

APPENDIX "D"
SAMPLE DEVELOPMENT AGREEMENT

MADE AND ENTERED INTO this _____ day of _____, 20 ____ by and between:

THE GREENE COUNTY PLANNING COMMISSION, (hereinafter referred to as "Planning Commission")

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FRED D. BLAKER, RD #2, Box 81, Waynesburg, PA 15370 (hereinafter referred to as "Developer").

WHEREAS, the Developer is interested in developing Phase 3 on a parcel of ground containing 0.344 acres located adjacent to Phase 1 and 2 along T-543 in Franklin Township and designated as part of parcel number 0707-132; and

WHEREAS, the parking area will service the Phase 3 mini-storage building according to the site planned prepared by T. Jacob Mankey, Registered Engineer and the paving specifications as submitted, and further described as: the pavement areas are to be paved using four (4) to six (6) inches of concrete with 6 x 6 wire mesh reinforcement on a gravel base and shall be inspected by the Planning Commission.

WHEREAS, the Developer wishes to proceed with construction of the development;

WHEREAS, Section 509, Article V of the Pennsylvania Municipalities Planning Code (otherwise know as Act 170) and Section 602, Article VI of the Subdivision and Land Development Ordinance of Greene County, provides that

no plan shall be finally approved unless improvements (Parking Area) shown on the site plan have been installed and improved as required by the Ordinance; or

WHEREAS, Section 509 and Section 602 of the afore stated Act and Ordinance further provide that in lieu of the completion of the improvements required as a condition for the approval of the plan, the Developer shall deposit with the Planning Commission in the amount sufficient to cover the costs of any improvements which may be required for such a period of time as the Planning Commission determines reasonable, the amount of the bond or other security to be determined by the Engineer appointed by the Planning Commission.

NOW, THEREFORE, it is hereby agreed between the Developer and the Planning Commission as follows:

1. The Developer, at his sole expense, will construct the entrance/exit and parking lot as shown on the plan prepared by T. Jacob Mankey, Registered Engineer and the Paving Specifications as submitted and further described as: four (4) to six (6) inches of concrete with 6 x 6 wire mesh reinforcement on a gravel base.
2. Said Improvements stated in Item 1 shall be constructed and improved prior to the occupation of the facility. Time of completion of said improvements shall be of the essence unless extended by mutual agreement of the parties in writing.
3. In the event the Developer fails to install said improvements or meet the standards specified in Item 1 and 2, the Developer agrees to remain solely liable to the Planning Commission, acting on behalf of the Greene County Commissioners, for the proper installation and construction of the entrance/exit and parking areas.
4. The Developer also agrees to meet the requirements outlined in the Greene County Conservation District Review dated _____.

IN WITNESS WHEREOF, the parties here to have caused these present to be signed and sealed the day and year above written.

ATTEST:

GREENE COUNTY PLANNING COMMISSION

Witness

Director

WITNESS:

DEVELOPER:

Developer's Name