

LOCATION PLAN (PORTION OF NEW HOPE BOROUGH ZONING MAP DATED 09/2006) SCALE: 1" = 800'

SITE DATA:
 TMP NO. 27-10-1 AREA (GROSS): 206,945.54 SF = 4.751 ACRES
 RIGHT OF WAY (LEGAL AND FUTURE ULT.): 11,988.55 SF = 0.275 ACRES
 BASE SITE AREA (NET): 194,956.99 SF = 4.476 ACRES

PROPOSED AREA DISTURBANCE:
 WITHIN BASE SITE AREA: 40477.35 SF = 0.93 ACRES
 20.76% BASE SITE AREA
 WITHIN ULTIMATE RIGHT-OF-WAY: SF = ACRES
 TOTAL AREA DISTURBANCE: 455.35 SF = 0.010 ACRES
 (0.2% BASE SITE AREA)

ZONING REQUIREMENTS CROSS LOT AREA
R2/RURAL RESIDENTIAL ZONING DISTRICT
 [USE 275-15(A) RELIGIOUS USE IS AN EXISTING NON-CONFORMING USE] AREA AND DIMENSIONAL REQUIREMENTS FOR PERMITTED USES:

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	2.0 AC.	4.75 AC.
MINIMUM LOT WIDTH AT STREET LINE:	200 FT.	690 FT.
FRONT YARD SETBACK:	50 FT.	50 FT.
SIDE YARD SETBACK:	35 FT.	35 FT.
REAR YARD SETBACK:	50 FT.	50 FT.

IMPERVIOUS SURFACE TABULATION:

	EXISTING (SF)	EXISTING (ACRES)	PROPOSED (SF)	PROPOSED (ACRES)
BUILDINGS	3,856	0.089	3,727	0.086
PATIOS/WALKWAYS	1,324	0.030	1,956	0.045
PAVED AREAS	8,372	0.192	30,279	0.695
GRAVEL AREAS	27,672	0.635	5,210	0.120
TOTAL	41,224	0.946	41,172	0.945

DIFFERENCE = 52 SF OR 0.001 ACRE REDUCTION

IMPERVIOUS SURFACE AND BUILDING COVERAGE REQUIREMENTS*:

	MAXIMUM	EXISTING	PROPOSED	NET CHANGE
IMPERVIOUS SURFACE	25%	21.14%	21.12%	-0.02%
		(41,224 SF)	(41,172 SF)	(-52 SF)
BUILDING COVERAGE	15%	1.98%	1.91%	-0.07%
		(3,856 SF)	(3,727 SF)	(-129 SF)

* BASED ON IMPERVIOUS/BUILDING COVERAGE EXCLUDING AREAS WITHIN RIGHT-OF-WAY.

PARKING REQUIREMENTS: RELIGIOUS USE [275-15(A)]
 1. ONE SPACE PER 5 SEATS OR;
 2. ONE SPACE PER 300 SF OF FLOOR AREA (WHICH EVER IS GREATER).
 +ONE SPACE PER 2 EMPLOYEES

