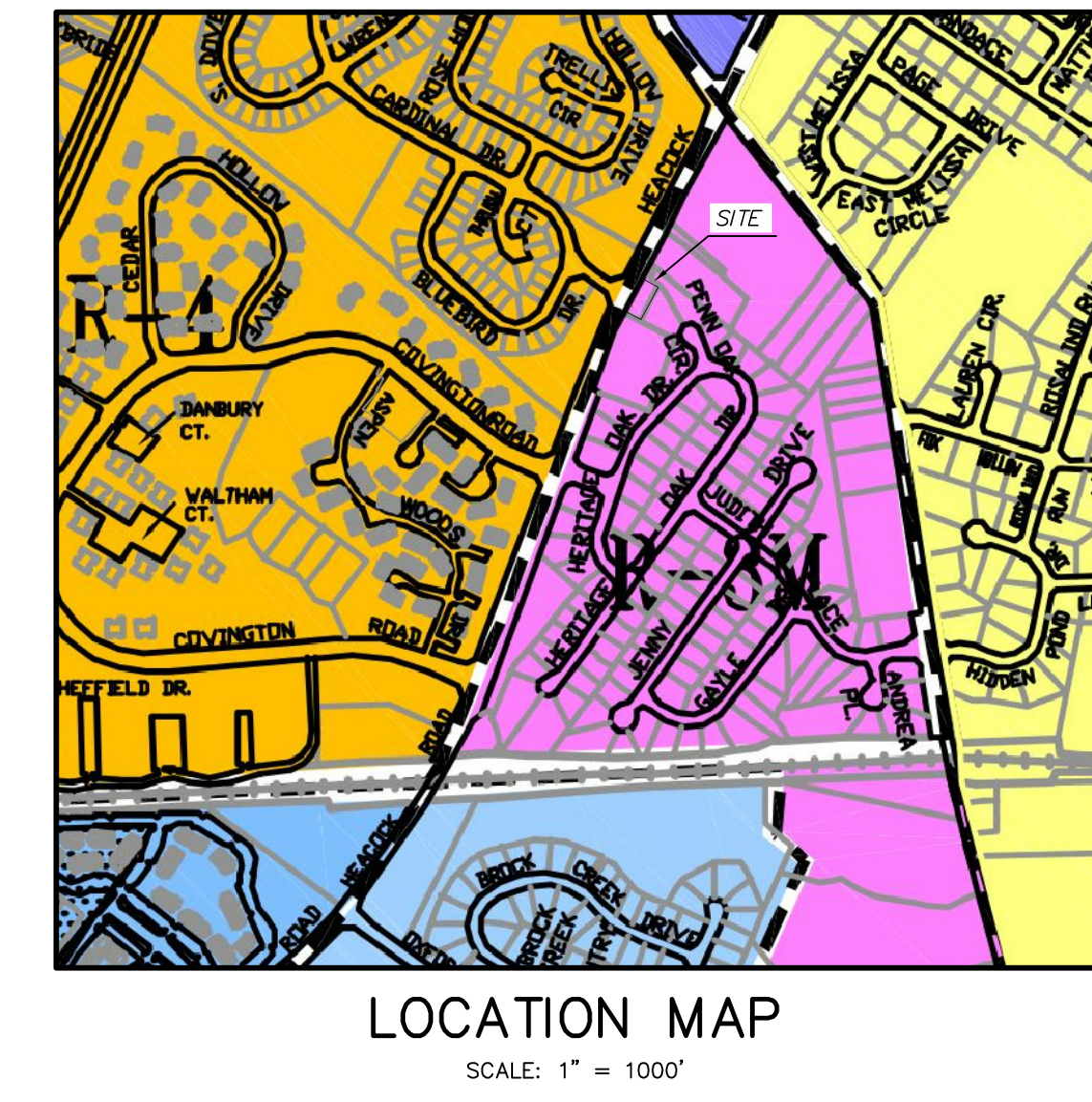
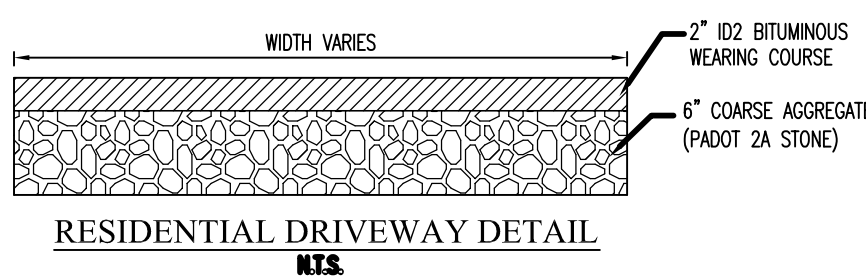


DOWNSPOUT COLLECTION SYSTEM

CONNECTION	ITEM	RIM	INV	LENGTH	SLOPE	ITEM	RIM	INV
C01-C02	C01	98.6	92.9	55.5	0.011	C02	96.5	92.3
C02-C03	C02	96.5	92.3	36.8	0.011	C03	95.5	91.9
C04-C05	C04	98.5	92.6	55.5	0.011	C05	96.2	92.0
C05-C06	C05	96.2	92.0	10.1	0.010	C06	95.9	91.9
C06-C07	C06	95.9	91.9	28.7	0.000	C07	95.4	91.9
C07-C03	C07	95.4	91.9	27.3	0.000	C03	95.5	91.9

