

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00- 01

THE FORD TRACT

FINAL SUBDIVISION APPROVAL

WHEREAS, WILLIAM J. FORD ("Developer") is the owner and developer of a certain tract of land situate in Worcester Township known as the Ford Tract and formerly known as Lot No. 4 of Ford Subdivision (Resolution 98-14, 6/17/98), (the "**Development**"), which is more particularly shown on plans prepared by Charles E. Shoemaker, Inc., being plans consisting of five (5) sheets dated March 26, 1999, with a last revision date being September 13, 1999, (the "**Plans**"), setting forth the proposed subdivision of the tract into three (3) residential building lots in accordance with those Plans (a complete schedule of the Subdivision Record Plan and all supporting Plans is attached hereto as Exhibit "A" and expressly made a part hereof); and

WHEREAS, the Plans described in Exhibit "A" attached hereto are being incorporated into this preliminary approval by reference; and

WHEREAS, the Developer has previously obtained and supplied to the Township all applicable permits from all authorities, agencies and municipalities having jurisdiction in any way over the development; and

WHEREAS, the Developer desires to obtain 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 final approval of the Development as shown on the Plans described on Exhibit "A" attached hereto, subject, however, to the following conditions:

1. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the lot owner on whose lot said facilities are located, Developer shall, prior to the Township executing the Plans, reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual lot owners are not fulfilled after reasonable notice to do so.

2. Prior to the Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow Agreement with Worcester Township in which the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

3. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution dated December 15, 1999, and the terms and conditions of the above-described Subdivision and Escrow Agreement, the entire contents of which are incorporated herein by reference.

4. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, the Preliminary Approval Resolution and the Subdivision and Escrow Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

5. Developer shall provide the Township Manager and the Township Engineer with at least 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 and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

6. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Subdivision and Escrow Agreement 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 and the escrows fully funded, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the escrow has not been funded 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.

7. 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 an 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 4, 2000.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

<u>SHEET NO.</u>	<u>PLAN TITLE</u>	<u>DATE</u>	<u>LAST REVISED</u>
1	Preliminary Subdivision Plan	3/26/99	9/13/99
2	Existing Features Plan	3/26/99	11/5/99
3	Grading and Erosion Control Plan	3/26/99	11/12/99
4	Plan and Profile--Water Street	9/13/99	11/12/99
5	Landscape Plan	9/13/99	11/12/99

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-02

TRAFFIC SIGNAL MAINTENANCE AGREEMENT

BE IT RESOLVED by the Board of Supervisors of Worcester Township, in Montgomery County, Pennsylvania, that the Chairman of the Board of Supervisors be authorized and directed to sign the attached Traffic Signal Maintenance Agreement and the Secretary of the Board of Supervisors be authorized and directed to attest and seal the same.

ATTEST:

WORCESTER TOWNSHIP

Chase E. Kneeland
CHASE E. KNEELAND
SECRETARY

By: Frank L. Davey
FRANK L. DAVEY, CHAIRMAN

(SEAL)

CERTIFICATION

I, Barbara Callozzo, clerical secretary and notary of the Worcester Township, Montgomery County, Pennsylvania, do hereby certify that the foregoing is a true and correct copy of the Resolution duly adopted at a regular meeting of the Board of Supervisors held on February 16, 2000.

(SEAL)

By: Barbara S. Callozzo
Notary

Date: Feb. 16, 2000

Notarial Seal
Barbara S. Callozzo, Notary Public
Worcester Twp., Montgomery County
My Commission Expires Oct. 30, 2000

220/MOS/mb (Pam 2)
1-2-87

Federal Id. No. _____
Agreement No. _____

Traffic Signal Maintenance Agreement

MADE and entered into this _____ day of _____, 2000, by
and between the COMMONWEALTH, and Worcester Township
a political subdivision in the County of Montgomery, Pennsylvania, by its
proper officials, hereinafter called SUBDIVISION.

WITNESSETH:

WHEREAS, the need for traffic signals at the following locations(s) has been found to
be warranted:

- I. Germantown Pk & Park Ave/Valley Forge Rd

WHEREAS, the cost of installing traffic signals at these locations is being
partially or totally funded with state and/or federal funds, and,

WHEREAS, traffic signal equipment is installed to serve a specific purpose
through a distinct mode of operation, and,

WHEREAS, the useful life of traffic signal equipment is defined as the time from
installation until it is either removed or replaced with signal equipment which better serves the need
of the intersection, and,

WHEREAS, the COMMONWEALTH and Federal Highway Administration have
established policies which mandate that all traffic signal equipment installed with state or federal
funds be properly maintained and operated throughout their useful life, and,

WHEREAS, the SUBDIVISION has indicated its willingness to accept ownership
of the traffic signal installation (s) listed on this Agreement.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY
COMMONWEALTH OF PENNSYLVANIA**

RESOLUTION NO. 00-03

AUTHORIZATION FOR APPROVING FIRE DEPARTMENT ACTIVITIES

WHEREAS, the Worcester Township Volunteer Fire Department has requested permission to engage in the following ancillary activities

1. Parades (including the annual Santa Claus community visit)
2. Picnics
3. Bar-B-Ques, and in particular:

Worcester Volunteer Fire Department Ladies Sale, May 13, 2000; Farmers Union Horse Company Parade, June 3, 2000; Lutheran Church of the Trinity Bazaar, August 16-19, 2000; Worcester Volunteer Fire Department Bar-B-Que, August 26, 2000; Ladies Aid of the Schwenkfelder Church at the Variety Club Camp, September 16, 2000; Fire Prevention at Merry Mead, October 7, 2000; Worcester Volunteer Fire Department Ladies Craft Show, November 18, 2000; Wentz Church Bazaar, December 2, 2000.

WHEREAS, the Board of Supervisors of Worcester Township recognizes the importance of these ancillary activities, authorization is also granted for the Fire Department and Fire Police to assist other County Fire Departments and other community organizations in any traffic and crowd control needed at emergencies and civic activities. Special authorization for crowd control upon verbal approval of at least one Supervisor can be granted upon request by a Township business or resident as deemed necessary for emergency or safety situations. When doing any of the

aforementioned duties, they shall be considered to have been done at the specific request of the Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors approves and authorizes the Fire Department to participate in the above activities in addition to those activities recognized and designated under 73 P.S., 601(a)(1) of the Pennsylvania Workers' Compensation Act; and further

Under no circumstances will the Fire Department be permitted to participate in any ancillary activities where the members of the Fire Department are serving, selling or distributing alcoholic beverages; and further

In accordance with this authorization the Fire Department may only participate in the above-approved ancillary activities through December 31, 2000 after which time the Worcester Township Board of Supervisors will review the ancillary activities.

APPROVED, this 16th day of February, 2000, by the Board of Supervisors of Worcester Township.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

BY:


FRANK L. DAVEY, CHAIRMAN

ATTEST:


CHASE E. KNEELAND,
SECRETARY

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 00-04

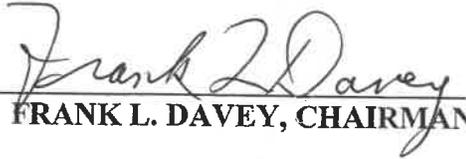
WHEREAS, from time to time increasing Township costs and expenses require the adjustment of Township fees; and

WHEREAS, increased costs now require the adjustment of Township fees in the area of the Township Solicitor and the Township Zoning Solicitor Consulting Fees;

NOW THEREFORE, BE IT RESOLVED that the Worcester Township Board of Supervisors accepts and formally adopts the fee schedule as set forth in Exhibit "A" which is attached hereto and made a part hereof.

APPROVED this 16th day of February 2000, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: 
FRANK L. DAVEY, CHAIRMAN

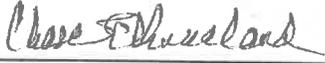
Attest: 
CHASE E. KNEELAND
SECRETARY

EXHIBIT "A"

CONSULTANTS' FEES

	1999	2000
Township Solicitor	<i>\$110.00</i>	\$115.00/hour
	<i>\$125.00</i>	\$130.00/hour-litigation
Township Zoning Solicitor	<i>\$100.00</i>	\$105.00/hour
	<i>N/A</i>	\$130.00/hour-litigation
Township Engineer		\$ 80.00/hour
Assistant Engineer		\$ 70.00/hour
Design Engineer		\$ 61.00/hour
Bldg. Inspector/Tech.		\$ 53.00/hour
Draftsman		\$ 45.00/hour
Admin. Assistant		\$ 27.00/hour
Survey 3-Man Crew		\$ 850.00/day
Survey 2-Man Crew		\$ 750.00/day
Auto Charge		\$ per IRS
Out-of-Pocket Expense Away From Office		\$ At Cost
Postage, Reproduction, Toll Telephone Charges		\$ At Cost

Approved 10/15/97; Resolution No. 97-31
Approved 04/15/98; Resolution No. 98-09
(revised 02/17/99)
Approved 02/17/99; Resolution No. 99-06
Approved 02/16/00; Resolution No. 00-04

**RESOLUTION FOR PLAN REVISION
FOR NEW LAND DEVELOPMENT
RESOLUTION NO. 00-05**

RESOLUTION OF The Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania (herein after "the Municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the Municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS The Worcester Management Family Ltd. has proposed the development of a parcel of land identified as the Worcester Management Company 3-Lot Subdivision and described in the attached Sewage Facilities Planning Module,

And proposes that such subdivision be served by: (circle all that apply), sewer tap-ins, sewer extension, new treatment facility, individual on-lot systems, community on-lot systems, spray irrigation, retaining tanks, other, (specify)_____.

WHEREAS, Worcester Township finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related Municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Worcester Township hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the Municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

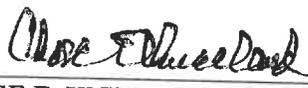
I, JOHN H. GRAHAM, Chairman, and I CHASE E. KNEELAND, Secretary, Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of Worcester Township Resolution No. 00-05, adopted March 15, 2000.

Township of Worcester
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490
(610) 584-1410

seal of
governing body


FRANK L. DAVEY, Chairman

Attest:


CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2000-06

MANDRACCHIA SUBDIVISION

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, AUGUST & CARMELLA MANDRACCHIA, h/w and MARY T. MANDRACCHIA ("Developers") are the owners and developers of a certain tract of land situate in Worcester Township known as the Mandracchia Tract (the "**Development**"), which is more particularly shown on plans prepared by Herbert H. Metz, Inc. being plans consisting of three (3) sheets dated October 17, 1997, with a last revision date being February 24, 2000, which plans cover a total tract area of approximately 28.163 (the "**Plan**"), setting forth the proposed development of the tract into five (5) residential building lots in accordance with the Plans; and

WHEREAS, the Plan described above is being incorporated into this Preliminary/Final Approval by reference; and

WHEREAS, Developers will obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developers desire to obtain Preliminary/Final Subdivision approval of the Plan 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/Final approval of the Development as shown on the Plan, subject, however, to the following conditions:

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

(a) Section 130-16C pertaining to widening of Stump Hall Road and Green Hill Road;

(b) Section 130-18A pertaining to the installation of sidewalks;

(c) Section 130-18B pertaining to the installation of curbs;

(d) Section 130-20A(2) pertaining to the 2.5:1 lot ratio for the proposed Lot No. 5;

(e) Section 130-28G(4)a, b pertaining to street trees on Lots 1, 3 4 and 5, in lieu of existing trees on those lots;

(f) Section 130-28G(5) pertaining to perimeter buffers on Lot No. 3;
and

(g) Section 130-26B(2)c pertaining to installation of on-site sanitary sewer systems in the front yards of Lots 2 and 5.

2. Landscaping consisting of the installation of ten (10) trees along Stump Hall Road as depicted on the Plans must be installed within sixty (60) days of approval of the Plans or Developers shall deposit a cash escrow with the Township in the amount of Two Thousand Dollars (\$2,000.00) for the installation of the aforesaid trees, plus an additional fifteen percent (15%) engineering, legal and administrative fees. The Township will not issue any building permits until the trees have been installed.

3. The Development shall be constructed in strict accordance with the content of the Plan, the notes on the Plan and this Preliminary/Final Approval Resolution.

4. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan, this Preliminary/Final Approval Resolution and all legal, engineering and inspection fees shall be borne entirely by the Developers and shall be at no cost to the Township.

5. Developers shall provide the Township Manager and the Township Engineer with at least 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 and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

6. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows (if any) 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 and the escrows fully funded, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the escrow has not been funded 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.

7. Developers shall provide a legal description, to be approved by the Township Engineer, of the area between the title line and the ultimate right-of-way of Green Hill

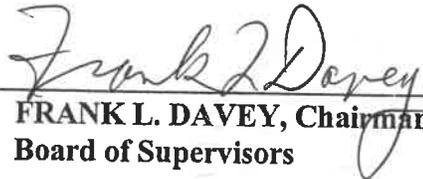
Road and Stump Hall Road which shall be offered for dedication to the Township of Worcester as a condition of Preliminary/Final Subdivision Plan Approval.

8. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developers have the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal or 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.

9. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of Developers to deliver fully and properly executed record Plan (3 paper and 2 linens) 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.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on April 19, 2000.

WORCESTER TOWNSHIP

By: 
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP

BOARD OF SUPERVISORS

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-07

WHEREAS, the Township submitted a Keystone grant application to the Pennsylvania Department of Conservation & Natural Resources (DCNR) for funding; and

WHEREAS, the Township was awarded funding for this project by DCNR; and

WHEREAS, the Township received Contract No. KEY-BRC-TAG-6-202 granting this funding;

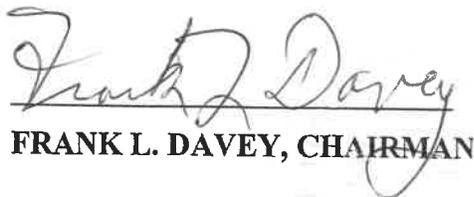
NOW THEREFORE, BE IT RESOLVED by the Worcester Township Board of Supervisors that:

1. The Keystone grant contract as presented to the Township by DCNR is hereby approved.
2. The Chairman of the Board of Supervisors is hereby authorized to sign the Keystone Recreation, Park and Conservation grant contracts and contract amendments on behalf of the Township Worcester, Montgomery County.

