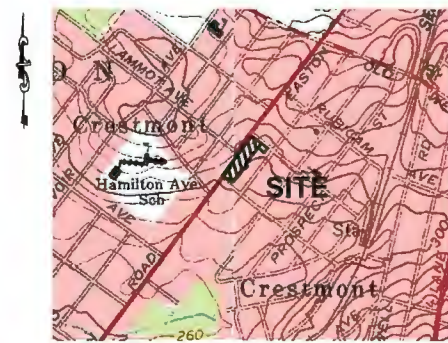


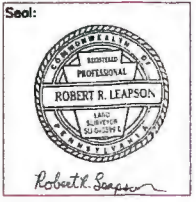


RENOVATED SUSSMAN MAZDA DEALERSHIP



LOCATION MAP
HATBORO 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	GRADING PLAN	TEI CONSULTING ENGINEERS, INC.
LD4	ENLARGED 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	TURNING PLAN	TEI CONSULTING ENGINEERS, INC.
LD10	DETAIL SHEET	TEI CONSULTING ENGINEERS, INC.
LD11	DETAIL SHEET	TEI CONSULTING ENGINEERS, INC.
LD12	DETAIL SHEET	TEI CONSULTING ENGINEERS, INC.



Lance R. Kraemer Associates, Pottsville, PA, and TEI Consulting Engineers, Inc., jointly accept full responsibility for the design and construction of the project. This drawing is not to be used for any other purpose without the prior written consent of the responsible professional.

Revisions:		
Date	Comments	By
28 May 18	Per Revisor & James	LNK
18 June 18	Per mtg w/Tip & Eng	LNK
7/11/2018	Per Revisor Letter (222)	LNK
7/22/2018	Per Revisor (234A)	LNK



LANCE R. KRAEMER ASSOCIATES
Architecture - Interior - Design Consulting
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tel. (215) 576 - 6939
www.lrkasoc.com

PREPARED BY:
ROBERT LEAPSON PLS # SJ-040399-E
TEI CONSULTING ENGINEERS, INC.
720 SECOND STREET PIKE
SOUTHAMPTON, PA, 18966
PHONE: (215) 322-0272
JOB NO. 1929

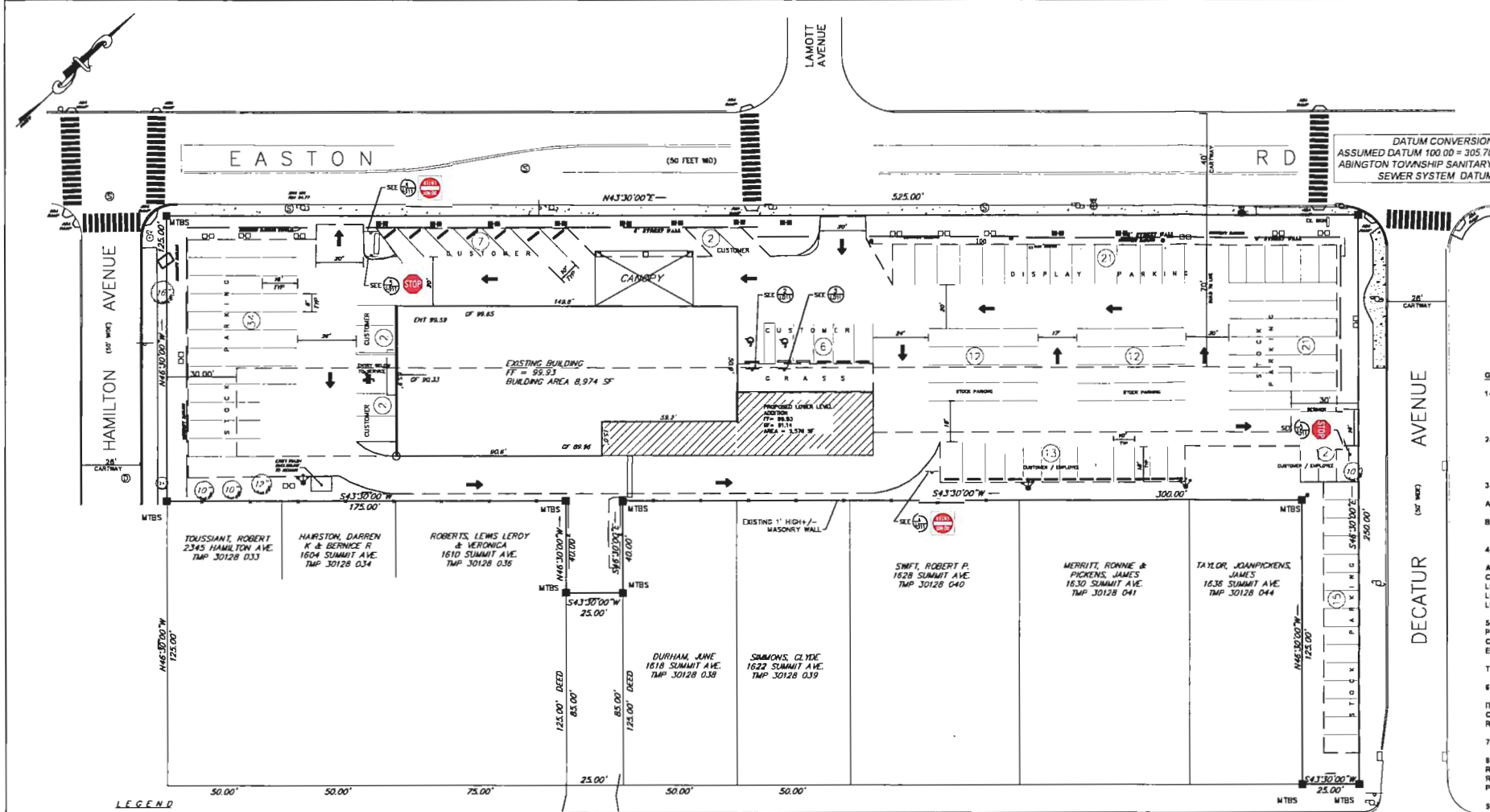
Project Information:
Project No. 1831
SUSSMAN
Sussman Mazda Dealership
1601 Easton Road
Abington Township, Pennsylvania

