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.

- 5. The Applicant shall execute Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.
- 6. The Applicant shall pay transportation impact fees in the amount of \$1,822.00 and park and recreation fees in the amount of \$1,160.00 contemporaneously with execution of Development and Financial Security Agreements.
- 7. In addition to the foregoing conditions of Preliminary/Final plan approval, the following Subdivision and Land Development waivers are resolved as follows:

Tono wing buc	ai vibioi	i ana banc	Bevero	omene war	CIO di	0 10001100	4 45 10	no ws.		
planting plan	a. showing			123-14D.(4 les, size an			•			_
		X	Ap	proved				_	Denie	ed
installing curb				123-32A. long Appl			5.00			
	i	X	Ap	proved		10-		_	Denie	ed
SO RESOLVED, at a duly convened meeting of the Board of Supervisors of Lower Providence Township conducted on this day of, 2017.										
					LOW	ER PRO	VIDE	NCE TO	OWNSI	HIP

Colleen Eckman, Chair

Jason Sorgini, Vice Chair

Patrick T. Duffy

Jill Zimmerman

Peter MacFarland

ATTEST: