

OFF-STREET PARKING SEC. 2302.
PROPERTY USE - (C-22) RESTAURANT, FAST FOOD.
REQUIREMENT: One (1) off-street parking space for every 50 S.F. of gross leasable floor area provided by customer or patron for every three (3) meals provided, whichever requires the lesser number of spaces.
Public Transportation Reduction Factors:
 1. 25% reduction for being located within 200 feet of a bus stop.
"Green Leasable Floor Area" including the following areas within the existing restaurant and proposed play area addition:
 1. Mechanical equipment rooms and water closets
 2. Personnel bathroom facilities
 3. Personnel lockers
 4. Designated areas for handicapped accessibility

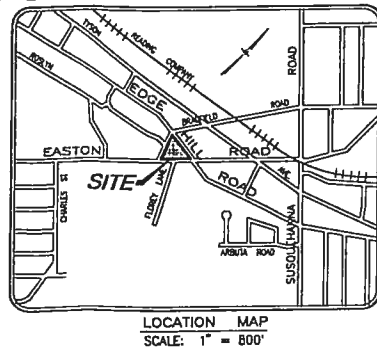
REQUIRED PARKING CALCULATION:
SEATING AREA (50% room devoted to patron use)
 Net Floor Area: 1,431 S.F.
NET FLOOR AREA = 1,431 S.F. / 50 S.F. / P.S. = 28 Parking Spaces
 DIVIDED BY (1) PARKING SPACE PER 50 S.F.
NUMBER OF SEATS:
 TOTAL SEATING: 98 SEATS
 DIVIDED BY (1) PARKING SPACE/THREE (3) SEATS = 33 Parking Spaces
 Minus
PUBLIC TRANSPORTATION REDUCTIONS:
 1. 25% Blue Shuttle = 28 Parking Spaces (-) 25% = 0.8 P.S.
EXISTING PARKING REQUIRED = 28 Parking Spaces
EXISTING ON-SITE PARKING: 63 PARKING SPACES

PARKING LOT AND FRONTAGE STANDARDS SEC. 2310.
DRIVE AISLE WIDTH SEC. 2310A. REQUIRED EXISTING
 TRUCK WAY 24 FT. 24 FT.
 ONE WAY 12 FT. 9 FT. (Drive-Thru) *
DRIVE AISLE WIDTH SEC. 2310.B. 9 FT. 1 FT. (Drive-Thru) *
BLIND SPOTS SEC. 2310.C. 3 FT. 1 FT. (Drive-Thru) *
ACCESS SEC. 2310.D. 3 FT. 1 FT. (Drive-Thru) *

* - INDICATES AN EXISTING NON-COMFORMING CONDITION

GENERAL NOTES
 1. Notes, boundaries and area of subject property taken from deed from Plan of Property Survey for Family Group, Inc. by Charles E. Shoemaker, Inc. dated October 23, 1979 and last revised October 17, 1982, Ord. No. 14, 221. This plan shows and represents a current boundary survey for use as a title search performed at this date.
 2. Topographical survey was performed by Charles E. Shoemaker, Inc. during May & October 2017 to determine existing features and elevations. Datum is based on MVD 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. 4209100022C (Panel 302 of 431), effective March 2, 2016.
 4. Existing underground utility locations were plotted from utility company maps supplied to us in accordance with PA DHC CALL or by physical survey location. All underground utility locations are approximately 60" deep. Callers are REQUIRED by PA DHC CALL to verify the exact locations of all underground utilities prior to commencing excavation activities.
 5. Public water is provided by Abund Pennsylvania, Inc. and sanitary sewage conveyance and treatment by Allegheny Township Sewer Water Treatment Plant.
 6. Zoning Hearing Board approval was granted on March 17, 2011, Application No. 81-5, for the construction of a Burger King Restaurant with a drive-thru window. Condition of approval included construction in accordance with the plan, enforcement of Right Turn Only signs at all access points and provide a traffic study.

