

RESOLUTION 88-125

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA, GRANTING TENTATIVE APPROVAL OF THE PARCEL OF LAND OWNED BY RYAN HOMES, INC. INDEPENDENCE SQUARE, IN ACCORDANCE WITH THE HOPEWELL TOWNSHIP SUBDIVISION ORDINANCE OF 1985

WHEREAS, Ryan Homes, Inc. at Independence Square, has requested the Board of Commissioners of the Township of Hopewell to grant tentative approval for a revision of the Independence Square Planned Residential Development located in Hopewell Township, Beaver County, Pennsylvania and

WHEREAS, at the monthly meeting of the Hopewell Township Planning Commission held on August 2, 1988, the Commission recommended tentative approval and

WHEREAS, the Beaver County Planning Commission at a meeting held on August 25, 1988, had no objections to this revision subject to previous comments in letters dated December 19, 1986, and June 20, 1980, and

WHEREAS, the Township Board of Commissioners held a public hearing on Monday, August 29, 1988, for the purpose of hearing public comments pursuant to Township Ordinance #85-7,

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the Township of Hopewell a Municipal Corporation situated in Beaver County, Pennsylvania, under the First Class Township Code, and the Planned Residential Development Ordinance of 1985, the above Planned Residential Development be hereby approved, with conditions, attached hereto as "Exhibit A",

ADOPTED THIS 11th DAY OF OCTOBER, 1988

HOPEWELL TOWNSHIP BOARD
OF COMMISSIONERS

WITNESS:


MANAGER/SECRETARY


PRES, BOARD OF COMM

"Exhibit A"

The Township grants tentative approval with the following conditions attached to the approval:

- a. The Plans, specifications and accompanying data for final approval must not change the conceptual plans submitted for tentative approval, and that all applicable requirements of the Township's PRD and Subdivision Ordinance be fully met.
- b. That an acceptable Developers Agreement be negotiated indicating that the water supply system will be turned over to the Creswell Heights Joint Authority, the sanitary sewer system and the public roads (only Lexington and Hancock Drives) will be turned over to the Township for future ownership and maintenance.
- c. The Township will only accept those drainage facilities that are within the future Public Road System as public facilities. All other drainage facilities will remain private.
- d. Regarding the sanitary sewer system, fifteen foot (15') easements will be dedicated for lines that are outside the public road R/W limits.
- e. Tap Connection Fees, into the sanitary sewer, as delineated in the original Developers Agreement, will stay in effect or until such time as a new agreement is renegotiated making up the lost revenues through reduction in the number of estimated tap-ins in the Plan.
- f. All Bonding and Insurance Requirements required by Township Ordinances will be adhered to.
- g. The Developer will be responsible for obtaining all required permits prior to constructing any facilities.
- h. Final Plans must address the recommendations of the Township Planning Commission.