

SITE ENGINEERING CONCEPTS, LLC

Consulting Engineering and Land Development Services

December 11, 2020

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 or 610.523.9002.

Sincerely,



Patrick Spellman, P.E.