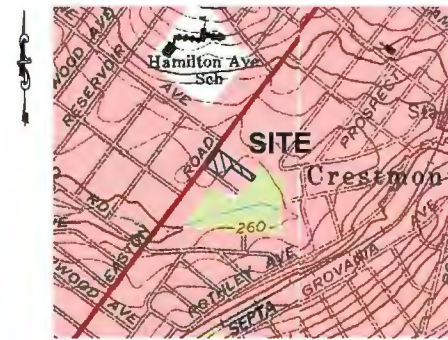


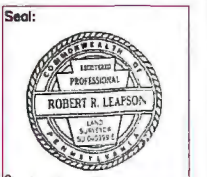


NEW SUSSMAN KIA DEALERSHIP



LOCATION MAP  
AMBLER QUAD  
SCALE: 1" = 800'

LIST OF DRAWINGS		
NUMBER	TITLE	PREPARED BY
CS1	COVER SHEET	LANCE R. KRAEMER ASSOCIATES
LD1	SITE/RECORD PLAN	TEI CONSULTING ENGINEERS, INC.
LD2	DEMOLITION & EXISTING CONDITIONS	TEI CONSULTING ENGINEERS, INC.
LD3	LOT CONSOLIDATION PLAN	TEI CONSULTING ENGINEERS, INC.
LD4	GRADING PLAN	TEI CONSULTING ENGINEERS, INC.
LD5	UTILITY PLAN	TEI CONSULTING ENGINEERS, INC.
LD6	LANDSCAPE & LIGHTING PLAN	TEI CONSULTING ENGINEERS, INC.
LD7	E & S PLAN	TEI CONSULTING ENGINEERS, INC.
LD8	E & S PLAN NOTES	TEI CONSULTING ENGINEERS, INC.
LD9	STORMWATER MANAGEMENT KEY PLAN	TANTALA ASSOCIATES, LLC
LD10	STORMWATER MANAGEMENT SITE PLANS	TANTALA ASSOCIATES, LLC
LD11	DRAINAGE PLAN	TANTALA ASSOCIATES, LLC
LD12	STORMWATER MANAGEMENT DETAILS	TANTALA ASSOCIATES, LLC
LD13	DRAINAGE DETAILS	TANTALA ASSOCIATES, LLC
LD14	MEDIA FILTER DETAILS	TANTALA ASSOCIATES, LLC
LD15	STORMWATER MANAGEMENT O&M PLAN	TANTALA ASSOCIATES, LLC
LD16	SEWER PROFILES	TANTALA ASSOCIATES, LLC
LD17	TURNING PLAN	TEI CONSULTING ENGINEERS, INC.
LD18	DRIVEWAY A	TEI CONSULTING ENGINEERS, INC.
LD19	DRIVEWAY B	TEI CONSULTING ENGINEERS, INC.
LD20	DETAIL SHEET	TEI CONSULTING ENGINEERS, INC.



Robert R. Leafson

Leafson R. Engineer Associates, Inc. is a member of the Pennsylvania State Board of Professional Engineers, Architects, and Surveyors. The Board is responsible for the regulation of the profession and the public protection of the state.

Revisions:		
Date	Comments	By
2/28/19	Per Seaver & Jones	LRK
1/24/18	Per mg w/Tip & Eric	LRK
7/18/2018	FOR REVIEW LETTER (SAM)	LRK



LANCE R. KRAEMER ASSOCIATES  
Architecture - Interiors - Design Consulting  
750 Forrest Avenue  
Rydal, Pennsylvania 19046  
tel. (215) 576 - 6939  
www.lrkassoc.com

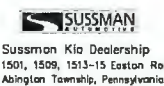


TANTALA ASSOCIATES, LLC  
ENGINEERS & ARCHITECTS  
6200 FRANKFORD AVENUE  
PHILADELPHIA, PA 19135-3400  
215-282-8008  
www.TANTALA.com  
PETEN J. TANTALA, P.E.  
Professional Engineer PA No. 055041-E

