County of Berks
Planning Commission

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Heidi B. Masano, Asst. County Solicitor

January 19, 2010

Maidencreek Township
Diane Hollenbach
1 Quarry Road
P.O. Box 319
Blandon, PA 19510

Re: Can Corporation of America Inc.
Warehouse Expansion
File #: 37-12358
Plan #: 2009-062-F
Dated: 12/22/09
PIN #: 5410-07-59-5639

Dear Ms. Hollenbach,

The Berks County Planning Commission staff has reviewed the Final Plan as submitted for the above captioned land development. The tract is located on the northeast side of June Avenue and north of Elm Street.

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:

1. The site is in an Existing Developed Area. This proposal is considered consistent with Berks Vision 2020 County Comprehensive Plan

B. General Planning Comments:

1. General Note 14 states there are no apparent sinkholes on the property. Our site assessment information indicates differently. Staff recommends that testing of the area by a qualified geologist be completed prior to final plan approval.

2. General Note 18 is not acceptable for the industrial development. At a minimum, the plan should contain information on solid waste management regarding size and type of stage, as well as the location and screening of the storage area.
3. Staff recommends that the township engineer ensure that with the expansion, there will be adequate truck maneuverability.
4. Due to the expansion, the township engineer should ensure that June Avenue is adequately sized to handle any additional vehicle traffic.

C. Standard Planning Comments – refer to attachment.

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 five prints should be delivered to the Berks County Planning Commission for signature. One copy is retained by this office, one copy for the Mapping Office and one copy for the Recorder of Deeds. The remaining copies are for the municipality and the Subdivider or Developer. 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. 6307.

Sincerely,

Lori Lencheski
Planner II
Berks County Planning Commission

Attachment

cc: Maidencreek Township Planning Commission
Maidencreek Township Engineer
Frederick Giorgi & Hugh McIntyre Partnership
Stackhouse Bensinger
PennDEP

County of Berks
Planning Commission

C. Standard Planning Comments

The following standard comments are in addition to Section B of the main subdivision and/or land development review done by the Berks County Planning Commission pursuant to Section 502 of the Pennsylvania Municipalities Planning Code. These comments must be given the same consideration as those comments made within the main body of the accompanying letter.

Note: Many comments contained within the following sections pertain to regulating/permitting issues for subdivision and/or land development plans.

Plan Design:

- ☐ The site involves steep slopes. The placement of structures and on-site septic systems should be restricted on slopes of 15% or greater. Construction should only be permitted on steep slopes where special designs by a registered engineer or architect are approved by the municipal engineer for dwellings and special sewage systems are approved by the municipal sewage enforcement officer.
- ☑ The Municipality should be sure that applicable Americans with Disabilities Act requirements are met.
- ☐ Items concerning solid waste generated by normal daily activities should be specified on plan. These should include location of storage area(s), screening type and frequency of pick-up.
- ☐ General Note ____ is not acceptable for a commercial land development. At a minimum the plan should contain detailed solid waste management information regarding the size and type of storage, as well as the location and screening of the storage area.
- ☐ The plan should contain complete erosion and sediment control provisions.
- ☐ If a freestanding sign is to be associated with the proposed commercial use, the plan should provide its location and details.
- ☐ The applicant and the municipality should be in the process of working out the details of site improvements.
- ☐ The specifications for all proposed lighting should be shown on the plan including the candlefoot dispersion throughout the site as well onto neighboring properties/dwellings and roadways. Proper lighting fixtures should be selected and shielded in such a way that maximizes the lighting effectiveness and minimizes nuisance factors for neighboring establishments and/or residences.
- ☑ The Berks County Conservation District should approve the erosion and sediment control plan prior to final plan approval.
- ☐ Landscaping and tree plantings are recommended where possible to reduce stormwater runoff, promote groundwater recharge and add aesthetics to the site.
- ☑ The municipal engineer should review the plan to be sure that all driveways and/or intersections are safely designed as per municipal regulations with adequate sight distances.

