MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS

June 11, 2020

ENGINEER'S AGENDA

Subdivision Review Status Checklist

- **Next Supervisors Meeting July 9, 2020** (1)

Subdivision / Zoning / LDP

- **JoJaz Subdivision Prel./Final see SDE review ltr. Dated 6/3/20.** (2)
- **Redner's Quickshop & Car Wash Prel. Plan see SDE ltr. Dated 6/3/20.** (3)
- **David Kopfer Sketch Plan for Record see SDE ltr. Dated 6/3/20.** (4)
- 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 & June Ave. BOS awarded:**
    - **Contract "A" to Recon Construction in the amount of $206,038.00.**
    - **Contract "B" to New Enterprise Stone & Lime Co. in the amount of $135,317.50**
  - Storm water remediation reviewed with Twp.; Road crew to perform.
  - **BOS to approve signing Contracts & Notice to Proceed.**

Subdivision Improvement LOC / Escrow Release (5)

- See Attached

Sewage Enforcement Officer Activity Report (6)

- See Attached

SUBDIVISION STATUS
MAIDENCREEK TOWNSHIP, BERKS COUNTY
6/5/2020

	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	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			No action taken by PC, resubmission needed	6/3/2020
3	Redner's Quickshop and Car Wash	Prelm Plan	06/03/20	09/01/20			No action taken by PC, resubmission needed	
4	David Kopfer Subdivision	Sketch Plan for Record	06/03/20	09/01/20			No action taken by PC, resubmission needed	
5								
6								
	APPROVED / PENDING PLANS:							
1								
2								

June 3, 2020

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

Re: Jojaz Subdivision
Preliminary/Final Plan – Review #1

Ms. Hollenbach:

Systems Design Engineering, Inc. is in receipt of a Preliminary/Final Plan entitled "Jojaz Subdivision." The site has two (2) access points to Maiden Creek Road and the subdivision would result in four (4) new individual lots. The southern access point is to be a local single access street and the northern access is via a proposed easement. The Plan was prepared by The Crossroads Group, LLC. The submission consisted of the following:

Cover Sheet		Undated
Subdivision Plan	Sheet 1 of 5	Dated 5/6/2020
Existing Features Plan	Sheet 2 of 5	Dated 5/6/2020
Road Plan & Profile	Sheet 3 of 5	Dated 5/6/2020
E &S Control Plan	Sheet 4 of 5	Dated 5/6/2020
Construction Details	Sheet 5 of 5	Dated 5/6/2020

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. Four (4) new lots would be created, two (2) existing parcels adjacent to the proposed lots would remain unchanged and would have various easements in common. 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 Preliminary/Final Plan.

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Schuylkill Haven, PA • P: 570.385.5549 Boyertown, PA • P: 610.369.1319

ZONING:

The property is located in the I – Industrial Zoning District. The uses of the proposed parcels are not determined at this time. Each lot will require a Land Development Plan in order to develop a particular use.

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.
2. Per §220-49, Area and Bulk Regulations
    - The proposed lots to be created appear to be compliant with area and bulk requirements. The subdivision plan does not show any new development on the proposed lots. Four (4) existing buildings would be removed.
3. Per §220-79, Environmental Impact Assessment
    - Any subdivision or land development plan requires the submission of an Environmental Impact Assessment (EIA). An overall EIA should be submitted or EIA's will be required at the time of land development on each subdivided lot.

SALDO:

1. Per §190-15, Preliminary Plan Requirements
    - Per Subsection N(4), all lots should be numbered.
        - The "residue lot" should be given a number even if it is to be non-buildable.
    - Per Subsection N(5), A statement of the intended use of all non-residential lots should be provided.
2. Per §190-16, Information to Accompany a Preliminary Plan
    - Per Subsection G(5), a deed must be prepared and submitted to the Township prior to recording. The deed shall include descriptions of the proposed right-of-way and all easements.

3. Per §190-17, Final Plan Requirements
    - The plans should be sealed by a Professional Engineer prior to Final Plan approval.
    - Per Subsection A(12), clear sight triangles.
        - It appears that clear sight requirements are met. However, clear sight triangles should be added to the plan and clearly marked to satisfy this Final Plan requirement.
            - The Applicant should also see Sight Distance requirements in Section §190-32.H.
4. Per §190-32, Streets
    - Per subsection A(5), Private street are prohibited unless they meet the Township's design standards.
        - The proposed street meets the Township's width and cartway standards; however, the cartway width may need to be increased per the comment below.
    - Per subsection B(3), the Township may require greater cartway and right-of-way widths if deemed necessary.
        - The Township should determine the need for additional cartway due to truck turning radii. It appears trucks would need to use the edge of the cartway.
    - Per subsection F(1), vertical curves along local access roads shall have a sight distance of at least 200 feet.
        - The proposed road should be amended to achieve a sight distance of at least 200 feet.
    - Per subsection G(6), curb radii at intersections involving local access road shall be at least twenty (20) feet.
        - Radius labels should be added to the plan and should demonstrate a minimum compliance with the 20-foot requirement.

