

NEWTOWN FRIENDS MEETING

PROFESSIONAL EDUCATION EXPERIENCE: LANDSCAPE DESIGN SERVICES

PROJECT STATEMENT:

Newtown Friends Meeting (NFM), a Quaker Meeting which worships in Newtown Borough, PA, is seeking a landscape design and implantation plan for its grounds and burial area to accommodate the addition of new parking spaces. NFM has submitted a parking plan to the Borough and is in the review process. The landscape design must meet all of the zoning and regulatory requirements of the Borough's zoning, engineering, storm water management, historical and shade tree commissions as well as the members' criteria of a sustainable landscape with minimal impact on the overall environment.

BACKGROUND:

NFM is located at 219 Court St, Newtown, PA 18940. NFM's property includes its historic Meetinghouse built in 1817, a shed for horses built in 1819, open space and burial grounds. Edward Hicks, renowned painter, Quaker minister and NFM member is buried in the graveyard.

Also on the grounds are a contemplative "Peace Garden" and a play area for children.

The Meetinghouse was updated with an addition in the late 1950's and again in 2005. With the expansion came a Newtown Borough requirement to increase the available parking. The north end of NFM's property is adjacent to what was then a parking area for Stockberger Chevrolet. Arrangements were made with Stockberger to rent the lot for weekend worship and other special occasions such as funerals. This allowed NFM to meet the Borough's requirements and maintain its open space.

Stockberger Chevrolet ceased operations and has sold off its parcels. The current owner of the lot previously used by NFM has received approval for residential construction on the site. In order to offer parking to its members and visitors, and to remain in compliance with the Borough's zoning ordinances, Newtown has been evaluating its two options: Locate another landowner from which to rent parking, or significantly increase the parking on NFM's current property. Adding additional spaces on site will have a major impact on the landscape.

1.0 SCOPE:

The project deliverable is a two-part plan: Landscape Design; and, Implementation Plan.

1.1 Landscape Design

NFM requires a design and planting plan, along with a complete list of plants and any hardscape materials. This design must integrate any engineering or landscape agreements reached between NFM and the Borough during the approval procedure. That information will be made available at the start of the project.

Plant materials should be perennial natives, when possible, able to sustain themselves without additional water and with minimal maintenance once established. Aggressive natives, such as *Campsis radicans* (Trumpet Creeper) should be avoided.

While a traditional grass lawn is not optimal, it should be left in the burial grounds.

NFM has discussed the creation of an outside gathering area and would like that included.

1.2 Implementation Plan

The implementation plan should allow NFM to have the work done in stages by location or type of work to allow NFM to minimize disruption and spread costs. The implementation plan should also include a best guess cost estimate of the materials in the planting plan. Permits, labor and fees, other than materials should not be included in the implementation plan costs.

Additional onsite parking will require regrading, installation of the parking substrate, installation of wiring and lighting which will be done by NFM prior to the implementation of the proposed Landscaping Plan. The plan should include the planting of anticipated cleared space, the relocation of the Peace Garden and the creation of an outside gathering space.

1.3 Out of Scope

Installation of the plants, hardscape and any construction are not in the scope of this project.

1.4 Final Deliverable

- A complete set of drawings, including 3D renderings, for all locations and phases,
- Plant list with images of suggested plants,
- Materials estimates based on design and present costs, and
- Phased implementation plan.

2.0 INTEGRATION AND IMPACT OF FRIENDS' VALUES:

2.1 Friends Values and Practices

Friends (Quakers) hold Stewardship as a core value. We believe that the land and its inhabitants are entrusted to our care. While under our care, we strive to balance the present needs of our physical and spiritual community with the legacy we leave for future generations.

Friends value education and are known throughout the world for their schools. NFM is part of this tradition through our role in the oversight of Newtown Friends School (NFS). Through our leadership positions on the NFS School Committee we ensure that the children under our care and tutelage learn the importance of community, integrity, respect and the aforementioned stewardship as integrated components in their curriculum. We employ didactic as well as experiential techniques to provide a balanced learning environment where each child can learn in the method best suited to his/her/their personality and ability.

Friends come to discussions with open minds knowing that we each place our own levels of importance on ideas presented. We seek unity in our decisions. At times that is difficult to attain. We work through these issues through Discernment until we arrive at the Sense of the Meeting, in which all voices have been heard and the path forward is clear and agreed upon.

