

arna

ENGINEERING
CIVIL ENGINEERS

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

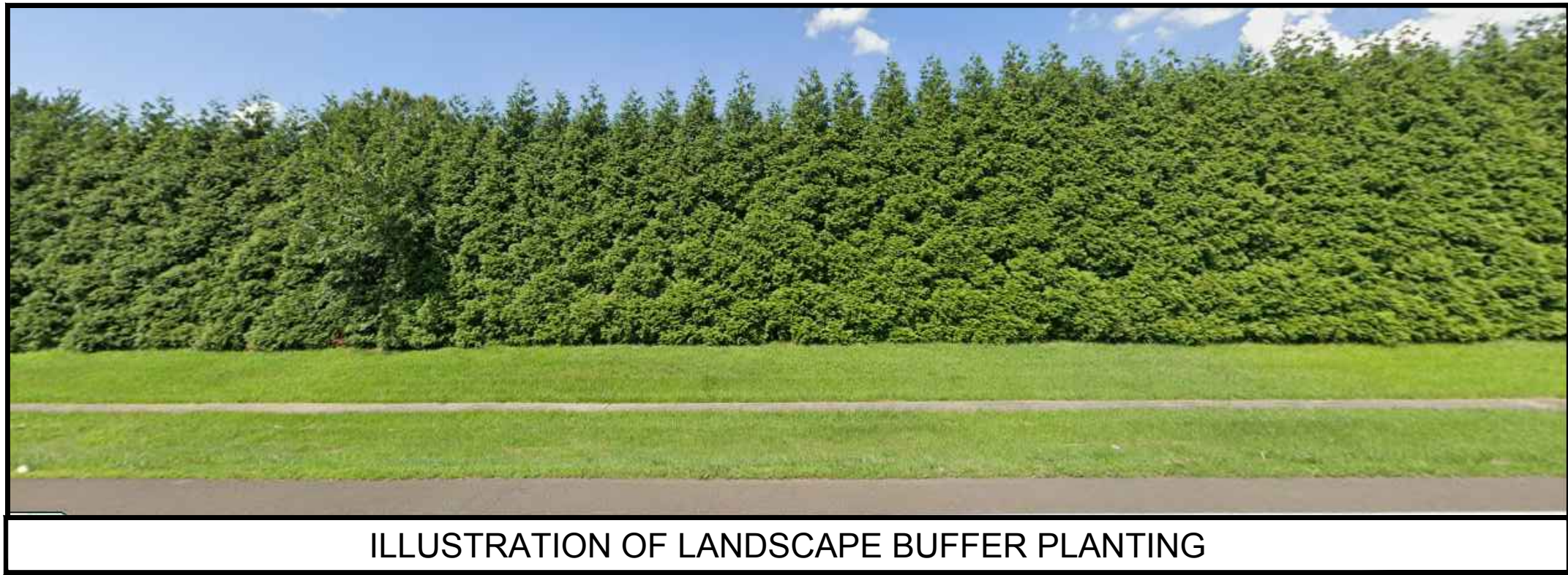
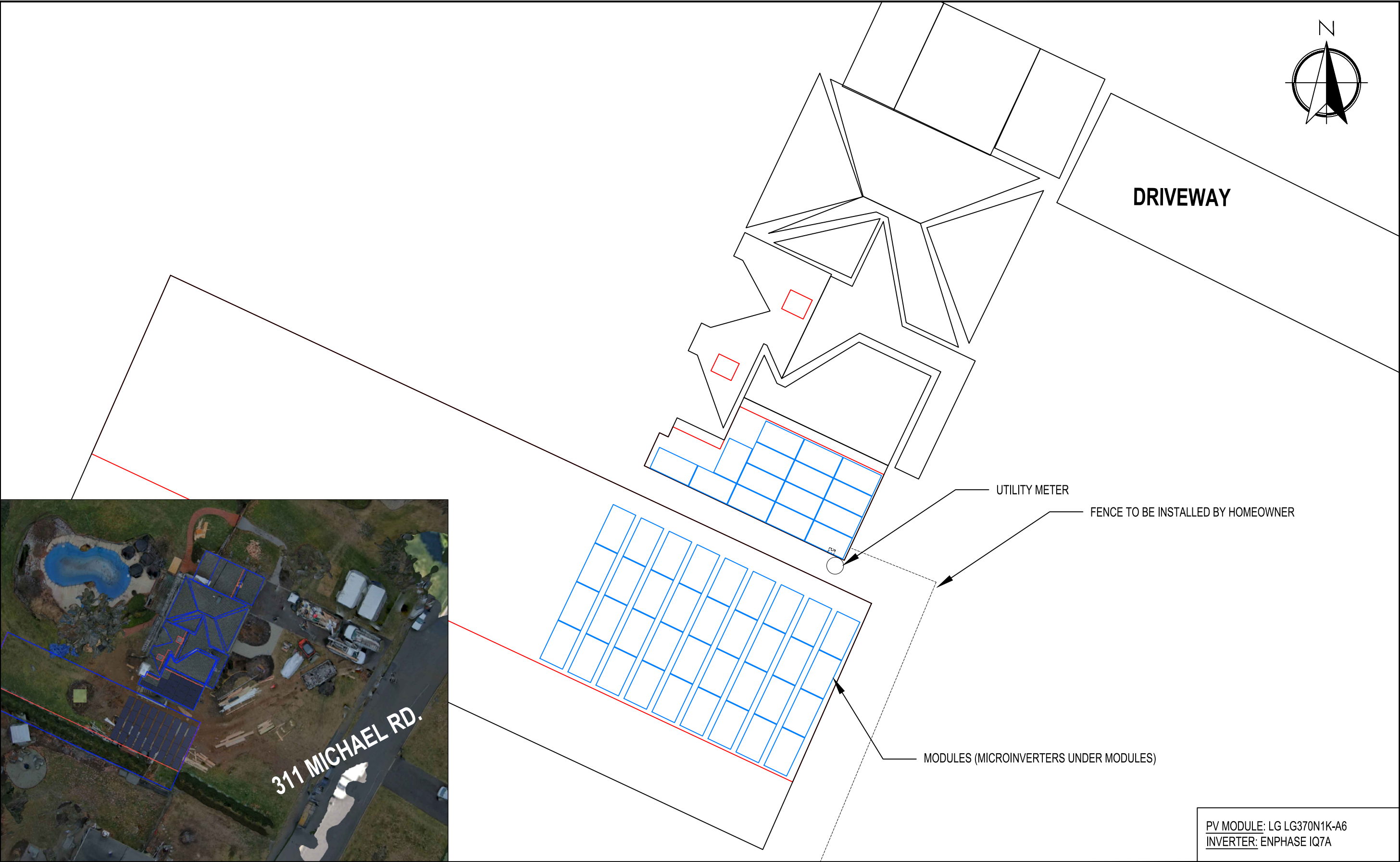