- Per subsection I(2), in no case shall a public single-access street be the sole means of vehicular access to a non-residential use.

- Per subsection L(3), curbs and sidewalks shall be provided in accordance with Section §186.

- Per subsection L(5), Streetlights may be required by the Board of Supervisors. If required, the streetlight plan shall be included with any Preliminary Plan or Final Plan submittal and shall be approved by mutual agreement between the Township, developer, and any appropriate public utility; a utility easement would also be required for maintenance.

5. Per §190-39, Soil Percolation Test Requirements

    - Soil percolation tests are required for all subdivisions where on-site sewage is provided.

        - The Applicant should coordinate percolation test requirements with the Sewage Enforcement Officer, especially as it relates to any requirements on the proposed non-building lot.

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 and NPDES Permit (if required) should be submitted to the Township prior to Final Plan approval.

2. Per §182-13.B, Groundwater Recharge – The feasibility of groundwater recharge BMPs should be evaluated. If a site-specific evaluation indicates recharge BMPs are feasible, the information required by this section should be provided. If recharge BMPs are not recommended, Soil Amendment & Restoration in accordance with the PA Stormwater Management BMP Manual should be considered as a possible recharge BMP.

3. Per §182-14, Water Quality Requirements – Water quality BMPs are required. Design computations and construction information should be provided on the plans. It should be noted that the Area used in Equation No. 1 is the total new impervious area.

4. Per §182-15, Streambank Erosion Requirements – Computations and rate control measures should be provided to reduce the post-development 2-yr 24-hr SCS storm runoff to the 1-yr pre-development rate.

5. Per §182-16, Stormwater Management Districts – The property being developed is located in Management District C which requires post-development site runoff to not exceed existing runoff. The post-development site runoff will be increased as a result of the proposed roadway and cul-de-sac construction. However, an exemption may be applicable; see Comment below for §182-21, Exemptions.

6. Per §182-17.D.(1), Design Criteria for Stormwater Management and Conveyance BMPs – Design computations should be provided for the roadside swale. The plan does not propose a storm sewer system.

   Future lot developers will be required to provide on-lot detention facilities to control post-construction runoff increases to not exceed the design flow assumed for the swale. The swale should be designed with a minimum 6" freeboard in accordance with the DEP E&SPC Program Manual requirements.

   If a storm sewer system is proposed, we recommend that capped "stub" pipes be installed at this time to allow for future tie-in by the individual lot storm drainage systems.

9. Per §182-20, Drainage Plan Approval Required – A drainage plan meeting the requirements of §182-21 or §182-22 should be submitted.

10. Per §182-21, Exemptions – It appears that the project meets the requirements for an exemption from the drainage plan requirements. If an exemption is requested, the Applicant should submit the information required by §182-21.B.(2).

    In addition, the Applicant should address the requirements of §182-21.C since the project is located in an Exceptional Value watershed (Peter's Creek).

MISCELLANEOUS STORMWATER MANAGEMENT PLAN AND REPORT COMMENTS:

1. If the Township grass clippings drop-off site is to remain, a driveway culvert should be provided.

2. Concentrated runoff from the northwest portion of Lot 3 will be directed onto the cul-de-sac. A roadside swale should be provided to convey this flow to the proposed Type M inlet.

3. Due to the presence of significant areas of impervious cover on Lots 1, 2 and 3, we recommend that the impervious areas to be used for future lot runoff computations (per §182-16) be established at this time to avoid confusion in the future. A note or table should be provided on Sheets 1 and 2 listing the area of existing impervious cover that will remain after some of the existing impervious cover is removed during grading for the proposed roadway and swales.

   The areas of impervious cover removal should be delineated on the Existing Features Plan.

4. The plan should show how the concentrated roadside swale flows will be dispersed in a non-erosive manner.

5. The proposed Type M inlet grate elevation is set approximately 3 feet lower than the cul-de-sac edge of paving. This creates a steep slope off the proposed 2-ft "shoulder" area and also results in a very steep roadside swale slope.

CONSTRUCTION DETAILS:

1. The Typical Proposed Interior Road Section should be revised to note the dimensions and side slopes of the roadside swale.