2.2 NFM Members' Thoughts

At this time Friends are still in the process of discerning the best parking option. Although the decision has not been reached, Friends are clear on what is important to them regarding the grounds. There have been several forums for input including but not limited to: multiple presentations; a survey; a threshing session; and a placemaking exercise. These have elicited responses and recommendations such as, "Lower the front hedge along Court Street and make the entrance more welcoming" and "Move the Peace ... garden to the sunny space at [the] end of the building." This information will be made available at the start of the project.

3.0 EDUCATIONAL OPPORTUNITY:

Many members of NFM are educators and know that purposeful learning experiences aid understanding, knowledge integration, and retention. We believe we are in a position to offer this opportunity to students under the guidance of their educator. Students participating in this project will be exposed to:

1. Actual municipal regulations and their impact on a local organization;
2. The role of active tree and historical commissions and their impact on landscape design;
3. Engineering specifications from an active site;
4. A comprehensive set of member's comments; and, if desired,
5. Participation with and presentation to the overseeing Buildings and Grounds Committee.

4.0 BENEFITS TO NFM:

Many of our members are finding it difficult to envision the Meetinghouse and its grounds if additional parking is added. Our attempts at helping these Friends through our "placemaking exercise" where we marked out where parking would be, helped some but many are still unable to look to a future without grass in one place or a new tree in another. Another, and sometimes overlapping, set of Friends are concerned by the financial impact of replanting a significant portion of our grounds. Others are concerned that plants may be selected without regard to their impact on the environment.

The Buildings and Grounds Committee believes that a landscape design with good drawings and plant selection list, accompanied by a phased implementation plan with approximate materials costs will provide members with the last pieces of information needed to finalize a decision.

We anticipate that our timing will allow us to have the final determinations from Newtown Borough for the project before the beginning of the Fall 2021 semester.

5.0 RESPONSE REQUESTED:

NFM is asking for an expression of interest by mid-July and would like to know what support is required from us should your faculty want to take this opportunity for one of their classes.

We would like a decision from your school prior to the start of your Fall semester

Please contact either [Claire Staffieri](#) or [Carol Ashton-Hergenhan](#) if you wish to proceed.

Thank you for your consideration.

Building and Grounds Committee

Newtown Friends Meeting

Attachments: NFM current site plan

NFM proposed site plan

www.newtownfriendsmeeting.org

SA:2020.208288.Dwg Final Dwg 03-EXISTING.dwg | Tdname: 03 - EXISTING | Nov 25, 2020 - 2:18pm | Johnson

SOIL TYPES:

UfuB - URBAN LAND, 0 TO 8 PERCENT SLOPES
UsB - URBAN LAND-LAWRENCEVILLE COMPLEX, 0 TO 8 PERCENT SLOPES

SOILS RESOLUTIONS

A. SOILS DEEMED UNSUITABLE FOR CONSTRUCTION (e.g., ORGANIC SOILS, OVERLY WET SOILS, BOULDERS, ETC.), SHALL BE TREATED, BLENDED OR MODIFIED UNTIL SUITABLE, OR DISPOSED OF OFF-SITE.

B. SOILS EXHIBITING LOW SHEAR STRENGTH SHALL BE BLENDED WITH OTHER ON-SITE SOILS OR OTHERWISE TREATED UNTIL THEY MEET THE CONTRACT SPECIFICATIONS. ALTERNATIVELY LOW SHEAR STRENGTH SOILS MAYBE DISPOSED OF OFF-SITE.

C. THE ON-SITE SOILS ARE MOISTURE SENSITIVE. WINTER GRADING IS A CONCERN DUE TO THE FINE GRAIN/COHESIVE NATURE OF THE SITE SOILS. FROZEN SOIL SHALL NOT BE USED AS FILL MATERIAL, UNLESS THAWED AND PROVEN ACCEPTABLE FOR USE AS FILL IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS.

D. ERODIBLE SOILS EXIST AT THE SITE. SOILS PRONE TO EROSION SHALL BE CONTROLLED BY THE MEASURES AND FACILITIES PRESENTED HEREIN. SUCH SOILS ARE NOT TO BE UTILIZED FOR THE CONSTRUCTION OF DIVERSION BERMS OR SWALES UNLESS MODIFIED TO ACHIEVE PERFORMANCE REQUIREMENTS OF THE INTENDED USE.

