MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS

September 14, 2017

ENGINEER'S AGENDA

Subdivision Review Status Checklist

- **Next Supervisors Meeting October 12, 2017.**

Subdivision / Zoning / LDP

- Plans currently in review.
  - **Folino Warehouse LDP – Sketch Plan reviewed August mtg.**
  - **Maidencreek TV & Appliance – Sketch Plan reviewed August mtg.**
- Melrose Place – Stormwater/Grading
  - **Revised grading plan prepared by Berks Surveying.**
  - **Met with Folino and three (3) property owners.**
  - **Folino to continue meeting w/property owners.**

Projects

- Stormwater Projects
  - Ina/Rt. 73 – Lindbergh/Adele – on hold.
  - **Investigating storm water control for Quarry Rd. & Municipal Bldg. parking lot.**

- West Shore Drive
  - Meet with inspector for state on Tues., Aug. 23 regarding Bridge Inspection. Report.
    - Repairs are somewhat extensive; Twp. Involvement is possible
    - Three (3) 60" dia. Pipes required as alternative to existing opening. Not desirable due to maintenance.
    - Twp. to make repairs as schedule permits.

- Street Lighting
  - Investigation of light intensity ongoing; drone camera pictures of Spirit Ct. & Ontelaunee Heights completed.

- 2017 Street Project
  - **Contract "A" and "B"; Awarded to H&K Group for total base bid of $374,256.75. Notice to Proceed issued.**
  - Application for Payment #1 in the amount of $213,985.15 recommended for BOS approval.
  - **Paving complete for Contract "A" and "B".**
  - **Application for Payment #2 in the amount of $105,847.62 recommended for BOS approval. (10% retainage, $35,536.99 held)** (2)

- MS4
  - SDE preparing PRP (Pollution Reduction Plan) for the Willow Creek, TMDL for Lake Ontelaunee, and NOI (Notice of Intent).
  - **Final plan submitted to DEP prior to September 16, 2017 deadline by the Twp.**

- Chestnut St. Crosswalk
  - Coordinating traffic study counts/speed with police department.
  - **Traffic speed posted @ 25 MPH; 85th percentile from N. Berks Regional Police is 26 MPH.**
  - **Reviewing site distance, lighting requirement & no parking restrictions.**

Subdivision Improvement LOC / Escrow Release (3)

Sewage Enforcement Officer Activity Report (4)

WATKINS ARCHITECT LTD
PRESIDENT: JOHN C. WATKINS
POST OFFICE BOX 412
FLEETWOOD, PA 19522
PHONE: (610) 944-5536
FAX: (610) 944-5539
WWW.WATKINSARCHITECT.COM
WWW.SYNERGETICS-ARCHITECTS.COM

Tuesday, September 12, 2017

Maidencreek Township
Attn: Diane Hollenbach
1 Quarry Road, P.O. Box 319
Blandon, Pa 19510

RE: ***MAIDENCREEK TV & APPLIANCE***
PLANNING COMMISSION FOLLOW UP QUESTION RESPONSE

Dear Board of Supervisors,

We met with the Planning Commission last week and believe that the following Zoning Ordinance Sections may apply to the above referenced project, eliminating the requirement to go through a full land development process. This proposed process would allow the owner to give clear direction to PennDOT, moving ahead with architectural drawings and be able to stay in business during construction within the township. The italic text below is the text from your Ordinance Requirements, followed by our responses:

At the discretion of the applicant, a subdivision proposal may be initially submitted to the Township as a final plan provided that:

1) Not More than three parcels, lots or tracts of land are to be created from the original tract;
WA response: Complies, property is one parcel

2) No development is proposed other than a single-family dwelling and uses customarily accessory to such a dwelling;
WA response: Complies, No subdivision of property is proposed

3) All proposed lots will have frontage upon and access to an existing public road; and [1]
[1] Editor's Note: amended at time of adoption of code (See Ch. 1 General Provisions, Art. II).
WA response: Complies, property has lot frontage and access to roads

4) No public improvements are to be constructed;
WA response: No public improvements proposed, work would be by PennDot

B) The plan shall contain all details and information required by 190-17 of this chapter, specifically including the results of soil percolation tests.
WA response: Will be Provided

C) When a sketch plan or a preliminary plan as submitted contains all of the data and information required by this chapter for a final plan and meets all the other requirements of a final plan, the Board of Supervisors may, upon advisement of the Township Planning Commission, review and consider such sketch plan or preliminary plan as a final plan and approve the same plan as a final plan and endorse such plan to become a record plan.
WA response: This would be our proposed approach

D) Nothing in this section shall be interpreted to compel the Board of Supervisors to accept an initial submission as a final plan, nor to deem a sketch plan or preliminary plan a final plan submission, regardless of completeness of data provided therewith.
WA response: We will request to Board of Supervisors

E) The Board of Supervisors may entertain a waiver of full compliance with all of the plan review and approval provisions of Article IV of this chapter for submissions that meet all of the following provisions and conditions: [Added 7-15-2009 by Ord. No. 218]
WA response: We will request to Board of Supervisors

(1) Criteria for exemption. A plan for which the purpose is to provide a change in use on an existing developed tract of land.
WA response: N/A, no proposed change of use to existing developed tract of land.

