RESOLUTION R 2019- 01

A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA GRANTING APPROVAL OF THE CLAIRMONT MANOR PHASE THREE SUBDIVISION OF LOT PARCEL 65-204-0142.000 IN ACCORDANCE WITH HOPEWELL TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE NO. 91-2 AND ZONING ORDINANCE 2004-1

WHEREAS, on July 23, 2018 an application was submitted to Hopewell Township by Maronda Homes, Inc. for the Clairmont Manor Phase Three Subdivision Plan for the creation of forty-nine (49) lots from one (1) lot, and

WHEREAS, on September 19, 2018, Marie Stratakis Hartman, P.E, Hopewell Township Engineer, issued a comment letter addressing the aforementioned Plan citing technical modifications required in order to comport with Hopewell Township Ordinances as well as the need to address certain non-buildable lots created as a result of the condemnation of certain lots necessary for the construction of Casey Drive, and

WHEREAS, on December 20, 2018 the Hopewell Township Planning Commission recommended approval of the Clairmont Manor Phase Three Revised Subdivision Plan application contingent upon compliance with the comments in Hopewell Township Engineer's letter dated September 19, 2108; and

NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves the Clairmont Manor Phase Three Subdivision Plan conditioned upon the applicant fully complying with the comments contained in the Hopewell Township Engineering review letter dated September 19, 2108 (including certain improvements to be performed on Casey Drive per correspondence from Gateway Engineers, Inc. dated July 23, 2018) as well as the written recommendations of both the Beaver County and Hopewell Township Planning Commissions prior to recording the Plan with the Beaver County Recorder of Deeds. An express condition of this approval is that the residual fragments of Lots 3, 8, 9, 13 and17 of the Ridgewood Acres Plan of Lots, created by virtue of the condemnation of said lots for the construction of Casey Drive, shall, at the time of dedication of Casey Drive to Hopewell Township, be conveyed by the Developer/Applicant either to Hopewell Township or to the Clairmont Manor Homeowner's Association, as Declared and identified in The Declaration Of Covenants, Conditions, Reservations And Restrictions For Clairmont Manor, A Planned Community, Township of Hopewell, County of Beaver, Commonwealth of Pennsylvania at Instrument Number 3520551 recorded in the Recorder of Deeds Office of Beaver County on December 21, 2015. In addition, Lots 12 and 13 in the Hannah A. Creese Heirs Plan Section "B" (non-buildable residual parcels 12R and 13R following the condemnation of said lots for the construction of Casey Drive), shall, at the time of dedication of Casey Drive to Hopewell Township, be conveyed by the Developer/Applicant to the Clairmont Manor Homeowner's Association, as Declared and identified in The Declaration Of Covenants, Conditions, Reservations And Restrictions For Clairmont Manor, A Planned Community, Township of Hopewell, County of Beaver, Commonwealth of Pennsylvania at Instrument Number 3520551 recorded in the Recorder of Deeds Office of Beaver County on December 21, 2015. Any Lots transferred to the Clairmont Manor Homeowner's Association shall be perpetually maintained in accordance with the laws of the Township of Hopewell and the Commonwealth of Pennsylvania. A further condition of this approval is the Applicant/Developer's continued compliance with any previous development approvals from Hopewell Township, including Resolutions and Agreements, pertaining to the entire three phases of the Clairmont Manor Plan.