LEGEND
 --- 365 --- EXISTING CONTOUR LINE
 +422.94 EXISTING SPOT ELEVATION
 7462.94 EXISTING TOP & BOTTOM CURB ELEVATION
 8-02.04 EXISTING FDEAC
 12" M EXISTING FIRE HYDRANT
 12" W EXISTING UTILITY POLE
 6" W EXISTING GAS VALVE
 6" W EXISTING WATER VALVE
 6" W EXISTING WATER CLEAR STOP
 6" W EXISTING WATER CLEAR OUT
 6" W EXISTING STORM SEWER w/ BALET
 15" W EXISTING SANITARY SEWER w/ MANHOLE
 --- EXISTING OVERHEAD WIRE
 --- EXISTING ELECTRIC CIRCUIT
 --- EXISTING GAS MAIN
 --- EXISTING WATER MAIN
 --- EXISTING WATER MAIN
 --- ZONING DISTRICT LINE



'MS-L' MAIN STREET-LOW INTENSITY/DENSITY DISTRICT

| REGULATION | I.D. SEC. No. | REQUIRED | EXISTING |
|---|---------------|---------------------------|-----------------------------|
| LOT USE | SEC. 1002 | C-25 Restaurant-Fast Food | A-11 Drive-Through Facility |
| IMPERVIOUS PAVEMENT | SEC. 1006 | 20,000 SF. | 87,268 SF. |
| LOT AREA, Min. (Sole Use) | | 150 FT. | 400.8 FT. |
| LOT WIDTH @ FRONT, Min. | | 35 FT. | 34.2 FT. |
| BUILDING ON THE SAME LOT | | 20 FT. | N/A |
| SEPARATION, Min. | | 50 FT. | 0.0 FT. * |
| SETBACKS: | | | |
| BUILD-TO-LINE (From R/W) | | 15 FT. | 215 FT. |
| Maximum | | 25 FT. | 71.3 FT. * |
| Minimum w/ Street Use (S) | | 70 FT. | 78.3 FT. * |
| Side Yard, Min. (S) | | 10 FT. | 18.3 FT. |
| REAR YARD, Min. | | 30 FT. | N/A |
| REAR SETBACK FROM ADJACENT R/W/ALUM DISTRICT, Min. | | 40 FT. | 33.0 FT. * |
| REAR SETBACK FROM ADJACENT R/W/ALUM DISTRICT, Min. | | 20 FT. | 60 FT. |
| BUILDINGS: | | | |
| Building Footprint, Max. | | 10,000 S.F. | 4,388 S.F. |
| FAÇADE HEIGHT, Min. (4) | | 20 FT. | 15'-6" ONE STY. * |
| BUILDING HEIGHT, Max. | | 35 FT. | 15'-6" ONE STY. * |
| WOODEN AREA, Min. | | 30 FT. | 15.2 FT. * |
| Street-facing Facade(s) | | 25 FT. | N/A |
| CREEN FENCE (S) | | 25 FT. | N/A |
| UPPER STORY | | 5 FT. | 7 FT. |
| MIN. HEIGHT TO FEET (4) | | 8 FT. | 7 FT. |
| PARKING: | | | |
| SETBACK FROM DRIVEWAY AND DRIVEWAY, Min. (S) | | 10 FT. | N/A |
| PARKING SETBACK FROM BUILDING SETBACK FROM DRIVEWAY, Min. (S) | | 20 FT. | 23 FT. |
| PARKING SETBACK FROM ALL OTHER DISTRICTS, Min. | | N/A | N/A |
| SHOULDER ACCESS (See Note, Item (4)) | | 25 FT. | 37.3 FT. * |

