BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Exhibit Z-4

Zoning Hearing Board

Appeal Number: _____

Township of Bensalem, Bucks County, Pennsylvania
Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- ☐ Certification of Non-Conforming Use
- ☐ Application for Validity Challenge
- ☐ Administrative Officer in refusing my application for a building permit dated: _____
- ☐ Special Exception
- ☑ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: FAITH UNITY INC.

Address: 1581 Bristol Pike, Bensalem PA 19020

Phone No. _____

Owner's Name: ROSLYN ACQUISITION LP

Address: 3850 Richlieu Road, Bensalem PA 19020

Phone No. _____

Attorney Name: Stanton C. Kelton III Esq.

Address: P.O Box 152, Carversville PA 18913

Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.):

Appellant is equitable owner pursuant to an Agreement of sale dated August 4, 2014

1. **Application relates to the following:**

Check items if applicable:

- ☐ **Use**
- ☐ **Lot Area**
- ☐ **Height**
- ☐ **Yards**
- ☐ **Existing Building**
- ☐ **Proposed Building**
- ☐ **Occupancy**
- ☑ **Other:** (describe) As to proposed land development and subdivision of appellant where intended plan for lot of 6.21 acre proposes 20% preservation of woodland, but section 232 - 57 (a)(1)(b) of the Zoning Ordinance requires 50% preservation of woodland, thus requiring a variance so that appellant may have reasonable use of land (see Section 232-55).

2. **Brief description of Real Estate affected:**

Tax Parcel Number: portions of 2- 001-055 and 2-33-111

Location: northwest corner of Richlieu Road at Galloway Road

Lot Size: 6.21 acres after subdivision

Present Use: Memorial Cemetery/vacant land

Proposed Use: Religious Institution (Masjid) with accessory residence storage, playfield and parking

Present Zoning Classification: IN - Institutional

Present Improvement upon Land: None

Deed recorded at Doylestown in Deed Book 5880 Page 705

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

NA

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: February 24, 2015

Your statement of alleged error of Zoning Administrative Office:

NA-- see request for variances discussed at paragraphs, 5,6, and 7 below.

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):
A variance from Section 232-57 (a) (1) (b) pursuant to Sections 232-55, and 232-781(e) (1) -(5)

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

To grant a variance from section 232-57(a)(1)(b) of the Zoning Ordinance so that the Appellant may develop the proposed lot of 6.21 acres according to the attached zoning plan dated 2/12/2015, by preserving only 20% of existing woodland or 1.17 acre, and not 50% of existing woodland as would otherwise be required by the Zoning Ordinance.

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

See attached Addendum to paragraph 7.

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☐ YES ☑ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

Faith Unitv Inc.

By

Appellant's or Owner's Signature

Mahboob Kahn, Trustee

3-9-15
Date

Sworn to and subscribed before me this

9th day of March 20 15

Notary Public

My commission expires: August 6, 2017

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
CHRISTOPHER H. STEWARD, Notary Public
Bensalem Twp., Bucks County
My Commission Expires August 6, 2017

IN RE ZONING APPEAL OF FAITH UNITY INC.

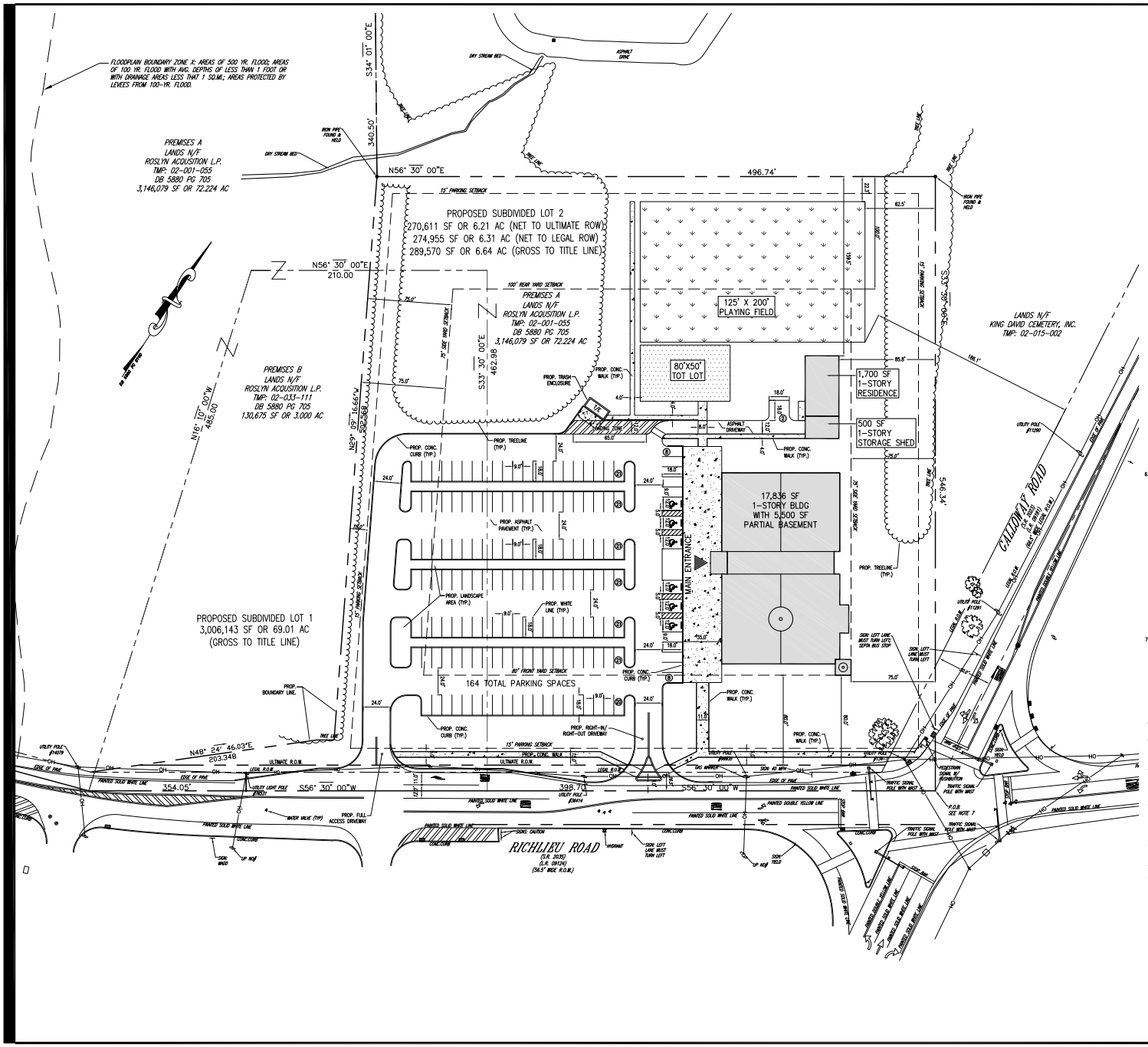
ADDENDUM TO PARAGRAPH 7

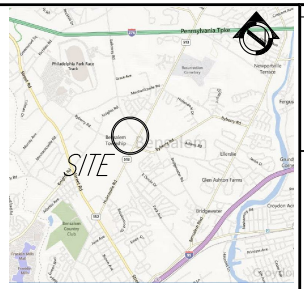
There is a hardship to the land in that it is covered by Woodland for 5.85 acres which is 94% of the area of the proposed lot of 6.21 acres. If the 50% requirement of Section 232-57(a)(1)(b) was applied to this existing Woodland of 5.85 acres that would require that 2.925 acres would have to be taken from this lot to be preserved, in effect depriving the Appellant of the use of almost 50% of its property, and creating an absurd and unreasonable result.

