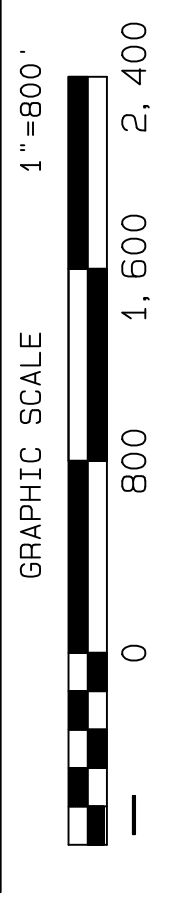
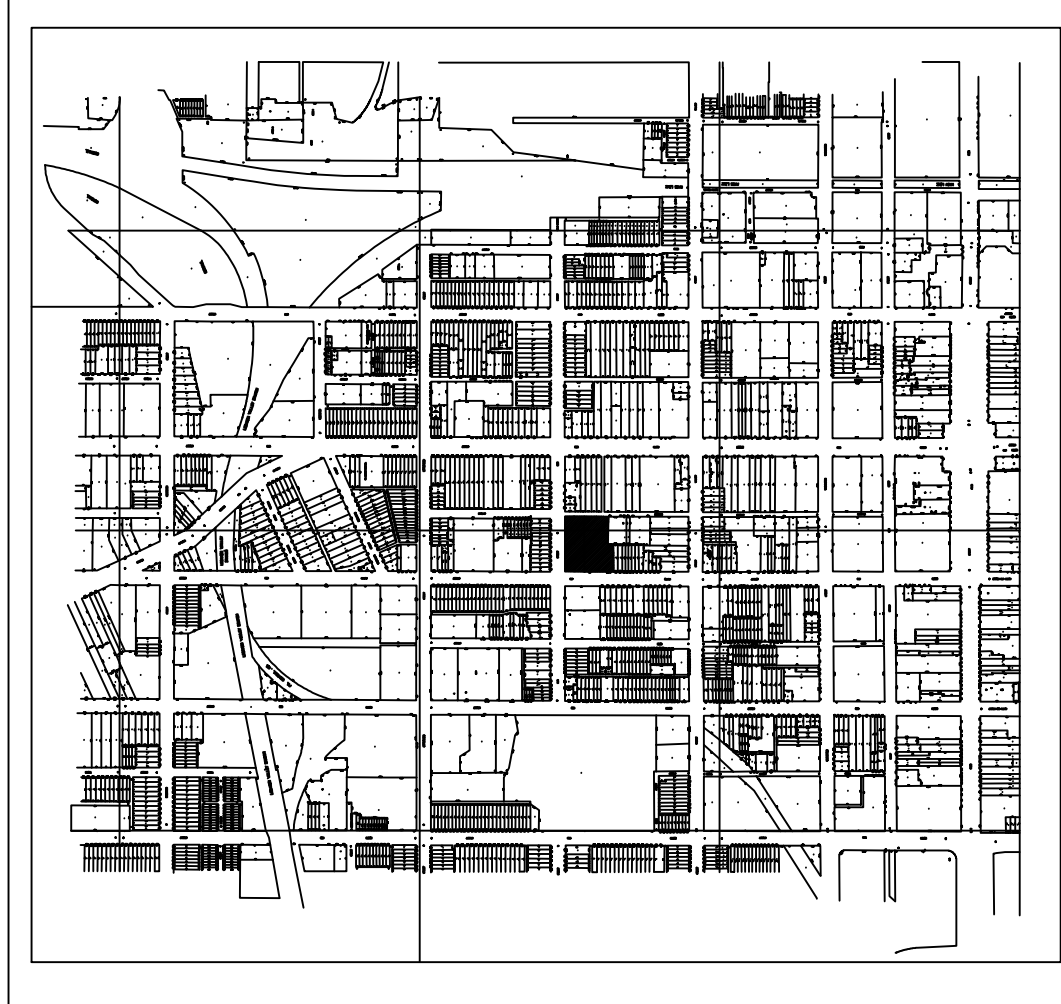


