

Carroll Engineering Corporation
CORPORATE OFFICE
949 E. EASTON ROAD
WARRINGTON, PA 18976



RECORD PLAN
610 OLD YORK ROAD
SITUATED IN MONTGOMERY COUNTY, PENNSYLVANIA
PREPARED FOR
SEG MANAGEMENT SERVICES, INC.
P.O. BOX 648
ABINGTOWN, PA 19001

BOROUGH COUNCIL CERTIFICATION

APPROVED BY RESOLUTION OF THE BOROUGH COUNCIL OF THE BOROUGH OF JENKINTOWN, COUNTY OF MONTGOMERY, PENNSYLVANIA...

SURVEYOR'S CERTIFICATION

I, STEVEN B. MARRAS, P.E., HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON, AS WELL AS ALL OTHER DRAWINGS WHICH ARE A PART OF THIS PLAN...

ENGINEER'S CERTIFICATION

I, JOHN L. KOUTSOURAS, A PENNSYLVANIA PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE SUBDIVISION AND LAND DEVELOPMENT SHOWN HEREON CONFORMS WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO THE TOWNSHIP ZONING AND SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

RECORDER OF DEEDS

RECORDED IN THE OFFICE FOR THE RECORDING OF DEEDS IN AND FOR THE COUNTY OF MONTGOMERY, IN PLAN BOOK _____ PAGE NO. _____

BOROUGH PLANNING COMMISSION CERTIFICATION

REVIEWED BY THE JENKINTOWN BOROUGH ENGINEER ON THE _____ DAY OF _____, 2023.

NOTES

- 1. NO PERSON SHALL CAUSE, SUFFER, ALLOW OR PERMIT THE OPERATION OF ANY SOUND SOURCE ON A COMMERCIAL PROPERTY OR PUBLIC SPACE OR RIGHT-OF-WAY...
2. ALL LOT LINES OR LINES AS SHOWN ON THIS PLAN FOR ANY "TYPICAL" DIMENSION OR ANY OTHER DIMENSION...

STATEMENT OF INTENT

THIS APPLICATION INTENDS TO RE-DEVELOP THE NORTHERN PORTION OF THE PROPERTY WHICH IS CURRENTLY A PARKING LOT, TO CONSTRUCT A 2,262 SF OFFICE WITH ASSOCIATED DRIVE-THROUGH AND A 1,000 SF BUILDING.

PREVIOUS APPROVALS

AS SET IN THE BOROUGH OF JENKINTOWN ZONING HEARING BOARDS MEETING ORDINANCE AND ORDER DATED NOVEMBER 27, 2023, ZONING RELIEF WAS GRANTED FOR THE DRIVE-THRU WINDOW TO FACE A PUBLIC STREET.

IMPERVIOUS AREA CHART table with columns for Existing Building Area, Existing Impervious Area, etc.

AFFIDAVIT OF OWNERSHIP

I, THE UNDERSIGNED NOTARY PUBLIC, DO BY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF THE PROPERTY...

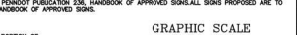
NOTARY PUBLIC

PROCESSED AND REVIEWED REPORT prepared by Montgomery County Planning Commission in accordance with the Municipalities Planning Code.

SIGN TABLE

Table with columns for SIGN, QUANTITY, and SIZE, listing various traffic signs and their dimensions.

GRAPHIC SCALE



JENKINTOWN BOROUGH ZONING table with columns for Owner, Address, Zoning District, etc.

Table with columns for Required, Existing, and Proposed values for various zoning standards like Minimum Net Lot Size, etc.

PARKING BASED ON GATEWAY COMMERCIAL DISTRICT (RESTAURANT USE)
REQUIRED PROPOSED PARKING SPACES IS BASED ON 2,144 SF OF PATRON FLOOR AREA AND 4 EMPLOYEES DURING LARGEST SHIFT AT THE CAFE AND 0.5F OF PATRON FLOOR AREA AND 3 EMPLOYEES DURING THE LARGEST SHIFT AT THE FROZEN DESSERTS



CALL BEFORE YOU DIG
A WARNING SERVICE
PROVIDING PRE-CONSTRUCTION INFORMATION TO THE PUBLIC

Administrative section containing recording information, date (6/19/2023), job number (22119102), and sheet number (2 of 16 sheets).