MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS

October 11, 2018

ENGINEER'S AGENDA

Subdivision Review Status Checklist (1)

- **Next Supervisors Meeting November 8, 2018**
- **GSP Properties expires 10/12/18; Time extension required if no action on plan taken.**

Subdivision / Zoning / LDP

- Plans currently in review.
  - GSP Properties Final LDP – See SDE ltr. dated 6/5/18; Planning Commission action ltr. dated 7/12/18 mtg. (2)(3)

- Melrose Place
  - Paving completed, sidewalks & street trees installed.
  - Punchlist for entire development compiled; Contractor working to complete Punchlist items.

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.

- 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.
  - Notice to Proceed issued 7/2/18 with start date of 7/25/18.
  - Time extension Change Order No. 1 sent to H&K for execution
  - Contract "B" cold-in-place recycling Evansville Rd. **completed.**

- **Contract "A" road & parking lot completed.**
- **Punchlist items to be worked on.**

- Schaeffer Road Bridge
  - Continue to attended construction mtg.
    - Contractor/Engineer/PennDOT working thru issues with pile driving.
    - Time extension being coordinated.

- Main St./Grove Rd. Intersection
  - Surveying for clear sight distances. (6)

- **Sinkholes**
  - **Meadow Brook – Millennium Drive – Too big for Twp. getting T&M quotes.**
  - **Meadowbrook – Prescott Rd. – Repair completed by Twp.**
  - Both sinkhole stormwater pipe videoed; no issues evident

Subdivision Improvement LOC / Escrow Release (4)

Sewage Enforcement Officer Activity Report (5)

SUBDIVISION STATUS MAIDENCREEK TOWNSHIP, BERKS COUNTY 10/11/2018								
	CURRENT PLANS:							
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**
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	09/14/18	**09/13/18**	See SDE ltr. Dated 9/1/18	9/1/2018
4	GSP Properties - Business Park	Final LDP	05/02/18	07/31/18	**10/12/18**		See SDE ltr. Dated 7/6/18 **Appraisal of Township easement**	7/6/2018
5	**Messinger Annexation Plan**	**Final Plan**	**10/03/18**	**01/01/19**			**See SDE ltr. Dated 9/28/18 Tabled pending plan revisions.**	9/28/2018
6								
	APPROVED / PENDING PLANS:							
1								
2								

MAIDENCREEK TWP. PLANNING COMMISSION
P.O. BOX 319, BLANDON, PA 19510

July 12, 2018

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

Dear Board,

At their July 11, 2018 meeting, the Maidencreek Township Planning Commission recommended by formal motion that the Board of Supervisors grant final plan approval to the Business Park at Maidencreek Land Development Plan conditional upon compliance with the comments in the July 6, 2018 and June 22, 2018 Systems Design Engineering, Inc. review letters which are incorporated by reference.

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

Sincerely,

Diane Hollenbach

Diane Hollenbach
Manager
Maidencreek Township

cc: Stackhouse Bensinger

July 6, 2018

Maidencreek Township Planning Commission
PO Box 319
Blandon PA 19510

Re: Business Park at Maidencreek Land Development Plan
Final Plan Review #3
Maidencreek Township
Berks County

Dear Planning Commission Members:

We are in receipt of a Final 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 21 sheets as follows:

TITLE	PLAN NUMBER	DATE	REV.
Cover Sheet	C-1.1	11-27-17	6-27-18
Ex. Cond. Site Analysis	C-2.1	11-27-17	6-27-18
Demolition	C-3.1	11-27-17	6-27-18
Land Development	C-4.1	11-27-17	6-27-18
Grading and Utility	C-5.1	11-27-17	6-27-18
Landscaping	C-6.1	11-27-17	6-27-18
Lighting	C-6.2	11-27-17	6-27-18
Driveway, Storm, Sanitary Profiles	C-7.1	11-27-17	6-27-18
Storm Profiles	C-7.2	11-27-17	6-27-18
Site Construction Details	C-8.1	11-27-17	6-27-18
Site Construction Details	C-8.2	11-27-17	6-27-18
Site Construction Details	C-8.3	11-27-17	6-27-18
Site Construction Details	C-8.4	11-27-17	6-27-18
Pre-Construction Cond. Plan	C-PCC	11-27-17	6-12-18
PCSM and O&M Plan	C-PCSM1	11-27-17	6-12-18
PCSM and O&M Plan Details	C-PCSM2	11-27-17	6-12-18