SUPERNATURAL PRODUCE III NEIGHBORHOOD ORIENTED STORE



ZONING INFORMATION
 R-3 RESIDENTIAL DISTRICT
 OTHER ALLOWED USES
 LOT SIZE 48,972 FTSQ
 MAXIMUM BUILDING COVERAGE 66.5%
 MAXIMUM IMPERVIOUS 95.5%
 MAXIMUM HEIGHT >35'
 MINIMUM LOT WIDTH 30'
 MINIMUM FRONT YARD 5'
 MINIMUM SIDE YARD 0'
 MINIMUM REAR YARD 20' *

PROPOSED USES IN THE FACILITY
 225, 227, & 229 4TH STREET
 1. 9 APARTMENT UNITS
 235 NORTH 4TH STREET
 1. GROCERY STORE
 2. FOOD PREPARATION AND TAKE OUT
 3. LIMITED SEATING
 4. WAREHOUSE AND REFRIGERATED STORAGE
 243 NORTH 4TH STREET
 1. PARKING TO SERVE THE FACILITY

ALLOWED 5,500 FTSQ
 60%
 80%
 35'
 30'
 5'
 20' *

EXISTING 48,972 FTSQ
 66.5%
 95.5%
 >35'
 200'
 0'
 20' *

PROPOSED 48,972 FTSQ
 66.5%
 >35'
 200'
 0'
 20' *

* 20' REAR YARD EXISTS ON 225 AND 227 NORTH 4TH STREET
 SITE IS EXISTING NON CONFORMING
 SITE WAS FORMERLY THE FOLLOWING:
 1. CITY OF READING GARAGE
 2. HERTZ PENSKE VEHICLE RENTAL AND TIRE FACILITY
 3. WATERBOR HERTZ AND TIRE CENTER

THE PURPOSE OF THIS PLAN IS TO RE-DEVELOP THE EXISTING NON-COMFORMING COMPLEX INTO A FOOD CENTER. THE PROPOSAL IS TO UTILIZE THE EXISTING STRUCTURES, REMODEL THEM TO MEET THE EXISTING CODES FOR THE PROPOSED USES AND BEAUTIFY THE PROPERTY AND STRUCTURES.
 THE 4 SEPARATE PARCELS WILL BE ANNEXED INTO A SINGLE PARCEL

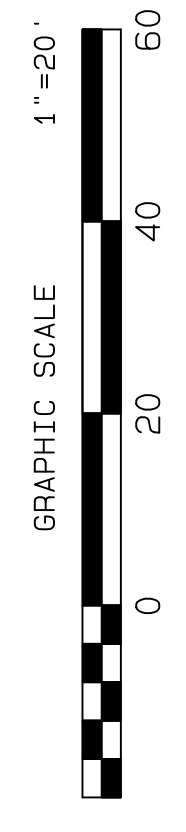
NOTE:
 225, 227, 229, 235, AND 243 NORTH 4TH STREET ARE TO BE ANNEXED INTO A SINGLE PARCEL

