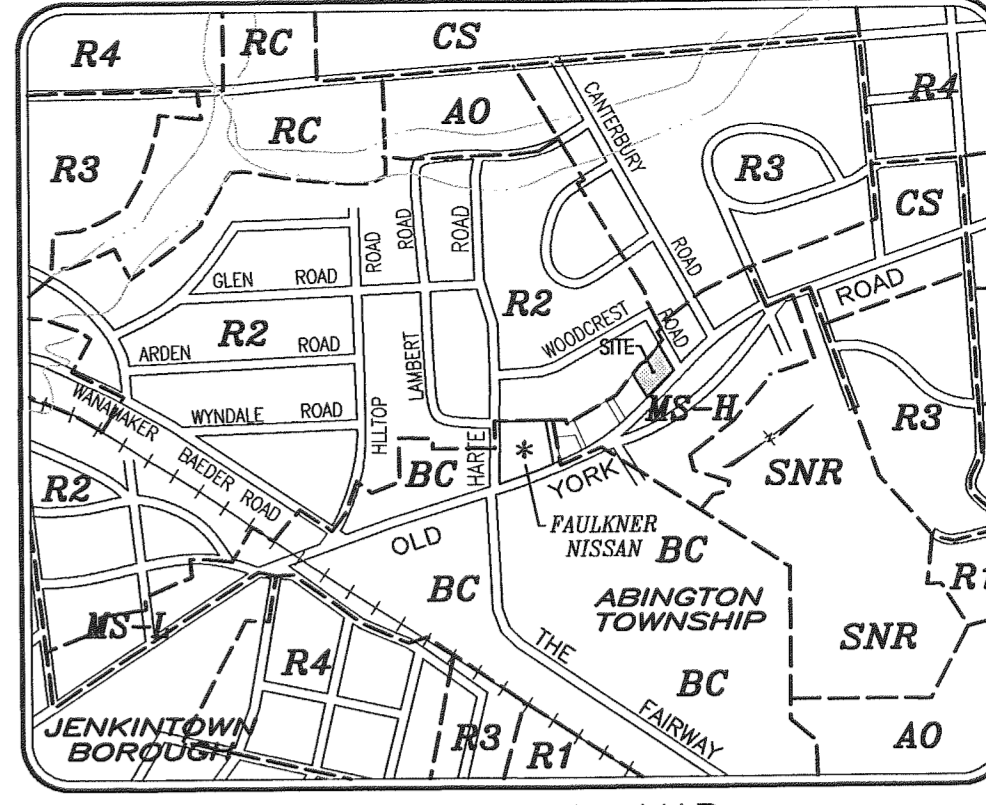


**LEGEND**

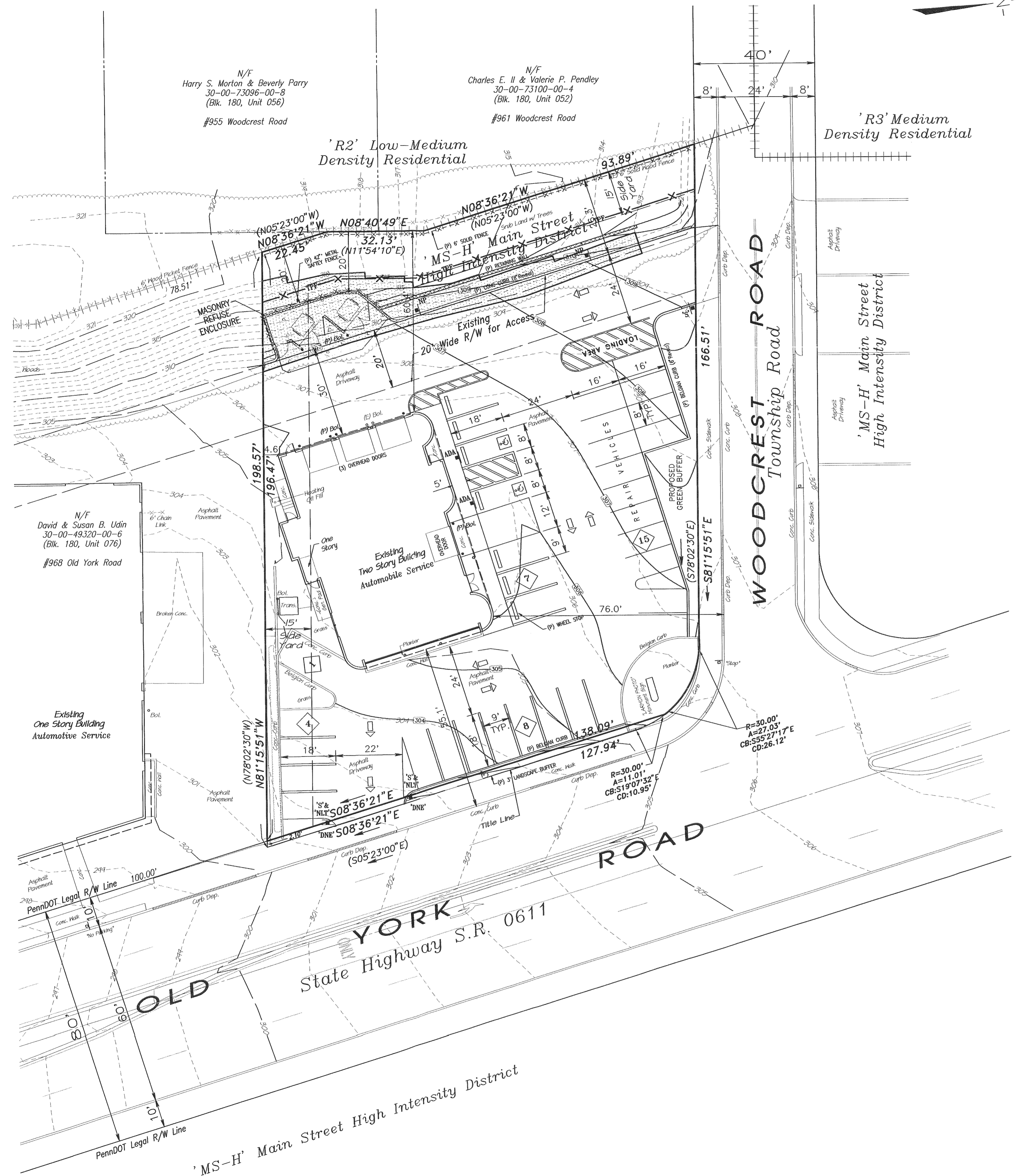
--- 385 ---	CONTOUR LINE	---	GAS MAIN
+402.98	SPOT ELEVATION	---	WATER MAIN
1:402.98	TOP & BOTTOM CURB ELEVATION	---	COMMUNICATIONS CONDUIT
1:402.46	FENCE	---	ZONING DISTRICT LINE
---	FIRE HYDRANT	---	SLOPES > 25%
---	UTILITY POLE	---	
---	GAS VALVE	---	
---	WATER VALVE	---	
---	SANITARY CLEAN OUT	---	
---	WATER CURB STOP	---	
---	STORM SEWER w/ INLET	---	
---	SANITARY SEWER w/ MANHOLE	---	
---	OVERHEAD WIRE	---	
---	ELECTRIC CONDUIT	---	



**GARY A. TILFORD**  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
52-033144-4

COUNTY PARCEL NO. 30-00-49324-00-2  
BLOCK - UNIT 180-088  
SITE ADDRESS 980 OLD YORK ROAD JENKINTOWN, PA 19146  
DEED BOOK - PAGE 4712-1850

**EQUITABLE OWNER**  
JLH Associates, LTD  
4437 EAST STREET ROAD  
TREVOSE, PA 19053



**ARTICLE XXI: USE REGULATIONS**

RETAIL & SERVICE USES - USE C-3: AUTOMOTIVE SERVICE

REGULATION Z.O. SEC. No. REQUIRED EXISTING PROPOSED

Use C-3. SEC. 2103.C.

Such use shall include the general repair of automobiles, trucks, and the like; especially repair of vehicles, body, and tender work; and spray painting, in conjunction with repair:

- Tractor trailers and abandoned vehicles may not be stored on the premises.
- All repair work must be performed within a building.
