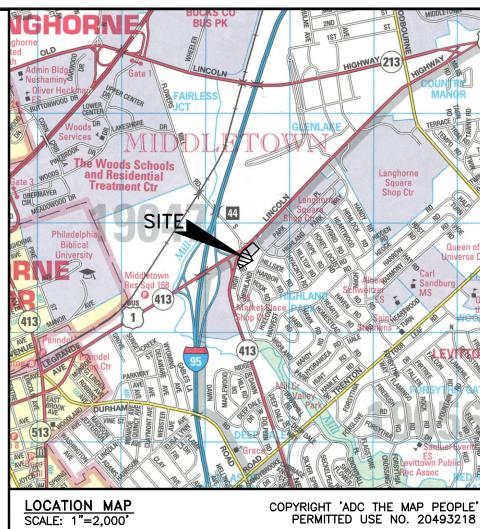


Know what's **below.** HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.

Call before you dig. 20190311421

JANUARY 31, 2019



ZONING:

'C' COMMERCIAL DISTRICT EXISTING USE: 4282 - RESTAURANT WITHOUT A LIQUOR LICENSE <u>REQUIRED</u> 72,165 S.F. OR 1.6567 ACRES MINIMUM LOT AREA 20,000 S.F. MINIMUM LOT WIDTH 100 FT. >100 FT. SETBACK DATA FRONT YARD SIDE YARD REAR YARD 50 FT. 67.44 FT. 2.48 FT.* 128.57 FT. BUFFER FROM RESIDENTIAL 75 FT. <75 FT. SPECIAL PLANTING STRIP NO FRONTAGE ALONG LINCOLN HIGHWAY 12 FT. ON LINCLON HWY MAXIMUM BUILDING COVERAGE 30% 8.1% (5,844 S.F.) MAXIMUM IMPERVIOUS 82.5% (12,597 S.F.)* SURFACE RATIO <50 FT.

MINIMUM BUILDING SPACING 30 FT. * EXISTING NON-CONFORMANCE

PARKING DATA:

MAXIMUM BUILDING HEIGHT

EXISTING USE: DINER/PUB

1 SPACE PER 50 S.F. TOTAL FLOOR AREA

PARKING REQUIRED = 116 PARKING SPACES (INCLUDES 3 H.C. SPACES) EXISTING CONDITION = 99 PARKING SPACES

SURVEY NOTES:

1. THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE COMPLETED ON FEBRUARY 21, 2019.

2. SITE DATA: CURRENT OWNER:

1201 (ONE) E LINCOLN HWY LLC 232 STURBRIDGE DR ADDRESS:

WYOMISSING PA 19610

PROPERTY ADDRESS: 1201 E LINCOLN HWY LANGHORNE, PA 19047-3082

RECORDED DATA:

MIDDLETOWN TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA T.M.P. 22-046-013 INST. NO. 2018066812 (DEC 3, 2018)

3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

4. THE PROPERTY ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA"), AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS PANEL 442 OF 532, COMMUNITY NUMBER 420193, MAP NUMBER 42017C0442J, BEARING AN EFFECTIVE DATE OF MARCH 16, 2015. THE DATUM FOR THIS MAP IS NAVD88.

5. THE VERTICAL DATUM FOR THIS SITE IS NAVD88 DATUM BASED ON GPS OBSERVATIONS.

- 6. PA ONE CALL SERIAL NUMBER: 20190311421 DATE: JANUARY 31, 2019 7. THIS DRAWING WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT.
- 8. LOT AREA TO TITLE LINE = 72,165 S.F. OR 1.6567 ACRES
- 9. PLAN REFERENCES:

A.) "SUBDIVISION - MAP OF HIGHLAND PARK - LEVITTOWN SECTION 80" PRÉPARED FOR "LEVITT AND SONS, INC," BY "C.A. MONROE, P.E. & L.S." MANHASSEY, NY, DATED APRIL 1955.

PROFESSIONAL LAND SURVEYOR



ROBERT E. BLUE JR. LICENSE NO. SU1323A

ORAWN BY:

RVO

CHECKED BY:

REB

SCALE:

1"=30' DATE: 3/11/2019 JOB NUMBER: 2150-1 SHEET NUMBER: 1 of 1

(ONE) C/O 232 8

20

<u>_</u> ._ cons 1149 tel: (6

DA (0)

(1)