MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

December 8, 2016

Fitzpatrick Lentz & Bubba
Kate Durso
4001 Schoolhouse Lane
PO Box 219
Center Valley, PA 18034-0219

Dear Ms. Durso,

At their December 7, 2016 meeting, the Maidencreek Township Planning Commission recommended that the Maidencreek Township Board of Supervisors grant the following waivers to the Cellco Partnership d/b/a Verizon Wireless, 1 Quarry Road Land Development Plan for the following sections of the Maidencreek Township Subdivision and Land Development Ordinance in the Code of Ordinances Chapter 190:

- Section 190-24(A) – a waiver to allow the plan to proceed as a preliminary/final plan.

- Sections 190-15E, L, M, N7 – a waiver from showing all roads, streets (E), sewer lines(L), water lines(L), stormwater facilities(N7) and tree masses, rock outcroppings, watercourses within 1,000 feet of the property(M).

- Section 190-16.F5,6,7,9,10 – a waiver from site analysis requirements including steep slopes, vantage points, existing tree masses and remarkable solitary trees, existing uses of surrounding properties and existing conditions of roads on the site.

- Section 190-16.I – a waiver from a water resource study.

- Section 190-17.A9,10,12 - a waiver from all easements and right of way for public services, sanitary and storm sewer information and clear site triangles for all street intersections.

- Section 190-17.B4 – a waiver from showing profiles of existing sanitary sewers, storm sewers and water lines.

- Section 190-34 – a waiver from sidewalk requirements.

- Section 190-38 – a waiver from providing sanitary sewer disposal system since the site will be unmanned.

- Section 190-40 – a waiver from providing a water supply system since the site is

unmanned.

The Planning Commission further recommended preliminary/final plan approval to the Cellco Partnership d/b/a Verizon Wireless, 1 Quarry Road Land Development Plan conditional upon completion of the items in the Great Valley Consultants December 6, 2016 review letter, which is incorporated by reference and approval of the above waivers.

Sincerely,

Diane Hollenbach
Manager
Maidencreek Township

cc: File
Maidencreek Township Board of Supervisors
Maidencreek Township Authority