

arna

ENGINEERING
CIVIL ENGINEERS

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40 0 20 40
SCALE IN FEET

Project
**OLD OXFORD VALLEY
RESIDENTIAL**
T.M.P. #20-032-001
TOWNSHIP OF LOWER MAKEFIELD
BUCKS COUNTY PENNSYLVANIA

Drawing Title
ZONING PLAN

CHIRAG V. THAKKAR
PROFESSIONAL ENGINEER
PA LIC. No. 75153

NOTES:

- BOUNDARY AND TOPOGRAPHIC FEATURES INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY VAN CLEEF ENGINEERING ASSOCIATES, LLC ON THE DARWING TITLED "BOUNDARY AND TOPOGRAPHIC PLAN FOR TRINITY REALTY COMPANIES" DATED MARCH 5, 2025.
- SUBJECT SITE TAX ID/PARCEL No. 20-032-001.
- ZONING INFORMATION IS BASED ON CHAPTER 200 OF THE LOWER MAKEFIELD TOWNSHIP ZONING ORDINANCE AS OF MARCH 11, 2025.
- LOCATION AND SIZE OF THE STORMWATER MANAGEMENT FACILITY IS APPROXIMATE.
- THE EXTENT AND REQUIREMENT FOR ANY ADDITIONAL ROAD IMPROVEMENTS WILL BE DETERMINED DURING THE SUBDIVISION REVIEW AND APPROVAL PROCESS.

LIST OF REQUESTED VARIANCES:

- 200-47A.(3)(A) AGE-QUALIFIED COMMUNITY - MIX OF DWELLING UNIT TYPES. NO MORE THAN 80% OF PROPOSED UNITS SHALL BE SINGLE-FAMILY ATTACHED UNITS. THE APPLICANT PROPOSES TO PROVIDE 100% OF UNITS TO BE SINGLE-FAMILY ATTACHED UNITS.
- 200-47A.(3)(f)(1) AGE-QUALIFIED COMMUNITY - MAXIMUM DENSITY OF 4.6 UNITS PER ACRE OF BASE SITE AREA, REGARDLESS OF DWELLING UNIT TYPE. THE APPLICANT PROPOSES A DENSITY OF 4.65 UNITS PER ACRE OF BASE SITE AREA.

LEGEND	
EXISTING SYMBOLS & LINES	PROPOSED SYMBOLS & LINES
PROPERTY LINE	PROPERTY LINE
EASEMENT	SETBACK LINE
CONTOUR LINE	BUILDING
EDGE OF PAVEMENT	CURB LINE
CURB LINE	DEPRESSED CURB LINE
FENCE LINE	TRAFFIC SIGN
GUIDE RAIL	CURB RAMP
SANITARY SEWER LINE	PARKING ROW COUNT
STORM SEWER LINE	BUILDING DOOR
GAS LINE UNDERGROUND	PIN
TELEPHONE UNDERGROUND	EMERGENCY ACCESS
OVERHEAD LINES	BUFFER
WATER LINE	FENCE
BUILDING	RETAINING WALL
SIGN	STORM PIPE
IRON PIN	CATCHER BASIN
CONCRETE MONUMENT	STORM MANHOLE
UTILITY POLE	CONTOUR
GAS VALVE	SPOT GRADE
WATER VALVE	TOP OF CURB ELEVATION
WATER METER	BOTTOM OF CURB ELEVATION
FIRE HYDRANT	FLOW ARROW
SANITARY CLEANOUT	HEADWALL / FLARED END SECTION
SANITARY MANHOLE STORM	RIP-RAP
MANHOLE	DRAINAGE AREA LIMITS
STORM INLET	WATER LINE
HEADWALL	GAS LINE
LIGHT POLE	TELEPHONE & ELECTRIC LINE
TREE	HYDRANT
SIGNAL POLE	VALVE
	CLEANOUT
	SANITARY MANHOLE
	PROPOSED SANITARY PIPE
	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED ELECTRIC JUNCTION BOX

