

**RESOLUTION NO. 2135**

**EAST NORRITON TOWNSHIP**

**MONTGOMERY COUNTY, PENNSYLVANIA**

**A RESOLUTION GRANTING CONDITIONAL, FINAL APPROVAL OF THE APPLICATION FOR SUBDIVISION/LAND DEVELOPMENT OF THE PIMLICO FARMS DEVELOPMENT LOCATED AT POTSHOP ROAD AND GERMANTOWN PIKE**

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, final approval of the Pimlico Farms plan for a 47-Lot subdivision/ 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 of the Robert E. Blue, Township Engineers letters dated August 1, 2003, October 20, 2003, December 16, 2003, February 17, 2004; E. Van Rieker, Township Planner letters dated November 20, 2002, August 14, 2003, October 28, 2003; Dick Smith, EDM Consultants letter dated July 29, 2003, September 2, 2003(sewer module waiver letter), November 7, 2003; MONTCO Conservation District letter dated August 20, 2003 (failed), July 29, 2003 (NPDES Permit)East Norriton Township Planning Commission meeting minutes dated August 19, 2003; Kevin Johnson, Traffic Planning and Design letter dated September 10, 2003; Montgomery County Planning Commission letter dated July 30, 2003; Staff Meeting minutes dated October 10, 2002, November 22, 2002, April 10, 2003; the Township Fire Marshal's review memoranda dated August 4, 2003; the Director of Public Works memorandum dated March 17, 2003
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 if required.
4. 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.

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7. The Applicant shall offer for dedication the area between the legal right-of-way and ultimate right-of-way along its Potshop Road and Germantown Pike road frontages 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 comply with the East Norriton Township Zoning Hearing Board Case No. 2003-7 dated September 15, 2003.
11. The Applicant shall place a note on the record plan recorded in the Montgomery County Recorder of Deeds identifying that the roadways, storm sewer, sanitary sewer pumping/holding tank facilities and street lights within this development are privately maintained and owned by the Homeowners Association
12. The Applicant shall provide for ownership and maintenance of the roadways, storm sewer, sanitary sewer pumping/holding tank facilities and street lights in the Declaration of the Homeowners Association and shall provide that the Declaration shall run to the benefit of the Township and any breach may be remedied by the Township and the Township shall have the right, but not the obligation to enforce any breach of covenants contained in the Declaration or Bylaws of the Association. The Declaration shall provide that the cost expended by the Township in remedying such breach shall constitute a lien upon the Unit or Common Facilities upon which such breach occurred. Further, the Township shall be entitled to recover associated charges including, but not limited to attorneys' fees, from the Owner of the subject Unit, and/or from the Association in the event the affected property constitutes a Common Facility.
13. The Applicant shall reserve in the Declaration of the Homeowner's Association for the benefit of the Township, its successors and assigns, an easement of access, ingress and egress over such portion designated for storm water detention and or retention system and storm water basin system for maintenance on the plans for the purpose of inspecting, maintaining and repairing the Storm Water Management System in the event the Association fails to maintain any portion of the Storm Water Management System, provided that the Township shall have the right, but not the obligation to undertake such inspection, maintenance, and repair and in the event the Township undertakes any such inspection, maintenance or repair, the Township shall have right to assess the costs against the Association.

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14. The following notes will be placed on the plan stating: “the sanitary sewer collection system, excluding any pumping or hold tank facilities shall be dedicated to East Norriton Township. The street lighting system maintenance shall be the responsibility of the Homeowners Association whereas the energy cost shall billed to the Homeowners Association by the Township.” and “the placement of proper stone bedding and stone cover to one foot over sanitary sewer piping is required. In lieu of further full stone backfill, backfill may consist of suitable excavated materials, properly compacted, and certified by a qualified soil scientist.”
15. Applicant shall supply a copy of the Declaration of the Homeowner’s Association to the Township for review prior to recording.

**WAIVERS GRANTED**

**1. Section 175-18.B.(4).(d)L: 3% leveling area at intersections**

*“Street intersections. The grade within fifty (50) feet of any side of an intersection or the outer perimeter of a cul-de-sac shall not exceed three (3%). The grade will be measures along the curbline of the street.”*

The proposed roads have been designed to follow the existing grades of the tract as closely as possible, reducing the need for cut and fill. As such Road ‘A’ is designed at a maximum slope of ten (10%) percent between stations 8+47 through 9+90. The intersection of Road ‘B’ with Road ‘A’ occurs at station 7+02. The intersection of Road ‘C’ with Road ‘A’ occurs at station 10+06. A leveling area not exceeding 3% is proposed on roads ‘B’ and ‘C’ at the approach to the intersection. No leveling area is proposed along road ‘A’ at either intersection. Since no stopping movement is proposed on road ‘A’ at either intersection, elimination of the leveling area on road ‘A’ will not result in an unsafe condition.

