

**SITE DATA**

RECORD OWNER: FORTIS HOUSING SERVICES, LLC  
 135 NORTH PROSPECT STREET  
 READING PA 19606  
 ATTN: JOSEPH LEONE, CHIEF FINANCIAL OFFICER

DEVELOPER: APIS SERVICES, INC.  
 135 NORTH PROSPECT STREET  
 READING PA 19606  
 ATTN: MARK KELLENBERGER, VICE PRESIDENT OF BUSINESS OPERATIONS

SITE ADDRESS: 3929 PERKIOMEN AVENUE  
 READING PA 19606

INSTRUMENT NO.: 2017037931

SOURCE OF TITLE: BEING THE SAME PREMISES WHICH LJE, LLC AND RIVERPATH INC., BY DEED DATED OCTOBER 5, 2017 AND RECORDED IN THE OFFICE FOR THE RECORDER OF DEEDS, IN INSTRUMENT NO. 2017037931, BERKS COUNTY RECORDS, GRANTED AND CONVEYED UNTO FORTIS HOUSING SERVICES, LLC. ALSO BEING LOT 2 OF "EXETER PLAZA SUBDIVISION & LAND DEVELOPMENT" RECORDED IN PLAN BOOK 209, PAGE 7, BERKS COUNTY RECORDS.

UPI / PROPERTY ID: 43-5326-14-43-1343

TOTAL TRACT AREA: 41.637 ACRES (GROSS)

SOURCE OF VERTICAL DATUM: NAVD88 BASED ON RTK GPS OBSERVATION

NOTES:

- THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON FIELD SURVEY AND SURFACE OBSERVATION AND EXISTING DATA PROVIDED BY UTILITIES. STACKHOUSE BENSINGER INC. (SBI) MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. SBI DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION. THEREFORE, SBI SHALL NOT BE RESPONSIBLE OR HELD LIABLE FOR ANY UTILITY NOT SHOWN OR SHOWN ON THE DRAWINGS IN A LOCATION OTHER THAN WHERE IT IS ACTUALLY DISCOVERED UPON EXCAVATION. SBI HAS NOT PHYSICALLY EXCAVATED AND LOCATED ANY UNDERGROUND LINES.
- THE PROPERTY SHOWN HERE IS LOCATED WITHIN A ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP PLAN NO. 420110528G, WITH AN EFFECTIVE DATE OF JULY 3, 2012.

**ZONING DATA**

TCD (TOWNSHIP COMMONS DISTRICT)	REQUIRED	EXISTING
MINIMUM LOT SIZE PER SEPARATELY DEEDED PARCEL OR COMBINATION OF PARCELS:	10,000 S.F.	41,637 S.F.
MINIMUM LOT SIZE PER LEASED PAD SITE:	5,000 S.F.	N/A
MINIMUM LOT WIDTH AT STREET LINE:	100 FEET	N/A
AT BUILDING SETBACK LINE:	100 FEET	N/A
MINIMUM BUILDING SETBACK (FY):	30 FEET	SEE PLAN VIEW
MINIMUM SIDE YARD (ONE SIDE):	30 FEET	SEE PLAN VIEW
(TOTAL):	60 FEET	SEE PLAN VIEW
MINIMUM REAR YARD:	30 FEET	SEE PLAN VIEW
MINIMUM IMPROVEMENT SETBACK:	25 FEET	N/A
MINIMUM OPEN AREA:	20 PERCENT	32 PERCENT
MAXIMUM IMPERVIOUS COVERAGE:	80 PERCENT	68 PERCENT
MINIMUM DISTANCE BETWEEN BUILDINGS:	50 FEET	N/A
MINIMUM DISTANCE BETWEEN HIGHWAY ACCESS POINTS:	150 FEET	N/A
MAXIMUM BUILDING HEIGHT (PRINCIPAL):	45 FEET	>19 FEET

INTENDED USE: OFFICE (NO NEW CONSTRUCTION IS PROPOSED AS PART OF THIS PLAN)

PROPOSED WATER SUPPLY: EXISTING PUBLIC

PROPOSED SANITARY SEWER DISPOSAL: EXISTING PUBLIC

EXISTING PARKING SPACES: 32 SPACES (INCLUDING 8 HANDICAP)

REQUIRED PARKING SPACES (1 SPACE PER 300 S.F. OF GROSS LEASABLE AREA): 35 SPACES (INCLUDING 2 HANDICAP)

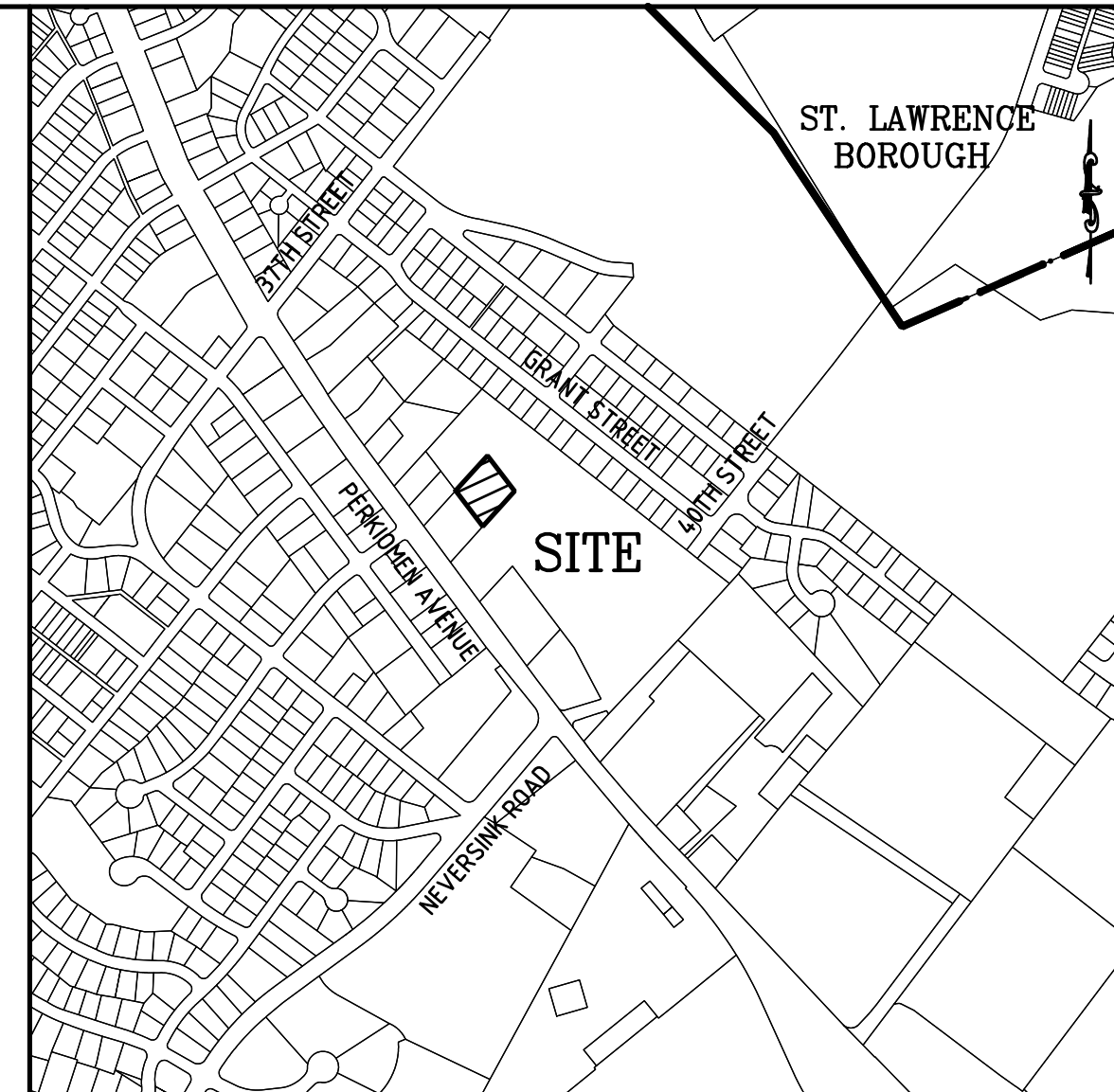
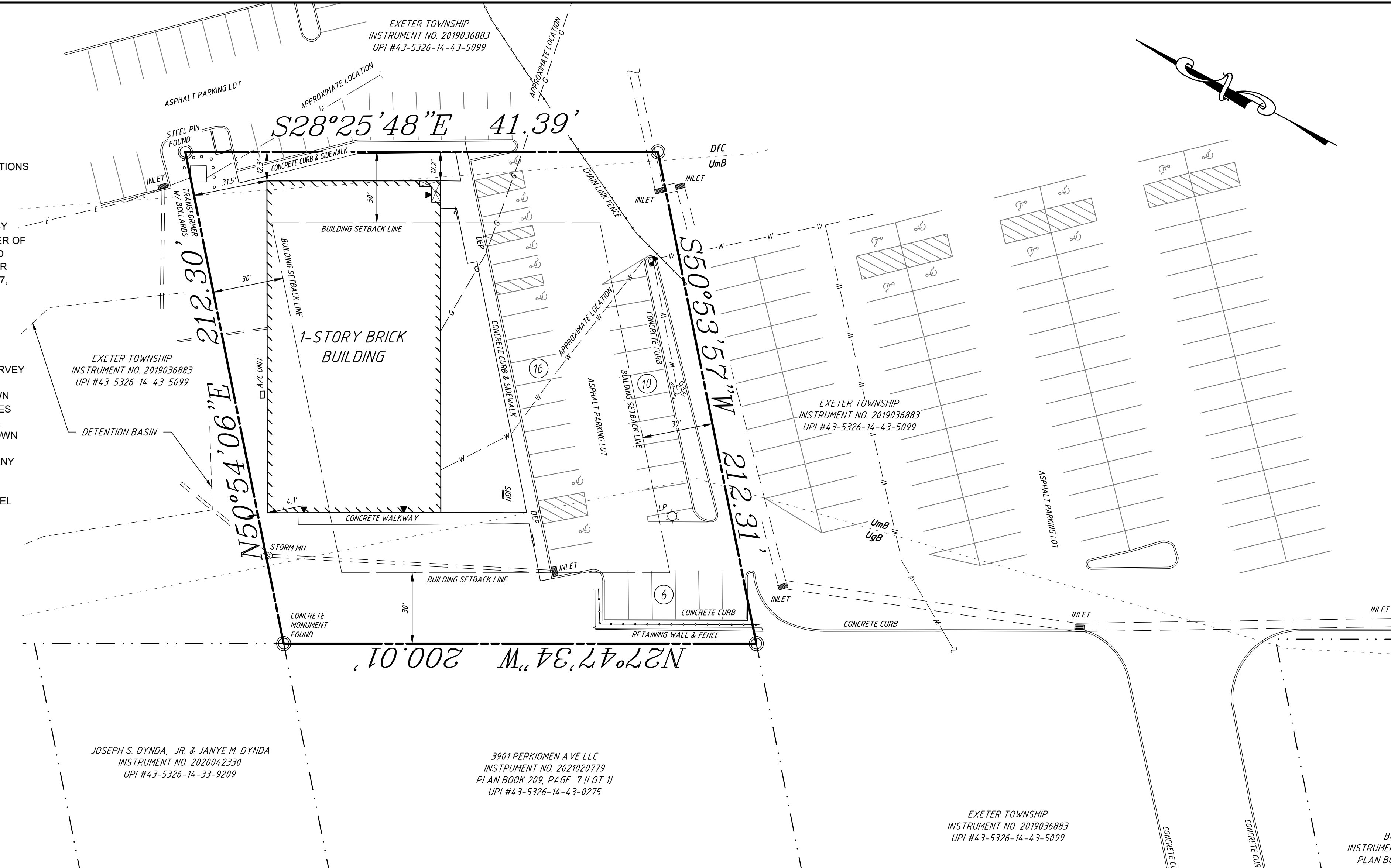
**SOILS INFORMATION**  
 (TAKEN FROM BERKS COUNTY SOILS SURVEY)

DIC - DUFFIELD-RYDER SILT LOAMS, 8 TO 15 PERCENT SLOPES  
 Ugb - URBAN LAND, 0 TO 8 PERCENT SLOPES  
 Umb - URBAN LAND-DUFFIELD COMPLEX, 0 TO 8 PERCENT SLOPES

# APIS SERVICES LAND DEVELOPMENT

## FINAL LAND DEVELOPMENT PLAN

### EXETER TOWNSHIP, BERKS COUNTY, PENNSYLVANIA



LOCATION MAP  
 SCALE: 1"=800'

**LEGEND**

	EXISTING INLET AND STORM SEWER
	EXISTING STORM MANHOLE AND STORM SEWER
	EXISTING WATER LINE AND GATE VALVE
	EXISTING GAS LINE AND GAS VALVE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING FIRE HYDRANT
	EXISTING SIGN
	EXISTING LIGHT POLE
	EXISTING SOILS BOUNDARY

SEAL

NO.	DATE	REVISION

REVISIONS

CONSULTANT

**STACKHOUSE BENSINGER INC.**

LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING  
 LAND PLANNING  
 MUNICIPAL CONSULTING  
 SURVEYING

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**PROJECT INFORMATION**

CLIENT: **APIS Services**

PROJECT: **3929 Perkiomen Avenue**  
 Exeter Township, Berks County, Pennsylvania

PLAN TITLE: **Land Development Plan**

PLAN STATUS:	<b>FINAL</b>
ISSUE DATE:	<b>October 6, 2022</b>
UPI / PROPERTY ID:	<b>43-5326-14-43-1343</b>
FILE NAME:	<b>2022-261LD</b>
DRAWN BY:	DLG
CHECKED BY:	SHB
PLAN SCALE:	1"=30'
PROJECT NUMBER:	<b>2022-261</b>
PLAN NO.:	<b>C-LD</b>
	<b>SHEET 1 OF 1</b>

CERTIFICATE OF MUNICIPAL APPROVAL (BOARD OF SUPERVISORS)

AT A MEETING HELD ON \_\_\_\_\_, 20\_\_\_\_, THE BOARD OF SUPERVISORS OF THE TOWNSHIP OF EXETER, BY \_\_\_\_\_, DULY ENACTED, APPROVED THE LAND DEVELOPMENT PLAN OF THE PROPERTY OF FORTIS HOUSING SERVICES, LLC, AS SHOWN HEREON (PLAN DATED OCTOBER 6, 2022)

CERTIFICATE OF MUNICIPAL APPROVAL (PLANNING COMMISSION)

AT A MEETING HELD ON \_\_\_\_\_, 20\_\_\_\_, THE PLANNING COMMISSION OF THE TOWNSHIP OF EXETER, APPROVED THE LAND DEVELOPMENT PLAN OF THE PROPERTY OF FORTIS HOUSING SERVICES, LLC, AS SHOWN HEREON (PLAN DATED OCTOBER 6, 2022)

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION (RECORD OWNER)

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED JOSEPH LEONE, CHIEF FINANCIAL OFFICER OF FORTIS HOUSING SERVICES, LLC, WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

JOSEPH LEONE  
 CHIEF FINANCIAL OFFICER

NOTARY \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF OWNERSHIP, ACKNOWLEDGEMENT OF PLAN AND OFFER OF DEDICATION (DEVELOPER)

COMMONWEALTH OF PENNSYLVANIA  
 COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED MARK KELLENBERGER, VICE PRESIDENT OF BUSINESS OPERATIONS OF APIS SERVICES, INC., WHO, BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE DEVELOPER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN THEREOF WAS MADE AT THEIR DIRECTION, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW, AND THAT ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE.

MARK KELLENBERGER  
 VICE PRESIDENT OF BUSINESS OPERATIONS

NOTARY \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF EXETER AND THAT ALL MONUMENTS AND METAL MARKERS HAVE BEEN PLACED AS REQUIRED BY SECTION 330-14C(7) AND SECTION 330-59.

STEPHEN H. BENSINGER  
 SU-31389-E

DATE \_\_\_\_\_

RECORDER OF DEEDS

BERKS COUNTY PLANNING COMMISSION

