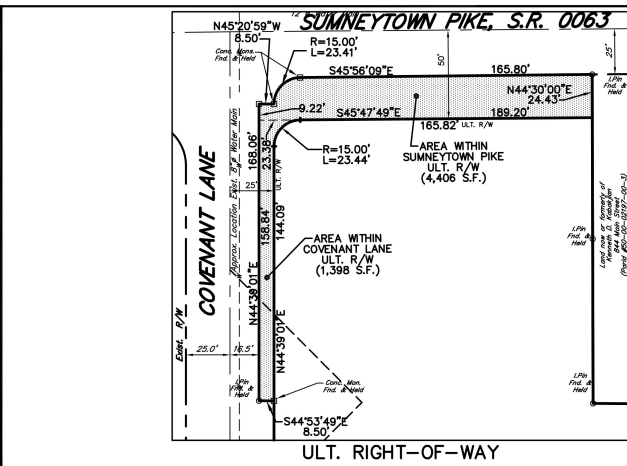


SITE LOCATION MAP 1"=2000'

SITE STATISTICS	
1. SUBJECT TRACT MAY BE IDENTIFIED BY MONTGOMERY COUNTY TAX ASSESSMENT INFORMATION AS FOLLOWS:	
LOWER SALFORD TOWNSHIP A. TaxMapID 50002 059; Parid: 50-00-02900-00-2 B. TaxMapID 50002 008; Parid: 50-00-02200-00-9	
2. RECORDED DEED DATA IS AS FOLLOWS:	
AS RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY AT NORRISTOWN, PENNSYLVANIA AS FOLLOWS:	
A. DEED BOOK 5128, PAGE 1991 B. DEED BOOK 5678, PAGE 00939 CONSOLIDATED DEED: INSTRUMENT #2025007288, DEED BK 6391, PG 01630 TO 01634.2	
3. NAME AND ADDRESS OF THE OWNER OF THE SUBJECT TRACT:	
A. COVENANT PRESBYTERIAN CHURCH OF HARLEYSVILLE 310 COVENANT LANE HARLEYSVILLE, PA 19438 B. COVENANT PRESBYTERIAN CHURCH OF HARLEYSVILLE 310 COVENANT LANE HARLEYSVILLE, PA 19438	
4. AREA STATISTICS:	
A. TRACT AREA = 10.27 AC. (TO TITLE LINES) B. TRACT AREA = 1.00 AC. (TO TITLE LINES) C. TOTAL TRACT AREA = 11.27 AC.	



- ### NOTES
- TITLE LINE INFORMATION TAKEN FROM EXISTING DEEDS, PLANS OF RECORD, AND VERIFIED BY ACTUAL FIELD MEASUREMENTS.
 - REFERENCE PLANS:
a. LAND DEVELOPMENT PLAN DATED MARCH 19, 1997 PREPARED BY STOUT, TACCONELLI & ASSOCIATES, INC. RECORDED IN PLAN BOOK L-3, PAGE 447.
b. LAND DEVELOPMENT PLAN-PHASE A DATED JAN. 30, 2003 AS LAST REVISED MAY 20, 2003 PREPARED FOR COVENANT PRESBYTERIAN CHURCH OF HARLEYSVILLE BY STOUT, TACCONELLI & ASSOCIATES, INC. RECORDED IN LAND SITE BOOK L6, PAGE 408.
 - ANY SCALED DIMENSIONS FROM THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY STOUT, TACCONELLI & ASSOCIATES, INC.
 - CONTOUR DATA AS SHOWN HEREON IS BASED ON U.S.G.S. VERTICAL DATA. BENCHMARK ELEVATION: 221.55
BENCHMARK DESCRIPTION: RM 99: POH DISK ON TOP NORTHEAST WING WALL AT NORTH ABUTMENT OF STATE ROUTE 63 BRIDGE OVER INDIAN CREEK.
 - NO PART OF THIS PROPERTY LIES WITHIN A FLOODPLAIN AREA AS DESCRIBED ON PANEL 118 OF 451 OF THE FEMA FLOOD INSURANCE RATE MAP NUMBER 42091001186, EFFECTIVE MARCH 2, 2016, FEMA FLOOD ZONE: X.
 - ANY SCALED DIMENSIONS FROM THE PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT CONFIRMATION BY S.T.A. ENGINEERING, INC.
 - THE CHURCH IS SERVED BY PUBLIC WATER PROVIDED BY NORTH PENN WATER AUTHORITY AND PUBLIC SEWER PROVIDED BY LOWER SALFORD TOWNSHIP AUTHORITY.
 - TOPSOIL MAY NOT BE REMOVED FROM THE SITE WITHOUT APPROVAL FROM THE TOWNSHIP.
 - THE APPROVED IMPROVEMENT CONSTRUCTION PLAN, A COPY OF WHICH MAY BE INSPECTED AT THE TOWNSHIP OFFICE, HAS BEEN MADE A PART OF THE APPROVED FINAL PLAN.
 - ALL NEW UTILITIES MUST BE INSTALLED UNDERGROUND.
 - ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOWER SALFORD TOWNSHIP AND PA DOT STANDARDS AND SPECIFICATIONS, WHICHEVER MAY BE GREATER. INTERPRETATION SHALL REST WITH THE TOWNSHIP ENGINEER OR THE TOWNSHIP ENGINEER'S REPRESENTATIVE IN THE FIELD.
 - APPLICANT HAS RESERVED AREA ALONG COVENANT WAY FOR A FUTURE ROAD RIGHT OF WAY DEDICATION IF REQUIRED. REFER TO RECORD PLANS NOTED IN 1.A. & B. ABOVE.
 - FROM PRIOR RECORD PLANS (NOTED IN 1.A. & B. ABOVE), THE APPLICANT PROVIDED A BLANKET EASEMENT IN FAVOR OF LOWER SALFORD TOWNSHIP OVER THE STORMWATER CONVEYANCE SYSTEM FOR ACCESS AND MAINTENANCE IN THE EVENT THE PROPERTY OWNER DOES NOT ADEQUATELY MAINTAIN THE INLETS/PIPES, ETC.
 - FROM PRIOR RECORD PLANS (NOTED IN 1.A. & B. ABOVE), A DETENTION BASIN EASEMENT WAS GRANTED TO LOWER SALFORD TOWNSHIP FOR ACCESS AND MAINTENANCE IN THE EVENT THE PROPERTY OWNER DOES NOT ADEQUATELY MAINTAIN THE BASIN AND ITS APPURTENANCES.
 - AREA WITHIN THE ULTIMATE RIGHT-OF-WAY OF COVENANT LANE AND SUMNEYTOWN PIKE IS HEREBY OFFERED FOR DEDICATION TO THE AGENCY HAVING JURISDICTION.

ZONING ORDINANCE DATA

DATA OBTAINED FROM LOWER SALFORD TOWNSHIP ZONING ORDINANCE, OF NOVEMBER 2000, CHAPTER 164, ARTICLE XVII, SECTION 164-70.4.

DISTRICT CLASSIFICATION - "R-1A" - RESIDENTIAL DISTRICT
CLASS ONE INSTITUTIONAL USE: CHURCH

CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA:	80,000 S.F.	11,27 AC.	No Change
MINIMUM LOT WIDTH @ BUILDING LINE:	200 FT.	500.00 FT.	500.00 FT.
FRONT YARD SETBACK:	75 FT.	161.51 FT.	153.05 FT.
SIDE YARD RESTRICTION:	40 FT.	101.64 FT.	78.38 FT.
REAR YARD RESTRICTION:	75 FT.	432.33 FT.	409.61 FT.
MAXIMUM BUILDING COVERAGE:	15%	2.56%	3.13%
IMPERVIOUS COVERAGE:	25%	15.86%	16.71%
MAXIMUM BUILDING HEIGHT:	35 FT.	< 35 FT.	No Change
PARKING LOT SETBACK:	40 FT.	19.22 FT.*	No Change
BUILDING SETBACK FROM RES. (GROSS FLOOR AREA < 50,000 S.F.):	50 FT.	101.64 FT.	78.38 FT.

* EXISTING NON-CONFORMING

DATA OBTAINED FROM LOWER SALFORD TOWNSHIP ZONING ORDINANCE, OF NOVEMBER 2000, CHAPTER 164, ARTICLE XVII, SECTION 164-70.4.