MAXIMUM OCCUPANCY DURING ANY SERVICE = 250 PERSONS
 250/5 = 50 SPACES PLUS 2 EMPLOYEES 2/2 = 1 SPACE
 51 TOTAL SPACES

BUILDING SQUARE FOOTAGE = 6250 SF
 6250/300 = 20.8 SPACES PLUS 2 EMPLOYEES 2/2 = 1 SPACE
 22 TOTAL SPACES

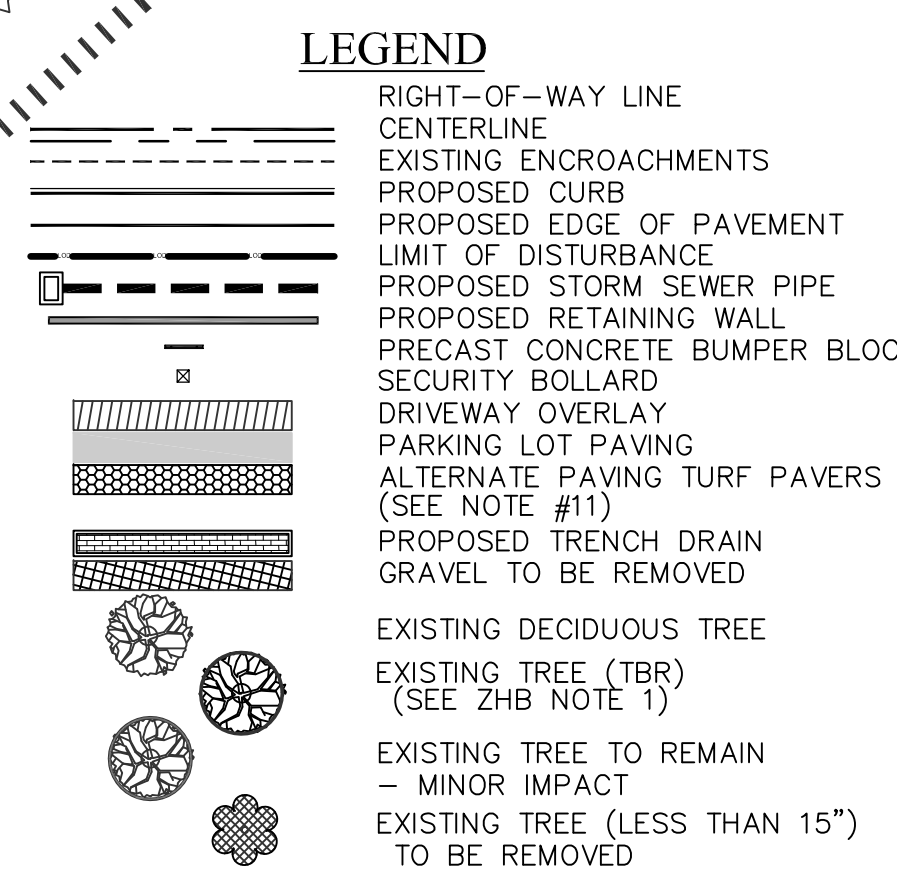
TOTAL SPACES PROVIDED = 55 (INCLUDING ONE HANDICAP PARKING STALLS).

ZONING HEARING BOARD APPROVAL NOTES:

- ON DECEMBER 10, 2009 THE NEW HOPE ZONING HEARING BOARD APPROVED THE APPLICANT'S REQUEST TO REMOVE SEVEN (7) LARGE CALIPER (>15") TREES NOTED ON THE EXISTING FEATURES PLANS. IN CONSIDERATION OF THE ZONING HEARING BOARD'S APPROVAL, THE APPLICANT IS REQUIRED TO REPLACE THE TREES WITH AN EQUAL NUMBER OF TREES OF A TYPE THAT WOULD BE "SIGNIFICANT TREES WHEN MATURE." THE EXACT TYPE WOULD BE DETERMINED BY THE APPLICANT IN COORDINATION WITH THE SHADE TREE COMMISSION. THESE TREES WILL BE PLANTED EITHER ON THE APPLICANT'S PROPERTY OR IN THE BOROUGH OF NEW HOPE.
- ALTHOUGH THE ZONING HEARING BOARD APPROVED THE REMOVAL OF SEVEN (7) EXISTING LARGE CALIPER (>15") TREES THE APPLICANT HAS REVISED THE GRADING PLAN TO PRESERVE, WITH MINOR IMPACT, ONE (1) OF THE SEVEN (7) TREES (SEE PLAN FOR LOCATIONS)

GENERAL NOTES:

- BOUNDARY LOCATIONS AND EXISTING FEATURES AS SHOWN HEREON ARE BASED ON SURVEY PLAN ENTITLED "EXISTING SITE CONDITIONS PLAN" AS PREPARED BY THOMAS H. CREWS, INC., DATED APRIL 29, 2008. THE VERTICAL DATUM FROM SAID SURVEY IS REFERENCED TO NGVD 29 (FT) & BC&WSA DATUM.
- THE PLANS FOR THIS PROJECT HAVE BEEN PREPARED IN CONJUNCTION WITH THE NEW HOPE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE, DATED JANUARY 31, 1984 LAST REVISED SEPTEMBER 12, 1995 AND IN CONJUNCTION WITH THE NEW HOPE BOROUGH ZONING ORDINANCE AS LAST REVISED FEBRUARY 15, 2008.
- THE SITE IS CURRENTLY SERVED BY ON-SITE WATER AND SANITARY SEWAGE FACILITIES.
- ALL DEVELOPMENT ACTIVITIES, SUCH AS CLEARING, GRADING, REGARDING, DRIVEWAYS, ROADS, BUILDINGS AND PARKING AREAS SHALL BE LIMITED IN ACCORDANCE WITH THE LIMITS ON DISTURBANCE OF LANDS WITH NATURAL RESOURCES AS SET BY THE NEW HOPE BOROUGH ZONING ORDINANCE. LAND NOT PERMITTED TO BE DISTURBED BY THE REQUIREMENTS OF THE BOROUGH ZONING ORDINANCE SHALL REMAIN IN ITS NATURAL CONDITION WITH THE NATURAL FOREST COVER LEFT INTACT. THIS RESTRICTION SHALL RUN WITH THE LAND AND BE BINDING ON THE PRESENT AND ALL FUTURE OWNERS AND/OR LESSEES.
- SOIL DELINEATION, HAS BEEN BASED ON THE SOIL SURVEY OF BUCKS COUNTY, USDA NATURAL RESOURCES CONSERVATION SERVICE, DATED SEPTEMBER 2002.
- THIS PLAN IS SUBJECT TO ANY AND ALL RIGHTS-OF-WAY, EASEMENTS AND COVENANTS OF RECORD.
- THE LOCATION OF EXISTING UNDERGROUND UTILITY AS-BUILTS AND SUPPLEMENTED WITH FIELD LOCATIONS WHERE POSSIBLE. COMPLETENESS OR ACCURACY CANNOT BE GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, SURFACE AND SUBSURFACE, AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF DISCREPANCIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UNDERGROUND UTILITY USERS AND FOR COMPLIANCE WITH PENNSYLVANIA ACT 1996-167.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS.
- THE APPLICANT HOLDS NEW HOPE BOROUGH HARMLESS FOR ANY STORM WATER RUNOFF DIRECTED OFF-SITE.
- THE NEW HOPE MINIMUM PARKING DIMENSION FOR A ONE WAY DRIVE AISLE WITH 90° PARKING IS 24'. AT THE LOCATION SHOWN, THE DRIVE AISLE DOES NOT MEET THE REQUIRED MINIMUM, DUE TO THE TREE PROTECTION PROPOSED FOR THE 40' TREE. HOWEVER, THERE IS SUFFICIENT ROOM TO ENABLE THE SINGLE ROW OF CARS TO ADEQUATELY ENTER AND EXIT THE PROPOSED STALLS.
- SHOULD ANY TREES GRATER THAN 15-INCH CALIPER BE DAMAGED DURING CONSTRUCTION AND NOT SURVIVE, AS DETERMINED BY A BOROUGH REPRESENTATIVE, THEY SHALL BE REPLACED AT A 1-INCH FOR 1- CALIPER INCH REPLACEMENT RATE.
- THE STONE FROM THE EXISTING PARKING AREAS SHALL BE ALLOWED TO BE RECLAIMED AND UTILIZED FOR THE PARKING AREA SUB-BASE IN LIEU OF THE REQUIRED 2A MODIFIED STONE. PRIOR TO INSTALLATION SUB-BASE TO BE APPROVED BY OWNERS ENGINEER.



OWNERS OF RECORD:
 TMP # 27-10-2: KEHILAT HANAHAR
 BOX 417
 NEW HOPE, PA 18938
 DEED BOOK 1336 PAGE 472

PROFESSIONAL LAND SURVEYOR CERTIFICATION
 I, THOMAS H. CREWS, PLS, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE SURVEY INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED SURVEYING PRACTICE, IS TRUE AND CORRECT.

