

ZONING
R-2 RESIDENTIAL DISTRICT
CONDITIONAL USE: RETIREMENT COMMUNITY

	REQUIRED	EXISTING	PROPOSED
LOT AREA =	40,000 S.F. MIN.	479,425 (GROSS) / 465,276 (NET.)	479,425 (GROSS) / 465,276 (NET.)
LOT WIDTH =	115' MIN. @ BLDG. SETBACK LINE	175.0'	175.0'
BUILDING HEIGHT =	35' MAX.	40' MAX.	40' MAX.
FRONT YARD =	50' MIN.	28.0'	28.0'
SIDE YARD =	30' MIN.	286.7'	286.7'
REAR YARD =	60' MIN.	153.1'	153.1'
BUILDING COVERAGE =	20% MAX.	19,874 S.F. / 4.2%	20,406 S.F. / 4.4%
IMPERV. COVERAGE =	35% MAX.	114,004 S.F. / 24.5%	113,994 S.F. / 24.5%

EXISTING PARKING (WEST) =	12 SPACES (INCLUDING 2 HO)
EXISTING PARKING (EAST) =	125 SPACES
TOTAL EXISTING PARKING =	137 SPACES
PROPOSED PARKING (WEST) =	12 SPACES (INCLUDING 2 HO)
PROPOSED PARKING (EAST) =	167 SPACES
TOTAL PROPOSED PARKING =	179 SPACES

* RELIGIOUS FACILITIES EXEMPT FROM ADA REQUIREMENTS

- GENERAL NOTES:**
- BOUNDARY INFORMATION SHOWN HEREON WAS PREPARED BY CHAMBERS ASSOCIATES, INC., AND REPRESENTS THE COMPILATION OF RECORDED INFORMATION AND A FIELD VERIFICATION SURVEY COMPLETED IN JUNE 2015.
 - PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, AND RESTRICTIONS ETC. CONTAINED THEREIN, RECORDED OR UNRECORDED.
 - REFERENCES: DRAWINGS FOR CONSTRUCTION OF STATE ROUTE 4031 SECTION M05 IN MONTGOMERY COUNTY FROM STA 185+53 TO STA 247+15 PREPARED BY THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION DATED 9-6-1989.

SURVEY PLAN PREPARED FOR LOWER PROVIDENCE PRESBYTERIAN CHURCH BY MEIXNER DATED 11-6-1967 LAST REVISED 2-24-1970.

SITE PLAN PREPARED FOR LOWER PROVIDENCE PRESBYTERIAN CHURCH BY CZOPISPECTER, INC. DATED 3-21-2006 LAST REVISED 8-4-2006.
 - TOPOGRAPHIC FEATURES SHOWN HEREON WERE VERIFIED BY CHAMBERS ASSOCIATES, INC. AND REPRESENT AN ACTUAL ON-THE-GROUND SURVEY CONDUCTED IN JULY 2015.