INFILTRATION TEST RESULTS

LOCATION	TEST METHOD	LIMITING ZONE (INCHES BELOW GRADE)*	APPROX. TEST DEPTH	ADJUSTED INFILTRATION RATE (IN/HR)
TP-1	DR	60"	36"	7.83"
TP-2	DR	58"	34"	0.38"
TP-3	DR	54"	30"	0.78"

NOTES

- DR = DOUBLE RING INFILTRMETER TEST
 - ADJUSTED INFILTRATION RATE IS AVERAGE CALCULATED RATE AT THE TEST PIT WITH A SAFETY FACTOR OF 2.
 - ALL TESTS WERE PERFORMED DIRECTLY BELOW THE 'A' HORIZON AT EACH PIT TO OBTAIN A MORE REPRESENTATIVE INFILTRATION RATE FOR THE UNDERLYING RESTRICTIVE ZONE.
- * LIMITING ZONE NOT ENCOUNTERED, MEASUREMENT REFERS TO DEPTH OF PIT.

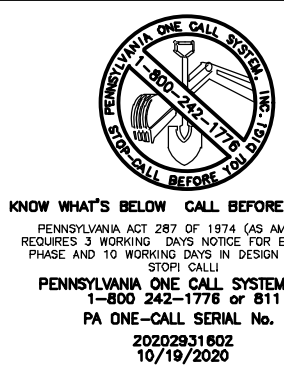
GENERAL NOTES:

- PROPERTY INFORMATION BASED ON A PLAN PREPARED BY J.G. PARKS ASSOCIATES, INC. TITLED "SITE PLAN OF TAX MAP PARCEL 28-004-020" DATED 2/25/02 AND PROPERTY CORNERS RECOVERED BY BOUCHER & JAMES INC ON APRIL 23, 2020.
- PLAN PROPOSED PARKING LOT ADDITIONS. NO ADDITIONAL SEWAGE OR WATER DEMANDS IS PROPOSED FOR THIS PROJECT.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, ADDITIONAL EASEMENTS AND OR RIGHTS OF WAY MAY EXIST.
- HORIZONTAL DATUM SHOWN HEREON IS BASED ON PA STATE PLANE, SOUTH ZONE. COORDINATE SYSTEM UTILIZING NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE BASED ON GPS OBSERVATIONS.
- EXISTING FEATURES SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY BOUCHER AND JAMES, INC. COMPLETED ON APRIL 23, 2020 AND REPRESENTS EXISTING CONDITIONS AT THAT TIME.
- VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD 88 OBTAINED BY GPS OBSERVATIONS.
- BOUCHER & JAMES, INC. HAS NOT PERFORMED A VERIFICATION SURVEY TO DETERMINE THE EXISTENCE OF ANY UNDERGROUND UTILITY LINES WHICH MAY NOT HAVE BEEN VISIBLE AT THE TIME OF THE SURVEY.
- ANYONE USING THIS DRAWING FOR CONSTRUCTION IS ADVISED TO CALL 1-800-242-1776 PRIOR TO EXCAVATION IN ACCORDANCE WITH PA ACT NO. 287 OF 1974, AS AMENDED.
- FLOOD PLAIN INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP, 42017C0431K REVISED MARCH 21, 2017. ZONE X WHICH HAS TRIBUTARY A TO NEWTOWN CREEK
- SHEET 2 THROUGH 13 INCLUSIVE, ON RECORD AT NEWTOWN BOROUGH, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME."

Written dimensions shall have priority over scaled dimensions. All dimensions, elevations, locations, and conditions, shall be verified by the Contractor prior to construction, and the Owner and Boucher & James, Inc. shall be notified of any discrepancies with the information shown on drawings.

Only those plans incorporating the raised or red ink professional seal shall be considered official and relied upon. All ideas, designs and arrangements presented hereon were developed for use on, and in connection with, the specified project being prepared for the Owner. These plans may not be reproduced or altered without the expressed written permission of Boucher & James, Inc.

Information shown on this plan represents professional services expressing ideas and designs developed, owned and copyrighted by Boucher & James, Inc. Reproduction of this plan without written approval of Boucher & James, Inc. is not permitted. Unauthorized reproduction of a copy of this plan for any purpose will be considered a violation of the copyright laws and a theft of corporate assets. Unauthorized alterations of the plan will be considered a violation of the professional code of ethics. Any violation will be prosecuted to the fullest extent of current statutes.



