

FELIX PEPIN  
1014 ELM  
INST#2017035360

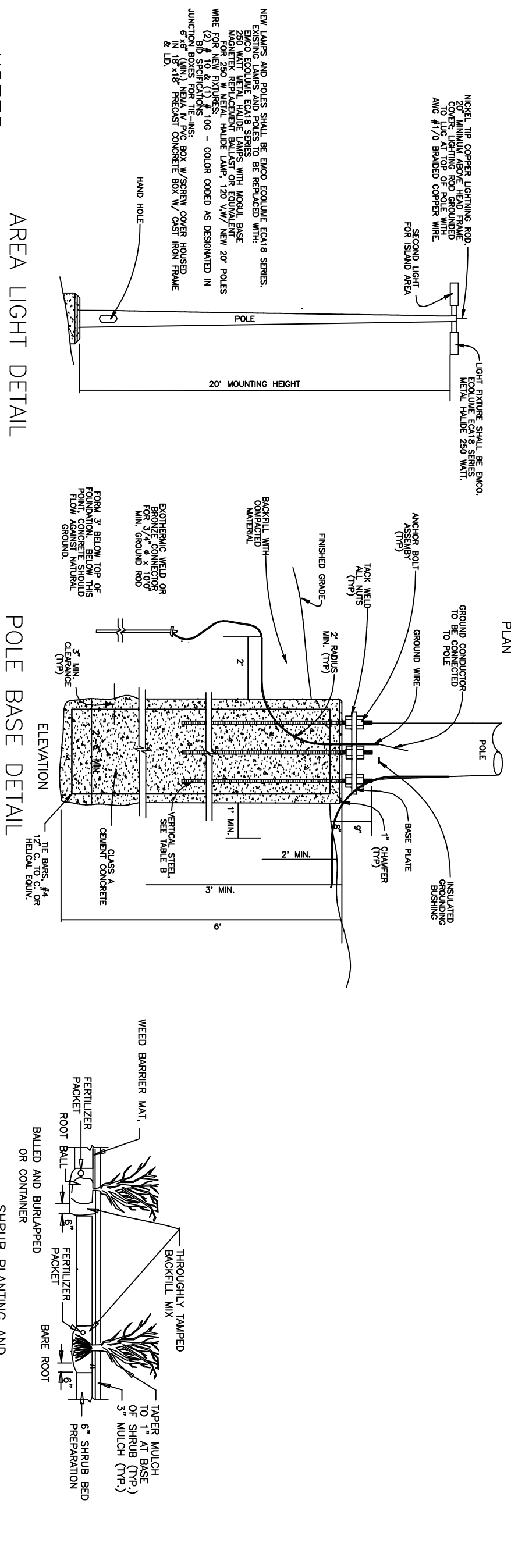
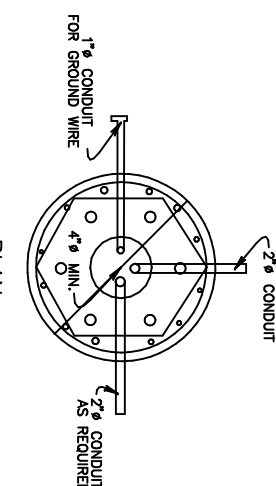
2 story brick building  
4,008 FT SQ  
FF=117.4+/-

