



- 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 SHALL BE LOCATED, DESIGNED, CONSTRUCTED, CONNECTED, INSTALLED, AND INSPECTED WITH THE PROVISIONS SPECIFIED BY THE CITY OF READING.
 4. IF REQUIRED THE OWNER SHALL ENTER INTO A MUNICIPAL IMPROVEMENT AGREEMENT WITH THE CITY OF READING.
 5. THE SITE HAS 14,373.6 SQUARE FEET OF LAND.

- CONSTRUCTION SCHEDULE
1. Installation dumpster in the loading zone area to receive demolition material from building renovations. The operator shall remove from the site, recycle or dispose of all building materials and wastes in accordance with the DEP's 25 Pa Code 251.1 et seq. and 25 Pa Code 250.1 et seq. and 251.1 et seq.
 2. Install the new required mechanical improvements for the building.
 3. Provide an electrical panel for the required parking lot lighting.
 4. Install the electrical wiring for the required parking wall pack lighting.
 5. Prepare the landscaping as per the Architect plans and specifications.
 6. Prepare the landscaping islands and plant the required trees in the locations as shown on the plan.
 7. Re-strip the parking lot and mark the Handicapped spaces.
 8. Identify the parking spaces for the proposed various uses.
 9. Remove the dumpster and mark the loading zone.
- MAINTENANCE PROGRAM
1. Landscaping beds shall be mulched and kept in a weed free condition.
 2. Plant material may require irrigation until it is fully established.
 3. Any plant material that dies shall immediately be replaced.
 4. Lights shall be maintained in operation condition. Burned out fixtures shall be immediately replaced to maintain the proposed lighting.
 5. Snow shall be removed, on a regular schedule to provide safe conditions.
 6. The parking lot and travel paths shall be salted or applied with traction grit to provide safe walking conditions.
- NOTES:
1. The site has been investigated for wetlands and none or located on the site.
 2. Construction Inspection will be performed by the following:
 - a. Milan Consulting Group will over see the internal and external renovation as depicted on the plan set
 - b. Tanson LLC will inspect the preparation for plant the trees and light installation

- ZONING DECISION APPEAL #2020-12 Preliminary Land Development Plan to the City of Reading
1. The applicant shall comply with the provisions required by the Land Development Process and the Steep Slope Ordinance.
 2. Applicant shall submit a Final Land Development Plan for approval by the City of Reading.
 3. All proposed signs shall be located, designed, permitted, and installed in accordance with the provisions specified by the City of Reading.
 4. The proposed building addition for the place of worship on Parcel A shall comply with the building code requirements adopted by the City of Reading.
 5. The proposed conversion of the existing residential building on Parcel B shall comply with the building code requirements adopted by the City of Reading.
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 11. The proposed conversion of the existing residential building on Parcel B shall comply with the building code requirements adopted by the City of Reading.
 12. 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.
 13. Applicant shall confirm all new parking spaces comply with the applicable dimensional requirements for off-street parking in the Zoning Ordinance.
 14. Applicant, at its sole cost and expense, shall install a raised porch with sign indicating "NO RIGHT TURN" to preclude cut through traffic from the shared access drive to the rear alley.
 15. Applicant shall provide the current dimension of 29.188 ft as located on the plan.
 16. Applicant, at its sole expense, shall install signs for each parking space on the Korn Property to indicate "NO CHURCH PARKING" (or similar) as approved by the Korn Property to the City of Reading.
 17. Applicant shall routinely inform parishioners they are not allowed to park at the Korn Property nor on the Korn Property.
 18. Applicant must obtain approval from the City of Reading to reopen the remainder of the alley to Luzerne Street. If the City of Reading refuses to permit reopening of the alley, any relief is null and void as the plan is no longer feasible (additional parking on the parcel property would not be accessible and will exacerbate cut through traffic).
 19. Failure to comply with any of these above-referenced conditions shall mean the immediate revocation of the site plan.

STATUS: PRELIMINARY LAND DEVELOPMENT PLAN		SEAL	PREPARED BY: TARSON LLC	Corporate Office P.O.Box 160 Douglassville, PA 19518 PH: 484-451-1323
TITLE: PROPOSED SITE CONDITIONS				
CLIENT: INGLESIA PENTECOSTAL MOVIMIENTO DE FE INC		CITY OF READING, BERKS COUNTY, PENNSYLVANIA		
SCALE: 1" = 20'	DATE: 2021	NO.	DATE	DESCRIPTION
CADD BR: DHL	DRAWN BY: DHL			
CHECKED BY: DHL				
SHEET NUMBER: 120-018-D		SHEET NUMBER: 2 of 5		

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