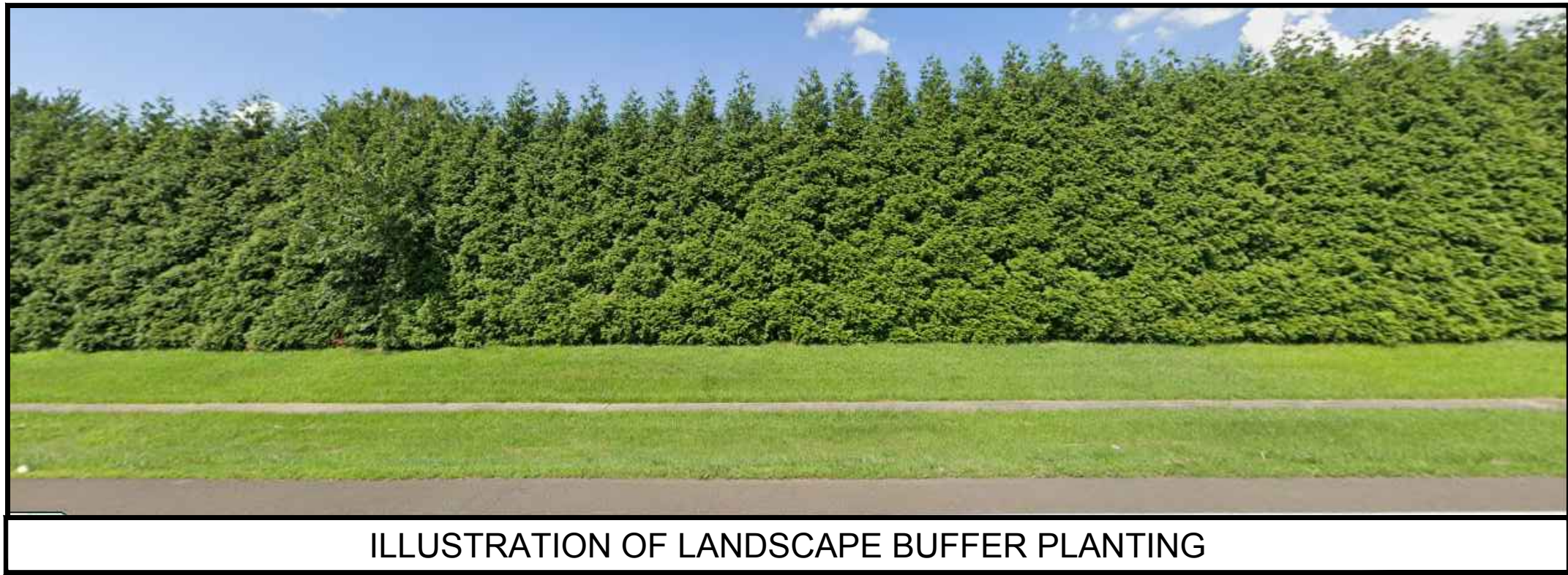


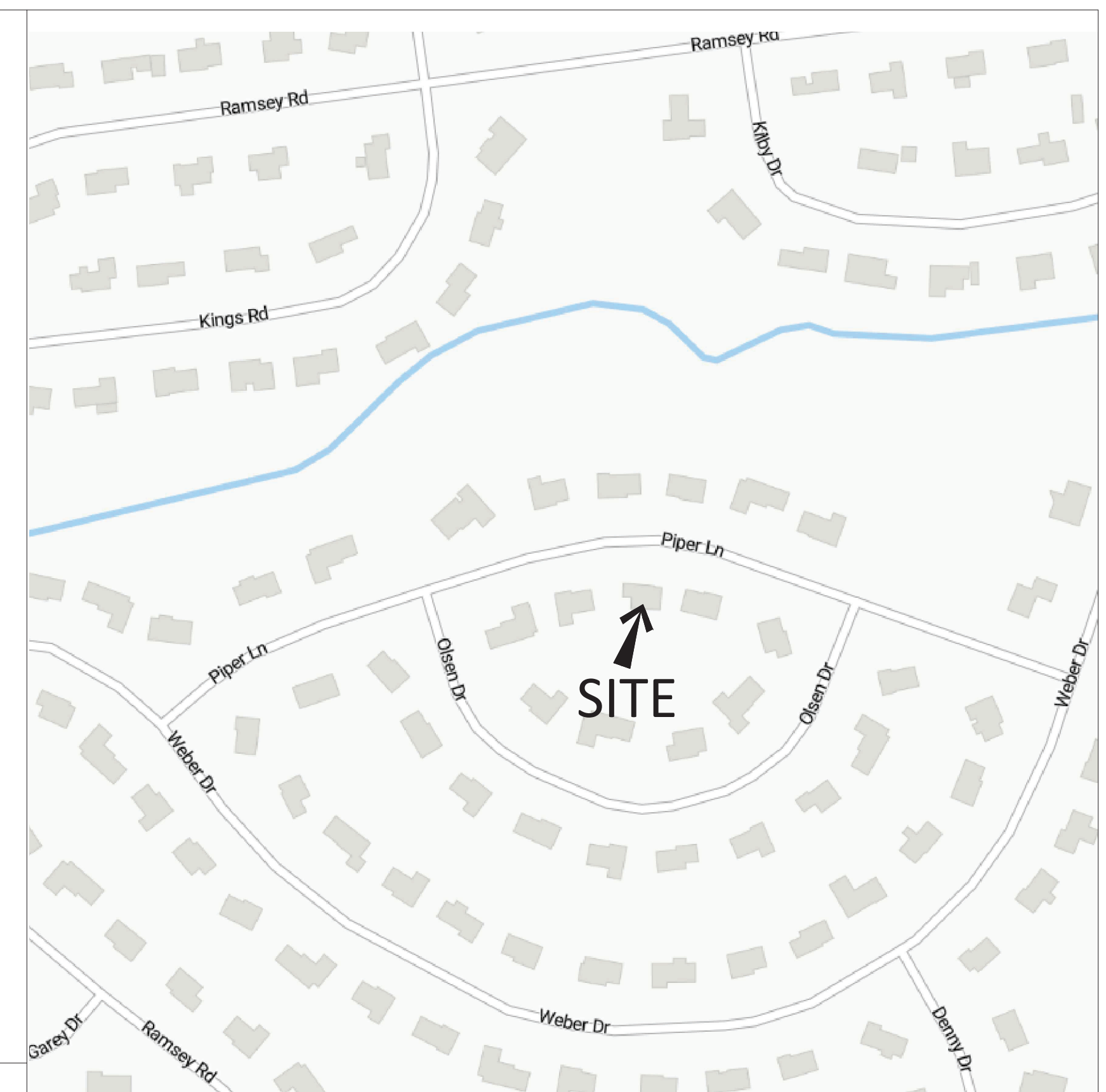
ILLUSTRATION OF LANDSCAPE BUFFER PLANTING

APPLICANT:
OXFORD VALLEY ROAD OWNER, LLC
305 E. STREET ROAD
FEASTERSVILLE, PENNSYLVANIA 19053
ENGINEER:
ARNA ENGINEERING, INC.
1456 FERRY ROAD, SUITE 603
DOYLESTOWN, PENNSYLVANIA 18901

Notes:
* Variance Required

BILL AND VALERIE BRONSON
915 PIPER LANE
YARDLEY, PA

INGLESBY ARCHITECTS, LLC
15 CASEY ROAD
CHURCHVILLE, PA 18966



PARCEL 20-055-196

PROPERTY: ZONING	915 PIPER LANE	
DISTRICT: USE:	R-2	
BUILDING TYPE:	SINGLE FAMILY	
	DETACHED	
REQUIREMENTS:	MAX/MIN SF REQ	
LOT AREA:	19689 SF	
LOT WIDTH:	110' @ BUILDING LINE	
YARD SET BACK: FRONT	40' MIN	
YARD SETBACK: REAR	50' MIN	
YARD SETBACK: SIDE	15' @ EACH	
	MAX/MIN % REQ	PROPOSED %
MAX BUILDING COVERAGE: (INCLUDING DECKS AND OVERHANGS)	NA	-
MAX LOT COVERAGE: (impervious) (INCLUDING WALKS AND PAVING)	18% (3544 SF)	21.8 % (4296 SF)
BUILDING HEIGHT	35'-0"	

	EXISTING	PROPOSED	TOTAL
BUILDING COVERAGE:	2133 SF	725 SF	2858 SF
GROSS BUILDING COVERAGE:	<u>2133 SF</u>	725 SF	<u>2858 SF</u>
DRIVEWAY: (INCLUDING WALKS AND PAVING)	1438 SF	-	1438 SF
GROSS LOT COVERAGE:	<u>3571 SF</u>	-	<u>4296 SF</u>

CONSTRUCTION CODES:

2018 ICC BUILDING CODE (INTERNATIONAL CODE COUNCIL)
2018 ICC RESIDENTIAL CODE
2018 ICC PLUMBING CODE
2018 ICC ENERGY CODE
2018 ICC MECHANICAL CODE
2018 ICC FUEL GAS CODE
2018 ICC FIRE CODE
2018 ICC EXISTING BUILDING CODE
2017 NATIONAL ELECTRIC CODE (NFPA 70)
2018 ICC PROPERTY MAINTENANCE CODE

TYPE OF CONSTRUCTION-

VB- WOOD FRAME,
UNPROTECTED

AREA LIMITATIONS

BUILDING-	35
STORY-	2

INTERIOR SPACE DIMENSIONS:

MIN CEILING HT- 7'-6"

GLAZING-

THE FOLLOWING SHALL BE CONSIDERED HAZARDOUS LOCATIONS REQUIRING TEMPERED GLAZING:

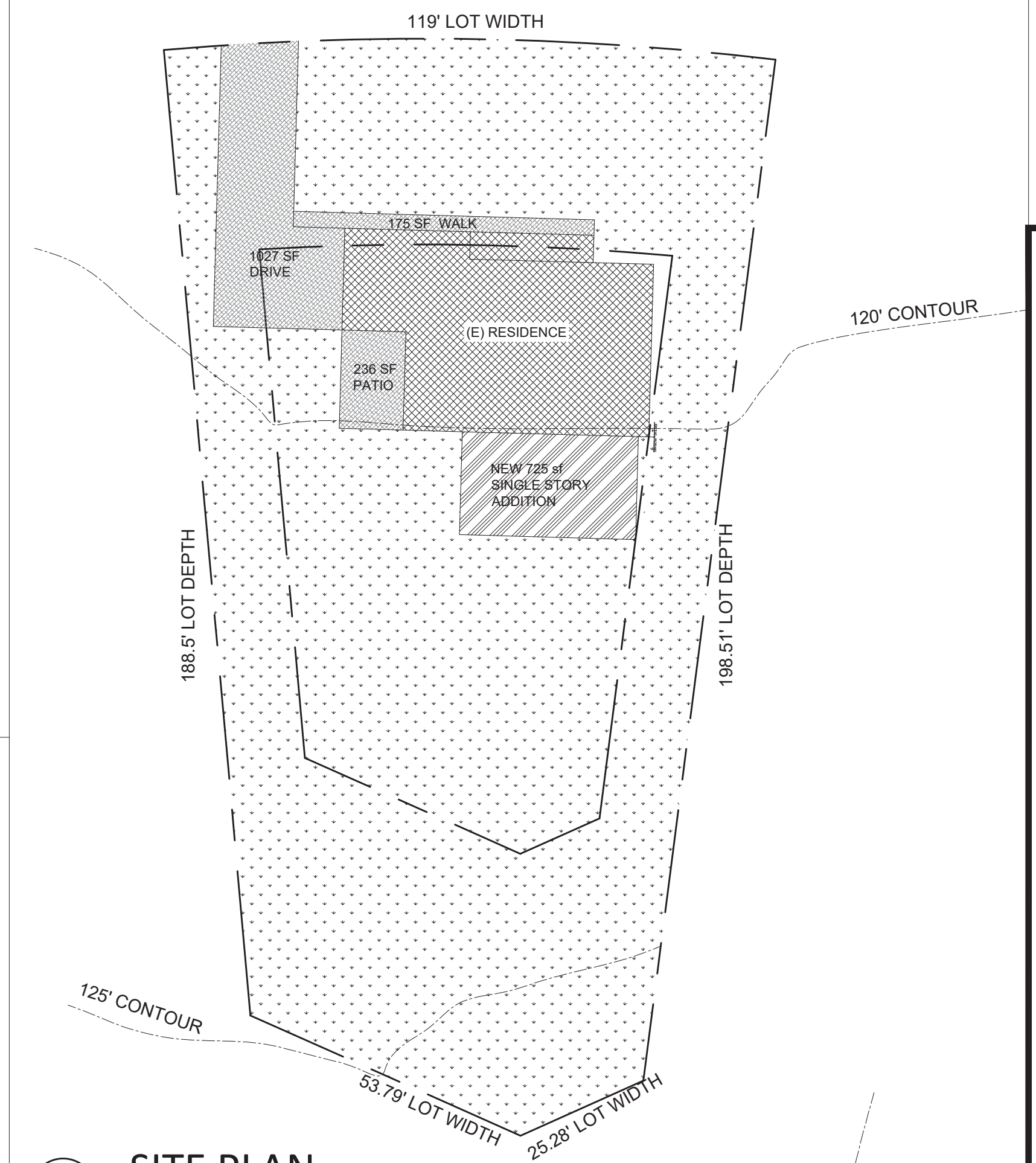
1. GLAZING IN STORM DOORS, GLAZING IN SWINGING DOORS.
2. GLAZING IN FIXED DOOR ASSEMBLIES.
3. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUB AND SHOWERS.
4. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING ABOVE ELEMENTS.
5. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR.