(a) The proposed use must have been permitted in that zoning district, or approved by prior variance or court order. No use that requires a special exception or conditional use will qualify for this exemption.
WA response: No proposed change of use to existing developed tract of land.

(b) There is no subdivision of land or annexation of land proposed.
WA response: No subdivision or annexation proposed

(c) There will be no public improvements constructed.
WA response: Public improvements provided by PennDot

(d) There will be no change to the building footprint or increase to impervious area.
WA response: Proposed changes to building footprint and impervious area shall comply. Existing building foot print to decrease by +/- 1,500 s.f. and total existing impervious area to decrease by +/-5,860 s.f.

(e) There are no documented or known public health or safety issues with the existing tract of land.
WA response: Complies, No known public health or safety issues.

(f) There will be no change to the method, direction or increase in rate of stormwater leaving the property.
WA response: Shall comply, engineered drawings will be provided for site modifications to document no change to the method, direction or increase in rate of stormwater leaving the property.

(g) Any increase in traffic mush be documented and such impact on existing streets and neighboring properties mitigated.
WA response: Complies, No traffic increase, existing use to remain.

(h) The proposed use cannot cause public safety issues: vibration, air quality, electromagnetic, fire and explosive, radioactive material, glare and heat, nonradioactive liquid and solid waste.
WA response: Complies, No change in existing use

(2) Submission and review procedures.
WA response: Shall Comply

(a) A complete plan and zoning application shall be submitted to the Township along with fees as set forth in the Township Fee Schedule. [2]
[2] Editor's Note: The current Fee Schedule is on file in the Township offices.
WA response: Completed plan & zoning application along with fee will be provided

(b) The plan shall be reviewed and commented on by the following agencies:
WA response: We will submit for review

{1} Maidencreek Township Planning Commission and Zoning Officer
{2} Maidencreek Township Authority (if in the public water and sewer area of the Township); and
{3} Maidencreek Township Fire Marshal

(c) The plan shall be reviewed by the Board of Supervisors.
WA response: We will submit for review

(d) A zoning permit, which lists any conditions imposed by the Board of Supervisors when granting plan approval, shall be issued to the applicant by the Zoning Officer. The approved plan will not be recorded but will be attached to the zoning permit and kept on file in the Township Office.
WA response: We will submit for review

(e) When the applicant has completed any and all conditions imposed by the Board of Supervisors for plan approval and all proposed work set forth in any zoning and building permits, the Zoning Officer will do a final inspection of the property. Upon passing the final inspection, a certificate of Occupancy will be issued by the Zoning Officer to the property owner for the new use.
WA response: OK

(3) Plans shall at a minimum provide information to show compliance with the following Zoning Ordinance regulations:
WA response: Engineered drawings will be provided to comply with the items listed below:

(a) Area and bulk regulations.
WA response: Min. lot area per unit of use = 20,000 s.f.; provided +/-74,000 s.f.
Min. lot width at street line = 100 ft; provided +/-280 ft
Min lot width at building line = 100 ft; provided +/-310 ft
Min front, side, rear yard = comply/following ex. non-conforming
Max. extent of impervious surface = 65%; Provided +/-60%
Max. building size = 25,000 ft; Provided +/-15,360 ft

(b) Parking and truck loading requirements per 220-60
WA response: Complies, 5 spaces per 1000 s.f. GFA, sales floor area of +/-7,500 s.f = 38 requred spaces (46 spaces proposed) Truck loading space also proposed
(c) Performance standards per 220-62
WA response: Will be provided to comply

(d) Additional regulations per specific use per 220-64 thru 220-76
WA response: Will be provided to comply

(4) In addition to showing compliance with all the above provisions, the plan shall also shown the following information:
WA response: Engineered drawings will be provided to comply with the items listed below:

(a) Name and address of recorded owner and developer.
(b) State the existing use and the proposed use of the property including all accessory uses.
(c) Total tract boundary with bearing and distances

(d) Existing features including but not limited to: [NOTE: An existing "as-built" land development plan may be used to satisfy the requirements of subsection E(4)(d).]

WA response: Engineered drawings will be provided to comply with the items listed below:

{1} Streets, Driveways, parking areas, sidewalks.
{2} Utilities (electric, water, sewer, gas) public and private.
{3} Stormwater facilities
{4} Buildings and all impervious surfaces
{5} Lighting
{6} Screening and buffering
{7} Solid Waste Disposal/pick-up

(e) Proposed features which are a modification from the existing features.
WA response: Engineered drawings will be provided to shall comply

(f)The change in traffic from the existing use to the proposed use may be shown using the Trip Generation Manual published by the Institute of Transportation Engineers or a similar publication.
WA response: No change in existing use

(g) Name and Address of the person preparing the plan.
WA response: Will be provided

(h) Calculations and/or additional information shall be submitted with the plan as required to satisfy the above listed items.
WA response: Engineered drawings will be provided to comply

(5) Nothing in this section shall exempt the applicant from securing any and all required local, state and federal permits and approvals, including but not limited to planning modules, erosion and sediment control permits, driveway highway occupancy permit, prior to issuance of plan approval or zoning permit issuance.

WA response: PennDot has driveway on their construction plans. No change/increase to sewer. We will submit & secure E &S and Zoning permits

Please feel free to call if you have any questions on this response.

Sincerely,

John C. Watkins

John C. Watkins
Watkins Architect LTD

cc. File

September 12, 2017

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

Attn: Township Board of Supervisors

Re: 2017 Annual Road Project - Contracts A and B
Payment Application #2

Dear Supervisors:

We reviewed Payment Application #2 submitted by H&K Group, Inc. for the above referenced project. Based on our review, the work performed to date is satisfactory, and we recommend payment to H&K Group, Inc. for an amount of **$105,847.62**, which is comprised of $104,164.62 for Contract A and $1,683.00 for Contract B. Enclosed are two copies of the payment application form for execution by the Board.

The original contract price awarded for Contracts A and B is $374,256.75. The actual total cost for the completed project is $355,369.75. The requested payment is for paving work completed after Payment Application #1 on W. Wesner Road and Blandon Avenue (Contract A). In addition, payment for pavement markings for all roads for both contracts is included in this application. The remaining contract balance is $35,536.98, which is the 10% retainage for the completed work.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Systems Design Engineering, Inc.

Craig Momose

Craig Momose, P.E.
Director of Civil Engineering

Enclosures

Cc: Tom Unger, P.E. - Township Engineer
SDE Office/Construction Observation File

I:\Projects\Maidencreek Township\17-0019-0115 2017 Annual Road Project\Payment Applications\Pay Appl #2 Letter - Contracts A & B.docx

H&K Group Inc

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: **Maidencreek Township**
P.O. Box 319
Blandon, PA, 19510

PROJECT: Maidencreek Twp. 2017 Contract A and B

APPLICATION NO: **002**
PERIOD ENDING: **8-31-2017**

Maidencreek Township
PROJECT NO:

FROM: **H&K Group Inc**
P.O. Box 196
Skippack, PA 19474

RECEIVED
SEP - 7 2017
Systems Design Engineering

H&K Group Inc
PROJECT NO: qM-041A

CONTRACT FOR: **Paving**

CONTRACT DATE: **5/26/2017**

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

CHANGE ORDER SUMMARY		
Change Orders approved in previous months	ADDITIONS	DEDUCTIONS
Total	0.00	0.00
Approved This Month		
Number / Date Approved		
Totals	0.00	0.00
Net Change by Change Orders		$0.00

1. **ORIGINAL CONTRACT SUM**			$374,256.75
2. **NET CHANGE BY CHANGE ORDERS**			$0.00
3. **CONTRACT SUM TO DATE (LINE 1 + 2)**			$374,256.75
4. **TOTAL COMPLETED & STORED TO DATE** (Column G on Page 2)			$355,369.75
5. **RETAINAGE**			
a.	10.00% of Completed Work	$35,536.98	
b.	of Stored Material	$0.00	
Total Retainage (Line 5a + 5b or Total in column I of Page 2)		$35,536.98	
6. **TOTAL EARNED LESS RETAINAGE** (Line 4 less Line 5 Total)			$319,832.78
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** (Line 6 from prior Certificates)			$213,985.15
8. **CURRENT PAYMENT DUE**			**$105,847.62**
9. **BALANCE TO FINISH, PLUS RETAINAGE** (Line 3 less Line 6)			$35,536.98

The undersigned contractor certifies that to the best of the contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the contract documents, and that current payment shown herein is now due.

