

Hawk Valley Associates, P.C.

Professional Planning, Zoning and Consultant Services

September 16, 2021

City of Reading
ATTN: Naomi Crimm, Planner
Community Development Services
815 Washington Street
Reading, PA 19601

**RE: *Schaeffer Subdivision Plan; 114 - 118 Belvedere Avenue
Final Subdivision Plan Review; Plan Revisions 3 and 4***

Dear Ms. Crimm,

Pursuant to your request, my office has reviewed the Revised Final Subdivision Plan, which has been submitted on behalf of Andrea Schaeffer (applicant and landowner). Based upon my review, I hereby offer the following comments for consideration by the City of Reading:

- (1) The Schaeffer Subdivision Plan contains 8 plan sheets, as prepared by the SSM Group and last revised on August 3, 2021 and on September 2, 2021.
- (2) The plan has been revised to provide two (2) off-street parking spaces for each residential lot. The turning movements depicted on Exhibit A should be incorporated into the plan set.
- (3) A note should be provided on the plan indicating that a zoning permit and building permit shall be submitted for the proposed building improvements for each lot, which shall be subject to the review and approval of the Zoning Officer, Building Code Officials and emergency management responders. [Zoning 600-301, 600-302, 600-803 and 600-901]
- (4) If required by the City of Reading, a municipal improvements agreement shall be required for all municipal improvements for this development. [515-309, 515-601 and 515-602]
- (5) The Certification of Accuracy should be endorsed prior to municipal approval. [SALDO 515-403]
- (6) The Certification of Ownership should be endorsed prior to municipal approval. [SALDO 515-403]
- (7) All requirements, contributions and/or fees involving this development project should be resolved prior to municipal approval. [SALDO 515-403 and 515-703]

If you should have any questions, please contact me at (610) 775-7392 or Jerome@HawkValley.com.

Sincerely,



J. Jerome Skrincosky, AICP
Planning Consultant to the City of Reading

copy: City of Reading Planning Commission
City of Reading Director of Community Development
City of Reading Public Works Department
City of Reading Engineer
City of Reading Zoning Administrator
City of Reading Solicitor
Andrea Schaeffer
SSM Group, Inc.

Hawk Valley Associates, PC
207 Maple Grove Road
Mohnton, PA 19540



Telephone: (610) 775 - 7392
Email: Jerome@HawkValley.com
Website: www.HawkValley.com