REVISIONS :

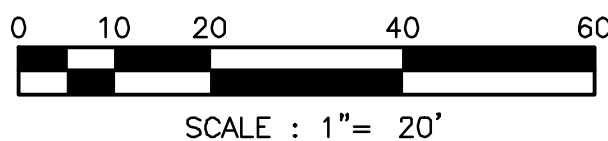
DATE	DESCRIPTION	DATE	DESCRIPTION

PROJECT :

NEWTOWN MEETING OF FRIENDS CHURCH
BOROUGH OF NEWTOWN
BUCKS COUNTY, PA

APPLICANT :

NEWTOWN MEETING OF FRIENDS CHURCH
P.O. BOX 224
NEWTOWN, PA. 18940



JOB NO.:

208288

DRAWN BY:

ELH

CHECKED BY:

KJR

SCALE:

1" = 20'

PLAN STATUS:

PRELIMINARY

TITLE :

EXISTING FEATURES PLAN

Boucher & James, Inc.
CONSULTING ENGINEERS

DOYLESTOWN • BETHLEHEM • STROUDSBURG

REGIONAL OFFICE: 559 MAIN STREET, SUITE 230 BETHLEHEM, PA 18018

VOICE: (610) 419-9407 FAX: (610) 419-9408

NEWTOWN MEETING OF FRIENDS CHURCH

SHEET

3 OF 13

DATE: NOVEMBER 25, 2020

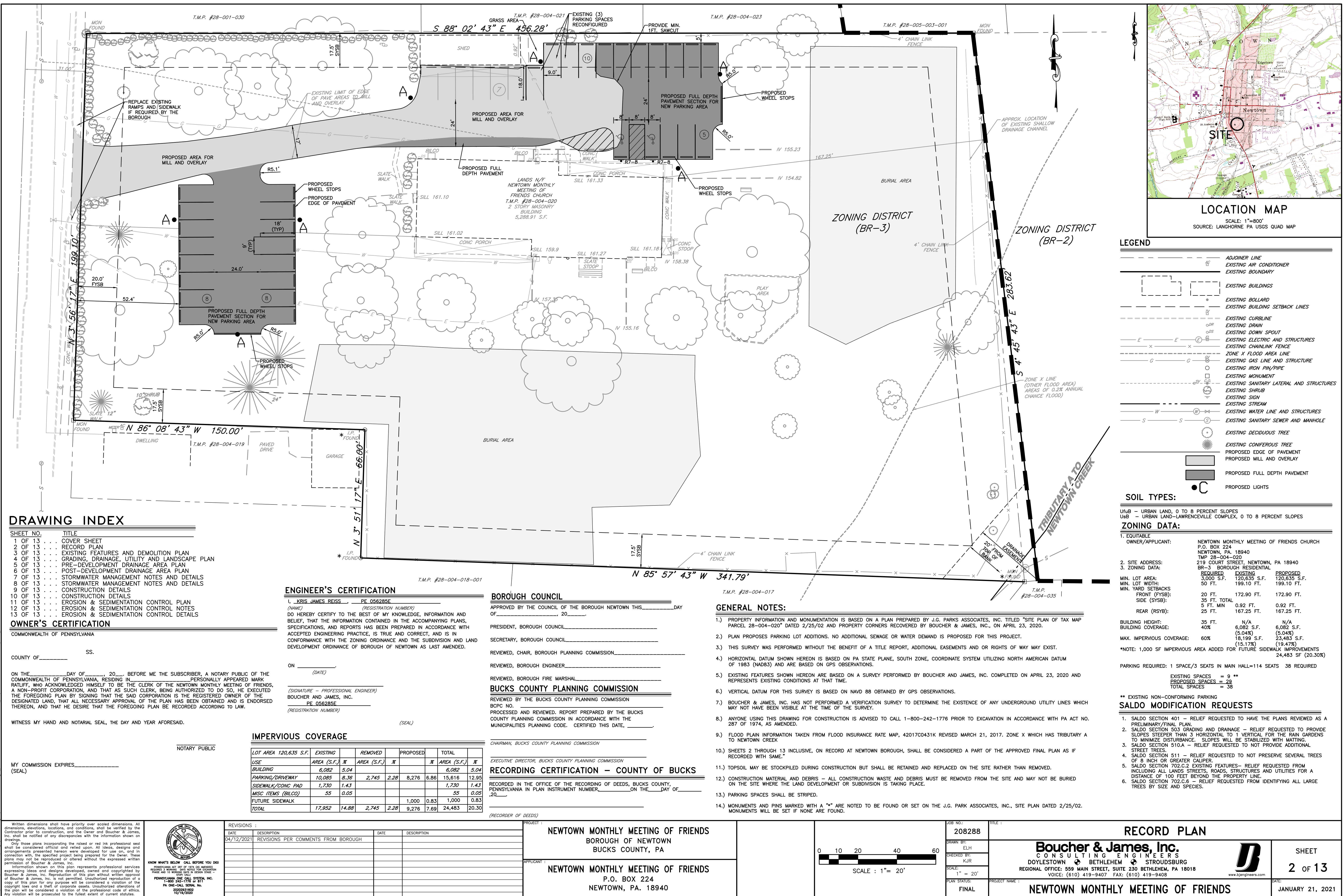


LOCATION MAP

SCALE: 1"=2000'
SOURCE: LANGHORNE PA USGS QUAD MAP

LEGEND

	ADJOINER LINE
	EXISTING AIR CONDITIONER
	EXISTING BOUNDARY
	EXISTING BUILDINGS
	EXISTING COLLARD
	EXISTING INDEX CONTOUR
	EXISTING CURBLINE
	EXISTING DRAIN
	EXISTING DOWN SPOUT
	EXISTING DRIVEWAY
	EXISTING ELECTRIC AND STRUCTURES
	EXISTING EDGE OF PAVEMENT
	EXISTING CHAINLINK FENCE
	EXISTING FIRE HYDRANT
	FLOODPLAIN
	EXISTING GAS LINE AND STRUCTURE
	EXISTING IRON PIN/PIPE
	EXISTING MAILBOX
	EXISTING MONUMENT
	EXISTING LEGAL RIGHT-OF-WAY
	EXISTING REBAR
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING SANITARY LATERAL AND STRUCTURES
	EXISTING SHRUB
	EXISTING SIGN
	EXISTING STORM SEWER AND STRUCTURES
	EXISTING STREAM
	EXISTING SIDEWALK
	EXISTING UTILITY POLE AND GUY WIRE
	EXISTING WATER LINE AND STRUCTURES
	EXISTING WATER SERVICE AND STRUCTURE
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE
	SOIL BOUNDARY AND DESIGNATOR
	STORMWATER TEST PIT NUMBER AND LIMITING ZONE
	EXISTING SLOPES 8-15%