outdoor play area  
647 FT SQ

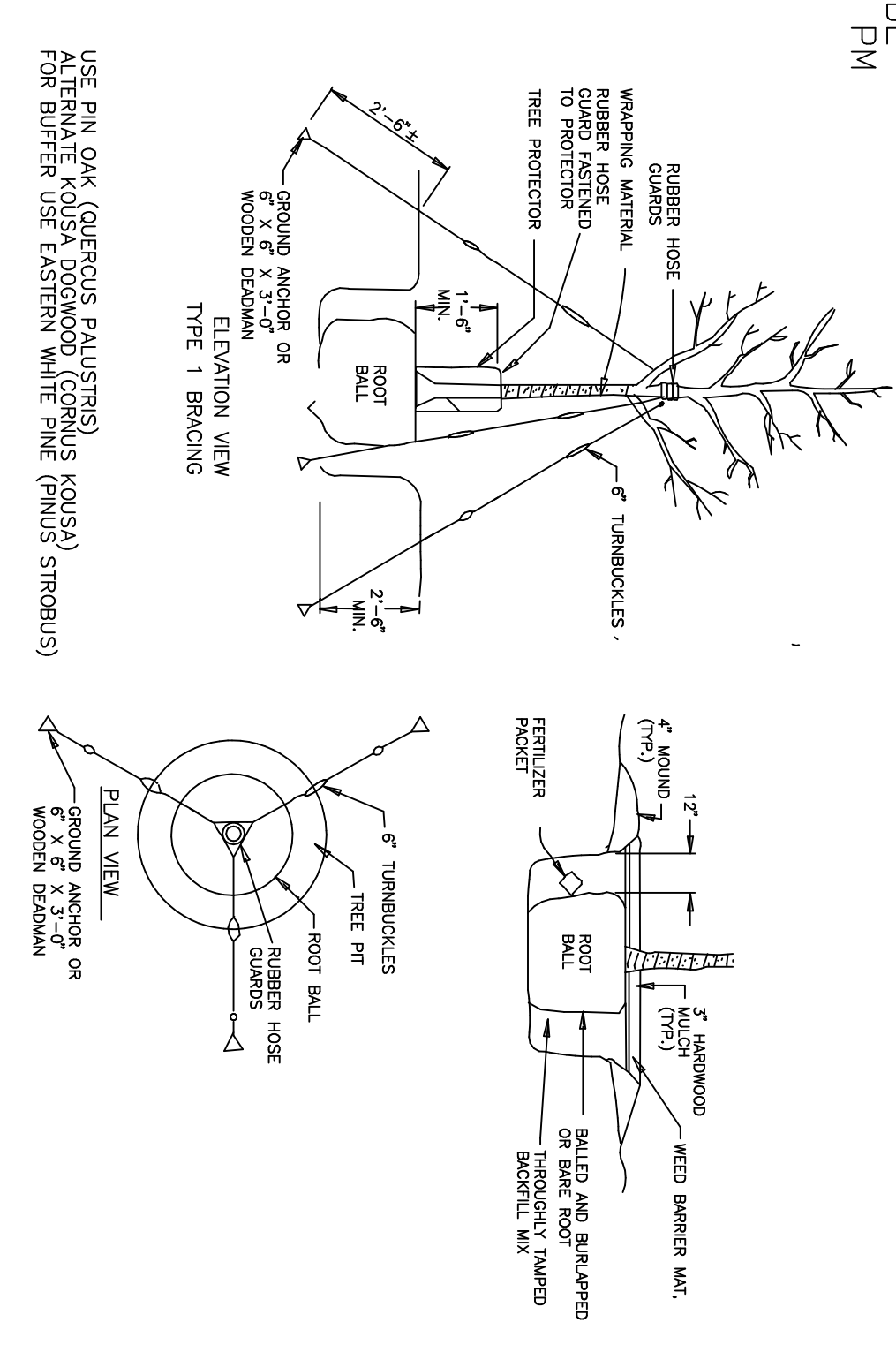
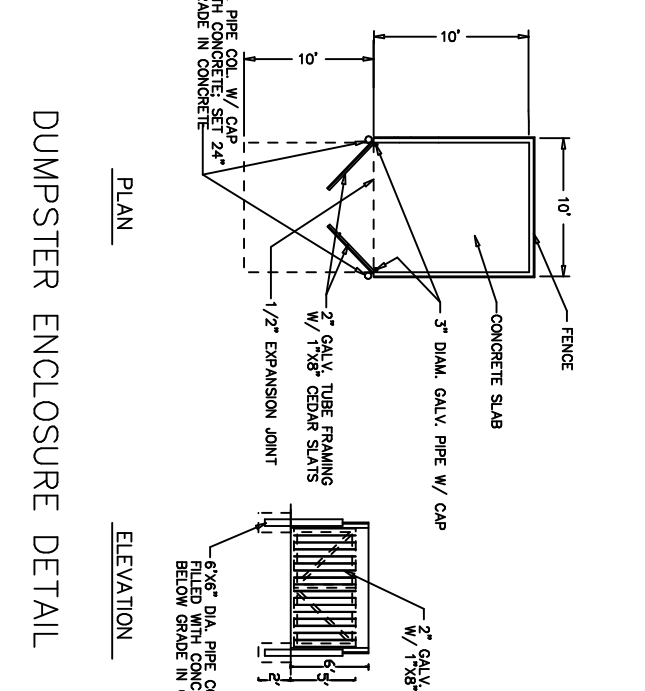
2 story brick building STORAGE (244R)  
1,253 FT SQ

SAULS COURT

# GRADING PLAN 1" = 10'



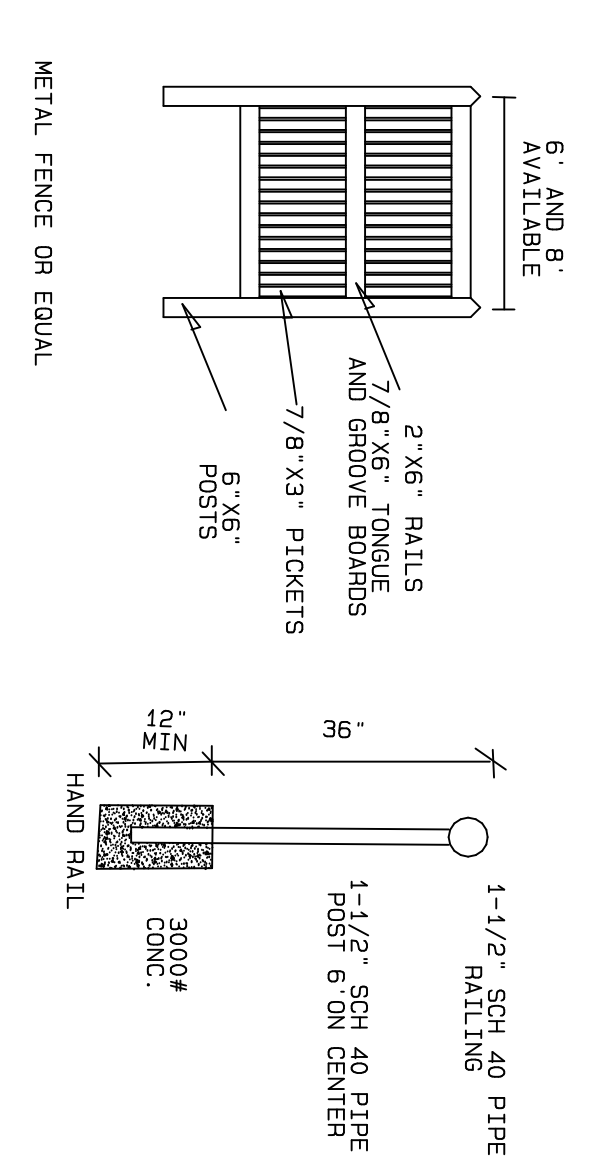
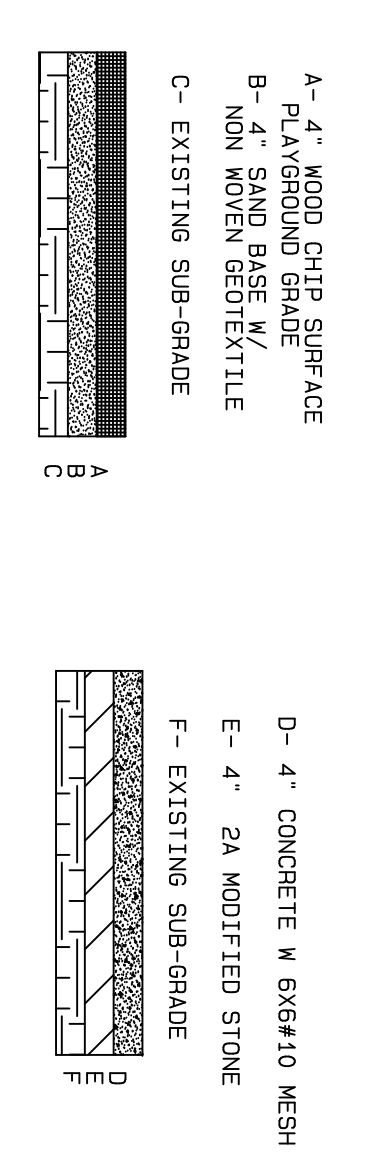
- NOTES:
- EXTERIOR LIGHTING SHALL COMPLY WITH THE PROVISIONS SPECIFIED BY THE CITY OF READING.
  - THE EXTERIOR LIGHTING ILLUMINATIONS SHALL BE REDUCED BY 50% BETWEEN THE HOURS OF 10:00 PM AND DAWN.



