

**RESOLUTION NO. 2017-26
LOWER PROVIDENCE TOWNSHIP
(LPT Project No. S-17-05)**

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS, MONTGOMERY COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL PLAN
OF MAJOR SUBDIVISION AND LAND DEVELOPMENT FOR 306
LEVEL ROAD, LLC.**

WHEREAS, 306 Level Road, LLC (“Applicant”) has submitted a set of Preliminary/Final Subdivision and Land Development Plans to allow for the future construction of a seven lot subdivision (“Property”); and

WHEREAS, the Property, identified as Montgomery County Tax Map Parcel No. 43-00-07222-00-7 is located in the R-2 Residential Zoning District of the Township; and

WHEREAS, the plans have been reviewed by both the Lower Providence Township Planning Commission and the Montgomery County Planning Commission; and

WHEREAS, the Board of Supervisors now intends to approve the Preliminary/Final Plan of Major Subdivision and Land Development of Applicant.

NOW, THEREFORE, it is hereby **RESOLVED** that the Lower Providence Township Board of Supervisors does hereby approve the Preliminary/Final Major Subdivision and Land Development Plan submitted by Applicant, said plans prepared by Hibbeln Engineering Company, LLC, dated May 10, 2017, and last revised August 3, 2017 consisting of twenty-four (24) sheets, subject to the following conditions:

1. The Applicant shall comply with General Design Comments 1, 3, 4, and 5 in the Woodrow & Associates correspondence dated August 8, 2017, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.
2. The Applicant shall comply with Land Development Plan comments 1, 2, 3, 4, 5, 6, and 7 of the McMahon Associates, Inc. correspondence dated August 14, 2017, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.
3. The Applicant shall comply with all other Township, County, State, and Federal rules, regulations, and statutes.
4. The Applicant shall comply with all requirements of the Lower Providence Township Sewer Authority.
5. The Applicant shall provide a form of easement across Lot 6 to provide access to Lot 7 on the Plan to the Township prior to plan recordation.

_____x_____ Approved _____ Denied

g. SALDO Section 123-35D.6 to waive the requirement that at all approaches to intersections, street grades shall not exceed 3% for a minimum distance of 50 feet.

 x Approved Denied

h. SALDO Section 123-104D.1(a) to allow the requirement that the stormwater basins, storage volume and outlet structure sizings be designed to collect and transport the 50-year post-developed rate into the basin while releasing this inflow at a 10-year predeveloped rate to apply to the overall site rather than to each of the two existing inlets.


 x Approved Denied

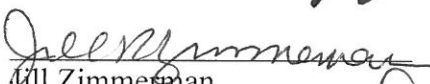
SO RESOLVED, at a duly convened meeting of the Board of Supervisors of Lower Providence Township conducted on this 21st day of September , 2017.

LOWER PROVIDENCE TOWNSHIP


Colleen Eckman, Chair


Jason Sorgini, Vice Chair


Patrick T. Duffy


Bill Zimmerman


Peter MacFarland



ATTEST: 