

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

REGULATION	SEC. NO.	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	SEC. 1006	10,000 S.F.	10,000 S.F.	10,000 S.F.
MINIMUM BUILDING SETBACK	SEC. 1006, Fig. 10-18	20 FT.	20 FT.	20 FT.
MAXIMUM BUILDING HEIGHT	SEC. 1006, Fig. 10-18	35 FT.	35 FT.	35 FT.
PARKING	SEC. 1006, Fig. 10-18	5 FT.	N/A	5 FT.
DEVELOPMENT STANDARDS	SEC. 1007.D. (4)	NONE	NONE	PROPOSED/NOT REQUIRED
PROPOSED LOT LANDSCAPING	SEC. 2402	N/A	N/A	N/A
PROPOSED STREET SCAPES	SEC. 2504	N/A	N/A	N/A
PROPOSED STREET SCAPES	SEC. 2504	N/A	N/A	N/A
PROPOSED STREET SCAPES	SEC. 2504	N/A	N/A	N/A

**ARTICLE XX: USE REGULATIONS**

**REGULATION 2.0. SEC. 2.0**

**Use C-2: Automobile Sales**

- Primary access to the sales facility shall be from an arterial or collector road.
- Customer and employee parking areas must be clearly identified, and not used for vehicle display.
- Except for incidental emergency repair work, vehicle repairs and service must be conducted indoors.
- Vehicle display shall be conducted on-site, or through off-site contract arrangements, but not from public streets or right-of-ways.
- Display stands for display of vehicles must be located at least five feet (5') from any property line.
- Test drives shall not be conducted through residential districts, and specific routes shall be approved by the Township.
- Collective access to the principal use of selling or leasing shall not occupy more than 50% of the property area and shall be restricted to the principal use.
- Vehicle display shall be limited to 18 feet and may be divided up by three sets deep without side walk. The first row of front-end display vehicles adjacent to the public right-of-way may not be separated from any other parking area by a 10-foot wide parking space.
- Front-end display vehicles may not protrude into the public right-of-way or use public sidewalks or buffer areas.
- Sound systems shall not be audible off-site.
- Delivery trailers shall not be located in restricted yard areas.

**ARTICLE XXB: PARKING AND TRANSPORTATION**

**COMMERCIAL LAND USES:**

**REGULATION 2.0. SEC. 2.0**

**Use C-2: Automobile Sales**

One space for each vehicle displayed or intended for sale (see use classification for size of display space). One additional space for every 200 square feet of gross floor area devoted to office, sales, showroom or stockroom use plus parking spaces required for Use C-3: Automobile Service.

**Parking/Display:** 84 Vehicles  
Office, sales, showroom or stockroom use: None  
Automobile Service: None

**PARKING PROVIDED = 84 Spaces**

**VEHICLE DISPLAY SIZE:** SEC. 2103.C.2. 8 FT. x 16 FT. w/ UP TO 3 EARS DEEP STACKED

**PARKING SPACE FORMULA:** SEC. 2305.F. NONE APPLICABLE

**PARKING FOR INDIVIDUALS WITH DISABILITIES:** SEC. 2307. NOT APPLICABLE

**PARKING LOT AND FRONTAGE DEVELOPMENT STANDARDS:** SEC. 2310. 24 FT Two-way, 12 FT One-way

**Width of drives and parking aisles:** SEC. 2310.A. 24 FT Two-way, 12 FT One-way

**Parking Access and Traffic Control:** SEC. 2310.F.2. 24 FT Two-way, 12 FT One-way

**Parking Separation from Street:** In order to minimize traffic congestion and hazards, no area of parking lot or driveway shall be directly adjacent to a public street or highway unless separated from the street or highway by a raised curb and barrier planting strip, wall, or other effective barrier against traffic except at necessary access ways.

