

RESOLUTION 2017-04

Hopewell Township, Beaver County, Pennsylvania

**A RESOLUTION OF THE TOWNSHIP OF HOPEWELL, BEAVER COUNTY,
PENNSYLVANIA APPROVING THE LAND DEVELOPMENT PLAN OF LOT PARCEL
65-204-0154.000, SITUATE AT 2186 BRODHEAD ROAD, HOPEWELL TOWNSHIP,
KNOWN AS THE MOUNT OLIVET CATHOLIC COLUMBARIUM LAND DEVELOPMENT
PLAN IN ACCORDANCE WITH HOPEWELL TOWNSHIP'S ZONING ORDINANCE AND
SUBDIVISION & LAND DEVELOPMENT ORDINANCE**

WHEREAS, on March 24, 2014 an application was submitted to the Hopewell Township Planning Commission by Mount Olivet Catholic Cemetery Corporation, to consider a proposed land development plan, known as Mount Olivet Catholic Columbarium (hereinafter the "Plan"); and

WHEREAS, the Plan seeks approval for the construction of a Columbarium, retaining wall, concrete walkway, site grading and associated stormwater management facilities located at 2186 Brodhead Road (S.R. 3007) in the R-3 District; and

WHEREAS, the Beaver County Planning Commission received and reviewed the proposed Plan and issued review comments in correspondence dated April 20, 2016; and

WHEREAS, the Hopewell Township Planning Commission received and reviewed the proposed Plan and recommended approval of the Plan in correspondence dated August 22, 2016 with said approval being conditioned upon compliance with the comments contained in the Township Engineering review letters dated April 11, 2016, June 7, 2016 and June 30, 2016 as well as the comments contained in the Beaver County Planning Commission letter April 20, 2016.

NOW, THEREFORE, BE IT RESOLVED that the Hopewell Township Board of Commissioners hereby approves the Mount Olivet Catholic Columbarium Land Development Plan conditioned upon the following:

1. The Applicant must fully comply with the comments contained in the Township Engineering review letters dated April 11, 2016, June 7, 2016 and June 30, 2016 as well as the recommendations of both the Beaver County and Hopewell Township Planning Commissions identified above.
2. The Applicant will comply with all requirements/permits of Hopewell Township and/or Beaver County and/or the Commonwealth of Pennsylvania and its agencies relative to construction standards, storm water management (including execution of a Best Management Practices Operation and Maintenance Agreement), grading and filling, signage, erosion and sedimentation control and zoning.
3. All of these conditions must be fully satisfied prior to recording the Plan with the Beaver County Recorder of Deeds Office.

This Resolution repeals Resolution No. 2016-24.

RESOLVED AND ENACTED this 13th day of February, 2017.

Attest:

Hopewell Township
Board of Commissioners

By: 
Norm Kraus, Jr., Township Manager

By: 
Richard Bufalini, President

HOPEWELL TOWNSHIP

DEPARTMENT OF ENGINEERING

MUNICIPAL BUILDING
1700 CLARK BOULEVARD
ALIQUIPPA, PA 15001
PHONE: 724-378-1460
FAX: 724-378-3034

BOARD OF COMMISSIONERS
RICH BUFALINI, President
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Norm Kraus, Jr., Township Manager

April 4th, 2016

Hopewell Township Planning Commission
Hopewell Township Municipal Building
1700 Clark Boulevard
Aliquippa, PA 15001-4298

Attention: Mr. Robert Williams, Chairman

RE: Beters Real Estate Holdings, L.P.
Warehouse and Laydown Yard
Preliminary/Final Land Development Plan
Hopewell Township, Beaver County, PA

Reference Plans: Beters Real Estate Holdings, L.P., Warehouse and Laydown Yard-
Preliminary/Final Land Development Plans (G-001; G-002; VA-101
through VA-105; CS-101 through CS-105; CG-101 through CG-105; CH-
101 through CH-105; ES-101 through ES-105; CE-101 through CE-105;
CE-501; CG-301 and CG-302; CU-301; CS-501 through CS-505; CU-
501 and CU-502; CG-501)

Prepared By: Michael Baker International
100 Airside Drive
Moon Township, PA 15108

Reference Plans Date: March 9th, 2016

Additional Items: Subdivision and Land Development Application
Storm Sewer Calculations
Geotechnical Investigation Report January, 2016
Sewage Facilities Planning Module Application Mailer

