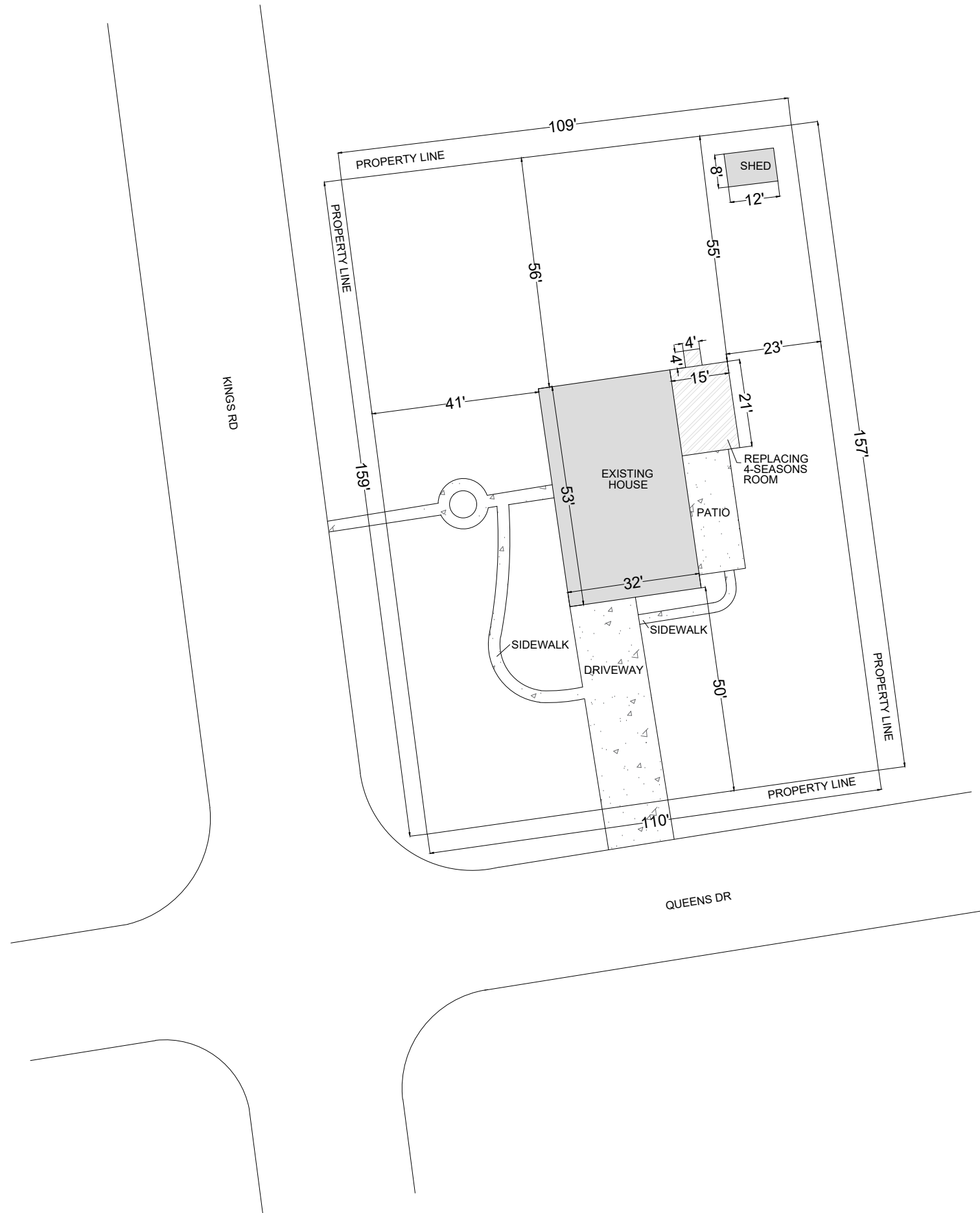


IMPERVIOUS AREA CALCULATIONS:
 EXISTING HOUSE = 1,696 SQ.FT
 EXISTING SHED = 96 SQ.FT
 REPLACING 4-SEASONS ROOM = 315 SQ.FT
 DRIVEWAY, PATIO & SIDEWALK = 1,531 SQ.FT
 TOTAL LOT AREA = 17,424 SQ.FT
 TOTAL IMPERVIOUS AREA = 3,638 SQ.FT = 20.87%

