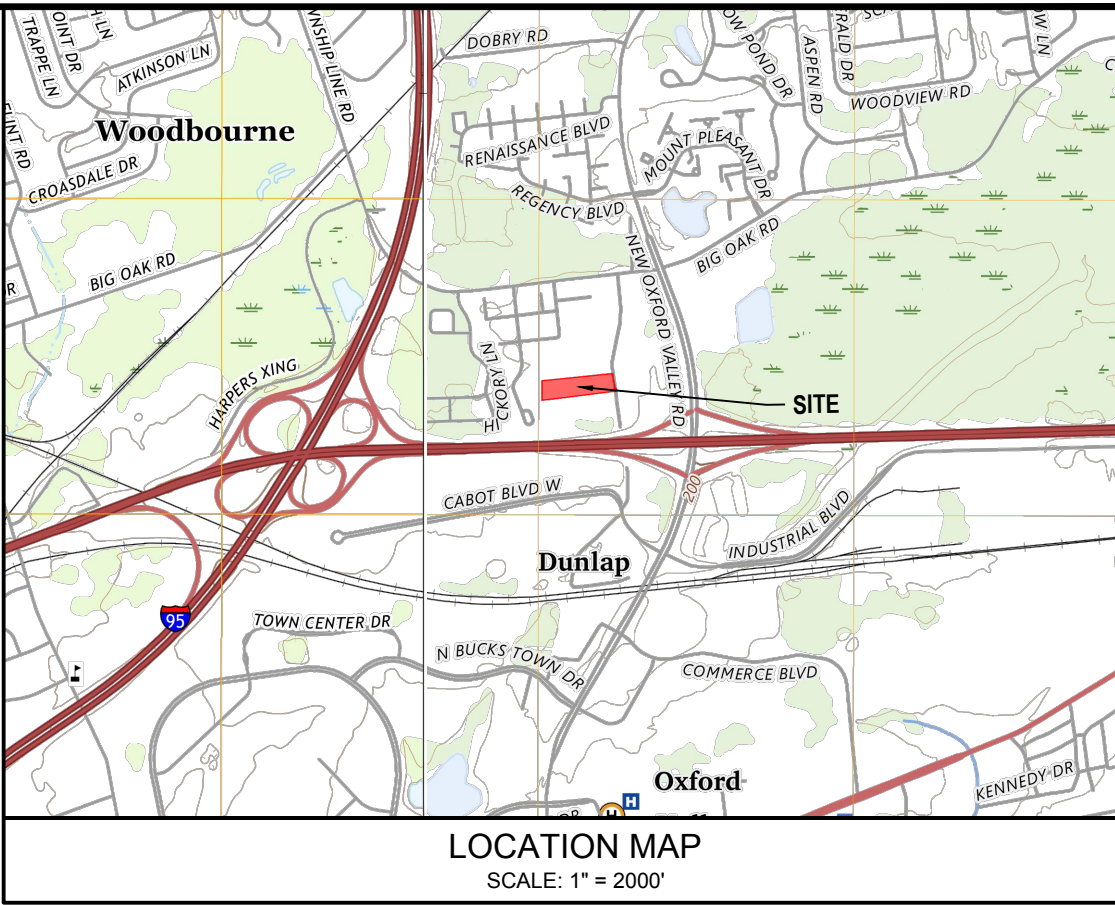