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

Sheet Title
COVER SHEET

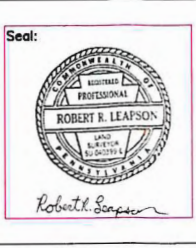
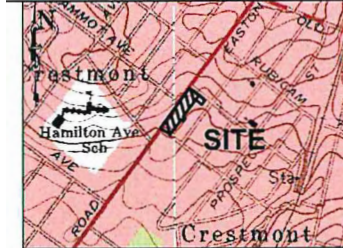
Sheet:
CS1
SCALE: NOTED

ABINGTON TOWNSHIP APPLICATION NO LD-18-04



1601 Easton Rd, Deed BK 5681, PG 00787
 ALL THAT CERTAIN tract of land situate in the Township of Abington, County of Montgomery and Commonwealth of Pennsylvania, bounded and described according to a Lot Consolidation Plan of Lands of Many Sussman Organization prepared by Keystone Surveying Company, Plan dated 8/21/1997 revised 10/28/1997.

BEGINNING at the intersection of the Northeastly side of Hamilton Avenue (50 feet wide) at its intersection with the Southeastly side of Easton Road (50 feet wide)
 (1) thence along the Southeastly side of Easton Road passing over a concrete monument 100 feet and a concrete monument 375 feet from the beginning of this line a iron pin 75 feet and a iron pin 25 feet from the end of this line North 43 degrees 30 minutes 00 seconds East 525.00 feet to an iron pin at the said side of the said side of Easton Road with the Northwestly side of Decatur Avenue, (2) thence along the said side of Decatur Avenue South 45 degrees 30 minutes 00 seconds East 250.00 feet to a railroad spike on the Northwestly side of Summit Avenue, (3) thence along the said side of Summit Avenue South 43 degrees 30 minutes 00 seconds West 25.00 feet to a point, (4) thence North 46 degrees 30 minutes 00 seconds West 125.00 feet to a point, (5) thence South 43 degrees 30 minutes 00 seconds West 300.00 feet to a point, (6) thence South 46 degrees 30 minutes 00 seconds East 125.00 feet to a point on the Northwestly side of Summit Avenue (50 feet wide), (7) thence along the said side of Summit Avenue South 43 degrees 30 minutes 00 seconds West 25.00 feet to a point, (8) thence North 46 degrees 30 minutes 00 seconds West 125.00 feet to a point, (9) thence South 43 degrees 30 minutes 00 seconds West 175.00 feet to a iron pin on the Northeastly side of Hamilton Avenue, (10) thence along same North 46 degrees 30 minutes 00 seconds West 125.00 feet to the first mentioned point and place of beginning.