Dear Mr. Williams:

Hopewell Township has reviewed the above plan for conformance with Hopewell Township's *Zoning Ordinance; Subdivision and Land Development Ordinance; Grading, Excavating, and Fill Ordinance; and Stormwater Management Ordinance* (2004-1; 91-2; 79-6; and 2004-02, respectively). I have reviewed this plan as a Preliminary and Final Land Development Plan in accordance with Article IV and Article V of the *Subdivision and Land Development Ordinance*, respectively. As a result of my review, the following comments are offered for consideration:

GENERAL

Comment No. 1: This submission involves a proposed Land Development Plan consisting of the construction of a Warehouse Building and surrounding Laydown Yard.

"People Working Together To Build A Better Community"

Hopewell Township Planning Commission
 Mr. Robert Williams, Chairman
 RE: Beters Real Estate Holdings, L.P.
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Comment No. 2: Six (6) parcels are involved in this Land Development Plan as follows:

PARCEL NUMBER	ACREAGE	MUNICIPALITY	DEVELOPMENT
08-001-0500.000 Parcel 9-1 Bet-Tech Subdivision #9	3.665 Acres	City of Aliquippa	Roadway
65-174-0301.00Z Parcel B-1 Bet-Tech Subdivision #5	46.0019 Acres	Hopewell Township	Warehouse and Laydown Yard
65-174-0300.00Z Parcel A Bet-Tech Subdivision #2 Revised	20.9237 Acres	Hopewell Township	Site Work and Laydown Yard
65-174-0300.01Z Portion of Parcel A-1 Bet-Tech Subdivision #2	10.29 Acres	Hopewell Township	Laydown Yard
56-174-0212.000 Portion of Parcel A-1 Bet-Tech Subdivision #2	26.81 Acres	Center Township	Laydown Yard
56-174-0212.002 Parcel A-2 Bet-Tech Subdivision #2	35.1253 Acres	Center Township	Laydown Yard

Comment No. 3: The proposed Warehouse building is situated upon Parcel B-1 entirely within Hopewell Township. Proposed site work associated with the Warehouse building (utilities, parking, loading/unloading dock, sewage grinder pump station, and driveway) is located on Parcel B-1 and Parcel A, both within Hopewell Township. The proposed Laydown Yard is located upon all parcels within Hopewell Township and Center Township. A small portion of the roadway is located within the City of Aliquippa on Parcel 9-1.

Accordingly, the Land Development Plan should be offered to the City of Aliquippa and Center Township for review and comment. Appropriate signature provisions should be included on the Dedication Page.

Additionally, the Hopewell Township Solicitor shall determine if a Lot Consolidation Plan is required for Parcel B-1 and Parcel A within Hopewell Township, as the proposed development spans both parcels.

Comment No. 4: Upon approval of the Land Development Plan, the Applicant shall submit Final Plans (signed and sealed by a Pennsylvania Professional Engineer) in paper copy, mylar (for signing and recording purposes), AutoCAD file, and .pdf.

Comment No. 5: This development is subject to all applicable building codes.

ZONING ORDINANCE 2004-01

The Beters Real Estate Holdings, L.P. Warehouse and Laydown Yard Land Development Plan was reviewed per the requirements of Zoning District RID Riverfront Industrial District.

Comment No. 6: Section 1601.A - The current Zoning Classification of this property is RID-Riverfront Industrial District. The proposed Land Development involves the construction of a Warehouse and Laydown Yard. Both are permitted Principal Uses under the RID-Riverfront Industrial District.