IMPERVIOUS SURFACE TABLE

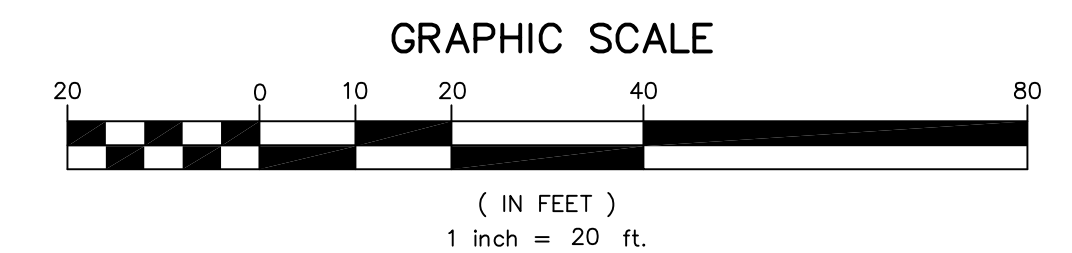
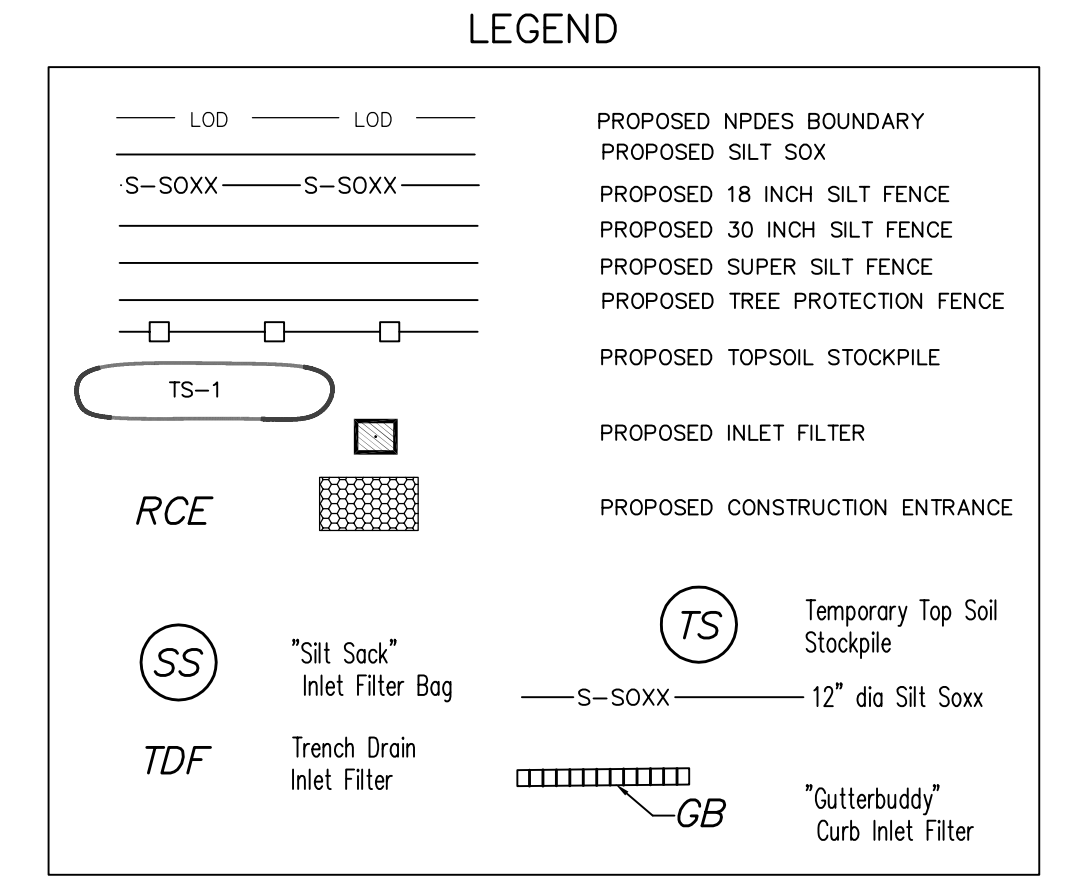
LOT AREA	9300	SF
ITEM	EXISTING	PROPOSED
DWELLING	0	1568
DRIVEWAY	0	956
FRONT WALKWAY	0	23
TOTAL IMP	0	2547
IMP COV	0.00%	27.39%
TOTAL BLDG	0	1568
BLDG COV	0.00%	16.86%
IMP CHANGE	2547	SF



- ### GENERAL NOTES
- 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.
 - ZONING DISTRICT: R-3M SINGLE FAMILY HIGH DENSITY MODIFIED

ITEM	REQUIRED	EXISTING	PROPOSED
MIN GROSS AREA	13,500 SF	21,300 SF	21,000 SF
MIN NET AREA	13,500 SF	9,300 SF*	9,300 SF*
LOT WIDTH @ BSBL	90 FT	200 FT	200 FT
FRONT YARD	100 FT***	<100 FT*	8.5 FT**
SIDE YARD	15 FT	>15 FT	44.6 FT*
REAR YARD	50 FT	<50 FT*	10 FT**
IMP COV	45.0%	0.0%	27.4%

 - * EXISTING NONCONFORMITY
 - ** VARIANCE REQUIRED
 - *** SPECIAL SETBACK - OWNER: ADR INVESTMENTS LLC
 - SOILS INFO: UmB 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
 - THE AREA IN THE ULTIMATE RIGHT-OF-WAY IS OFFERED FOR DEDICATION TO THE AUTHORITY HAVING JURISDICTION.



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

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		

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

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

**PERMIT PLAN
EROSION
CONTROL
PLAN**

