

**RESOLUTION NO. R2009-04  
Hopewell Township  
Beaver County, Pennsylvania**

**A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY, PENNSYLVANIA APPROVING A LAND DEVELOPMENT PLAN PHASE I SUBMITTED AND OWNED BY THE HOPEWELL AREA SCHOOL DISTRICT, ALIQUIPPA, PENNSYLVANIA IN ACCORDANCE WITH THE PROVISIONS OF THE HOPEWELL TOWNSHIP SUBDIVISION AND LAND DEVELOPMENT ORDINANCE 1991-2.**

**WHEREAS**, the Hopewell Area School District has requested the Board of Commissioners of the Township of Hopewell to approve a land development plan located at 1215 Longvue Avenue, Aliquippa, Beaver County, Pennsylvania, and

**WHEREAS**, Hopewell Area School District has proposed to renovate the existing Tony Dorsett Athletic Stadium, and

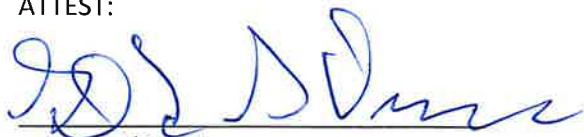
**WHEREAS**, the Hopewell Township Planning Commission, at its regular monthly meeting held November 20, 2008 recommended approval of the proposed plan, contingent upon satisfaction of the comments in the review letter of the Township Engineer dated 11/18/08, attached herein as Exhibit A, and,

**WHEREAS**, the Beaver County Planning Commission reviewed the Hopewell Area School District Plan and commented in a letter dated 10/22/2008 in accordance with Section 502 of the Pennsylvania Municipalities Planning Code as amended.

**NOW THEREFORE, BE IT RESOLVED** that on February 9,, 2009 the Hopewell Township Board of Commissioners of the Township of Hopewell, a municipal corporation situated in Beaver County, Pennsylvania, under the First Class Township Code and the Hopewell Township Subdivision Ordinance of 1991 has approved this land development plan.

ADOPTED THIS 9th Day of February, 2009

ATTEST:

  
\_\_\_\_\_  
Manager/Secretary

HOPEWELL TOWNSHIP  
BOARD OF COMMISSIONERS

  
\_\_\_\_\_  
President, Board of Commissioners

### ZONING ORDINANCE

Comment No. 1: Section 804.D. – The planned development is situated on a total of 4 separate tax parcels. It appears that many of the improvements proposed will be situated on property boundary lines (the visitor's grandstand and the parking lot expansion for example). A lot consolidation plan should be prepared to address this problem or the development plan must be revised and building setback lines plotted for each parcel. If a subdivision plan is prepared, a surveyor's certificate as required under Section 501.F.11. must be shown on the plan.

**Comment:** A Lot Consolidation Plan was prepared and submitted to the PC for review. Approval of the lot consolidation plan will address this comment.

Comment No. 2: Section 2100 – Parking facilities do not meet the requirements set forth in Section 2101.B.1. with respect to number of parking spaces. Based on the requirements found in the ordinance, the stadium with a combined total seating of 3,900 would require 1,300 parking spaces, plus 1 for each employee. The plan indicates that 331 spaces will be provided. Previous discussions included additional parking at the Margaret Ross Elementary School and at the Hopewell Shopping Plaza (with shuttle service). Please address how the required parking spaces will be achieved. On-street parking cannot be included in the calculations.

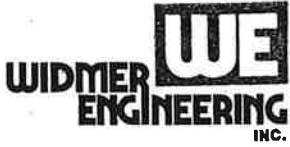
**Comment:** The school district's consultant has requested that the Township allow the school district to continue to utilize off-site school district parking spaces (414) and off-site miscellaneous facilities (1,211) in addition to the onsite spaces (250 for phase 1) to meet the parking requirements (calculated required stadium parking total is 1,373 spaces). We defer to the Board of Commissioners to make a determination for this issue.

### GRADING ORDINANCE

Comment No. 3: Section 91-5 – A grading permit is required for this work. An application should be filed with the Township.

