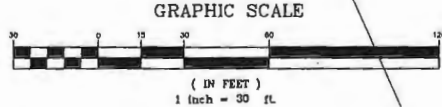


_____, HAS LAID OUT UPON ITS LAND SITUATE IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, A LAND DEVELOPMENT ACCORDING TO THE ACCOMPANYING PLAN; WHICH IS INTENDED TO BE RECORDED.

WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____

ON THE _____ DAY OF _____ A.D., 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____, PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HIMSELF TO BE THE AUTHORIZED PARTNER TO SIGN THIS PLAN, AS SUCH HE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID PARTNERSHIP IS THE OWNER OF THE DESIGNATED LAND, ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN ATTAINED AND IS ENDORSED THEREON, AND THAT THE SAID PARTNERSHIP DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

_____, NOTARY PUBLIC
 _____, MY COMMISSION EXPIRES _____



DECISION

18-27: This is the application of Sussman Associates II, LP, owners of the properties located at 1501, 1505, 1509, 1513 and 1515 Easton Road, Reading, Pa. 19601. The applicant seeks dimensional variances from Section 1006, Figure 10.18 of the Zoning Ordinance of the Township of Abington. The applicant proposes to consolidate the properties and construct a new automotive dealership. The applicant seeks approval of the plan that provides 17.25% green space instead of the required 35%. A variance is required to allow for on-site parking spaces to be five feet from the property line instead of the required 10 feet. A variance has been requested to allow the building to be 74.5 feet from the curb face instead of the 70-foot limitation. In addition, a variance has been requested from the requirement that all windows have to be between two and eight feet from grade. The properties are zoned within the Main Street High District of Ward #5 of the Township of Abington.

Hearing Dates: January 15, 2019
 Decision Date: February 19, 2019
 Copy Mailed: February 20, 2019

Conditions:
 Case #18-27: 1501, 1505, 1509, 1513 & 1515 Easton Road, Reading, Pa. 19601

1. That there be no repair and/or service facilities present or offered at the subject property.
2. That there be no loudspeaker or other broadcast facility and/or equipment at the subject property.
3. That the egress movement from the subject property onto Nysior Avenue be limited to right-out-only and signed by the applicant to indicate same.
4. That there be no employee parking on any roads adjacent to the subject property.
5. That the applicant maintain and replace when necessary the existing fence between the subject property and those properties fronting on Nysior Avenue.

WAIVERS GRANTED 10 October 2018
 Variances Required for New Kia Showroom at 1501 Easton Road

Impervious Coverage	Maximum Allowable	77%
Proposed		82.75%
Front Setback	Maximum distance from curb with street wall	70.0 FT to face of building
Proposed		74.5 FT
Property line	is 4.5 FT from curb line.	
Distance from building to curb	determined by the following required dimensions:	
4.5 FT	Curb line to property line	
5.0 FT	Street wall setback	
18.0 FT	Parking space length	
24.0 FT	Traffic lane	
18.0 FT	Parking space length	
5.0 FT	Sidewalk in front of building	
74.5 FT	Total	
Parking Setback from Abutting R4 Property	Minimum Allowable	20.0 FT
Proposed		7.0 FT
Proposed parking	is not closer to R4 than existing parking. Residences do not abut parking lot per attached diagram.	
Parking Setback from Adjacent MS Properties (if shared parking)	Minimum Allowable	10.0 FT
Proposed		5.0 FT
Proposed parking	is not closer to adjacent MS lots than existing parking.	
Windows (Lowest Portion)	Minimum distance above grade	2.0 FT
Proposed		0.0 FT (Kia National Standard)
Windows (Highest Portion)	Maximum distance above grade	8.0 FT
Proposed		10.0 FT (Kia National Standard)

GENERAL NOTES

- 1- LAND OWNER: SUSSMAN ASSOCIATES II LLC
 ADDRESS: 1920-40 JENKINTOWN ROAD
 JENKINTOWN, PA. 19048
 TELEPHONE: 215-887-1900 EXT. 1103
- 2- APPLICANT: SUSSMAN ASSOCIATES II LLC
 ADDRESS: 1920-40 JENKINTOWN ROAD
 JENKINTOWN, PA. 19048
 TELEPHONE: 215-887-1900 EXT. 1103
- 3- PROPERTY INFORMATION
- A- TAX BLOCK 220 UNITS 11
 PARCEL # 30220 011
 SITE ADDRESS: 1501 EASTON ROAD
 TOTAL TRACT AREA: 9260 S.F.
- B- TAX BLOCK 220 UNIT 10
 PARCEL # 30220 010
 SITE ADDRESS: 1505 EASTON ROAD
 TOTAL TRACT AREA: 9260 S.F.
- C- TAX BLOCK 220 UNIT 09
 PARCEL # 30220 009
 SITE ADDRESS: 1509 EASTON ROAD
 TOTAL TRACT AREA: 11,888 S.F.
- D- TAX BLOCK 220 UNIT 08
 PARCEL # 30220 008
 SITE ADDRESS: 1515 EASTON ROAD
 TOTAL TRACT AREA: 33004.78 S.F.
- 4- CONSOLIDATION

