

## RESOLUTION NO. 2017 -22

### A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS, MONTGOMERY COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL SUBDIVISION PLAN FOR 37 CRAWFORD ROAD, TMP NO. 43-00-02713-00-7

**WHEREAS**, Applicant and equitable owner, Theodore Anderko (“Applicant”), submitted a set of plans prepared by Cornerstone Consulting Engineers consisting of twenty (20) sheets dated July 29, 2015, last revised December 22, 2016 (“Plan”); and

**WHEREAS**, the Plan has been reviewed by both the Montgomery County Planning Commission and the Lower Providence Township Planning Commission; and

**WHEREAS**, the Plan proposes an eight lot subdivision with six new lots and two lots containing existing homes; and

**WHEREAS**, the Board of Supervisors now intends to approve the preliminary/final subdivision plan.

**NOW, THEREFORE**, it is hereby **RESOLVED** that the Lower Providence Township Board of Supervisors does hereby approve the preliminary/final subdivision Plan of Theodore Anderko, said Plan prepared by Cornerstone dated July 29, 2015, subject to the following conditions:

1. Revisions to the Plan creating vehicle turnaround areas for emergency services personnel for lots 1, 2, 6 and 7 as described in the Woodrow and Associates review letter dated February 1, 2017, a copy of which is incorporated herein as **Exhibit “A”**.

2. The record Plan should memorialize the zoning variance granted to the Applicant for disturbance of steep slopes.

3. Compliance with paragraphs 1 and 2 of the Woodrow and Associates review letter with respect to the floodplain conservation district overlay.

4. Dedication of the ultimate right-of-way for Borton Road, South Park Avenue and Crawford Road.

5. Execution of all stormwater drainage easements on the Plan and execution of a Stormwater Management Agreement in accordance with the Township’s Stormwater Management Ordinance.

6. Compliance with paragraphs 1 through 3 of the general comments set forth in the Woodrow and Associates review letter.

7. Execution of any necessary right-of-way and or construction easements needed by the Township in order to complete the proposed PennDOT multi-model grant intersection improvement project for the South Park Avenue, Crawford Road, Eagleville Road intersection.

8. Compliance with paragraphs 11 through 14, 16 through 18, and paragraph 23 of the McMahon and Associates review letter of February 3, 2017, a copy of which is attached hereto and incorporated herein as **Exhibit "B"**.

9. The Township Engineer shall create a woodland restoration plan acceptable to applicant which would include the eradication of invasive plants and the planting of native understory vegetation as described in paragraph 1.G. of the Thomas Comitta Associates, Inc. correspondence dated June 30, 2016. The primary goal of the plan will be to avoid erosion and to protect or supplement existing riparian buffer areas. In the event that the Township and applicant cannot agree on a plan the parties shall appoint a third party consultant to recommend an acceptable plan in accordance with the procedures set forth in Section 510 (g) of the Municipalities Planning Code.

10. Compliance with all other Township, County, State and Federal rules, regulations and statutes.

11. Compliance with requirements of the water and sewer utilities with jurisdiction for providing water and sewer service to the site.

12. Execution of Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor. Execution of a Unilateral Declaration imposing the fees described in Paragraphs 13 and 14 at the building permit stage.

13. Payment of all traffic impact fees and required park and recreation fees on a pro-rated basis (one sixth of the total combined fee of \$11,755 or \$1959.16 per lot) at the time of building permit application for the six new lots.

14. In lieu of the required Crawford and South Park road improvements, the Applicant shall contribute \$50,000 to the Township to be dedicated to the Crawford/South Park Road intersection project currently under planning with PennDOT. Fifty per cent of this fee to be paid when Development Agreements are signed and fifty per cent upon issuance of the third building permit.

In addition to the foregoing conditions of Preliminary/Final Plan Approval, the following Subdivision and Land Development ordinance waivers are resolved as follows:

- a. Section 123-31. C. D. E. and G., 123-32. A., and 123-33., as to road widening, curbing, sidewalks and storm drainage along all existing road frontages and Section 123-31. G. as to cul-de-sac width.

    X     Approved

           Denied

b. Section 123-34. F. as to sight triangles

  X   Approved

           Denied

c. A partial waiver of section 123-36. H. as to driveway sight distances subject to final approval by the Township traffic engineer which may require removal of vegetation along the site frontage.

  X   Approved

           Denied

d. Section 123-146. B. 6.a. as to tree replacement provided a woodland restoration plan as described in paragraph 9 of this Resolution is prepared.

  X   Approved

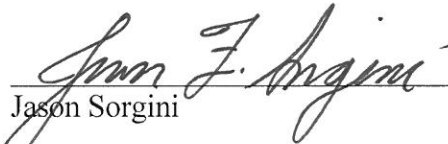
           Denied

**SO RESOLVED**, at a duly convened meeting of the Board of Supervisors conducted on this 17<sup>th</sup> day of August, 2017.

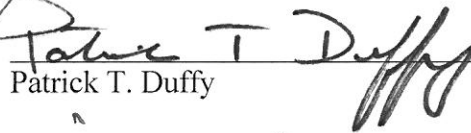
**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS**



Colleen Eckman



Jason Sorgini



Patrick T. Duffy



Jill Zimmerman



Peter MacFarland



ATTEST:

