

Board of Supervisors Special Meeting – June 11, 2020 – 7:00 PM

Motion to grant permission to create a flag lot as generally depicted as proposed Lot 4 on the Preliminary Minor Subdivision and Land Development Plan for 1451 Fairville Road – Property of Helen and Patrick Hall – prepared by Hillcrest Associates dated October 28, 2019, subject to compliance with the following conditions and requirements which shall be satisfied during the subdivision review process:

1. The precise location and design of the driveway for proposed Lot 4 shall be determined by the Board of Supervisors. The driveway shall be constructed so it is located entirely on the Lot 4 flagpole. This conditional decision is limited to permission to create a flag lot.
2. Lot 4 shall be reconfigured as generally depicted on Exhibit E prepared by Matthew Houtmann, P.E., Township Engineer.
3. All existing trees and their canopies and root systems located between the western side of the proposed driveway for proposed Lot 4 and the western property line shall be protected during construction, preserved to the greatest extent feasible and perpetually maintained by the applicant, the owners of Lot 4 and the successors and assigns in ownership of Lot 4. The proposed removal of any trees on the flagpole portion of Lot 4 shall be depicted on the subdivision plan and be subject to the approval of the Board of Supervisors.
4. The understory of the existing trees along the western property line of proposed Lot 4 shall be landscaped with trees and shrubs to create a visual buffer and screen between the driveway and the property to the west of Lot 4. The applicant shall prepare a landscape buffer plan, subject to the review and approval of the Board. The buffer shall be maintained in perpetuity in accordance with customary landscape maintenance practices.
5. The applicant shall satisfy and the flag lot shall comply with all applicable requirements of Section 503.C of the Subdivision and Land Development Ordinance.