



Civil Engineers, Surveyors & Land Development Consultants

July 26, 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.

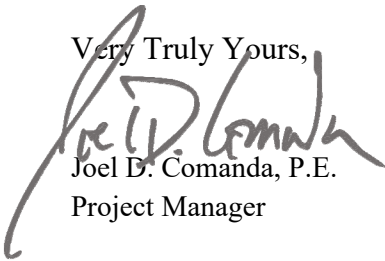
1. Section 144-311.B(2) to allow the use of HDPE pipe within the rights-of-way of Sawmill Court.
Sawmill Court is being approved as a private road, and it is proposed that HDPE will be a more economical option without losing durability and structural capacity.
2. Section 149-700 to allow the submission of combined Preliminary/Final Plans.
This request is put forward in an attempt to facilitate an expedited approval process.
3. 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.
4. 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.

5. Partial waiver from §149-924.d(12)(b) to allow planting only a portion of the required compensatory trees on site.

The applicant is proposing 120 replacement trees on the site. There is not sufficient space on the site to plant additional trees in a way that will allow them to flourish. The applicant would like to discuss with the board a waiver of planting the remaining required trees on site and a waiver from the fee-in-lieu of (§149-924.D(12)(f)[1][b].)

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

Very Truly Yours,



Joel D. Comanda, P.E.
Project Manager