

- | Resource Protection Table | | | | |
|--|---------------------------------|-------------------------------------|--------------------------------------|-------------------------------|
| Item | Area of Total Existing Resource | Percent of Resource to be Protected | Applicable Area of Existing Resource | Total Resource Protected Land |
| Floodplain | 2,332 AC (101,609 SF) | 100.0% | 2,332 AC | 2,332 AC |
| Floodplain Soils (Delaware River) | N/A** | 50.0% | N/A** | N/A** |
| Lakes or Ponds | 0.00 AC | 100.0% | N/A** | N/A** |
| Wetlands | 0.662 AC (28,856 SF) | 100.0% | N/A** | N/A** |
| Lake and Pond Shoreline | 0.00 AC | 100.0% | N/A** | N/A** |
| Wetland and Watercourse Buffer | 2.068 AC (90,123 SF) | 100.0% | 0.585 AC* | 0.585 AC* |
| Class I Steep Slopes (8% to Less Than 15%) | 1.557 AC (67,825 SF) | 50.0% | N/A* | N/A* |
| Class II Steep Slopes (15% to 25%) | 0.126 AC (5,486 SF) | 70.0% | N/A* | N/A* |
| Class III Steep Slopes (Greater Than 25%) | 0.287 AC (12,529 SF) | 100.0% | N/A* | N/A* |
| Woodland Associations Zoned R-2 | 4.204 AC (183,110 SF) | 75.0% | 1.272 AC* | 0.954 AC* |
| TOTALS: | | | 4.189 AC | 3.871 AC |



LOCATION MAP

SCALE: 1" = 1,000'
SOURCE: GOOGLE

PARKING REQUIREMENTS			
USE	REQUIREMENT	REQUIRED PARKING	PROPOSED PARKING
PLACE OF WORSHIP	1 SPACE PER 3 PERMANENT SEATS IN ALL AREAS OF THE BUILDING SPECIFICALLY DESIGNED FOR THE GATHERING OF 15 OR MORE PERSONS JOINED FOR RELIGIOUS OR SOCIAL PURPOSES OR ONE SPACE FOR EACH 40 SF OF NET FLOOR AREA SPECIFICALLY DESIGNED FOR THE GATHERING OF 15 OR MORE PEOPLE. THESE AREAS SPECIFICALLY EXCLUDE COMMON AREAS, OFFICES, HALLWAYS, KITCHEN STORAGE AREAS, MECHANICAL ROOMS, OR OTHER AREAS WHICH ARE NECESSARY.	56 SPACES	61 SPACES ¹
DAY-CARE CENTER, GROUP DAY-CARE FACILITY, NURSERY SCHOOL, AND KINDERGARTEN	1 OFF-STREET PARKING SPACE FOR EACH TEACHER, ADMINISTRATOR AND OTHER EMPLOYEE, PLUS SPACES EQUAL TO 1 SPACE FOR EVERY 3 PUPILS TO BE PICKED UP OR DROPPED OFF AT THE SAME STARTING TIME OR DISMISSAL TIME.	13 EMPLOYEES + 75 STUDENTS = 3-36 SPACES	T.D.B.

*56 PROPOSED PARKING SPACES WOULD PERMIT A 2,240 SF NET FLOOR AREA DESIGNED FOR THE GATHERING OF 15 OR MORE PEOPLE. ALTERNATIVELY, 56 PROPOSED PARKING SPACES WOULD PERMIT 168 PERMANENT SEATS. FURTHER ANALYSIS IS REQUIRED IN ORDER TO DETERMINE WHICH OF THESE TWO REQUIREMENTS THE PROPOSED PARKING WOULD BE BASED ON.

