

RESOLUTION 93-110
A RESOLUTION OF THE TOWNSHIP OF HOPEWELL,
BEAVER COUNTY, PENNSYLVANIA, APPROVING A
SUBDIVISION OF LAND OWNED BY MARONDA HOMES
IN ACCORDANCE WITH THE HOPEWELL TOWNSHIP
SUBDIVISION ORDINANCE OF 1991

WHEREAS, Maronda Homes, Inc. has requested the Board of Commissioners of the Township of Hopewell to approve a thirty-two lot subdivision situated in Hopewell Township, Beaver County, adjacent to Steuer Hill Road and

WHEREAS, as the Hopewell Township Board of Commissioners granted preliminary approval, with conditions, to the subdivision known as Autumn Ridge on December 28, 1992, and

WHEREAS, at the monthly meeting of the Hopewell Planning Commission held on March 2, 1993 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 Subdivision Ordinance of 1991, the Applicants subdivision is hereby approved subject to the following conditions being met.

2. A developers agreement is executed between Maronda Homes Inc., and the Township of Hopewell including the presentation of security to provide for the completion of improvements.

2. The conditions outlined in the memorandum of understanding concerning the widening of Steuer Hill Road will still be complied with.
3. Final comments and approval from the Creswell Heights Joint Authority.
4. Final comments from the Ambridge Water Authority - 24" water transmission line.
5. Review/revise Westwind Boulevard intersection with Steuer Hill Road - street intersection less than 60 degrees and safety.
6. Written statement from a Registered Professional Engineer experienced in geological sciences certifying the proposed 2:1 slopes are stable (Grading Ordinance).
7. Beaver County Conservation District approval and an Earth Disturbance Permit.
8. Beaver County Planning Commissions' review letters dated August 28, 1992 and February 26, 1993.
9. The construction Drawings were reviewed with verbal comments presented to Mr. Mazza and Mr. Jamison at a meeting in NIRA's office on March 1, 1993. Final Construction Drawings shall be submitted for review and approval.

In addition, in consideration of this approval, the following variances are granted:

1. Dispensation from providing public dedication of common open space for park or recreational use. The location of the development is somewhat remote and would present a problem to the Township for maintenance and security. Article IX, Sections 900 through 903.

2. Dispensation from Article VII, Section 705,
Paragraph A. A block length of 500 feet minimum on
Windemere Drive cannot be achieved. The actual length
of the block, as proposed will be 397.76 feet between
side streets right-of way lines. The distance between
the centerlines of the side streets will be 447.76 feet.
ADOPTED THIS 9th day of March 1993.

WITNESS: HOPEWELL TOWNSHIP
BOARD OF COMMISSIONERS



Manager/Secretary



President, Board of
Commissioners