

## **RESOLUTION 2017-12**

### **A RESOLUTION OF THE TOWNSHIP OF THORNBURY FOR FINAL LAND DEVELOPMENT APPROVAL “ROKEBY FARM” 1300 S. CONCORD ROAD**

**WHEREAS**, a preliminary/final subdivision/land development plan application filed on June 9, 2016 (the “Plan”), prepared by Inland Design, Civil Engineers, 16 Haggerty Boulevard, West Chester, Pennsylvania, 19382, last revised January 25, 2017, has been submitted by Megill Homes (the “Applicant”), equitable owner of 1300 S. Concord Road, a 10.132 acre parcel located on the west side of S. Concord Road near its intersection with Westbourne Road, UPI Parcel 66-2-12, zoned “A” Agricultural and Residential, has been submitted to the Board of Supervisors of Thornbury Township for final land development approval; and

**WHEREAS**, the Applicant proposes to subdivide the parcel into four lots, ranging from 1.92 acres to 2.77 acres in size, located on a private lane and to construct single-family homes on each of the four lots, to be served by public water and on-site septic systems. The private lane, to be known as “Rokeby Farm Lane”, will provide access to South Concord Road for all four residences, with individual storm water recharge beds to be located on each lot, as well as recharge beds for the drainage swales along Rokeby Farm Lane; and

**WHEREAS**, the preliminary/final subdivision/land development Plan has been reviewed by the Chester County Planning Commission, the Thornbury Township Planning Commission, the Thornbury Township Engineer, the Thornbury Township Fire Marshal, the Thornbury Township Historical Preservation Commission, and Thomas Comitta Associates, both before and after Plan revisions reduced the number of lots to be created on the parcel to four; and

**WHEREAS**, said preliminary/final subdivision/land development plan is generally in conformity with the Township Subdivision/Land Development Ordinance and the Zoning Code,

provided that each of the following outstanding issues are resolved to the satisfaction of the Board of Supervisors:

Conditions

1. Compliance with each of the comments contained in the Thomas Comitta Associates, Inc. review letters of July 5, 2016, January 4, 2017, and February 13, 2017;
2. Compliance with each of the comments contained in the Yerkes' Engineering review letters of July 7, 2016, December 30, 2016, and February 9, 2017;
3. Compliance with the Thornbury Township Fire Marshall's review letters of July 7, 2016, December 12, 2016, and February 6, 2017;
4. Township Historic Structure #40 was previously demolished but the remaining historic stone wall must be preserved, with all work to be performed in compliance with the Historic Resources Impact Study;
5. The Declaration of Covenants and Restrictions addressing *inter alia*, maintenance and repair of the private lane and historic wall, and the drainage and storm water management facilities' operation and maintenance agreements must be approved by the Township Solicitor and evidence of their recordation presented to the Township prior to the issuance of any building permits;
6. The private street shall be named "Rokeby Farm Lane", with Lot 1 designated as 100 Rokeby Farm Lane, Lot 2 designated as 104 Rokeby Farm Lane, Lot 3 designated as 105 Rokeby Farm Lane and Lot 4 designated as 101 Rokeby Farm Lane;
7. The relocation of the existing driveway accessing Huntrise Lane is to be completed in accordance with the directions of the Township Engineer and Township Fire Marshal;

8. Applicant shall not exceed the Limits of Disturbance currently indicated on the revised plans;
9. Legal descriptions and all easements are to be submitted for review and approval by the Township Solicitor and Township Engineer prior to release of the signed plans;
10. All plans must be submitted in an electronic format acceptable to the Township Engineer;
11. Signed, sealed Surveyor's Certificate of the placement of monuments and pins must be filed with the Township prior to recording the final plan; and
12. Developer agrees to enter into Development and Improvement Security Agreements prior to release of the signed plans.

Waivers:

Applicant has requested two (2) waivers which are as follows:

1. Section 115-20 Submission of Preliminary Plan  
Section 115-22 Submission of Final Plan

Applicant is requesting a single, combined submission.

Township Response: Granted

2. Section 115-42 A Site distance at intersections

The historic resource stone wall will encroach into the site distance.

Township Response: Granted

**NOW THEREFORE**, the Preliminary/Final subdivision/land development plan application submitted June 9, 2016, and last revised on January 25, 2017, is hereby finally approved this 21st day of March, 2017, subject to full compliance with each of the foregoing conditions and pursuant to the above cited waivers.


**APPROVED AND RESOLVED**, this 21st day of March, 2017.

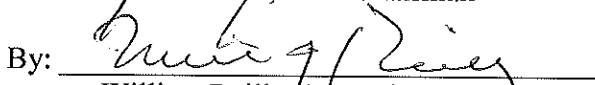
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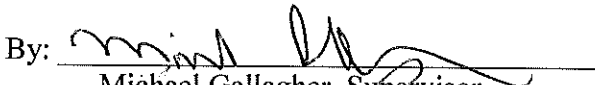
THORNBURY TOWNSHIP, CHESTER COUNTY  
BOARD OF SUPERVISORS

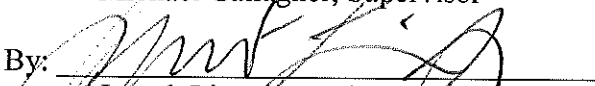
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Judy Lizza  
Township Manager

By:   
Robert Anthony, Chairman

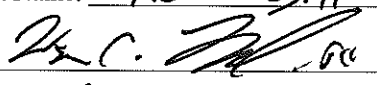
By:   
James Benoit, Vice-Chairman

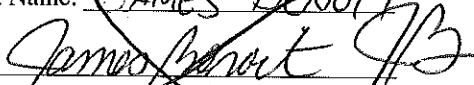
By:   
William Reilly, Supervisor

By:   
Michael Gallagher, Supervisor

By:   
Joseph Lisa, Supervisor

We have reviewed the conditions of approval listed above and hereby agree to accept those conditions.

Print Name: Wayne C. McGill Res.  
By:   
Date: 3/21/17

Print Name: TAMES BENOIT  
By:   
Date: 3/21/17

Print Name: \_\_\_\_\_  
By: \_\_\_\_\_  
Date: \_\_\_\_\_

Print Name: \_\_\_\_\_  
By: \_\_\_\_\_  
Date: \_\_\_\_\_