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Return To: Same as above

Parcel No.: 67-00-02472-00-8

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2008- 22

PRELIMINARY LAND DEVELOPMENT APPROVAL

WHEREAS, MONTGOMERY PRESBYTERIAN CHURCH ("Developer") is the owner and developer of a certain tract of land consisting of 37± acres situate in Worcester Township with frontage on Morris Road (the "Tract"); and

WHEREAS, Developer proposes to construct two building additions to an existing one-story brick church, an additional parking lot and detention basin improvements; and

WHEREAS, the Development is more particularly shown on plans prepared by D.L. Howell of Downingtown, Pennsylvania, being plans consisting of twenty (20) sheets dated July 20, 2007 with a final revision date of October 22, 2008 (the "Plans"); and

WHEREAS, the Developer desires to obtain preliminary land development approval of the Plans from Worcester 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 land development as shown on the Plans described herein subject, however, to the following conditions:

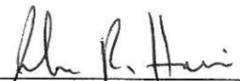
1. Prior to final approval, Developer shall verify the pre-development drainage area delineated on the Pre-Construction SWM Plan, Sheet 1 of 2, to determine whether the stormwater analysis should be revised to reflect the pre-development drainage area to the basin and a pre-development area that bypasses the basin.
2. Prior to final approval, Developer shall revise the Plans so that the Infiltration Basin Embankment Detail on Sheet 15 of 20 indicates Orifice Structure "C" to be at an elevation of 267.42 ft. and Weir Structure "B" to be at elevation 270.00 ft.
3. Prior to final approval, Developer shall verify the 63,851 cu. ft. of volume noted in the infiltration summary sheet in the Stormwater Management Report.
4. Prior to final approval, Developer shall revise the Plans to provide for a minimum freeboard of 2 ft. for the difference between the design flow elevation in the emergency spillway and the detention basin embankment.
5. Prior to final approval, Developer shall revise the plans to provide plantings in the proposed rain garden.
6. Prior to final approval, Developer shall revise the Plans to resolve, to the satisfaction of the Worcester Township Board of Supervisors and the Township Engineer, all issues in the Township Engineer's review letter dated November 6, 2008, consisting of three pages, and all subsequent review letters.
7. Prior to final approval, Developer shall obtain and deliver to Township all appropriate permits and approvals required for the development from the Montgomery County Conservation District and the Pennsylvania Department of Environmental Protection.

8. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements this Preliminary Approval Resolution shall be borne entirely by the Developer and shall be at no cost to the Township.

9. 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 November 19, 2008.

WORCESTER TOWNSHIP

By: 
John R. Harris, Chairman,
Board of Supervisor

Attest: 
Arthur C. Bustard, Secretary