MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS

November 8, 2018

ENGINEER'S AGENDA

Subdivision Review Status Checklist (1)

- **Next Supervisors Meeting December 10, 2018**
- **GSP Properties expires 11/09/18; 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)
  - **Messinger Annexation – see SDE letter dated 10/31/18; No Action req'd.** (4)

- 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.
  - Time extension Change Order No. 1 **executed.**

- Contract "B" cold-in-place recycling Evansville Rd. completed.
- Contract "A" road & parking lot completed.
- **Draft copy of Payment Application #1 Final; waiting on final paperwork.** (5)
- Punchlist items to be worked on.

- Schaeffer Road Bridge
  - Continue to attended construction mtg.
    - Contractor/Engineer/PennDOT **have resolved issues** with pile driving.
    - Cold weather concrete provisions being taken.
    - Time extension being coordinated.

- 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 (6)

Sewage Enforcement Officer Activity Report

SUBDIVISION STATUS MAIDENCREEK TOWNSHIP, BERKS COUNTY 11/8/2018								
	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 **11/09/18**		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 10/31/18**	**10/31/2018**
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

October 31, 2018

Maidencreek Township Planning Commission
One Quarry Road
PO Box 319
Blandon Pa. 19510

Re: Messinger Annexation Plan – Review #2
Maidencreek Township

Dear Planning Commission Members:

SDE is in receipt of an Annexation Plan entitled the "Messinger Annexation". The plan was prepared by Berks Surveying and Engineering Inc. of Fletwood PA. The property is located along the North side of West Wessner Rd. in the R-2 Zoning District.

The purpose of the plan is to subdivide .9 acres off of the property owned by Kimberly Rhine Messinger and Matthew Messinger and annex it to an adjoing property owned by Curtis Rhine. Currently the property from which the annexation parcel is to be subdivided from contains one dwelling. The annexation parcel itself is undeveloped land containing no dwellings, although is does contain a stone foundation, dilapidated shed and an outhouse. No new development is being proposed as part of this Annexation Plan.

The plan submittal consisted of the following:

Title	Date
Messinger Annexation –Final Plan	9/17/18 Rev. 10/17/18

The plan submittal was accompanied by the following items:

- Transmittal Letter dated 10.17.18
- Waiver request letter dated 10.17.18
- Copy of Messinger deed.

The following presents our comments on the submitted annexation plan.

Zoning:

The property is located in the R-2 Moderate Density Residential District.

1. Per Section 220-31, Permitted Uses – Single family detached dwellings are a use permitted by right. Both parcels have existing dwellings on them.

Subdivision and Land Development:

1. Per Section 190-29, Plan Status – In compliance with this section, an annexation plan can be submitted and reviewed as a Final Plan.

2. Per Section 190-36, Monuments and Markers – The plan should be brought into compliance with this sections requirements. We note, a waiver of monumentation has been submitted with this application.

3. Per Section 190-17.A(13) - The certificates of ownership (2) should be signed, sealed and notarized as appropriate.

Sincerely,
Systems Design Engineering, Inc.

Ed Kopicki

Ed Kopicki
Township Planner

CC: Maidencreek Township Supervisors
Eugene Orlando, Esq. / Township Solicitor
Berks Surveying and Engineering Inc
Kimberly and Matthew Messinger
Curtis Rhine

SDE File # 18-0024-0711

TO: **Maidencreek Township**
P.O. Box 319
Blandon, PA, 19510

PROJECT: Maidencreek Twp 2018 Paving

APPLICATION NO: **001 Final**
PERIOD ENDING: 10/31/2018

Maidencreek Township
PROJECT NO:

FROM: **Landis C. Deck & Sons**
P.O. Box 196
Skippack, PA 19474

DRAFT
TO BE CORRECTED

Landis C. Deck & Sons
PROJECT NO: qM-045A

CONTRACT FOR: **Paving**

CONTRACT DATE: **5/7/2018**

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months Total		0.00	2,400.00
Approved This Month			,92
Number	Date Approved		
Totals		0.00	0.00
Net Change by Change Orders			-$2,400.00

1. ORIGINAL CONTRACT SUM		$303,816.00
2. NET CHANGE BY CHANGE ORDERS		-$2,400.00 ,92
3. CONTRACT SUM TO DATE (LINE 1 + 2)		$301,416.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on Page 2)		$301,415.08
5. RETAINAGE		
a. 0.00% of Completed Work	$0.00	
b. _____ of Stored Material	$0.00	
Total Retainage (Line 5a + 5b or Total in column I of Page 2)	$0.00	
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		$301,415.08
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificates)		$0.00
8. CURRENT PAYMENT DUE		**$301,415.08**
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)		$0.92 0.00

The undersigned contractor certifies that to the best of the contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the contract documents, and that current payment shown herein is now due.

CONTRACTOR: **Landis C. Deck & Sons**

BY: _____ Date: 10/30/2018

H. Christian Budenz, Vice-Pres., Asst.Sect.

State of: PENNSYLVANIA County of: Montgomery

Subscribed and sworn to before me this 30th day of October ,2018

Notary Public: Jennifer S. Kratz

My Commission expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
JENNIFER S. KRATZ, Notary Public
Skippack Twp., Montgomery County
My Commission Expires July 25, 2020