	EXISTING SLOPES 15-25%
	EXISTING STEEP SLOPES 25% AND GREATER
	EXISTING EDGE OF PAVEMENT TO BE REMOVED
	EXISTING DECIDUOUS TREE TO BE REMOVED
	EXISTING CONIFEROUS TREE TO BE REMOVED



DRAWING INDEX

SHEET NO.	TITLE
1 OF 13	COVER SHEET
2 OF 13	RECORD PLAN
3 OF 13	EXISTING FEATURES AND DEMOLITION PLAN
4 OF 13	GRADING, DRAINAGE, UTILITY AND LANDSCAPE PLAN
5 OF 13	PRE-DEVELOPMENT DRAINAGE AREA PLAN
6 OF 13	POST-DEVELOPMENT DRAINAGE AREA PLAN
7 OF 13	STORMWATER MANAGEMENT NOTES AND DETAILS
8 OF 13	STORMWATER MANAGEMENT NOTES AND DETAILS
9 OF 13	CONSTRUCTION DETAILS
10 OF 13	CONSTRUCTION DETAILS
11 OF 13	EROSION & SEDIMENTATION CONTROL PLAN
12 OF 13	EROSION & SEDIMENTATION CONTROL NOTES
13 OF 13	EROSION & SEDIMENTATION CONTROL DETAILS

OWNER'S CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF _____
SS.
ON THE _____ DAY OF _____, 20____, BEFORE ME THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED MARK RATLIFF, WHO ACKNOWLEDGED HIMSELF TO BE THE CLERK OF THE NEWTOWN MONTHLY MEETING OF FRIENDS, A NON-PROFIT CORPORATION, AND THAT AS SUCH CLERK, BEING AUTHORIZED TO DO SO, HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID CORPORATION IS THE REGISTERED OWNER OF THE DESIGNATED LAND, THAT ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN OBTAINED AND IS ENDORSED THEREON, AND THAT HE DESIRE THAT THE FOREGOING PLAN BE RECORDED ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____ (SEAL)

ENGINEER'S CERTIFICATION

I, KRIS JAMES REISS, PE 056285E
(NAME) (REGISTRATION NUMBER)
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, AND IS IN CONFORMANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF BOROUGH OF NEWTOWN AS LAST AMENDED.

