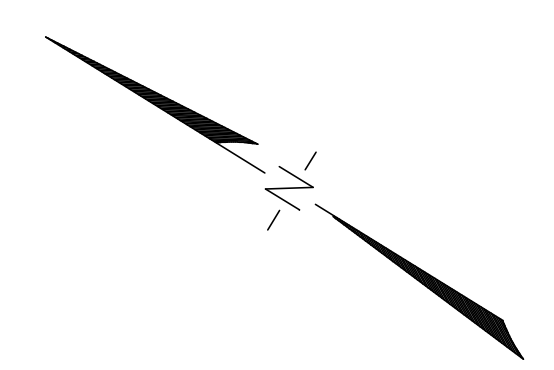


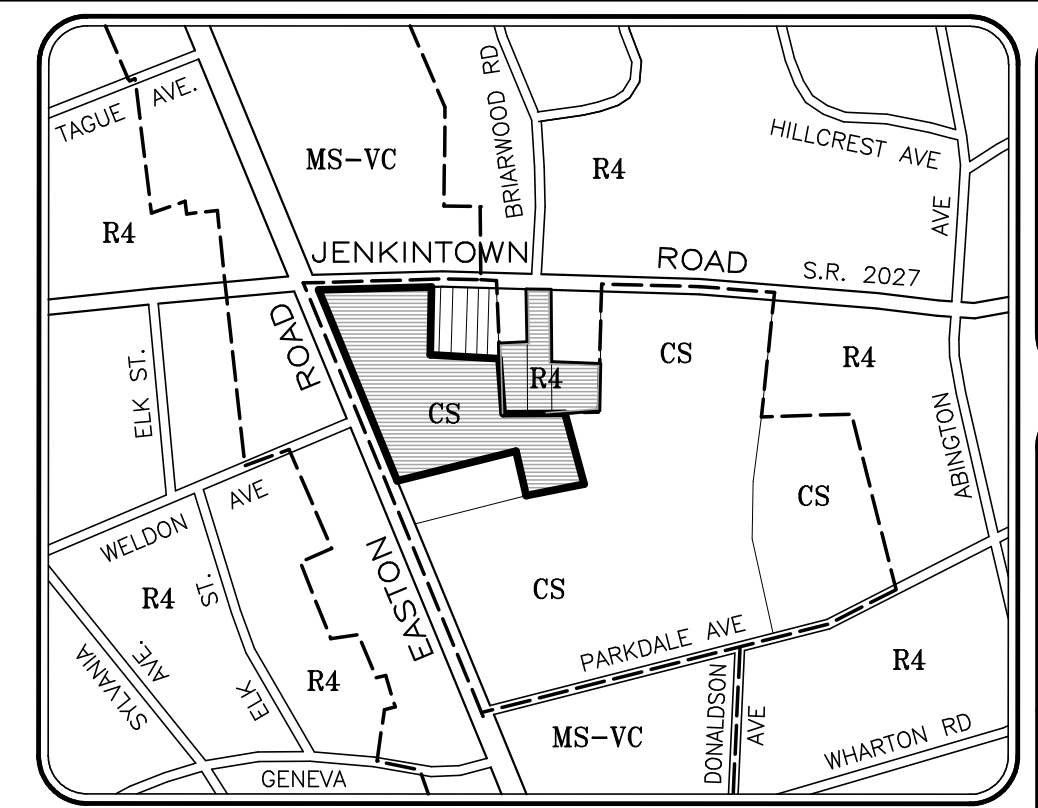


BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776  
NON-MEMBERS MUST BE CONTACTED DIRECTLY IN ONE CALL BEFORE WORKING  
DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, TRENCH, BURY OR DISBURS  
SERIAL NO. 20201530622



### LEGEND

| EXISTING                | PROPOSED                             |
|-------------------------|--------------------------------------|
| --- 250 ---<br>+ 354.07 | --- 385 ---<br>+ 402.96              |
| --- X --- X --- X ---   | --- 100 ---<br>CONCRETE WALK         |
| Q R350                  | --- 2.0% ---<br>FLOW ARROW AND SLOPE |
| o W                     | --- DEP. ---<br>CURB DEPRESSION      |
| o W                     | --- X ---<br>TRAFFIC SIGN            |
| --- RD ---              | --- [Green Box] ---<br>NEW LAWN AREA |
| --- E ---               |                                      |
| --- G ---               |                                      |
| --- W ---               |                                      |
| --- S ---               |                                      |
| --- U ---               |                                      |
| --- L ---               |                                      |
| --- M ---               |                                      |
| --- H ---               |                                      |
| --- R ---               |                                      |
| --- B ---               |                                      |