IT IS PROPOSED TO CONSOLIDATE THESE PARCELS OF LAND INTO ONE SINGLE PARCEL OF LAND WITH THE FOLLOWING DIMENSIONS:

LOT WIDTH	=	230'
LOT DEPTH	=	440.35'
LOT AREA	=	63,161.78 S.F. OR 1.48 ACRES

5- BOUNDARY AND TOPOGRAPHY AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD AND FROM FIELD SURVEY PERFORMED BY TEI CONSULTING ENGINEERS IN OCTOBER 2018. SHOWN ON PLAN OF EXISTING CONDITIONS DATED 10-14-2018.

THERE ARE NO WETLANDS OBSERVED ON SITE

6- PROPOSED USE

IT IS PROPOSED TO DEMOLISH ALL EXISTING BUILDINGS AND CONSTRUCT A ONE STORY 9,926 S.F. SHOW ROOM FOR THE SALE OF MOTOR VEHICLES.

7- THE SITE IS SERVED BY PUBLIC WATER AND SEWER.

8- STORM WATER WILL BE MANAGED PER TOWNSHIP DEP REQUIREMENTS. THERE WILL BE NO INCREASE IN THE RATE OF RUNOFF AFTER CONSTRUCTION WHEN COMPARED TO THE PRE-CONSTRUCTION RATE OF RUNOFF.

9- LIGHTING ALONG EASTON ROAD WILL BE SIMILAR TO THE LIGHTING ON THE EXISTING ADJACENT SUSSMAN DEALERSHIP. A SECURITY BARRIER AND LIGHTING WILL BE PROVIDED ON THE REMAINING SITE.

10- IMPERVIOUS SURFACE

EXISTING	48,834 S.F. OR 77 %
PROPOSED	61,792 S.F. OR 82 %

11- PARKING SUMMARY

ADA COMPLIANT SPACES	2
CUSTOMER 10' X 18' SPACES	16
DISPLAY 10' X 18' SPACES	52
STOCK 8' X 18' SPACES	96
TOTAL	166

12- GREEN AREA

PROPOSED	11,369 S.F. OR 18%
----------	--------------------

13- WATER / SEWER USE

TOTAL PERVIOUS	1,048 GPD OR 3 EDU'S
PROPOSED WATER USAGE	
TOTAL PROPOSED USE	= 300 GAL. DR 1 EDU

THEREFORE, CONSTRUCTION OF THE PROPOSED FACILITY WILL RESULT IN A NET REDUCTION OF 2 EDU'S IN WATER USE.

14- EROSION CONTROLS

EROSION CONTROLS DURING CONSTRUCTION WILL BE PROVIDED IN STRICT COMPLIANCE WITH MONTGOMERY COUNTY CONSERVATION DISTRICT REQUIREMENTS AND DEP REQUIREMENTS. THE AREA TO BE DISTURBED BY CONSTRUCTION IS 43,300 S.F. OR 0.99 ACRES.

A PERMIT WILL BE ACQUIRED FROM THE CONSERVATION DISTRICT PRIOR TO START OF CONSTRUCTION.

MS-H MAIN STREET HIGH DENSITY CLASS II

MINIMUM REQUIREMENTS	PROPOSED
LOT AREA	30,000' S.F. / 63,161.78 S.F.
LOT WIDTH	150' / 238.00'
LOT DEPTH	100' / 440.35'
BUILD TO LINE	25' MAX-15' MIN
DIST FROM CURB	70' / 74.50'
SIDE YARD	30' / 59.93'
REAR YARD	35' / 55.55'
GREEN AREA	35% / 18%

MAXIMUM	
BLDG. COVERAGE	N/A
BLDG. HEIGHT	35' / 21'
IMPERVIOUS SURFACE	77% / 82%*
PARKING SETBACK FROM STREET WALL/LANDSCAPE	5' / 5'

MCPC NO. _____

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



PREPARED BY:
 ROBERT LEAPSON PLS # SU-040399-E
 Robert R. Leapson
 TEI CONSULTING ENGINEERS, INC.
 720 SECOND STREET PIKE
 SOUTHAMPTON, PA. 18986
 PHONE: (215) 322-0272
 JOB NO. 1929