**Comment:** Application was filed with the Township. Granting a permit will address this comment.

Comment No. 4: Section 91-7.B.(1).(c). – Provide details for the method of benching for the proposed cut/fill operations on the plans. The plan should also have a note that states that the Geotechnical Engineering Investigation recommendations must be followed during construction.



**Comment:** This item has been adequately addressed.

Comment No. 5: Section 91-9 – A bond is required for grading work.

**Comment:** It is our understanding that the Township has planned to waive requirement for a bond for grading work (the school district will have a performance bond from their contractor which will ensure that the work is done according to plan). This item has been adequately addressed.

Comment No. 6: Section 91-14 and 15. – No cut shall be made which creates any exposed surface steeper in slope than three (3) horizontal to one (vertical) and no fill shall be made which creates any exposed surface steeper in slope than two and one-half (2 ½) horizontal to one (1) vertical unless verified adequate by a professional engineer or engineering geologist. The slopes shown on the plan appear to be two (2) horizontal to one (1) vertical. Evidence that the grading of the site will not be hazardous signed and sealed by a professional engineer should be submitted with the plan.

**Comment:** A recommendation letter from Garvin Boward Beitko Engineering, Inc. was submitted in response to this comment. The letter gives specific instruction for the proposed grading operations that must be followed to ensure that the grading is stable. This comment has been adequately addressed.

#### SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

Comment No. 7: Section 401.D.7. – Identify on the plan the datum to which the contour elevations refer.

**Comment:** This comment has been adequately addressed.

Comment No. 8: Section 401.D.8. – Construction Bench Marks must be shown on the plan.

**Comment:** This comment has been adequately addressed.

Comment No. 9: Section 401.D.10.g.&h. – Please show the proposed location of water and sewer service lines from the proposed buildings to the main lines.

**Comment:** This comment has been adequately addressed.



Comment No. 10: Section 501.A. – Plans shall be no larger than 24 inches x 36 inches (30” x 42” were submitted). The Township has previously agreed that larger plan drawings would be accepted if the Beaver County Planning Commission and the Beaver County Recorder of Deeds will agree to accept them.

**Comment:** This comment has been adequately addressed.

Comment No. 11: Section 501.F.3. – Lot lines dividing Hopewell Area School District’s parcel A, B, C and D do not have dimensions or bearings shown. Please include this data on the plan.

**Comment:** This comment is satisfied by the submission of the lot consolidation plan.

Comment No. 12: Section 501.F.14. – The appropriate Certificates, Affidavits and Approvals as they appear in Article XV of the Subdivision and Land Development Ordinance must appear on the plan.

**Comment:** This comment has been adequately addressed.

Comment No. 13: Section 501.F.15. – Certification blocks for the appropriate governing and planning bodies shall be shown on the plans.

**Comment:** This comment has been adequately addressed.

Comment No. 14: Section 501.G.6. – Evidence of approval of an Erosion and Sediment Control Plan from the Beaver County Conservation District must be made available to the Township when it becomes available.

**Comment:** The BCCD approval has not been issued as of 11/18/08.

Comment No. 15: Section 501.G.7. – A planning module or exemption from planning requirements (Act 537) must be completed at this time. The DEP approval letter must be forwarded to the Township when it becomes available.

**Comment:** The letter from The Boyer Partnership makes the point that Act 537 planning is not necessary by stating that the planned changes will not result in an increase of wastewater flow and that “the existing Stadium’s bleacher population/capacity shall remain unchanged as a result of the planned facility renovations.” This comment has been adequately addressed.



### STORMWATER MANAGEMENT ORDINANCE

Comment No. 16: Section 304.E. – This development requires an NPDES Permit for Stormwater Discharges Associated with Construction Activities. Provide evidence of permit approval to the Township when it becomes available.

**Comment: Permit approval has not been issued as of 11/18/08.**

Comment No. 17: Section 402.A. – The maintenance responsibilities for the stormwater detention facility must be described and assigned in the Stormwater Management Report.

**Comment: This comment is satisfied by the stormwater operations and maintenance agreement.**

Comment No. 18: Section 405. – A stormwater system operations and maintenance agreement is required because the stormwater system will be privately owned and maintained. The agreement must be substantially the same as the one found in Appendix B of this ordinance. This agreement must be reviewed and approved by the township solicitor.

