MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS

MARCH 11, 2021

ENGINEER'S AGENDA

Subdivision Review Status Checklist

- **Next Supervisors Meeting April 8, 2021.**
- **All plans current.** (1)

Subdivision / Zoning / LDP

- **Kopfer Planning Module approval.** (2)
- **Giorgi Mushroom zoning hearing March 15.**
- **Kopfer final plan, see SDE March 3, 2021 review ltr; no action.** (3)
- **Giorgi Mushroom Prel. Plan, see SDE March 3, 2021 review ltr; no action.** (4)

Projects

- Street Projects 2021
  - Scope of work under review with Twp. Manager and Road Foreman.
  - **Tree tops subdivision streets**.
- **Storm water basin inspection – Inspections to continue; weather dependent.**
- Storm Damage
  - **Storm water committee first mtg. March 8, 2021**
- **Rt. 222 parking study**
  - **Getting PennDOT guidance/requirements**

Subdivision Improvement LOC / Escrow Release

- **None**

Sewage Enforcement Officer Activity Report (5)

- See Attached

SUBDIVISION STATUS
MAIDENCREEK TOWNSHIP, BERKS COUNTY
3/3/2021

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	Jojaz Subdivision	Prelm/Final Plan	06/03/20	09/01/20	**11/30/2020 2/28/2021 5/31/2021**		**Planning Module submitted to DEP**	11/3/2020
2	Redner's Quickshop and Car Wash	Prelm Plan	06/03/20	09/01/20	**12/01/20**	11/12/20	**BOS granted conditional Prel. Plan approval 11/12/20. Waiting on HOP and court date for Zoning Appeal.**	10/7/2020
3	David Kopfer Subdivision	Final Plan	06/03/20	09/01/20	**12/1/2020 3/1/2021 6/1/2021**		**Zoning Variance granted**	3/3/2021
4	100 White Star Road	Sketch Plan					90 period will begin with Preliminary or Final Plan	1/6/2021
5	Giorgi Mushroom Co	Prelim Plan	03/03/21	06/01/21				3/3/2021
6								

APPROVED / PENDING PLANS:

1								
2								

3850-FM-BCW0355 Rev. 5/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

TRANSMITTAL LETTER FOR SEWAGE FACILITIES PLANNING MODULE

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) USE ONLY				
DEP CODE #	CLIENT ID #	SITE ID #	APS ID #	AUTH. ID #
A3-06942-129-2				

TO: Approving Agency (DEP or delegated local agency)
PA DEP
409 ELMERTON AVE
HARRISBURG, PA 17110

Date _____

Dear Sir/Madam:

Attached please find a completed sewage facilities planning module prepared by DANIEL H LAUDENSLAGER PS
PROFESSIONAL LAND SURVEYOR (Title) for DAVID KOPFER (Name)
a subdivision, ~~commercial, or industrial facility~~ located in MAIDENCREEK
TOWNSHIP (City, Borough, Township) BERKS County.

Check one

☐ (i) The planning module, as prepared and submitted by the applicant, is approved by the municipality as a proposed ☐ revision ☐ supplement for new land development to its Official Sewage Facilities Plan (Official Plan), and is ☐ adopted for submission to DEP ☐ transmitted to the delegated LA for approval in accordance with the requirements of 25 *Pa. Code* Chapter 71 and the *Pennsylvania Sewage Facilities Act* (35 P.S. §750).

OR

☐ (ii) The planning module will not be approved by the municipality as a proposed revision or supplement for new land development to its Official Plan because the project described therein is unacceptable for the reason(s) checked below:

Check Boxes

☐ Additional studies are being performed by or on behalf of this municipality which may have an effect on the planning module as prepared and submitted by the applicant. Attached hereto is the scope of services to be performed and the time schedule for completion of said studies.

☐ The planning module as submitted by the applicant fails to meet limitations imposed by other laws or ordinances, officially adopted comprehensive plans and/or environmental plans (e.g., zoning, land use, 25 *Pa. Code* Chapter 71). Specific reference or applicable segments of such laws or plans are attached hereto.