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- Comment No. 7: Section 1604.B – Please clearly show the 80-foot front yard dimensional setback for Parcel B-1 and Parcel A on the Land Development Plan.
- Comment No. 8: Section 1604.D – Please show the 50-foot rear yard dimensional setback for Parcel B-1 and Parcel A on the Land Development Plan.
- Comment No. 9: Section 1605 – A bufferyard may be required, where deemed necessary by the Board of Commissioners, in this District in order to minimize the effects of glare from headlights of vehicles, exterior lighting from structures or parking areas, noise, movement of people and vehicles and to shield activities from adjacent properties, etc. An adequate buffer should include a minimum width of ten feet (10') with a fifty/fifty percent (50%/50%) mix of evergreen deciduous trees, a minimum of two inches (2") in caliper, planted in staggered rows, on ten (10') centers.
- The Applicant may request that a bufferyard not be required, as the proposed Warehouse is located a considerable distance from the Beaver County Jail situate upon adjacent property, and there appears to be an existing bufferyard between this proposed development and the Beaver County Jail.
- Comment No. 10: Section 2100.B – Each parking space shall have an area of not less than one hundred sixty-two (162) square feet (9 feet x 18 feet). The aisle width for 60° parking angles is 18 feet, and the aisle width for 90° parking angles is 22 feet (two way). The size of the parking spaces provided and the aisle width provided are acceptable.
- Comment No. 11: Section 2100.F – Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises and public rights-of-way. The Lighting Plan provided is acceptable.
- Comment No. 12: Section 2100.G – An access drive shall be provided of not less than twelve (12) feet in width per lane of traffic. The access drives provided are acceptable.
- Comment No. 13: Section 2101.C.2. – Industrial Parking – Truck Terminals and Wholesale Warehouses require one (1) parking space for each two (2) employees on the combined major and next largest shift.
- Please provide a calculation as to how the required number of parking spaces (114 spaces including 5 handicap spaces) was determined.
- Comment No. 14: Section 2102.A. – An adequate commercial vehicle loading and unloading space shall be provided. The minimum size loading space shall be forty-five (45) feet in length, twelve (12) feet in width, with an overhead clearance of fifteen (15) feet. Please delineate appropriately sized loading and unloading space(s) on the Plan.
- Comment No. 15: Section 2601 – A Building Permit is required prior to the beginning of the erection, construction, alteration, or addition to any building, or portion thereof, situate in Hopewell Township.

Hopewell Township Planning Commission
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Comment No. 16: Section 2203.G.1. – Any fence erected which is made of a metal fabric or which is partially made of any metal fabric shall be galvanized or otherwise treated to prevent the formation of rust.

Please specify the fence material of construction.

Comment No. 17: Section 2217.A.1. – The One-Hundred Year Floodway shall be delineated on the Plan. Please show the One-Hundred Year Floodway on the Development Plan.

Site grading is proposed throughout the Laydown Yard that is within the One-Hundred Year Floodway in order to elevate this area above the One-Hundred Year Floodway elevation of 706'. Provide the approval mechanism for the proposed filling within the One-Hundred Year Floodway.

Comment No. 18: Section 2217.A.7. – Please provide documentation that a Soil Erosion and Sediment Control Plan was prepared and submitted to the Beaver County Conservation District for review. Upon receipt, please provide the approval letter from the Beaver County Conservation District. Provide a copy of the Stormwater NPDES Permit issued by the Beaver County Conservation District.

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE 91-2

Comment No. 19: Please provide a Dedication Page with the appropriate dedications and signature blocks.

Comment No. 20: Section 401.D.1 – Provide Protective Covenants, if any, in form for recording. If none exist, include a Note to that effect on the Plan.

Comment No. 21: Section 401.D.4. – All existing easements must be identified on the Land Development Plan. Show bearings and distances for all easements. Any restrictions in or near the right-of-way or easement must be noted on the Land Development Plan.

It appears that the 20' Storm Sewer Easement through Parcel B-1 will need to be eliminated. Please delineate this easement "to be eliminated"; confirm that no utilities have been installed within this easement; and provide for the elimination of this easement.

Comment No. 22: Section 401.D.7. – The Datum to which the contour elevations refer must be shown on the Land Development Plan.

Comment No. 23: Section 401.D.8. – Indicate the location and description of all Survey Monuments. Survey Monuments shall be placed at all block corners, angle points, points of curves in streets, and intermediate points in accordance with Section 811. Survey Monuments shall be of a reliably permanent and durable material of sufficient lengths and cross-sectional area as approved by the Board of Commissioners.