FOUNDATIONS SHOULD BE LOWERED 2' TO BOTTOM OF FOOTING @ 221.75 EXCEPT DETAIL 1 TOP FOOTING @ 222.5 BOT FOOTING @ 221.25

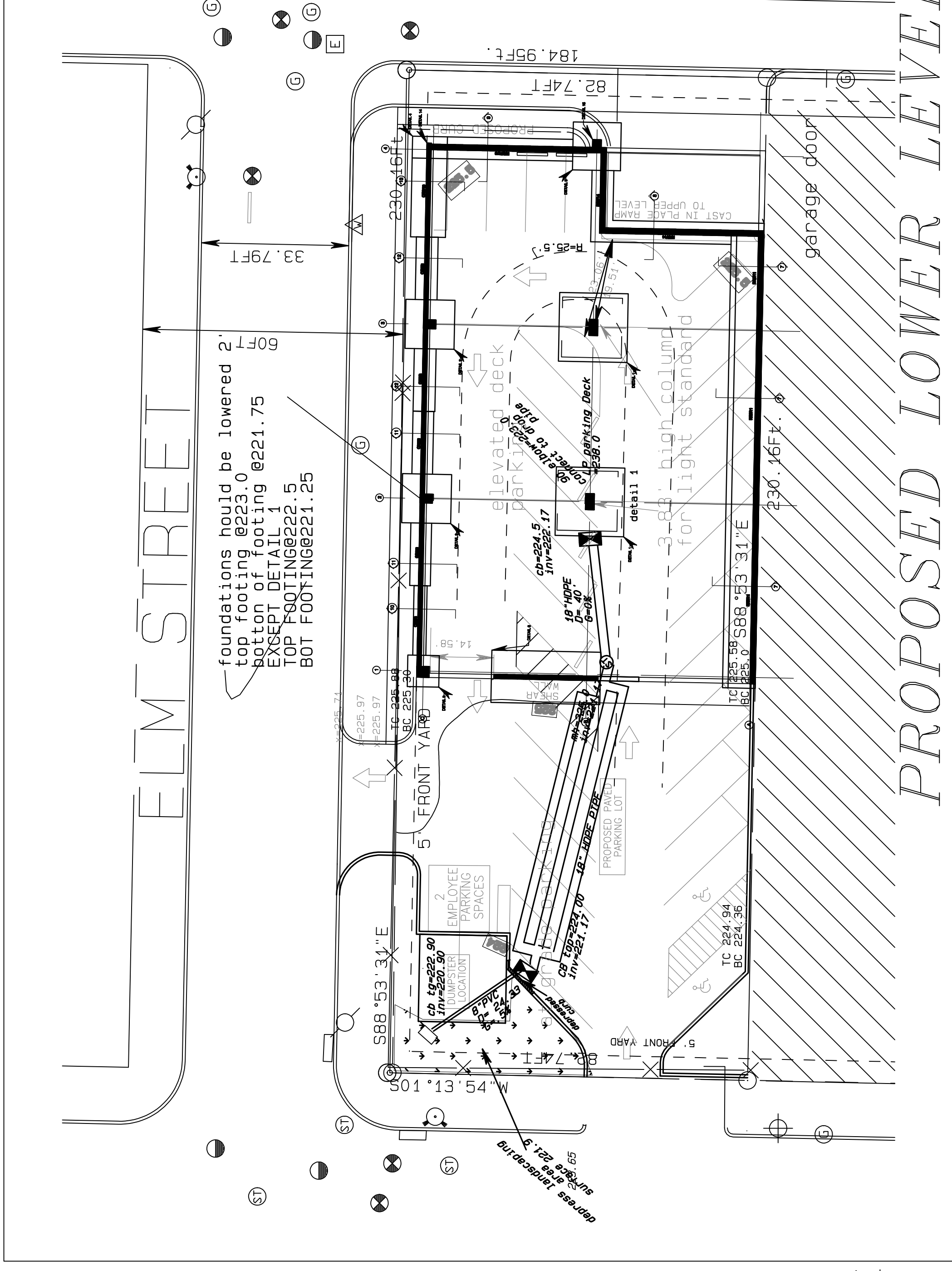
FOUNDATIONS SHOULD BE LOWERED 2' TO BOTTOM OF FOOTING @ 223.0 EXCEPT DETAIL 1 TOP FOOTING @ 222.5 BOT FOOTING @ 221.25