- All storage, including parts, tires, and refuse, and similar articles must be stored within a building or fully enclosed area.
- The sale of vehicles shall be prohibited.
- Retail sales of parts and supplies must be accessory to the principal use.
- Parking spaces for vehicles being repaired may be reduced to 8 feet x 16 feet and may be stocked up to 3 cars deep, without aisle ways.
- Vehicles parked in public view, awaiting repair, may not remain on the property longer than fourteen consecutive days.
- Junk vehicles or unlicensed vehicles may not be stored in the open at any time.
- This use shall only be permitted on an arterial or collector road.
- Painting shall be prohibited at Automotive Service Businesses in the MS-Main Street Districts.
- The following shall be submitted with any application for a Conditional Use or Special Exception.
  - An illustration showing where vehicles, parts, and refuse are to be stored;
  - A determination of whether any improvements are necessary for noise abatement.

**ARTICLE XXIII: PARKING AND TRANSPORTATION**

COMMERCIAL LAND USES:

REGULATION Z.O. SEC. No. [VARIANCE, SEC. 2304.C.3.]

Use C-3: Automotive Service: SEC. 2304.C.3. [VARIANCE, SEC. 2304.C.3.]  
Same as Use C-1: Automobile Detailing, Sec. 2304.C.1.

One (1) parking space for every 200 square feet of gross floor area plus five (5) parking spaces for every service stall or similar area located within or adjacent to the service station.

