

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

CHARLES E. SHOEMAKER, INC.
 ENGINEERS & SURVEYORS
 1007 EDGE HILL ROAD
 ABINGTON, PA 19001
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DATE	NO.	REVISION
07/17/2018	1	AMENDED ZONING PLAN

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

DATE: DECEMBER 5, 2018
 DWG NO.: A-10-719
 JOB NO.: **25857A**
 SHEET NO.: **1 OF 4**

ARTICLE XXI: USE REGULATIONS

RETAIL & SERVICE USES - USE C-3: AUTOMOTIVE SERVICE
 REGULATION Z.O. SEC. NO. VARIANCE SEC.
 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 fender work and spray painting, in conjunction with repair:
 1. Tractor trailers and abandoned vehicles may not be stored on the premises.
 2. All repair work must be performed within a building.
 3. All storage, including parts, tires, and refuse, and similar articles must be stored within a building or fully enclosed area.
 4. The sale of vehicles shall be prohibited.
 5. Retail sales of parts and supplies must be necessary to the principal use.
 6. Parking spaces for vehicles being repaired may be reduced to 8 feet x 16 feet and may be stacked up to 3 cars deep, without aisle ways.
 7. Vehicles parked in public view, awaiting repair, may not remain on the property longer than fourteen consecutive days.
 8. Junk vehicles or unlicensed vehicles may not be stored in the open at any time.
 9. This use shall only be permitted on an arterial or collector road.
 10. Painting shall be prohibited of Automotive Service Businesses in the MS-H Main Street Districts.
 11. The following shall be submitted with any application for a Conditional Use or Special Exception:
 a. An illustration showing where vehicles, parts, and refuse are to be stored.
 b. A determination of whether any improvements are necessary for noise abatement.

ARTICLE X: '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) C-3 Automobile Service (2nd Floor)		
DIMENSIONAL STANDARDS:	SEC. 1006, Fig. 10 18			
LOT AREA, Min. (Class I)	15,000 SF	27,014 S.F.	27,014 S.F.	
LOT WIDTH @ BSSL Min.	150 FT	150 FT	150 FT	
GREEN AREA, Min.	35 %	22.0% (5,952 S.F.)	23.1% (6,264 S.F.)	
BUILDINGS ON THE SAME LOT				
SEPARATION Min.	20 FT	N/A	N/A	
BUILDING SIZE (1)	50 %	0% *	0%	
SETBACKS:	SEC. 1006, Fig. 10 18			
SIDE YARD, Min.	15 FT.	4.8 FT. *	4.8 FT.	
REAR YARD, Min.	20 FT.	N/A	N/A	
BUILDING SETBACK FROM ABUTTING R1/R2/R3/R4 DISTRICTS, Min.	40 FT	60.4 FT.	60.4 FT.	
TRASH STORAGE FROM ABUTTING R1/R2/R3/R4 DISTRICTS, Min.	20 FT	>20 FT.	52.0 FT.	
BUILDINGS:	SEC. 1006, Fig. 10 18			
FACADE HEIGHT, Min. (2)	20 FT.	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.	
PARKING:	SEC. 1006, Fig. 10 18			
SETBACK FROM STREET WALL AND LANDSCAPING, Min. (3)	5 FT.	0 FT. *	0 FT.	
PARKING WIDTH BETWEEN PRINCIPAL BUILDING AND SIDE LOT LINE, Max. (4)	70 FT.	N/A	N/A	
PARKING SETBACK FROM ABUTTING R1/R2/R3/R4 DISTRICTS, Min.	20 FT	50.3 FT.	60.3 FT.	
PARKING SETBACK FROM ALL OTHER DISTRICTS, Min.	10 FT (0 FT if shared parking)	4.2 FT.	4.2 FT.	
STREET ACCESS WIDTH, (two way), Min. (5)	35 FT	35 FT. *	25 FT.	
No. PARKING SPACES C-3 Automobile Service	SEC. 2304.C.3 75 SPACES	35 SPACES	33 SPACES	
LANDSCAPING:	SEC. 2400			
PARKING LOT PERIMETER BUFFER	SEC. 2402.A.5 10 FT	0 FT. *	3 FT.	
PARKING GREEN AREA (6)	SEC. 2402.A.6 10 %	N/A (12,800 S.F.)	N/A (11,600 S.F.)	
BUFFER AND SCREENS	SEC. 2403			
PROPERTY LINE BUFFER	SEC. 2403.B.3 15 FT	0 FT. *	0 FT.	
SIDWALK AND STREET SCAPING DESIGN, ARTICLE XXV:				
STREET WALL:	SEC. 2500			
FENCE OR WALL LOCATION	SEC. 2500.A.1. Within 5 FT of sidewalk	NONE *	NONE	
MIN. LANDSCAPE WIDTH	SEC. 2500.A.2. 3 FT., street side	0 FT.	3 FT.	

