MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

January 7, 2016

Maidencreek Township Board of Supervisors
PO Box 319
Blandon, PA 19510

Dear Sirs,

At their January 6, 2016 meeting, the Maidencreek Township Planning Commission recommended that the Board of Supervisors grant a waiver to Chapter 186, Article VII – Lighting Standards for the Brandywine Transportation Plan. The Commission asks for a note on the plan that the waiver is for the specific use of the bus terminal. Any change of use should require a lighting plan be reviewed and approved by the Township. I have included a copy of the January 5, 2016 review letter for your review.

Sincerely,

Diane Hollenbach

Diane Hollenbach
Manager
Maidencreek Township

cc: File
John Hoffert Surveying
Hartman, Valeriano, Magovern & Lutz P.C.

John Hoffert Surveying

John W. Hoffert, P.L.S., LTD.
John W. Hoffert, P.L.S.
32 E. Lancaster Avenue
Shillington, PA 19607

Phone: 610-775-0465
FAX: 610-775-7815
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January 6, 2016

Maidencreek Board of Supervisors
Maidencreek Township Planning Commission
P.O. Box 529
Blandon, PA 19510

Re: Brandywine Transportation Lighting
Waiver Request

Dear Township Officials:

We are hereby requesting a waiver of Chapter 186, Article VII –Lighting Standards on the condition that the Applicant installs the lighting in accordance with a revised lighting plan acceptable to the Township and the Applicant.

Thank you for your consideration of this request.

Sincerely,

John W. Hoffert, P.L.S.

From: Elizabeth Magovern <emagovern@hvmllaw.com>
To: Diane Hollenbach (maidentwp@aol.com) <maidentwp@aol.com>
Cc: William Gross <bill.e.g@hotmail.com>
Subject: Lighting Plan for Bill Gross
Date: Wed, Dec 23, 2015 12:29 pm

Diane,
Ray Martin dropped off the revised lighting plan to you this morning. On the second page of the plan, the highlighted portions in pink represent the areas where Mr. Gross would like to place the LED lights. The blue highlighted portions on the plan represent the original lighting that was required in the original plan. Also, please be advised that the building also has exterior lights on it in addition to the lights being proposed. We also propose to have some lighting along the driveway off of West Wesner Road but we are hoping the supervisors will not require that. There is no lighting along West Wesner Road and therefore, we do not feel it is necessary to place lights along the driveway especially in light of the neighbors' concerns about lighting. Let me know if you need us to do anything else. We can come to a BOS meeting if needed. Have a wonderful holiday!

Liz Magovern

Elizabeth A. Magovern, Esquire
Hartman, Valeriano, Magovern & Lutz, P.C.
1100 Berkshire Blvd., Ste. 301
P.O. Box 5828
Wyomissing, PA 19610
(610) 779-0772

I have requested an electronic plan showing foot candles.

GREAT VALLEY CONSULTANTS
75 COMMERCE DRIVE ♦ WYOMISSING, PA 19610-3323
PHONE: (610) 375-8822
1-800-733-4821
FAX: (610) 375-8977

January 5, 2016

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

Attention: Diane Hollenbach, Township Manager

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

Dear Planning Commissioners:

We received for review highlighted plans titled "Brandywine Transportation," submitted by Ray Martin. The plans indicate approved lighting fixtures in blue and proposed lighting fixtures in pink.

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. Highlighted plans titled "Brandywine Transportation", prepared by John W. Hoffert, PLS, and Applied Surveying Technologies, Inc., consisting of two plan sheets as listed:

Plan No.	Sht. No.	Date		Description
		Originated	Revised	
D-15-16-ES3		1/21/15	5/19/15	PCSM Plan East
5410-11-56-9323-D-007	7 of 12	1/21/15	5/19/15	Grading & Utility Plan (West)

LIGHTING PLANS

1. The proposed revised plan does not indicate if the fixtures and poles are to be the same type as indicated in the approved Land Development Plan. This information should be provided. If the fixtures are to be different than previously approved, we will need the catalog cuts of the fixtures noting the type of light, wattage, lumen output and photometrics of the fixture.

2. The plan does not indicate the footcandle levels of the revised arrangement. This information is necessary to confirm compliance with §186-47 of the Township's Codified Ordinances.

It is our impression that the proposed revised layout will not provide the required 1.0 average footcandle level on the parking areas, but this needs to be verified with the submission of the footcandle plan. The plan would also need to demonstrate that the revisions would comply with the Uniformity Ratio of 3:1.

The plan should also include the footcandle levels of any light fixtures attached to the building, along with the type of light, wattage, lumen output and photometrics of the fixtures. The plan should demonstrate that the light level at the main entrance to the building complies with the required 5.0 average footcandle level.

3. The approved Land Development Plan indicates site lighting fixtures along the access drive to the site from West Wesner Road. The applicant has requested that these fixtures be deleted since there is no existing street lighting on the section of West Wesner Road in the vicinity of the intersection of this access drive. The reason for this request is to address concerns by the neighbors that the lighting of this drive might impose glare or otherwise disturb the neighborhood.

   We note that §186-47 does not specifically address requirements for lighting on access drives to commercial parking areas. It is our recommendation that this request be discussed by the Planning Commission. Since there is no pedestrian traffic expected on this access drive, it is our opinion that deletion of the fixtures from the access drive would not be a safety concern.

PREVIOUS OUTSTANDING REVIEW COMMENTS

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
Eugene Orlando, Esquire
Elizabeth A. Magovern, Esquire
Terry Naugle, GVC