

Prepared By: Mark A. Hosterman, Esquire
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Wisler Pearlstine, LLP
460 Norristown Road, Suite 110
Blue Bell, PA 19422

Return To: Same as above

Parcel Nos. 18-1-108; 18-1-108.1

**EAST COVENTRY TOWNSHIP
CHESTER COUNTY**

RESOLUTION NO. 2017 - 18

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
EAST COVENTRY TOWNSHIP, CHESTER COUNTY,
PENNSYLVANIA, GRANTING APPROVAL OF FINAL
SUBDIVISION AND LAND DEVELOPMENT PLANS
SUBMITTED BY REAL PRO ENTERPRISES, LP FOR THE
WHISPERING WOODS SUBDIVISION LOCATED ALONG
SPIECE ROAD, OLD SCHUYLKILL ROAD AND ELLIS
WOODS ROAD IN EAST COVENTRY TOWNSHIP.**

WHEREAS, Real Pro Enterprises, LP (the “Applicant”) is the equitable owner and developer of two certain tracts of land consisting of approximately 35.429 acres situate in East Coventry Township, Chester County, Pennsylvania (the “Township”), with frontage on Spiece Road, Old Schuylkill Road and Ellis Woods Road (the “Development”); and

WHEREAS, the Development is more particularly shown on plans prepared by Langan Engineering & Environmental Services (hereinafter, “Langan”), being plans consisting of fifty two (52) sheets dated November 26, 2014 or later, with a final revision date of May 12, 2017 (the “Plans”); and

WHEREAS, a schedule of the individual sheets, drawing title and original and final revision dates for each sheet comprising the Plans is attached hereto as Exhibit “A” and incorporated herein by reference; and

WHEREAS, the Plans have been reviewed by the Chester County Planning Commission, the Township Planning Commission, the Township Engineer, the Township Planner, the Township Traffic Engineer, the Township Solicitor and other Township advisors, and have been found acceptable subject as herein below provided.

NOW, THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the Board of Supervisors of East Coventry Township, Chester County, Pennsylvania, as follows:

SECTION A. AUTHORITY; SHORT TITLE; DEFINITIONS.

1. This Resolution is adopted pursuant to and in accordance with the Subdivision and Land Development Ordinance of 2011 (Ordinance No. 179) enacted August 8, 2011, as amended through Ordinance No. 196 enacted August 12, 2013 (collectively, the “SALDO”), as set forth in Chapter 22 (Subdivision and Land Development) of the Code of Ordinances of the Township of East Coventry.

2. This Resolution shall be known and may be cited as the “Resolution for Final Plan Approval for the Whispering Woods Subdivision.”

3. Except as may be otherwise provided herein and/or if the context clearly indicates otherwise, all words and phrases appearing in this Resolution, which also appear in the SALDO, shall have the same meanings in this Resolution as in the SALDO.

SECTION B. WAIVERS.

1. The Board of Supervisors waived strict compliance with the following provisions of the SALDO, on and subject to the terms and conditions set forth in Resolution No. 2015-22, at its December 14, 2015 meeting:

- a. SALDO §304.3.C requiring a separate Site Context Map be provided.

- b. SALDO §304.3.A(16) to allow the Applicant to not identify trees of eight inches (8") DBH or greater in the portion of the Development located on the west side of the stream.
- c. SALDO §304.3.G requiring the four-step design process be completed by the Applicant.
- d. SALDO §304.3.H requiring a separate site analysis map be provided.
- e. SALDO §403.1.B to allow the following lots to meet the right-of-way at angles other than right angles or radial to curves: Lots 1-12, 20-21, 27-30, 33-37, 45-68, and 74-80.
- f. SALDO §406.1 as it pertains to Ellis Woods Road to permit the Applicant to reduce the required paved cartway half width from 14 feet to 12 feet and the required shoulder width from 8 feet to 3 feet.
- g. SALDO §406.1 as it pertains to Spiece Road to permit the Applicant to keep the existing cartway half width of approximately 12.5 feet.
- h. SALDO §426.3.B to permit the Applicant to dedicate active recreation area with slopes greater than three percent (3%).
- i. SALDO §427.4.B to permit the Applicant to provide a 0.4 footcandle average rather than a 0.4 minimum, with a minimum lighting intensity of 0.0 footcandles.
- j. SALDO §428.8.C.2 to allow the Applicant to provide for the spacing of street trees at a minimum distance of 25 feet and a maximum distance of 112 feet.
- k. SALDO §429.2.D(2)(d) to modify the slope requirements for community trails to allow approximately 25% of the trail to exceed 4.65%, but with no slopes greater than 8%.

1. SALDO §428.9 to permit the Applicant to not install boundary landscaping for the length of the northern and southern tract boundaries of Parcel No. 18-1-108.2 owned by Philadelphia Electric Company (“PECO”) adjacent to the Development, with a distance of approximately 2,725 linear feet.

m. Section 5.1.A of the East Coventry Township Driveway Ordinance, Part 3 (Standard Construction and Material Specifications for Public Improvements) (hereinafter, “Standard Construction Improvement Specifications”) to permit the Applicant to provide a three horizontal to one vertical (3:1) slope between the sidewalk and top of curb and to locate the outside edge of the sidewalk along the proposed Old Schuylkill Road ultimate right-of-way.

n. Standard Construction Improvement Specification §7.2.F to permit the Applicant to install high-density polyethylene endwalls in place of reinforced concrete for Basins A, B and C.

o. Standard Construction Improvement Specification §8.3.C to permit the Applicant to construct Basins A, B and C with slopes of three horizontal to one vertical (3:1).

2. The Board of Supervisors hereby waives strict compliance with the following, on and subject to the terms and conditions set forth in this Resolution:

a. SALDO §416.5, which requires that all curbs be constructed of monolithic concrete; and

b. Standard Construction Improvement Specifications §5.2.D, which requires that all curbs be constructed of monolithic concrete;

in order to permit the developer to use Belgian Block curb as an alternate to concrete curb, which the developer shall decide upon during the construction phase, on and subject to the following conditions:

(i) The detail attached to the Applicant engineer's June 12, 2017 waiver request letter shall be added to the Plans as an alternate, except that eight inch (8") reveal shall be provided;

(ii) A note shall be added to the detail stating that either concrete curb or Belgian Block curb shall be utilized during construction, but not both;

(iii) The improvements cost estimate provided by the Applicant's engineer shall be based upon the use of Belgian Block curb, even if concrete curb is ultimately utilized during construction;

(iv) A note shall be added to the Plans stating that if the developer chooses to install Belgian Block curb, the developer shall provide one (1) pallet of spare Belgian Blocks to the Township for the Township's use; and

(v) The cost for the Belgian Block pallet shall be included as an independent line item on the Applicant engineer's improvements cost estimate.

SECTION C. CONDITIONS OF FINAL PLAN APPROVAL. Approval of the Plans is hereby granted subject to the following conditions:

1. The Open Space Management Plan shall be revised to state that sediment removed from BMPs shall be disposed of off-site in accordance with all applicable legal requirements. In addition, the final Open Space Management Plan, including the narrative and site plan exhibits, shall be consolidated with an Open Space and Trail Maintenance Agreement among the Applicant, the homeowners association and the Township, which shall be prepared by the Township Solicitor and be in form and substance satisfactory to the Board of Supervisors. The consolidated agreement shall: (i) address ownership and maintenance of, and public accessibility to, the open space areas and the walking trail; (ii) be signed by the Applicant; (iii)

be in recordable form; and (iv) specifically provide that the obligations contained therein are covenants running with the land and shall be binding upon the Applicant, the homeowners association, and their respective successors and assigns. The consolidated agreement shall be recorded in the Chester County Recorder of Deeds' Office (hereinafter, the "Recorder's Office") immediately following the recording of the Plans and before the recording of the Declaration of Planned Community in accordance with Zoning Ordinance §1404.A(6)(i)(iii).

2. The following items shall be revised on the Plans prior to recording:

a. The Waiver Request Matrix on Plan Sheet G1-101 shall be revised to include a waiver of §5.2.D of the Standard Construction Improvement Specifications, subject to the conditions set forth in Section B, Paragraph 2 of this Resolution.

b. Plan Sheet CS-502 shall be revised to include the Belgian Block curb detail attached to the Applicant engineer's June 12, 2017 waiver request letter as an alternate, except that eight inch (8") reveal shall be provided.

c. A note shall be added to the curb detail on Plan Sheet CS-502 stating that either concrete curb or Belgian Block curb shall be utilized during construction, but not both.

d. A note shall be added to the Plans stating that if the developer chooses to install Belgian Block curb, the developer shall provide one (1) pallet of spare Belgian Blocks to the Township for the Township's use.

e. The Town Home Elevations Table on Plan Sheet CG-101 shall be revised for Lots 56 and 73 to reduce the driveway slope to no more than four (4%) percent as required by the Standard Construction Improvement Specifications, Appendix 1.

f. The note identifying active open space of 0.454 acres on Plan Sheet CS-102 shall be revised to an amount not less than 0.5 acres as required by SALDO §426.3.G.

- g. The bottom elevation of Basin D shall be shown on the Plans.
 - h. The Plans shall be revised to require that macadam paving be installed for the entire length of the walking trail.
 - i. The title of Plan Sheet CS-105 (page 16) shall be revised from “Phasing Plan” to “Sequencing Plan” and the references to Phase 1 and Phase 2 on Plan Sheet CS-105 shall be revised to “Sequence 1” and “Sequence 2”.
 - j. Plan Sheet CS-105 shall be revised and a Note shall be added to Plan Sheet CE-503 in the Sequence of Construction Schedule to require that the following improvements be included as part of the first sequence of construction: (i) a minimum of 16 off-site parking spaces plus a minimum of 13 parking spaces in the common parking area, to include base paving and temporary striping; and (ii) the extension of Wil-Be Drive in a southerly direction up to and including the access area for entry into the common parking area.
 - k. Note 15 on Plan Sheets CB-101 and CB-102 shall be revised to require, in addition to Unit Owner and Township approval, the prior written approval of holders of first mortgages on units for any subdivision, encumbrance, sale or transfer of any Common Facilities so as to be consistent with Paragraph 14.4 of the Declaration of Planned Community.
 - l. The shading on Plan Sheet CS-105 shall be revised to show that Basin A shall be installed as part of Sequence 1.
 - m. Plan Sheet CG-401, BMP Maintenance Plan Notes, third paragraph, first sentence, shall be revised to state that sediment removed from BMPs shall be disposed of off-site in accordance with all applicable legal requirements.
3. The boundary survey shall be signed and sealed by the Professional Land Surveyor registered in the Commonwealth of Pennsylvania responsible for its preparation to

satisfy the requirements of SALDO §§304.3.A(3), 304.3.A(26) and 305.3.B(1)(n) prior to recording the Plans at the Recorder's Office.

4. The certification of accuracy on the Plans shall be signed prior to recording the Plans in accordance with SALDO §304.3.A(26).

5. All signature blocks on the Plans shall be fully executed prior to recording the Plans at the Applicant's expense at the Recorder's Office.

6. A copy of the NPDES stormwater permit issued by the Pennsylvania Department of Environmental Protection shall be furnished to the Township before the Township releases the Plans for recording in accordance with SALDO §306.1.

7. A Land Development Agreement, including financial security provisions, and a Memorandum of Land Development Agreement, each in form and substance acceptable to the Township Solicitor, shall be prepared by the Township Solicitor and executed by the Applicant before the Board of Supervisors signs the Plans and releases same for recording in accordance with SALDO §309.

8. The Applicant shall submit a revised improvements cost estimate to the Township for review and approval by the Township Engineer and the Township Planner in accordance with SALDO §310.6. The improvements cost estimate shall include all costs associated with all public improvements for the entire project, irrespective of references to "phasing" on the Plans, and the financial security provided by the Applicant shall be based upon all project costs. Revisions to the improvements cost estimate shall include, without limitation, the following:

a. All requirements reflected in the NPDES permit issued by the Pennsylvania Department of Environmental Protection.

b. Each stormwater basin shall be included separately, each with its own individual line items, so that the status of each basin can be determined individually during construction.

c. Item C "Geotech Testing" under "Miscellaneous" shall be broken down into its component parts and included separately in the Stone/Paving section and in the Stormwater Basin sections. The Geotech Testing shall be included in the Miscellaneous section to cover any miscellaneous or unforeseen geotechnical testing needs.

d. Televising shall be added to the Sanitary Sewer section.

e. Delete the Engineering/Inspection and Legal/Administration line items at the end of the estimate and replace them with a Construction Total.

f. Between the Construction Total and footnotes at the end of the estimate, the line items and signature block shall be deleted and replaced with the following statement to be signed and sealed by the Professional Engineer registered in the Commonwealth of Pennsylvania responsible for preparing the estimate: "I hereby certify that the costs contained herein are fair and reasonable relative to the improvements for the subject project."

g. Note 1 at the end of the estimate shall be updated, as appropriate, to reflect the date last revised of the recorded Plans.

h. The estimate shall include Belgian Block curb, even if concrete curb is ultimately utilized during construction.

i. The cost for one (1) pallet of spare Belgian Blocks shall be included as an independent line item.

j. The unit cost for relocating each of the two utility poles shall be increased from \$2,000 to \$10,000.

9. The Applicant shall post financial security, as described in the Land Development Agreement, with the Township to cover the cost of construction of all improvements irrespective of references to “phasing” on the Plans in accordance with SALDO §310 and §601.3.

10. A Letter of Adequacy or evidence of approval of an Erosion and Sediment Control Plan from the Chester County Conservation District shall be furnished to the Township before the Township releases the Plans for recording in accordance with Section 121.3.B of the East Coventry Township Stormwater Management Ordinance (hereinafter, the “SWMO”).

11. The Applicant shall reserve the required sewer capacity in accordance with the procedures established by the Township under SALDO §306.2.B.(2) and §421.1.

12. The Plans shall include all soil erosion control measures as required by SWMO §121.7. The level spreader at the outlet of Stormwater Basin C shall be redesigned to be level, as the level spreader as currently presented shows the top of the concrete at three inches (3”) above existing grade, and the grade varies by approximately four feet (4’) across the length of the level spreader. The concrete at the ends of the level spreader shall increase in elevation to tie into higher ground and contain the 100-year flow. Adequate erosion protection shall be required for the flow over the level portion of the concrete. A design signed and sealed by a Professional Engineer licensed in the Commonwealth of Pennsylvania experienced in the structural engineering discipline shall be required for the retaining wall adjacent to the level spreader. With the installation of the level spreader, the retaining wall shall be stable with saturated ground on both sides of the wall and beneath the wall with loose stone support on the side with the level spreader.

13. The Post-Construction Stormwater Management Narrative, exhibits and calculations provided by the Applicant shall be revised as follows:

a. Provide an infiltration rate, time and volume satisfactory to the Township Engineer relating to the forebay of Stormwater Basin C.

b. The bottom elevation of Basin D shall be shown on the Plans.

14. The Owner's Acknowledgment on the Plans shall be signed by the Applicant (or the Applicant's successor in interest) as required by SWMO §142.A.3.

15. The certification on the Plans shall be signed by a qualified licensed professional engineer in accordance with SWMO §142.A.4.

16. Prior to recording the Plans, an Easement Agreement between PECO, as grantor, and the Applicant, as grantee, shall be executed by the Applicant and an authorized signatory of PECO. The Easement Agreement shall be in form and substance as previously approved by the Township consultants, provide for a trail easement, sight distance easements on Parcel No. 18-001-0059.02, a roadway improvements easement, and a temporary construction easement, and shall be recorded by the Township at the Applicant's expense immediately following the recording of the Plans.

17. The Declaration of Whispering Woods Planned Community for the homeowners association (the "Declaration") shall be revised, as follows:

a. Revise the last sentence of Section 3.4 categorizing common sidewalks as Controlled Facilities to be consistent with the Declaration Plats and Plans.

b. Clarify the inconsistency between the description of the Initial Community in the Declaration and the number of units and buildings identified as Phase 1 on Plan Sheet CS-105 of the Plans.

c. Section 10.2 shall add a provision that the Declarant shall be responsible for all snow removal from the interior roadway prior to the Township's acceptance of dedication of Wil-Be Drive.

d. Revise Paragraph 10.2.4.A to state that sediment removed from BMPs shall be disposed of off-site in accordance with all applicable legal requirements.

e. Provide a legal description for the planned community for attachment as Exhibit "A" to the Declaration.

f. Exhibit B shall be revised to include the PECO easement agreement and the consolidation of the Open Space and Trail Maintenance Agreement with the Open Space Management Plan.

18. The Declaration Plat shall be revised to add a Note satisfactory to the Township Solicitor stating that snow removal, maintenance and repair of sidewalks within the Wil-Be Drive right-of-way shall be performed by the adjoining unit owner or, as to sidewalks not adjacent to a unit, the Association. The Declaration Plat shall satisfy the requirements of Section 5210 of the Pennsylvania Uniform Planned Community Act, 68 Pa. C.S.A. § 5101 et seq., and be recorded concurrently with recording the Declaration.

19. Unless the Development is conveyed to the Applicant prior to releasing the Plans for recording, additional signature lines shall be added to the Plans to enable the four current co-owners of the Development to sign the Plans. If the Applicant assigns its equitable interest in the Development to another entity and the assignee acquires title prior to the recording of the Plans, the Owner certification and acknowledgment blocks on the Plans shall be updated and signed by the new owner.

20. Prior to recording the Plans, a Stormwater Best Management Practices (BMPs) and Conveyances Operation and Maintenance Agreement (the "BMP Agreement"), in form and substance acceptable to the Township Solicitor, shall be executed and delivered by the Applicant, as Grantor, to the Township, as Grantee, and shall be recorded by the Township at the Applicant's expense in the Recorder's Office on the same date as and immediately following the recording of the Plans in accordance with SWMO §142.F(2) and §173. The BMP Agreement shall grant and convey to the Township, its contractors, agents, successors and assigns, an easement in perpetuity to those areas on which the stormwater basins and other stormwater management facilities are located, as shown on the Plans, stormwater basin access easements, and a blanket access and maintenance easement to enter upon any portion of the Development for purposes of inspecting, maintaining, repairing and replacing the stormwater basins and other stormwater management facilities, as identified on the Plans, in the event that the Applicant, the developer or the homeowners association as owner of the lots on which such stormwater management facilities are located fails to do so. A copy of the recording receipt shall be provided to the Township before any work associated with the Development may commence.

21. All sanitary sewer improvements to be constructed on or within the Development shall be contained within dedicated roadways or legally described easement areas and offered for dedication to the Township. Easements shall be granted in favor of the Township, its successors and assigns, authorizing the Township to enter upon the Development to inspect, repair, replace and maintain all sanitary sewer improvements located on or within the Development. Acceptance of dedication shall require the execution by the Applicant or developer of appropriate deeds of dedication and a bill of sale for the improvements being conveyed to the Township.

22. All stormwater conveyance systems and improvements to be constructed within the ultimate right-of-way along the western boundaries of Old Schuylkill Road and Ellis Woods Road shall be offered for dedication to the Township.

23. The Applicant's engineer shall prepare and provide legal descriptions in form and substance satisfactory to the Township Engineer for all easement areas and areas to be offered for dedication to the Township, as depicted on the Plans in accordance with SALDO §305.3.B(1)(a), including, without limitation, the following: (i) stormwater management facility easement areas; (ii) sanitary sewer easement areas; (iii) parking easement areas; (iv) sight distance easement areas; (v) access easement areas; (vi) the ultimate right-of-way along Old Schuylkill Road to be offered for dedication to the Township; (vii) the ultimate right-of-way along Ellis Woods Road to be offered for dedication to the Township; (viii) the ultimate right-of-way along Spiece Road to be offered for dedication to the Township; (ix) the trail easement areas; (x) the monument sign area; and (xi) the roadway identified as Wil-Be Drive to be offered for dedication to the Township. All legal descriptions shall be submitted to the Township for review and approval by the Township Engineer and, once approved by the Township Engineer, shall be provided to the Township Solicitor for attachment to the appropriate legal documentation prior to recording such documents.

24. Prior to the Township releasing the Plans for recording, a Deed of Dedication in form and substance satisfactory to the Township Solicitor shall be executed and delivered by the Applicant and the owners of the Development, as grantors, to the Township, as grantee, granting and conveying fee simple title in perpetuity to the lands and road widening improvements constructed thereon constituting the ultimate right-of-way along the frontage of the Development on the westerly side of Old Schuylkill Road, as depicted on the Plans, in accordance with

SALDO §§406.6 and 406.7. The Deed of Dedication shall be recorded by the Township at the Applicant's expense after all road widening improvements have been satisfactorily completed, as determined upon inspection by the Township Engineer, and the issuance of a certificate of completion for the improvements.

