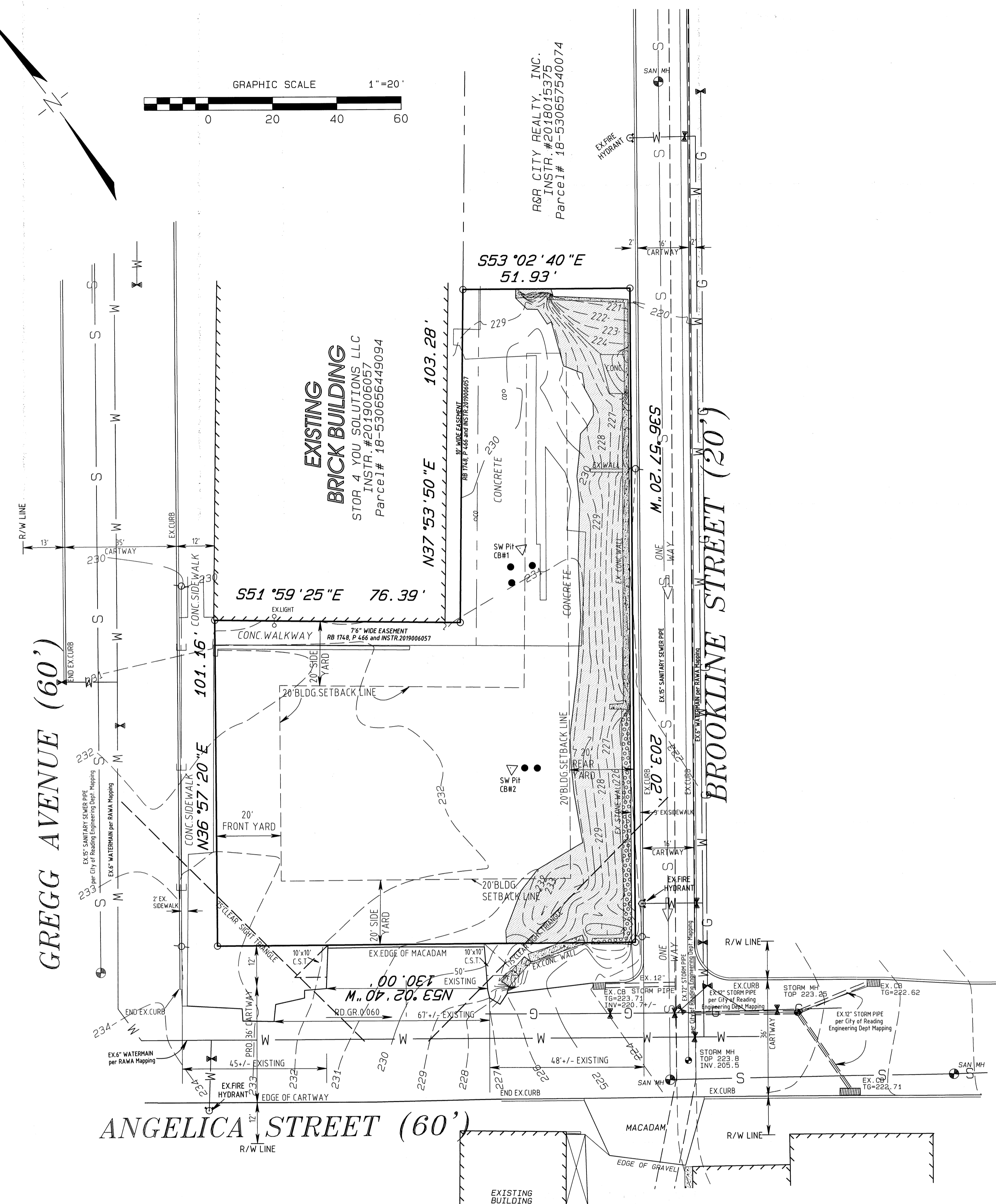


**LEGEND**

- EXISTING SANITARY SEWER & MANHOLE
- EXISTING GAS SERVICE & VALVE
- EXISTING WATER SERVICE & VALVE
- FENCE
- EXISTING STORM SEWER
- EXISTING CATCHBASIN
- UTILITY POLE & OVERHEAD WIRES
- EXISTING CONTOURS
- SLOPES 25% +
- SOIL PROBE
- PERCOLATION TEST



SITUATE IN :  
 CITY of READING,  
 BERKS COUNTY, PENNSYLVANIA

SOURCE OF TITLE:  
 Grantor: 525 Lancaster Ave. Apts., LP  
 Grantee: 606 Gregg Ave LLC  
 Deed Dated: October 15, 2019  
 Instrument #2019 035560  
 Berks County Records.

Berks County Tax Parcel I.D.# 530656439920

RECORD OWNER and APPLICANT:  
 606 Gregg Ave LLC  
 Denton H. Conner, Jr.  
 Managing Member  
 614 Gregg Avenue  
 Reading, PA 19611  
 (610) 372-2565

PROPERTY ADDRESS:  
 640 Gregg Avenue  
 Reading, PA

TOTAL TRACT AREA= 18,493 S.F. by deed  
 18,471 SF by survey

EXISTING TRACT USE:  
 Former brick factory building utilizing public water and public sewer, currently vacant lot.

PROPOSED TRACT USE:  
 Warehousing facility utilizing public water and sewer facilities, as well as construct an off-street parking lot.

CONTOURS as shown on this plan are per a limited amount of elevations taken by survey and as per Light Detection and Ranging Imagery from Pennsylvania Spatial Data Access.

Elevation Datum:  
 U.S.G.S., NAVD of 1988, as per GPS survey of the site performed on October, 2018.

UTILITY EASEMENTS, 20 ft. wide, shall be provided as required by the appropriate utility company.

CURRENT ZONING:  
 H-M Heavy Manufacturing District

SOILS:  
 USDA Web Soil Survey indicates site soils comprised of Ugb, Urban Land, 0-8% slopes  
 Not Prime Farmland  
 Not Hydric

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN  
 EXISTING CONDITIONS PLAN  
**READING SODA WORKS & CARBONIC SUPPLY**

JOHN W. HOFFERT  
 Professional Land Surveyor  
 32 East Lancaster Avenue  
 Shillington, Penna. 19607  
 (610) 775-0465

- PLAN INDEX:
- D-19-91-01 LAND DEVELOPMENT PLAN
  - D-19-91-02 EXISTING CONDITIONS PLAN
  - D-18-91-02 GRADING/UTILITY/LANDSCAPE PLAN
  - D-19-91-04 STORMWATER DETAIL/PROFILE/CONSTRUCTION DETAILS
  - D-19-91-05 EROSION & SEDIMENT CONTROL PLAN
  - D-19-91-06 EROSION & SEDIMENT CONTROL NOTES/DETAILS

LIGHTING PLANS PREPARED BY LACEY ELECTRIC

DRAWN	CHECK	REVISED	K.M.K. 01/26/21
J. A. H.	J. W. H.	K. M. K. 01/16/20	K. M. K. 02/10/21
10/27/19	11/01/19	K. M. K. 11/10/20	
SCALE	MAP	MUNI.	PLAN NUMBER
1"=20'	531640	49	D-19-91-02