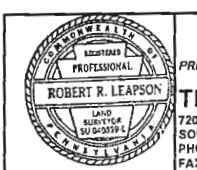
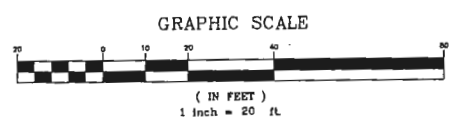
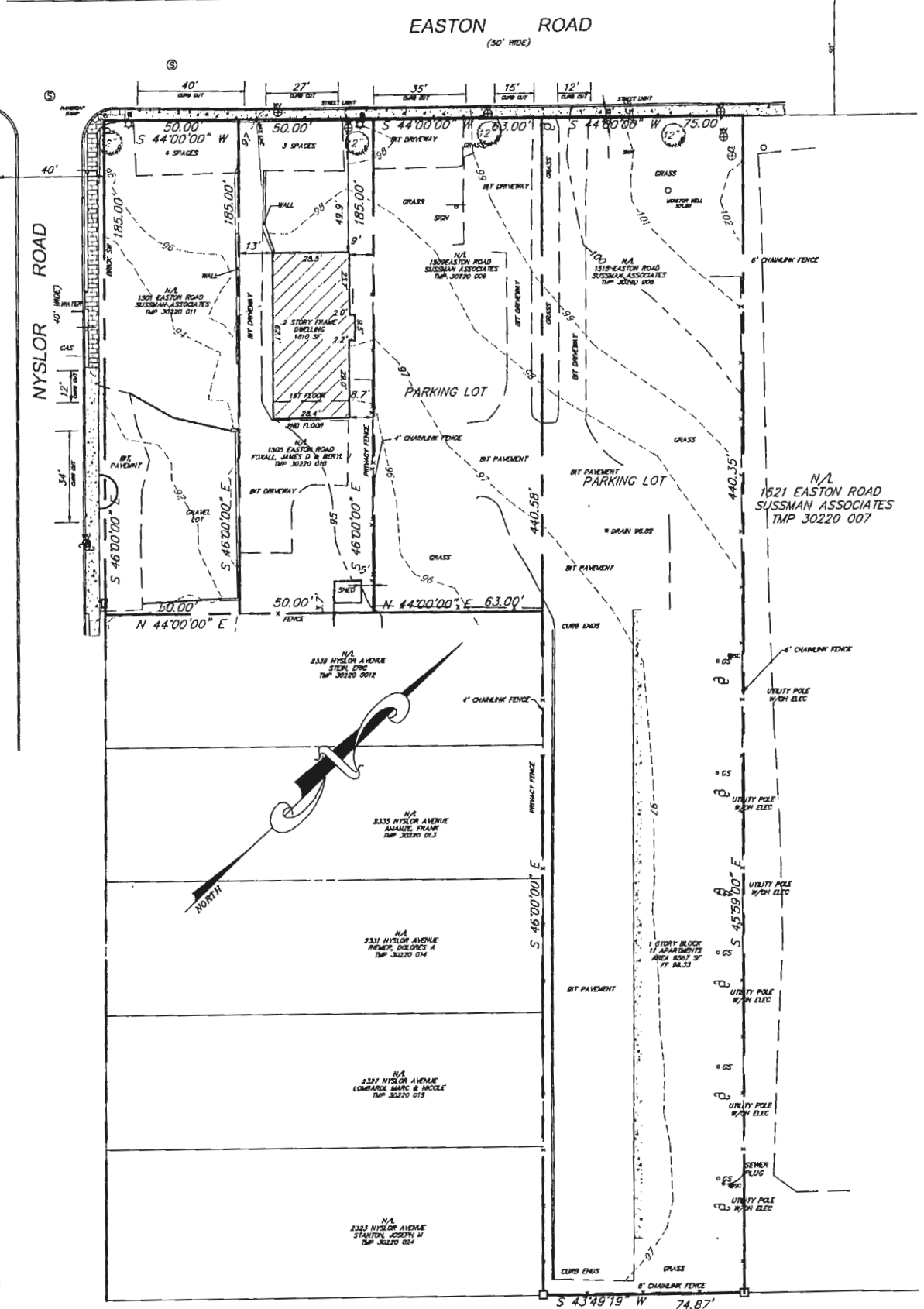
ABINGTON TOWNSHIP ENGINEER

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON, THIS _____ DAY OF _____ 20____

_____, PRESIDENT
 _____, SECRETARY
 _____, ENGINEER

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., NORRISTOWN, PA., IN PLAN BOOK NO. _____ PAGE NO. _____ BY: _____ ON THE _____ DAY OF _____ RECORDER

FINAL RECORD PLAN SITE PLAN
 OF
PROPOSED AUTOMOTIVE SALES FACILITY
 1501, 1505,
 1509 AND 1515 EASTON ROAD
 SITUATE
 ABINGTON TOWNSHIP
 SOUTHAMPTON, PA.
 PENNSYLVANIA
 SCALE: 1" = 30' DATE: APRIL 10, 2019 SHEET: 1 OF 5



