MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS

SEPTEMBER 10, 2020

ENGINEER'S AGENDA

Subdivision Review Status Checklist

- **Next Supervisors Meeting October 8, 2020** (1)
- **All plans are current.**

Subdivision / Zoning / LDP

- JoJaz Subdivision Prel./Final see SDE review ltr. Dated 8/4/20.
- **Redner's Quickshop & Car Wash Prel. Plan see SDE ltr. Dated 9/2/20.** (2)
- David Kopfer Sketch Plan for Record see SDE ltr. Dated 6/3/20.
- Gun Range regulations draft reviewed w/P.C. on 1/8/20 revisions/additions being made.
- **Burning Ordinance regulation draft reviewed by P.C. on 9/2/2020 additional revisions/additions being made.**

Projects

- Street Projects 2020
  - Excelsior Drive & June Ave. BOS awarded:
    - **Contract "A" to Recon Construction in the amount of $206,038.00; work completed 8/20/20.**
    - **Contract "B" to New Enterprise Stone & Lime Co. in the amount of $135,317.50; work is scheduled to begin Sept. 21 (night).**

- Lutz Property E. Wesner Rd. storm water issue
  - Reviewed Walnut Manor & Golden Manor Subdivision Plans (Plans start in 1987). There is no storm water easement on plans. No notes for storm water system maintenance on plans.
  - **Inspected site w/Keith S.**
    - **Established that headwall is at 20'6" from centerline & Twp. r/w is 26'6".**

- **Storm Damage – Follow up from Aug. BOS mtg.**
  - **Melrose**
    - **Met w/developer, developer Eng. & Atty.**
    - **Reviewed repairs to be made & other options for mitigation.**
    - **Repairs underway in Basin.**
  - **Met w/PennDOT representatives**
    - **PennDOT to contact railroad & initiate mtg.**

- **Inspected Guildin Rd.**
  - **Clogged storm water pipes @ Park Rd.**
  - **Clogged storm water pipe @ R.R. Crossing**
  - **Investigate swale & pipe from Park Rd. to Villa Circle**
- **Storm Water Basins**
  - **Putting together plans & Storm Water agreements for each basin so inspections can be conducted.**

Subdivision Improvement LOC / Escrow Release ③

- See Attached

Sewage Enforcement Officer Activity Report ④

- See Attached

SUBDIVISION STATUS
MAIDENCREEK TOWNSHIP, BERKS COUNTY
9/2/2020

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	Schick Dental Office	Prelm/Final Plan	04/17/20	07/16/20		05/14/20	Approval conditioned on SDE review letter	5/1/2020
2	Jojaz Subdivision	Prelm/Final Plan	06/03/20	09/01/20	Extension granted until 11/30/2020		No action taken by PC, resubmission needed	8/5/2020
3	Redner's Quickshop and Car Wash	Prelm Plan	06/03/20	09/01/20	Extension granted until 12/1/2020		No action taken by PC, resubmission needed	9/2/2020
4	David Kopfer Subdivision	Sketch Plan for Record	06/03/20	09/01/20	Extension granted until 12/1/2020		No action taken by PC, resubmission needed	6/3/2020
5								
6								
	APPROVED / PENDING PLANS:							
1								
2								

September 2, 2020

Diane Hollenbach, Township Manager
Maidencreek Township
1 Quarry Road
Blandon, PA 19510

Re: Redner's Quickshop and Car Wash
Preliminary Plan Review #3

Ms. Hollenbach:

Systems Design Engineering, Inc. is in receipt of a Preliminary Plan entitled "Redner's Quickshop and Car Wash." The site has three (3) access points; two on Allentown Pike (US Route 0222) and another on Lake Shore Drive (PA Route 0073). The proposal would result in gas pumps, a convenience store, and car wash. The Plan was prepared by Bogia Engineering, Inc. The submission consisted of response letters to SDE's August letter, a Stormwater Management report (including supplemental computations) and the following:

Cover Sheet	Sheet 1 of 11	Dated 5/20/2020, Rev 8/19/2020
Existing Conditions Plan	Sheet 2 of 11	Dated 5/20/2020, Rev 8/17/2020
Grading and Utility Plan	Sheet 3 of 11	Dated 5/20/2020, Rev 8/19/2020
Details Plan	Sheet 4 of 11	Dated 5/20/2020, Rev 8/19/2020
Details	Sheet 5 of 11	Dated 5/20/2020, Rev 8/19/2020
Landscaping Plan	Sheet 6 of 11	Dated 5/20/2020, Rev 8/19/2020
Lighting Plan	Sheet 7 of 11	Dated 5/20/2020, Rev 8/19/2020
E&S Plan	Sheet 8 of 11	Dated 5/20/2020, Rev 8/19/2020
E&S Plan Details	Sheet 9 of 11	Dated 5/20/2020, Rev 8/19/2020
Drainage Area	Sheet 10 of 11	Dated 5/20/2020, Rev 8/19/2020
Truck Turn	Sheet 11 of 11	Dated 5/20/2020, Rev 8/19/2020

BACKGROUND:

The purpose of the plan is to establish a gas station, car wash and convenience store on parcels zoned C-1 Local Commercial. The subject site consists of three (3) neighboring parcels that total 1.75 acres in size. The site is to be served with public water and sewer. The site previously included a gas station and Top Star convenience store. The current proposal would utilize the

1032 James Drive, Leesport, PA 19533 • P: 610.916.8500 • F: 610.916.8501
Schuylkill Haven, PA • P: 570.385.5549 Boyertown, PA • P: 610.369.1319

existing building, while gas pumps would be moved to the southwest side of the site and a car wash would be constructed. The existing driveway onto Rt. 222 will be removed and a new driveway constructed to the south.

The applicant is also in the process of seeking zoning relief from the Maidencreek Township Zoning Hearing Board.

REVIEW:

This letter presents comments on the third review of the submitted Preliminary Plan.

ZONING:

The subject site is located in the C-1 Local Commercial Zoning District.

1. The first review did not interpret the proposed car wash as an accessory use. The car wash is interpreted as a use permitted by Special Exception.

    - **Addressed**. A special exception was approved by the Zoning Hearing Board on 8/4/2020.

2. Per §220-62, Sign Regulations

    - A previous sign at the corner of Allentown Pike and Lake Shore Drive was removed. However, new sign details are not provided.

        - The Applicant should put sign details on the plan and demonstrate compliance with Section §220-62.

            1. **Addressed.** The applicant stated that sign regulations would be in compliance. Details for traffic signage was provided. Details for business signage is not provided.

                a. The applicant stated via Note 15 that all signage would comply with the appropriate Township Ordinance and further stated that a signage packet would be submitted outside the land development submission. A separate zoning permit will be required.

3. Special Exceptions

- Section §220-65 states special exception requirements for car washes:
  - Car washes are permitted only in an enclosed building that must be at least 100 feet from residential districts and right-of-way intersections. Additionally, sufficient space must be provided for at least ten (10) stacked vehicle spaces.
    - **Addressed**. A special exception to allow the car wash use was approved on 8/4/2020. A variance was granted on 8/4/2020 to allow six (6) stacking spaces, rather than ten (10).

LIGHTING STANDARDS:

1. Per §186-48, Lighting Plan Submission

- Lighting plans are required in the Preliminary Plan stage of all development plan reviews.
  - The following are comments on the updated Lighting Plan by SDE's electrical designer:
    - The Type 'A' fixture in the Luminaire Schedule' is not a 'cut-off' type as defined by I.E.S. and therefore does not comply with Section §186-46 of the Township Zoning Ordinance.
    - The Type 'B' fixture spec sheet is not included on the drawing.
    - Please clarify if both Type 'A' and 'B' wall packs are used on the building simultaneously or if one type used for after-hours security only.

SALDO:

1. Per §190-15, Preliminary Plan Requirements

- Per Subsection C, the plan shall be sealed by the professional responsible for the plan.
  - **Partially Addressed**. The applicant stated that the plans will be sealed by a Professional Engineer at the time of Final plan approval.

2. Per §190-34 Sidewalks

    - Sidewalks may be required for commercial developments by the Board of Supervisors.