**Comment: The agreement must be signed by both parties prior to final plan approval.**

Comment No. 19: Construction details must be provided on the plan for the stormwater detention system outlet structure. The detention structure must have some type of passive emergency spillway/bypass capable of safely passing the peak flow anticipated in the event that one/all of the orifices become plugged.

**Comment: This comment has been adequately addressed.**

Comment No. 20: Some of the stormwater pipes/inlets/manholes/endwalls/cleanouts shown on Sheet C112 are missing line length, slope, top elevations or invert elevations. Please revise.

**Comment: This comment has been adequately addressed.**

### SANITARY SEWER RULES AND REGULATIONS

Comment No. 21: Section 1000. – Provide details for sanitary sewer lateral construction in accordance with the requirements of this section and the Standard Details found in this ordinance. Please also place a note on the plan that the installation contractor must contact Hopewell Township personnel at least



24 hours ahead of making a connection to the sanitary sewer system to schedule a complete inspection of the work.

- Comment:** Section 1013 – The depth of the public sanitary sewer located at Longview Avenue and Fiske Street should be verified to ensure that service can be obtained for the visitor’s side restrooms (minimum pipe slope for laterals is 1/8” per foot and minimum cover is 4 feet). Manhole flowline elevations should be included to aid in construction.
- Comment:** Section 1014 – The plans must show the required trap, vent and cover which must be installed a maximum of 5 feet from each serviced building. Refer to Standard Detail SD-10 for detailed arrangement.
- Comment:** Section 1015 – A 6-inch vertical riser (inspection port) must be constructed on the lateral at the right-of-way line (Longview Avenue) where the lateral ties into the public sewer system. The lateral must be connected to the sanitary sewer main with a tapping saddle (not connected to the manhole).
- Comment:** Article XIV – For sanitary lateral pipe bedding, 12” of 2B aggregate is required above the pipe and 4” of 2B aggregate is required below. Refer to Standard Detail SD-10 for trench section.

### GENERAL

**Comment No. 22:** Plan Sheet C000 includes boundary survey information. Please identify the name and license number of the licensed land surveyor who performed the boundary survey.

**Comment:** This comment has been adequately addressed.

### Outstanding Item Summary

Comment 1	Lot Consolidation Plan Approval
Comment 2	Parking Facilities
Comment 3	Grading Permit Approval
Comment 14	E&S Plan Approval
Comment 16	NPDES Permit Approval
Comment 18	Stormwater BMP Agreement
Comment 21	Misc. Sanitary Lateral Comments

*The submitted report/plans have been reviewed for general conformance to the Township’s ordinances (as listed above) as Widmer Engineering Inc. understands the ordinances. For the purposes of this review, Widmer Engineering Inc. assumes all computations, designs, surveys and drawings prepared by Pennsylvania licensed professionals*



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Mr. Jack Conway  
November 18, 2008  
Tony Dorsett Stadium

*are accurate, correct and valid as submitted. Independent confirmation of adequacy or applicability of computations, surveys, design data, or procedures has not been performed by Widmer Engineering Inc. The report/plans do not conform to the Township's ordinances as submitted. It is recommended that the developer's consultant provide a written response to each comment identified in this letter along with appropriate revised report/plans.*

Comments from the Beaver County Planning Commission have been received and have been addressed in the final plan. Should you have any questions, please feel free to contact us at (724) 847-1696.

Sincerely,  
**WIDMER ENGINEERING INC.**

A handwritten signature in black ink that reads "Daniel A. Sell". The signature is written in a cursive style with a large, looped "D" and "S".

Daniel A. Sell, P.E.  
Project Manager

A handwritten signature in black ink that reads "David H. Widmer". The signature is written in a cursive style with a large, looped "D" and "W".

David H. Widmer, P.L.S.  
President

CC: David E. Foreman, P.E., Foreman Architects, Engineers  
Hopewell Area School District  
Hopewell Township, Gerald Orsini, Manager (via email)  
Kelly M. Tocci, Esq. (via email)

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