MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

February 5, 2015

John Hoffert Surveying
32 E Lancaster Avenue
Shillington, PA 19607

Dear Mr. Hoffert,

At their February 4, 2015 meeting, the Maidencreek Township Planning Commission took the following actions:

- recommended the Board of Supervisors defer section 190-16.1 of the Code of Maidencreek Township that requires a water resource study with the condition that the water resource study will be completed upon a change of use of the property or if the use intensifies.
- recommended the Board of Supervisors grant plan approval to the Brandywine Transportation Preliminary Plan conditional upon completion of the items in the January 30, 2015 Great Valley Consultants review letter, which is incorporated by reference.

The Board of Supervisors next meets on February 12th and these items will be on their agenda for approval.

Sincerely,

Diane Hollenbach

Diane Hollenbach
Manager
Maidencreek Township

cc: File
Maidencreek Township Board of Supervisors
Maidencreek Township Authority

GREAT VALLEY CONSULTANTS
75 COMMERCE DRIVE ♦ WYOMISSING, PA 19610-3323
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January 30, 2015

Maidencreek Township
Planning Commission
P. O. Box 319
Blandon, PA 19510

Attention: Diane Hollenbach, Township Manager

Re: Brandywine Transportation
Preliminary Plan Review
GVC File 4026-001

Dear Planning Commissioners:

We received for review a Preliminary Plan titled "Brandywine Transportation," submitted by John Hoffert Surveying. The plan proposes the development of property located along West Wesner Road and adjacent to railroad tracks which are roughly parallel to Park Road. The property will be used as a maintenance facility for school buses and other associated uses.

Please note comments in **bold** typeface require action by or consideration of the Planning Commission and Board of Supervisors. The remaining comments should be addressed by the Applicant or his consultant, directly with Township staff or our office. The plan was reviewed for conformity with Township Ordinances and Standards, as well as accepted engineering practice. We offer the following comments for your consideration:

SUBMISSION INFORMATION

1. Preliminary Plan titled "Brandywine Transportation", prepared by Applied Surveying Technologies, Inc., consisting of nine plan sheets as listed:

Plan No.	Sht. No.	Date		Description
		Originated	Revised	
5410-11-56-9323-D-001	1 of 9	8/11/14	1/21/15	Title Sheet
5410-11-56-9323-D-002	2 of 9	8/11/14	1/21/15	Overall Boundary
5410-11-56-9323-D-003	3 of 9	8/11/14	1/21/15	Rights-of-Way/Easements
5410-11-56-9323-D-004	4 of 9	8/11/14	1/21/15	Land Development Plan (East)
5410-11-56-9323-D-005	5 of 9	8/11/14	1/21/15	Land Development Plan (West)
5410-11-56-9323-D-006	6 of 9	8/11/14	1/21/15	Detail Sheet
5410-11-56-9323-D-007	7 of 9	8/11/14	1/21/15	Existing Features Plan (East)
5410-11-56-9323-D-008	8 of 9	8/11/14	1/21/15	Existing Features Plan (West)
5410-11-56-9323-D-009	9 of 9	1/21/15		Temporary Access Detail Plan

2. Erosion and Sediment Pollution Control Plans prepared by John Hoffert Surveying consisting of seven plan sheets as listed:

printed on recycled paper

Plan No.	Originated	Description
D-15-01-ES1	1/21/15	Erosion and Sediment Pollution Control Plan
D-15-01-ES2	1/21/15	Erosion and Sediment Pollution Control Plan
D-15-01-ES3	1/21/15	PCSM Plan
D-15-01-ES4	1/21/15	PCSM Plan
D-15-01-ES5	1/21/15	ESPC Notes/Details
D-15-01-ES6	1/21/15	ESPC Details
D-15-01-ES7	1/21/15	Erosion and Sediment Pollution Control Plan

3. John Hoffert Surveying Transmittal letter.dated January 21, 2015.

4. John Hoffert Surveying letter dated January 21, 2015 addressing previous review comments.

5. Email chain relating to DEP Sewage Planning Modules.

6. Draft of Storm Water Management, Storm Water Controls and BEST Management Practices Operations and Maintenance Agreement.

7. Environmental Impact Assessment dated December, 2014.

RESPONSE TO PREVIOUS OUTSTANDING REVIEW COMMENTS

This review will address only those items that were outstanding in the most recent review completed by Systems Designs Engineering, Inc. (SDE) dated December 3, 2014.

The following comments address the responses to the SDE review letter:

1. As required by the Zoning Ordinance, an Environmental Impact Assessment dated December 2014 prepared by Warmkessel Geo-Environmental, Inc. was included with this latest submission.

2. Note number eight was added to the plans to address benchmark information required by Section 190-15.K. of the Subdivision and Land Development Ordinance (SALDO).

3. A Water Resources Study required by Section 190-16.I. of the SALDO was submitted for MTA consideration.

4. A separate plan was included in this submission titled Temporary Access Detail Plan to address the construction of the temporary access within the easement. Legal issues regarding this temporary access are being addressed by the developer's attorney. The completion of certain regrading by adjacent property owner John Farina was discussed.

Such regrading would be necessary for the feasibility of the project. A legal document indicating Mr. Farina's willingness to complete this work should be submitted to the Township Solicitor for his review and recommendation.

5. Sewer Extension plans were submitted directly to MTA for approval. Email correspondence was provided to indicate that DEP is not requiring sewage planning modules for this project.

6. Erosion and Sediment Pollution Control Plans were included in this submission. Review and approval of these plans by the Berks County Conservation District is required according to Section 190-41 of the SALDO.

7. An MTA signature block was added to the Title Sheet.

8. A signature block for Ontelaunee Township was added to the Title Sheet.

9. A note was added to the proposed driveway on the Land Development Plan (East) to address proper drainage across the driveway.

10. A Lighting Plan as required in Section 186 of the Streets and Sidewalks Ordinance is forthcoming.

11. A draft of the Stormwater Management Operations and Maintenance Agreements was included with this submission as required by Section 182-32 of the Stormwater Management Ordinance.

12. Stormwater easements as required by Section 182-33.B. of the Stormwater Management Ordinance and are shown on the plans included with this submission.

Please do not hesitate to call our office with any questions regarding the above review.

Sincerely,

Charles M Jones

CHARLES M. JONES, PE, PLS
Project Manager

CMJ:lam

cc: Maidencreek Township Board of Supervisors
Maidencreek Township Authority
Eugene Orlando, Esq.
William E. Gross, Wesner Land Associates, LLC
Karen M. Kiater, John Hoffert Surveyor