MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

January 4, 2018

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

Gentlemen,

At their January 3, 2018 meeting, the Maidencreek Township Planning Commission recommended by formal motion that the Board of Supervisors grant conditional preliminary plan approval to the Berkshire Building Services Land Development Plan conditioned upon satisfaction of the January 3, 2018 Systems Design Engineering, Inc. review letter, which is incorporated by reference and Berks County Conservation District Erosion and Sedimentation Plan approval.

Previously, at their December 6, 2017 meeting, the Planning Commission recommended granting of the following waivers for the Berkshire Building Services Land Development Plan:

- a waiver to Section 190-36 of the Maidencreek Township Code of Ordinances waiving the requirement to place monuments. The Developer proposes to place steel pins on all perimeter corners not marked and one concrete monument on the southern property line.
- a waiver to Section 182.17.C(9) of the Maidencreek Township Code of Ordinances waiving reinforced concrete pipe for Basin 2 Outlet. The Developer proposes using high-density polyethylene pipe.

If you have any questions, please call me at (610) 926-4920.

Sincerely,

Diane Hollenbach

Diane Hollenbach
Manager
Maidencreek Township

cc: Berks Surveying and Engineering Inc.

January 3, 2018

Maidencreek Township Planning Commission
PO Box 319
Blandon PA 19510

Re: Berkshire Building Services Development Plan
Preliminary Plan – 2nd Review
Maidencreek Township
Berks County

Dear Planning Commission Members:

We are in receipt of a Preliminary Plan entitled Berkshire Building Services (BBS) Overall Site Plan prepared by Berks Surveying & Engineering, Inc. The present owner of the tract is Jeffrey and Carol Baum of Fleetwood and the equitable owner is Berkshire Property Management Company, LLC of reading.

The site consists of 5.29 acres and is located in the "I Industrial District". The site fronts the Norfolk Southern Rail Road tracks to the north, the Norfolk Southern abandoned rail road property to the south and is accessed from West Wessner Road to the west. The Preliminary Plan reflects a proposed warehouse with an office, a macadam parking lot and stone lot area. The site is presently wooded however many trees have been removed from the site to date.

The plan submittal consists of 6 sheets as follows:

TITLE	SHEET NUMBER	DATE	REV.
BBS Overall Site Plan	LD 101	11-22-17	12-20-17
BBS Layout Plan	LD 102	11-22-17	12-20-17
BBS Grading/Utility Plan	LD 103	11-22-17	12-20-17
BBS Existing Site Plan	LD 104	11-22-17	12-20-17
BBS Detail Sheet	LD 105	11-22-17	12-20-17
BBS Detail Sheet	LD 106	11-22-17	12-20-17
BBS Sewer Detail Sheet	LD 107	12-20-17	-

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

Zoning:

1. **Additional Regulations for All Districts. 220-55.D.** Buildings to have access. Every principal structure hereafter erected or moved shall be on a lot adjacent to a public street or approved private street. Every building shall be located on its lot so as to provide safe access for servicing and maintenance, for fire protection or other emergency vehicles, and to provide off-street parking areas.

   Plans should be submitted and reviewed by the Fire Marshall.

2. **Performance Standards. Section 220-63.F.(3)(d).** A lighting plan shall be prepared to comply with the provisions specified within the Township's Subdivision and Land Development Ordinance.

   A Lighting Plan has been submitted with this submittal. **The entrance will need to be illuminated in accordance with the provisions of Section 186-47.A.(1). Building Entrances to have a maintained Footcandle of 5.0 AVG.**

SALDO:

1. **Monuments and Markers. Section 190-36.** A minimum of two monuments shall be placed on each side of the development where the lot lines intersect the public right-of way.

   The applicant is requesting a Waiver from this section of the ordinance. **The Planning Commission made a recommendation to the Supervisors at the December 6th 2017 Planning Commission meeting to approve this waiver.**

2. **Erosion and Sediment Control. Section 190-41.** An erosion and sediment control plan will need to be submitted and approved by the Berks County Conservation District prior to Final Plan approval.

   The site has had extensive tree removal recently. **The ESCP should address stabilization of all disturbed areas.**

3. **Landscaping. Section 190-44.** Although this parcel does not abut directly up against a residential district, **the Planning Commission should discuss additional landscaping along the frontage of West Wessner Road.**

4. **Improvement Specifications. Section 190-31.** An Improvements agreement will be required prior to final plan endorsement by the Planning Commission and the Township Supervisors.

Stormwater:

1. **Erosion and Sediment Control Permitting. Section 182-11.** The E&S and PCSM Plans should be submitted with the land development plan for review. Evidence of approval of the E&S and NPDES/Construction permit shall be provided to the Township prior to earth disturbance activities.

2. **Basin Standards. Section 182-17.C.(1)** Emergency spillway stability should be demonstrated. Calculations indicate stability for grass lining. Temporary linings should be provided at a minimum, to aid in establishment of the grass. It is possible that this is addressed on the E&S Plan, which has not yet been submitted to the Township.

3. **Basin Standards. Section 182-17.C.(9)** The applicant's engineer is requesting a waiver of this section, to permit the use of high-density polyethylene pipe (HDPE) for the Basin 2 outlet, instead of reinforced concrete (RCP), as specified. This section allows for an "approved equivalent" to RCP, and in this case, HDPE would appear to be a satisfactory alternative to RCP, if properly installed and maintained privately.

4. **Plan Content. Section 182-22.D.(1)** Much of the curb formerly proposed has been eliminated. A segment of curb remains along the driveway's north edge, to convey driveway runoff into Basin 1. Paving has also been eliminated within the driveway, leaving curbed gravel, which leads to concerns including rutting and/or ponding along the curb line. Paving is recommended along the curbed portion of the driveway.

   In addition, calculations for the slope into Basin 1 downstream of the end of curb indicate stability for grass lining, but temporary lining should be provided to aid in establishment of grass.

5. **Operations and Maintenance Agreement. Section 182-32.** The property owner shall sign an O&M agreement with the Township addressing the terms cited in this section, prior to final plan approval.

6. **Stormwater Management Easements. Section 182-33.B.** Stormwater easement(s) shall be provided as specified in this section. Note 29 has been added to LD101,

providing a "blanket" easement for access and inspection. The Township Solicitor should review this proposal for adequacy.

Additional Comments:

1. Public sewer connection and availability are being reviewed by the Maidencreek Township Authority. Planning module approval will be required prior to Final plan approval.
2. Landscaping should be discussed with the Planning Commission for the area fronting West Wessner Road.
3. The sides of the entrance drive are quite steep and could pose a hazard to cars and trucks entering and exiting the site. The developer should give some consideration to this possible hazard.

Sincerely,
SYSTEMS DESIGN ENGINEERING, INC.

Ed Kopicki

Ed Kopicki
Township Planning Consultant

Cc: Maidencreek Township Supervisors
Diane Hollenbach, Twp. Manager
Eugene Orlando Jr., Twp Solicitor.
Berks Surveying & Engineering
Jeffrey and Carol Baum
Berkshire Property Management Company, LLC
File 17-0024-0707