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

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.

SYSTEMS DESIGN
ENGINEERING, INC
"A Passion for Engineering Excellence"
sdei.net

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

County of Berks
Planning Commission

(610) 478-6300
FAX: (610) 478-6316

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

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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