

**RESOLUTION R2011- 16**

Hopewell Township, Beaver County, Pennsylvania

**A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING THE COMMERCIAL LAND DEVELOPMENT PLAN OF LOT PARCEL 65-020-0100.001, SITUATE AT 2100 BRODHEAD ROAD, HOPEWELL TOWNSHIP, AND KNOWN AS THE DOLLAR GENERAL LAND DEVELOPMENT PLAN IN ACCORDANCE WITH SUBDIVISION & LAND DEVELOPMENT ORDINANCE NO. 91-02**

**WHEREAS**, on March 25, 2011 an application was submitted to the Hopewell Township Planning Commission by Zaremba Land Development, LLC to consider a proposed land development plan, known as Dollar General Land Development Plan;

**WHEREAS**, the plan seeks approval for the construction of a 9,100 square foot commercial structure on 2.2 acres located at 2100 Brodhead Road (S.R. 3007);

**WHEREAS**, the Beaver County Planning Commission rendered it's review comments in correspondence dated April 20, 2011;

**WHEREAS**, the Hopewell Township Planning Commission recommended approval of the Plan in correspondence dated June 23, 2011 with said approval being conditioned upon compliance with the comments contained in Widmer Engineerings' review letters dated April 19, 2011, May 19, 2011 and June 22, 2011 as well as the comments contained in the Beaver County Planning Commission letter April 20, 2011; and

**WHEREAS**, the Applicant obtained a variance from the Hopewell Township Zoning Hearing Board on March 11, 2011 to allow 34 parking spaces, less than required under Article XXI of the Hopewell Township Zoning Ordinance.

**NOW, THEREFORE, BE IT RESOLVED** that the Hopewell Township Board of Commissioners hereby approves the Dollar General Land Development Plan conditioned upon the following:

1. The Applicant must fully comply with the comments contained in the Widmer Engineering review letters (April 19, 2011, May 19, 2011 and June 22, 2011), the recommendations of both the Beaver County and Hopewell Township Planning Commission identified above and, in particular:
  - a. Provide verification of approved PADEP Sewage Facilities Planning Module or exemption;

- b. Provide a letter from the Water Authority indicating that public water service is available to the development;
  - c. Supply a Highway Occupancy Permit from PennDOT for all work to be performed on the S.R. 3007 right-of-way, including the proposed driveway entrance and storm connections;
  - d. Supply an NPDES Stormwater Permit and Erosion and Sediment Control Plan approved by the PADEP and the Beaver County Conservation District;
  - e. Supply confirmation from Duquesne Light the the project does not infringe upon Duquesne Light's utility easement rights;
  - f. Apply for and obtain a fence permit from Hopewell Township, pursuant to section 2203 of the Hopewell Township Zoning Ordinance, relative to the proposed fence;
  - g. Apply for and obtain a sign permit from Hopewell Township, pursuant to Article XX of the Hopewell Township Zoing Ordinance, relative to the proposed signage on the lot;
  - h. Comply with all parking requirements of the Hopewell Township Zoning Ordinance absent the granting of a variance by the Hopewell Township Zoning Hearing Board;
  - i. Comply with all building code requirements;
  - j. Ensure that all stormwater runoff from the building shall be conveyed to bio-retention areas; and
  - k. Supply Photometric Plan verifying that lighting will not spill over onto the property South of the site (identified as Tax Parcel No. 65-20-0100).
2. The Applicant must supply a stormwater management plan and execute a Stormwater Best Management Practices Operations and Maintenance Agreement supplied by the Township to ensure conformity with the Hopewell Township Stormwater Management Ordinance.
3. The Applicant will comply with all requirements/permits of Hopewell Township and/or Beaver County and/or the Commonwealth of Pennsylvania and it's agencies relative to sanitary sewer service, connections and

construction standards, stormwater management, grading and filling, signage, ADA accessible parking, erosion and sedimentation control, water service and zoning.

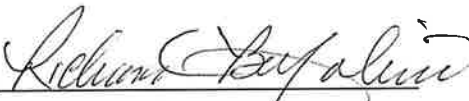
4. The Applicant must execute a Development Improvement Agreement supplied by the Township to ensure conformity with the provisions of this Resolution and other Township Ordinances relating to the proposed development.
5. All of these conditions must be fully satisfied prior to recording the Plan with the Beaver County Recorder of Deeds.

RESOLVED AND ENACTED this <sup>27<sup>th</sup></sup> day of June, 2011

Attest:

Hopewell Township Board of Commissioners

By:   
Andy Brunette, Township Manager

By:   
Richard Bufalini, President