Gross Floor Area:	Parking Calculation:		
1st Floor = 3,834 S.F.	7,883 S.F. / 1 PS/200 S.F.	=	40 Spaces
2nd Floor = 4,049 S.F.	Plus		
	= 7,883 S.F.	Seven (7) Service Bays @ 5 Spaces / Bay	= 35 Spaces
		TOTAL REQUIRED	= 75 Spaces
		PARKING PROVIDED	= 35 Spaces

PARKING SPACE FORMULA: SEC. 2305.E.  
Parking reduction factors: NONE APPLICABLE

PARKING LOT STANDARDS: SEC. 2310.D.  
In no case shall a building be located closer than 5 feet to a parking area or drive (this does not apply to loading or unloading areas)

OFF-STREET LOADING: SEC. 2312.F. [VARIANCE, SEC. 2312.F.]  
Number of Loading Berths <20,000 S.F. = One Berth Required  
Min. Berth Size 15 FT x 50 FT  
Where it is demonstrated loading and unloading will only be performed by small trucks or vans, the loading berth size may be reduced upon agreement with the Township.  
PROPOSED LOADING SPACE = 10 FT x 32 FT  
Delivery vehicles shall be limited to small single unit trucks and vans.

**ARTICLE XVI: STEEP SLOPE CONSERVATION DISTRICT**

DEFINITIONS: SEC. 201  
Steep Slope: Natural or man-made area of land where the average slope exceeds 15%, measured over a ten foot (10') horizontal distance.

DELINEATION OF STEEP SLOPE CONSERVATION DISTRICT: SEC. 1601.  
A. Precautionary Slope: those slopes greater than 15% and less than or equal to 25%, measured over a ten foot run. (0 S.F.)  
B. Prohibitive Slope: those slopes greater than 25% measured over a ten foot run. (1,860 S.F.)

STEEP SLOPE CONSERVATION DISTRICT PROTECTION STANDARDS: SEC. 1603.  
Prohibitive Slopes (greater than 25%): SEC. 1603.B.  
On at least 90% of the prohibitive slope area, development, grading or stripping of vegetation shall be prohibited unless the disturbance is for roadway crossings or utility construction, and unless it can be demonstrated that the roadway or utility improvements are necessary in the sloped area. In no case, however, shall more than 15% of the total prohibitive slope areas be developed, graded and/or disturbed (even if roadway crossings, and or utility construction is permitted in the prohibitive slope area).  
PROHIBITIVE SLOPE AREA >25% = 1,860 S.F.  
PROPOSED PROHIBITIVE SLOPE DISTURBANCE = 1,760 S.F. or 95% [VARIANCE, SEC. 1603.B.]  
Precautionary Slopes (15% to 25%): SEC. 1603.C.  
On at least 75% of the precautionary slope area, development, grading or stripping of vegetation shall be prohibited.  
PRECAUTIONARY SLOPE AREA >25% = 0 S.F.  
PROPOSED PRECAUTIONARY SLOPE DISTURBANCE = 0 S.F. or 0%

USES PERMITTED AS OF RIGHT: SEC. 1604.  
The following uses shall be permitted as of right, provided that they are consistent with requirements of the underlying zoning district and other applicable requirements.  
D. Grading for the minimum portion of the driveway necessary to access the proposed building or land use, when it has been demonstrated that no other routing which avoids steep slopes is feasible. [EXISTING DRIVEWAY ACCESS]  
H. Accessory uses necessary for the operation and maintenance of the above uses (except swimming pool, tennis or sport court, and golf course).  
[REFUSE COLLECTION AND STORAGE]  
I. Access roads for the passage of emergency vehicles.

SPECIAL STEEP SLOPE CONSERVATION DISTRICT REQUIREMENTS: SEC. 1606.  
All development proposals which propose development in the Steep Slope Conservation District shall conform to the following:  
B. The use of conservation easements on steep slopes shall be required to preserve the area in perpetuity. A conservation easement from the slope area required to be preserved shall be delineated on the plan. The plan shall also clearly note any restrictions on earthmoving activities on the plan, this information shall be also recorded with the approved plan.  
CONSERVATION EASEMENT NOT PROVIDED [VARIANCE, SEC. 1606.B.]