        - **Addressed.** Note 16 states that the lot owner will be responsible for sidewalk construction if deemed necessary by the Township Supervisors.

3. Per §190-44, Landscaping

    - The selected species – *Prunus serrulate* (Kwanzan Cherry) and *Juniperus Chinesis* (Seagreen Juniper) – are not included on the Townships recommended list.

        - SDE's landscape architect stated that the chosen species are acceptable. However, the location of existing vegetation should also be provided prior to Final Plan approval.

STORMWATER MANAGEMENT:

1. Per §182-11, Erosion and Sediment Control – The Erosion & Sediment Control Plan should be submitted to the Berks County Conservation District for review and approval. A copy of the approval letter should be submitted to the Township prior to Final Plan approval.

2. Per §182-16.A.(2), Stormwater Management Districts – The computations indicate that the post-development runoff to Point of Interest 2 (POI-2) does not meet the reduced runoff rates required by the ordinance. It is unclear at this time whether the proposed detention basin will adequately reduce the runoff rates to POI-3 because of revisions to both the pre-development runoff and post-development runoff computations noted in comments under Miscellaneous Stormwater Management Plan and Computations Comments.

3. Per §182-17.D.(3), Design Criteria for Stormwater Management and Conveyance BMPs – Notes describing the required pipe specifications for "SLCPP" should be provided on the plans, including material and watertight joints.

4. Per §182-22.B.(22) and §182-22.E.(2)(d), Drainage Plan Contents – The Certificate of Landowner should be revised to include the requirements of both of these sections.

5. Per §182-23, Plan Submission – A copy of the PennDOT HOP plans should be submitted to the Township concurrently with the submission to PennDOT to allow coordination with the SALDO review. A copy of the HOP drawings should be submitted to the Township

when the application is submitted to PennDOT to allow coordination with the SALDO review. Also see Comment 3 under the Grading & Utility Plan comments.

6. Per §182-24.F – The proposed storm sewer connections to the proposed inlet located in the SR 0222 right-of-way, as well as the driveway modifications, will require a PennDOT Highway Occupancy Permit. A copy of the approved HOP(s) should be submitted to the Township prior to Final Plan approval.

7. Per §182-30, Performance Guarantee – A financial guarantee should be provided for the proposed stormwater management controls prior to Final Plan approval.

8. Per §182-32 and §182-34, Operations and Maintenance Agreement for Privately Owned Stormwater Controls and BMPs – The Stormwater Management Controls and Best Management Practices Operations and Maintenance Agreement in Appendix A of the Stormwater Management Ordinance should be submitted for review and approval by the Township prior to Final Plan approval.

MISCELLANEOUS STORMWATER MANAGEMENT PLAN AND COMPUTATIONS COMMENTS:

1. The post-development runoff CN for lawn areas in all the Disturbed drainage areas should be 65 instead of 58, per Table B-2. This CN may also be used for the Undisturbed and Offsite lawn areas for pre- and post-development conditions.

2. The existing conditions impervious area used in the computations is significantly higher than the previous submission and the area measured off the Existing Conditions Plan. The total existing impervious area should be approximately 0.40 acres instead of 0.67 acres.

3. The allowable post-development site runoff to POI-3 for the 2-yr storm should be computed by adding the peak 1-yr disturbed DA-C area flow and the peak 2-yr undisturbed DA-C and Offsite Bypass-2 flows (since the Tc is the same for all the drainage areas). The flows must be added manually because the computer model cannot add hydrographs from different storm frequencies. The allowable flows for all other storm events should be computed in the same way.

4. The detention basin outlet pipe length and slope used for the basin stage/discharge computations should be revised to match the storm sewer computations.

5. The emergency spillway invert (343.30) should be set above the adjacent Rt. 222 curb elevation (approximately 343.55 through 343.65 at the current location). Based on the grate elevation noted for the proposed inlet at POI 3, the top of curb elevation is 343.34.

6. The swale design computations should be based on a design flow that matches the 25-yr flow to ES-1-1 from the storm sewer computations. In addition, the computations are based on a 7' bottom width, but the grading plan reflects a 2' bottom width.

