GENERAL NOTES:

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

   ALTA/NSPS LAND TITLE SURVEY
   DYNAMIC SURVEY, LLC
   826 NEWTOWN YARDLEY ROAD, SUITE 201
   NEWTOWN, PA 18940
   DATED: FEBRUARY 27, 2026

2. APPLICANT/OWNER: FEDERATION HOUSING, INC.
   8900 ROOSEVELT BOULEVARD
   PHILADELPHIA, PA 19115

3. PARCEL DATA: PARCEL NO. 20-034-008
   TOWNSHIP OF LOWER MAKEFIELD
   BUCKS COUNTY, PA

4. ZONE: ZONE R-3M (RESIDENTIAL SINGLE-FAMILY HIGH DENSITY MODIFIED ZONE)

5. EXISTING USE: PLACE OF WORSHIP **(SPECIAL EXCEPTION - PREVIOUSLY GRANTED)** (§200-28.B(4))

6. PROPOSED USE: PLACE OF WORSHIP **(SPECIAL EXCEPTION - PREVIOUSLY GRANTED)** (§200-28.B(4))

   MULTI-FAMILY DWELLING **(NON-PERMITTED USE)** (§200-28) **(V)**

7. SCHEDULE OF ZONING REQUIREMENTS (§200-29, §200-30, §200-31 & §200-68.A(27))

ZONE REQUIREMENT	R-3M ZONE	EXISTING	PROPOSED
MINIMUM GROSS LOT AREA	N/S	15.83 Ac (689,324 SF)	15.83 Ac (689,324 SF)
MINIMUM NET LOT AREA [1]	5 Ac	14.51 Ac (632,163 SF)	14.51 Ac (632,163 SF)
MINIMUM BASE SITE AREA	N/S	14.45 Ac (629,344 SF)	14.45 Ac (629,344 SF)
MINIMUM NET BUILDABLE SITE AREA	N/S	5.82 Ac (253,665 SF)	5.82 Ac (253,665 SF)
MINIMUM LOT WIDTH @BLDG SETBACK LINE	300 FT	898.5 FT	898.5 FT
MINIMUM FRONT YARD SETBACK (STONY HILL ROAD) [1]	100 FT	118.8 FT	118.8 FT
MINIMUM REAR YARD SETBACK [1]	100 FT	93.0 FT **(E)**	93.0 FT **(E)**
MINIMUM SIDE YARD SETBACK [1]	50 FT	180.1 FT	73.9 FT
MAXIMUM BUILDING HEIGHT	35 FT	> 35 FT **(E)**	> 35 FT **(V)**
MAXIMUM IMPERVIOUS COVERAGE [2]	17%	16.2% (102,544 SF)	22.7% (143,281 SF) **(V)**
MINIMUM OPEN SPACE [3]	25%	> 25.0%	> 25.0%

N/S: NO STANDARD N/A: NOT APPLICABLE **(E)**: EXISTING NON-CONFORMANCE **(V)**: VARIANCE

[1] CALCULATED PER 'PLACES OF WORSHIP' REQUIREMENTS
[2] CALCULATED PER 'NET LOT AREA'
[3] NO AREA DESIGNATED AS OPEN SPACE SHALL BE SMALLER THAN 20,000 SQUARE FEET

8. PARKING REQUIREMENTS
   A. EACH PARKING SPACE SHALL BE 10 FEET BY 20 FEET, UNLESS OTHERWISE PERMITTED BY THE BOARD OF SUPERVISORS DURING THE PROCESS OF REVIEWING AND APPROVING A SUBDIVISION OR LAND DEVELOPMENT APPLICATION. (§200-78.E(1)(a)) **(V)**
   B. ACCESSIBLE PARKING SPACE DIMENSIONS SHALL BE PURSUANT TO THE DEPARTMENT OF JUSTICE'S REVISED REGULATIONS FOR TITLES II AND III OF THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA), CALLED THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS AMENDED. (§200-78.E(1)(b))
   C. JOINT USE. TWO OR MORE USES MAY PROVIDE FOR REQUIRED PARKING IN A COMMON PARKING LOT IF THE TOTAL SPACE PROVIDED IS NOT LESS THAN THE SUM OF THE SPACES REQUIRED FOR EACH USE INDIVIDUALLY. HOWEVER, THE NUMBER OF SPACES REQUIRED IN A COMMON PARKING FACILITY MAY BE REDUCED BELOW THIS TOTAL ONLY AS A SPECIAL EXCEPTION UNDER §200-98 (ZONING HEARING BOARD) IF IT CAN BE DEMONSTRATED TO THE ZONING HEARING BOARD THAT THE HOURS OR DAYS OF PEAK PARKING NEEDED FOR THE USES ARE SO DIFFERENT THAT A LOWER TOTAL WILL PROVIDE ADEQUATELY FOR ALL USES SERVED BY THE FACILITY. (§200-78.E(3))
   D. FOR RESIDENTIAL USES, IN RESIDENTIAL DISTRICTS, REQUIRED, OFF-STREET PARKING SPACES MAY BE LOCATED WITHIN THE REQUIRED FRONT YARD, PROVIDED THAT SUCH SPACES ARE PAVED WITH A HARD SURFACE MATERIAL AND NO PORTION OF EACH SPACE SO PROVIDED IS WITHIN FIVE FEET OF THE RIGHT-OF-WAY LINE OR PROPERTY LINE AND NO TRUCKS OR COMMERCIAL VEHICLES ARE PARKED IN SUCH SPACES. (§200-78.H(1))
   E. ALL OTHER RESIDENTIAL USES, INCLUDING MOBILE HOME PARK: 2.5 OFF-STREET PARKING SPACES PER DWELLING UNIT. (§200-79.A(2))
   F. PLACE OF WORSHIP. THE GREATER OF THE FOLLOWING NUMBER OF PARKING SPACES: ONE OFF-STREET PARKING SPACE FOR EACH THREE PERMANENT SEATS WHICH ARE CONTAINED IN ALL AREAS OF THE BUILDING OR BUILDINGS SPECIFICALLY DESIGNED FOR THE GATHERING OF 15 OR MORE PERSONS JOINED FOR RELIGIOUS SERVICES AND/OR SOCIAL PURPOSES, SPECIFICALLY EXCLUDING COMMON AREAS, OFFICES, HALLWAYS, KITCHEN STORAGE AREAS, MECHANICAL ROOMS AND OTHER AREAS WHICH ARE ACCESSORY AND OTHERWISE INCIDENTAL TO THE DESIGNATED SOCIAL AND/OR RELIGIOUS PURPOSES; OR, ONE OFF-STREET PARKING SPACE FOR EACH 40 SQUARE FEET OF NET FLOOR AREA WHICH IS CONTAINED IN ALL AREAS OF THE BUILDING OR BUILDINGS SPECIFICALLY DESIGNED FOR THE GATHERING OF 15 OR MORE PERSONS JOINED FOR RELIGIOUS SERVICES AND/OR SOCIAL PURPOSES, SPECIFICALLY EXCLUDING COMMON AREAS, OFFICES, HALLWAYS, KITCHEN STORAGE AREAS, MECHANICAL ROOMS AND OTHER AREAS WHICH ARE ACCESSORY AND OTHERWISE INCIDENTAL TO THE DESIGNATED SOCIAL AND/OR RELIGIOUS PURPOSE. (§200-79.A(28))
   G. PARKING CALCULATION:

   PROPOSED MULTI-FAMILY DWELLING (ALL OTHER RESIDENTIAL)

   (58 DWELLINGS) * (2.5 PARKING SPACES/1 DWELLING) = 145 SPACES

   EXISTING SYNAGOGUE (PLACE OF WORSHIP)