APPROVED this 17th day of May, 2000, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By:


FRANK L. DAVEY, CHAIRMAN

Attest:


CHASE E. KNEELAND, SECRETARY

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-08

THE MARX TRACT

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, PAREC HOMES (“Developer”) is the equitable owner and developer of a certain tract of land situate in Worcester Township known as the Marx Tract with frontage on Bethel Road consisting of 26.41± acres (the **“Development”**), which is more particularly shown on plans prepared by Woodrow & Associates, Inc., being plans consisting of thirteen (13) sheets dated August 13, 1999, with a last revision date being April 1, 2000 (the **“Plans”**), setting forth the proposed subdivision of the tract into eleven (11) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this preliminary approval by reference; and

WHEREAS, the 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 130-33.C(1) requiring existing features within 400 feet of the sight to be depicted on the Plan;
- b. Section 130-16.C(1)(a)[5][b][v] permitting a maximum cul-de-sac length of 500 feet;
- c. Section 130-18.A(1) requiring curbing and sidewalk for the proposed cul-de-sac;
- d. Section 130-24.B(3)(j) requiring 3 feet of cover over the proposed storm sewer as a result of bedrock associated with the site in favor of requiring a minimum of 1½ feet of cover over the proposed storm sewer;
- e. Section 130-22.B(2) requiring that nothing be permitted, placed, planted, set or put within the area of an easement since the tree disturbance proposed with this application is minimal and the proposed walking path coincides with the sewer easement and does not require additional removal of trees or vegetation; and
- f. Section 130-28.E(1)(2) requiring a separate tree survey plan showing the location of all trees with a DBH of 8 inches or more since the proposed disturbance does not impact more than 25% of the 16.6 acres of existing woodlands and a tree sample was conducted to show minimal impact on specimen trees.

2. Prior to final approval, Developer shall obtain and deliver to Township all appropriate permits and approvals required for the development of the property from all agencies or bodies having jurisdiction over this development.

3. At or before final subdivision approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any of the lots of the Development. In addition, Developer shall provide Township with true and correct copies of any utility easement, including stormwater, over adjacent properties which easements may be necessary for the development to adequately serve the lots with such facilities.

4. Prior to final subdivision approval, all proposed homeowner association documentation shall be provided to and found acceptable by the Township Solicitor as such documentation relates to the interests of the Township.

5. Although the maintenance of all detention basins and surface stormwater drainage facilities and easements shall be the responsibility of the property owner or homeowners' association on whose property said facilities and easements are located, Developer shall, prior or simultaneous with final subdivision approval, reserve easements in favor of the Township on an easement form to be provided by the Township Solicitor so that the drainage facilities may be maintained by the Township with all expenses being charged to the appropriate property owner or homeowners' association in the event that the maintenance responsibilities of the said property owners or homeowners' association are not fulfilled after reasonable notice from the Township to do so.

6. 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.

7. 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 an approval. In the event of an appeal or a notice of rejection filed in writing 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 17, 2000.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 00-07

WHEREAS, the Township submitted a Keystone grant application to the Pennsylvania Department of Conservation & Natural Resources (DCNR) for funding; and

WHEREAS, the Township was awarded funding for this project by DCNR; and

WHEREAS, the Township received Contract No. KEY-BRC-TAG-6-202 granting this funding;

NOW THEREFORE, BE IT RESOLVED by the Worcester Township Board of Supervisors that:

1. The Keystone grant contract as presented to the Township by DCNR is hereby approved.
2. The Chairman of the Board of Supervisors is hereby authorized to sign the Keystone Recreation, Park and Conservation grant contracts and contract amendments on behalf of the Township Worcester, Montgomery County.

APPROVED this 17th day of May, 2000, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By:


FRANK L. DAVEY, CHAIRMAN

Attest:


CHASE E. KNEELAND, SECRETARY

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-10

WHEREAS, NICK & LES, INC., ("Grantors") are the owners of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania known as Heritage Village (the "Development"), more particularly described in a final, recorded subdivision plans prepared by Urwiler & Walter, Inc., being plans dated May 19, 1995 and last revised August 12, 1997 (the "Plans"), which Plans are specifically being incorporated herein by reference; and

WHEREAS, as a precondition to final subdivision approval, the Developer and the Township entered into a certain Subdivision and Escrow Agreement dated July 8, 1998 (the "Subdivision and Escrow Agreement"); and

WHEREAS, the Grantor, for and in consideration of **One Dollar (\$1.00)** desires to dedicate to Worcester Township ("Grantee") the following:

(a) all of Lot 48 as depicted on the Plans for the location of the Heritage Village Sanitary Sewer Pumping Station;

(b) the Heritage Village Sanitary Sewer Pumping Station constructed on Lot No. 48, together with all machinery, piping, and other tangible personal property described in the Quit Claim Bill of Sale; and

WHEREAS, the Grantee, by accepting and recording Deed of Dedication of Lot No. 48 and the Quitclaim Bill of Sale accepts these items for their intended purposes as set forth in the respective documents.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication of Lot No. 48 and the Quitclaim Bill of Sale for the purposes set forth in those documents, now and in perpetuity.

APPROVED this 21st day of June, 2000, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-11

**THE HERTZOG TRACT
LOTS 17 and 18**

PRELIMINARY/FINAL REVERSE SUBDIVISION APPROVAL

WHEREAS, SUNNY BROOK DEVELOPERS ("Developer") is the owner and developer of a certain tract of land situate in Worcester Township known as the Hertzog Tract which has already been subdivided and Lots 17 and 18 are proposed for reverse subdivision (the "**Development**"), which is more particularly shown on plans prepared by Woodrow & Associates, Inc., being plans consisting of one (1) sheet dated May 1, 2000, with no revisions (the "**Plans**"), setting forth the proposed reverse subdivision of Lots 17 and 18 in accordance with those Plans (a complete schedule of the Reverse Subdivision Record Plan is attached hereto as Exhibit "A" and expressly made a part hereof); and

WHEREAS, the Plan described in Exhibit "A" attached hereto is being incorporated into this preliminary approval by reference; and

WHEREAS, the Developer has previously obtained or will obtain and supply to the Township all applicable permits from all authorities, agencies and municipalities having jurisdiction in any way over the development; and

WHEREAS, the Developer desires to obtain final reverse 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 final approval of the Development as shown on the Plan described on Exhibit "A" attached hereto, subject, however, to the following conditions:

1. Developer shall prepare a deed of consolidation for Lots 17 and 18 which shall be acceptable to the Township Solicitor.
2. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan and this Preliminary/Final Approval Resolution shall be borne entirely by the Developer and shall be at no cost to the Township.
3. Developer shall provide the Township Manager and the Township Engineer with at least 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 and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.
4. 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 and the escrow has not been funded within ninety (90) days of this Resolution (or any written extension thereof), this contingent reverse subdivision approval shall expire and be deemed to have been revoked.

5. 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 an 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 June 21, 2000.

WORCESTER TOWNSHIP

By: _____


FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: _____


CHASE E. KNEELAND, Secretary

EXHIBIT "A"

<u>SHEET NO.</u>	<u>PLAN TITLE</u>	<u>DATE</u>	<u>LAST REVISED</u>
1	Lot Consolidation Plan-Hertzog Tract	5/1/00	5/1/00

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-12

JAYNE PROPERTY

PRELIMINARY/FINAL MINOR SUBDIVISION APPROVAL

WHEREAS, JOHN A. and EVELYN C. JAYNE ("Developers") are the owners and developers of a certain tract of land situate in Worcester Township on Germantown Pike (the "**Development**"), which is more particularly shown on a plan prepared by Czop/Spector, Inc., being a plan consisting of one (1) sheet dated April 4, 2000, with a last revision date being May 11, 2000, which plan depicts a lot line change (the "**Plan**"), setting forth the proposed subdivision of the tract into two (2) parcels, with the rear parcel to be conveyed to and consolidated with the adjoining lands owned by John Heyser in accordance with the Plan; and

WHEREAS, the Plan described above is being incorporated into this Preliminary/Final Approval by reference; and

WHEREAS, Owner/Developer has obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the subdivision prior to the Plan being recorded; and

WHEREAS, the Developer desires to obtain Preliminary/Final Subdivision Approval of the Plan 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/Final Approval of the Development as shown on the Plan, subject, however, to the following conditions:

1. At this time, the Township waives strict compliance with the requirements of the following sections of the Township Subdivision and Land Development Code:
 - (a) Section 130-33C.1 pertaining to the identification of existing features within 400 feet of the subject site; and
 - (b) Section 130-28 pertaining to landscaping.
2. The proposed Lot 2 is to be joined in a common deed with the lands of the adjacent parcel currently owned by John E. and Ida Jane Heyser.
3. The area between the title line and ultimate right-of-way along Germantown Pike shall be offered for dedication to Worcester Township. Developer shall provide a legal description to be approved by the Township Engineer of the area between the title line and right-of-way along Germantown Pike.
4. Prior to the Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow Agreement with Worcester Township in which the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.
5. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan, this Preliminary/Final Approval Resolution, the aforementioned Subdivision and Escrow Agreement and all legal fees and

engineering and inspection fees shall be borne entirely by the Developer and shall be at no cost to the Township.

6. 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.

7. 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.

8. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver a fully and properly executed record Plan (3 paper and 2 linens) 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.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on June 21, 2000.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-13

**ARNETH TRACT
SADDLE WOOD ESTATES**

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, W. B. HOMES, INC. (“Developer”) is the equitable owner and developer of a certain tract of land situate in Worcester Township known as the Arneth Tract with frontage on Bustard Road consisting of 17.78 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Schlosser & Clauss, Inc., being plans consisting of nine (9) sheets dated December 10, 1999, with a last revision date being April 28, 2000 (the “**Plans**”), setting forth the proposed subdivision of the tract into six (6) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this preliminary approval by reference; and

WHEREAS, the 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 130-33.C(1) requiring existing features within 400 feet of the sight to be depicted on the Plans (partial waiver);
- b. Section 130-16.C.1.a.[5][b][v] permitting a maximum cul-de-sac length of 500 feet;
- c. Section 130-18.A.1 requiring curbing and sidewalk;
- d. Section 130-24.f.7 and 8 pertaining to freeboard and detention basin embankment slopes;
- e. Section 130-24.B.4.f.4 pertaining to detention basin depth; and
- f. Section 130-16.C.1.a.6.a with regard to road widening of Bustard Road in favor of the partial widening depicted on the Plans, subject to approval in the Highway Occupancy Permit.

2. Developer shall resolve to the satisfaction of the Township Board of Supervisors, all issues raised in the Township Engineer's review letter dated May 16, 2000 prior to final plan approval.

3. Prior to final approval, Developer shall obtain and deliver to Township all appropriate permits and approvals required for the development of the property from all agencies or bodies having jurisdiction over this Development.

4. At or before final subdivision approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any of the lots of the Development. In addition, Developer shall provide Township with true and correct copies of any utility easement, including stormwater, over adjacent properties

which easements may be necessary for the development to adequately serve the lots with such facilities.

5. Although the maintenance of all detention basins and surface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior or simultaneous with final subdivision approval, reserve easements in favor of the Township on an easement form to be provided by the Township Solicitor so that the drainage facilities may be maintained by the Township with all expenses being charged to the appropriate property owner in the event that the maintenance responsibilities of the said property owners are not fulfilled after reasonable notice from the Township to do so.

6. 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.

7. 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 an approval. In the event of an appeal or a notice of rejection filed in writing 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 June 21, 2000.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-14

**DOE BROOK ROAD
HOLLOW ROAD**

WHEREAS, VESTERRA CORPORATION and THE ESTATE OF J. WILLISON SMITH, JR., DECEDENT, (collectively referred to as "Grantor") are the developer and equitable owner, respectively, of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania (the "Premises") which land has been subdivided and Grantor has constructed certain roads known as Doe Brook Road and Hollow Road.

WHEREAS, the Grantor, for and in consideration of One Dollar (\$1.00), desires to dedicate to Worcester Township ("Grantee") for public use and enjoyment the aforesaid roads constructed by Grantor; and

WHEREAS, the Grantee, by accepting the Deed of Dedication and recording said Deed and this Resolution, accepts the parcels of ground, more particularly described in Exhibit "A" and "B" which are attached hereto and made a part hereof, as and for public roads or highways.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as for public roads or highways, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said roads had been opened by a Decree of Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this 21st day of June , 2000, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: 
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

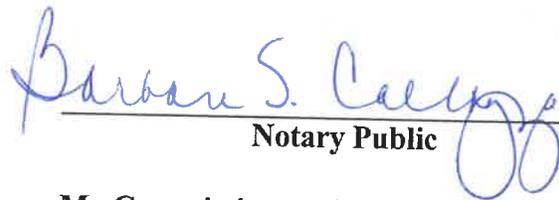
COMMONWEALTH OF PENNSYLVANIA :

: SS.

