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.

6. Stormwater Management Operation and Maintenance Agreements shall be executed with the Township for each individual lot in a form and manner to be approved by the Township Solicitor. Prior to the sale of any individual lot, a plot plan showing the individual stormwater facilities on each individual lot shall be shown to and initialed by each buyer.							
7. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.							
8. The Applicant shall pay transportation impact fees in the amount of \$10,932.00 and park and recreation fees in the amount of \$6,960.00 contemporaneously with execution of Development and Financial Security Agreements.							
9. In addition to the foregoing conditions of Preliminary/Final plan approval, the following Subdivision and Land Development waivers are resolved as follows:							
submission.	a.	SALDO	Section 123-21	to permit	a combined	Preliminary/Final plan	
		<u>X</u>	Approved		:	Denied	
b. SALDO Section 123-31D. to partially waive the requirement that collector roadways have a minimum ultimate right-of-way of 80 feet and a minimum cartway width of 30 feet, including 12 foot travel lanes plus two 3 foot shoulders as to Level Road.							
		X	Approved]	Denied	
c. SALDO Section 123-32 to waive the requirement of the construction of curbs along the area of Level Road north of proposed Road A.							
		X	Approved		·	Denied	
d. SALDO Section 123-33 to waive the requirement that sidewalks be constructed along the Level Road walk portion north of proposed Road A.							
	-	X	Approved			Denied	
e. SALDO Section 123-35A. to waive the requirement that 500 feet of sight distance be provided along the center line of the street, at the driver's eye height of 3 ½ feet.							
		X	Approved		-	Denied	
f. SALDO Section 123-35C.1.(c) to waive the requirement that the vertical curvature for each change of 1% be 25 feet.							
	-	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							
LOWER PROVIDENCE TOWNSHIP							
Colleen Eckman, Chair							
Jason Sorgini, Vice Chair							
MONTGOMERY Patrick T. Duffy							
Will Zimmerman Will Zimmerman							
ATTEST: Peter MacFarland							