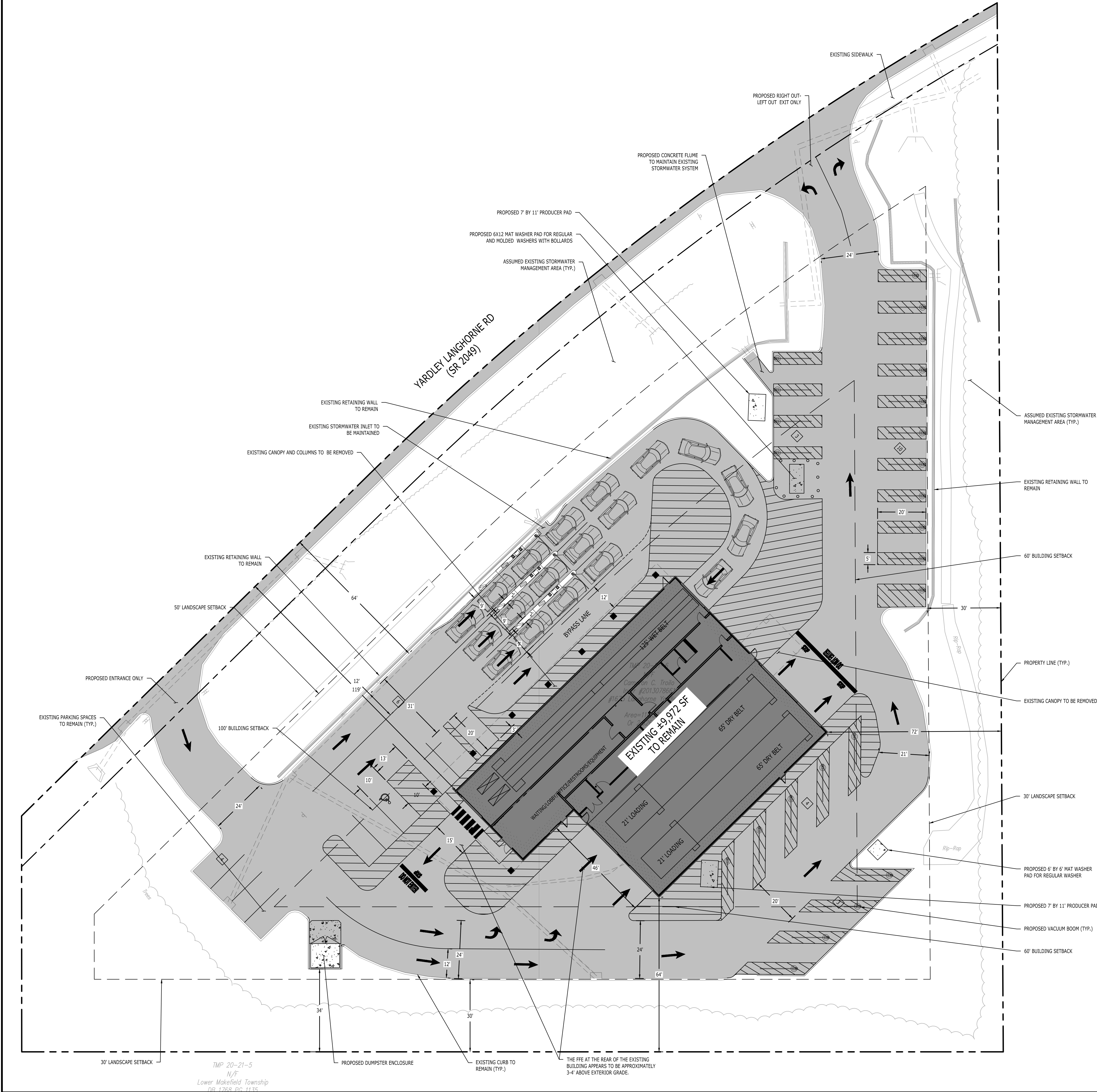
Seal:
Tracy L. Miller
PA. R.A. 016689

Phone: 215.736.8255
Fax: 215.736.8589

401 Washington Street
Morrisville, PA 19067

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12/2/2025, SCOTTALEIDA, G:\08825\08250974\DWG\C250974-01.DWG, CP-1.0, 24x36, DSC.