Revisions:

Date	Comments	By
5/29/2018	FOR REVIEW LETTER	REL
6/14/2018	FOR MEETING WITH TWP DEC	TWP
7/19/2018	FOR REVIEW LETTER (S&M)	POK
7/23/2018	FOR REVIEW (S&M)	POK
11/07/2018	SIGNATURE BLOCK	JTP
12/12/2018	SIGNATURE BLOCK	JTP

GENERAL NOTES:

- LAND OWNER: ELAINE ASSOCIATES LP
 ADDRESS: 1920-40 JENKINTOWN ROAD
 JENKINTOWN, PA. 19046
 TELEPHONE: 215-887-1800 EXT. 1163
- APPLICANT: ELAINE ASSOCIATES LP
 ADDRESS: 1920-40 JENKINTOWN ROAD
 JENKINTOWN, PA. 19046
 TELEPHONE: 215-887-1800 EXT. 1163
- PROPERTY INFORMATION
 A. TAX BLOCK 128 UNITS 01
 B. TAX BLOCK 128 UNITS 37
 PARCEL # 30-00-14882-01-1 / 30128 027
- CONSOLIDATION
 A PLAN OF CONSOLIDATION WAS MADE BY KEYSTONE SURVEYING COMPANY 9-02-1817
 LOT WIDTH = 525.00'
 LOT DEPTH = 262.00'
 LOT AREA = 88,282 S.F. OR 1.98 ACRES

Variances granted for Renovated Mazda Showroom/Repair at 1601 Easton Road
 The lots comprising Sussman Mazda span two different zones:
 MS-L (Main Street - Low Density) at the Decatur Avenue side
 MS-H (Main Street - High Density) at the Hamilton Avenue side

Note: MS-H allows auto sales, auto detailing, and auto service. MS-L does not allow auto sales, and allows auto service and auto detailing as special exceptions.

Impervious Coverage

Condition	Maximum Allowable (Both Zones)	Proposed
Proposed MS-L	65%	84.74% (Existing non-conforming condition)
Proposed MS-H	85.62% (Existing non-conforming condition)	

Front Setback (from curb with street wall)
 Maximum Allowable (Both Zones) 70.0 FT to face of building
 Proposed MS-L 85.58 FT (Distance from rear addition to curb)
 Proposed MS-H 47.00 FT (Existing non-conforming condition)

Rear Setback
 Minimum Allowable MS-L 20.0 FT
 Proposed MS-L N/A (Corner lot)
 Minimum Allowable MS-H 35.0 FT
 Proposed MS-H N/A (Corner lot)

Side Setback
 Minimum Allowable MS-L 10.0 FT
 Proposed MS-L 19.78 FT
 Minimum Allowable MS-H 30.0 FT
 Proposed MS-H 19.78 FT

Parking Setback from Abutting R4 Property (MS-L)
 Proposed 20.0 FT
 Existing non-conforming condition 7.0 FT

Windows (Lowest Portion)
 Minimum distance above grade 2.0 FT
 Proposed 0.0 FT (Mazda National Standard)

Windows (Highest Portion)
 Maximum distance above grade 8.0 FT
 Proposed 10.0 FT (Mazda National Standard)

- BOUNDARY AND TOPOGRAPHY AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD AND FROM FIELD SURVEY PERFORMED BY T&E CONSULTING ENGINEERS IN OCTOBER 2018. SHOWN ON PLAN OF EXISTING CONDITIONS DATED 4-18-2019.
- THERE ARE NO WETLANDS OBSERVED ON SITE
- PROPOSED USE
 IT IS PROPOSED TO DEMOLISH THE EXISTING 3,237 SF SHOWROOM AND CONSTRUCT A ONE STORY 2,576 S.F. SERVICE ADDITION TO THE REMAINING SHOWROOM.
- THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
- 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.
- 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.
- IMPERVIOUS SURFACE
 EXISTING 86,141 S.F. OR 81%
 PROPOSED 54,587 S.F. OR 78 %
- PARKING SUMMARY
 CUSTOMER 10' X 16' SPACES 34 (INCLUDING TWO ADA SPACES)
 DISPLAY 10' X 16' SPACES 21
 STOCK X 16' SPACES 84
 TOTAL 149
 12- GREEN AREA
 PROPOSED 11,389 S.F. OR 19%
- WATER / SEWER USE
 TOTAL PROPOSED USE = 300 GALS. OR 1 EDU
- 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.