NOTE: FOR THE SCALE TO BE CORRECT SHEET MUST BE PRINTED ON 11" x 17"



NOTES:

SITE PLAN

ADDRESS:
 572 KINGS RD
 YARDLEY, PA 19067

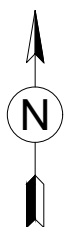
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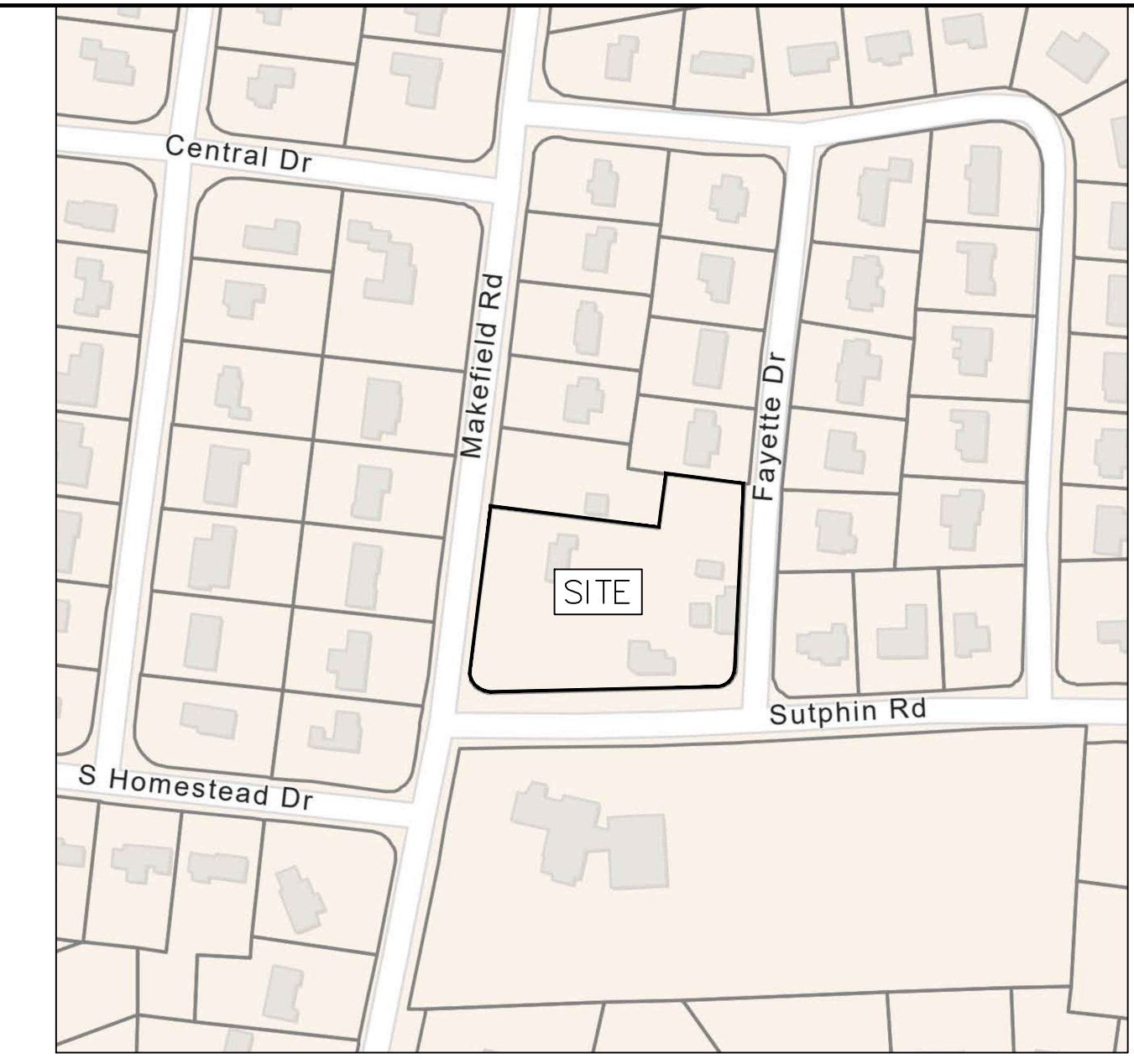
LOT AREA: 0.40 ACRES

