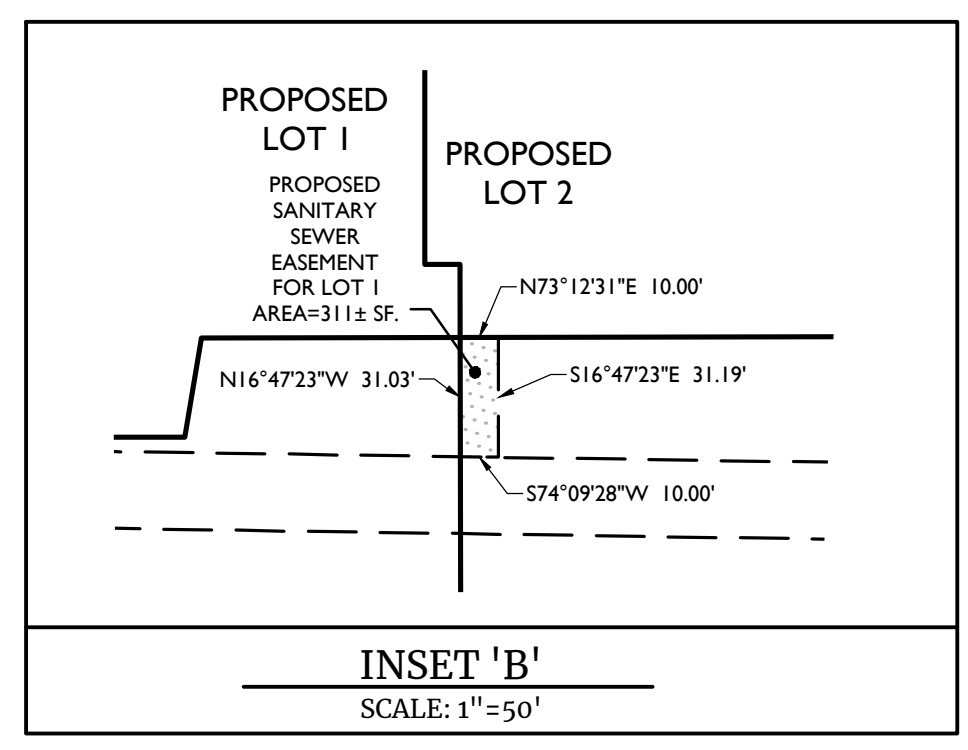
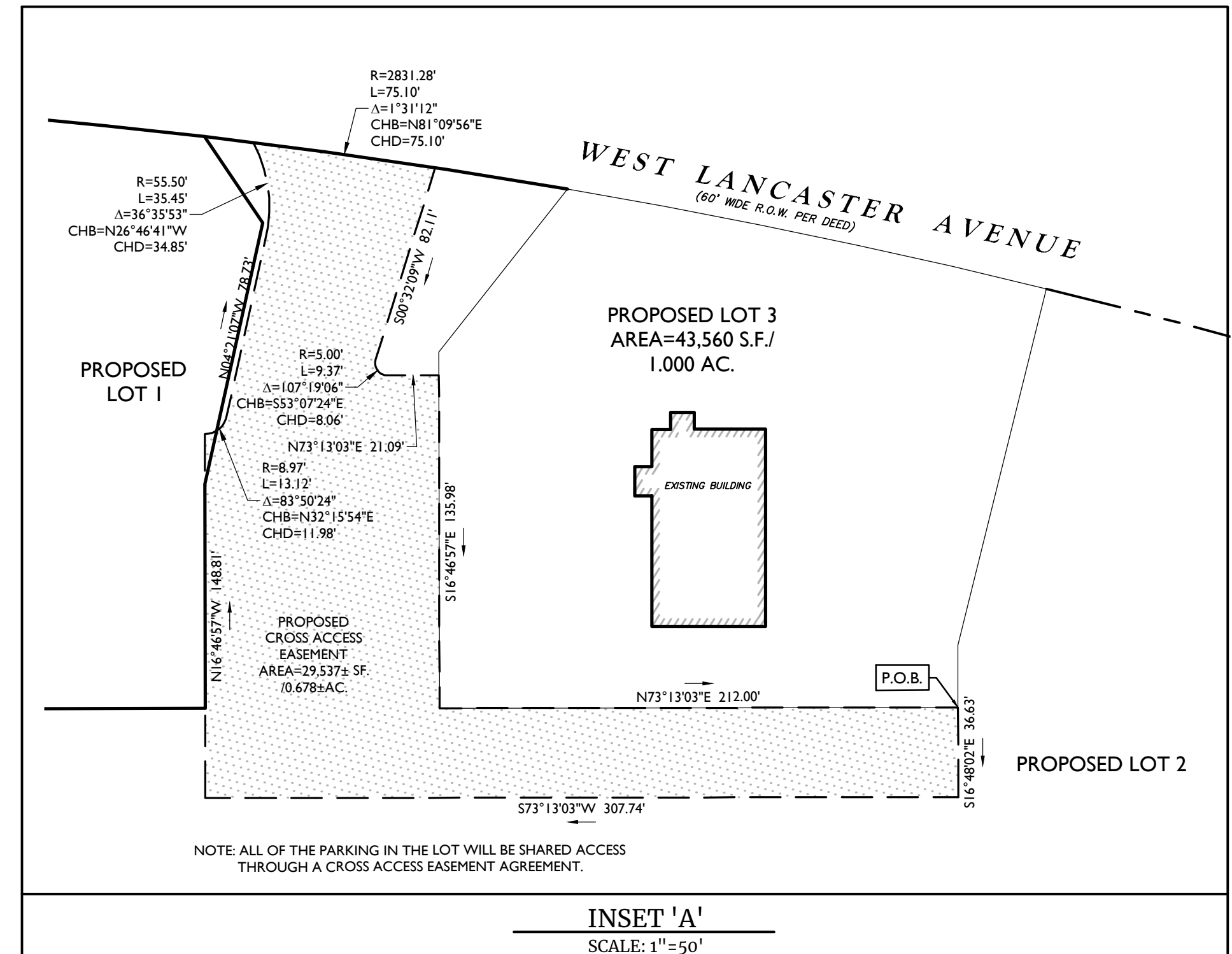