PREPARED BY: *Robert R. Leapson*
TEI CONSULTING ENGINEERS, INC.
 720 SECOND STREET PIKE
 SOUTHAMPTON, PA. 18986
 PHONE: (215) 322-0272
 FAX (215) 384-8645
 JOB NO. 100062

**FINAL
 DEMOLITION & EXISTING CONDITIONS**
 OF
**PROPOSED AUTOMOTIVE
 SALES FACILITY**
1501 TO 1515 EASTON ROAD
 SITUATE
 ABINGTON TOWNSHIP
 MONTGOMERY COUNTY, PENNSYLVANIA
 SCALE: 1" = 20' DATE: APRIL 15, 2019 SHEET: 2 OF 6



LOCATION MAP
SCALE: 1" = 800'

DESCRIPTION OF LOT CONSOLIDATION
1645 TO 1675 EASTON ROAD

DESCRIPTION OF A PARCEL OF LAND LOCATED IN ABINGTON TOWNSHIP, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA IN ACCORDANCE WITH A PLAN ENTITLED "LOT CONSOLIDATION PLAN OF 1501 TO 1515 EASTON ROAD", PREPARED BY TEI CONSULTING ENGINEERS, INC., DATED APRIL 15, 2019 SAID PARCEL BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF EASTON ROAD (50 FEET WIDE) AND THE NORTHEASTERLY SIDE OF NYSLOR ROAD (40 FEET WIDE); THENCE, ALONG SAID EASTON ROAD NORTH 44 DEGREES 00 MINUTES 00 SECONDS EAST, 238.00 FEET TO A POINT; THENCE, DEPARTING, EASTON ROAD 45 DEGREES 59 MINUTES 00 SECONDS EAST, 440.35 FEET TO A CONCRETE MONUMENT ON THE NORTHWESTERLY SIDE OF WASHINGTON AVE (VARIOUS WIDTH, UNIMPROVED); THENCE, ALONG THE SAME, SOUTH 43 DEGREES 49 MINUTES 19 SECONDS WEST, 74.87 FEET TO A CONCRETE MONUMENT ON SAID SOUTH EASTERLY SIDE OF WASHINGTON AVENUE; THENCE, DEPARTING WASHINGTON AVE NORTH 46 DEGREES 00 MINUTES 00 SECONDS WEST, 255.58 FEET TO A POINT; THENCE, 44 DEGREES 00 MINUTES 00 SECONDS EAST, 163.00 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF NYSLOR ROAD (40 FEET WIDE); THENCE ALONG SAID SIDE OF NYSLOR ROAD NORTH 46 DEGREES 00 MINUTES 00 SECONDS WEST 185 FEET TO THE POINT OF BEGINNING.

CONTAINING: 63, 161.76 SQUARE FEET OR 1.45 ACRES OF LAND, MORE OR LESS.

- GENERAL NOTES**
- LAND OWNER: SUSSMAN ASSOCIATES II LLC
ADDRESS: 1925-40 JENKINTOWN ROAD JENKINTOWN, PA. 19046
TELEPHONE: 215-887-1900 EXT. 1103
 - APPLICANT: SUSSMAN ASSOCIATES II LLC
ADDRESS: 1925-40 JENKINTOWN ROAD JENKINTOWN, PA. 19046
TELEPHONE: 215-887-1900 EXT. 1103
 - PROPERTY INFORMATION
 - TAX BLOCK 220 UNITS 11
PARCEL # 30220 011
SITE ADDRESS: 1501 EASTON ROAD
TOTAL TRACT AREA: 8250 S.F.
 - TAX BLOCK 220 UNIT 10
PARCEL # 30220 010
SITE ADDRESS: 1508 EASTON ROAD
TOTAL TRACT AREA: 8,300 S.F.
 - TAX BLOCK 220 UNIT 09
PARCEL # 30220 009
SITE ADDRESS: 1509 EASTON ROAD
TOTAL TRACT AREA: 11,886 S.F.
 - TAX BLOCK 220 UNIT 08
PARCEL # 30220 008
SITE ADDRESS: 1515 EASTON ROAD
TOTAL TRACT AREA: 3304.78 S.F.
 - CONSOLIDATION
- IT IS PROPOSED TO CONSOLIDATE THESE PARCELS OF LAND INTO ONE SINGLE PARCEL OF LAND WITH THE FOLLOWING DIMENSIONS:
- | | | |
|-----------|---|------------------------------|
| LOT WIDTH | = | 238' |
| LOT DEPTH | = | 440.35' |
| LOT AREA | = | 62,181.76 S.F. OR 1.45 ACRES |

