

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 08 -04

MEADOWOOD-HEALTH CARE CENTER EXPANSION (Phase 2)

PRELIMINARY/FINAL LAND DEVELOPMENT APPROVAL

WHEREAS, Meadowood of Worcester, Pennsylvania (hereinafter referred to as the "Developer") is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Skippack Pike consisting of gross tract area of 115± acres (the "Tract"); and

WHEREAS, Developer intends to expand the Health Care Center as depicted on the submission consisting of twelve (12) sheets prepared by Woodrow & Associates of Ambler, Pennsylvania dated October 31, 2007, last revised December 21, 2007 and a Stormwater Management Report for Meadowood of Worcester, Pennsylvania (collectively referred to hereinafter as the "Plans"); and

WHEREAS, the Plans represent Phase 2 of the previously revised Meadowood Land Development which received preliminary approval in March 2002; and

WHEREAS, Developer desires to obtain preliminary/final land development approval of the Plans from Worcester Township (the "Township") in accordance with Section 508 of the Pennsylvania Municipalities Planning Code.

NOW, THEREFORE, BE IT RESOLVED that Worcester Township hereby grants preliminary/final approval of the Plans, subject, however, to the following conditions:

1. At this time, the Worcester Township Board of Supervisors waives the following requirements of the Subdivision and Land Development Ordinance:

- a. Section 130-16.8. Street Alignment (vertical and horizontal curves, minimum grades).
- b. Section 130-17.D.2. No perpendicular parking shall be permitted along streets.
- c. Section 130-17.D.4. Minimum 20-ft. open space between parking and outside wall of dwelling unit.
- d. Section 130-24.B.3.a. Storm systems designed to carry 50-year peak flow rate.
- e. Section 130-24.B.3.h. Maximum allowable headwater depth of 1-ft. for inlets.
- f. Section 130-4.B.4.f.2. Detention basin design criteria, 100-year/10-year release rate.
- g. Section 130-24.B.4.f. Maximum 5-ft. water depth in basin.
- h. Section 130-24.B.4.f.7. Minimum freeboard of 2-ft. over emergency spillway and top of berm.
- i. Section 130-24.B.4.f.13. Minimum 100-ft. distance from highest free water surface to dwelling unit.
- j. Section 130-24.B.4.j. Minimum 3-ft. of cover over all storm pipes.
- k. Section 13D-24.B.4.k. Requires crowns of all pipes tying into an inlet or manhole be set at equal elevations.
- l. Section 130-28. E.1. Existing tree survey.
- m. Section 130-28. G.4. Required street trees.
- n. Section 130-28.G.5. Perimeter buffer along side and rear property lines.
- o. Section 13D-28.G.6. Off-street parking area plantings.
- p. Section 130-28.G.7. Basin perimeter plantings.
- q. Section 130-28.G.8. Loading/equipment area screening.
- r. Sections 130-33.C.1 & 4. Show existing features within 400 ft.
- s. Section 130-23.A. Set monuments on right-of-way lines at corners and angle points.

2. Prior to the recording of the Plans, Developer shall address, to the satisfaction of the Township Engineer and Board of Supervisors, any and all issues raised in the review letter dated January 14, 2008 and any subsequent review letters.

3. Prior to the Township's execution of the Plans, Developer shall submit financial security for improvements specified by the Township Engineer in an amount satisfactory to the Township Engineer and in a form satisfactory to the Township Solicitor. Additionally, Developer shall submit a letter agreement to govern the terms of the financial security under the applicable provisions of the Pennsylvania Municipalities Planning Code. The aforesaid letter agreement shall be subject to the satisfaction of the Township Solicitor.

4. The Plans shall be submitted to the Township's Traffic Engineer for determination of any applicable traffic impact fees. Any and all applicable traffic impact fees shall be paid at the time of building permit application.

5. Prior to the recording of the Plans, Developer shall provide copies to Township of any and all permits and approvals required by any agency, authority or governmental body having jurisdiction in any manner over the Development.

6. The land development shall be completed in strict accordance with the contents of the Plans, notes on the Plans, this Preliminary/Final Approval Resolution.

7. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans and this Preliminary/Final Approval Resolution, and Development Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

8. Developer shall provide the Township Manager and the Township Engineer with at least seventy-two (72) hours notice prior to the initiation of any grading or

ground clearing (whether for the construction of public improvements or in connection with individual building lots themselves) so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed.

9. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver fully and properly executed record Plans to the Township in sufficient time that such Plan may be recorded at the Montgomery County Recorder of Deeds Office within ninety (90) days from the date of final approval. Failure to deliver such properly executed Plan to the Township within this time frame shall render the approval of the Plan null and void.

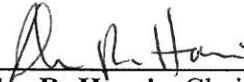
10. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees must be accomplished within ninety (90) days of the date of this Resolution unless a written extension is granted by Worcester Township. Until the applicable fees have been paid, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid within ninety (90) days of this Resolution (or any written extension thereof), this contingent subdivision approval shall expire and be deemed to have been revoked unless an extension of time is granted by Worcester Township.

11. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developer has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal of a notice of rejection filed in writing within thirty (30) days from the date of this resolution, the conditions set forth herein shall be deemed to have been accepted by the applicant. If the township receives written notice of an appeal or

rejection of any of the conditions set forth herein within thirty (30) days from the date of this resolution, this approval shall be deemed to have been automatically rescinded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on January 16, 2008.

WORCESTER TOWNSHIP

By: 
John R. Harris, Chairman
Board of Supervisors

Attest: 
Arthur C. Bustard, Secretary