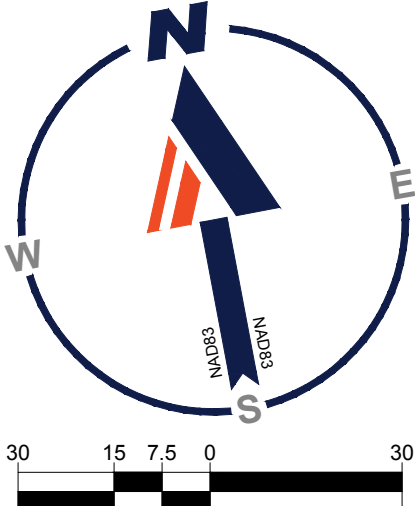
<u>SITE CALCULATIONS</u>		
GROSS SITE AREA =	5.091 AC	
ROW DEDICATION =	-0.247 AC	LOT AREA = 5.091 AC
BASE SITE AREA =	4.844 AC	ROW DEDICATION = -0.247 AC
		GROSS LOT AREA = 4.844 AC
	GROSS SITE AREA = 5.091 AC	
	ROW DEDICATION = -0.247 AC	
	RESOURCE PROTECTED LAND = -3.871 AC	
	NET BUILDABLE SITE/LOT AREA = 0.973 AC	

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 40%;"> <p style="margin: 0;">ZONING TABLE</p> <p style="margin: 0;">ZONE: R-2 RESIDENTIAL, MEDIUM DENSITY</p> <p style="margin: 0;">USE: PLACE OF WORSHIP (PERMITTED BY SPECIAL EXCEPTION)</p> <p style="margin: 0;">DAY CARE (NOT PERMITTED) (V)</p> </div> <div style="width: 60%;"></div> </div>				
APPLICANT/ OWNER INFORMATION				
APPLICANT/OWNER:		KNESSET HASEFER - THE EDUCATIONAL SYNAGOGUE OF YARDLEY 1257 EDGEMOOR ROAD YARDLEY, PA 19067		
BULK REQUIREMENTS				
<i>ITEM</i>	CODE	REQUIRED	EXISTING	PROPOSED
MIN. NET LOT AREA	\$ 200-68.27 A	5.00 AC	0.973 AC (ENC)	0.973 AC (ENC)
MIN. LOT WIDTH	\$ 200-68.27 B	300.0'	268.9' (ENC)	268.9' (ENC)
MIN. YARD SETBACKS				
FRONT YARD	\$ 200-68.27 E.1	100.0'	62.1' (ENC)	19.6' (V)
SIDE YARD	\$ 200-68.27 E.2	50.0'	50.5' / 135.3'	92.8' / 35.5' (V)
REAR YARD	\$ 200-68.27 E.3	100.0'	6.3' (ENC)	55.1' (ENC)
MAX. PERMITTED HEIGHT	\$ 200-22	35.0'	<35.0'	<35.0'
MAX. IMPERVIOUS SURFACE RATIO		\$ 200-23	0.18 OF GROSS LOT AREA	0.04 (7.574 SF)
MIN. PARKING SETBACKS / BUFFERS				0.21 (44.424 SF) (V)
MIN. PARKING SETBACKS / BUFFERS				
FRONT	\$ 200-78.H.2	25.0'	N/A	30.3'
SIDE	\$ 200-78.H.2	25.0'	N/A	3.9' (V)
REAR	\$ 200-78.H.2	25.0'	N/A	27.4'
			KEY =	VARIANCE REQUIRED (V)
				EXISTING NON-CONFORMITY (ENC)

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Floodplain Soils (Delaware River)	N/A**	50.0%	N/A**	N/A**
Lakes or Ponds	0.00 AC	100.0%	N/A**	N/A**
Wetlands	0.662 AC (28,856 SF)	100.0%	N/A**	N/A**
Lake and Pond Shoreline	0.00 AC	100.0%	N/A**	N/A**
Wetland and Watercourse Buffer	2.068 AC (90,123 SF)	100.0%	0.585 AC*	0.585 AC*
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Class III Steep Slopes (Greater Than 25%)	0.287 AC (12,529 SF)	100.0%	N/A*	N/A*
Woodland Associations Zoned R-2	4.204 AC (183,110 SF)	75.0%	1.272 AC*	0.954 AC*
TOTALS:			4.189 AC	3.871 AC

^dDUE TO THE NATURE OF THE SITE, THERE ARE SEVERAL NATURAL RESOURCES THAT OVERLAP. IN THE EVENT THAT TWO OR MORE RESOURCES OVERLAP, ONLY THE RESOURCE WITH THE HIGHEST PROTECTION RATIO IS USED. WHEN RESOURCES WITH THE SAME PROTECTION RATIO OVERLAP, THE AREA IS TREATED AS ONE AREA.

