MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS

March 12, 2020

ENGINEER'S AGENDA

Subdivision Review Status Checklist

- **Next Supervisors Meeting April 9, 2020**

Subdivision / Zoning / LDP

- Plans currently in review.
- **Sketch Plan Jojaz Subdivision see SDE ltr. Dated March 4, 2020.** (1)
- **Sketch Plan Schick Dental see SDE ltr. Dated March 4, 2020.** (2)
- Gun Range regulations draft reviewed w/P.C. on 1/8/20 revisions/additions being made.
- Melrose Place
  - Original punchlist items completed; maintenance issues remain to be completed.

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.
- Street Projects 2020
  - **Excelsior Drive-preparing bid document**
  - **June Avenue-preparing bid document**
  - **Investigating storm water remediation to be completed by Twp. Road crew.**
  - **Handicap Parking Location**
    - **401 Main Street**

Subdivision Improvement LOC / Escrow Release

- See Attached (3)

Sewage Enforcement Officer Activity Report (4)

March 4, 2020

Maidencreek Township Manager
1 Quarry Road
Blandon, PA 19510

Re: Jojaz Subdivision
Sketch Plan Review

Ms. Hollenbach:

Systems Design Engineering, Inc. is in receipt of a Sketch Plan entitled "Jojaz Subdivision." The site has two (2) access points to Maiden Creek Road and the subdivision would result in six (6) individual lots. The Plan was prepared by The Crossroads Group, LLC. The submission consisted of the following:

- Sketch Plan — Dated 1/3/2020, revised 2/18/2020

Background:

The purpose of the plan is to subdivide an existing tract that is zoned Industrial. The tract is currently 24.57 acres in size and would be divided into six (6) parcels, all of which would be less than five (5) acres in size. Lots are to be served by private individual wells and individual on-site sewage disposal.

REVIEW:

This letter presents comments on the first review of the submitted Sketch Plan.

ZONING:

The property is located in the I – Industrial Zoning District. The uses of the proposed parcels are pre-existing. Any proposed changes in use are not specified.

Comments on other issues are presented below.

1. Per §220-48, Permitted Uses

- The applicant should list the intended and existing uses on the proposed parcels. In as much as intended uses are not known at this time, each individual lot will be required to submit a land development plan addressing lot use, zoning, and subdivision and land development ordinance compliance.

2. Per §220-49, Area and Bulk Regulations

   - The proposed lots to be created appear to be compliant with area and bulk requirements. Zoning data provided is generic for the (I) Industrial Zoning District.

   - Per Article XVI, Supplemental Regulations

     - Future individual lot Land Development Plans will be required to demonstrate compliance.

SALDO:

1. Per §190-14, Sketch Plan Requirements
   - Sufficient information is provided on the plan to address Sketch Plan requirements.
   - Supplementary information will be required with a subsequent Preliminary and Final plan submission.
     - These include but are not limited to: Erosion and Sediment Control, Landscaping Plan, Lighting Plan, and all requirements in the subsections of Section §190, Required Improvements and Specifications.

Stormwater Management:

1. Stormwater management is not part of the Sketch Plan Review. Existing details of stormwater management should be provided with any subsequent Preliminary or Final Plan submission.

Miscellaneous

1. Traffic
    - Trucks are prohibited on Evansville Road. Trucks will be required to use Maiden Creek Road to Route 73 and to Pleasant Hill Road. Appropriate PennDOT HOP's required.
2. On-lot sewage is proposed.
    - A public sewer system should be investigated to determine feasibility to include Molltown area and Maiden Creek Road users.
3. The internal Road system (not to be dedicated) must be constructed in accordance with Township standards including but not limited to: horizontal curve radius and percent slopes.
4. Maindencreek Township currently maintains a Township resident recycle drop-off location on the northwest corner of the property along Maiden Creek Road.

