



Civil Engineers, Surveyors & Land Development Consultants

May 25, 2021

Westtown Township
John Altshul, Township Manager
1039 Wilmington Pike
West Chester, PA 19395

**Re: Sawmill Court
Preliminary/Final Land Development
Response to Carrol Engineering Review letter dated May 13, 2021
Inland Design Project No. 11541**

Mr. Altshul:

We are in receipt of the review letter from Carrol Engineering dated May 13, 2021, for the above referenced project. Based on the comments contained in that letter we have revised the plans and offer the following responses:

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.

No response required.

2. The project is located 914-924 South Concord Road in the M-U Multi-use district.

No response required.

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 Township's existing sewer at the intersection of Oakbourne Road and Trellis Lane. Wastewater will be conveyed by the Wild Goose Pump Station to West Goshen Township for treatment.

No response required.

4. The sanitary sewer easements across the lots 10 and 11 from Sawmill Court to Open Space Care 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.

The proposed sanitary sewer easements on the lots have been labelled as 10 foot easements on each lot as requested. Legal Descriptions and easement agreements will be provided for review prior to recording.

Planning Exemption

1. The planning exemption can be signed by the Township.

We have reached out to the township to have get the planning exemption request signed.

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.

The applicant has discussed the sewer alignment with Bill Malin and while aware of the potential for utility conflicts and the need to do preliminary digging to determine exact utility locations prior to construction, feels that the proposed alignment as shown on the plans is the best possible alignment given the existing utilities in the area of the pump station.

2. The water service for Lot 20 is shown connecting to the sewer.

The water service for Lot 20 has been clarified to connect to the waterline after crossing the sanitary 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.

The water and sewer service for Lot 4 have been adjusted as requested.

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.

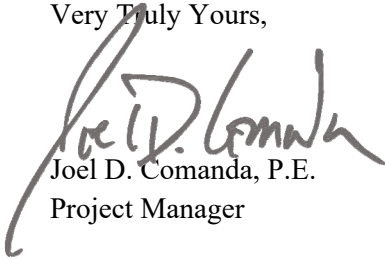
The sewer lateral for Lot 15 has been adjusted as requested.

5. Details for sanitary sewer construction should be included in the drawings. We will provide copies of details to the Applicant's Consultant.

Sanitary sewer construction details are shown on the plans. The notes also require that construction of the sanitary sewer be performed according to the standards of Westtown Township. If Township standard details are provided Inland Design will add them to the plans.

We trust that the plans adequately address the comments of the Township Consultants. Please feel free to contact me with any questions or comments regarding this matter.

Very Truly Yours,



Joel D. Comanda, P.E.
Project Manager

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