

Haws, Charles B.

From: Gary McEwen <gmcewen@berkshomes.com>
Sent: Thursday, December 15, 2022 12:13 PM
To: Nathan Pletscher; Mountz, Eric; Aristides Otero; Justin Mocer; Haws, Charles B.
Subject: FW: Magnolia green

FYI, from the roadmaster

From: Joan Bair <JBair@caernarvon.org>
Sent: Thursday, December 15, 2022 12:07 PM
To: Gary McEwen <gmcewen@berkshomes.com>
Subject: FW: Magnolia green

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Good morning Mr. McEwen:

Below is information for your review, plan review comments provided by the Township's Road Foreman Keith McGowan.

Sincerely,

Joan A. Bair

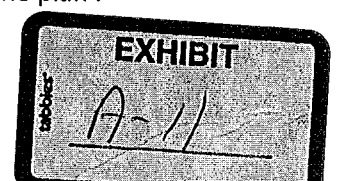
Township Administrator/Secretary
Caernarvon Township Berks County
(610) 286-1010
(610) 286-1001 fax

From: Keith McGowan <kmcgowan@caernarvon.org>
Sent: Tuesday, December 13, 2022 8:29 AM
To: Joan Bair <JBair@caernarvon.org>
Subject: Magnolia green

Joan ,

I have given the Magnolia Green plans a brief review and would like to offer the following ideas .

This plan indicates there will be new roadways constructed moving north in the general direction of the Twin Valley school property . The school is currently only accessed from Clymer Hill Road , a dead-end road . The Caernarvon township Board of Supervisors have recognized this restricted access as a safety concern . There is a desire of the Board to create Connect Clymer Hill to a future improvement to create a thru street . The Magnolia Green improvements do not connect to Clymer Hill Road however they are the first improvements being made moving in that general direction . We are reviewing these plans at a planning stage and the possibility that a street could become more arterial in use . Please consider lot size , road widths and elevated traffic counts and speed when considering the plan .



The additional residents this project could bring to the Township will stress the current recreational facilities within Caernarvon Township . The plan shows areas designated as public recreation . Will they in fact be public or only for the use of the residents within HOA community . The Board of Supervisors have recently received recommendation to remove the Highcroft baseball field to construct a skate park facility . I would advise against this as the new residential community will create a new need for the baseball facility . The skate park could be constructed in another area possibly the new PRD area.

Keith McGowan
Public Works Foreman
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