LOCATION MAP  
SCALE: 1" = 800'

#### SITE AREAS:

|                           |                |
|---------------------------|----------------|
| 'CS' COMMUNITY SERVICE    | = 102,598 S.F. |
| 'R4' RESIDENTIAL DISTRICT | = 28,240 S.F.  |
| NET SITE AREA             | = 130,838 S.F. |

| 'CS' COMMUNITY SERVICE DISTRICT  |                            |                         |                                 |                                 |
|--|----------------------------|-------------------------|---------------------------------|---------------------------------|
| LOT USE:   | SEC. 901, Use Matrix Chart | REQUIRED                | EXISTING                        | PROPOSED                        |
| EXISTING USE: Place of Worship (Class 1) <td>SEC. 2103.E Use E-13A</td> <td></td> <td></td> <td>EXPANSION OF EXISTING USE</td> | SEC. 2103.E Use E-13A      |                         |                                 | EXPANSION OF EXISTING USE       |
| REGULATION   | Z.O. SEC. No.              | REQUIRED                | EXISTING                        | PROPOSED                        |
| DIMENSIONAL STANDARDS:   | SEC. 2103.E Use E-13A      |                         |                                 |                                 |
| LOT AREA, Min.   | 10.0 Ac.                   | 2,355.3 Ac.             | 387 FT.                         | 2,355.3 Ac.                     |
| LOT WIDTH @ BSBL, Min.   | 800 FT.                    | 360 FT.                 | 360 FT.                         | 360 FT.                         |
| LOT DEPTH, Min.  | 800 FT.                    | 360 FT.                 | 360 FT.                         | 360 FT.                         |
| BUILDING SETBACKS:   |                            |                         |                                 |                                 |
| FRONT YARD, Min.   | 150 FT.                    | 8.4 FT. (Easton Road)   | 8.4 FT. (Easton Road)           | 8.4 FT. (Easton Road)           |
| SIDE YARD, Min.  | 150 FT.                    | 0.0 FT. (Jenkintown Rd) | 0.0 FT. (Jenkintown Rd)         | 0.0 FT. (Jenkintown Rd)         |
| REAR YARD, Min.  | 150 FT.                    | 151.8 FT.               | 151.8 FT.                       | 151.8 FT.                       |
| LOT COVERAGE:  |                            |                         |                                 |                                 |
| BUILDING COVER, Max.   | 10 %                       | 17,014 S.F./16.6%       | 18,354 S.F./17.9% (+)1,340 S.F. | 18,354 S.F./17.9% (+)1,340 S.F. |
| IMPERVIOUS COVER, Max.   | 25 %                       | 95,014 S.F./92.6%       | 94,546 S.F./92.2% (-)468 S.F.   | 94,546 S.F./92.2% (-)468 S.F.   |
| GREEN AREA, Min.   | 75 %                       | 7,884 S.F./7.4%         | 8,052 S.F./7.8%                 | 8,052 S.F./7.8%                 |
| BUILDINGS:   |                            |                         |                                 |                                 |
| BUILDING HEIGHT, Max.  | 45 FT.                     | 39.8 FT.                | 39.8 FT.                        | 39.8 FT.                        |
| BUILDING LENGTH, Max.  | 160 FT.                    | 230.9 FT.               | 230.9 FT.                       | 230.9 FT.                       |
| BUILDING SEPARATION, Min.  | 30 FT.                     | N/A                     | N/A                             | N/A                             |
| SEATING CAPACITY, Max.   | SEC. 2103.EE-13A           | >300 SEATS              | 350 SEATS                       | 350 SEATS                       |
| STREET ACCESS  | SEC. 2103.EE-13A.1         | ARTERIAL ROAD           | EASTON ROAD & JENKINTOWN RD     | EASTON ROAD & JENKINTOWN RD     |
| ACCESSORY USES   | SEC. 2103.EE-13A.2         | CUSTOMARY               | CUSTOMARY                       | CUSTOMARY                       |
| COMMUNITY SERVICE DISTRICT:  |                            |                         |                                 |                                 |
| PARKING LOTS:  | SEC. 903.B                 | PROHIBITED              | EXISTING *                      | TO REMAIN                       |
| LOCATION BETWEEN BUILDING & EASTON ROAD  | SEC. 903.D                 | PROHIBITED              | EXISTING *                      | TO REMAIN                       |
| BLANK WALLS:   | SEC. 903.D                 | 10 %                    | 0 % (Jenkintown Rd)             | 0 % (Jenkintown Rd)             |
| WINDOW AREA (1)  | SEC. 903.E                 | 10 %                    | 0 % (Jenkintown Rd)             | 0 % (Jenkintown Rd)             |
| FAÇADES:   |                            |                         |                                 |                                 |
| BUILDING LENGTH, Max. (2)  | SEC. 904                   | 160 FT./320 FT.         | 85.6 FT./230.9 FT.              | 85.6 FT./230.9 FT.              |
| EXPANSION 25%:   |                            |                         |                                 |                                 |
| BUILDING COVER BY-RIGHT  | SEC. 904                   | 25 % Max. (Building)    | ---                             | (+) 7.9%                        |
| BY-RIGHT (3) (Fig. 9-4)  |                            | 40 % Max. (Impervious)  | ---                             | (-) 0.4%                        |
| ACCESSORY PARKING:   | SEC. 905.G.4               | PROHIBITED              | EXISTING *                      | TO REMAIN                       |
| WITHIN REQUIRED FRONT YARD   |                            |                         |                                 |                                 |