COUNTY OF MONTGOMERY :

On this, the 21ST day of JUNE, 2000, before me, the undersigned officer, personally appeared **Frank L. Davey** and **Chase E. Kneeland** who acknowledged themselves to be the President and Secretary of the Board of Supervisors of Worcester Township, and that they as such officers, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Worcester Township themselves as such officers.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Notary Public

My Commission expires:

EXHIBIT "A"
LEGAL DESCRIPTION



ROBERT E. BLUE CONSULTING ENGINEERS, P.C.
CONSULTING ENGINEERS · LAND SURVEYORS · SITE PLANNERS

725 SKIPPACK PIKE BLUE BELL, PENNSYLVANIA 19422

TEL (215) 542-9464 · FAX (215) 542-0791

E-Mail rebpc@bellatlantic.net

January 14, 2000

Revised March 7, 2000

Revised June 9, 2000

Description Of Doe Brook Road (50 Feet Wide)

Fawn Creek

Project 406-7X

ALL THAT CERTAIN TRACT or piece of land, situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, more particularly shown on a Record Plan, Sheet 2 of 3 for "Fawn Creek - Phase 1," prepared for the Vesterra Group, prepared by Robert E. Blue, Consulting Engineers, P.C., Blue Bell, Pennsylvania, dated August 19, 1996, latest revised October 8, 1996, bounded and described as follows:

BEGINNING at a point, a concrete monument, on the southeasterly ultimate right-of-way line of relocated Hollow Road, said point also lies at the terminus of a radius connecting the northeasterly right-of-way line of Doe Brook Road,

Thence, from said point of beginning and along the easterly right-of-way line of Doe Brook Road, the following five (5) courses and distances;

1. Along the arc of a circle, curving to the left, having a radius of 20.00 feet, an arc distance of 30.03 feet to a point,
2. South 73 degrees, 38 minutes, 06 seconds East, a distance of 295.45 feet to a point,
3. Along the arc of a circle, curving to the right, having a radius of 275.00 feet, an arc distance of 118.66 feet to a point,
4. South 48 degrees, 54 minutes, 40 seconds East, a distance of 195.21 feet to a point,
5. Along the arc of a circle, curving to the right, having a radius of 225.00 feet, an arc distance of 354.14 feet to a point,

Thence, along the southerly portion of said right-of-way line, South 41 degrees, 16 minutes, 10 seconds West, a distance of 264.56 feet to a point,

Thence, along the cul-de-sac portion of the roadway, the following three (3) courses and distances;

1. Along the arc of a circle, curving to the left, having a radius of 20.00 feet, an arc distance of 17.45 feet to a point,



ROBERT E. BLUE CONSULTING ENGINEERS, P.C.
 CONSULTING ENGINEERS · LAND SURVEYORS · SITE PLANNERS

725 SKIPPACK PIKE · BLUE HULL, PENNSYLVANIA 19422
 TEL (215) 542-9464 FAX (215) 542-0791
 E-Mail: rebpc@bellatlantic.net

Description Of Doebrook Road (50 Feet Wide)
 Fawn Creek
 Project 406-7X

January 14, 2000
 Revised March 7, 2000
 Revised June 9, 2000

2. Along the arc of a circle, curving to the right, having a radius of 50.00 feet to a point, an arc distance of 244.34 feet to a point,

3. Along the arc of a circle, curving to the left, having a radius of 20.00 feet, an arc distance of 17.45 feet to a point,

Thence, along the northerly portion of said roadway, North 41 degrees, 16 minutes, 10 seconds East, a distance of 264.56 feet to a point,

Thence, along the westerly portion of the road right-of-way, the following five (5) courses and distances;

1. Along the arc of a circle, curving to the left, having a radius of 175.00 feet, an arc distance of 275.44 feet to a point,

2. North 48 degrees, 54 minutes, 40 seconds West, a distance of 195.21 feet to a point,

3. Along the arc of a circle, curving to the left, having a radius of 225.00 feet, an arc distance of 97.09 feet to a point,

4. North 73 degrees, 38 minutes, 06 seconds West, a distance of 295.45 feet to a point,

5. Along the arc of a circle, curving to the left, having a radius of 20.00 feet, an arc distance of 30.03 feet to a concrete monument,

Thence, along the arc of a circle, curving to the left, having a radius of 630.00 feet, an arc distance of 87.30 feet to a point, said point being the first mentioned point and place of beginning.

CONTAINING 1.564 acres, more or less.

EXHIBIT "B"
LEGAL DESCRIPTION



ROBERT E. BLUE CONSULTING ENGINEERS, P.C.
CONSULTING ENGINEERS · LAND SURVEYORS · SITE PLANNERS

725 SKIPPACK PIKE · BLUE BELL, PENNSYLVANIA 19422

TEL (215) 542-9464 · FAX (215) 542-0791

E-Mail: rebpc@bellatlantic.net

January 21, 2000

Revised March 7, 2000

Description Of Relocated
Hollow Road (Width Varies)
Fawn Creek

Project 406-7X

ALL THAT CERTAIN TRACT or piece of land, situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, more particularly shown on a Record Plan, Sheets 1 and 3 of 3 for "Fawn Creek - Phase 1," prepared for the Vesterra Group, prepared by Robert E. Blue, Consulting Engineers, P.C., Blue Bell, Pennsylvania, dated August 19, 1996, latest revised October 8, 1996, bounded and described as follows:

BEGINNING at a point, a railroad spike, said spike is located on the centerline of Hollow Road and is a common corner of now or formerly Lot 1 of the aforementioned plan, and the westerly sideline of now or formerly Zachariahs Road (50 feet wide),

Thence, from said point of beginning, South 48 degrees, 28 minutes, 30 seconds East, a distance of 31.08 feet to a point,

Thence, along the southeasterly side line of relocated Hollow Road and existing title line, the following twelve (12) courses and distances;

1. South 26 degrees, 21 minutes, 40 seconds West, a distance of 91.87 feet to a point,
2. Along the arc of a circle, curving to the left, having a radius of 420.00 feet, an arc distance of 348.44 feet to a point,
3. South 21 degrees, 10 minutes, 23 seconds East, a distance of 101.21 feet to a point,
4. Along the arc of a circle, curving to the right, having a radius of 220.00 feet, an arc distance of 121.21 feet to a point,
5. South 10 degrees, 23 minutes, 40 seconds West, a distance of 234.42 feet to a point,
6. Along the arc of a circle, curving to the right, having a radius of 630.00 feet, an arc distance of 459.68 feet to a point,
7. South 52 degrees, 12 minutes, 00 seconds West, a distance of 529.14 feet to an iron pin,
8. South 04 degrees, 25 minutes, 30 seconds East, a distance of 81.62 feet to an iron pin,
9. South 07 degrees, 45 minutes, 10 seconds West, a distance of 431.12 feet to a spike,



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Description Of Relocated
Hollow Road (Width Varies)
Fawn Creek
Project 406-7X

January 21, 2000
Revised March 7, 2000

10. South 27 degrees, 00 minutes, 45 seconds West, a distance of 363.67 feet to a spike,
11. North 49 degrees, 01 minutes, 29 seconds West, a distance of 16.50 feet to an iron pin,
12. South 40 degrees, 58 minutes, 30 seconds West, a distance of 288.12 feet to an iron pin,

Thence, crossing the existing roadway and along a common boundary line of now or formerly Worcester Township Open Space and now or formerly Lloyd A. and Florence R. Heebner, North 48 degrees, 30 minutes, 27 seconds West, a distance of 48.88 feet to a point,

Thence, along the northwesterly sideline of relocated Hollow Road, the following fourteen (14) courses and distances;

1. Along the arc of a circle, curving to the left, having a radius of 539.55 feet, an arc distance of 71.80 feet to a point,
2. North 49 degrees, 47 minutes, 59 seconds East, a distance of 76.71 feet to a point,
3. Along the arc of a circle, curving to the left, having a radius of 533.50 feet, an arc distance of 190.99 feet to a point,
4. North 29 degrees, 17 minutes, 22 seconds East, a distance of 170.66 feet to a point,
5. Along the arc of a circle, curving to the left, having a radius of 480.00 feet, an arc distance of 229.93 feet to a point,
6. North 01 degrees, 50 minutes, 34 seconds East, a distance of 382.22 feet to a point,
7. Along the arc of a circle, curving to the right, having a radius of 180.00 feet, an arc distance of 170.12 feet to a point,
8. North 55 degrees, 59 minutes, 40 seconds East, a distance of 400.92 feet to a point,
9. Along the arc of a circle, curving to the left, having a radius of 570.00 feet, an arc distance of 453.65 feet to a point,
10. North 10 degrees, 23 minutes, 40 seconds East, a distance of 234.42 feet to a point,



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Description Of Relocated
Hollow Road (Width Varies)
Fawn Creek
Project 406-7X

January 21, 2000
Revised March 7, 2000

11. Along the arc of a circle, curving to the left, having a radius of 160.00 feet, an arc distance of 88.15 feet to a point,

12. North 21 degrees, 10 minutes, 23 seconds West, a distance of 101.21 feet to a point,

13. Along the arc of a circle, curving to the right, having a radius of 480.00 feet, an arc distance of 398.22 feet to a point,

14. North 26 minutes, 21 seconds, 40 seconds East, a distance of 108.18 feet to a point,

Thence, South 48 degrees, 28 seconds, 30 seconds East, a distance of 31.08 feet to a point, a railroad spike, said point being the first mentioned point and place of beginning.

CONTAINING 3.789 acres, more or less.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-15

WHEREAS, VESTERRA CORPORATION and the ESTATE OF J. WILLISON SMITH, JR., Decedent, ("Grantors") are the Developer and Owner, respectively, of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania known as Fawn Creek (the "Development"), more particularly described in a final, recorded subdivision plans prepared by Robert E. Blue Consulting Engineers, Inc.; being plans dated August 19, 1996 and last revised October 8, 1996 (the "Plans"), which Plans are specifically being incorporated herein by reference; and

WHEREAS, as a precondition to final subdivision approval, the Grantors and the Township entered into a certain Subdivision and Escrow Agreement dated June 10, 1996 (the "Subdivision and Escrow Agreement"); and

WHEREAS, the Grantors, for and in consideration of **One Dollar (\$1.00)** desires to dedicate to Worcester Township ("Grantee") the following:

(a) all of the Easement Area described in the Deed of Dedication of Easement and depicted on the Plans for the location of the Fawn Creek Sanitary Sewer Pumping Station; being the same as the Easement Area described in Exhibit "A" attached hereto;

(b) the Fawn Creek Sanitary Sewer Pumping Station and Force Main constructed within the Easement Area, together with all machinery, piping, and other tangible personal property described in the Quitclaim Bill of Sale; and

WHEREAS, the Grantee, by accepting and recording the Deed of Dedication of Easement and accepting the Quitclaim Bill of Sale accepts these items for their intended purposes as set forth in the respective documents.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication of Easement and the Quitclaim Bill of Sale for the purposes set forth in those documents, now and in perpetuity.

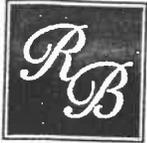
APPROVED this 21st day of June, 2000, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"



ROBERT E. BLUE CONSULTING ENGINEERS, P.C.
CONSULTING ENGINEERS · LAND SURVEYORS · SITE PLANNERS

725 SKIPPACK PIKE · BLUE BELL, PENNSYLVANIA 19422

TEL (215) 542-9464 · FAX (215) 542-0791

E-Mail: rebpc@hellatlantic.net

January 14, 2000

Revised March 7, 2000

Description Of A Sanitary Sewer
Pump Station Easement
Fawn Creek

Project 406-7X

ALL THAT CERTAIN TRACT or piece of land, situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, more particularly shown on a Record Plan, Sheet 1 of 3 for "Fawn Creek - Phase 1," prepared for the Vesterra Group, prepared by Robert E. Blue, Consulting Engineers, P.C., Blue Bell, Pennsylvania, dated August 19, 1996, latest revised October 8, 1996, bounded and described as follows:

BEGINNING at a point, said point being an interior point within lands of now or formerly Worcester Township Open Space, said point is located the following two (2) courses and distances from the common corner of said Open Space and now or formerly Lot 22,

1. North 54 degrees, 16 minutes, 50 seconds West, a distance of 335.62 feet to a point,
2. North 23 degrees, 42 minutes, 30 seconds East, a distance of 122.99 feet to a point,

Thence, from said point of beginning, North 40 degrees, 23 minutes, 30 seconds West, a distance of 29.88 feet to a point

Thence, North 43 degrees, 23 minutes, 08 seconds East, a distance of 43.73 feet to a point,

Thence, North 35 degrees, 32 minutes, 26 seconds East, a distance of 73.35 feet to a point,

Thence, South 54 degrees, 27 minutes, 34 seconds East, a distance of 70.00 feet to a point,

Thence, South 35 degrees, 32 minutes, 26 seconds West, a distance of 75.00 feet to a point,

Thence, South 57 degrees, 55 minutes, 12 seconds West, a distance of 46.27 feet to a point,

Thence North 66 degrees, 17 minutes, 30 seconds West, a distance of 30.00 feet to a point, said point being the first mentioned point and place of beginning.

CONTAINING 8,167 sq.ft., or 0.188 acres, more or less.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-16

HANOVER HILLS

PRELIMINARY SUBDIVISION APPROVAL
DENIED

WHEREAS, HANOVER HILLS (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Valley Forge Road consisting of 9.72 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Metz Engineers, being plans consisting of seven (7) sheets dated February 7, 2000, with a last revision date being May 11, 2000 (the “**Plans**”), setting forth the proposed subdivision of the tract into four (4) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this preliminary approval by reference; and

WHEREAS, the 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:

2. Prior to final approval, Developer shall obtain and deliver to Township all appropriate permits and approvals required for the Development of the property from all agencies or bodies having jurisdiction over this Development.

3. At or before final subdivision approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any of the lots of the Development. In addition, Developer shall provide Township with true and correct copies of any utility easement, including stormwater, over adjacent properties which easements may be necessary for the development to adequately serve the lots with such facilities.

4. Although the maintenance of all detention basins and surface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior or simultaneous with final subdivision approval, reserve easements in favor of the Township on an easement form to be provided by the Township Solicitor so that the drainage facilities may be maintained by the Township with all expenses being charged to the appropriate property owner in the event that the maintenance responsibilities of the said property owners are not fulfilled after reasonable notice from the Township to do so.

5. 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.

6. 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 an approval. In the event of an appeal or a notice of rejection filed in writing 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 June 21, 2000.

WORCESTER TOWNSHIP

By: _____
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-17

MARKS TRACT

PRELIMINARY/FINAL REVERSE SUBDIVISION APPROVAL

WHEREAS, GEORGE and SANDRA MARKS, h/w ("Developers") are the owners and developers of a certain tract of land (formerly Waltrich subdivision) situate in Worcester Township consisting of two (2) adjacent parcels on Water Street; one (1) parcel with full frontage on Water Street and a flag lot to the rear (the "**Development**"), which is more particularly shown on a plan prepared by Czop/Specter, Inc., being a plan consisting of one (1) sheet dated March 15, 2000, with no revisions, which plan depicts the dividing of the rear lot and joining a portion of it with the front lot and joining the remaining portion with an existing parcel owned by Mathew and Donna Trotter (the "**Plan**"); and

WHEREAS, the Plan described above is being incorporated into this Preliminary/Final Reverse Subdivision Approval by reference; and

WHEREAS, Developers have or will obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developers desire to obtain Preliminary/Final Reverse Subdivision Approval of the Plan 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/Final Reverse Subdivision Approval of the Development as shown on the Plan, subject, however, to the following conditions:

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

- (a) Section 130-16C pertaining to widening of Water Street;
- (b) Section 130-18A pertaining to the installation of sidewalks;
- (c) Section 130-18B pertaining to the installation of curbs; and
- (d) Section 130-28G(4)a and b pertaining to street trees.

2. The Development shall be constructed in strict accordance with the content of the Plan, the notes on the Plan and this Preliminary/Final Reverse Subdivision Approval Resolution.

3. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan, this Preliminary/Final Reverse Subdivision Approval Resolution and all legal, engineering and inspection fees shall be borne entirely by the Developers and shall be at no cost to the Township.