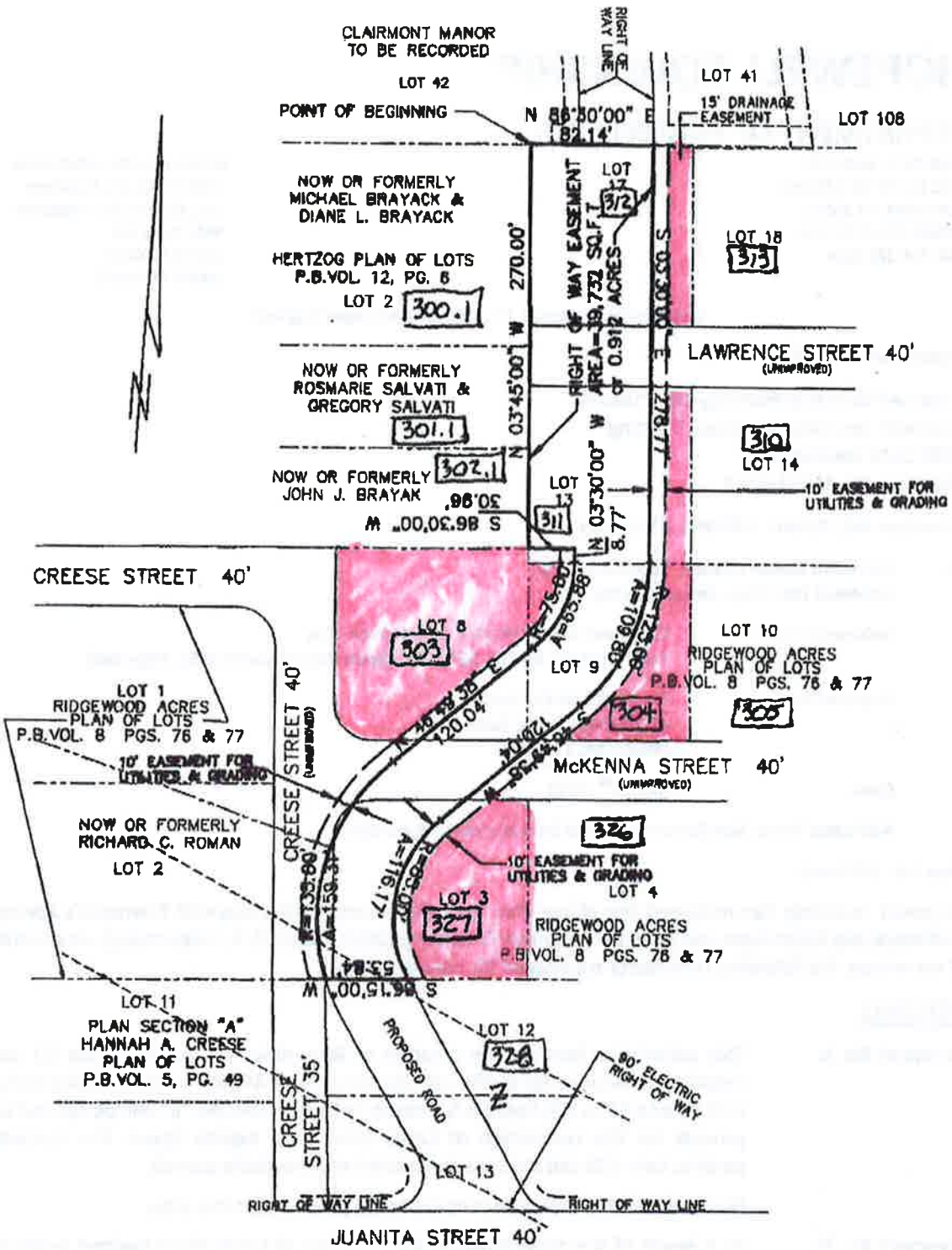
RESOLVED AND ENACTED this 14th Day of January, 2019

Attest:

Hopewell Township Board of Commissioners

By:

Richard Bufalini, President



TAX MAP No. 65-20

GATEWAY

Consulting Engineers & Surveyors
400 Holiday Drive, Suite 300 Pittsburgh, PA 15220
Phone (412) 921-4030 - Fax (412) 921-8960
• Butler, PA (724) 287-1066
• Washington, PA (724) 229-3362

EXHIBIT PLAN
PROPOSED ROAD RIGHT OF WAY

SITUATE IN
HOPEWELL TOWNSHIP
BEAVER COUNTY, PA
MADE FOR
MARONDA HOMES, INC.

C-16676-0004