# THE COUNTY OF CHESTER

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CHESTER COUNTY HEALTH DEPARTMENT
Chester County Government Services Center
Water and Sewage Division
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610-344-6526 FAX: 610-344-5934
www.chesco.org/health

May 5, 2011

RECEIVED
MAY 09 2011
BY: DM

Ms. Denise Miller
East Fallowfield Township
2264 Strasburg Road
East Fallowfield, PA 19320

Re: Ridgecrest Subdivision
Code No.: 1-15918-213
East Fallowfield Township

Dear Ms. Miller:

This Department has received materials pertaining to the subdivision plan for T.R Moser Builders Inc. Titled Plan of Subdivision for Ridgecrest Subdivision. The Plan was prepared by Edward B. Walsh & Associates on August 25, 2010 and has no revisions. The plan proposes the creation of 73 lots with two existing houses on 119.542 acres of land located along South Caln Road in East Fallowfield Township. The developer intends to utilize public sewage facility and public water supplies.

This Department is unable to complete its review of the proposed subdivision at this time for the following reasons:

A postcard planning mailer must be sent to DEP for determination of planning.

The Act 537 subdivision review fee must be submitted to this Department. For this proposal, the balance due depends on the determination of DEP Planning.

If required, the appropriate Planning Modules must be submitted to this Department through the Municipality. The required documentation must be attached.

A revised copy of the Chester County Health Department Subdivision Information form must be submitted that accounts for the correct wastewater flow.

The two existing homes have on site septic. There is no mention on the plans that they will be required to hook up to the public sewage. Please put this on the plan that is to be recorded at the recorder of deeds.

The plans indicate only 72 lots but the site density indicates 73 lots. This is an increase from the planning module that was previously approved in 2007.

Other Comments:

Once the above noted information is received, this Sewage Enforcement Officer has 20 days to submit comments to the Municipality. For Revisions to the Official Municipal Act 537 Plan, The Chester County Health Department has up to 60 days to submit comments. Submissions are not considered complete unless all agency comments required under 71.53 (d)(2) and (d)(5)(ii) have been received by the Municipality.

Please do not hesitate to call me at 610-344-6241 if you have any questions.

Sincerely,

Patty Lynch

Patty Lynch
Environmental Health Specialist

cc: Chester County Planning Commission
East Fallowfield Township Planning Commission
TR. Moser Builders, Inc.
Edward B. Walsh & Associates, Inc.
Miller Environmental
Pennsylvania Department of Environmental Protection
File