* - INDICATES AN EXISTING NON-CONFORMING CONDITION

ARTICLE XXIII: PARKING AND TRANSPORTATION

COMMERCIAL LAND USES:
 REGULATION Z.O. SEC. NO. VARIANCE SEC.
 Use C-3: Automobile 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:
 1st Floor = 3,834 S.F.
 2nd Floor = 4,049 S.F.
 = 7,883 S.F.

Parking Calculation:
 7,883 S.F. / 195/200 S.F. = 40 Spaces
 Plus = 30 Spaces
 = 70 Spaces

TOTAL REQUIRED = 75 SPACES
 PARKING PROVIDED = 33 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 80% of the prohibitive slope area, development, replanting 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 area be developed, replanted 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 = 1,255 S.F. or 87.5% VARIANCE SEC. 1603.B.
 Precautionary Slopes (15% to 25%): SEC. 1603.C.
 On at least 75% of the precautionary slope area, development, replanting or stripping of vegetation shall be prohibited.
 Precautionary Slope Area >25% = 0 S.F.
 PROPOSED PRECAUTIONARY SLOPE DISTURBANCE = 0 S.F. or 0%

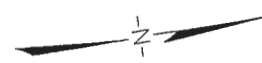
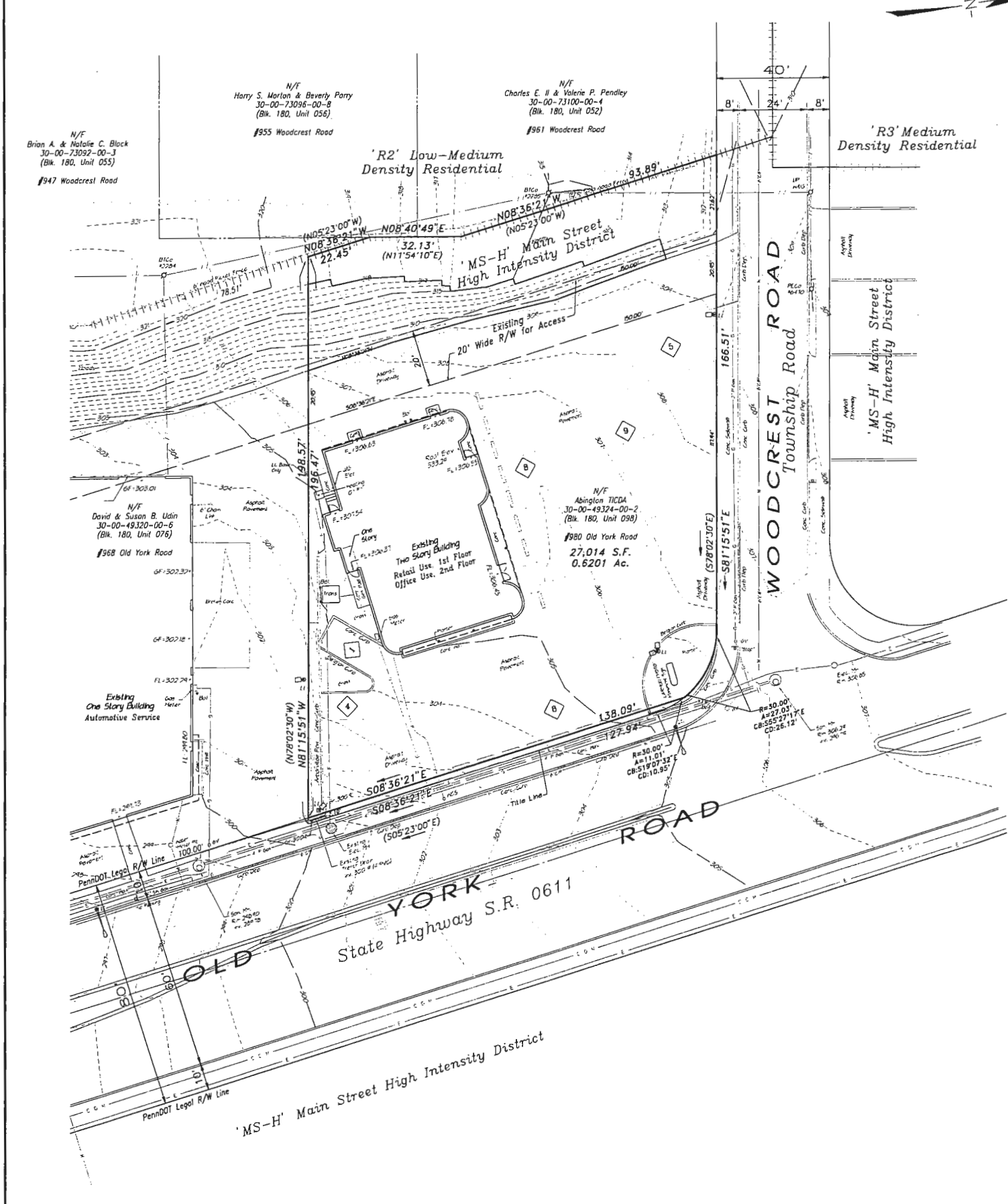
USES PERMITTED AS OF RIGHT: SEC. 1604.
 The following uses shall be permitted as of right, provided that they are consistent with requirements of the underlying zoning district and other applicable requirements:
 D. Grading for the minimum portion of the driveway necessary to access the proposed building or land use, when it has been demonstrated that no other routing which avoids steep slopes is feasible. [GRADING OF EXISTING PAVEMENT FOR SLOPE ADJUSTMENTS TO ACCESS OVERHEAD DOOR ENTRY]
 H. Accessory uses necessary for the operation and maintenance of the above uses (except swimming pool, tennis or sport court, and golf course).
 I. (RETAINING WALL)
 L. 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 for 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 PROPOSED: 1,025 S.F. (SEE PLAN)

