

SITE ENGINEERING CONCEPTS, LLC

Consulting Engineering and Land Development Services

October 26, 2020

Board of Commissioners Radnor Township
301 Iven Avenue
Wayne, PA 19087

Re: Waiver Requests
208 North Aberdeen Ave Townhouses
Preliminary/ Final Land Development Plan

Dear Members of the Board:

210 N. Aberdeen Associates, LLC respectfully requests the following waivers for the 208 North Aberdeen Ave Townhouses Preliminary/Final Land Development Plan:

Waiver #1, Section 255-12.A, Preliminary Plan Submission

Section 255-12.A requires, in relevant part, that an applicant must submit an individual preliminary application for a major subdivision. The Applicant requests a waiver to allow the above-referenced land development application to be reviewed and approved as a Preliminary/Final Land Development Plan.

Waiver #2, Section 255-21.B(1)(n), Man-Made Features within 500 Feet

Section 255-21.B(1)(n) requires significant man-made features within 500 feet of the site be provided on the plan. Aerial imagery is used to provide detail beyond the site boundaries where survey data cannot legally be collected (e.g.: private property). A partial waiver is request to the extent necessary to not provide those items which are not visible on aerial imagery (e.g.: sewer lines, storm drains, easements, etc.).

Should the Township have any questions or require additional information, please contact me at pspellman@site-engineers.com or 610.523.9002.

Sincerely,



Patrick Spellman, P.E.

Cc: Christy Flynn, 210 N. Aberdeen Associates, LLC
Nick Caniglia, Applicant Counsel