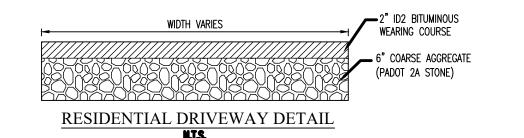


IMPERVIOUS SURFACE TABLE

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		





LOCATION MAP

SC ALE: 1" = 500'

GENERAL NOTES

1. PROJECT NARRATIVE:

THIS PLAN DEPICTS THE PROPOSED SINGLE FAMILY DETACHED DWELLING ON THE VACANT LOT LOCATED ON HEACOCK ROAD IN YARDLEY, PA 19067. THE TAX PARCEL NUMBER FOR THIS LOT IS 20-012-018 LOCATED IN LOWER MAKEFIELD TOWNSHIP.

2. ZONING DISTRICT: R-3M SINGLE FAMILY HIGH DENSITY MODIFIED

ITEM	REQUIRED	EXISTING	PROPOSED
MIN GROSS AREA MIN NET AREA LOT WIDTH @ BSBL FRONT YARD SIDE YARD REAR YARD	13,500 SF 13,500 SF 90 FT 100 FT*** 15 FT 50 FT	14,300 SF 14,300 SF 200 FT NA* NA	14,300 SF 14300 SF 200 FT 18.5 FT ** 70.8 FT 25 FT **
IMP COV	77 O9	NI A *	20 1 1

* EXISTING NONCONFORMITY ** VARIANCE REQUIRED *** SPECIAL SETBACK

3. OWNER: ADR INVESTMENTS LLC

4. 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 o to 8 percent slopes

PERCOLATION RATE - 0.06 TO 0.2 IN/HR

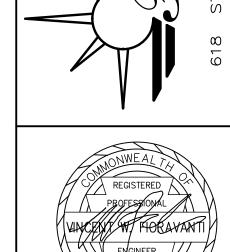
5. PA ONE CALL SN: 2022-032-2298 PECO ENERGY

COMCAST CABLE COMCAST CABLE VISION FALLS AUTHORITY TOWNSHIP

LOWER MAKEFIELD TOWNSHIP PENNSYLVANIA AMERICAN WATER COMPANY

** VARIANCE REQUIRED



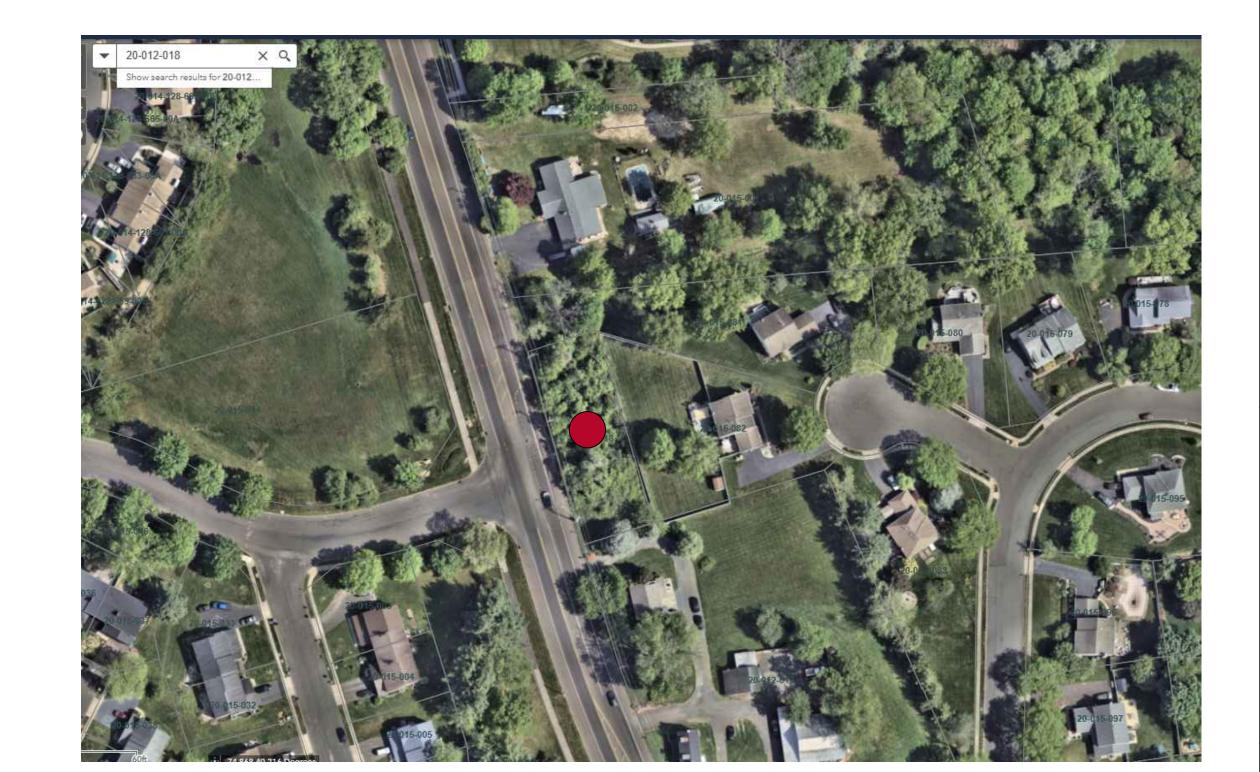


REVISIONS NO. DESCRIPTION 1 PENNDOT LETTER 2 UPDATE PADOT ROW 10/22/25 DATE: 5/2/2022

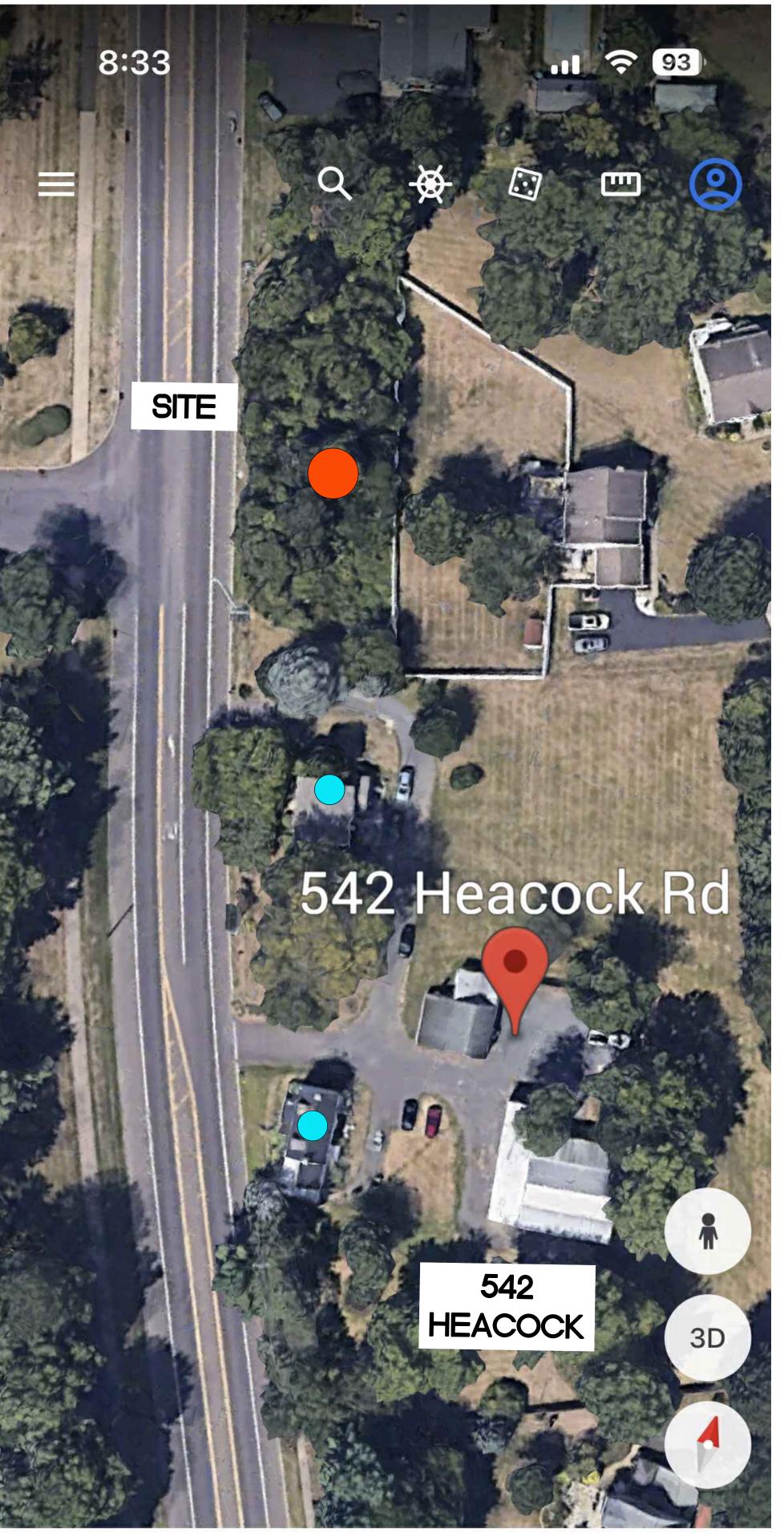
SC ALE: 1"=20' JOB # 2115 FB # ___ DRAWN: GH CHECKED: VWF

-012-0

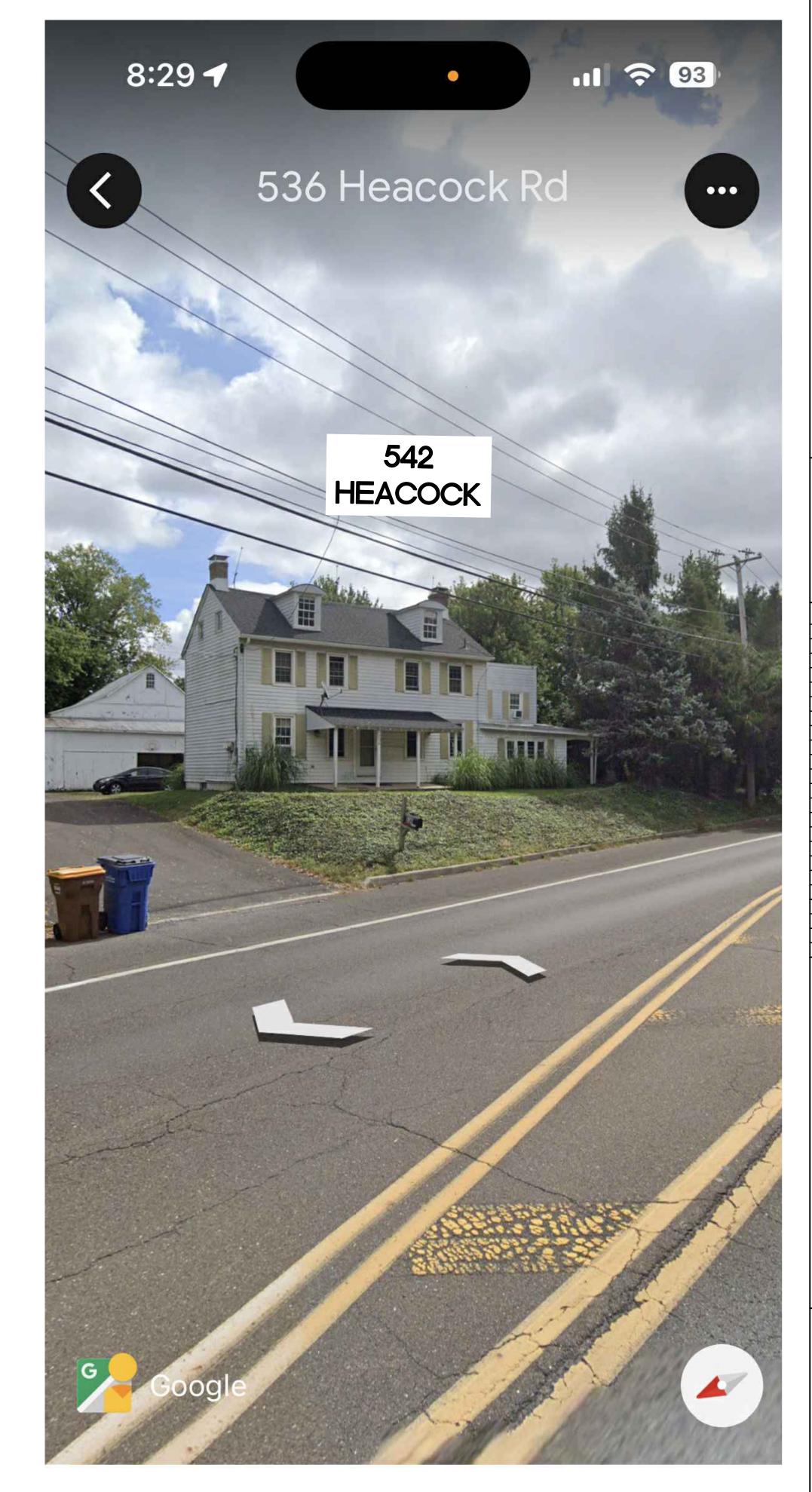
SHEET OF 1







× 542 Heacock Rd



× 542 Heacock Rd

FIORAVANTI, INC.

CIVIL ENGINEERS & LAND SURVEYORS

618 STREET ROAD * SOUTHAMPTON, PA 189

REGISTERED
PROFESSIONAL
PROFESSIONAL
ENGINEER
66598-E

REVISIONS

NO. DESCRIPTION DATE

1 PENNDOT LETTER 10/2/24

2 UPDATE PADOT ROW 10/22/25

DATE: 5/2/2022

SC ALE: 1"=20'

JOB # 2115 FB # ____

DRAWN: GH CHECKED: VWF

T.P.N. 20-012-018

YARDLEY, PA 19067

PREPARED FOR:

UONATHAN GEFTN

7998 NEW FALLS RD

ZONING EXHIBIT IMILAR LOTS

> SHEET 1 OF 1





TYPICAL HEACOCK RD ELEVATION



TYPICAL FRONT ELEVATION

FIORAVAN
CIVIL ENGINEERS & L
SOUTH

REGISTERED
PROFESSIONAL
PROFISSIONAL
ENGINEER
66598-E

DESCRIPTION DATE
PENNDOT LETTER 10/2/24
UPDATE PADOT ROW 10/22/25

TE: 5/2/2022 ALE: 1"=20'

DATE: 5/2/2022

SC ALE: 1"=20'

JOB # 2115 FB # ___

DRAWN: GH CHECKED: VWF

RDLEY, PA 19067 PREPARED FOR: HAN GEFTMAN 98 NEW FALLS RD

YARDLEY, PA YARDLEY, PA YARDLEY, PA YARDLEY, PA YOUND PREPARED FOR ATHAN GOND THE PALL

ZONING

SHEET 1 of 1

MACIENDA DESIGN INCORPORATED

<u>Architect</u>

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

<u>Owner</u> 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

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

Minimum Yard Setbacks:

Front:

Required: 40'-0" Provided: 51'-6"

Side:

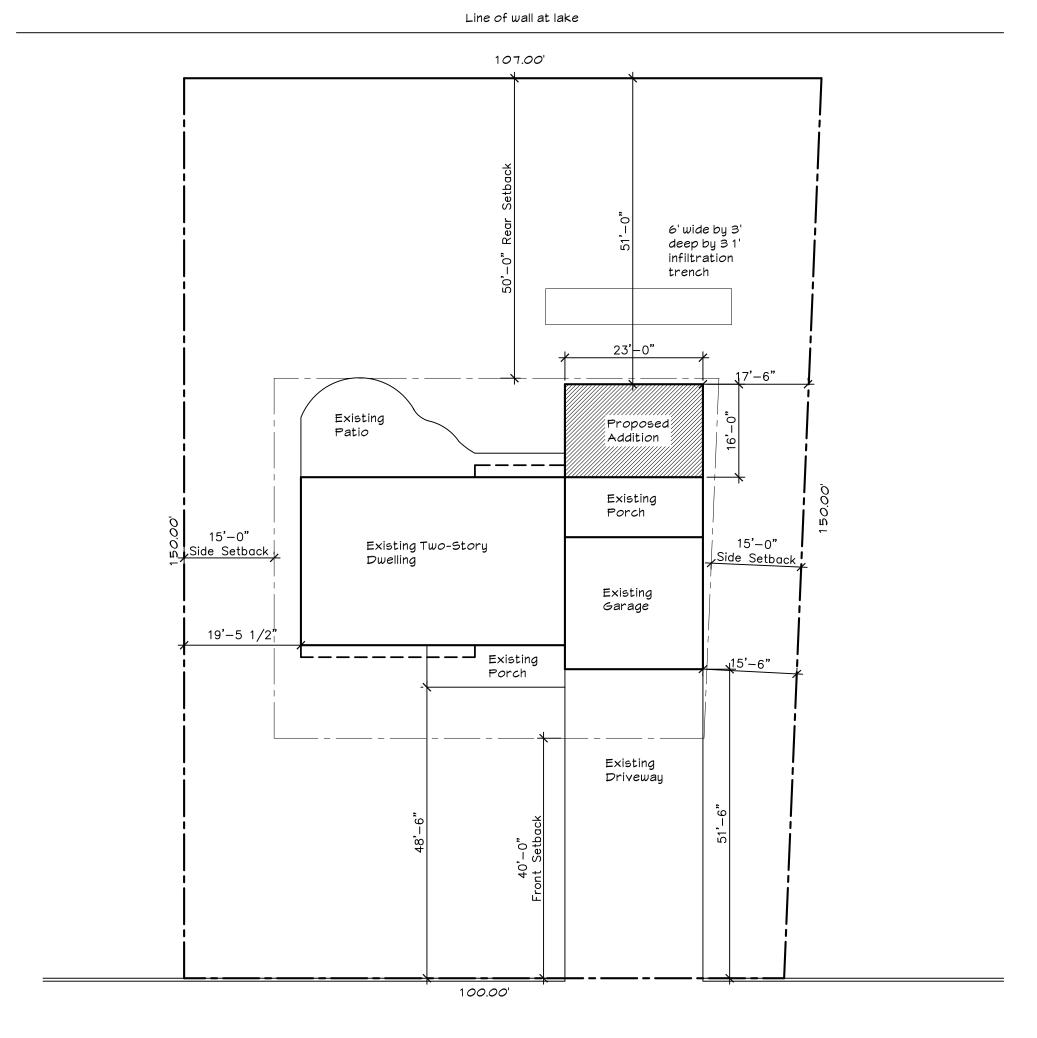
Required: 15'-0" minimum Provided: 15'-6" to garage 19'-5 1/2" opposite

Rear:

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

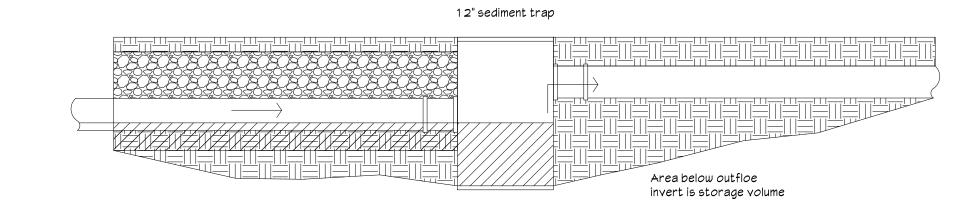
Drawing List

ST-1 Site Plan, Elevations and Project Information



Lakeview Drive

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 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 calculation that demonstrates this requirement is met. This can consist of structural measures such as ar nfiltration trench, dry well or rain garden, or non-structural measures such as tree planting, preservation 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) 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



6" soil

3 INFILTRATION TRENCH

ST-1 SCALE: NTS

Swale at centerline Ovelap non-woven textle fabric on top of gravel Clean, uniformly graded course aggregate Trench depth 2'-0" 8" diameter continuously perforated pipe 6" minimum beneath pipe Non-woven geotextile fabric Uncompacted wrapping gravel sub-base Width of trench to be 2x depth