ON _____ (DATE)

(SIGNATURE - PROFESSIONAL ENGINEER)
BOUCHER AND JAMES, INC.
PE 056285E
(REGISTRATION NUMBER)

(SEAL)

IMPERVIOUS COVERAGE

LOT AREA 120,635 S.F.		EXISTING		REMOVED		PROPOSED		TOTAL	
USE	AREA (S.F.)	%	AREA (S.F.)	%		%	AREA (S.F.)	%	
BUILDING	6,082	5.04					6,082	5.04	
PARKING/DRIVEWAY	10,085	8.36	2,745	2.28	8,276	6.86	15,616	12.95	
SIDEWALK/CONC PAD	1,730	1.43					1,730	1.43	
MISC ITEMS (BILCO)	55	0.05					55	0.05	
FUTURE SIDEWALK					1,000	0.83	1,000	0.83	
TOTAL	17,952	14.88	2,745	2.28	9,276	7.69	24,483	20.30	

BOROUGH COUNCIL

APPROVED BY THE COUNCIL OF THE BOROUGH NEWTOWN THIS _____ DAY OF _____, 20____.
PRESIDENT, BOROUGH COUNCIL _____
SECRETARY, BOROUGH COUNCIL _____
REVIEWED, CHAIR, BOROUGH PLANNING COMMISSION _____
REVIEWED, BOROUGH ENGINEER _____
REVIEWED, BOROUGH FIRE MARSHAL _____

BUCKS COUNTY PLANNING COMMISSION

REVIEWED BY THE BUCKS COUNTY PLANNING COMMISSION
BCPC NO. _____
PROCESSED AND REVIEWED. REPORT PREPARED BY THE BUCKS COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE MUNICIPALITIES PLANNING CODE. CERTIFIED THIS DATE, _____.

CHAIRMAN, BUCKS COUNTY PLANNING COMMISSION

EXECUTIVE DIRECTOR, BUCKS COUNTY PLANNING COMMISSION

RECORDING CERTIFICATION - COUNTY OF BUCKS

RECORDED IN THE OFFICE OF THE RECORDING OF DEEDS, BUCKS COUNTY, PENNSYLVANIA IN PLAN INSTRUMENT NUMBER _____ ON THE _____ DAY OF _____, 20____.

(RECORDER OF DEEDS)

GENERAL NOTES:

- PROPERTY INFORMATION AND MONUMENTATION IS BASED ON A PLAN PREPARED BY J.G. PARKS ASSOCIATES, INC. TITLED "SITE PLAN OF TAX MAP PARCEL 28-004-020" DATED 2/25/02 AND PROPERTY CORNERS RECOVERED BY BOUCHER & JAMES, INC., ON APRIL 23, 2020.
- PLAN PROPOSES PARKING LOT ADDITIONS. NO ADDITIONAL SEWAGE OR WATER DEMAND IS PROPOSED FOR THIS PROJECT.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, ADDITIONAL EASEMENTS AND OR RIGHTS OF WAY MAY EXIST.
- HORIZONTAL DATUM SHOWN HEREON IS BASED ON PA STATE PLANE, SOUTH ZONE, COORDINATE SYSTEM UTILIZING NORTH AMERICAN DATUM OF 1983 (NAD83) AND ARE BASED ON GPS OBSERVATIONS.
- EXISTING FEATURES SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY BOUCHER AND JAMES, INC. COMPLETED ON APRIL 23, 2020 AND REPRESENTS EXISTING CONDITIONS AT THAT TIME.
- VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD 88 OBTAINED BY GPS OBSERVATIONS.
- BOUCHER & JAMES, INC. HAS NOT PERFORMED A VERIFICATION SURVEY TO DETERMINE THE EXISTENCE OF ANY UNDERGROUND UTILITY LINES WHICH MAY NOT HAVE BEEN VISIBLE AT THE TIME OF THE SURVEY.
- ANYONE USING THIS DRAWING FOR CONSTRUCTION IS ADVISED TO CALL 1-800-242-1776 PRIOR TO EXCAVATION IN ACCORDANCE WITH PA ACT NO. 287 OF 1974, AS AMENDED.
- FLOOD PLAIN INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP, 42017C0431K REVISED MARCH 21, 2017. ZONE X WHICH HAS TRIBUTARY A TO NEWTOWN CREEK
- SHEETS 2 THROUGH 13 INCLUSIVE, ON RECORD AT NEWTOWN BOROUGH, SHALL BE CONSIDERED A PART OF THE APPROVED FINAL PLAN AS IF RECORDED WITH SAME."
- TOPSOIL MAY BE STOCKPILED DURING CONSTRUCTION BUT SHALL BE RETAINED AND REPLACED ON THE SITE RATHER THAN REMOVED.
- CONSTRUCTION MATERIAL AND DEBRIS - ALL CONSTRUCTION WASTE AND DEBRIS MUST BE REMOVED FROM THE SITE AND MAY NOT BE BURIED ON THE SITE WHERE THE LAND DEVELOPMENT OR SUBDIVISION IS TAKING PLACE.
- PARKING SPACES SHALL BE STRIPPED.
- MONUMENTS AND PINS MARKED WITH A "*" ARE NOTED TO BE FOUND OR SET ON THE J.G. PARK ASSOCIATES, INC., SITE PLAN DATED 2/25/02. MONUMENTS WILL BE SET IF NONE ARE FOUND.

LOCATION MAP

SCALE: 1"=800'
SOURCE: LANGHORNE PA USGS QUAD MAP

LEGEND

- ADJOINER LINE
- EXISTING AIR CONDITIONER
- EXISTING BOUNDARY
- EXISTING BUILDINGS
- EXISTING BOLLARD
- EXISTING BUILDING SETBACK LINES
- EXISTING CURBLINE
- EXISTING DRAIN
- EXISTING DOWN SPOUT
- EXISTING ELECTRIC AND STRUCTURES
- EXISTING CHAINLINK FENCE
- ZONE X FLOOD AREA LINE
- EXISTING GAS LINE AND STRUCTURE
- EXISTING IRON PIN/PIPE
- EXISTING MONUMENT
- EXISTING SANITARY LATERAL AND STRUCTURES
- EXISTING SHRUB
- EXISTING SIGN
- EXISTING STREAM
- EXISTING WATER LINE AND STRUCTURES
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED MILL AND OVERLAY
- PROPOSED FULL DEPTH PAVEMENT
- PROPOSED LIGHTS

SOIL TYPES:

UrbB - URBAN LAND, 0 TO 8 PERCENT SLOPES
UsB - URBAN LAND-LAWRENCEVILLE COMPLEX, 0 TO 8 PERCENT SLOPES

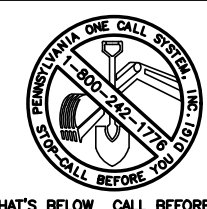
ZONING DATA:

1. EQUITABLE OWNER/APPLICANT:	NEWTOWN MONTHLY MEETING OF FRIENDS CHURCH P.O. BOX 224 NEWTOWN, PA. 18940 TMP 28-004-020		
2. SITE ADDRESS:	219 COURT STREET, NEWTOWN, PA 18940		
3. ZONING DATA:	BR-3 BOROUGH RESIDENTIAL		
	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA:	5,000 S.F.	120,635 S.F.	120,635 S.F.
MIN. LOT WIDTH:	50 FT.	199.10 FT.	199.10 FT.
MIN. YARD SETBACKS:	20 FT.	172.90 FT.	172.90 FT.
FRONT (FYSB):	0.92 FT.	0.92 FT.	0.92 FT.
SIDE (SYSB):	5 FT. TOTAL	5 FT. MIN	167.25 FT.
REAR (RSYB):	25 FT.	167.25 FT.	167.25 FT.
BUILDING HEIGHT:	35 FT.	N/A	N/A
BUILDING COVERAGE:	40%	6,082 S.F. (5.04%)	6,082 S.F. (5.04%)
MAX. IMPERVIOUS COVERAGE:	60%	18,199 S.F. (15.17%)	23,483 S.F. (19.47%)
*NOTE: 1,000 SF IMPERVIOUS AREA ADDED FOR FUTURE SIDEWALK IMPROVEMENTS			
		24,483 SF	20.30%
PARKING REQUIRED: 1 SPACE/3 SEATS IN MAIN HALL=114 SEATS 38 REQUIRED			
EXISTING SPACES = 9 **			
PROPOSED SPACES = 29			
TOTAL SPACES = 38			