CONTRACTOR: **H&K Group Inc**

BY: _____ Date: 09/05/2017

H. Christian Budenz, Vice-Pres., Asst.Sect.

State of: PENNSYLVANIA County of: Montgomery

Subscribed and sworn to before me this 5th day of September ,2017

Notary Public: Jennifer S. Kratz

My Commission expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JENNIFER S. KRATZ, Notary Public
Skippack Twp., Montgomery County
My Commission Expires July 25, 2020

Recommended for Payment: Craig Monroe
Systems Design Engineering
9/12/17

APP NUMBER 002 DATE: 08/23/2017 OWNER: Maidencreek Township

NAME OF PROJECT: Maidencreek Twp. 2017 Contract A and B JOB NO.: qM-041A CONTRACTOR: H&K Group Inc

Unit Price	Unit	Item No.	Description	Quantity	Total Amount	Previous Applications		This Application		Complete To Date		Balance To Finish	
					C	D		E		F		G	
						Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount
	LS	0800-0010	Bond	1									
30.10	SY	0800-0020	1A Base Repair 4" 25 mm 0-.	430	$12,943.00			426	12822.6	426.000	12822.6		
72.75	TN	0800-0030	1B Scratch Wearing 9.5 0-3	280	$20,370.00			195.66	14234.27	195.660	14234.27		
79.40	TN	0800-0040	1C 9.5" Wearing 1 1/2" 0-.	780	$61,932.00			785.91	62401.25	785.910	62401.25		
53.15	SY	0800-0050	1D Shoulder Backup	35	$1,860.25								
2,280.00	LS	0800-0060	1E Pavement Markings	1	$2,280.00			1	2280	1.000	2280		
72.90	SY	0800-0070	2A Base Repair 4" 25 mm 0-.	70	$5,103.00			50	3645	50.000	3645		
120.75	SY	0800-0080	2B Widen Shoulder 3" Depth @	40	$4,830.00			40	4830	40.000	4830		
101.60	TN	0800-0090	2C 9.5" Wearing 1 1/2" 0-.	120	$12,192.00			136.47	13865.35	136.470	13865.35		
27.40	SY	0800-0100	3A Base Repair 4" 25 mm 0-.	1450	$39,730.00	1449	39702.6			1,449.000	39702.6		
5.95	SY	0800-0110	1B Variable Depth Milling 6'	2130	$12,673.50	2028	12066.6			2,028.000	12066.6		
81.05	TN	0800-0120	3C 9.5" Wearing 1 1/2" 0-.	520	$42,146.00	558.55	45270.48			558.550	45270.48		
790.00	LS	0800-0130	4D Pavement Markings	1	$790.00			1	790	1.000	790		
46.95	SY	0800-0140	4A Road Widening 10" 6" 2A	480	$22,536.00	442	20751.9			442.000	20751.9		
30.20	SY	0800-0150	4B Base Repair 4" 25 mm 0-.	520	$15,704.00	473	14284.6			473.000	14284.6		
84.95	TN	0800-0160	4C 9.5" Wearing 1 1/2" 0-.	220	$18,689.00	220	18689			220.000	18689		
870.00	LS	0800-0170	4D Pavement Markings	1	$870.00			1	870	1.000	870		
104.00	CY	0800-0180	5A Remove & Replace Soft & Y	40	$4,160.00								
4.20	SY	0800-0190	5B Class 4 Type B Geotexti	90	$378.00								
22.50	SY	0800-0200	5C Paving Geotextile	110	$2,475.00	122	2745			122.000	2745		
6.00	SY	0800-0210	6A Cold in Place Recycling 5"	5180	$31,080.00	5154	30924			5,154.000	30924		
1.90	SY	0800-0220	6B Emulsified Asgphalt CSS-1h	10360	$19,684.00	9014	17126.6			9,014.000	17126.6		
75.70	TN	0800-0230	6C 9.5" Wearing 1 1/2" 0-	470	$35,579.00	478.21	36200.5			478.210	36200.5		
1,870.00	LS	0800-0240	6D Pavement Markings	1	$1,870.00			1	1870	1.000	1870		
100.10	CY	0800-0250	7A Remove & Replace Soft & Y	40	$4,004.00								
4.20	SY	0800-0260	7B Class 4 Type B Geotexti	90	$378.00								
			PROJECT TOTAL:		$374,256.75		237,761.28		117,608.47		355,369.75		

SUMMARY
IMPROVEMENT AGREEMENTS INVOICES
APPROVED FOR PAYMENT
MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS
SEPTEMBER 14, 2017

DATE OF INVOICE/PAYEE	INVOICE NO.	AMOUNT
1. Melrose Place		
8/31/17 Maidencreek Twp. – Re: SDE, Inc.	89163	$588.41
	AMOUNT DUE	$588.41
	TOTAL AMOUNT DUE	**$588.41**

MAIDENCREEK TOWNSHIP
SEO ACTIVITY REPORT
8/1/17 - 8/31/17

Date	SDE #	App. #	Applicant/Activity	Fee Paid to Date By Applicant	Billed/Paid	Chk #
August	17-0019-0300		SEO report, admin/filing.			
8/1/2017	17-0019-0473	Z193211	4 Hecktown Rd - Dig/presoak and perform percolation test for replacement septic system.	$1,225.00	Paid in June	
8/22/2017	17-0019-0300		Telcon w/Consultant re: replacement septic system design requirements.			

Cc: T. Unger 2 copies
SEO Desk