

MAIDENCREEK TOWNSHIP BOARD OF SUPERVISORS

JANUARY 14, 2021

ENGINEER'S AGENDA

Subdivision Review Status Checklist

- Next Supervisors Meeting February 11, 2021.

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Subdivision / Zoning / LDP

- **100 White Star Rd Sketch Plan +24000 SF Building Addition, see SDE ltr. dated 1/6/21.**
- Gun Range regulations draft reviewed w/P.C. on 1/8/20 revisions/additions being made.
- Burning Ordinance regulation draft reviewed by P.C. on 9/2/2020 additional revisions/additions being made.

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Projects

- **Street Projects 2021**
 - **Scope of work under review with Twp. Manager and Road Foreman.**
- **Storm water basin inspection – Draft Reports to be finalized.**

Completed Inspections:

- **Melrose Place Pond 1 & 2**
- **CVS**
- **Business Park**
- **The Crossing at Maiden creek**
- **Shadow Ridge – Phase 2**
- **David Small**
- **Tree Tops**
- **Hearthstone Assisted Living**
- **Storm Damage**
 - 241 W. Walnut Tree Dr. – inspected and walked site during two (2) rain events; presented diagrams and sketches @ BOS Meeting 11/12/20.
 - Reviewed Twp. Wide storm water systems; there are over 1167 inlet structures; BOS agreed to form a storm water action committee (one BOS, Manager, Road Foremen, One PC Member and Twp. Engineer)

Subdivision Improvement LOC / Escrow Release

- **Schick Dental office**

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Sewage Enforcement Officer Activity Report

- See Attached

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SUBDIVISION STATUS
MAIDENCREEK TOWNSHIP, BERKS COUNTY
 12/10/2020

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	11/30/2020 2/28/2021			11/10/2020	
3	Redner's Quickshop and Car Wash	Prelm Plan	06/03/20	09/01/20	12/01/20		BOS granted conditional Prel. Plan approval 11/12/20	10/7/2020	
4	David Kopfer Subdivision	Sketch Plan for Record	06/03/20	09/01/20	12/1/2020 3/1/2021		Zoning Variance granted	6/3/2020	
5									
6									
APPROVED / PENDING PLANS:									
1									
2									



January 6, 2020

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

Re: 100 White Star Road
Sketch Plan Review

Ms. Hollenbach:

Systems Design Engineering, Inc. is in receipt of a Sketch Plan entitled "100 White Star Road." The property is 6.391-acres in size and has frontage on White Star Road and Blandon Avenue in Maidencreek Township. The Plan was prepared by Berks Surveying and Engineering, Inc. The submission consisted of the following:

- Sketch Plan Sheet 101 Dated 12/22/2020

BACKGROUND:

The purpose of the Plan is to expand an existing manufacturing and warehouse building on a property that is split-zoned. The property currently contains a 20,298 sq. ft. building; 24,087 sq. ft. would be added. The property is currently served by on-lot sewage and well water.

REVIEW:

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

ZONING:

The property is split-zoned. The west portion of the site, including the accessways, is zoned I – Industrial. The east portion of the site is in the C-R Commercial-Residential Zoning District. The intention is to expand the existing principal structure.

Comments on other issues are presented below.

I:\Projects\Maidencreek Township PC\20-0024-0720 - 100 White Star Road Expansion\Sketch Plan Review Letter.docx

1. Per §220-37, Permitted Uses in the CR District

- Per subsection A, warehousing is not a permitted use in the CR District. The expansion on to the portion of the parcel zoned CR does not comply with the permitted uses of this district.
- The applicant may wish to seek relief from the Township Zoning Hearing Board to allow the expansion onto the portion of the property zoned CR.

2. Per §220-38, Area and Bulk Requirements in the CR District

- The zoning compliance table suggests that the front yard setback would be 21 ft. after the expansion, compared to a requirement of 30 feet. It is unclear how the front yard setback is determined on this plan.
- The applicant's interpretation of the front yard setback would result in a violation of the 30-foot requirement.
- The applicant should clarify the interpretation of "front yard" on this site. Additionally, the applicant should explain the interpretation for "side yard" and "rear yard" on this site.

3. Per §220-48, Permitted Uses in the Industrial District

- Per subsection A, manufacturing and warehousing are permitted uses in the I District.

4. Per §220-49, Area and Bulk Requirements in the Industrial District

- The requirements on the portion of the site zoned Industrial appear to be met. As stated above, alternate interpretations for "front yard," "side yard," and "rear yard" may require updates to the zoning compliance table.

5. Per §220-64.A, Landscaping

- All subdivisions and land developments are required to submit a landscape plan to the Township for review and approval as part of the subdivision and land development approval process.
 - A Landscape plan is required with any subsequent Preliminary Plan or Final Plan submission, the applicant should provide and landscaping plan in

compliance with this Section and Section §190-44 of the Subdivision and Land Development Ordinance.

