MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS

May 10, 2018

ENGINEER'S AGENDA

Subdivision Review Status Checklist

- **Next Supervisors Meeting June 14, 2018** (1)
- **Berkshire Building Services – Time Ext. request to July 13, 2018; copy attached** (2)

Subdivision / Zoning / LDP

- Plans currently in review.
  - **GSP Properties Final LDP – See SDE ltr. dated 4/30/18; No Action** (3)
  - **Berkshire Building Services Final LDP – See SDE ltr. dated 3/5/18; No Action**
  - **Maidencreek TV & Appliance – See SDE ltr. Dated 4/25/18** (4)

- Melrose Place – Stormwater/Grading
  - **Work on grading swale & properties is proceeding.**

Projects

- Stormwater Projects
  - Ina/Rt. 73 – Lindbergh/Adele – on hold.

- 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
  - **BOS awarded contract to Fehl's in the amount of $32,537; contracts executed & Notice to Proceed sent.**
  - **Stakeout completed; contractor to start work & be completed by May 29.**

- 2018 Road Projects
  - **Contract "A" road paving contract Awarded to H&K Group in the amount of $199,825.14 (Includes both parking lot areas on Quarry Rd.)**
  - **Contract "B" cold-in-place recycling Evansville Rd. contract awarded to H&K Group in the amount of $103,990.86.**

Subdivision Improvement LOC / Escrow Release

Sewage Enforcement Officer Activity Report (5)

SUBDIVISION STATUS
MAIDENCREEK TOWNSHIP, BERKS COUNTY
5/10/2018

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 - Business Park	Prel. LDP	12/06/17	03/06/18	**06/05/18**	04/12/18	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	**07/13/18**		See SDE ltr. Dated 3/5/18	3/5/2018
4	**GSP Properties - Business Park**	**Final LDP**	**05/02/18**	**07/31/18**			**See SDE ltr. Dated 4/30/18**	
5								
6								
	APPROVED / PENDING PLANS:							
1								
2								

MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

May 3, 2018

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

Gentlemen,

At their May 2, 2018 meeting, the Maidencreek Township Planning Commission recommended by formal motion that the Board of Supervisors accept the extension of time for the review period until July 13, 2018 which was offered by the developer's agent for the Berkshire Building Services Land Development Plan.

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.

BERKS SURVEYING & ENGINEERING, Inc.
Land Surveying and Engineering Services
311 East Main Street Fleetwood, PA 19522
Phone: 610-944-8528 Fax: 610-944-6123
www.berks-surveying.com e-mail: info@berks-surveying.com
Member

April 30, 2018

To: Maidencreek Township
Board of Supervisors
P.O. Box 319
1 Quarry Road
Blandon, PA 19510
E: d.hollenbach@maidencreek.net (Diane Hollenbach)

Re: Berkshire Building Services, West Wesner Road

To Whom it May Concern:

We grant an extension of time for review by the Maidencreek Township Board of Supervisors of the previously submitted proposed "Berkshire Building Services, Final Plan" until July 13th, 2018.

Thank you.

Sincerely,

Robert D. Hain, PLS, Project Manager
Berks Surveying & Engineering, Inc.
For Berkshire Property Management Company, LLC

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April 30, 2018

Maidencreek Township Planning Commission
PO Box 319
Blandon PA 19510

Re: Business Park at Maidencreek Land Development Plan
Final Plan Review #1
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 20 sheets as follows:

TITLE	PLAN NUMBER	DATE	REV.
Cover Sheet	C-1.1	11-27-17	4-18-18
Ex. Cond. Site Analysis	C-2.1	11-27-17	4-18-18
Demolition	C-3.1	11-27-17	4-18-18
Land Development	C-4.1	11-27-17	4-18-18
Grading and Utility	C-5.1	11-27-17	4-18-18
Landscaping	C-6.1	11-27-17	4-18-18
Lighting	C-6.2	11-27-17	4-18-18
Driveway, Storm, Sanitary Profiles	C-7.1	11-27-17	4-18-18
Site Construction Details	C-8.1	11-27-17	4-18-18
Site Construction Details	C-8.2	11-27-17	4-18-18
Site Construction Details	C-8.3	11-27-17	4-18-18
Site Construction Details	C-8.4	11-27-17	4-18-18
Pre-Construction Cond. Plan	C-PCC	11-27-17	4-03-18
PCSM and O&M Plan	C-PCSM1	11-27-17	4-03-18
PCSM and O&M Plan Details	C-PCSM2	11-27-17	4-03-18
PCSM and O&M Plan Details	C-PCSM3	11-27-17	4-03-18

