

ACT 287 UNDERGROUND UTILITY PROTECTION ACT, AS AMENDED BY:
 ACT 172 OF 1986, ACT 38 OF 1991, ACT 187 OF 1996,
 ACT 199 OF 2004, ACT 181 OF 2006, ACT 121 OF 2008

PENNSYLVANIA ACT 287, AS AMENDED, REQUIRES THREE (3)
 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND
 FIVE (5) WORKING DAYS NOTICE IN DESIGN STAGE.

ACT 287 UNDERGROUND UTILITY PROTECTION ACT, AS AMENDED BY:
 ACT 172 OF 1986, ACT 38 OF 1991, ACT 187 OF 1996,
 ACT 199 OF 2004, ACT 181 OF 2006, ACT 121 OF 2008



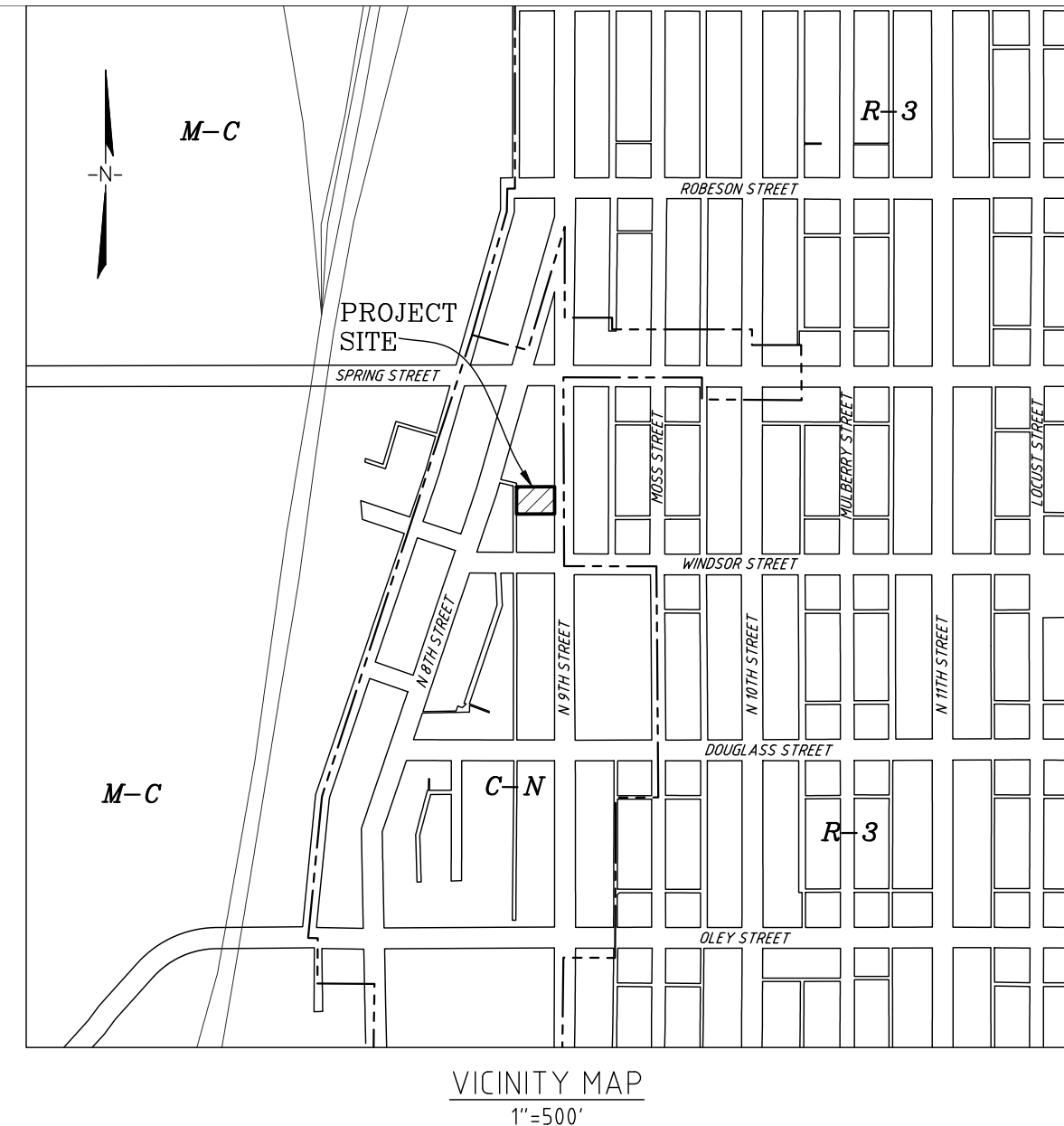
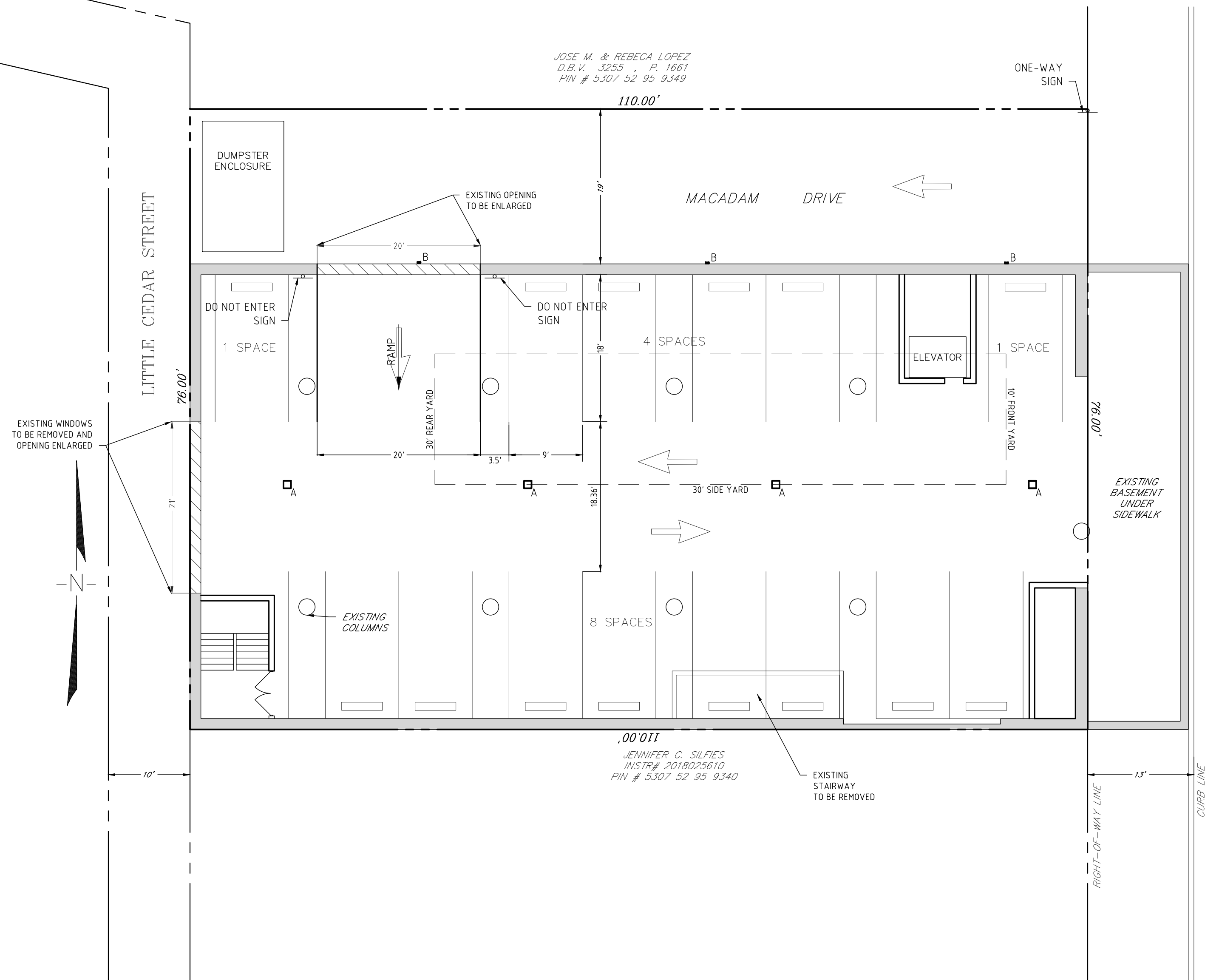
PENNSYLVANIA ACT 287, AS AMENDED BY ACT 121 REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

916 NORTH NINTH STREET

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

- GENERAL NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AVAILABLE RECORD PLANS AND AERIAL INFORMATION.
 - ALL EXISTING UTILITIES SHOWN ARE FROM FIELD LOCATIONS OR TAKEN FROM PLANS AND MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION IN ACCORDANCE WITH ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996. A CALL WAS PLACED TO THE PA ONECALL SYSTEM (1-800-242-1776) SERIAL NUMBER 0206196.
 - SOLID WASTE STORAGE COLLECTION AND DISPOSAL IS THE RESPONSIBILITY OF THE PROPERTY OWNER. SOLID WASTE SHALL BE COLLECTED AND STORED ON-SITE. COLLECTION AND HAULING OF SOLID WASTE SHALL OCCUR EVERY WEEK OR AS NEEDED.
 - ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF READING ZONING ORDINANCE.
 - ALL CONSTRUCTION SHALL BE SUBJECT TO THE REQUIREMENTS OF THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE, AS ADOPTED BY THE MUNICIPALITY. IMPROVEMENTS SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH THE CITY OF READING LATEST STANDARDS.
 - DEVELOPER SHALL BE REQUIRED TO OBTAIN THE APPROPRIATE PERMITS FROM THE CITY OF READING BEFORE COMMENCING WITH CONSTRUCTION.
 - BEFORE ANY CONSTRUCTION COMMENCES, THE CONTRACTORS SHALL LOCATE AND VERIFY ALL EXISTING UTILITIES. CONTRACTOR WILL BE REQUIRED TO REPAIR ALL DAMAGED UTILITY LINES.
 - NO ON-STREET PARKING SHALL BE PERMITTED IN THE ALLEYS.
 - THERE IS NO PROPOSED ALTERATION TO THE EXISTING CURBING ALONG NORTH NINTH STREET.
 - A HIGHWAY OCCUPANCY PERMIT IS REQUIRED PURSUANT TO SECTION 420 OF THE ACT OF JUNE 1, 1945 (P.L. 1242, NO. 428), KNOWN AS THE "STATE HIGHWAY LAW" AS AMENDED, BEFORE DRIVEWAY ACCESS TO A STATE HIGHWAY IS PERMITTED. ACCESS TO THE STATE HIGHWAY SHALL ONLY BE AS AUTHORIZED BY A HIGHWAY OCCUPANCY PERMIT. THE CITY OF READING PLANNING COMMISSION'S APPROVAL OF THIS PLAN IN NO WAY IMPLIES THAT SUCH PERMIT CAN BE ACQUIRED.
 - PER FEMA MAP 4201C0506G, EFFECTIVE DATE JULY 3, 2012, THE ENTIRE TRACT IS LOCATED NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD ZONE.
 - ALL ADA REQUIREMENTS FOR SIDEWALKS, PARKING, BUILDING ACCESS, ETC. SHALL BE EXECUTED IN ACCORDANCE WITH CURRENT REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
 - THE REQUIRED WATER AND SEWER CAPACITY WILL BE PURCHASED AT THE TIME OF BUILDING PERMIT APPLICATION.