**2. Section 175-18.C.(1).(d).[7]:**

*“A cul-de-sac permanently or temporarily exceeding five hundred (500) feet in length may be approved by the Board if conditions so warrant.”*

Due to the steep slopes on the tract, a looped road system is not feasible without excessive cutting and/or blasting of the underlying bedrock. The applicant instead proposes a series of cul-de-sacs which work more appropriately with the natural grades of the site. Road ‘A’, the longest cul-de-sac, is stubbed at the property line to allow for it’s possible extension into the neighboring properties in the future. In addition the applicant proposed that the roads shall be owned and maintained by the Homeowners Association.

**3. Section 175-18.E.(7): 3% leveling area at intersections**

*“Approach Grades: All approaches to intersections shall not exceed three percent (3%) for a distance of fifty (50) feet measured from the nearest right-of-way line of the intersecting street.”*

Please refer to the waiver request justification for item #1 above.

**4. Section 175-20.A.(1): Sidewalks**

*“Where required. Sidewalks shall be provided along all streets except where, in the opinion of the Board, they are unnecessary for the public safety and convenience.”*

Sidewalks are proposed on one side of all the interior streets. No sidewalks are proposed along Germantown Pike or Potshop Road. Installation of sidewalks along Germantown Pike and Potshop Road would result in additional wetlands disturbance and as such would have a negative environmental impact. The applicant does propose extension of the Greenway Trail along the northern tract property line.

**5. Section 175-22.A.(4): Corner lots**

*“ Corner lots. All corner lots shall be a minimum of one and one-half (1 ½) times the minimum width of the interior lots of the same block.”*

In order to decrease the length of roadway, reducing the amount of impervious surface, the applicant is not proposing corner lots at one-half times the minimum width. Oversized lots would result increase the amount of right-of-way, and thus roadway, necessary to accommodate the larger lots.

**6. Section 175-22.A.(6): Lot side lines.**

*“Sidelines. Whenever practicable, the side lines of a lot shall be set at right angles or radial to the right-of-way line.”*

All side lot lines are set at right angles or radially to the right-of-way wherever practicable. On a limited number of lots, the lot lines are just slightly askew from 90-degrees.

**7. Section 175-22.B.(2): Swale Design**

*“Design. All drainage provisions shall be of such design as to carry waters to the nearest practical street, storm drain or natural watercourse. Where drainage swales are used to deliver surface waters away from buildings, they shall not be less than one percent (1%) nor more than four percent (4%). The swales shall be sodded or planted as required and shall be such shape and size to conform to specifications of the township engineer.”*

Due to the existing site grades and steep slopes, some swales are graded at slopes slightly steeper than 4%. A minimum 2% slope shall be provided on all proposed swales.

**8. Section 175-22.B.(10).(a).[1]: Site plan showing existing features within 100 feet of the property.**

*“An area plan or plans describing existing and proposed features of the one hundred (100) feet surrounding the site of work, including topography, existing vegetation, watercourses, man made features, and the effects of watersheds and other important features.”*

A aerial photograph of the site, and existing features within four hundred feet, has been provided to the Township and the Township Engineer to assist in establishing the context, development and drainage patterns surrounding the subject tract in lieu of providing detailed survey information of same.

**9. Section 175-26.C.(3).(f): Stormwater detention basin grading**

*“When detention basins are provided, they shall be designed to utilize the natural contours of the land wherever possible. When such design is impracticable, the construction of the basin shall utilized slopes as flat as possible to blend the structure into the terrain. All basins shall have slopes of four (4) horizontal to one (1) vertical.”*

A maximum slope of three (3) horizontal to one (1) vertical has been proposed along the berm of the detention basin. The slope adjustment prevents the proposed stormwater management basin from encroaching into the existing wetlands area and conforms with the existing and proposed grades on the site to minimize excessive cuts and/or fills.

**10. Section 175-26.E.(9): Basin Floor Grading**

*“In order to ensure proper drainage on the floor of the basin, a minimum grade of two percent (2%) shall be maintained for grassed areas. For concrete channel flow, a minimum grade of one percent (1%) shall be maintained.”*

Due to the NPDES Phase II regulations enacted in Spring of last year (2003) water quality must be addressed as part of the stormwater management component of new projects. Infiltration of the increased runoff during a two-year storm event is the preferred method of complying with the new regulations, Due to the high water table on this site and shallow bedrock, infiltration appears unfeasible for this project. In order to comply as fully as possible with the regulations, the applicant proposes a “wet pond” stormwater management facility. The permanent pool in the bottom of the basin will allow for the settling out of silt fines and other suspended particle prior to the stormwater discharging from the proposed basin. This is a recommended and approved alternate means for addressing the new Phase II regulations.

**11. Section 175-35.C.(1) Existing features information**

*“Existing features within four hundred (400) feet of any part of the land being subdivided or developed: the location, names, widths, radii and surface conditions of existing streets and alleys, and those shown on the Township Official Plan of streets and alleys, the location of watercourses, floodplains, sanitary sewers, storm drains, utilities above and below the ground and other similar features.”*

A aerial photograph of the site, and existing features within four hundred feet, has been provided to the Township and the Township Engineer to assist in establishing the context, development and drainage patterns surrounding the subject tract in lieu of providing detailed survey information of same.