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

TEI CONSULTING ENGINEERS, INC.  
720 SECOND STREET PIKE  
SOUTHAMPTON, PA 18966  
PHONE: (215) 322-0272  
JOB NO. 1929

Project Information:  
Project No. 1831



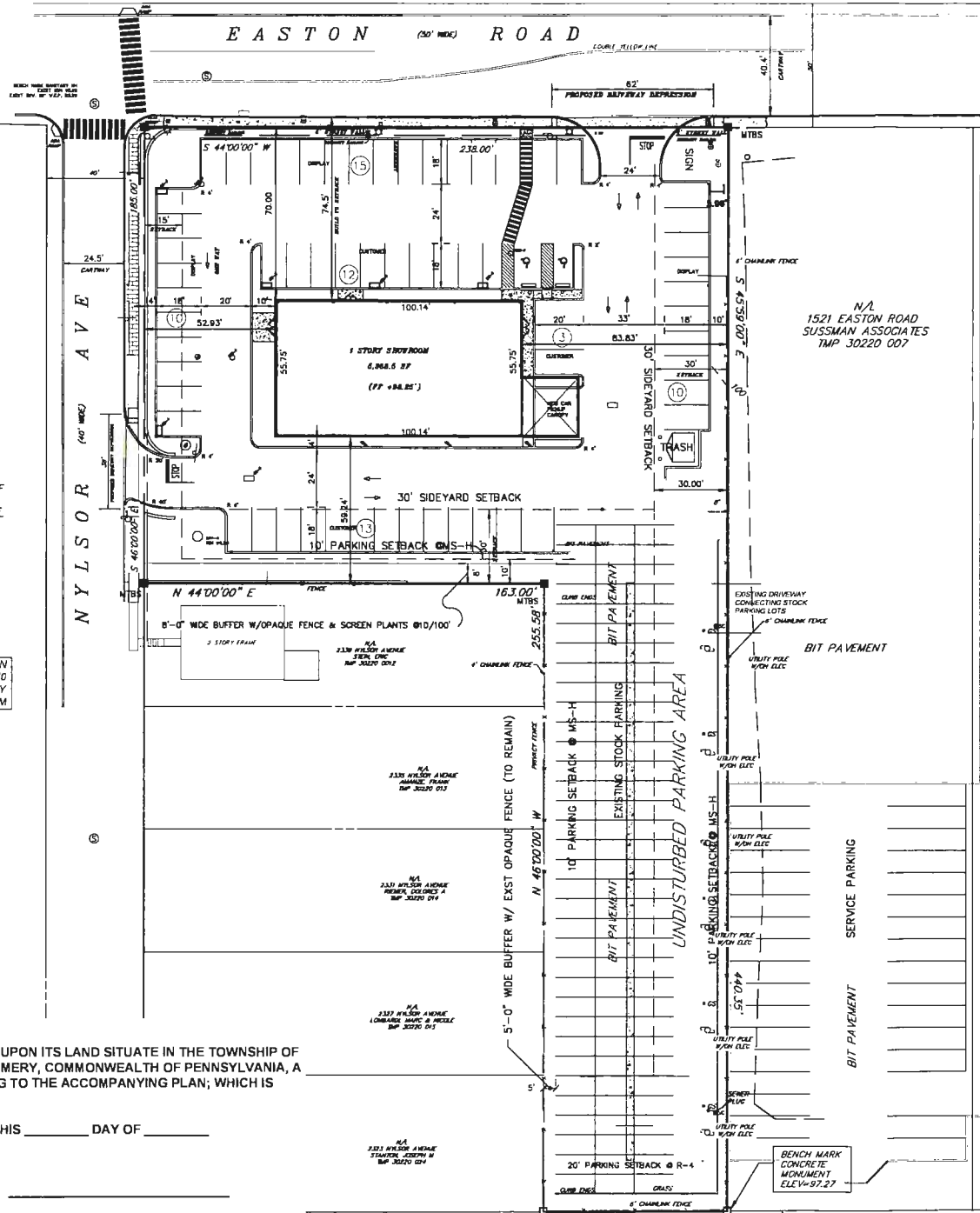
Sussman Kia Dealership  
1501, 1509, 1513-15 Easton Road  
Abington Township, Pennsylvania

Owner:  
The Sussman Organization  
1920-40 Jenkintown Road  
Jenkintown, Pennsylvania 19046

Sheet Title  
COVER SHEET

Sheet:  
CS1  
SCALE: NOTED

ABINGTON TOWNSHIP APPLICATION NO. LD-19-05



**PARKING SPACES**

CUSTOMER/STAFF	28
DISPLAY	35
STOCK	102
<b>TOTAL</b>	<b>165</b>

**LIMIT OF DISTURBANCE** = 41,928 SF

**BREAKDOWN AREAS**

BLDG AREA	= 5,638.5 SF
PAVEMENT & SIDEWALKS	= 45,161.5 SF
IMPERVIOUS	= 50,800 SF

**GREEN AREA** = 12,361 SF  
**TOTAL SITE AREA** = 63,161 SF

**DATUM CONVERSION**  
ASSUMED DATUM 100.00 = 258.70  
ABINGTON TOWNSHIP SANITARY SEWER SYSTEM DATUM

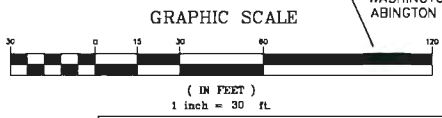
HAS LAID OUT UPON ITS LAND SITUATE IN THE TOWNSHIP OF ABINGTON, COUNTY OF MONTGOMERY, COMMONWEALTH OF PENNSYLVANIA, A LAND DEVELOPMENT ACCORDING TO THE ACCOMPANYING PLAN, WHICH IS INTENDED TO BE RECORDED.

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 \_\_\_\_\_



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

**Conditions:**

Case #18-27: 1501, 1505, 1509, 1513 & 1515 Easton Road, Roslyn, Pa. 19001

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

**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, Roslyn, Pa. 19001. 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 17,254 square feet of parking 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 #9 of the Township of Abington.

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

Variances GRANTED FEBRUARY 19, 2019  
Variances Required for New Kia Showroom at 1501 Easton Road

**Impervious Coverage**  
Maximum Allowable 77%  
Proposed 82.75% (Approved)

**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 in 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)**  
Minimum distance above grade 8.0 FT  
Proposed 10.0 FT (Kia National Standard)

**MS-H MAIN STREET HIGH DENSITY CLASS II**

MINIMUM REQUIREMENTS	PROPOSED
LOT AREA	30,000 S.F. / 63,161.76 S.F.
LOT WIDTH	150' / 238.00'
LOT DEPTH	100' / 440.35'
BUILD TO LINE	25% MAX-15% MIN
DEPT FROM CURB	70' / 74.50'
SIDE YARD	30' / 68.93'
REAR YARD	30' / 68.93'
GREEN AREA	25% / 15%

**MAXIMUM**

BLDG. COVERAGE	N/A	N/A
BLDG. HEIGHT	20'	21'
IMPERVIOUS SURFACE	77%	82.4%
PARKING SETBACK FROM STREET WALL/LANDSCAPE	5'	5'

**REQUIRED TWP NOTES 146-12 SECTION E**

(2) Fire hydrants and streetlights are to be installed at the expense of the subdivider/land developer in accordance with township standards and with the recommendations of the respective utility companies, subject to the approval of the Board of Commissioners.

(3) Streetlights and street name signs are to be installed at the expense of the subdivider/land developer in accordance with township standards and dedicated to the township.

(4) The Philadelphia Electric Company and the Bell Telephone Company of Pennsylvania are granted the right to construct, maintain and repair pole lines and underground equipment on, under and across lots, and this shall be so recited in all deed descriptions, together with the right to construct, maintain and repair pole lines and underground equipment on, under and across all highways in this tract.

