

**HATFIELD TOWNSHIP
RESOLUTION #14-22**

**PRELIMINARY/FINAL CONDITIONAL MINOR SUBDIVISION APPROVAL
FOR CREST COMMONS, LLC FOR PROPERTY LOCATED AT
703 COWPATH ROAD, HATFIELD TOWNSHIP, PA**

WHEREAS, CREST COMMONS, LLC, (the “Applicant”), is the owner of 703 Cowpath Road which is a parcel consisting of approximately 1.58 acres and which is further identified as Hatfield Township Tax Block 63, Unit 54; and Montgomery County Tax Parcel No. 35-00-02464-00-3 (the “Property”); and

WHEREAS, the Applicant has requested preliminary/final approval of the minor subdivision and land development application for the Property shown on a set of plans prepared by Holmes Cunningham Engineering, dated September 5, 2014, consisting of 6 sheets (the “Plans”); and

WHEREAS, the Plans depict the subdivision of the Property into two (2) residential building lots, and the development of a new house on the second lot; and

WHEREAS, the Plans and application have been reviewed by the Township Engineer, Township Traffic Engineer, the Township Landscape Architect, Hatfield Township (the “Township”) and Montgomery County reviewing 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 minor subdivision approval of the Plans subject to the following conditions and requirements:

1. Following final approval, but prior to issue of permits, the Applicant shall execute a Land Development and Escrow Agreement, appropriate plans, 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. Following final approval, but prior to the recording of the Plans, the Applicant shall execute a Stormwater Operations and Maintenance Agreement which shall be recorded against the Property in a form acceptable to the Township Solicitor.
3. Following final approval, but prior to the recording of the Plans, the Applicant shall tender to the Township a Traffic Impact Fee in the amount of \$2,281.88.

4. The Applicant shall further comply with all provisions and conditions set forth in the following review letters:

September 29, 2014 - CKS Engineers, Inc. to Hatfield Township;
October 2, 2014 - McMahon Transportation, Engineers and Planners
to Hatfield Township;
October 2, 2014 – McCloskey & Faber, PC to Hatfield Township;

(collectively referred to as “Review Letters”) except as expressly waived or expressly modified herein.

5. The Township grants a waiver/partial waiver to the Applicant from the following requirements of the Stormwater Management Ordinance (“SWM”) and Subdivision and Land Development Ordinance (“SALDO”) as described in the Review Letters:

- (a) SALDO Section 250-31.A. - a partial waiver from providing sidewalks along the boundary streets, Line Lexington and Cowpath Roads. The Applicant shall provide a 5 ft. wide sidewalk at a location acceptable to the Township Engineer.
- (b) SALDO Section 250-53.C – from providing storm drainage facilities of reinforced concrete pipe. The Applicant is proposing PVC pipe for the roof drainage system and seepage pit piping.
- (c) SWMO Section 242-18.B.2(g)(1) - from providing a minimum pipe diameter of 18 inches and minimum pipe slope of 0.5%. The proposed pipes are 4-inch diameter for roof drain systems and perforated pipe within the seepage pit, and 6-inch diameter pipe discharging from the seepage pit, which are adequately sized to handle the stormwater flows. The perforated pipe within the seepage pits are at flat slope to serve as distribution for the system.
- (d) SWMO Section 242-18.B.5(g)(2) – from providing storm sewer piping of reinforced concrete pipe or HDPE. The Applicant is proposing PVC pipe for the roof drainage system and seepage pit piping and discharge.
- (e) SWMO Section 242-18.B.5(b) – from providing PennDOT inlets on the private lot.
- (f) SALDO Section 250-29.B.4 – from providing street widening along Line Lexington and Cowpath Roads to meet the required minimum cartway width.

6. This approval and grant of the waivers set forth above are further conditioned upon the 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.

7. In the event that said execution of the Resolution is not delivered to the Township office by 7:00 PM, Wednesday, November 19, 2014, it shall be deemed that the Applicant does not accept these conditions and any approvals conditioned upon the acceptance of the conditions are revoked and the Application shall be considered denied for the reasons of the deficiencies found in the above-referenced Review Letters as described in the Township SWM and SALDO, as authorized in Section 508 of the Pennsylvania Municipalities Planning Code, 53 PS Section 10508.

8. Prior to issuance of any permits, all outstanding legal, engineering, and administrative fees applicable to this subdivision must be paid by Applicant.

9. 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 _____ day of _____, 2014.

ATTEST:

**HATFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

Aaron Bibro, Township Manager

Thomas C. Zipfel, President

ACCEPTED: Crest Commons, LLC

By: _____

(Print Name and Title)

Date: _____