- ZONING APPEAL NOTES:**
- FOLLOWING A HEARING OF THE CITY OF READING ZONING HEARING BOARD ON MARCH 16, 2021 AND RENDERING A DECISION AT THEIR MEETING ON APRIL 14, 2021, PER ZONING APPEAL 2021-06, THE ZONING HEARING BOARD GRANTS THE FOLLOWING RELIEF FROM ALL RELEVANT SECTIONS OF THE ZONING ORDINANCE SUBJECT TO THE FOLLOWING CONDITIONS:
- A SEPARATE ZONING PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION OF ANY SIGNAGE.
 - APPLICANT SHALL OBTAIN ANY LAND DEVELOPMENT APPROVALS DETERMINED BY THE PLANNING OFFICE TO BE NECESSARY.
 - APPLICANT SHALL SUBMIT A SITE PLAN SHOWING THE LOCATION OF ANY GARBAGE DUMPSTER AND REQUIRED SCREENING IN ACCORDANCE WITH SECTION 600-916 OF THE ZONING ORDINANCE.
 - APPLICANT SHALL PROVIDE A PHOTOMETRIC LIGHTING PLAN TO THE ZONING ADMINISTRATOR TO ESTABLISH ADEQUATE LIGHTING WILL BE PROVIDED AND WILL NOT ADVERSELY AFFECT NEIGHBORING RESIDENTS, PEDESTRIANS, OR MOTORISTS IN COMPLIANCE WITH SECTION 600-912.
 - APPLICANT SHALL APPLY FOR ALL REQUIRED BUILDING, TRADES AND FIRE PERMITS AND SUBMIT TO ALL INSPECTIONS DEEMED NECESSARY.
 - APPLICANT SHALL APPLY FOR HOUSING PERMITS AND SUBMIT TO THE REQUIRED PROPERTY MAINTENANCE INSPECTIONS.
 - APPLICANT SHALL COMPLY WITH ALL PERTINENT PROVISIONS FOR ADAPTIVE REUSE CONSIDERING THE RESIDENTIAL APARTMENT USES, AS PRESCRIBED BY THE ZONING ORDINANCE.
 - A PRELIMINARY LAND DEVELOPMENT PLAN SHALL BE PREPARED TO ADDRESS THE PROVISIONS REQUIRED BY THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (CHAPTER 515 OF THE CITY OF READING CODE).
 - A FINAL LAND DEVELOPMENT PLAN SHALL BE PREPARED FOR APPROVAL BY THE CITY OF READING AND RECORDED WITH THE BERKS COUNTY RECORDER OF DEEDS.
 - A STORMWATER MANAGEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF READING IN ACCORDANCE WITH THE PROVISIONS SPECIFIED BY THE CITY OF READING, BERKS COUNTY CONSERVATION DISTRICT AND OTHER AGENCIES WITH JURISDICTION.
 - ALL SANITARY SEWAGE DISPOSAL ISSUES SHALL BE RESOLVED TO THE SATISFACTION OF THE CITY OF READING, INCLUDING THE RESERVATION, PERMITTING, INSTALLATION AND CONNECTION OF THE REQUIRED SANITARY SEWAGE DISPOSAL IMPROVEMENTS.
 - ALL WATER SUPPLY ISSUES SHALL BE RESOLVED TO THE SATISFACTION OF THE CITY OF READING, INCLUDING THE RESERVATION, PERMITTING, INSTALLATION AND CONNECTION OF THE REQUIRED WATER SUPPLY IMPROVEMENTS.
 - THE LAND DEVELOPMENT PLAN SHALL PROVIDE EMPHASIS ON NEIGHBORHOOD REVITALIZATION, ARCHITECTURAL ENHANCEMENT, VEHICULAR AND PEDESTRIAN SITE ACCESSIBILITY, OFF-STREET PARKING AND LOADING, STORMWATER MANAGEMENT, SANITARY SEWAGE DISPOSAL, WATER SUPPLY, UTILITIES, LANDSCAPING AND BUFFER YARD, SOLID WASTE DISPOSAL, AND OTHER SUPPLEMENTAL REQUIREMENTS.
 - ALL PROPOSED SIGNS SHALL BE LOCATED, DESIGNED, PERMITTED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS SPECIFIED BY THE CITY OF READING.
 - THE APPROPRIATE BUILDING AND ZONING PERMITS SHALL BE PREPARED AND SUBMITTED TO ADDRESS ALL BUILDING CODE REQUIREMENTS FOR THE PROPOSED RESIDENTIAL APARTMENT UNITS (FLOORS 1 THROUGH 4) AND OFF-STREET PARKING AND GARAGE IMPROVEMENTS (BASEMENT LEVEL).
 - THE BUILDING SHALL COMPLY WITH ALL FIRE, SAFETY AND ACCESSIBILITY REQUIREMENTS SPECIFIED BY THE CITY OF READING PRIOR TO OCCUPANCY.
 - APPLICANT SHALL COMPLY WITH ALL RELEVANT BUILDING AND OCCUPANCY CODES AND ORDINANCES AS WELL AS THE PLANS AND TESTIMONY SUBMITTED BEFORE THE ZONING BOARD.
 - APPLICANT MAY NOT USE, EXPAND, ALTER OR OTHERWISE USE THE SUBJECT PROPERTY INCONSISTENTLY WITH THE CONTENTS OF THIS DECISION WITHOUT MAKING APPLICATION REQUESTING FURTHER RELIEF FROM THE ZONING BOARD.
 - FAILURE TO COMPLY WITH ANY OF THESE ABOVE-REFERENCED CONDITIONS SHALL MEAN THE IMMEDIATE REVOCATION OF THE RELIEF GRANTED HEREIN.



