MAIDENCREEK TWP. PLANNING COMMISSION

P.O. BOX 319, BLANDON, PA 19510

February 5, 2015

Ludgate Engineering Corporation
Lincoln Corporate Center
10 Vanguard Drive, Suite 90
Reading, PA 19606

Dear Mr. Ludgate,

At their March 4, 2015 meeting, the Maidencreek Township Planning Commission recommended that the Board of Supervisors accept the request for the time extension for the Esbenshade Greenhouse Plan until June 28, 2015.

Sincerely,

Diane Hollenbach

Diane Hollenbach
Manager
Maidencreek Township

cc: File
Maidencreek Township Board of Supervisors
Maidencreek Township Authority
Terry Esbenshade

90-DAY REVIEW PERIOD EXTENSION OF TIME

I, THE UNDERSIGNED, being the developer of the subdivision known as

ESBENSHADE GREENHOUSE

Do hereby agree to extend the 90 day review period from the

SKETCH/PRELIMINARY/FINAL PLAN until June 28,2015

Ludgate Engineering on behalf of Terry Esbenshade
Signature

March 2, 2015
Date

GREAT VALLEY CONSULTANTS
75 COMMERCE DRIVE ♦ WYOMISSING, PA 19610-3323
PHONE: (610) 375-8822
1-800-733-4821
FAX: (610) 375-8977

March 4, 2015

Maidencreek Township
Planning Commission
P. O. Box 319
Blandon, PA 19510

Attention: Diane Hollenbach, Township Manager

Re: Esbenshade's Proposed Greenhouse
Preliminary/Final Land Development
Plan Review
GVC File No. 4026-006

Dear Planning Commissioners:

We received for review a Preliminary/Final Land Development Plan titled "Esbenshade's Proposed Greenhouse" submitted by Ludgate Engineering Corporation. The Plan proposes the development of property located along Park Road (SR1010) as a retail landscape business.

This Plan has been under review for a considerable period of time. As a result, only outstanding issues will be considered at this time. We offer the following comments for your consideration:

SUBMISSION INFORMATION

1. Preliminary/Final Plan titled "Esbenshade's Proposed Greenhouse", prepared by Ludgate Engineering Corporation, consisting of three (3) plan sheets as listed:

Plan No.	Sht. No.	Date		Description
		Originated	Revised	
D-3700204	1 of 3	9/09/08	11/15/13	Land Development Plan
D-3700204	2 of 3	9/09/08	11/15/13	E&S Pollution Control Plan
D-3700204	3 of 3	9/09/08	11/15/13	E&S Details

ZONING INFORMATION

1. Section 1004, Accessory Structures – Accessory buildings and structures are not permitted in the front or side yards of a property. The Plan shows a mulch storage area which encroaches in both the front and side yard setbacks. The mulch storage area does not satisfy the definition of a structure. Therefore, the mulch storage area may remain where it is currently located within both front and side yard setback areas.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

1. A certification block for signature by the Maidencreek Township Authority should be included on Sheet 1 of 3.

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2. The Maidencreek Township Authority should be satisfied that adequate backflow prevention has been provided on the property. This approval should be provided to the Township prior to recording of the Final Plans.

Please do not hesitate to call our office with any questions regarding the above review.

Sincerely,

CHARLES M. JONES, P.E., PLS
Project Manager

CMJ:emm

cc: Maidencreek Township Board of Supervisors
Maidencreek Township Authority
Eugene Orlando, Esquire
Esbenshades Partnership
Thomas Ludgate, P.E., Ludgate Engineering Corp.