



April 2, 2025

Westtown Township
1039 Wilmington Pike
West Chester, PA 19382

Re: 1001 S. Walnut Street Subdivision Waiver Request Letter

Dear Members of the Board of Supervisors and Planning Commission:

On behalf of the "Applicant", Howell Engineering has prepared this waiver request letter for your consideration as a supplemental submission to be made a part of the Application. We have reviewed these requested waivers carefully and we have concluded that none of these waivers, if granted, will be contrary to the public interest. Moreover, in the case of each request, notwithstanding the approval of the waiver, the purpose and intent of the subdivision and land development ordinance will still be observed.

Waivers Requested:

1. Section 149-600 of the Subdivision and Land Development Ordinance requirements for the plans to be submitted as preliminary/final. .

A waiver is requested to allow for the plans to be submitted as a preliminary/final plan. The proposed layout is a simple subdivision of the existing parcel with no site improvement proposed. All uses of the property is a by right plan. A variance has been obtained for the property to allow for lots of 15,000 S.F. in size.

2. Section 149-702.D of the Subdivision and Land Development Ordinance requirements for the plans to be submitted without a conservation plan. .

A waiver is requested to allow for the plans to be submitted without a conservation plan. The purpose of the plan is a simple subdivision of the property and no physical improvements are proposed as part of this submission.

3. Section 149-702.E of the Subdivision and Land Development Ordinance requirements for the plans to be submitted without a landscape plan. .

A waiver is requested to allow for the plans to be submitted without a conservation plan. The purpose of the plan is a simple subdivision of the property and no physical improvements are proposed as part of this submission.

4. Section 149-702.F & 149-602.D(3) of the Subdivision and Land Development Ordinance requirements for the plans to be submitted without a stormwater management plan. .

A waiver is requested to allow for the plans to be submitted without a conservation plan. The purpose of the plan is a simple subdivision of the property, and no physical improvements are proposed as part of this

submission. Stormwater management plans and calculations are to be provided as part of the grading permit application.

If you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

Howell Engineering.

A handwritten signature in blue ink, appearing to read "Alexander C. Barlow". The signature is fluid and cursive, with the first name being the most prominent.

Alexander C. Barlow
Staff Engineer