(5) Where a plan requires access to a highway which is under the jurisdiction of the Pennsylvania Department of Transportation, "A Highway Occupancy Permit is required by Section 420 P.S. 1242, No. 428 known as the "State Highway Law, before driveway access to a state highway is permitted or constructed." Where a plan requires access to a highway which is under the jurisdiction of the Montgomery County, it shall include the following notation: "A Highway Occupancy Permit is required by the Roads and Bridges Division of the Montgomery County Public Works before driveway access to a County highway is permitted or constructed."

- LEGEND**
- EXISTING SIGN
  - EXISTING FIRE HYDRANT
  - EXISTING DECIDUOUS TREE
  - EXISTING EVERGREEN TREE
  - ⊕ EXISTING WATER VALVE
  - ⊖ EXISTING STORM MANHOLE
  - ⊙ EXISTING SANITARY MANHOLE
  - ⊕ EXISTING UTILITY POLE
  - ⊖ EXISTING LIGHT STANDARD
  - ⊙ EXISTING GAS VALVE
  - ⊖ EXISTING SEWER VENT
  - EXISTING CONCRETE MONUMENT
  - MTBS CONC MONUMENT TO BE SET
  - EXISTING MAJOR CONTOUR LINE
  - EXISTING MINOR CONTOUR LINE
  - EXISTING ADJOINING OWNER

**GENERAL NOTES**

- LAND OWNER: SUSSMAN ASSOCIATES II LLC  
ADDRESS: 1920-40 JENKINTOWN ROAD JENKINTOWN, PA. 19046  
TELEPHONE: 215-887-1800 EXT. 1103
- APPLICANT: SUSSMAN ASSOCIATES II LLC  
ADDRESS: 1920-40 JENKINTOWN ROAD JENKINTOWN, PA. 19046  
TELEPHONE: 215-887-1800 EXT. 1103

**PROPERTY INFORMATION**

**A- TAX BLOCK 220 UNITS 11**  
PARCEL # 30220 011  
SITE ADDRESS: 1501 EASTON ROAD  
TOTAL TRACT AREA: 6,250 S.F.

**B- TAX BLOCK 220 UNIT 10**  
PARCEL # 30220 010  
SITE ADDRESS: 1505 EASTON ROAD  
TOTAL TRACT AREA: 6,250 S.F.

**C- TAX BLOCK 220 UNIT 09**  
PARCEL # 30220 009  
SITE ADDRESS: 1509 EASTON ROAD  
TOTAL TRACT AREA: 11,655 S.F.

**D- TAX BLOCK 220 UNIT 08**  
PARCEL # 30220 008  
SITE ADDRESS: 1513 EASTON ROAD  
TOTAL TRACT AREA: 33,034.76 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 = 238'  
LOT DEPTH = 440.35'  
LOT AREA = 63,161.76 S.F. OR 1.45 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, FEATURES, TREES AND CONSTRUCT A ONE STORY 6,388.5 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 5,1792 S.F. OR 82 %

**11- PARKING SUMMARY**

CUSTOMER/STAFF	12' X 18' SPACES	28 (INCLUDING 2 ADA COMPLIANT SPACES)
DISPLAY	12' X 18' SPACES	35
STOCK	8' X 18' SPACES	102
<b>TOTAL</b>		<b>165</b>

**12- GREEN AREA**  
PROPOSED 12,361 S.F. OR 19.5%

**13- WATER / SEWER USE**  
TOTAL PROPOSED 1,045 GPD OR 3 EDUs  
PROPOSED WATER USAGE

TOTAL PROPOSED USE = 300 GALS. OR 1 EDU

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

**14- EROSION CONTROLS**

EROSION CONTROL 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 41,928 S.F. OR 0.96 ACRES. A PERMIT WILL BE ACQUIRED FROM THE CONSERVATION DISTRICT PRIOR TO START OF CONSTRUCTION.