\* EXISTING NON-CONFORMING CONDITION [BUILDING & IMPERVIOUS EXPANSION PERMITTED BY-RIGHT]

(1) Windows shall be located on each story of each wall facing a public way (street, sidewalk, trail, or parking area). For each wall facing a public street, minimum glazing area shall be at least 10%.

(2) Building facades may not be longer than 160' without a minimum 10-foot deep building offset. No building may be longer than 320' in length, regardless of the number of building offsets.

(3) Community service institutions permitted by right may, as a matter of right, increase building and impervious surface coverage by a total of 25% of the coverage existing, but not exceed the dimensional requirements of Figure 9-4. Any increase beyond 25% of such existing coverage up to the maximum permitted under Fig. 9-4 may be made only by conditional use approval.

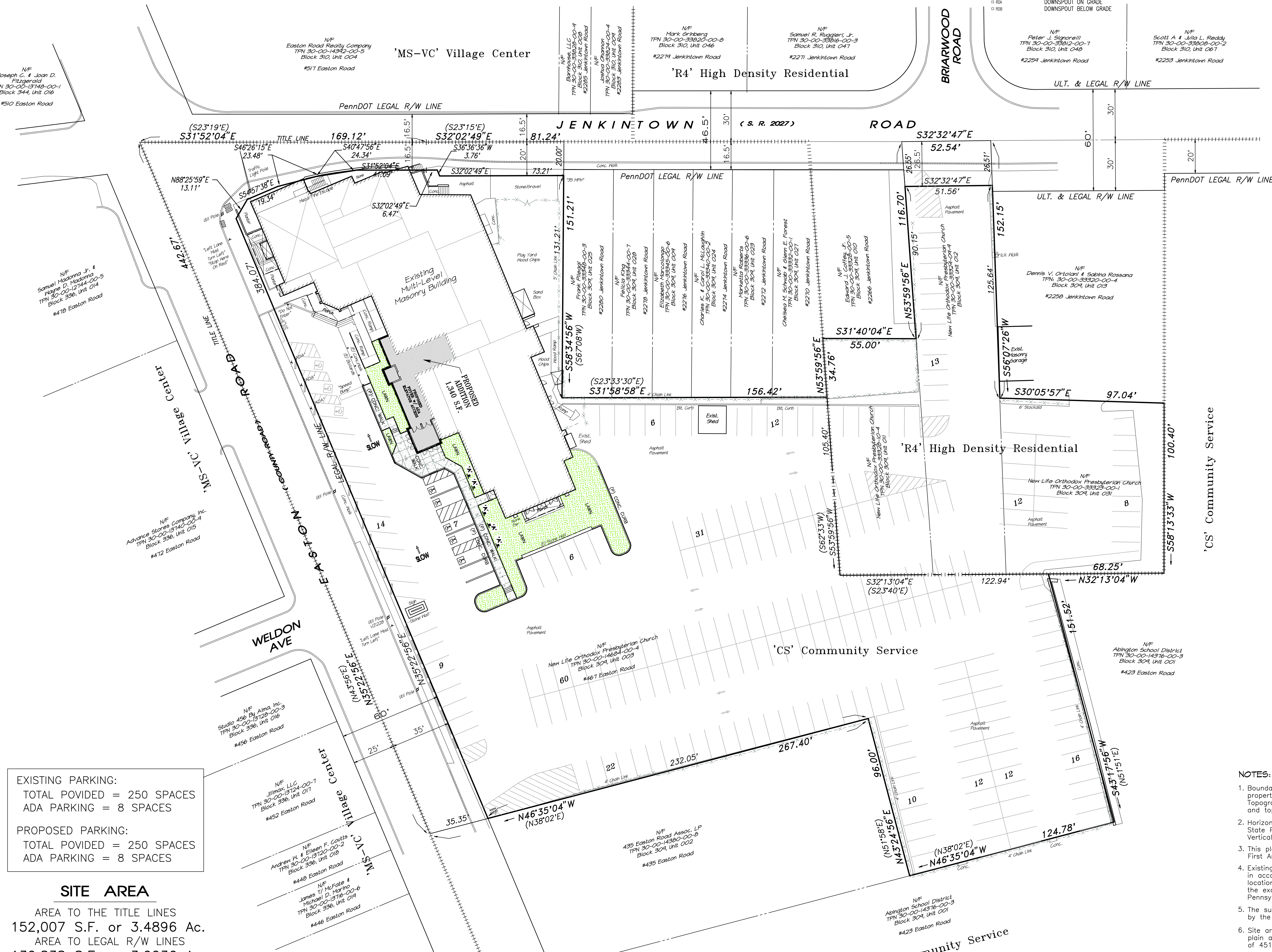
EXISTING ON-SITE PARKING = 250 SPACES INCLUDING 8 ADA ACCESSIBLE SPACES

| 'R4' HIGH DENSITY RESIDENTIAL DISTRICT |                            |                   |                   |                   |
|--|----------------------------|-------------------|-------------------|-------------------|
| LOT USE:                               | SEC. 601, Use Matrix Chart | REQUIRED          | EXISTING          | PROPOSED          |
| EXISTING USE: Church Parking *         |                            |                   |                   |                   |
| REGULATION                             | Z.O. SEC. No.              | REQUIRED          | EXISTING          | PROPOSED          |
| DIMENSIONAL STANDARDS:                 | SEC. 602                   |                   |                   |                   |
| LOT AREA, Min.                         | 7,500 S.F.                 | 28,240 S.F.       | 28,240 S.F.       | 28,240 S.F.       |
| LOT WIDTH @ BSBL, Min.                 | 50 FT.                     | 51.56 FT.         | 51.56 FT.         | 51.56 FT.         |
| LOT DEPTH                              | 100 FT.                    | 229.5 FT.         | 229.5 FT.         | 229.5 FT.         |