** N/A DUE TO THIS AREA NOT BEING LOCATED WITHIN THE LIMIT OF DISTURBANCE FOR THE SITE.



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- LANDSCAPE ARCHITECTURE
- SUSTAINABLE DESIGN
- PERMITTING SERVICES
- TRANSPORTATION SERVICES

REVISIONS

[illegible]

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DRAFT

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	PAA220434.00
DRAWN BY:	SWB
CHECKED BY:	JPA
DATE:	07/16/2023
CAD I.D.:	PAA220434.00-ZONE-3A

PROJECT:

ZONING PLAN

FOR

THE EDUCATIONAL SYNAGOGUE OF YARDLEY

PROPOSED SYNAGOGUE

1237 EDGEWOOD ROAD
LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PA
19067

BOHLER //

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 Phone: (215) 996-9100
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J.P. ALEJNIKOV

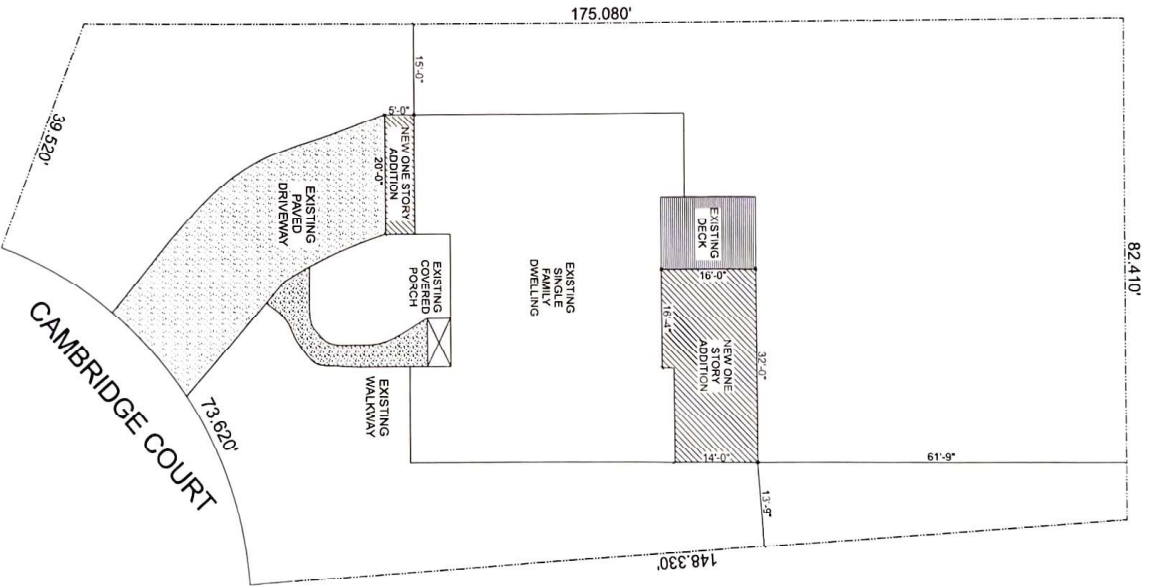
PENNSYLVANIA LICENSE No. PE086400

ZONING PLAN

SHEET NUMBER

1 OF 2

REVISION 3 - 4/1/2025



LOT SIZE	14,916SF
EXISTING SINGLE FAMILY DWELLING	2,408SF
ONE STORY FRONT ADDITION	100SF
ONE STORY REAR ADDITION	481SF
EXISTING FRONT COVERED PORCH	32SF
TOTAL BLDG COVERAGE	3,021SF
EXISTING DRIVEWAY	962SF
EXISTING WALKWAY	150SF
TOTAL IMPERVIOUS	4,133SF
	27.7%

ZONE	R-2
FRONT YARD	30'
REAR YARD	45'
SIDE YARDS	5'
MAX. IMPERVIOUS	33%

**1124 CAMBRIDGE COURT,
YARLEY, PA
LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY**

SITE PLAN
1" = 20'