

PARCEL "A", "B" & "C" - 1601-41 EASTON ROAD

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 MARTY SUSSMAN ORGANIZATION PREPARED BY KEYSTONE SURVEYING COMPANY, PLAN DATED 9/02/1997, REVISED 10/28/1997.

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY SIDE OF HAMILTON AVENUE (50' WIDE) AT ITS INTERSECTION WITH THE SOUTHEASTERLY SIDE OF EASTON ROAD (50' WIDE).

- (1) THENCE ALONG THE SOUTHEASTERLY SIDE OF EASTON ROAD PASSING OVER A CONCRETE MONUMENT 100 FEET AND A CONCRETE MONUMENT 375 FEET FROM THE BEGINNING OF THIS LINE, AN IRON PIN 75 FEET AND AN 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 INTERSECTION OF THE SAID SIDE OF EASTON ROAD WITH THE NORTHWESTERLY SIDE OF DECATUR AVENUE;
- (2) THENCE ALONG THE SAID SIDE OF DECATUR AVENUE, SOUTH 46 DEGREES 30 MINUTES 00 SECONDS EAST 250.00 FEET TO A RAILROAD SPIKE ON THE NORTHWESTERLY SIDE OF SUMMIT AVENUE;
- (3) THENCE ALONG THE SAID SIDE OF SUMMIT AVENUE SOUTH 43 DEGREES 30 MINUTES 00 SECONDS WEST 125.00 FEET TO A POINT;
- (4) THENCE SOUTH 43 DEGREES 30 MINUTES 00 SECONDS WEST 305.00 FEET TO A POINT;
- (5) THENCE SOUTH 46 DEGREES 30 MINUTES 00 SECONDS EAST 125.00 FEET TO A POINT ON THE NORTHWESTERLY SIDE OF SUMMIT AVENUE (50' WIDE);
- (6) THENCE ALONG THE SAID SIDE OF SUMMIT AVENUE SOUTH 43 DEGREES 30 MINUTES 00 SECONDS WEST 25.00 FEET TO A POINT;
- (7) THENCE NORTH 46 DEGREES 30 MINUTES 00 SECONDS WEST 125.00 FEET TO A POINT;
- (8) THENCE SOUTH 43 DEGREES 30 MINUTES 00 SECONDS WEST 175.00 FEET TO AN IRON PIN ON THE NORTHEASTERLY SIDE OF HAMILTON AVENUE;
- (9) THENCE ALONG SAME NORTH 46 DEGREES 30 MINUTES 00 SECONDS WEST 125.00 FEET TO THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

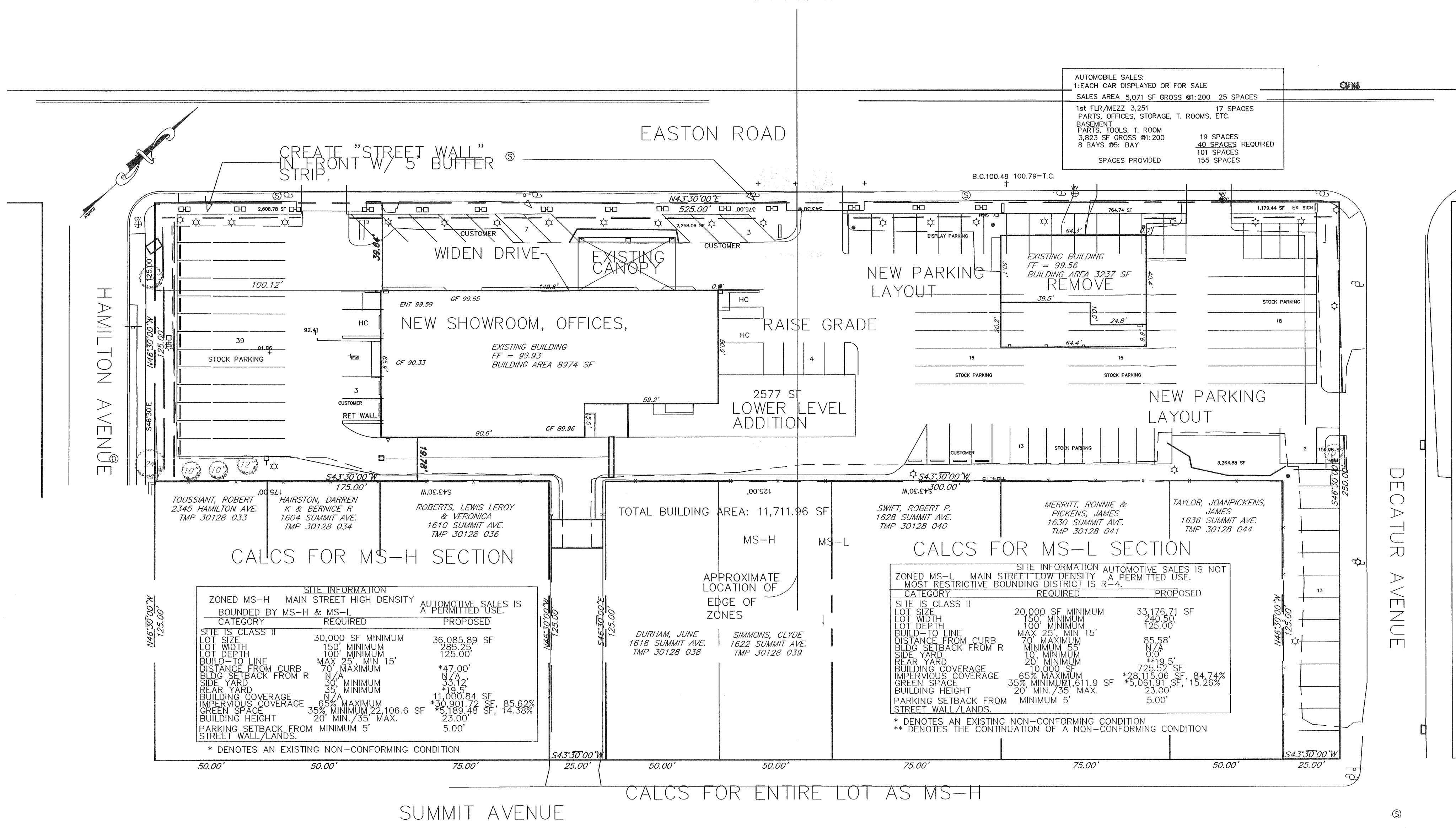
CONTAINING 71,875 SQ. FT. OF LAND.