LANCE R. KRAEMER ASSOCIATES
 Architecture - Interior - Design Consulting
 750 Forrest Avenue
 Rydal, Pennsylvania 19046
 Tel: (215) 578 - 6939
 www.lrkassoc.com

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. 1829

Project Information:
 Project No. 1831
 SUSSMAN
 Sussman Mazda Dealership
 1601 Easton Road
 Abington Township, Pennsylvania

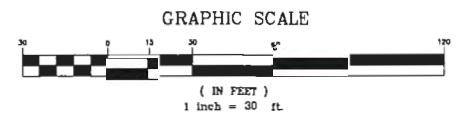
Owner:
 The Sussman Organization
 1920-40 Jenkintown Road
 Jenkintown, Pennsylvania 19046

Sheet Title
 SITE/RECORD PLAN

Sheet:
 LD1
 SCALE: NOTED

- 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 MAILBOX
 - EXISTING SEWER VENT
 - EXISTING CLEANOUT
 - EXISTING ADJOINING OWNER
 - EXISTING SPOT ELEVATION
 - PROPOSED LIGHT
 - PROPOSED SPOT ELEVATION
 - PROP. CONCRETE
 - EXISTING CONCRETE MONUMENT
 - CONC. MONUMENT TO BE SET
 - MTBS

SUMMIT AVENUE



ENTIRE SITE AS ZONING -MS-H (SEE CALC TAB)

MINIMUM REQUIREMENTS	PROPOSED
LOT AREA	30,000 S.F. / 69,750 S.F.
LOT WIDTH	150' / 525'
LOT DEPTH	100' / 125'
FRONT YARD	50' / 39.64"
SIDE YARD	10' / 19.78'
REAR YARD	35' / N/A
GREEN AREA	35% / 21%
MAXIMUM	
BLDG. COVERAGE	N/A / 11,712.8 S.F.
BLDG. HEIGHT	35' / 23'
IMPERVIOUS	
PARKING FROM STREET	
LANDSCAPING	5' / 5"

MCP 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

ZONING -MS-L (SEE CALC TAB)

MINIMUM REQUIREMENTS	PROPOSED
LOT AREA	30,000 S.F. / 36,089 S.F.
LOT WIDTH	150' / 285'
LOT DEPTH	100' / 125'
FRONT YARD	50' / 50'
SIDE YARD	10' / 19.78'
REAR YARD	35' / N/A
GREEN AREA	35% / 15%**
MAXIMUM	
BLDG. COVERAGE	65% / 87%
BLDG. HEIGHT	35' / 23'
IMPERVIOUS	
PARKING FROM STREET	
LANDSCAPING	5' / 5"

MINIMUM REQUIREMENTS	PROPOSED
LOT AREA	20,000 S.F. / 33176 S.F.
LOT WIDTH	150' / 240'
LOT DEPTH	100' / 125'
FRONT YARD	50' / 50'
SIDE YARD	10' / 19.78'
REAR YARD	20' / N/A
GREEN AREA	35% / 15%**
MAXIMUM	
BLDG. COVERAGE	40% / N/A
BLDG. HEIGHT	35' / N/A
IMPERVIOUS	
PARKING FROM STREET	
LANDSCAPING	5' / 5"

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 _____ BY: _____ ON THE _____ DAY OF _____, 20____.

ELAINE ASSOCIATES, LP 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 _____, 2019.

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF _____
 I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, WHOSE COMMISSION EXPIRES ON THE _____ DAY OF _____, 20____, DO HEREBY CERTIFY THAT ERIC SUSSMAN WHOSE NAME(S) IS/ARE SIGNED AS THE PARTNER OF ELAINE ASSOCIATES, LP TO THE FOREGOING AGREEMENT BEARING DATE OF THE _____ DAY OF _____, 2019, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY SAID COUNTY AND STATE.
 GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2019.
 _____ NOTARY PUBLIC (SEAL)

WAIVERS REQUESTED - Mazda, 1601 Easton Road, Elaine Associates, LP
 - \$146-11.A Property Identification Plan, related to detailed property and owner information within 400 feet of site;
 - \$146-11.B Existing Features Plan, related to utilities within 400 feet of site;
 - \$146-11.F (2)(b) Street Plan, as no new streets are proposed;
 - \$146-11.I Phasing Plan, as project is not phased;
 - \$146-11.J Recreational Facilities Plan, as no recreational facilities are required or proposed;
 - \$146-27 Sidewalk Plan, requested relative to sidewalk along Decatur; and
 - \$146-39.8(3)(a)[1] requiring 5% of parking area to be landscaped, due to required impervious for parking/storage.

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS, ETC., NORRISTOWN, PA., IN PLAN _____ BY: _____ ON THE _____ DAY OF _____, 20____.

ABINGTON TOWNSHIP APPLICATION NO. LD-18-04

