

**TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA**

RESOLUTION NO. 444

**OF THE BOARD OF SUPERVISORS OF THIS
TOWNSHIP APPROVING THE FINAL PLAN OF A
SUBDIVISION OF LAND FOR THE KYLEA &
ASSOCIATES INC., PHEASANT RUN
DEVELOPMENT**

WHEREAS, the developers of the Pheasant Run, 89 single family home residential development located off of Tick Ridge 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 [53P.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 Pheasant Run development prepared by CEDG Engineering and William A. Brindle Associates, Inc. and dated January 20, 2006 and revised April 12, 2007, 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 \$1,404,988.75 to the Township of Washington as required by Washington Township Ordinances and Regulations.
2. The developer providing satisfactory financial security in the amount of \$1,505,798.80 to the WTMA as required by their rules and regulations for the water and sewer construction.
3. That the developers pay the recreation fee of \$71,200 (89 lots x \$800.00 per lot) as required by the township recreation fee ordinance.

4. The developer shall provide the required drawings for the township to obtain a Highway Occupancy Permit from PennDOT for improvement to Koons Road, T-388, at Pennsylvania Route 16.
5. The developer shall improve the north side of Tick Ridge Road, T-400, from the development east to Koons Road as per the township roadway cross section, which includes increasing the paving to twelve feet from the center line of Tick Ridge Road.

SECTION 2. The final plan shall not be delivered nor recorded until conditions 1 through 3 have been met.

SECTION 3. This Resolution shall expire within (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 20th day of August, 2007 by the Board of Supervisors of Washington Township, Franklin County, Pennsylvania, in lawful session duly assembled.

**TOWNSHIP OF WASHINGTON
FRANKLIN COUNTY, PENNSYLVANIA**

Attest:



Karen S. Hargrave, Secretary



Carroll C. Sturm, Chairman