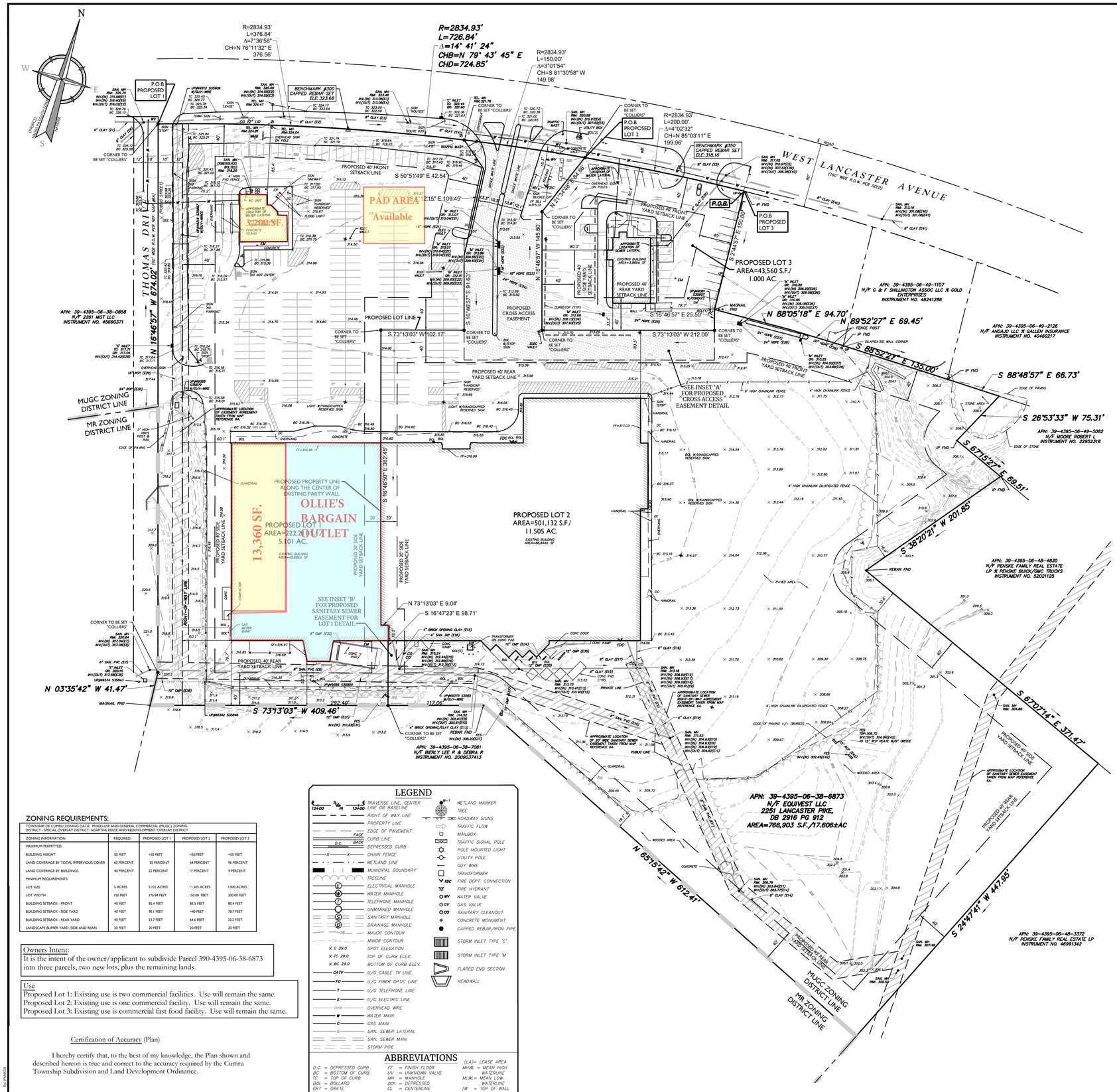
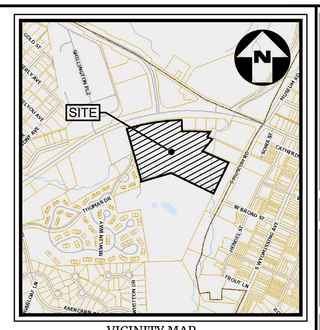
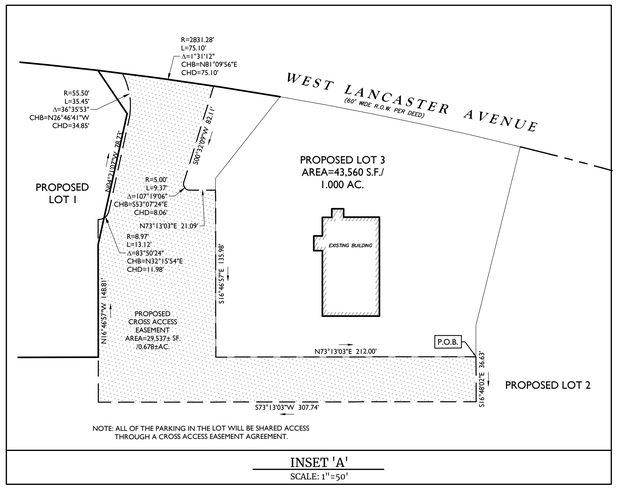