4. Lots 1 and 2 as depicted on the Plan shall be joined in a common Deed. The property lines between the two lots shall be eliminated as part of the subdivision. Lot 3 as depicted on the Plan shall be joined in a common Deed with the lands of Mathew and Donna Trotter.

5. A Deed restriction, satisfactory to the Township Solicitor, shall be replaced on the new lots to prohibit any further subdivision or development of these lots.

6. 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 reverse subdivision approval shall expire and be deemed to have been revoked.

7. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of Developers to deliver fully and properly executed record Plan (3 paper and 2 linens) 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.

8. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developers have the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. In the absence of an appeal or 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 July 19, 2000.

WORCESTER TOWNSHIP

By: _____

Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: _____

Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF COMMISSIONERS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-18

RESOLUTION TO ACCEPT DEED OF DEDICATION OF LAND

WHEREAS, AUGUSTUS and CARMELLA MANDRACCHIA, h/w, and MARY T. MANDRACCHIA, (“Grantors”) are the owners of certain tracts of ground situate in Worcester Township, Montgomery County, Pennsylvania more particularly described in Exhibit “A” which is attached hereto and made a part hereof, and which are parts of Tax Parcel Nos. 670003523001, 670003522002.

WHEREAS, the Grantors, for and in consideration of One Dollar (\$1.00), desire to dedicate to Worcester Township (“Grantee”) for public use and enjoyment as and for a public street, road or highway, together with the sanitary and storm sewer lines constructed thereunder; and

WHEREAS, the Grantee, by accepting the Deed of Dedication and recording said Deed and this Resolution, accepts the parcels of ground, more particularly described in Exhibit “A” which is attached hereto and made a part hereof, as and for public roads or highways together with the sanitary and storm sewer lines constructed thereunder.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Commissioners accepts the Deed of Dedication for the described property to have and to hold, forever, as for public roads or highways, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said roads had been opened by a Decree of Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

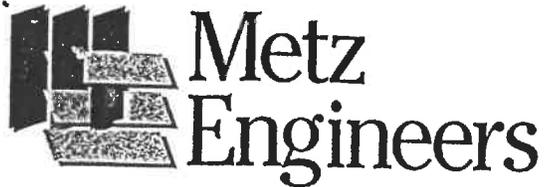
APPROVED this 16th day of August, 2000, by the Board of Commissioners of Worcester Township for acceptance and recording.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"
LEGAL DESCRIPTION



Barry L. Wert, P.E., P.L.S.
Jeffrey A. Wert, P.E., P.L.S.
Robin K. Youmans, P.E.
Kenneth M. Fretz, Sr., P.L.S.
Walter E. Hunley, P.L.S.
Paul D. Erbe, P.E.
Mark R. Flaherty, Survey Manager
Joseph J. Fielder, Inspection Manager
Ralph A. Wert, P.E., P.L.S. 1956-1994

Civil Engineers & Land Surveyors · 410 Derstine Avenue, PO Box 647, Lansdale, PA 19446-0608 · 215-855-3111 · Fax 855-5143

May 15, 2000

M4577

Augustus Mandracchia

**Ultimate Right-of-Way
Stump Hall Road and Green Hill Road**

ALL THAT CERTAIN strip of land situate in Worcester Township, Montgomery County, Pennsylvania, being shown as portions of Stump Hall and Green Hill Roads on a Plan of Subdivision, prepared for Augustus & Carmella Mandracchia by Metz Engineers, Civil Engineers and Surveyors, Lansdale, Pennsylvania, dated October 17, 1997, last revised February 24, 2000, and being more fully described as follows:

BEGINNING at a point of intersection of the centerlines of Stump Hall Road (SR 3001, 56.5' wide as widened to 40' on the easterly side thereof) and Green Hill Road (56.5' wide as widened to 40' on the southerly side thereof); thence, extending along the deed title line, on or near the centerline of Green Hill Road, North 65°55'00" East, 904.50 feet to a point; thence, extending along the line of lands of N/L Thomas B. Roelofs & Margaret F. Foley, South 49°17'00" East, 44.21 feet to a point on the southerly ultimate right-of-way line of Green Hill Road (40' from the centerline thereof), being a corner of Lot 5 as shown on said plan; thence, extending along the said ultimate right-of-way line, along Lots 5 and 1 of said subdivision, South 65°55'00" West, 870.37 feet to a point of curvature of a radial corner; thence, extending on the arc of a circle curving to the left in a southerly direction having a radius of 25 feet, the arc distance of 34.18 feet to a point of tangency on the said westerly ultimate right-of-way line of Stump Hall Road (40' from the centerline thereof); thence, extending along the said ultimate right-of-way line and continuing along Lot 1, South 12°25'00" East, 512.54 feet to an angle point; thence, continuing along the ultimate right-of-way line and along Lots 1 and 2, the following two (2) courses and distances; 1) South 35°11'36" East, 232.23 feet to an angle point; 2) South 50°04'00" East,

METZ ENGINEERS

Ultimate Right-of-Way

Page 2

328.65 feet to a corner of Lot 2 in the line of lands of N/L Richard L. & Susan M. Jackson; thence, extending along the said Jackson lands South 39°45'00" West, 40.00 feet to a point on the deed title line in the bed of Stump Hall Road; thence, extending along the said deed title line the following three (3) courses and distances; 1) North 50°04'00" West, 334.00 feet to an angle point; 2) North 35°11'36" West, 253.27 feet to an angle point; 3) North 12°25'00" West, 573.55 feet to a point, being the point and place of beginning.

CONTAINING 1.8649 acres (81,234 Sq. Ft.) of land area, be the same, more or less.

ALSO ALL THAT CERTAIN strip of land situate in Worcester Township, Montgomery County, Pennsylvania, being shown as a portion of Green Hill Road on a Plan of Subdivision, prepared for Augustus & Carmella Mandracchia by Metz Engineers, Civil Engineers and Surveyors, Lansdale, Pennsylvania, dated October 17, 1997, last revised February 24, 2000, and being more fully described as follows:

BEGINNING at a point on the deed title line of Green Hill Road, on or near the centerline thereof, said point being the westerly corner of lands of N/L Thomas B. Roelofs & Margaret F. Foley as shown on said plan; thence, extending along the said deed title line, on and through the bed of Green Hill Road, South 49°17'00" East, 221.27 feet to a corner of Lot 3; thence, extending along Lot 3 South 59°43'00" West, 42.31 feet to a point on the ultimate right-of-way line (40' from the centerline thereof); thence, extending along the said ultimate right-of-way line, along Lots 3 and 4, North 49°17'00" West, 207.49 feet to a point in the aforementioned Roelofs and Foley line of lands; thence, extending along the said Roelofs and Foley line of lands, North 40°43'00" East, 40.00 feet to a point, being the point and place of beginning.

CONTAINING 0.1969 acres (8,575 Sq. Ft.) of land area, be the same, more or less.

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 00-19
ZACHARIAS CREEK
PROTECTION FROM DEGRADATION

WHEREAS, THE ZACHARIAS CREEK, which is a sub-watershed of the Perkiomen Creek, constitutes a significant natural resource for the citizens of Worcester Township; and,

WHEREAS, the Zacharias Creek is now and must continue to be a source of recreation and drinking water; and,

WHEREAS, the water quality of the Zacharias Creek is currently in good condition, is trout stocked and is presently subject to limitations by overloading of nutrients from numerous different sources; and,

WHEREAS, it is in the interest of Worcester Township to protect local ground water and surface water in its present high quality and is also equally important to consider the public water supply systems which serve portions of the municipal area; and,

WHEREAS, the Zacharias Creek is not capable of assimilating very much organic waste; and,

WHEREAS, it is an economic benefit to Worcester Township to protect and enhance the water quality of the Zacharias Creek; and,

WHEREAS, protection and preservation of the water quality of the Zacharias Creek enhances the quality of life for the residents and businesses of Worcester Township; and,

WHEREAS, the Supervisors of Worcester are charged to protect health and welfare of its citizens;

NOW, THEREFORE, BE IT RESOLVED, that Worcester Township recognizes that the Zacharias Creek is a vital natural resource for its citizens and Worcester Township pledges to protect the Zacharias Creek from degradation of its water quality and quantity.

APPROVED at the public meeting of the Board of Supervisors held on August 16, 2000.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary
Board of Supervisors

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 00-20
SUNNY BROOK ESTATES
PHASE II
PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, Sunny Brook Estates L.L.C. ("Owner") and Sunny Brook Developers, Inc. ("Developer") (hereinafter referred to collectively as "Owner/Developer") are the owner and developer of a certain tract of land situate in Worcester Township known as Sunny Brook Estates (the "Development"), which is more particularly shown on plans prepared by Woodrow & Associates, being dated May 30, 1996, consisting of 62 sheets, with last revision dates being as indicated on Exhibit "A" attached hereto, which plans cover a total tract area of approximately 126.37 acres located on the west side of North Wales Road, north of Skippack Pike (the "Plans"), and which Plans set forth the proposed development of the tract into 184 single family detached lots with associated open space, roads, trails and utilities in accordance with those Plans (a complete schedule of the Subdivision Record Plan and all supporting Plans is attached hereto as Exhibit "A" and expressly made a part hereof); and

WHEREAS, the Plans described in Exhibit "A" attached hereto are being incorporated into this Preliminary/Final Approval by reference; and

WHEREAS, Developer has or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

WHEREAS, the Developer desires to obtain Preliminary/Final Subdivision approval of Phase II of the Development as shown on 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/Final Approval of Phase II of the Development as shown on the Plans described on Exhibit "A" attached hereto, subject, however, to the following conditions:

1. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the lot owner on whose lot said facilities are located, Developer shall, prior to the Township executing the Plans, reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual lot owners are not fulfilled after reasonable notice to do so.

2. Prior to the Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow Agreement for Phase II with Worcester Township in which the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by Section 509 of the Pennsylvania Municipalities Planning Code.

3. The Development shall be constructed in strict accordance with the content of the Plans, notes to the Plans, all prior preliminary, final or preliminary/final approval resolutions, this preliminary/final subdivision approval resolution and the terms and conditions of the above described Subdivision and Escrow Agreement, the entire contents of which are incorporated herein by reference.

4. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, all prior preliminary, final and preliminary/final approval resolutions, this preliminary/final approval resolution and the Subdivision and Escrow Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

5. Developer shall provide the Township Manager and the Township Engineer with at least 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) for Phase II so that the Township may certify that all appropriate erosion and sedimentation control facilities have been properly installed and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

6. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Subdivision and Escrow Agreement 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 and the escrows fully funded, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the escrow has not been funded 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.

7. 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/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.

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 (3 paper and 2 linens) 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 preliminary/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. Developer shall provide the Township with detailed metes-and-bounds descriptions of applicable utility easements being reserved over any of the lots of the Development. In addition, Developer shall provide the Township with true and correct copies of any utility easement, including stormwater, over adjacent property which easement may be necessary for the

Development to adequately serve the lots with such utilities. All such easements shall be in recordable form and shall, in fact, be recorded no later than the date on which the final subdivision plan is recorded.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on August 16, 2000.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

SUNNY BROOK ESTATES PHASE II

SHEET NUMBER	SHEET TITLE	LATEST REVISION DATE
1	COVER SHEET	3/1/00
2	SUBDIVISION PLAN SECTION A	3/1/00
3	SUBDIVISION PLAN SECTION B	3/1/00
4	SUBDIVISION PLAN SECTION C	3/1/00
5	SUBDIVISION PLAN SECTION D	3/1/00
6	SUBDIVISION PLAN SECTION E	3/1/00
7	EXISTING FEATURES PLAN	3/1/00
8	GRADING & DRAINAGE PLAN SECTION A	3/1/00
9	GRADING & DRAINAGE PLAN SECTION B	3/1/00
10	GRADING & DRAINAGE PLAN SECTION C	3/1/00
11	GRADING & DRAINAGE PLAN SECTION D	3/1/00
12	GRADING & DRAINAGE PLAN SECTION E	3/1/00
13	UTILITY PLAN SECTION A	3/1/00
14	UTILITY PLAN SECTION B	3/1/00
15	UTILITY PLAN SECTION C	3/1/00
16	UTILITY PLAN SECTION D	3/1/00
17	UTILITY PLAN SECTION E	3/1/00
18	UTILITY STRUCTURE SCHEDULE	3/1/00
BULK EARTHMOVING/ROADWAY CONSTRUCTION:		
19	EROSION & SEDIMENTATION CONTROL PLAN SECTION A	3/1/00
20	EROSION & SEDIMENTATION CONTROL PLAN SECTION B	3/1/00
21	EROSION & SEDIMENTATION CONTROL PLAN SECTION C	3/1/00
22	EROSION & SEDIMENTATION CONTROL PLAN SECTION D	3/1/00
23	EROSION & SEDIMENTATION CONTROL PLAN SECTION E	3/1/00
LOT DEVELOPMENT/FINAL GRADING:		
24	EROSION & SEDIMENTATION CONTROL PLAN SECTION A	3/1/00
25	EROSION & SEDIMENTATION CONTROL PLAN SECTION B	3/1/00
26	EROSION & SEDIMENTATION CONTROL PLAN SECTION C	3/1/00
27	EROSION & SEDIMENTATION CONTROL PLAN SECTION D	3/1/00
28	EROSION & SEDIMENTATION CONTROL PLAN SECTION E	3/1/00
29	EROSION & SEDIMENTATION CONTROL PLAN SPECIFICATIONS	3/1/00
30	LANDSCAPE PLAN SECTION A	3/1/00
31	LANDSCAPE PLAN SECTION B	3/1/00
32	LANDSCAPE PLAN SECTION C	3/1/00
33	LANDSCAPE PLAN SECTION D	3/1/00
34	LANDSCAPE PLAN SECTION E	3/1/00
35	LANDSCAPE PLAN DETAILS & SPECIFICATIONS	3/1/00
36	PLAN & PROFILE: CRESTLINE DRIVE	3/1/00
37	PLAN & PROFILE: CRESTLINE DRIVE	3/1/00