DISTRICT CLASSIFICATION - "VC" - VILLAGE COMMERCIAL DISTRICT
EXISTING USE: CHURCH

CRITERIA	REQUIRED	EXISTING	PROPOSED
A. MINIMUM LOT AREA:	10,000 S.F.	28,970 S.F.	28,970 S.F.
B. MINIMUM LOT WIDTH @ SETBACK LINE:	60 FT.	159.6 FT.	159.6 FT.
C. DENSITY:	NUMBER OF DWELLING UNITS: 1 DU/7,500 S.F.		
	(28,970 / 7500)	= 3.9 DU	N/A
OR	NON RESIDENTIAL NET FLOOR AREA:		
	(28,970 / 7500) * (1,250 S.F.)	= 4,828 S.F.	N/A
D. LOT COVERAGE:	80 %	27.6 %	66.1 %
E. YARD REGULATIONS:			
(1) FRONT YARD SETBACK:	25 FT.	N/A	N/A
(2) SIDE YARD RESTRICTION:	10 FT.	N/A	N/A
(3) REAR YARD RESTRICTION:	20 FT.	N/A	N/A
F. MAXIMUM BUILDING HEIGHT:	3 STY. OR 40 FT.	N/A	N/A

SECTION 164-70.5.B. & C. ADDITIONAL REGULATIONS

B. ACCESSORY USE SETBACKS:			
SIDE YARD RESTRICTION:	5 FT.	N/A	N/A
REAR YARD RESTRICTION:	5 FT.	N/A	N/A
C(1) PARKING SETBACK FROM REAR & SIDE YARDS:	5 FT.	60.6 FT.	40.2 FT.
C(2)(a)(3) PARKING SETBACK FROM BOUNDARY LINE OF MORE RESTRICTIVE ZONING DISTRICT:	10 FT.	91.3 FT.	N/A

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF MONTGOMERY }

ON THIS, _____ DAY OF _____, 2003,
BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED _____
TO BE THE PRESIDENT OF COVENANT PRESBYTERIAN CHURCH OF HARLEYSVILLE, A PENNSYLVANIA CORPORATION, AND THAT HE, AS SUCH, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION BY HIMSELF AS PRESIDENT.

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

FOR: COVENANT PRESBYTERIAN CHURCH

BY: _____ (PRESIDENT)

