

RESOLUTION 25-31
PRELIMINARY PLAN
PHILADELPHIA SUBURBAN DEVELOPMENT CORPORATION
"Forty Foot Road & Allentown Road Pad Sites"
Proposed Land Development – SLD No. 840
TMP Nos. 53-00-03059-90-2, 53-00-00204-00-4, 53-00-08496-02-7 and
53-00-08496-01-8

WHEREAS, an application was made to Towamencin Township for review and approval of land development plans from Philadelphia Suburban Development Corporation for the construction of four (4) pad sites along the western side of Forty Foot Road between Allentown Road (SR 1001) and Tomlinson Road;

WHEREAS, the overall tract area is 52.11 acres (±) within the Entertainment Lifestyle Overlay District. The proposed pad sites are located partly within the underlying SC – Shopping Center Zoning District and partly within the underlying LI – Limited Industrial Zoning District;

WHEREAS, the applicant is proposing to add four (4) pad sites along Forty Foot Road, remove the aboveground stormwater basins, and construct underground stormwater basins. The southernmost 6,385 SF pad site is proposed to be a restaurant with possible overflow seating and a retail store, the next pad to the north is 3,500 SF and is proposed as a restaurant with a drive-through, the third pad moving north is 3,436 SF and is a proposed bank with a drive-through, and the fourth and northernmost pad is 7,517 SF and is proposed as a restaurant with a drive-through and two retail stores for a total of 7 commercial spaces;

WHEREAS, said preliminary land development plans have been reviewed by the appropriate Township officials;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Towamencin Township on this 10th day of September 2025 that the preliminary land development plans prepared by Bohler Engineering, including 51 sheets, as titled:

1. Cover Sheet, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 1 of 51.
2. General Notes and Legend, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 2 of 51.
3. Overall Existing Conditions/Demolition Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 3 of 51.
4. Existing Conditions/Demolition Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 4 of 51.
5. Existing Conditions/Demolition Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 5 of 51.
6. Lot Consolidation Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 6 of 51.
7. Aerial Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 7 of 51.

8. Overall Site Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 8 of 51.
9. Site Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 9 of 51.
10. Site Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 10 of 51.
11. Truck Circulation Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 11 of 51.
12. Vehicle Circulation Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 12 of 51.
13. Grading Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 13 of 51.
14. Grading Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 14 of 51.
15. Pre Development Drainage Area Map, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 15 of 51.
16. Post Development Drainage Area Map, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 16 of 51.
17. Post Development Drainage Area Map, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 17 of 51.
18. Utility Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 18 of 51.
19. Utility Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 19 of 51.
20. Sanitary Profiles, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 20 of 51.
21. Sanitary Profiles, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 21 of 51.
22. Storm Profiles, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 22 of 51.
23. Storm Profiles, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 23 of 51.
24. Storm Profiles, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 24 of 51.
25. Storm Profiles, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 25 of 51.
26. Storm Profiles, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 26 of 51.
27. Soil Erosion and Sediment Control Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 27 of 51.
28. Soil Erosion and Sediment Control Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 28 of 51.
29. Erosion and Sediment Control Notes and Details, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 29 of 51.
30. Erosion and Sediment Control Notes and Details, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 30 of 51.

31. Erosion and Sediment Control Notes and Details, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 31 of 51.
32. Overall Post Construction and Stormwater Management Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 32 of 51.
33. Post Construction and Stormwater Management Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 33 of 51.
34. Post Construction Stormwater Management Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 34 of 51.
35. Post Construction Stormwater Management Notes and Details, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 35 of 51.
36. Post Construction Stormwater Management Notes and Details, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 36 of 51.
37. Post Construction Stormwater Management Notes and Details, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 37 of 51.
38. Post Construction Stormwater Management Notes and Details, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 38 of 51.
39. Post Construction Stormwater Management Notes and Details, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 39 of 51.
40. Post Construction Stormwater Management Notes and Details, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 40 of 51.
41. Construction Details, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 41 of 51.
42. Construction Details, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 42 of 51.
43. Construction Details, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 43 of 51.
44. Overall Landscape Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 44 of 51.
45. Landscape Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 45 of 51.
46. Landscape Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 46 of 51.
47. Landscape Notes and Details, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 47 of 51.
48. Landscape Details, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 48 of 51.
49. Overall Lighting Plan, Details, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 49 of 51.
50. Lighting Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 50 of 51.
51. Lighting Plan, dated December 19, 2024 with latest revisions dated May 23, 2025, as sheet 51 of 51.

are approved as preliminary land development plans consistent with the Subdivision and Land Development Ordinance conditioned upon completion/satisfaction of all of the provisions and conditions set forth in the following:

1. CKS Engineers, Inc. review letter dated June 20, 2025;
2. Bowman review letter dated June 20, 2025;
3. Gilmore & Associates, Inc. review letter dated June 10, 2025;
4. Township Fire Marshal review letter July 1, 2025.