38	PLAN & PROFILE: CRESTLINE DRIVE	3/1/00
39	PLAN & PROFILE: CRESTLINE DRIVE	3/1/00
40	PLAN & PROFILE: HILLSIDE CIRCLE & STONY CREEK ROAD	3/1/00
41	PLAN & PROFILE: LONG MEADOW ROAD	3/1/00
42	PLAN & PROFILE: LONG MEADOW ROAD	3/1/00
43	PLAN & PROFILE: STONY CREEK ROAD	3/1/00
44	PLAN & PROFILE: QUAIL RUN	3/1/00
45	PLAN & PROFILE: STONY CREEK ROAD & PREBLE CIRCLE	3/1/00
46	PLAN & PROFILE: NORTH WALES ROAD	3/1/00
47	PLAN & PROFILE: NORTH WALES ROAD	3/1/00
48	INTERSECTION DETAIL PLAN	3/1/00
49	PENN-DOT PERMIT PLANS	3/1/00
50	PENN-DOT PERMIT PLANS	3/1/00
51	PENN-DOT PERMIT PLANS	3/1/00
52	PLAN & PROFILE: CROSS LOT STORM SEWER	3/1/00
53	PLAN & PROFILE: CROSS LOT STORM SEWER	3/1/00
54	PLAN & PROFILE: CROSS LOT STORM SEWER	3/1/00
55	PLAN & PROFILE: CROSS LOT STORM SEWER	3/1/00
56	PLAN & PROFILE: CROSS LOT STORM & SANITARY SEWER	3/1/00
57	PLAN & PROFILE: SANITARY FORCE MAIN	3/1/00
58	PLAN & PROFILE: SANITARY FORCE MAIN	3/1/00
59	CONSTRUCTION DETAILS	3/1/00
60	CONSTRUCTION DETAILS	3/1/00
61	CONSTRUCTION DETAILS	3/1/00
62	CONSTRUCTION DETAILS	3/1/00

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-21

D'LAURO MINOR SUBDIVISION

PRELIMINARY/FINAL MINOR SUBDIVISION APPROVAL

WHEREAS, THE D'LAURO COMPANY ("Developer") is the owner and developer of a certain tract of land situate in Worcester Township on Stump Hall Road (the "Development"), which is more particularly shown on a plan prepared by CMC Engineering, being a plan consisting of one (1) sheet dated November 15, 1999, with a last revision date being May 23, 2000, which plan depicts a 2-lot subdivision (the "Plan"), with the rear parcel to be conveyed to and consolidated with the adjoining lands owned by Frank D'Lauro in accordance with the Plan; and

WHEREAS, the Plan described above is being incorporated into this Preliminary/Final Approval by reference; and

WHEREAS, Owner/Developer has obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the subdivision prior to the Plan being recorded; and

WHEREAS, the Developer desires to obtain Preliminary/Final Subdivision Approval of the Plan 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/Final Approval of the Development as shown on the Plan, subject, however, to the following conditions:

1. The proposed Lot 2 is to be joined in a common deed with the lands of the adjacent parcel currently owned by Frank D'Lauro.
2. The area between the title line and ultimate right-of-way along Stump Hall Road shall be offered for dedication to Worcester Township. Developer shall provide a legal description to be approved by the Township Engineer of the area between the title line and right-of-way along Stump Hall Road.
3. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan, this Preliminary/Final Approval Resolution, the conditions set forth in the Decision and Order of the Worcester Township Zoning Hearing Board and all legal fees and engineering and inspection fees shall be borne entirely by the Developer and shall be at no cost to the Township.
4. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developer to deliver a fully and properly executed Record Plan (3 paper and 2 linens) 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.
5. 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.

6. 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 16, 2000.

WORCESTER TOWNSHIP

By:


FRANK L. DAVEY, Chairman
Board of Supervisors

Attest:


CHASE E. KNEELAND, Secretary

WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 00-22
CHITWOOD SUBDIVISION

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, CHITWOOD ESTATES COMPANY, INC. (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Morris Road (the “Development”), which is more particularly shown on plans prepared by Robert E. Blue Consulting Engineers, PC, being plans consisting of sixteen (16) sheets dated March 9, 2000, with a last revision date being August 15, 2000 (the “Plans”), setting forth the proposed subdivision of the tract into seven (7) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this preliminary approval by reference; and

WHEREAS, the 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 130-24(B)3(J) pertaining to a minimum of 3 feet of cover over storm drain pipes;
- b. Section 130-24(B)4(F) pertaining to the methodology utilized to complete hydrological calculations due to the size of the watershed studies;
- c. Section 130-33(C)1 pertaining to the showing of existing features within 400 feet of any part of the site;
- d. Section 130-18(A) pertaining to the installation of concrete sidewalks on both sides of the cul-de-sac in lieu of sidewalks on one side of the cul-de-sac as depicted on the plans;
- e. Section 130-18(B) pertaining to the installation of concrete curb along Morris Road;
- f. Section 130-16(C)17(A)(5)(B)(V) limiting the length of a cul-de-sac to a maximum of 500 feet in lieu of the length of the cul-de-sac depicted on the plan; and
- g. Section 130-16 pertaining to a minimum paved width of 32 feet in lieu of the 26-foot width proposed.

2. Prior to final approval, Developer shall obtain and deliver to Township all appropriate permits and approvals required for the Development of the property from all agencies or bodies having jurisdiction over this Development.

3. At or before final subdivision approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any of the lots of the Development. In addition, Developer shall provide Township with true and correct copies of any utility easement, including stormwater, over adjacent properties which easements may be necessary for the development to adequately serve the lots with such facilities.

4. Although the maintenance of all detention basins and surface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior or simultaneous with final subdivision approval, reserve easements in favor of the Township on an easement form to be provided by the Township Solicitor so that the drainage facilities may be maintained by the Township with all expenses being charged to the appropriate property owner in the event that the maintenance responsibilities of the said property owners are not fulfilled after reasonable notice from the Township to do so.

5. 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.

6. 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 an approval. In the event of an appeal or a notice of rejection filed in writing 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 September 20, 2000.

WORCESTER TOWNSHIP

By: Frank L. Davey
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: Chase E. Kneeland
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-23

MARX TRACT

FINAL SUBDIVISION APPROVAL

WHEREAS, PAREC HOMES (“Developer”) is the equitable owner and developer of a certain tract of land situate in Worcester Township known as the Marx Tract with frontage on Bethel Road consisting of 26.41± acres (the “**Development**”), which is more particularly shown on plans prepared by Woodrow & Associates, Inc., being plans consisting of thirteen (13) sheets dated August 13, 1999, with a last revision date being April 1, 2000 (the “**Plans**”), setting forth the proposed subdivision of the tract into eleven (11) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this Final Subdivision Approval by reference; and

WHEREAS, Developer has previously obtained and supplied or will obtain and supply to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the Development; and

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

1. Although the maintenance of all detention basins and surface stormwater drainage easements shall be the responsibility of the lot owner on whose lot said facilities are located, Developer shall, prior to the Township executing the Plans, reserve easements in favor of the Township so that the drainage facilities may be maintained by the Township (with all expenses being charged to the appropriate property owner) in the event that the maintenance responsibilities of the individual lot owners are not fulfilled after reasonable notice to do so.

2. Prior to the Township's execution of the Plans, Developer agrees to execute a Subdivision and Escrow Agreement with Worcester Township in which the Developer shall obligate itself to complete all of the public improvements shown on the Plans in accordance with Township criteria and specifications as well as to secure the completion of the said public improvements by posting satisfactory financial security as required by the Pennsylvania Municipalities Planning Code.

3. The Development shall be constructed in strict accordance with the content of the Plans, the terms and conditions of the Preliminary Approval Resolution 2000-08 dated May 17, 2000, the Decision and Order of the Worcester Township Zoning Hearing Board dated May 25, 1999 and the terms and conditions of the above-described Subdivision and Escrow Agreement, the entire contents of which are incorporated herein by reference.

4. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plans and Notes to the Plans, Preliminary Approval Resolution 2000-08, the Decision and Order of the Worcester Township Zoning Hearing Board dated May 25, 1999, this Final Approval Resolution and the Subdivision and Escrow Agreement shall be borne entirely by the Developer and shall be at no cost to the Township.

5. Developer shall provide the Township Manager and the Township Engineer with at least 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 and also that snow fencing or other types of boundary markers (acceptable to the Township) have been installed to protect such trees as are specifically proposed not to be eliminated during the construction of the Development.

6. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended) the payment of all applicable fees and the funding of all escrows under the Subdivision and Escrow Agreement 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 and the escrows fully funded, the final plat or record plan shall not be signed nor recorded. In the event that the fees have not been paid and the escrow has not been funded 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.

7. 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 September 20, 2000.

WORCESTER TOWNSHIP

By: 
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-24

ACCEPTING DEDICATION OF THE FOLLOWING ROADS:

**COUNTRY VIEW LANE (60 FOOT WIDE SECTION)
COUNTRY VIEW LANE (50 FOOT WIDE SECTION)
HAINES WAY
HILLCREST DRIVE
COLD SPRING ROAD
BETHEL ROAD**

WHEREAS, PAT SPARANGO, INC., (hereinafter, "Grantor") is the developer of a certain tract of land situate in Worcester Township, Montgomery County, Pennsylvania (the "Premises") which land has been subdivided and Grantor has constructed certain roads known as:

**COUNTRY VIEW LANE (60 FOOT WIDE SECTION)
COUNTRY VIEW LANE (50 FOOT WIDE SECTION)
HAINES WAY
HILLCREST DRIVE
COLD SPRING ROAD
BETHEL ROAD**

WHEREAS, the Grantor, for and in consideration of One Dollar (\$1.00), desires to dedicate to Worcester Township ("Grantee") for public use and enjoyment the aforesaid roads constructed by Grantor; and

WHEREAS, the Grantee, by accepting the Deed of Dedication and recording said Deed and this Resolution, accepts the parcels of ground, more particularly described in Exhibits "A" through "F" which are attached hereto and made a part hereof, as and for public roads or highways.

NOW, THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever,

as for public roads or highways, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said roads had been opened by a Decree of Court of Common Pleas in and for the County of Montgomery after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this 18th day of October, 2000, by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP

By: 
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

EXHIBIT "A"

Legal Description



DEED OF DEDICATION

COUNTRY VIEW LANE (60 FOOT WIDE PORTION)

17 DECEMBER 1999

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, occupied by Country View Lane as shown on a plan entitled, "Record Plan - Hillcrest Meadows", prepared by Robert E. Blue, Consulting Engineers, P.C., dated January 24, 1989, last revised August 2, 1989, and being bounded and described in accordance with such plan, as follows, to wit:

BEGINNING at a point, a concrete monument on the Northwesterly side of Cold Spring Road (60 feet wide); thence from said beginning point along the said side of Cold Spring Road South 41 degrees 42 minutes 00 seconds West, 100.00 feet to a concrete monument, a point of curvature; thence leaving the said side of Cold Spring Road along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 31.42 feet, the chord of said arc bearing North 03 degrees 18 minutes 00 seconds West, 28.28 feet to a concrete monument, a point of tangency on the westerly side of Country View Lane; thence North 48 degrees 18 minutes 00 seconds West, 620.39 feet to a concrete monument, a point of curvature; thence along the arc of a circle curving to the right having a radius of 180.00 feet, the arc distance of 283.23 feet, the chord of said arc bearing North 03 degrees 13 minutes 22 seconds West, 254.90 feet to a concrete monument, a point of tangency; thence North 41 degrees 51 minutes 16 seconds East, 820.14 feet to a concrete monument, a point of curvature; thence along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 31.42 feet, the chord of said arc bearing North 03 degrees 08 minutes 44 seconds West, 28.28 feet to a concrete monument, a point of tangency on the Southwesterly side of Cold Spring Road (60.00 feet wide); thence along the aforesaid side of Cold Spring Road South 48 degrees 08 minutes 44 seconds East, 82.34 feet to a point of curvature; thence along the arc of a circle curving to the right having a radius of 120.00 feet, the arc distance of 21.30 feet, the chord of said arc bearing South 43 degrees 04 minutes 55 seconds East, 21.27 feet to a concrete monument, a point of curvature; thence leaving the aforesaid side of Cold Spring Road along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 34.97 feet, the chord of said arc bearing North 88 degrees 03 minutes 36 seconds West, 30.68 feet to a concrete monument, a point of tangency on the Easterly side of Country View Lane; thence along the said side of Country View Lane South 41 degrees 51 minutes 16 seconds West, 818.57 feet to a point of curvature; thence along the arc of a circle curving to the left having a radius of 120.00 feet, an arc distance of 188.82 feet, the chord of said arc bearing South 03 degrees 13 minutes 22 seconds East, 169.93 feet to a point of tangency; thence South 48 degrees 18 minutes 00 seconds East, 620.39 feet to a concrete monument, a point of curvature; thence along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 31.42 feet, the chord of said arc bearing North 86 degrees 42 minutes 00 seconds East, 28.28 feet to the first mentioned point and place of beginning.

Deed of Dedication
Country View Lane
(50 foot wide portion)
December 17, 1999
Page 2.

radius of 300.00 feet, the arc distance of 397.23 feet, the chord of said arc bearing North 81 degrees 39 minutes 27 seconds West, 368.84 feet to a point of tangency, thence South 60 degrees 24 minutes 36 seconds West, 842.50 feet to a point of curvature; thence along the arc of a circle curving to the left having a radius of 125.00 feet, the arc distance of 40.48 feet, the chord of said arc bearing South 51 degrees 07 minutes 56 seconds West, 40.31 feet to a point of tangency; thence South 41 degrees 51 minutes 16 seconds West, 47.02 feet to a point of curvature; thence along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 30.15 feet, the chord of said arc bearing South 01 degree 19 minutes 52 seconds East, 27.37 feet to a point of reverse curvature; thence along the arc of a circle curving to the left having a radius of 180.00 feet, the arc distance of 11.40 feet, the chord of said arc bearing North 46 degrees 22 minutes 28 seconds East, 11.40 feet to a point of tangency; thence North 48 degrees 08 minutes 44 seconds West, 77.34 feet to the first mentioned point and place of beginning.

EXHIBIT "B"

Legal Description



DEED OF DEDICATION

COUNTRY VIEW LANE (50 FOOT WIDE PORTION)

17 DECEMBER 1999

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, occupied by Country View Lane as shown on a plan entitled, "Record Plan - Hillcrest Meadows", prepared by Robert E. Blue, Consulting Engineers, P.C., dated January 24, 1989, last revised August 2, 1989, and being bounded and described in accordance with such plan, as follows, to wit:

BEGINNING at a point, a concrete monument on the Northeasterly side of Cold Spring Road (60 feet wide); thence from said beginning point, leaving the said side of Cold Spring Road along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 31.42 feet, the chord of said arc bearing North 86 degrees 51 minutes 16 seconds East, 28.28 feet to a concrete monument, a point of tangency on the Northwesterly side of Country View Lane (50 feet wide); thence along the said side of Country View Lane North 41 degrees 51 minutes 16 seconds East, 46.62 feet to a concrete monument, a point of curvature; thence along the arc of a circle curving to the right having a radius of 175.00 feet, the arc distance of 56.67 feet, the chord of said arc bearing North 51 degrees 07 minutes 56 seconds East, 56.43 feet to a concrete monument, a point of tangency; thence North 60 degrees 24 minutes 36 seconds East, 842.50 feet to a concrete monument, a point of curvature; thence along the arc of a circle curving to the right having a radius of 350.00 feet, the arc distance of 463.44 feet, the chord of said arc bearing South 81 degrees 39 minutes 27 seconds East, 430.31 feet to a concrete monument, a point of tangency; thence South 43 degrees 43 minutes 30 seconds East 106.63 feet to a concrete monument, a point of curvature on the turnaround portion of the cul-de-sac; thence along the turnaround portion of the cul-de-sac the three (3) following courses and distances: (1) along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 19.47 feet, the chord of said arc bearing South 71 degrees 36 minutes 38 seconds East, 18.71 feet to a concrete monument, a point of reverse curvature; (2) thence along the arc of a circle curving to the right having a radius of 60.00 feet, the arc distance of 305.30 feet, the chord of said arc bearing South 46 degrees 16 minutes 30 seconds West, 67.50 feet to a concrete monument, a point of reverse curvature; thence along the arc of a circle curving to the left having a radius of 20.00 feet, an arc distance of 19.47 feet, the chord of said arc bearing North 15 degrees 50 minutes 22 seconds West, 18.71 feet to a concrete monument, a point of tangency on the Southerly side of Country View Lane; thence along the said side of Country View Lane North 43 degrees 43 minutes 30 seconds West, 106.63 feet to a point of curvature; thence along the arc of a circle curving to the left having a

Deed of Dedication
Haines Way
December 17, 1999
Page 2.

degrees 06 minutes 28 seconds East, 162.11 feet to a point of tangency; thence South 14 degrees 29 minutes 01 second West, 98.35 feet to a concrete monument, a point of curvature; thence along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 28.98 feet, the chord of said arc bearing South 27 degrees 01 minute 25 seconds East, 26.51 feet to the first mentioned point and place of beginning.

EXHIBIT "C"

Legal Description



DEED OF DEDICATION

HAINES WAY

17 DECEMBER 1999

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, occupied by Haines Way as shown on a plan entitled, "Record Plan - Hillcrest Meadows", prepared by Robert E. Blue, Consulting Engineers, P.C., dated January 24, 1989, last revised August 2, 1989, and being bounded and described in accordance with such plan, as follows, to wit:

BEGINNING at a point, on the Northeasterly side of Country View Lane (50 feet wide); thence from said beginning point along the said side of Country View Lane along the arc of a circle curving to the left having a radius of 350.00 feet, the arc distance of 85.35 feet, the chord of said arc bearing North 75 degrees 30 minutes 59 seconds West, 85.14 feet to a concrete monument, a point of curvature; thence leaving the said side of Country View Lane along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 28.98 feet, the chord of said arc bearing North 55 degrees 59 minutes 27 seconds East, 26.51 feet to a concrete monument, a point of tangency on the Westerly side of Haines Way (50 feet wide); thence along the said side of Haines Way, North 14 degrees 29 minutes 01 seconds East, 98.35 feet to a concrete monument, a point of curvature; thence along the arc of a circle curving to the left having a radius of 125.00 feet, the arc distance of 120.39 feet, the chord of said arc bearing North 13 degrees 06 minutes 28 seconds West, 115.79 feet to a concrete monument, a point of tangency; thence North 40 degrees 41 minutes 57 seconds West, 173.72 feet to a concrete monument, a point of curvature on the turnaround portion of the cul-de-sac; thence along the turnaround portion of the cul-de-sac the three following courses and distances: (1) along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 19.47 feet, the chord of said arc bearing North 68 degrees 35 minutes 05 seconds West, 18.71 feet to a concrete monument, a point of reverse curvature; (2) thence along the arc of a circle curving to the right having an radius of 60.00 feet, an arc distance of 305.30 feet, the chord of said arc bearing North 49 degrees 18 minutes 03 seconds East, 67.50 feet to a concrete monument, a point of reverse curvature; (3) thence along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 19.47 feet, the chord of said arc bearing South 12 degrees 48 minutes 49 seconds East, 18.71 feet to a concrete monument, a point of tangency on the Easterly side of Haines Way; thence along the aforesaid side of Haines Way, South 40 degrees 41 minutes 57 seconds East, 173.72 feet to a point of curvature; thence along the arc of a circle curving to the right having a radius of 175.00 feet, the arc distance of 168.55 feet, the chord of said arc bearing South 13

EXHIBIT "E"

Legal Description



DEED OF DEDICATION

HILLCREST DRIVE

17 DECEMBER 1999

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, occupied by Hillcrest Drive as shown on a plan entitled, "Record Plan - Hillcrest Meadows", prepared by Robert E. Blue, Consulting Engineers, P.C., dated January 24, 1989, last revised August 2, 1989, and being bounded and described in accordance with such plan, as follows, to wit:

BEGINNING at a point, a concrete monument, on the Southeasterly side of Bethel Road (40 feet from the centerline thereof); thence from the said beginning point along the said side of Bethel Road North 41 degrees 13 minutes 13 seconds East, 90.00 feet to a concrete monument, a point of curvature; thence leaving the said side of Bethel Road along the arc of a circle curving to the left having a radius of 20.00 feet, an arc distance of 31.19 feet, the chord of said arc bearing South 03 degrees 27 minutes 46 seconds East, 28.13 feet to a concrete monument, a point of tangency on the Northeasterly side of Hillcrest Drive (50 feet wide); thence along the said side of Hillcrest Drive South 48 degrees 08 minutes 44 seconds East, 1437.47 feet to a concrete monument, a point of curvature; thence along the arc of a circle curving to the right having a radius of 175.00 feet, the arc distance of 56.67 feet, the chord of said arc bearing South 38 degrees 52 minutes 04 seconds East, 56.43 feet to a concrete monument, a point of tangency; thence South 29 degrees 35 minutes 24 seconds East, 86.08 feet to a concrete monument, a point of curvature; thence along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 31.42 feet, the chord of said arc bearing South 74 degrees 35 minutes 24 seconds East, 28.28 feet to a concrete monument, a point of tangency on the Northwesterly side of Country View Lane (50 feet wide); thence along the said side of Country View Lane South 60 degrees 24 minutes 36 seconds West, 90.00 feet to a concrete monument, a point of curvature; thence leaving the said side of Country View Lane along the arc of a circle curving to the left having an radius of 20.00 feet, an arc distance of 31.42 feet, the chord of said arc bearing North 15 degrees 24 minutes 36 seconds East, 28.28 feet to a concrete monument, a point of tangency on the Southwesterly side of Hillcrest Drive; thence North 29 degrees 35 minutes 24 seconds West, 86.08 feet to a point of curvature; thence along the arc of a circle curving to the left having a radius of 125.00 feet, the arc distance of 40.48 feet, the chord of said arc bearing North 38 degrees 52 minutes 04 seconds West, 40.31 feet to a point of tangency; thence North 48 degrees 08 minutes 44 seconds West, 1436.48 feet to a concrete monument, a point of curvature; thence along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 31.64 feet, the chord of said arc bearing South 86 degrees 32 minute 15 seconds West, 28.44 feet to the first mentioned point and place of beginning.

EXHIBIT "D"

Legal Description



DEED OF DEDICATION

COLD SPRING ROAD

17 DECEMBER 1999

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, occupied by Cold Spring Road as shown on a plan entitled, "Record Plan - Hillcrest Meadows", prepared by Robert E. Blue, Consulting Engineers, P.C., dated January 24, 1989, last revised August 2, 1989, and being bounded and described in accordance with such plan, as follows, to wit:

BEGINNING at a point, a concrete monument, on the Southeasterly side of Bethel Road (40 feet from the centerline thereof); thence from said beginning point along the said side of Bethel Road, North 41 degrees 45 minutes 13 seconds East, 99.89 feet to a concrete monument; thence leaving the said side of Bethel Road along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 31.26 feet, the chord of said arc bearing South 03 degrees 21 minutes 46 seconds East, 28.18 feet to a concrete monument, a point of tangency on the northeasterly side of Cold Spring Road (60 feet wide); thence along the said side of Cold Spring Road (60 feet wide) South 48 degrees 08 minutes 44 seconds East, 1,444.38 feet to a point of curvature; thence along the arc of a circle curving to the right having a radius of 180.00 feet, the arc distance of 89.47 feet, the chord of said arc bearing South 33 degrees 54 minutes 22 seconds East, 88.55 feet to a point of tangency; thence South 19 degrees 40 minutes 00 seconds East, 517.06 feet to a point of curvature; thence along the arc of a circle curving to the right having an radius of 530.00 feet, an arc distance of 567.66 feet, the chord of said arc bearing South 11 degrees 01 minute 00 seconds West, 540.91 feet to a point of tangency; thence continuing along the Southeasterly side of Cold Spring Road South 41 degrees 42 minutes 00 seconds West, 677.82 feet to a point on the terminus of said road; thence along the terminus of the road North 48 degrees 29 minutes 16 seconds West, 60.00 feet to a concrete monument on the Northwesterly side of the aforesaid road; thence along the Northwesterly side of the road North 41 degrees 42 minutes 00 seconds East, 678.06 feet to a concrete monument, a point of curvature; thence along the arc of a circle curving to the left having a radius of 470.00 feet, the arc distance of 503.39 feet, the chord of said arc bearing North 11 degrees 01 minute 00 seconds East, 479.68 feet to a concrete monument, a point of tangency; thence continuing along the Southwesterly side of the aforesaid road North 19 degrees 40 minutes 00 seconds West, 517.06 feet to a concrete monument, a point of curvature; thence along the arc of a circle curving to the left having a radius of 120.00 feet, the arc distance of 59.64 feet, the chord of said arc bearing North 33 degrees 54 minutes 22 seconds West, 38.18 feet to a point of tangency; thence North 48 degrees 08 minutes 44 seconds West, 1,444.09 feet to a concrete monument, a point of curvature; thence along the arc of a circle curving to the left having a radius of 20.00 feet, the arc distance of 31.45 feet, the chord of said arc bearing South 86 degrees 48 minutes 15 seconds West, 28.31 feet to the first mentioned point and place of beginning.

EXHIBIT "F"

Legal Description



DEED OF DEDICATION

BETHEL ROAD

17 DECEMBER 1999

ALL THAT CERTAIN lot or parcel of land, situate in the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania, occupied by Bethel Road as shown on a plan entitled, "Record Plan - Hillcrest Meadows", prepared by Robert E. Blue, Consulting Engineers, P.C., dated January 24, 1989, last revised August 2, 1989, and being bounded and described in accordance with such plan, as follows, to wit:

BEGINNING at a point, a concrete monument, on the Southeasterly side of Bethel Road (40 feet from the centerline thereof); thence from said beginning point and crossing the bed of Bethel Road, North 49 degrees 20 minutes 01 seconds West, 38.76 feet to a point on the title line in the bed of Bethel Road; thence along the title line in the bed of Bethel Road North 41 degrees 51 minutes 16 seconds East, 1400.64 feet to a point; thence leaving the said title line in the bed of the road South 49 degrees 39 minutes 04 seconds East, 30.25 feet to a concrete monument on the aforesaid Southeasterly side of the road; thence along the said side of the road South 41 degrees 13 minutes 13 seconds West, 650.12 feet to a point; thence continuing along the same South 41 degrees 45 minutes 13 seconds West, 750.55 feet to the first mentioned point and place of beginning.

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-25

IT IS HEREBY RESOLVED THAT THE WORCESTER TOWNSHIP BOARD OF SUPERVISORS make an application under the Montgomery County Municipal Open Space Acquisition Grant Program (Round Two) for up to 70% of the total cost of the following open space acquisitions in the Township:

1. A conservation easement, trail easement and partial, fee simple purchase (of approximately 22.4 acres) on the property of Margaret E. Markel, being some 90.04 acres on Greenhill Road in Worcester Township and being further described as Montgomery County Tax Parcel 67-000-17329001. In light of the total acquisition price of \$995,000.00, the grant application for the Markel property would be in the amount of \$696,500.00.

2. The acquisition of a conservation easement and trail easement upon the property of the Veronica J. Gerstemeier trust being approximately 32.5 acres on Schultz Road in Worcester Township and being further described as Montgomery County Tax Parcel 67-000-3014006. In the light of the total acquisition cost on the Gerstemeier property of \$514,000.00, the grant application would be in the amount of \$359,800.00.

The grant application sent to the Montgomery County Open Space Board shall be substantially in the form attached hereto as Exhibit "A".

To authorize the Chairman of the Worcester Township Board of Supervisors to take any action to apply to the state for funding for Open Space.

APPROVED after a public hearing held at an advertised public meeting of the
Worcester Township Board of Supervisors this 31st day of October, 2000.

WORCESTER TOWNSHIP

BY:



FRANK L. DAVEY, Chairman
Board of Supervisors

ATTEST:



Chase E. Kneeland, Secretary

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10/30/00 10:59 AM

WORCESTER TOWNSHIP BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-26

JAMES C. OHLER

JOHN E. OHLER, JR.

EAGLE SCOUTS

WHEREAS, JAMES C. OHLER and JOHN E. OHLER, JR., after years of dedication and exemplary hard work, have each attained the rank of EAGLE SCOUT; and

WHEREAS, the Board of Supervisors of Worcester Township desires to recognize the achievement of this distinguished goal by James C. Ohler and John E. Ohler, Jr.

NOW THEREFORE, BE IT RESOLVED, that the Worcester Township Board of Supervisors hereby commends James C. Ohler and John E. Ohler, Jr. for attaining this honored status in Boy Scout Troop 133, the Township of Worcester and their family.

APPROVED, this 15th day of November, 2000 by the Board of Supervisors of Worcester Township.