☐ Other (attach additional sheet giving specifics).

Municipal Secretary: Indicate below by checking appropriate boxes which components are being transmitted to the approving agency.

☐ Resolution of Adoption
☐ Module Completeness Checklist
☐ 2 Individual and Community Onlot Disposal of Sewage
☐ 3 Sewage Collection/Treatment Facilities
☐ 3s Small Flow Treatment Facilities
☐ 4A Municipal Planning Agency Review
☐ 4B County Planning Agency Review
☐ 4C County or Joint Health Department Review

Municipal Secretary (print) *Signature* *Date*

3850-FM-BCW0356 Rev. 5/2016

pennsylvania
DEPARTMENT OF ENVIRONMENTAL PROTECTION

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF CLEAN WATER

DEP Code No.
A3-06942-129-2

RESOLUTION FOR PLAN REVISION FOR NEW LAND DEVELOPMENT

RESOLUTION OF THE (SUPERVISORS) (~~COMMISSIONERS~~) (~~COUNCILMEN~~) of MAIDENCREEK (TOWNSHIP) (~~BOROUGH~~) (~~CITY~~), BERKS COUNTY, PENNSYLVANIA (hereinafter "the municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the *Pennsylvania Sewage Facilities Act*, as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (DEP) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS DAVID KOPFER (land developer) has proposed the development of a parcel of land identified as DAVID KOPFER LOT (name of subdivision), and described in the attached Sewage Facilities Planning Module, and proposes that such subdivision be served by: (check all that apply), ☐ sewer tap-ins, ☐ sewer extension, ☐ new treatment facility, ☒ individual onlot systems, ☐ community onlot systems, ☐ spray irrigation, ☐ retaining tanks, ☐ other, (please specify). _____

WHEREAS, MAIDENCREEK TOWNSHIP (municipality) finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the (Supervisors) (~~Commissioners~~) (~~Councilmen~~) of the (Township) (~~Borough~~) (~~City~~) of MAIDENCREEK hereby adopt and submit to DEP for its approval as a revision to the "Official Sewage Facilities Plan" of the municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I _____, Secretary, _____
(Signature)
Township Board of Supervisors (Borough Council) (City Councilmen), hereby certify that the foregoing is a true copy of the Township (Borough) (City) Resolution # _____, adopted, _____, 20_____.

Municipal Address:

_____

_____

_____

Telephone _____

Seal of

Governing Body

(2)

SYSTEMS DESIGN
ENGINEERING, INC

sdei.net

March 3, 2021

Maidencreek Township Manager
1 Quarry Road
Blandon, PA 19510

Re: David Kopfer Lot 2 Subdivision
Final Plan Review

Ms. Hollenbach:

Systems Design Engineering, Inc. is in receipt of a Final Plan 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 the following:

Final Plan	Sheet 1 of 1	Dated 1/24/2020, rev. 1/19/2021
E&S Plan	Sheet 1 of 3	Dated 1/24/2020, rev. 1/19/2021
E&S Plan	Sheet 2 of 3	Dated 1/24/2020, rev. 1/19/2021
E&S Plan	Sheet 3 of 3	Dated 4/20/2020, rev. 1/19/2021
Sewage Planning Module		Dated 2/16/2021
Stormwater Analysis		Dated 2/10/2021
Response Letter to SDE review		Undated
Berks County Conservation District Letter		Dated 6/1/2020

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 1.65-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. The lot is to be served by private well and on-lot 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 second review of the proposed subdivision. This plan fits the criteria of "Plans Exempt from Standard Procedure."

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.
        - **Addressed**. Per subsection B(1), the applicant can demonstrate the proposed lot size of 1.65-acres is necessary due to on-lot sewage planning.
    - The required road frontage is 150 feet.
        - **Addressed**. Relief was granted on November 17, 2020 to allow the road frontage as shown on the plan and to allow the proposed flag lot.