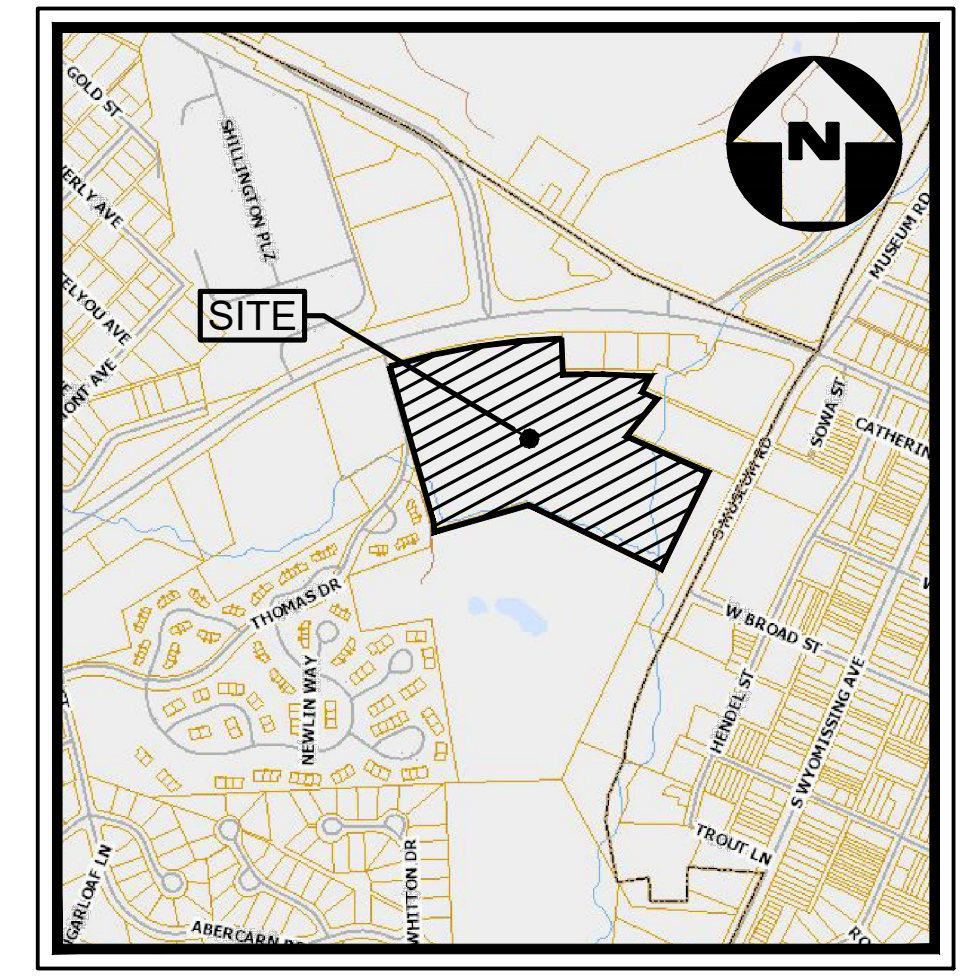