APPLICANT AND OWNER:
 OVERLOAD REAL ESTATE HOLDINGS, LLC.
 905 NORTH NINTH STREET
 READING, PA 19604

PROPERTY ADDRESS:
 916 NORTH NINTH STREET
 READING, PA 19604

SOURCE OF TITLE:
 PIN# 19-5307-52-95-9345
 INSTRUMENT# 2021025144

SCOPE:
 TOTAL UNITS: 9 APARTMENT UNITS
 TOTAL AREA: 8,630 SQ.FT.
 WATER SERVICE: PUBLIC
 SEWER SERVICE: PUBLIC

ZONING DATA TABULATION
C-N (COMMERCIAL NEIGHBORHOOD DISTRICT)
 NON-RESIDENTIAL
 LOT AREA: 1,800 SQ. FT.
 LOT WIDTH: 20 FT.
 FRONT YARD: 0 FT.
 SIDE YARD: 0 FT.
 REAR YARD: 10 FT. +
 STRUCTURE HEIGHT: 60 FT. (MAX.)
 BUILDING COVERAGE: 70% (MAX.)
 IMPERVIOUS COVERAGE: 90% (MAX.)

RESIDENTIAL USES ARE PER
R-3 (RESIDENTIAL DISTRICT) DIMENSIONS
MID-RISE APARTMENTS
 LOT AREA: 7,200 SQ. FT.
 LOT WIDTH: 60 FT.
 FRONT YARD: 10 FT. +
 SIDE YARD: 30 FT. +
 REAR YARD: 30 FT. +
 STRUCTURE HEIGHT: 60 FT. (MAX.)
 BUILDING COVERAGE: 30% (MAX.)
 IMPERVIOUS COVERAGE: 55% (MAX.)
 DENSITY: 1,500 SQ.FT./UNIT (MAX.)

*EXISTING NON-CONFORMITY

PARKING SPACES:
 RESIDENTIAL CONVERSIONS - 15 SPACES/DWELLING
 PROPOSED PARKING SPACES - 14 SPACES

CERTIFICATE OF ACCURACY - PLAN

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE SINKING SPRING BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE.

MICHAEL DUAN HARTMAN, P.E. L.C. NO. PE09987

DATE: _____

CERTIFICATE FOR APPROVAL BY THE SINKING SPRING BOROUGH COUNCIL

AT A MEETING ON THE DAY OF _____, 2021, THE PLANNING COMMISSION OF THE CITY OF READING, BY RESOLUTION NO. _____ DATED _____, DULY ENACTED, APPROVED THE FINAL LAND DEVELOPMENT PLAN OF 916 NORTH NINTH STREET, AS SHOWN HEREON.