| BUILDING SETBACKS:                     |                            |                   |                   |                   |
| FRONT YARD, Min.                       | 20 FT.                     | 20 FT.            | 20 FT.            | 20 FT.            |
| SIDE YARD, Min.                        | 10 FT.                     | 10 FT.            | 10 FT.            | 10 FT.            |
| REAR YARD, Min.                        | 25 FT.                     | 25 FT.            | 25 FT.            | 25 FT.            |
| LOT COVERAGE:                          |                            |                   |                   |                   |
| BUILDING COVER, Max.                   | 40 %                       | 0.0%              | 0.0%              | 0.0%              |
| IMPERVIOUS COVER, Max.                 | 55 %                       | 23,850 S.F./84.5% | 23,850 S.F./84.5% | 23,850 S.F./84.5% |
| GREEN AREA, Min.                       | 45 %                       | 4,390 S.F./15.5%  | 4,390 S.F./15.5%  | 4,390 S.F./15.5%  |
| BUILDINGS:                             |                            |                   |                   |                   |
| BUILDING HEIGHT, Max.                  | 35 FT.                     | ---               | ---               | ---               |
| BUILDING LENGTH, Max.                  | 100 FT.                    | ---               | ---               | ---               |
| RESIDENTIAL DWELLING SEPARATION, Min.  | 20 FT.                     | N/A               | N/A               | N/A               |
| DIMENSIONAL STANDARDS:                 | SEC. 603                   |                   |                   |                   |
| SIDE YARD, Min. (1)                    | 20 FT.                     | N/A               | N/A               | N/A               |

\* EXISTING NON-CONFORMING CONDITION  
(1) For every permitted use other than a dwelling unit or community service use, there shall be a minimum of two side yards, neither of which shall be less than 20 feet in width.