COMMENTS ON THE GRADING & UTILITY PLAN:

1. At a minimum, the starting invert elevations for Downspout DS-1 and DS-6 should be noted to provide the contractor with sufficient information to construct the rainwater conductor system.

2. The outfall of DS-6 should be moved lower into the basin assuming the invert will be approximately 342.50.

3. In order to provide the drainage area boundary shown for Bypass-2, the 344 contour must be revised to reflect a berm at the boundary location, and bottom of curb/paving spot elevations should be provide at the two curb radii to ensure runoff does not run down the driveway to Rt. 222. The 344.20 spot elevation must be raised if runoff is to flow toward the other 344.20 in the flow line.

   The HOP driveway profile must agree with the grading revisions noted above.

4. The proposed 345 contour should be provided to define the Swale #1 grading. In addition, it appears that the proposed grading at the upper end of the swale will require grading on the adjacent property. The proposed 348 and 350 contours should be shown.

5. The proposed 346.50 spot elevation at the northeast corner of the fueling area canopy is almost 2' lower than the existing paving grade at this location. Additional proposed grading should be shown to tie this elevation back into the existing driveway grades. Also, this elevation appears to be too low with respect to the trash enclosure elevation and the existing curb immediately to the east of the fueling area. The existing bottom of curb elevation appears to be at least 15" higher than the proposed spot elevation.

6. Additional proposed contours and spot elevations should be provided upslope of Inlet I-2-1. This area must be regraded to ensure all runoff from drainage area Bypass-2 is directed into Inlet I-2-1, as assumed by the drainage area boundary. In addition, this inlet should be located in a sag in order to prevent bypass flow from reaching POI-3. If the design allows for bypass flows, these flows must be accounted for in the total post-development runoff to POI-3.

7. Some of the proposed storm sewer system along the new Rt. 222 curb line is now noted as 18" CMP; however, it is our understanding that this system is RCP. The designer should verify the correct pipe material.

8. The proposed P-1 invert in the Rt. 222 inlet should be noted.

COMMENTS ON THE STORM SEWER AND RAINWATER CONDUCTOR DESIGN:

1. The longitudinal slope and cross-slope values used for I-2-1 are not verifiable from the grading plan. The computations indicate that a significant portion of the flow to the inlet is not captured (approx. 50%) and will drain to POI-3. As noted previously, this bypass flow increases the post-development flow to POI-3.

2. Computations for the rainwater conductor system should be provided. The plan notes 3" diameter pipes for DS-1 through DS-4; however, at 1% slope, a 3" pipe only has capacity for less than 1,100 SF of roof area.

MISCELLANEOUS DRAFTING COMMENTS:

1. The Vegetated Swale detail should reflect the parameters used in the swale design computations, including the total depth and bottom width.

2. A detail is provided for a check dam in the swale; however, the location is not shown on the plan and the purpose of the check dam is unclear.

3. The Top of Clay Liner elevation should be noted on the Detention Basin Cross-Section. The clay core should be removed if it is not being provided due to installing the clay liner.

4. The outlet elevation, BOE, in the Detention Basin Cross-Section should be revised.

5. The Typical Emergency Spillway detail should note the erosion control blanket material. In addition, the elevations noted for the crest and top of berm should be revised.

6. The height of the trash rack should be revised on the Orifice Plate detail to conform to the dimensions of the outlet structure orifices and bottom of the top unit.

7. The TG, upper 3" orifice and outlet pipe elevation/inverts should be revised on the Basin 1 Outlet Structure detail.

8. The OS-1-1 TG elevation noted on the Grading & Utility Plan should be revised.

9. It appears that the plan shows 33 proposed parking spaces. Whereas, it is stated on sheet 1 that there are 35 proposed spaces. Clarification should be provided or the plan should be amended to reflect the correct number of provided spaces.

MISCELLANEOUS:

1. MTA approval is required. The plans should be submitted to the Maidencreek Township Authority and an approved review letter should be provided to the Township upon receipt.