CERTIFICATE OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BERKS

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED SAMUEL DE LA CRUZ, WHO BEING THE MANAGING MEMBER OF OVERLOAD REAL ESTATE HOLDINGS, LLC, WHICH ARE THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE LAND DEVELOPMENT PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

SAMUEL DE LA CRUZ, MANAGING MEMBER

NOTARY

DEVELOPER'S AGREEMENT STATEMENT

PROVIDED OVERLOAD REAL ESTATE HOLDINGS, LLC COMMENCES THE LAND DEVELOPMENT DESCRIBED IN THE FINAL LAND DEVELOPMENT PLANS APPROVED BY THE CITY OF READING PLANNING COMMISSION BY ITS RESOLUTION NO. _____, THE DEVELOPER HEREBY AGREES TO COMPLETE ALL OF THE IMPROVEMENTS TO THE REAL PROPERTY WHICH IS SUBJECT OF SAID LAND DEVELOPMENT PLANS AS APPROVED IN SAID RESOLUTION NO. _____ BY THE CITY OF READING PLANNING COMMISSION, EXCEPT AS MAY BE MODIFIED FROM TIME TO TIME UPON WRITTEN APPROVAL BY A DULY AUTHORIZED REPRESENTATIVE OF THE CITY OF READING PLANNING COMMISSION OR BUREAU OF PLANNING.

SAMUEL DE LA CRUZ, MANAGING MEMBER

RECORDER OF DEEDS

BERKS COUNTY PLANNING COMMISSION

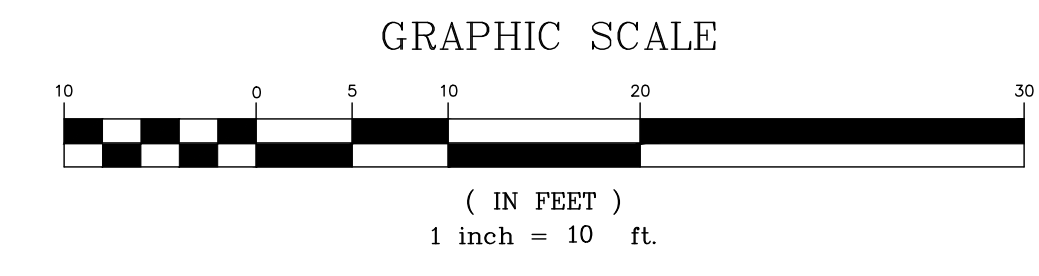
CERTIFICATE OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA
 COUNTY OF BERKS

ON THIS, THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED SAMUEL DE LA CRUZ, WHO BEING THE MANAGING MEMBER OF OVERLOAD REAL ESTATE HOLDINGS, LLC, WHICH ARE THE RECORD OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE LAND DEVELOPMENT PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE ITS ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

