SDE SYSTEMS DESIGN ENGINEERING, INC
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December 15, 2017

Maidencreek Township Authority
PO Box 289
Blandon PA, 19510

Re: Folino Commercial
Public Sewer and Water Review
Maidencreek Township
Berks County, Pennsylvania

Dear Authority Members:

We are in receipt of the Plans entitled "Berkshire Building Services" prepared by Berks Surveying & Engineering, Inc.

The site consists of 5.29 acres and situate in the "R-3" – District. The site is located along West Wesner Road (T-777). The proposed Plan reflects a proposed warehouse with an office, a macadam parking lot and stone lot area.

The plan submittal consists of 6 sheets as follows:

Sheet Title	Sheet Number	Date	Revision
Overall Site Plan	LD101	11-22-17	
Layout Plan	LD102	11-22-17	
Grading/Utility Plan	LD103	11-22-17	
Existing Site Plan	LD104	11-22-17	
Detail Sheet	LD105	11-22-17	
Detail Sheet	LD106	11-22-17	

We have reviewed the above referenced plans and have the following comments for your consideration:

Sewer

1. The Grading/Utility plan submitted shows a sewer lateral of approximately 475 feet in length connecting the proposed warehouse/office to SSMH-80 on West Wesner Road. However, the plan and detail sheets do not specify the pipe material, pipe thickness, pipe diameter, and whether or not it is gravity or low pressure sanitary sewer. Therefore, the following information should be provided in order to properly review:

- A profile shall be provided illustrating the proposed sewer lateral pipe material, pipe thickness, pipe diameter, slope (if applicable), and length.
    - The profile shall include the crossing of the sewer lateral with the 60" HDPE stormsewer pipe. The sewer lateral must meet the minimum depth requirement of 3'-6" below grade and a minimum separation of 1'-6" between all utility crossings.
- If the proposed lateral will be gravity sewer, cleanouts (in accordance with Authority standards) shall be installed and noted on plans every 50 feet and at all changes in pipe direction. A detail of proposed cleanout shall be provided on the Detail Sheet.
    - Provide concrete pad if cleanout/vent is located in paved area (in accordance with Authority standards).
    - Cleanout/vent shall be installed ½" above final grade in paved and landscaped areas (in accordance with Authority standards).
- If the proposed lateral will be low pressure sanitary sewer, the make, model, location, and a detail of the grinder pump station shall be provided.
- There is no information regarding the lateral's tie-in at SSMH-80. Provide a detail illustrating the tie-in location and invert in respect with existing manhole conditions (i.e. rim/channel inverts, step location, etc.). Ideally, lateral should tie-in between 6"-12" above existing channel near the top of manhole bench. Clarify the method for manhole/pipe adapter installation (Link-Seal, Kor-N-Seal Wedge Korband Connector Assembly, etc.). All pertinent information shall be noted on plans.
- Provide trench backfilling detail of proposed sewer lateral in W. Wesner Road Right-of-Way.

2. The proposed flow from the facility should be submitted to the Authority to calculate the tapping fee. The sewer tapping fee using this flow rate will be $13.77/gpd for this commercial property. In order for the Authority to bill for the sewer flows, a meter will need to be installed on the water source. The quarterly sewer bills would be based on the meter readings.

3. A planning module exemption will be required and should be submitted to the Authority.

4. A note shall be added to the plan stating the proposed sewage flows for this facility will contain domestic sewage only. If the proposed wastewater discharge will contain any non-domestic sewage, details will need to be submitted to the Authority for review and approval.

5. The Property Owner will be responsible for all applicable costs (tapping fees, review fees, permit fees, etc.). The property owner will also be responsible for the cost and installation of the meter. The meter will be provided by the Authority, but the size of the meter needs to be determined by the property owner. A note shall be placed on the plan stating that "Additional fees may be required based on sewer use reviewed on a yearly basis complying with all rules and regulations of the Maidencreek Township Authority for tapping fees".

6. A Maidencreek Township road opening permit will be required for the proposed sewer connection.

7. The proposed lateral shall be private and the sole responsibility of the Property Owner.

Water

1. Proposed water line from well to warehouse is not shown. Provide plan view of water line, including the pipe size and material.

2. Provide detail of proposed wellhead protection cover and concrete leveling pad.

3. A backflow prevention device is recommended to be provided to protect the ground water source.

Due to the lack of information on this drawing set, this review should be considered preliminary until more information is provided. The Authority reserves the right to add additional comments based on further review.

If you should have any questions, please contact our office.

Sincerely,
Systems Design Engineering, Inc.

Pamela J. Stevens, P.E.
Authority Engineer

cc: Maidencreek Township Supervisors
Maidencreek Township Planning Commission
Dan Becker, Esq.
Folino Construction Co., Inc.
Berks Surveying & Engineering
File 17-0466-0539