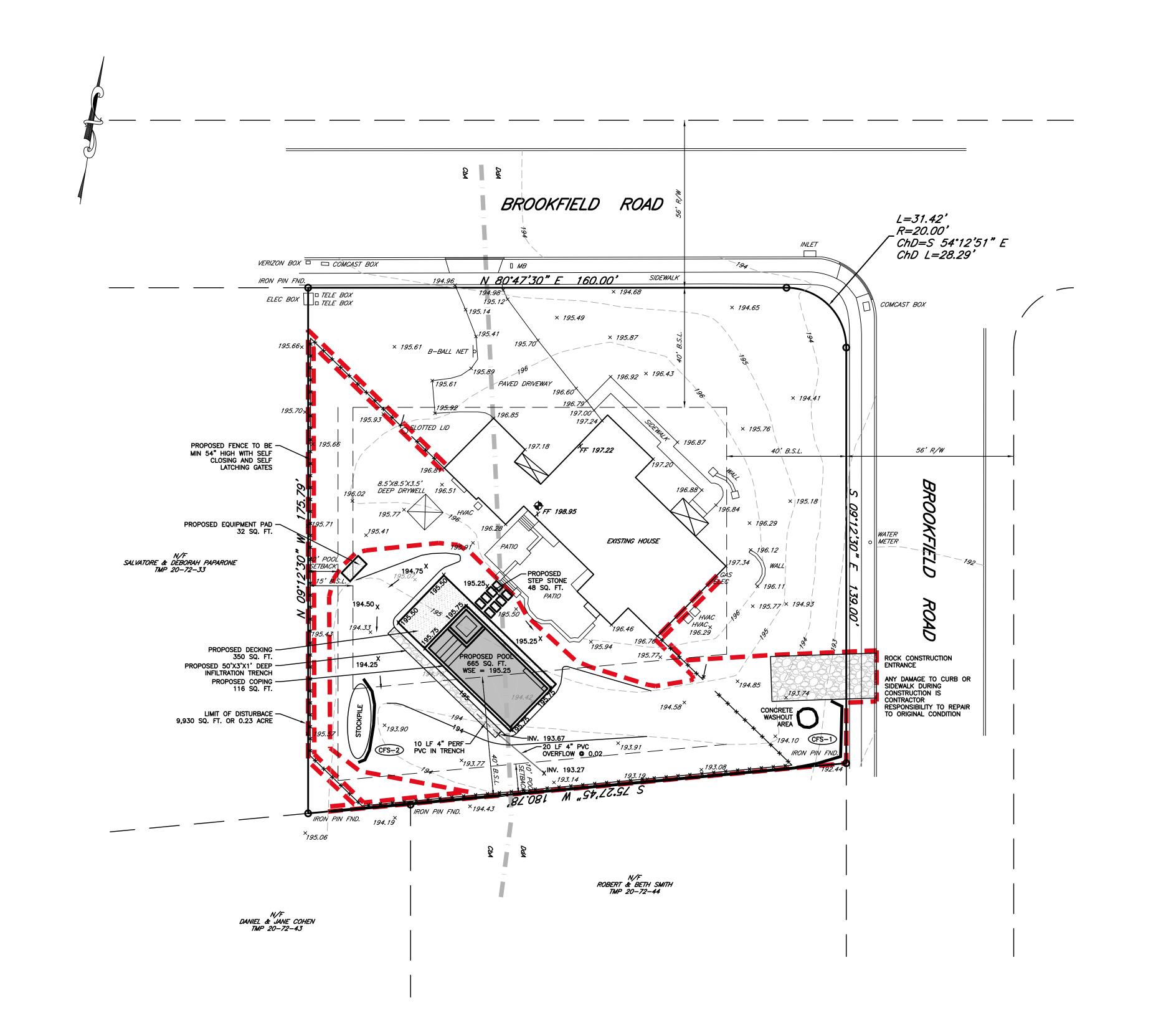


REAR RENDERING

ST-1 SCALE: NTS

Drawing Number: 1 of 1 Sheet Number:

9 9 U 10



			SOILS	LOG									SOILS	LOG					
Sym	abol Type	Slope	Dwellings with Basements	Slope Class	Landform	Position on the Landform	Depth to Restrictive Features	Depth to Seasonal s High Water Table	Depth to Bedrock	Symbo	Туре	Permeability	Available Water Capacity	Drainage Class	Depth Class	Potential for Surface Runoff	Ponding	Flooding	Hydric Soil
	A CHALFONT	0-3% SLOPES	VERY LIMITED	NEARLY LEVEL	LOESS HILLS	CONCAVE FOOTSLOPES	20" TO 40"	0.5' TO 1.5'	N.A.	CbA	CHALFONT	SLOW TO MODERATELY RAPID	LOW	SOMEWHAT POORLY DRAINED	VERY DEEP, MODERATELY DEEP TO FRAGIPAN	VERY HIGH	NONE	NONE	NO
Dd	IA DOYLESTOWN	0-3% SLOPES	VERY LIMITED	NEARLY LEVEL	NEARLY LEVEL TO GENTLY UNDULATING DRAINAGE WAYS AND BROAD BASINS	FOOTSLOPES AND TOE SLOPES	FRAGIPAN 15" TO 25"	0.0' TO 0.5'	42" TO 72"	DdA	DOYLESTOWN	SLOW TO MODERATELY RAPID	VERY LOW	POORLY DRAINED	DEEP	VERY HIGH	NONE	NONE	YES
							-	•	-					-					•

