

## RESOLUTION NO. 2367

### EAST NORRITON TOWNSHIP

#### MONTGOMERY COUNTY, PENNSYLVANIA

#### A RESOLUTION GRANTING CONDITIONAL, FINAL APPROVAL OF THE APPLICATION FOR LAND DEVELOPMENT OF NEIGHBORFLY, LLC, FOR THE VILLAGE OF CARALEA DEVELOPMENT FOR THE PROPERTY LOCATED AT 911 W. GERMANTOWN PIKE IN EAST NORRITON TOWNSHIP

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, final approval of the subdivision and land development application for The Village of Caralea for a proposed 54-unit age-restricted residential development further conditioned upon the following being satisfied by Applicant:

1. Fulfilling all obligations and requirements of the **Robert E. Blue**, Township Engineer's letter(s) dated August 21, 2007, the **Gilmore & Associates**, Township Sewer Engineer's letters dated November 28, 2006, June 8, 2007, June 18, 2007, July 26, 2007, and August 23, 2007, the **East Norriton Township Planning Commission** meeting minutes dated February 15, 2005, May 16, 2005, July 19, 2005, October 18, 2005, January 17, 2006 and July 18, 2006, **E. Van Rieker**, Township Planner's review letters dated December 24, 2004 and November 22, 2005, the **Montgomery County Planning Commission's** letter dated April 27, 2005, the **Traffic Planning and Design's** review letters dated July 15, 2005, September 26, 2005, October 20, 2005, December 19, 2005, August 11, 2006 September 25, 2006, December 1, 2006, May 8, 2007 and July 20, 2007, and the **staff meeting minutes** dated November 4, 2004, January 10, 2005, December 5, 2005, January 13, 2006, March 16, 2006, May 4, 2007 August 9, 2007 and August 24, 2007.
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 the 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 Township Consultant fees related to this project.
5. The Applicant shall be responsible for obtaining all other Regulatory Authority and outside agency permits and approvals having jurisdiction over this project.

6. The Applicant shall satisfy East Norriton Township's Park and Recreation Ordinance requirements to the satisfaction of the Board of Supervisors and as reflected in the staff meeting minutes dated August 24, 2007.
7. The Applicant shall satisfy East Norriton Township's Act 209, Traffic Impact Fee requirements.
8. The Applicant shall post "no parking" signs throughout the development along all curb lines on both sides of the street to satisfy the requirements of a memorandum dated August 22, 2007 from the Police Chief to the Township Manager.

***Waiver Requests:***

1. *SECTION §175-35-C-1: REQUIRES THE APPLICANT TO SHOW EXISTING FEATURES WITHIN 400' OF THE SITE.*

An aerial photo of the site and surrounding area is provided in lieu of field survey of the surrounding areas.

2. *SECTION §175-20(B)1: REQUIRES THE APPLICANT INSTALL 8" REVEAL CONCRETE CURB WITHIN THE DEVELOPMENT STREETS.*

The applicant would like to use 6" reveal Belgium Block Curb within the development.

3. *SECTION §175-18(E)5: REQUIRES 75 FEET CLEAR SIGHT TRIANGLES AT ALL INTERSECTIONS.*

The density of development does not allow for the 75 ft sight distance at two locations on the internal circulation roads. We do provide a minimum of 58.0 ft. The obstruction is typically a vehicle in the driveways for the corner units. The streets have very low traffic volumes with stop signs provided for all directions at the intersections. The roads are intended to be privately owned and maintained. Therefore, we hope this should not be major issue.

4. *SECTION §175-26(E)20: REQUIRES ACCESS ROADS TO DETENTION/RETENTION AREAS BE CONSTRUCTED OF CHECKERBLOCK ON 2A STONE.*

The applicant would like to utilize a different cross section. A similar section to the one that was used, and approved on the Pimlico Farms project across Potshop Road is proposed.

5. *SECTION §175-22(B)7: REQUIRES SLOPES AND FENCES NOT BE LOCATED CLOSER THAN 3 FEET FROM PROPERTY LINES.*

The berm grading along Germantown Pike extends beyond the property boundary into the right-of-way of Germantown Pike. The berm is for landscaping and buffering purposes. The grading does not interfere with the proposed improvements on Germantown Pike.

