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August 4, 2015

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

Attention: Diane Hollenbach, Township Manager

Re: Cellco Partnership d/b/a Verizon Wireless
Reading Evansville Cell Tower
Preliminary/Final Land Development
GVC File No. 4026-007

Dear Planning Commissioners:

We received for review a Preliminary/Final Land Development Plans titled, "Cellco Partnership d/b/a Verizon Wireless, Reading Evansville" submitted by Maser Consulting P.A. The Plans propose the construction of a cell tower located along Buena Vista Road on property owned by C & D Zwicky, LLC. These Plans were reviewed as a Preliminary/Final Plan, although the Board of Supervisors would have to grant a waiver to allow the developer to proceed in that fashion.

Please note comments in **bold** typeface require action by or consideration of the Planning Commission or 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/Final Land Development Plan titled "Cellco Partnership d/b/a Verizon Wireless, Reading Evansville", prepared by Maser Consulting P.A., consisting of twelve (12) plan sheets as listed:

Plan No.	Date		Description
	Originated	Revised	
T-1	6/11/15	6/23/15	Title Sheet
LD-1	6/11/15	6/23/15	Zoning Information
LD-2	6/11/15	6/23/15	Site Plan
LD-3	6/11/15	6/23/15	Partial Site Plan
LD-4	6/11/15	6/23/15	Compound Layout and Elevation View
LD-5	6/11/15	6/23/15	Soil Erosion and Sediment Control Plan 1
LD-6	6/11/15	6/23/15	Soil Erosion and Sediment Control Plan 2
A-1	6/11/15	6/23/15	Construction Details – 1
A-2	6/11/15	6/23/15	Construction Details – 2
A-3	6/11/15	6/23/15	Construction Details – 3
A-4	6/11/15	6/23/15	Construction Details – 4
A-5	6/11/15	6/23/15	Construction Details - 5

2. Application for review of a Preliminary Plan dated July 7, 2015.

3. Application for review of a Final Plan dated July 7, 2015

4. A decision by the Zoning Hearing Board of Maidencreek Township dated May 27, 2015.

5. A letter from Fitzpatrick Lentz & Bubba, Attorneys at Law, dated July 7, 2015 requesting waivers of various provisions of the Stormwater Management Ordinance and the Subdivision and Land Development Ordinance.

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

1. The decision of the Zoning Hearing Board of the Maidencreek Township dated May 27, 2015 granted a variance to Cellco Partnership d/b/a Verizon Wireless for the construction of a cell tower and associated facilities on property located at 220 Buena Vista Road.

2. A zoning map is included on drawing map LD-1 and the map is printed in black and white, with varying shades of gray. As a result, the identification of one zoning district over another is difficult to read. A zoning map which clearly identifies the R-1 low density residential zone and any adjacent zoning districts should be provided.

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

1. Sections 190-15E, (L), & (M). "To the extent necessary, Applicant requests waivers from showing all streets, roads, etc. within 1,000 feet of the property; all sewer lines, water lines, and other required items within 100 feet of the property; and all tree masses on the property. The property is over 113 acres in size with the tower site only occupying a 2,500 SF portion of the property. Depicting features off-site should not be necessary since the proposed improvements are accurately depicted. Moreover, all existing features within the area of development are shown on the plan."

   This waiver request is appropriate for this application.

2. Section 190-17(2). "A waiver from performing a full boundary survey is requested. The area of development has been field surveyed. Given the +/-113 acre size of the property and the fact that the fenced compound is only 2,500 SF in size, a waiver is appropriate."

   This waiver request is appropriate for this application.

3. Sections 190-24(A). "A waiver is requested to permit the application to proceed as a

preliminary/final plan filing. A waiver is appropriate given the minimal amount of land disturbance that is proposed. Moreover, the plan accurately depicts the proposed improvements."

This waiver request is appropriate for this application. 8/5/15 DEH

4. Section 190-34. "~~A waiver is requested to permit the application to proceed as a preliminary/final plan filing. A waiver is appropriate given the minimal amount of land disturbance that is proposed. Moreover, the plan accurately depicts the proposed improvements.~~" sidewalk installation

This waiver request is appropriate for this application.

5. Section 190-38. "A waiver is requested from having to provide a sanitary sewer disposal system as the facility is unmanned and no sanitary system is proposed or required."

This waiver request is appropriate for this application.

6. Section 190-40. "A waiver is requested from having to provide a water supply system as the facility is unmanned and no water system is proposed or necessary."

This waiver request is appropriate for this application.

7. Section 190-42. "A waiver is requested from having to provide stormwater drainage as the facility is so small and will generate a de minimis amount of run-off will be generated such that drainage structures are not necessary as the area of disturbance is only +/-7,950 SF."

This waiver request is appropriate for this application.

STORMWATER MANAGEMENT ORDINANCE (CODE OF THE TOWNSHIP OF MAIDENCREEK, CHAPTER 182)

1. Section 182-13. "A waiver is requested from designing infiltration stormwater management facilities which provide on-site ground water recharge. The proposed installation will be located within a 50' x 50' fenced compound. The total area of disturbance is only +/-7,950 SF. The proposal is going to generate a de minimis amount of runoff and thus, infiltration and ground water recharge should not be required."

This waiver request is appropriate for this application.

2. Section 182-14. "A waiver is requested from providing storage and treatment facilities for stormwater runoff. The area of disturbance is so small and will generate a de minimis amount of runoff that this requirement should be waived."

This waiver request is appropriate for this application.

3. Section 182-15. "A waiver is requested from the stream bank erosion requirements. The area of disturbance will generate such a de minimis amount of runoff that a BMP to detain stormwater runoff downstream should not be required. Accordingly, a waiver is appropriate."

This waiver request is appropriate for this application.

4. Section 182-22. "Applicant requests a waiver from having to provide a Drainage Plan. A waiver is appropriate given the de minimis amount of run-off to be generated by the limited area of disturbance. A Soil Erosion and Sediment Control Plan is provided and the required notes are included."

This waiver request is appropriate for this application.

GENERAL COMMENTS

1. A planting screen is proposed around the fenced area surrounding an equipment shelter, stand-by generator, proposed monopole, and other associated equipment. The planting screen is proposed of 6' (six foot) planting height American arborvitae on 5' (five foot) centers. The Planning Commission may desire to comment on the planting screen.

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, P.E., PLS
Project Manager

CMJ:lam

cc: Maidencreek Township Board of Supervisors
Eugene Orlando, Esquire
Cellco Partnership d/b/a Verizon Wireless
Maser Consulting P.A.
Catherine E. N. Durso, Fitzpatrick Lentz & Bubba, P.C.