

**RESOLUTION NO. 2017-25  
LOWER PROVIDENCE TOWNSHIP  
(LD-16-07)**

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP BOARD OF SUPERVISORS, MONTGOMERY COUNTY, PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR PROVIDENCE PLACE CONSISTING OF THE CONSTRUCTION OF A 160 UNIT ASSISTED LIVING PROJECT AND RELATED AMENITIES**

**WHEREAS**, Providence Place Senior Living (“Applicant”) submitted its land development plan to the Township on or about May 3, 2016; and

**WHEREAS**, Applicant was granted conditional use approval for the proposed use on February 16, 2017; and

**WHEREAS**, the Montgomery County Planning Commission and the Lower Providence Township Planning Commission have both reviewed the proposed land development in accordance with the Municipalities Planning Code; and

**WHEREAS**, the Board of Supervisors now intends to approve the preliminary/final land development plan for Providence Place.

**NOW, THEREFORE**, it is hereby **RESOLVED** that the Lower Providence Township Board of Supervisors does hereby approve the preliminary/final land development plans for Providence Place, prepared by Edward B. Walsh & Associates, Inc., consisting of sixteen (16) sheets, last revised June 4, 2017, subject to the following conditions:

1. Compliance with paragraphs 7 through 25 of the McMahon Associates, Inc. review letter dated July 17, 2017, a copy of which is attached hereto and incorporated herein as **Exhibit “A”**.
2. Compliance with the Woodrow and Associates review letter dated July 7, 2017, a copy of which is attached hereto and incorporated herein as **Exhibit “B”**.
3. Compliance with paragraphs 2.C, 5, 6, 10, 16, 17 & 18 of the Thomas Comitta Associates, Inc. review letter dated July 17, 2017, a copy of which is attached hereto and incorporated herein as **Exhibit “C”**.
4. Compliance with the Conditional Use Decision entered by the Lower Providence Township Board of Supervisors on February 16, 2017, a copy of which is attached hereto and incorporated herein as **Exhibit “D”**.
5. Compliance with the requirements of the Lower Perkiomen Valley Regional Sewer Authority and the Lower Providence Township Sewer Authority with respect to sanitary sewer.
6. Compliance with all other Township, County, State and Federal rules, regulations and statutes with respect to additional permits.

7. Execution of Development and Financial Security Agreements, a Stormwater Management Agreement and any other required easements to the Township or the Township Sewer Authority in a form and manner approved by the Township Solicitor.

8. Payment of traffic impact fees in a total amount of \$67,414.00 and park and recreation fees in the amount of \$139,200.00 due at the time of execution of Development and Financial Security Agreements.

9. Execution of an access agreement to the Township for public access through the property from Pechins Mill Road to the traffic signal at the entrance to the property on Ridge Pike in a form and manner to be approved by the Township Solicitor.

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

a. Section 123-18.A.2.g - requiring that the species trees being removed be indicated on the landscape plan.

x Approved \_\_\_\_\_ Denied

b. Section 123-31.F - requiring that Pechins Mill Road be widened to 26 foot cartway.

\_\_\_\_\_x\_\_\_\_\_ Approved \_\_\_\_\_ Denied

c. Section 123-32- requiring that Pechins Mill Road be constructed with vertical curbing and storm sewers.

| <u>          x          </u> | Approved | Denied |
|------------------------------|----------|--------|
|------------------------------|----------|--------|

d. Section 123-33 - requiring that sidewalk be constructed along Pechins Mill Road only as to the frontage on Pechins Mill Road from the driveway access south to the property boundary.

