



Application Completeness Check for Subdivision and Land Development Review

Property Address 228 Moss

Date Received 10/5/21

The following documentation must be submitted with each Subdivision and Land Development application. Required items are to be checked off by the applicant as they are completed. Upon submission of an application, staff will review the application and notify the applicant of any deficient information. If an item is not applicable, a written request to waive that Section should be submitted.

	Required Item (Applicant Use):	Staff Use:	Notes (if deficient)
1	Is the fee for Planning Commission review included with the application? Yes <input checked="" type="checkbox"/> Date of submission : <u>9/23/21</u> No <input type="checkbox"/>	Complete <input checked="" type="checkbox"/> Deficient <input type="checkbox"/>	
2	Was the plan submitted to Berks County Planning Commission for review? <i>For final or preliminary plans only.</i> Yes <input checked="" type="checkbox"/> Date of submission : <u>9/23/21</u> No <input type="checkbox"/> N/A <input type="checkbox"/>	Complete <input checked="" type="checkbox"/> Deficient <input type="checkbox"/>	
3	Have the necessary waiver requests been submitted in writing? Yes <input type="checkbox"/> Date of submission : _____ No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Complete <input checked="" type="checkbox"/> Deficient <input type="checkbox"/>	
4	Have the Erosion and Sedimentation Pollution Control Guide for Small Projects, and Flood Plain Plan Review applications and fees been submitted to Berks County Conservation District? Yes <input type="checkbox"/> Date of submission : _____ No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Complete <input checked="" type="checkbox"/> Deficient <input type="checkbox"/>	
5	Has a Shade Tree Work Permit Application been submitted to the city Arborist? Yes <input type="checkbox"/> Date of submission : _____ No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Complete <input checked="" type="checkbox"/> Deficient <input type="checkbox"/>	
6	Has a zoning permit application been submitted? Yes <input type="checkbox"/> Date of submission : _____ Permit number: _____	Complete <input checked="" type="checkbox"/> Deficient <input type="checkbox"/>	
7	Have the stormwater management drainage plan review application and fees been submitted? Yes <input type="checkbox"/> Date of submission : _____ No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	Complete <input checked="" type="checkbox"/> Deficient <input type="checkbox"/>	

Berks County now has a Commercial Property Assessed Clean Energy program (C-PACE). Commercial property owners can obtain low-cost, long-term financing for energy efficiency, water conservation, and renewable energy projects. Developers of new and existing commercial, agricultural, industrial, and non-profit properties are encouraged to take advantage of this program. For more information: <https://www.pacpacecounties.org/county/berks-county/>. **I acknowledge that I have received this information**

This application has been filed and is scheduled for review at the Planning Commission meeting on October 26, 2021. Meeting location: via Zoom

This application has been determined to be incomplete and cannot be scheduled for Planning Commission review at this time.

Reviewer name: Naomi Crimm Title: Planner

Signature: *Naomi Crimm* Date: 10/7/21

Contact phone: 610-655-6443 Email: planning@readingpa.gov

Staff Use: The 90-day review period for this application ends on 1/24/21. Date of extension request: _____ . New deadline: _____

City of Reading Planning Commission

Application for Review of a Subdivision or Land Development Plan

The undersigned hereby applies for review by the Planning Commission of the subdivision or land development plan submitted herewith and described below:

(Please check one): Sketch plan

Preliminary subdivision/land development plan

Final subdivision/land development plan

Other: _____

1. Name of subdivision: 228 Moss St. Plan Date: 5.27.20

Site Address: Same

Parcel Number/UPI: 09531769012629

2. Property Owner
Name: Ingenious Consulting Service, Inc.
Address: 640 Masonic Way #1061 Belmont, Ca 94002
Daytime Phone: _____
Email: _____

3. Applicant (if different than Owner)
Name: Iron Gate Builders, Inc.
Address: 905 Bedford Way Shillington, Pa. 19607
Daytime Phone: 610-587-7273
Email: _____

4. Applicant's interest if other than owner: _____

5. Other Representative
Name: _____
Address: _____
Daytime Phone: _____
Email: _____

6. Total acreage: .291 Number of lots: 1

Number of building units (if land development plan): 1

Square footage of impervious coverage: 12,690

7. Acreage if adjoining land in same ownership (if any): _____

8. Type of development planned: _____ Single family _____ New construction
_____ Two family _____ Redevelopment/reuse
_____ Row
_____ Multi-family
 Commercial
_____ Industrial
_____ Other (specify)

9. Who will construct proposed structures?

- Subdivider/developer
- Other developer(s)
- Purchaser(s) of individual lots

10. Type of sanitary sewage disposal proposed:

- Public (municipal) system
- Live
- Capped
- Individual on-site

11. Streets proposed for dedication: linear feet
 Other streets (exclude driveways): linear feet

12. Are you intending to vacate or realign curbs? YES NO

13. Area proposed for park or other public or semi-public use: sq. ft.

14. If you anticipate requesting waivers of any section(s) of the Subdivision and Land Development Ordinance, indicate the affected section number(s) here. Written requests are required.
no

15. Please list the Zoning District this project is in: commercial

16. Will you be appealing to the Zoning Hearing Board? YES NO

Use/Dimensional Variance

Special Exception

Conditional Use

If you anticipate requesting relief of any provision of the Zoning Ordinance, indicate the affected section numbers here: no

17. Is this subdivision/land development located in a Historic District? YES NO

18. Is this subdivision/land development located in the flood plain? YES NO

19. List proposed improvements and utilities and intentions to install or post performance guarantee prior to final approval.

	IMPROVEMENT:	INTENTION:	COST:
1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____
5.	_____	_____	_____

If you anticipate requesting relief of any provision of the Zoning Ordinance, indicate the affected section

number(s) here: _____

16. Is this subdivision/land development located in a Historic District? YES x NO

17. Is this subdivision/land development located in the flood plain? YES x NO

18. List proposed improvements and utilities and intentions to install or post performance guarantee prior to final approval.

	IMPROVEMENT:	INTENTION:
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____

19. List of maps and other material accompanying application and number of each.

	NUMBER:	ITEM:
a.	<u> 9 </u>	<u>Land Development plans</u>
b.	<u> 1 </u>	<u>City prelim.app.& Fee \$4,156.91</u>
c.	<u> 1 </u>	<u>Commercial Escrow Ck. \$6,000.</u>
d.	<u> 1 </u>	<u>BCPC Prel.app.and check \$470</u>
e.	_____	_____
f.	_____	_____
g.	_____	_____

The undersigned represents that to the best of their knowledge and belief all the above statements are true, correct, and complete.

The undersigned further represents that, except as otherwise specifically noted on the attached sheet, all proposed public improvements and facilities as shown on the final subdivision plan are to be improved, constructed and completed, or a bond posted with the city in sufficient amount to cover full estimated cost of construction thereof, prior to sale, transfer or agreement of sale of any subdivided parcels as shown on the plan.

Date: 9/6/21

Signature of Owner or Applicant Ludgate Engineering on Behalf Iron Gate Builders

(By) Sandy Goho