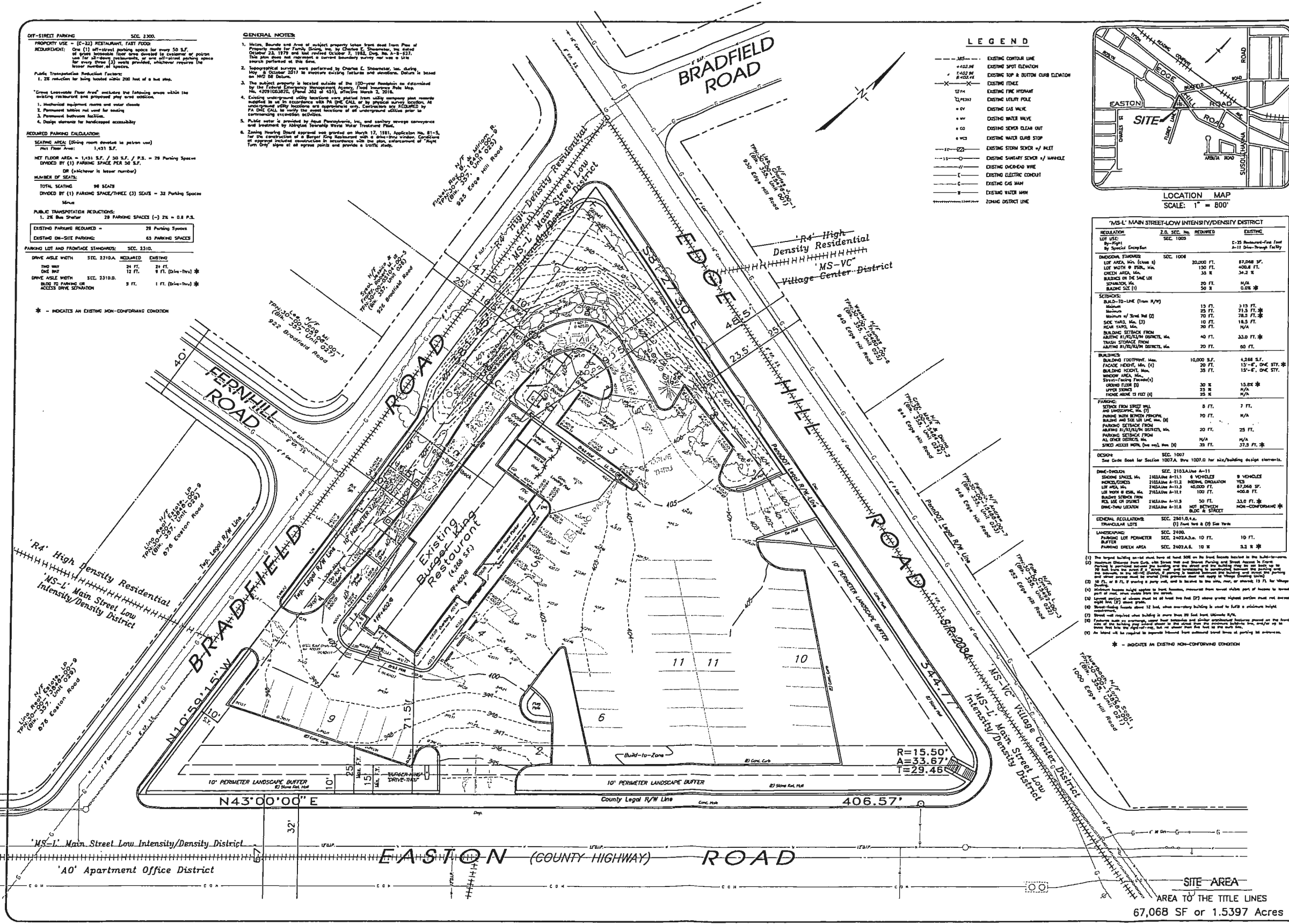
GARY A. TEUFEL
 GARY A. TEUFEL & ASSOCIATES, INC.
 1720 DIVIDED ROAD, SUITE 100
 ABINGTOWN, PA 19001
 TEL: 610-439-1000
 FAX: 610-439-1001
 WWW.GATEUFEL.COM