6. The number of required parking spaces vs. the number of provided parking spaces should be included on the zoning compliance table, rather than included in the notes.

LIGHTING:

1. Per §186-48, Plan Submission
 - A lighting plan is required at the Preliminary Plan stage of land development. The applicant should provide a lighting plan with a future Preliminary Plan or Final Plan submission.

SALDO:

1. Per §190-14, Sketch Plan
 - Sketch Plan requirements are met.

STORMWATER MANAGEMENT:

1. Stormwater management is not part of the Sketch Plan review. Appropriate stormwater information, data and calculations should be provided with any subsequent Preliminary/Final Plan.

GENERAL:

1. Information regarding the capacity of the existing septic should be provided to the Sewage Enforcement Officer (SEO). The SEO requires the submission of a re-use/change-in-use form when the expansion involves on-lot septic. The applicant should coordinate this form (attached) with the SEO. Contact: Scot McCaffery, 610-916-8533. The applicant may wish to investigate the feasibility of public sewer in coordination with the Maidencreek Township Authority.

Maidencreek Township Planning Commission
Re: 100 White Star Road
Sketch Plan review

January 6, 2020
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2. There is an existing access on the east side of the site. The plan labels this an "existing gravel drive to be removed," however; the applicant stated it may remain as an emergency access drive. This should be addressed with any future preliminary/final plan submission. If the gravel drive will remain for the purpose of emergency access, the plan should be reviewed by the Fire Marshal.
3. The applicant may wish to investigate the feasibility of public water as may be required by UCC regulations at the time of building permit application.

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

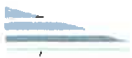
Sincerely,

SYSTEMS DESIGN ENGINEERING, INC.



Philip J. Ashear
Township Planning Consultant

Cc: Eugene Orlando, Jr. / Township Solicitor
Patrick Donovan / Maidencreek Township Authority
Bruce Rader, PE, PLS / Applicant's Engineer
SDE File # 20-0024-0720



Project Name: Schick Dental Office
 Plan Date: 4-24-2020
 SDEI Project No. : 20-0024-0714

Municipality: Maidencreek Township
 Date: 4-28-2020

ITEMS HIGHLIGHTED BELOW HAVE EITHER BEEN ADDED OR REVISED COMPARED TO THE APPLICANT'S ESTIMATE.

IMPROVEMENTS CONSTRUCTION COST ESTIMATE AND OTHER FEES

	<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total</u>
A.	EROSION & SEDIMENT CONTROL				
1.	ROCK CONSTRUCTION ENTRANCE	EA.	1	\$ 1,500.00	\$ 1,500.00
2.	CONCRETE WASHOUT	EA.	1	\$ 500.00	\$ 500.00
3.	18" SILT FENCE	L.F.	67	\$ 2.25	\$ 150.75
4.	18" COMPOST FILTER SOCK	L.F.	130	\$ 12.00	\$ 1,560.00
5.	INLET PROTECTION	EA.	2	\$ 250.00	\$ 500.00
6.	PUMPED WATER FILTER BAG	EA.	1	\$ 300.00	\$ 300.00
7.	EROSION CONTROL BLANKET - ECS-1	S.Y.	1,800	\$ 2.00	\$ 3,600.00
8.	PERMANENT SEEDING & MULCHING	S.Y.	2,852	\$ 1.00	\$ 2,852.00
9.	MAINTENANCE AND REMOVAL OF E&S BMPs	L.S.	1	\$ 500.00	\$ 500.00
	SUBTOTAL OF ITEM A.				\$ 11,462.75
B.	STORM DRAINAGE				
1.	2'x2' INLET	EA.	1	\$ 900.00	\$ 900.00
2.	15" HDPE STORM SEWER	L.F.	48	\$ 25.00	\$ 1,200.00
3.	SEEPAGE BED 1				
a.	EXCAVATION	C.Y.	45	\$ 5.00	\$ 225.00
b.	AASHTO NO. 1 STONE	C.Y.	31	\$ 30.00	\$ 930.00
c.	FILTER FABRIC	S.Y.	76	\$ 1.75	\$ 133.00
d.	INSPECTION/OVERFLOW PORT	EA.	2	\$ 35.00	\$ 70.00
e.	6" PERFORATED PVC PIPE	L.F.	26	\$ 10.00	\$ 260.00
4.	SEEPAGE BED 2				
a.	EXCAVATION	C.Y.	16	\$ 5.00	\$ 80.00
b.	AASHTO NO. 1 STONE/DECORATIVE STONE	C.Y.	14	\$ 30.00	\$ 420.00
c.	FILTER FABRIC	S.Y.	60	\$ 1.75	\$ 105.00
d.	INSPECTION PORT	EA.	1	\$ 35.00	\$ 35.00
5.	6" PVC ROOF LEADER PIPE	L.F.	204	\$ 20.00	\$ 4,080.00
	SUBTOTAL OF ITEM B.				\$ 8,438.00
C.	DRIVEWAY PAVING WITHIN RIGHT-OF-WAY				
1.	FINE GRADE SUBGRADE	S.Y.	31	\$ 1.00	\$ 31.00
2.	6" 2A SUBBASE	S.Y.	31	\$ 6.00	\$ 186.00
3.	2.5" SUPERPAVE 19.0 mm BINDER COURSE	S.Y.	31	\$ 12.00	\$ 372.00
d.	1.5" SUPERPAVE 9.5 mm WEARING COURSE	S.Y.	31	\$ 8.00	\$ 248.00
	SUBTOTAL OF ITEM C.				\$ 837.00