In fact Section 232-55 of the Zoning Ordinance requires that the application of the Natural Resource Preservation District must be applied in a reasonable fashion namely;

> "The NRP district endeavors to preserve and protect environmental resources unique to the district, consistent with section 232-2 of this chapter, while permitting , to the extent possible, <u>a reasonable use of the land in a manner consistent with other applicable district classifications</u>." (*Emphasis added*) (*Section 232-55 Bensalem Zoning Ordinance*)

Here the plan as presented is a reasonable use of the land consistent with the Zoning Ordinance requirements for the Institutional District. For example the plan indicates the total impervious area for the proposed lot is to be 38.2%, less than the maximum of 40%. The area for the proposed buildings is only 7.4% when the maximum area permitted would be 30%. Other than this issue concerning the Woodland preservation percentage, the review by the zoning officer indicated no other zoning issues. The main religious center, the residence, storage shed, and parking area, are all usual parts of any religious use. That still leaves 20% of the original Woodland area, or 1.17 acre of preserved Woodland, a more than reasonable preservation area that still allows a reasonable use of the property.





LOCATION MAP 1" = 2000'

GENERAL NOTES

1. THIS PLAN REFERENCES A SURVEY PLAN BY: CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. 213 WEST MAIN STREET LANSDALE, PA 19446 PLAN ENTITLED: "BOUNDARY TOPOGRAPHIC SURVEY FOR TMP: 02-001-055" PLAN DATED: 10/21/14
2. APPLICANT: FAITH UNITY ISLAMIC CENTER 1501 BRISTOL PIKE BENSALEM, PA 19020
3. OWNER: ROSLYN ACQUISTION, LP 3850 RICHLIEU ROAD BENSALEM, PA 19020
4. PROJECT LOCATION INFORMATION: 3850 RICHLIEU ROAD BENSALEM TOWNSHIP, BUCKS COUNTY COMMONWEALTH OF PENNSYLVANIA TAX PARCEL NO. 02-001-055 & 02-033-111
5. ZONING INFORMATION: ZONING DISTRICT: IN – INSTITUTIONAL
   EXISTING USE: ROSEDALE MEMORIAL PARK CEMETERY
   PROPOSED LOT 1 USE: ROSEDALE MEMORIAL PARK CEMETERY
   PROPOSED LOT 2 USE: RELIGIOUS INSTITUTION
   ACCESSORY LOT 2 USES: PLAYFIELD, LIVING ACCOMMODATIONS
6. ZONING BULK AND AREA REQUIREMENTS:

IN – INSTITUTIONAL ZONING DISTRICT:

MINIMUM LOT REQUIREMENTS:	REQUIRED	EXISTING (PREMISES A & B)	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA (NET):	4.0 AC (174,240 SF)	N/A	N/A	6.21 AC (270,611 SF)
MIN. LOT AREA (CEMETERY)	5.0 AC (217,800 SF)	75.22 AC (3,276,754 SF)	69.01 AC (3,006,143 SF)	N/A
MIN. LOT WIDTH:	300 FT	1,391 FT	1,584 FT	530.4 FT
MIN FRONT YARD	80 FT	N/A	N/A	80 FT
MIN SIDE YARD:	75 FT	N/A	N/A	75 FT
MIN REAR YARD:	100 FT	N/A	N/A	159.5 FT
MAX BUILDING HEIGHT:	50 FT	N/A	N/A	25 FT
MAX BUILDING AREA:	30%	0%	0%	7.4%
MAX. IMPERVIOUS AREA OF LOT:	40%	0%	0%	38.2%
MIN. LANDSCAPE AREA:	20%	100%	100%	61.8%
MIN. ROAD SETBACK TO OUTDOOR REC. AREA:	175 FT	N/A	N/A	186.1 FT

NRP – NATURAL RESOURCE PRESERVATION OVERLAY DISTRICT:

MIN. WOODLAND PRESERVATION:	50%	N/A	100%	* 20% (V)

* WOODLAND PRESERVATION AREA (LOT 2): EXISTING WOODLAND = 254,780 SF (5.85 AC); PROPOSED WOODLAND = 51,053 SF (1.17 AC)

(V) – VARIANCE REQUESTED

7. MINIMUM PARKING REQUIREMENTS:
   CHURCH USE: ONE SPACE PER FOUR SEATS OR ONE SPACE PER 40 S.F. OF AREA FOR USE BY PATRONS + ONE SPACE PER FULL TIME EMPLOYEE, WHICHEVER IS GREATER.
   RESIDENCE: TWO SPACES PER SINGLE FAMILY DWELLING

   PARKING REQUIRED: RELIGIOUS USE INCLUDES SPACE FOR 250 PATRONS AT ONE TIME, OR 3,750 SF OF BUILDING AREA.
   250 SEATS * 1 SPACE / 4 SEATS + 2 SPACES PER DWELLING = 65 SPACES
   OR 3,750 SF OF PATRON USE AREA + 2 SPACES PER DWELLING;
   3,750 * 1 SPACE / 40 SF + 2 SPACES (DWELLING) = 96 SPACES

   PARKING PROVIDED: 164 TOTAL SPACES INCLUDING 6 ACCESSIBLE SPACES

8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
9. THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
10. THE BUILDING FOOTPRINT IS CONCEPTUAL ONLY AND PROVIDED TO ESTABLISH BUILDING ENVELOPES IN WHICH THE FINAL BUILDING FOOTPRINT WILL BE GENERALLY LOCATED. THE FINAL BUILDING FOOTPRINT SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE AND SHALL BE GENERALLY AS CONFIGURED ON THE APPROVED RECORD PLAN WITH AN OVERALL SQUARE FOOTAGE NOT TO EXCEED THE TOTAL SHOWN ON THE APPROVED RECORD PLAN. ANY RESULTING MINOR MODIFICATIONS TO GRADING OR IMPERVIOUS COVERAGE SHALL BE REVIEWED AND APPROVED.
11. LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
12. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE X – AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 439 OF 532, MAP NUMBER 42017C0439 F, EFFECTIVE MAY 18, 1999.
13. PUBLIC WATER AND SEWER SYSTEMS ARE PROPOSED.
14. NO REGULATED WETLANDS OR WATER FEATURES WERE FOUND IN THE VICINITY OF THE PROPOSED NEW PARCEL ACCORDING TO AN EVALUATION OF THE PROPERTY BY PENN'S TRAIL ENVIRONMENTAL AND A SUBSEQUENT LETTER DATED 10/21/2014.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CLIENT DATA