This plan is for informational and leasing purposes only. This survey has been altered. The area depicting the Taco Bell has been superimposed from the Taco Bell development plan on to this existing survey and therefore may not be dimensionally accurate.



**ZONING REQUIREMENTS:**

ZONING INFORMATION	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MAXIMUM HEIGHT	30 FEET	<30 FEET	<30 FEET	<30 FEET
LAND COVERAGE BY TOTAL PREVIOUS COVER	8% PRESENT	8% PRESENT	8% PRESENT	8% PRESENT
LAND COVERAGE BY BUILDINGS	16% PRESENT	32% PRESENT	17% PRESENT	8% PRESENT
MINIMUM REQUIREMENTS				
1 ACRES	5.100 ACRES	11.500 ACRES	10.000 ACRES	10.000 ACRES
LOT SIZE	150 FEET	376.84 FEET	150.00 FEET	300.00 FEET
BUILDING SETBACK - FRONT	40 FEET	85.4 FEET	85.4 FEET	85.4 FEET
BUILDING SETBACK - SIDE YARD	40 FEET	90.4 FEET	>40 FEET	78.7 FEET
BUILDING SETBACK - REAR YARD	40 FEET	53.7 FEET	64.4 FEET	33.2 FEET
LANDSCAPE BUFFER YARD (SIDE AND REAR)	30 FEET	30 FEET	30 FEET	30 FEET

**Owners Intent:**  
It is the intent of the owner/applciant to subdivide Parcel 390-4395-06-38-6873 into three parcels, two new lots, plus the remaining lands.

**Use:**  
Proposed Lot 1: Existing use is two commercial facilities. Use will remain the same.  
Proposed Lot 2: Existing use is one commercial facility. Use will remain the same.  
Proposed Lot 3: Existing use is commercial fast food facility. Use will remain the same.

**Certification of Accuracy (Plan)**  
I hereby certify that, to the best of my knowledge, the Plan shown and described hereon is true and correct to the accuracy required by the Cumru Township Subdivision and Land Development Ordinance.

**Certification of Accuracy (Survey)**  
I hereby certify that, to the best of my knowledge, the Survey shown and described hereon is true and correct to the accuracy required by the Cumru Township Subdivision and Land Development Ordinance.

**Owner:** Equivest LLC  
P.O. Box 384  
Short Hills, New Jersey 07078-0384

**Applicant:** Whitney Development  
1009 Arnold Avenue  
Point Pleasant Beach, NJ 08742

**LEGEND**

- TRANSVERSE LINE, CENTER LINE OR BASELINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- EDGE OF PAVEMENT
- CURB LINE
- DEPRESSED CURB
- CHAIN FENCE
- WETLAND MARKER
- TREE
- ROADWAY SIGNS
- TRAFFIC FLOW
- MALIBU
- TRAFFIC SIGNAL POLE
- POLE MOUNTED LIGHT
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- FIRE DEPT. CONNECTION
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- SANITARY CLEANDOUT
- CONCRETE MONUMENT
- CAPPED REBAR/IRON PIPE
- STORM INLET TYPE 'C'
- SPOT ELEVATION
- TOP OF CURB ELEV.
- BOTTOM OF CURB ELEV.
- U/G CABLE TV LINE
- U/G FIBER OPTIC LINE
- U/G TELEPHONE LINE
- U/G ELECTRIC LINE
- OVERHEAD WIRE
- WATER MAIN
- GAS MAIN
- SAN. SEWER LATERAL
- SAN. SEWER MAIN
- STORM PIPE
- WETLAND MARKER
- TREE
- ROADWAY SIGNS
- TRAFFIC FLOW
- MALIBU
- TRAFFIC SIGNAL POLE
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- U/G ELECTRIC LINE
- OVERHEAD WIRE
- WATER MAIN
- GAS MAIN
- SAN. SEWER LATERAL
- SAN. SEWER MAIN
- STORM PIPE

**ABBREVIATIONS**

- D.C. = DEPRESSED CURB
- B.C. = BOTTOM OF CURB
- T.C. = TOP OF CURB
- B.O.C. = BOTTOM OF CURB
- GRT = GRATE
- MB = MAILBOX
- (LA) = LEASE AREA
- FF = FINISH FLOOR
- UV = UNKNOWN VALVE
- TC = TOP OF CURB
- B.O.C. = BOTTOM OF CURB
- GRT = GRATE
- MB = MAILBOX
- MLH = MEAN HIGH
- MLL = MEAN LOW
- WATLINE = WATERLINE
- CL = CENTERLINE
- TW = TOP OF WALL
- BW = BOTTOM WALL