**'MS-H' MAIN STREET-HIGH INTENSITY/DENSITY DISTRICT**

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING	PROPOSED
LOT USE: By-Right	SEC. 1005	C-28 Retail Shop (1st Floor) F-5 Professional Office (2nd Floor)	C-3 Automobile Service	C-3 Automobile Service
DIMENSIONAL STANDARDS:	SEC. 1006, Fig. 10.18			
LOT AREA, Min. (Class I)	15,000 FT.	27,014 S.F.	27,014 S.F.	27,014 S.F.
LOT WIDTH @ DSSL, Min.	100 FT.	150 FT.	150 FT.	150 FT.
GREEN AREA, Min.	35 %	22.0% (5,952 S.F.)*	22.0% (5,955 S.F.)	22.0% (5,955 S.F.)
BUILDINGS ON THE SAME LOT	20 FT.	N/A	N/A	N/A
SEPARATION, Min.	50 %	0%	0%	0%
BUILDING SIZE (1)				
SETBACKS:	SEC. 1006, Fig. 10.18			
SIDE YARD, Min.	15 FT.	4.6 FT.*	4.6 FT.	4.6 FT.
REAR YARD, Min.	20 FT.	N/A	N/A	N/A
BUILDING SETBACK FROM ADJUTING R1/R2/R3/R4 DISTRICTS, Min.	40 FT.	60.4 FT.	60.4 FT.	60.4 FT.
TRASH STORAGE FROM ADJUTING R1/R2/R3/R4 DISTRICTS, Min.	20 FT.	>20 FT.	20.0 FT.	20.0 FT.
BUILDINGS:	SEC. 1006, Fig. 10.18			
FACADE HEIGHT, Min. (2)	20 FT.	26.8 FT., 2-STY.	26.8 FT., 2-STY.	26.8 FT., 2-STY.
BUILDING HEIGHT, Max.	35 FT.	26.8 FT., 2-STY.	26.8 FT., 2-STY.	26.8 FT., 2-STY.
PARKING:	SEC. 1006, Fig. 10.18			
SETBACK FROM STREET WALL AND LANDSCAPING, Min. (3)	5 FT.	0 FT.*	0 FT.	0 FT.
PARKING WIDTH BETWEEN PRINCIPAL BUILDING AND SIDE LOT LINE, Max. (4)	70 FT.	N/A	N/A	N/A
PARKING SETBACK FROM ADJUTING R1/R2/R3/R4 DISTRICTS, Min.	20 FT.	50.3 FT.	50.3 FT.	50.3 FT.
PARKING SETBACK FROM ALL OTHER DISTRICTS, Min.	10 FT. (0 FT. if shared parking)	4.2 FT.	4.2 FT.	4.2 FT.
STREET ACCESS WIDTH, (two way), Max. (5)	35 FT.	35 FT.*	25 FT.	25 FT.
No. PARKING SPACES C-3 Automobile Service	SEC. 2304.C.3.	75 SPACES	35 SPACES	35 SPACES
LANDSCAPING:	SEC. 2400.			
PARKING LOT PERIMETER BUFFER	SEC. 2402.A.5.g. 10 FT. (except for those parking lots with street wall)	0 FT.*	3 FT.	3 FT.
PARKING GREEN AREA (6)	SEC. 2402.A.6. 10 %	N/A (12,800 S.F.)	N/A (11,600 S.F.)	N/A (11,600 S.F.)
BUFFERS AND SCREENS:	SEC. 2403.			
PROPERTY LINE BUFFER	SEC. 2403.B.3.a. 15 FT.	0 FT.*	0 FT.	0 FT.
SIDEWALK AND STREET SCAPE DESIGN, ARTICLE XXV:				
STREET WALL:	SEC. 2500.			
FENCE OR WALL LOCATION	SEC. 2500.A.1. Within 5 FT. of sidewalk	NONE*	NONE	NONE
MIN. LANDSCAPE WIDTH	SEC. 2500.A.2. 3 FT., street side	0 FT.	3 FT.	3 FT.

\* - INDICATES AN EXISTING NON-CONFORMING CONDITION

FOOTNOTES:  
(1) The largest building on-lot must have at least 50% on its front facade located in the build-to-zone.  
(2) Maximum facade height applies to front facades, measured from lowest visible part of facade to lowest part of roof, when visible from the street.  
(3) Street wall required when building is more than 20 feet from Ultimate R/W.  
(4) Features such as overhangs, upper floor balconies and similar architectural features placed on the front side of the building may set back closer to the street than the minimum build-to-line, and/or up to three feet into the right-of-way, but no closer than five feet to the curb line.  
(5) An island will be required to separate inbound from outbound travel lanes at parking lot entrances.  
(6) Parking areas over 15,000 S.F. in gross area require 10% devoted to landscaping.

