

RESOLUTION NO. 2465

EAST NORRITON TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA

**A RESOLUTION GRANTING AMENDED, CONDITIONAL, FINAL  
APPROVAL OF THE APPLICATION FOR LAND DEVELOPMENT OF ROSE  
HILL ACQUISITIONS, L.P. (W.B. HOMES, INC.), FOR THE VILLAGE OF  
CARALEA DEVELOPMENT FOR THE PROPERTIES LOCATED AT 911  
WEST GERMANTOWN PIKE IN EAST NORRITON TOWNSHIP**

The Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, hereby resolves to grant amended, conditional, final approval of the subdivision and land development plan for The Village of Caralea consisting of 65 residential units proposed by Rose Hill Acquisitions, L.P. (W.B. Homes, Inc.), as more fully detailed on the plans prepared by CMX consisting of sheets 1 through 25, dated April 1, 2005 and last revised July 28, 2009, being further conditioned upon the following being satisfied by Applicant. The conditions and grants of waiver contained herein supersede those made on August 28, 2007 by Resolution No. 2367 which granted final approval for the plan.

1. Fulfilling all obligations and requirements of the **Robert E. Blue**, Township Engineer's letters dated May 24, 2005, September 15, 2005, July 24, 2006, November 10, 2006, April 20, 2007, July 16, 2007, August 21, 2007 and July 27, 2009 ; the **Gilmore & Associates**, Township Sewer Engineer review 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; the **E. Van Rieker**, Township Planner review letters dated December 24, 2004 and November 22, 2005; the **Montgomery County Planning Commission** review 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, August 24, 2007, May 28, 2009 and June 29, 2009.
2. The Applicant shall submit detailed plans to the Township for review and approval by the Township Engineer.
3. The Applicant shall provide documentation to the satisfaction of the Township Solicitor proving that they have taken ownership of the property or that they have the authority to pursue development rights for the property in accordance with the

land development application which was originally filed by Del Markward on behalf of Neighborfly, LLC.

4. 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, Township Sewer Engineer and Township Solicitor.
5. 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.
6. The Applicant shall be responsible for payment of all Township Consultant fees related to this project.
7. The Applicant shall be responsible for obtaining all other Regulatory Authority and outside agency permits and approvals having jurisdiction over this project.
8. 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.
9. The Applicant shall satisfy East Norriton Township's Act 209, Traffic Impact Fee requirements.
10. 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. §175-35-C-1 – A waiver from the requirement to show existing features within 400' of the site.
2. §175-20(B)1 – A waiver from the requirement to provide an 8" reveal concrete curb within the development.
3. §175-18(E)5 – A waiver from the requirement provide 75 feet clear sight triangles at all intersections.
4. §175-26(e)20 – A waiver from the requirement that the access roads to detention/retention areas be constructed of checkerblock on 2a stone.
5. §175-22(b)7 – A waiver from the requirement that slopes and fences not be located closer than 3 feet from property lines.

6. §175-18(C)2 – A waiver from the requirement for a fifty (50) foot right-of-way and thirty (30) foot paving width for residential streets.
7. §175-26(C)2 – A waiver from the requirement that reinforced concrete pipe be used for storm drainage systems in all locations except storm sewer run CB-60 to CB-64 to CBb-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. §175-20 & §175-20(a)3 – A waiver from the requirement that curb and sidewalk be installed along all streets, and that it be located five feet from the curblines.
9. §175-19.D.2 – A waiver to permit perpendicular parking along streets.
10. §175-18.B.2 – A waiver from the requirement for a 150 ft. minimum radius along horizontal curves and 100 ft. tangents in between.
11. §175-19.B.2 – A waiver from the requirement that driveways be a minimum 40 ft from a street intersection.
12. §175-18.E.(8) A waiver from the requirement to provide the required radii at the site access intersections at Germantown Pike and Potshop Road.
13. §175-18.A.7 & § 175-18.C.(1).d – A waiver from the requirements to provide cul-de-sacs at dead end streets.
14. §175-18.E.(6) – A waiver from the requirement that approaches to intersections follow a straight horizontal course for 100 feet.
15. §175-22.1(C)1 (a, b, and c) – A waiver from the requirement to provide a minimum 25' width continuous pervious planting bed buffer yard along all property lines and prohibits parking within the buffer yard.
16. §175-26(M)7 – A waiver from the requirement to provide a minimum 18" of cover over the bell of storm sewers.
17. §175-26(M)6 – A waiver from the requirement to provide one foot of freeboard above the hydraulic grade line for a 50-year design storm..
18. §175-26(C)3(f) – a waiver from the requirement that basins be graded at slopes of four (4) horizontal to one (1) vertical.
19. §175-18(B).(4)(a) – A waiver from the requirement to provide a minimum grade of at least one percent (1%) on all streets.

20. §175-36(A)1 – A waiver from the requirement that final plans to be drafted at a horizontal scale of 1"= 40' and vertical scale of 1"= 4'.
21. §175-26(M)3 – A waiver from the requirement that the minimum diameter of storm pipe be 18".

***Deferrals Granted:***

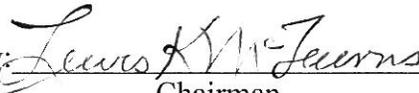
1. §175-36(A)2(A)5 – A deferral from the requirement to show gas, electric and telephone mains on the site utility plan. Applicant agrees to provide an as-built survey of the property identifying these utilities.

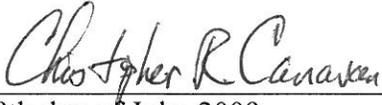
DULY PRESENTED AND ADOPTED the Board of Supervisors of East Norriton Township, Montgomery County, Pennsylvania, in public meeting held this 28<sup>th</sup> day of July, 2009.

BOARD OF SUPERVISOR  
EAST NORRITON TOWNSHIP



  
\_\_\_\_\_  
Township Secretary

By:   
Chairman

The above conditions are agreed to by  for Rose Hill Acquisitions, L.P. (W.B. Homes, Inc.) this 28th day of July, 2009.

By: 