RESOLUTION NO. 2025

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL, PRELIMINARY/FINAL APPROVAL OF THE APPLICATION FOR THE LAND DEVELOPMENT OF CHICK-FIL-A INC. FOR PROPERTY LOCATED AT 2640 DEKALB PIKE.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary/final approval for the Chick-fil-A 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 April 5, 2002 and May 9, 2002, the Montgomery County Planning Commission dated April 16, 2002, the letter of the Township Land Planning Consultant, E. Van Rieker, dated April 1, 2002, the Township Planning Commission minutes dated April 2, 2002, EDM Consultants letter dated April 30, 2002 and Traffic Planning and Designs report dated November 20, 2001 and letter dated May 22, 2002.

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 be responsible for payment of all Townships Consultant fees related to this project.

4. The Applicant shall satisfy East Norriton Township's Park and Recreation fund and Traffic Impact Fee requirements.

5. The Applicant shall obtain permits from other regulatory agencies having jurisdiction over this project.

6. The recorded plan shall list all Zoning Hearing Board relief and list of waivers granted by the Board of Supervisors. Any additional zoning or land development relief not requested is hereby not granted by the Board of Supervisors.

The following requested waivers are hereby granted:

a. Section 175-19.D(11) Parking Stalls. The Applicant is requesting relief from the above section to allow 9'x18' stalls vs. 10'x21' stalls as required by the East Norriton Township code. Traffic Planning and Design submitted a letter dated May 22, 2002 concluding the proposed parking stall size as proposed by Chick-fil-A, are adequate.

b. Sec. 175-19(B)3 – requires a minimum interior radius of 15 feet. The applicant meets this requirement except for two radii within the car parking area. This particular location is only used by cars traveling in one direction and continues to provide adequate vehicle maneuvering room when the turning template is applied.

c. Sec. 175-35(C) – requires existing features within four hundred feet of the site. The applicant has shown 25-50 feet around the proposed pad site. This request is made due to the nature of the existing surrounding developed areas, and that our drainage is kept on site and directed into the underground system through a proposed detention system.

d. Section 175-26(M)5 – requires that storm sewer pipes have a minimum slope of 0.5%. The applicant is proposing 0.0% pipe slope for the underground detention basin. Since the Applicant is proposing over sized pipes and will provide maintenance sumps within each inlet in the detention system.

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.

TOWNSHIP OF EAST NORRITON MONTGOMERY COUNTY PA. INCORPORATED MARCH 9, 1909

BOARD OF SUPERVISORS
EAST NORRITON TOWNSHIP

By: Lewis K McIntosh
Chairman

Attest: Helmuth J. H. Rosewald
Secretary

The above conditions are agreed to by Neil A. Stern, Esq Attorney for Chick-Fil-A this 28th of May 2002.

res2025

EXHIBIT "A"

SHEET NAME	SHEET NO.	DATE	LAST REVISED
TITLE SHEET	CO	01-16-02	05-28-02
TITLE SURVEY PLAN	C1	10-11-01	05-28-02
DEMOLITION PLAN	C1A	01-16-02	05-28-02
SITE PLAN	C2	01-16-02	05-28-02
GRADING & DRAINAGE PLAN	C3	01-16-02	05-28-02
STANDARD DETAIL SHEET	C4	01-16-02	05-28-02
STANDARD DETAIL SHEET	C5	01-16-02	05-28-02
STANDARD DETAIL SHEET	C6	01-16-02	05-28-02
EROSION CONTROL PLAN	C7	01-16-02	05-28-02
UTILITY SITE PLAN	PS1	01-16-02	05-28-02
LANDSCAPING & LIGHTING	L1	01-16-02	05-28-02

Last Revision Date per Township Engineer's letter dated April 5, 2002 and May 9, 2002.