Project Name: Schick Dental Office
 Plan Date: 4-24-2020
 SDEI Project No. : 20-0024-0714

Municipality: Maidencreek Township
 Date: 4-28-2020

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IMPROVEMENTS CONSTRUCTION COST ESTIMATE AND OTHER FEES

<u>Description</u>	<u>Units</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total</u>
D. SITE LIGHTING				
1. 23' POLE MOUNTED LIGHT - SINGLE LUMINAIRE	EA.	2	\$ 2,000.00	\$ 4,000.00
2. 23' POLE MOUNTED LIGHT - DOUBLE LUMINAIRE	EA.	1	\$ 2,500.00	\$ 2,500.00
3. WALL PACK	EA.	3	\$ 800.00	\$ 2,400.00
SUBTOTAL OF ITEM D.				\$ 8,900.00
E. LANDSCAPING - SHRUBS				
	EA.	3	\$ 65.00	\$ 195.00
F. SIGNS				
1. HANDICAP PARKING	EA.	2	\$ 250.00	\$ 500.00
2. STOP SIGN	EA.	1	\$ 200.00	\$ 200.00
SUBTOTAL OF ITEM F.				\$ 700.00
SUBTOTAL OF ITEMS A. THROUGH F.				\$ 30,532.75
10% CONTINGENCY				\$ 3,053.28
TOWNSHIP ADMINISTRATION & LEGAL COSTS (3%)				\$ 915.98
CONSTRUCTION OBSERVATION AND ADMINISTRATION (6%)				\$ 1,831.97
TOTAL ESTIMATED IMPROVEMENTS CONSTRUCTION COST				\$ 36,333.97

**MAIDENCREEK TOWNSHIP
SEO ACTIVITY REPORT
December, 2020**

SDE #	App. #	Applicant/Activity	Fee Paid to Date By Applicant	Billed/Paid	Chk #
16-0019-0471	Z187417	120 Koller Rd November, 2020 - Transfer septic permit to new owner.	\$ 30.00	Paid	1612
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
20-0019-0300	General Work	Misc Admin			
20-0019-0481	Subdivision	1142 Pleasant Hill Road - Owner wants to subdivide another lot off of the farm. 2/17/20 - Schedule testing and notify PADEP. 3/5/20 - Probes for primary and replacement system on new lot and replacement area for existing lot. 3/6/20 - Conduct percolation testing for primary and replacement system on new lot. 3/31/20 - Complete soil reports, send to consultant 6/2/20 - Rec incomplete planning module. Send letter to consultant. 6/9/20 - Communications w/Phil Ashear and PADEP re: nitrate easement requirements. 11/9/20 - Discuss septic system options w/consultant. Spray irrigation may be a possibility. 12/10/20- Observe additional soil probes per planning module requirements.	\$1,608.00	Paid	114
20-0019-0482	Z215216	1070 Maidencreek Road - The property didn't pass the real estate inspection. Replacement septic system testing is necessary. 3/17/20 - Conduct soil probes. Dig/presoak perc holes. 3/18/20 - Perform percolation test. No update	\$ 692.00	Paid	
20-0019-0485	Z210426	872 Park Rd - Replacement system 5/13/20 - Process application 5/14/20 - Observe probes 5/15/20 - Perform percolation test 5/18/20 Soil report and send to deigner 6/11/20 - Review design. Fees due before permit can be issued. No update	\$ 570.00	Paid	50873
20-0019-0487	JoJaz Subdivision	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. 10/15/20 - Discuss testing results w/Phil Ashear. No update	\$1,500.00	Paid	1186
20-0019-0488	932 Park Rd	Applicant wants to convert the home into an office. Perform site visit and compose letter to re-use septic system.	\$ 180.00	Paid	1019