FAITH UNITY ISLAMIC CENTER

cornerstone
Consulting Engineers & Architectural, Inc.
213 West Main Street Lansdale, PA 19446
Phone: 215-362-5600 Fax: 215-362-5601
WWW.CORNERSTONENET.COM
Pocono Region 570-839-7770
Lehigh Valley Region 610-820-5200
Philadelphia Region 215-362-5600

NO.	BY	DESCRIPTION	DATE

REVISIONS

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122-3203
1-800-242-1776

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY.
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO PARTIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH!

PROJECT LOCATION

FAITH UNITY ISLAMIC CENTER PROPOSED MASJID FACILITY
RICHLIEU ROAD
BENSALEM TOWNSHIP
BUCKS COUNTY
COMMONWEALTH OF PENNSYLVANIA

TITLE

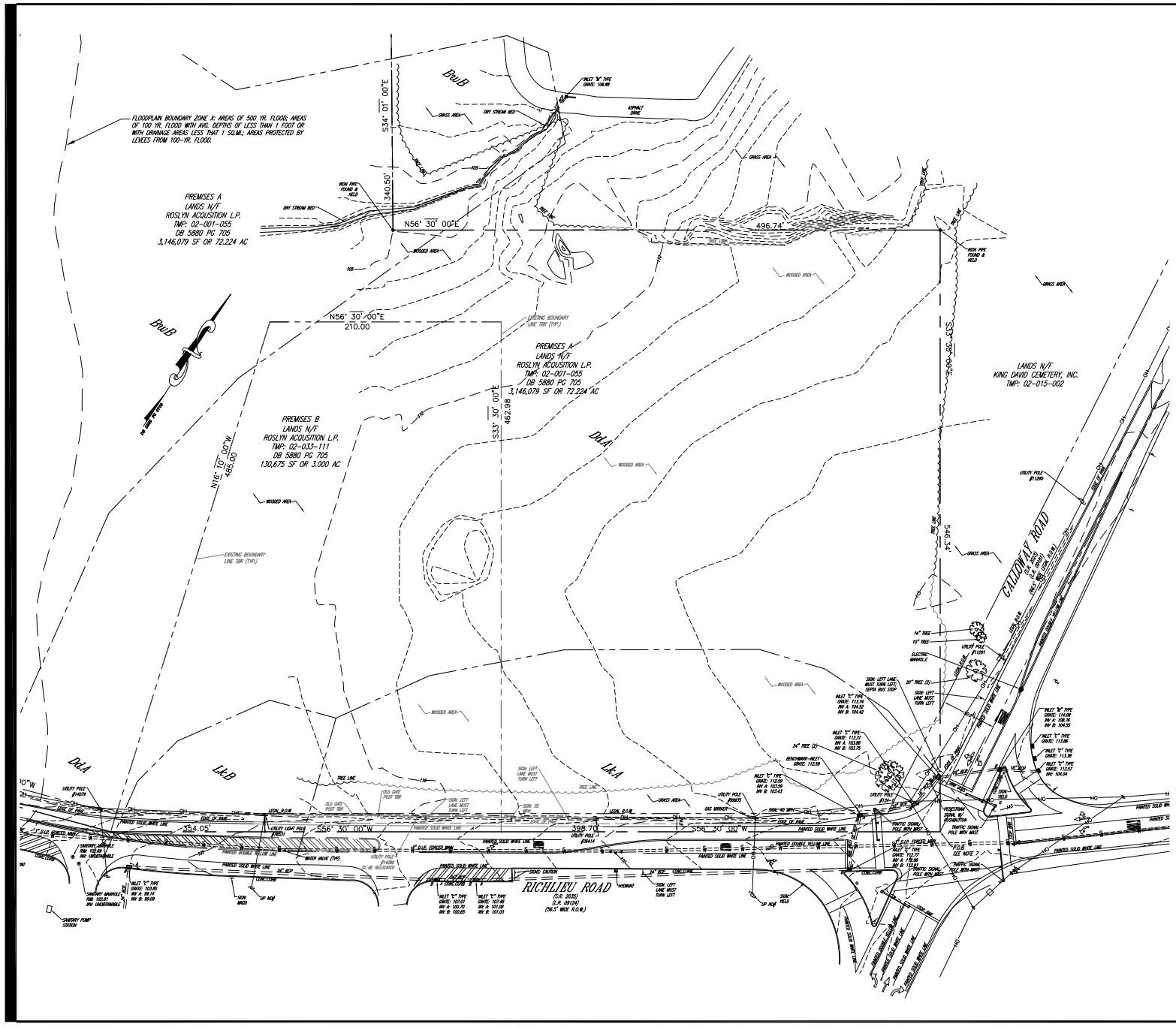
ZONING SITE PLAN

PROJ. #	144-0292	DATE	02/12/2015
CAD ID.	144-0292	DRN BY	ATB
SCALE	AS NOTED	CHK BY	JBA

SHEET 1 OF 3

REVISION 0

PDF processed with CutePDF evaluation edition www.CutePDF.com



NOTES:

1. PROPERTY KNOWN AS TAX MAP PARCELS 02-001-055 & 02-033-111 AS SHOWN ON THE OFFICIAL TAX MAP OF BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.

2. AREA OF PREMISES A IS 3,146,079 SQUARE FEET OR 72.224 ACRES.
AREA OF PREMISES B IS 130,675 SQUARE FEET OR 3.000 ACRES.

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING ON 10-14-2014.

5. COPYRIGHT © 2014. CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.

6. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WHEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.

7. ELEVATIONS ARE BASED UPON AN INLET GRATE ELEVATION OF 112.59 FROM A PLAN BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC., ENTITLED "EXISTING CONDITIONS", PROJECT NUMBER 04-0183, AND DATED 11/22/2004. TO ENSURE THAT THERE HAS BEEN NO ALTERATION OF THE SURVEY BENCHMARK SINCE THE TIME OF THE FIELD SURVEY, IT IS RECOMMENDED THAT THE CONTRACTOR ESTABLISH A CONSTRUCTION BENCHMARK BASED ON THE SURVEY BENCHMARK AND ELEVATIONS OF OTHER EXISTING IMPROVEMENTS.

8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

9. NO EVIDENCE OF STORM WATER IMPOUNDMENT WAS FOUND ON THIS SITE OR ON ADJACENT PROPERTIES.

10. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". (SEE MAP REFERENCE #3).

11. BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY.

12. NO REGULATED WETLANDS OR WATER FEATURES WERE FOUND IN THE VICINITY OF THE PROPOSED NEW PARCEL ACCORDING TO AN EVALUATION OF THE PROPERTY BY FENN'S TRAIL ENVIROMENTAL AND A SUBSEQUENT LETTER DATED 10/21/2014.

REFERENCES:

1. THE OFFICIAL TAX MAP OF BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.

2. MAP ENTITLED "FINAL FLOOD INSURANCE RATE MAP, BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 439 OF 530, MAP NUMBER 42017C0439 F, EFFECTIVE MAY 16, 1999.

3. MAP ENTITLED IN PART "CHRISTIAN LIFE CENTER COUNSELING FACILITY PRELIMINARY LAND DEVELOPMENT EXISTING CONDITIONS PLAN", PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC, DATED 11/22/1999.

4. MAP ENTITLED IN PART "PLAN OF SURVEY ROSEDALE MEMORIAL PARK INC.", PREPARED BY GILMORE & ASSOCIATES INC. CONSULTING ENGINEERS & LAND SURVEYORS, DATED 01/10/1995.

5. MAP ENTITLED IN PART, "CHRISTIAN LIFE CENTER AMENDED FINAL PLAN". PREPARED BY MCGILL & WILSON, INC., DATED 12/11/1995.

6. MAP ENTITLED IN PART "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS FOR CONSTRUCTION OF STATE ROUTE 2035 SECTION H14 IN BUCKS COUNTY". DATED 01/16/1990.

LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING TREE
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING VALVE
- EXISTING MANHOLE
- EXISTING HYDRANT
- EXISTING AREA LIGHT
- EXISTING OVERHEAD WIRE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CLIENT DATA

FAITH UNITY ISLAMIC CENTER

Cornerstone
Consulting Engineers & Architectural, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-4904
WWW.CORNERSTONENET.COM
Pocono Region 570-839-1770
Lehigh Valley Region 610-820-8200
Philadelphia Region 215-362-2600

NO.	BY	DESCRIPTION	DATE

REVISIONS

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122-3798

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS

FAITH UNITY ISLAMIC CENTER
PROPOSED MASJID FACILITY
RICHLIEU ROAD
BENSALEM TOWNSHIP
BUCKS COUNTY
COMMONWEALTH OF PENNSYLVANIA

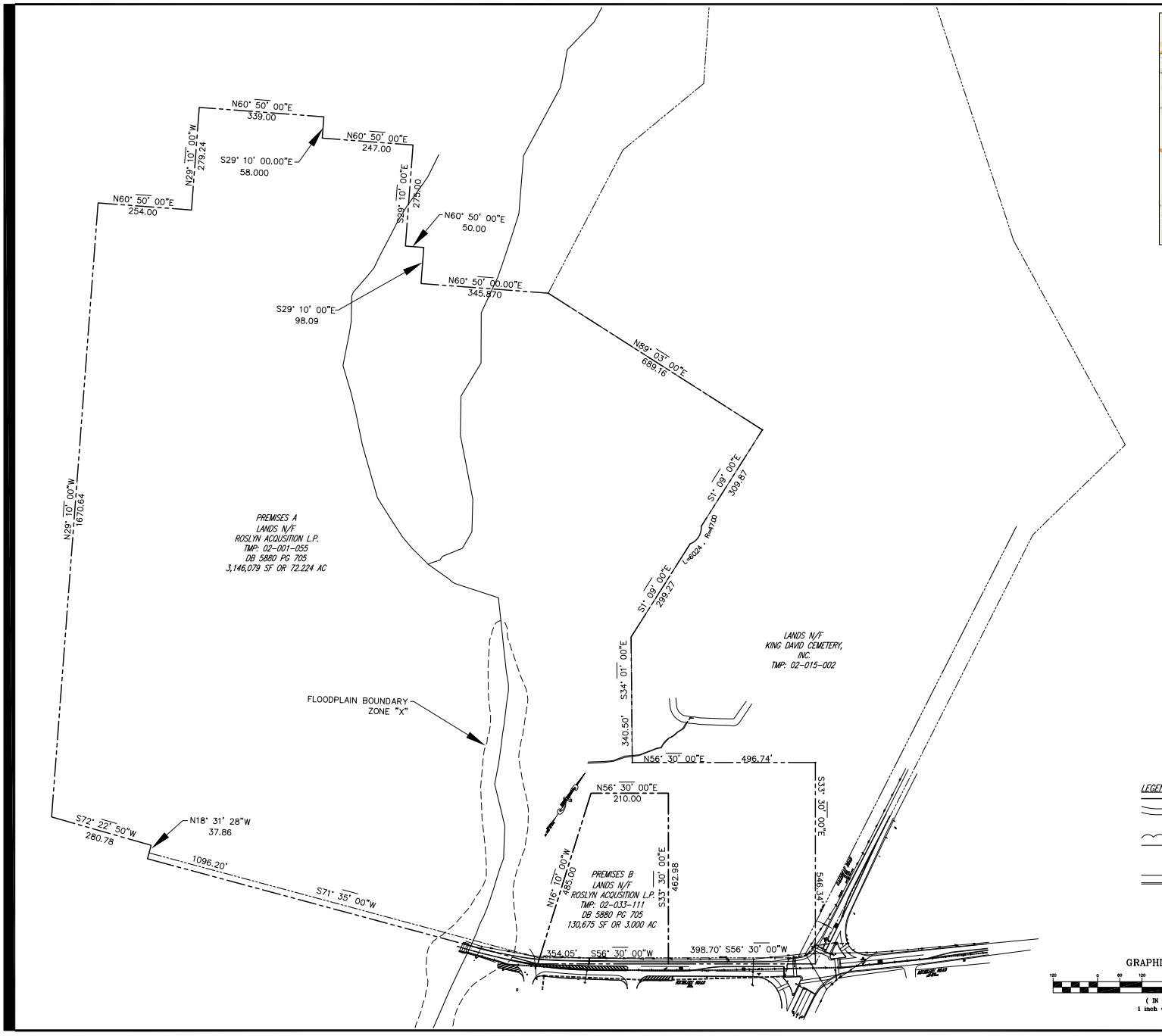
TITLE

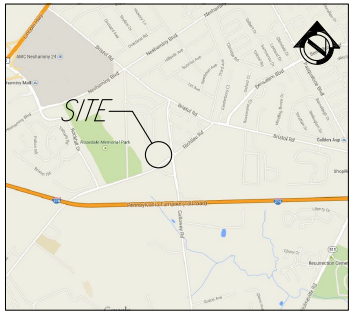
EXISTING CONDITIONS PLAN

PROJ. #	14-0292	DATE	02/12/2015
CAD ID.	15-0143	DRN BY	ATB
SCALE	AS NOTED	CHK BY	JBA

SHEET 2 OF 3

REVISION 0





LOCATION MAP 1" = 2000' ±

NOTES:

1. PROPERTY KNOWN AS TAX MAP PARCELS 02-001-055 & 02-033-111 AS SHOWN ON THE OFFICIAL TAX MAP OF BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.

