

RESOLUTION NO. 2030

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL, FINAL APPROVAL OF THE APPLICATION FOR THE LAND DEVELOPMENT OF PHILOMENO & SALAMONE FOR SCENIC DRIVE OFFICE BUILDING LOCATED ON GERMANTOWN PIKE AT SCENIC DRIVE.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, final approval of the Philomeno & Salamone plan for the Scenic Drive Office Building 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' letters dated March 26, 2001, September 19, 2001, and May 14, 2002, the letters of the Township Land Planning Consultant, E. Van Rieker, dated February 1, 2001 and August 13, 2001, the Township Planning Commission minutes dated July 9, 2001, August 7, 2001 and September 4, 2001, the Township Sanitary Sewer Engineer letter dated August 3, 2001, December 7, 2001, December 14, 2001, January 18, 2002 and May 7, 2002, the Township Staff meeting minutes dated May 10, 1999, May 9, 2001, September 13, 2001, October 17, 2001 and April 10, 2002, the Township Fire Marshal's review memoranda dated January 22, 2001 and August 7, 2001 and Montgomery County Planning Commission's letter dated February 16, 2001 and August 28, 2001 and the meeting minutes with the residences of Barley Sheaf Townhouse Association dated September 13, 2001.
2. The Applicant shall comply with Traffic Planning and Designs traffic study report dated November 19, 2001.
3. 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.
4. The Applicant shall connect to East Norriton Township sanitary sewer system and pay tapping fees and inspection fees at the then current rates.

5. The Applicant shall be responsible for payment of all Townships Consultant fees related to this project.
6. The Applicant shall satisfy East Norriton Township's Park and Recreation fund requirements.
7. The Applicant shall offer for dedication the area between the legal right-of-way and ultimate right-of-way along its Germantown Pike frontage to the governing body having jurisdiction for these roadway.
8. The Applicant shall satisfy East Norriton Township's Traffic Impact Fee requirements.
9. The Applicant shall obtain permits from all other regulatory agencies having jurisdiction over this project.
10. The Applicant shall contribute \$5,000.00 towards the cost installation of an emergency preemption device at the intersection of North Wales Road and Germantown Pike.

WAIVERS

- a. Section 175-19B(1)(i): side slopes for driveway embankments with in the right-of-way shall not be steeper than ten to one (10:1) This area shall be privately owned and maintained, therefore such a waiver is appropriate.
- b. Section 175-19B(3): Maximum grade of driveway (commercial use) equal 5%. The proposed grade is 7% +/-
- c. Section 175-35C(1): Show existing features with in 400 feet of the project site.
- d. Section 175-20A(1): Relief to install sidewalk along Barley Sheaf Drive and Scenic Drive frontage. Presently there existing sidewalk on the opposite side of these roadways and granting the waiver allows for additional landscaping and buffering.

EXHIBIT "A"

SHEET NAME	SHEET NO.	DATE	LAST REVISED
INDEX SHEET	1 OF 10	1-08-01	5-14-02
RECORD PLAN	2 OF 10	1-08-01	5-14-02
EXISTING FEATURE PLAN	3 OF 10	1-08-01	5-14-02
GRADING/DRAINAGE PLAN	4 OF 10	1-08-01	5-14-02
EROSION CONTROL PLAN	5 OF 10	1-08-01	5-14-02
EROSION CONTROL SPECS	6 OF 10	1-08-01	5-14-02
LANDSCAPE/LIGHTING PLAN	7 OF 10	1-08-01	5-14-02
PLAN & PROFILE	8 OF 10	1-08-01	5-14-02
CONSTRUCTION DETAIL #1	9 OF 10	1-08-01	5-14-02
CONSTRUCTION DETAIL #2	10 OF 10	1-08-01	5-14-02

