

ZONING REQUIREMENTS :
 ZONING DISTRICT: R-1 RESIDENTIAL W/FARMLAND
 PRESERVATION-CONDITIONAL USE
 MAXIMUM DENSITY: 2 D.U./ACRE=52 D.U.
 MINIMUM SITE AREA: 16,500 SQ. FT.
 MINIMUM LOT WIDTH: 100.00' AT S.E. CORNER
 MAXIMUM BUILDING HEIGHT = 35 FT.

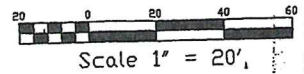
MINIMUM YARD SETBACKS :
 FRONT YARD: 30.00'
 SIDE YARD (E.A.): 15.00'
 REAR YARD: 40.00'

IMPERVIOUS SURFACE CALCULATIONS
 LOT AREA=18,150 SQ. FT.
 DRIVEWAY AREA=1,600 SQ. FT.
 DRIVEWAY AREA=1,338 SQ. FT.
 SIDEWALK AREA=223 SQ. FT.
 PORCH AREA = 40 SQ. FT.
 TOTAL IMPERVIOUS AREA= 3,590 SQ. FT.
 MAXIMUM IMPERVIOUS RATIO = 20% (TOTAL)
 MAXIMUM IMPERVIOUS AREA = 3,630 SQ. FT.
 MAXIMUM IMPERVIOUS RATIO = 20% (BUILDING)
 MAXIMUM IMPERVIOUS AREA = 3,670 SQ. FT.
 MINIMUM IMPERVIOUS RATIO = 2% (TOTAL)
 MINIMUM IMPERVIOUS AREA = 363 SQ. FT.

* DECK IS CONSIDERED TO BE PERVIOUS

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED IRON PIP
- PROPOSED MONUMENT
- RIGHT OF WAY LINE
- PROPERTY LINE
- EXISTING STORM SEWER
- EXISTING DOMESTIC WATER
- EXISTING SANITARY SEWER



THE DAVENPORT MANOR

DATE	REVISIONS	BY
JOB NO.	AS-BUILT PLAN	
FILE NO.	PREPARED FOR:	
TAX MAP#	LONGSHORE ESTATES LOT #33	
ACRES:	SITUATED IN:	
FBR/PG:	LOWER MAKEFIELD TWP., BUCKS COUNTY, PA.	
SEAL:	ANDERSEN ENGINEERING ASSOCIATES INCORPORATED	
	DWG BY:	S.M.B.
	DATE:	09/09/98
	SCALE:	1"=20'
	SHEET:	1 OF 1

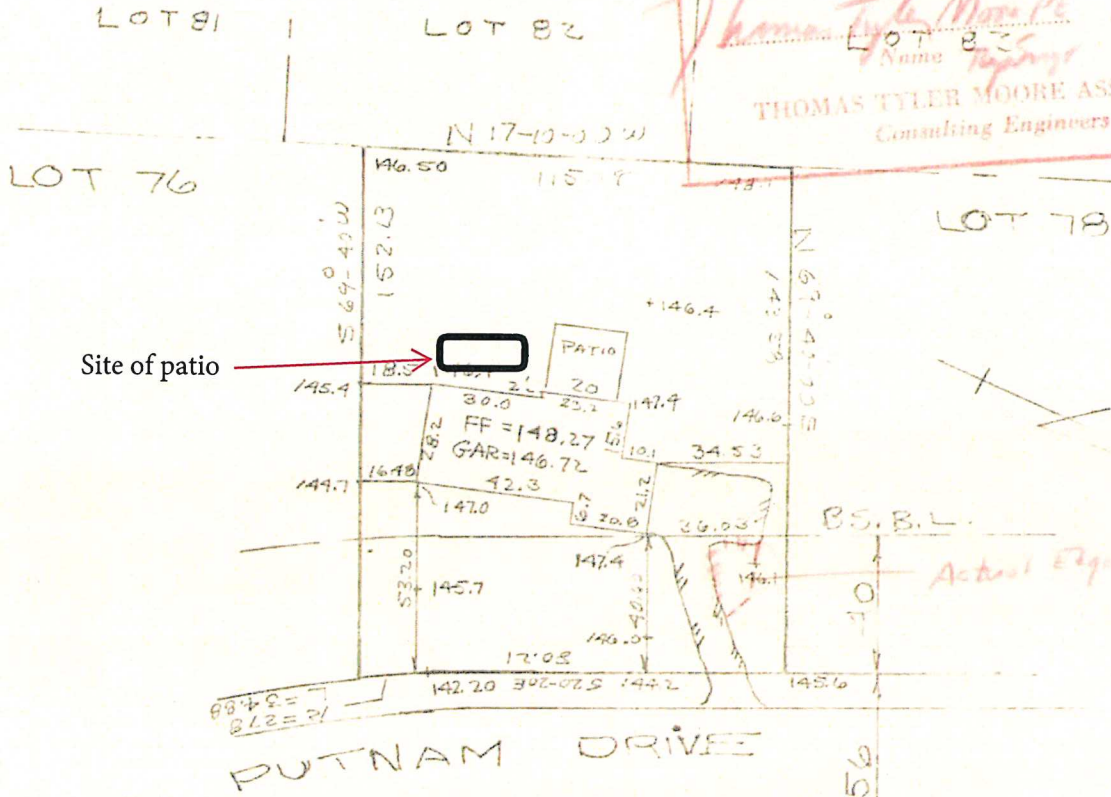
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AS-BUILT
 PLAN OF LOT 77
 SHOWING HOUSE LOCATION - YARDLEY HUNT, SECTION "A"
 LOWER MAKEFIELD TOWNSHIP
 BUCKS COUNTY, PENNSYLVANIA
 SCALE 1" = 50'

APPROVED
 (EXCEPT AS NOTED)

Thomas Tyler Moore PE 11/12/11
 Name Date
 THOMAS TYLER MOORE ASSOC. INC.
 Consulting Engineers



RECEIVED

9/11 NOV 19 AM 10 33

LOWER MAKEFIELD TWP.
YARDLEY, PENNA.



Louis F. Spadaccino

~~ARROWS INDICATE REQUIRED GRADING
 FOR SURFACE DRAINAGE FLOW~~

~~FOUNDATION LOCATION~~

~~PROP HOUSE LOCATION:~~ 77
 JOB NO 5792

TRI-STATE ENGINEERS & LAND SURVEYORS, INC
 80 WEST STREET ROAD
 FEASTERSVILLE PENNSYLVANIA