

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 08 -12

**MEADOW LANE 4-LOT SUBDIVISION
MJE BUILDERS**

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, MJE BUILDERS (hereinafter referred to as the "Developer") is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Hollow Road consisting of a gross tract area of 9.9536± acres identified as Tax Parcel Nos. 67-00-02136-003 and 67-00-02135-102, (the "Tract"); and

WHEREAS, Developer intends to subdivide the Tract into four (4) lots as more particularly shown on Plans prepared by Woodrow & Associates, Inc., being Plans consisting of eighteen (18) sheets dated February 4, 2005 and last revised April 17, 2008 (the "Plans") which Plans are incorporated herein by reference; and

WHEREAS, Developer desires to obtain preliminary subdivision 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 approval of the Development as shown on the Plans, subject, however, to the following conditions:

1. At this time, the Board of Supervisors hereby waives strict compliance with the following sections of the Worcester Township Subdivision and Land Development Ordinance:

- a. Section 130-16 pertaining to road frontage improvements;
- b. Section 130-18.A pertaining to required sidewalks on all road frontage;
- c. Section 130-18.B requiring curbs to be installed along each side of every residential secondary road;
- d. Section 130-20.C.7 requiring the top and bottom of slopes to be 3 feet from the property lines. A temporary grading easement has been shown along the proposed property line and shall be secured prior to recording of the subdivision plan;
- e. Section 130-22.B.1 requiring building set-back lines to be measured from easement lines;
- f. Section 130-22.B.2 and 130-22.D.1 requiring nothing to be set or put within an easement in order to permit the driveways to cross the Texas Eastern easement to access the building lots;
- g. Section 130-24.B.2.e.2 requiring reinforced concrete pipe for all storm sewer systems within the right-of-way in lieu of an infiltration trench in conjunction with the bio-infiltration swales for this project;
- h. Section 130-33.C (1) requiring the location of all existing features within 400 feet of the site; and

i. Section 130-24.B.2.h requiring calculations to insure that all inlets provide the maximum allowable head-water depth to be 1 foot below the top of the inlet grates as a result of the storm sewer system being designed as an infiltration trench.

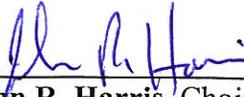
2. Prior to preliminary plan approval, Developer shall revise the plans to address all outstanding issues in the Township Engineer's letter dated May 13, 2008 and all subsequent letters from the Township Engineer.

3. No waivers from any applicable provisions of the Worcester Township Subdivision and Land Development Ordinance are intended to be granted by virtue of this Preliminary Approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the Plans which would otherwise require a waiver by the Board of Supervisors and which has not been specifically granted hereby, must be addressed to the discretion of the Board of Supervisors prior to final plan approval.

4. 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 preliminary 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 May 21, 2008.

WORCESTER TOWNSHIP

By: 
John R. Harris, Chairman
Board of Supervisors

Attest: 
Arthur C. Bustard, Secretary