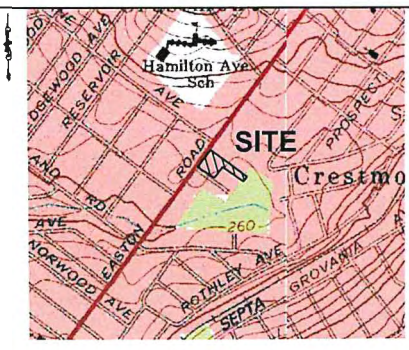
**15- ALL UTILITIES TO BE UNDERGROUND**

**16- UPON COMPLETION OF CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS OF ALL STORMWATER MANAGEMENT FACILITIES SHOWN ON THE APPROVED PLANS.**

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

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

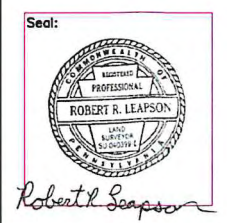
ATTEST \_\_\_\_\_ PRESIDENT  
SECRETARY  
APPROVED \_\_\_\_\_ ENGINEER



**LOCATION MAP**  
AMBLER QUAD  
SCALE: 1" = 800'

**WAIVERS REQUESTED - KIA; 1501-1515 Easton Road; Sussman Associates II, LP**

- Waivers currently being requested from the Abington Township Subdivision and Land Development Ordinance relative to the pending Land Development Application
- §145-11.A Property Identification Plan, related to detailed property and owner information within 400 feet of site;
- §145-11.B Existing Features Plan, related to utilities within 400 feet of site;
- §145-11.F.(2)(b) Street Plan, as no new streets are proposed;
- §145-11.J Phasing Plan, as project is not phased;
- §145-11.J Recreational Facilities Plan, as no recreational facilities are required or proposed;
- §145-28 Parking Sial Depth, to provide 18-foot deep instead of 20-foot deep parking spaces, to minimize impervious coverage, increase circulation, and resolve inconsistency with zoning ordinance parking sial dimension requirements;
- §145-33.D Storm Pipe Width, to provide pipe widths as depicted on the Plans, adequate to support the stormwater management plan proposed; and
- §145-39.B(3)(c)[1] requiring 5% of parking area to be landscaped, due to required impervious for parking/storage.



Robert L. Leafson  
Professional Engineer  
No. 000014

**Revisions:**

Date	Comments	By
3/21/2018	PER REVIEW LETTER	RPL
6/18/2018	PER MEETING WITH TWP ENG	TWP
7/19/2019	PER REVIEW LETTER (3.A)	RPL



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

TEI CONSULTING ENGINEERS, INC.  
720 SECOND STREET PIKE  
SOUTHAMPTON, PA 18956  
PHONE: (215) 322-0272  
JOB NO. 1929

Project Information:  
Project No. 1831

Sussman Kia Dealership  
1501, 1505, 1513-15 Easton Road  
Abington Township, Pennsylvania