**GENERAL NOTES:**

- Mets, Bounds and Area of subject property taken from deeds, plans of record, field survey by Charles E. Shoemaker, Inc. during August 2018, and Title Commitment prepared by First American Title Insurance Company for JLH Associates, LTD. Line bearings are based upon NAD83 azimuth. Title deed bearings shown in parentheses, (S05'23"E). Reference: First American Title Insurance Company Title Commitment No. H095002379 prepared for JLH Associates, LTD for #980 Old York Road, dated July 16, 2018.
- Topographical surveys were performed by Charles E. Shoemaker, Inc. during August 2018. Elevations based upon NVD 88 Datum.
- The subject property is located outside of the 100-year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401G, (Panel 401 of 451), effective March 2, 2016.
- Existing underground utility locations were plotted from utility company plan records supplied to us in accordance with PA ONE CALL or by physical survey location. 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.
- Public water is provided by Aqua Pennsylvania, Inc. Sanitary sewage conveyance provided by Abington Township and Philadelphia Water Department with treatment at the Northeast Philadelphia Waste Water Treatment Plant.
- Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Version 11, dated October 4, 2017. Soils on these sites have been identified as "UnB" Urban land-Gladstone complex, 0-8 percent slopes and "Ugd" Urban land-Udorthents schist and gneiss complex, 8-25 percent slopes.

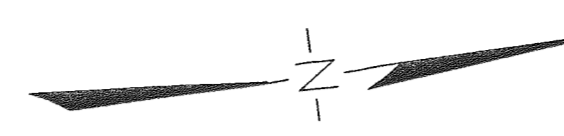
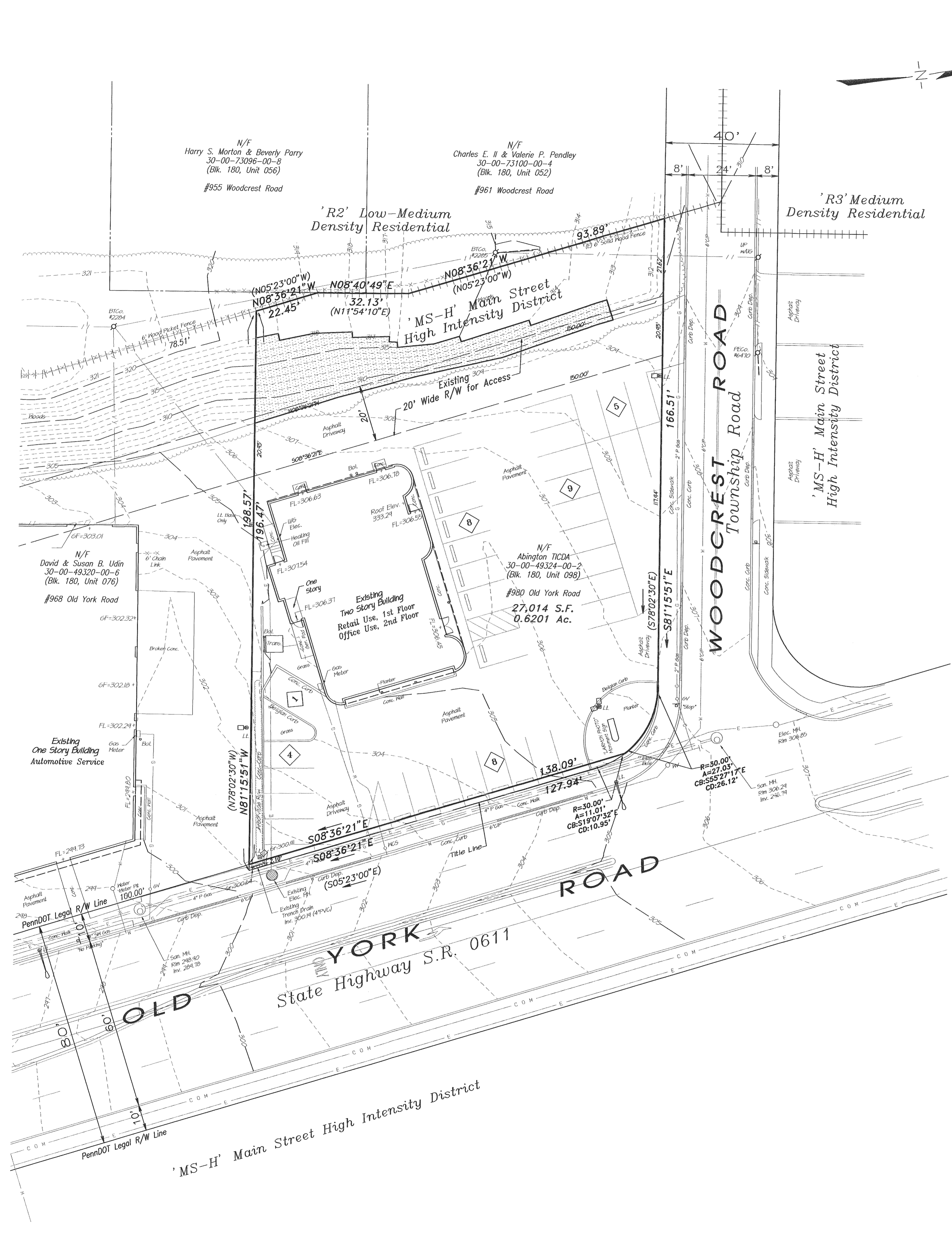
**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
1007 EDGE HILL ROAD  
ABINGTON, PA. 19001  
PHONE: 215-687-2165 FAX: 215-576-7791  
E-MAIL: staff@eshoemaker.com

