MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS

AUGUST 13, 2020

ENGINEER'S AGENDA

Subdivision Review Status Checklist (1)

- **Next Supervisors Meeting September 10, 2020**
- **JoJaz review period expires 9/1/2020**
- **Redners review period expires 9/1/2020**
- **Kopfer review period expires 9/1/2020**

Subdivision / Zoning / LDP

- **JoJaz Subdivision Prel./Final see SDE review ltr. Dated 8/4/20.** (2)
- **Redner's Quickshop & Car Wash Prel. Plan see SDE ltr. Dated 8/4/20.** (3)
- 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 7/1/2020 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.
    - Contract "B" to New Enterprise Stone & Lime Co. in the amount of $135,317.50
  - **Pre-construction meeting held on 8/6/20**
    - **Start date wk. of Aug. 17**
    - **Schedule**
      - **Recon Construction approx.. 5 days**
      - **10-14 day cure time**
      - **New Enterprise 5 days: night work expected.**

- 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.

- **Storm Damage – Made numerous inspections/mtgs.**
  - **Inspected Tree Tops Basin**
    - **No evidence of overflow**

        - **Needs maintenance**
    - **Inspected Shadow Ridge – corner of Schaeffer**
        - **Basin overflowed; masonry block placed in front of orifice.**
    - **Schaeffer Road Bridge**
        - **Bridge appeared unaffected**
        - **Stream blockage approx.. 100' downstream of bridge**
    - **Melrose**
        - **Inspection of basin, mtg. w/residents, mtg. with developer**
        - **Inlets & basin outlet clogging major issue**
        - **Basin spillway erosion; investigate with design engineer larger riprap or concrete**
        - **Inlet to basin height to be investigated w/design engineer**
        - **Investigate reconfigure of Walnut Tree inlet for overflow**
        - **Mtg. w/design engineer to investigate off site water control**
    - **Maidencreek Village Retirement Community**
        - **Basin overflowed; clogged outlet**
        - **Needs maintenance**
    - **Community Park Stream**
        - **Reviewed w/Keith S. Twp. To continue removal of debris & stone from channel; reconstruct stone banks**
    - **620 Guldin Rd.**
        - **Twin outlet pipes & endwall erosion into stream.**
    - **611 June Ave**
        - **Met w/owner representative; reviewed washed out bank between properties.**

Subdivision Improvement LOC / Escrow Release (4)

- See Attached

Sewage Enforcement Officer Activity Report

- See Attached

SUBDIVISION STATUS
MAIDENCREEK TOWNSHIP, BERKS COUNTY
8/13/2020

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			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			No action taken by PC, resubmission needed	8/5/2020
4	David Kopfer Subdivision	Sketch Plan for Record	06/03/20	09/01/20			No action taken by PC, resubmission needed	6/3/2020
5								
6								
	APPROVED / PENDING PLANS:							
1								
2								

August 5, 2020

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

Re: JoJaz Subdivision
Preliminary/Final Plan – Review #3

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 8	Dated 5/6/2020, Rev 7/31/2020
Existing Features Plan	Sheet 2 of 8	Dated 5/6/2020, Rev 7/31/2020
Demolition Plan	Sheet 3 of 8	Dated 5/6/2020, Rev 7/31/2020
Road Plan & Profile	Sheet 4 of 8	Dated 5/6/2020, Rev 7/31/2020
E &S Control Plan	Sheet 5 of 8	Dated 5/6/2020, Rev 7/31/2020
Construction Details	Sheet 6 of 8	Dated 5/6/2020, Rev 7/31/2020
Pre-Dev Drainage Plan	Sheet 7 of 8	Dated 5/6/2020, Rev 7/31/2020
Post-Dev Drainage Plan	Sheet 8 of 8	Dated 5/6/2020, Rev 7/31/2020

Additional materials reviewed consisted of the following:

- Response Letter dated 7/15/2020
- Stormwater Control Narrative, last revised 7/13/2020
- Erosion and Sedimentation Control Narrative, last revised 7/13/2020
- Waiver request letter dated 7/15/202
- Erosion & Sediment Control Plan adequacy letter from BCCD dated 7/1/2020

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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 third review of the Preliminary/Final Plan.

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.

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

    - The Zoning Data table states that each of the four (4) proposed lots would meet the area and bulk requirements. However, upon examination of the arc lengths in the Curve Table on Sheet 1, it appears that proposed Lots 1 and 3 would not meet the required lot width of 200 feet.

        - To remedy this: clarification on the Curve Table should be provided, the Plan should be amended to reflect the 200-foot requirement, or applicant may wish to seek relief from the Zoning Hearing Board.

            1. Applicant's Engineer has been contacted regarding this issue.

Items for future consideration:

1. An Environmental Impact Assessment will need to be prepared by the Applicant and approved by Maidencreek Township at the time of any future land development.