PCSM and O&M Plan Details	C-PCSM3	11-27-17	6-12-18
PCSM and O&M Plan Details	C-PCSM4	11-27-17	6-12-18
Erosion & Sediment Control Plan	C-ESC1	3-09-18	6-12-18
E&SC Plan Details	C-ESC2	3-09-18	6-12-18
E&SC Plan Notes	C-ESC3	3-09-18	6-12-18

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 are to be revised per the stormwater management redesign and submitted for review. **We are in receipt of the revised cost estimate and they are presently under review.**

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. **The Authority granted conditional approval based on the SDE review letter dated June 22, 2018 (attached).**

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 above.**

5. **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

6. **BMP Operations and Maintenance, Section 182-32.** An O&M agreement is required to be executed prior to plan approval. A sample agreement based on the stormwater ordinance model has been submitted. Additional language will be necessary due to the proposed stormwater system now relying on off-site conveyance facilities to function. **The Township solicitor is in receipt of a revised O&M Agreement to review.**

7. **Stormwater Easements, Section 182-33.** Easement documentation for the new off-site storm sewer conveyance must be provided. Easement and or O&M documentation must indicate what entity(ies) are responsible for maintenance of the off-site facilities. **The applicant has submitted a signed Easement Agreement from Georgetown Village Home Owners Association. The O&M Agreement is under review by the Township's solicitor.**

Additional Comments:

No additional comments.