## ZONING DECISION APPEAL # 2020-24 (MAY 13, 2020)

AFTER REVIEWING THE APPLICANTS REQUEST IN DETAIL, THE ZONING HEARING BOARD ENTERS INTO THE FOLLOWING DECISION:

- Applicant is granted relief to operate a day care facility for up to 125 children subject to the herein set forth conditions.
- Out door play area shall be secured with a solid or zoning permit for the new fence which shall not be installed until issuance of the required zoning permit.
- All six parcels shall be combined into one deed and zoning thereon shall be provided to the zoning administrator for approval.
- There shall be no access to the Subject Property from the rear of the day care facility from Elm Street.
- Electronic security doors, gates, and cameras shall be installed on the inside and outside of the Subject Property.
- A lighting plan in accordance with Section 600-912 of the Zoning Ordinance shall be submitted for approval by the Zoning Administrator.
- The parking lot shall be clearly marked for the pickup and drop off of children.
- The Applicant shall comply with all applicable State requirements for the licensed day care center, with 125 children and a copy of the required PA Department of Human Services license shall be provided to the Zoning Administrator prior to the issuance of a certificate of occupancy.
- The unlicensed auto repair business operating at the subject property must be discontinued and any signage for the business of prior business must be removed from the subject property.
- All debris, commercial vehicles (other than those used in the operation of the daycare) and tires must be removed from the parking lot prior to the issuance of a zoning permit.
- The Applicant shall attend a one stop meeting with the Building and Fire Code requirements.
- The applicant shall apply for all required building, trades and fire permits and submit to all required inspections deemed necessary.
- Final occupancy shall be determined by the City of Reading, Pennsylvania Department of Human Services.
- The staff to child ratio shall comply with 55 PA Code Chapter 3270 and the Pennsylvania Department of Human Services requirements.
- The Subject Property shall comply with Section 600-103 of the Zoning Ordinance. If the applicant does not provide drawing and specifications, then a separate zoning permit shall be required prior to the installation and occupancy of the building.
- Applicant must comply with all relevant building and occupancy zoning Board 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 parking application requesting further relief from the Zoning Board.
- Failure to comply with any of the above referenced condition shall mean immediate revocation of the relief granted herein.



### DAYCARE NOTES AND SPECIFICATION

- THE FACILITY IS LIMITED TO 125 STUDENTS
- CHAPTER 3270 AND ANY OTHER PERTINENT REGULATION
- THE OUT DOOR PLAY AREA (600 SQ FT +/-) SHALL BE LIMITED TO A MAXIMUM OF 15 STUDENTS AT A TIME DEPENDING ON AGE GROUP
- STAFF TO CHILD RATIO
- INDOOR HEADQUARTERS 40 SQ FT PER CHILD
  - 50 SQ FT PER INFANT
  - 50 SQ FT PER TODDLER AND OLDER
  - 66 SQ FT PER PRE SCHOOLER AND OLDER

SIMILAR AGE	STAFF	CHILDREN	MAX GROUP	TOTAL STAFF
TODDLER	1	4	8	2
YOUNG TODDLER	1	5	10	2
OLDER TODDLER	1	6	12	2
YOUNG SCHOOL AGE	1	12	24	2
OLDER SCHOOL AGE	1	15	30	2

RATIO WHILE SLEEPING	SIMILAR AGE	STAFF	CHILDREN
TODDLER	1	10	4
OLDER TODDLER	1	10	4
PRESCHOOL	1	20	4

PREPARED BY:

# TARSON LLC

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PH 484 491 1329

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STATUS: SKETCH PLAN FOR RECORD

TITLE: LOT CONSOLIDATION PLAN

1010 ELM STREET DAY CARE CENTER

CITY OF READING, BERKS COUNTY, PENNSYLVANIA

SCALE: H=1"=20'

DATE: 9/22/2021

CADD BY: DHL

CHECKED: DHL

REVISIONS:

NO.	DATE	BY	DESCRIPTION

SHEET NUMBER: 3 OF 3