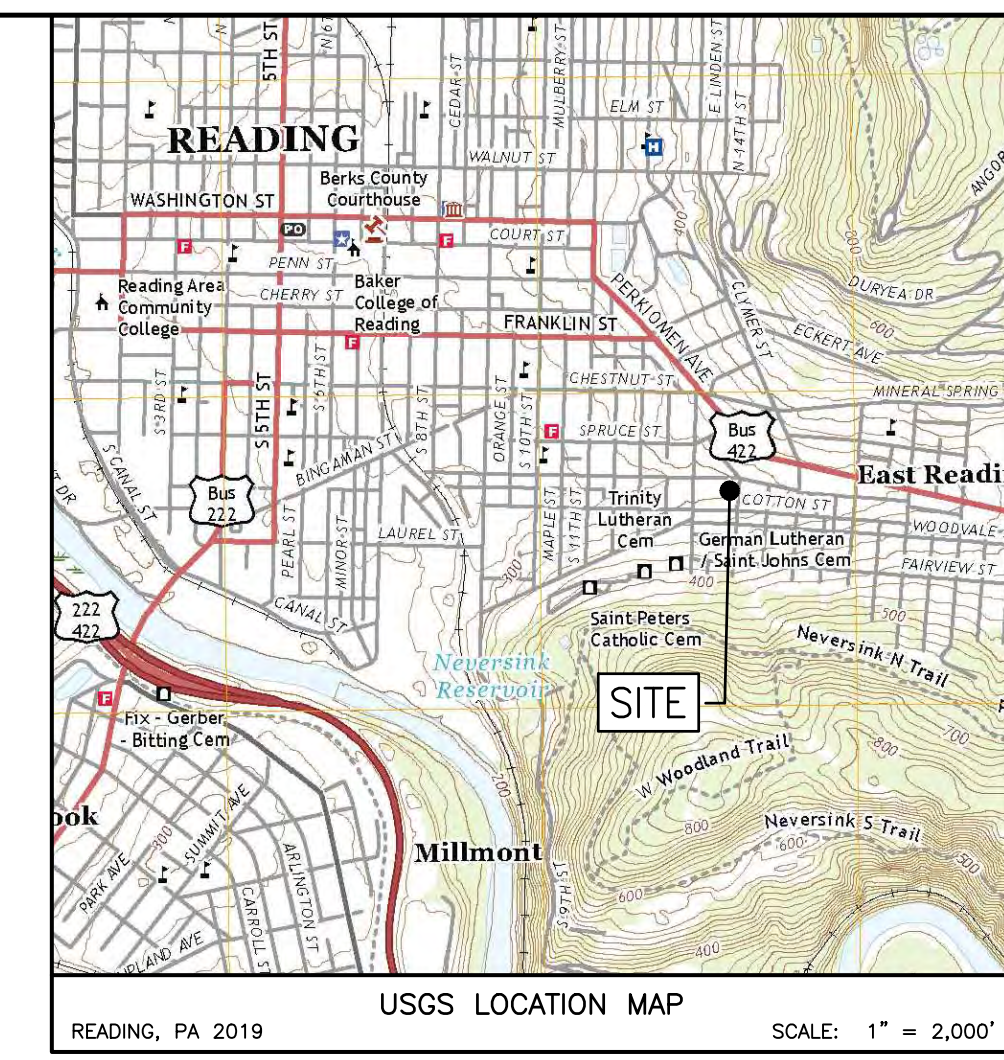


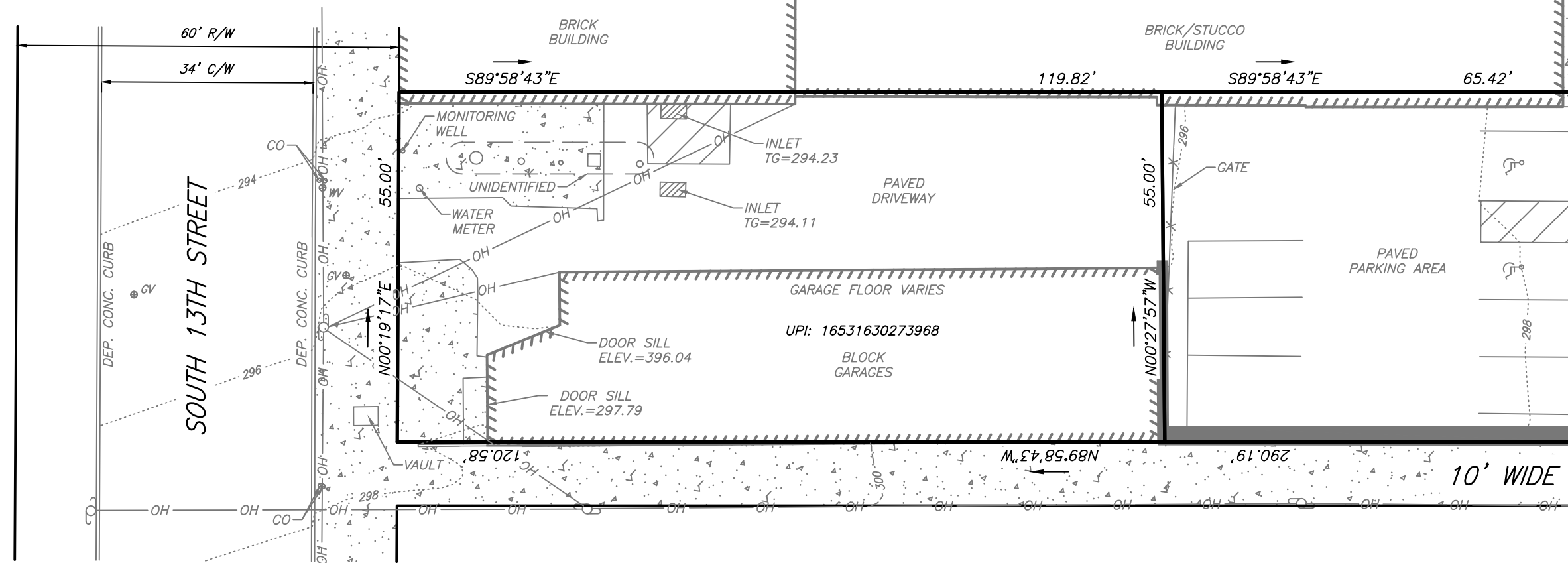
ZONING DATA	
ZONING DISTRICT: R-3 (RESIDENTIAL DISTRICT - ONE-FAMILY ATTACHED DWELLING)	
	REQUIRED
LOT SIZE	1,800 S.F. (MIN.)
BUILDING COVERAGE	60% (MAX.)
IMPERVIOUS COVERAGE	75% (MAX.)
BUILDING HEIGHT	35' (MAX.)
LOT WIDTH	18' (MIN.)
FRONT YARD	5' (MIN.)
REAR YARD	20' (MIN.)
SIDE YARD	3' (MIN.) ⁽¹⁾
⁽¹⁾ A SIDE YARD SETBACK IS NOT REQUIRED ALONG A LOT LINE WHERE: (A) PRINCIPAL BUILDINGS WERE PREVIOUSLY ATTACHED; OR (B) AS PART OF DWELLINGS BUILT AS PART OF THE SAME SUBDIVISION OR LAND DEVELOPMENT, PROVIDED THE REQUIREMENTS OF CHAPTER 180, CONSTRUCTION CODES, ARE MET FOR SEPARATION FROM AN EXISTING WINDOW OR DOOR. SEE APPLICABLE FIRE RATINGS. A SIDE YARD SETBACK IS ALSO NOT REQUIRED FOR NEW DWELLING UNITS THAT ARE ALLOWED TO BE ATTACHED TO OTHER NEW DWELLING UNITS.	
