

# SITE ENGINEERING CONCEPTS, LLC

Consulting Engineering and Land Development Services

---

January 15, 2021

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

Re: Waiver Requests  
Preliminary/ Final Land Development Plan  
Eagle Road and Radnor Road Subdivision

Dear Members of the Board:

CG Wayne, LLC respectfully requests the following waivers for the Eagle Road and Radnor Road Preliminary/Final Land Development Plan:

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

A waiver from Section 255-12.A of the Township Code to permit the above-referenced land development application to proceed and be reviewed as a single preliminary/final land development plan. Section 255-12.A requires, in relevant part, that an applicant must submit an individual preliminary application for a major subdivision.

**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](mailto:pspellman@site-engineers.com) or 610.523.9002.

Sincerely,



Patrick Spellman, P.E.