OWNER OF RECORD
 GENERAL AUTO OUTLET, L.P.
 630 EASTON ROAD, SUITE 100
 ABINGTOWN, PA 19001
 TEL: 610-439-1000
 FAX: 610-439-1001
 WWW.GATEUFEL.COM

CHARLES E. SHOEMAKER, INC.
 1007 EDGE HILL ROAD
 ABINGTOWN, PA 19001
 PHONE: 610-439-7800
 FAX: 610-439-7781
 E-MAIL: charles@shoemaker.com
 WWW.SHOEMAKER.COM

PARTIAL TOPOGRAPHICAL SURVEY PLAN
 900 EASTON ROAD
 ABINGTOWN TOWNSHIP, MONTGOMERY COUNTY, PA
 Prepared for
FAMILY DINING, INC.
 1720 DIVIDED ROAD, SUITE 100
 ABINGTOWN, PA 19001

DATE: JUNE 21, 2017
 DWS NO.: A-8-785
 JOB NO.: 24830
 SHEET NO.: 1 of 1



OFF-STREET PARKING SEC. 2300.
PROPERTY USE - (C-2) RESTAURANT, FAST FOOD.
REQUIREMENT: One (1) off-street parking space for every 50 S.F. of space intended for use developed in outdoor or indoor and for all-weather, or one off-street parking space for every 200 S.F. of space intended, whichever results in lesser number of spaces.
 Public Transportation Reduction Factor:
 1. 25% reduction for being located within 200 feet of a bus stop.
 Green Unavailable Floor Area includes the following areas which the existing improvement and proposed play area addition:
 1. Mechanical equipment rooms and solar closets
 2. Personnel lockers and restrooms
 3. Personnel lockers and restrooms
 4. Designated for handicapped accessibility

EXISTING PARKING REQUIREMENTS:
SEATING AREA: (Dining room included in patron use)
 Total Floor Area = 1451 S.F.
 DIVIDED BY (1) PARKING SPACE PER 50 S.F.
EXISTING PARKING REQUIRED = 29 Parking Spaces

PROPOSED PARKING REQUIREMENTS:
SEATING AREA: (Dining room included in patron use)
 Total Floor Area = 1313 S.F.
 DIVIDED BY (1) PARKING SPACE PER 50 S.F.
PROPOSED PARKING REQUIRED = 26 Parking Spaces

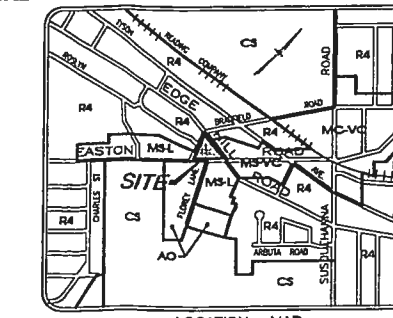
PUBLIC TRANSPORTATION REDUCTIONS:
 1. 25% Bus Factor Based on Public Spaces (-) 25 = 0.8 P.S.
EXISTING ON-SITE PARKING = 63 PARKING SPACES
PROPOSED ON-SITE PARKING = 53 PARKING SPACES