REFER TO CITY OF READING ZONING ORDINANCE FOR ANY ADDITIONAL REGULATIONS THAT MAY APPLY.	

ZONING DATA	
ZONING DISTRICT: R-3 (RESIDENTIAL DISTRICT - PLACES OF WORSHIP & PRIVATE OR PUBLIC SCHOOLS)	
	REQUIRED
LOT SIZE	20,000 S.F. (MIN.)
BUILDING COVERAGE	50% (MAX.)
IMPERVIOUS COVERAGE	75% (MAX.)
BUILDING HEIGHT	60' (MAX.)
LOT WIDTH	125' (MIN.)
FRONT YARD	5' (MIN.)
REAR YARD	30' (MIN.)
SIDE YARD	10' (MIN.)
REFER TO CITY OF READING ZONING ORDINANCE FOR ANY ADDITIONAL REGULATIONS THAT MAY APPLY.	

LOT AREA	
1352 MUHLBERG STREET (UPI:16531631286112)	927 S.F.
1354 MUHLBERG STREET (UPI:16531631286111)	1,426 S.F.
406 S. 14 STREET (UPI:16531631286038)	372 S.F.
410 S. 14 STREET (UPI:16531631285071)	27,376 S.F.
421 S. 13 STREET (UPI:16531630273968)	6,611 S.F.