PCSM and O&M Plan Details	C-PCSM4	11-27-17	4-03-18
Erosion Sediment Control Plan	C-ESC1	03-09-18	
E&SC Details	C-ESC2	03-09-18	
E&SC Plan Notes	C-ESC3	03-09-18	

We have reviewed the above referenced plan 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.

2. **Improvement Specifications. Section 190-25.D(6)(b), Section 190-27 and Section 190-31.** An Improvements agreement will be required prior to final plan approval by the Township. Construction cost estimates have been submitted by the applicant and are presently under review by our office.

3. **Sanitary Sewer. Section 190-38.** Maidencreek Township Authority approval for the proposed sewerage system will be required prior to Final plan approval by the Township. See attached Sewer review letter from SDE to the Authority dated April 24, 2018.

4. **Water. Section 190-40**. Maidencreek Township Authority approval will be required for the proposed water system prior to Final Plan approval by the Township. See attached Water review letter from SDE to the Authority dated April 24, 2018.

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

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

April 24, 2018

Maidencreek Township Authority
PO Box 289
Blandon PA, 19510

Re: GSP Properties – "Business Park at Maidencreek"
Public Sewer and Water Review – Revised 2/21/2018
Maidencreek Township
Berks County, Pennsylvania

Dear Authority Members:

We are in receipt of the ***revised (2/21/2018)*** Plans entitled "Business Park at Maidencreek" prepared by Stackhouse Bensinger Inc.

The plan submittal SDE reviewed consisted of 12 sheets as follows:

Sheet Title	Plan Number	Sheet Number	Date	Revised
Cover Sheet	C-1.1	Sheet 1 of 12	11/27/2017	2/21/2018
Existing Conditions & Site Analysis	C-2.1	Sheet 2 of 12	11/27/2017	2/21/2018
Demolition	C-3.1	Sheet 3 of 12	11/27/2017	2/21/2018
Land Development	C-4.1	Sheet 4 of 12	11/27/2017	2/21/2018
Grading & Utility	C-5.1	Sheet 5 of 12	11/27/2017	2/21/2018
Landscaping	C-6.1	Sheet 6 of 12	11/27/2017	2/21/2018
Lighting (Reserved)	C-6.2	Sheet 7 of 12	11/27/2017	2/21/2018
Driveway, Storm & Sanitary Sewer Profiles	C-7.1	Sheet 8 of 12	11/27/2017	2/21/2018
Site Construction Details	C-8.1	Sheet 9 of 12	11/27/2017	2/21/2018
Site Construction Details	C-8.2	Sheet 10 of 12	11/27/2017	2/21/2018
Site Construction Details	C-8.3	Sheet 11 of 12	11/27/2017	2/21/2018
Site Construction Details	C-8.4	Sheet 12 of 12	11/27/2017	2/21/2018

We have reviewed the above referenced plans ***(revised 2/21/2018)*** and have the following comments for your consideration:

Site Description

The tract is located on south side of Allentown Pike (S.R. 222) adjacent to Independence Court located within Maidencreek Township. The area is currently zoned as a Commercial-

Residential District (C-R) and consists of 2 existing parcels totaling 4.58 acres. The intended use is for 11 semi-detached office buildings, totaling 22 office units that are 1,479 S.F. each.

Sanitary Sewer

1. The Developer and/or the Developer's Agent should provide the Authority with the estimated sewage flow in gallons per day for the proposed facility. Depending on the estimated sewage flow, a DEP Planning Module Application Mailer/Postcard may have to be completed and submitted to DEP.

   According to the attached PA DEP Letter (dated February 1, 2018), it is projected that 88 employees will work at the proposed commercial/business park and generate flows of 880 gallons per day tributary to MTA's sewers and wastewater treatment plant. ***Comment satisfactorily addressed. See attached letter from PA DEP.***

2. A note should be added to the plan that states "No floor drains shall be connected to the Maidencreek Township Authority sanitary sewer system."

   Comment satisfactorily addressed.

3. A note should be added to the plan which states 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.

   Comment satisfactorily addressed.

4. The Developer will be responsible for the payment of all applicable tapping fees, permit fees, and review fees. The sewer tapping fee will be calculated from the flow information to be provided by the developer. The tapping fee flow rate is $13.77/gpd for this commercial property. Permitting may be required from the PA Department of Environmental Protection and other associated Agencies to install/connect new utilities within the 100-year floodplain if they so encroach.

   Comment acknowledged by Stackhouse Bensinger Inc.

5. The ownership and ultimate maintenance of the sewer extension needs to be clarified, as it is to remain private. An Improvements Agreement for the proposed sewer improvements will need to be established. A sewer easement agreement with the appropriate legal description will need to be recorded with the final plan to allow the Authority the right to access the property in an emergency situation.

The revised plans state the following: "Sanitary Sewer and Water Line Blanket Easement: The property owner hereby grants to the Maidencreek Township Authority and/or its agent the right to enter upon the property from time to time for the purpose of inspection and maintenance of the sanitary sewer and water facilities." ***SDE recommends that the statement be reviewed by Authority Solicitor.***

6. The "proposed driveway profile" (Sheet C-7.1) shows the proposed 8-inch sanitary sewer main as smooth lined corrugated plastic pipe (SLCPP). The label shall be changed to SDR-35, which is consistent with the utility plan (Sheet C-5.1).

   Comment remains.

   Due to proposed manholes MH-1 and MH-4 being relatively shallow, SDE recommends both manholes be flat-top manholes. A flat-top manhole detail shall be provided.

7. The proposed utility plan (Sheet C-5.1) shows an 8-inch SDR-35 PVC sanitary sewer main on the southwest side of the property and connecting to the Authority's existing sanitary sewer system with a new doghouse manhole (MH-3). The sewer main extension has laterals which collect flow from units 15-22 and also cross below proposed Infiltration Basin 1 to collect from units 3-12. All proposed office units have their own separate sanitary sewer lateral. However, units 3-12 join together before crossing Infiltration Basin 1 (for a total of 4 crossings) and units 1, 2, 13 and 14 connect directly to the Authority's existing sanitary sewer main.
   SDE has multiple issues with the proposed utility plan described above, including:
   - The proposed office units (1, 2, 13 & 14) shall not connect directly to the Authority's interceptor sewer line. This line receives a large amount of flow, making a backup to the office buildings potentially catastrophic.
   - Per the Authority's Rules and Regulations, multiple sanitary sewer laterals shall not be combined before reaching a sewer main. Therefore, units 3-12 shall be served by their own laterals that individually connect to the proposed main(s).
   - Due to potential maintenance and basin integrity issues, utilities (both water and sewer) shall not cross under proposed stormwater Infiltration Basin 1.

   Therefore, it is SDE's recommendation that two sanitary sewer mains be installed, one on each side of proposed Infiltration Basin 1 before connecting to the Authority's existing sanitary sewer system with new doghouse manholes. The proposed office units on the north side of the existing system (Units 1, 2, 13 & 14) would then connect to these new doghouse manholes, rather than connecting to the existing interceptor.

   A detail shall be provided for proposed doghouse manholes (MH-3 and MH-6), providing inverts of proposed laterals 1, 2, 13 & 14.

The locations of the proposed laterals' vents/cleanouts shall be provided on Sheet C-5.1.

8. Due to proximity of the sanitary sewer main(s) to Infiltration Basin 1 and its surrounding geology, utility trenches shall not be backfilled with clean stone (as shown on Sheet C-8.3). Revise the "Typical Trench for Sewer Lines and Laterals" detail as necessary using 2A aggregate or 2RC aggregate.

