

Resolution No. 2011-11

**RESOLUTION GRANTING PRELIMINARY/FINAL
LAND DEVELOPMENT PLAN APPROVAL TO
CENTENNIAL SCHOOL DISTRICT**

WHEREAS, Centennial School District ("Centennial") is the owner of two parcels of land with frontage on Maple Avenue (SR 2016) which parcels together comprise 13.48 acres, being known and identified as Bucks County Tax Map Parcels 48-008-049-001 and 48-008-049-002 ("Property"); and

WHEREAS, Centennial proposes to raze the existing elementary school located on the Property and construct a new elementary school ("Project"); and

WHEREAS, by Decision dated August 11, 2010, the Upper Southampton Township Zoning Hearing Board granted variances to permit 100 percent disturbance of steep slopes on the Property and a variance to permit a building height not to exceed 42 feet; and

WHEREAS, Centennial submitted preliminary/final land development plans dated January 21, 2011, prepared by Burt, Hill of Butler, PA, which plans consist of 26 sheets ("Final Plan"); and

WHEREAS, the Upper Southampton Township Planning Commission recommended approval of the Final Plan at public meetings held March 7, 2011 and April 4, 2011.

NOW THEREFORE, be it resolved, that the Final Plan of Centennial School District be and hereby is granted preliminary and final land development plan approval subject to the following conditions, which conditions have been accepted by Centennial:

A. Compliance with comments C.1, D.1, D.2, D.3, D.5, D.7, D.8, D.9 and E.1 contained in a letter dated February 25, 2011 from Tri-State Engineers and Land Surveyors, Inc., Township Engineer;

B. Compliance with comments 3, 4, 5.a., 5.b., 5.c., 5.d., 5.e., and 6 contained in a letter dated September 15, 2010 from Pennoni Associates, township traffic engineer.

C. Receipt of a Highway Occupancy Permit from the Pennsylvania Department of Transportation for all work within the right-of-way of Maple Avenue (SR 2016);

D. Receipt of approval from the Pennsylvania Department of Environmental Protection of Planning Modules under the provisions of the Pennsylvania Sewage Facilities Act ("Act 537");

E. Receipt of approval of Sedimentation and Erosion Control Plans from Bucks County Conservation District;

F. Receipt of an NPDES Permit from the Pennsylvania Department of Environmental Protection;

G. Receipt of confirmation of approval to provide water service from the Municipal Authority of the Township of Upper Southampton;

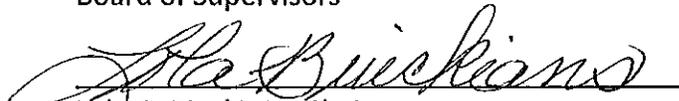
H. Receipt of confirmation of approval to provide sanitary sewer service from Upper Southampton Sewer Authority;

I. Execution of Stormwater Maintenance and Monitoring Agreement in form satisfactory to the Township.

Satisfaction of the foregoing conditions shall be conditions precedent to the issuance of a building permit for the Project.

APPROVED this 5th day of April, 2011.

Upper Southampton Township
Board of Supervisors



Lola G. Bjuckians, Chairman



Walter C. Stevens, Secretary/Treasurer