SALDO:

1. Per §190-29, Plans Exempt from Standard Procedures
    - The Applicant intends the submitted plan to be considered exempt from standard procedures.
        - 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.

- **Addressed.** The plan is now labelled a Final Plan.

- Per Subsection E(3), the plan must show compliance with Area and Bulk requirements.
  - **Addressed.** The plan complies with Area and Bulk requirements now that zoning relief was granted.

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.
     - **Addressed.** A note was added to the plan stating that the first twenty (20) feet of driveway will be paved.
   - A clear sight triangle should be added to the plan for the proposed driveway.
     - **Addressed.**

3. Per §190-27.B (3), Improvements guarantee, a cost estimate shall be submitted by the applicant and shall be prepared by a professional engineer licensed as such by the Commonwealth of Pennsylvania.

SEWAGE ENFORCEMENT:

1. The proposed on-lot sewage system utilizing spray irrigation is under review by the Township. The Sewage Facilities Planning Module will be sent to DEP for review and approval as appropriate.

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.
   - **Addressed.** A copy of the approval letter has been submitted.

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.

    - **Addressed.** Test pit numbers are consistent with the Soil Testing Report.

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

    - **Addressed.**

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.

    - **Outstanding:** See Item 10 of this section.

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.

    - **Addressed:** An exemption has been requested for an allowable 15,000 sf of impervious surface to be exempted from storm water controls specified in §182-16.

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.

    - **Partially addressed:** Note 5 has been added to the plan regarding the proposed impervious cover being approved for Lot 2. The note needs to be revised to include that "Either Proposed Lot 2 or the remaining lands may use the remaining square footage of 7,100 of impervious area as part of the exemption. This

exemption only applies to the rate calculations. Groundwater recharge, Water Quality, and Streambank Erosion controls must be addressed at that time".

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

- **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).

   - **Addressed.** A signature block has been added to Sheet 1 of 1 Final Plan.

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

   1) Infiltration berm/basin cross-section

   2) Emergency spillway

   - **Partially addressed:** A detail has been provided for the berm cross-section that includes the elevation for top of berm and the emergency spillway. Provide the top width of the berm as well as the width of the emergency spillway on the detail and the plans. Label the spillway on the plan set and revise grading to show basin grades at a 4:1 side slope. Add a note stating "All basins shall be structurally sound and shall be constructed of durable materials" and, "Embankments shall be placed in maximum eight-inch lifts to a minimum of 95% of maximum dry density, as established by ASTM D-1557" per 182-17.C(7).

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.

   - **Outstanding:** The Operations and Maintenance Agreement shall be submitted for review and approval.

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

- **Addressed.** The long-term operations and maintenance requirements have been added to sheet 2 of 3 of the E & S 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.

    - **Addressed.** Note 6 has been added to sheet 1 of 1 Final Plan.

10. Per §182-9.D, the existing points of concentrated drainage that discharge onto adjacent property shall not be altered in any manner which could cause property damage without permission of the affected property owner(s) and shall be subject to any applicable discharge criteria specified in this chapter. Provide calculations that runoff is not increased on the adjacent property owners.

11. Per §182-13.D.A(2)(c), the infiltration facility shall be capable of completely infiltrating the required retention (infiltration) volume within four days (96 hours). Provide supporting documentation that the basin will empty within four days.

MISCELLANEOUS DRAFTING COMMENTS:

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

    - **Partially addressed**: A driveway paving cross-section has been added to the plans.

    - **Outstanding:** Driveway entrances shall either be rounded at a minimum radius of five feet or shall have a flare construction that is equivalent to this radius at the point of intersection with the cartway edge. Revise the plan and detail to show the driveway radius or flared construction.

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.

- **Addressed.** Nitrate easements are not required on spray irrigation systems.

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

   - **Outstanding:** Will remain until the approval has been received.