\_\_\_\_\_x\_\_\_\_\_ Approved \_\_\_\_\_ Denied

e. Section 123-35.B - requiring that Pechins Mill Road be improved with a centerline radius of 150 feet and 100 foot tangent length.

| <u>x</u> | Approved | Denied |
|----------|----------|--------|
| 1        |          |        |
| 2        |          |        |
| 3        |          |        |
| 4        |          |        |
| 5        |          |        |
| 6        |          |        |
| 7        |          |        |
| 8        |          |        |
| 9        |          |        |
| 10       |          |        |
| 11       |          |        |
| 12       |          |        |
| 13       |          |        |
| 14       |          |        |
| 15       |          |        |
| 16       |          |        |
| 17       |          |        |
| 18       |          |        |
| 19       |          |        |
| 20       |          |        |
| 21       |          |        |
| 22       |          |        |
| 23       |          |        |
| 24       |          |        |
| 25       |          |        |
| 26       |          |        |
| 27       |          |        |
| 28       |          |        |
| 29       |          |        |
| 30       |          |        |
| 31       |          |        |
| 32       |          |        |
| 33       |          |        |
| 34       |          |        |
| 35       |          |        |
| 36       |          |        |
| 37       |          |        |
| 38       |          |        |
| 39       |          |        |
| 40       |          |        |
| 41       |          |        |
| 42       |          |        |
| 43       |          |        |
| 44       |          |        |
| 45       |          |        |
| 46       |          |        |
| 47       |          |        |
| 48       |          |        |
| 49       |          |        |
| 50       |          |        |
| 51       |          |        |
| 52       |          |        |
| 53       |          |        |
| 54       |          |        |
| 55       |          |        |
| 56       |          |        |
| 57       |          |        |
| 58       |          |        |
| 59       |          |        |
| 60       |          |        |
| 61       |          |        |
| 62       |          |        |
| 63       |          |        |
| 64       |          |        |
| 65       |          |        |
| 66       |          |        |
| 67       |          |        |
| 68       |          |        |
| 69       |          |        |
| 70       |          |        |
| 71       |          |        |
| 72       |          |        |
| 73       |          |        |
| 74       |          |        |
| 75       |          |        |
| 76       |          |        |
| 77       |          |        |
| 78       |          |        |
| 79       |          |        |
| 80       |          |        |
| 81       |          |        |
| 82       |          |        |
| 83       |          |        |
| 84       |          |        |
| 85       |          |        |
| 86       |          |        |
| 87       |          |        |
| 88       |          |        |
| 89       |          |        |
| 90       |          |        |
| 91       |          |        |
| 92       |          |        |
| 93       |          |        |
| 94       |          |        |
| 95       |          |        |
| 96       |          |        |
| 97       |          |        |
| 98       |          |        |
| 99       |          |        |
| 100      |          |        |

f. Section 123-36. F.- requiring that the access drive on Ridge Pike be no more than 24 feet wide.

\_\_\_\_\_x\_\_\_\_\_ Approved \_\_\_\_\_ Denied

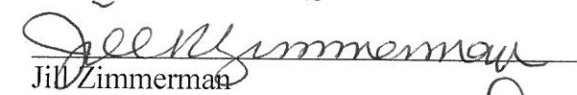
**SO RESOLVED**, at a duly convened meeting of the Board of Supervisors conducted on this 21<sup>st</sup> day of September, 2017.

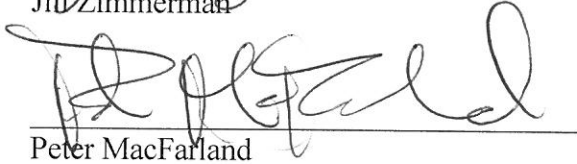
**LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS**

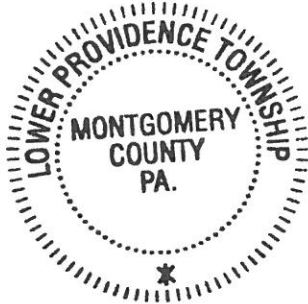
  
Colleen Eckman

  
Jason Sorgini

  
Patrick T. Duffy

  
Jill Zimmerman

  
Peter MacFarland



ATTEST: 