BE IT FURTHER RESOLVED, that the Preliminary Plan approval is conditioned upon the following:

1. All public/site improvements associated with the land development shall be constructed in conjunction with the Project.
2. The applicant is required to obtain Conditional Use approval for each of the the proposed uses for the proposed pad sites and for any signage that does not meet the requirements of Article VIII of the Zoning Ordinance prior to or at the time of Final Plan approval.
3. Entering into a land development agreement in a form acceptable to the Township Solicitor.
4. Entering into written agreement(s) addressing the perpetual maintenance responsibilities for the stormwater management facilities, in a form acceptable to the Township Solicitor.
5. Entering into a landscape covenant addressing the perpetual maintenance and replacement requirements for the required landscape plantings for the development, in a form acceptable to the Township Solicitor.
6. Recording the Lot Consolidation Plan to combine parcels and relocate lot lines to allow for the proposed development.
7. At the time of Final Plan approval, the applicant should submit a shared parking agreement between the pad site parcel and the parcel containing the former SKF office building.
8. Payment at the time of Final Plan approval of Open Space Fees payable to Towamencin Township totaling \$10,419.00. (20,838 SF/2,000 x \$1,000).
9. Payment at the time of Final Plan approval of a Traffic Impact Fee per Bowman letter dated June 20, 2025, payable to Towamencin Township totaling \$441,709.56. (\$2,197.56 x 201 new trips).
10. The applicant is required to comply with any additional requirements from the Pennsylvania Department of Transportation for the site access at the Forty Foot Road & Newbury Way.
11. The applicant is required to provide an escrow for the construction of the traffic signal at the site access/Forty Foot Road/Newbury Way intersection in the amount remaining in the grant which is \$465,543.42 to cover costs for the traffic signal in the event that the grant is not extended.
12. Submission of a copy of the Sewage Facilities Planning Approval from the Pennsylvania Department of Environmental Resources for the additional wastewater flow from the proposed development.

13. Payment of sewer capital charges for the purchase of required additional EDU's to Towamencin Township and Towamencin Municipal Authority.
14. Submission of a copy of the approval from the Montgomery County Conservation District for the proposed Erosion & Sediment Control Plan and an NPDES Permit for Discharges Associated with Construction Activities from the Pennsylvania Department of Environmental Protection.
15. Submission of a copy of the approval from North Penn Water Authority for the proposed increase in water usage and proposed water connections.
16. Submission of the Final Record Plans to the Township for recording at the Montgomery County Recorder of Deeds office.
17. Submission of an electronic copy of the Final Record Plans to the Township.
18. Provisions for all necessary as-built drawings for the Project.

BE IT FURTHER RESOLVED, the following provisions of the Towamencin Township Subdivision and Land Development Ordinance, the Towamencin Township Engineering Standards, Towamencin Township Streets, Curbs and Sidewalks Ordinance, and/or the Towamencin Township Stormwater Management Ordinance, are being waived as follows:

1. Section 132-13.C.2 with regard to the requirement that all storm sewer piping be Class III reinforced concrete pipe is hereby waived. The applicant proposes to use High Density Polyethylene Pipe (HDPE).
2. Section 132-13.C.6 with regard to the requirements that pipe slopes for the terminal sections of pipe have a minimum slope of 1% and to allow a velocity less than 3 feet per second is hereby waived.
3. Section 132-13.C.14 with regard to the requirement that storm sewer structures not be located on top of or within 10 feet of electric, communication, water, sanitary sewer, or gas services and/or mains and structures is hereby waived subject to approval by the Township Sewer Engineer.
4. Section 132-13.C.15 with regard to the requirement that stormwater pipes be oriented at right angles to electric, water, sanitary sewer, and gas utilities when crossing above or beneath same is hereby waived subject to approval by the Township Sewer Engineer.
5. Section 132-13.C.18 with regard to the requirement to provide a minimum of one foot of freeboard, between the inlet grate and the design flow elevation, in all storm sewer systems (inlets and manholes) for the one-hundred-year-frequency design storm event is hereby waived.