** EXISTING NON-CONFORMING PARKING

SALDO MODIFICATION REQUESTS

- SALDO SECTION 401 - RELIEF REQUESTED TO HAVE THE PLANS REVIEWED AS A PRELIMINARY/FINAL PLAN.
- SALDO SECTION 503 GRADING AND DRAINAGE - RELIEF REQUESTED TO PROVIDE SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL FOR THE RAIN GARDENS TO MINIMIZE DISTURBANCE. SLOPES WILL BE STABILIZED WITH MATTING.
- SALDO SECTION 510.A - RELIEF REQUESTED TO NOT PROVIDE ADDITIONAL STREET TREES.
- SALDO SECTION 511 - RELIEF REQUESTED TO NOT PRESERVE SEVERAL TREES OF 8 INCH OR GREATER CALIPER.
- SALDO SECTION 702.C.2 EXISTING FEATURES- RELIEF REQUESTED FROM INCLUDING ALL LANDS STREETS, ROADS, STRUCTURES AND UTILITIES FOR A DISTANCE OF 100 FEET BEYOND THE PROPERTY LINE.
- SALDO SECTION 702.C.6 - RELIEF REQUESTED FROM IDENTIFYING ALL LARGE TREES BY SIZE AND SPECIES.

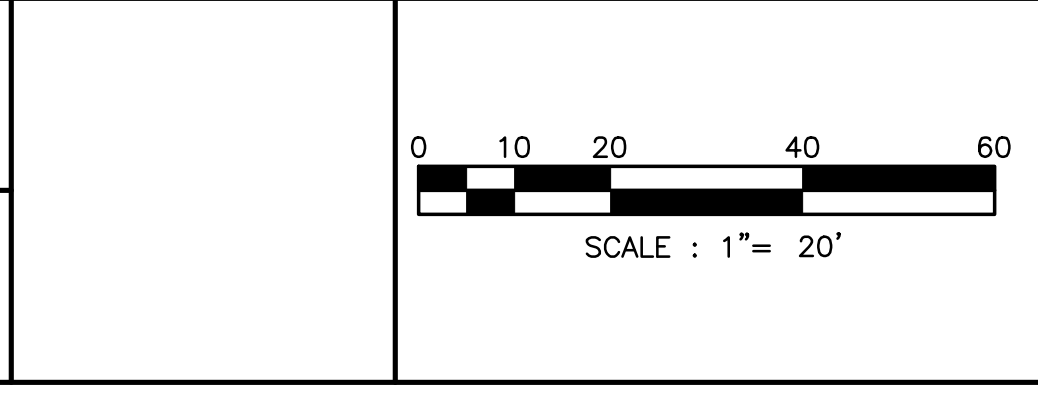


REVISIONS :	DATE	DESCRIPTION	DATE	DESCRIPTION
04/12/2021		REVISIONS PER COMMENTS FROM BOROUGH		

PROJECT : NEWTOWN MONTHLY MEETING OF FRIENDS
BOROUGH OF NEWTOWN
BUCKS COUNTY, PA

APPLICANT : NEWTOWN MONTHLY MEETING OF FRIENDS
P.O. BOX 224
NEWTOWN, PA. 18940

PLAN STATUS:



JOB NO.: 208288

DRAWN BY: ELH

CHECKED BY: KJR

SCALE: 1" = 20'

PLAN STATUS: FINAL

RECORD PLAN

Boucher & James, Inc.
CONSULTING ENGINEERS
DOYLESTOWN • BETHLEHEM • STROUDSBURG
REGIONAL OFFICE: 559 MAIN STREET, SUITE 230 BETHLEHEM, PA 18018
VOICE: (610) 419-9407 FAX: (610) 419-9408

NEWTOWN MONTHLY MEETING OF FRIENDS

SHEET 2 OF 13

JANUARY 21, 2021