2. The paving cross-section should note Superpave material instead of ID-2 material.

BERKS COUNTY PLANNING COMMISSION COMMENTS:

1. The following are stand-out comments from the BCPC letter dated May 19, 2020. There are twelve (12) comments in total, not all are mentioned here. The applicant should be aware of all BCPC comments; the May 19, 2020 letter states that both Jojaz Properties, LLC and Crossroads, LLC received carbon copy of the BCPC review letter.

2. Highlighted BCPC Comments

   - Access Easement 2 should be reviewed by the Township Solicitor for appropriateness and the easement should be recorded with the Final Plan.

- Special consideration should be given to Peter's Creek, which is designated as Exceptional Value (EV) waters. It is located approximately 600 feet south of the subject site on land owned by the City of Reading Water Bureau.

- The site is within the surface water source area of the Reading Area Water Authority. BCPC recommends that the developer contact the Authority for more information.

- Consideration should be made to viewshed of historic areas. The developer should reference the BCPC Historical Resource Inventory and the PA Historic Museum Commission key file # 101714.

MISCELLANEOUS:

1. Traffic

   a. Trucks are prohibited on Evansville Road. Trucks will be required to use Maiden Creek Road to Route 73 and to Pleasant Hill Road.

   b. The proposed road construction at Maiden Creek Road requires a PennDOT Highway Occupancy Permit. If there is an HOP for the existing driveway, a copy should be provided by the Applicant.

      In addition, Recording Note 8 should be removed or revised.

2. On-lot sewage is proposed.

   a. A public sewer system should be investigated to determine feasibility to include Molltown area and Maiden Creek Road users.

3. The plan should clarify the limits of the existing pavement to be removed in the area of the proposed cul-de-sac where the existing driveway for Custom Milling & Consulting, Inc. will tie into the new road.

4. Maidencreek Township currently maintains a Township residential grass clippings drop-off location on the northwest corner of the property along Maiden Creek Road. The future status of this facility should be noted.

5. The proposed road is to remain private; a Maintenance agreement for the proposed road should be submitted by the applicant and commented on by Township Solicitor.

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 File # 20-0024-0715

June 3, 2020

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

Re: Redner's Quickshop and Car Wash
Preliminary Plan Review #1

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 a memo from the Township, a Township SALDO application, a County SALDO application, a Stormwater Management report and the following:

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

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 existing building, while gas pumps would be moved to the southwest side of the site and a car

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wash would be constructed. The existing driveway onto Rt. 222 will be removed and a new driveway constructed to the south.

REVIEW:

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

ZONING:

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

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

    - The proposed development is compliant with the area and bulk requirements of the C-1 District. However, Section §220-75 supersedes the setback requirement for parcels that border US Route 0222. The required setback shall be 100 feet.

        - Section §220-75.B states that parcels with less than 150 feet of lot depth shall have a front setback of 20 feet or comply with the setback of the given zoning district, whichever is greater.

            1. The required front setback in the C-1 district is 50 feet.

                a. The southwestern portion of the lot may follow the setback requirements of the C-1 district. Setback requirements are met.

            2. The main portion of the site at the corner of Allentown Pike and Lake Shore Drive should comply with the 100-foot setback prescribed in Section §220-75. However, the current building would be an existing non-conformity and may be used.

    - A deed of consolidation should be submitted and recorded with the plan.

    - The plan states the car wash is considered an accessory use.

- This review does not interpret the proposed car wash as an accessory use. Additional information should be provided or the car wash must comply with the special exception requirements stated below.

2. Per §220-61.B, Parking and Truck Loading Requirements

   - Parking spaces for use by handicapped drivers must be 14' x 20' or otherwise regulated by the Americans with Disabilities Act.

     - The two (2) spaces provided for handicapped drivers do not satisfy the above requirement. However, according to the ADA Technical Assistance website, they do appear to meet the requirements of the Americans with Disabilities Act. The Applicant should clarify or amend the plan such that it meets both Township and ADA standards.

       1. Labelling and signage for handicap parking spaces should be provided.

3. 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.

4. Special Exceptions

   - The proposed uses are only permitted via a special exception subject to conditions of this section and with the approval of the Zoning Hearing Board.

     - The Applicant will need to submit the appropriate application to the Maidencreek Township Zoning Hearing Board and obtain approval.

   - 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.

- Section §220-69 states special exception requirements for motor vehicles service stations:
    - Gas pumps must be at least 30 feet set back from the ultimate right-of-way, and any canopy must be set back at least 20 feet from the ultimate right-of-way.
        - These requirements are met by the submitted Preliminary Plan.
- The Applicant may also wish to seek zoning variances during the Zoning Hearing Board Special Exception hearing.

LIGHTING STANDARDS:

1. Per §186-48, Lighting Plan Submission
    - Lighting plans are required in the Preliminary Plan stage of all development plan reviews.
        - The submitted plan includes light fixture details, but does not include a lighting schedule with footcandle data and intensities. A lighting plan should be submitted in conformance with Section §186.
            - The Applicant should also see performance standards in Section §220-63.

SALDO:

1. Per §190-15, Preliminary Plan Requirements
    - Per Subsection C, the plan shall be sealed by the professional responsible for the plan.
2. Per §190-34 Sidewalks
    - Sidewalks may be required for commercial developments by the Board of Supervisors. Ultimately, the Board of Supervisors should decide on the efficacy of sidewalks for this proposed development.

- Likewise, in accordance with Sections §190-34.D and §190-35.C, the Board of Supervisors and Planning Commission may wish to determine the efficacy of a crosswalk at the given intersection.

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.

     - The Applicant should address the need for the selected species or the Applicant should amend the landscaping plan with species included on the Township's recommended list.

   - In addition to the above landscaping comments, the applicant should amend the landscaping plan to comply with Buffer Yard requirements found in Section §220-64.

     - A ten-foot buffer yard is required.

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 §182-13.B, Groundwater Recharge – Computations should be provided to show how the computed recharge volume requirement is being provided.

   If additional infiltration BMPs besides amended soil are proposed, soil infiltration testing must be performed, per §182-13.B.(2), and justification for infiltration BMPs should be provided, per §182-13.D.

3. Per §182-13.I, Groundwater Recharge – The detention basin should be provided with an impermeable liner to prevent infiltration and potential groundwater contamination, unless the justification required by §182-13.D is provided.

4. Per §182-14, Water Quality Requirements – Computations should be provided to show how the computed water quality volume requirement is being provided.

5. Per §182-16, Stormwater Management Districts – The property being developed is located in Management District B-2. The post-development site runoff to Points of Interest 2 and 3 does not meet the required reductions for the 25-yr and 50-yr storms.

   In addition, the computations appear to assume all post- development runoff to the Point of Interest controlled by the detention basin is directed into the basin and no runoff bypasses the basin and drains directly to the Point of Interest. This is not the case, and the computations should address the bypass flow contribution to the total post-development runoff.

6. Per §182-17.C.(1), Design Criteria for Stormwater Management and Conveyance BMPs – The emergency spillway should be relocated to discharge to the PennDOT right-of-way instead of onto the Maidencreek TV & Appliance property.

7. Per §182-17.C.(4), Design Criteria for Stormwater Management and Conveyance BMPs – The interior and exterior embankment side slopes should be no steeper than 3:1; however, the grading plan contours reflect slopes that are approximately 2.5:1. The side slopes should be noted on the basin cross-section detail.

8. Per §182-17.C.(5), Design Criteria for Stormwater Management and Conveyance BMPs – Anti-seep collar calculations should be provided.

9. Per §182-17.C.(12), Design Criteria for Stormwater Management and Conveyance BMPs – The bottom of the detention basin should be graded to provide a minimum2% slope toward the outlet structure.

10. Per §182-18.B, Calculation Methodology – It appears that the 24-hr rainfall depths used for the SCS runoff computations are based on NOAA data instead the Table B-1 depths. The NOAA rainfall table should be included in the report.

11. Per §182-22.B.(21), Drainage Plan Contents – Notes listing the proposed stormwater management BMPs and their associated long-term operation and maintenance responsibilities should be provided on the plans.

12. Per §182-22.B.(22), Drainage Plan Contents – A note should be added to the cover sheet and signed by the landowner acknowledging that any revision to the approved drainage plan must be approved by the Township and the Berks County Conservation District; also see §182-22.E.(2)(d).

13. Per §182-22.B.(23), Drainage Plan Contents – The design engineer's certification signature block should be added to the cover sheet.

14. Per §182-22.D.(3), Drainage Plan Contents – The pre-development drainage area boundaries are difficult to read on the Existing Conditions Plan; please revise per the post-development plan format.

    In addition, the following revisions should made to the pre- and/or post-development drainage area plans:

    1) Label the Points of Interest
    2) The drainage area boundaries should be based on the existing or proposed contours and actual drainage patterns.
    3) Delineate the drainage area to the detention basin.
    4) Delineate the drainage area to Point of Interest 3 that bypasses the detention basin.
    5) Delineate the additional off-site area contributing to the Points of Interest and the detention basin.

15. Per §182-22.E, Drainage Plan Contents – An operations and maintenance plan for the proposed stormwater controls an BMPs should be provided.

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

    It should be noted that the PennDOT plans show different driveway entrance configurations than proposed on the land development plans.

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

18. 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.

