

RESOLUTION NO. 2007

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL, PRELIMINARY/FINAL APPROVAL OF THE APPLICATION FOR THE LAND DEVELOPMENT OF SOUTHEASTERN PENNSYLVANIA CHAPTER ASSOCIATED BUILDERS AND CONTRACTORS, INC. FOR PROPERTY LOCATED AT 420 WEST GERMANTOWN PIKE.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary/final approval for the Southeastern Chapter Associated Builders and Contractors, Inc. land development application as more fully detailed on the plans listed on Exhibit "A" attached hereto and made part hereof and further conditioned upon the following being satisfied by Applicant:

1. Fulfilling all obligations and requirements set forth by the Township Engineers' letter dated December 4, 2001, April 19, 2002 and May 14, 2002, EDM Consultants letter dated January 18, 2002, the Montgomery County Planning Commission dated November 27, 2001, the letter of the Township Land Planning Consultant, E. Van Rieker, dated November 26, 2001, the Township Planning Commission minutes dated November 5, 2001, the Township Staff meeting minutes dated June 7, 2001 and January 4, 2002, March 22, 2002 and May 10, 2002 and Montgomery County Conservation District letter dated December 13, 2001.
2. The Applicant shall enter into an Application and Agreement and Improvement Fund Agreement and post financial security for all improvements to the satisfaction of the Township Engineer and Township Solicitor.
3. The Applicant shall connect to East Norriton Township sanitary sewer system and pay tapping fees and inspection fees at the then current rates.
4. The Applicant shall be responsible for payment of all Townships Consultant fees related to this project.
5. The Applicant shall satisfy East Norriton Township's Park and Recreation fund requirements in accordance with Section 175-23. This amount is \$27,500 which represents 10 percent of the purchase price of the property.

6. The Applicant wishes to relocate the sidewalk along Germantown Pike for future widening of the roadway during construction and remove the existing sidewalk and replace same with topsoil and grass. The cost of this work shall be offset with a credit of the Applicant's impact fees. Any excess funds would be paid to the Township by the Applicant according to the Staff Memorandum dated March 22, 2002. The cost of this work shall be reviewed and approved by the Township Engineer and Staff prior to commencement of such work.
7. The Applicant shall offer for dedication the area in front of the existing Barley Sheaf Office building up to the legal right-of-way on Germantown Pike to the governing body having jurisdiction for this roadway as shown on the plans. The area between the legal and ultimate right-of-way is not offered for dedication at this time. The applicant shall grant to East Norriton Township a four (4) foot wide easement as shown on the approved plans for the installation of public sidewalk outside of the legal right-of-way and a temporary construction easement for future roadway widening of Germantown Pike. A note shall be placed on the recorded plan and reference included in the Application Agreement listing the requirements above.
8. The Applicant shall satisfy East Norriton Township's Traffic Impact Fee, Section 175-17.2 requirements in accordance with the report prepared by Traffic Planning and Design dated December 18, 2001.
9. The Applicant shall obtain permits from all other regulatory agencies having jurisdiction over this project.
10. The Applicant shall prepare an overall traffic reconfiguration plan showing the proposed widening and striping of Germantown Pike from Scenic Road to 400 feet west of North Wales Road to accommodate a center turn lane and left turn lane for west bound Germantown Pike traffic at North Wales Road. This plan shall be reviewed and approved by the Township Engineer prior to recording of the approved plans.

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 28th day of May, 2002.

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP



By: Lewis K. McTurms
Chairman

Attest: [Signature]
Secretary

The above conditions are agreed to by Geoffrey N. Zeh for Associated Builders and Contractors Inc., this 28th of May 2002.

[Signature]

EXHIBIT "A"

SHEET NAME	SHEET NO.	DATE	LAST REVISED
RECORD PLAN	1 OF 6	11-12-01	4-12-02
EXISTING FEATURES PLAN	2 OF 6	04-12-02	4-12-02
GRADING & UTILITY PLAN	3 OF 6	11-12-01	4-12-02
EROSION CONTROL PLAN	4 OF 6	11-12-01	4-12-02
PROFILE	5 OF 6	11-12-01	4-12-02
DETAILS	6 OF 6	11-12-01	4-12-02
LIGHTING PLAN	L-1		2-02-02
LANDSCAPING PLAN	L-2		4-10-02
GERMANTOWN WIDENING PLAN	G-1		