MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

April 2, 2015

Stackhouse Bensinger
330 Revere Blvd
Sinking Spring, PA 19608

Dear Mr. Miller,

At their April 1, 2015 meeting, the Maidencreek Township Planning Commission recommended the Maidencreek Township Board of Supervisors approve the Bradley Subdivision Final Plan conditional upon compliance with all items in the Great Valley Consultants review letter dated March 23, 2015, which is incorporated by reference, and simultaneous recording of the deed for the annexation parcel, the combination deed and the sewer easements. The next meeting of the Board of Supervisors will be held April 9th at 7 p.m.

Sincerely,

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
1-800-733-4821
FAX: (610) 375-8977

March 23, 2015

Maidencreek Township
Planning Commission
P O Box 319
Blandon PA 19510

Attention: Diane Hollenbach, Manager

Re: Bradley Subdivision
Final Plan Review
GVC File 4026-003

Dear Planning Commissioners:

We received for review a Final Plan titled "Bradley Subdivision," submitted by Stackhouse Bensinger, Inc. The plan proposes the subdivision of property located along Lee Spring Road into Lots 1 and 2 and an annexation parcel to be separated from Tract A and joined to Tracts B and C. The plan represents a subdivision only and does not propose any development or improvement of the property in question.

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 "Bradley Subdivision," prepared by Stackhouse Bensinger, Inc., consisting of two plan sheets as listed:

Plan No.	Sht. No.	Date		Description
		Originated	Revised	
2014-093-D-1.1	1 of 2	1/7/15	2/17/15	Layout Plan & Notes
2014-093-D-1.2	2 of 2	1/7/15	2/17/15	Subdivision Plan

2. Application for Review of a Final Plan dated March 18, 2015.

3. Legal descriptions as listed:

   a. Description of annexation parcel dated February 4, 2015, revised March 4, 2015.

   b. Description of combined Parcel 'B', Parcel 'C' and annexation parcel dated February 4, 2015, revised March 4, 2015.

   c. Description of Lot 1 dated February 4, 2015, revised March 4, 2015.

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d. Description of Lot 2 dated February 4, 2015, revised March 4, 2015.

e. Description of Residue of Parcel 'A' dated February 4, 2015, revised March 4, 2015.

f. Description of 15' Wide Sanitary Sewer Easement dated March 4, 2015, accompanied by Stackhouse Bensinger, Inc. Plan No. 2014-093-A-1.1, dated march 4, 2015.

g. Description of 23' Wide Sanitary Sewer Easement dated March 4, 2015, accompanied by Stackhouse Bensinger, Inc. Plan No. 2014-093-A-1.2, dated March 4, 2015.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE (CODE OF THE TOWNSHIP OF MAIDENCREEK, CHAPTER 190)

1. Section 190-17.A.14 – A signature block to indicate approval of the plan by the Municipal Authority shall be lettered on the plan.

2. Section 190-25.D(6) – There are no required improvements proposed on this plan. No guarantee of the installation of required improvements is required.

3. Section 190-27 – Since no improvements are proposed, no financial security is required. In addition, performance and maintenance guarantees are not required.

ZONING ORDINANCE (CODE OF THE TOWNSHIP OF MAIDENCREEK, CHAPTER 220)

Comments in the previous review of Systems Design Engineering, Inc. dated February 2, 2015, were satisfied.

GENERAL COMMENTS

1. **A driveway entrance from Lee Spring Road into Residue Parcel 'A' was constructed. The driveway is graded from the property to the edge of the paved cartway of Lee Spring Road. As a result, any stormwater runoff along the west side of Lee Spring Road is forced onto the road itself, ultimately crossing the road, causing drainage concerns on the east side of Lee Spring Road. The driveway entrance should be regraded to provide a normal shoulder slope away from the cartway, which will allow positive flow in the roadside gutter along the west edge of Lee Spring Road.**

2. 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:emm

cc: Maidencreek Township Board of Supervisors
Maidencreek Township Authority
Eugene Orlando, Esq.
Bradley Management Group
Scott T. Miller - Stackhouse Bensinger, Inc.