

RESOLUTION 92 - 108

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA, APPROVING A SUBDIVISION OF A PARCEL OF LAND OWNED BY WOODFIELD ASSOCIATES, IN ACCORDANCE WITH THE HOPEWELL TOWNSHIP PLANNED RESIDENTIAL ORDINANCE OF 1985

WHEREAS, Woodfield Associates has requested the Board of Commissioners of the Township of Hopewell to approve a Thirty-five lot Subdivision situated in Hopewell Township, Beaver County, as an extension of Golfway Drive, and

WHEREAS, as the Hopewell Township Board of Commissioners granted preliminary approval, with conditions, to the Planned Residential Development on January 10, 1992, and

WHEREAS, at the monthly meeting of the Hopewell Township Planning Commission held on February 4, 1992, the Commission recommended final approval, with conditions,

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 it hereby resolves:

1. Pursuant to the authority contained in the First Class Township Code, the Pennsylvania Municipalities Code, and the Hopewell Township Planned Residential Development Ordinance of 1985, the Applicants subdivision is hereby approved subject to the following conditions being met.
2. A developers agreement is executed between Woodfield Associates and the Township of Hopewell including the presentation of security to provide for the completion of improvements.

3. Presentation of executed right-of-way agreements between the Developer and Beaver Lakes County Club.
4. The comments from the Township's Engineering Consultant, N I R A Consulting Engineers, Inc., in its letter of February 4, 1992 shall be satisfactorily addressed.

ADOPTED THIS 10th day of March, 1992.

WITNESS:

HOPEWELL TOWNSHIP  
BOARD OF COMMISSIONERS

  
\_\_\_\_\_  
Manager/Secretary

  
\_\_\_\_\_  
Vice President, Board of  
Commissioners



# NIRA Consulting Engineers, Inc.

950 Fifth Avenue

Coraopolis, Pennsylvania 15108

February 4, 1992

Phone: (412) 262-3970

Fax: (412) 262-1938

Mr. Ernest A. Martin  
C/O Woodfield Assoc.  
150 Pleasant Drive  
Hampton Center  
Suite 101  
Aliquippa, PA 15001

Re: Woodfield at Beaver Lakes  
Final Review  
Our File No. 7-155-77

Dear Mr. Martin:

Please be advised that we have reviewed the subdivision of Woodfield at Beaver Lakes, as submitted by Triangle Engineering, received 1/14/92, and have the following comments and recommendations.

The comments outlined herein were Faxed to Triangle Engineering on 1/24/92. The revised plans were received this office 2/1/92. An asterisk (\*) beside the item indicates the item was addressed.

## I. Plat to be Recorded

- \*1. The parcel subdivided into 35 lots (approximately 17.34 Ac.) does not meet the Hopewell Township Subdivision Ordinance requirement of tract closure allowable error of 1:10,000.
- \*2. Bearing and distance are omitted on Parcel "A."
- \*3. The 4.9± Ac. Tax Parcel No. 65-37-100.1 was included in the original application. The plan indicates Village on the Green Associates as the owners. Please verify.
- 4. Identify the existing right of way access to the subdivision.
- 5. Identify central angles of all curves.
- 6. Easements shall be mathematically fixed to property lines.

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- \*7. All variances granted for this subdivision shall be stated on the plan.
- \*8. An easement is required for the water line through Lot No. 1.
- \*9. Verify the monument to monument distance along the south side of Golfway Road.
- \*10. The dividing line between Lot Nos. 24 and 25 shall be identified as non-radial.
- 11. Beaver County Planning Commission Acknowledgement - Remove "This plan of subdivision has been."
- \*12. Side yard and rear yard minimum PRD requirements originally submitted were changed to the following:
  - a. The side yard changed to total of 20 ft. (8 ft. minimum 1 side), which is the minimum side yard requirement under the R-4 Residential High District Zoning.
  - b. The rear yard changed to 35 ft. Additionally, per telephone discussion with D. Degidio, Triangle Engineering, on 1/13/92, requested the rear yard be set at 25 ft. to accommodate proposed structures. This change will provide a greater rear yard than required by the Hopewell Township PRD Ordinance.
- \*13. Submit a copy of the protective covenants established for this subdivision in a form suitable for recording.
- 14. Submit a letter from Local Postmaster certifying the street names used are not duplicated.

## II. Roadway

- \*1. Show centerline curve data on the site plan.

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6. The water distribution layout shall be approved by the Municipal Water Authority of Aliquippa.
- (\*)
7. Submit the agreement and description for the water line easement through the property of Beaver Lakes Country Club.
- \*8. Sanitary sewer manholes shall have a minimum 0.1 drop across manhole inverts.
9. The 0.8 gradient line shall be maintained through manholes when a change in pipe diameter occurs.
- \*10. Concrete anchors are required on sewer lines with slopes greater than 20%. Storm MH 3 to Headwall 1 36 ft. center to center maximum. Anchor Detail is enclosed.
11. Verify the invert elevations and/or percent of grade between the following manholes.
  - a. Storm MH A to Storm MH 1
  - b. Storm MH 1 to Storm MH 2
  - c. San. MH 9 to San. MH 11
  - d. San. MH B to San. MH 1
- \*12. Provide information and details regarding foundation and roof drain discharge from the proposed dwellings.
13. Submit the agreement and description for the storm sewer easement through the property of Beaver Lakes Country Club.
14. Submit the agreement with Beaver Lakes Country Club accepting the direct stormwater runoff from the planned development Woodfield at Beaver Lakes.
15. Submit the cost estimate of the development improvements for purposes of entering into a Developer's Agreement.

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The following items were partly addressed on the revised plans received 2/1/92.

Item I., 1. The adjustment of the boundary tract closure of Lot No. 1.

Item I., 3. Hopewell Township prefers that Parcel A and Parcel B be deeded to the Village on the Green, if they are interested in accepting it.

Item I., 4. A right of way width was apparently never established on the existing portion of Golfway Road.

Item I., 5. The central angle of the curve on the northeast boundary shall be shown on the plan.

Item I., 6. Sanitary sewer easements on Lot Nos. 24 and 29 shall be mathematically fixed to the property line.

Item III., 4. The letter from the Fire Marshall, Richard W. Williams, dated 1/23/92, indicates a fire hydrant be placed at the beginning of the proposed eight (8) including water line to service these homes.

Lennon Smith Souleret letter, dated 1/31/92, addresses concerns of the Stormwater Management Plan and Erosion and Sedimentation Control Plan.

The comments and recommendations outlined herein should be addressed, prior to the Hopewell Township Planning Commission recommendation for approval of Woodfield at Beaver Lakes Development.

Very truly yours,

NIRA Consulting Engineers, Inc.

  
Marlin S. Bartos, P.L.S., Engineer

MSB:led

Enclosure

cc: David Degidio, Triangle Engineering  
Hopewell Township  
Hopewell Township Planning Commission  
Kelly Tocci