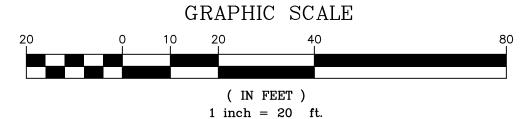
SOIL TYPES BASED ON USDA WEB SOIL SURVEY WEBSITE SEARCH 9-8-25

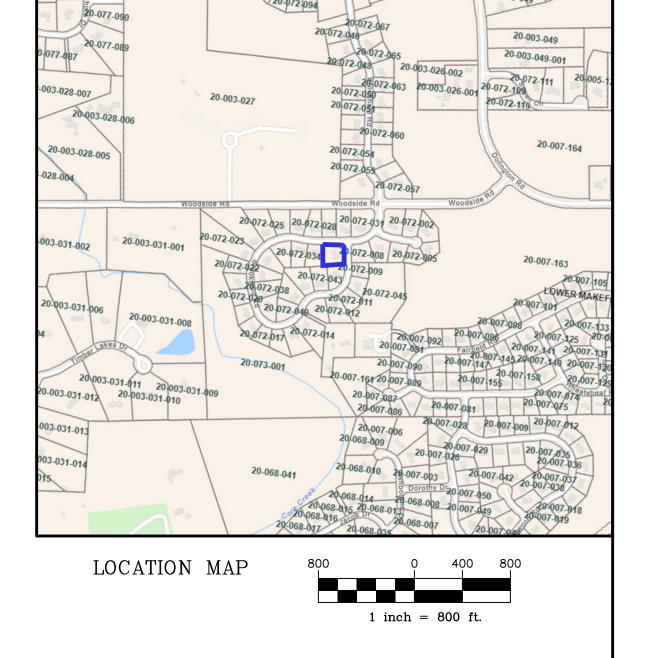
RESOLUTIONS:

1. ALL PLANT MATERIALS ARE TO BE SELECTED BASED ON THEIR SUITABILITY FOR USE ON THE SITE. PLANTS MUST

BE ABLE TO THRIVE IN SOILS WITH POOR INTERNAL DRAINAGE.

2. THE SOILS ARE SUBJECT TO POOR WINTER GRADING. THEREFORE FINAL GRADING IS RECOMMENDED TO BE COMPLETED OUTSIDE OF THE WINTER SEASON.





GENERAL NOTES

1. OWNER INFO: KEVIN & MARGARET O'MEARA 1524 BROOKFIELD ROAD YARDLEY, PA 19067

> SITE INFO: TMP 20-72-32 AREA: 29,931.74 SQ. FT. OR 0.68 ACRE

2. ALL USERS OF THIS PLAN ARE REFERRED TO AND CAUTIONED TO COMPLY WITH PA ACT 121, AS PER THE LATEST AMENDMENT OF PA ACT 287 OF 1974, EFFECTIVE OCTOBER

3. THIS PLAN CONTAINS INFORMATION PERTAINING TO UNDERGROUND UTILITIES WHICH IS FOR GENERAL INFORMATION ONLY, AND MAY NOT BE BASED ON AN ACTUAL SUBSURFACE LOCATION SURVEY. ALL SUBSURFACE INFORMATION SHOWN ON THIS PLAN NEEDS TO BE VERIFIED BY THE PLAN USER. THE PREPARER OF THIS PLAN ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES OR OTHER UNDERGROUND FEATURES.

4. THIS PLAN DEPICTS EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS AS THEY WERE SURVEYED AND DESIGNED DURING THE TIME OF PLAN PREPARATION, TO AND INCLUDING THE LAST REVISION DATE. BY THE TIME CONSTRUCTION OCCURS, THE CONDITION OF THE SITE MAY HAVE CHANGED FROM WHAT IS DEPICTED ON THE PLAN. AS SUCH, THERE IS NO EXPRESSED OR IMPLIED REPRESENTATION THAT THE INFORMATION SHOWN IS TO BE CONSIDERED "AS BUILT" AT THE TIME OF CONSTRUCTION.

5. SUBSURFACE SOIL AND GEOLOGICAL INFORMATION INDICATED ON THESE PLANS IS BASED UPON EXISTING AVAILABLE MAPPING RECORDS. PLAN USER IS RESPONSIBLE TO VERIFY THESE CONDITIONS BY PERFORMING A FIELD EXPLORATION.

6. THIS BOUNDARY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND REPORT. EASEMENTS, RESTRICTIONS, AND COVENANTS MAY BURDEN TITLE TO THIS PLAT, AND PLAN PREPARER ASSUMES NO RESPONSIBILITY FOR AND MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF ANY SHOWN EASEMENTS, RESTRICTIONS, OR

7. BENCHMARK = FINISHED FLOOR AT BACK DOOR ELEVATION = 198.95

8. SOIL EXCAVATION, REMOVAL OF SOILS AND PLACEMENT OF SOIL FILL IS BASED ON THE ASSUMPTION THAT SOILS AND ASSOCIATED MATERIALS ARE FREE OF CONTAMINANTS AND HAZARDOUS SUBSTANCES.

