

## RESOLUTION NO. 2386

### EAST NORRITON TOWNSHIP

#### MONTGOMERY COUNTY, PENNSYLVANIA

#### A RESOLUTION GRANTING CONDITIONAL, FINAL APPROVAL OF THE APPLICATION FOR SUBDIVISION AND LAND DEVELOPMENT OF ERB-MASCIO BUILDERS, FOR THE EVERGREEN TERRACE DEVELOPMENT FOR THE PROPERTY LOCATED AT 540 EVERGREEN AVENUE 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 Evergreen Terrace subdivision and land development plan for the construction of ten residential dwelling units further conditioned upon the following being satisfied by Applicant:

1. Fulfilling all obligations and requirements of the **Robert E. Blue**, Township Engineer's letters dated April 28, 2005, September 20, 2005, May 9, 2006, August 14, 2006, July 31, 2007 and November 9, 2007, the **Gilmore & Associates**, Township Sewer Engineer's letters dated December 13, 2007 and October 9, 2007, the **East Norriton Township Planning Commission** meeting minutes dated April 19, 2005, September 20, 2005 and May 15, 2006, the **East Norriton Township Zoning Hearing Board** Decision dated April 11, 2006, Resolution 2262 granting approval of a **Conditional Use request**, dated November 22, 2005, the **E. Van Rieker**, Township Planner's review letter dated October 6, the **Montgomery County Planning Commission's** letter dated April 20, 2005, the **Traffic Norriton Fire Engine Company's** correspondence dated September 22, 2005, and the **staff meeting minutes** dated November 21, 2002 and January 27, 2006.
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.
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.

7. The Applicant shall satisfy East Norriton Township's Act 209, Traffic Impact Fee requirements.

***Waiver Requests:***

1. Section 175-18c1(d)4, Minimum right of way width for a cul-de-sac street and minimum circular turnaround Radius to 30 ft. Wide right of way and 40 ft. turnaround radius.
2. Section 175-18c2, Minimum cartway width for reduction to 28 ft. wide cartway.
3. Section 175-26c3(f), Basin side slope grades to permit vertical wall installation.
4. Section 175-26e20, Stormwater basin access ramp grade to 15%.
5. Section 175-17.1c1, Transportation study.
6. Section 175-20b, Alternative curbing specification to permit use of Belgian block curb within development.
7. Section 175-18d, Paving specifications to permit alternative paving specification.
8. Section 175-35c1, Depiction of topographic features within 400 ft. of tract boundaries.
9. Section 175-26(e)12, One foot freeboard depth requirement over design storm water flow depth.
10. Section 175-18(b)3, Vertical curve geometry.
11. Section 175-18c2, Minimum Cartway Width for a residential street is 30', therefore typical lane width is 15'. The typical lane width of Evergreen Avenue is labeled as 14' due to the location of the right of way and existing property features.
12. Section 168-35b14, requires a full overlay of Evergreen Avenue. Disturbance of Evergreen Avenue is primarily limited to half (1/2) of the roadway width, therefore the plan proposes to overlay the half (1/2) adjacent to the proposed subdivision.
13. Section 175-26c3j, requires a four (4) foot high chain link fence around the basin.
14. Section 175-26c2, requires that the minimum grade & size of storm sewer piping shall be 18" reinforced concrete. The proposed plan proposes the

use of 10" HDPE rain leader collector pipes to collect and convey the roof runoff into the proposed storm sewer system and basin.

15. Section 175-30 Street Trees, requires that street trees be provided along the proposed Terrace Drive.
16. Sections 175-26E&F, 175-26A1(a,c,e,f,g), 175-26A2, 175-26B & 175-33G related to downstream stormwater management facilities, requires that the existing facilities downstream of the site be capable of conveying the 100-year storm event. While upgrades are provided to the facilities, the existing downstream facilities are not capable of conveying the 100-year storm event.

***Deferral Requests:***

1. Section 175-20a1, Sidewalks where required. Applicant requests a deferral not to install sidewalks beyond the limits of the Evergreen Terrace subdivision. The applicant or future owner agrees to install sidewalks at a future time when required to do so by the Township.

DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 20<sup>th</sup> day of November, 2007.



Attest: *Helmuth J. H. Baerwald*  
Helmuth J. H. Baerwald, Secretary

BOARD OF SUPERVISOR  
EAST NORRITON TOWNSHIP

By: *Donald Gracia*  
Donald Gracia, Chairman

The above conditions are agreed to by *DAVID ERB* for Erb-Mascio Builders, this 20th day of November, 2007.

By: *David Erb*