Variances Required 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		
Maximum Allowable (Both Zones)	65%	
Proposed MS-L	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)		
Minimum Allowable	20.0 FT	
Proposed	7.0 FT	(Existing non-conforming condition)
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)



CALCS FOR MS-H SECTION

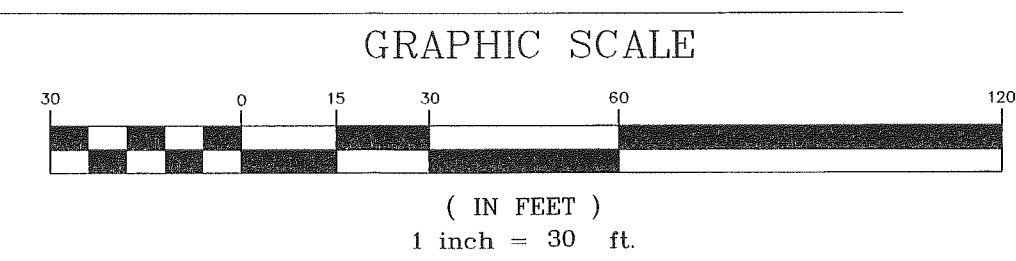
SITE INFORMATION		AUTOMOBILE SALES IS A PERMITTED USE.	
ZONED MS-H MAIN STREET HIGH DENSITY BOUNDED BY MS-H & MS-L		CATEGORY REQUIRED PROPOSED	
LOT SIZE	30,000 SF MINIMUM	36,085.89 SF	
LOT WIDTH	150' MINIMUM	285.25'	
LOT DEPTH	100' MINIMUM	125.00'	
BUILD-TO LINE	MAX 25' MIN 15'		
DISTANCE FROM CURB	70' MAXIMUM	*47.00'	
BLDG SETBACK FROM R	N/A	N/A	
REAR YARD	30' MINIMUM	47.00'	
BUILDING COVERAGE	N/A	11,000.84 SF	
IMPERVIOUS COVERAGE	65% MAXIMUM	*30,001.72 SF, 85.62%	
GREEN SPACE	35% MINIMUM	22,106.6 SF, 14.38%	
BUILDING HEIGHT	20' MIN./35' MAX.	23.00'	
PARKING SETBACK FROM STREET WALL/LANDS.	MINIMUM 5'	5.00'	

CALCS FOR MS-L SECTION

SITE INFORMATION		AUTOMOBILE SALES IS NOT A PERMITTED USE.	
ZONED MS-L MAIN STREET LOW DENSITY A PERMITTED USE. MOST RESTRICTIVE BOUNDING DISTRICT IS R-4.		CATEGORY REQUIRED PROPOSED	
LOT SIZE	20,000 SF MINIMUM	33,176.71 SF	
LOT WIDTH	100' MINIMUM	240.50'	
LOT DEPTH	100' MINIMUM	125.00'	
BUILD-TO LINE	MAX 25' MIN 15'		
DISTANCE FROM CURB	70' MAXIMUM	85.58'	
BLDG SETBACK FROM R	MINIMUM 55'	N/A	
REAR YARD	20' MINIMUM	47.00'	
BUILDING COVERAGE	10.00%	725.52 SF	
IMPERVIOUS COVERAGE	65% MAXIMUM	*29,135.06 SF, 84.74%	
GREEN SPACE	35% MINIMUM	611.9 SF, 15.25%	
BUILDING HEIGHT	20' MIN./35' MAX.	23.00'	
PARKING SETBACK FROM STREET WALL/LANDS.	MINIMUM 5'	5.00'	