ABINGTON TOWNSHIP ENGINEER _____

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON, THIS _____ DAY OF _____ 20____

PRESIDENT

SECRETARY

APPROVED _____ ENGINEER

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., NORRISTOWN, PA., IN PLAN _____

BOOK NO. _____ PAGE NO. _____ BY: _____

ON THE _____ DAY OF _____ RECORDER _____

LOT CONSOLIDATION PLAN
OF
PROPOSED AUTOMOTIVE SALES FACILITY
1501 TO 1515 EASTON ROAD

SITUATE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA

SCALE: 1" = 30' DATE: APRIL 15, 2019 SHEET: 3 OF 6

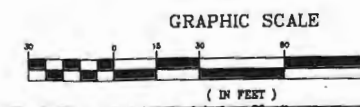
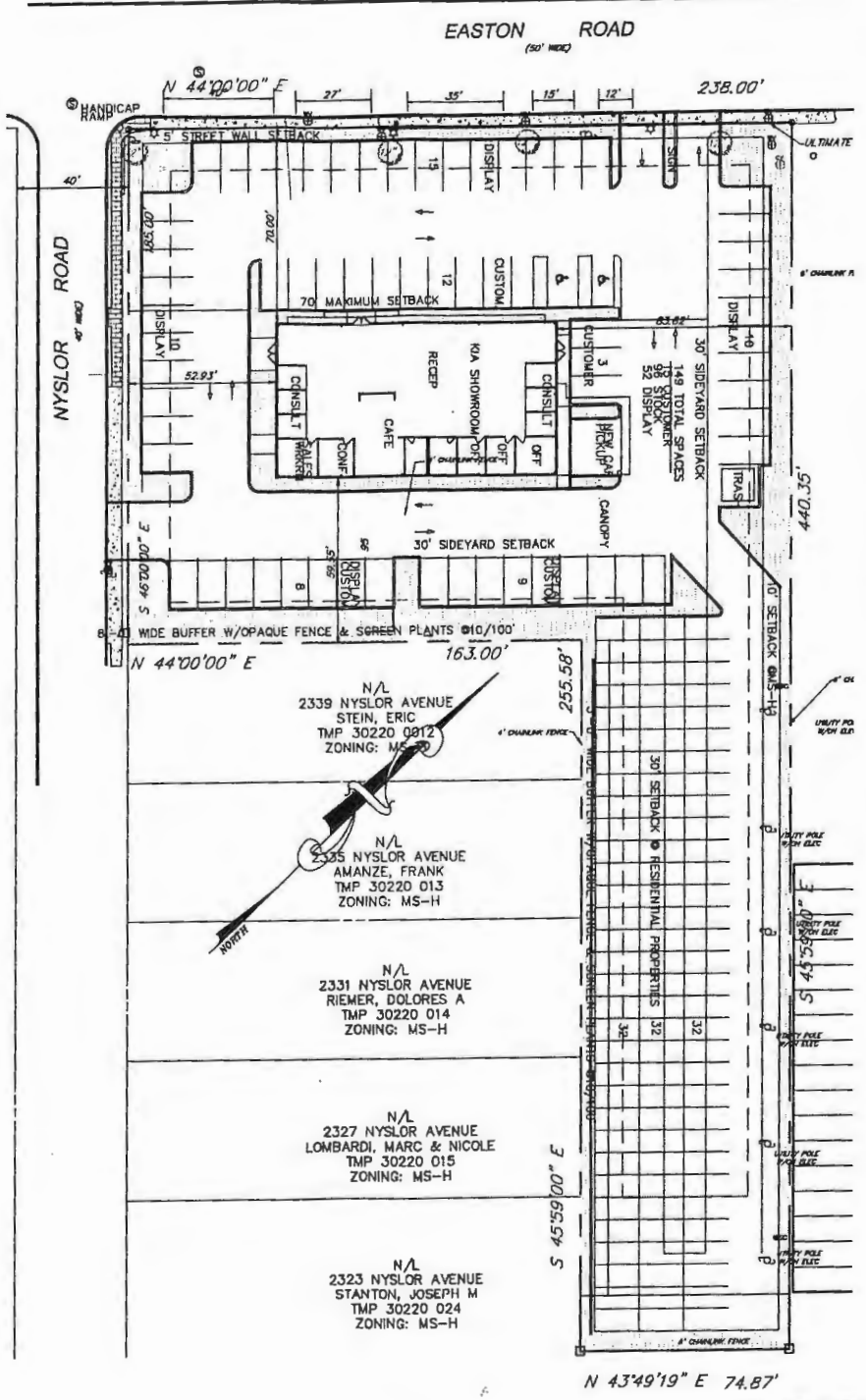
IT IS HEREBY CERTIFIED TO PNC (PNC BANK), NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS AND TO FIRST AMERICAN (FIRST AMERICAN TITLE INSURANCE COMPANY) THAT IN THE UNDERSIGNED'S PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF PENNSYLVANIA THE RELATIVE POSITIONAL PRECISION OF THIS SURVEY COMPLIES WITH THE ACCURACY REQUIREMENTS FOR LAND SURVEYS IN PENNSYLVANIA.