WORCESTER TOWNSHIP BOARD OF SUPERVISORS

By: 
FRANK L. DAVEY
CHAIRMAN


CHASE E. KNEELAND
SECRETARY

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-27

**A RESOLUTION OF THE TOWNSHIP OF WORCESTER PURSUANT TO
ACT 209 OF 1990, AS AMENDED (IMPACT FEE LAW) TO ALLOW
MUNICIPALITIES TO MEET THE DEMAND FOR CAPITAL
IMPROVEMENTS
IN AN ERA OF INCREASING DEVELOPMENT**

WHEREAS, municipalities are experiencing difficulties in developing revenue sources to fund new capital infrastructure from the public sector,

WHEREAS, pursuant to the Impact Fee Law, Act 209 of 1990, which amended the Pennsylvania Municipalities Planning Code (MPC), P.L. 805, No. 247 (July 31, 1968 as amended), townships are empowered to insure that the cost of needed capital improvements be applied to new developments in a manner that will allocate equitably the cost of those improvements among property owners;

NOW, THEREFORE, the Board of Supervisors hereby resolves as follows:

(A) An Impact Fee Advisory Committee shall be created by this Resolution, consisting of seven members, hereinafter named, who shall develop land use assumptions; conduct roadway sufficiency analysis studies within the municipality/township; make recommendations to the Supervisors concerning appropriate transportation service areas and needed capital improvements; assist the Supervisors as needed in the establishment and administration of an impact fee ordinance under Act 209 of 1990, as amended; and shall have such other duties and responsibilities as are now or shall hereafter be set forth in the Pennsylvania Municipalities Planning Code.

1. Linwood Kulp
2. Thomas LaCrosse
3. Michael Malone
4. George Marks
5. Holley Pokora
6. Richard Schafer
7. Beth Stearns

(B) Until such time as the Advisory Committee shall determine that a smaller Transportation Service Area or Areas should be established, they shall be hereby authorized to examine the entire Township for the purpose of determining the appropriate geographical areas for which they shall develop land use assumptions and a roadway sufficiency analysis.

RESOLVED this 15th day of November, 2000.

TOWNSHIP OF WORCESTER

By: Frank L. Davey
Frank L. Davey, Chairman

Attest: Chase E. Kneeland
Chase E. Kneeland, Secretary

WORCESTER TOWNSHIP

BOARD OF SUPERVISORS

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-28

**REIMBURSEMENT AGREEMENT
TRAFFIC SIGNAL IMPROVEMENT
GERMANTOWN PIKE & VALLEY FORGE ROAD**

WHEREAS, it is the desire of the Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania to enter into a Reimbursement Agreement with the County of Montgomery; and

WHEREAS, these Agreements directly relate to the design of the Traffic Signal Improvements of the following intersection:

#31 - Germantown Pike & Valley Forge Road

NOW, THEREFORE, BE IT RESOLVED, by authority of the Board of Supervisors of Worcester Township, Montgomery County, and it is hereby resolved by authority of the same, that the Chairperson of said Municipality be authorized and directed to sign the Agreements on its behalf and the Secretary be authorized and directed to attest the same.

TOWNSHIP OF WORCESTER

BOARD OF SUPERVISORS

By:


FRANK L. DAVEY, CHAIRMAN

Attest:


CHASE E. KNEELAND, SECRETARY

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-29

LONGWOOD MEADOWS

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, W. B. HOMES, INC. (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Fisher Road, Wentz Church Road, and Morris Road consisting of 30.85 ± acres (the “**Development**”), which is more particularly shown on plans prepared by Schlosser & Clauss Consulting Engineers, Inc., being plans consisting of twelve (12) sheets dated February 18, 2000, with a last revision date being August 9, 2000 (the “**Plans**”), setting forth the proposed subdivision of the tract into eleven (11) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this preliminary approval by reference; and

WHEREAS, the 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. a partial waiver from Section 130-33.C.1 with respect to existing features within 400 feet of the site;
- b. a waiver from Section 130-18.A with respect to sidewalks;
- c. a partial waiver from Section 130-18.B with respect to curbs;
- d. a waiver from Section 130-24.f.7&8 respecting height of freeboard and detention basin embankment slope;
- e. a waiver from Section 130-24.B.4.f.13 to allow distance between basin and house to be less than 100 feet;
- f. a waiver from Section 130-24.B.4.f.4 to exceed basin depth of 5 feet;
- g. a waiver from Section 130-26.B.2.c to allow on-lot septic system in the front yard of lots 1, 2, 6, 8 and 11 provided Developer screens the on-lot septic systems with grading acceptable to the Board of Supervisors or grading and landscaping if grading alone is not acceptable;
- h. a partial waiver from Section 130-17.C.2 to allow a portion of the common driveways to be 16 feet;
- i. a waiver from Section 130.14.K to allow on-lot light posts instead of street lights;
- j. a partial waiver from Section 130-16.C.1.a.6.[a] with respect to improvements to existing streets;

k. a partial waiver from Section 130-22.B.1 with respect to building setbacks from easements and rights-of-way.

2. Prior to final approval, Developer shall obtain and deliver to Township all appropriate permits and approvals required for the Development of the property from all agencies or bodies having jurisdiction over this Development.

3. At or before final subdivision approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any of the lots of the Development. In addition, Developer shall provide Township with true and correct copies of any utility easement, including stormwater, over adjacent properties which easements may be necessary for the development to adequately serve the lots with such facilities.

4. Although the maintenance of all detention basins and surface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior or simultaneous with final subdivision approval, reserve easements in favor of the Township on an easement form to be provided by the Township Solicitor so that the drainage facilities may be maintained by the Township with all expenses being charged to the appropriate property owner in the event that the maintenance responsibilities of the said property owners are not fulfilled after reasonable notice from the Township to do so.

5. 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

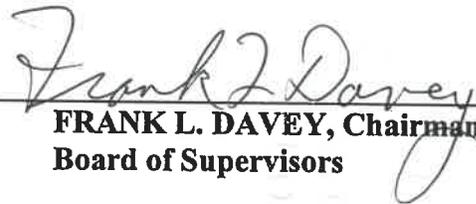
Supervisors and which has not been specifically granted hereby, must be addressed to the discretion of the Board of Supervisors prior to final plan approval.

6. 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 an approval. In the event of an appeal or a notice of rejection filed in writing 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 15, 2000.

WORCESTER TOWNSHIP

By: _____


FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: _____


CHASE E. KNEELAND, Secretary

1. **GENERAL PROVISIONS**

(a) The MUNICIPALITY will participate in the construction of Traffic Signal Equipment Upgrades at the locations set forth in Exhibit "A", attached hereto and made a part hereof, in accordance with plans, policies, procedures and specifications prepared and/or approved by the Pennsylvania Department of Transportation (hereinafter PADOT) and COUNTY.

(b) Furthermore, the MUNICIPALITY shall participate in the administration of these improvements in accordance with the provisions hereinafter provided.

2. **CONSTRUCTION / INSPECTION**

(a) The COUNTY with its own contractor will construct the proposed Traffic Signal Equipment Upgrades at a cost estimated to be One Hundred and Four Thousand Dollars and Twelve Cents (\$ 104,000.12) as shown in the cost estimate attached hereto as Exhibit "A" and made a part hereof. The construction shall be in accordance PADOT specifications as well as the COUNTY and MUNICIPALITY.

3. **REIMBURSEMENT**

(a) Subject to the terms hereinafter set forth, the MUNICIPALITY will reimburse the COUNTY in the amount of twenty-five (25%) percent of the total allowable construction costs estimated to be set forth in Exhibit "A". Municipality must reimburse to COUNTY said costs within thirty (30) days of receipt of the invoice from the COUNTY. MUNICIPALITY's estimated twenty-five percent (25%) portion would then be Twenty Six Thousand Dollars and Three Cents (\$26,000.03).

It is understood and agreed by the parties hereto that the MUNICIPALITY, by executing this Agreement, hereby certifies that it has on hand sufficient funds to meet all of its obligations

under the terms of the Agreement and that all funds needed to pay Traffic Signal Equipment Upgrades costs incurred in excess of those costs will be borne twenty-five percent (25%) by the MUNICIPALITY.

(b) For the purpose of reimbursement as indicated in this paragraph, the COUNTY will submit to the MUNICIPALITY certified monthly invoices for:

(1) Allowable costs for construction of Traffic Signal Equipment Upgrades at intersections listed in Exhibit "A".

5. SAVE HARMLESS

The MUNICIPALITY shall indemnify, save harmless and defend the COUNTY and the Commonwealth of Pennsylvania, Department of Transportation, and all of their officers, agents and employees, from all suits, actions or claims of any character, name or description, brought for or on account of any injuries to or damages received or sustained by any person, persons or property, by or from the MUNICIPALITY, and their servants, agents and employees, as a result of the construction of the said improvements, whether the same be due to the use of defective materials, defective workmanship, neglect in safeguarding the work, or by or on account of any act, omission, neglect or misconduct of the said MUNICIPALITY, their servants, agents and employees, during the performance of said work or thereafter, or to any other cause whatever.

IN WITNESS WHEREOF, the parties have executed this agreement the date first above written.

ATTEST:

COUNTY OF MONTGOMERY

(SEAL)

Michael D. Marino, Chairman

James R. Matthews, Commissioner

Ruth S. Damsker, Commissioner

ATTEST:

MUNICIPALITY

Frank L. Davey
Frank L. Davey
Title: Chairman, Board of Supervisors

EXHIBIT A

WORCESTER TOWNSHIP

INTERSECTION(S) INVOLVED

➤ *Germantown Pike & Valley Forge Road*

ESTIMATED CONSTRUCTION & INSPECTION COST

#	Intersection	Inspection Cost	Construction Cost	Total Cost	Municipal Cost (25%)
31	Germantown Pike & Valley Forge Road	9,454.50	94,545.92	104,000.12	26,000.03
	Total Cost	9,454.50	94,545.92	104,000.12	26,000.03

CONSTRUCTION COST ESTIMATE PER MUNICIPALITY

Municipality, County: Worcester Township, Montgomery County

Intersection # 31

ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	COST
2203-0004	CLASS 1B EXCAVATION	1	M ³ \$130.80	\$130.80
2608-0001	MOBILIZATION	1	LS \$5,334.00	\$5,334.00
2609-0002	INSPECTOR'S FIELD OFFICE AND INSPECTION FACILITIES, TYPE A	1	LS \$800.00	\$800.00
2630-0001	PLAIN CEMENT CONCRETE CURB	2.2	M \$55.78	\$122.72
2676-0001	CEMENT CONCRETE SIDEWALK	4.5	M2 \$46.60	\$209.70
2688-0002	MICROCOMPUTER WITH BATTERY BACKUP SYSTEM, TYPE A	1	LS \$334.00	\$334.00
2901-0001	MAINT. & PROTECT. OF TRAFFIC DURING CONSTRUCTION	1	LS \$2,667.00	\$2,667.00
2931-0001	POST MOUNTED SIGNS, TYPE B	4.24	M ² \$259.65	\$1,100.92
2936-0200	STRUCTURE MOUNTED FLAT SHEET ALUMINUM SIGNS	9.36	M ² \$344.59	\$3,225.36
2951-0125	TRAFFIC SIGNAL SUPPORT, 7.6M MAST ARM	3	EA \$3,400.00	\$10,200.00
2951-0130	TRAFFIC SIGNAL SUPPORT, 9.1M MAST ARM	3	EA \$3,800.00	\$11,400.00
2954-0011	25mm CONDUIT	47.4	M \$8.00	\$379.20
2954-0012	50mm CONDUIT	52.2	M \$11.00	\$574.20
2954-0013	80mm CONDUIT	27.6	M \$20.00	\$552.00
2954-0151	TRENCH AND BACKFILL, TYPE I	50.6	M \$18.00	\$910.80
2954-0152	TRENCH AND BACKFILL, TYPE II	8.3	M \$72.00	\$597.60
2954-0153	TRENCH AND BACKFILL, TYPE III	50.8	M \$92.00	\$4,673.60
2954-0154	TRENCH AND BACKFILL, TYPE IV	5	M \$163.00	\$815.00
2954-0201	SIGNAL CABLE, 2.08mm ² , 3 CONDUCTOR	437.2	M \$3.50	\$1,530.20
2954-0202	SIGNAL CABLE, 2.08mm ² , 5 CONDUCTOR	443	M \$4.25	\$1,882.75
2954-0203	SIGNAL CABLE, 2.08mm ² , 7 CONDUCTOR	180.7	M \$4.75	\$858.33
2954-0301	JUNCTION BOX, JB-26	2	EA \$340.00	\$680.00
2954-0302	JUNCTION BOX, JB-27	4	EA \$410.00	\$1,640.00
2954-0402	ELECTRICAL SERVICE, TYPE B	1	EA \$1,000.00	\$1,000.00
2955-1203	VEHICULAR SIGNAL HEAD, THREE 300mm SECTIONS	4	EA \$475.00	\$1,900.00
2955-1205	VEHICULAR SIGNAL HEAD, FIVE 300mm SECTIONS	4	EA \$700.00	\$2,800.00
2955-1721	PEDESTRIAN SIGNAL HEAD, TYPE B	8	EA \$360.17	\$2,881.36
2956-0001	DETECTOR LEAD IN CABLE	336	M \$2.80	\$940.80
2956-0101	LOOP SENSOR	309.2	M \$18.50	\$5,720.20

2956-0131	LOOP AMPLIFIER, 2 CHANNEL RACK MOUNTED	4	EA	\$500.00	\$2,000.00
2956-0500	PEDESTRIAN PUSH BUTTON	8	EA	\$115.00	\$920.00
2962-0620	100mm WHITE TRAFFIC ZONE PAINT, TYPE II	748.4	M	\$0.25	\$187.10
2962-0640	100mm YELLOW TRAFFIC ZONE PAINT, TYPE II	813.2	M	\$0.25	\$203.30
2963-0001	PAVEMENT MARKING REMOVAL	44.6	M ²	\$9.20	\$410.32
9686-0004	ENGINEERING STAKEOUTS, MODIFIED	1	LS	\$1,167.00	\$1,167.00
9952-0021	EMERGENCY PREEMPTION SYSTEM (WORCESTER TOWNSHIP)	1	LS	\$10,000.00	\$10,000.00
9952-2038	CONTROLLER ASSEMBLY, SOLID STATE, ACTUATED, WITH VOLUME DENSITY, NEMA TS-2, 2-8 PHASE, TYPE 1 ASSEMBLY WITH TYPE 2 TIMER AND TYPE 2 MOUNTING	1	EA	\$10,000.00	\$10,000.00
9960-0413	WHITE HOT THERMOPLASTIC LEGEND "ONLY", 2.4m	5	EA	\$220.83	\$1,104.15
9960-0621	150mm WHITE HOT THERMOPLASTIC PAVEMENT MARKING	130	m	\$5.50	\$715.00
9960-0624	610mm WHITE HOT THERMOPLASTIC PAVEMENT MARKING	34	m	\$11.75	\$399.50
9960-0644	610mm YELLOW HOT THERMOPLASTIC PAVEMENT MARKING	72.7	m	\$11.75	\$854.23
9960-0703	WHITE HOT THERMOPLASTIC LEGEND "LEFT ARROW", 3.6m x 0.9m	5	EA	\$144.96	\$724.80
		SUBTOTAL			\$94,545.92

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-30

HOWARTH TRACT

PRELIMINARY SUBDIVISION APPROVAL

WHEREAS, GAMBONE BROTHERS DEVELOPMENT COMPANY (“Developer”) is the owner and developer of a certain tract of land situate in Worcester Township with frontage on Briar Drive, consisting of 13.4684 ± acres (the “Development”), which is more particularly shown on plans prepared by Stout, Tacconelli & Associates, Inc., being plans consisting of nine (9) sheets dated July 14, 2000, with a last revision date being August 25, 2000 (the “Plans”), setting forth the proposed subdivision of the tract into six (6) residential building lots in accordance with those Plans; and

WHEREAS, the Plans hereinabove described are being incorporated into this preliminary approval by reference; and

WHEREAS, the 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.C(1)(a)[5][b][v] permitting a maximum cul-de-sac length of 500 feet;
- b. a waiver from Section 130-18.A with respect to sidewalks;
- c. a waiver from Section 130.14.K to allow on-lot light posts instead of street lights;

2. Prior to final approval, Developer shall obtain and deliver to Township all appropriate permits and approvals required for the Development of the property from all agencies or bodies having jurisdiction over this Development.