ILLUSTRATION OF LANDSCAPE BUFFER PLANTING

Lower Makefield Township, Bucks County, PA		
Zoning District: General Business/Industrial (C-3)		
Age-Qualified Community		
TMP # 20-032-001		
Gross Site Area: 3.551 Acres		
Base Site Area: 3.442 Acres		
Item	Required/ Permitted Age-Qualified Community	Proposed Age-Qualified Community
Permitted Use:		
Max. Percentage of Type of Use (Unit Type)		
Single-Family Detached	60%	0%
Single-Family Attached	60%	100% *
Multi-Family Buildings	40%	0%
Office/Retail	N/A	N/A
Building Setbacks (Single-Family Attached)		
Min. Property Line	50 FT	58.5 FT
Adjacent Building	20 FT	20 FT
Existing Local Road R.O.W.	25 FT	25 FT
New Private Street (From Cartway)	15 FT	30.5 FT
Min. Parking Setback from Property Line	15 FT	68.9 FT
Max. Density (Base Site Area)	4.6 D.U./Acre (15.83 Units)	4.65 D.U./Acres (16 Units) *
Min. Open Space (Base Site Area)	20% (0.688 Acres)	0.688 Acres
Min. Recreation Land	350 SF/D.U. (5,600 SF)	Fee in Lieu
Max. Impervious Surface	60%	42.0%
Buffer Requirements		
Required Buffer Type	Type I	Type I
Required Buffer Width	25 FT	25 FT
Min. Off-street Parking (Dwelling, Single-family Detached)	2 Spaces/Unit (32 Spaces)	40 Spaces
Notes: * Variance Required		

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



PV MODULE: LG LG370N1K-A6
INVERTER: ENPHASE IQ7A

REV	DESCRIPTION	DATE	DRAWN BY	SYSTEM SIZE	SOLAR CONTRACTOR	Project: PHOTOVOLTAIC (PV) ENERGY SYSTEM		Drawing: SITE PLAN			
--	--	--	--	18.87 kW DC 17.799 kW AC	EXACT SOLAR 82 WALKER LANE NEWTOWN, PA 18940 215-621-8353 interconnection@exactsolar.com	Customer: CHRISTOPHER ABT		Designed By: JDR Scale: 1" = 150' Date: 3/10/25			
						Address: 311 MICHAEL RD. MORRISVILLE PA 19067					
						Utility: PECO		Sheet Size: 11" X 17"		Dwg. No: C-01	
						Account No: 95239-06004		Sheet: 1 OF 3			

1/2

Edge Page