#### NOTES:

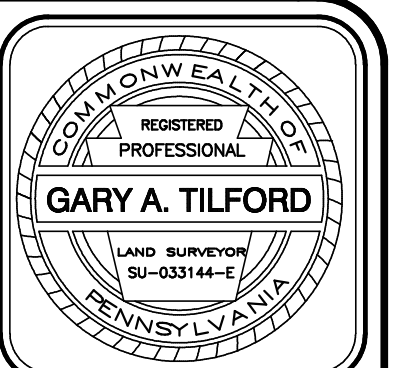
- Boundary information taken from deeds and plans of record. A complete survey of property lines and corners were not performed by Charles E. Shoemaker, Inc. at this time. Topographic surveys were conducted to locate all improvements for zoning verification and topographic elevation measurements between Easton Road and west side of building.
- Horizontal datum and is based on NAD 83 SPC83 Pennsylvania (south), Geoid Model G2003UB8 State Plane Coordinate Bearing Basis. Deed bearings shown in (parentheses). Vertical Datum is based on NAVD 1988. Topography supplemented by PASIA Lidar contours.
- This plan and information provided was prepared with the benefit of a title report prepared by First American Title Insurance Company, File No. 13-13642-M-FA effective January 25, 2013.
- Existing underground utility locations were plotted from utility company plans supplied to us in accordance with PA ONE CALLor by physical survey locations. All underground utility locations are approximate only. Contractors are REQUIRED by PA ONE CALL to verify the exact locations of all underground utilities prior to commencing excavation activities. Pennsylvania One Call Systems, Inc., Phone No. 1-800-242-1776
- The subject parcel is served by public water by AQUA and public sanitary sewer disposal by the Abington Township Wastewater Department.
- Site area is designated in Zone X, areas determined to be outside the 100-year flood plain as shown on FEMA Flood Insurance Rate Map of Montgomery County, Panel 382 of 451, Map No. 42091C0382G, effective March 2, 2016.



EXISTING PARKING:  
TOTAL PROVIDED = 250 SPACES  
ADA PARKING = 8 SPACES

PROPOSED PARKING:  
TOTAL PROVIDED = 250 SPACES  
ADA PARKING = 8 SPACES

**SITE AREA**  
AREA TO THE TITLE LINES  
152,007 S.F. or 3.4896 Ac.  
AREA TO LEGAL R/W LINES  
130,838 S.F. or 3.0036 Ac.



COUNTY PARCEL NO. 30-00-14384-00-4  
BLOCK - UNIT 30-009-003  
SITE ADDRESS 467 EASTON ROAD GLENDELE, PA 19038  
DEED BOOK - PAGE 4943-01939

RECORD OWNER  
NEW LIFE PRESBYTERIAN CHURCH OF GLENDELE (formerly known as NEW LIFE ORTHODOX PRESBYTERIAN CHURCH)  
C/O GREG RAYSONOR CHURCH ADMINISTRATOR GLENDELE, PA 19038

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
1007 EDGE HILL ROAD ABINGTON, PA. 19001  
PHONE: 215-887-2165 FAX: 215-576-7791  
E-MAIL: staff@ceshoemaker.com

| DATE      | NO. | REVISION                         | BY  |
|-----------|-----|----------------------------------|-----|
| 9/16/2020 | 1   | ZONING HEARING BOARD APPLICATION | GAT |

**MINOR LAND DEVELOPMENT PLAN**  
OF  
**467 EASTON ROAD**  
PREPARED FOR  
**NEW LIFE PRESBYTERIAN CHURCH**  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE July 7, 2020  
DWG NO. A-9-442  
JOB NO. 26641  
SHEET NO. 2 OF 11