



## Carroll Engineering Corporation

May 13, 2021

Jon Altshul, Manager  
Westtown Township  
P.O. Box 79  
Westtown, PA 19395

Dear Jon:

Subject: Sawmill Court

This office has received plans for the above subject project. This is the third submission to Carroll Engineering Corporation for this project and upon review we offer the following comments:

A. SUBMISSION

1. "Preliminary/Final Plan for Sawmill Court" prepared by InLand Design for Huntrise Builders, LLC. The current plan submission consists of 17 sheets dated December 7, 2020 and last revised on April 21, 2021.
2. Sewage facilities planning exemption.

B. GENERAL

1. The plan proposes construction of 20 single family semi-detached homes on an existing 6.3-acre parcel (UPI 67-4-82). There are also 3 open space parcels to be created.
2. The project is located 914-924 South Concord Road in the M-U Multi-use district.
3. Sanitary sewer service will be provided by a gravity sewer extension extending from the site across a proposed sanitary sewer easement on the adjacent property at 611 Oakbourne Road to Oakbourne Road, and then in Oakbourne Road to the existing sewer between Trellis Lane and the Wild Goose Pump Station. Wastewater will be conveyed by the Wild Goose Pump Station to West Goshen Township for treatment.

*Today's Commitment to Tomorrow's Challenges*

Corporate Office:  
949 Easton Road  
Warrington, PA 18976  
215.343.5700

630 Freedom Business Center  
Third Floor  
King of Prussia, PA 19406  
610.489.5100

101 Lindenwood Drive  
Suite 225  
Malvern, PA 19355  
484.875.3075

105 Raider Boulevard  
Suite 206  
Hillsborough, NJ 08844  
908.874.7500

4. The sanitary sewer easements across the lots 10 and 11 from Sawmill Court to Open Space C are labeled as a single 20' wide easement. A 10' wide easement is required on each lot. The easement across Open Space C will be a separate easement. Legal descriptions and plans of the proposed easement should be submitted to this office for review. The Site Plan shows walkways from the driveways to the houses will be partly within the sewer easements. Easement agreements should hold the Township harmless for any damage to owner's property and injury resulting from any persons use of owner's property in the easement.

C. PLANNING EXEMPTION

The planning exemption can be signed by the Township.

D. SANITARY SEWER

1. The Applicant should thoroughly investigate existing utilities, landscaping, and physical features (curbs, walls, etc.) from the Brennan property to the existing sewer to verify exact alignments and depths. A recent lateral connection to the existing sewer revealed numerous utility conflicts that may make installing the sewer along the proposed alignment difficult. Attached is supplemental information showing existing utilities in the area, and trees and other physical features along the proposed alignment.

We recommend the sewer extend into the eastbound lane of Oakbourne Road before crossing back to the north side and connecting to the existing sewer. Alternatively, the Applicant may want to reconsider connecting to the existing sewer in Trellis Lane.

2. The water service for Lot 20 is shown connecting to the sewer.
3. The lateral for Lot 4 should be revised to connect further downstream from manhole 12. This can be accomplished by swapping the lateral and water service locations.
4. The lateral for Lot 15 should be revised to provide more separation from the lateral for Lot 18. This can be accomplished by swapping the lateral and water service locations.
5. Details for sanitary sewer construction are currently being prepared and will be forwarded to the Applicant's Consultant when complete.

Jon Altshul, Manager

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Should you have any questions or require additional information, please feel free to contact this office.

Very truly yours,

CARROLL ENGINEERING CORPORATION



William N. Malin, P.E.

Vice President

WNM:cam

Attachments

cc: Cedarville Engineering Group

Joel D. Comanda, P.E., InLand Design (w/Attachments)