2. AREA OF PARCEL A IS 3,146,079 SQUARE FEET OR 72.224 ACRES.
AREA OF PARCEL B IS 130,675 SQUARE FEET OR 3.000 ACRES.

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.

4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING ON 10-14-2014.

5. COPYRIGHT © 2014. CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.

6. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.

7. ELEVATIONS ARE BASED UPON A INTLET GRATE ELEVATION OF 112.59 FROM A PLAN BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC., ENTITLED "EXISTING CONDITIONS", PROJECT NUMBER 04-0193, AND DATED 11/22/2004. TO ENSURE THAT THERE WAS BEEN NO ALTERATION OF THE SURVEY BENCHMARK SINCE THE DATE OF THE FIELD SURVEY, IT IS RECOMMENDED THAT THE CONTRACTOR ESTABLISH A CONSTRUCTION BENCHMARK BASED ON THE SURVEY BENCHMARK AND ELEVATIONS OF OTHER EXISTING IMPROVEMENTS.

8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO.

9. NO EVIDENCE OF STORM WATER IMPOUNDMENT WAS FOUND ON THIS SITE OR ON ADJACENT PROPERTIES.

10. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". (SEE MAP REFERENCE #2).

11. BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY.

12. NO REGULATED WETLANDS OR WATER FEATURES WERE FOUND IN THE VICINITY OF THE PROPOSED NEW PARCEL ACCORDING AN EVALUATION OF THE PROPERTY BY PENN'S TRAIL ENVIRONMENTAL AND A SUBSEQUENT LETTER DATED 10/21/2014.

REFERENCES:

1. THE OFFICIAL TAX MAP OF BUCKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.

2. MAP ENTITLED "FINAL FLOOD INSURANCE RATE MAP, BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 439 OF 532, MAP NUMBER 42017C0439 F, EFFECTIVE MAY 16, 1989.

3. MAP ENTITLED IN PART "CHRISTIAN LIFE CENTER COUNSELING FACILITY PRELIMINARY LAND DEVELOPMENT EXISTING CONDITIONS PLAN", PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. DATED 11/22/1999.

4. MAP ENTITLED IN PART "PLAN OF SURVEY ROSEDALE MEMORIAL PARK INC.", PREPARED BY GILMORE & ASSOCIATES INC. CONSULTING ENGINEERS & LAND SURVEYORS, DATED 01/10/1995.

5. MAP ENTITLED IN PART "CHRISTIAN LIFE CENTER AMENDED FINAL PLAN", PREPARED BY MCGILL & WILSON, INC., DATED 12/11/1998.

6. MAP ENTITLED IN PART "COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DRAWINGS FOR CONSTRUCTION OF STATE ROUTE 2035 SECTION H14 IN BUCKS COUNTY", DATED 01/16/1990.

LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- 95 EXISTING CONTOUR
- EXISTING TREE
- EXISTING TREELINE
- EXISTING FENCE
- EXISTING SIGN
- EXISTING UTILITY POLE
- W APPROXIMATE WATER LINE
- EXISTING CURB

PENNSYLVANIA
ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122-1019

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA? CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

GRAPHIC SCALE

120 0 60 120 240 480

(IN FEET)
1 inch = 120 ft.

CLIENT DATA

FAITH UNITY ISLAMIC CENTER

cornerstone
Consulting Engineers & Architectural, Inc.
213 West Main Street Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-4404
WWW.CORNERSTONENET.COM

Pocono Region
570-839-1770

Lehigh Valley Region
610-820-8200

Philadelphia Region
215-362-2600

NO	BY	DESCRIPTION	DATE

REVISIONS

PENNSYLVANIA
ONE CALL SYSTEM, INC.
925 Irwin Run Road
West Mifflin, Pennsylvania
15122-1019

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA? CALL 1-800-242-1776

NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS

FAITH UNITY ISLAMIC CENTER PROPOSED MASJID FACILITY
RICHLIEU ROAD
BENSALEM TOWNSHIP
BUCKS COUNTY
COMMONWEALTH OF PENNSYLVANIA

TITLE

OVERALL BOUNDARY PLAN

PROJ. #	14-0292	DATE	02/12/2015
CAD ID.	14-0292	DRN BY	ATB
SCALE	AS NOTED	CHK BY	JBA

SHEET 3 OF 3

REVISION 0

BENSALEM TOWNSHIP

Building and Planning Department
Office 215-633-3644 • Fax 215-633-3753
Matthew K. Takita
Director of Building and Planning
2400 Byberry Road • Bensalem, PA 19020

February 24, 2015

Faith Unity Islamic Center
1581 Bristol Pk
Bensalem, PA 19020

Project:	RELIGIOUS INSTITUTION
Project Address:	3850 Richlieu Road Bensalem, PA 19020
Tax Parcel:	02-001-055 & 02-033-111
Property Owner:	Roslyn Acquisition, LP
Permit Status:	Application Denied

Electronic Review Status

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to Chapter 232 ZONING, [Section 232-57(1)b]. The attached sheets show what was found during the review and this information is required to complete the permit application for the above referenced project.

The review process utilizes Adobe Acrobat allowing reviewers to make their comments directly on the plan pages. These comments are tracked throughout the review and a printed summary serves as the basis for a rejection on the project until required changes have been made. The attached sheets will show an image of the plan page including its associated comments with connector lines. Only those pages of the plans that require a revision have been generated and included.

You are required to resubmit plans with revisions and will need to burn the **complete** set of plans with revisions to a new disc. Return it to the Building & Planning Department. You are to include a summary list of **all** changes that were made to the plans including those required by the Township. For each change made to the plans, note the sheet number, drawing title, and a brief description of the change made. Please label the disc with the project address, date and revision number to distinguish it from any earlier submissions.

It is our intent that you receive as few rejections as possible and provide reviewers a more efficient method for completing the review by utilizing the comments summary. The print dialog box should include the following summary options:

* Layout - Document and comments with connector lines on single pages
* Font Size - Large font size
* Include - all comments
* **Clear** - the checkbox to NOT include pages containing no comments

It is possible that upon receipt of the revised plans, additional items for compliance may be required. This letter shall serve as formal notice that your permit application has been rejected for said project until such time as the requested information has been provided.