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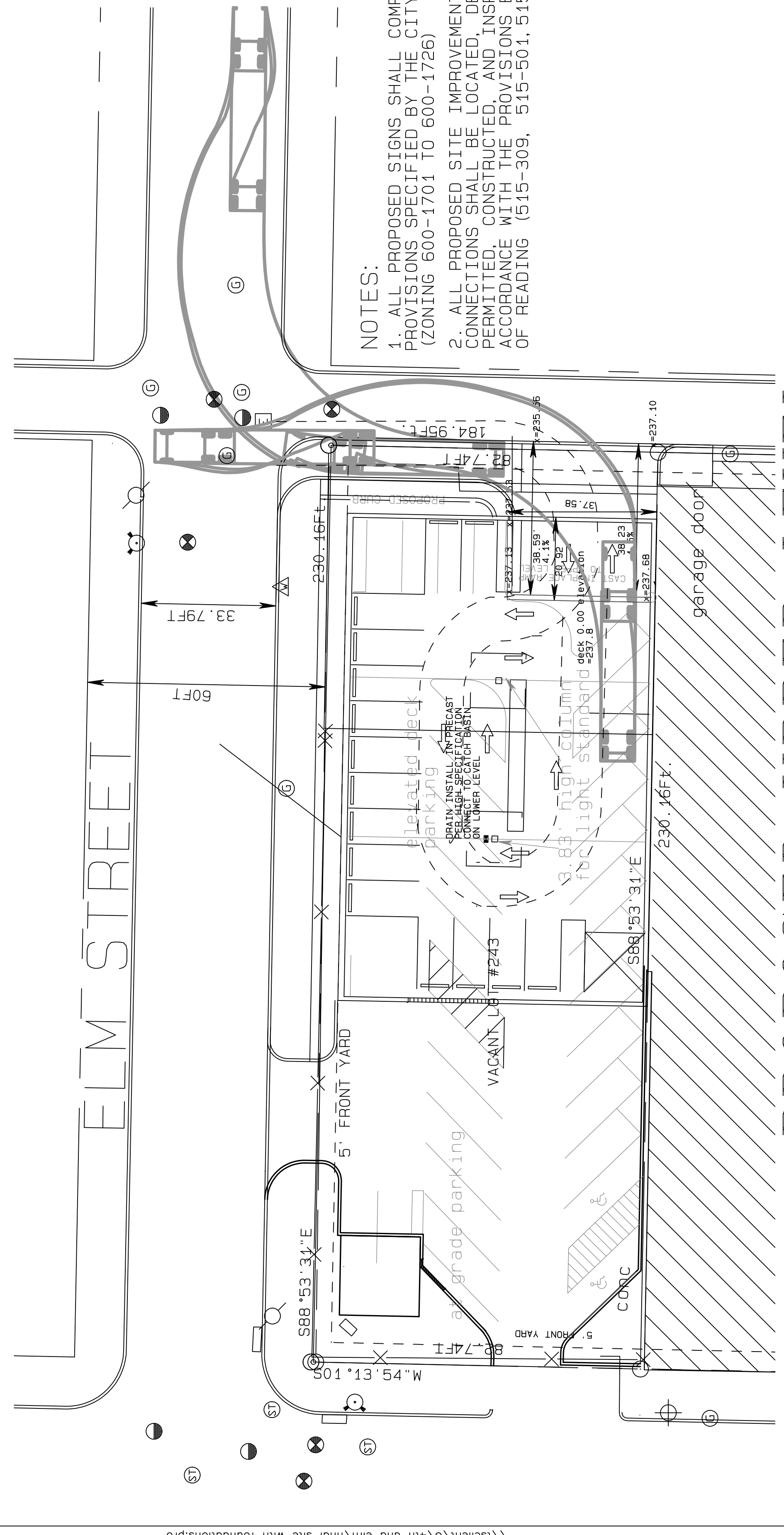
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PROPOSED LOWER LEVEL



PROPOSED UPPER LEVEL



NOTES:
 1. ALL PROPOSED SIGNS SHALL COMPLY WITH THE PROVISIONS SPECIFIED BY THE CITY OF READING (ZONING 600-4701 TO 600-4726)
 2. ALL PROPOSED SITE IMPROVEMENTS AND UTILITY CONNECTIONS SHALL BE LOCATED, DESIGNED, PERMITTED, CONSTRUCTED, AND INSPECTED IN ACCORDANCE WITH THE PROVISIONS BY THE CITY OF READING (515-309, 515-501, 515-601, AND 515-602)

NO.	DATE	BY	DESCRIPTION
1	6/15/21	DL	RFP printing and clear plans

EMPLOYEES*	REQUIRED BY ORDINANCE	REQUIRED BY ORDINANCE (NEIGHBORHOOD ORIENTED)
WAREHOUSE	3	3
TOTAL EMPLOYEES	3	3
RETAIL AREA	14693 FT SQ	30
RESIDENTIAL APTS.	9	5+
TABLE SEATING	5	5+
EMPLOYEES*	14,693/250=59	3
RESTAURANT APTS.	5+	30
TABLE SEATING	5	5+
TOTAL	76	47

EMPLOYEES*	REQUIRED BY ORDINANCE	REQUIRED BY ORDINANCE (NEIGHBORHOOD ORIENTED)
WAREHOUSE	3	3
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RESIDENTIAL APTS.	9	5+
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