

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 ACCESSORY. | 56 SPACES. | 61 SPACES* |
| 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 = 38 SPACES | T.D.B. |

*61 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.

SITE CALCULATIONS

| | | | | | |
|-------------------|-----------|-------------------------------|-----------|------------------|-----------|
| GROSS SITE AREA = | 5.091 AC | GROSS SITE AREA = | 5.091 AC | LOT AREA = | 5.091 AC |
| ROW DEDICATION = | -0.247 AC | ROW DEDICATION = | -0.247 AC | ROW DEDICATION = | -0.247 AC |
| BASE SITE AREA = | 4.844 AC | NET BUILDABLE SITE/LOT AREA = | 0.973 AC | GROSS LOT AREA = | 4.844 AC |

ZONING TABLE

| ITEM | CODE | REQUIRED | EXISTING | PROPOSED |
|-------------------|---------------|----------|----------------|----------------|
| MIN. NET LOT AREA | § 200-68.27.A | 5,000 AC | 0.973 AC (ENC) | 0.973 AC (ENC) |
| MIN. LOT WIDTH | § 200-68.27.B | 300.0' | 268.9' (ENC) | 268.9' (ENC) |

APPLICANT/ OWNER INFORMATION

APPLICANT/OWNER: KNESSET HASEFER - THE EDUCATIONAL SYNAGOGUE OF YARDLEY
1237 EDGEWOOD ROAD
YARDLEY, PA 19067

BULK REQUIREMENTS

| ITEM | CODE | REQUIRED | EXISTING | PROPOSED |
|---------------------------------|-----------------|------------------------|-----------------|----------------------|
| MIN. NET LOT AREA | § 200-68.27.A | 5,000 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' / 35.9' (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) | 0.22 (46,980 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)

RESOURCE PROTECTION TABLE

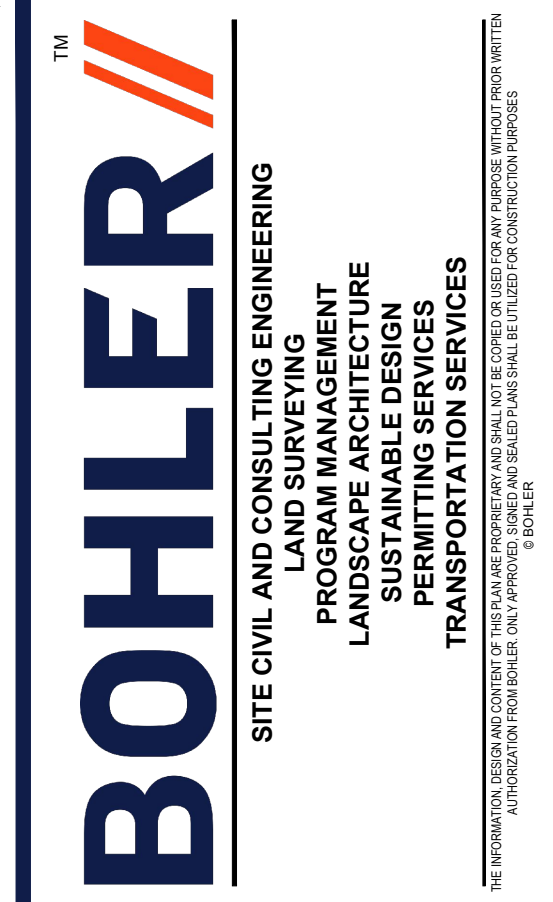
| ITEM | AREA OF TOTAL EXISTING RESOURCE | PERCENT OF RESOURCE TO BE PROTECTED | APPLICABLE AREA OF EXISTING RESOURCE | TOTAL RESOURCE PROTECTED LAND |
|--|---------------------------------|-------------------------------------|--------------------------------------|-------------------------------|
| FLOODPLAIN | 2,332 AC (101,809 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 | 0.682 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 (5,496 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 |

*DUE 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.

- REQUESTED VARIANCES**
- A VARIANCE FROM SECTION § 200-68.27.E.1 TO PERMIT A 19.6' FRONT YARD SETBACK IN LIEU OF THE REQUIRED 100.0'.
 - A VARIANCE FROM SECTION § 200-68.27.E.2 TO PERMIT A 35.5' SIDE YARD SETBACK IN LIEU OF THE REQUIRED 50.0'.
 - A VARIANCE FROM SECTION § 200-68.27.E.3 TO PERMIT A 55.1' REAR YARD SETBACK IN LIEU OF THE REQUIRED 100.0'.
 - A VARIANCE FROM SECTION § 200-23 TO PERMIT A MAX IMPERVIOUS COVERAGE OF 0.23 IN LIEU OF THE REQUIRED 0.15.
 - A VARIANCE FROM SECTION § 200-73.C.1 TO PERMIT A MIN BUFFER OF 3.5' IN LIEU OF THE REQUIRED 25.0'.
 - A VARIANCE FROM SECTION § 200-73.C.5 TO PERMIT A MIN BUFFER FOR ABUTTING RESIDENTIAL DISTRICTS OR USE OF 3.5' IN LIEU OF THE REQUIRED 12.0'.
 - A VARIANCE FROM SECTION § 200-73.C.5 TO PERMIT A MIN BUFFER FOR ABUTTING RESIDENTIAL DISTRICTS OR USE OF 3.5' IN LIEU OF THE REQUIRED 12.0'.
 - A VARIANCE FROM SECTION § 200-78.H.2 TO PERMIT A MIN PARKING SET BACK OF 3.5' IN LIEU OF THE REQUIRED 25.0'.
 - A VARIANCE FROM SECTION § 200-80 TO NOT REQUIRE A LOADING BERTH IN LIEU OF THE 1 REQUIRED LOADING SPACE.
 - A VARIANCE FROM SECTION § 200-51.B.4.D TO ALLOW 3,500 SF OF DEVELOPMENT WITHIN THE WETLANDS BUFFER IN LIEU OF THE 100% PROTECTION OF THIS RESOURCE.
 - A VARIANCE FROM SECTION § 200-51.B.6.B TO HAVE 0.50 AC OF PROTECTED WOODLANDS IN LIEU OF THE REQUIRED 0.95 AC OF PROTECTION FOR THIS RESOURCE.
 - A VARIANCE FROM SECTION § 200-73.C.8 TO ALLOW A MIN LANDSCAPE AREA OF 3.5' IN LIEU OF THE REQUIRED 10.0'.
 - A VARIANCE FROM SECTION § 200-66.G TO ALLOW ILLUMINATION OF 0.5 FOOT CANDLES OR GREATER AT THE PROPERTY LINE.

LEGEND

| PROPOSED | SYMBOL |
|-------------------|-------------------|
| BUILDING | [Solid Grey Box] |
| CONCRETE CURB | [Dashed Line] |
| FLUSH CURB | [Dotted Line] |
| ACCESSIBLE SYMBOL | [Wheelchair Icon] |
| SIDEWALK | [Double Line] |
| SIGN | [Arrow Icon] |
| PARKING COUNT | [Circle with 13] |
| PRIVACY FENCE | [X Line] |
| BOLLARD | [Dot] |



REVISIONS

| REV | DATE | COMMENT | DRAWN BY |
|-----|-----------|-----------------------|----------|
| 1 | 8/20/2024 | PER CLIENT COMMENTS | SWB |
| 2 | 1/10/2025 | PER ARCH COORDINATION | SWB |



DRAFT

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PROJECT No.: PAA220434.00
DRAWN BY: SWB
CHECKED BY: JPA
DATE: 07/16/2023
CAD ID: PAA220434.00-ZONE-2A

PROJECT: KNESSET HASEFER - THE EDUCATIONAL SYNAGOGUE OF YARDLEY
1237 EDGEWOOD ROAD
YARDLEY, PA 19067

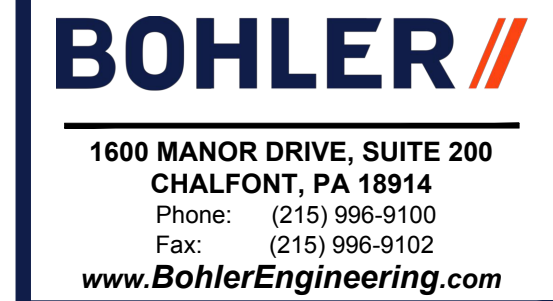
ZONING PLAN

FOR

THE EDUCATIONAL SYNAGOGUE OF YARDLEY

PROPOSED SYNAGOGUE

1237 EDGEWOOD ROAD
LOWER MAKEFIELD TOWNSHIP
BUCKS COUNTY, PA
19067

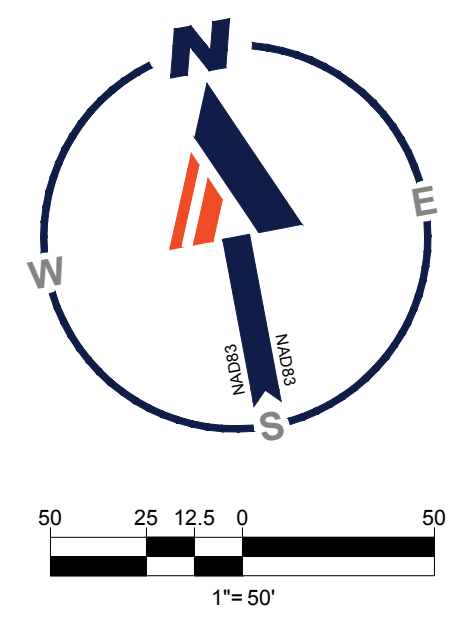
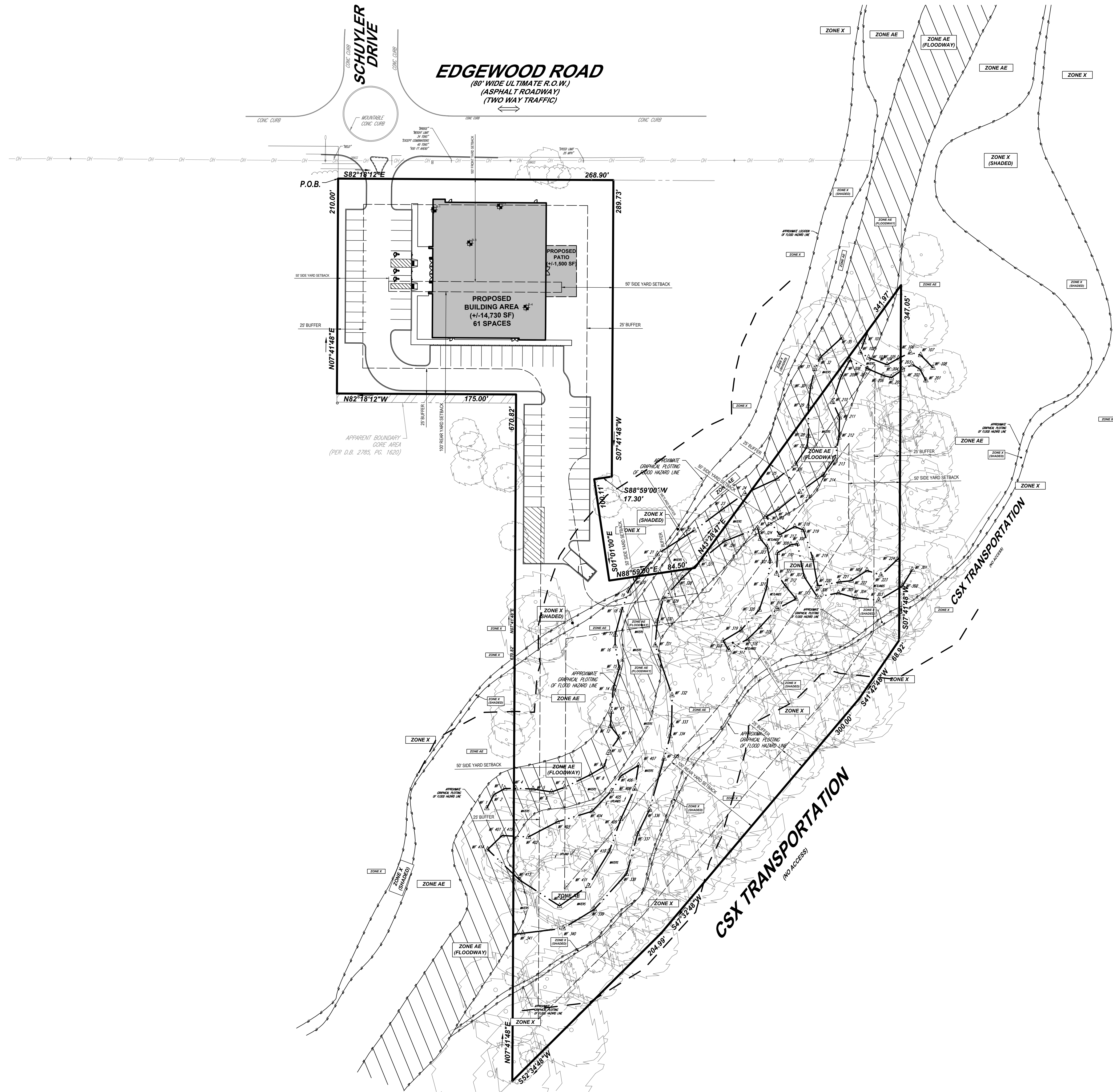


SHEET TITLE: **ZONING PLAN**

SHEET NUMBER: **1 OF 2**

REVISION 2 - 1/10/2025

R:\2022\PA220434\06\DRAWINGS\PLAN SET\ZONING PLAN\PA220434-06-ZONE-2A-1-01-LAYOUT: OVERALL ZONING PLAN



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|-----------|-----------------------|----------|------------|
| 1 | 8/20/2024 | PER CLIENT COMMENTS | SWB | MEL |
| 2 | 1/10/2025 | PER ARCH COORDINATION | SWB | MEL |

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PROJECT No.: PAA220434.00
 DRAWN BY: SWB
 CHECKED BY: JPA
 DATE: 07/16/2023
 CAD ID: PAA220434.00-ZONE-2A

ZONING PLAN

FOR

THE EDUCATIONAL SYNAGOGUE OF YARDLEY

PROPOSED SYNAGOGUE

1237 EDGEWOOD ROAD
 LOWER MAKEFIELD TOWNSHIP
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J.P. ALEJNIKOV

PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE No. PE086400

SHEET TITLE:
OVERALL ZONING PLAN

SHEET NUMBER:
2 OF 2

REVISION 2 - 1/10/2025