19. Per §182-33, Stormwater Management Easements – Stormwater management easements should be provided to allow access for inspection, maintenance or preservation of the

proposed stormwater management BMPs by the Township or their authorized agent. A note on the Cover Sheet providing a blanket easement is acceptable.

20. Per §182-35, Recording of Approved Stormwater Control and BMP Operations and Maintenance Plan and Related Agreements – A note should be added to the Cover Sheet requiring recording of the operations and maintenance plan, operations and maintenance agreement and easements within 15 days of approval of the plan by the Board of Supervisors.

MISCELLANEOUS STORMWATER MANAGEMENT PLAN AND REPORT COMMENTS:

1. The SWM report narrative describes the site runoff being computed using the Rational Method and the VT/PSUHM computer model; however, the computations are based on the SCS method using different software. In addition, the Table of Contents notes incorrect plan numbers for the drainage area plans. The report should be revised to accurately reflect the contents.

2. The hydrographs for the detention basin inflow and the bypass area runoff area should be included in the report.

3. Based on our site visit, it appears there is a large off-site area from the adjacent self-storage property that drains onto the site, some of which will enter the proposed detention basin. Off-site contours and contours on the project site along the property line (based on field survey rather than 2' Lidar information) should be shown on the plans in order to accurately determine existing drainage patterns. The off-site runoff should be accounted for in both the pre-development and post-development runoff computations, unless this water is diverted around the detention basin.

4. The detention basin outlet pipe is proposed to be 15" diameter; however, PennDOT requires a minimum 18" diameter pipe in the highway right-of-way.

5. The basin stage/discharge computations are based on the outlet structure top of grate at 341.00; however, plan view and outlet structure detail note a top of grate at 340.90.

6. The emergency spillway computations should be revised to reflect the proposed invert elevation and top of berm elevations.

COMMENTS ON THE GRADING & UTILITY PLAN:

1. The existing and proposed sanitary sewer and water systems should be shown on the plan, per §182-22.B.(5). It should be noted that these utility lines are presently being relocated by the Maidencreek Township Authority (MTA).

2. The MTA construction plans provide for a reconstructed sanitary lateral to serve existing Lot 1 at the current lateral location; no lateral was constructed for Lot 2. Consequently, a new lateral connection is required for the carwash.

3. If the existing fuel storage tanks are being removed as noted in the Stormwater Management Report, the tanks should be shown on the plan and the requirements for this work should be noted.

4. As presently graded, runoff will be directed into the car wash entrance of pond in front of the entrance.

5. The proposed gas fueling area canopy and the carwash roof drainage system should be shown/detailed.

6. The plan notes that the proposed curb near the southeast corner of the new canopy should match existing curb; however, there is no existing curb shown here on the Existing Conditions Plan.

7. Grading Note 11 on the Grading & Utility Plan should be removed.

8. The Basin 1 outlet structure is incorrectly noted as a Type C inlet.

MISCELLANEOUS DRAFTING COMMENTS:

1. The plans depict the approximate location of the new PennDOT curb line and storm sewer system associated with the widening of Rt. 222 along the property frontage. The plans indicate these features are existing; however, they are not yet constructed, and a plan note states that PennDOT did not provide Bogia Engineering with construction drawings. The plans should clarify the source of all improvements shown on the drawings that are not currently existing, and these improvements should not be depicted graphically as existing.

   The storm inlet grate and invert elevations should be provided at this time based on the PennDOT construction plans in order to evaluate the Basin 1 pipe connection.

The one obvious improvement made for the widening is installation of new utility poles along the entire frontage of the project. These poles should be surveyed and shown on the plans in order to evaluate conflicts with the proposed driveway.

2. The following revisions should be made to the Basin 1 Outlet Structure detail:

   A. The 6" diameter and 3"x12" orifices used in the stage/discharge computations should be shown along with their inverts.

   B. The outlet pipe invert should be noted.

   C. If the grate dimensions remain, they should dimension the grate instead of the top unit.

3. The end section detail should be removed from the Details sheet, unless revised plans show a proposed end section.

4. We recommend that the curb opening at the carwash exit be noted as a depressed curb to prevent erosion and undermining of the pavement.

5. The plans should show the area of the truck access paving construction.

6. Construction details should be provided for the following:

   A. Storm sewer bedding and backfill detail should be provided in accordance with the requirements of §182-17.D.(8)

   B. Utility trench bedding/backfill

   C. Depressed curb opening at carwash

   D. Detention basin cross-section

   E. Emergency spillway

   F. Anti-seep collar

   G. The paving cross-sections should note Superpave material instead of ID-2 material.

MISCELLANEOUS:

1. The three (3) existing lots should be combined prior to Final Plan approval. The plan states this is the intention. A deed should be provided.

2. 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.