NOTARY PUBLIC

COMMISSION EXPIRATION DATE _____

APPROVED BY THE PLANNING COMMISSION OF LOWER SALFORD TOWNSHIP
THIS _____ DAY OF _____, 20____

CHAIRMAN _____

SECRETARY _____

REVIEWED BY THE TOWNSHIP ENGINEER OF LOWER SALFORD TOWNSHIP
THIS _____ DAY OF _____, 20____

TOWNSHIP ENGINEER _____

APPROVED BY THE BOARD OF SUPERVISORS OF LOWER SALFORD TOWNSHIP
THIS _____ DAY OF _____, 20____

CHAIRMAN _____

SECRETARY (ATTEST) _____

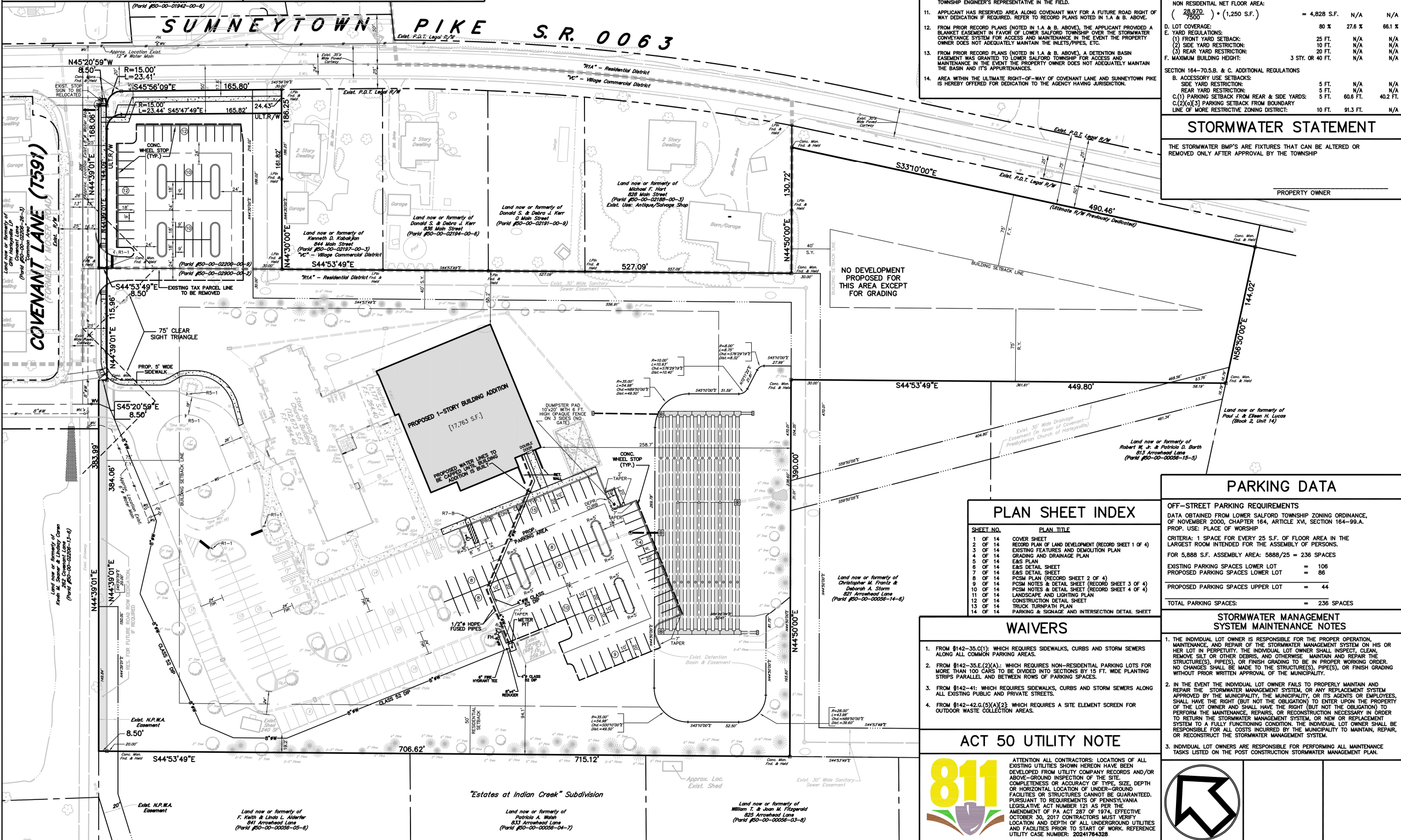
RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., IN AND FOR THE COUNTY OF MONTGOMERY, AT NORRISTOWN, PENNSYLVANIA IN PLAN BOOK _____, PAGE _____, ON _____, 20____.

MCP No. 24-0158-001 RECORDER OF DEEDS

PROCESSED AND REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

Certified this date _____

For the Director
MONTGOMERY COUNTY PLANNING COMMISSION



ENGINEER CERTIFICATION

I, SUSAN A. RICE, P.E., A PROFESSIONAL ENGINEER OF THE COMMONWEALTH OF PENNSYLVANIA, CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THE DESIGN OF ALL IMPROVEMENTS IS CORRECT.

SUSAN A. RICE, P.E.

SURVEYOR'S CERTIFICATION

I, CLIFFORD T. STOUT, P.L.S., HEREBY CERTIFY THAT THIS PLAN REPRESENTS A SURVEY MADE BY S.T.A. ENGINEERING, INC. THAT THE MONUMENTATION SHOWN HEREON EXISTS AS LOCATED, AND THAT ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

CLIFFORD T. STOUT, P.L.S.

50 0 25 50 100 150
GRAPHIC SCALE

	PER VARIOUS REVIEWS	FEB. 5, 2025
3 ADM	PER VARIOUS REVIEWS	NOV. 13, 2024
2 ADM	PER VARIOUS REVIEWS	NOV. 13, 2024
1 ADM	S.T.A. PLAN ORIGINATION DATE	JUNE 3, 2024

RECORD PLAN OF LAND DEVELOPMENT (RECORD SHEET 1 OF 4)

FOR
COVENANT PRESBYTERIAN CHURCH OF HARLEYSVILLE

TRACT SITUATE IN
LOWER SALFORD TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA

S.T.A. Engineering, Inc.

Civil Engineers • Land Surveyors
2499 KNIGHT ROAD, PENNSBURG, PA 18073
PH: (215) 679-0200; www.stotac.com

PLAN SCALE	DRAFTED BY	PROJECT MANAGER	PLAN SHEET NUMBER
HORIZONTAL:	A.D.M.	S.A.R.	
1"=50'	PROJECT NUMBER	DRAWING FILE NUMBER	
	2550	2550LD-2023	2 OF 14