CS	COVER SHEET
A-1	DEMOLITION PLANS & POWER PLAN AND NOTES & SCHEDULES
A-2	ARCHITECTURAL & ROOF PLAN
A-3	ELEVATIONS
A-4	BLDG SECTION, WALL SECTION & DETAILS
S-1	STRUCTURAL NOTES AND DETAILS
S-2	STRUCTURAL PLANS



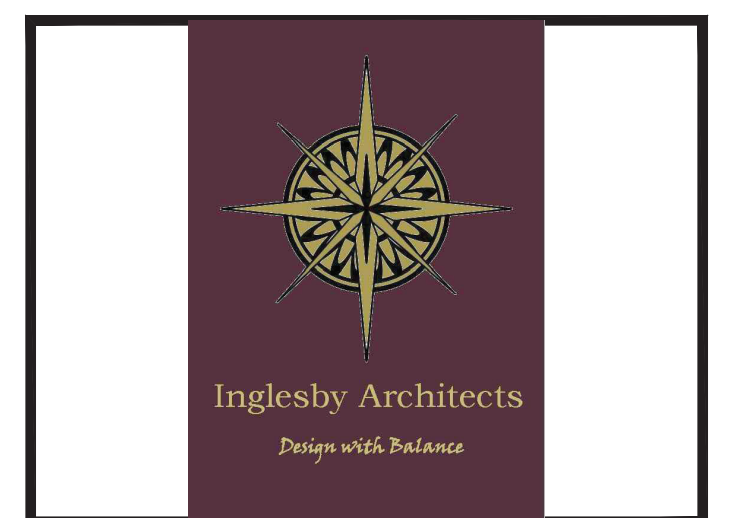
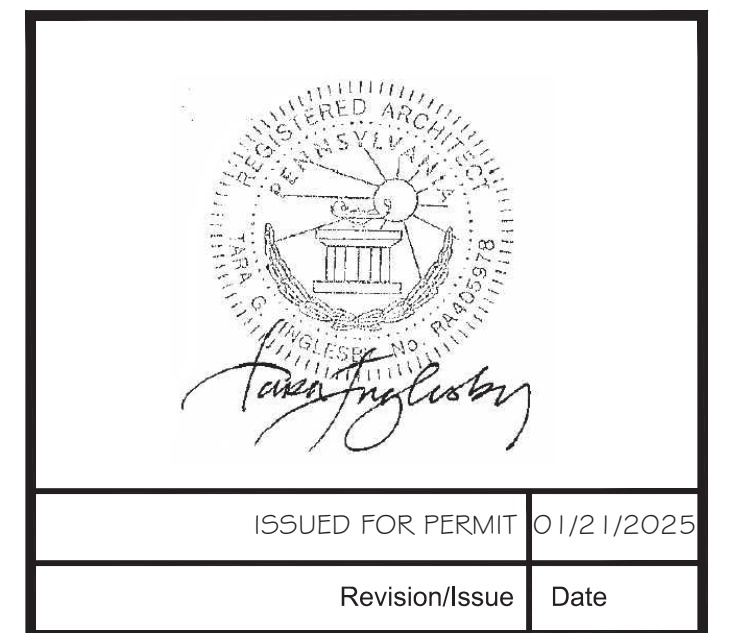
2 EXISTING ELEVATION
SCALE: n.t.s.