PLOT SIZE: 11" X 17"

WEBSITE: SITEPLANPROS.COM

DRAWING SCALE: 1"=30'





LOCATION MAP
1" = 200'

GENERAL NOTES

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

ITEM	REQUIRED	EXISTING
MIN LOT AREA	16,500 SF	73,613 SF
LOT WIDTH @ FRONT	110 FT	627.6 FT
BUILDING LINE	40 FT	18.6 FT*
FRONT YARD	15 FT	N/A
SIDE YARD (EACH)	50 FT	15.0 FT*
REAR YARD	10 FT*	0 FT*
ACCESS BLDG SY/RY	35 FT	< 35 FT
MAX BLDG HEIGHT	15 FT	< 15 FT
MAX ACCESS BLDG HEIGHT	18%	14.7%

* EXISTING NONCONFORMITY

ITEM	LOT 1	LOT 2	LOT 3	ROW DEDICATION
LOT AREA	17,464 SF	17927 SF	34212 SF	4010 SF
LOT WIDTH @ FRONT	111.6 FT	131.85 FT	522.97 FT	
BUILDING LINE	63.4 FT	40 FT	18.6 FT*	
FRONT YARD	15.0 FT	15.0 FT	15.0 FT	
SIDE YARD (EACH)	54.6 FT	65.7 FT	53.4 FT	
REAR YARD	N/A	N/A	10.2 FT	
ACCESS BLDG SY/RY	< 35 FT	< 35 FT	< 35 FT	
MAX BLDG HEIGHT	N/A	N/A	< 15 FT	
MAX ACCESS BLDG HEIGHT	16.0%	16.0%	18.0%	

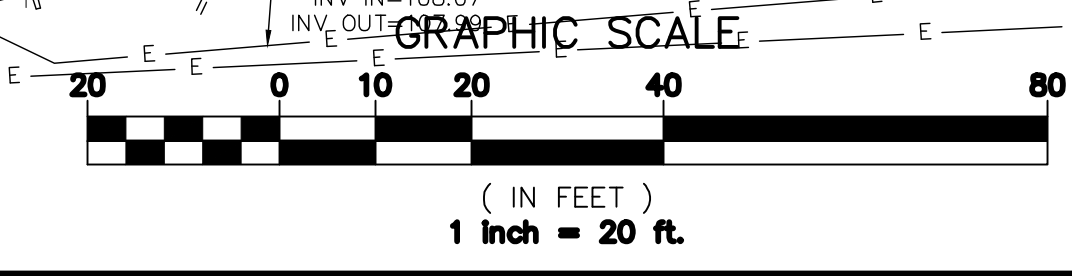
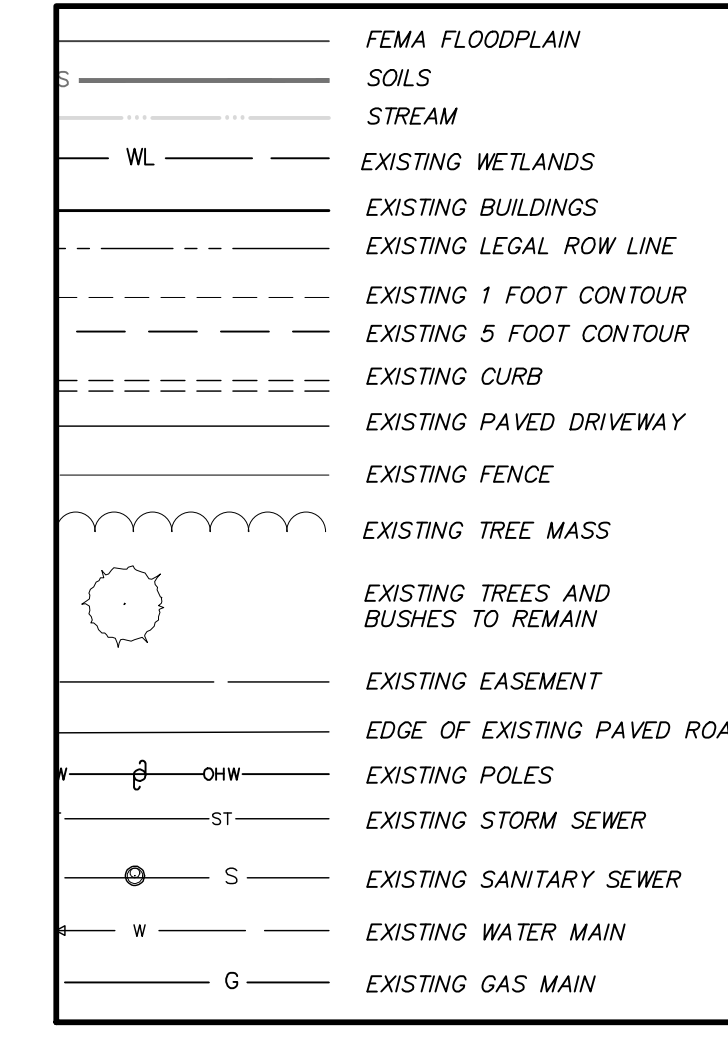
* EXISTING NONCONFORMITY