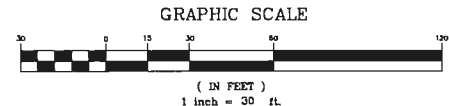
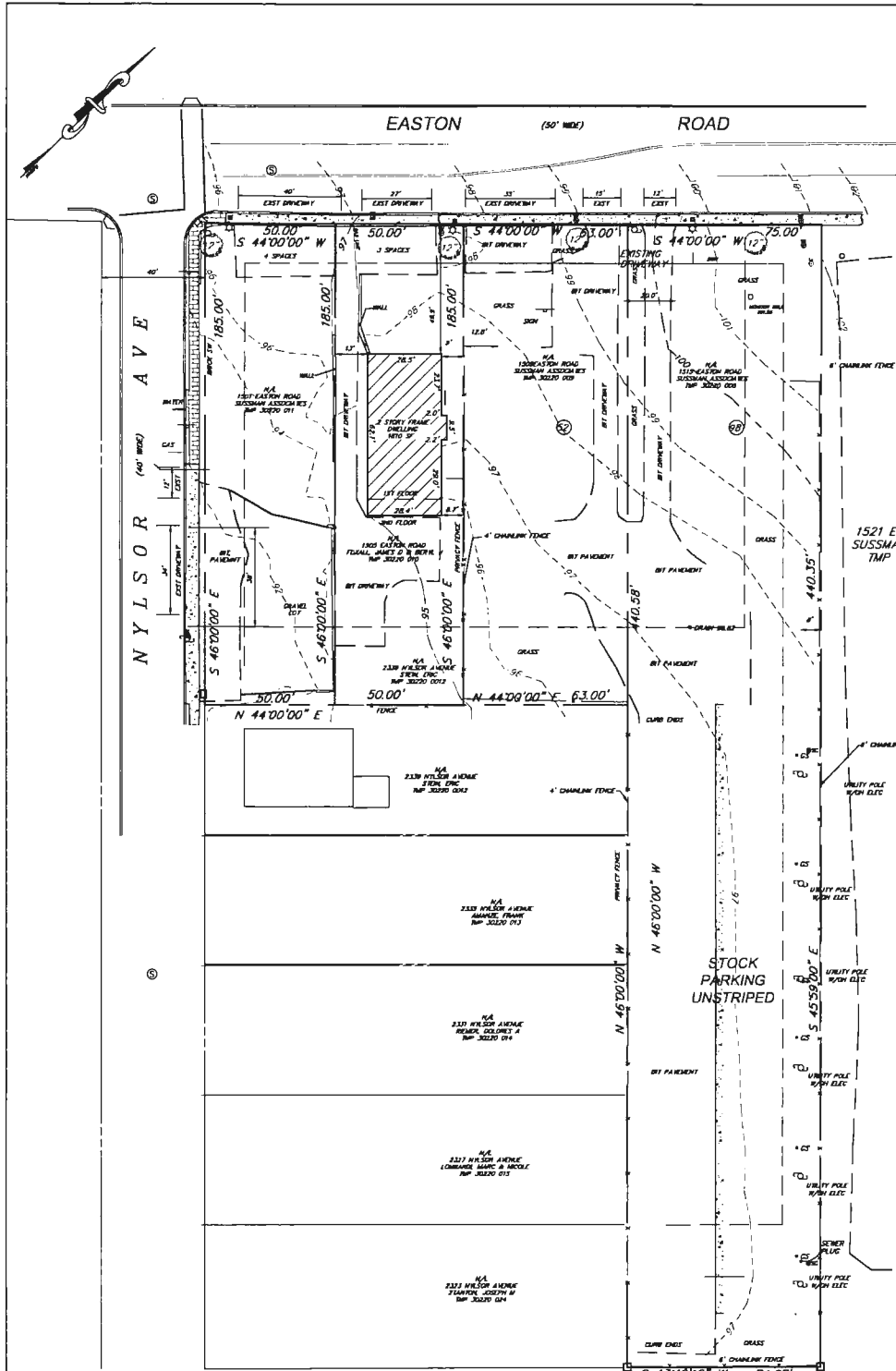
Owner:  
The Sussman Organization  
1920-40 Jenkintown Road  
Jenkintown, Pennsylvania 19046