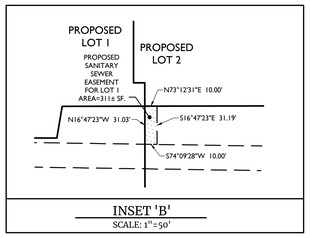


VICINITY MAP
SCALE: 1"=800'
SOURCE: BERKS COUNTY PARCEL DATA



NOTE: ALL OF THE PARKING IN THE LOT WILL BE SHARED ACCESS THROUGH A CROSS ACCESS EASEMENT AGREEMENT.

INSET 'A'
SCALE: 1"=50'



INSET 'B'
SCALE: 1"=50'

ZONING REQUIREMENTS:

TOWNSHIP OF CUMRU ZONING DATA: MIXED-USE AND GENERAL COMMERCIAL (MUGC) ZONING DISTRICT - SPECIAL OVERLAY DISTRICT: ADAPTIVE REUSE AND REDEVELOPMENT OVERLAY DISTRICT

ZONING INFORMATION	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3
MAXIMUM PERMITTED				
BUILDING HEIGHT	50 FEET	<50 FEET	<50 FEET	<50 FEET
LAND COVERAGE BY TOTAL IMPERVIOUS COVER	60 PERCENT	82 PERCENT	64 PERCENT	96 PERCENT
LAND COVERAGE BY BUILDINGS	40 PERCENT	22 PERCENT	17 PERCENT	9 PERCENT
MINIMUM REQUIREMENTS				
LOT SIZE	5 ACRES	5.101 ACRES	11.505 ACRES	1.000 ACRES
LOT WIDTH	150 FEET	376.84 FEET	150.00 FEET	200.00 FEET
BUILDING SETBACK - FRONT	40 FEET	85.4 FEET	83.5 FEET	80.4 FEET
BUILDING SETBACK - SIDE YARD	40 FEET	90.1 FEET	>40 FEET	78.7 FEET
BUILDING SETBACK - REAR YARD	40 FEET	53.7 FEET	64.6 FEET	33.2 FEET
LANDSCAPE BUFFER YARD (SIDE AND REAR)	30 FEET	20 FEET	20 FEET	20 FEET

Owners Intent:
It is the intent of the owner/applicant 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.

_____, 2023 _____

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.

_____, 2023 _____

LEGEND

TRAVERSE LINE, CENTER LINE OR BASELINE
RIGHT OF WAY LINE
PROPERTY LINE
EDGE OF PAVEMENT
CURB LINE
DEPRESSED CURB
CHAIN FENCE
WETLAND LINE
MUNICIPAL BOUNDARY
TREELINE
ELECTRICAL MANHOLE
WATER MANHOLE
TELEPHONE MANHOLE
UNMARKED MANHOLE
SANITARY MANHOLE
DRAINAGE MANHOLE
MAJOR CONTOUR
MINOR CONTOUR
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
MAILBOX
TRAFFIC SIGNAL POLE
POLE MOUNTED LIGHT
UTILITY POLE
GUY WIRE
TRANSFORMER
FIRE DEPT. CONNECTION
FIRE HYDRANT
WATER VALVE
GAS VALVE
SANITARY CLEANOUT
CONCRETE MONUMENT
CAPPED REBAR/IRON PIPE
STORM INLET TYPE 'C'
STORM INLET TYPE 'M'
FLARED END SECTION
HEADWALL