GENERAL NOTES

1. Allies, Bounds and Area of subject property taken from deed book Plan of Property records for Family Dining, Inc. by Charles E. Shoemaker dated October 23, 1978 and last revised October 7, 1982, Doc. No. A-8-2377. The plan does not represent a current boundary survey and is not a survey performed on this site.
2. Topographical surveys were performed by Charles E. Shoemaker, Inc. during July & August 2017 to reconfirm existing features and elevations. Datum is based on and 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. 22091C0202C, (Panel 302 of 431), effective March 2, 2016.
4. Existing underground utility locations were obtained from utility company plan records available on file in accordance with the Ohio Code, as by approved survey locations. All underground utility locations are approximate only. Contractors are REQUIRED by the Ohio Code to verify the exact locations of all underground utilities prior to commencing excavation activities.
5. Public water is provided by Akron, Pennsylvania, Inc. and sanitary sewer is conveyed and treated by Abington Township Wastewater Treatment Plant.
6. Zoning Hearing Board approval was granted on March 17, 1981, Application No. 81-5, for the construction of a Burger King Restaurant, plus a drive-thru window. Compliance of proposed construction is in accordance with the plan, instrument of "Right to Use" signed by the zoning officer and approved by the zoning officer.
7. The existing building currently has a fire sprinkler system. The proposed building addition shall also have a fire sprinkler system installed in accordance with Code and the Fire Marshal of Abington Township.

LEGEND

- MS --- EXISTING CONTIGUOUS LINE
- 1402.54 --- EXISTING SPOT ELEVATION
- 1402.54 --- EXISTING TOP & BOTTOM CURB ELEVATION
- 840.14 --- EXISTING FENCE
- 12" --- EXISTING FIRE HYDRANT
- 12" --- EXISTING UTILITY POLE
- 6" --- EXISTING GAS VALVE
- 6" --- EXISTING WATER VALVE
- 6" --- EXISTING SEWER CLEAN OUT
- 6" --- EXISTING WATER CURB STOP
- 6" --- EXISTING SIGN SEWER W/ MILE
- 6" --- EXISTING SANITARY SEWER W/ MANHOLE
- 6" --- EXISTING OVERHEAD WIRE
- 6" --- EXISTING ELECTRIC CONDUIT
- 6" --- EXISTING GAS MAIN
- 6" --- EXISTING WATER MAIN
- 6" --- EXISTING DISTRICT LINE
- 6" --- EXISTING ZONING DISTRICT LINE
- 6" --- EXISTING BUILDING ADDITION
- 6" --- EXISTING CARPORT
- 6" --- EXISTING PAVED DRIVE
- 6" --- EXISTING CONCRETE WALK OR DRIVEWAY
- 6" --- LIMIT OF DISTURBANCE



'MS-L' MAIN STREET-LOW INTENSITY/DENSITY DISTRICT

| REGULATION | Z.O. SEC. No. | REQUIRED | EXISTING | PROPOSED |
|--|---------------|-------------|-----------------|-----------------|
| LOT AREA, MIN. (Square Ft.) | SEC. 1008 | 20,000 SF. | 47,068 SF. | 67,068 SF. |
| LOT WIDTH @ END, MIN. | | 150 FT. | 100.8 FT. | 100.8 FT. |
| CREEN AREA, MIN. | | 35 SF. | 24.3 SF. | 36.4 SF. |
| BRIDGE ON THE SAME LOT | | 20 FT. | N/A | N/A |
| BUILDING SETBACK (1) | | 30 FT. | 0.0 FT. | 0.0 FT. |
| SETBACKS: | | | | |
| BUILD-TO-LINE (From R/W) | | 18 FT. | 0.0 FT. | 0.0 FT. |
| Minimum | | 25 FT. | 7.3 FT. | 62.3 FT. |
| Maximum | | 70 FT. | 7.3 FT. | 62.3 FT. |
| SIDE YARD, MIN. (2) | | 15 FT. | 15.0 FT. | 30.0 FT. |
| REAR YARD, MIN. | | 20 FT. | N/A | N/A |
| BUILDING SETBACK FROM ADJACENT STREETS FROM ADJACENT STREETS, MIN. | | 40 FT. | 33.0 FT. | 48.5 FT. |
| BUILDING SETBACK FROM ADJACENT STREETS, MIN. | | 20 FT. | 60 FT. | 60 FT. |
| BUILDING: | | | | |
| FLOOR AREA, MAX. | SEC. 1007 | 10,000 S.F. | 4,208 S.F. | 4,275 S.F. |
| FLOOR HEIGHT, MAX. (1) | | 20 FT. | 15'-0" OME STY. | 21'-0" OME STY. |
| FLOOR HEIGHT, MAX. (2) | | 35 FT. | 15'-0" OME STY. | 22'-0" OME STY. |
| MINOR AREA, MAX. | | | | |
| Street-Facing Facades (3) | | 30 FT. | 15.0 FT. | 18.0 FT. |
| CREEN FLOOR (4) | | 25 FT. | N/A | N/A |
| UPPER STOREY (5) | | 25 FT. | N/A | N/A |
| FLOOR AREA TO FLOOR (6) | | 25 FT. | 17.2 FT. | 23.3 FT. |
| PARKING: | | | | |
| SEWER FROM EXIST. WALL AND LANDSCAPE, MIN. (7) | | 5 FT. | 7 FT. | 7 FT. |
| PARKING WITHIN DRIVEWAY, BUILDING SETBACK FROM DRIVEWAY, MIN. (8) | | 70 FT. | N/A | N/A |
| PARKING SETBACK FROM BUILDING SETBACK FROM DRIVEWAY, MIN. (9) | | 30 FT. | 25 FT. | 23 FT. |
| PARKING SETBACK FROM DRIVEWAY, MIN. (10) | | N/A | N/A | N/A |
| STREET ACCESS WORK (11) MIN. (12) | | 25 FT. | 23.2 FT. | 23.3 FT. |