DRAFT

TO BE CORRECTED

APP NUMBER 001 Final

DATE: 10/29/2018

OWNER: Maidencreek Township

NAME OF PROJECT: Maidencreek Twp 2018 Paving

JOB NO.: qM-045A

CONTRACTOR: Landis C. Deck & Sons

Unit Price	Unit	Item No.	Description	Quantity	Total Amount	Previous Applications		This Application		Complete To Date		Balance To Finish	
					C	D		E		F		G	
						Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount
47.52	SY	0800-0010	Misc. Base Repair @ 10" Depth	300	$14,256.00			300.000	14256	300.000	14,256.000		
80.29	TN	0800-0020	Scratch Course 9.5mm 64-22 0<.	140	$11,240.60			140.000	11240.6	140.000	11,240.600		
73.54	TN	0800-0030	Wearing Course 9.5mm 64-22 0<.	280	$20,591.20			280.000	20591.2	280.000	20,591.200		
80.30	TN	0800-0040	Scratch Course 9.5mm 64-22 0<.	125	$10,037.50			125.000	10037.5	125.000	10,037.500		
74.19	TN	0800-0050	Wearing Course 9.5mm 64-22 0<.	250	$18,547.50			250.000	18547.5	250.000	18,547.500		
80.30	TN	0800-0060	Scratch Course 9.5mm 64-22 0<.	125	$10,037.50			125.000	10037.5	125.000	10,037.500		
73.55	TN	0800-0070	Wearing Course 9.5mm 64-22 0<.	250	$18,387.50			250.000	18387.5	250.000	18,387.500		
36.30	SY	0800-0080	Misc. Base Repair @ 4" Depth	410	$14,883.00			410.000	14883	410.000	14,883.000		
8.32	SY	0800-0090	Variable Depth Milling - Curbl	450	$3,744.00			450.000	3744	450.000	3,744.000		
79.74	TN	0800-0100	Scratch Course 9.5mm 64-22 .3<	110	$8,771.40			110.000	8771.4	110.000	8,771.400		
73.01	TN	0800-0110	Wearing Course 9.5mm 64-22 .3<	220	$16,062.20			220.000	16062.2	220.000	16,062.200		
28.64	SY	0800-0120	Prep ADA Spaces for Paving	70	$2,004.80			70.000	2004.8	70.000	2,004.800		
90.94	TN	0800-0130	Base Course 25mm 64-22 .3<3 @	12	$1,091.28			12.000	1091.28	12.000	1,091.280		
182.93	TN	0800-0140	Wearing Course 9.5mm 64-22 .3<	7	$1,280.51			7.000	1280.51	7.000	1,280.510		
57.51	CY	0800-0150	Soft & Yeilding	40	$2,300.40			40.000	2300.4	40.000	2,300.400		
4.60	SY	0800-0160	Geotextile 4B	90	$414.00			90.000	414	90.000	414.000		
45.31	SY	0800-0170	Base Course SY - 25mm 64-22 .3	50	$2,265.50			50.000	2265.5	50.000	2,265.500		
3,087.15	LS	0800-0180	Mob & DMob	1	$3,087.15			1.000	3087.15	1.000	3,087.150		
7.26	SY	0800-0190	Mill Existing Asphalt / Grade	1090	$7,913.40			1,090.000	7913.4	1,090.000	7,913.400		
64.18	TN	0800-0200	Base Course 25mm 64-22 0<.3 @	200	$12,836.00			200.000	12836	200.000	12,836.000		
82.78	TN	0800-0210	Wearing Course 9.5mm 64-22 0<.	110	$9,105.80			110.000	9105.8	110.000	9,105.800		
8.26	SY	0800-0220	Mill Existing Asphalt - Grade	370	$3,056.20			370.000	3056.2	370.000	3,056.200		
65.35	TN	0800-0230	Base Course 25mm 64-22 0<.3 @	70	$4,574.50			70.000	4574.5	70.000	4,574.500		
83.43	TN	0800-0240	Wearing Course 9.5mm 64-22 0<.	40	$3,337.20			40.000	3337.2	40.000	3,337.200		
3.86	SY	0800-0250	Cold In Place w/Cement	6150	$23,739.00			6,150.000	23739	6,150.000	23,739.000		
1.90	GA	0800-0260	CSS-1h Emulsified Asphalt	12300	$23,370.00			12,300.000	23370	12,300.000	23,370.000		
74.31	TN	0800-0270	Wearing Course 9.5mm 64-22 0<.	610	$45,329.10			610.000	45329.1	610.000	45,329.100		
3,702.58	LS	0800-0280	Line Painting	1	$3,702.58			1.000	3702.58	1.000	3,702.580		
57.51	CY	0800-0290	Soft & Yeidling	40	$2,300.40			40.000	2300.4	40.000	2,300.400		
4.60	SY	0800-0300	geotextile 4B	90	$414.00			90.000	414	90.000	414.000		
45.31	SY	0800-0310	Base Course 25mm 64-22 .3<3 @	90	$4,077.90			90.000	4077.9	90.000	4,077.900		
1,057.88	LS	0800-0320	Mob & DMob	1	$1,057.88			1.000	1057.88	1.000	1,057.880		
		0000-C000	***Change Orders***										
		0000-C001	***Change Order C002***										
44.34	SY	9999-0001-C	Misc. Base Repair at 10" Depth - Revised	312	$13,834.08			312.000	13834.08	312.000	13,834.080		
9,982.15	LS	9999-0002-C	Asphalt Escalation	1	$9,982.15			1.000	9982.15	1.000	9,982.150		
(26,217.15)	LS	9999-0003-C	Reduction for Work not Required	1	($26,217.15)			1.000	-26217.15	1.000	(26,217.150)		
			PROJECT TOTAL:		$301,415.08				301,415.08		301,415.08		

SUMMARY
IMPROVEMENT AGREEMENTS INVOICES
APPROVED FOR PAYMENT
MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS
NOVEMBER 8, 2018

DATE OF INVOICE/PAYEE	INVOICE NO.	AMOUNT
1. Melrose Place		
10/31/18 Maidencreek Twp. – Re: SDE, Inc.	93768	$3,615.11
	AMOUNT DUE	$3,615.11
	TOTAL AMOUNT DUE	**$3,615.11**