**12. Section 175-35.D.(4) Existing Features Information**

*“Tentative grades to an existing street or to a point four hundred (400) feet beyond the boundaries of the subdivision or development.”*

A aerial photograph of the site, and existing features within four hundred feet, has been provided to the Township and the Township Engineer to assist in establishing the context, development and drainage patterns surrounding the subject tract in lieu of providing detailed survey information of same.

**13. Section 175-22.C.(3) Topsoil preservation**

*“...All areas of the site shall be stabilized by seeding or planting on slopes of less than ten percent (10%) and shall be stabilized by sodding on slopes of ten percent (10%) or more and planted in groundcover on slopes twenty percent (20%), providing that riprap shall be utilized for banks exceeding twenty-five percent (25%).”*

Geotextile matting is proposed for slopes exceeding 25%. Said matting will permit the growth of vegetation, provide adequate stabilization and will be more attractive on the proposed residential lots than riprap.

**14. Section 175-24.B.(1) Reserve strips; rights-of-ways; and easements**

*“Nothing shall be permitted to be placed, planted, set or put within that area of an easement.”*

A waiver is requested to permit the planting of vegetation within the basin easement.

**15. Section 175-26.M.(6) Storm Pipes**

*“All inlets, manholes and piping shall be designed to provide a minimum of one and zero-tenths (1.0) feet of freeboard at all inlets and manholes. The stormwater piping system shall be designed to meet inlet and outlet control.”*

A minimum one (1) foot of freeboard has been provided wherever reasonably feasible. A limited number of inlets could not be designed to comply with this regulation in larger storm events due to limitations with existing slopes, outfall elevations and/or headwater/tailwater conditions.

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 24<sup>th</sup> day of February 2004.



BOARD OF SUPERVISOR  
EAST NORRITON TOWNSHIP

By: Francis E. Denner  
Francis E. Denner, Chairman

Attest: Leonnard J. S. Parnwald  
Secretary

The above conditions are agreed to by William J. [Signature] for Glen Farms L.P., this 24th of February 2004.

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**EXHIBIT A**

**PLANS**

<u>SHEET</u>	<u>DESCRIPTION</u>	<u>ORIGINAL</u>	<u>REVISED</u>
1	Cover Sheet	07/15/2003	01/29/2004
2	Overall Site Plan	07/15/2003	01/29/2004
3	Preliminary Plan of Subdivision A	07/15/2003	01/29/2004
4	Preliminary Plan of Subdivision B	07/15/2003	01/29/2004
5	Existing Features Plan	07/15/2003	01/29/2004
6	Grading and Drainage Plan A	07/15/2003	01/29/2004
7	Grading and Drainage Plan B	07/15/2003	01/29/2004
8	Utility Plan A	07/15/2003	01/29/2004
9	Utility Plan B	07/15/2003	01/29/2004
10	Landscape Plan A	07/15/2003	01/29/2004
11	Landscape Plan B	07/15/2003	01/29/2004
12	Erosion and Sedimentation Control Plan A	07/15/2003	01/29/2004
13	Erosion and Sedimentation Control Plan B	07/15/2003	01/29/2004
14	Plan and Profile Road A (ST 0 – 8 + 00)	07/15/2003	01/29/2004
15	Plan and Profile Road A (ST 7+ 00 to Property Line)	07/15/2003	01/29/2004
16	Plan and Profile Road B	07/15/2003	01/29/2004
17	Plan and Profile Road C	07/15/2003	01/29/2004
18	Plan and Profile of Storm Sewer	07/15/2003	01/29/2004
19	Plan and Profile of Potshop Road	07/15/2003	01/29/2004
20	Plan and Profile of Germantown Pike	07/15/2003	01/29/2004
21	Germantown Pike Improvement Plan	07/15/2003	01/29/2004
22	Construction Details	07/15/2003	01/29/2004
23	Temporary/Permanent Stormwater Management Details	07/15/2003	01/29/2004
24	Pennsylvania Department of Transportation Details	07/15/2003	01/29/2004
25	East Norriton Township Details	07/15/2003	01/29/2004
26	Water Details	07/15/2003	01/29/2004
27	Landscape Details	07/15/2003	01/29/2004
28	Erosion and Sedimentation Control Details	07/15/2003	01/29/2004
29	Germantown Pike Improvement Details	07/15/2003	01/29/2004
30	Sanitary Bypass Storage Plan And Hydraulic Profile	07/15/2003	01/29/2004
31	Sanitary Bypass Storage Details	07/15/2003	01/29/2004
32	Sanitary Bypass Storage Details	07/15/2003	01/29/2004
33	Electrical Site & Location Plan E-1	07/15/2003	01/29/2004
34	Electrical Site & Location Plan E-2	07/15/2003	01/29/2004