   (5,471 SF) * (1 PARKING SPACES/40 SF) = 137 SPACES

   = 282 TOTAL SPACES REQUIRED
   = 202 TOTAL SPACES PROPOSED **(V)**

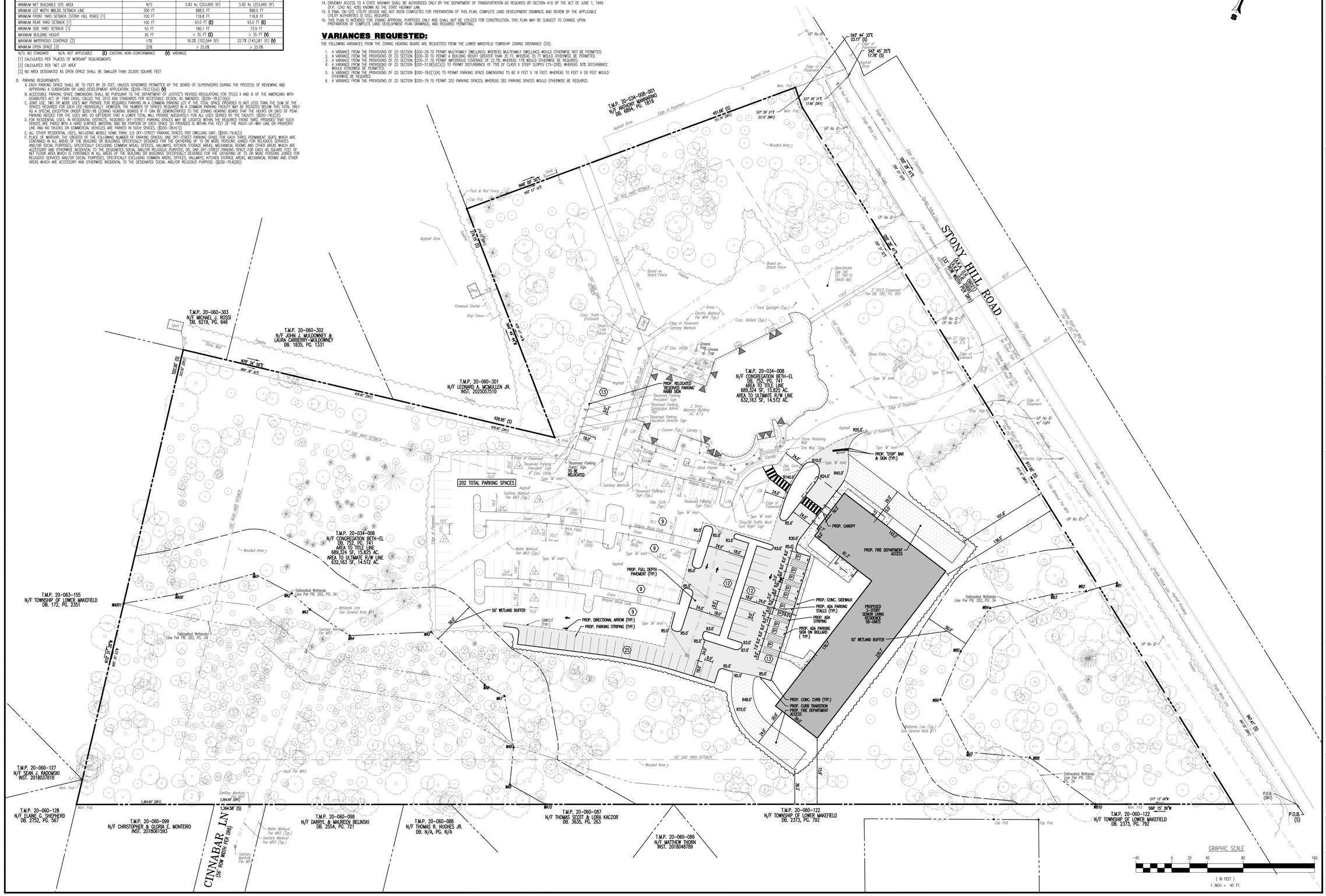
9. BUFFER REQUIREMENTS
   A. BUFFERS SHALL BE PROVIDED WHEREVER A MULTIFAMILY RESIDENTIAL DEVELOPMENT, SINGLE-FAMILY ATTACHED DEVELOPMENT OR A MOBILE HOME PARK ABUTS A SINGLE-FAMILY RESIDENTIAL USE OR DISTRICT. THE BUFFER SHALL BE LOCATED ON THE MULTIFAMILY OR MOBILE HOME PARK PROPERTY. (§200-73.C(2))
   B. BUFFER WIDTH OF 25 FT IS REQUIRED FOR SINGLE-FAMILY/MULTIFAMILY SEPARATION BUFFERS. (§200-73.C(2)(b))
   C. SCREENED PLANTED AREA MINIMUM WIDTH OF 25 FT IS REQUIRED FOR SINGLE-FAMILY/MULTIFAMILY SEPARATION BUFFERS. (§200-73.C(7)(c))

10. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
11. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
12. BASED ON TOPOGRAPHIC SURVEY INFORMATION AND FEMA FLOOD MAPPING, THIS PROPERTY IS IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 42017C0453J, WHICH BEARS AN REVISED DATE OF MARCH 3, 2015. BY TELEPHONE YOU CAN CALL THE NATIONAL FLOOD INSURANCE PROGRAM AT (1-800-638-6620) TO LEARN IF THIS COMMUNITY CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
13. AN NPDES PERMIT IS REQUIRED FOR THIS PROJECT FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
14. DRIVEWAY ACCESS TO A STATE HIGHWAY SHALL BE AUTHORIZED ONLY BY THE DEPARTMENT OF TRANSPORTATION AS REQUIRED BY SECTION 410 OF THE ACT OF JUNE 1, 1945 (P.P. 1242 NO. 428) KNOWN AS THE STATE HIGHWAY LAW.
15. A FINAL ON-SITE UTILITY DESIGN HAS NOT BEEN COMPLETED FOR PREPARATION OF THIS PLAN. COMPLETE LAND DEVELOPMENT DRAWINGS AND REVIEW BY THE APPLICABLE UTILITY AUTHORITIES IS STILL REQUIRED.
16. THIS PLAN IS INTENDED FOR ZONING APPROVAL PURPOSES ONLY AND SHALL NOT BE UTILIZED FOR CONSTRUCTION. THIS PLAN MAY BE SUBJECT TO CHANGE UPON PREPARATION OF COMPLETE LAND DEVELOPMENT PLAN DRAWINGS, AND REQUIRED PERMITTING.

VARIANCES REQUESTED:

THE FOLLOWING VARIANCES FROM THE ZONING HEARING BOARD ARE REQUESTED FROM THE LOWER MAKEFIELD TOWNSHIP ZONING ORDINANCE (ZO):

1. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §200-28 TO PERMIT MULTIFAMILY DWELLINGS; WHERES MULTIFAMILY DWELLINGS WOULD OTHERWISE NOT BE PERMITTED.
2. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §200-30 TO PERMIT A BUILDING HEIGHT GREATER THAN 35 FT; WHERES 35 FT WOULD OTHERWISE BE PERMITTED.
3. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §200-31 TO PERMIT IMPERVIOUS COVERAGE OF 22.7%; WHERES 17% WOULD OTHERWISE BE REQUIRED.
4. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §200-31.B(5)(C)(2) TO PERMIT DISTURBANCE OF 75% OF CLASS II STEEP SLOPES (15-25%); WHERES 30% DISTURBANCE WOULD OTHERWISE BE PERMITTED.
5. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §200-78.E(1)(A) TO PERMIT PARKING SPACE DIMENSIONS TO BE 9 FEET X 18 FEET; WHERES 10 FEET X 20 FEET WOULD OTHERWISE BE REQUIRED.
6. A VARIANCE FROM THE PROVISIONS OF ZO SECTION §200-79 TO PERMIT 202 PARKING SPACES; WHERES 282 PARKING SPACES WOULD OTHERWISE BE REQUIRED.



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File: \\decpc-local\defolders\Data\decpc projects\4863 federation housing inc\23-01957 lower makefield pa\Dwg\3 Zoning Plans\D4863230195725O.dwg, ----> 01 ZONING PLAN

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BY	COMMENTS	DATE	REV.

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PROJECT: **FEDERATION HOUSING INC.**
PROPOSED SENIOR LIVING RESIDENCE
TAX PARCEL NO. 20-034-008
PARCEL: 20-034-008
826 NEWTOWN YARDLEY ROAD (SR-2069)
TOWNSHIP OF LOWER MAKEFIELD, BUCKS COUNTY, PA

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JUSTIN A. GEONNOTTI
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. 080629

MATTHEW MAZZELLA
PROFESSIONAL ENGINEER

TITLE: ZONING PLAN

SCALE: (H) 1"=40' (V) | DATE: 05/05/2026
PROJECT No: 4863-23-01957

SHEET No: 1 OF 2 | Rev. #: 0

SITE CAPACITY CALCULATIONS (§200-52)
T.M.P. 20-134-008)

A. CALCULATION FOR BASE SITE AREA

	AREA (AC.)
GROSS SITE AREA:	15.83
SUBTRACT THE FOLLOWING:	
ULTIMATE R.O.W. (STREETS)	1.31
EASEMENTS (COVENANTS & EASEMENTS)	0.07
TOTAL AREA WITH RESTRICTIONS:	1.38
BASE SITE AREA:	14.45

B. CALCULATION FOR NATURAL RESOURCE LAND

1. IN THE EVENT TWO (2) OR MORE RESOURCES OVERLAP,THE RESOURCE WITH THE GREATEST PROTECTION OPEN SPACE RATIO SHALL BE USED.
2. TABLE OF NATURAL RESOURCE CALCULATIONS:

NATURAL RESOURCE		RESOURCE PROTECTION RATIO	TOTAL NATURAL RESOURCE LAND (AC.)	TOTAL RESOURCE PROTECTED LAND (AC.)
HYDROLOGIC SURFACE	FLOODPLAIN	1.00	0.00	0.00
	FLOODPLAIN SOILS	0.50	0.00	0.00
FEATURES	LAKES OR PONDS	1.00	0.00	0.00
	WETLANDS	1.00	3.28	3.28
	LAKE & POND SHORELINE	1.00	0.00	0.00
	WETLAND AND WATERCOURSE BUFFERS	1.00	1.32	1.32
SLOPES [1]	CLASS I STEEP SLOPES (8 – 15%)	0.50	0.09	0.05
	CLASS II STEEP SLOPES (15 – 25%)	0.70	0.00	0.00
	CLASS III STEEP SLOPES (GREATER THAN 25%)	1.00	0.00	0.00
WOODLANDS	WOODLAND ASSOCIATION	0.70	5.68	3.98
TOTAL LAND WITHIN NATURAL RESOURCE PROTECTION RESTRICTIONS:	10.37			
TOTAL RESOURCE PROTECTION LAND:	8.63			

[1] AREAS OF STEEP SLOPES THAT ARE LESS THAN 3,000 SQUARE FEET SHALL BE EXEMPT FROM RESOURCE PROTECTION STANDARD

C. CALCULATION FOR SITE CAPACITY

A. NET BUILDABLE SITE AREA

	ACRES	SQUARE FEET
BASE SITE AREA:	14.45	629,344
SUBTRACT TOTAL LAND WITH RESOURCE RESTRICTIONS:	8.63	375,679
NET BUILDABLE SITE AREA:	5.82	253,665

NATURAL RESOURCE PROTECTION TABLE:

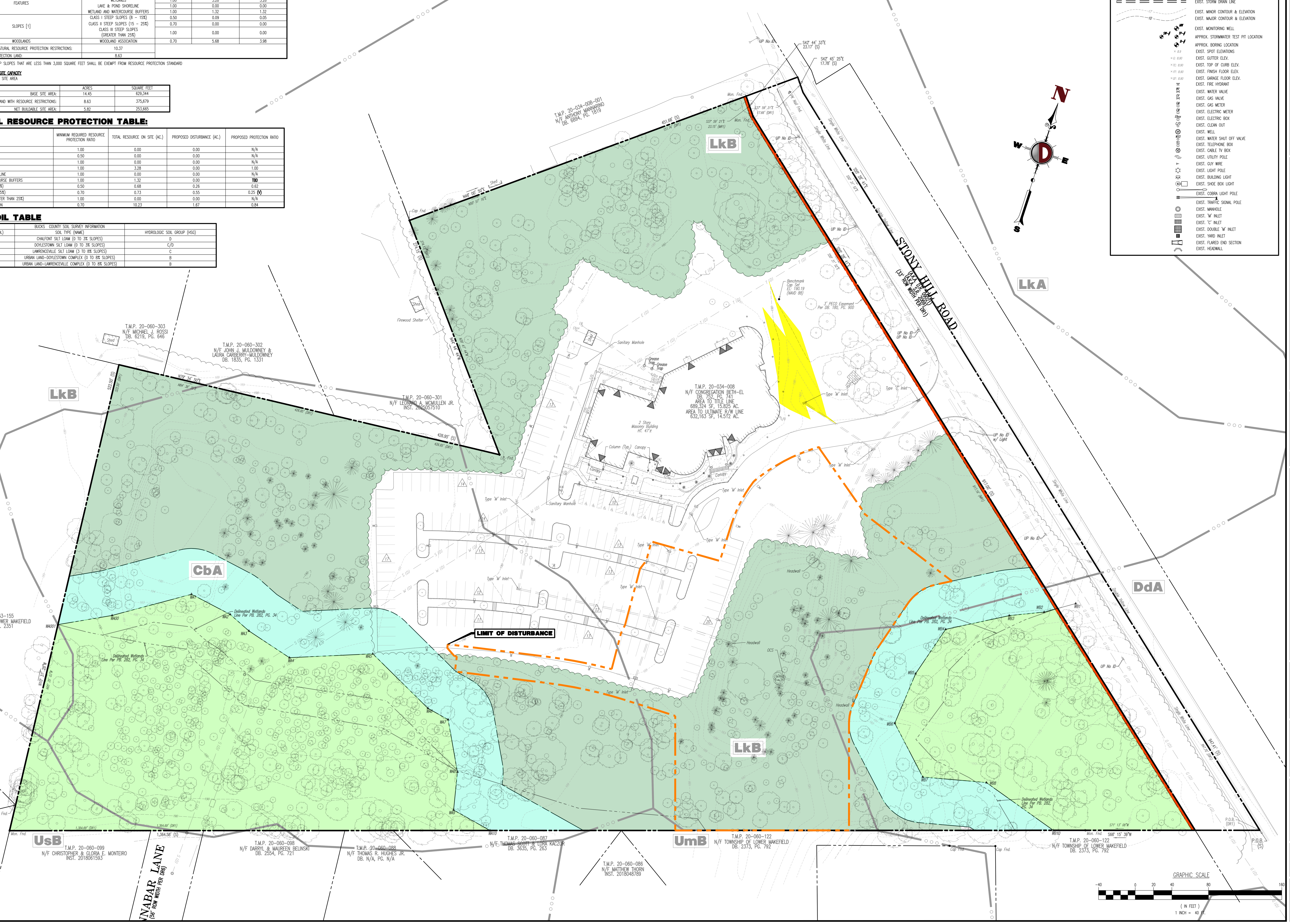
NATURAL RESOURCE	MINIMUM REQUIRED RESOURCE PROTECTION RATIO	TOTAL RESOURCE ON SITE (AC.)	PROPOSED DISTURBANCE (AC.)	PROPOSED PROTECTION RATIO
FLOODPLAIN	1.00	0.00	0.00	N/A
FLOODPLAIN SOILS	0.50	0.00	0.00	N/A
LAKES OR PONDS	1.00	0.00	0.00	N/A
WETLANDS	1.00	3.28	0.00	1.00
LAKE & POND SHORELINE	1.00	0.00	0.00	N/A
WETLAND & WATERCOURSE BUFFERS	1.00	1.32	0.00	**TBD**
STEEP SLOPES (8–15%)	0.50	0.68	0.26	0.62
STEEP SLOPES (15–25%)	0.70	0.73	0.55	0.25 **(V)**
STEEP SLOPES (GREATER THAN 25%)	1.00	0.00	0.00	N/A
WOODLAND ASSOCIATION	0.70	10.23	1.67	0.84

NCRS SOIL TABLE

	BUCKS COUNTY SOIL SURVEY INFORMATION	
SOIL TYPE (SYMBOL)	SOIL TYPE (NAME)	HYDROLOGIC SOIL GROUP (HSG)
CbA	CHALFONT SILT LOAM (0 TO 3% SLOPES)	D
DdA	DOYLESTOWN SILT LOAM (0 TO 3% SLOPES)	C/D
LkB	LAWRENCEVILLE SILT LOAM (3 TO 8% SLOPES)	C
UmB	URBAN LAND–DOYLESTOWN COMPLEX (0 TO 8% SLOPES)	B
UsB	URBAN LAND–LAWRENCEVILLE COMPLEX (0 TO 8% SLOPES)	B

NATURAL RESOURCE LEGEND

- EXISTING WETLANDS AREA
- EXISTING WETLANDS BUFFER
- EXISTING STEEP SLOPES (8–15%)
- EXISTING WOODLANDS



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LZ	DCR	JAG	–

PROJECT: **FEDERATION HOUSING INC.**
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PARID: 20–034–008
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TITLE: ERSAM PLAN

SCALE: (H) 1"=40' (V). DATE: 05/05/2026
PROJECT No: 4863–23–01957

REV.	DATE	COMMENTS	BY

SHEET No: 2 OF 2 Rev. #: 0

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