



ZONING INFORMATION

PLANNED DISTRICT	RESIDENTIAL DISTRICT	EXISTING DISTRICT	PROPOSED DISTRICT
R-3ZONING DISTRICT	ALDOTT S0	16' 8 1/2 FT S0	16' 8 1/2 FT S0
LOT SIZE	10,404	10,404	10,404
MAXIMUM BUILDING COVERAGE	80%	100%	39%
MAXIMUM IMPERVIOUS	80%	100%	94%
MAXIMUM HEIGHT	35'	29.5'	>35'
MINIMUM LOT WIDTH	30'	38.6'	38.6'
MINIMUM FRONT YARD	5'	0'	0'
MINIMUM SIDE YARD	5'	0'	0'
MINIMUM REAR YARD	20'	0'	0'

PARKING CALCULATIONS

TYPE	REQUIRED	PROVIDED
EMPLOYEES (DAY CARE)	12	12
EXTRA SPACES	9	4
DROP OFF SPACES	4	1
LOADING ZONE	1	1
TOTAL SPACES	23	23
HANDICAPPED SPACES (1/ 1 MUST BE VAN)	1	1

THE PURPOSE OF THIS PLAN IS TO RE-DEVELOP THE EXISTING FORMER WAREHOUSE INTO A DAY CARE CENTER. THE EXISTING STRUCTURE IS TO BE REMODEL THEM TO MEET THE EXISTING CODES FOR THE PROPOSED USES AND BEAUTIFY THE PROPERTY AND STRUCTURES

GRAPHIC SCALE
1"=60'
0 60 120 180

CERTIFICATE OF OWNERSHIP
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BERKS SS

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF FEARL TARGERS HAVE BEEN PLACED AS REQUIRED BY SECTION...

NOTES:

1. THE OWNER WILL BE RESPONSIBLE FOR ALL STORAGE COLLECTION AND DISPOSAL REQUIREMENTS FOR THE SOLID WASTEMANAGEMENT AND RECYCLING AS SPECIFIED BY THE CITY OF READING
2. ALL SIGNAGE SHALL COMPLY WITH PROVISIONS SPECIFIED BY THE CITY OF READING
3. TYPICAL PARKING SPACES ARE 9' X 18'
4. SPACE 1-4 RESERVED FOR DROP OFF
5. SPACE 5 TO 16 RESERVED FOR STAFF
6. SPACE 17 TO 23 EXTRA SPACES AND FOR SNOW REMOVAL

NOTES:

1. THE PROPOSED SANITARY SEWAGE FACILITIES SHALL BE LOCATED, DESIGNED, CONSTRUCTED, CONNECTED, INSTALLED, AND INSPECTED WITH THE PROVISIONS SPECIFIED BY THE CITY OF READING
2. THE PROPOSED WATER SUPPLY FACILITIES SHALL BE LOCATED, DESIGNED, CONSTRUCTED, CONNECTED, INSTALLED, AND INSPECTED WITH THE PROVISIONS SPECIFIED BY THE CITY OF READING
3. ALL MUNICIPAL IMPROVEMENTS, CONNECTED, INSTALLED, AND INSPECTED WITH THE PROVISIONS SPECIFIED BY THE CITY OF READING
4. IF REQUESTED THE OWNER SHALL ENTER INTO A MUNICIPAL IMPROVEMENT AGREEMENT WITH THE CITY OF READING
5. THE SITE HAS 16,812.65 SQUARE FEET OF LAND

OWNER
GSA INVESTMENT CORP
1011 EDDYSTONE COURT
READING, PA 19605
INST# 2021008251
PIN#09531769017666
0.386 ACRES

SOURCE OF TITLE
BEING THE SAME PREMISE THAT GSA INVESTMENT CORP BY DEED DATED FEBRUARY 17, 2021 AND RECORDED IN INSTRUMENT # 2021008251 AND RECORDED IN INSTRUMENT # 2021008251 AND CONVEYED UNTO GSA INVESTMENT CORP

LOCATION MAP 1"=200'

MUNICIPAL APPROVAL
AT A MEETING HELD ON 10/11/2020 THE PLANNING COMMISSION OF THE CITY OF READING APPROVED THE LAND DEVELOPMENT PLAN OF THE 1010 ELM STREET DAY CARE CENTER AS SHOWN HEREON.

BERKS COUNTY PLANNING COMMISSION

RECORDER OF DEEDS

CERTIFICATE OF OWNERSHIP
COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BERKS SS

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCE OF THE TOWNSHIP OF FEARL TARGERS HAVE BEEN PLACED AS REQUIRED BY SECTION...

STATUS: SKETCH PLAN FOR RECORD
TITLE: LOT CONSOLIDATION PLAN
PLAN NUMBER: 121-020
SHEET NUMBER: 1 OF 3

NO.	DATE	BY	DESCRIPTION

SCALE: H:1"=20'
DATE: 9/22/2021
DATE: 9/22/2021
CHECKED BY: DHL
CHECKED: DHL

PREPARED BY:

TARSON LLC
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PH 484 491 1329

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