Hopewell Township Planning Commission
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- Comment No. 24: Section 401.D.9.b. – All existing buildings, sanitary sewers, water distribution facilities, and fire hydrants must be shown on the Plan. The existing sanitary sewer collection system must be shown on the Plan, including manhole locations and invert elevations, pipe locations, size, material of construction, and slope. The water distribution system must be shown on the Plan, including distribution piping location, size, material of construction, valve locations, and fire hydrant locations.
- Comment No. 25: Section 401.D.9.c. – Show and delineate the paved cartway width for Woodlawn Boulevard (private) on the Land Development Plan. Will the driveway serving the proposed Warehouse and Laydown Yard be located off Woodlawn Boulevard? Please clarify.
- Comment No. 26: Woodlawn Boulevard is an existing private roadway that serves the proposed development. Please provide a copy of a Maintenance Agreement for Woodlawn Boulevard.
- Comment No. 27: Section 401.D.10.j. – Indicate the names and addresses of all abutting property owners (Beaver County Jail).
- Comment No. 28: Section 501.G.3. – Correspondence dated February 16th, 2016, from the Municipal Water Authority of Aliquippa has been submitted and indicates that potable water service is available to the Land Development. Construction of the service connection to the proposed Warehouse building is subject to approval by the MWAA Board in accordance with the Water System Rules and Regulations and payment of prevailing fees.
- Comment No. 29: Section 501.G.4. – Correspondence dated February 16th, 2016, from the Municipal Water Authority of Aliquippa has been submitted and indicates that public sanitary sewer service is available to the Land Development. Construction of the service connection to the proposed Warehouse building is subject to approval by the MWAA Board in accordance with the Water System Rules and Regulations and payment of prevailing fees.
- Comment No. 30: Section 501.G.6. – Provide an Erosion and Sedimentation Control Plan and documentation that same was submitted to and approved by the Beaver County Conservation District. Provide a copy of the Stormwater NPDES Permit issued by the Beaver County Conservation District.
- Comment No. 31: Section 501.G.7. – A Sewage Facilities Planning Module Exemption was prepared by Michael Baker International for the proposed Warehouse building and associated 10 Equivalent Dwelling Units (EDU's) and 3,990 gallons per day of wastewater flow. Hopewell Township will execute the Sewage Facilities Planning Module Exemption and submit same to the Pennsylvania Department of Environmental Protection as prepared. PADEP approval of the Sewage Facilities Planning Module Exemption is required.
- Comment No. 32: Section 501.G.10. – Provide documentation of submission to and approval of the Stormwater Management Plan by the Beaver County Conservation District. All stormwater collection and management facilities must be designed to accommodate the ten (10) year storm frequency.

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- Comment No. 33: Section 807.A. – Construction of all sanitary sewer line shall be in compliance with Hopewell Township Sanitary Sewer System Rules and Regulations. Appropriate Hopewell Township Standard Details shall be included on the Site Detail Sheets and replace the existing details.
- Comment No. 34: Section 809. – A Stormwater Management Agreement will be required to be executed between the Developer and Hopewell Township encompassing the management responsibilities of the privately-owned Stormwater Management Facilities.
- Comment No. 35: A Developer's Agreement will be required to be executed between the Developer and Hopewell Township.

STORMWATER MANAGEMENT ORDINANCE NO. 2004-02

- Comment No. 36: Please provide a Stormwater Management Plan that clearly details the pre-construction conditions and post-construction conditions in accordance with the Hopewell Township Stormwater Management Ordinance No. 2004-02.
- Comment No. 37: Is the storm sewer system public or private? If the storm sewer system is private, a Stormwater Best Management Practices Operation and Maintenance Agreement will be required to be executed to ensure that adequate maintenance is performed on the system as required per the Hopewell Township Stormwater Management Ordinance No. 2004-02.
- Comment No. 38: Per Article IV, Section 401.B.1.i of the Stormwater Management Ordinance, a fifteen-foot wide access easement is required around all stormwater BMPs that provide ingress to and egress from a public right-of-way.
- Comment No. 39: All proposed stormwater management controls are subject to the design and recording requirements as outlined in Hopewell Township's Stormwater Management Ordinance No. 2004-02.

GRADING, EXCAVATING, AND FILL ORDINANCE 79-6

- Comment No. 40: A Grading Permit is required for this work, unless these parcels are governed by an active Mining Permit. Please provide a copy of the Mining Permit if applicable. Otherwise, a Grading Plan must be submitted and must include appropriate cross-sections and bonding.
- Comment No. 41: Please add a note on the Plans referencing the Geotechnical Investigation Report prepared by Michael Baker International and incorporating all comments contained within the Geotechnical Investigation Report.
- Comment No. 42: Include a general note on the Grading Plan indicating that all grading shall be in strict accordance with the Hopewell Township Grading Ordinance No.79-6. All deviations from the requirements of the Hopewell Township Grading Ordinance shall be supported by a certification by a Pennsylvania licensed Professional Engineer or Engineering Geologist

Hopewell Township Planning Commission
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indicating that the proposed deviation is appropriate and does not create a hazardous condition.