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

   - **Addressed.** Nitrate easements are not required on spray irrigation systems.

4. Final Plan ordinance requirements are on shown Final Plan, Sheets 1 of 1, and on E & S Plans, Sheets 1-3 of 3,. All plans should be recorded to ensure all relevant information is recorded. Include a note on Sheet 1 of 1 that reflects sheet numbers to be recorded.

5. The rear and front yard setback should be shown the full width of the lot until they intersect with the side yard setback. Revise the plans.

6. Note 8 is subject to DEP Planning Module approval.

7. Add a note to the plan at the intersection of the driveway and Hoch Road stating that the driveway shall be graded to prevent water runoff onto the cartway.

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
Eugene Orlando, Jr. / Township Solicitor
Dan Laudenslayer / Applicant's Surveyor
David Kopfer / Applicant (via mail)

SYSTEMS DESIGN
ENGINEERING, INC

sdei.net

March 3, 2021

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

Re: Giori Mushroom Co.
Preliminary Plan Review #1

Ms. Hollenbach:

Systems Design Engineering, Inc. is in receipt of a Preliminary Plan entitled "Giorgi Mushroom Co." The site has two (2) access points; one on Park Road via an access easement through the neighboring parcel to the south and another on June Ave via an access easement thought the neighboring parcel to the north. The proposal would result in a 169,830.5 square foot structure built in three (3) phases and used for mushroom farming. The submission consisted of a Zoning Hearing Board Application, a Township SALDO application, an environmental assessment, a Stormwater Management report and the following:

Title	Dwg No.	Date
Cover Sheet	C.0-01	2/16/2021
Legends and Notes	C.0-02	2/16/2021
Site Plan – Sheet 1 of 3	C.1-01	2/16/2021
Site Plan – Sheet 2 of 3	C.1-02	2/16/2021
Site Plan – Sheet 3 of 3	C.1-03	2/16/2021
Existing Conditions and Site Analysis – Sheet 1 of 2	C.1-50	2/16/2021
Existing Conditions and Site Analysis – Sheet 2 of 2	C.1-51	2/16/2021
Demolition Plan	C.1-52	2/16/2021
Grading Plan – Sheet 1 of 3	C.2-01	2/16/2021
Grading Plan – Sheet 2 of 3	C.2-02	2/16/2021
Grading Plan – Sheet 3 of 3	C.2-03	2/16/2021
Pre-construction Conditions Plan – Sheet 1 of 2	C.2-60	2/16/2021
Pre-construction Conditions Plan – Sheet 2 of 2	C.2-61	2/16/2021
PCSM Plan – Sheet 1 of 2	C.2-62	2/16/2021
PCSM Plan – Sheet 2 of 2	C.2-63	2/16/2021
PCSM Details	C.2-64	2/16/2021

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

PCSM Details	C.2-65	2/16/2021
PCSM Plan Details and Notes	C.2-66	2/16/2021
Utility Plan – Sheet 1 of 2	C.3-01	2/16/2021
Utility Plan – Sheet 2 of 2	C.3-02	2/16/2021
Drive A, Storm Sewer and Sanitary Profiles	C.4-01	2/16/2021
Drive B and Sanitary Profiles	C.4-02	2/16/2021
Cross-Country Storm Sewer Profiles	C.4-03	2/16/2021
Cross-Country Storm Sewer, Sanitary and Process Waste Profiles	C.4-04	2/16/2021
Site Construction Details – Sheet 1 of 2	C.6-01	2/16/2021
Site Construction Details – Sheet 2 of 2	C.6-02	2/16/2021
Electrical Site Lighting – Overall Plan	EL.1-01	2/16/2021
Electrical Site Lighting – Illumination Point by Point – Part One	EL.1-02	2/16/2021
Electrical Site Lighting – Illumination Point by Point – Part Two	EL.1-03	2/16/2021
Electrical Site Lighting – Lighting Fixture Cutsheets	EL.4-01	2/16/2021

BACKGROUND:

The purpose of the plan is to establish a 169,830.5 square foot building that will be used for a mushroom farm. The building would be constructed in three (3) phases and would have access to Park Road via the adjacent parcel. The subject site is zoned I – Industrial while the neighboring parcel that would include the access drive is zoned SIA – Special Intensified Agriculture.