6. *SECTION §175-18(C)2: REQUIRES FIFTY (50) FOOT RIGHT-OF-WAY AND THIRTY (30) FOOT PAVING WIDTH FOR RESIDENTIAL STREETS.*

The street system is intended to be private, with no dedicated right-of-way and 26 ft wide streets.

7. *SECTION §175-26(C)2: REQUIRES REINFORCED CONCRETE PIPE FOR STORM DRAINAGE SYSTEMS.*

The applicant would like the option to use high density polyethylene pipe in all locations except storm sewer run CB-60 to CB-64 to CB-64A to CB-65 (349); storm sewer run CB-61 to CB-62 to CB-63 to CB-64; storm sewer run CB-70 to CB-71 to JB-A351; and storm sewer run CB-80 to CB-81 to CB-82 to EW-83 which shall be reinforced concrete pipe (RCP).

8. *SECTION §175-20 & §175-20(A)3: REQUIRES CURB AND SIDEWALK ALONG ALL STREETS, AND THAT IT BE LOCATED FIVE FEET FROM THE CURBLINE.*

The applicant would like to install a greenway trail through the site in lieu of sidewalk along the interior streets. There is no real need for sidewalks along Potshop and Germantown Road in this area because of the location of the new township trail system, and existing sidewalks on the opposite side of Germantown, which will be linked through our site. The applicant would like to put the greenway trail as close as two (2) feet from the face of the curb.

9. *SECTION §175-19.D.2 DOES NOT ALLOW PERPENDICULAR PARKING ALONG STREETS.*

The applicant would like to install perpendicular visitor parking along the streets. The configuration is no different than the driveway parking, and again, the streets are private with minimal traffic.

10. *SECTION §175-18.B.2 REQUIRES 150 FT. MINIMUM RADIUS ALONG HORIZONTAL CURVES AND 100 FT. TANGENTS IN BETWEEN.*

The internal road system has curves less than 150 ft., and tangent lengths less than 100 ft. between radii. The project cannot be configured with the same access points and unit counts if the radii and tangents requirements would be held. The streets are private with minimal traffic and stop signs proposed for all directions at the intersections.

*11. SECTION §175-19.B.2 REQUIRES DRIVEWAYS BE A MINIMUM 40 FT FROM A STREET INTERSECTION.*

Proposed driveways for Lots 1, 15, 16, 30, 49, and 54 are closer than the 40 ft. minimum. The streets are private with minimal traffic and stop signs proposed in all directions at the intersections.

*12. SECTION §175-18.E.(8) REQUIRES LARGER RADII AT THE SITE ACCESS INTERSECTIONS. 30 FT. RADII REQUIRED AT POTSHOP ROAD AND 40FT. AT GERMANTOWN PIKE.*

The plans have been revised to accommodate the 40 ft. requirement at the eastern return on Germantown. The western return on Germantown cannot be increased due to the site constraints. However, the striping for the radius onto Germantown can be striped at 40 ft. The plans can not be revised to accommodate the 30 ft. radius requirement at Potshop due to site constraints involving placement of Units 31-34. A 25 ft radius is provided.

*13. SECTION §175-18.A.7 and § 175-18.C.(1).d REQUIRES CUL-DE-SACS AT DEAD END STREETS*

Fully designed cul-de-sacs cannot be installed, nor would they be practical on the dead-end streets for this site. The plans will be revised to show a turn-around area in lieu of the cul-de-sacs.

*14. SECTION §175-18.E.(6) REQUIRES APPROACHES TO INTERSECTIONS FOLLOW A STRAIGHT HORIZONTAL COURSE FOR 100 FT.*

The plans currently show intersection approaches with less than 100 ft. due to site constraints. At these intersections, the site distances will be met, and the streets have very low traffic volumes, vehicular speeds, and proposed stop signs for all directions at the intersections.

*15. SECTION §175-22.1(C) 1 (a, b, and c) REQUIRES A MINIMUM 25' WIDTH CONTINUOUS PERVIOUS PLANTING BED BUFFER YARD ALONG ALL PROPERTY LINES AND PROHIBITS PARKING WITHIN THE BUFFER YARD.*

Previous review letters requested that the visitor parking be more dispersed throughout the site. In order to accommodate this request parking was added to the dead end on Dutch Drive. The additional parking will encroach into the buffer yard. However, due to the encroachment, we have densely buffered this additional parking.