BEAVER COUNTY PLANNING COMMISSION REVIEW

Comment No. 43: Each comment provided by the Beaver County Planning Commission in forthcoming correspondence must be addressed by the Applicant upon receipt of their review letter.

The submitted report/plans have been reviewed for general conformance to Hopewell Township's Ordinances (as listed above) as I understand the Ordinances. For the purposes of this review, Hopewell Township assumes all computations, design data, surveys, and drawings prepared by Pennsylvania licensed professionals 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 Hopewell Township.

Consequently, it is appropriate for the Hopewell Township Planning Commission and Hopewell Township Board of Commissioners to consider approval of the Better's Real Estate Holdings, L.P. Warehouse and Laydown Yard Land Development Plan contingent upon satisfaction of the above mentioned items.

Should you have any questions concerning these review comments please contact me at (724) 378-1460 Extension #108 or by email at engineer@hopewelltp.com.

Respectfully,

HOPEWELL TOWNSHIP



Marie Stratakis Hartman, P.E.

Hopewell Township Engineer/Assistant Manager

MSH:msh

Cc: Hopewell Township Board of Commissioners, 1700 Clark Boulevard, Aliquippa, PA 15001 (With Enclosures)
Kelly M. Tocci, Esquire, McMillen, Urick, Tocci, Fouse, & Jones, Attorneys at Law, 4350 Brodhead Road,
Aliquippa, PA 15001 (With Enclosures)
Michael B. Jones, Esquire, McMillen, Urick, Tocci, Fouse, & Jones, Attorneys at Law, 4350 Brodhead Road,
Aliquippa, PA 15001 (With Enclosures)
Charles J. Better's, Better's Real Estate Holdings, L.P., 3468 Brodhead Road, Suite 7, Monaca, PA 15061-
2500 (With Enclosures)
James O. Pritchard, P.E., Michael Baker International, 100 Airside Drive, Moon Township, PA 15108
(With Enclosures)

P:\ENGINEER\DEVELOPMENT\BETTERS WAREHOUSE AND LAYDOWN YARD LAND DEVELOPMENT PLAN-2016\BETTERS
WAREHOUSE AND LAYDOWN YARD LAND DEVELOPMENT PLAN REVIEW LETTER 04-04-2016.doc



PLANNING COMMISSION

Board of Commissioners

Sandie Egley, Chairman
Daniel C. Camp, III
Tony Amadio

BEAVER COUNTY PLANNING COMMISSION

Sandie Egley, Chairperson
Anthony Rosatone, Vice Chairperson
Karen R. Barness
John W. Bragg
Judith Charlton
Grant W. Farmer
James A. Mitch
Howard Stuber
Joseph Zagorski

April 20, 2016

Mr. Rich Bufalini, President
Hopewell Township Board of Commissioners
c/o Norm Kraus, Jr., Manager
1700 Clark Boulevard
Aliquippa, PA 15001

RE: **Bettors Real Estate Holdings L.P. Warehouse & Laydown Yard Land Development**

Dear Mr. Bufalini:

The Beaver County Planning Commission received a plan relative to the above referenced land development from Hopewell Township.

The plan and staff comments were presented at the Planning Commission's meeting on April 19, 2016. The following comments are offered.

1. The treatment of sewage must be addressed prior to obtaining final approval from Hopewell Township. The properties are located in both Hopewell Township and Center Township.
2. According to the *Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No 247 as reenacted and amended Article V, Section 503.1*, applicants for development must present evidence that the subdivision will be served by the Municipal Water Authority of Aliquippa, a certified public water supplier if water is to be provided by means other than by private wells. A letter from the water company assuring service should accompany the plan.
3. A stormwater management plan should be submitted to the municipal engineer for review and approval prior to development.
4. Prior to the commencement of any earthmoving activities, the owner/developer should contact the *Beaver County Conservation District (724) 378-1701* to obtain erosion and sedimentation control requirements and to obtain necessary permits. Under the *Pennsylvania Code, Title 25, Environmental Resources, Chapter 92, National Pollutant Discharge Elimination System (NPDES)*, any earthmoving that disturbs one (1) acre or more over the life of the project requires a NPDES Permit.
5. All lot lines, setback lines and other developmental/engineering related issues should be reviewed for compliance with pertinent local ordinances and regulations, including applicable subdivision, land development and zoning ordinances.