JOHN H. LEAPSON, P.L.S.
SU 1180 A



PREPARED BY:
ROBERT LEAPSON PLS # SU-040399-E

TEI CONSULTING ENGINEERS, INC.
720 SECOND STREET PIKE
SOUTHAMPTON, PA. 18986
PHONE: (215) 322-0272
JOB NO. 1829

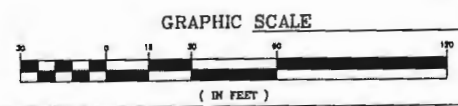
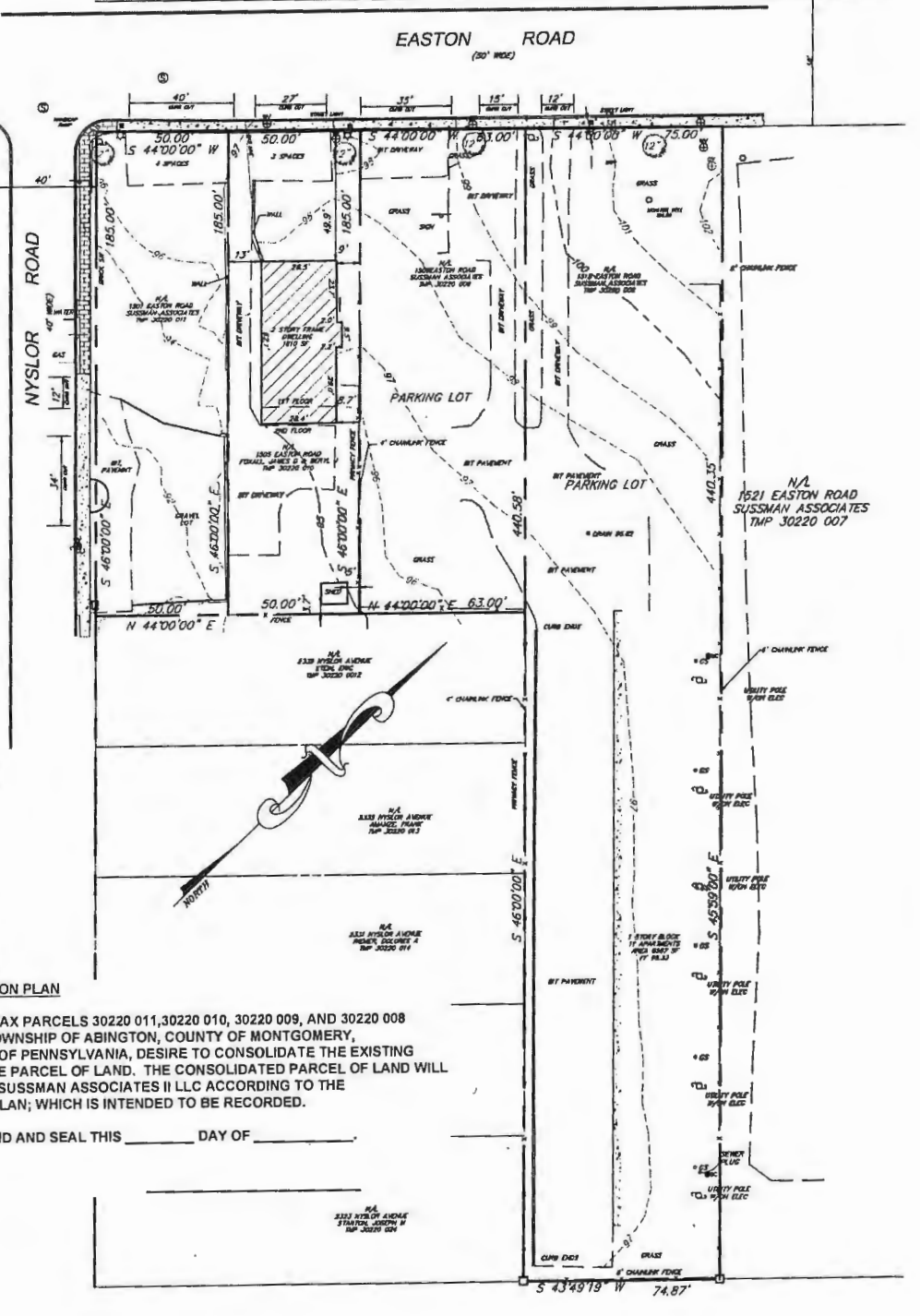


