



Civil Engineers, Surveyors & Land Development Consultants

July 27, 2021

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

**Re: Sawmill Court
Preliminary/Final Land Development
Revised Plan Submission
Inland Design Project No. 11541**

Mr. Altshul:

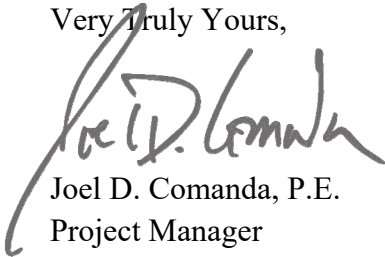
As discussed at our June 25th meeting, projected construction costs necessitated making some revisions to the plans as designed. We are submitting these modified plans for review by township consultants with the anticipation that the project may be approved by the Board of Supervisors at the August 16th Board of Supervisors meeting. In order to expedite reviews, I wanted to delineate the revisions that were made since the last review of the plans:

- The Paving Section has been modified to reduce the overall depth of asphalt (Deemed Acceptable per 7/20/2021 email from Bob Flinchbaugh).
- A Waiver request has been added to allow HDPE pipe within the Right of Way of Sawmill Court. The pipe profiles have been updated accordingly. (Deemed Acceptable per 7/20/2021 email from Bob Flinchbaugh).
- Actual house footprints have been provided.
- BMPs 1, 2, & 3 have been re-designed to be constructed from pipe and stone rather than use the R-Tank system previously proposed. As part of this re-design, the future allowable impervious coverage for each lot has been reduced. Previously it was calculated for a maximum of 65% impervious coverage on each lot. The updated design is to manage the actual impervious coverages with an additional 150 sf per lot of future allowable impervious. The stormwater routing, plans, and bed details have been updated accordingly.

- As a part of this re-design, portions of BMPs 1 & 2 extend onto lots and easements have been provided on Lots 5, 17, & 19. The Zoning Chart has been updated accordingly.
- The stone to be used in the beds has been labelled as clean washed stone, with a note allowing the contractor to use either AASHTO #57 or AASHTO #3 stone.

Wherever these changes necessitated, the plans were modified and cleaned up to reflect the modifications. If there are any questions that arise during the reviews, I am happy to address these via email or over the phone. Please feel free to contact me with any questions or comments regarding this matter.

Very Truly Yours,



Joel D. Comanda, P.E.
Project Manager

C: file