

**HATFIELD TOWNSHIP  
RESOLUTION #12-23**

**PRELIMINARY/FINAL CONDITIONAL LAND DEVELOPMENT APPROVAL  
FOR LIDESTRI KEYSTONE PROPERTIES, LLC, FOR THE PROPERTY  
LOCATED AT 1513 - 1537 NORTH BROAD STREET AND A PORTION OF  
100 MEDICAL CAMPUS DRIVE, HATFIELD TOWNSHIP, PA**

**WHEREAS, LIDESTRI KEYSTONE PROPERTIES, LLC**, (the “Applicant”), is the owner of property located at 1513-1537 North Broad Street, consisting of approximately 7.36 acres, and which is further identified as Hatfield Township Tax Block 29, Units 4 and 7; and Montgomery County Tax Parcels No. 35-00-01201-105 and 35-00-01198-009 and which shall be further enlarged pursuant to a subdivision and merger of approximately 4 acres of property identified as a portion of Block 29, Unit 1, Parcel No. 35-00-04622-005, 100 Medical Campus Drive, which is being subdivided and transferred from Lansdale Hospital to be merged with the Applicant’s Property (collectively the “Property”) pursuant to Resolution No. \_\_\_\_\_; and

**WHEREAS**, the Applicant has requested preliminary/final approval of the land development plan for the Property shown on the set of plans entitled Preliminary/Final Land Development Plans for Lidestri Keystone Properties LLC, prepared by Bohler Engineering, dated May 25, 2012, consisting of 14 pages (the “Plan”); and

**WHEREAS**, the Improvements include the construction of 60 truck/trailer parking spaces and stormwater management facilities to service the existing industrial facility owned by the Applicant; and

**WHEREAS**, the Plan and application have been reviewed by the Township Engineer, Township Traffic Engineer, Hatfield Township (the “Township”) and Montgomery County review agencies, and have been found to be suitable for preliminary/final approval, subject to the conditions set forth below.

**NOW, THEREFORE, BE IT RESOLVED**, that the Hatfield Township Board of Commissioners grants preliminary/final approval of the Plan subject to the following conditions and requirements:

1. Following final approval, but prior to issue of permits, the Applicant shall execute a Land Development Escrow Agreement (the “Agreement”), execute and deliver all necessary and appropriate deeds of dedication, and post financial security for construction of improvements on the Property, all of which shall be in a form acceptable to the Township Solicitor.

2. Pursuant to the McMahon Associates, Inc. letter of June 19, 2012, no transportation impact fee is due and owing due to this Application. Land use changes in the future may, however, trigger a transportation impact fee.
3. Prior to recording of final plans, the Applicant shall tender to the Township the sum of \$10,000 as a voluntary contribution in lieu of otherwise required landscaping as described in the McCloskey & Faber letter of June 13, 2012.
4. The Applicant shall further comply with all provisions and conditions set forth in the June 12, 2012 CKS Engineers, Inc. letter to Hatfield Township (incorporated herein by reference), except as expressly waived or expressly modified herein.
5. The Applicant shall revise the existing ingress/egress easement granted to Hatfield Township Hospital Authority and North Penn Hospital recorded at Deed Book 5022, Page 1861 so that it extends to and includes Block 29, Unit 1. The amendment to this Easement Agreement shall be to the satisfaction of the Township Solicitor.
6. The Township grants waivers to the Applicant from the following requirements of the Township Subdivision and Land Development Ordinance:
  - a. 250-33.C.f.9.p, requiring slopes of 4H:1V maximum, no closer than 5 feet from property lines. The proposed screening berm and bioretention basin construction will extend to a portion of the adjacent property lines and will create fill slopes steeper than 4H:1V.
  - b. 250-33.C.f.9.q, requiring basin bottom slopes to have a minimum 2% slope. The basins proposed are to be bioretention facilities, which must have slopes flatter than 2% to function.
  - c. 250-33.C.f.9.u, requiring the minimum top width of detention basin berms to be 10 feet. The berms proposed have a five-foot top width. The berms for these basins are approximately three feet in height and will be constructed with the same compaction requirements as larger (higher) berms.
  - d. 250-33.C.f.9.v, requiring freeboard of two feet in the emergency spillway.
  - e. 250-33.c.f.9.x, requiring perforated risers to be installed in detention basin for sediment control. The proposed facilities are not proposed to be utilized for sediment control, and there is a note stating that silt fence is to be installed upslope of the basins.
  - f. 250-33.c.f.9.y, requiring detention basins to have O-ring RCP discharge pipes. The plan proposes HDPE pipes which must have watertight joints.

- g. 250-33.C.f.9.z.cc, requiring basin discharge points to be a minimum of 50 feet from the downstream property boundary. The proposed discharge is into regulated waters of the Commonwealth and an existing established drainage channel.
  - h. 250-37.C and 250-41.C.4.a, requiring a maximum slope of 4:1 in fill areas. The proposed berm extension along the eastern property line is proposed to have a 2H:1V slope. The berm is to be heavily planted.
  - i. 250-37.D, requiring grading to not be closer than five feet to property boundaries.
  - j. 250-38.A.5, requiring a 90-foot width buffer adjacent to a multifamily residential use, with associated plantings. The plan provides a 29.5-foot width buffer and also requires relief from the required number of plantings.
  - k. 250-38.A.6, requiring a 10-foot width barrier buffer in addition to other required buffers and buffer plantings. The waiver request is from both the dimensional and planting requirements.
  - l. 250-38.C, requiring plantings relative to property size. The plan is deficient 9 deciduous trees, 23 evergreen trees, 46 evergreen shrubs, and 46 deciduous shrubs.
  - m. 250-38.E, requiring replacement plantings relative to the proposed wooded area disturbance. No replacement plantings are proposed.
  - n. 250-53.C, requiring reinforced concrete pipe for storm sewer piping. HDPE piping is proposed.
  - o. 250-67.D.2, 250-68.D.2, and 250-72.C, requiring features within 100 feet of the property boundary to be shown on the plan. Any features necessary for design shall be provided upon request.
7. This approval and the grant of the waivers set forth in paragraph 6 are further conditioned upon acceptance of the conditions contained herein by the Applicant and his signifying acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.
8. In the event that said execution of the Resolution is not delivered to the Township office by Wednesday, September 26, 2012, it shall be deemed that the Applicant does not accept these conditions and any approvals and grants of waivers conditioned upon the acceptance of the conditions are revoked and the application shall be considered denied for the reason of the denial of the waivers set forth in paragraph 6 and the resulting violation of the Plan of the terms of the Township

Subdivision and Land Development Ordinance, as authorized in Section 508 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10508.

- 9. Prior to issuance of any permits, all outstanding legal, engineering, and administrative fees applicable to this subdivision must be paid by Applicant.
- 10. This approval is subject to the fulfillment of all of the foregoing conditions, in their entirety, and no permit shall be issued, nor shall any development take place on the Property, unless and until all such conditions are fulfilled.

**DULY PRESENTED AND ADOPTED** by the Hatfield Township Board of Commissioners, Montgomery County, Pennsylvania, in a public meeting held this 26<sup>th</sup> day of September 2012.

**HATFIELD TOWNSHIP  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
**Thomas C. Zipfel, President**

**ATTEST:**

\_\_\_\_\_  
**Andrew S. Haines  
Township Manager**

**ACCEPTED: Lidestri Keystone Properties, LLC**

**By:** \_\_\_\_\_

\_\_\_\_\_  
**(Print Name and Title)**

**Date:** \_\_\_\_\_