REVIEW:

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

ZONING:

The subject site is located in the I-Industrial Zoning District while the access drive is located in the SIA-Special Intensified Agriculture Zoning District.

1. Per §220-48, Permitted Uses

    - The applicant's interpretation of "front yard," "side yard," and "rear yard" is unclear. The required front yard setback is 40 feet and the front setback line should be added to the plan. Clarification should be provided.

- Per subsection A(14), general agriculture is a permitted use in the Industrial Zoning District; however, the mushroom farm use is considered a Special Intensified Agricultural use. Mushroom farming is not listed as a use permitted by-right, special exception or conditional use in the Industrial Zoning District.

- A Special Exception was granted in 2003 to allow mushroom farming as an accessory use to a principal use on the adjacent lot. The current code also states that accessory uses on a separate lot from the principal use are permitted by special exception.

- The current ZHB application dated January 29, 2021 states that the applicant is seeking a decision that the use of the property for mushroom farming is a non-conforming use.

    - In follow-up to the 2003 Special Exception, it would appear that "non-conforming use" is not appropriate. The applicant should investigate the prior application to the ZHB. The request for a Special Exception to allow an accessory use on an adjacent lot should be evaluated. See section §220-48.B(15) regarding uses permitted by Special Exception in the Industrial Zoning District.

    - Information regarding the principal use on the neighboring parcel should also be provided.

2. Per §220-58, Accessory Uses and Structures

    - According to the Special Exception granted in 2003, the use of the subject site for mushroom farming is considered an accessory use to the larger operation. Therefore, this section applies.

    - Accessory structures for agriculture are exempt from the height requirement except that the setback requirement for the accessory structure shall not have a height greater than the distance to the nearest lot line. The height of proposed building shall be specified and added to the Zoning Requirements table to demonstrate conformity with this section.

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

    - 35 parking spaces are provided, including 2 ADA spaces. The parking calculation for the proposed use is unclear. The applicant should justify the parking count and add it to the Zoning Requirements table.

- Loading spaces are not shown on the plan. The loading space count should be justified and shown on the plan with 12' by 50' spaces.

LIGHTING STANDARDS:

1. Per §186-47, Design and Performance Criteria

   - Per subsection A(1), the minimum average maintained footcandle is 2.0 for a 4:1 uniformity ratio. The applicant shall add the average maintained footcandle to the plan and state the uniformity ratio.

   - Per subsection B(3)(b)[1], lighting not used for security shall be switched off between 11:00pm and dawn.

   - Per subsection B(3)(b)[2], a note shall be added to the plan stating that all-night security lighting will not exceed 25% of normal levels.

SALDO:

1. Per §190-15, Preliminary Plan Requirements

   - Per Subsection C, the plan shall be sealed by the professional responsible for the plan, prior to Final Plan approval.

   - Per subsection G, provide all existing easements including the access easement and the existing encroachment easement.

   - Per subsection I(2), provide the Special Exception request on the cover sheet.

   - Per subsection N(1), provide the location and width of all proposed rights-of-way, utility easement locations, and a statement of any conditions governing their use.

   - Per subsection N(2), provide the building setback lines along Route 222, if appropriate.

2. Per §190-16, Information to accompany preliminary plan

   - Per subsection F(1), provide tract boundary with bearings and distances.

   - Per subsection F(9), provide existing uses on surrounding properties.

- Per subsection G (1), a trust agreement shall be created for any subdivision or land development which proposes land or facilities to be owned or used in common by all residents of such subdivision or land development and not deeded to the Township. Provide supporting documentation regarding the usage of the existing sewage treatment plant.