**MS Main Street District:** SEC. 2310.F.12. NOT APPLICABLE

**Nonresidential side yards containing no access driveway to rear parking areas shall be a minimum of 20 feet wide.**

- GENERAL NOTES:**
- Meter, 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 JHL Associates, LTD. Line bearings are listed upon MADS3 (2/18/18).
  - Reference: First American Title Insurance Company Title Commitment No. H095002378 prepared for JHL Associates, LTD for #966 Old York Road, dated July 16, 2018.
  - Reference: First American Title Insurance Company Title Commitment No. H095002674 prepared for JHL Associates, LTD for #968 Old York Road, dated December 24, 2018.
  - Topographical surveys were performed by Charles E. Shoemaker, Inc. during August 2018. Elevations based upon NVD 88 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. 42061C0401C (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 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 "Urbn Urban land-Goodstone complex, D-8 percent slopes and "UuqU Urban land-Udorthents schist and gneiss complex, D-25 percent slopes.
  - #966 & #968 Old York Road, tax parcels 30-00-49316-00-1 (Block 180, Unit 079) and 30-00-49320-00-6 (Block 180, Unit 076) are to be merged in one common deed and parcel number.

**ARTICLE XVI: STEEP SLOPE CONSERVATION DISTRICT**

**DEFINITIONS:** SEC. 201

**Slope:** Vertical or cross-slope area of land where the average slope exceeds 15%, measured over a ten foot (10') horizontal distance.

**DELIMITATION OF STEEP SLOPE CONSERVATION DISTRICT:** SEC. 1801.

A. Prohibitive Slope: Steep slopes greater than 15% and less than or equal to 25%, measured over a ten foot run. (0 S.F.)

B. Prohibitive Slope: Steep slopes greater than 25% measured over a ten foot run. (4,500 S.F.)

**STEEP SLOPE CONSERVATION DISTRICT PROTECTION STANDARDS:** SEC. 1803.

**Prohibitive Slope (greater than 25%):** SEC. 1803.B.

On at least 80% of the prohibitive slope area, development, grading or stripping of vegetation shall be prohibited unless the disturbance is for roadway construction or utility construction, and unless it can be demonstrated that the roadway or utility construction is necessary in the adjacent area. In no case, however, shall more than 15% of the total prohibitive slope area be developed, graded or disturbed (less if roadway construction, or utility construction is permitted in the prohibitive slope area).

**Prohibitive Slope Area > 25% = 4,500 S.F.**

**PROPOSED PROHIBITIVE SLOPE DISTURBANCE = 0 S.F. or 0.0%**

**Prohibitive Slope (15% to 25%):** SEC. 1803.A.

On at least 75% of the prohibitive slope area, development, grading or stripping of vegetation shall be prohibited.

**Prohibitive Slope Area 15%-25% = 0 S.F.**

**PROPOSED PROHIBITIVE SLOPE DISTURBANCE = 0 S.F. or 0%**

**GARY A. TILFORD**  
MONTGOMERY COUNTY, PA  
REGISTERED PLANNING COMMISSIONER

**EQUITABLE OWNER:**  
JULH Associates, LTD  
4437 EAST STREET ROAD  
REVESUE, PA 19053

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
1007 EDGE HILL ROAD  
ABINGTON, PA 19001  
PHONE: 610-895-7781  
FAX: 610-895-7781  
E-MAIL: ceshoemaker@charleseshoemaker.com

**ZONING PLAN**  
OF  
**966 & 968 OLD YORK ROAD**  
PREPARED FOR  
**JULH ASSOCIATES, LTD**  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

**DATE:** MARCH 19, 2019  
**DRW. NO.:** A-10-723  
**JOB NO.:** 25857A  
**SHEET NO.:** 1 OF 2

**SITE AREA:**

Parcel No. 30-00-49316-00-1, #966 Old York Road  
Title Lines: 10,137 S.F. or 0.2327 Ac.  
Legal R/W Lines: 10,037 S.F. or 0.2304 Ac.

Parcel No. 30-00-49320-00-6, #968 Old York Road  
Title Lines: 19,020 S.F. or 0.4366 Ac.  
Legal R/W Lines: 18,820 S.F. or 0.4321 Ac.

