

**HATFIELD TOWNSHIP  
RESOLUTION 11-35**

**PRELIMINARY/FINAL CONDITIONAL LAND DEVELOPMENT APPROVAL  
FOR ST. MARY & ST. KYRILLOS COPTIC CHURCH, FOR THE PROPERTY  
LOCATED AT 2500 UNIONVILLE PIKE, HATFIELD TOWNSHIP, PA**

**WHEREAS, St. Mary & St. Kyrillos Coptic Church, (the “Applicant”)** is the owner of property located at 2500 Unionville Pike, consisting of approximately 6.89 acres, and which is further identified as Hatfield Township Tax Block 75, Unit 96; and Montgomery County Tax Parcel No. 35-00-105800-05 (the “Property”); and

**WHEREAS,** the Applicant has requested preliminary/final approval of the land development plan for the Property shown on the set of plans entitled St. Mary & St. Kyrillos Coptic Orthodox Church Land Development Plan, prepared by Schlosser & Clauss Consulting Engineers, Inc., dated February 11, 2011, last revised July 29, 2011, sheets 1 through 15 of 15 (the “Plan”); and

**WHEREAS,** the Improvements include construction of a new church and associated site improvements; and

**WHEREAS,** the Plan and application have been reviewed by the Township Engineer, Township Traffic Engineer, Hatfield Township (the “Township”) and Montgomery County review agencies, and have been found to be suitable for preliminary/final approval, subject to the conditions set forth below.

**NOW, THEREFORE, BE IT RESOLVED,** that the Hatfield Township Board of Commissioners grants preliminary/final approval of the Plan subject to the following conditions and requirements:

1. Following final approval, but prior to recording of the plan, the Applicant shall execute a Land Development and Escrow Agreement (the “Agreement”), execute and deliver all necessary and appropriate deeds of dedication, and post financial security for construction of improvements on the Property, all of which shall be in a form acceptable to the Township Solicitor.
2. Applicant agrees to transfer, without cost, a portion of the Property consisting of 28,612 square feet to Hatfield Township in lieu of otherwise applicable fees for open space and landscaping. This transfer shall be shown on the final record plan and a deed description shall be prepared to reflect the consolidation. Transfer of this portion of the Property shall take place upon recording of the Plan; however, in no event shall the transfer occur more that six months after final approval of this resolution, unless both Township and Applicant agree to extend this period.

3. If the Township determines that a gateway sign is needed at the southern frontage of Unionville Pike, Applicant agrees to grant the Township an easement for the purpose of erecting and maintaining such sign.
4. Following final approval, but prior to the issuance of a building permit, the Applicant shall tender to the Township a Transportation Impact fee of \$13,691.28 as required by the McMahan Associates, Inc letter dated September 1, 2011.
5. The Applicant shall further comply with all provisions and conditions set forth in the August 5, 2011 CKS Engineers, Inc. letter to Hatfield Township (attached hereto and incorporated herein by reference), except as expressly waived or expressly modified herein.
6. The Township grants waivers to the Applicant from the following requirements of the Township Subdivision and Land Development Ordinance:
  - (a) Section 250-38.A and 250.38.C, to reduce the required number of plantings.
  - (b) Section 250-40.C, to eliminate one landscaping island in the parking area.
  - (c) Section 250-40.D, to reduce the distance from parking areas to the building.
  - (d) Section 250-53.C, to allow high-density polyethylene storm sewer pipe in lieu of the reinforced concrete pipe required.
7. This approval and the grant of the waivers set forth in paragraph 6 are further conditioned upon acceptance of the conditions contained herein by the Applicant and his signifying acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.
8. In the event that said execution of the Resolution is not delivered to the Township office by noon, Wednesday, November 2, 2011, it shall be deemed that the Applicant does not accept these conditions and any approvals and grants of waivers conditioned upon the acceptance of the conditions are revoked and the application shall be considered denied for the reason of the denial of the waivers set forth in paragraph 6 and the resulting violation of the Plan of the terms of the Township Subdivision and Land Development Ordinance, as authorized in Section 508 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10508.
9. Prior to recording of final plans, all outstanding legal, engineering, and administrative fees applicable to this subdivision must be paid by Applicant.

10. This approval is subject to the fulfillment of all of the foregoing conditions, in their entirety, and no permit shall be issued, nor shall any plans be recorded, nor shall any development take place on the Property, unless and until all such conditions are fulfilled.

**DULY PRESENTED AND ADOPTED** by the Hatfield Township Board of Commissioners, Montgomery County, Pennsylvania, in a public meeting held this 26<sup>th</sup> day of October 2011.

**HATFIELD TOWNSHIP  
BOARD OF COMMISSIONERS**

\_\_\_\_\_  
**Thomas C. Zipfel, President**

**ATTEST:**

\_\_\_\_\_  
**Andrew S. Haines  
Township Manager**

**ACCEPTED: St. Mary & St. Kyrillos Coptic Church**

**By:** \_\_\_\_\_

\_\_\_\_\_  
**(Print Name and Title)**

**Date:** \_\_\_\_\_