DETERMINATION OF ABSENCE OR PRESENCE OF THESE SUBSTANCES AND CONDITIONS IS NOT WITHIN THE SCOPE OF CIVIL ENGINEERING PERFORMED IN THE CREATION OF THESE

9. REFERENCE PLAN: BEING LOT 32 OF FAIRFIELD VILLAGE, FINAL PLAN OF FARMVIEW, AS PREPARED BY TRI STATE ENGINEERS AND LAND SURVEYORS, DATED 8-13-87, LAST

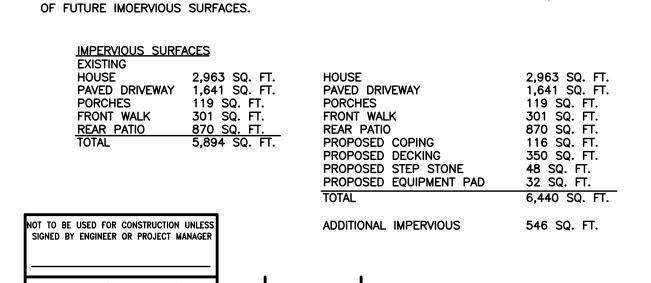
REVISED 4-21-89, AND RECORDED IN PLAN BOOK 252 PAGE 34-A1 ON 7-7-89.

10. ZONING INFORMATION: DISTRICT = R-1 RESIDENTIAL LOW DENSITY (PER RECORD PLAN)

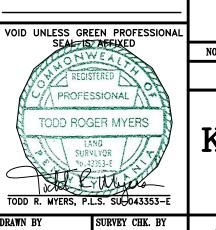
(1 EN NEODINO 1 E	J 11 1 /		
•	REQUIRED	<u>EXISTING</u>	<u>PROPOSED</u>
LOT REQUIREMENTS:	16,500 SQ. FT.	29,931.74 SQ. FT.	29,931.74 SQ. FT.
MIN. LOT AREA:	100 FT.	162.0 FT.	162.0 FT.
MIN. LOT WIDTH:	35 FT.	< 35 FT.	< 35 FT.
MAX. BUILDING HEIGHT:			
BUILDING SETBACKS:	40 FT.	40.2 FT.	40.2 FT.
FRONT YARD:	15 FT.	45.5 FT.	45.5 FT.
SIDE YARD:	40 FT.	48.1 FT.	48.1 FT.
REAR YARD:			

IMPERVIOUS SURFACES: MAX. IMPERVIOUS SURFACE COVERAGE PERMITTED = 5,445 SQ. FT. (PER RECORD PLAN)

11. PROPOSED INFILTRATION PIT HAS BEEN DESIGNED FOR AN ADDITIONAL 100 SQ. FT.



DATE



PENNSYLVANIA ONE CALL SYSTEM, INC. 925 IRWIN RUN ROAD

WEST MIFFLIN, PENNSYLVANIA

Know what's below

Call before you dig

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY

PA LAW REQURES THREE WORKING DAYS

NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH.

SERIAL NUMBER 20252962571

REUSE ON PROJECT EXTENSIONS, ANY OTHER PROJECT, OR ALTERATIONS OR ADDITIONS TO THIS

CONSIDERED AS VALID.

THIS DRAWING IS COPYRIGHTED AND SHALL REMAIN THE PROPERTY OF COWAN ASSOCIATES, INC. ANY

PROJECT SHALL BE MADE AT THE USER'S SOLE RISK

AND WITHOUT LIABILITY TO COWAN ASSOCIATES, INC.

ONLY DRAWINGS BEARING ORIGINAL IMPRESSIONS AND OR GREEN INK PROFESSIONAL SEALS SHALL BE

PREPARED FOR

KEVIN & MARGARET O'MEARA

1524 BROOKFIELD ROAD - TMP 20-72-32 LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

REVISIONS

GRADING PLAN

BY CHK.

