

RESOLUTION R2011- 17

Hopewell Township, Beaver County, Pennsylvania

**A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY,
PENNSYLVANIA APPROVING THE CORNERSTONE CHRISTIAN
FELLOWSHIP LAND DEVELOPMENT PLAN OF LOT PARCEL 65-213-0300.000,
SITUATE AT (S.R. 3011) GRINGO CLINTON ROAD, HOPEWELL TOWNSHIP AND
KNOWN AS THE CORNERSTONE CHRISTIAN FELLOWSHIP LAND
DEVELOPMENT PLAN IN ACCORDANCE WITH SUBDIVISION & LAND
DEVELOPMENT ORDINANCE NO. 91-02**

WHEREAS, on January 20, 2011 an application was submitted to the Hopewell Township Planning Commission by Cornerstone Christian Fellowship, Inc. to consider a proposed land development plan, known as Cornerstone Christian Fellowship Land Development Plan;

WHEREAS, the Plan seeks approval for the construction of a 5,000 square foot institutional structure on 7.86 acres located at S.R. 3011 Gringo Clinton Road in the Residential Agricultural (R-1) District;

WHEREAS, the Beaver County Planning Commission rendered it's review comments in correspondence dated February 16, 2011; and

WHEREAS, the Hopewell Township Planning Commission recommended approval of the Plan in correspondence dated April 27, 2011 with said approval being conditioned upon compliance with the comments contained in Widmer Engineerings' review letters February 24, 2011 and April 18, 2011 as well as the comments contained in the Beaver County Planning Commission letter February 16, 2011.

NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves the Cornerstone Christian Fellowship Land Development Plan conditioned upon the following:

1. The Applicant must fully comply with the comments contained in the Widmer Engineering review letters (February 24, 2011 and April 18, 2011) and 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

for existing on-lot sewage system;

- b. Provide documentation that existing on-site well and above-ground drinking water holding tank are capable of supplying sufficient water capacity for the development including consumption and fire protection (if required by the building code);
- c. Supply a Highway Occupancy Permit from PennDOT for proposed driveway entrance off of S.R. 3011;
- d. An NPDES Construction Stormwater Discharge Permit has been provided (No. PAG-02-0004-11-002) and the Applicant will abide by it's terms and conditions;
- e. Supply an Erosion and Sediment Control Plan approved by the PADEP and the Beaver County Conservation District;
- f. Supply confirmation that the proposed northern roof sump is acceptable to the Hopewell Township Sewage Enforcement Officer given that it is directly up-slope of the existing sand mound;
- g. Delineate on the Plan the site improvements to be constructed during proposed Phase 1 and Phase 2 construction including curbing, spot elevations in paved parking areas and drives to confirm positive storm water flow to the proposed stormwater facilities and to verify adequate slopes for the proposed accessible parking areas, top and invert elevations for all storm inlets and manholes and pipe sizes;
- h. Apply for and obtain a sign permit from Hopewell Township, pursuant to Article XX of the Hopewell Township Zoning Ordinance, relative to any proposed signage on the lot;
- i. Comply with all parking and buffer (planting strip) requirements of the Hopewell Township Zoning Ordinance;
- j. Comply with all building code requirements; and
- k. Ensure that all stormwater runoff from the building and parking lot shall be conveyed to bio-retention areas.


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 27th day of June, 2011

Attest:

Hopewell Township Board of Commissioners

By: 
Andy Brunette, Township Manager

By: 
Richard Bufalini, President