You have the right to appeal this rejection letter. Applications for the Zoning Hearing Board can be obtained from the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully

Harold W. Gans, P.E., P.L.S.
Township Engineer

Email address

HWG/lva
Enclosures

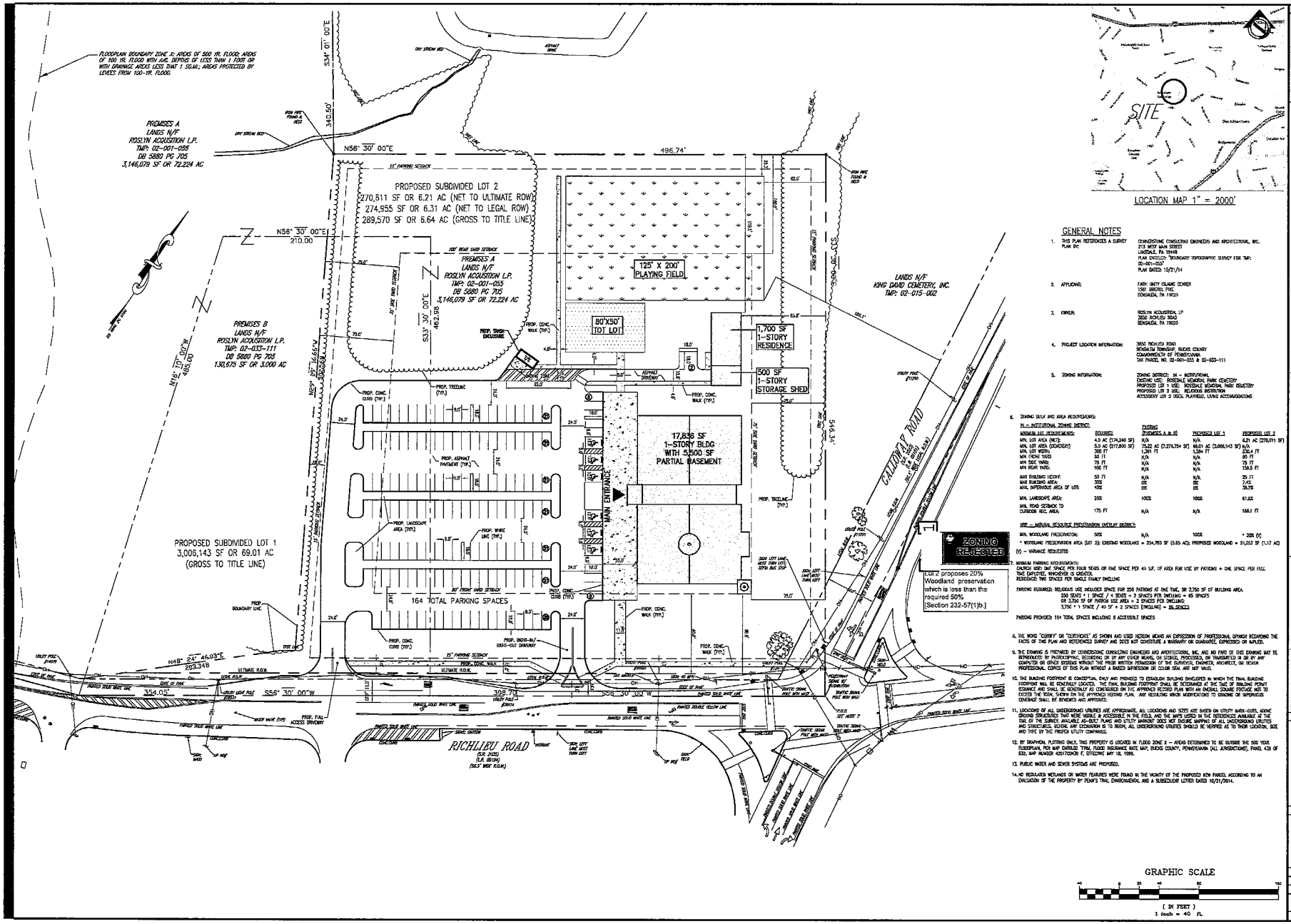
Summary of Comments on COMBINED.pdf

Page: 1

Number: 1 Author: rgans Subject: ZONING REJECTION Date: 2/24/2015 9:39:55 AM

Number: 2 Author: rgans Subject: Text Box Date: 2/24/2015 9:43:37 AM

Lot 2 proposes 20% Woodland preservation which is less than the required 50% [Section 232-57(1)b.]



LOCATION MAP 1" = 2000'

GENERAL NOTES

1. THIS PLAN REFERENCES A SURVEY PLAN BY: CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. 213 WEST MAIN STREET LANSDALE, PA 19446 PLAN ENTITLED: "BOUNDARY TOPOGRAPHIC SURVEY FOR TMP: 02-001-055" PLAN DATED: 10/21/14
2. APPLICANT: FAITH UNITY ISLAMIC CENTER 1561 BRISTOL PIKE BENSALEM, PA 19020
3. OWNER: ROSLYN ACQUISITION, LP 3850 RICHLIEU ROAD BENSALEM, PA 19020
4. PROJECT LOCATION INFORMATION: 3850 RICHLIEU ROAD BENSALEM TOWNSHIP, BUCKS COUNTY COMMONWEALTH OF PENNSYLVANIA TAX PARCEL NO. 02-001-055 & 02-033-111
5. ZONING INFORMATION: ZONING DISTRICT: IN - INSTITUTIONAL EXISTING USE: ROSEDALE MEMORIAL PARK CEMETERY PROPOSED LOT 1 USE: ROSEDALE MEMORIAL PARK CEMETERY PROPOSED LOT 2 USE: RELIGIOUS INSTITUTION ACCESSORY LOT 2 USES: PLAYFIELD, LIVING ACCOMMODATIONS
6. ZONING BULK AND AREA REQUIREMENTS:

IN - INSTITUTIONAL ZONING DISTRICT:

