



LOCATION MAP
SCALE: 1"=2,000'
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PERMITTED USE NO. 20493218

ZONING:
C COMMERCIAL DISTRICT
EXISTING USE: 4282 - RESTAURANT WITHOUT A LIQUOR LICENSE

	REQUIRED	EXISTING
MINIMUM LOT AREA	20,000 S.F.	72,165 S.F. OR 1.6567 ACRES
MINIMUM LOT WIDTH	100 FT.	>100 FT.
SETBACK DATA		
FRONT YARD	50 FT.	67.44 FT.
SIDE YARD	15 FT.	2.48 FT.*
REAR YARD	20 FT.	128.57 FT.
BUFFER FROM RESIDENTIAL	75 FT.	<75 FT.
SPECIAL PLANTING STRIP ALONG LINCOLN HIGHWAY	12 FT.	NO FRONTAGE ON LINCOLN HWY
MAXIMUM BUILDING COVERAGE	30%	8.1% (5,844 S.F.)
MAXIMUM IMPERVIOUS SURFACE RATIO	60%	82.5% (12,597 S.F.)*
MAXIMUM BUILDING HEIGHT	50 FT.	<50 FT.
MINIMUM BUILDING SPACING	30 FT.	N/A

* EXISTING NON-COMFORMANCE

PARKING DATA:
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:**
- THIS PLAN REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE COMPLETED ON FEBRUARY 21, 2019.
 - SITE DATA:
CURRENT OWNER: 1201 (ONE) E LINCOLN HWY LLC
ADDRESS: 232 STURBRIDGE DR 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)
 - 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.
 - 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 4201700442J, BEARING AN EFFECTIVE DATE OF MARCH 16, 2015. THE DATUM FOR THIS MAP IS NAVD88.
 - THE VERTICAL DATUM FOR THIS SITE IS NAVD88 DATUM BASED ON GPS OBSERVATIONS.
 - PA ONE CALL SERIAL NUMBER: 20190311421 DATE: JANUARY 31, 2019
 - THIS DRAWING WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT.
 - LOT AREA TO TITLE LINE = 72,165 S.F. OR 1.6567 ACRES
 - PLAN REFERENCES:
A) "SUBDIVISION - MAP OF HIGHLAND PARK - LEVITTOWN SECTION 80" PREPARED FOR "LEVITT AND SONS, INC." BY "C.A. MONROE, P.E. & L.S." MANHASSETT, NY, DATED APRIL 1955.

LEGEND

	STORM INLET TYPE 'M'
	SANITARY MANHOLE
	CLEAN OUT
	UTILITY POLE
	LAMP POST
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	SIGN
	WATER LINE
	GAS LINE
	SANITARY SEWER
	ELECTRIC LINE
	TELEPHONE LINE
	OVERHEAD LINE
	FENCE
	WALL
	MACADAM EDGE
	CONC. CURB
	CONCRETE
	SPOT ELEVATION
	PROPERTY CORNER
	IRON PIN FOUND
	CONC MON FOUND
	DRILL HOLE FOUND

811 PENNSYLVANIA ONE CALL
DIAL 8-1-1 or 1-800-242-1776
BEFORE YOU DIG

CALL 811 THREE DAYS TO TEN DAYS BEFORE YOU START ANY DIGGING PROJECT. WHETHER YOU ARE PLANNING TO DO IT YOURSELF OR HIRE A PROFESSIONAL, SOMEONE NEEDS TO CALL 811.

Call before you dig. 20190311421
JANUARY 31, 2019

PRELIMINARY

PROFESSIONAL LAND SURVEYOR

ROBERT E. BLUE JR. (DATE)
LICENSE NO. SU1323A

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BOUNDARY AND TOPOGRAPHIC SURVEY
1201 LINCOLN HIGHWAY
MIDDLETOWN TOWNSHIP
BUCKS COUNTY
PENNSYLVANIA
PREPARED FOR
1201 (ONE) E LINCOLN HWY LLC
C/O HANI SALHA
232 STURBRIDGE DR
WYOMISSING PA 19610

REVISIONS

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SCALE: 1"=30'

DATE: 3/11/2019 JOB NUMBER: 2150-1 SHEET NUMBER: 1 of 1

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