

**TOWNSHIP OF WASHINGTON  
FRANKLIN COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 425**

**OF THE BOARD OF SUPERVISORS OF THIS  
TOWNSHIP APPROVING THE FINAL PLAN OF A  
SUBDIVISION OF LAND FOR THE THORNHILL,  
PHASE I DEVELOPMENT.**

**WHEREAS**, the developers of the Thornhill, Phase I, 52 single family home residential development located off of Old Forge Road, would like the Township to approve their final plan without financial security in place at the time of approval; and

**WHEREAS**, the developers are requesting a resolution in lieu of signed drawings indicating the final subdivision plans were approved for bank funding; and

**WHEREAS**, Section 509(b) of the Pennsylvania Municipal Planning Code [53 P.S. 10509(b)] provides for such a resolution.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Supervisors of this Township as follows:

**SECTION 1.** The final plan of a subdivision of land for the Thornhill, Phase I development prepared by McCarthy Engineering Associates and dated July 15, 2005, is hereby approved by the Washington Township Board of Supervisors contingent upon the following:

1. The developer providing satisfactory financial security in the amount of \$706,589.29 to the Township of Washington as required by Washington Township Ordinances and Regulations.
2. The developer providing \$108,000 to the Township of Washington to be placed in an escrow account by the Township. Said money shall be used to construct that portion of Washington Township Boulevard as depicted on that survey by R. Lee Royer & Associates, for "Washington TWP Boulevard Right of Way Acquisition across the Lands of CDG Franklin Investment LP" dated March 14, 2006 a copy of which is labeled Exhibit "A", attached hereto and incorporated herein by reference. Developer shall still be required to comply with all terms of the Roadway Improvement Agreement recorded in Franklin County Volume Book 2368, Page 155, including, but not

limited to the obligation to construct "Washington Township Boulevard" as depicted on Exhibit "A".

3. Developer providing financial security (bond, Letter of Credit or certified check) in the amount of \$180,000 for the improvements required to be made by the Pennsylvania Department of Transportation at the intersection of Old Forge and Mentzer Gap Roads.
4. Developer providing a Deed of Dedication to the Township for that portion of Washington Township Boulevard as depicted on Exhibit "A". Said Deed of Dedication shall be subject to review and approval of the Township and the property shall be free of all liens and encumbrances.
5. The following additional notes being placed on the plan:
  - a. An impact fee in the amount of \$2,736.81 shall be paid for every single-family detached unit to be constructed. An impact fee in the amount of \$1,416.00 shall be paid for every duplex, townhouse, or manor unit to be constructed. Said fees shall be paid at the time a land use/building permit is applied for. These fees are subject to change if the trip generation data is different than as set forth in a letter from Chad E. Dixson dated October 13, 2006.
  - b. Applicant agrees that the property is subject to a "Roadway Improvement Agreement" dated December 22, 2003 and recorded in Franklin County Volume Book 2368, Page 155.
  - c. Recreational fees shall also be paid pursuant to the Township Subdivision and Land Development Ordinance.
  - d. A soils test and report has been completed for this development and shall be made available for each lot purchaser to review. Developer is responsible to ensure that all lots sold comply with the requirements of the approved soils report and that appropriate notations are made on deeds as provided for in that report.
  - e. Driveway pipes for each individual driveway shall be CMP with flares at each end. Pipes will be installed by the developer, along with shale to 25' from center of road, for each single family lot, at the time each swale is established and before swale is seeded.
  - f. The property depicted on this plan is subject to a Homeowner's Association Agreement subject to the approval of the Township. Said Agreement shall be recorded in the Franklin County

Register and Recorder's office prior to any lot/unit being conveyed.

**SECTION 2.** The final plan shall not be delivered nor recorded until the above conditions have been met.

**SECTION 3.** This Resolution shall expire within ninety (90) days if the above conditions have not been met unless a written extension is granted by the Board of Supervisors. Such extension shall not be unreasonably withheld and shall be placed in writing at the request of the applicant.

**SECTION 4.** This Resolution is prepared pursuant to Section 509(b) of the Pennsylvania Municipalities Planning Code [53 P.S. 10509(b)].

**DULY RESOLVED**, this 6<sup>th</sup> day of November, 2006 by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, in lawful session duly assembled.

**TOWNSHIP OF WASHINGTON  
FRANKLIN COUNTY, PENNSYLVANIA**

**Attest:**

  
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**Karen S. Hargrave, Secretary**

  
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**Carroll C. Sturm, Chairman**

