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

RECEIVED
JUN 22 2010
BY: Denise Miller

June 21, 2010

Denise Miller, Township Secretary
East Fallowfield Township
2264 Strasburg Road
East Fallowfield, PA 19320

RE: Subdivision Plan of Real Estate Finders, LLC (Abrahams)
EBWA File No. 3080

Dear Ms. Miller:

Enclosed are twelve (12) copies of final plans pertaining to the above-mentioned project. One (1) set of plans has been sent directly to the township engineer, Chris Della Penna, P.E and to the township solicitor, Vince Pompo. The plans have been revised in accordance with the May 25, 2010 final plan review letter from Chris Della Penna, P.E. as follows:

Zoning Ordinance:

1.1 A conditional use hearing has been scheduled for Monday, June 28, 2010 in consideration of the submitted conditional use application.

Subdivision and Land Development Ordinance:

2.1 A cost estimate for public improvements will be submitted after the final plans have been approved.

2.2 The applicant has agreed to offer a fee in lieu of dedicated park, open space and recreation land, at the discretion of the Board of Supervisors, after the final plans have been approved.

General Comments:

3.1 The few very minor technical discrepancies communicated by the township engineer over the phone have been addressed on the revised set of final subdivision plans, dated June 21,

2010. A response email was sent on June 3, 2010 directly to the township engineer to address the minor comments.

3.2 A revised final plan addressing the January, 2010 historical commission memo was sent to the historical commission on June 1, 2010. The applicant and myself met with the historical commission during their monthly meeting on June 9, 2010 for discussion of our response. Since the meeting, the historical commission has sent us a suggested species of plants list, which we have taken into consideration for this final plan re-submission. Their other concern brought up at the meeting was to replace the wood post and rail fence in front of Lot 1, as opposed to re-setting the fence. This revision has been completed on the attached revised final plan set. A separate response letter has been prepared for the historical commission's use.

If you should have any questions or require any additional information, please do not hesitate to contact me.

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

Ashley S. Hickman

Ashley S. Hickman, EIT

Enclosure(s)

cc: Neil Abrahams, Chris Della Penna, Vince Pompo