DATE	REVISION

**ZONING SITE PLAN**  
OF  
**980 OLD YORK ROAD**  
PREPARED FOR  
**JLH ASSOCIATES, LTD**  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

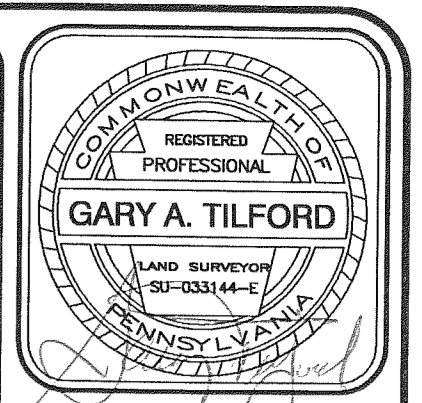
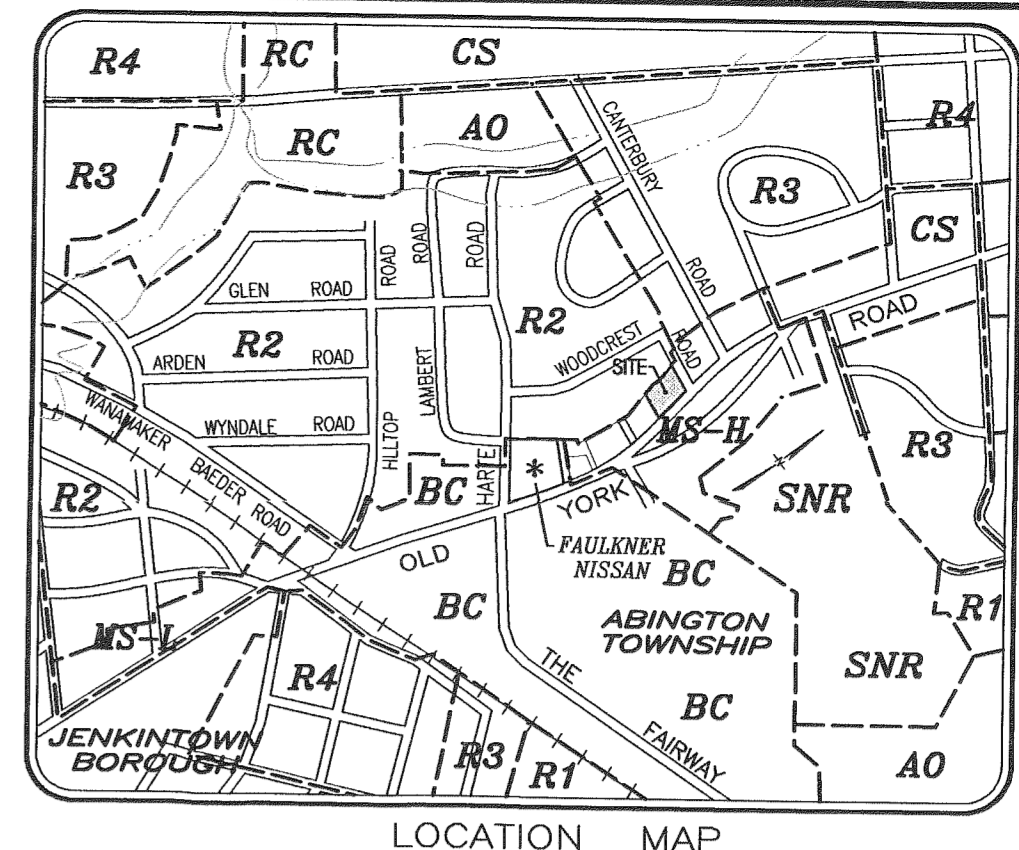
DATE: DECEMBER 5, 2018  
DWS NO. A-10-715  
JOB NO. 25857A  
SHEET NO. 1 OF 3

**SITE AREAS:**  
Parcel No. 30-00-49324-00-2, #980 Old York Road  
Title Lines: 27,283 S.F. or 0.6263 Ac.  
Legal R/W Lines: 27,014 S.F. or 0.6201 Ac.