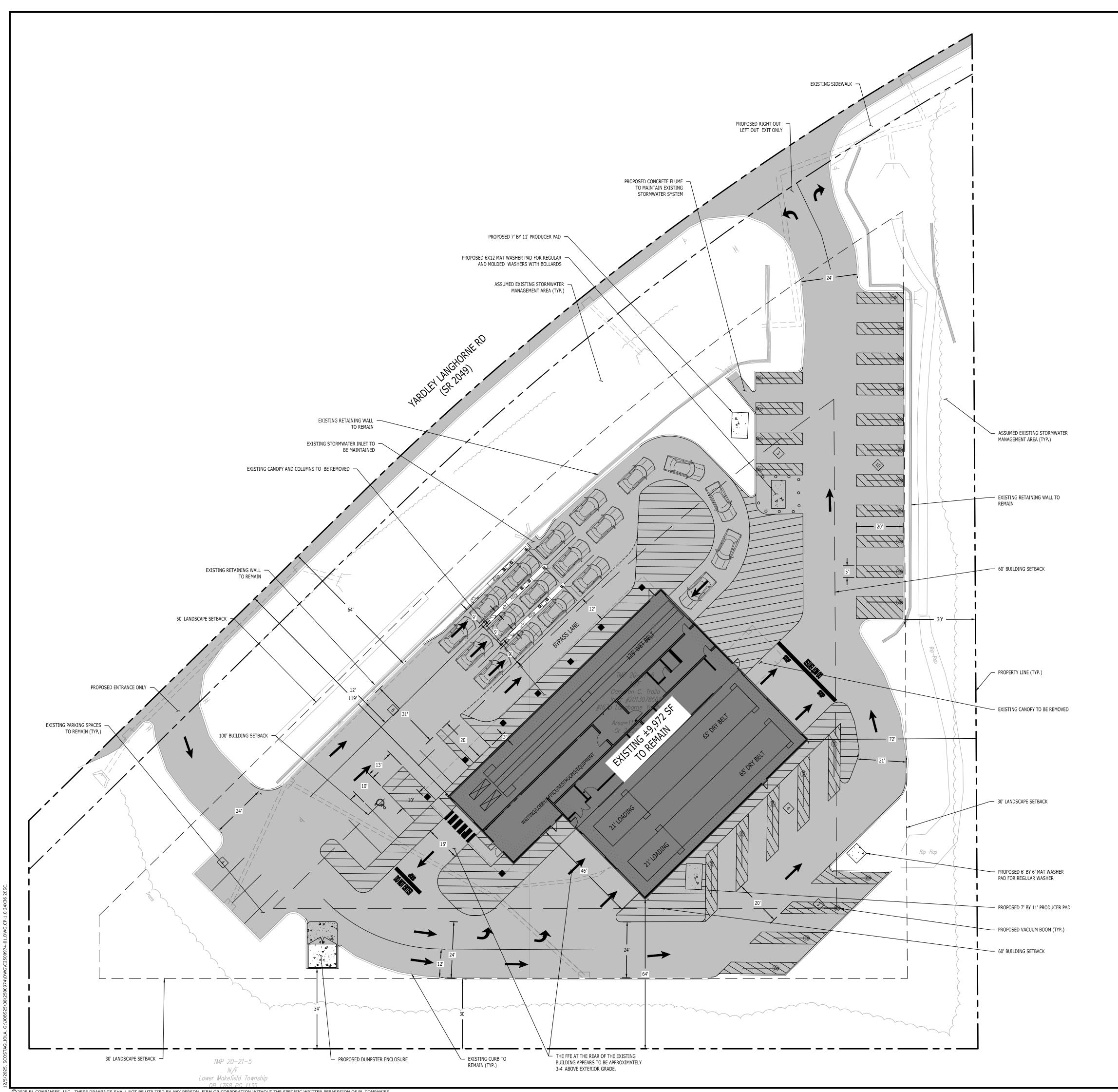
71413.38

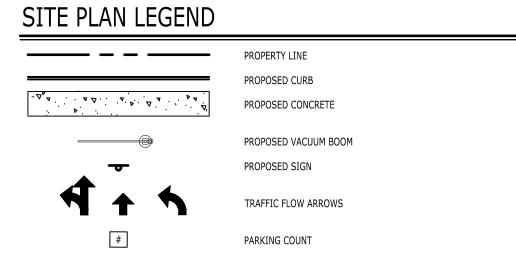
COWAN ASSOCIATES, INC.

J. General Authorization No. 24GA28059300

PROVIDING A FULL RANGE OF CIVIL ENGINEERING & SURVEYING SERVICES 120 PENN-AM DRIVE P.O. BOX 949 QUAKERTOWN, PENNSYLVANIA 18951 TELEPHONE (215) 536-7075 FAX (215) 536-1582

TRM FINAL CHK. BY PROJECT ENGINEER TRM TRM 1"=20'





GENERAL NOTES

- 1. 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 PREFORMED 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

ZONING INFORMATION

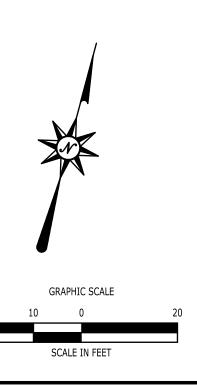
PROPERTY ADDRESS:	: 1675 YARDLEY LANGHORNE RD, YARDLEY, PA 19067
JURISDICTION: LOWE	ER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA
LEGAL OWNER: CAME	ERON C. TROILO & OLGA JEAN TROILO
EQUITABLE OWNER: I	FLAGSHIP PENNSYLVANIA PROPCO, LLC
ZONE: C-1 (COMMER	CIAL-NEIGHBORHOOD DISTRICT)
OVERLAY: TND (TRAD	DITIONAL NEIGHBORHOOD DEVELOPMENT)

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	

- 1. ACCORDING TO TOWNSHIP CODE
 1.1. 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.
- 1.2. STRUCTURE ANY MAN-MADE OBJECT HAVING AN ASCERTAINABLE STATIONARY LOCATION ON OR IN LAND OR WATER, WHETHER OR NOT AFFIXED TO THE LAND. 2. 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 3. 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 $\frac{1}{2}$ DISTANCE OF MINIMUM REQUIRED YARD, WHICHEVER IS GREATER ($\frac{100}{2}$ = 50 FEET)	64 FEET	NO
MINIMUM SIDE BUFFER YARD	25 FEET OR $\frac{1}{2}$ DISTANCE OF MINIMUM REQUIRED YARD, WHICHEVER IS GREATER ($\frac{60}{2}$ = 30 FEET)	30 FEET	NO
MINIMUM REAR BUFFER YARD	25 FEET OR $\frac{1}{2}$ DISTANCE OF MINIMUM REQUIRED YARD, WHICHEVER IS GREATER ($\frac{60}{2}$ = 30 FEET)	30 FEET	NO
INIMUM PARKING PERIPHERY LANDSCAPED AREA	10 FEET	30 FEET	NO



555 Croton Road Suite 310 King of Prussia, PA 19406 (610) 337-3630

SPOTLESS - YARDLEY, PA

EY LANGHORNE RD, YARDLEY, PA 19067

(EFIELD TOWNSHIP, BUCKS COUNTY, PA

2500974

C2500974-01

CONCEPT PLAN

CP-1.0