**INFORMATION OF FACT**

- PROPERTY KNOWN AS APN: 39-4395-06-38-6873, MAP NO. 4395.06 OF BERKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- AREAS:  
PROPOSED LOT 1 = AREA=222.132 S.F./ 5.101 AC.  
PROPOSED LOT 2 = AREA=501.132 S.F./ 11.505 AC.  
PROPOSED LOT 3 = AREA=43,560 S.F./ 1.000 AC.  
TOTAL SUBDIVIDED AREA = 766,903 S.F./ 17.608± AC.
- THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP, PLAN OR SURVEY WAS PERFORMED ON AUGUST 22, 2022, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEERS, LAND SURVEYORS AND GEOLOGISTS. THE INFORMATION DEPICTED HEREON, CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE, ACCORDING TO THE UNDERGROUND PROFESSIONAL ENGINEER'S RESPONSIBILITY FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES, IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY AFOREMENTIONED DATA LISTED ABOVE.
- THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERGROUND PROFESSIONAL ENGINEER'S KNOWLEDGE, INFORMATION, AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
- CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN AN ORIGINAL INK SEAL OR CERTIFIED DIGITAL SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL. DOCUMENT AND MAY HAVE BEEN ALTERED.
- REFERENCES:  
A. PLAN TITLED "ATA SURVEY, PATHMARK STORES INC., CUMRU TOWNSHIP, BERKS COUNTY, PENNSYLVANIA", DATED 12-18-97, BY SSM.
- THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY OF THE ABOVE DATA.
- THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN HEREON, IT IS IN THE BEST INTEREST OF THE CLIENTS AND/OR THE CONTRACTORS TO HAVE THE UTILITIES MARKED OUT BY THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY AND ALL FUTURE WORK.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES, NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.
- TOXIC WASTE: THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NON-EXISTENCE OF TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF TOXIC WASTE IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THIS MATTER AS A SEPARATE CONCERN APART FROM THIS SURVEY.
- THIS PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSES OF THIS SURVEY. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED PROFESSIONAL IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS PLAN BEYOND ITS INTENDED PURPOSE.
- DO NOT USE DISTANCES TO FOUNDATION TO ESTABLISH PROPERTY LINES.
- THE SPATIAL RELATIONSHIP BETWEEN EXISTING FEATURES AND THE PROPOSED BOUNDARY LINES IS SHOWN HEREON, HOWEVER A DETERMINATION BETWEEN WHAT IS AND IS NOT CONSIDERED AN ENCROACHMENT IS UNABLE TO BE MADE.

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PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE. CALL PENNSYLVANIA ONE CALL SYSTEM, INC.

1-800-242-1776

SCALE: 1" = 50'

Linear unit of measure: US Survey Foot (1 ft = 1200/9937 m)

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REV	DATE	DESCRIPTION	DRAWN BY	DATE	DESCRIPTION
1	10/27/22	ADDITIONAL TOPOG SURVEY PER CLIENT REQUEST.	JP		
2	11/14/22	ADJUSTMENTS BASED ON PER CLIENT REQUEST.	JP		
3	11/17/22	GENERAL REVISIONS PER CLIENT COMMENTS.	JP		
4	11/17/22	PROVIDE PER CLIENT VALLEY CONSULTANTS REVIEW LETTER DATED 11/16/22.	JP		
5	12/01/22	FIELD SURVEY INFORMATION PER CLIENT REQUEST.	JP		
6	12/07/22		JP		

**Robert W. Telschow, Jr.**  
PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER: SD075641  
COLLIERS ENGINEERING & DESIGN, INC.

**MAJOR SUBDIVISION PLAN**  
FOR  
**WHITNEY DEVELOPMENT**

2251 LANCASTER PIKE  
TAX MAP PARCEL 38-6873

**CUMRU TOWNSHIP  
BERKS COUNTY  
COMMONWEALTH OF PENNSYLVANIA**

**Colliers Engineering & Design**  
2000 Monticore Drive, Suite 100  
Mt. Laurel, NJ 08054  
Phone: 856-797-0412  
Colliers Engineering & Design, Inc.  
Doing Business as Maser Consulting

SCALE: 1" = 50'  
Linear unit of measure: US Survey Foot (1 ft = 1200/9937 m)

**MAJOR SUBDIVISION PLAN**

1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.