3. At or before final subdivision approval, Developer shall provide Township with detailed metes and bounds descriptions of all applicable utility easements being reserved over any of the lots of the Development. In addition, Developer shall provide Township with true and correct copies of any utility easement, including stormwater, over adjacent properties which easements may be necessary for the development to adequately serve the lots with such facilities.

4. Although the maintenance of all detention basins and surface stormwater drainage facilities and easements shall be the responsibility of the property owner on whose property said facilities and easements are located, Developer shall, prior or simultaneous with final subdivision approval, reserve easements in favor of the Township on an easement form to be provided by the Township Solicitor so that the drainage facilities may be maintained by the Township with all expenses being charged to the appropriate property owner in the event that the

maintenance responsibilities of the said property owners are not fulfilled after reasonable notice from the Township to do so.

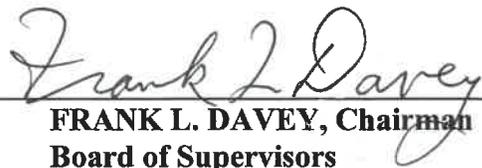
5. No waivers from any applicable provisions of the Worcester Township Subdivision and Land Development Ordinance are intended to be granted by virtue of this Preliminary Approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the Plans which would 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.

6. 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 an approval. In the event of an appeal or a notice of rejection filed in writing 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 15, 2000.

WORCESTER TOWNSHIP

By: _____


FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: _____


CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-31

THE PLUMMER TRACT

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, LAWRENCE L. and ELIZABETH PLUMMER ("Developers") are the owners and developers of a contiguous tract of land situate in Worcester Township on Mill Road (the "**Development**"), which is more particularly shown on a plan prepared by Wilkinson & Associates, Inc., being a plan consisting of one (1) sheet dated June 28, 2000, with a last revision date being October 31, 2000, which plans cover a total tract area of approximately 41.66 ± acres (the "**Plan**"), setting forth the proposed subdivision of the tract in accordance with the Plan; and

WHEREAS, the Plan described above is being incorporated into this Preliminary/Final Approval by reference; and

WHEREAS, Developers shall obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the subdivision prior to the Plan being recorded; and

WHEREAS, Developers desire to obtain Preliminary/Final Subdivision Approval of the Plan 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/Final Approval of the Development as shown on the Plan, subject, however, to the following conditions:

1. At this time, the Township waives the following requirements of the Township Subdivision and Land Development Code:

(a) Section 130-16C(2) pertaining to road widening.

(b) Section 130-18 pertaining to the installation of curbing and sidewalks;

(c) Section 130-28 pertaining to landscaping.

2. The area between the title line and ultimate right-of-way along Mill Road Pike shall be offered for dedication to Worcester Township. Developers shall provide a legal description to be approved by the Township Engineer of the area between the title line and ultimate right-of-way along Mill Road.

3. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan, Preliminary/Final Approval, Resolution and all legal fees and engineering and inspection fees shall be borne entirely by the Developer and shall be at no cost to the Township.

4. 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.

5. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developers have 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.

6. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developers to deliver fully and properly executed record Plan (3 paper and 2 linens) 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.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on November 15, 2000.

WORCESTER TOWNSHIP

By: 
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISOR
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA**

RESOLUTION NO. 00-32

**GRANT OF AUTHORITY FOR DEPARTMENT OF CONSERVATION AND NATURAL
RESOURCES GRANT APPLICATION**

WHEREAS, THE WORCESTER TOWNSHIP BOARD OF SUPERVISORS desires to acquire real interests in the 90.34 acre Markel property; and

WHEREAS, the applicant desires to apply to the Department of Conservation and Natural Resources ("Department") for a grant for the purpose of carrying out this project; and

WHEREAS, the application package includes a document entitled "Terms and Conditions of Grant" and document entitled "Signature Page for Grant application and Grant Agreement"; and

WHEREAS, the applicant understands that the contents of the document entitled "Terms and Conditions of Grant," including appendices referred to therein, will become the terms and conditions of a Grant Agreement between the applicant and the Department if the applicant is awarded a grant; and

WHEREAS, the applicant understands that, by signing the "Signature Page for Grant Application and Grant Agreement" and submitting it to the Department as part of the grant application, the applicant agrees to the terms and conditions of the grant and will be bound by the Grant Agreement if the Department awards a grant.

NOW, THEREFORE, BE IT RESOLVED, that:

1. The official with the title of Chairman is authorized to sign the "Signature Page for Grant Application and Grant Agreement" on behalf of the applicant.
2. If this official signed the "Signature Page for Grant application and Grant Agreement" prior to the passage of this Resolution, this grant of authority applies retroactively to the date of signing.
3. If the applicant is awarded a grant, the "Signature Page for Grant Application and Grant Agreement", signed by the above official, will become the applicant/grantee's executed signature page for the Grant Agreement, and the applicant/grantee will be bound by the Grant Agreement.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on December 11, 2000.

WORCESTER TOWNSHIP

By: _____


**FRANK L. DAVEY, CHAIRMAN
Board of Supervisors**

**WORCESTER TOWNSHIP
RESOLUTION NO. 00-33
RESOLUTION FOR PLAN REVISION
FOR NEW LAND DEVELOPMENT**

RESOLUTION OF The Board of Supervisors of Worcester Township, Montgomery County, Pennsylvania (herein after "the Municipality").

WHEREAS Section 5 of the Act of January 24, 1966, P.L. 1535, No. 537, known as the "Pennsylvania Sewage Facilities Act", as Amended, and the rules and Regulations of the Pennsylvania Department of Environmental Protection (Department) adopted thereunder, Chapter 71 of Title 25 of the Pennsylvania Code, require the Municipality to adopt an Official Sewage Facilities Plan providing for sewage services adequate to prevent contamination of waters of the Commonwealth and/or environmental health hazards from sewage wastes, and to revise said plan whenever it is necessary to determine whether a proposed method of sewage disposal for a new land development conforms to a comprehensive program of pollution control and water quality management, and

WHEREAS W. B. Homes has proposed the development of a parcel of land identified as Longwood Meadows, Wentz Church Road, and described in the attached Sewage Facilities Planning Module,

And proposes that such subdivision be served by: (circle all that apply), sewer tap-ins, sewer extension, new treatment facility, **individual on-lot systems**, community on-lot systems, spray irrigation, retaining tanks, other, (specify)_____.

WHEREAS, Worcester Township finds that the subdivision described in the attached Sewage Facilities Planning Module conforms to applicable sewage related zoning and other sewage related Municipal ordinances and plans, and to a comprehensive program of pollution control and water quality management.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of Worcester Township hereby adopt and submit to the Department of Environmental Protection for its approval as a revision to the "Official Sewage Facilities Plan" of the Municipality the above referenced Sewage Facilities Planning Module which is attached hereto.

I, FRANK L. DAVEY, Chairman, and I CHASE E. KNEELAND, Secretary, Worcester Township Board of Supervisors, hereby certify that the foregoing is a true copy of Worcester Township Resolution No. 00-33 , adopted December 20, 2000.

Township of Worcester
1721 Valley Forge Road
P.O. Box 767
Worcester, PA 19490
(610) 584-1410

seal of
governing body


FRANK L. DAVEY, Chairman

Attest:


CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS
MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA
RESOLUTION NO. 00-34
TAX LEVY RESOLUTION**

A RESOLUTION OF THE TOWNSHIP OF WORCESTER, County of Montgomery, Commonwealth of Pennsylvania, fixing the tax rates for the year 2001.

BE IT RESOLVED AND ENACTED, and it is hereby resolved and enacted by the Board of Supervisors of the Township of Worcester, County of Montgomery, Commonwealth of Pennsylvania:

That a tax be and the same is hereby levied on all real property within the Township of Worcester subject to taxation for the fiscal year 2001, as follows:

Tax rate for general purposes, the sum of .05 mill on each dollar of market valuation
Or the sum of .0005 cent on each one hundred dollars of market valuation.

The same being summarized in tabular form as follows:

	Mills on Each Dollar Of Market Valuation	Cents on Each One-Hundred Dollars of Market Valuation
Tax Rate for General Purposes	.05 Mill	.0005 Cent
TOTAL	.05 Mill	.0005 Cent

That any resolution or part of resolution, conflicting with this resolution be and the same is hereby repealed insofar as the same affects this resolution.

Adopted the 20th day of December, AD 2000.

WORCESTER TOWNSHIP

By:


FRANK L. DAVEY, Chairman
Board of Supervisors

Attest:


CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-35

THE GLASGOW TRACT

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, GREAT VALLEY WOODS LIMITED ("Developer") is the owner and developer of four contiguous parcels of land situate in Worcester Township at the intersection of Whitehall Road and Skippack Pike (the "**Development**"), which is more particularly shown on a plan prepared by Woodrow & Associates, Inc., being plans consisting of two (2) sheets dated September 20, 2000, with a last revision date being December 7, 2000, which plans cover a total tract area of approximately 45.15 ± acres (the "**Plan**"), setting forth the proposed subdivision of the tract in accordance with the Plans; and

WHEREAS, the Plans described above are being incorporated into this Preliminary/Final Approval by reference; and

WHEREAS, Developer shall obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the subdivision prior to the Plans being recorded; and

WHEREAS, Developer desires to obtain Preliminary/Final Subdivision 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/Final Approval of the Development as shown on the Plans, subject, however, to the following conditions:

1. At this time, the Township waives the following requirements of the Township Subdivision and Land Development Code:

(a) Section 130-27.B(4) pertaining to the placement of light standards.

2. Road improvements (widening, curbing and storm water facilities) on Skippack Pike and Whitehall Road are deferred until any further subdivision of lot number 1 or lot number 2. A note indicating this requirement shall be placed on the Plans.

3. The area between the title line and ultimate right-of-way along Skippack Pike and Whitehall Road shall be offered for dedication to Worcester Township. Developer shall provide legal descriptions to be approved by the Township Engineer of the area between the title line and ultimate right-of-way along Whitehall Road and Skippack Pike.

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

5. 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.

6. 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.

7. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developers to deliver fully and properly executed record Plan (3 paper and 2 linens) 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 Plans null and void.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on December 20, 2000.

WORCESTER TOWNSHIP

By: 
FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: 
CHASE E. KNEELAND, Secretary

**WORCESTER TOWNSHIP
BOARD OF SUPERVISORS**

MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 00-36

THE VAGNONI TRACT

WORCESTER MANAGEMENT

PRELIMINARY/FINAL SUBDIVISION APPROVAL

WHEREAS, the **VAGNONI FAMILY LIMITED PARTNERSHIP ("Developer")** is the owner and developer of a certain tract of land situate in Worcester Township on Fisher Road (the "**Development**"), which is more particularly shown on plans prepared by Chambers Associates, Inc., being plans consisting of two (2) sheets dated October 15, 1997, with a last revision date of October 31, 2000, which plans cover a total tract area of approximately 6.09 ± acres (the "**Plans**"), setting forth the proposed subdivision of the tract in accordance with the Plan; and

WHEREAS, the Plan described above is being incorporated into this Preliminary/Final Approval by reference; and

WHEREAS, Developer shall obtain and deliver to the Township all applicable permits from all Authorities, Agencies and Municipalities having jurisdiction in any way over the subdivision prior to the Plan being recorded; and

WHEREAS, Developer desires to obtain Preliminary/Final Subdivision Approval of the Plan 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/Final Approval of the Development as shown on the Plans, subject, however, to the following conditions:

1. At this time, the Township waives the following requirements of the Township Subdivision and Land Development Code:

(a) Section 130-26.B(2)(c) requiring an on-site septic system to be 30 feet from a side property line in lieu of the location of the proposed septic system depicted on the Plans;

(b) Section 130-28.G(5) requiring perimeter landscape buffering along all existing lot lines.

2. The cost of accomplishing, satisfying and meeting all of the terms and conditions and requirements of the Plan and Notes to the Plan, Preliminary/Final Approval, Resolution and all legal fees and engineering and inspection fees shall be borne entirely by the Developer and shall be at no cost to the Township.

3. 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.

4. Under the provisions of the Pennsylvania Municipalities Planning Code, the Developers have 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.

5. Consistent with Section 513 of the Pennsylvania Municipalities Planning Code, it shall be the responsibility of the Developers to deliver fully and properly executed record Plan (3 paper and 2 linens) 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.

APPROVED at the public meeting of the Worcester Township Board of Supervisors held on December 20, 2000.

WORCESTER TOWNSHIP

By: _____


FRANK L. DAVEY, Chairman
Board of Supervisors

Attest: _____


CHASE E. KNEELAND, Secretary