

RESOLUTION NO. 2177

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

A RESOLUTION GRANTING CONDITIONAL, PRELIMINARY APPROVAL OF THE APPLICATION FOR SUBDIVISION OF GAMBONE/ERB/MASCIO FOR STONERIDGE ESTATES LOCATED ON WHITEHALL ROAD.

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary approval of the subdivision plan for **Heatherwood Estates** (formerly Stoneridge Estates) plan for a 28-Lot subdivision prepared by Light-Heigel & Associates Inc. 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 13, 2004**, the letter from E. Van Rieker, Township Planner dated **September 14, 2004**, the East Norriton Township Planning Commission meeting minutes dated **April 19, 2004**, the Montgomery County Planning Commission letter dated **August 6, 2004**, Fire Marshal's memorandum dated **July 21, 2004**, EDM Consultants letter dated **August 19, 2004** and Staff Meeting minutes dated **April 2, 2004, September 22, 2003, August 12, 2003 and February 13, 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.
5. The Applicant shall be responsible for obtaining all other Regulatory Authority permits having jurisdiction over this project.
6. The Applicant shall satisfy East Norriton Township's Park and Recreation fund and Traffic Impact fee requirements.
7. The Applicant shall offer for dedication the area between the legal right-of-way and ultimate right-of-way along Whitehall Road to East Norriton Township.
8. Shall comply with the requirements of Zoning Hearing Board Case # 2004-08.

9. All streets and pumping stations within this Development shall be privately owned and maintained by a Homeowners Association and the storm water detention basin shall be maintained by the Homeowner Association or property owner which lot the storm water basin is located. A note shall be placed on the plan and an easement contained in the Application and Agreement noting above and that East Norriton Township shall have the right to enter and make correction to ensure that the public health, safety and welfare of the residents are protected and may back charge the Homeowners Association for any and all charges incurred by the Township.
10. The minimum right of way shall be thirty (30) feet and street cart way width shall be twenty-eight (28) feet with additional easements beyond the right of way for sidewalk and other required public utilities. The final approved plans shall be corrected to reflect the above.
11. NO WAIVERS ARE REQUESTED OR GRANTED FOR THE ABOVE SUBDIVISION.

DULY PRESENTED AND ADOPTED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 28th day of September 2004.



BOARD OF SUPERVISOR
EAST NORRITON TOWNSHIP

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

Attest: [Signature]
Secretary

The above conditions are agreed to by Gambone Development Co. and Erb-Mascio Builders this 28th day of September 2004.

[Signature]
Gambone Development Co.

[Signature]
Erb-Mascio Builders

EXHIBIT "A"

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>ORIGINAL</u>	<u>REVISION</u>
1 of 11	Cover Sheet	07/02/04	07/02/04
2 of 11	Record Plan	07/02/04	07/02/04
3 of 11	Existing Features	07/02/04	07/02/04
4 of 11	Utility Plan	07/02/04	07/02/04
5 of 11	Grading and Drainage	07/02/04	07/02/04
6 of 11	Road "A" Profile	07/02/04	07/02/04
7 of 11	Landscape Plan	07/02/04	07/02/04
8 of 11	Construction Details	07/02/04	07/02/04
9 of 11	Construction Details	07/02/04	07/02/04
10of 11	Erosion and Sedimentation Plan	07/02/04	07/02/04
11of 11	Erosion and Sedimentation Plan	07/02/04	07/02/04