SITE PLAN LEGEND



GENERAL NOTES

- THE SITE LAYOUT SHOWN IS FOR CONCEPTUAL PURPOSES ONLY AND IS SUBJECT TO CHANGE PENDING FINAL SITE ENGINEERING. PLAN SHALL NOT BE USED FOR CONSTRUCTION.
- THE SITE BOUNDARY WAS DETERMINED BY A SURVEY PERFORMED BY BL COMPANIES DATED 08/28/2025
- THE FFE AT THE REAR OF THE EXISTING BUILDING APPEARS TO BE APPROXIMATELY 3'-4" ABOVE EXTERIOR GRADE. (PREVIOUS LOADING DOCK)

ZONING INFORMATION

PROPERTY ADDRESS: 1675 YARDLEY LANGHORNE RD, YARDLEY, PA 19067			
JURISDICTION: LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA			
LEGAL OWNER: CAMERON C. TROILLO & OLGA JEAN TROILLO			
EQUITABLE OWNER: FLAGSHIP PENNSYLVANIA PROPCO, LLC			
ZONE: C-1 (COMMERCIAL-NEIGHBORHOOD DISTRICT)			
OVERLAY: TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT)			
USE: CAR WASH (NOT PERMITTED - USE VARIANCE REQUIRED)			
ITEM	REQUIREMENTS	PROPOSED	VARIANCE
MINIMUM LOT AREA	5 ACRES	114,381 S.F. (2.62 AC.)	NO ³
MINIMUM LOT WIDTH	150 FEET	527 FEET	NO
MINIMUM LOT FRONTAGE	NONE REQUIRED	527 FEET	NO
MINIMUM FRONT YARD SETBACK	100 FEET	BUILDING - 119 FEET	NO ²
MINIMUM SIDE YARD SETBACK	60 FEET	BUILDING - 72 FEET	NO ²
MINIMUM REAR YARD SETBACK	60 FEET	BUILDING - 64 FEET	NO ²
MAXIMUM BUILDING HEIGHT	35 FEET	<35 FEET	NO
MAXIMUM BUILDING COVERAGE	30 PERCENT	9 PERCENT	NO
MAXIMUM IMPERVIOUS SURFACE RATIO	70 PERCENT	57 PERCENT	NO

- ACCORDING TO TOWNSHIP CODE
 - YARD - A SPACE OPEN TO THE SKY ON THE SAME LOT WITH A BUILDING OR STRUCTURE WHICH IS UNOCCUPIED, EXCEPT FOR ACCESSORY STRUCTURES TO THE EXTENT SPECIFICALLY PERMITTED.
 - STRUCTURE - ANY MAN-MADE OBJECT HAVING AN ASCERTAINABLE STATIONARY LOCATION ON OR IN LAND OR WATER, WHETHER OR NOT AFFIXED TO THE LAND.
- ACCORDING TO THE DIRECTION FROM THE TOWNSHIP, PAY STATIONS, VACUUM SPACES AND A DUMPSTER ENCLOSURE ARE ALL NOT CONSIDERED A STRUCTURE, SINCE THESE ARE PART OF A CAR WASH FACILITY AND THEIR USE WOULD BE INCORPORATED INTO THE VARIANCE FOR THE USE AND THEREFORE DO NOT NEED TO MEET THE MINIMUM REQUIRED YARD SETBACKS.
- ACCORDING TO THE DIRECTION FROM THE TOWNSHIP, A RELIEF IS NOT NEEDED AS IT IS AN EXISTING NON-CONFORMING LOT SIZE.

PARKING INFORMATION

ITEM	REQUIREMENTS	PROPOSED	VARIANCE
PARKING REQUIRED	NONE SPECIFIED	10 SPACES	YES
MINIMUM LOADING SPACE REQUIRED	1 SPACE FOR BUILDING WITH G.F.A. BETWEEN 6,000 AND 20,000 S.F.	NONE	YES
MINIMUM ADA PARKING SPACES REQUIRED	1 SPACE	1 SPACE	NO
MINIMUM PARKING DIMENSIONS	10 FEET X 20 FEET	10 FEET X 20 FEET	NO
MINIMUM AISLE WIDTH	24 FEET - 2-WAY 12 FEET - 1-WAY	24 FEET - 2-WAY 20 FEET - 1-WAY 9 FEET - PAY STATIONS	YES
MINIMUM FRONT BUFFER YARD	25 FEET OR 1/4 DISTANCE OF MINIMUM REQUIRED YARD, WHICHEVER IS GREATER (1/4 = 50 FEET)	64 FEET	NO
MINIMUM SIDE BUFFER YARD	25 FEET OR 1/4 DISTANCE OF MINIMUM REQUIRED YARD, WHICHEVER IS GREATER (1/4 = 30 FEET)	30 FEET	NO
MINIMUM REAR BUFFER YARD	25 FEET OR 1/4 DISTANCE OF MINIMUM REQUIRED YARD, WHICHEVER IS GREATER (1/4 = 30 FEET)	30 FEET	NO
MINIMUM PARKING PERIPHERY LANDSCAPED AREA	10 FEET	30 FEET	NO

Disc:

REVISIONS
No. Date

Designed J.A.J.
Drawn J.A.J.
Reviewed K.K.
Scale 1" = 20'
Project No. 2500974
Date 12/04/2025

CAD File:
C2500974-01

Title:

CONCEPT PLAN

Sheet No.

CP-1.0