25. Prior to the Township releasing the Plans for recording, a Deed of Dedication in form and substance satisfactory to the Township Solicitor shall be executed and delivered by the Applicant and the owners of the Development, as grantors, to the Township, as grantee, granting and conveying fee simple title in perpetuity to the lands and road widening improvements constructed thereon constituting the ultimate right-of-way along the frontage of the Development on the westerly side of Ellis Woods Road, as depicted on the Plans, in accordance with SALDO §§406.6 and 406.7. The Deed of Dedication shall be recorded by the Township at the Applicant's expense after all road widening improvements have been satisfactorily completed, as determined upon inspection by the Township Engineer, and the issuance of a certificate of completion for the improvements.

26. Prior to the Township releasing the Plans for recording, a Deed of Dedication in form and substance satisfactory to the Township Solicitor shall be executed and delivered by the Applicant and the owners of the Development, as grantors, to the Township, as grantee, granting and conveying fee simple title in perpetuity to the lands constituting the ultimate right-of-way along the frontage of the Development on the southerly side of Spiece Road, as depicted on the Plans, in accordance with SALDO §§406.6 and 406.7. The Deed of Dedication shall be recorded by the Township at the Applicant's expense concurrently with the recording of the deeds of dedication for the Ellis Woods Road and Old Schuylkill Road right-of-ways.

27. Prior to the Township releasing the Plans for recording, a Deed of Dedication in form and substance satisfactory to the Township Solicitor shall be executed and delivered by the Applicant and the owners of the Development, as grantors, to the Township, as grantee, granting and conveying fee simple title in perpetuity to that portion of the Development and the road and sanitary sewer improvements constructed therein identified as Wil-Be Drive, as depicted on the Plans, in accordance with SALDO §305.2.E(3). The Deed of Dedication shall be recorded by the Township at the Applicant's expense after all road and sanitary sewer improvements have been satisfactorily completed, as determined upon inspection by the Township Engineer, and the issuance of a certificate of completion for such improvements.

28. Prior to the Township releasing the Plans for recording, the Applicant shall obtain from the owners of Parcel No. 18-01-0059-000 and provide to the Township a sight distance easement agreement establishing a sight distance easement on Parcel No. 18-01-0059-000, as shown on the Plans, which agreement shall be in form and substance satisfactory to the Township Traffic Engineer and the Township Solicitor, and shall be prepared by counsel for the Applicant, executed by the owners of the property, and recorded by the Township at the Applicant's expense immediately following the recording of the Plans.

29. Promptly following completion of the road widening, curb and sidewalk improvements to that portion of Old Schuylkill Road on lands of PECO, Parcel #18-1-108.2, a Deed of Dedication in form and substance satisfactory to the Township Solicitor shall be executed and delivered by the Applicant and PECO, as grantors, to the Township, as grantee, granting and conveying fee simple title in perpetuity to that portion of the lands and road widening improvements constructed on Parcel #18-1-108.2 containing 0.071 acres and constituting the ultimate right-of-way along the frontage of the PECO property on the westerly

side of Old Schuylkill Road, as depicted on the Plans, in accordance with SALDO §§406.6 and 406.7. The Deed of Dedication shall be recorded by the Township at the Applicant's expense after all road widening improvements have been satisfactorily completed, as determined upon inspection by the Township Engineer, and the issuance of a certificate of completion for the improvements

30. Prior to the Township releasing the Plans for recording, the Applicant shall execute and deliver to the Township all deeds of dedication (except the PECO deed of dedication), bills of sale, easements and other agreements relating to roads, sanitary sewer or other improvements to be dedicated to the Township, to be held in escrow by the Township and recorded by the Township upon the earlier of acceptance of dedication of said improvements by the Township or a default by the Applicant or developer under the Land Development Agreement(s).

31. The Plans, following final plan approval, shall be fully executed and delivered to the Township and shall be recorded at the expense of the Applicant.

32. The Applicant shall pay to the Township a transportation impact fee in the amount of One Hundred Forty Two Thousand Three Hundred and 00/100th Dollars (\$142,300.00) prior to the issuance of any building permit for the Development, which shall be payable to East Coventry Township for deposit into the Township Traffic Impact Fee Fund, pursuant to the East Coventry Township Transportation Impact Fee Ordinance §305.