- Per subsection I, provide a Water resources study.

3. Per §190-33, Driveways

    - Per subsection A(5), driveways to serve commercial and industrial uses shall have a minimum width of 25 feet and a maximum width of 35 feet, excluding parking bays and turnaround areas. Provide dimensions on the drive areas including the existing drive from Park Road.

4. Per §190-38, Sanitary sewage disposal

    - Per subsection G.(1), the design and installation of a community system shall be subject to the approval of the Pennsylvania Department of Environmental Protection and such system shall be further subject to satisfactory provision for the maintenance thereof. Provide supporting documentation that the existing sewage treatment plant is designed to process the additional flows of the proposed building use.

5. Per §190-40, Water supply

    - Per subsection B, whenever an existing public or approved community water system is geographically and economically accessible to a proposed subdivision, a distribution system shall be designed to furnish an adequate supply of water to each lot, with adequate main sizes and fire hydrants located to meet the specifications of the Middle Department Association of Fire Underwriters. A copy of the approval of such system by the appropriate public agency or utility company shall be submitted with the final plan. Suitable agreements shall also be established for the design, specifications, construction, ownership, and maintenance of such distribution system. Provide supporting documentation of water capacity for the proposed use.

    - Per subsection D, fire hydrants, wherever a public or community water system is provided, fire hydrants suitable for the coupling of equipment serving the Township shall be installed within 600 feet of all existing and proposed structures,

such distance to be measured by way of accessible streets (as specified by the Middle Department Association of Fire Underwriters). Hydrant locations shall be selected upon consultation with the initial response fire company for the development and shall be approved by the Maidencreek Township Water Authority.

6. Per §190-41, Erosion Control

   - Per subsection C, provide supporting documentation that the project meets the standards and specifications of the Berks County Conservation District and the guidelines under Chapter 102 of Administrative Code Title 25 for the Pennsylvania Department of Environmental Protection.

7. Per §190-42, Storm Drainage

   - Per subsection C(11), all developments must also include design provisions that allow for the overland conveyance of the post Q100 year storm flows through the site without damage to any private or public property. Provide 100 year drainage calculations for Swale #1 to ensure it can convey the 100 year storm flow.

   - Per subsection F(1)(c), an access easement shall be provided for all detention basins.

   - Per subsection F(2)(b), a method of carrying low flow through the basin area shall be provided. Provide additional information on how the detention basin meets this requirement.

   - Per subsection F(2)(d), the storage duration shall not exceed 24 hours after rainfall has ceased. Provide dewatering information for the basins.

   - Per subsection F(2)(f), basins shall have provisions for de-watering, particularly the bottom, and shall not create swampy or otherwise unmaintainable conditions.

   - Per subsection F(4)(f), a minimum one-foot freeboard above the maximum design water surface elevation at the emergency spillway shall be provided. The infiltration basins do not have 1' of freeboard over the maximum design water surface elevation. Revise to meet this requirement.

   - Per subsection G, the preliminary plan shall reflect or be accompanied by documentation identifying the ownership of and the method of administering and

maintaining all permanent stormwater management facilities. All drainage facilities to be owned by the developer or his assigns shall be maintained to retain their design capacity. There is a note on the cover sheet regarding Stormwater Management Maintenance. Revise the note to specific to the location of project site. Also, Ownership, administration, and maintenance of these facilities shall be by dedication to the Township, Maintenance by a private entity or by agreement. Provide the methodology that will be utilized.

STORMWATER MANAGEMENT:

1. Per §182-9, General Requirements

    - Per subsection F, where a development site is traversed by existing watercourses, drainage easements shall be provided conforming to the line of such watercourses.

2. Per §182-11, Erosion and Sediment Control

    - Per subsection C, under 25 Pa. Code Chapter 92, a DEP "NPDES construction activities" permit is required for regulated earth disturbance activities. Provide an approval letter for the NPDES permit application once received.