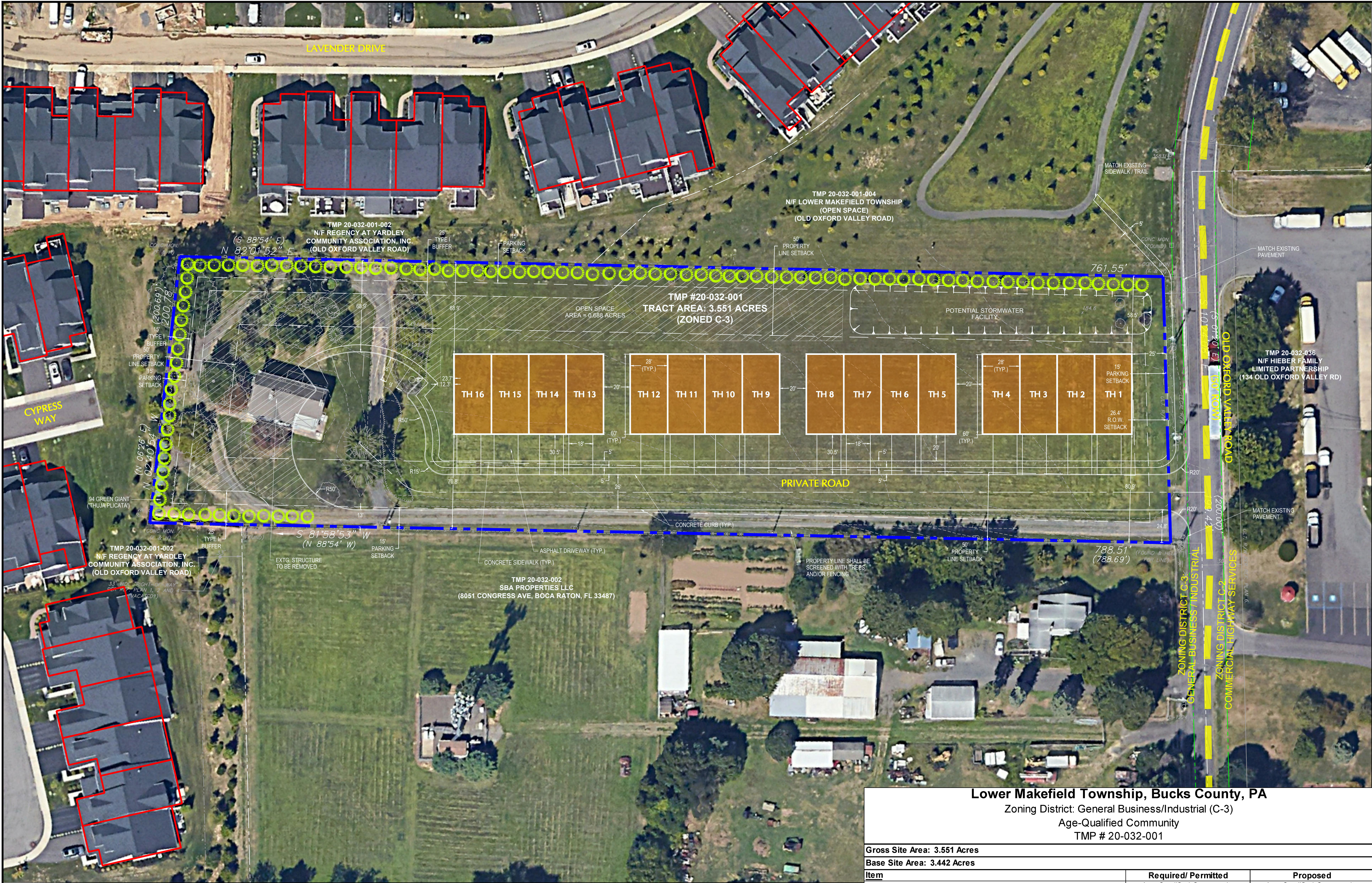