33. All recording costs and applicable taxes and fees, if any, shall be paid by the Applicant.

34. Consistent with Section 509(b) of the Pennsylvania Municipalities Planning Code (as amended), the completion of all conditions, the payment of all applicable fees and the

funding of all escrows must be accomplished within ninety (90) days of the date of the resolution approving the Plans unless a written extension is granted by the Township. Until the conditions have been satisfied, the applicable fees have been paid and the escrows fully funded, the Plans shall not be signed nor recorded. In the event that the conditions have not been satisfied, the fees have not been paid and the escrows have not been funded within ninety (90) days of the date of said resolution, or any written extension thereof, the contingent approval shall expire and be deemed to have been revoked.

35. Under the provisions of the Pennsylvania Municipalities Planning Code, the Applicant has the right to accept or reject conditions imposed by the Board of Supervisors upon final approval. The Applicant shall signify its acceptance of the conditions contained herein by signing a copy of this Resolution and returning it to the Township within thirty (30) days of the date of this Resolution. In the event execution of this Resolution is not delivered to the Township office **by 12:00 p.m. on August 9, 2017**, or if the Township receives written notice of an appeal or rejection of any of the conditions set forth herein within thirty (30) days from the date of this Resolution, this approval and the waiver granted in Section B, Paragraph 2 hereof (which waiver is granted contingent upon the acceptance of the conditions set forth herein) shall be deemed to be automatically rescinded and revoked and the application shall be considered denied based upon the failure to fully comply with all of the conditions of approval as authorized by Section 508 of the Pennsylvania Municipalities Planning Code.

SECTION D. EFFECTIVE DATE. This Resolution shall be effective immediately upon the adoption hereof.

APPROVED at the public meeting of the East Coventry Township Board of Supervisors held on July 10, 2017.

EAST COVENTRY TOWNSHIP


Bernard A. Rodgers, Secretary

By: 
Ray A. Kolb, Chairman

By signing below, the Applicant accepts and consents to all of the terms and conditions of approval contained in the foregoing Resolution Granting Final Subdivision and Land Development Approval.

APPLICANT:

REAL PRO ENTERPRISES, L.P., a
Pennsylvania limited partnership

By: Forest Manor Apartments, Inc., a Pennsylvania
corporation, its General Partner

Date: 8-2-17

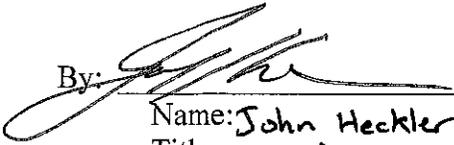
By: 
Name: John Heckler
Title: Secretary

EXHIBIT "A"

**ENUMERATION OF THE APPROVED FINAL LAND DEVELOPMENT
PLANS FOR THE WHISPERING WOODS SUBDIVISION.**

DRAWING LIST					
Page No.	Drawing No.	Drawing Title	Scale	Original Date	Last Revised Date
1	GI-101	COVER SHEET	AS SHOWN	11/26/2014	5/12/2017
2	VL-101	ALTA/ACSM LAND TITLE SURVEY	1"=50'	11/26/2014	5/12/2017
3	VL-102	ALTA/ACSM LAND TITLE SURVEY	1"=50'	11/26/2014	5/12/2017
4	WC-101	NATURAL AND CULTURAL RESOURCES ANALYSIS	1"=50'	11/26/2014	5/12/2017
5	WC-102	NATURAL AND CULTURAL RESOURCES ANALYSIS	1"=50'	3/23/2015	5/12/2017
6	WC-103	RESOURCE IMPACT AND CONSERVATION PLAN	1"=80'	11/26/2014	5/12/2017
7	CB-101	SUBDIVISION PLAN	1"=50'	6/23/2015	5/12/2017
8	CB-102	SUBDIVISION PLAN	1"=50'	6/23/2015	5/12/2017
9	CB-103	SUBDIVISION PLAN	N.T.S.	6/23/2015	5/12/2017
10	CB-201	EASEMENT PLAN	1"=50'	3/23/2015	5/12/2017
11	CB-202	EASEMENT PLAN	1"=50'	3/23/2015	5/12/2017
12	CS-101	SITE PLAN	1"=50'	11/26/2014	5/12/2017
13	CS-102	SITE PLAN	1"=50'	11/26/2014	5/12/2017
14	CS-103	SITE PLAN NOTES AND TABLES	N.T.S.	10/28/2015	5/12/2017
15	CS-104	NET LOT AREA PLAN	1"=80'	6/23/2015	5/12/2017
16	CS-105	SEQUENCING PLAN	1"=50'	5/12/2017	5/12/2017
17	CS-201	FIRE TRUCK MOVEMENT PLAN	1"=50'	11/26/2014	5/12/2017
18	CS-301	ELLIS WOODS ROAD WIDENING PLAN	1"=30'	3/23/2015	5/12/2017
19	CS-302	OLD SCHUYLKILL ROAD WIDENING PLAN	1"=30'	3/23/2015	5/12/2017
20	CS-501	CONSTRUCTION DETAILS	N.T.S.	11/26/2014	5/12/2017
21	CS-502	CONSTRUCTION DETAILS	N.T.S.	11/26/2014	5/12/2017
22	CS-503	CURB RAMP DETAILS	AS SHOWN	6/23/2015	5/12/2017