SAMUEL DE LA CRUZ, MANAGING MEMBER

NOTARY



2815 PENN AVENUE
 WEST LAWN, PA
 610-927-4242

a civil engineering design & management firm

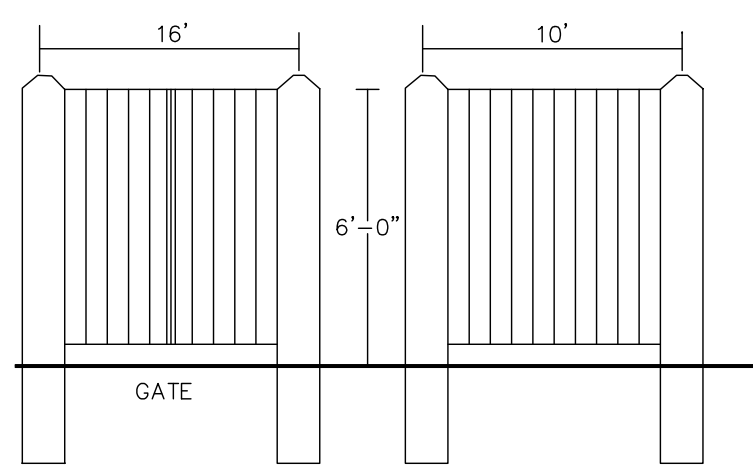
Enterprises

SEAL: MICHAEL DUAN HARTMAN, P.E. L.C. NO. PE09987

916 NORTH NINTH STREET
 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
 COVER SHEET

CLIENT: SAMUEL DELACRUZ
 LOCATION: CITY OF READING, BERKS COUNTY, PENNSYLVANIA
 DATE: JUNE 1, 2021

DRAWN BY: M.D.HARTMAN
 PROJ. MANAGER: M.D.HARTMAN
 SCALE: 1" = 10'
 SHEET: 1 of 2
 PLAN NO: 20-008-F-D-1.0

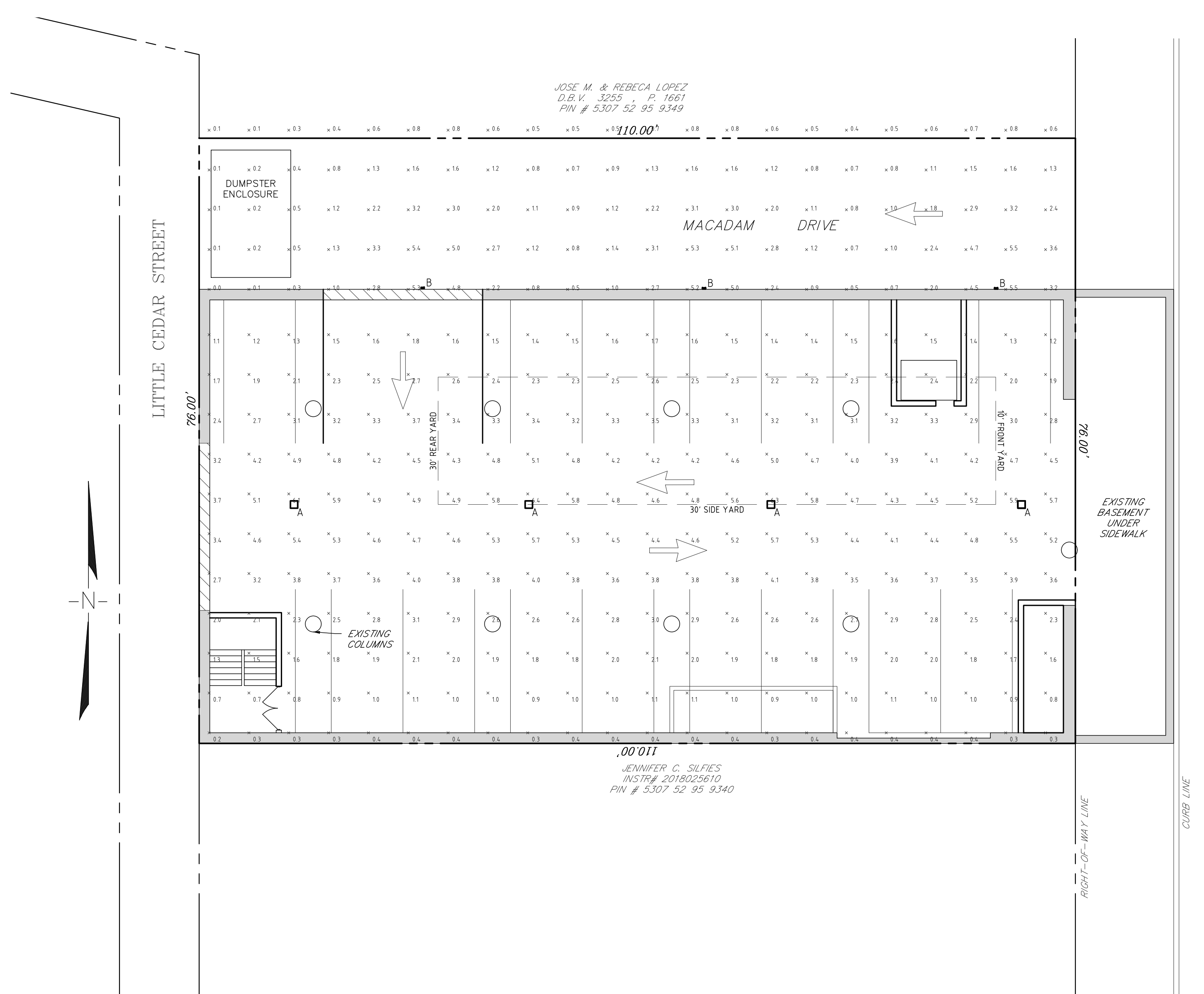


WOOD STOCKADE FENCE
DUMPSTER ENCLOSURE

LIGHTING NOTES

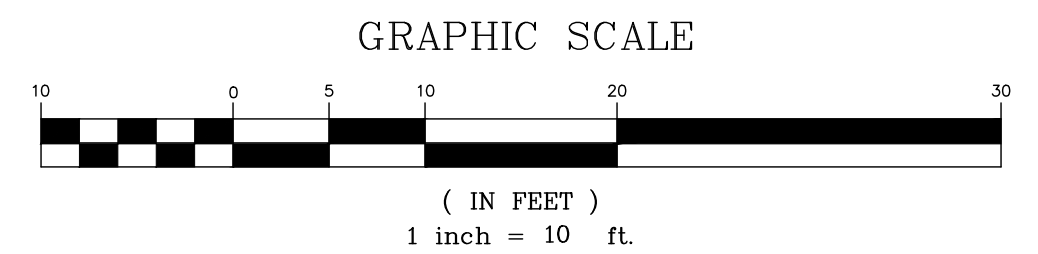
1. THE LIGHTING SHALL BE CONTROLLED BY A PROGRAMMABLE TIMER THAT ACCOMMODATES CHANGES IN DAILY HOURS AND ANNUAL TIME CHANGES WITH AN AUTOMATIC RESET AFTER POWER OUTAGES.
2. MODIFICATIONS TO THE PLANS OR SUBSTITUTIONS FOR SPECIFIED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY OF READING FOR THEIR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. THIS PLAN IS FOR GENERAL SITE LIGHTING. ADDITIONAL LIGHTING FEATURES, I.E. BUILDING AND/OR SIGN, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL AT THE TIME OF APPLICATION FOR THE RESPECTIVE PERMITS.
4. PROPOSED LIGHT FIXTURE (A) IS TO BE LSI - XPG4 LED PARKING GARAGE LUMINARIES. PROPOSED LIGHT FIXTURES ARE TO BE MOUNTED TO CEILING.
5. PROPOSED LIGHT FIXTURE (B) IS TO BE LSI - WPSLS SMALL LED SLIM WALL PACK. PROPOSED LIGHT FIXTURES ARE TO BE MOUNTED 12' ABOVE EXISTING GRADE.

Luminaire Schedule	Qty	Arrangement	Lumens	Description	Total Watts
A	4	Single	5000	XPG4-LED-05L-5K-50	40
B	3	Single	2000	WPSLS-02L-30	20



JOSE M. & REBECA LOPEZ
D.B.N. 3255 P. 1661
PIN # 5307 52 95 9349

JENNIFER C. SILFIES
INSTR# 2018025610
PIN # 5307 52 95 9340



2815 PENN AVENUE WEST LAWN, PA 610-927-4242 Enterprises		Description Date Revision	Rev. By Date Description
916 NORTH NINTH STREET PRELIMINARY/FINAL LAND DEVELOPMENT PLAN LIGHTING PLAN		CLIENT: SAMUEL DELACRUZ LOCATION: CITY OF READING, BERKS COUNTY, PENNSYLVANIA DATE: JUNE 1, 2021	
SEAL: 		DRAWN BY: M.D.HARTMAN PROJ. MANAGER: M.D.HARTMAN	
SCALE: 1" = 10'		SHEET: 2 of 2	
PLAN NO: 20-008-F-D-2.0		THIS DOCUMENT AND ALL INFORMATION AND WORK PRODUCT REPRESENTED BY AND CONTAINED HEREIN, IS THE SOLE AND EXCLUSIVE PROPERTY OF ENTERPRISES, INC. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS DOCUMENT OR ANY PART THEREOF WITHOUT THE EXPRESS WRITTEN PERMISSION OF DH ENTERPRISES, INC. COPYRIGHT, 2019, DH ENTERPRISES, INC. ALL RIGHTS RESERVED.	