RESOLUTION 26-33
FINAL 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 outdoor 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 3,435 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 final 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 28th day of October 2026 that the final land development plans prepared by Bohler Engineering, including 51 sheets, as titled:

1. Cover Sheet, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 1 of 53.
2. General Notes and Legend, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 2 of 53.
3. Overall Existing Conditions/Demolition Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 3 of 53.
4. Existing Conditions/Demolition Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 4 of 53.
5. Existing Conditions/Demolition Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 5 of 53.
6. Lot Consolidation Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 6 of 53.
7. Lot Consolidation Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 7 of 53.

8. Aerial Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 8 of 53.
9. Overall Site Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 9 of 53.
10. Site Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 10 of 53.
11. Site Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 11 of 53.
12. Truck Circulation Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 12 of 53.
13. Vehicle Circulation Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 13 of 53.
14. Easement Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 14 of 53.
15. Grading Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 15 of 53.
16. Grading Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 16 of 53.
17. Pre Development Drainage Area Map, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 17 of 53.
18. Post Development Drainage Area Map, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 18 of 53.
19. Post Development Drainage Area Map, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 19 of 53.
20. Utility Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 20 of 53.
21. Utility Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 21 of 53.
22. Sanitary Profiles, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 22 of 53.
23. Sanitary Profiles, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 23 of 53.
24. Storm Profiles, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 24 of 53.
25. Storm Profiles, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 25 of 53.
26. Storm Profiles, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 26 of 53.
27. Storm Profiles, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 27 of 53.
28. Storm Profiles, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 28 of 53.
29. Soil Erosion and Sediment Control Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 29 of 53.
30. Soil Erosion and Sediment Control Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 30 of 53.

31. Erosion and Sediment Control Notes and Details, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 31 of 53.
32. Erosion and Sediment Control Notes and Details, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 32 of 53.
33. Erosion and Sediment Control Notes and Details, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 33 of 53.
34. Overall Post Construction and Stormwater Management Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 34 of 53.
35. Post Construction and Stormwater Management Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 35 of 53.
36. Post Construction Stormwater Management Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 36 of 53.
37. Post Construction Stormwater Management Notes and Details, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 37 of 53.
38. Post Construction Stormwater Management Notes and Details, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 38 of 53.
39. Post Construction Stormwater Management Notes and Details, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 39 of 53.
40. Post Construction Stormwater Management Notes and Details, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 40 of 53.
41. Post Construction Stormwater Management Notes and Details, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 41 of 53.
42. Post Construction Stormwater Management Notes and Details, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 42 of 53.
43. Construction Details, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 43 of 53.
44. Construction Details, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 44 of 53.
45. Construction Details, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 45 of 53.
46. Overall PCSM Landscape Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 46 of 53.
47. PCSM Landscape Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 47 of 53.
48. PCSM Landscape Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 48 of 53.
49. PCSM Landscape Notes and Details, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 49 of 53.
50. PCSM Landscape Details, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 50 of 53.
51. Overall Lighting Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 51 of 53.
52. Lighting Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 52 of 53.
53. Lighting Plan, dated July 10, 2026 with latest revisions dated September 8, 2026, as sheet 53 of 53.

are approved as final 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. ARRO Consulting, Inc. review letter dated October 8, 2026;
2. Bowman review letter for the land development dated October 8, 2026;
3. Bowman review letter for the transportation impact study dated August 14, 2026;
4. Gilmore & Associates, Inc. review letter dated October 5, 2026;
5. Township Fire Marshal review letter July 20, 2026.

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

1. Compliance with all conditions and requirements set forth in the preliminary plan approval resolution (Resolution No. 25-31) pertaining to the land development.

2. All public/site improvements associated with the land development shall be constructed in conjunction with the Project.

3. The applicant is required to obtain Conditional Use approval for each of 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 building permits being issued for each building.

4. Entering into a land development agreement in a form acceptable to the Township Solicitor prior to recording the final plans.

5. Entering into written agreement(s) addressing the perpetual maintenance responsibilities for the stormwater management facilities, in a form acceptable to the Township Solicitor, prior to recording the final plans.

6. 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, prior to recording the final plans.

7. Recording the Lot Consolidation Plan to combine parcels and relocate lot lines to allow for the proposed development.

8. The applicant should submit a shared parking agreement between the pad site parcel and the parcel containing the former SKF office building, prior to recording the final plans.

9. Payment of Open Space Fees payable to Towamencin Township in the amount of $1,000 for each 2,000 SF of floor area prior to building permits being issued for each building. Based on 20,838 SF shown on the current plans, the total Open Space Fee would be $10,419.00. (20,838 SF/2,000 x $1,000).

10. Payment of a Traffic Impact Fee based on proposed tenants using $2,197.56 per "new" weekday afternoon peak hour trip prior to building permits being issued for each building. The

current required Traffic Impact Fee based on the uses provided on the final land development plans is $441,709.56. ($2,197.56 x 201 new trips).

11. 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.

12. Within thirty (30) days of the adoption of this resolution, 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.

13. Prior to any construction at the site or issuance of building permits, 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.

14. Payment of sewer capital charges for the purchase of required additional EDU's to Towamencin Township and Towamencin Municipal Authority. Sewer capital charges are required prior to building permits being issued for each building at the current rate at the time that building permits are issued.

15. Submission of a copy of the approval from North Penn Water Authority for the proposed increase in water usage and proposed water connections prior to recording the final plans.

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.

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 final 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.

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, November 12, 2026, 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.

Pursuant to Section 509(b) of the Pennsylvania Municipalities Planning Code, the applicant shall submit all required final plans, execute the required land development and financial security agreements, and provide financial security in a form and amount acceptable to the Township within ninety (90) days of the date of this approval.

Adopted by the Towamencin Township Board of Supervisors on this 28th day of October 2026.

TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS

Joyce F. Snyder, Chairperson

ATTEST:

Kofi Osei, Secretary

ACCEPT:

Philadelphia Suburban Development Corporation

Date