   Revise detail to state: "Place 2A aggregate at 95% dry proctor density."

9. ***Shift proposed River Birch Tree outside the sanitary sewer easement between Units 14 and 15.***

10. ***Sheet C-6.1 shows a thornless honey locust tree between Units 16 and 17, which is located directly above the proposed sanitary sewer main. SDE recommends the tree be moved and planted behind the community mailboxes.***

11. ***Sheet C-6.2 proposes a light post be constructed between Units 2 and 3 in the Authority's sanitary sewer easement. The light post shall be moved outside of the easement.***

12. ***Revise labels on all sheets referring to sanitary sewer easement as "20' Alley."***

13. ***Due to concerns from vehicular and hydrostatic loads, SDE recommends that all sanitary sewer mains and laterals be constructed of SDR-26 pipe.***

14. ***Remove "Saddle for Lateral Connection to Existing Sanitary Sewer Main" on Sheet C-8.3.***

Water

1. Due to proximity of the water main(s) to Infiltration Basin 1 and its surrounding geology, utility trenches shall not be backfilled with clean stone (as shown on Sheet C-8.2). Revise details as necessary.

   Revise detail to state: "Place 2A aggregate at 95% dry proctor density."

2. All proposed water lines and valves shall be clearly labeled with its respective size and type.

   Comment satisfactorily addressed.

3. As stated in the "Sanitary Sewer" section above, SDE has multiple issues with the proposed utility plan (Sheet C-5.1). Therefore, it is SDE's recommendation that the Developer utilize the existing 20' waterline easement at the southeast corner of the tract to tie into the Authority's existing water system near Independence Court, upgrading the existing service to a 6-inch or 8-inch line. After connecting to the proposed fire hydrant, the water line shall tee into two separate water mains on each side of Infiltration Basin 1. After all proposed office unit water services, the two water mains shall reconnect (outside of Infiltration Basin 1) to create a loop to prevent excess stagnant water. The proposed water loop can be constructed of either C-900 PVC or DIP.

   SDE recommends that the Developer obtain a new agreement or modify the original agreement for the aforementioned 20-foot waterline easement to allow for proposed 6-inch or 8-inch water extension. Comment remains.

4. Due to timing of the PennDOT S.R. 222 Widening Project, the Developer may have significant problems in obtaining a Highway Occupancy Permit to connect to the Authority's existing 12-inch water main.

   SDE recommends that the Developer tie into the Authority's existing water system near Independence Court rather than connect to existing 12-inch main on SR 222. An 8-inch gate valve shall be placed on the water main between the proposed water main loop and connection point for increased operator control. Comment remains.

5. The ownership and ultimate maintenance of the water main extension needs to be clarified, as it is to remain private. An Improvements Agreement for the proposed water improvements will need to be established. A water easement agreement with the appropriate legal description will need to be recorded with the final plan to allow the Authority the right to access the property in an emergency situation.

   The revised plans state the following: "Sanitary Sewer and Water Line Blanket Easement: The property owner hereby grants to the Maidencreek Township Authority and/or its agent the right to enter upon the property from time to time for the purpose of inspection and maintenance of the sanitary sewer and water facilities." ***SDE recommends that the statement be reviewed by Authority Solicitor.***

   Maidencreek Township Authority requests dedication of the water line extension from the connection near Independence Court to the proposed fire hydrant. The Authority will also need access to all water service meters for billing purposes.

6. 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 meters. Each unit will require a separate meter, so 22 meters will

be required. A tapping fee is $7.98/gpd. The meters will be provided by the Authority. A note shall be placed on the plan stating that "Additional fees may be required based on water and sewer use reviewed on a yearly basis complying with all rules and regulations of the Maidencreek Township Authority for tapping fees".

Note was not added to plans. ***Comment remains.***

7. The Authority will provide hydrant testing for flow and pressure on the 8" water main in Independence Court to assist the developer in determining if there is sufficient flow and pressure to serve the development in lieu of the connection to the 12" main in SR 222.

   Comment acknowledged by Stackhouse Bensinger Inc.