SECTION: SEC. 1007
See Code Book for Section 1007A, items 1007A.1 through 1007A.10 for site/building design standards.

| TYPE - FRONT | SEC. 2103A.1(a) A-11 | 8 VEHICLES | 10 VEHICLES |
|-------------------|----------------------|------------|-------------|
| SEWER SPACE, MIN. | 2103A.1(a)-11.1 | 8 VEHICLES | 10 VEHICLES |
| SEWER SPACE, MIN. | 2103A.1(a)-11.2 | 8 VEHICLES | 10 VEHICLES |
| SEWER SPACE, MIN. | 2103A.1(a)-11.3 | 8 VEHICLES | 10 VEHICLES |
| SEWER SPACE, MIN. | 2103A.1(a)-11.4 | 8 VEHICLES | 10 VEHICLES |
| SEWER SPACE, MIN. | 2103A.1(a)-11.5 | 8 VEHICLES | 10 VEHICLES |
| SEWER SPACE, MIN. | 2103A.1(a)-11.6 | 8 VEHICLES | 10 VEHICLES |

GENERAL REGULATIONS: SEC. 2010.4.4
 (1) Front Yard (2) Side Yard

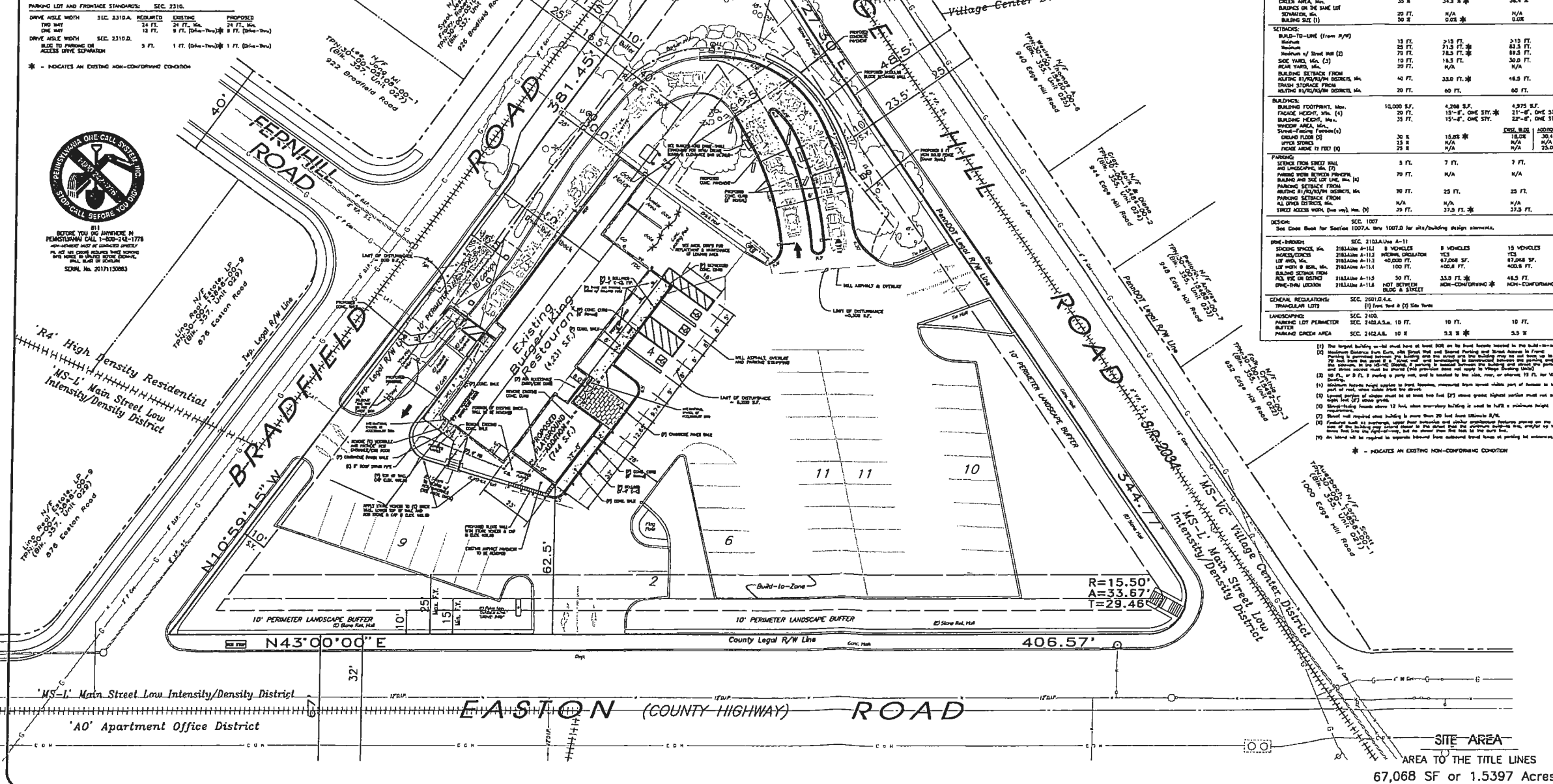
LANDSCAPING: SEC. 2405
 PERIMETER BUFFER: SEC. 2405.A.1, 10 FT., 10 FT., 10 FT.
 BUFFER PERIMETER: SEC. 2405.A.2, 10 FT., 10 FT., 10 FT.

OWNER OF RECORD
 GENERAL AUTO OUTLET, L.P.
 635 GOODMAN ROAD, SUITE 100
 LEANINGTOWN, PA 17046
 717-261-0161

CHARLES E. SHOEMAKER, INC.
 1007 EDGE HILL ROAD, ABBINGTON, PA 19001
 PHONE: 215-887-2100 FAX: 215-887-7781
 E-MAIL: ceshoemaker@eshoemaker.com

SITE PLAN
 of
900 EASTON ROAD
 ABBINGTON TOWNSHIP, MONTGOMERY COUNTY, PA.
 Prepared for
FAMILY DINING, INC.
 1007 EDGE HILL ROAD, ABBINGTON, PA 19001

DATE: NOVEMBER 7, 2017
 DWG NO.: A-8-769
 JOB NO.: 24830
 SHEET NO.: 2 of 6



SITE AREA
 AREA TO THE TITLE LINES
 67,068 SF or 1.5397 Acres