Sheet Title  
SITE/RECORD PLAN

Sheet:  
**LD1**  
SCALE: NOTED

ABINGTON TOWNSHIP APPLICATION NO. LD-19-05

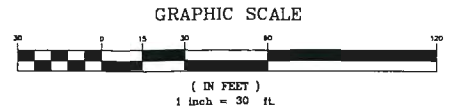
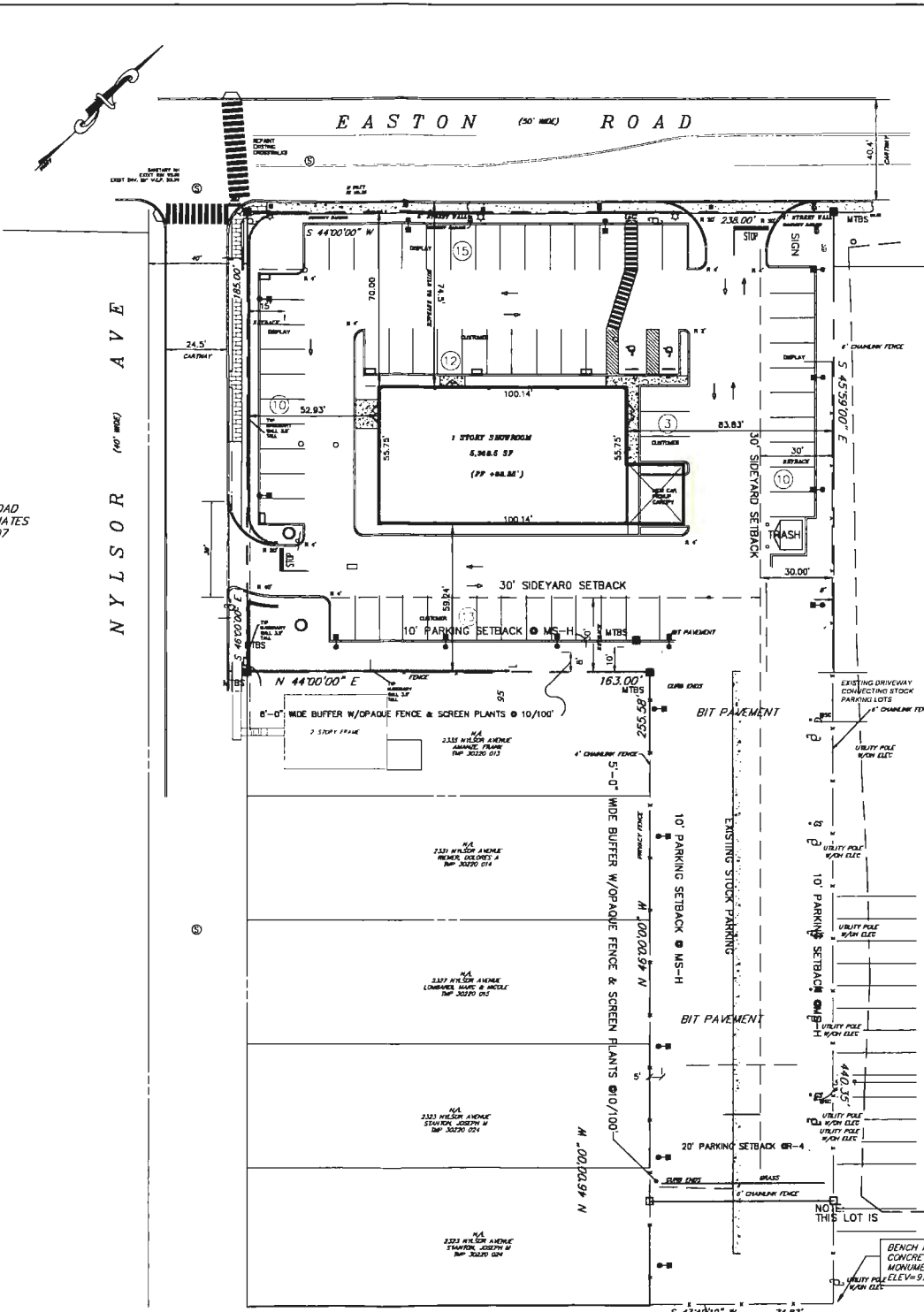