**COMBINED PROJECT AREA: #966 & #968 OLD YORK ROAD**  
Legal R/W Lines: 28,857 S.F. or 0.6625 Ac.



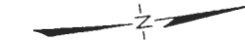
BEFORE YOU DO ANYTHING IN PENNSYLVANIA CALL 1-800-242-1778 FOR A FREE COPY OF THE PENNSYLVANIA ONE CALL BEFORE YOU DIG ACT. THIS ACT REQUIRES YOU TO CALL BEFORE YOU DIG TO IDENTIFY ALL UNDERGROUND UTILITIES. PENNSYLVANIA ONE CALL IS A FREE SERVICE. PENNSYLVANIA ONE CALL IS A SERVICE PROVIDED BY THE PENNSYLVANIA ONE CALL CENTER. PENNSYLVANIA ONE CALL IS A SERVICE PROVIDED BY THE PENNSYLVANIA ONE CALL CENTER. PENNSYLVANIA ONE CALL IS A SERVICE PROVIDED BY THE PENNSYLVANIA ONE CALL CENTER.

N/T  
Robert S. & Susan Hooper  
30-00-73088-00-7  
(Bk. 180, Unit 059)  
#941 Woodcrest Road

N/T  
Brian A. & Natalie C. Block  
30-00-73052-00-1  
(Bk. 180, Unit 055)  
#947 Woodcrest Road

N/T  
Harry S. Morlan & Beverly Parry  
30-00-73096-00-8  
(Bk. 180, Unit 056)  
#955 Woodcrest Road