6. Section 132-13.H.4 with regard to the requirement that stormwater management basins be designed so that they return to normal conditions within approximately 12 hours after the termination of the storm is hereby waived.
7. Section 132-13.H.23 with regard to the requirement to provide a 10 ft. wide access to the basin bottom no steeper than 10:1 for the above ground basin is hereby waived provided that appropriate operation and maintenance requirements be noted on the Post Construction Stormwater Management Plans.
8. Section 136-502.E.2.c with regard to the requirement to provide 10% of the gross lot area as open space is hereby waived provided that the applicant provides the appropriate fee-in-lieu of open space.
9. Sections 136-505.C and 136A-A110.A with regard to the requirement that the edge of any parking area not be closer than 20 feet from the outside wall of the nearest building are hereby waived subject to approval by the Fire Marshal.
10. Sections 136-505.C and 136A-A110.A with regard to the requirement that for all non-residential uses, all parking areas be located to the rear or side of any building are hereby waived to be consistent with the requirements in the Zoning Ordinance for the "ELO - Entertainment Lifestyle Overlay" Zoning District.
11. Sections 136-505.C and 136A-A110.A with regard to the requirement that all parking areas be set back a minimum of 15 feet from the ultimate right-of-way line and all property lines are hereby waived to allow a 10 ft. setback to be consistent with the requirements in the Zoning Ordinance for the "ELO -Entertainment Lifestyle Overlay" Zoning District.
12. Sections 136-509, 136A-A115 and 133-32.D.1 with regard to the requirement that the height of curb above the gutter line be eight inches are hereby waived to allow a 6-inch curb.
13. Sections 136-510.C, 136A-A116.I.3 and 136A-A116.J.3 with regard to the requirements that street trees be no closer than 25 ft. to any overhead utility line and that street trees be placed at 40 feet on center are hereby waived subject to the required number of trees being provided.
14. Sections 136-510 and 136A-A116.J.5 with regard to the requirement that all trees and shrubs be chosen from the approved plant list are hereby waived.
15. Sections 136-510.E and 136A-A117.C.1 with regard to the requirements for parking lot perimeter plantings are hereby waived subject to the required number of trees and shrubs being provided on the site and additional shade trees being provided near parking stalls in a manner to be approved by the Township Engineer.
16. Sections 136-517.A.1 and 132.13.G.2 with regard to the requirement that a minimum slope of 2% be used for directing water away from structures are hereby waived.

17. Sections 136- 504.C and 136A-A109.B with regard to the requirement that a median strip of landscaped areas of grass separate all sidewalks from adjacent curbs or edge of the cartway are hereby waived for the internal site sidewalks.

18. Section 136C-C107.C.1 with regard to the requirement that sanitary sewers be placed at least 10 feet horizontally from any existing or proposed water main is hereby waived subject to approval by the Township Sewer Engineer.

19. Section 136-512.D.2 with regard to the requirement that nothing be permitted to be placed, planted, set or put within the area of the sanitary sewer easement and that the area shall be maintained as a lawn is hereby waived subject to approval by the Township Sewer Engineer.

WHEREAS, the above-noted waivers are granted contingent upon compliance with the information presented on the above-noted preliminary land development plans;

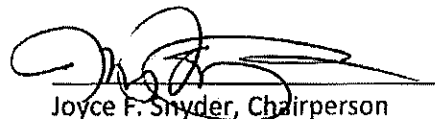
No waiver from any applicable provisions of the Towamencin Township Subdivision and Land Development Ordinance, the Towamencin Township Engineering Standards, the Towamencin Township Stormwater Management Ordinance, the Township Driveway Ordinance, the Towamencin Township Grading and Excavating Ordinance and the Township Streets, Curbs, and Sidewalks 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 for approval to the Board of Supervisors prior to action of the Final Plan.

This approval is further conditioned upon the acceptance of the conditions contained herein by the applicant and his/her signifying his/her acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.

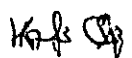
In the event that said execution of the resolution is not delivered to the Township office by noon, September 24, 2025, it shall be deemed that the applicant does not accept these conditions and any approvals conditioned upon their acceptance of the conditions are revoked and the application shall be considered denied for the reasons set forth above and as authorized in Section 508 of the Municipalities Planning Code.

Adopted by the Towamencin Township Board of Supervisors on this 10th day of September 2025.

**TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS**

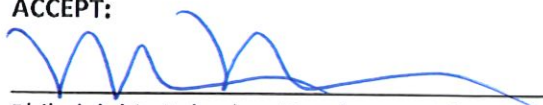

Joyce F. Snyder, Chairperson

ATTEST:



Kofi Osei, Secretary

ACCEPT:


Philadelphia Suburban Development Corporation

9-16-25

Date