

**THORNBURY TOWNSHIP  
CHESTER COUNTY**

**“Karin J. Crooks Subdivision”  
220 W. Street Road**

**FINAL APPROVAL**

**RESOLUTION NO. 2013 - 13**

**WHEREAS**, a Preliminary Land Development application of Karin J. Crooks, owner of certain real property consisting of a 6.9 acre tract known as tax map parcel 66-1-01 lying at the intersection of Street Road and Caleb Drive, improved with a single detached family dwelling, which plan was prepared by Regester Associates, Inc., dated April 14, 2010, last revised June 22, 2010, was approved by the Board of Supervisors on July 20, 2010; and

**WHEREAS**, a Final Land Development application (“the Plan”) of Karin J. Crooks, which plan was prepared by Regester Associates, Inc., dated April 14, 2010, last revised July 30, 2013, has been submitted for Final Approval; and

**WHEREAS**, the Final Plan proposes to subdivide the property into three lots, consisting of Lot #1 with 97,772 square feet; Lot #2 with 80,021 square feet on which the existing house, detached garage and driveway are located; and Lot #3 consisting of 81,266 square feet; and

**WHEREAS**, the Final Land Development Application has been reviewed by the Thornbury Township Planning Commission, the Chester County Planning Department and the Thornbury Township Consulting Engineer, and Landscape Architect; and

**WHEREAS**, said Final Land Development Application is generally in conformity with the Thornbury Township Subdivision/Land Development Ordinance and Zoning Code, provided that the following outstanding issues are resolved to the satisfaction of the Board of Supervisors:

1. Prior to any site work commencement, the plans shall be revised to address all of the comments contained in the August 30, 2013, Yerkes review letter to the satisfaction of the Township Engineer.
2. Prior to any site work commencement, the applicant shall execute Development and Improvement Security Agreements with the Township.
3. The Applicant shall obtain a formal letter from Aqua stating that Little Washington Wastewater Company has available treatment and collection/conveyance capacity to accommodate the 3 properties in the proposed plan.
4. The Applicant shall obtain the necessary utility easements for sanitary sewer.

5. The Applicant shall obtain Sewage Facility Planning Module approval from DEP.
6. The Applicant shall obtain a NPDES permit from the Chester County Conservation District.
7. A note shall be placed on the plan indicating that the Thornbury Township Comprehensive Plan shows a future bike path to be built along the frontage of this property along Route 926.
8. A note shall be placed on the plan that offers the area within the proposed right of way for dedication to PennDOT.
9. The applicant shall obtain final review approval from the Township Fire Marshall prior to release of the signed plans; and
10. Copies of all deeds and easements, including driveway, sewer and storm water management facilities, shall be submitted to the Township for review by the Township Solicitor prior to release of the signed plans.

**NOW, THEREFORE, BE IT RESOLVED**, that the above cited **final** plan be hereby approved, subject to and conditioned upon resolution of each of the above listed conditions to the satisfaction of the Board of Supervisors, all of which have been agreed to by the Applicant.

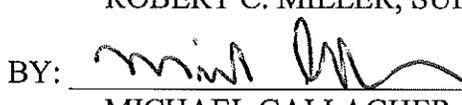
**APPROVED AND RESOLVED** this 15<sup>th</sup> day of October, 2013.

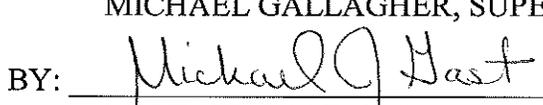
BOARD OF SUPERVISORS OF THE  
TOWNSHIP OF THORNBURY

BY:   
ROBERT ANTHONY, CHAIRMAN

BY:   
JAMES BENOIT, VICE CHAIRMAN

BY:   
ROBERT C. MILLER, SUPERVISOR

BY:   
MICHAEL GALLAGHER, SUPERVISOR

BY:   
MICHAEL GAST, SUPERVISOR

ATTEST:   
BRODY D. BOVERO  
TOWNSHIP MANAGER

Applicant: *Karin J. Brooks*

(SEAL)

KARIN J. BROOKS  
Print Name