MCPC NO. _____

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



FOR CONSOLIDATION PLAN

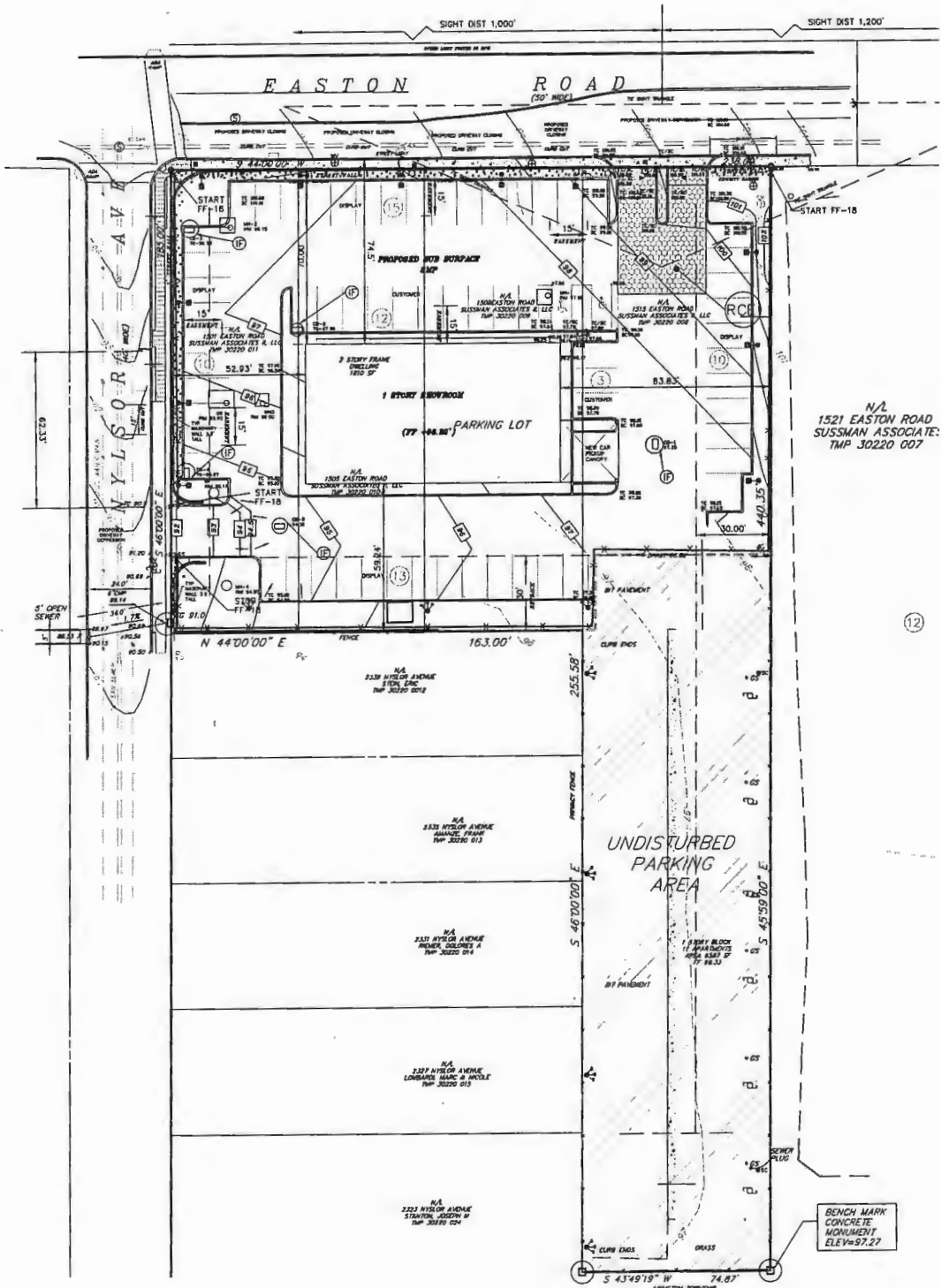
THE OWNERS OF TAX PARCELS 30220 011, 30220 010, 30220 009, AND 30220 008 SITUATE IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, DESIRE TO CONSOLIDATE THE EXISTING PARCELS INTO ONE PARCEL OF LAND. THE CONSOLIDATED PARCEL OF LAND WILL BE CONVEYED TO SUSSMAN ASSOCIATES II LLC ACCORDING TO THE ACCOMPANYING PLAN, WHICH IS INTENDED TO BE RECORDED.

