

DATE ADOPTED:

RESOLUTION NO: 2020-

**PARK PLACE CCD-2 AMENDMENT NO. 38
PRELIMINARY AND FINAL SUBDIVISION APPROVAL
CRANBERRY TOWNSHIP**

A RESOLUTION OF CRANBERRY TOWNSHIP, A SECOND CLASS TOWNSHIP OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, GRANTING PRELIMINARY AND FINAL SUBDIVISION APPROVAL FOR THE PARK PLACE CCD-2 AMENDMENT NO. 38 SUBDIVISION, TOWNSHIP PR# 25701 IN ACCORDANCE WITH THE PLANS, REPORTS AND STUDIES SUBMITTED ON MARCH 4, 2020, WITH VARIOUS PREPARATION AND REVISION DATES.

- WHEREAS,** NVR, Inc. of One Penn Center West, Suite 220, Pittsburgh, PA 15276, hereinafter referred to as “Developer”, applied for Preliminary and Final Subdivision Approval in the CCD-2 zoning district;
- WHEREAS,** The Developer proposes to create lot lines on Lot 6C consisting of five (5) townhouse units within Phase 6, hereinafter referred to as the “Development”;
- WHEREAS,** Plans, reports and studies prepared by Sperdute Land Surveying were submitted under Township application dated March 4, 2020, Township PR# 25701, with the most recent revised plans submitted, and as amended pursuant to this Preliminary and Final Subdivision Approval with Conditions, hereinafter referred to as the “Development Plans”;
- WHEREAS,** Pursuant to Chapter 1, Section 405 of the Township Code of Ordinances, the Township Staff reviewed the application for the Lot Line Revision and recommended that the Board of Supervisors grant Preliminary and Final Subdivision approval; and
- WHEREAS,** The Board of Supervisors has determined that the application for Preliminary and Final Subdivision Approval complies with the zoning, subdivision and land development requirements; and
- WHEREAS,** Final Approval for recording purposes is effective on the date the final plat is signed by the Chairman of the Board of Supervisors and the Township Secretary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CRANBERRY TOWNSHIP, THAT THE PARK PLACE CCD-2 AMENDMENT NO. 38 PRELIMINARY AND FINAL SUBDIVISION APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

- 1.** The Developer shall provide documentation, in a form satisfactory to the Township, evidencing that the Developer has full right, title and interest in all property and has obtained appropriate consent and agreement for any and all easements necessary from such property owners prior to recording of Final Subdivision Plans.
- 2.** Any parcels of ground that shall be offered for dedication to the Township, including easements for access to stormwater detention facilities or for public rights-of-way, may be accepted by the Township only upon and subject to compliance by the Developer with all provisions of this Preliminary and Final Subdivision Approval with Conditions. All such parcels offered for dedication shall be cleared of any debris, felled trees, and any other material caused by the Development prior to acceptance by the Township.
- 3.** The Township may revoke any and all of its permits, refuse to issue additional permits of any kind, take any and all other legal or equitable remedies open to it should the Developer violate in any way the terms and conditions of this Preliminary and Final Subdivision Approval with Conditions, the subsequent Developer's Agreement with the Township or any addenda thereto, or any other applicable local, state, or federal law or regulation.
- 4.** This Preliminary and Final Subdivision Approval with Conditions is granted solely to the Developer and is non-transferrable and non-assignable to any other party or successor without the express written consent of the Township of Cranberry.
- 5.** The terms of this Preliminary and Final Subdivision Approval with Conditions shall constitute Preliminary and Final Subdivision Approval of the Park Place CCD-2 Amendment No. 38 Preliminary and Final Subdivision, as per the provisions of the Code of the Township of Cranberry, the Pennsylvania Municipalities Planning Code and the law of the Commonwealth of Pennsylvania.
- 6.** All conditions of the Pennsylvania MPC, this Preliminary Approval with Conditions, all ordinances of the Township and laws of the Commonwealth of PA shall consistently be complied with during the Development of the Subdivision, with the Developer assuring that all builders within the Development shall also

comply with all conditions and ordinances.

RESOLVED AND ENACTED this 2nd day of April, 2020 by the Board of Supervisors of Cranberry Township.

ATTEST:

TOWNSHIP OF CRANBERRY

Jerry A. Andree
Township Manager/Secretary

By: _____
Richard M. Hadley, Chairman
Board of Supervisors

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