MINIMUM LOT REQUIREMENTS:	REQUIRED	EXISTING (TMP#02-001-055 & 02-033-111)	PROPOSED LOT 1	PROPOSED LOT 2
MIN. LOT AREA (NET):	4.0 AC (174,240 SF)	N/A	N/A	6.21 AC (270,611 SF)
MIN. LOT AREA (GROSS)(*)	5.0 AC (217,800 SF)	75.22 AC (3,276,734 SF)	69.01 AC (3,006,143 SF)	N/A
MIN. LOT WIDTH:	300 FT	1,291 FT	1,254 FT	230.4 FT
MIN FRONT YARD	50 FT	N/A	N/A	95 FT
MIN SIDE YARD:	75 FT	N/A	N/A	75 FT
MIN REAR YARD:	100 FT	N/A	N/A	159.5 FT
MAX BUILDING HEIGHT:	50 FT	N/A	N/A	35 FT
MAX BUILDING AREA:	30%	0%	0%	7.4%
MAX. IMPERVIOUS AREA OF LOT:	40%	0%	0%	38.2%
MIN. LANDSCAPE AREA:	20%	100%	100%	61.8%
MIN. ROAD SETBACK TO OUTDOOR REC. AREA:	175 FT	N/A	N/A	168.1 FT

NRP - NATURAL RESOURCE PROTECTION OVERLAY DISTRICT:

MIN. WOODLAND PRESERVATION:	50%	N/A	100%	+ 20% (V)

* WOODLAND PRESERVATION AREA (LOT 2): EXISTING WOODLAND = 254,783 SF (5.85 AC); PROPOSED WOODLAND = 51,033 SF (1.17 AC)

(V) - VARIANCE REQUESTED

MINIMUM PARKING REQUIREMENTS:
CHURCH USE: ONE SPACE PER FOUR SEATS OR ONE SPACE PER 40 S.F. OF AREA FOR USE BY PATRONS + ONE SPACE PER FULL TIME EMPLOYEE, WHICHEVER IS GREATER.
RESIDENCE: TWO SPACES PER SINGLE FAMILY DWELLING

PARKING REQUIRED: RELIGIOUS USE INCLUDES SPACE FOR 250 PATRONS AT ONE TIME, OR 3,750 SF OF BUILDING AREA.
250 SEATS * 1 SPACE / 4 SEATS = 3 SPACES PER DWELLING = 65 SPACES
OR 3,750 SF OF PATRON USE AREA = 2 SPACES PER DWELLING
3,750 * 1 SPACE / 40 SF + 2 SPACES (DWELLING) = 96 SPACES

PARKING PROVIDED: 164 TOTAL SPACES INCLUDING 6 ACCESSIBLE SPACES

8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
9. THE DRAWING IS PROTECTED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
10. THE BUILDING FOOTPRINT IS CONCEPTUAL ONLY AND PROVIDED TO ESTABLISH BUILDING ENVELOPES IN WHICH THE FINAL BUILDING FOOTPRINT WILL BE HORIZONTALLY LOCATED. THE FINAL BUILDING FOOTPRINT SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE AND SHALL BE GENERALLY AS CONTAINED ON THIS APPROVED RECORD PLAN WITH AN OVERALL SQUARE FOOTAGE NOT TO EXCEED THE TOTAL SHOWN ON THE APPROVED RECORD PLAN. ANY RESULTING MINOR MODIFICATIONS TO GRADING OR IMPERVIOUS COVERAGE SHALL BE REVIEWED AND APPROVED.
11. LOCATIONS OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS USED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
12. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BUCKS COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 428 OF 532, MAP NUMBER 42017C0428 F, EFFECTIVE MAY 16, 1995.
13. PUBLIC WATER AND SEWER SYSTEMS ARE PROPOSED.
14. NO REGULATED WETLANDS OR WATER FEATURES WERE FOUND IN THE VICINITY OF THE PROPOSED NEW PARCEL ACCORDING TO AN EVALUATION OF THE PROPERTY BY PENN'S TRAIL ENVIRONMENTAL AND A SUBSECTION LETTER DATED 10/21/2014.

CLIENT DATA

FAITH UNITY ISLAMIC CENTER

cornerstone
Consulting Engineers & Architectural, Inc.
213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600 Fax: 215-362-6000
www.cornerstoneinc.net
Pocono Region 570-839-1776
Lehigh Valley Region 610-439-8200
Philadelphia Region 215-362-2600

NO.	DESCRIPTION	DATE

REVISIONS

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Harrisburg Pike
New Cumberland, Pennsylvania 17070-2398
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776
NON-MEMBERS MEET OR CONTACT ARE UNDERGROUND
PA LAW REQUIRES THREE WORKDAYS NOTICE BY CONTACT PHONE OR FACSIMILE
SMALL PLANS LIKE DRIVEWAYS

J.B. ANDERSON
PROFESSIONAL ENGINEER
THE SEAL, LICENSE NO. PE73436 WHICH PADLS TITLE BLOCK WITH BOARD ADDRESS OF 1400 BLOOMFIELD AVENUE WINDSOR, CONNECTICUT 06095
WINDSOR, CONNECTICUT 06095

PROJECT LOCATION

FAITH UNITY ISLAMIC CENTER PROPOSED MOSQUE FACILITY
RICHLIEU ROAD
BENSALEM TOWNSHIP
BUCKS COUNTY
COMMONWEALTH OF PENNSYLVANIA