    - Per subsection F. (1), provide a note that areas proposed for infiltration BMPs shall be protected from sedimentation and compaction during the construction phase to maintain maximum infiltration capacity.

3. Per §182-13, Groundwater recharge

    - Per subsection A.(2)(c), provide dewatering calculations showing that the infiltration facility is capable of completely infiltrating the required retention (infiltration) volume within four days (96 hours).

    - Per subsection A.(2)(d), provide supporting documentation that the volume of flow to be infiltrated has been pretreated.

    - Per subsection C.(2), provide loading ratio calculations for the bottoms of the infiltration basins. Provide clarification if the flat bottom of the detention basin is to be utilized for infiltration.

4. Per §182-15, Streambank erosion

   - Per subsection A., provisions shall be made (such as adding a small orifice at the bottom of the outlet structure) so that the proposed condition one-year storm takes a minimum of 24 hours to drain from the facility from a point where the maximum volume of water from the one-year storm is captured. Provide supporting documentation that the one-year storm takes a minimum of 24 hours to drain.

5. Per §182-17, Design criteria for stormwater management and conveyance BMPs.

   - Per subsection C.(8), all basins not including groundwater recharge and/or water quality storage shall include an outlet structure to permit draining the basin to a completely dry condition within 24 hours following the end of the design rainfall. Provide dewatering calculations.

   - Per subsection C.(11), low flow channels shall be provided from each water-carrying facility to the outlet structure for all basins that do not include groundwater recharge and/or water quality storage. Low flow channels shall be 1% minimum slope and shall be designed to enable ease of maintenance. Provide low flow channels in the detention basin if it is not to be used for recharge or water quality.

   - Per subsection C.(12), minimum slope within a basin that does not include groundwater recharge and/or water quality storage shall be 2% positive grade to the low flow channel.

   - Per subsection D.(3), place a note on the plan stating all pipes in carbonate geology must have watertight joints.

   - Per subsection D.(20), energy dissipaters shall be placed at the outlets of all storm sewer pipes, culverts. Provide Energy dissipater sizing calculations and include a detail on the plan.

6. Per §182-22, Drainage plan contents

   - Per subsection A.(4), provide an Erosion and Sediment Control Plan.

   - Per subsection A.(19), provide a twenty-foot-wide access easement around all stormwater management facilities that would provide ingress to and egress from a public right-of-way.

- Per subsection A.(22), provide a statement, signed by the landowner, acknowledging that any revision to the approved drainage plan must be approved by the Township of Maidencreek and the Conservation District.

- Per subsection C.(1)(f). provide an operation and maintenance plan in accordance with §182-31.

7. Per §182-30, Performance guarantee

    - Per subsection A, provide a financial guarantee to the Township of Maidencreek for the timely installation and proper construction of all stormwater management controls.

WAIVERS:

1. The applicant is requesting Waivers from Sections §190-14.A(3) and §190-16.B with regard to plan scale and profile scale, respectively. The Planning Commission should make a recommendation and the Board of Supervisors should take action on the requested waivers.

GENERAL:

1. The labelling of sheet C.1-51 should be updated to state "existing conditions and site analysis – sheet 2 of 2."

2. The recorded plan in 2005 showed a fifty (50) foot encroachment easement for a structure that crossed parcel lines. That easement should be shown on be shown on the most recent plans.

    - The 2005 plan also showed an access easement to Park Road. This easement should be shown on the plan.

3. Delineate the location of the gravel and paved areas in the project site and along the existing gravel drive. Include the area in which the gravel drive is to be reconstructed along the retaining wall.

4. On sheet C.2-66, update the Soils Information and the Receiving Waters of the Commonwealth to reflect the current project information.

5. On sheet DA.1, it appears that Basin 2 and 3 drainage areas do not include the linear area along the northern property line (just north of the detention basin) and the paved drive that runs west from the detention basin spillway although they are labeled as B2 and B3, respectively. Revise the drainage divides to reflect the full drainage areas to the basins.