23	CG-101	GRADING PLAN	1"=50'	11/26/2014	5/12/2017
24	CG-102	GRADING PLAN	1"=50'	11/26/2014	5/12/2017
25	CG-201	DRAINAGE PLAN	1"=50'	11/26/2014	5/12/2017
26	CG-202	DRAINAGE PLAN	1"=50'	11/26/2014	5/12/2017
27	CG-301	ROAD WAY PROFILES	AS SHOWN	11/26/2014	5/12/2017
28	CG-302	UTILITY PROFILES	AS SHOWN	11/26/2014	5/12/2017
29	CG-303	UTILITY PROFILES	AS SHOWN	11/26/2014	5/12/2017
30	CG-304	TRAIL PROFILE PLAN	AS SHOWN	5/12/2017	5/12/2017
31	CG-401	OVERALL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	1"=100'	11/26/2014	5/12/2017
32	CG-402	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	1" = 50'	8/26/2016	5/12/2017
33	CG-403	POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	1" = 50'	8/26/2016	5/12/2017
34	CG-405	SENSITIVE FEATURES MAP	1"=80'	8/26/2016	5/12/2017
35	CG-406	BUFFER IMPACT PLAN	1"=80'	8/26/2016	5/12/2017
36	CG-501	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	N.T.S.	11/26/2014	5/12/2017
37	CG-502	POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS	N.T.S.	11/26/2014	5/12/2017
38	CE-101	SOIL EROSION AND SEDIMENT CONTROL EXISTING CONDITIONS PLAN	1"=50'	11/26/2014	5/12/2017
39	CE-102	SOIL EROSION AND SEDIMENT CONTROL EXISTING CONDITIONS PLAN	1"=50'	11/26/2014	5/12/2017
40	CE-201	SOIL EROSION AND SEDIMENT CONTROL/CONSERVATION PLAN	1"=50'	3/23/2015	5/12/2017
41	CE-202	SOIL EROSION AND SEDIMENT CONTROL/CONSERVATION PLAN	1"=50'	3/23/2015	5/12/2017
42	CE-501	SOIL EROSION AND SEDIMENT CONTROL DETAILS	N.T.S.	11/26/2014	5/12/2017
43	CE-502	SOIL EROSION AND SEDIMENT CONTROL DETAILS	N.T.S.	11/26/2014	5/12/2017
44	CE-503	SOIL EROSION AND SEDIMENT CONTROL DETAILS	N.T.S.	11/26/2014	5/12/2017
45	CU-101	UTILITY PLAN	1"=50'	11/26/2014	5/12/2017
46	CU-501	UTILITY DETAILS	N.T.S.	11/26/2014	5/12/2017
47	CU-502	UTILITY DETAILS	N.T.S.	11/26/2014	5/12/2017

48	LP-101	LANDSCAPE PLAN	1"=50'	11/26/2014	5/12/2017
49	LP-102	LANDSCAPE PLAN	1"=50'	11/26/2014	5/12/2017
50	LP-501	LANDSCAPE NOTES AND DETAILS	N.T.S.	11/26/2014	5/12/2017
51	LL-101	LIGHTING PLAN	1"=50'	11/26/2014	5/12/2017
52	LL-501	LIGHTING NOTES AND DETAILS	N.T.S.	11/26/2014	5/12/2017