3. The proposed location of the fuel tanks block the southwestern access to Allentown Pike. An alternative location for the fuel tanks should be investigated.

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

5. Existing and proposed stop sign locations and details should be provided.

6. Curb Radii

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

    - Curb radii at the new parking

7. Turn radii in and out of the car wash seem inappropriate given the current layout. A turning radius plot should be provided for large pick-up trucks entering and exiting the car wash. The layout may need to be modified to provide adequate access.

8. Curb grades should be provided for proposed car wash curbing.

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
Bogia Engineering, Inc.

June 3, 2020

Maidencreek Township Manager
1 Quarry Road
Blandon, PA 19510

Re: David Kopfer Lot 2 Subdivision
Sketch Plan Review

Ms. Hollenbach:

Systems Design Engineering, Inc. is in receipt of a Sketch Plan for Record entitled "David Kopfer Lot 2." The site has two (2) sections that are deeded as one (1) parcel. The first is the larger portion located on the northeast side of Pleasant Hill Road. The second is the smaller portion that is located on the southwest side of Pleasant Hill Road at the intersection with Hoch Road. The Plan was prepared by Tarson, LLC. The submission consisted of a Subdivision and Land Development Application and the following:

Lot 2 Detail	Sheet 1 of 2	Dated 1/24/2020
Total Site Plan	Sheet 2 of 2	Dated 1/24/2020
E&S Plan	Sheet 1 of 3	Dated 1/24/2020
E&S Plan	Sheet 2 of 3	Dated 1/24/2020
E&S Plan	Sheet 3 of 3	Dated 4/20/2020
Sewage Planning Module		Dated 5/14/2020
Stormwater Analysis		Dated 5/14/2020

Background:

The purpose of the plan is to subdivide an existing tract that is zoned for Agricultural Preservation (AP). The tract consists of two (2) portions that are deeded together and currently total 103.1 acres in size. The smaller of the two portions would be subdivided. The subdivision would create a 1.5-acre flag lot that would be used for single-family residential. The new lot would have access to Hoch Road via a flag lot access strip and would not have access to Pleasant Hill Road. Lots are to be served by private individual wells and individual on-site sewage disposal.

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

REVIEW:

This letter presents comments on the first review of the submitted Sketch Plan for Record. This plan fits the criteria of "Plans Exempt from Standard Procedure" with the exception of zoning standards for road frontage. The Applicant will need to seek Zoning Hearing Board approval for the proposed flag lot or revise the lot layout.

ZONING:

The property is located in the AP – Agricultural Preservation District. The use of the proposed parcel is single-family residential; the use of the existing parcel is agriculture with a single-family residence.

Additional comments are presented below.

1. Per §220-16, Permitted Uses

    - Single-family residential is permitted in the Agricultural Preservation District subject to the stipulations of Section §220-17, which includes the 1982 Right-to-Farm Act disclosure.

2. Per §220-17, Area and Bulk Regulations

    - The lot area must be 1.5 acres in size.

    - The required road frontage is 150 feet.

        - The proposed lot is a flag lot with approximately 20 feet of road frontage. The Applicant should amend the dimensions of the proposed subdivision lot or seek a Variance from the Zoning Hearing Board.

            1. Note: Per Section §190-13, if a Variance for a flag lot were to be granted by the Zoning Hearing Board, the "access strip" of the flag lot would not be counted toward the 1.5-acre requirement.

        - Flag lots are defined in Section §220-11 of the Zoning Ordinance. However, all existing flag lots are non-conforming and new flag lots are not permitted.

SALDO:

1. Per §190-29, Plans Exempt from Standard Procedures
    - The Applicant intends the submitted plan to be considered exempt from standard procedures. However, the following are comments on the plan's suitability for exemption from standard procedures. The plan should not be granted approval until each are these comments are address or waivers are granted.
        - Per Subsection A, a plan must be labelled as a Final Plan to be considered as exempt from Standard procedures. The plan title should be updated.
            - The "Sketch Plan for Record" can be reviewed and endorsed as a Final Plan by the Board of Supervisors if advised to do so by the Township Planning Commission.
        - Per Subsection E(3), the plan must show compliance with Area and Bulk requirements.
            - The submitted plan does not meet the Area and Bulk requirements for road frontage. According to this section, the plan does not qualify for exemption from standard procedures if the Area and Bulk requirements are not met.
2. Per §190-33, Driveways
    - Per subsection A(2), at least the first twenty (20) feet of driveway must be paved, starting at the edge of the cartway.
    - A clear sight triangle should be added to the plan for the proposed driveway.

