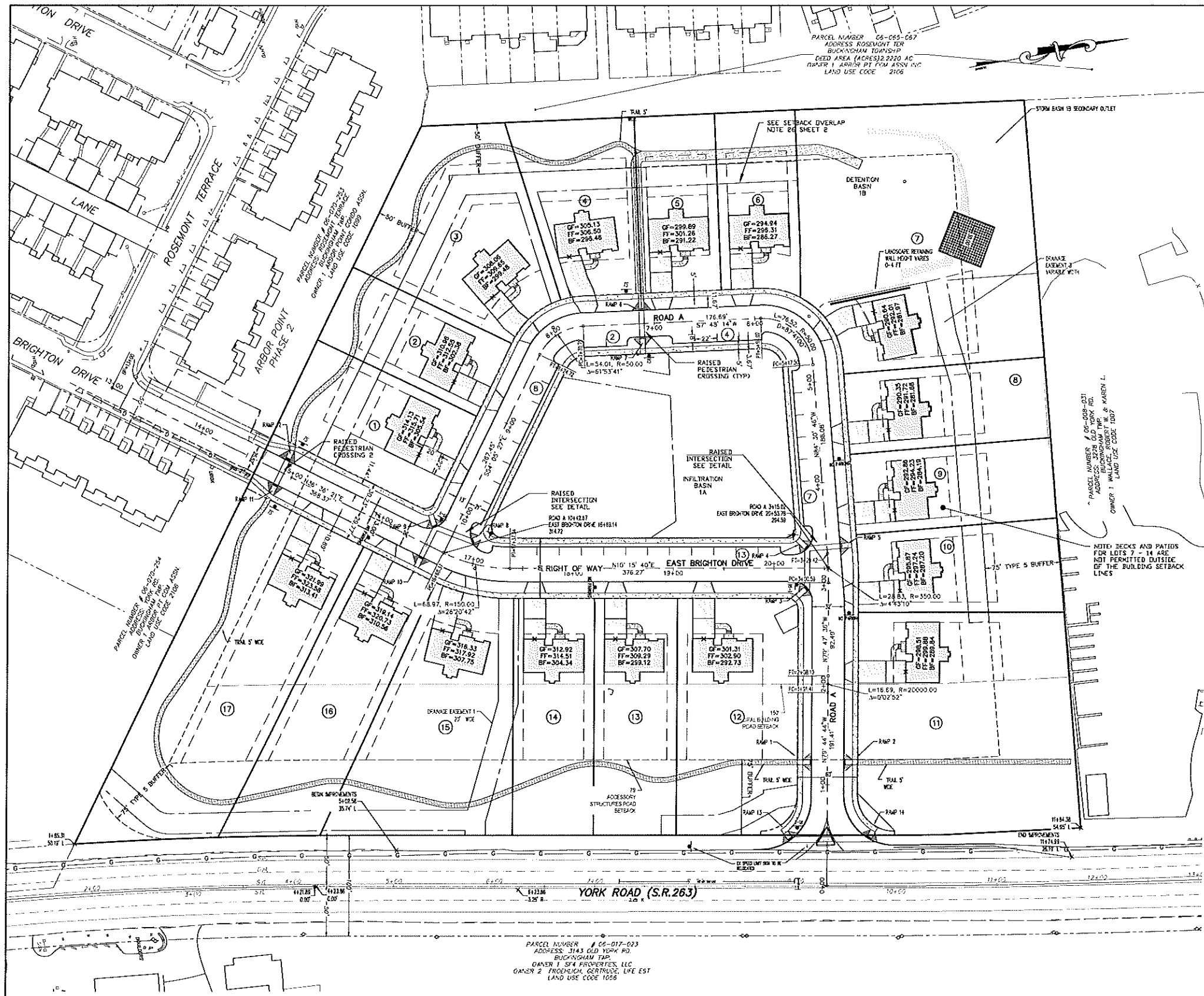
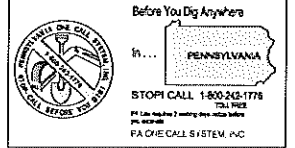




LEGEND

- EXISTING BUILDING SETBACK
- PROPOSED BUILDING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PERMETER FENCE
- PROPOSED INFILTRATION BASIN
- PROPOSED BUFFER
- PROPOSED LOT LINE
- PROPOSED CURB
- PROPOSED RIGHT OF WAY
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVED WALKING TRAIL
- PROPOSED DETENTION BASIN BERM
- PROPOSED SPILLWAY GRASS PAVERS
- PROPOSED TRAFFIC SIGN
- PROPOSED STREET SIGN
- PROPOSED TRAIL STOP SIGN
- PROPOSED MONUMENT/PIN TO BE SET
- PROPOSED CLEAR SIGHT TRIANGLE
- PROPOSED PARKING SETBACK

- NOTES
- PARKING SPACES SHOWN ON ROAD A AND EAST BRIGHTON DRIVE ARE TO BE STRIPED.
 - TRAIL STOP SIGNS - DENOTED AS 'TS' ON THIS PLAN SHALL BE INSTALLED WHERE INDICATED. STOP SIGNS SHALL BE 8 INCH OCTAGONAL SIGNS, INSTALLED ON A 44 INCH WEATHER RESISTANT POST, AND ADJUSTED TO BE 4 FT ABOVE THE GROUND. THE POST SHALL BE PLACED INTO THE GROUND A MINIMUM OF 3 FT.



Before You Dig Anywhere
PENNSYLVANIA
STOP! CALL 1-800-248-1778
PA One-Call System, Inc.
PA One-Call System, Inc.

ATTENTION ALL CONTRACTORS: LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN OBTAINED FROM THE PENNSYLVANIA ONE-CALL SYSTEM. A PRELIMINARY FIELD SURVEY OF THE SITE COMPLETENESS OR ACCURACY OF THE SITE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PLANNING TO REQUIREMENT OF PENNSYLVANIA REGULATIONS, ALL CONTRACTORS MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES PRIOR TO START OF WORK.

PENNSYLVANIA ONE CALL SERIAL NUMBER FOR THIS SITE:
2023-003-1405

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft

Fioravanti, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
618 STREET ROAD • SOUTHAMPTON, PA 18986
(215) 322-2143



REVISIONS		
NO.	DESCRIPTION	DATE
1	TOWNSHIP COMMENTS	5-15-2025
2	TOWNSHIP COMMENTS	9-1-2025

DATE	8-28-2024
SCALE	1"=50'
JOB #	2143
DRAWN BY	STAFF
CHECKED BY	VWF

THE ESTATES AT FURLONG
3178 YORK RD
TOWNSHIP: BUCKS COUNTY PA
PREPARED FOR:
CHRIS MUNZ
201 BUCK ROAD
HOLLAND, PA 18966
APPLICATION # SA 2024-02

LAYOUT PLAN