

**RESOLUTION NO. 2017-28
LOWER PROVIDENCE TOWNSHIP
(LPT Project No. SD-17-08)**

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS, MONTGOMERY COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL PLAN
OF MINOR SUBDIVISION FOR 141 APPLEDALE ROAD**

WHEREAS, HTC Builders, Inc. (“Applicant”) has submitted a set of Preliminary/Final Subdivision Plans to create a rear lot on an existing single family parcel consisting of 1.791 acres located at 141 Appledale Road (“Property”), to allow for the future construction of a single family dwelling; and

WHEREAS, the Property, identified as Montgomery County Tax Map Parcel No. 43-00-00349-00-4 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 Minor Subdivision of Applicant.

NOW, THEREFORE, it is hereby **RESOLVED** that the Lower Providence Township Board of Supervisors does hereby approve the Preliminary/Final Minor Subdivision Plans submitted by Applicant, said plans prepared by HT Engineering, Inc., dated August 14, 2017, consisting of five (5) sheets, subject to the following conditions:

1. The Applicant shall comply with Approval/Permit/Reviews Comments 1, 2, and 3; Zoning Ordinance Review Comments 1, 3, and 4; Subdivision and Land Development Comments 1, 2, 3, 4, 6, 7, 8, and 9; Existing Features Plan Comments; Grading Plan Comments; Project Notes Comments; and Stormwater Management Report Comments 1, 2, 3, 4, 5, and 6 in the Woodrow & Associates correspondence dated September 20, 2017, a copy of which is attached hereto and incorporated herein as *Exhibit “A”*.

2. The Applicant shall comply with Comment 4.A of the Thomas Comitta Associates, Inc. correspondence dated September 18, 2017, a copy of which is attached hereto and incorporated herein as *Exhibit “B”*.

3. The Applicant shall comply with Comments 1 and 3 of the McMahon Associates, Inc. correspondence dated September 22, 2017, a copy of which is attached hereto and incorporated herein as *Exhibit “C”*.

4. The Applicant shall comply with all other Township, County, State, and Federal rules, regulations, and statutes.

ATTEST: