

RESOLUTION 26-15
PRELIMINARY PLAN
SELAHATIN AND MARIA USEIN
695 Keeler Road Subdivision – SLD No. 841
TMP Nos. 53-00-03968-00-2

WHEREAS, an application was made to Towamencin Township for review and approval of a preliminary major subdivision submitted by Selahatin and Maria Usein for 695 Keeler Road;

WHEREAS, the overall tract area is 6.904 acres (\pm) is located on the western side of Keeler Road between Tennis Way and Allentown Road (SR 1001) within the R-175 Residential Zoning District;

WHEREAS, the applicant is proposing to subdivide the property to create five (5) lots for single family detached residential use with associated road widening and stormwater management facilities;

WHEREAS, said preliminary major subdivision plans have been reviewed by the appropriate Township officials;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Towamencin Township on this 27th day of May 2026 that the preliminary major subdivision plans prepared by Cornerstone Consulting Engineers & Design Services, Inc., including twenty-five (25) sheets, as titled:

1. Subdivision Plan (Record Plan 1 of 4), dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 1 of 15.
2. Site Plan (Record Plan 2 of 4), dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 2 of 15.
3. Easement Plan (Record Plan 3 of 4), dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 3 of 15.
4. Natural Resources Plan (Record Plan 4 of 4), dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 4 of 15.
5. Existing Conditions & Demolition Plan, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 5 of 15.
6. Utility Plan, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 6 of 15.
7. Grading Plan, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 7 of 15.
8. Utility Plan & Profiles, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 8 of 15.
9. Road Widening Plan, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 9 of 15.
10. Traffic Control Details, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 10 of 15

11. Landscape Plan, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 11 of 15.
12. Site Details, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 12 of 15.
13. Site Details, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 13 of 15.
14. Site Details, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 14 of 15.
15. Site Details, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 15 of 15.
16. Erosion & Sediment Control Plan (Phase 1), dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 1 of 5.
17. Erosion & Sediment Control Plan (Phase 2), dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 2 of 5.
18. Erosion & Sediment Control Details & Specifications, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 3 of 5.
19. Erosion & Sediment Control Details & Specifications, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 4 of 5.
20. Erosion & Sediment Control Details & Specifications, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 5 of 5.
21. PCSM Site Plan, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 1 of 5.
22. Existing Conditions Plan, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 2 of 5.
23. BMP Drainage Area Plan, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 3 of 5.
24. PCSM Notes & Details, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 4 of 5.
25. PCSM Notes & Details, dated January 29, 2026 with latest revisions dated February 5, 2026, as sheet 5 of 5.

are approved as preliminary major subdivision plans consistent with the Subdivision and Land Development Ordinance conditioned upon completion/satisfaction of all of the provisions and conditions set forth in the following:

1. ARRO Consulting, Inc. review letter dated April 28, 2026;
2. Bowman review letter dated April 29, 2026;
3. Gilmore & Associates, Inc. review letter dated April 22, 2026, Revised April 23, 2026;
4. Township Fire Marshal review letter April 7, 2026.

BE IT FURTHER RESOLVED, that the Preliminary Plan approval is conditioned upon the following:

1. All public/site improvements associated with the land development shall be constructed in conjunction with the Project.
2. Entering into a land development and financial security agreement in a form acceptable to the Township Solicitor.
3. Entering into written agreement(s) addressing the perpetual maintenance responsibilities for the stormwater management facilities, in a form acceptable to the Township Solicitor.
4. At the time of Final Plan approval, the applicant should submit easement documents for the following:
 - a. Drainage easements.
 - b. Access easements.
 - c. Driveway maintenance easement.
5. At the time of Final Plan approval, the applicant should submit the proposed Homeowners Association documents in a form satisfactory to the Township Solicitor.
6. At the time of Final Plan approval, the application should submit a deed of dedication for the right-of-way of Keeler Road including the proposed road widening and storm sewer within the right-of-way.
7. The Board of Supervisors approves the removal of two (2) mature trees adjacent to Keeler Road in order to provide road widening, curb, and sidewalk.
8. At the time of Final Plan approval, the proposed deeds for the individual lots for Lots 1, 2, 3, and 5 should be prepared to include deed restrictions stating that the proposed stormwater management systems are to be permanent fixtures that cannot be altered or removed without approval from Towamencin Township.
9. At the time of Final Plan approval, it shall be determined if the applicant will be required to stabilize the eroded banks along the existing stream channel or if a fee-in-lieu of the bank stabilization will be provided to the Township.
10. Payment at the time of Final Plan approval of Open Space Fees payable to Towamencin Township totaling \$4,000.00. (4 x \$1,000/dwelling unit).
11. Payment at the time of Final Plan approval of a Traffic Impact Fee per Bowman letter dated June 20, 2025, payable to Towamencin Township totaling \$8,790.24. (\$2,197.56 x 4 new trips).

12. Submission of a copy of the Sewage Facilities Planning Approval from the Pennsylvania Department of Environmental Resources for the additional wastewater flow from the proposed development.
13. Payment at the time of Final Plan approval of sewer capital charges for the purchase of 4 EDU's payable to Towamencin Township totaling \$4,616.00 (\$1,154.00 x 4 EDU's).
14. Payment at the time of Final Plan approval of sewer capital charges for the purchase of 4 EDU's payable to Towamencin Municipal Authority totaling \$8,516.00 (\$2,129.00 x 4 EDU's).
15. Submission of a copy of the approval from the Montgomery County Conservation District for the proposed Erosion & Sediment Control Plan and an NPDES Permit for Discharges Associated with Construction Activities from the Pennsylvania Department of Environmental Protection.
16. Submission of a copy of the approval from North Penn Water Authority for the proposed water service connections.
17. Submission of the Final Record Plans to the Township for recording at the Montgomery County Recorder of Deeds office.
18. Submission of an electronic copy of the Final Record Plans to the Township.
19. Provisions for all necessary as-built drawings for the Project.

BE IT FURTHER RESOLVED, the following provisions of the Towamencin Township Subdivision and Land Development Ordinance, the Towamencin Township Engineering Standards, Towamencin Township Grading & Excavating Ordinance, and/or the Towamencin Township Stormwater Management Ordinance, are being waived as follows:

1. Sections 132-13.H.10, 132-13.G.4, 136A-A121.B.5.a, and 87-9.D with regard to the requirements that cut slopes and slopes within a stormwater management facility be no steeper than 4 vertical to 1 horizontal (4:0) is hereby waived
2. Sections 132-13.H.10, 132-13.G.5, 136A-A121.B.5.b and 87-9.D with regard to the requirement that fill slopes and slopes within a stormwater management facility be no steeper than 4 vertical to 1 horizontal (4:1) is hereby waived.
3. Sections 136-502.E.2.a, 136-502.E.3, and Section 136-703.D.5 with regard to the requirement that to provide 2,000 SF of open space for each dwelling unit is hereby waived.

4. Section 136-510.C and 136A-A116.H&I with regard to the requirement that street trees be planted five (5) feet outside of the right-of-way, a minimum of eight (8) feet from the sidewalk, and a minimum of twenty-five (25) feet from overhead utility lines is hereby waived.
5. Section 136-510.C and 136A-A116.J.5.a with regard to the requirement that the street trees be one of the shade and canopy tree species provided in the ordinance is hereby waived to allow smaller ornamental tree species along the street frontage due to the proximity of the overhead utility lines.
6. Section 136-512.D.2 with regard to the requirement that nothing permanent be placed, planted, set, or put within the area of any type of easement is hereby waived to allow landscape planting within and around the stormwater management facility and to allow shrubs to be planted along the western property line of Lot 5.

WHEREAS, the above-noted waivers are granted contingent upon compliance with the information presented on the above-noted preliminary land development plans;

No waiver from any applicable provisions of the Towamencin Township Subdivision and Land Development Ordinance, the Towamencin Township Engineering Standards, the Towamencin Township Stormwater Management Ordinance, the Township Driveway Ordinance, the Towamencin Township Grading and Excavating Ordinance and the Township Streets, Curbs, and Sidewalks Ordinance are intended to be granted by virtue of this preliminary approval unless such waiver requests are specifically granted herein. Any proposed design or construction on the plans which would otherwise require a waiver by the Board of Supervisors, and which has not been specifically granted hereby must be addressed for approval to the Board of Supervisors prior to action of the Final Plan.

This approval is further conditioned upon the acceptance of the conditions contained herein by the applicant and his/her signifying his/her acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.

In the event that said execution of the resolution is not delivered to the Township office by noon, June 10, 2026, it shall be deemed that the applicant does not accept these conditions and any approvals conditioned upon their acceptance of the conditions are revoked and the application shall be considered denied for the reasons set forth above and as authorized in Section 508 of the Municipalities Planning Code.

Adopted by the Towamencin Township Board of Supervisors on this 27th day of May 2026.

**TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS**


Joyce F. Snyder, Chairperson

ATTEST:



Kofi Osei, Secretary

ACCEPT:

Selahatin and Maria Usein

Date