

RESOLUTION 93-116  
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, and

WHEREAS, the Hopewell Township Board of Commissioners granted conditional approval on March 9, 1993 through Resolution 93-110 and

WHEREAS, Maronda Homes, Inc. has requested variances from the Township's Subdivision Ordinance in a letter from the developer's engineer, Mazza Engineering, dated June 4, 1993.

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

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Fulfillment of the conditions outlined in Resolution 93-110, and

2.The following variances are granted.

1. Section 702, Paragraph 02. requires a leveling area with a transitional grade not to exceed 2.0% for a distance of 25 feet from the nearest right-of-way line of the intersection where the grade of any street at the approach to an intersection exceeds five percent. Due to restrictions created by the existing 24" Ambridge Water Line at the upper segment of Westwind Boulevard, it is not feasible to meet this requirement. However, a vertical sag cut has been introduced at this location, by doing so the new street varies in grade from +5% at the edge of the improved Steuer Hill Road, to +6.74% average grade in a distance of 50 feet. The average grade within a 20-foot distance varies from +5.00% to +5.70%.

2. Section 702, Paragraph Q., requiring a minimum tangent distance of 100 feet between reverse curves.

3. Section 702, Paragraph 01. requiring that all curbs at intersections be rounded by a minimum radius of 25 feet (local street to local street) and 35 feet (all others).

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 is hereby resolved that the Subdivision is approved in accordance with the Hopewell Township Subdivision Ordinance of 1991.

ADOPTED this 10th day of August, 1993.  
ATTEST:

  
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Manager-Secretary

  
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President