IMPERVIOUS SUMMARY

	lot 1
house	1684
drive	1267
walk	103
walk	66.93
pad	16.09
hvac	5.85
	LOT 2
PRDRIVE	903.32
WALK	52.89

IMPERVIOUS SUMMARY

misc imperv	LOT 3
EX DRIVESUTPIN EAST	1632.79
EAST	84.1
WALK	75.25
MISC	33.6
HVAC	4.93
HVAC	4.26
PAD	45.33
WALK	83.75
POOL	73.6
DRIVE	656.6
SUTPIN WEST	
AT GAR	182.52
WALK	53.03
WALK	63.83
BILCO	84.1
WALK	33.43
PAD	29.33
SUM	3140.45
SUM WITHOUT DRIVES	851.06
TOTAL DRIVES	2289.39
REMOVALS	
sutpin small east side	51.33
sutpin small west side	86.32
misc wo drives	713.41



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

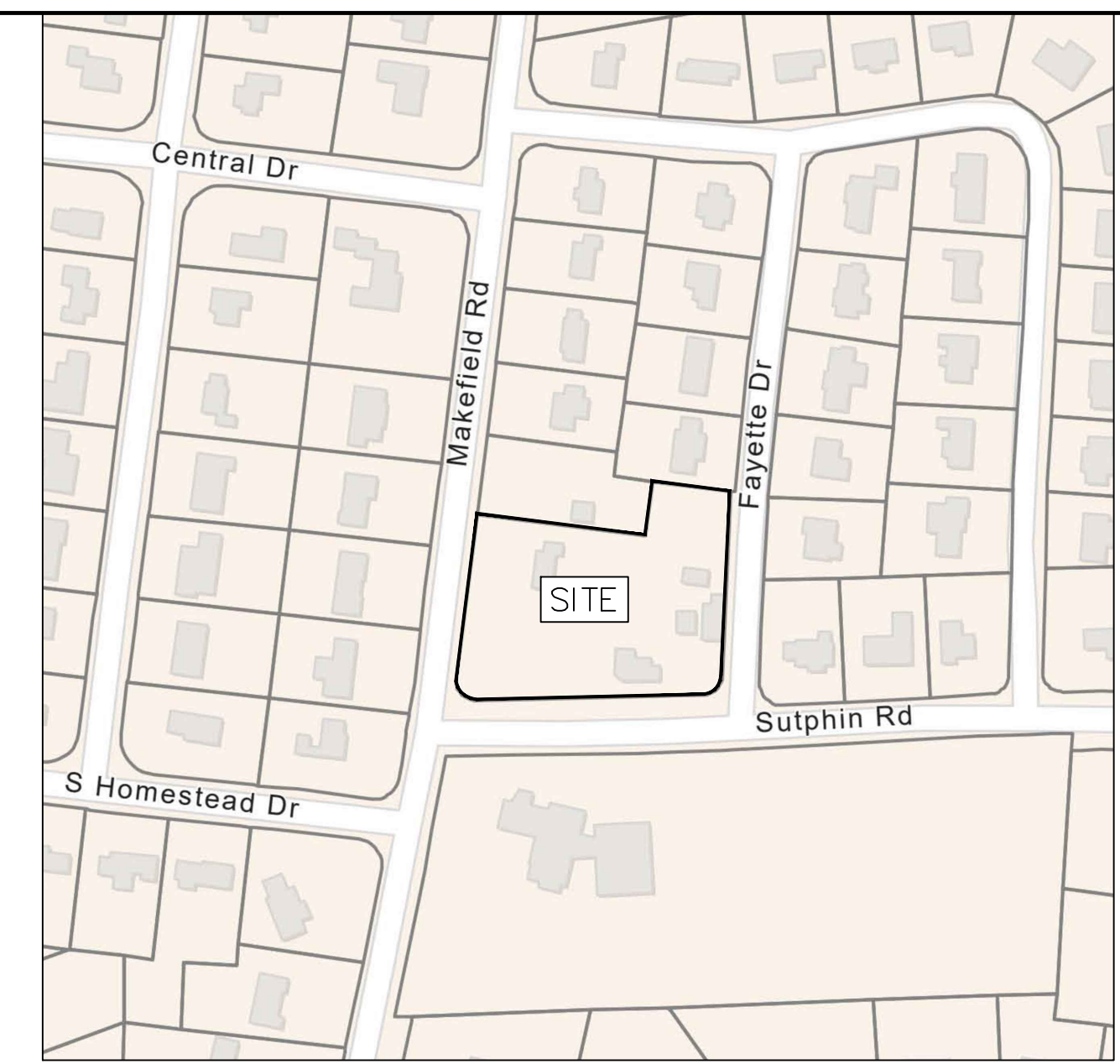
REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED LOTS	3-3-26