**LEGEND**

- EXISTING FEATURES**
- 385 --- CONTOUR LINE
  - 402.98 --- SPOT ELEVATION
  - 402.96 --- TOP & BOTTOM CURB ELEVATION
  - 402.46 --- FENCE
  - 402.46 --- FIRE HYDRANT
  - 402.46 --- UTILITY POLE
  - 402.46 --- GAS VALVE
  - 402.46 --- WATER VALVE
  - 402.46 --- SANITARY CLEAN OUT
  - 402.46 --- WATER CURB STOP
  - 402.46 --- STORM SEWER w/ INLET
  - 402.46 --- SANITARY SEWER w/ MANHOLE
  - 402.46 --- OVERHEAD WIRE
  - 402.46 --- ELECTRIC CONDUIT
  - 402.46 --- GAS MAIN
  - 402.46 --- WATER MAIN
  - 402.46 --- COMMUNICATIONS CONDUIT
  - 402.46 --- ZONING DISTRICT LINE
  - 402.46 --- TITLE DEED BEARING
  - 402.46 --- SLOPES > 25%
  - 402.46 --- NUMBER OF PARKING SPACES



**EQUITABLE OWNER**  
**JULH Associates, LTD**  
 4437 EAST STREET ROAD  
 TREVINO, PA 19053

**CHARLES E. SHOEMAKER, INC.**  
 ENGINEERS & SURVEYORS  
 1007 EDGE HILL ROAD  
 ABINGTON, PA. 19001  
 PHONE: 215-887-2185 FAX: 215-576-7791  
 E-MAIL: staff@ceshoemaker.com

DATE	NO.	REVISION

**ARTICLE X: 'MS-H' MAIN STREET-HIGH INTENSITY/DENSITY DISTRICT**

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING
LOT USE: By-Right	SEC. 1005	C-28 Retail Shop (1st Floor) [3,252 S.F. GFA] F-5 Professional Office (2nd Floor) [4,049 S.F. GFA]	
<b>DIMENSIONAL STANDARDS:</b>	SEC. 1006, Fig. 10.18		
LOT AREA, Min. (class I)	15,000 FT.	27,014 S.F.	
LOT WIDTH @ BSBL, Min.	100 FT.	150 FT.	
GREEN AREA, Min.	35 %	22.00% (5,952 S.F.)	
BUILDINGS ON THE SAME LOT			
SEPARATION, Min.	20 FT.	N/A	
BUILDING SIZE (1)	50 %	0%	
<b>SETBACKS:</b>	SEC. 1006, Fig. 10.18		
SIDE YARD, Min.	15 FT.	4.6 FT. *	
REAR YARD, Min.	20 FT.	N/A	
BUILDING SETBACK FROM ABUTTING R1/R2/R3/R4 DISTRICTS, Min.	40 FT.	60.4 FT.	
TRASH STORAGE FROM ABUTTING R1/R2/R3/R4 DISTRICTS, Min.	20 FT.	>20 FT.	
<b>BUILDINGS:</b>	SEC. 1006, Fig. 10.18		
FACADE HEIGHT, Min. (2)	20 FT.	26.8 FT., 2-STY.	
BUILDING HEIGHT, Max.	35 FT.	26.8 FT., 2-STY.	
<b>PARKING:</b>	SEC. 1006, Fig. 10.18		
SETBACK FROM STREET WALL AND LANDSCAPING, Min. (3)	5 FT.	0 FT. *	
PARKING WIDTH BETWEEN PRINCIPAL BUILDING AND SIDE LOT LINE, Max. (4)	70 FT.	N/A	
PARKING SETBACK FROM ABUTTING R1/R2/R3/R4 DISTRICTS, Min.	20 FT.	50.3 FT.	
PARKING SETBACK FROM ALL OTHER DISTRICTS, Min.	10 FT. (8 FT if shared parking)	4.2 FT.	
STREET ACCESS WIDTH, (two way), Max. (5)	35 FT.	35 FT. *	
<b>No. PARKING SPACES</b>	SEC. 2304.		
Retail Use	SEC. 2304.C.27, 17 SPACES		
Office Use	SEC. 2304.F.5, 17 SPACES		
Total		34 SPACES	35 SPACES
<b>LANDSCAPING:</b>	SEC. 2400.		
PARKING LOT PERIMETER	SEC. 2402.A.5.a, 10 FT.	0 FT. *	
BUFFER	(respects to those parking lots with street wall)		
PARKING GREEN AREA (6)	SEC. 2402.A.6, 10 %	N/A (12,800 S.F.)	
BUFFERS AND SCREENS:	SEC. 2403.		
PROPERTY LINE BUFFER	SEC. 2403.B.3.a, 15 FT.	0 FT. *	
<b>SIDEWALK AND STREET SCAPE DESIGN, ARTICLE XXXV:</b>			
STREET WALL:	SEC. 2500.		
FENCE OR WALL LOCATION	SEC. 2500.A.1, Within 5 FT. of sidewalk	NONE *	
MIN. LANDSCAPE WIDTH	SEC. 2500.A.2, 3 FT., street side	0 FT.	

