

On this the _____ day of _____, 20____, before me the undersigned officer, personally appeared Lynn L. Readinger, who being duly sworn according to law, deposes and says that he is the owner of the property shown on this plan, and that the plan and description hereon are true and correct as such according to law, and that all streets shown and not heretofore dedicated are hereby dedicated to public use.

Notary Public Name/Seal _____ Owner: Lynn L. Readinger

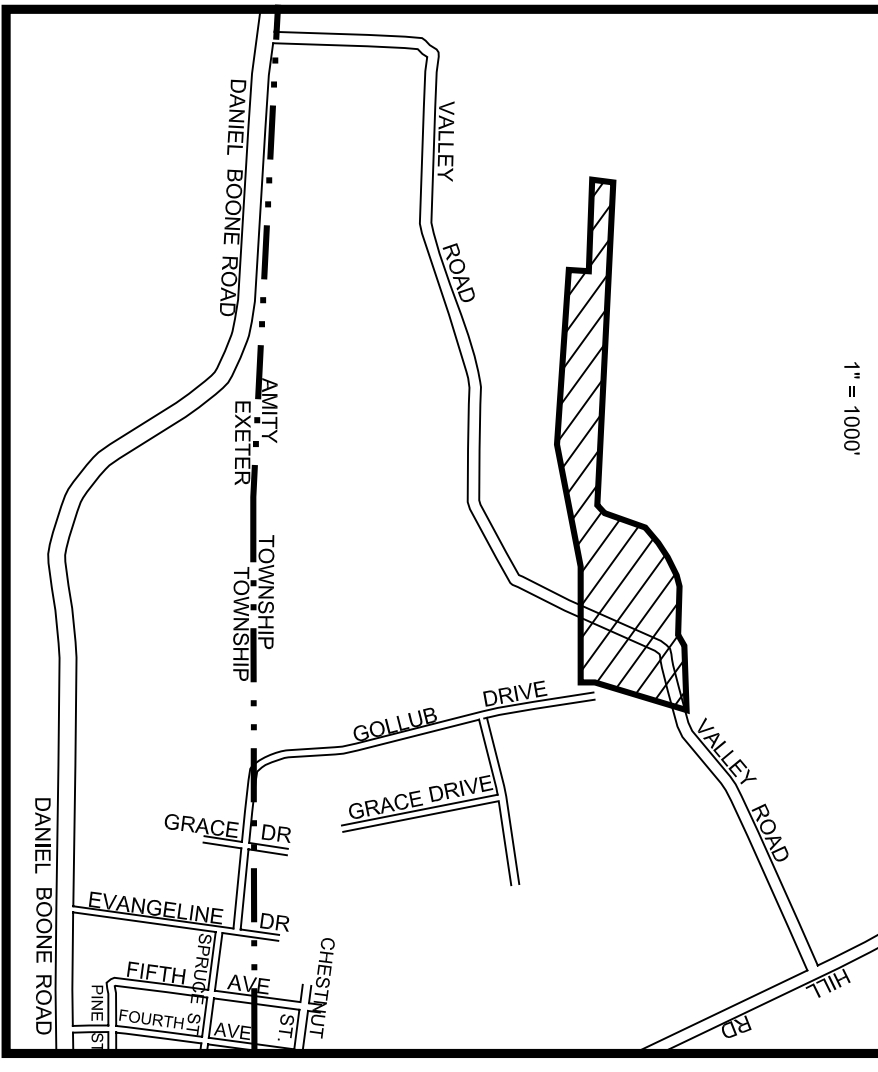
Commission Expiration Date _____
Commission Recorder Date _____
At a meeting held on _____, 20____, the Amity Township Planning Commission, by motion, approved the LYNN L. READINGER subdivision, as shown and described hereon.

At a meeting held on _____, 20____, the Amity Township Board of Supervisors, by motion, approved the LYNN L. READINGER subdivision, as shown and described hereon.

I hereby certify that the plan shown and described hereon is true and correct to the accuracy required by the Amity Township Subdivision and Land Development Ordinance.