PROFESSIONAL ENGINEER CERTIFICATION
 I, DANIEL E. GRAY PE, 54880-E DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE INFORMATION CONTAINED IN THE ACCOMPANYING PLANS, SPECIFICATIONS, AND REPORTS HAS BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE, IS TRUE AND CORRECT.

(SIGNATURE) (REGISTRATION #) (DATE) (SIGNATURE) (REGISTRATION #) (DATE)

SIGN TABULATION

PLAN SYMBOL	SERIES	SIZE	DESCRIPTION	STATION	ACTION
A	R1-1	30"X30"	STOP SIGN	0+14.57 LT	RELOCATE
B	R5-1	24"X24"	DO NOT ENTER SIGN	7+57.42 RT	NEW
C	R5-1	24"X24"	DO NOT ENTER SIGN	7+57.42 LT	NEW
D	R5-1	24"X24"	DO NOT ENTER SIGN	9+85.78 RT	NEW
E	R5-1	24"X24"	DO NOT ENTER SIGN	9+85.78 LT	NEW
F	R6-2L	18"X24"	ONE WAY SIGN	9+06.36 RT	NEW
G	R7-8	12"X18"	RESERVED PARKING	4+81.71 LT	NEW
H	R7-8F	12"X18"	PARKING PENALTIES	4+81.71 LT	NEW

PENNSYLVANIA ACT 172 REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 5 WORKING DAYS IN DESIGN STAGE - STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC. 1-800-242-1776

NOTE: ALL LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DEVELOPED FROM EXISTING UTILITY RECORDS AND / OR ABOVE GROUND EXAMINATION OF THE SITE. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. SHOULD ANY NEW CONSTRUCTION BE PROPOSED WITHIN THE SITE IN THE FUTURE THE CONTRACTOR MUST VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND FACILITIES BEFORE START OF WORK. AS REQUIRED BY ACT 172 UTILITY COMPANIES MUST BE NOTIFIED BEFORE ANY EXCAVATION BEGINS WITHIN THE VICINITY OF UNDERGROUND UTILITIES.

ALL PLANS AND THE INFORMATION DEPICTED THEREON AS PREPARED BY KNIGHT ENGINEERING, INC. ARE THE RESULT OF A PROFESSIONAL SERVICE INTENDED SOLELY FOR THE SPECIFICALLY NAMED PROJECT AND CLIENT. ANY REPRODUCTION OF INFORMATION, REVISION OR REUSE OF THESE PLANS WITHOUT THE PRIOR WRITTEN APPROVAL OF KNIGHT ENGINEERING, INC., SHALL BE CONSIDERED A VIOLATION OF THE CODE OF ETHICS, AS WELL AS A THEFT OF CORPORATE ASSETS. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. ONLY THOSE PLANS INCORPORATING THE RAISED SEAL OF A REGISTERED PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR UNDER THE EMPLOY AND/OR CONTRACT OF KNIGHT ENGINEERING, INC. SHALL BE CONSIDERED COMPLETE AND OFFICIAL.

NO.	DATE	REVISION
1	12/16/09	NEW HOPE ZHB COMMENTS APPROVAL TO REMOVE TREES
2	2/26/10	GILMORE & ASSOCIATES COMMENTS
3	3/30/10	GILMORE & ASSOCIATES COMMENTS

ZONING PERMIT PLAN
RECORD PLAN
 LANDS OF
 KEHILAT HANAHAR, TMP NO.27-10-2
 NEW HOPE BOROUGH | BUCKS COUNTY, PA

KNIGHT ENGINEERING INC.
 4998 MECHANICSVILLE ROAD, P.O. BOX 247
 MECHANICSVILLE, PENNSYLVANIA 18934
 (215) 794-5958

SCALE 1" = 30'	DATE 6/26/2009	DRAWN BY BMC	PLAN NO. 5302	DWG. NO. 1 OF 7
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