

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 08 - 18

REEVES MINOR SUBDIVISION

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, DAVID W. REEVES (hereinafter referred to as the "Developer") is the owner and developer of a certain tract of land situate in Worcester Township at the intersection of Valley Forge Road and Woodlyn Avenue consisting of a gross tract area of 6.147± acres (the "Tract"); and

WHEREAS, Developer intends to subdivide the Tract into two (2) lots as more particularly shown on plans prepared by David Erb Contractors, Inc., being Plans consisting of five (5) sheets dated February 8, 2008 and last revised April 28, 2008 (the "Plans") which Plans are incorporated herein by reference; and

WHEREAS, Developer desires to obtain preliminary/final 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 130-22 pertaining to stormwater management to allow Developer to utilize the proposed stormwater infiltration pit which shall be constructed to the satisfaction of the Township Engineer;

b. Section 130-17.C(2) in order to permit the shared driveway depicted on the Plans further conditioned upon Developer submitting a Driveway Easement and Maintenance Agreement in recordable form and acceptable in content to the Township Solicitor;

c. Section 130-26.B(2)(c) requiring septic systems to be set back 30 feet from the property line in order to permit the existing septic system on Lot No. 1 to be within 20 feet of the property line;

d. Section 130-22.B(1) pertaining to building setback requirements for easements in order to permit a driveway easement as proposed; and

e. Section 130-18.A.& B. requiring curbing and sidewalk along Valley Forge Road and Woodlyn Avenue.

2. Developer shall revise the Plans to address all outstanding comments in the Township Engineer's review letter dated May 2, 2008 and all subsequent review letters of the Township Engineer to the satisfaction of the Township Engineer and the Board of Supervisors.

3. 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.

4. Prior to the recording of the Plans, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any lots of the Development. In addition, Developer shall provide Township with true and correct copies of any utility easements, including stormwater, over adjacent properties which easements may be necessary to adequately serve the lots with such facilities.

5. The subdivision shall be completed in strict accordance with the contents of the Plans, notes on the Plans and the terms and conditions of this Preliminary/Final Approval Resolution.

6. 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 shall be borne entirely by the Developer and shall be at no cost to the Township.

7. 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.

8. 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 Plans 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 Plans to the Township within this time frame shall render the approval of the Plans null and void.

9. 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 Plans 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.

10. 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 August 20, 2008.

WORCESTER TOWNSHIP

By: 
John R. Harris, Chairman
Board of Supervisors

Attest: 
Arthur C. Bustard, Secretary