Date _____ John T. Aston III, SUD-041475-E

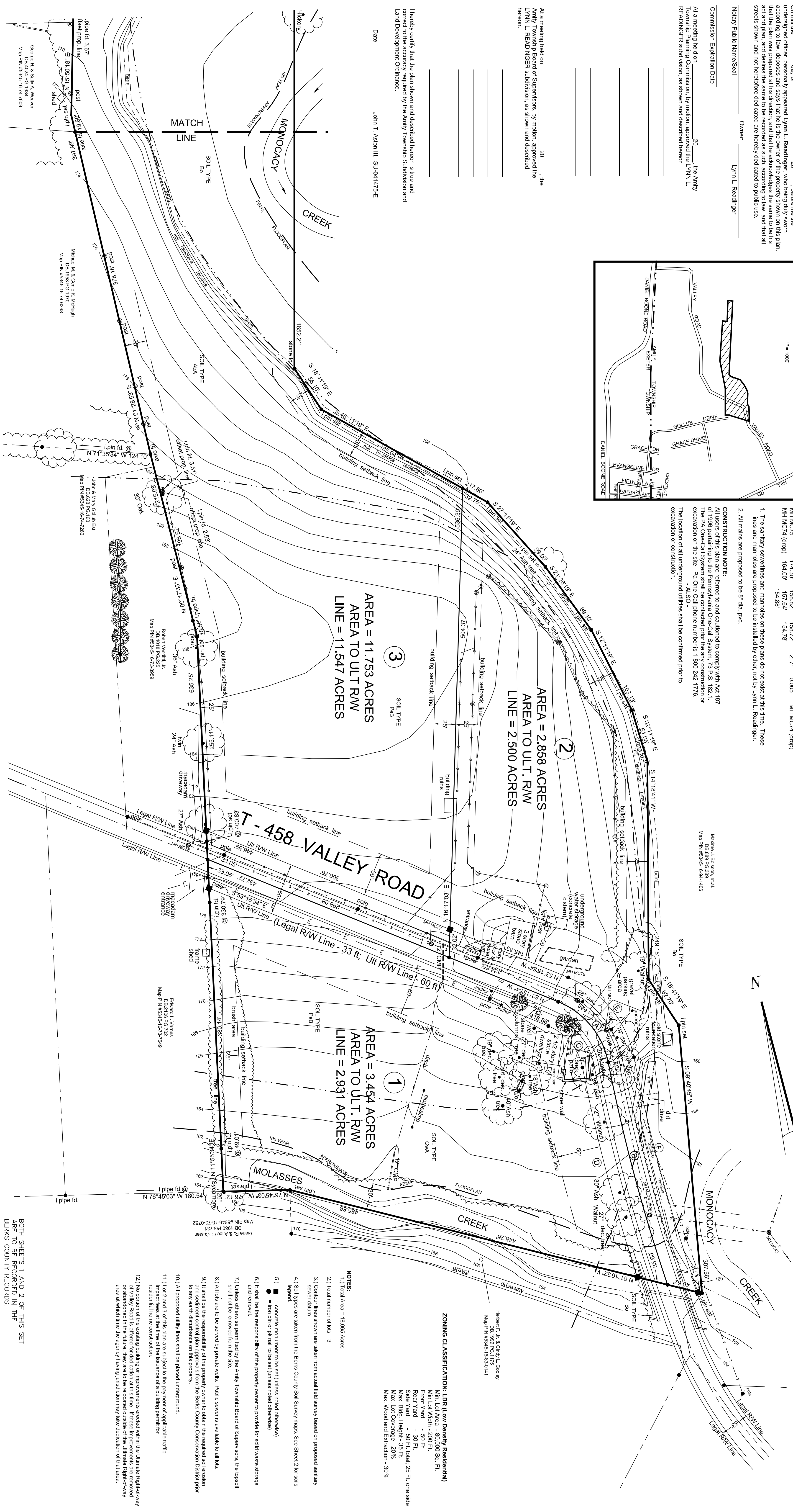
LOCATION MAP



SANITARY SEWER NOTES

Manhole ID	Grade	Inv In	Invert	Length	Grade	Destination
MH MCT8	178.40'	161.75'	161.66'	300'	0.005	MH MCT7
MH MCT7	175.90'	160.16'	160.08'	180'	0.005	MH MCT6
MH MCT6	175.90'	159.16'	159.08'	48'	0.005	MH MCT5
MH MCT5	174.30'	158.82'	158.72'	217'	0.005	MH MCT4 (drop)
MH MCT4 (drop)	164.00'	157.64'	154.78'	154.88'		

1. The sanitary sewers and manholes on these plans do not exist at this time. These lines and manholes are proposed to be installed by other, not by Lynn L. Readinger, at the location of all underground utilities shall be confirmed prior to excavation or construction.
2. All mains are proposed to be 8" dia. pvc.
CONSTRUCTION NOTE:
All users of this plan are referred to and cautioned to comply with Act 187 of 1998 pertaining to the Pennsylvania One-Call System, 73 P.S. 182.1. The PA One-Call System shall be contacted prior the any construction or excavation on the site. Pa One-Call phone number is 1-800-242-1776. The location of all underground utilities shall be confirmed prior to excavation or construction.



