Della Penna Engineering, Inc.
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RECEIVED
JUN 25 2010
BY: Denise Miller

June 25, 2010

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

Re: Subdivision Plan of Real Estate Finders, LLC (Abrahams)
11 lots – 2133-2135 Strasburg Road
Final Plan Review #3

Dear Board Members:

The following revised final plans and supporting documentation prepared by Edward B. Walsh & Associates, Inc. were received for review:

Sheet No.	Description	Latest Date
1 of 17	Final Overall Title Plan	6/21/10
2,3 of 17	Final Title Plan	6/21/10
4 of 17	Final Existing Features Plan	6/21/10
5,6 of 17	Final Grading & Utilities Plan	6/21/10
7,8 of 17	Final Phase 1 Erosion & Sedimentation Control Plan	6/21/10
9,10 of 17	Final Phase 2 Erosion & Sedimentation Control Plan	6/21/10
11,12 of 17	Final Landscape Plan	6/21/10
13 of 17	Final Profile Sheet	6/21/10
14,15 of 17	Final Detail Sheet	6/21/10
16,17 of 17	Final Post Construction Stormwater Management Plan	6/21/10

- Set of Final Subdivision Plans consisting of 17 sheets last revised 6/21/10.
- Conditional Use Application report last revised 6/21/10.
- Response letter from Edward B. Walsh & Associates, Inc. dated 6/21/10.
- Copies of email correspondence from Jim Reagan, Fire Marshal.
- Letter of Transmittal from Edward B. Walsh & Associates, Inc. dated 6/22/10

The plan proposes to subdivide an existing 34.746 acre parcel into eleven (11) lots for single-family residential dwellings. Existing dwellings and outbuildings will be retained on Lots 1 and 2. A new cul-de-sac road is proposed to serve as access for the new lots.

The site is located on the north side of Strasburg Road between Sycamore Lane and Fineskinde Farm Road. The entrance to the proposed cul-de-sac road will be off of Strasburg Road. The tract is located within the R-1 Low Density Residential zoning district with a 2.0 acre minimum lot size. The lots are proposed to utilize individual on-site water and sewage facilities.

The plans have been revised in accordance with previous reviews by various agencies and the following comments are offered for your consideration:

Zoning Ordinance

1.1 Section 1402.3.B.1.b – This section prohibits any disturbance of Very Steep Slopes (greater than 25%). In accordance with section 1402.3.B.1.b.(2) however up to 15% disturbance of these areas may be permitted, if approved as a conditional use, for the grading of the minimum portion of a road or driveway necessary for access to the principal use and for sewer, water, and other utility lines when it can be demonstrated that no other routing for access or utility lines is feasible. The plan proposes disturbance of 3,559 square feet (14.2%) of the Very Steep Slopes associated with grading to improve the sight distance for the existing residential driveway for Lot 1 on Strasburg Road. The grading to improve the sight distance for this existing driveway was a condition of the recently issued PennDOT Highway Occupancy Permit for the project. The applicant has submitted an application for Conditional Use, which has been reviewed separately.

Subdivision Ordinance

2.1 Section 411 – Financial security in a form acceptable to the Solicitor must be provided to cover the cost of all proposed public improvements in accordance with the terms of this section. A copy of the contractor's construction cost estimate should be submitted to establish the required amount.

2.2 Section 507(D) – The plan notes that the applicant is offering to provide a fee in lieu of dedicated Park, Open Space and Recreation land, at the discretion of the Board of Supervisors. The applicant met with the Park and Recreation Commission on 10/30/07 and the Commission's recommendation was for the Board of Supervisors to enforce and accept the fee in lieu of open space.

General Comments

3.1 The response letter states that the plan has been revised to address the concerns of the Historical Commission and a revised plan has been submitted to them for their use.

Please feel free to call if you have any questions concerning this review.

Very Truly Yours,

Christopher R. Della Penna, P.E.
Township Engineer

Cc: Planning Commission
Vince Pompo, Esq. (via fax)
Ashley Hickman, E.I.T., E. B. Walsh & Associates, Inc. (via fax)
Real Estate Finders, LLC (via fax)