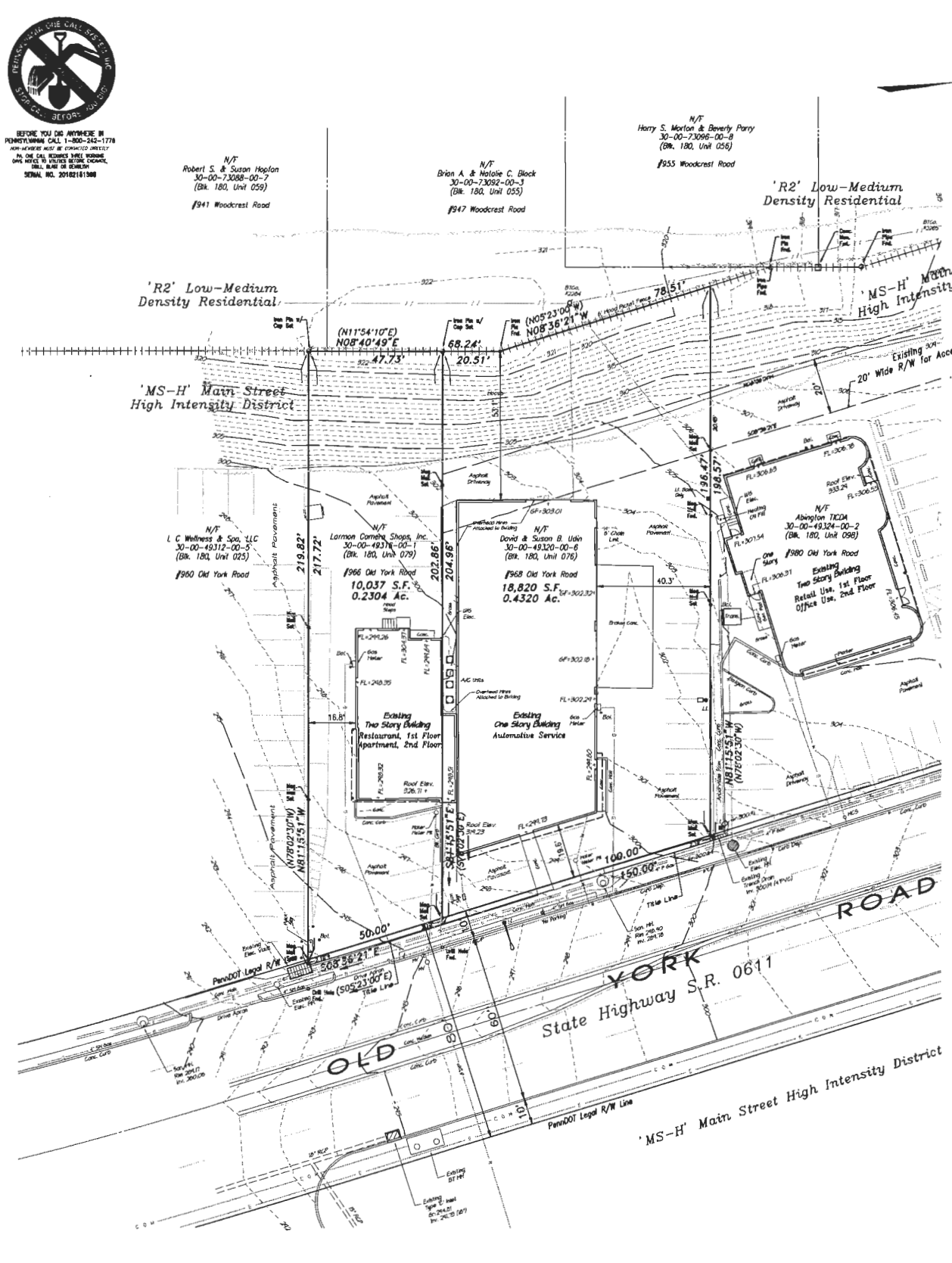
'R2' Low-Medium Density Residential



'R2' Low-Medium Density Residential

'MS-H' Main Street High Intensity District

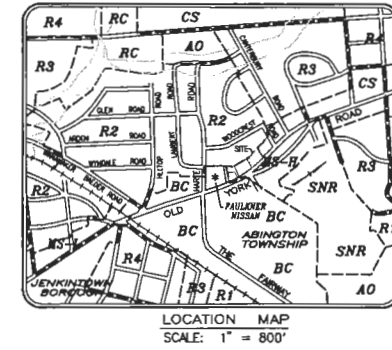
'MS-H' Main Street High Intensity District



**LEGEND**

**EXISTING FEATURES**

- 100' --- CONTOUR LINE
- + 402.96 SPOT ELEVATION
- + 402.95 TOP & BOTTOM CURB ELEVATION
- - - - - FENCE
- FIRE HYDRANT
- UTILITY POLE
- GAS VALVE
- WATER VALVE
- SANITARY CLEAN OUT
- WATER CURB STOP
- STORM SEWER +/- INLET
- SANITARY SEWER +/- MANHOLE
- OVERHEAD WIRE
- ELECTRIC CONDUIT
- GAS MAIN
- WATER MAIN
- COMMUNICATIONS CONDUIT
- ZONING DISTRICT LINE



EQUITABLE OWNER  
JULH Associates, LTD  
4437 EAST STREET ROAD  
TREVISOE, PA 19053

**CHARLES E. SHOEMAKER, INC.**  
ENGINEERS & SURVEYORS  
1007 EDGE HILL ROAD  
ABINGTON, PA 19001  
PHONE: 610-895-5778  
E-MAIL: staff@shoemaker.com

- TITLE EXCEPTIONS:**
- #968 OLD YORK ROAD**  
LIST OF TITLE EXCEPTIONS AFFECTING SURVEY OF 968 OLD YORK ROAD TAKEN FROM SCHEDULE B, PART II OF THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. H095001278, EFFECTIVE JULY 16, 2018.
- #1 - #6. Standard Title Exceptions.
  - #7. 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)
  - #8. Right-of-Way granted to the Philadelphia Electric Company and The Bell Telephone Company of Pennsylvania recorded in Deed Book 180, Page 429.
  - #9. Agreement as recorded in Deed Book 4710, Page 2465.
  - #10. AGREEMENT WITH TOWNSHIP ONE, INC. T/OA COMPANY, OHM NOT PLOTTED
  - #11. Reservation as to an Easement recorded in Deed Book 3094, Page 100. (Chain)
  - #12. (20 FOOT WIDE DRIVEWAY AND PASSAGEWAY TO WOODCREST ROAD FOR MEANS OF INGRESS AND EGRESS)
- #966 OLD YORK ROAD**  
LIST OF TITLE EXCEPTIONS AFFECTING SURVEY OF 966 OLD YORK ROAD TAKEN FROM SCHEDULE B, PART II OF THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. H095002674, EFFECTIVE DECEMBER 24, 2018.
- #1 - #6. Standard Title Exceptions.
  - #7. Together with right-of-way in common with others as set forth in Deeds of the chain of title including Deed Book 3518, Page 69.
  - #8. (20 FOOT WIDE DRIVEWAY AND PASSAGEWAY TO WOODCREST ROAD FOR MEANS OF INGRESS AND EGRESS)
  - #9. Acreage content not insured.
  - #10. Water, Refuse and Sewer Rents due for Current Year.

- REFERENCE PLANS:**
1. Plan of Woodcrest, prepared by George B. Nebus, Registered Professional Engineer, dated October 2, 1947.
  2. Plan of Lot No. 15, Part of Woodcrest, made for George Goodman by George B. Nebus Registered Professional Engineer, dated December 8, 1953 and last revised May 23, 1955.
  3. Plan of Property made for ESSO Standard Oil Company by Charles E. Shoemaker, Inc. dated May 6, 1957, Dwg. No. A-10-179.
  4. 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.
  5. Plan of Property made for A.G. Foods Inc. by Hogarty & Hagan, Inc. dated May 19, 1966.
  6. 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:**
1. 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 azimuth. Title deed bearings shown in parentheses. (50523'E).
  - Reference: First American Title Insurance Company Title Commitment No. H095002378 prepared for JULH Associates, LTD for #966 Old York Road, dated July 16, 2018.
  - Reference: First American Title Insurance Company Title Commitment No. H095002674 prepared for JULH Associates, LTD for #968 Old York Road, dated December 24, 2018.
  2. Topographical surveys were performed by Charles E. Shoemaker, Inc. during August 2018. Elevations based upon NYD 88 Datum.
  3. The subject property is located outside of the 100-year floodplain as determined by the Federal Emergency Management Agency, Flood Insurance Rate Map, No. 42091C0401C, (Panel 401 of 451), effective March 2, 2016.
  4. 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.
  5. 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 Wastewater Treatment Plant.
  6. 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 "Urb" Urban land-Cladstone complex, 0-8 percent slopes and "Ugd" Urban land-Ultronthens schist and gneiss complex, 8-25 percent slopes.

**PA ONE CALL LIST OF UNDERGROUND USERS**  
Abington Township  
Serial No. 20122181588

NAME OF USER	USERS ADDRESS	CONTACT PERSON
Abington Township	1178 Old York Road Abington, PA 19001	Scott Morlan smorlan@abington.org
Comcast	4150 Wayne Avenue Philadelphia, PA 19140	Robert Harvey rob_harvey@comcast.com
PECO ENERGY s/o USD	450 S. Henderson Road, Suite B King of Prussia, PA 19388	Niklas Semplare niklas@peco.com
Abington Township Wastewater	1000 Filberterton Road Abington, PA 19001	George Wright gwright@abington.org
Aqua Pennsylvania, Inc.	788 W. Lancaster Avenue Bryn Mawr, PA 19010	Steve Pical spical@aquapenn.com
Verizon Pennsylvania, LLC	1050 Virginia Drive Fort Washington, PA 19034	Laura Lipkowitz laura.lipkowitz@verizon.com

Date Contacted: 08-08-2018

**SITE AREAS:**

Parcel No. 30-00-49316-00-1, #966 Old York Road  
Title Lines: 10,137 S.F. or 0.2327 Ac.  
Legal R/W Lines: 10,037 S.F. or 0.2304 Ac.

Parcel No. 30-00-49320-00-6, #968 Old York Road  
Title Lines: 19,020 S.F. or 0.4366 Ac.  
Legal R/W Lines: 18,820 S.F. or 0.4321 Ac.

TOTAL PROJECT AREA: #966 & 968 OLD YORK ROAD  
Legal R/W Lines: 28,857 S.F. or 0.6625 Ac.

EXISTING FEATURES PLAN  
OF  
966 & 968 OLD YORK ROAD  
PREPARED FOR  
JULH ASSOCIATES, LTD  
ABINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.

DATE: FEBRUARY 6, 2019  
DWG NO.: A-10-722  
JOB NO.: 25857A  
SHEET NO.: 2 OF 2