CALCS FOR ENTIRE LOT AS MS-H

SITE INFORMATION		AUTOMOBILE SALES IS A PERMITTED USE.	
ZONED MS-H MAIN STREET HIGH DENSITY BOUNDED BY MS-H & MS-L		CATEGORY REQUIRED PROPOSED	
LOT SIZE	30,000 SF MINIMUM	69,239.38 SF	
LOT WIDTH	150' MINIMUM	595.75'	
LOT DEPTH	100' MINIMUM	125.00'	
BUILD-TO LINE	MAX 25' MIN 15'		
DISTANCE FROM CURB	70' MAXIMUM	*47.00'	
BLDG SETBACK FROM R	N/A	N/A	
REAR YARD	30' MINIMUM	47.00'	
BUILDING COVERAGE	N/A	11,712.78 SF	
IMPERVIOUS COVERAGE	65% MAXIMUM	*58,680.86 SF, 84.75%	
GREEN SPACE	35% MINIMUM	22,106.6 SF, 15.25%	
BUILDING HEIGHT	20' MIN./35' MAX.	23.00'	
PARKING SETBACK FROM STREET WALL/LANDS.	MINIMUM 5'	5.00'	

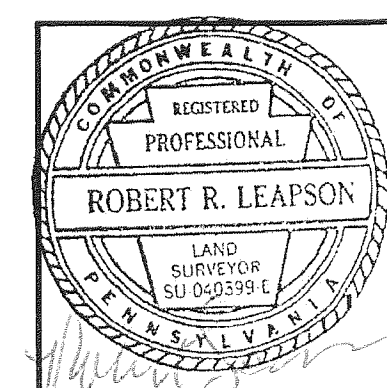


GENERAL NOTES

1. PROPERTY INFORMATION:
1601 EASTON ROAD, ABINGTON TWP, MONTGOMERY COUNTY
CONSIST OF THE FOLLOWING PARCELS:
30128 001
30128 003
30128 004
30128 012
30128 013
30128 037
2. CONSOLIDATION:
A PLAN OF CONSOLIDATION WAS MADE BY KEYSTONE SURVEYING COMPANY 9-02-1997
LOT WIDTH = 525'
LOT DEPTH = 125'
LOT AREA = 71,875 S.F. OR 1.65 ACRES
3. BOUNDARY AND TOPOGRAPHY AS SHOWN TAKEN FROM DEEDS AND PLANS OF RECORD AND FROM FIELD SURVEY PERFORMED BY PROTRACT ENGINEERING IN MAY 2010. SHOWN ON PLAN OF EXISTING CONDITIONS DATED MAY 5, 2010.
4. PROPOSED USE:
IT IS PROPOSED TO DEMOLISH AN EXISTING BUILDINGS AND CONSTRUCT A LOWER LEVEL ADDITION TO THE EXISTING SHOWROOM 2577 S.F.
5. THE SITE IS SERVED BY PUBLIC WATER AND SEWER.
6. STORM WATER WILL BE MANAGED PER TOWNSHIP REQUIREMENTS.
7. 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.

OWNER
ELAINE ASSOCIATES LP
 PO BOX 374
 JENKINTOWN PA 19046

ENTIRE SITE AS ZONING -MS-H (SEE CALC TAB)		ZONING -MS-H (SEE CALC TAB)		ZONING -MS-L (SEE CALC TAB)	
MINIMUM REQUIREMENTS	PROPOSED	MINIMUM REQUIREMENTS	PROPOSED	MINIMUM REQUIREMENTS	PROPOSED
LOT AREA	30,000 S.F.	71875 S.F.		LOT AREA	20,000 S.F.
LOT WIDTH	150'	525'		LOT WIDTH	150'
LOT DEPTH	100'	125'		LOT DEPTH	100'
FRONT YARD	50'	39.64**		FRONT YARD	50'
SIDE YARD	10'	19.78'		SIDE YARD	10'
REAR YARD	35'	N/A		REAR YARD	20'
GREEN AREA	35%	21%		GREEN AREA	35%
MAXIMUM				MAXIMUM	
BLDG. COVERAGE	N/A	11,712.8 S.F.		BLDG. COVERAGE	40%
BLDG. HEIGHT	35'	23'		BLDG. HEIGHT	35'
IMPERVIOUS				IMPERVIOUS	N/A
PARKING FROM STREET				PARKING FROM STREET	5'
LANDSCAPING	5'	5**		LANDSCAPING	5'



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ZONING SITE PLAN
 OF
MAZDA AUTOMOTIVE SALES/SERVICE FACILITY
1601 EASTON ROAD
 SITUATE
 ABINGTON TOWNSHIP
 MONTGOMERY COUNTY
 PENNSYLVANIA
 SCALE: 1" = 30' DATE: 10-31-2018 SHEET: 1 OF 1