



April 9, 2021

City of Reading Planning Commission & Council  
City Hall – 815 Washington Street  
Reading, PA 19601

***RE: Scott Street Minor Subdivision and Land Development  
Final Plan Application  
McCarthy File 200128***

Dear Planning Commission and City Council

On behalf of our client, Robert Billman, we are submitting this application for a Final Plan at the subject properties at 1325 & 1341 Scott Street, Reading, PA. The existing properties are 0.27 and 0.21 acres respectively, are zoned R-2 Residential, and are located 300 feet west of the intersection with Kenhorst Boulevard

The applicant is proposing four lots each containing a duplex dwelling. The proposed dwellings are a permitted by-right use within the R-2 zoning district. The project will require E&S approval by the Berks County Conservation District, as well as Township subdivision and land development approvals. The applicant is requesting three (3) waivers as outlined below.

The documents submitted by this office include the following:

- a. One (1) copy of the City of Reading Subdivision and Land Development Application
- b. One (1) fee check in the amount of \$1,750 payable to The City of Reading, for Subdivision and Land Development Review
- c. One (1) copy of the Berks County Planning Commission Application
- d. One (1) fee check in the amount of \$290 payable to Berks County Planning Commission
- e. One (1) fee check in the amount of \$1,100 payable to the City of Reading, for Drainage Plan Review
- f. One (1) Copy of the Drainage Plan Application
- g. One (1) Check in the amount of \$4,000 payable to the City of Reading, for escrow
- h. One (1) copy of the Hydro Report, dated 4/9/21
- i. Twelve (12) copies of the Preliminary/Final Land Development Plan, dated 4/9/21
- j. One (1) USB flash drive containing the above

*The following waivers are being requested of the City of Reading Subdivision and Land Development Ordinance:*

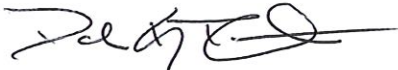
1. **Section 515-602 – Requirement of Sidewalk-** To waive the requirement of sidewalk. There is presently no sidewalk on the 1300 or 1400 block of Scott Street.

*The following waivers are being requested of the City of Reading Stormwater Management Ordinance:*

1. **Section 305.A.2.a – Requirement of a minimum depth of 36 inches between the bottom of infiltration BMPs and limiting zones** - To waive the requirement of 36 inch separation distance; instead to allow a separation distance of 24 inches. Soil testing revealed shallow limiting zones throughout the site and infiltration BMPs are not feasible at this depth while also meeting peak rate and volume requirements. The DEP requirement for separation distance is 24 inches.
2. **Section 307 – Requirement of reducing the 2-year, 24-hour flow to the existing conditions 1-year, 24-hour flow using an SCS Type II distribution** – To waive the requirement of the 2-year to 1-year reduction. The 2-year rational flow in post-development conditions exceeds the 1-year rational flow in pre-development conditions by less than 0.02 cubic feet per second. This flow rate increase can be considered de minimis and will not contribute to stream bank erosion within the City.

If you have any questions, please do not hesitate to contact me.

Sincerely,



David Roberts  
Project Engineer  
[droboters@mccarthy-engineering.com](mailto:droboters@mccarthy-engineering.com)

cc: Robert Billman