

## RESOLUTION NO. 2393

EAST NORRITON TOWNSHIP

MONTGOMERY COUNTY, PENNSYLVANIA

### **A RESOLUTION GRANTING CONDITIONAL, PRELIMINARY/FINAL APPROVAL OF THE APPLICATION FOR LAND DEVELOPMENT OF UNITED STORAGE PARTNERS, L.P. FOR THE PROPERTY LOCATED AT 535 WEST GERMANTOWN PIKE IN EAST NORRITON TOWNSHIP**

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant conditional, preliminary/final approval of the land development plan for United Storage Partners, L.P. (LD # 2007-7) for a proposed 76,000 square foot self-storage facility located at 535 West Germantown Pike and further conditioned upon the following being satisfied by Applicant:

1. Fulfilling all obligations and requirements of the **Robert E. Blue**, Township Engineer's review letter(s) dated December 14, 2007, February 21, 2008 and March 21, 2008, the **Gilmore & Associates**, Township Sewer Engineer's letter dated December 12, 2007, the **E. Van Rieker**, Township Planner review letter dated November 26, 2007, the **Traffic Planning and Design, Inc.** review letter dated January 3, 2008 and Traffic Impact Study dated March 14, 2007, the East Norriton Township **Zoning Hearing Board Decision** dated December 7, 2006, the East Norriton Township **Planning Commission** meeting minutes dated December 19, 2007, the East Norriton Township **Shade Tree Commission** meeting minutes dated December 19, 2007, the East Norriton Township **Fire Marshal's** review letter dated January 7, 2008, the **Norriton Fire Engine Company's** letter dated December 18, 2007, and the **staff meeting** minutes dated April 26, 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 or outside agency permits having jurisdiction over this project.
6. The Applicant shall satisfy East Norriton Township's Park and Recreation ordinance requirements. The Township hereby accepts the Applicant's offer of a \$75,000 fee in lieu of donation of land.

7. The Applicant shall satisfy East Norriton Township's Act 209, Traffic Impact Fee requirements.
8. Notwithstanding the requirements contained in the Fire Marshal's review letter dated January 7, 2008, connection to a public water main shall only be required in the event that the water pressure for the fire suppression system is adequate without the need for an on-site pump. In no event shall the applicant be required to connect to the public system within five years from the date a Use and Occupancy permit is issued for the property.

***Waivers granted:***

1. §175-19.B(3) A waiver from the requirement to permit the western driveway to have a slope of approximately ten and eighteen one hundredths per cent (10.18%).
2. §175-20.A A waiver from the requirement to install sidewalks along the road frontage of Germantown Pike.
3. §175-35.C(1) A waiver from the requirement of showing existing features within 400 feet of the subject property.
4. §175-19.E(1) A waiver from the requirement to provide less than ten per cent (10%) of the internal area of the parking lot as planting islands or planting strips.
5. §175-26.C(3) A waiver from the requirement to permit slopes of three (3) horizontal to one (1) vertical (3:1) for the detention basin.
6. §175-26.C(2) A waiver from the requirement to allow CMP or HDPE materials for storm drainage piping.
7. §175-26.C(3)(g) A waiver from the requirement that detention basins "de-water" within twelve (12) hours following the termination of the storm to permit the "de-watering" of basins between twenty-four (24) and seventy-two (72) hours for the 2-year through 100-year storm event.
8. §175-26.C(3)(k) A waiver to permit the proposed detention basin to be constructed with no under drain.
9. §175-26.E(21) A waiver to permit the storage of stormwater in the open graded stones below the underground basin pipes.
10. §175-26.M(5) A waiver from the requirement of a minimum .5% slope of storm sewer pipe to permit a .35% slope.
11. §175-26.M(3) A waiver from the minimum diameter of eighteen (18") inches for storm piping to permit the use of fifteen (15") inch diameter storm pipe for the outfall within Germantown Pike only.

12. §175-22.1.C(1)(a) A waiver to allow a front yard buffer less than the required twenty-five (25) feet.
13. §175-26.E(9) A waiver from the requirement to provide a minimum slope of a detention basin floor of two percent (2%) to permit a thirty-five one hundredths percent (.35%) slope.

DULY PRESENTED AND ADOPTED by the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 25<sup>th</sup> day of March, 2008.



BOARD OF SUPERVISOR  
EAST NORRITON TOWNSHIP

By: Lewis McJannet  
Chairman

Attest: [Signature]  
Secretary

The above conditions are agreed to by CRAIG ROBERT LEWIS for United Storage Partners, L.P., this 25<sup>th</sup> day of March, 2008.

By: [Signature]  
ATTORNEY FOR UNITED STORAGE PARTNERS