

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

**IN RE: APPLICATION OF VIANT COLLEGEVILLE LLC  
FOR LAND DEVELOPMENT  
OF 200 WEST SEVENTH AVENUE, TRAPPE, PA**

**RESOLUTION NO. 2020-16**

**PRELIMINARY/FINAL PLAN APPROVAL**

**WHEREAS**, Applicant, Viant Collegeville 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 LI – Limited Industrial; and

**WHEREAS**, the Applicant proposes to construct a two-building addition totaling 2,412 square feet to an existing building located on a 39.6-acre lot; and

**WHEREAS**, the Montgomery County Planning Commission issued a review letter dated November 17, 2020; and

**WHEREAS**, the Borough of Trappe Planning Commission has recommended approval of the plan at its meeting on November 17, 2020; and

**WHEREAS**, the Borough Engineer has issued a review letter dated November 12, 2020.

**NOW, THEREFORE, IT IS HEREBY RESOLVED** by the Borough Council of the Borough of Trappe this 1<sup>st</sup> day of December, 2020, that said Preliminary/Final Plan approval for the construction of a 2,412 square foot addition at 200 West Seventh Avenue being parcel number 23-00-01012-00-9, pursuant to a certain land development plan dated October 9, 2020, last revised October 22, 2020, prepared by HMI Technical Solutions, LLC; is **APPROVED WITH CONDITIONS:**

1. Plan. The Borough Council grants Preliminary/Final Plan approval subject to the conditions described hereinafter to the Plan dated October 9, 2020, last revised October 22, 2020, consisting of eight (8) sheets titled as follows:

- a. Sheet 1 of 8 – Building Expansion Title Sheet;
- b. Sheet 2 of 8 – Building Expansion Overall Plan;
- c. Sheet 3 of 8 – Building Expansion Existing Conditions and Removal Plan;
- d. Sheet 4 of 8 – Building Expansion Site Layout Plan;
- e. Sheet 5 of 8 – Building Expansion Grading and Drainage Plan;
- f. Sheet 6 of 8 – Building Expansion Erosion and Sediment Control Plan;
- g. Sheet 7 of 8 – Building Expansion Detail Sheet;
- h. Sheet 8 of 8 – Building Expansion Detail Sheet.

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, if applicable;
- b. An approved DEP Land Planning Module or waiver;
- c. Approval of Montgomery County Conservation District; and
- d. An NPDES Permit, if applicable.

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 November 12, 2020;
- b. Applicant will comply with the provisions of the Montgomery County Planning Commission review letter dated November 17, 2020;
- c. Applicant will comply with the recommendations of the Borough of Trappe Planning Commission dated November 17, 2020;
- d. Applicant will provide (will serve) a letter 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. Applicant shall construct the proposed development on the property in accordance with the Plan and all notes, descriptions and requirements set forth hereon; and
- i. Applicant shall construct the proposed development on the property in full compliance with the Borough's Grading, Erosion and Sediment Control and Stormwater Management Ordinance.

4. Waivers. Applicant is requesting the following Waivers from the Borough of Trappe Subdivision and Land Development Ordinance:

a. Sections 295-34.C(1) and E(1) – The Applicant is requesting a partial waiver from the requirement to show existing and proposed improvements within 400 feet of the subject property. Applicant has provided an aerial image which shows some of the requested information needed by the Code.

APPROVED  DENIED \_\_\_\_\_


b. Sections 295-34 and 295-35 – The Applicant is requesting a waiver to permit combined preliminary/final approval of plans under one submittal process.

APPROVED  DENIED \_\_\_\_\_


c. Section 295-23 – The Applicant is requesting a waiver that would require existing survey benchmarks for horizontal and vertical controls. The existing topography was already mapped from previous projects. The building expansion will tie off the existing buildings where horizontal benchmarks are not needed.

APPROVED  DENIED \_\_\_\_\_

ATTEST:

  
Marcus V. Dolny, Secretary

BOROUGH COUNCIL, BOROUGH OF TRAPPE

By:   
Catherine A. Johnson, President

  
Approved this 1st day of December, 2020

Matthew G. Wismer, Mayor

ACCEPTANCE OF CONDITIONS:

I, DARIN HILBERT, being authorized as the MANAGER FACILITIES ENG. of VIANT COLLEGEVILLE 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:





Dated: DECEMBER 15, 2020