8. ***The locations of all proposed curb stops at each unit shall be provided on Sheet C-5.1.***

9. ***Revise the "Service Connections" detail shown on Sheet C-8.2 to state that all proposed water services be 3/4-inch pipe.***

General

1. The Maidencreek Township Authority reserves the right for additional comments.

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.
Stackhouse Bensinger, Inc.
GSP Properties – North Bethlehem, LLC
17-0466-0541 GSP Plan Review

April 25, 2018

Maidencreek Township
PO Box 319
Blandon PA 19510

Re: Maidencreek TV and Appliance Plan Review
Maidencreek Township
Berks County

Dear Township Officials:

We are in receipt of a Plan entitled Maidencreek TV and Appliance Proposed Layout Plan prepared by Berks Surveying & Engineering, Inc.

The site is the existing site of the Maidencreek TV and Appliance store located along the north side of Rt 222 approximately 400 feet from the intersection of Rt 222 and Lake Shore Drive. The site is 1.9 acres in size and zoned C-1 Local Commercial. The plan reflects a proposed change of building location due to PennDOT taking of right-of-way.

The plan submittal consists of 7 sheet as follows:

TITLE	SHEET NUMBER	DATE	REV.
Proposed Layout Plan	C101	4.12.18	
Grading/Utility Plan	C102	4.12.18	
Existing Site Plan	C103	4.12.18	
Detail Sheet	C104	4.12.18	
Photometric Plan	PH101	4.12.18	
E&SPC Plan	ES101	4.12.18	
E&SPC Details	ES102	4.12.18	

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

Zoning:

1. **Permitted Use. Section 220-41.** The proposed use of a retail store is a use permitted by right in the C-1 Local Commercial District.

2. **Maximum Impervious Cover. Section 220-42.** The maximum impervious cover allowed is 65%. The proposed impervious cover is 72%(same as existing). In addition, it appears that the total square footage of the new structure will be less than the previous buildings together. The taking of approximately 20+ by 265+ feet of frontage by PennDOT was not at the applicants asking. A Zoning Variance will be required.

3. **Front Yard Set Back. Section 220-42.** The plan correctly has located the front yard set back as 50 feet for the present Zone, however Section **220-75** indicates that a Front Yard set back is to be 100 feet from the centerline of Rt. 222. There is no proposed violation however the plan should reflect this and the owner should be aware of this highway set back.

4. **Rear Yard Set Back. Section 220-42.** The proposed building encroaches into the required 25 foot rear yard. A Zoning Variance will be required.

5. **Nonconforming Uses of Land. Section 220-105.** Any existing nonconforming use of land such as lot coverage and setbacks, should be given consideration for this land development. Most violations have been lessened with this proposal.

SALDO:

1. **Landscaping. Section 190-44G.5.** Landscaped areas shall be protected from the encroachment of vehicles by use of curbing, wheel stops, bollards, or other approved barriers.

2. **Lighting. Section 186-47.** A Lighting plan has been submitted. I would suggest either reducing the lumens on the building entrance light or provide a shield on the front of the light. The entrance light is noted to be twice the lumens required by this section of the ordinance. In addition, back shielding should be provided for the parking lot lights along SR 222.

Stormwater Comments:

1. **Stormwater Permit Required. Section 182-8.** A stormwater permit will be required, based on the definition of "regulated activities." The application can be obtained from the Township or this office.

2. **Erosion and Sediment Control. Section 182-11.A.** Evidence of E&S Plan approval by Berks County Conservation District must be provided to the Township, prior to issuance of a Stormwater Permit.

3. **Swale Design. Section182-17.D.(21)** The swale proposed between the front parking lot and the PennDOT right-of-way should be designed and lined as needed for stability.

4. **Swale Design. Section182-17.D.(21)(d)** Flow in the swale crosses the southern driveway on its way to a stone trench. Additional spot elevations are recommended on and adjacent to the driveway, to ensure flow across the driveway is uninterrupted and concentrated so that ponding and icing do not occur. Depending on the upstream drainage area, this applies to a lesser extent to the northern driveway, which similarly dips to allow runoff to cross.

5. **Landowner Statement. Section 182-22.B.(22)** A statement should be added to the plan, signed by the landowner, acknowledging that any revisions to the approved drainage plan must be approved by the Township of Maidencreek and the Conservation District.

6. **Design Engineer's Certification. Section 182-22.B.(23)** The signature block shall be added and executed.

7. **Stormwater Facilities. Section 182-22.D.(1)** Roof drains, leaders, etc. should be shown.

8. **Stormwater Calculations. Section 182-22.D.(3)** The design basis and maintenance requirements for the stone trenches should be provided; e.g.; design storm, overflow provisions, etc.

9. **Operation and Maintenance Agreement. Section 182-32.** An O&M Agreement is required for the stormwater BMPs. A "mini" agreement should be acceptable and a blank can be obtained from the Township or this office.

General Comments:

1. Public sewer and public water is available for this parcel. Approval by the Maidencreek Township Authority for the proposed sewer and water design will be required prior to construction. See attached review letter dated April 24, 2018 from SDE to the Authority.

2. PennDot issues regarding access and/or construction easements will need to be resolved prior to construction.

3. I suggest a few shade trees be planted in those portions of the parking lot that would allow such plantings.

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.
DKB Realty, LLC
Berks Surveying & Engineering

April 24, 2018

Maidencreek Township Authority
PO Box 289
Blandon PA, 19510

Re: Maidencreek TV & Appliance
Public Sewer and Water Review
Maidencreek Township
Berks County, Pennsylvania

Dear Authority Members:

We are in receipt of the Plans entitled "Maidencreek TV & Appliance" prepared by Berks Surveying & Engineering, Inc.

The plan submittal SDE reviewed consisted of 7 sheets as follows:

Sheet Title	Plan Number	Sheet Number	Date
Proposed Layout Plan	C101	Sheet 1 of 7	04/12/2018
Grading/Utility Plan	C102	Sheet 2 of 7	04/12/2018
Existing Site Plan	C103	Sheet 3 of 7	04/12/2018
Detail Sheet	C104	Sheet 4 of 7	04/12/2018
Photometric Plan	PH101	Sheet 5 of 7	04/12/2018
E&SPC Plan	ES101	Sheet 6 of 7	04/12/2018
E&SPC Details	ES102	Sheet 7 of 7	04/12/2018

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

Site Description

The site consists of 5.29 acres and situated in the "C-1" – Local Commercial District. The site is located along SR 0222 in the Penn DOT Improvements Project Section 22S. The Sketch plan reflects the relocation of the business to the rear of the property including a proposed new building and a new macadam parking lot.

Sanitary Sewer

1. Due to concerns from vehicular loads, SDE recommends that all sanitary sewer be constructed of SDR-26 pipe.

2. Construction of the sanitary sewer lateral shall be in compliance with the Authority's Standard Rules and Regulations.

3. The proposed sanitary sewer lateral shall be private and be the sole responsibility of the Property Owner.

Water

1. Due to timing of the PennDOT S.R. 222 Widening Project, the Property Owner may have significant problems in obtaining a Highway Occupancy Permit to connect to the Authority's existing water main on S.R. 222. The new water service proposed by the Authority on SR 222, may not be available for connection until late 2019 to well into 2020. Another option could be to look at connecting to the Authority's existing 6-inch water main on Quarry Road and obtain the appropriate utility easement from Redner's Development Company and/or Maidencreek Township. The connection to Quarry Road could then provide a permanent connection and avoid the potential issues obtaining a HOP or potential conflicts during the construction of the SR 222 Project.

2. Construction of the water service connection shall be in compliance with the Authority's Standard Rules and Regulations.

3. The proposed water service connection shall be private and be the sole responsibility of the Property Owner.

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.
Berks Surveying & Engineering, Inc.
Maidencreek TV & Appliance
File # 17-0466-0539

MAIDENCREEK TOWNSHIP
SEO ACTIVITY REPORT
4/1/18 - 4/30/18

SDE #	App. #	Applicant/Activity	Fee Paid to Date By Applicant	Billed/Paid	Chk #
18-0019-0300		SEO report, admin/filing.			

Cc: T. Unger 2 copies
SEO Desk