3 AREA = 11.753 ACRES
AREA TO ULT. RW
LINE = 11.547 ACRES

2 AREA = 2.858 ACRES
AREA TO ULT. RW
LINE = 2.500 ACRES

1 AREA = 3.454 ACRES
AREA TO ULT. RW
LINE = 2.931 ACRES

T - 458 VALLEY ROAD
Legal R/W Line - 33 ft, ULT R/W Line - 60 ft

CURVE INFORMATION

(A) Δ=56°47'02"	R = 1999.94'	L = 51.08'	CB = N 00°18'32" W
(B) Δ=30°39'20"	R = 2693.94'	L = 131.60'	CB = N 00°07'56" W
(C) Δ=56°47'02"	R = 64.50'	L = 63.92'	CB = N 00°18'32" W
(D) Δ=50°70'08"	R = 1999.94'	L = 247.91'	CB = N 00°07'56" W
(E) Δ=56°47'02"	R = 24.50'	L = 67.28'	CB = N 00°18'32" W
(F) Δ=08°13'48"	R = 1939.94'	L = 139.56'	CB = N 00°53'45" W

OWNER & DEVELOPER:
Mailing: Lynn L. Readinger
P.O. Box 115
Bridgeton, PA, 19358
PH: 610-582-5127
Sliver, 80 Valley Road

SOURCE OF TITLE: (Tax Parcel #24-5345-16-74-9376)
Being the same premises which Eugene W. Hubler, by a Deed dated September 13, 1988, and recorded in Deed Book 2026, page 1418, in the Berks County Records, granted and conveyed unto Lynn L. Readinger.



ZONING CLASSIFICATION: LDR (Low Density Residential)
Min. Lot Area - 80,000 Sq. Ft.
Min. Lot Width - 200 Ft.
Front Yard - 50 Ft.
Rear Yard - 50 Ft.
Side Yard - 50 Ft. total, 25 Ft. one side
Max. Bldg. Height - 35 Ft.
Max. Lot Coverage - 20%
Max. Woodland Extension - 30%

- NOTES:
- Total Area = 16,065 Acres
 - Total number of lots = 3
 - Contour lines shown are taken from actual field survey based on proposed sanitary sewer datum.
 - Soil types are taken from the Berks County Soil Survey maps. See Sheet 2 for soils legend.
 - Concrete monument to be set (unless noted otherwise)
 - Iron pin or Pk. nail to be set (unless noted otherwise)
 - It shall be the responsibility of the property owner to provide for solid waste storage and removal.
 - Unless otherwise permitted by the Amity Township Board of Supervisors, the topsoil shall not be removed from the site.
 - All lots are to be served by private wells. Public sewer is available to all lots.
 - It shall be the responsibility of the property owner to obtain the required soil motion to any earth disturbance on this property.
 - All proposed utility lines shall be placed underground.
 - Lot 2 and 3 of this plan are subject to the approval of applicable traffic inspection fees at the time of the issuance of a building permit for residential home construction.
 - No portion of the existing building or improvements erected within the Ultimate Right-of-Way or abandoned in the future, they are to be relocated outside of the Ultimate Right-of-Way area at which time the agency having jurisdiction may take dedication of that area.

BOTH SHEETS 1 AND 2 OF THIS SET ARE TO BE RECORDED IN THE BERKS COUNTY RECORDS.

SHEET 1 OF 5
PRELIMINARY PLAN

LYNN L. READINGER

SUBDIVISION PLAN	
plan date	7-24-08
scale	1" = 50'
fld. wk. date	12-14-07
fld. bk. date	09-01
fld. no.	148
fld. dt. comp.	7-4-08 KE
plan no.	1434-LRA

ASTON SURVEYORS/ENGINEERS, INC.
44 SOUTH CHESTNUT STREET
BOYERTOWN, PA. 19512
(610) 367-6565

BERKS COUNTY RECORDER OF DEEDS

BERKS COUNTY PLANNING COMMISSION