

RESOLUTION 26-28
PRELIMINARY PLAN
PHILADELPHIA SUBURBAN DEVELOPMENT CORPORATION
“RB Distribution – 890 Forty Foot Road”
Proposed Land Development – SLD No. 849
T.M.P. Nos. 53-00-08496-02-7, 53-00-08496-01-8, & 53-00-08496-00-9

WHEREAS, an application was made to Towamencin Township for review and approval of land development plans from Philadelphia Suburban Development Corporation for expansion of an existing building for RB Distribution located on the northwestern corner of the intersection of Forty Foot Road (SR 0063) and Tomlison Road at 890 Forty Foot Road;

WHEREAS, the total tract area including all three parcels is 24.25 acres (±) within the LI – Light Industrial Zoning District and the Entertainment Lifestyle Overlay District;

WHEREAS, the applicant is proposing to construct a 50,073 SF addition to the existing warehouse building and construct parking areas, stormwater management and other site improvements;

WHEREAS, said preliminary land development plans have been reviewed by the appropriate Township officials;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Supervisors of Towamencin Township on this 14th day of October, 2026 that the preliminary land development plans prepared by Cornerstone Engineers & Design Services, Inc., including 41 sheets, as titled:

1. Overall Site Plan (Record Plan 1 of 4), dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 1 of 25.
2. Site Plan Notes (Record Plan 2 of 4), dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 2 of 25.
3. Site Plan Upper (Record Plan 3 of 4), dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 3 of 25.
4. Site Plan Lower (Record Plan 4 of 4), dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 4 of 25.
5. Existing Conditions and Tree Removal Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 5 of 25.
6. Existing Conditions and Tree Removal Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 6 of 25.
7. Utility Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 7 of 25.
8. Sanitary Plan & Profile, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 8 of 25.
9. Drainage Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 9 of 25.
10. Storm Profiles, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 10 of 25.

11. Storm Profiles, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 11 of 25.
12. Grading Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 12 of 25.
13. Accessible Parking Grading Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 13 of 25.
14. A.D.A. Ramp Grading Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 14 of 25.
15. Landscape Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 15 of 25.
16. Landscape Notes & Details, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 16 of 25.
17. Lighting Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 17 of 25.
18. Truck Turning Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 18 of 25.
19. Site Details, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 19 of 25.
20. Site Details, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 20 of 25.
21. Site Details, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 21 of 25.
22. Site Details, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 22 of 25.
23. Site Details, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 23 of 25.
24. Paving Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 24 of 25.
25. Signage Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 25 of 25.
26. Erosion & Sedimentation Control Plan, Overall Site Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 1 of 7.
27. Erosion & Sedimentation Control Plan (Upper Area), dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 2 of 7.
28. Erosion & Sedimentation Control Plan (Lower Area), dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 3 of 7.
29. Erosion & Sedimentation Control Details, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 4 of 7.
30. Erosion & Sedimentation Control Details, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 5 of 7.
31. Erosion & Sedimentation Control Details, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 6 of 7.
32. Erosion & Sedimentation Control Notes, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 7 of 7.
33. PCSM Overall Site Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 1 of 9.

34. PCSM Existing Conditions Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 2 of 9.
35. PCSM Proposed Site Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 3 of 9.
36. PCSM Details, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 4 of 9.
37. PCSM Details, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 5 of 9.
38. PCSM Details, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 6 of 9.
39. PCSM Details, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 7 of 9.
40. PCSM Planting Plan, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 8 of 9, and
41. PCSM Notes, dated February 18, 2026 with latest revisions dated July 10, 2026, as sheet 9 of 9.

are approved as preliminary land development 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 letters dated August 21, 2026;
2. Bowman review letter dated September 2, 2026,
3. Gilmore & Associates, Inc. review letter dated August 24, 2026;
4. Fire Marshal letter dated August 6, 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. Compliance with the Decision and Order issued on Conditional Use Application 2026-01 dated June 10, 2026.
3. At the time of Final Plan Approval, entering into a land development agreement in a form acceptable to the Township Solicitor.
4. At the time of Final Plan Approval, entering into written agreement(s) addressing the perpetual maintenance responsibilities for the stormwater management facilities, in a form acceptable to the Township Solicitor.
5. At the time of Final Plan Approval, entering into a landscape covenant addressing the perpetual maintenance and replacement requirements for the required landscape plantings for the development, in a form acceptable to the Township Solicitor.

6. At the time of Final Plan Approval, payment at the time of Final Plan approval of Open Space Fees payable to Towamencin Township totaling \$25,036.50. (50,073 SF of Floor Area/2,000 x \$1,000)
7. Payment at the time of Final Plan approval of a Transportation Impact Fee per Bowman letter dated September 2, 2026, payable to Towamencin Township based upon \$2,197.56 per "new" weekday afternoon peak hour trip. The Transportation Impact Study indicated that RB Distribution will have 176 total "new" trips during the weekday afternoon peak hour which would require a Transportation Impact Fee of \$386,770.56 (\$2,194.56 x 176 trips). However, the Bowman review letter requested additional information regarding past use and occupancy to determine if there should be an adjustment to the required impact fee for the proposed development.
8. Payment at the time of Final Plan approval of sewer capital charges for the purchase of 13 EDU's payable to Towamencin Township totaling \$13,182.00 (\$1,014.00 x 13 EDU's).
9. Payment at the time of Final Plan approval of sewer capital charges for the purchase of 13 EDU's payable to Towamencin Municipal Authority totaling \$24,310.00 (\$1,870.00 x 13 EDU's).
10. 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.
11. Submission of a copy of the approval from North Penn Water Authority for the proposed increase in water usage and proposed water connections.
12. At the time of Final Plan Approval, submission of the Final Record Plans to the Township for recording at the Montgomery County Recorder of Deeds office.
13. At the time of Final Plan Approval, submission of an electronic copy of the Final Record Plans to the Township.
14. 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 Driveway Ordinance, Towamencin Township Grading and Excavating Ordinance, and/or the Towamencin Township Stormwater Management Ordinance, are being waived as follows:

1. Section 136-503.C.2, Section 67-10 and Section 136A-A107.D with regard to the requirement that, for the purpose of servicing any property held under single and separate ownership, entrance and exit drives crossing the street lot line shall be limited to two along the frontage of any single street.
2. Section 136-516.A, Section 87-9.D, Section 136A-A121.B.5, and Sections 132-13.G.4&5 with regard to the requirement that no excavation or fill shall be made with a cut or fill face steeper

in slope than four horizontal to one vertical (4:1 = 25%). The applicant is proposing a maximum of 3:1 slopes.

3. Section 132-13.C.6 with regard to the requirement that stormwater collection systems be designed to produce a minimum velocity of three feet per second when flowing full.
4. Section 132-13.H.3.a & b and 132-13.H.24.a with regard to the requirement that stormwater management basins have a maximum depth of 24 inches for a 2- and 10-year storm event and 36 inches for a 100-year storm event and the requirement that when the depth requirements cannot be met, a fence be provided with an 8-foot level area on either side of the fence for maintenance. A fence is proposed but not the required level areas.
5. Section 132-13.H.16 with regard to the requirement that the minimum freeboard through the emergency spillway shall be one foot.

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, October 28, 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 14th day of October 2026.

**TOWAMENCIN TOWNSHIP
BOARD OF SUPERVISORS**


Joyce F. Snyder, Chairperson

ATTEST:



Kofi Osei, Secretary

ACCEPT:



Philadelphia Suburban Development Corporation

Date

