



Civil Engineers, Surveyors & Land Development Consultants

February 10, 2021

Westtown Township
Planning Commission
1039 Wilmington Pike
West Chester, PA 19395

**Re: Preliminary/Final Land Development Plan
Sawmill Court
Inland Design Project No. 11541
Summary of Revisions**

Dear Planning Commission Members:

This letter accompanies the re-submission of this plan set in order to offer a summary of the significant changes to the plans since we last appeared before you at the January 6th Planning Commission meeting. At that meeting several key points of discussion were raised. These are the changes that were made based on those discussions:

1. The plans previously contained a waiver request from the requirement to have the infiltration BMPs more than 100 feet from downslope structures. The Planning Commission raised concerns over this waiver. In response, the stormwater BMPs for this project have been re-designed using R-Tank proprietary stormwater storage units that provide additional storage in a smaller footprint. This has allowed the BMPs to be re-located outside of the 100-foot setback dimension.
2. Concerns were also raised regarding the stormwater outflows from the site. In order to clearly show the reductions in flow from Pre-development to Post-development, I offer the following chart showing the overall reduction from pre-developed flows (what is currently leaving the site) to Post-developed flows (what will be leaving the site after construction):

	PRE (cfs)	POST (cfs)
2-YEAR	9.45	3.03
10-YEAR	22.86	12.62
50-YEAR	41.90	24.31
100-YEAR	51.96	29.65

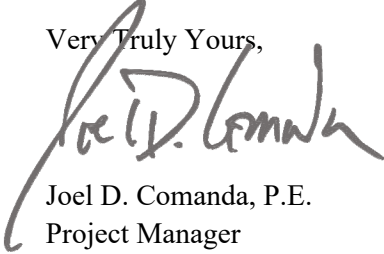
As this chart indicates, there is a substantial reduction in overall runoff from this site.

3. The plans previously contained a waiver request for rolled curb. This has been removed, and the site has been re-designed using upright curb.
4. A note has been added to the plans restricting the lot owners from installing swimming pools in their yards.
5. Notes have been added to the plan restricting parking along Sawmill Court to the interior side of the street.

6. Nine parking spaces have been added in the area previously designated as a snow removal area.
7. The vertical curves on the roadway have been adjusted to be fully in compliance with the ordinance.
8. A waiver has been added from Section 149-913.D to allow a block length of less than 1,000 feet.
9. Per our discussion regarding street lighting, no street lighting is proposed, but driveway pole lights are proposed for each lot. A detail is provided.

Additional changes have been made in response to the review letters from the township consultants, and these changes are addressed in the response letters attached with this submission.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Joel D. Comanda". The signature is written in a cursive, flowing style with a large initial "J".

Joel D. Comanda, P.E.
Project Manager