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 JLH Associates, LTD. Line bearings are based upon NAD83 azimuth. Title deed bearings shown in parentheses. (S0523'E).
- Reference: First American Title Insurance Company Title Commitment No. H095002379 prepared for JLH Associates, LTD for #880 Old York Road, dated July 16, 2018.
- Topographical surveys were performed by Charles E. Shoemaker, Inc. during August 2018. Elevations based upon NVD 85 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. 42081C0401G, (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 'U1B' Urban land-Glaucstone complex, 0-8 percent slopes and 'U4uD' Urban land-Udorthents schist and gneiss complex, 8-25 percent slopes.

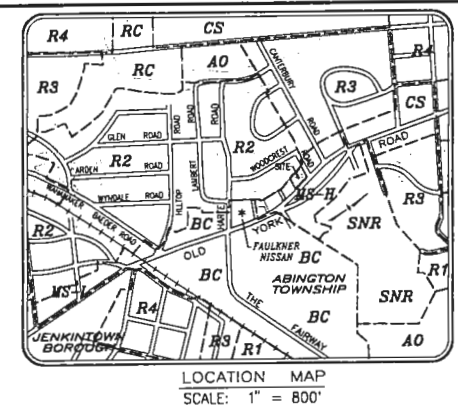
SITE AREAS:
 Parcel No. 30-00-49324-00-2, #980 Old York Road
 Title Lines: 27,283 S.F. or 0.6263 Ac.
 Legal R/W Lines: 27,014 S.F. or 0.6201 Ac.