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
Eugene Orlando, Jr. / Township Solicitor
The Crossroads Group

SDE SYSTEMS DESIGN ENGINEERING, INC

"A Passion for Engineering Excellence"

sdei.net

March 4, 2020

Maidencreek Township Manager
1 Quarry Road
Blandon, PA 19510

Re: Schick Dental Office
Sketch Plan Review

Ms. Hollenbach:

Systems Design Engineering, Inc. is in receipt of a Sketch Plan entitled "Schick Dental Office." The address is 10 Ingot Drive and is located with three-sided frontage on Ingot Drive, Golden Drive, and Park Road in Maidencreek Township. The Plan was prepared by Berks Surveying & Engineering. The submission consisted of the following:

- Sketch Plan LD101 Dated 2/18/2020

Background:

The purpose of the plan is to develop a 1.06 acre property with a dental office and parking area. The property is currently undeveloped. The property will be served by public sewer and water.

REVIEW:

This letter presents comments on the first review of the submitted Sketch Plan.

ZONING:

The property is located in the C-1 Local Commercial Zoning District. The intended dental office appears to be a permitted use in the C-1 zoning district under the category "Business, professional, or government offices."

Comments on other issues are presented below.

1. Per §220-42, Area and Bulk Requirements
   - Area and Bulk Requirements appear to be met. However, the applicant should add the square footage of the proposed building and the exact proposed building height to the Zoning Compliance Table.

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

SALDO:

1. Per §190-14, Sketch Plan Requirements
    - Sufficient information is provided on the plan to address Sketch Plan requirements.
    - Supplementary information will be required with a subsequent Preliminary and Final plan submission.
        - These include: Erosion and Sediment Control, Landscaping Plan, Lighting Plan, and all requirements in the subsections of Section §190, Required Improvements and Specifications.

2. Driveway
    - Recommend moving driveway approximately ten (10) feet east so that vehicles do not drive over existing inlet.

Stormwater Management:

1. Stormwater management is not part of the Sketch Plan Review. However, the applicant is requesting a Waiver to Section 182-20 Drainage Plan.
    - The Waiver Letter states that this property is part of the Golden Manor Subdivision and that regional stormwater facilities were designed to accommodate the overall subdivision.

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
Eugene Orlando, Jr. / Township Solicitor
Berks Surveying & Engineering, Inc / Applicant's Surveyor/Engineer

SUMMARY
IMPROVEMENT AGREEMENTS INVOICES
APPROVED FOR PAYMENT
MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS
MARCH 12, 2020

DATE OF INVOICE/PAYEE	INVOICE NO.	AMOUNT
1. **GSP Properties, LLC**		
2/29/20 Maidencreek Twp. – Re: SDE, Inc.	99577	$223.35
	AMOUNT DUE	$223.35
	TOTAL AMOUNT DUE	**$223.35**

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MAIDENCREEK TOWNSHIP
SEO ACTIVITY REPORT
February 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
20-0019-0607	Subdivision	**1142 Pleasant Hill Road - Owner wants to subdivide another lot off of the farm.** **2/17/20 - Schedule testing and notify PADEP.**	$1,608.00		114
20-0019-0300	**General Work**	**Misc Admin -** **Telcon w/Tom Hoch re: 1070 Maidencreek Road replacement sytem testing. Send application package**			
20-0019-0302	**2019 Reimbursement**	**Send permit "green copies" to Katelyn. Township will finish package and send to PADEP**			

Cc: T. Unger 2 copies
SEO Desk

DESCCO
DESIGN & CONSTRUCTION, INC.

March 4, 2020

Planning Commission
1 Quarry Road
Blandon, PA 19510

Re: Monica Schick DND – 10 Ingot Drive

Dear Commissioners:

To help us expedite this project we are requesting permission to submit a Preliminary/ Final Land development plan and application instead of separate Preliminary and Final submissions. We understand that we do have to still adhere to all applicable sections of Maidencreek Township's SALDO.

Kind Regards,
DESCCO Design & Construction, Inc.

Nicholas D. Stoltzfus, PE
President