



County of Berks  
Planning Commission

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Berks County Services Center  
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May 27, 2021

City of Reading  
David Peris  
815 Washington Street, Rm 1-25  
Reading, PA 19601

Re: Scott Street Development  
File #: 49-13504  
Plan #: 200128 (9 Sheets of 9; CO, EX, SI,  
GU, LS, CD, ES, ESD and ESN)  
Dated: April 9, 2021  
Prop ID #: 18 5306-61-13-0528 and  
18 5306-61-13-1668

Dear Mr. Peris,

The Berks County Planning Commission staff has reviewed the Preliminary Plan as submitted for the above captioned subdivision. The tract is located along the north side of Scott Street approximately 300-feet and 450-feet southwest of the intersection with Kenhorst Boulevard.

This plan is reviewed by the Berks County Planning Commission pursuant to Section 502 of the Pennsylvania Municipalities Planning Code. The Commission staff has not evaluated the plan for compliance with local ordinances, unless so noted. The municipality must ensure that the plan meets local zoning, subdivision and land development requirements, and any other regulations. The following comments are added for consideration:

A. Conformity of the plan with the Berks County Comprehensive Plan:

The site is in an Existing Development area. The proposal for the four-lot development with lot is consistent with the Berks County Comprehensive Plan 2030.

B. General Planning Comments:

1. Until further notice due to social distancing guidelines recommended by Governor Wolf, the Berks County Planning Commission will start accepting subdivision plans for endorsement **by appointment only**. There will be only 3 appointments per day. You can make an appointment with Michelle Franklin at [mfranklin@countyofberks.com](mailto:mfranklin@countyofberks.com).
2. The developer should make sure that water quality controls are in place to meet applicable state and federal MS4 (Municipal Separate Storm Sewer Systems) requirements and applicable regulations of the City's Stormwater Management Ordinance.
3. The Grading and Utility plan shows a shared infiltration bed (IB3) on Lot 3. With IB3 being shared, the need for a utility easement and maintenance concerns for the bed should be discussed/noted.

4. Erosion and sediment control measures where required under Title 25, Pennsylvania Code, Chapter 102, Rules and Regulations of the Pennsylvania Department of Environmental Protection, shall meet standards and specifications of the Berks County Conservation District. The Berks County Conservation District should approve the erosion and sediment control plan prior to final plan approval.
5. The local sewer authority and water company should review the proposal relative to any additional public sewer and water supply needs.
6. The local fire official(s) and EMS should review the plan relative to fire protection/emergency issues.
7. The developer should be sure that applicable Americans with Disabilities Act (ADA) requirements are met.
8. Consideration should be given to providing a detail of the proposed 'Rock Wall' on lots 2 and 4.
9. The noted UPI numbers should be reviewed and revised for accuracy.
10. The final approved plan should provide the Waivers and Utility Notes A.4. with the applicable date(s) and numbers missing from the notes.

The Berks County Planning Commission will review any additional submission of this plan at the request of the municipality. After municipal approval of the plan for recording, **a minimum of two prints should be delivered to the Berks County Planning Commission for signature. One copy is retained by this office and one copy is forwarded to the Mapping Office.** Any additional copies for the municipality and the Subdivider or Developer will be stamped. The Berks County Recorder of Deeds Office should be contacted at (610) 478-3380 relative to any questions regarding recording requirements. The applicant has 90 days to record the plan after the governing body approves the plan at a public meeting.

PennDEP should consider this review as the Berks County Planning Commission's review of the Planning Module required under Act 537. Those persons responsible for preparing the Planning Module submission for PennDEP should include a copy of this review with the module submission. Municipalities are advised that subdivision and/or land development plans must be consistent with a DEP-approved planning module or official plan revisions or have been granted an exemption from planning by DEP prior to plan recording.

If there are any questions regarding this review, please contact me at (610) 478-6300 ext. 6305.

Sincerely,



Michelle D. Franklin  
Planner III  
Berks County Planning Commission

cc: City of Reading Engineer  
City of Reading Chief Clerk  
Robert D. and Robert E. Billman  
McCarthy Engineering Associates, Inc.  
PennDEP