



Civil Engineers, Surveyors & Land Development Consultants

March 25, 2021

Westtown Township  
Maggie Dobbs  
West Chester, PA 19395

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

Dear Ms. Dobbs:

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.B to allow block lengths of 268 Feet and 185 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 500 feet is necessitated.

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

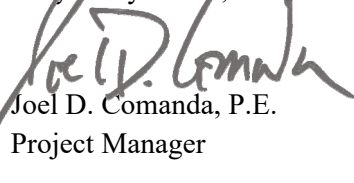
With the limited front yards, and expected parking in the driveway areas, turnaround areas would end up being underutilized impervious coverage. In an attempt to limit impervious coverage for the site, we are requesting this waiver.

4. Section 149-924.D(12)(b) to waive the requirement of planting the required number of compensatory trees for any trees deemed non-viable by a licensed arborist.

Many of the existing trees on site are not healthy. What is being proposed is that a licensed arborist be retained to do a study of the trees on the property. Based on this study, any trees that fall into the following categories: trees that present a risk, trees deemed beyond repair (poor structure or >40% in decline), Invasive species, dead trees, and ash trees (subject to Emerald Ash Borer), will be excluded from compensatory tree replacement calculations.

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

Very Truly Yours,



Joel D. Comanda, P.E.  
Project Manager