Samuel J. Orr, III, Legal Counsel
Frank Mancini, Jr., Director

724-770-4421 Phone
724-775-3915 Fax

6. The Beaver County Planning Commission notes that, as per the *Pennsylvania Municipalities Planning Code (PMPC)*, Applicant, Developer and Landowner are defined as follows: "Applicant" a landowner or developer, as hereinafter defined, who has filed an application for development including his heirs, successors and assigns; "Developer" any landowner, agent of such landowner, or tenant with the permission of such landowner, who makes or causes to be made a subdivision of land or a land development; "Landowner" the legal or beneficial owner or owners of land including the holder of an option or contract to purchase (whether or not such option or contract is subject to any condition), a lessee if he is authorized under the lease to exercise the rights of the landowner, or other person having a proprietary interest in land. Accordingly and prior to final approval by the Municipality and recording by the Beaver County Recorder of Deeds, the Municipal Solicitor should review these definitions as found in 53 P.S. Sec. 10107 so as to determine whether all necessary parties have executed the subdivision or land development plan.
7. The owner/developer should be aware of any regulations or restrictions on development within or near the 20' Storm Sewer Easement on the tract. Contact *Pennsylvania One Call* 1-800-242-1776 for assistance in locating underground utilities.
8. All utility lines that may be built for potential development with the intention to be dedicated to the public authorities/providers shall be constructed and built to the requirements of the applicable authority/provider and be acceptable to the authority/provider.
9. The site is located in a flood plain. Hopewell and Center Townships should obtain assurances from the owner/developer that any development in the flood plain will be in compliance with the National Flood Insurance Program.
10. The following acknowledgements (6) must be included on the plan:

OWNER(S)/INDIVIDUAL/CORPORATE ADOPTION-notarized

SIGNATURE AND SEAL BY REGISTERED SURVEYOR, ARCHITECT OR ENGINEER.

BEAVER COUNTY PLANNING COMMISSION

APPROVAL BY (MUNICIPALITY)

TOWNSHIP/BOROUGH/CITY PLANNING COMMISSION
(Hopewell Township Planning Commission)

PROOF OF RECORDING

11. The Beaver County Planning Acknowledgement should read as follows:

Reviewed with comments by the Beaver County Planning Commission at a meeting held this ___ day of _____, 20__. Letter to Hopewell Township dated _____, 20__.

Director

Date

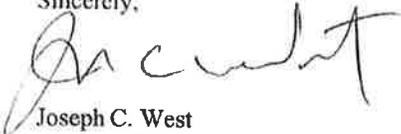
12. This land development involves a parcel located in an adjacent municipality. A copy of this letter will be forwarded to the Center Township for review and comment.

Hopewell Township Board of Commissioners
Page 3 - Betters Real Estate Holdings L.P. Warehouse & Laydown Yard Land Development
April 20, 2016

Prior to recording, please contact the Beaver County Planning Commission Office at (724) 770-4421 to make an appointment to have the mylar signed.

Additional information is available on the attached review form. If you have any questions or concerns you would like to discuss, please call me at (724) 770-4424.

Sincerely,



Joseph C. West
Assistant Director of Planning and Development

Copy: Betters Real Estate Holdings L. P., Owner
✓ Hopewell Township Planning Commission
Center Township
Brian Baker, P.E., Surveyor
PennDOT – District 11
Beaver County Conservation District
Beaver County Assessment
File

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Beaver County Planning Commission Land Development Evaluation

Plan # 37

GENERAL INFORMATION

Land Development Name	Besters Real Estate Holdings L.P. Warehouse & Laydown Yard Land Development	Date Received	March 28, 2016
Municipality	Hopewell Township	Date Reviewed	March 29, 2016
Owner	Besters Real Estate Holdings L. P.	Developer	Same as owner
Address	3468 Brodhead Road Monaca, PA 15061	Address	Same as owner
Engineer/Surveyor/Architect	Brian Baker, P.E., Michael Baker International	Reviewer	William C. Evans
Address	100 Airside Drive Moon Township, PA 15108	Assistant Director	Joseph C. West

