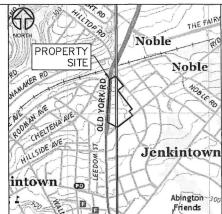


				JENK	INTOWN BOROUGH ZONING				_
1	OWNER			6	DIMENSIONAL STANDARD FOR CLASS ONE CONDITIONAL USES				
	ADDRESS	610 YORK ROAD				REQUIRED	EXISTING	PROPOSED	
				_	MINIMUM NET LOT SIZE (SF)	40,000	344,681	344,681	
					MINIMUM LOT WIDTH (FT)	100.0	1073.9	1073.9	
2	ZONING DISTRICT	GATEWAY COMMERCIAL DIST	TRICT		MAXIMUM BUILDING COVERAGE (%)	25.0%	18.2%	19.2%	
-	PARID	10-00-05364-00-8			MAXIMUM IMPERVIOUS COVERAGE (%)	70.0%	69.5%	68%	
3	EXISTING USE (TO REMAIN)	A.(1) RETAIL STORE		-	MINIMUM FRONT YARD SETBACK (FT)	30.0	N/A	62.1	
	EXISTING USE (TO REMAIN)	A.(4) BUSINESS OR PROFESSI	ONAL OFFICE	1	MINIMUM SIDE YARD SETBACK (FT)	15.0	N/A	62.7	
	EXISTING USE (TO REMAIN)	A.(9) RESTAURANT			MINIMUM REAR YARD SETBACK (FT)	20.0	N/A	36.4	
	EXISTING USE (TO REMAIN)	A.(19) ACCESSORY STRUCTUR	E FOR COMMERCIAL USE						
					MINIMUM BUILDING SETBACK FROM ABUTTING RESIDENTIALLY ZONED PROPERTIES (FT)	50.0	N/A	50.9	
	PROPOSED USE	A.(9) ESTABUSHMENT SERVIN	NG FOOD OR BEVERAGES TO THE		MINIMUM PARKING SETBACK FROM STREET ULTIMATE RIGHT-OF-WAY LINE (FT)	15.0	-1.2	0.9	(ENG
	PROPOSED OSE	GENERAL PUBLIC INCLUDING	WALK-UP WINDOWS		MINIMUM PARKING SETBACK FROM NONRESIDENTIAL PROPERTY LINES (FT)	10.0	-1.2	0.9	(ENC
	PROPOSED USE (CONDITIONAL)	B.(1) CLASS ONE DRIVE-THRO	UGH FACILITY		MINIMUM PARKING SETBACK FROM RESIDENTAIL PROPERTY LINES (FT)	35.0	11.27	48.9	
					MINIMUM SETBACK OF OUTDOOR LOADING AND TRASH STORAGE AREAS FROM ABUTTING RESIDENTIALLY ZONED PROPERTIES (FT)	50.0	N/A	52.7	
4	LOT AREA								
		SF	AC		MAXIMUM BUILDING HEIGHT (FT)	40.0	N/A	<40.0	
	PROPERTY AREA	344,681	7.913						
(-)	STREET OR RIGHT OF WAY	0	0.000	7	PARKING REQUIREMENTS (1)				
		344,681	7.913		EXISTING PARKING SPACES	470	573		
					EXISTING PARKING SPACES (TO BE REMOVED)		93		
					PROPOSED PARKING SPACES ⁽²⁾	498	480	504	
								1	_

IMPERVIOUS AREA CHART		
EXISTING IMPERVIOUS AREA	239,410	SF
PROPOSED IMPERVIOUS AREA	755	SF
EXISTING IMPERVIOUS (TO BE REMOVED & CONVERTED TO LAWN)	(-7,603)	SF
NET PROPOSED IMPERVIOUS AREA	(-6,849)	SF
TOTAL PROPOSED IMPERVIOUS AREA	232 561	SF



CORPORATE OFFICE 949 . EASTON . ROAD WARRINGTON . PA . 1897 PHONE: 215.343.50 FAX: 215.343.087

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LEGEND

— EXISTING R.O.W. LINE

— EXISTING PROPERTY LINE

EXISTING ADJACENT PROPERTY LINE

EXISTING BUILDING SETBACK LINE EXISTING PARKING SETBACK LINE FROM RESIDENTIAL EXISTING PARKING SETBACK LINE FROM ULTIMATE RIGHT—OF—WAY

ULTULATE RICHT-OF-WAY
EASTING PARKING SETBACK LINE FROM
NOWESDENTIAL
EASTING TOWNSHIP BOUNDARY
EASTING TOWNSHIP BOUNDARY
EASTING TOWNSHIP BOUNDARY
EASTING TOWNSHIP BOUNDARY
EXISTING SENER LINE
EXISTING SENER LINE
EXISTING TREE LINE
EXISTING TOWN
EASTING SICH
EASTING SICH EXISTING WATER VALVE EXISTING SEWER MANHOLE

EXISTING TREE

PROPOSED BUILDING PROPOSED CONCRETE †

PROPOSED LAWN CONVERSIO PROPOSED PAVEMENT PROPOSED HEDGEROW PROPOSED SIGN PROPOSED LIGHT POLE PROPOSED TREE

PROPOSED CLEANOUT PROPOSED SANITARY SEWER MANHOLE PLAN USE CONDITIONAL 610 OLD YORK ROAD
SITUATED IN
OUGH, MONTGOMERY COUNTY, PE
PREPARED FOR
G MANAGEMENT SERVICES, INC.
P.O. BOX 549
ABINGTON, PA 19001 BOROUGH, 610

DATE 3/13/2023 CADD FILE 2211190102 JOB NO 221119 DSG BY MJD DWN BY MJD JLK 1" = 20' SCALE

GRAPHIC SCALE SHEET

(IN FEET) 1 inch = 20 ft.

DRAWER NUMBER OF 1 SHEETS DRAWING NUMBER C - 101