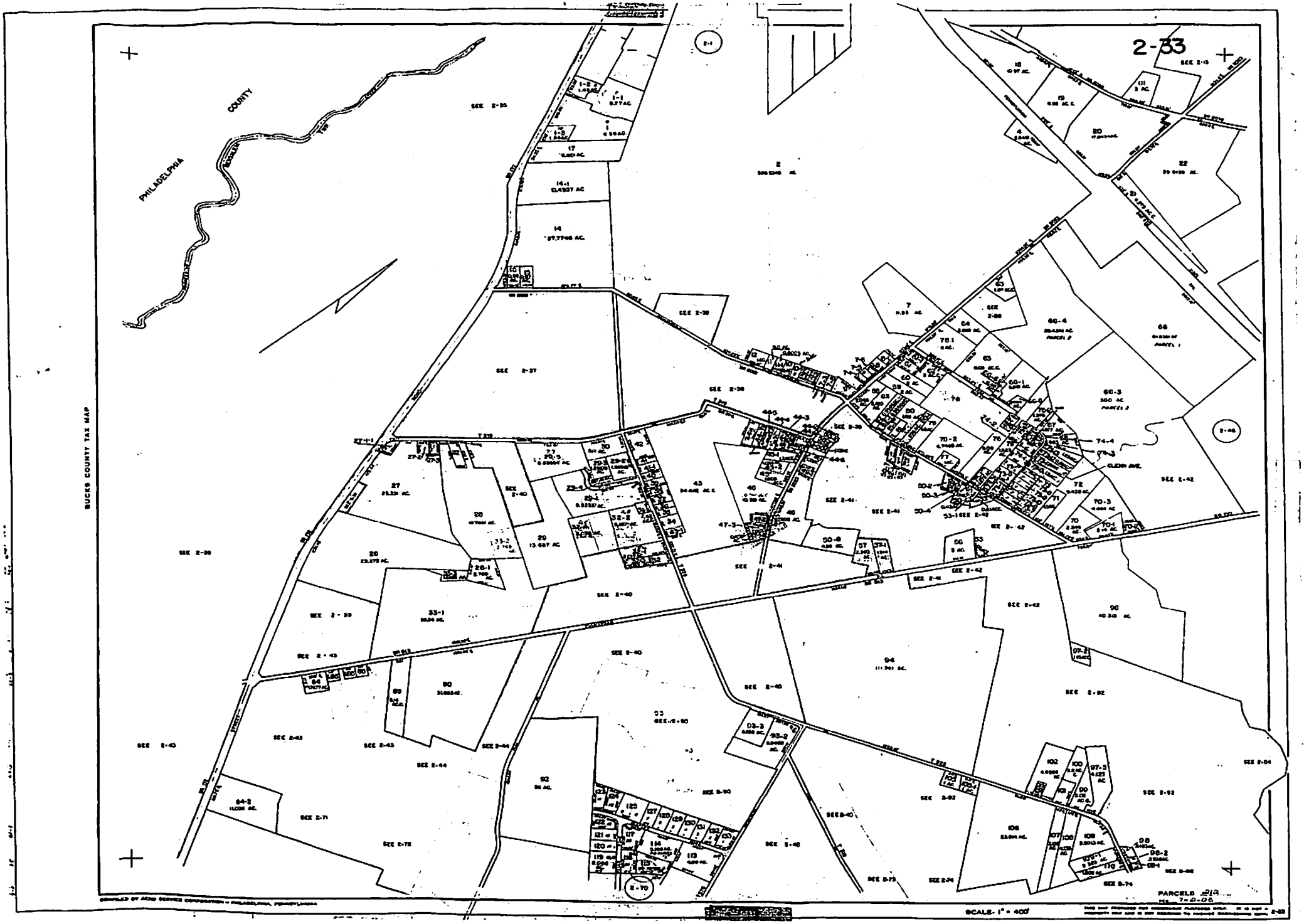
TITLE

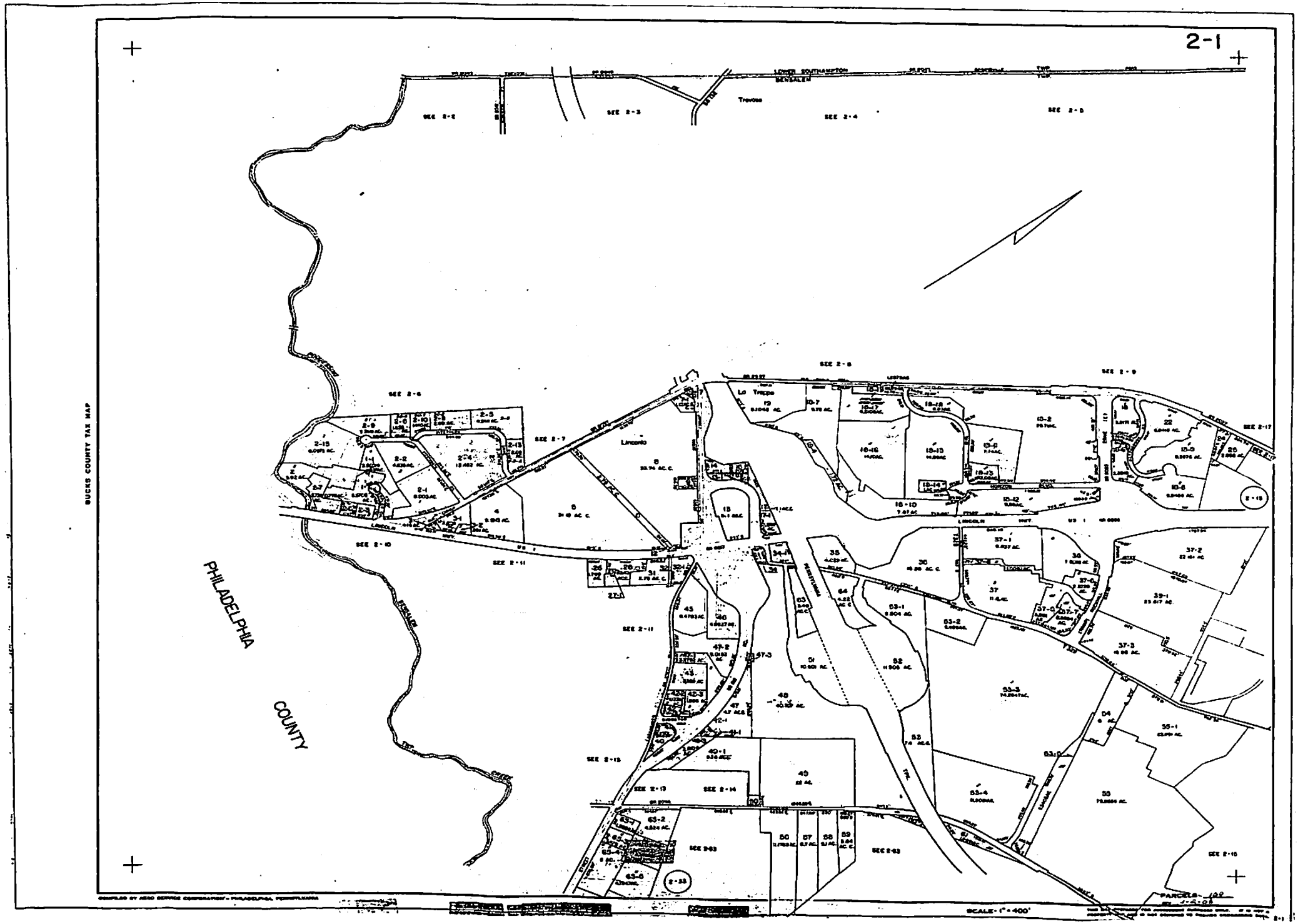
ZONING SITE PLAN

PROJ.#	14-0293	DATE	10-12-2015
CAD NO.	14-0293	DRN BY	ATB
SCALE	AS NOTED	CHK BY	JBA

SHEET 1 OF 3

REVISION 0


2-33
PHILADELPHIA
COUNTY
BUCKS COUNTY TAX MAP
GLENN AVE.
PARCELS
SCALE 1" = 400'


2-1
BUCKS COUNTY TAX MAP
PHILADELPHIA
COUNTY
LOWER SOUTHAMPTON
BENSALEM
Trevose
Lincoln
La Treppe
SEE 2-2
SEE 2-3
SEE 2-4
SEE 2-5
SEE 2-6
SEE 2-7
SEE 2-8
SEE 2-9
SEE 2-10
SEE 2-11
SEE 2-13
SEE 2-14
SEE 2-15
SEE 2-17
SEE 2-63
SCALE- 1" = 400'
PARCELS- 100