DATE: 6/4/2025
SCALE: 1"=20'
JOB # 2292 FB # ---
DRAWN: GMF CHECKED: VMF

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

**PROPOSED
SUBDIVISION
PLAN**

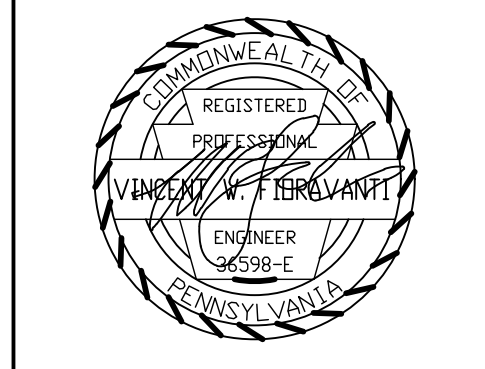
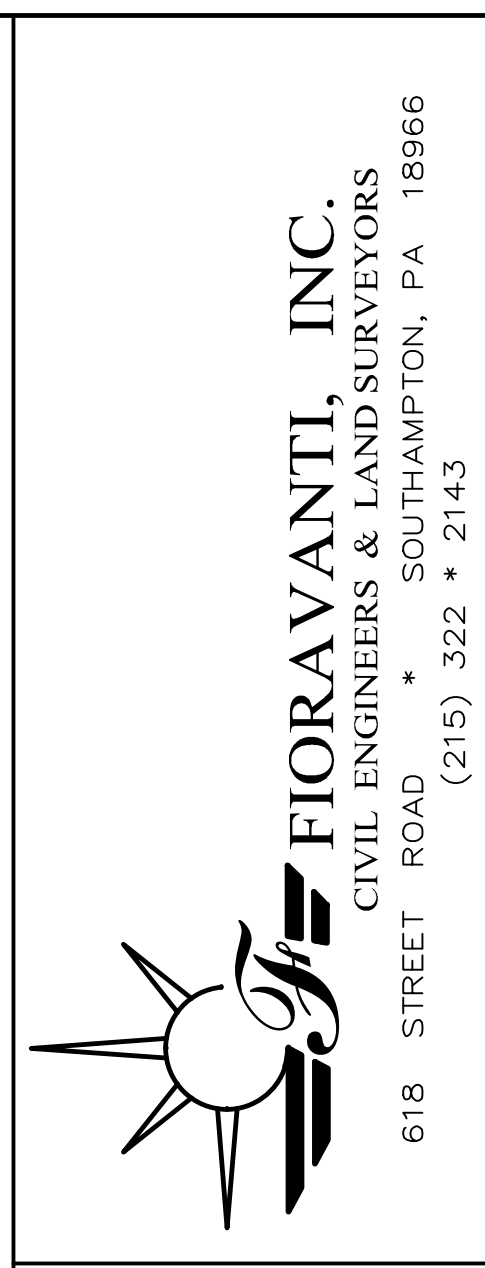
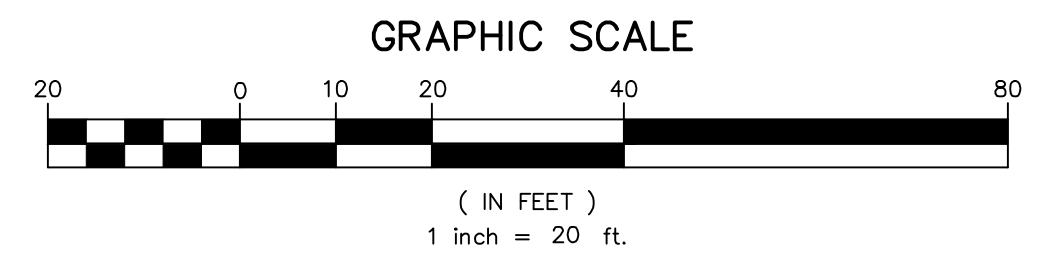


