BEFORE THE BOROUGH COUNCIL OF THE BOROUGH OF TRAPPE, MONTGOMERY COUNTY, PENNSYLVANIA

IN RE: APPLICATION OF DAMON LONDON DEVELOPMENT GROUP., LLC FOR PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL FOR A TRACT OF LAND LOCATED AT 199 WEST THIRD AVENUE, TRAPPE, PA

RESOLUTION NO. 2018-05

PRELIMINARY/FINAL PLAN RESOLUTION

WHEREAS, Applicant/Equitable Owner, Damon London Development Group, LLC, requests review and approval of a land development plan; and

WHEREAS, said application was submitted following the Applicant addressing all of the conditions of the Borough Council of the Borough of Trappe; and

WHEREAS, the land is zoned R-3 Residential; and

WHEREAS, the Applicant proposes to construct eight (8) twin homes; and

WHEREAS, the Borough of Trappe Planning Commission recommended approval at its meeting on November 21, 2017; and

WHEREAS, the Montgomery County Planning Commission issued review letters dated July 13, 2017 and December 11, 2017; and

WHEREAS, the Borough of Trappe Engineer issued a review letter dated March 26, 2018.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Borough Council of the Borough of Trappe this 3rd day of April, 2018, that said Preliminary/Final Plan approval for the construction of eight (8) twin homes at 199 West Third Avenue being parcel number 23-00-01381-00-9, pursuant to a certain land development plan dated October 17, 2017, last revised March 9, 2018, prepared by Yohn Engineering, LLC, is **APPROVED WITH CONDITIONS:**

1. Plans. The Borough Council grants Preliminary/Final Plan approval subject to the conditions described hereinafter to the Plan consisting of twelve (12) sheets titled "Hidden Hollow" dated October 17, 2016 and last revised October 9, 2017, as follows:

a. Sheet 1 of 12 – Illustrative Site Plan;
b. Sheet 2 of 12 – Record Plan;
c. Sheet 3 of 12 – Existing Conditions/Demolition Plan;
d. Sheet 4 of 12 – Grading and Utility Plan;
e. Sheet 5 of 12 – Post-Construction Stormwater Management Plan;
f. Sheet 6 of 12 – Post-Construction Stormwater Management Notes and Details;
g. Sheet 7 of 12 – Profile Plan;
h. Sheet 8 of 12 – Low Volume Highway Occupancy Permit Plan;
i. Sheet 9 of 12 – Erosion and Sediment Control Plan;
j. Sheet 10 of 12 – Erosion and Sediment Control Notes;
k. Sheet 11 of 12 – Erosion and Sedimentation and Construction Details; and
l. Sheet 12 of 12 – Landscape and Lighting Plan.

2. Permits and Approvals. The Applicant or its successors or assigns shall provide evidence of securing the following permits or approvals:

a. A PennDOT Highway Occupancy Permit;
b. Approval of the Collegeville Trappe Joint Public Works Department for water service;
c. Approval of the Collegeville Trappe Municipal Authority for sanitary sewer service;
d. An approved DEP Land Planning Module or waiver;
e. Approval of the Montgomery County Conservation District;
f. An NPDES Permit.

3. Conditions of Preliminary/Final Plan Approval. Preliminary/Final Plan approval is granted subject to the following conditions:

a. Applicant will comply with the provisions of the review letter of the Borough Engineer, Barry Isett & Associates, dated March 26, 2018;
b. Applicant will comply with the provisions of the Montgomery County Planning Commission review letters dated July 13, 2017 and December 11, 2017;
c. Applicant will comply with the recommendations of the Borough of Trappe Planning Commission;
d. Applicant will provide (will serve) letters or other evidence that the premises are adequately served by public water and public sewer;
e. Applicant will enter into a land development agreement with the Borough of Trappe;
f. Applicant will post adequate financial security for public improvements determined by the Borough Engineer and the Borough Solicitor pursuant to the Municipalities Planning Code and shall execute a financial security agreement prepared and approved by the Borough Solicitor;
g. Prior to the issuance of any building permit and the construction of any improvements on the property, Applicant shall prepare and the Borough shall approve a Stormwater Management BMP Operations and Maintenance Plan and

shall execute a Stormwater Best Management Practices Operations and Maintenance Agreement prepared and approved by the Borough Solicitor;

h. Prior to the issuance of any building permit and the construction of any improvements on the property, Applicant shall pay a park and recreation fee in an amount to be determined upon the Borough Engineer's confirmation of the open space provided;

i. Applicant shall construct the proposed development on the property in accordance with the Plan and all notes, descriptions and requirements set forth hereon; and

j. Applicant shall construct the proposed development on the property in full compliance wit the Borough's Grading, Erosion and Sediment Control and Stormwater Management Ordinance.

k. In lieu of planting replacement trees, the Applicant shall pay a fee in the amount of $8,000.00 prior to the issuance of a building permit.

l. In lieu of providing open space recreational facilities, the Applicant shall pay in the amount of $14,000.00 prior to the issuance of a building permit.

m. Applicant will revise Plan to include continuous sidewalk around cul-de-sac up to the guest parking area to be reviewed and approved by the Borough Engineer.

n. Applicant will revise Plan to include additional plantings along the driveway adjacent to the VFW, along the existing house, and along the proposed stormwater basin to be reviewed and approved by the Borough Engineer.

4. Waivers. Applicant has requested the following Waivers from the provisions of the Subdivision Land Development Ordinance:

A. Waiver from Section 295-8B(5)(a) that requires new cul-de-sacs to have a minimum pavement width of thirty (30) feet.

APPROVED ____X____ DENIED _____

B. Waiver from Section 295-8C(3) that requires a minimum pavement radii at intersections for cul-de-sacs of twenty-five (25) feet.

APPROVED ____X____ DENIED _____

C. Waiver from Section 295-9A which requires a sidewalk on both sides of the proposed street. Applicant is proposing a sidewalk along the southwesterly side of Hidden Hollow Drive only.

APPROVED ____X____ DENIED _____

D. Waiver from Section 295-34C(1)(e) which requires that the Plan show all areas subject to deed restrictions or easements within four hundred (400) feet of the site.

APPROVED ____X____ DENIED _____

E. Waiver from Section 295-34C(1)(j) that requires that the Plan show locations of utilities above and below ground within four hundred (400) feet of the site.

APPROVED ____X____ DENIED _____

F. Waiver from Section 295-8B(4)(b) to allow a thirteen percent (13%) maximum slope along the center line.

APPROVED ____X____ DENIED _____

G. Waiver from Section 295-8B(4)(d) to allow a five percent (5%) roadway grade within fifty (50) feet of an intersection.

APPROVED ____X____ DENIED _____

H. Waiver from Section 295-25E to provide replacement trees, Applicant shall pay a fee in lieu thereof.

APPROVED ____X____ DENIED _____

ATTEST:

Robert Umstead, Secretary

BOROUGH COUNCIL, BOROUGH OF TRAPPE

By: _____
Nevin H. Scholl, President

Approved this 3rd day of April, 2018

_____
Matthew G. Wismer, Mayor

ACCEPTANCE OF CONDITIONS:

I, Damon Giangreco, being authorized as the President of Damon London Development Group, LLC do hereby acknowledge and accept the Preliminary/Final Plan Approval issued by the Borough Council of the Borough of Trappe and accept the conditions contained therein as recited above.

Witness: Applicant:

Joseph L. Herrera

Dated: April 19th, 2018

ROMAIN @ BAERLAW.@NET