SEWAGE ENFORCEMENT:

1. The current plan does not have labels for probes 1,2 and 3. Labels should include identification number and limiting zone and slope over the perc areas.
    - Labels should be updated to the satisfaction of the Sewage Enforcement Officer.
    - The primary area and replacement area for the proposed on-lot sewage disposal system should be labelled on the plan.
2. The symbology for the proposed well should be added to the plan in the legend.

3. A new deed should be provided that includes the description of the proposed nitrate easement.

4. The nitrate abatement area/easement must be investigated as to the potential impact to adjoining properties. See attached email from DEP regarding the potential issues with the existing abatement area/easement.

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.

2. Per §182-13.B, Groundwater Recharge – The test pit numbers on the plan should correspond to the test pit numbers in the Soil Testing Report. It appears there are only three (3) test locations shown on the plan.

   The design infiltration rate should be based only on the tests located in close proximity to the berm/basin.

3. Per §182-15, Streambank Erosion Requirements – The current design does not meet the required rate control to reduce the post-development 2-yr 24-hr SCS storm runoff to the 1-yr pre-development rate. The designer should contact our office to discuss this requirement.

4. Per §182-16, Stormwater Management Districts – The property being developed is located in Management District B2 which requires post-development site runoff to be significantly reduced compared to existing runoff. The post-development site runoff will be increased as a result of the proposed driveway and house construction, and based on the runoff computations provided, these reductions are not met by the proposed design.

   However, an exemption from this section of the ordinance would be applicable; see Comment below for §182-21, Exemptions.

5. Per §182-21.B.(1), Exemptions – The project meets the requirements for an exemption from the drainage plan requirements, which allows a maximum of 15,000 square feet of total new impervious cover on the parent tract. If an exemption is requested, the plan should note the total proposed impervious cover being approved for Lot 2 and the remaining allowable impervious cover for any future dwelling unit construction.

Based on the computations submitted, the streambank erosion peak rate reduction must still be addressed.

6. Per §182-22.B.(22), Drainage Plan Contents – A note should be added to the plan and signed by the landowner acknowledging that any revision to the approved drainage plan must be approved by the Township and the Berks County Conservation District; also see §182-22.E.(2)(d).

7. Per §182-22.D.(1) – The following construction details should be provided:

    1) Infiltration berm/basin cross-section

    2) Emergency spillway

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.

    The long-term operations and maintenance requirements for the infiltration berm/basin should be noted on the plan.

9. Per §182-33, Stormwater Management Easements – Stormwater management easements should be provided to allow access for inspection, maintenance or preservation of the proposed stormwater management BMPs by the Township or their authorized agent. A note on the Cover Sheet providing a blanket easement is acceptable.

MISCELLANEOUS DRAFTING COMMENTS:

1. A driveway cross-section and paving detail should be provided.

MISCELLANEOUS:

1. The applicant should address any restriction in use within the nitrate easement. This should include any restriction to cultivation. Markers may need to be placed in the field if cultivation is prohibited.

2. Township and DEP approval for an on-lot system should be obtained prior to Final Plan approval of the subdivision plan.

3. The applicant may need to amend the proposed boundaries of the nitrate easement to the satisfaction of DEP.

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
Dan Laudenslayer / Tarson, LLC

Philip Ashear

From: Richard, Zach <zrichard@pa.gov>
Sent: Tuesday, June 2, 2020 3:23 PM
To: Scot McCaffrey
Cc: Philip Ashear
Subject: Re: [External] Maidencreek Township, Berks County; David Kopfer Module Plan

Scot,

I've provided a summary below for nitrate easements and their use for planning. In short, the easement as shown does not mitigate the plume because it is not downgradient. If the lot size cannot be made large enough to accommodate what was suggested in the preliminary hydrogeologic study, the easement needs to contain the plume.

For subdivisions where lots do not possess enough acreage to provide the quantity of groundwater recharge sufficient to mitigate the nitrate-nitrogen impact of the OLDS discharge to below an average concentration of 10 mg/l, recorded easements providing the extra land area will be acceptable if:

1. The overall background nitrate-nitrogen concentrations do not currently exceed 10 mg/l, the EPA Maximum Contaminant Level.

2. The easement is located directly abutting and in the down gradient direction of each individual lot. The determination of down gradient can be achieved either by water level measurements or by use of the topography. As this is an extension of the Preliminary Hydrogeologic Study, the professional hydrogeologist or engineer completing the study must make the recommendation. This is often a plume analysis and the easement must contain the plume.

3. The easement must be clearly located and labeled on the plot plan for recording at the County Courthouse.

4. Both the plot plan, the narrative, and the deeds of the new lot, the lot on which the easement is located, and the remainder must note the following:
a. The easement is to provide groundwater recharge for diluting sewage flows on lot(s) _____.
b. That the easement will exist until the lot is served by a community sewage system.
c. The easement will not be covered with impermeable surfaces.
d. The easement area cannot be used to provide groundwater recharge for diluting other sewage flows.
e. No drinking water wells may be drilled in the area of the easement area.