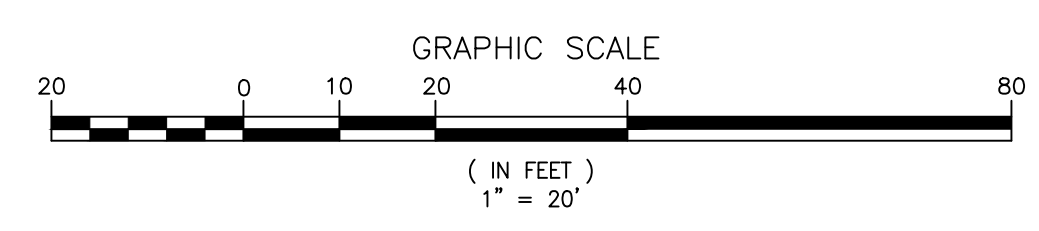


- GENERAL NOTES:**
- OWNER: FAIRVIEW MENNONITE CHURCH, 410 S. 14TH STREET, READING, PA 19602
 - SITE ADDRESS: 1352 MUHLBERG STREET, READING, PA 19602
 - SOURCE OF TITLE: INSTRUMENT #2019043358, INSTRUMENT #2019043359, INSTRUMENT #53442163, INSTRUMENT #2014011484
 - SURVEY: A. BOUNDARY AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN JUNE 2021 BY PADULA ENGINEERING COMPANY. B. PLAN COORDINATES REFER TO THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM NAD 83 OBTAINED BY GPS OBSERVATION TAKEN ON JUNE 18, 2021. C. ELEVATIONS BASED ON NAVD88 DATUM OBTAINED BY GPS OBSERVATION TAKEN ON JUNE 18, 2021. D. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND/OR SEARCH. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO VARIOUS EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESTRICTIONS AND/OR RIGHTS OF OTHERS. THIS SURVEY IS SUBJECT TO REVISIONS AS SUCH TITLE REPORT MAY REVEAL.
 - REFERENCE PLAN: FINAL SUBDIVISION PLAN FOR FAIRVIEW CHRISTIAN SCHOOL, PREPARED BY JOHN W. HOFFERT, PROFESSIONAL LAND SURVEYOR, SHILLINGTON, PA, DATED APRIL 14, 2007, LAST REVISED APRIL 3, 2008, RECORDED APRIL 14, 2008. PLAN BOOK 306 PAGE 450
 - WETLANDS: NO WETLANDS LOCATED WITHIN THE PROJECT AREA PER THE NATIONAL WETLAND INVENTORY MAPS.
 - FLOODPLAIN: THE PROJECT AREA IS LOCATED WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FEMA MAP PANEL NO. 42011C0508G, EFFECTIVE DATE: 07/03/2012.
 - RECEIVING STREAM: THE SITE IS LOCATED IN THE SCHUYLKILL RIVER WATERSHED AND DRAINS TO AN UNNAMED TRIBUTARY OF SCHUYLKILL RIVER WHICH IS DESIGNATED AS WARM WATER FISHES (WFW) AND MIGRATORY FISHES (MF) BY PA CODE CHAPTER 93.
 - UTILITIES: COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE CONTRACTOR MUST VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY EARTH-MOVING ACTIVITIES.
- THE EXISTING BUILDINGS ARE SERVICED BY PUBLIC WATER AND SEWER.



LEGEND

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING 2' CONTOUR W/ ELEVATION
	EXISTING 10' CONTOUR W/ ELEVATION
	EXISTING CURB
	EXISTING OVERHEAD WIRES
	EXISTING UTILITY POLE
	EXISTING WATER VALVE
	EXISTING GAS VALVE
	WALLS
	CONCRETE



UPI: 16531630273968
16531631285071
16531631286038
16531631286111
16531631286112

CALL BEFORE YOU DIG!

PENNSYLVANIA LAW REQUIRES: 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STATE STOP CALL. Pennsylvania One Call System, Inc.

SERIAL NO. 20211812222

PENNSYLVANIA ACT 187 REQUIREMENTS: PADULA ENGINEERING COMPANY DOES NOT GUARANTEE THE ACCURACY OF THE LOCATIONS FOR EXISTING SUBSURFACE UTILITY STRUCTURES SHOWN ON THE PLANS. NOR DOES PADULA ENGINEERING COMPANY GUARANTEE THAT ALL SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.

GEOLOGY DESCRIPTION						
UNIT NO.	SYMBOL	NAME	AGE	LITH1	LITH2	LITH3
149	Cul	LOWER (MIDDLE?) CAMBRIAN ROCKS, UNDIVIDED	CAMBRIAN	DOLOMITE	LIMESTONE	TECTONIC SLICES OF SHALE, QUARTZITE, PHYLLITE, AND SCHIST
GEOLOGY INFORMATION TAKEN FROM PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION, eMapPA						
SOILS DESCRIPTIONS						
SYMBOL	DESCRIPTION	DEPTH TO RESTRICTIVE FEATURE	NATURAL DRAINAGE CLASS	DEPTH TO WATER TABLE	HYDROLOGIC SOIL GROUP	HYDRIC SOIL RATING
UgB	URBAN LAND, 0-8% SLOPES	NOT LISTED	NOT LISTED	NOT LISTED	NOT LISTED	NO
SOIL INFORMATION TAKEN FROM UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION DISTRICT, WEB SOIL SURVEY						

NUM.	DATE	REVISION

PREPARED FOR:
FAIRVIEW MENNONITE CHURCH
410 SOUTH 14TH STREET
READING, PA 19602
CITY OF READING • BERKS COUNTY • PENNSYLVANIA

PLAN TITLE:
EXISTING FEATURES PLAN

PREPARED BY:
PADULA ENGINEERING
Land Use & Stormwater Management Experts
PADULA ENGINEERING COMPANY
780 EAST MARKET STREET, SUITE 275
WEST CHESTER, PA 19382
PADULAENGINEERING.COM
(610) 696-9900

DATE: JUNE 30, 2021

DRAWN: WRC

APPROVED: WRC

PROJECT NUMBER: 210206

1 OF 1

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THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF PADULA ENGINEERING COMPANY