County of Berks
Planning Commission

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Berks County Services Center
633 Court Street, 14th Floor
Reading, PA 19601-4309

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December 15, 2017

Maidencreek Township
Diane Hollenbach
1 Quarry Road
P.O. Box 319
Blandon, PA 19510

Re: Berkshire Building Services
File #: 37-13207
Plan #: 1615-37-17 (6 Sheets; LD101-LD106)
Dated: 11-22-17
PIN #: 5410-11-66-9940

Dear Ms. Hollenbach,

The Berks County Planning Commission staff has reviewed the Preliminary Plan as submitted for the above captioned land development. The tract is located along the east side of West Wesner Road and the south side of the Pennsylvania Lines rail line, south of Park Road (S.R.1010).

This plan is reviewed by the Berks County Planning Commission pursuant to Section 502 of the Pennsylvania Municipalities Planning Code. The Commission staff has not evaluated the plan for compliance with local ordinances, unless so noted. The municipality must ensure that the plan meets local zoning, subdivision and land development requirements, and any other regulations. The following comments are added for consideration:

A. Conformity of the plan with the Berks County Comprehensive Plan:

The site is located in an Existing Developed area. The proposed office/warehouse is consistent with the Berks County Comprehensive Plan.

B. General Planning Comments:

1. The township should make sure that the proposal meets applicable state and federal MS4 (Municipal Separate Storm Sewer Systems) requirements and applicable regulations of the approved Maiden Creek Watershed Act 167 Stormwater Management Plan.
2. The *Outlet Basin* collects outfall from the *Rip Rap* area along West Wesner Road and *Storm Basins 1 & 2*. The developer should ensure that the outfall from the *Outlet Basin* does not erode the off-site area that leads to existing 60" RCP storm pipe under the railroad tracks.

3. The appropriate utility easements should be identified with bearings and distances for all off-site lateral connections not located in the road right-of way.
4. A temporary construction easement should be provided for the placement of the off-site lateral connections.
5. The proposal should ensure that adequate truck maneuverability has been provided for internal site truck movements.
6. The developer should ensure that the proposed driveway turn radius is adequate for truck ingress and egress movements to/from West Wesner Road.
7. Consideration should be given to providing the appropriate end treatment for the existing guiderail along West Wesner Road at the driveway access.
8. Consideration should be given to providing guiderail along the curved section of the proposed driveway where the slopes along the sides of the driveway are steep.
9. A clear sight triangle should be provided at the driveway access to ensure that the proposed plantings will be appropriately placed.
10. Erosion and sediment control measures where required under Title 25, Pennsylvania Code, Chapter 102, Rules and Regulations of the Pennsylvania Department of Environmental Protection, shall meet standards and specifications of the Berks County Conservation District. The Berks County Conservation District should approve the erosion and sediment control plan prior to final plan approval.
11. The local sewer authority should review the proposal relative to public sewer service needs.
12. The township should be sure that applicable Americans with Disabilities Act requirements are met.
13. The local fire official(s) and EMS should review the plan relative to fire protection/emergency issues.
14. If a freestanding sign is to be associated with the proposed use, the plan should provide its location and details.
15. Items concerning solid waste generated by normal daily activities should be specified on plan. These should include location of storage area(s), screening type and frequency of pick-up.
16. The plan notes that waivers have been requested. The note on the final plan should be completed with the meeting date at which the waivers were considered.

C. Standard Planning Comments – not applicable.

The Berks County Planning Commission will review any additional submission of this plan at the request of the municipality. After municipal approval of the plan for recording, **a minimum of two prints should be delivered to the Berks County Planning Commission for signature. One copy is retained by this office and one copy is forwarded to the Mapping Office.** Any additional copies for the municipality and the Subdivider or Developer will be stamped. The Berks County Recorder of Deeds Office should be contacted at (610) 478-3380 relative to any questions regarding recording requirements. The applicant has 90 days to record the plan after the governing body approves the plan at a public meeting.

PennDEP should consider this review as the Berks County Planning Commission's review of the Planning Module required under Act 537. Those persons responsible for preparing the Planning Module submission for PennDEP should include a copy of this review with the module submission. Municipalities are advised that subdivision and/or land development plans must be consistent with a DEP-approved planning module or official plan revisions, or have been granted an exemption from planning by DEP prior to plan recording.

If there are any questions regarding this review, please contact me at (610) 478-6300 ext. 6305.

Sincerely,

Michelle D. Franklin
Planner III
Berks County Planning Commission

cc: Maidencreek Township Planning Commission
Maidencreek Township Engineer
Jeffrey B. & Carol A. Baum
Berkshire Property Management Co. LLC
Berks Surveying and Engineering, Inc.
PennDEP