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

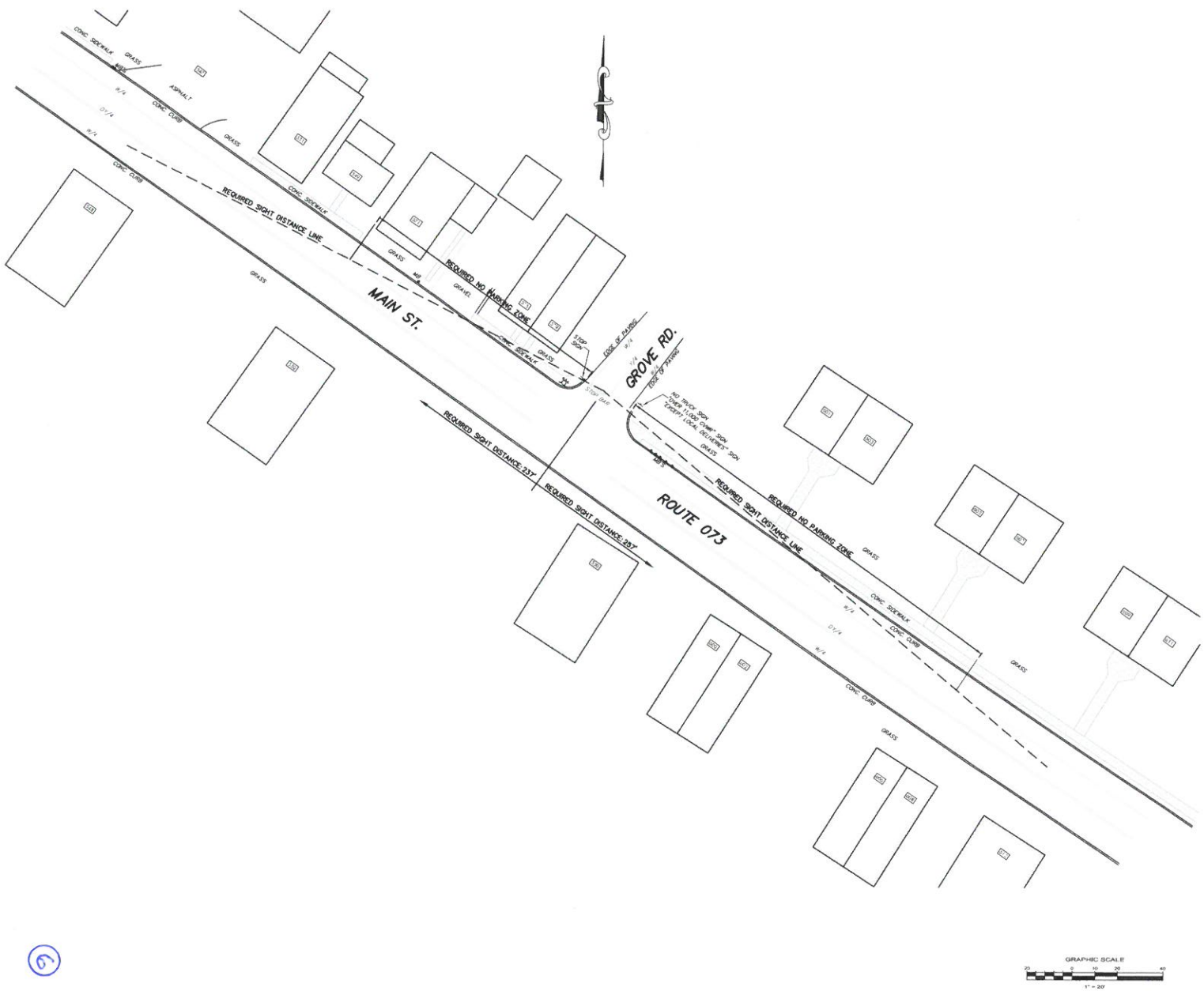
SUMMARY
IMPROVEMENT AGREEMENTS INVOICES
APPROVED FOR PAYMENT
MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS
OCTOBER 11, 2018

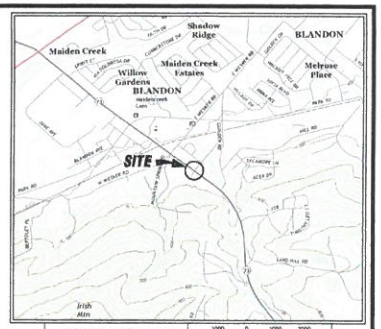
DATE OF INVOICE/PAYEE	INVOICE NO.	AMOUNT
1. Melrose Place		
9/30/18 Maidencreek Twp. – Re: SDE, Inc.		$2,685.84
	AMOUNT DUE	$2,685.84
	TOTAL AMOUNT DUE	**$2,685.84**

MAIDENCREEK TOWNSHIP
SEO ACTIVITY REPORT
September 2018

SDE #	App. #	Applicant/Activity	Fee Paid to Date By Applicant	Billed/Paid	Chk #
18-0019-0300		**Misc admin**			
18-0019-0475	**Z205603**	**113 Troxel Rd. -** **9/17/18 - Replacement system probes** **9/18/18 - Observe perc test**	**$905.00**		**17397**

Cc: T. Unger 2 copies
SEO Desk





LOCATION MAP

GRAPHIC SCALE 1" = 2000'

NO	DATE	REVISION	BY

SYSTEMS DESIGN ENGINEERING, INC

MAIDENCREEK TOWNSHIP
ROUTE 73 AND GROVE ROAD
SIGHT DISTANCE PLAN

SITUATED IN
MAIDENCREEK TOWNSHIP BERKS COUNTY PENNSYLVANIA

DRAWN BY	CHECKED	APPROVED	CADD FILE NAME
MAL			C101.dwg

DATE	SCALE	DRAWING NUMBER
8/17/18	1" = 20'	D-18-0019-0100-C101

6