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40 0 20 40
SCALE IN FEET

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

DATE	COMMENTS	NO.
REVISIONS		
Project No.	230025101	
Date	03/12/2025	
Scale	1" = 40'	
Drawn By	JMS	
Checked By	AAB	
Drawing No.	ZP-05	
Sheet	1	of 1

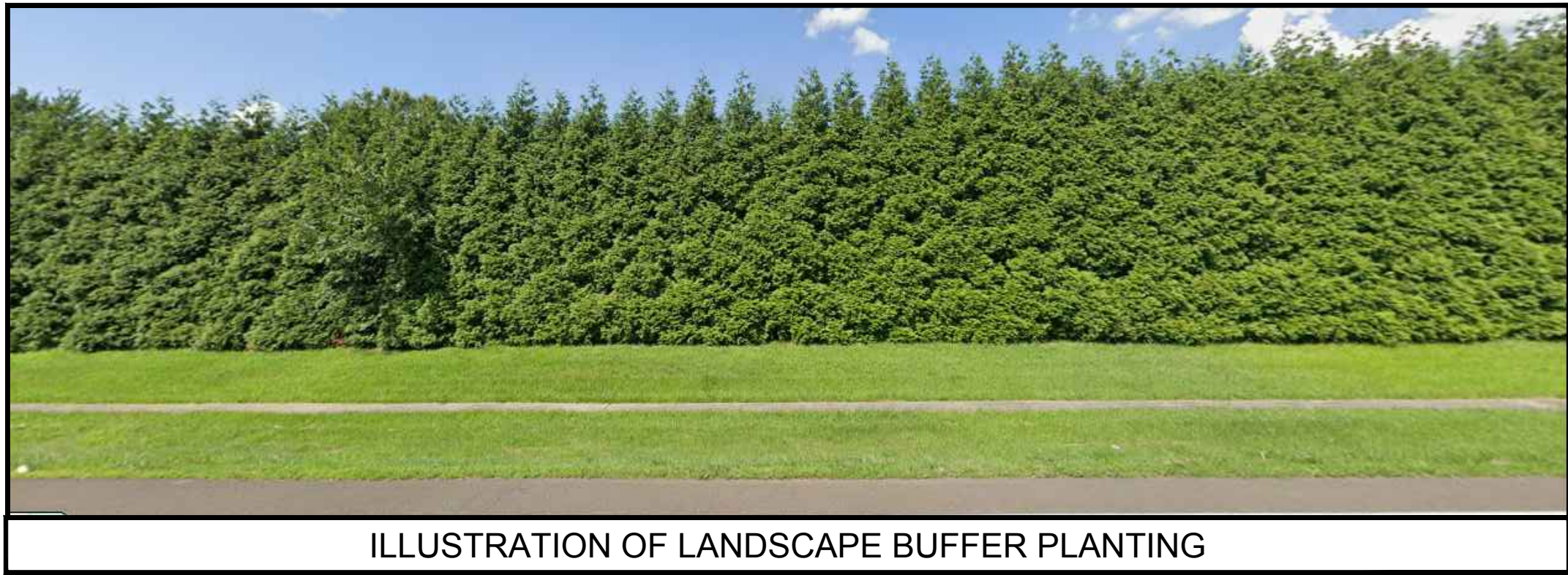


ILLUSTRATION OF LANDSCAPE BUFFER PLANTING

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	

NOTES:

1. 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.

2. SUBJECT SITE TAX ID/PARCEL No. 20-032-001.

3. ZONING INFORMATION IS BASED ON CHAPTER 200 OF THE LOWER MAKEFIELD TOWNSHIP ZONING ORDINANCE AS OF MARCH 11, 2025.

4. LOCATION AND SIZE OF THE STORMWATER MANAGEMENT FACILITY IS APPROXIMATE.

5. THE EXTENT AND REQUIREMENT FOR ANY ADDITIONAL ROAD IMPROVEMENTS WILL BE DETERMINED DURING THE SUBDIVISION REVIEW AND APPROVAL PROCESS.

LIST OF REQUESTED VARIANCES:

1. 200-47A.(3)(A) AGE-QUALIFIED COMMUNITY - MIX OF DWELLING UNIT TYPES. NO MORE THAN 60% OF PROPOSED UNITS SHALL BE SINGLE-FAMILY ATTACHED UNITS. THE APPLICANT PROPOSES TO PROVIDE 100% OF UNITS TO BE SINGLE-FAMILY ATTACHED UNITS.

2. 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.

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

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

UTILITY

810
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

WATER LINE
GAS LINE
TELEPHONE & ELECTRIC LINE
HYDRANT
VALVE
CLEANOUT
SANITARY MANHOLE
PROPOSED SANITARY PIPE
PROPOSED ELECTRIC TRANSFORMER
PROPOSED ELECTRIC JUNCTION BOX