\* - INDICATES AN EXISTING NON-CONFORMING CONDITION

**TITLE EXCEPTIONS:**

- #980 OLD YORK ROAD
- LIST OF TITLE EXCEPTIONS AFFECTING SURVEY OF 980 OLD YORK ROAD TAKEN FROM SCHEDULE B, PART II OF THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. H095001279, EFFECTIVE JULY 16, 2018.
- #1-#8. Standard Title Exceptions.
  - Title to that portion of the premises located within the bed of Old York Road is subject to the public and private rights therein.  
(PENNSYLVANIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, SEE PLAN)
  - Right-of-Way Agreement set forth in Deed Book 4712, Page 1850.  
(20 FOOT WIDE RIGHT-OF-WAY TO WOODCREST ROAD FOR EGRESS, INGRESS AND REGRESS)
  - Right-of-Way granted to the Philadelphia Electric Company and The Bell Telephone Company of (BLANKET EASEMENT OVER ENTIRE PARCEL)
  - Memorandum of Installment Sales Agreement as in Deed Book 4712, Page 1854.  
(INSTALLMENT SALES AGREEMENT, CAN NOT PLOT)
  - Rights granted to The Bell Telephone Company of Pennsylvania as in Deed Book 4728, Page 404.  
(BLANKET RIGHTS TO LAY DISTRIBUTION CABLES, CAN NOT PLOT)
  - Agreement as in Deed Book 4736, Page 1720.  
(AGREEMENT WITH TENANT LARMON COMPUTER SYSTEMS, INC., CAN NOT PLOT)

**REFERENCE PLANS:**

- Plan of Woodcrest, prepared by George B. Mebus, Registered Professional Engineer, dated October 2, 1947.
- Plan of Lot No. 15, Part of Woodcrest, made for George Goodman by George B. Mebus Registered Professional Engineer, dated December 8, 1953 and last revised May 23, 1955.
- Plan of Property made for ESSO Standard Oil Company by Charles E. Shoemaker, Inc. dated May 6, 1957, Dwg. No. A-10-179.
- Plan of Property made for The Goodyear Tire & Rubber Company, Inc. by Charles E. Shoemaker, Inc. dated November 29, 1957, Dwg. No. A-10-186.
- Plan of Property made for A.G. Foods Inc. by Hoggerty & Hagan, Inc., dated May 19, 1966
- Plan of Property made for Abington Township Industrial & Commercial Development Authority by Charles E. Shoemaker, Inc. dated March 10, 1983 and revised July 29, 1983, Dwg. No. A-10-337-A.

**GENERAL NOTES:**

- Metes, Bounds and Area of subject property taken from deeds, plans of record, field survey by Charles E. Shoemaker, Inc. during August 2018, and Title Commitment prepared by First American Title Insurance Company for JULH Associates, LTD. Line bearings are based upon NAD83 azimuth. Title deed bearings shown in parentheses, (S05°2'5"E). Reference: First American Title Insurance Company Title Commitment No. H095002379 prepared for JULH Associates, LTD for #980 Old York Road, dated July 16, 2018.
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- Soils on this site have been identified by the United States Department of Agriculture Natural Resources Conservation Service Web Soil Survey for Montgomery County, PA, Survey 11, dated October 4, 2017. Soils on these sites have been identified as 'Urb1' Urban land-Gladstone complex, 0-8 percent slopes and 'UuqD' Urban land-Urthents schist and gneiss complex, 8-25 percent slopes.

**SITE AREAS:**

Parcel No. 30-00-49324-00-2, #980 Old York Road  
 Title Lines: 27,283 S.F. or 0.6263 Ac.  
 Legal R/W Lines: 27,014 S.F. or 0.6201 Ac.

**ZONING EXISTING FEATURES PLAN**  
 OF  
**980 OLD YORK ROAD**  
 PREPARED FOR  
**JULH ASSOCIATES, LTD**  
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: DECEMBER 5, 2018  
 DWG NO. A-10-716  
 JOB NO. 25857A  
 SHEET NO. 2 OF 3



WOODCREST

ROAD

WOODCREST ROAD

CANTERBURY ROAD

OLD ORCHARD ROAD

(SR061.1)

YORK

ROAD

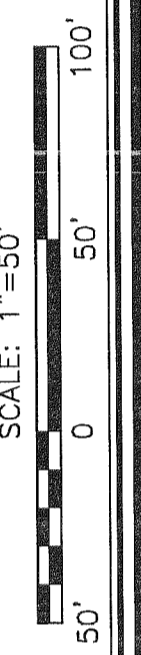
YORK

ROAD

OLD

OLD

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

AERIAL PHOTO PLAN  
 OF  
 980 OLD YORK ROAD  
 PREPARED FOR  
 JJIH ASSOCIATES, LTD  
 ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: DECEMBER 5, 2018  
 DWG NO: A - 10 - 717  
 JOB NO: 25857A  
 SHEET NO: 3 OF 3

NOTE  
 AERIAL IMAGERY TAKEN FROM GOOGLE EARTH PRO.