LEGEND

EXISTING FEATURES

- CONTOUR LINE
- SPOT ELEVATION
- TOP & BOTTOM CURB ELEVATION
- - - FENCE
- ☐ FIRE HYDRANT
- ☐ UTILITY POLE
- GAS VALVE
- WATER VALVE
- SANITARY CLEAN OUT
- WATER CURB STOP
- SANITARY SEWER w/ INLET
- SANITARY SEWER w/ MANHOLE
- OVERHEAD WIRE
- ELECTRIC CONDUIT
- GAS MAIN
- WATER MAIN
- COMMUNICATIONS CONDUIT
- ZONING DISTRICT LINE
- TITLE DEED BEARING
- ◇ SLOPES > 25% (1,860 S.F.)
- ◇ NUMBER OF PARKING SPACES



EQUITABLE OWNER
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 ABINGTON, PA. 19001
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DATE	NO.	REVISION	BY
01/17/2019	1	MINOR ZONING PLAN	CAT

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 4

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

REGULATION	Z.O. SEC. No.	REQUIRED	EXISTING
LOT USE:	SEC. 1005	C-28 Retail Shop (1st Floor) [3,292 S.F. GFA]	I-5 Professional Office (2nd Floor) [4,949 S.F. GFA]
DIMENSIONAL STANDARDS:	SEC. 1008, Fig. 10.18		
LOT AREA, Min. (class I)		15,000 FT.	27,014 S.F.
LOT WIDTH @ BROAD, Min.		100 FT.	150 FT.
GREEN AREA, Min.		35 X	22.0X (5,952 S.F.)*
BUILDINGS ON THE SAME LOT		20 FT.	N/A
SEPARATION, Min.		30 X	0X *
BUILDING SIZE (1)			
SETBACKS:	SEC. 1008, 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.
BUILDINGS:	SEC. 1006, Fig. 10.18		
FACADE HEIGHT, Max. (2)		20 FT.	26.8 FT., 2-STY.
BUILDING HEIGHT, Max.		35 FT.	26.8 FT., 2-STY.
PARKING:	SEC. 1006, Fig. 10.18		
SETBACK FROM STREET WALL AND LANDSCAPING, Min. (3)		5 FT.	0 FT. *
PARKING WITHIN BETWEEN PRINCIPAL BUILDING AND SIDE LOT LINE, Min. (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. (0 FT. if shared parking)	4.2 FT.
STREET ACCESS WIDTH, (two way), Max. (5)		35 FT.	35 FT. *
No. PARKING SPACES	SEC. 2304		
Front Lot	SEC. 2304 C.27, 17 SPACES		
Office Lot	SEC. 2304 F.5, 17 SPACES		
Total:		34 SPACES	35 SPACES
LANDSCAPING:	SEC. 2400		
PARKING LOT PERIMETER	SEC. 2402 A.5.e., 10 FT.		0 FT. *
BUFFER	SEC. 2402 A.6., 10 X		N/A (12,800 S.F.)
BUFFERS AND SCREENS:	SEC. 2403		
PROPERTY LINE BUFFER	SEC. 2403 B.3.e., 15 FT.		0 FT. *
SIDEWALK AND STREET SCAPE DESIGN, ARTICLE XXV:			
STREET WALK:	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.
- #8. Standard Title Exceptions
 - #9. 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)
 - #10. 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)
 - #11. Right-of-Way granted to the Philadelphia Electric Company and The Bell Telephone Company of Pennsylvania recorded in Deed Book 1891, Page 429. (BLANKET EASEMENT OVER ENTIRE PARCEL)
 - #12. Memorandum of Intention Sales Agreement as in Deed Book 4712, Page 1854. (INSTALLMENT SALES AGREEMENT, CAN NOT PLOT)
 - #13. 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)
 - #14. 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-10-178.
 - 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 Haggerly & 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 datum. Title deed bearings shown in parentheses, (S0523'E).
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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, Version 11, dated October 4, 2017. Soils on these sites have been identified as 'UuqD' Urban land-Glaciolacustrine complex, 0-8 percent slopes and 'UuqD' Urban land-Udorthents 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.



NOTE: AERIAL IMAGERY TAKEN FROM GOOGLE EARTH PRO

DATE: SEPTEMBER 5, 2016
 DMC NO.: A - 18 - 217
 JOB NO.: 25857A
 SHEET NO.: 3 OF 4

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

DATE	NO	AMENDED ZONING PLAN	EDM
1-17-19	1	AMENDED ZONING PLAN	EDM
		REVISION	BY

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 PHONE: 215-887-2165 FAX: 215-576-7791
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 SCALE: 1"=50'