5. The plot plan and narrative must state specifically the easement location. It must also contain all the language found in item 4. The narrative must state the failure to record all the appropriate deed restrictions concerning the easements on all the properties involved negates both the township and state planning approval, and the lots cannot be created.

④ 7/8

6. One easement can be acceptable for multiple lots as long as the recharge easement is directly adjacent and downgradient from each individual system proposed. At no time can a plume cross another property without the creation of a groundwater easement.

7. If neighboring land owner(s) are involved, the applicant shall provide an agreement signed by the neighboring land owner(s). This document will disclose what the easement it for, list the restriction from item 3 above, and provide a statement that the property owner understands this and intends not only to allow the easement, but will allow the easement to be written on his property's deed.

8. Successful use of groundwater easements will result in a conditional approval by the Department of Environmental Protection. As discussed in item 4, the condition is based upon the recording of the easement on the deed(s) at the appropriate county courthouse.

Please let me know if you have any other questions

Regards,

Zach Richard | Environmental Trainee
Department of Environmental Protection
Southcentral Regional Office
909 Elmerton Ave | Harrisburg, PA 17110
Phone: 717.705.4759 | Fax: 717.705.4760

From: Scot McCaffrey <ScotM@sdei.net>
Sent: Tuesday, June 2, 2020 9:23 AM
To: Richard, Zach <zrichard@pa.gov>
Cc: Philip Ashear <p.ashear@sdei.net>
Subject: [External] Maidencreek Township, Berks County; David Kopfer Module Plan

ATTENTION: This email message is from an external sender. Do not open links or attachments from unknown sources. To report suspicious email, forward the message as an attachment to CWOPA_SPAM@pa.gov.

Zach,

I am currently reviewing the component 2 for this subdivision. Soil testing was conducted along Pleasant Hill Road, Fleetwood, Pa. on March 5th, 2020.
The applicant had a hydrostudy completed where a certain amount of acreage was recommended to accommodate nitrates. This isn't something that I normally get into but the township engineer wanted me to check with DEP to see what requirements are necessary for the nitrate easement. He has many questions such as; Does the nitrate easement need to be located downgradient from the proposed septic system locations? Does the easement need to be entirely on the subdivided parcel? What purpose is the easement, to exclude additional septic systems or wells in this area?
If you have any guidance that I can provide to the township, it would be greatly appreciated. A sample draft drawing is attached for your reference.
Thank you,

Scot McCaffrey
Sewage Enforcement Officer

1032 James Drive, Leesport, PA 19533

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8/8

SUMMARY
IMPROVEMENT AGREEMENTS INVOICES
APPROVED FOR PAYMENT
MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS
JUNE 5, 2020

DATE OF INVOICE/PAYEE	INVOICE NO.	AMOUNT
1. GSP Properties, LLC		
5/31/20 Maidencreek Twp. – Re: SDE, Inc.	100538	$417.55
	AMOUNT DUE	$417.55
	TOTAL AMOUNT DUE	**$417.55**

MAIDENCREEK TOWNSHIP
SEO ACTIVITY REPORT
May, 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.**	$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	
20-0019-0483	Z2010423	48 Troxel Rd - Septic system is shared with neighbor at 56 Troxel Road. The system is malfunctioning so replacement will be necessary for both properties. Each home will apply for a permit for their own system instead of sharing one. 4/1/20 - Probes 4/3/20 - Observe perc test 4/9/20 - Soil report 4/14/20 - Process application 4/24/20 - Review design/issue permit **5/12/20 - Scarification inspection PASSED** **5/14/20 - Tank installation inspectin PASSED** **5/15/20 - Pressure test PASSED** **5/18/20 - Final grading inspection PASSED**	700+240= $940	Paid	
20-0019-0484	ZZ136352	56 Troxel Rd - Replacement system 4/1/20 - Probes 4/7/20 - Observe perc test 4/9/20 - Soil report 4/24/20 - Review design/issue permit **5/12/20 Scarification Inspection** **5/15/20 Pressure Test Inspection** **5/18/20 Final Grading Inspection**	700+240= $940	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**	$ 570.00	Paid	50873
20-0019-0456	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**	$ 700.00	Paid	1264
20-0019-0300	General Work	Misc Admin **Discuss Jojaz subdivision with Philip Ashear. Some soil test sites are shown on the plan but SEO requires DEP planning approval before the lots can be created.**			

Cc: T. Unger 2 copies
SEO Desk