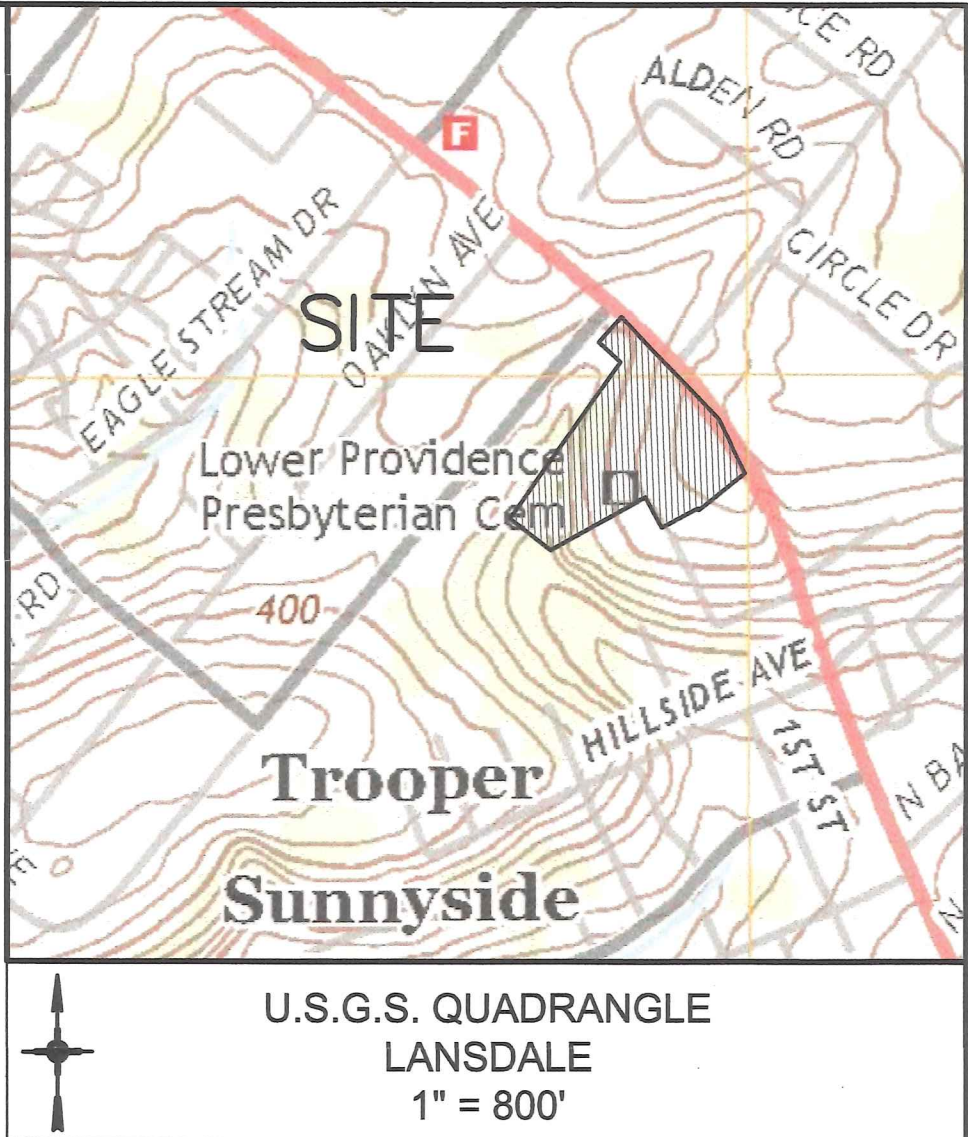
SITE BENCHMARK: SANITARY SEWER ACCESS RIM LOCATED 5 FEET FROM THE NORTHEASTERLY SIDE OF FIRST STREET 284 FEET FROM THE NORTHWESTERLY SIDE OF ELM AVE AND AT THE SOUTHWESTERLY ENTRANCE TO THE CHURCH PARKING LOT; NAV88 DATUM, ELEVATION 400.28, GPS OBSERVED.
 - SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 42091C0245-G WITH THE MAP REVISED DATE OF MARCH 2, 2016, FOR COMMUNITY NO. 420703, LOWER PROVIDENCE TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SAID PREMISES IS SITUATED.

ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - SAID PROPERTY DOES NOT HAVE ANY ALLUVIAL SOILS.
 - TAXES: 3050 W. RIDGE PIKE
T.M.P. 43-00-11587-01-6
BLOCK 23 UNIT 1

Cala-King Investments, LLC
3076 W. Ridge Pike
T.M.P. 43-00-11590-00-4
Block 24 Unit 24
DB 5964 p 367
 - AREA 479,425 S.F. OR 11.0 ACRES OF LAND MORE OR LESS.

LEGEND

- MONUMENT FOUND
- IRON PIN OR PIPE FOUND
- CONTOUR ELEVATION
- CURB LINE
- EDGE OF PAVING
- WATER LINE
- ELECTRIC LINE
- GAS LINE
- TELEPHONE LINE
- PROPERTY LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- FENCE LINE
- UTILITY POLE
- STORM INLET
- MANHOLE
- VALVE
- HYDRANT
- SIGN
- MONITORING WELL
- TREE LINE
- TREE
- SOIL BOUNDARY



50 0 50 100 150
GRAPHIC SCALE

NO.	DATE	DESCRIPTION	BY
SITE PLAN - SHED LOCATION			
PREPARED FOR			
LOWER PROVIDENCE PRESBYTERIAN CHURCH			
LOWER PROVIDENCE TOWNSHIP			
MONTGOMERY COUNTY			
PENNSYLVANIA			
Chambers Associates, Inc. Civil Engineers and Surveyors 2962 Skippack Pike, P.O. Box 678 Worcester, PA 19400 484-991-8187			
SCALE	DATE	JOB	DRAWING NO.
1" = 50'	2-23-23	984-001.04	SHEET 1 of 1
MANAGER:	JPH	DRAWN BY:	JAS

OWNER/APPLICANT:
LOWER PROVIDENCE PRESBYTERIAN CHURCH
3050 RIDGE PIKE
EAGLEVILLE, PA. 19403