

**RESOLUTION NO. 2016-66
LOWER PROVIDENCE TOWNSHIP**

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP
BOARD OF SUPERVISORS, MONTGOMERY COUNTY,
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL
MINOR SUBDIVISION PLANS OF HTC BUILDERS, INC. FOR A
PROPERTY LOCATED AT 3837 LANDIS MILL ROAD**

WHEREAS, HTC Builders, Inc. (“Applicant”) has submitted a set of Preliminary/Final Subdivision Plans to create one new flag lot and a second lot to retain an existing single-family detached home; and

WHEREAS, the Plans have been reviewed by both the Lower Providence Township Planning Commission and the Montgomery County Planning Commission; and

WHEREAS, the Board of Supervisors now intends to approve the Preliminary/Final Minor Subdivision Plans of Applicant.

NOW, THEREFORE, it is hereby **RESOLVED** that the Lower Providence Township Board of Supervisors does hereby approve the Preliminary/Final Minor Subdivision Plans of HTC Builders, Inc., said Plans prepared by Hopkins and Scott, Inc., dated March 14, 2016, last revised May 9, 2016 consisting of a set of Minor Subdivision Plans of five (5) sheets, subject to the following conditions:

1. Compliance with the Woodrow & Associates correspondence dated May 13, 2016, a copy of which is attached hereto and incorporated herein as Exhibit “A”.
2. Compliance with all other Township, County, State and Federal rules, regulations and statutes.
3. Execution of Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor. In addition to the foregoing, the Applicant shall establish all water and stormwater easements as shown on the Plans in a form and manner to be approved by the Township Solicitor.
4. Applicant shall pay traffic impact fees of \$1,822 and park and recreation fees of \$1,160 contemporaneously with execution of Development and Financial Security Agreements.
5. In addition to the foregoing conditions of Preliminary/Final plan approval the following subdivision and land development ordinance waivers are resolved as follows:
 - a. Section 123-32.A. to improve limits to road width, pavement widening, curbing, sidewalk, and storm drainage improvements.

_____ X _____

Approved

Denied

b. Section 123-14.D.4 to provide tree replacement plantings based upon credit for preserving existing vegetation.

 X Approved Denied

SO RESOLVED, at a duly convened meeting of the Board of Supervisors of Lower Providence Township conducted on this 16th day of June, 2016.

TOWNSHIP

LOWER PROVIDENCE

By: Jason F. Sorgini
Name: Jason Sorgini
Title: Chairman

ATTEST: Jy312



May 13, 2016

Michael Mrozinski, Director of Community Development
Lower Providence Township
100 Parklane Drive
Eagleview, PA 19403

Reference: 3837 Landis Mill Road

Dear Mike:

I am in receipt of a five sheet set of documents prepared by Hopkins and Scott Engineers and Surveyors. The plans bear an original date of March 14, 2016, and have been most recently revised May 9, 2016. The subject property is located at 3837 Landis Mill Road in our community. Recall this is the second submission of a subdivision plan which creates one new flag lot and retains an existing single-family, detached home for potential subdivision. On April 1, 2016, I had issued an original review of the application. This revised set of plans addresses those concerns. Remaining outstanding are the following issues:

Approval/permits/reviews – Any approval the board would grant this application is to be conditioned upon the applicant securing the following:

1. PA DEP planning module exemption.
2. Lower Providence Township Sewer Authority approval.
3. Definition of public versus private water supply.
4. Township escrow and development agreement.
5. Legal description for the net lot area of resultant Lot No. 1, Lot No. 2 the right-of-way dedication for Landis Mill Road.

Waiver requests – The applicant is seeking two waivers from the subdivision and land development ordinance

1. Section 123.32.A – A waiver from the obligation to improve limits to road width, pavement widening, curbing, sidewalk, and storm drainage improvements.
2. Section 123.14.D.4 – A waiver from the obligation to provide tree replacement plantings based upon credit for preserving existing vegetation.

Municipal/Civil Consulting Engineers
Suite 5 • 1108 North Bethlehem Pike • Lower Gwynedd, PA 19002
Phone: 215-542-5648 • Fax 215-542-5679
Established 1996



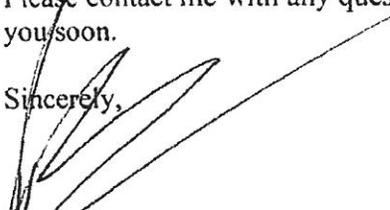
May 13, 2016
Michael Mrozinski, Director of Community Development
Lower Providence Township
Reference: 3837 Landis Mill Road

Additional information must be added plan set pursuant to the April 1, 2016, review letter. Additional information includes the following:

1. Sheet No. 3 will need to be amended to show a stormwater management easement to the benefit of the Township which will capture the stone recharge bed, as well as the swale and outfall of that bed connecting to Landis Mill Road.
2. Sheet No. 3 will need to provide signature blocks acknowledging that the plan can be recorded in conjunction with the perpetual stormwater management obligation running with the land.
3. Sheet No. 2 should make better provision for the outfall of the recharge bed stream directly to the storm sewer inlet in Landis Mill Road. This runoff should be conveyed around the driveway and to a swale to make that connection.
4. During the planning commission meeting there was a great deal of discussion with regard to the existing tree count on the property. At this time the plans have been amended to better define the existing trees present on site, those trees which will be removed, and those trees which will be preserved.
5. The design of the intersection between the new driveway and Landis Mill Road is a bit difficult to understand on the design plans. It would be helpful to have a blown up detail of this intersection placed upon the detail sheet so that we can assure proper drainage, runoff capture, sight distance, and alignment.
6. The erosion and sedimentation control devices should be shown on a separate sheet from that of the grading and drainage plan design. It should give better clarity to the contractor as to his obligations for erosion control prior to construction start.

Please contact me with any questions you may have regarding this matter. I look for speaking to you soon.

Sincerely,



Timothy P. Woodrow, P.E.
Township Engineer
Woodrow & Associates, Inc.

TPW/del

cc: John Rice, Esq., Township Solicitor – Lower Providence Township
Sue Creveling, P.E. – H T Engineering
Jerry Miller