RECEIVED
MAY 13 2011
BY: BH

EDWARD B. WALSH & ASSOCIATES, INC.
*Complete Civil Engineering Design / Consultation Services*
*Lionville Professional Center*
*125 Dowlin Forge Road*
*Exton, PA 19341*

May 11, 2011

East Fallowfield Township
Board of Supervisors
2264 Strasburg Road
East Fallowfield, PA 19320

RE: Moser Builders Inc
Ridgecrest Subdivision

Dear Board Members:

Enclosed please find plan sets for the Ridgecrest Subdivision. They have been revised to address review comments provided in the Township Engineer's review letter dated April 29 2011. The revisions are as follows:

**Conditional Use Order:**

1.1 The Declaration has been previously submitted for review. Any review comments provided by the Solicitor will be considered and the appropriate revisions will be provided.

1.2 Agreed.

1.3 The landscaping along the roads has remained as shown on the previously approved plans to maintain the viewsheds. No further plan revisions should be required for this comment.

1.4 The applicant has agreed to provide improvements at the intersection. The specifics are to be discussed with the Supervisors.

1.5 The plan set was revised to add the low pressure force main as required.

1.6 The approved module will be amended to acknowledge the new conveyance system and layout.

1.7 The Conditional Use order was added to sheet two.

**Preliminary/ Final Approval Decision of July 15, 2004**

2.1 The plan set was revised to add the low pressure force main as required.

2.2 The impact study will be revised as required and submitted for consideration.

2.3 The trail location has been revised as noted.

2.4 The documents will be provided as required.

2.5 The approvals will be forwarded to the Township when they are issued.

**Zoning Ordinance:**

3.1 Sheet one was revised to include the table. The areas were revised to be consistent with the open space plan.

3.2 The notes were revised to acknowledge that the easement has been abandoned.

3.3 The house locations were adjusted to provide the required separation

3.4 The front yard setback dimensions on sheet one were revised as noted.

3.5 The houses on the noted lots were adjusted to provide the required setback.

3.6 The applicant has presented the proposed house to the Planning Commission for consideration and will also provide to the Supervisors for discussion at their meeting.

3.7 The open space plan was revised to remove the stormwater management areas from the net open space area. As previously discussed and approved the systems will hold water and therefore were considered allowable systems in the open space.

3.8 The area in question was field surveyed to located the existing farm lane to verify that the area for the proposed path is not very steep slope. The survey results are noted on sheet four.

3.9 The table was revised to reflect the current layout and to modify the area of steep slope as modified per comment number 3.8.

3.10 The submitted plan provides the additional parking spaces as discussed with the Planning Commission.

3.11 The landscape plan was revised to include the required tables.

3.12 The landscape plan was revised as discussed to buffer the view of the houses west of lot 71.

3.13 The typical lot landscaping detail was added to the landscape plans.

3.14 As discussed with the Planning Commission the Historical Commission has no further comment on the proposed subdivision.

**Subdivision Ordinance:**

4.1 The signature block was revised as noted

4.2 The plan set was revised to show the asbuilt survey location of Bridle Path Lane. It is located opposite the proposed intersection of Covewood Way

4.3 The waiver note was modified as noted.

4.4 The grading plans were revised to note the locations for speed limit signs.

4.5 The road cross section detail was revised to add a note that an alternate paving specification will be submitted for consideration.

4.6 The house numbers will be added to sheet one when they are made available.

4.7 The waiver note was modified as noted.

4.8 The plan has been forwarded to the fire marshal for review of the fire hydrant locations.

4.9 The waiver note was modified as noted.

**Stormwater Management Comments:**

5.1 The needed revisions will be discussed with the Township Engineer and the appropriate revisions will be provided.

5.2 The waiver note was modified as noted.

5.3 The approval will be forwarded to the Township when it is issued.

5.4 The grading plans were revised to provide the biologs at the additional locations as noted. The detail was added to the detail sheets.

5.5 The basin and level spreader berm 1 detail were revised to note installation of the amended soils. The landscaping will be discussed with the Conservation District to see if it is required.

5.6 The agreement will be provided.

**General Comments:**

6.1 The permits and approvals by other agencies are noted and should be made conditions of final approval.

6.2 The approval letter has been enclosed for the Township's files.

6.3 The existing features plan was revised to note the removal of the utility lines and poles below the house on lot 71.

6.4 The tot lot and pavilion were relocated as suggested.

6.5 The phase boundary was added to the plan set. General note #31 was added to the plans to distinguish the improvements to be installed in each phase.

6.6 The required revisions as directed by the Township Engineer will be provided.

Should you have any questions or need any further information, please do not hesitate to contact me.

Very truly yours,
EDWARD B. WALSH & ASSOC., INC.

Adam J. Brower, P.E.

Enclosure(s)

cc: Ted Moser
Joe Ryan, Esq.
Chris Della Penna w/ plans