WITNESS OUR HAND AND SEAL THIS _____ DAY OF _____

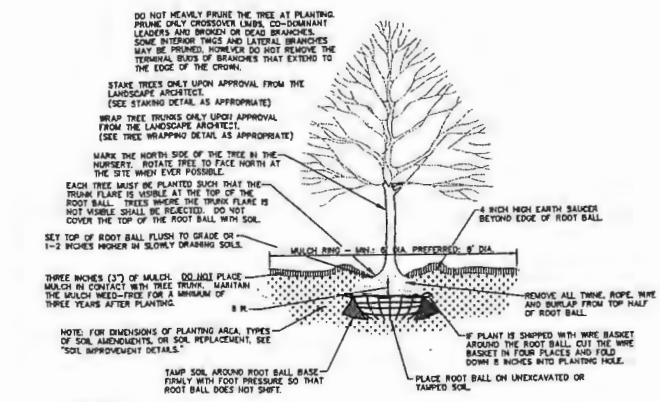
ON THE _____ DAY OF _____ A.D., 20____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC OF THE COMMONWEALTH OF PENNSYLVANIA, RESIDING IN _____ PERSONALLY APPEARED _____ WHO ACKNOWLEDGED HERSELF TO BE THE AUTHORIZED PARTNER TO SIGN THIS PLAN, AS SUCH SHE EXECUTED THE FOREGOING PLAN BY SIGNING THAT THE SAID PARTNERSHIP IS THE OWNER OF THE DESIGNATED LAND, ALL NECESSARY APPROVAL OF THE PLAN HAS BEEN ATTAINED AND IS ENDORSED THEREON, AND THAT THE SAID PARTNERSHIP DESIRES THAT THE FOREGOING PLAN MAY BE DULY RECORDED.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

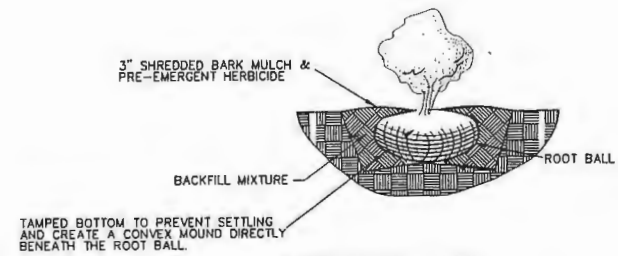


N/A
1521 EASTON ROAD
SUSSMAN ASSOCIATE:
TMP 30220 007



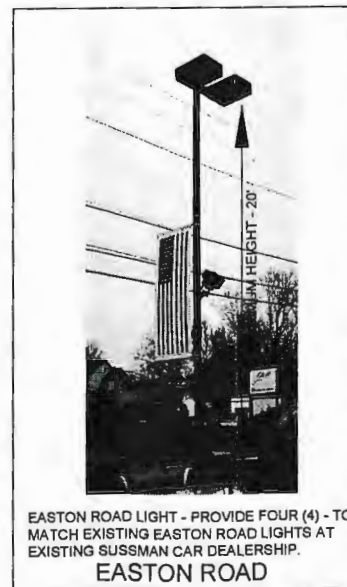
DECIDUOUS TREE PLANTING DETAIL

N.T.A.
THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 8 FEET SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.



SHRUB PLANTING DETAIL

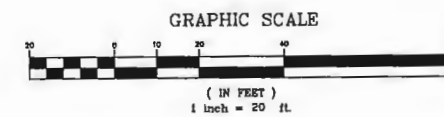
NO SCALE



EASTON ROAD LIGHT - PROVIDE FOUR (4) - TO MATCH EXISTING EASTON ROAD LIGHTS AT EXISTING SUSSMAN CAR DEALERSHIP.
EASTON ROAD



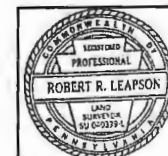
SECURITY LIGHT



LEGEND

- EXIST. TREES TO BE PROTECTED
- PROP. DECIDUOUS TREE
- PROP. EVERGREEN TREE
- PROP. SHRUBS
- EXIST. LIGHT TO REMAIN
- PROP. LIGHT
- PROP. SECURITY LIGHT

**FINAL
LANDSCAPING &
LIGHTING PLAN**
OF
**PROPOSED AUTOMOTIVE
SALES/SERVICE FACILITY**
1645 TO 1675 EASTON ROAD



PREPARED BY: *Robert R. Leapson*
TEI CONSULTING ENGINEERS, INC.
720 SECOND STREET PIKE
SOUTHAMPTON, PA. 18986
PHONE: (215) 322-0272
FAX (215) 364-9845
JOB NO. 100082

SITUATE
ABINGTON TOWNSHIP
MONTGOMERY COUNTY
PENNSYLVANIA
SCALE: 1" = 20' DATE: OCTOBER 23, 2010 SHEET: 5 OF 6