*16. SECTION §175-26(M)7 REQUIRES A MINIMUM 18" OF COVER OVER THE BELL OF STORM SEWERS.*

Storm sewer runs CB-70 to JB-351A will not provide the minimum cover due to limitations of existing site conditions, particularly the elevation of the wetlands and adjoining edge of pavement grades.

*17. SECTION §175-26(M)6 REQUIRES ONE FOOT OF FREEBOARD ABOVE THE HYDRAULIC GRADE LINE FOR A 50-YEAR DESIGN STORM.*

Storm structures CB-70, CB-71, & CB-82 do not have one foot of freeboard above the hydraulic grade line for the 50-year design storm due to limitations of existing site conditions.

*18. SECTION §175-26(C)3(f) REQUIRES BASINS TO BE GRADED AT SLOPES OF FOUR (4) HORIZONTAL TO ONE (1) VERTICAL.*

The basin is graded with slopes of three (3) horizontal to one (1) vertical and surrounded by a fence.

*19. SECTION §175-18(B).(4)(a) REQUIRES A MINIMUM GRADE OF AT LEAST ONE PERCENT (1%) ON ALL STREETS.*

A section of Germantown Pike is being widened with a longitudinal grade that matches existing conditions. A section of the existing roadway has a crest vertical curve which does not have a longitudinal slope of at least one percent. The proposed widening will have a cross slope of at least two percent (2%).

*20. SECTION §175-36(A)1 REQUIRES FINAL PLANS TO BE DRAFTED AT A HORIZONTAL SCALE OF 1" = 40' AND VERTICAL SCALE OF 1" = 4'.*

The Preliminary Plan set was generally drafted at a horizontal scale of 1" = 50' and vertical scale of 1" = 5'. Detailed grading plans at a scale of 1" = 20' are provided for the proposed intersections.

*21. SECTION §175-26(M)3 REQUIRES MINIMUM DIAMETER OF STORM PIPE BE 18".*

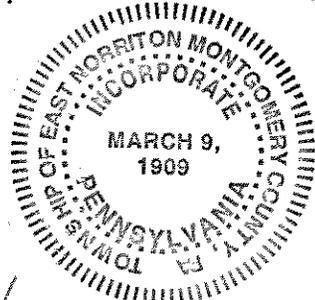
The storm pipes under the "Greenway Trail" are proposed as 12" diameter HDPEP with flared end sections.

***Deferral Requests:***

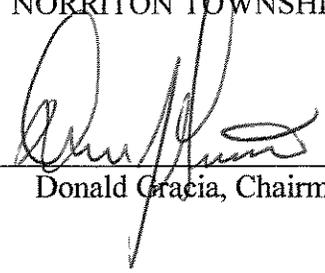
*1. SECTION §175-36(A)2(A)5: REQUIRES THE APPLICANT TO SHOW GAS, ELECTRIC, AND TELEPHONE MAINS ON THE SITE UTILITY PLAN.*

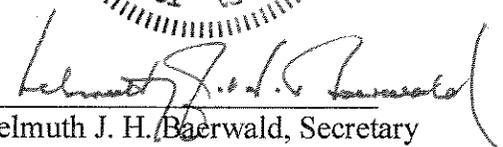
This information is not yet available from the corresponding utility companies. It will be provided to the Township upon receipt from the utilities.

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 28<sup>th</sup> day of August, 2007.

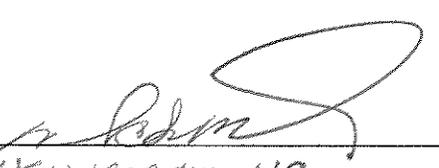


BOARD OF SUPERVISOR  
EAST NORRITON TOWNSHIP

By:   
Donald Gracia, Chairman

Attest:   
Helmuth J. H. Baerwald, Secretary

The above conditions are agreed to by DEL MARKWARD for Neighborfly, LLC, this 28th day of August, 2007.

By:   
NEIGHBORFLY, LLC