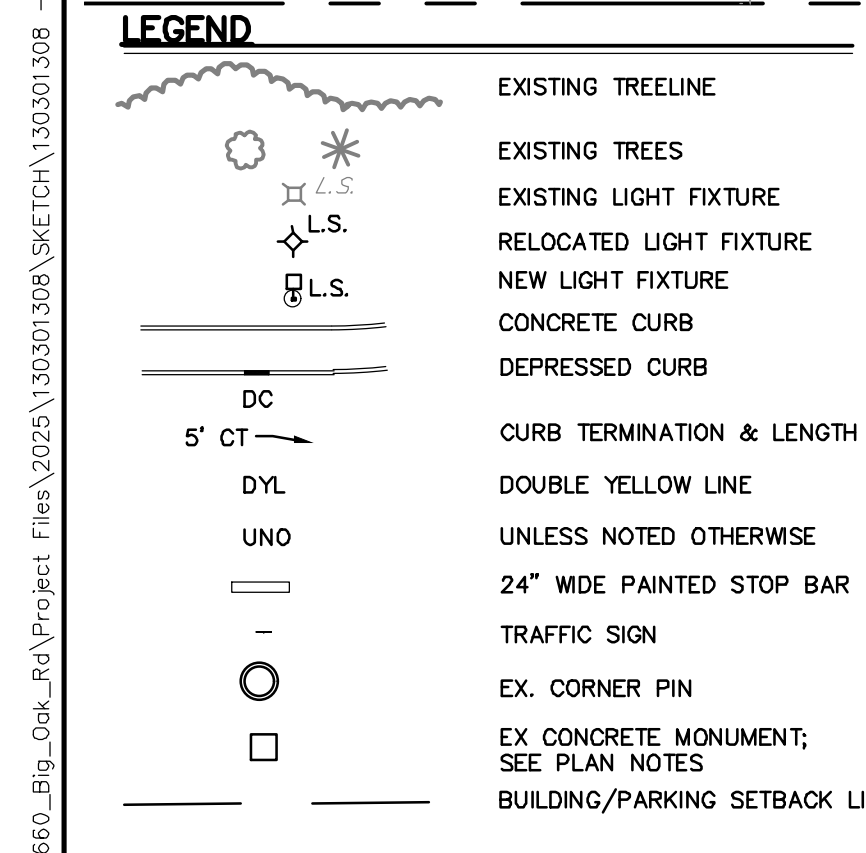


LOCATION MAP  
SCALE: 1"=1000'



**ZONING DATA**

ZONING DISTRICT: G3 DISTRICT - GENERAL BUSINESS/INDUSTRIAL  
 USE: AGE QUALIFIED COMMUNITY (USE 31) - OFFICE, DAYCARE, AND RETAIL  
 GROSS LOT AREA: 3.88 AC. (169,089 S.F.)

BULK REQUIREMENTS:	REQUIRED	PROPOSED
MIN. BASE LOT AREA <sup>4</sup>	1/2 ACRE (21,780 S.F.)	3.76 ACRES (163,729 S.F.)
BUILDING SETBACK TO:		
PERMETER PROPERTY LINE:	60 FT.	N/A
ADJACENT BUILDINGS:	30 FT.	44.6 FT.
PARKING AREAS (FRONT):	15 FT.	15 FT.
PARKING AREAS (SIDE/REAR):	10 FT.	10 FT.
EXISTING BIG OAK ROAD:	40 FT.	100.7 FT.
EXISTING OLD OXFORD VALLEY ROAD:	40 FT.	35.0 FT.*
MAX. BUILDING HEIGHT:	35 FT.	<35 FT.
MAX. GROSS FLOOR AREA <sup>1</sup> :	80,100 SQ. FT.	29,250 SQ. FT.
MAX. IMPERVIOUS RATIO <sup>2</sup> :	80%	44.4%
PARKING SPACES <sup>4</sup> (9' x 18'):	117	(72,742 S.F.) 117 (6 ADA)

<sup>1</sup> PURSUANT TO SECTION 200-47(A)(3)(A) AND SECTION 200-47(A)(3)(F), AND BASED ON THE BASE SITE AREA FOR THE ENTIRE OCTAGON CENTER TRACT OF 133.50 NET ACRES, A MAXIMUM OF 80,100 SQUARE FEET OF OFFICE/RETAIL USE ARE PERMITTED IN THE AGGREGATE WITHIN THE AGE-QUALIFIED COMMUNITY.  
<sup>2</sup> EXCLUDING PORCHES, CANOPIES, AWNINGS & OTHER PROJECTIONS.  
<sup>3</sup> BASED ON GROSS LOT AREA.  
<sup>4</sup> LOCATION OF PARKING SPACES FOR NON-RESIDENTIAL AREAS MAY NOT BE LOCATED CLOSER THAN TWENTY-FIVE (25) FEET TO ANY PERMETER LOT LINE.  
<sup>5</sup> MINIMUM LOT AREA REFERS TO THE BASE LOT AREA FOR SUBDIVISION OFFICE AND RETAIL PORTIONS OF THE ORIGINAL TRACT [REF: 200-47(A)(3)(a)].  
 \* VARIANCE GRANTED (AUGUST 1, 2017 ZHB HEARING).

**LOT AREA CALCULATIONS:**

GROSS LOT AREA	3.88 ACRES	(169,089 SF)
SUBTRACT EASEMENT AREA	0.12 ACRES	(5,360 SF)
BASE LOT AREA	3.76 ACRES	(163,729 SF)

**SITE CAPACITY CALCULATIONS:**

PER LOWER MAKEFIELD TOWNSHIP ZONING ORDINANCE §200-52:

BASE LOT AREA	RESOURCE PROTECTED AREA	NET BUILDABLE SITE AREA	% OF BASE SITE AREA RESOURCE PROTECTION
3.759 AC	- 1.157 AC	= 2.602 AC	30.8%

**PURPOSE OF PLAN:**

TO CONSTRUCT A PROPOSED 2-STORY OFFICE BUILDING (5,250 S.F.). TOTAL PROPOSED BUILDING FLOOR AREA IS 29,250 S.F.

**PARKING SUMMARY**

USE	GROSS FLOOR AREA	SPACES REQUIRED	SPACES PROVIDED
BUILDING A DOCTOR'S OFFICE	12,000 SF	1/250 SF (48 SPACES)	*
BUILDING B DAYCARE	12,000 SF	1/250 SF (48 SPACES)	*
BUILDING C OFFICE	5,250 SF	1/250 SF (21 SPACES)	*
TOTAL		117	117 (6 ADA)

\*PARKING PROVIDED COVERS THE ENTIRE COMPLEX AND IS SHARED BETWEEN THE THREE BUILDINGS PER THE PREVIOUS APPROVALS

**NATURAL RESOURCE TABULATION (T.M.P. 20-32-3)**

RESOURCE	PERCENT OF RESOURCE TO BE PROTECTED	NATURAL RESOURCE LANDS INVENTORY (GROSS ACREAGE)	NET NATURAL RESOURCE LANDS* (ACRES)	TOTAL RESOURCE PROTECTED LANDS REQUIRED (ACRES)	TOTAL RESOURCE PROTECTED LANDS PROVIDED (ACRES)
<b>FULLY PROTECTED RESOURCES</b>					
WETLANDS & WATERS OF THE COMMONWEALTH	100%	0.825 AC.	0.825 AC.	0.825 AC.	0.825 AC.
FLOODPLAINS	100%	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.
PONDS AND POND SHORELINES	100%	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.
WETLANDS/WATERCOURSE BUFFER	100%	0.478 AC.	0.478 AC.	0.478 AC.	0.478 AC.
25%+ STEEP SLOPES	100%	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.
25% STEEP SLOPE BUFFER	100%	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.
<b>PARTIALLY PROTECTED RESOURCES (LOCATED OUTSIDE FULLY PROTECTED RESOURCES)</b>					
8-15% STEEP SLOPES	50%	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.
15-25% STEEP SLOPES	70%	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.
WOODLANDS (NO INCREASE FROM PREVIOUSLY APPROVED PLAN)	70%	0.054 AC.	0.054 AC.	0.038 AC.	0.054 AC.
TOTALS			1.157 AC.	1.141 AC.	1.157 AC.

\* AREAS DEPICTED IN THIS COLUMN ARE NON-OVERLAPPING

**GILMORE & ASSOCIATES, INC.**  
 ENGINEERING & CONSULTING SERVICES

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**GA**

OWNER: VSV REALTY, LLC  
 1000 W. MAIN ST.  
 PRINCETON JUNCTION, NJ 08550  
 609-775-5985

TAX MAP PARCEL NO.: 20-02-003-001  
 MUNICIPAL FILE NO.: XX

TOTAL AREA: 3.88 ACRES  
 TOTAL LOTS: 1  
 SCALE: 1"=30'

DATE: 08/13/2025  
 DESIGNED BY: RBF  
 DRAWN BY: RBF  
 CHECKED BY: ESC

SKETCH PLAN SK-1  
 OCTAGON CENTER - OFFICE  
 CONDOMINIUM - PHASE III

LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

REV. DATE DESCRIPTION

SHEET NO.: 1 OF 1

C:\Autodesk\Docs\Gimores\Gimores\Projects\2025\130301308\1660\_Big\_Oak\_Road\_Sk-1.dwg Layout: SKETCH PLAN Plotted By: rftgprezoid, on Fri Jun 13, 2025 at 12:34pm

NOT APPROVED FOR CONSTRUCTION