ABBREVIATIONS

D.C. = DEPRESSED CURB
BC = BOTTOM OF CURB
TC = TOP OF CURB
BOL = BOLLARD
GRT = GRATE
MB = MAILBOX
FF = FINISH FLOOR
UV = UNKNOWN VALVE
MH = MANHOLE
DEP = DEPRESSED
CL = CENTERLINE
PM = PARKING METER
(LA)= LEASE AREA
MHWL = MEAN HIGH WATERLINE
MLWL = MEAN LOW WATERLINE
TW = TOP OF WALL
BW = BOTTOM WALL

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

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

INFORMATION OF FACT

CERTIFIED TO : EQUIVEST LLC
PO BOX 384
SHORT HILLS NJ 07078-0384

1. PROPERTY KNOWN AS APN: 39-4395-06-38-6873, MAP NO. 4395-06 OF BERKS COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. AREAS:
   PROPOSED LOT 1 = AREA=222,211 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./17.606
3. THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP, MAP OR PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED ON AUGUST 22, 2022, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "COMMONWEALTH STATE REGISTRATION BOARD OF 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. ACCORDINGLY THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES, IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY AFOREMENTIONED DATA LISTED ABOVE.
4. 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 UNDERSIGNED PROFESSIONAL'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.
5. 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.
6. REFERENCES
   A. PLAN TITLED "ALTA SURVEY, PATHMARK STORES INC., CUMRU TOWNSHIP, BERKS COUNTY, PENNSYLVANIA", DATED 12-18-97, BY SSM.
7. 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.
8. THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT'S AND/OR THE CONTRACTOR'S TO HAVE THE UTILITIES MARKED OUT BY THE RESPECTIVE UTILITY COMPANIES PRIOR TO ANY AND ALL FUTURE WORK.
9. 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 HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.
10. 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.
11. HORIZONTAL DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), (PENNSYLVANIA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE)
    VERTICAL DATUM = NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
    THE VERTICAL AND HORIZONTAL DATUM WERE ESTABLISHED AT THE PROJECT SITE BY USING GPS SURVEY METHODS.
12. THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR TOXIC WASTES IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THESE MATTERS AS SEPARATE CONCERNS APART FROM THIS SURVEY.
13. THIS PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. 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.
14. DO NOT USE DISTANCES TO FOUNDATION TO ESTABLISH PROPERTY LINES.
15. THE SPATIAL RELATIONSHIP BETWEEN EXISTING FEATURES AND THE PROPERTY BOUNDARY LINES IS SHOWN HEREON, HOWEVER A DETERMINATION BETWEEN WHAT IS AND IS NOT CONSIDERED AN ENCROACHMENT IS UNABLE TO BE MADE.

CALL BEFORE YOU DIG !
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE– STOP CALL PENNSYLVANIA ONE CALL SYSTEM, INC.
1–800–242–1776

50 0 50 100
SCALE : 1" = 50'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

Colliers Engineering & Design
www.colliersengineering.com

Copyright © 2023. Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Doing Business as MASER CONSULTING

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	02/21/23	RJS	ADDITIONAL TOPO SURVEY PER CLIENT REQUEST
2	1/16/23	JP	BLAS VARIANCE REVISED PER CLIENT REQUEST
3	01/17/23	RJS	GENERAL REVISIONS PER CLIENT COMMENTS
4	01/19/23	RJS	REVISED PER GREAT VALLEY CONSULTANTS REVIEW LETTER DATED 01/04/23.
5	02/16/23	RJS	LOT LINE SETBACK REVISED SOUTH OF LOTS 1 AND 2 PER REVIEW LETTER DATED 01/24/23.
6	02/17/23	RJS	ADDED SEWER INFORMATION PER CLIENT REQUEST.

Robert W. Telschow, Jr.
PENNSYLVANIA REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: SU075641
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
MT. LAUREL
2000 Midlantic Drive, Suite 100
Mt. Laurel, NJ 08054
Phone: 856.797.0412
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	11/14/22	RJS/KC	JP
PROJECT NUMBER: 22009770A	DRAWING NAME: V-SUBD		

SHEET TITLE: MAJOR SUBDIVISION PLAN

SHEET NUMBER: 1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.