**EXISTING CONDITIONS**

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 \_\_\_\_\_



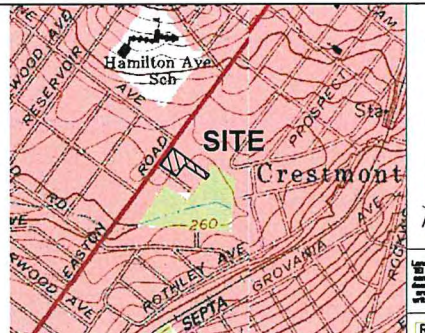
**PROPOSED**

**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 \_\_\_\_\_

MCPC NO. \_\_\_\_\_  
\_\_\_\_\_  
PRESIDENT  
ATTEST \_\_\_\_\_ 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  
Certified this date \_\_\_\_\_ for the Director  
MONTGOMERY COUNTY PLANNING COMMISSION



**LOCATION MAP**  
AMBLER QUAD  
SCALE: 1" = 800'

**DESCRIPTION OF LOT CONSOLIDATION**  
1501, 1505, 1509, 1515 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 NYLSOR AVE (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 SOUTH 45 DEGREES 59 MINUTES 00 SECONDS EAST, 410.35 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, NORTH 44 DEGREES 00 MINUTES 00 SECONDS EAST, 163.00 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF NYLSOR AVE (40 FEET WIDE); THENCE ALONG SAID SIDE OF NYLSOR AVE, NORTH 46 DEGREES 00 MINUTES 00 SECONDS WEST 185.00 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: 1823-46 JENKINTOWN ROAD  
JENKINTOWN, PA. 19046  
TELEPHONE: 215-887-1890 EXT. 1103
- APPLICANT: SUSSMAN ASSOCIATES II LLC  
ADDRESS: 1823-46 JENKINTOWN ROAD  
JENKINTOWN, PA. 19046  
TELEPHONE: 215-887-1890 EXT. 1103
- PROPERTY INFORMATION  
A. TAX BLOCK 220 UNIT 11  
PARCEL # 30220 011  
SITE ADDRESS: 1501 EASTON ROAD  
TOTAL TRACT AREA: 9250 S.F.  
B. TAX BLOCK 220 UNIT 10  
PARCEL # 30220 010  
SITE ADDRESS: 1505 EASTON ROAD  
TOTAL TRACT AREA: 8,250 S.F.  
C. TAX BLOCK 220 UNIT 09  
PARCEL # 30220 009  
SITE ADDRESS: 1509 EASTON ROAD  
TOTAL TRACT AREA: 11,686 S.F.  
D. TAX BLOCK 220 UNIT 08  
PARCEL # 30220 008  
SITE ADDRESS: 1515 EASTON ROAD  
TOTAL TRACT AREA: 33004.78 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 = 63,161.76 S.F. OR 1.45 ACRES

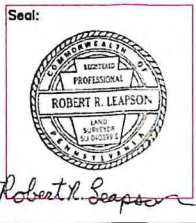
**LEGEND**

- EXISTING SICH
- EXISTING FIRE HYDRANT
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT STANDARD
- EXISTING GAS VALVE
- EXISTING SEWER VENT
- EXISTING CONCRETE MONUMENT
- MTBS CONC MONUMENT TO BE SET

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWNSHIP OF ABINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
PRESIDENT  
ATTEST \_\_\_\_\_ 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



Seal:  
ROBERT R. LEAFSON  
Robert R. Leafson

Revisions:

Date	Comments	By
5/31/2019	FOR REVIEW LETTER	RL
6/18/2019	FOR MEETING WITH TWP ENG	TWP
7/18/2019	FOR REVIEW LETTER (3.4.4)	PKC



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Project Information:  
Project No. 1831

SUSSMAN  
Sussman Kia Dealership  
1501, 1509, 1513-15 Easton Road  
Abington Township, Pennsylvania

Owner:  
The Sussman Organization  
1920-40 Jenkintown Road  
Jenkintown, Pennsylvania 19046

Sheet Title

LOT CONSOLIDATION PLAN

Sheet:

LD3

SCALE: NOTED

ABINGTON TOWNSHIP APPLICATION NO LD-19-05

