



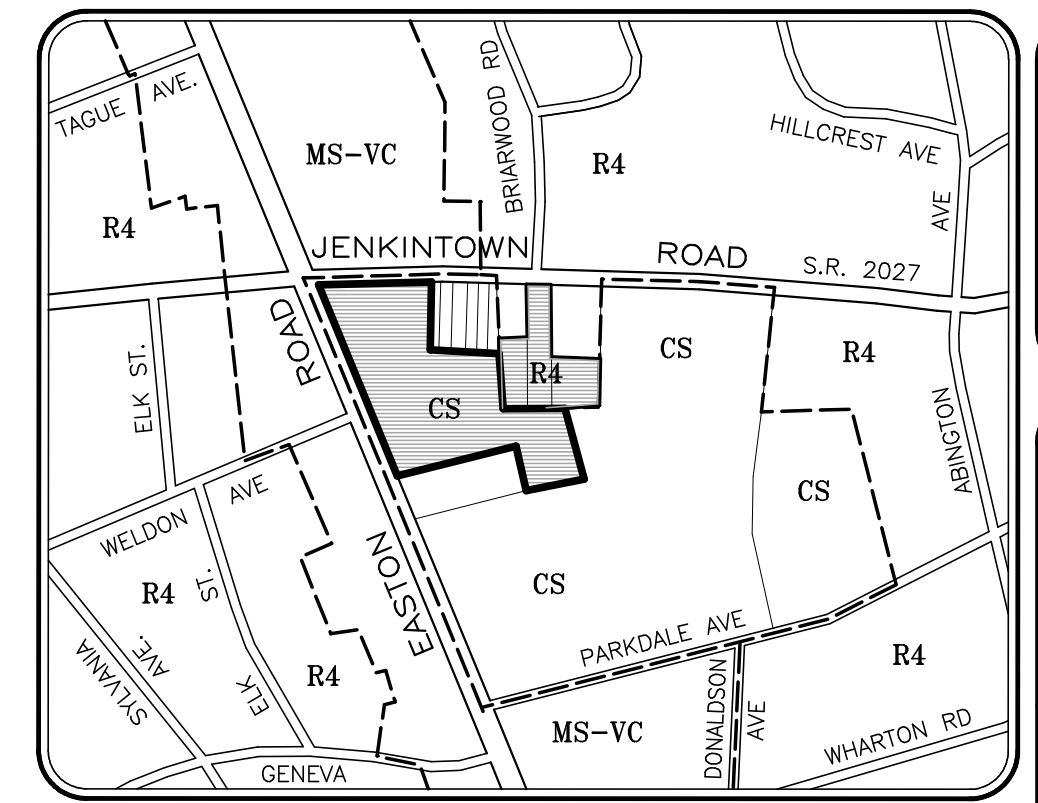
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-242-1776  
NON-EMERGENCY CALLS: CONTACTED DIRECTLY  
IN ONE CALL REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE EXCAVATE, TRENCH, BURY OR DISBURSE  
SERIAL NO. 20201530622

REFERENCE PLANS:

- a) Plot Plan made for New Life Presbyterian Church by Lewis & Rodgers Architects dated April 25, 1988.
- b) Final Plan, New Life Orthodox Presbyterian Church prepared by Eastern Engineers and Surveyors, Inc., dated April 11, 1990.
- c) Plan Showing right-of-Way to be Acquired by Abington Township for Construction of a curb and sidewalk Through Property of New Life Orthodox Presbyterian Church, prepared by BCM Engineers dated June 16, 2011 recorded in Deed Book 5811, Page 0199.

LEGEND

- EXISTING
- 250 SPOT ELEVATION
  - - - - - FENCE LINE
  - FIRE HYDRANT
  - UTILITY POLE
  - GAS VALVE
  - WATER VALVE
  - SEWER CLEAN OUT
  - WATER CURB STOP
  - ROOF DRAIN
  - SANITARY SEWER
  - OVERHEAD WIRE
  - UG ELECTRIC CONDUIT
  - GAS LINE
  - WATER LINE
  - SANITARY SEWER LATERAL
  - WATER SERVICE
  - TRAFFIC SIGN
  - DOWNSPOUT ON GRADE
  - DOWNSPOUT BELOW GRADE



