

RESOLUTION NO. 2021

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL, PRELIMINARY/FINAL APPROVAL OF THE APPLICATION FOR THE LAND DEVELOPMENT OF AUTOMOBILE DEALERS ASSOCIATION OF GREATER PHILADELPHIA FOR PROPERTY LOCATED ON SWEDE ROAD SOUTH OF 3311 SWEDE ROAD.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary/final approval for the Automobile Dealers Association of Greater Philadelphia 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 January 10, 2001, August 21, 2001, September 17, 2001, January 29, 2002, April 19, 2002, the Montgomery County Planning Commission dated November 27, 2001, the letter of the Township Land Planning Consultant, E. Van Rieker, dated May 29, 2001, the Township Planning Commission minutes dated November 5, 2001, the Township Staff meeting minutes dated February 22, 2001 and April 20, 2001 and Montgomery County Conservation District letter dated November 5, 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 disconnect all sanitary sewer system laterals at the main to the satisfaction of EDM Consultants prior to issuance of permits.
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 by replacing all the sidewalk on the westside of Swede Road from the existing Automobile Dealers Association building south to Stoney Creek Road, as shown on the approved plans.

6. The Applicant shall offer for dedication the area between the legal and ultimate right-of-way to East Norriton Township.
7. The Applicant shall obtain permits from all other regulatory agencies having jurisdiction over this project

The following requested waivers are hereby granted:

- a. Section 175-19.A(3) Obstructions. No fences, hedges, trees, shrubbery, walls, plantings or other obstructions shall be located within the right-of-way. **To allow proposed fencing along the front of the property within the proposed ultimate right-of-way.** These items were requested by the Township during the zoning process. Given the site constraints, adequate room is not available outside the ultimate R.O.W. on the site
- b. Section 175-75C(1). Existing features within 400 ft. of any part of the land being subdivided or developed: The location names, width, radii and surface conditions of existing streets and alleys and those shown on the Township's Official Plan of Streets and Alleys, the location of water courses, sight planes, sanitary sewers, storm drains, utilities above or below the ground and other similar features. **To allow plan approval without showing all existing features within 400 ft. of the site.** Given the size and scale of the project such a waiver is appropriate.
- c. Section 175-35C(2). Existing features within the land to be subdivided or developed: The location names, widths and other dimensions including centerline courses, distances and curve data, paving widths, curb lines, right-of-way and curb line radii at intersections and street location tie-ins by courses and distances to the nearest intersection of existing and planned streets and alleys and the location and size of existing sanitary sewers and storm drains, water courses and drainage flows, sight planes and location and size of utilities above or below the ground in recreational areas. **To allow land development approval without labeling the sizes of existing sewer laterals, water services and gas lines.** As those affected by the project will all be capped and removed, the waiver is appropriate.

- d. Section 175-19A(1)(b)[1] A crushed aggregate base course should be compacted to a depth of 8". The base course shall be choked at both the top and the bottom with fines. **To allow the use of 6" dense graded aggregate base course (PADOT 2A) within the parking area in lieu of the required 8" CABC.** Given that the parking lot will not service truck traffic and is limited to use as a private parking lot, the waiver is appropriate.

- e. Section 175-26C Storm drainage pipe. The minimum diameter of all storm drainage pipe shall be 18" or an equivalent with equal area. No storm drainage piping shall be permitted under buildings. The minimum grade of piping shall be reinforced concrete and conform to Pennsylvania Department of Transportation Specifications. All joints shall be mortared. **To allow corrugated metal piping to be used for the underground detention basin in lieu of the required reinforced concrete.** This waiver is consistent with other projects of this scale that were recently constructed within the Township.

- f. Section 175-26C(3)(a). The design of stormwater detention areas shall be based upon criteria set forth in the latest edition of Urban Hydrology for small watersheds Technical Release 55 and the National Engineering Handbook Section 4 Hydrology as published by the United States Department of Agriculture, Soil Conservation Service as revised. **To allow the use of the Modified Rational Method for designing stormwater management systems in lieu of the required TR-55 method.** This waiver is consistent with other projects of this scale that were recently constructed within the Township.

- g. Section 175-19B(3) Pavement widths and Grades. Driveway paving widths and grades shall be as follows: Commercial and Industrial, 24 ft. two-way, minimum radius at curb 15 ft. **To allow less than 15 ft. curb radii within the parking lot.** As the parking lot is not intended for use by truck traffic and is to be privately maintained, the waiver is appropriate.

- h. Section 175-20B(1) Concrete curbs shall be installed along each side of every residential, secondary or commercial street or road. The nominal distance from the top of the curb to the flow line of the gutter shall be 8" on secondary, commercial, primary and residential streets. **To allow 6" reveal curb within the parking lot.** As the lot is private and not projected to receive an overlay which would reduce the future curb height, the waiver is appropriate.

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. McJannet
Chairman

Attest: Robert J. L. B. Barwald
Secretary

The above conditions are agreed to by Neil A. Stein, Esq for Automobile Dealers Association this 28th of May 2002.
Attorney

A large, stylized handwritten signature in black ink, written over a horizontal line.