



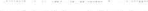




















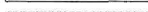




CORPORATE OFFICE
949 . EASTON . ROAD
WARRINGTON, . PA . 18976
PHONE: 215.343.5700
FAX: 215.343.0875

630 Perickotti Business Ctr., 3rd Fl. King of Prussia, PA 19406 Phone: 610-489-5100	105 Rader Boulevard, Suite 206 Hillsborough, NJ 08844 Phone: 908-874-7500
-------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------

101 Lindbrook Drive, Suite 225
Muhlen, PA 19355

www.carrollengineering.com

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 |
|  | EXISTING PARKING SETBACK LINE FROM NONRESIDENTIAL |
|  | EXISTING TOWNSHIP BOUNDARY |
|  | EXISTING ROAD CENTER LINE |
|  | EXISTING WATER LINE |
|  | EXISTING SEWER LINE |
|  | EXISTING TREE LINE |
|  | EXISTING CURB |
|  | EXISTING SIGN |
|  | EXISTING WATER VALVE |
|  | EXISTING SEWER MANHOLE |
|  | EXISTING TREE |
|  | PROPOSED CURB |
|  | PROPOSED BUILDING |
|  | PROPOSED CONCRETE |
|  | PROPOSED LAWN CONVERSION |
|  | PROPOSED PAVEMENT |
|  | PROPOSED HEDGEROW |
|  | PROPOSED SIGN |
|  | PROPOSED LIGHT POLE |
|  | PROPOSED TREE |
|  | PROPOSED CLEANOUT |
|  | PROPOSED SANITARY SEWER MANHOLE |

CONDITIONAL USE PLAN

610 OLD YORK ROAD
SITUATED IN
JENKINTOWN BOROUGH, MONTGOMERY COUNTY, PENNSYLVANIA
PREPARED FOR
SBB MANAGEMENT SERVICES, INC.
P.O. BOX 549
ABINGTON, PA 19001

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

⁽¹³⁾ PARKING BASED ON GATEWAY COMMERCIAL DISTRICT (RESTAURANT USE)

(2) REQUIRED PROPOSED PARKING SPACES IS BASED ON 2,144 SF OF PATRON FLOOR AREA AND 4 EMPLOYEES DURING LARGEST SHIFT AT THE CAFÉ AND 0 SF OF PATRON FLOOR AREA AND 3 EMPLOYEES DURING THE LARGEST SHIFT AT THE FROZEN DESSERTS (ENC) EXISTING NON-CONFORMITY

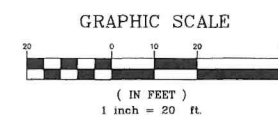
DATE	<u>3/13/2023</u>
CADD FILE	2211190102

DSG BY	<u>MJD</u>
DWN BY	MJD

SCALE	$1" = 20'$
DRAWER NUMBER	-

40
DRAWER NUMBER _____
SHEET 1 OF 1 SHEETS

DRAWING NUMBER
C 101

[illegible]