MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

March 5, 2015

John Hoffert Surveying
32 E Lancaster Avenue
Shillington, PA 19607

Dear Mr. Hoffert,

At their March 4, 2015 meeting, the Maidencreek Township Planning Commission recommended that the Maidencreek Township Board of Supervisors grant final plan approval to the Brandywine Transportation Land Development Plan conditional upon completion of the items in the Great Valley Consultants March 3, 2015 review letter, which is incorporated by reference, approval by the Maidencreek Township Authority and completion of any required agreements.

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
PHONE: (610) 375-8822
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March 3, 2015

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

Attention: Diane Hollenbach, Township Manager

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

Dear Planning Commissioners:

We received for review a Final 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. Final Plan titled "Brandywine Transportation", prepared by Applied Surveying Technologies, Inc., consisting of ten plan sheets as listed:

Plan No.	Sht. No.	Date		Description
		Originated	Revised	
5410-11-56-9323-D-001	1 of 10	8/11/14	2/17/15	Title Sheet
5410-11-56-9323-D-002	2 of 10	8/11/14	2/17/15	Overall Boundary
5410-11-56-9323-D-003	3 of 10	8/11/14	2/17/15	Rights-of-Way/Easements
5410-11-56-9323-D-004	4 of 10	8/11/14	2/17/15	Land Development Plan (East)
5410-11-56-9323-D-005	5 of 10	8/11/14	2/17/15	Land Development Plan (West)
5410-11-56-9323-D-006	6 of 10	8/11/14	2/17/15	Profile and Details
5410-11-56-9323-D-007	7 of 10	8/11/14	2/17/15	Existing Features Plan (East)
5410-11-56-9323-D-008	8 of 10	8/11/14	2/17/15	Existing Features Plan (West)
5410-11-56-9323-D-009	9 of 10	1/21/15	2/17/15	Temporary Access Detail Plan
5410-11-56-9323-D-010	10 of 10	2/17/15		Sanitary Sewer Details

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

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. Lighting Plans prepared by Visual consisting of two plan sheets as listed:

Sheet No.	Date		Description
	Originated	Revised	
1 of 8	1/28/15		Photometric Plan
1 of 1			Lighting Details

4. Application for review of a Final Plan dated February 17, 2015.

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

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

7. Email chain relating to DEP Sewage Planning Modules.

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

9. Environmental Impact Assessment dated December, 2014.

LIGHTING PLANS

1. The Photometric Lighting Plan indicates that the fixtures will have a light cutoff so that the footcandle levels at the property line are less than 0.1 footcandles.

2. The proposed light fixtures are high cutoff fixtures.

3. The proposed lighting plan is acceptable per Section 220-62.F(1) of the Township's Zoning Ordinance.

PREVIOUS OUTSTANDING REVIEW COMMENTS

This review will address only those items that were outstanding in the most recent review completed by Great Valley Consultants (GVC) dated January 29, 2015.

GREAT VALLEY CONSULTANTS

The following comments are offered for your consideration:

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

2. 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.

3. 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.

4. 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.

5. A draft of the Stormwater Management Operations and Maintenance Agreements was previously submitted as required by Section 182-32 of the Stormwater Management Ordinance.

6. Approval of the Final Plans by the Maidencreek Township Authority should be provided.

7. Additional comments may result from any revisions to the plans currently under review.

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. Krater, John Hoffert Surveyor