MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS

April 12, 2018

ENGINEER'S AGENDA

Subdivision Review Status Checklist

- **Next Supervisors Meeting May 10, 2018** (1)

Subdivision / Zoning / LDP

- Plans currently in review.
  - GSP Properties Preliminary LDP – **See Maidencreek Twp. PC 4/5/18 ltr. and SDE ltr. dated 3/6/18.** (2) (3)
  - **Berkshire Building Services Final LDP – See SDE ltr. dated 3/5/18.** (4)

- Melrose Place – Stormwater/Grading
  - Work on grading swale & properties is on hold due to weather

Projects

- Stormwater Projects
  - Ina/Rt. 73 – Lindbergh/Adele – on hold.
  - Investigating storm water control for Quarry Rd. & Municipal Bldg. parking lot.
    - **Discuss plans and options – see attached parking requirements.** (5)

- West Shore Drive
  - Meet with inspector for state 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.

- Dog Park
  - Bids received and opened on March 1, 2018; Bid Tabulation, **reviewed w/BOS.**
  - **BOS awarded contract to Fehl's in the amount of $32,537.**
  - **Intent to Award sent to Fehl's getting bonds & contracts together.**

- **2018 Road Projects**
  - **Advertised to receive bids and open bids on April 11 @ 10:00am: bids to be presented at the April 12 BOS meeting.**

- **Municipal Bldg. HVAC System**
  - **SDE did cursory inspection; will have report for BOS mtg.**

Subdivision Improvement LOC / Escrow Release

Sewage Enforcement Officer Activity Report – **No Activity**

SUBDIVISION STATUS

MAIDENCREEK TOWNSHIP, BERKS COUNTY

4/12/2018

No.	Project Name	Plan Stage	90-Day Review Period Begins	90-Day Review Period Ends	Extension (may reflect more than one extension)	Approved BY BOS	Comments	Most Recent Review Letter Date
	CURRENT PLANS:							
1	GSP Properties	Prel. LDP	12/06/17	03/06/18	**06/05/18**		See SDE ltr. 3/6/18 and MTPC ltr. Dated 4/5/18	3/6/2018
2	Berkshire Building Services	Prel. LDP	12/06/17	03/06/18		**02/08/18**	See SDE ltr. 1/3/18 & 2/8/18 P.C. Action ltr. 1/4/18	2/8/2018
3	**Berkshire Building Services**	**Final LDP**	**03/07/18**	**06/05/18**			**See SDE ltr. Dated 3/5/18**	3/5/2018
4								
5								
6								
	APPROVED / PENDING PLANS:							
1								
2								

March 6, 2018

Maidencreek Township Planning Commission
PO Box 319
Blandon PA 19510

Re: Business Park at Maidencreek Land Development Plan
Preliminary Plan Review #2
Maidencreek Township
Berks County

Dear Planning Commission Members:

We are in receipt of a Preliminary Plan entitled Business Park at Maidencreek prepared by Stackhouse Bensinger Inc. (SBI) of Sinking Spring PA. The owner of the tract is GSP Properties-North Bethlehem, LLC of Allentown PA.

The site consists of 9.4 acres and is located in the "CR-Commercial Residential District". The site is located along the south west side of Rt. 222, has 260 feet of frontage and is approximately 925 feet deep being rectangular in shape. A single access private drive/parking lot is being proposed through the center of the tract terminating in a cul-de-sac. There are 22 – 1,479 square foot office buildings being proposed in 11 duplexes with perpendicular parking provided fronting the units.