    - **Partially addressed.** The plan was submitted to MTA. Receipt of approval by the MTA should be submitted to the Township office and to SDE.

2. An approved PennDOT Highway Occupancy Permit should be provided for access points along Allentown Pike.

    - **Outstanding**. An approved HOP has not been provided. The applicant stated that it will be provided once received.

3. Curb Radii

    - The applicant should explain or amend the 2-foot curb exit radius at the northeastern access point to US Route 0222.

        - The 2-foot curb radii have been amended to 5 feet. These will need to be reviewed and approved by PennDOT as part of the HOP approval.

            1. **Partially addressed.** The applicant stated that an approved HOP will be provided once received.

If you should have any questions or comments, please do not hesitate to contact our office.

Sincerely,

SYSTEMS DESIGN ENGINEERING, INC.

Philip J. Ashear
Township Planning Consultant

Cc: Maidencreek Township Planning Commissioners
Diane Hollenbach / Township Manager
Nicole Plank, Esq.
Bogia Engineering, Inc.

SUMMARY
IMPROVEMENT AGREEMENTS INVOICES
APPROVED FOR PAYMENT
MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS
SEPTEMBER 4, 2020

	DATE OF INVOICE/PAYEE	INVOICE NO.	AMOUNT
1.	**Melrose Place Insp.** 8/31/20 Maidencreek Twp. – Re: SDE, Inc.	101673	$1,068.99
		AMOUNT DUE	$1,068.99
2.	**GSP Properties, LLC** 8/31.20 Maidencreek Twp. – Re: SDE, Inc.	101674	$503.06
		AMOUNT DUE	$503.06
		TOTAL AMOUNT DUE	**$1,572.05**

MAIDENCREEK TOWNSHIP
SEO ACTIVITY REPORT
July, 2020

SDE #	App. #	Applicant/Activity	Fee Paid to Date By Applicant	Billed/Paid	Chk #
19-0019-0479	Z176966	281 Blandon Road 7/19/19 -Replacement septic system application. Testing was performed by previous SEO. Verify test site. Send idemntification form to applicant. Septic system permit cannot be issued until the notarized indemnification is received by SEO. 9/4/19 - Process application and verification of prior testing for new septic system. Review design/issue permit No update	$ 724.00	Paid	1002
19-0019-0480	Z203635	65 Troxel Rd. 10/7/19 - Review design/issue permit for new system No update	$ 585.00	Paid	122
20-0019-0481	Subdivision	1142 Pleasant Hill Road - Owner wants to subdivide another lot off of the farm. 2/17/20 - Schedule testing and notify PADEP. 3/5/20 - Probes for primary and replacement system on new lot and replacement area for existing lot. 3/6/20 - Conduct percolation testing for primary and replacement system on new lot. 3/31/20 - Complete soil reports, send to consultant 6/2/20 - Rec incomplete planning module. Send letter to consultant. 6/9/20 - Communications w/Phil Ashear and PADEP re: nitrate easement requirements.	$1,608.00	Paid	114
20-0019-0482	Z215216	1070 Maidencreek Road - The property didn't pass the real estate inspection. Replacement septic system testing is necessary. 3/17/20 - Conduct soil probes. Dig/presoak perc holes. 3/18/20 - Perform percolation test. No update	$ 692.00	Paid	
20-0019-0485	Z210426	872 Park Rd - Replacement system 5/13/20 - Process application 5/14/20 - Observe probes 5/15/20 - Perform percolation test 5/18/20 Soil report and send to deigner 6/11/20 - Review design. Fees due before permit can be issued.	$ 570.00	Paid	50873
20-0019-0486	Z207852	185 Orchard Road - Replacement system 5/20/20 Probes testing 5/21/20 Perc Test 5/21/20 soil & perc report write up 5/25/20 scanned soil & perc report and email to designer **7/24/20 - Review design/issue permit to install system.** **7/28/20 - Scarification inspection PASSED** **8/4/20 - Pressure test inspection PASSED**	$1,245.00	Paid	1264 & 1269
20-0019-0300	General Work	**Misc Admin**			

(4)

Cc: T. Unger 2 copies
SEO Desk