6. On Sheet DA.1, the Time of concentrations for Basins A and B should begin at the top of the embankment of the detention basin. Revise the TC path and update the values in the report.

7. The TC for PR-1 is calculated at 24.3 but the Pre hydrographs are computed with a TC of 23.4. Revise the calculations to be consistent.

8. On sheet C.2-65, the Detention Basin Outlet Structure top of grate and outfall pipe are inconsistent between the report information and the Detention Basin 1 cross section detail. Revise details and/or report to be consistent.

9. Provide the Pond report for the Basin-1 Emergency Spillway routing on B53 of the report.

10. Provide the Pond report for Hydrograph 9, JB-18 to Split Flow.

11. On sheet C.2-65, include the invert of the 12" pipe on the JB-18 Detail. Ensure the invert from MH 17 to JB 18 is consistent between the profile and the detail.

12. On sheet C.2-65, The invert of JB-20 to ES 21 is 306.14 on the detail and 307.07 on the profile. Understanding that the top of the "Tee" is 307.07, add notes to the profile to clarify the "Tee" invert and adjust the slope between JB 20 and ES 21.

13. Label and dimension the infiltration setbacks around TP-1 and TP-2.

14. The retaining wall with scuppers appears to drain onto a 2:1 slope. Provide erosion protection in this area.

15. It appears there is a "drive" area going into the detention basin area. Label the use for this area and provide erosion control if applicable.

16. The paved area for vehicular circulation is extended to the building face in areas where there are man doors located. How will pedestrians be protected from conflicts with vehicles when they exit the buildings?

17. The curb line along the northern part of the parking area appears to run through the accessible aisle. Provide additional notes as to how the accessible route from the parking area to the building will be accomplished.

18. The sheet flow from the south and west paved areas is sheet flowing directly to a 2:1 slope which could cause erosion gullies. The designer may want to provide a leveling area within the grass for the storm flow to cross prior to flowing down the steep slopes.

19. There is a large drainage area flowing to Inlet I-8A. Provide calculations that the grate can pass the drainage area without ponding more than 3 inches.

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
Eugene Orlando, Jr. / Township Solicitor
Kim Fastnacht / Applicant's Engineer
Kevin Manmiller / Applicant
SDE file # 21-0024-0721

MAIDENCREEK TOWNSHIP
SEO ACTIVITY REPORT
February, 2021

SDE #	App. #	Applicant/Activity	Fee Paid to Date By Applicant	Billed/Paid	Chk #
15-0019-0470	Z165738	63 Hecktown Road 1/14/21 - Review design/issue permit for new septic system	$ 968.00	Paid	
20-0019-0485	Z210426	**872 Park Rd - Issue permit for septic system**	$570.00	Paid	
20-0019-0481	Subdivision	1142 Pleasant Hill Road - Owner wants to subdivide another lot off of the farm. 6/2/20 - Rec incomplete planning module. Send letter to consultant. 12/10/20- Observe additional soil probes per planning module requirements. 1/27/21 - Review sewage planning module. Sign SEO portion and return package to consultant. **2/19/21 - Discuss planning module w/TSU**	$2,105.00	Paid	
20-0019-0487	JoJaz Subdivsion	Maidencreek Road; Developer wants to create 3 lots and one residual lot (4 total). 9/23 & 9/24/20 - Observe soil probes. 9/25/20 - Observe percolation testing. 9/28 & 9/29/20 - Observe percolation testing. 1/27/21 - Rec. updated planning package. SEO will review and comment ASAP. **2/3/21 - Review/sign module. Hand off to TSU for municipal signatures.**	$1,500.00	Paid	
21-0019-0300	General	Misc admin, filing, reports Reschedule fieldwork due to snow. Telcon w/property owner re: modification to his septic system design.			
21-0019-0302		**SEO annual report - 2/24/21 - Deliver necessary file work to Township**			

Cc: T. Unger 2 copies
SEO Desk