The SBI plan submittal consists of 17 sheets as follows:

TITLE	PLAN NUMBER	DATE	REV.
Cover Sheet	C-1.1	11-27-17	2-21-18
Ex. Cond. Site Analysis	C-2.1	11-27-17	2-21-18
Demolition	C-3.1	11-27-17	2-21-18
Land Development	C-4.1	11-27-17	2-21-18
Grading and Utility	C-5.1	11-27-17	2-21-18
Landscaping	C-6.1	11-27-17	2-21-18
Lighting	C-6.2	11-27-17	2-21-18
Driveway, Storm, Sanitary Profiles	C-7.1	11-27-17	2-21-18
Site Construction Details	C-8.1	11-27-17	2-21-18
Site Construction Details	C-8.2	11-27-17	2-21-18
Site Construction Details	C-8.3	11-27-17	2-21-18
Site Construction Details	C-8.4	11-27-17	2-21-18
Pre-Construction Cond. Plan	C-PCC	11-27-17	2-21-18
PCSM and O&M Plan	C-PCSM1	11-27-17	2-21-18
PCSM and O&M Plan Details	C-PCSM2	11-27-17	2-21-18
PCSM and O&M Plan Details	C-PCSM3	11-27-17	2-21-18

PCSM and O&M Plan Notes and Details	C-PCSM4	11-27-17	2-21-18

Additional plans submitted is a set of PennDOT Highway Occupancy Permit (HOP) drawings, by Dimmerling Consulting, Inc., consisting of three (3) sheets as follows:

TITLE	PLAN NUMBER	DATE	REV.
General Notes	17011 2 of 4	Feb. 2018	
Typical Sections/Details	17011 3 of 4	Feb. 2018	
Construction Plan	17011 4 of 4	Feb. 2018	

Also submitted and reviewed was a "Post-Construction Stormwater Management Plan Narrative," prepared by Stackhouse Bensinger Inc., dated February 21, 2018.

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

Zoning:

1. **Additional Regulations for Commercial Use.**

   Section 220-39-A. Where any property abuts a property the principal use of which is residential, regardless of whether the property is vacant or not, the owner of such property shall provide a screen planting in conformance with Section 220-64 along all property lines which abut the property used or zoned for residential purposes.

   Although the boundary of this tract presently contains many trees which screen the adjoining properties, the applicant should assure the Township that after the site is built, all areas on this tract adjacent to residential use shall remain screened or screening must be provided. **A Note has been placed on the plan addressing this and should be reviewed by the Planning Commission.**

SALDO:

1. **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.

2. **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 Comments (Chapter 182 Stormwater Management):

1. **PennDOT Approval, Section 182-9.H.** This project will need to be coordinated with PennDOT's S.R. 222 improvements. We will defer to PennDOT for authorization of work in and adjacent to their right-of-way.

2. **Erosion and Sediment Control/NPDES Permit, Section 182-11.** Evidence of approval of the E&S and NPDES permit applications by Berks County Conservation District shall be provided to the Township, prior to plan approval. A copy of the plan should be provided to the Township.

3. **Storm Sewers, Section 182-17.D.(16)** Rain water conductor outfalls into forebays should be evaluated for erosion protection (i.e., riprap aprons, etc.). We understand this will be provided with the erosion control plans.

4. **Plan Detail, Section 182-22.D.(1)** A detail of the flapgate should be provided.

5. **BMP Operations and Maintenance, Section 182-32.** An O&M agreement is required to be executed prior to plan approval.

6. **Stormwater Easements, Section 182-33.B.** Note 62 on plan sheet C-1.1 offers a "blanket" stormwater easement in favor of Maidencreek Township for inspection of the privately-owned stormwater BMPs. We have no objection to the blanket easement approach, but this should be approved by the Solicitor and Board of Supervisors.

Additional Comments:

1. Landscaping should be discussed with the Planning Commission.

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.
GSP Properties-North Bethlehem LLC
Stackhouse Bensinger Inc.
File 17-0024-0708

MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

April 5, 2018

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

Dear Board,

At their April 4, 2018 meeting, the Maidencreek Township Planning Commission recommended by formal motion that the Board of Supervisors grant preliminary plan approval the Business Park at Maidencreek Land Development Plan conditional upon compliance with the comments in the March 6, 2018 Systems Design Engineering, Inc. review letter which is incorporated by reference. Some item in the review letter are final plan items.

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

Sincerely,

Diane Hollenbach
Manager
Maidencreek Township

cc: Stackhouse Bensinger

March 5, 2018

Maidencreek Township Planning Commission
PO Box 319
Blandon PA 19510

Re: Berkshire Building Services Development Plan
Final Plan – 1st Review
Maidencreek Township
Berks County

Dear Planning Commission Members:

We are in receipt of a Final 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 Final 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 7 sheets as follows:

TITLE	SHEET NUMBER	DATE	REV.
BBS Overall Site Plan	LD 101	11-22-17	02-09-18
BBS Layout Plan	LD 102	11-22-17	02-09-18
BBS Grading/Utility Plan	LD 103	11-22-17	02-09-18
BBS Existing Site Plan	LD 104	11-22-17	02-09-18
BBS Detail Sheet	LD 105	11-22-17	02-09-18
BBS Detail Sheet	LD 106	11-22-17	02-09-18
BBS Sewer Detail Sheet	LD 107	12-20-17	
BBS Lighting Plan	PH 101	02-09-18	

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

Zoning: **No Comments.**

SALDO:

1. **Erosion and Sediment Control. Section 190-41.** An erosion and sediment control plan will need to be 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.**

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

3. **Financial Security. Improvements Guarantee. Section 190-27.B.4.** The Final Plan shall not be signed until the improvements guarantee has been executed.

4. **Maintenance Guarantee. Section 190-27.E.(1).** When Maintenance of stormwater retention facilities is to be the responsibility of the individual lot owner, the Board shall require that the maintenance responsibilities be set forth in perpetual covenants or deed restrictions binding on the land owners' successors in interest, and may further require that an initial maintenance fund be established in a reasonable manner.

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. We understand this will be addressed on the E&S Plan, which has not yet been submitted to the Township.

3. **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. As above, we understand this will be addressed on the E&S Plan.

The applicant's engineer indicated (at the Planning Commission Meeting held on January 3, 2018) that some narrow paving would be provided (on the Final Plan) in the area of curbing along the northern driveway to prevent erosion in this area. The Final Plan does not specify paving; rather, it includes a note on Sheet LD103 stating, "*Driveway surface along curb shall be resistant to possible erosion from gutter flow.*"

This is a private driveway and it is incumbent upon the landowner to provide safe passage for employees and visitors to the property, as well as to abide by the approved stormwater management plan. If any future issues arise due to neglect or lapse in maintenance, they can be addressed at that time via the code enforcement process.

4. **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.

5. **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.

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

Systems Design Engineering, Inc.
Engineers • Surveyors • Planners • Construction Managers
1032 James Drive • Leesport, PA 19533
(610) 916-8500
FAX (610) 916-8501

JOB Maid. Municipal Bldg Parking
SHEET NO. 1 OF
CALCULATED BY TSU DATE 3/21/18
CHECKED BY DATE
SCALE

MTA office

26' x 48' 1248 sq.ft

Maid. Twp office

39' x 38' 1482 sq.ft

} 2730 sq.ft (1)

Maid. Twp. mtg. Rm

19' x 38' 722 sq.ft (2)

Maid. Garage

123' x 38' 4674 sq ft (3)

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(1) office 3.5 spaces per 1000 sq.ft

(2) assembly hall without fixed seats 1 space per 50 sq.ft of floor area in mtg. rm. plus 1 space for every 200 sq.ft of other floor area

(3) Municipal Garage - use max. # of employees road crew

(1) $(2730\ ft^2 / 1000\ ft^2) \times 3.5 = 9.56 \Rightarrow 10$

(2) $722\ ft^2 / 50\ ft^2 = 14.4 \Rightarrow 15$

(3) max. employ. road crew $= 8 \Rightarrow 9$

TOTAL 34

(5)

Plan 26 + 8 + 2 ADA = 36