SALDO:

1. 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.
    - **Partially addressed.** The Applicant stated that deeds will be prepared for each lot closer to final approval.

2. Per §190-17, Final Plan Requirements
    - The plans should be sealed by a Professional Engineer prior to Final Plan approval.
        - **Partially addressed.** The Applicant stated that the plans will be sealed closer to final approval.

3. Per §190-31, Improvement Specifications
    - Per Subsection A, the Applicant shall submit a Subdivision Improvements Agreement to the satisfaction of the Planning Commission and Board of Supervisors. The agreement should also be reviewed by the Township Solicitor.
        - **Partially Addressed.** The Applicant stated Improvements Agreement will be submitted closer to Final approval.

4. Per §190-32, Streets
    - 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.
        - **A waiver is being requested to this section.**
    - Per Subsection L(3), curbs and sidewalks shall be provided in accordance with Section §186.
        - **A waiver is being requested to this section.**
    - 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.

- **A waiver is being requested to this section.** The Applicant believes the necessity of street lights should be determined by the Board of Supervisors at the time of land development on the subdivided lots.

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 and DEP.

       - **A waiver request to this section has been withdrawn. The Applicant stated that testing results and any waivers from DEP would be submitted upon receipt.**

6. Boundaries between Proposed Lot 1, Proposed Lot 4 and the proposed right-of-way are unclear. The plan should be updated to clearly show the boundaries of each parcel and/or center line of the proposed right-of-way.

   - **Addressed**. The plan has been updated to show the boundaries at the centerline.

7. Paving details and cross sections should be provided to clarify the shaded areas provided on Sheet 3.

   - **Addressed**. Clarification was provided.

STORMWATER MANAGEMENT:

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

2. Per §182-13.A.(2)(b) and 13.B, Groundwater Recharge – The ordinance requires the design soil infiltration rate for Trench A to be based on field testing. The submitted design uses an average of the typical range of permeability rates published in the NRCS soil survey. In lieu of performing infiltration testing in the Trench A area at this time, an acceptable alternative is to add a note to Sheet 1 requiring the future lot infiltration BMPs

to be designed to provide a total additional infiltration volume of 700 cubic feet (approx. 50% of the requirement for Trench A). This will provide an additional safety factor in the event the actual rate is less than the assumed design rate.

3. Per §Per §182-21.B, Exemptions – The project meets the requirements for an exemption from the drainage plan requirements. The total new impervious area of 11,526 SF (allowable area is 15,000 SF), is referenced in Note 11 on Sheet 1.

4. Per §182-21.C.(3), Exemptions – The project is located in RAWA's Source Water Protection Area. The Applicant's engineer has indicated they have contacted RAWA to discuss possible issues with the project. Written acknowledgement from RAWA that the proposed Stormwater management BMPs meet their requirements should be submitted to the Township.

5. Per §182-30, Performance Guarantee – A financial guarantee should be provided for the proposed stormwater management controls prior to Final Plan approval. A certified construction cost estimate should be submitted for the proposed stormwater management BMPs.

6. Per §182-32 and 182-34, Operations and Maintenance Agreement for Privately Owned Stormwater Controls and BMPs – Prior to Final Plan approval, the Applicant should execute the maintenance agreement contained in Appendix A.

MISCELLANEOUS STORMWATER MANAGEMENT PLAN AND REPORT COMMENTS:

1. A concrete trench drain is now proposed for the access driveway to the Township's grass clippings drop off site. The driveway profile notes the centerline of the trench drain at only 5.75' off the edge of the cartway. This places the headwall wings immediately adjacent to the edge of the road. We recommend increasing the distance to the center of the trench drain to at least 7.75'.

2. The Rational Method computations for Swale Z01 and for the trench drain are based on different rainfall intensity values (4.95 in/hr and 4.12 in/hr for a 15-min time of concentration). It appears that one computation is based on the PennDOT Region 4 values and one on NOAA rainfall data. The ordinance allows either of these rainfall data; however, the same rainfall data must be used for all Rational Method computations.

Either the trench drain design flow should be increased, or the swale design flow decreased. It should be noted that decreasing the swale design flow will limit the allowable combined post-construction flow to Swale Z01 from Lots 1 through 3.

3. An additional check dam and clay core should be noted on the plan and in the detail tables at approximate STA 2+50.

4. In discussions with the design engineer, our office indicated that the modeling procedure for Trench A to show compliance with the Streambank Erosion Requirements did not accurately reflect the storage volume that would be provided in Trench A as currently designed. It was agreed that the plan would show an area of approximately 12,000 SF of existing impervious cover that would be removed to the stone subbase at the time of the roadway widening construction to offset the new roadway widening impervious area.

   If the plan does not delineate removal of offsetting impervious cover, revised computations to show compliance with the Streambank Erosion Requirements must be submitted.

CONSTRUCTION DETAILS/ACCESS ROAD PROFILE:

1. The following revisions should be made to the Trench Drain section:

   A. The width of the concrete outside the grate should be noted.

   B. The required 23" trench drain depth should be dimensioned on the Trench Drain Detail from the trench invert to the bottom of the grate.

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.

      - **Addressed.** Note 18 has been added to Sheet 1.

   b. The previous submission included a full turning radius for vehicles entering and exiting onto Maiden Creek Road. The current submission shows larger vehicles but does not show full turn radii.

- It appears the turn radii may be too small for the larger vehicles. Full turning radii should be provided. Any construction to increase the radii will require new PennDOT HOP approval.
- Note #9 on the Plan should state to the effect: "Any ingress or egress from Maiden Creek Road that exceed the current capability of truck movements" would require the applicant to apply for new HOP approval.

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.
        - **Partially Addressed.** The Applicant stated that they are discussing this with the Township.
3. 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.
    a. **Partially Addressed**. Note 14 was added to Sheet 1. This note acknowledges the use of Lot 4 for "yard waste." However, the proposed access driveway to the disposal area would be moved significantly and would be reduced to only 15 feet in width. The Township should determine if the location and the width are satisfactory.
    b. It appears the existing area labelled "brush pile" crosses the proposed boundary line between Lot 4 and Lot 1. Note 14 should be amended or a new note should be added to the plan to clarify the grass clippings drop-off location.
4. 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.
    a. **Partially addressed**. The Applicant stated that a Maintenance Agreement would be submitted closer to final approval.

5. Number of the notes on the Plan skip number "13." The notes should be amended such that numbering is chronological.

WAIVER REQUESTS:

Waivers to three (3) sections are requested via a letter dated July 15, 2020.

1. Waiver to Section §190-32.I.2 regarding a public single access street to be the sole vehicular access to a nonresidential use.

2. Waiver to Section §190-32.L.3 regarding the requirement for curbs and sidewalks.

3. Waiver to Section §190-32.L.5 regarding street lights. The Applicant wishes to address street lights at the time of land development on the subdivided parcels.

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

August 5, 2020

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

Re: Redner's Quickshop and Car Wash
Preliminary Plan Review #2

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 response letter to SDE's June letter, BMP and O&M Recommendations, a Lot Consolidation Plan, a Stormwater Management report and the following:

Cover Sheet	Sheet 1 of 11	Dated 5/20/2020, Rev 7/22/2020
Existing Conditions Plan	Sheet 2 of 11	Dated 5/20/2020, Rev 7/22/2020
Grading and Utility Plan	Sheet 3 of 11	Dated 5/20/2020, Rev 7/22/2020
Details Plan	Sheet 4 of 11	Dated 5/20/2020, Rev 7/22/2020
Details	Sheet 5 of 11	Dated 5/20/2020, Rev 7/22/2020
Landscaping Plan	Sheet 6 of 11	Dated 5/20/2020, Rev 7/22/2020
Lighting Plan	Sheet 7 of 11	Dated 5/20/2020, Rev 7/22/2020
E&S Plan	Sheet 8 of 11	Dated 5/20/2020, Rev 7/22/2020
E&S Plan Details	Sheet 9 of 11	Dated 5/20/2020, Rev 7/22/2020
Drainage Area	Sheet 10 of 11	Dated 5/20/2020, Rev 7/22/2020
Truck Turn	Sheet 11 of 11	Dated 5/20/2020, Rev 7/22/2020

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

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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 second review of the submitted Preliminary Plan.

ZONING:

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

1. A deed of consolidation should be submitted and recorded with the plan.
    - **Addressed**. A consolidation plan and deed were submitted with the 7/22/2020 submission.
2. 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.
    - **Partially addressed.** A special exception application was submitted. The Zoning Hearing Board has scheduled a hearing for 8/4/2020.
3. 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. **Addressed**. Clarification was provided.

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

5. 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.

    - **Special exception and variance application was submitted. Decision by the Zoning Hearing Board is pending.**

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.

- **Outstanding**. The applicant submitted a lighting plan. However, the lighting plan is not in compliance with the Maintained Footcandle requirements in Section §186-47.

- The following are comments from SDE's Electrical Designer:

  - Please indicate luminaires and illuminance levels across the entire parking area.
  - Please show luminaires and illuminance levels under the fuel island canopy.
  - The plan indicates 0.0 illuminance levels under proposed luminaires, please correct.
  - The plan indicates illuminance from site lighting within the footprint of the building; please mask this area so proper illuminance level averages and average / min levels can be calculated.
  - Please demonstrate compliance with the average illuminance levels and uniformity ratios listed in Section §186-47 of the zoning ordinance.
  - Section §186-47 calls for maintained footcandles to be calculated, yet in the submitted plan, initial footcandles were calculated.

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. 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.

1. **Outstanding.** The applicant stated that the plan is consistent with the Crossings at Maidencreek; however, the Crossings at Maidencreek subdivision is not related. The applicant should coordinate crosswalks with the PennDOT Rt 73/222 traffic lighting plans.

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.

       1. **Partially Addressed.** Clarification provided; however, we would like to reserve judgement on the selected species in order to give our Landscape Architect a chance to comment.

   - 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.

       1. **Addressed.** Clarification is provided. The proposed development would not encroach any further on the existing residential use to the northeast. Therefore, the lack of a buffer yard is interpreted as an existing non-conformity.

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

3. Per §182-17.C.(4), Design Criteria for Stormwater Management and Conveyance BMPs – The interior basin side slopes should be no steeper than 3:1. The side slopes are noted to be 3:1 on the basin cross-section detail; however, the grading plan contours reflect slopes that are approximately 1.5:1.

4. Per §182-17.D.(1), Design Criteria for Stormwater Management and Conveyance BMPs – Design computations for the proposed storm sewer system and diversion swale should be provided.

5. Per §182-17.D.(3), Design Criteria for Stormwater Management and Conveyance BMPs – Notes should be provided on the plans specifying the required storm sewer pipe material.

6. Per §182-22. E.(2)(d), Drainage Plan Contents – The Certificate of Owner should be revised to include this additional wording.

7. Per §182-24.F – The proposed storm sewer connections 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.

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

9. 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.

MISCELLANEOUS STORMWATER MANAGEMENT PLAN AND REPORT COMMENTS:

1. Based on the off-site topography that was added to the plan, it appears that additional off-site area to the north of pre-development drainage areas DA-1 and Bypass-1 drains onto the site and contributes runoff to Points of Interest POI-2 and POI-3. The additional off-site runoff should be accounted for in both the pre-development and post-development runoff computations to these Points of Interest and for the diversion swale.

2. Based on the existing contours provided behind the existing building it appears that the area behind the building drains to POI-3, not POI-2.

3. The design should address the probable impact of the tailwater elevation in the Rt. 222 storm sewer on the operation of the detention basin, since the invert of the basin outlet pipe is at essentially the same elevation as the Rt. 222 storm sewer invert.

4. The emergency spillway invert is set approximately 2' lower than the revised Rt. 222 top of curb elevation. Please confirm that the Rt. 222 and site survey elevations are on the same datum. In addition, the survey datum information should be noted on Sheet 1.

5. A list of additional detailed design review comments will be forwarded to the engineer rather than include them in this letter.

COMMENTS ON THE GRADING & UTILITY PLAN:

1. The pipe sizes and/or materials should be noted for the proposed sanitary and water services to the car wash. In addition, the existing water and sanitary mains in Rt. 222 should be labeled.

2. The existing fuel storage tanks should be shown on the plan, including any additional work necessary to repair the area excavated for the tank removal.

3. The proposed gas fueling area canopy and the carwash roof drain pipe system should be shown, including pipe size, material and inverts.

4. All proposed contours should be labeled.

5. In order to provide the drainage area boundary shown for Bypass-2, the 344 contour must be revised and bottom of curb/paving spot elevations added to ensure runoff does not run down the driveway to Rt. 222.

6. All existing and proposed storm sewer sizes and materials should be labeled.

7. The junction structure below OS-1-1 and ES-1-1 should be labeled.

MISCELLANEOUS DRAFTING COMMENTS:

1. A list of additional detailed design review comments will be forwarded to the engineer rather than include them in this letter.

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.

    - **Addressed.** A deed of consolidation was submitted. It will need to be recorded with the approved Final Plan.

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.

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

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.

    - **Addressed.** Fuel tanks have been appropriately relocated.

4. 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.

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

    - **Addressed.** Clarification was 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.

        - **Outstanding.** 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.

- Curb radii at the new parking
    - **Addressed**. Clarification was provided.

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.
    - **Addressed** according the provided Truck Turn on Sheet 11.
8. Curb grades should be provided for proposed car wash curbing.
    - **Addressed**. Clarification was provided.

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.

SUMMARY
IMPROVEMENT AGREEMENTS INVOICES
APPROVED FOR PAYMENT
MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS
AUGUST 7, 2020

DATE OF INVOICE/PAYEE	INVOICE NO.	AMOUNT
1. GSP Properties, LLC		
7/31/20 Maidencreek Twp. – Re: SDE, Inc.		$292.69
8/07/20 GSP Properties	Appl. #2	$247,501.31
	AMOUNT DUE	$247,794.00
	TOTAL AMOUNT DUE	**$247,794.00**