GENERAL NOTES

- 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.
 - MUNICIPALITY: LOWER MAKEFIELD TOWNSHIP
ZONING DISTRICT: R-2 - RESIDENTIAL MEDIUM-DENSITY DISTRICT
PRINCIPAL USE: A(2) - DWELLING, SINGLE-FAMILY DETACHED.
- | ITEM | REQUIRED | EXISTING |
|-------------------------|-----------|----------|
| MIN LOT AREA | 16,500 SF | 73613 SF |
| LOT WIDTH @ FRONT | 110 FT | 627.6 FT |
| BUILDING LINE | 40 FT | 18.6 FT* |
| FRONT YARD | 15 FT | N/A |
| SIDE YARD (EACH) | 50 FT | 15.0 FT* |
| REAR YARD | 10 FT | 0 FT* |
| ACCESS, BLDG SY/RY | 35 FT | < 35 FT |
| MAX BLDG HEIGHT | 15 FT | < 15 FT |
| MAX ACCESS, BLDG HEIGHT | 15 FT | < 15 FT |
| MAX IMP COVERAGE | 18% | 14.7 % |
- * EXISTING NONCONFORMITY
- IMPERVIOUS SUMMARY:
- | FEATURE | EXISTING |
|--------------|-------------|
| DWELLINGS | 3,618.3 SF |
| GARAGES | 1,214.0 SF |
| CHICKEN COOP | 524.2 SF |
| SHEDS/BARN | 1,185.7 SF |
| /OUTHOUSE | 3,558.3 SF |
| DRIVEWAYS | 505.9 SF |
| WALKWAYS | 243.9 SF |
| CONC. PADS | 48.5 SF |
| BILCO/HVACS | |
| TOTAL | 10,898.8 SF |
- OWNER:
GIAGNACOVA, ALBERT & LUCILLE
12 ST JAMES PL
YARDLEY, PA 19067
 - TOPOGRAPHIC AND BOUNDARY DATA SHOWN ON THIS PLAN IS BASED UPON FIELD SURVEYS PERFORMED BY THIS OFFICE IN NOVEMBER 2024.
 - TAX PARCEL NUMBER: 20-042-109
 - PA ONE CALL SN: 2025-002-0719
 - EXISTING SOILS ON SITE:
UB - URBAN LAND-DELAWARE COMPLEX UB - URBAN LAND-MATAPEAKE COMPLEX
KSAT: 0.20 TO 6.00 IN/HR KSAT: 0.20 TO 2.00 IN/HR
DEPTH TO WATER TABLE: > 80 INCHES DEPTH TO WATER TABLE: > 80 INCHES

LEGEND

SOILS	FEMA FLOODPLAIN
WL	SOILS
---	STREAM
---	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
OHW	EDGE OF EXISTING PAVED ROAD
ST	EXISTING POLES
S	EXISTING STORM SEWER
S	EXISTING SANITARY SEWER
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
E	EXISTING ELECTRIC LINE



REVISIONS

NO.	DESCRIPTION	DATE
1	REVISED LOTS	3-3-26

DATE: 6/4/2025
SCALE: 1"=20'
JOB # 2292 FB # ---
DRAWN: GMF CHECKED: VMF

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