



Civil Engineers, Surveyors & Land Development Consultants

February 10, 2021

Westtown Township
Mila Robinson Interim Zoning Officer
1039 Wilmington Pike
West Chester, PA 19395

**Re: Preliminary/Final Land Development Plan
Sawmill Court
Inland Design Project No. 11541
Waiver Request Letter**

Dear Ms. Robinson:

On behalf of Huntrise Builders, LLC, Inland Design would like to submit this formal Waiver Request letter for the following sections of the Westtown Township Ordinance.

1. Section 149-700 to allow the submission of combined Preliminary/Final Plans.

This request is put forward in an attempt to facilitate an expedited approval process.

2. Section 149-913.D to allow a block length of less than 1,000 feet.

During the sketch plan phase, it was determined that a through road was preferable for the site rather than a cul-de-sac. With the limited frontage on the site, and the inability to connect to adjoining properties, a block length of less than 1000 feet is necessitated.

3. Section 149-915.K(2) to waive the requirement for a turnaround area in the on-site driveways.

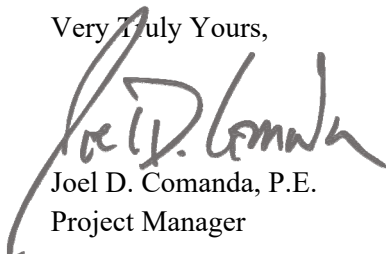
With the limited front yards, and expected parking in the driveway areas, turnaround areas would end up being underutilized impervious coverage. In an attempt to limit impervious coverage for the site, we are requesting this waiver.

4. Section 149-924.D(12)(b) to waive the requirement of planting the required number of compensatory trees.

Many of the existing trees on site are not healthy. Additional trees are being proposed on the Landscaping Plan. A site walk is being scheduled with Township Staff to determine the health of the existing trees, and the number of compensatory plantings required.

These waiver requests are also shown on the Preliminary and Final Plans.

Very Truly Yours,



Joel D. Comanda, P.E.
Project Manager