B.C.P.C. File Number: 37-12388

Reviewed by: Lori Date reviewed: 1/19/10

Environmental:

- ☐ Drainage easements should be provided for streams or creeks, springs and watercourses within the site. Drainage easements should be based on the centerline of a moving body of water since its course can change slowly over a long period of time. Staff recommends PennDEP be contacted for appropriate size drainage easements for watercourses and wetland areas identified on the plan.
- ☐ Every attempt should be made to preserve the land's natural features, which may include but are not limited to individual or stands of mature trees, watercourses and the adjoining riparian buffers, rock outcroppings, and areas of slope greater than 15%.
- ☐ The plan should address stormwater management.
- ☑ The municipal engineer should be satisfied with the proposal's stormwater management system prior to the plan's approval.
- ☑ A stormwater report should be submitted to the Municipality, if this has not already been done.
- ☑ All proposed stormwater systems should have maintenance easements for periodic inspections.
- ☐ The plan should note that any currently proposed or future planned stormwater management facilities will be in compliance with and maintained per the approved Act 167 Plan, for the _____ Watershed.
- ☐ Staff notes that the parcel is within the _____ Watershed. Future development must comply with the regulations within the approved Act 167 Plan for the _____ Watershed.
- ☐ Preservation of a thirty (30) foot riparian buffer on either side of the stream within the proposed site is recommended. Maintaining this area as undisturbed is preferred and in the cases where areas are disturbed, replanting with native flora is recommended.

Transportation:

- ☐ Since there exists an access or accesses onto S.R._____, the plan must be reviewed by PENNDOT under their current regulations and standards to ensure that it does not require modification to the existing permit(s).
- ☐ The plan should provide proper traffic controls at all proposed intersections and pedestrian crossings as well as along all proposed roads, (i.e.- signage and/or line striping).
- ☐ The Plan must be reviewed by PENNDOT under their current regulations and standards relative to access onto a State Road. Highway occupancy permit number(s) should be included on the plan for recording.
- ☐ Clear sight triangles should be shown for the proposed street reservation(s) within the site.

B.C.P.C. File Number: 37-12358

Reviewed by: LAH Date reviewed: 1/19/10

Miscellaneous:

- ☐ A complete Source of Title with grantor/grantee information accompanied by corresponding date, deed book volumes and page numbers is preferred for recording purposes. For clarification, please contact the Berks County Recorder of Deeds office at (610) 478-3380.
- ☐ The plan notes that waivers have been requested. Staff suggests that the final plan provide the meeting date at which the waivers were granted.
- ☐ According to our assessment information, this property has been enrolled in the Clean & Green Program since _____. We recommend that the owner contact the Berks County Assessment Office (610) 478-6262 for clarification of the Clean & Green requirements for the proposed subdivision.
- ☐ The Plan should contain a statement of ownership, a construction responsibility note, and maintenance agreements for all proposed shared open space and infrastructure (i.e.- streets, stormwater system, recreation area). The plan notes should also provide a maintenance schedule for above listed feature(s).
- ☐ The plan should provide a blank box measuring 3.5" x 6" for the Berks County Planning Commission's review stamp in lieu of the box/statement provided.
- ☐ A blank space measuring three (3) inches square should be left along the lower edge of the sheet, in order that the Recorder of Deeds office may acknowledge receipt and recording of the plan.
- ☐ The Municipality should be sure that percolation/probe results for the proposed building lots are acceptable prior to plan approval.
- ☐ Deed book volume and page number should be provided for the following right-of-way(s) or easement(s) located within the site:
  - _____
  - _____
  - _____
- ☐ The appropriate electric and telephone companies should be contacted regarding service for the proposed development.
- ☐ All proposed dedications should be stated within plan notes.
- ☑ The local fire official(s) and EMS should review the plan relative to fire protection/emergency issues.

B.C.P.C. File Number: 37-12358

Reviewed by: Lori Date reviewed: 1/19/10