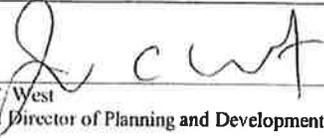
PROJECT DESCRIPTION

Geographic Location		Constitution Boulevard (S. R. 51)					
Development Type		Industrial					
Parcel Number		56-174-0212.000 and 56-1740212.002 and 65-174-0300.00Z and 65-174-0300.00Z and 65-174-0301.00Z					
Building Area		200,000 sq. ft.	Number of proposed buildings	1	Number of proposed units	1	
Existing Acreage		139.01	Combined Square Footage of building/buildings	200,000 sq. ft.		Square Footage of each unit	200,000 s.f.
Type of Zoning		RID Riverfront Industrial District (Hopewell Township) I Industrial (Center Township)					
Setbacks	min. lot area	min. width	min. front	min. side	min. rear	max. cov.	max. height
RID	As necessary to accommodate intended use or structure	As necessary to accommodate intended use or structure	80'	None	50'	None	40'
I	2,780 sq. ft.	100'	50'	40'	40'	50%	NA
Zoning Ordinance	Hopewell Twp. Center Twp.	(date) January 1, 2004 December 12, 2012	(section) Article XVI Section 1604 Article XV Section 1502			compliance: See Comments	
Subdivision Ordinance	Hopewell Twp. Center Twp.	(date) November 12, 1991 July 7, 2003	(section) Article VII Section 703 Article VI Section 607			compliance: See Comments	
Access (Public/Private/SR)		Public	Constitution Boulevard	State Route Number	51	Private	No
New Public Road Length/Width		None					
Water Source		Municipal Water Authority of Aliquippa					
Sewage (Public/On-lot)		Municipal Water Authority of Aliquippa					
Utility Easements		20' Storm Sewer Easement; Local utilities					
Floodplain (date/zone)		FIRM Panel 42007C0 188D, FIRM Panel 42007C0 186D Hopewell Township – August 17, 2015; FIRM Panel 42007C0 1867D Center Township – August 17, 2015					
Wetlands		U.S. Fish and Wildlife Service Natural Wetlands Inventory (No Wetlands Indicated on the plan)					
Natural Heritage		Beaver County Natural Heritage Inventory Update 2014 (Not in a Natural Heritage Area)					
Clean and Green		No (Beaver County Tax Assessment Office)					

Agricultural Security Area

ASA Municipality: No

ASA Parcel: No



Joseph C. West
Assistant Director of Planning and Development

Notes:

1. **Within ninety (90) days following municipal approval, the land development must be recorded by the Beaver County Recorder of Deeds. (See Section 513 and the definition of plat in the MPC.)**

PERSONAL LAW™

McMillen, Urick, Tocci & Jones

2131 Brodhead Road
Aliquippa, PA 15001

www.PersonalLaw.com
phone: 724 375 6683
fax: 724 375 5099

April 22, 2016

Hopewell Township Board of Commissioners
Hopewell Township Municipal Building
1700 Clark Boulevard
Aliquippa, PA 15001

Re: Better's Estate Holdings LP Warehouse & Laydown Yard Land Development Plan

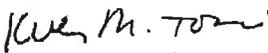
Dear Commissioners:

At its regular monthly meeting held on Thursday, April 21, 2016, the Hopewell Township Planning Commission voted to recommend approval of the Better's Estate Holdings LP Warehouse & Laydown Yard Land Development Plan.

The proposed plan involves a Land Development Plan for construction of a warehouse building and laydown yard in the Riverfront Industrial District. The warehouse structure itself as well as parking, loading and unloading dock and sewage pump grinder station are located solely in Hopewell Township. The laydown yard is located in both Hopewell Township and Center Township and a portion of the roadway is located in Aliquippa, therefore the Plan has also been submitted to Center Township and the City of Aliquippa for review and comment. The recommendation was conditioned upon compliance with all comments made by the Township Engineer in review letter dated April 4, 2016 and the Beaver County Planning Commission in a review letter dated April 20, 2016. The recommendation was further conditioned upon execution of a Developer's Agreement requiring single entity ownership of Parcels B-1 and A, with reference to the Developer's Agreement to be noted on the recorded Plan.

Very truly yours,

McMILLEN, URICK, TOCCI & JONES


Kelly M. Tocci

KMT:nad

cc: Hopewell Township Planning Commission
Norm Kraus
John Bates
Marie Stratakis Hartman, P.E., Hopewell Township Engineer
Michael B. Jones, Esquire

EXHIBIT

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