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

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING
DIMENSIONAL STANDARDS: SEC. 904., Fig. 9.4			
LOT AREA, Min.	10.0 Ac.	2,355.3 Ac.	***
LOT WIDTH @ BSBL, Min.	800 FT.	387 FT.	***
LOT DEPTH, Min.	800 FT.	360 FT.	***
BUILDING SETBACKS:			
FRONT YARD, Min.	150 FT.	8.4 FT. (Easton Road)	***
REAR YARD, Min.	150 FT.	0.0 FT. (Jenkintown Rd)	***
SIDE YARD, Min.	150 FT.	7.5 FT.	***
REAR YARD, Min.	150 FT.	151.8 FT.	***
LOT COVERAGE:			
BUILDING COVER, Max.	10 %	13,014 S.F./16.6%	***
IMPERVIOUS COVER, Max.	25 %	95,014 S.F./92.6%	***
GREEN AREA, Min.	75 %	7,884 S.F./7.4%	***
BUILDINGS:			
BUILDING HEIGHT, Max.	45 FT.	39.8 FT.	***
BUILDING LENGTH, Max.	160 FT.	230.9 FT.	***
BUILDING SEPARATION, Min.	30 FT.	N/A	***
SEATING CAPACITY, Max. SEC. 2103.E.1-13A. >300 SEATS 350 SEATS			
STREET ACCESS SEC. 2103.E.1-13A.1. ARTERIAL ROAD		EASTON ROAD & JENKINTOWN RD	***
ACCESSORY USES SEC. 2103.E.1-13A.2. CUSTOMARY CUSTOMARY			
PARKING LOTS: SEC. 903.B. PROHIBITED EXISTING *			
BLANK WALLS: SEC. 903.D. 10 % 0 % (Jenkintown Rd) *			
FACADES: SEC. 903.E. 160 FT./320 FT. 85.6 FT./230.9 FT.			
EXPANSION <25%: SEC. 904. 25 % Max. (Building) ---			
BUILDING COVER BY-RIGHT IMPERVIOUS COVER BY-RIGHT (3) (Fig. 9.4) 40 % Max. (ImperVIOUS) ---			
ACCESSORY PARKING: SEC. 905.G.4. PROHIBITED EXISTING *			

\* EXISTING NON-CONFORMING CONDITION

- (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

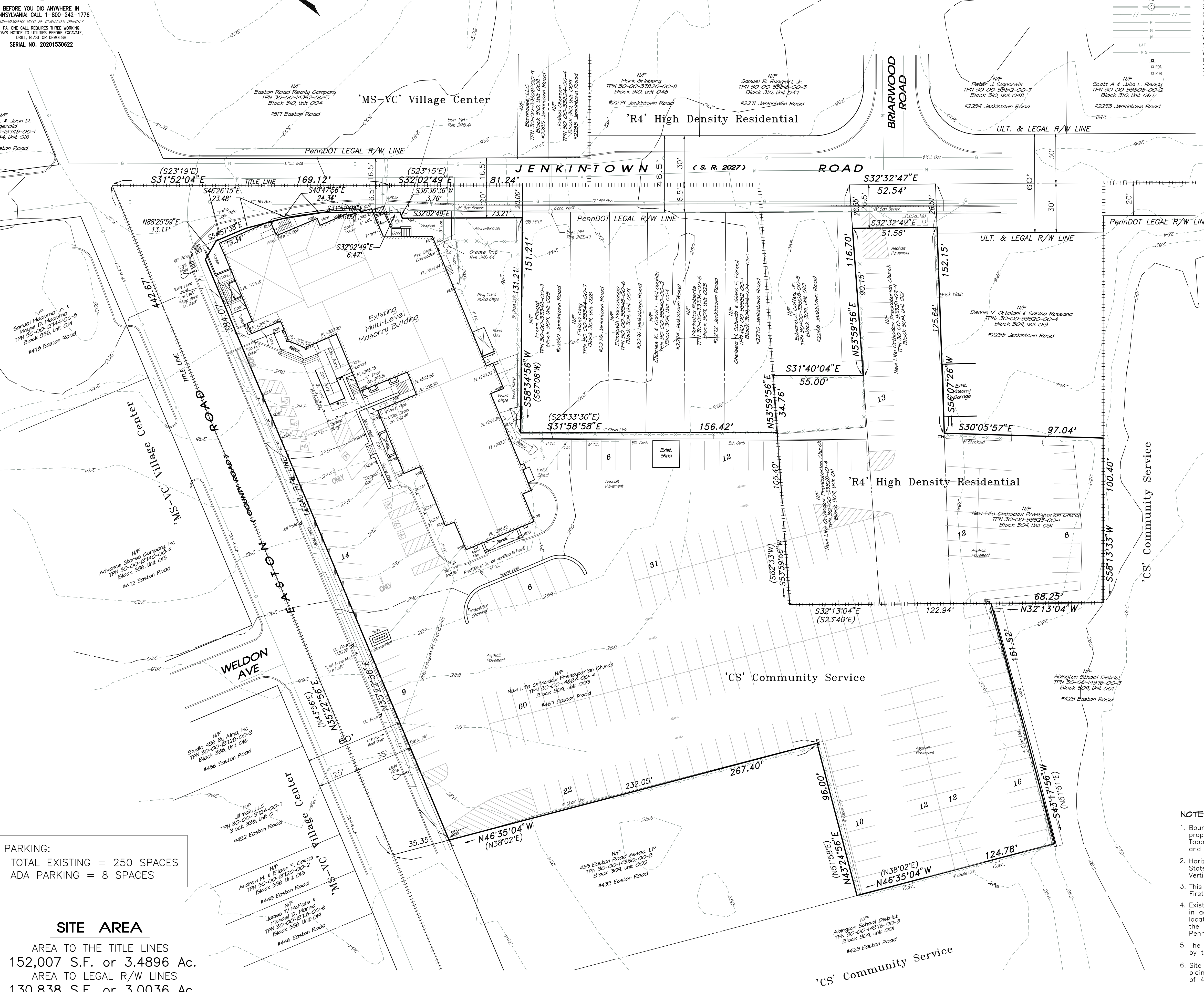
REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING
DIMENSIONAL STANDARDS: SEC. 602			
LOT AREA, Min.	7,500 S.F.	28,240 S.F.	***
LOT WIDTH @ BSBL, Min.	50 FT.	51.56 FT.	***
LOT DEPTH, Min.	100 FT.	229.5 FT.	***
BUILDING SETBACKS:			
FRONT YARD, Min.	20 FT.	20 FT.	***
SIDE YARD, Min.	10 FT.	10 FT.	***
REAR YARD, Min.	25 FT.	25 FT.	***
LOT COVERAGE:			
BUILDING COVER, Max.	40 %	0.0%	***
IMPERVIOUS COVER, Max.	55 %	23,850 S.F./84.5%	***
GREEN AREA, Min.	45 %	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	---
DIMENSIONAL STANDARDS: SEC. 603			
SIDE YARD, Min. (1)	20 FT.	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:

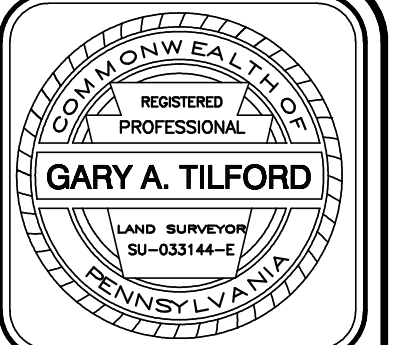
- Boundary information taken from deeds and plans of record. A complete survey of property lines and corners were not performed by Charles E. Shoemaker, Inc. at this time. Topographic surveys were conducted to locate all improvements for zoning verification and topographic elevation measurements between Easton Road and west side of building.
- Horizontal datum and is based on NAD 83 SPC83 Pennsylvania (south), Geoid Model G2003U08 State Plane Coordinate Bearing Basis. Deed bearings shown in (parentheses). Vertical Datum is based on NAVD 1988. Topography supplemented by PASDA 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 CALL or 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 PA 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.



PARKING:  
TOTAL EXISTING = 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 RAYSTOR 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@eshoemaker.com

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

EXISTING SITE PLAN  
OF  
467 EASTON ROAD  
PREPARED FOR  
NEW LIFE PRESBYTERIAN CHURCH  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE JULY 7, 2020  
DWG NO. A-9-443  
JOB NO. 26641  
SHEET NO. 3 OF 11