1 LOCATION PLAN
NO SCALE



3 SITE PLAN
SCALE: n.t.s.

ISSUED FOR PERMIT



PROJECT NAME AND ADDRESS

RENOVATIONS AND ADDITIONS
TO THE
BRONSON RESIDENCE

915 PIPER LANE
YARDLEY, PA 19067
LOWER MAKEFIELD TOWNSHIP

PROJECT NO.
24026

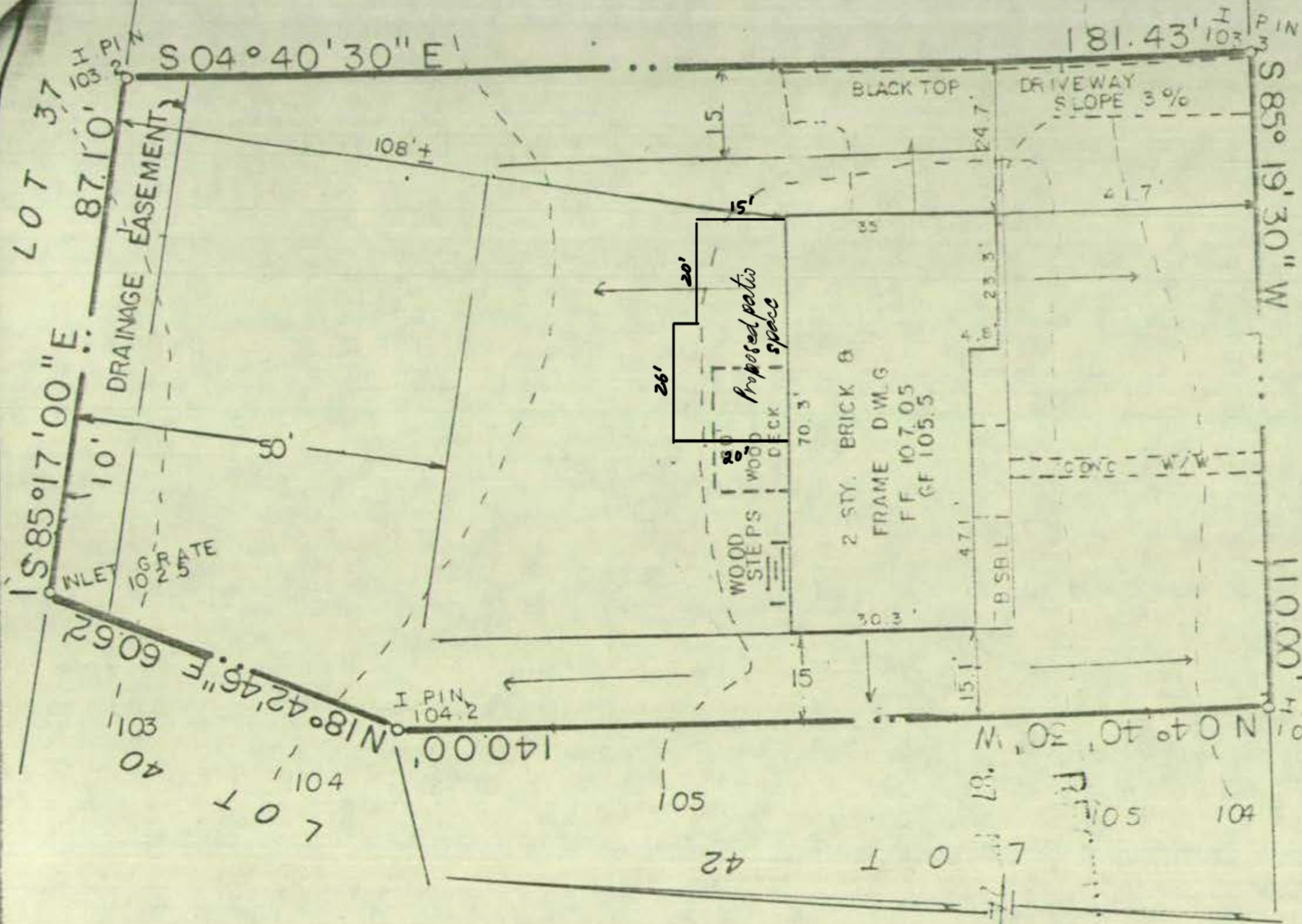
DATE:
01/21/25

SHEET

CS

L O T 44

TEICH DRIVE



Shed location

5' from property line



EXCEPT AS NOTED

CRBott, P.E. 12/29/81

Name _____

Drive

THOMAS TYLER MOORE ASSOC. INC.
Consulting Engineers



TRI-STATE ENGINEERS & LAND SURVEYORS, INC.
401 WEST STREET ROAD
FEASTERVILLE, PENNSYLVANIA

REF BK 5-17 N PG 9