

RESOLUTION FOR PRELIMINARY/FINAL LAND DEVELOPMENT PLAN APPROVAL
CONEWAGO TOWNSHIP, ADAMS COUNTY, PA

RESOLUTION NO. 2019 - L

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
BLETTNER AVENUE INDUSTRIAL BUILDINGS, 293 BLETTNER AVENUE

Whereas, Preliminary/Final Land Development Plans for Blettner Avenue Industrial Buildings, 293 Blettner Avenue were submitted by the applicant/agent, Allen Smith, Conewago Contractors, Inc. and the applicant/agent requests the review and approval of Preliminary/Final Land Development Plans for the Blettner Avenue Industrial Buildings, 293 Blettner Avenue; and

Whereas, said application was reviewed by the Conewago Township Planning Commission on June 6, 2019 and received a recommendation for conditional approval; and

Whereas, the following reviews have been prepared for this aforementioned subdivision:

1. Township Engineer, Gannett Fleming, Inc., Preliminary/Final Land Development Plan Review, letter dated February 14, 2019.
2. Adams County Office of Planning & Development, Preliminary/Final Land Development Plan Review, letter dated March 1, 2019.

Now, therefore, be it resolved, by the Board of Supervisors of Conewago Township, this 16th day of December, 2019, that said Application for Preliminary/Final Land Development Plan approval is APPROVED WITH THE FOLLOWING CONDITIONS:

1. Plans. The Board of Supervisors of Conewago Township grant Preliminary/Final Land Development Plan approval for the Blettner Avenue Industrial Buildings, 293 Blettner Avenue, prepared and designed by Rettew Associates, Inc., is subject to the diagrams, details, and general plan notes as more fully depicted within the aforementioned subdivision plan set below:

Final Plan set:

- Sheet 1: *Cover Sheet*, dated 10/7/2019
- Sheet 2: *Overall Existing Conditions Plan*, dated 6/5/2019
- Sheet 3: *Area A Existing Conditions & Demolition Plan*, dated 10/7/2019
- Sheet 4: *Area B Existing Conditions & Demolition Plan*, dated 10/7/2019
- Sheet 5: *Area C Existing Conditions & Demolition Plan*, dated 10/7/2019
- Sheet 6: *Area D Existing Conditions & Demolition Plan*, dated 10/7/2019
- Sheet 7: *Area E Existing Conditions & Demolition Plan*, dated 10/7/2019
- Sheet 8: *Area F Existing Conditions & Demolition Plan*, dated 10/7/2019
- Sheet 9: *Subdivision Plan*, dated 10/7/2019
- Sheet 10: *Overall Layout Plan*, dated 10/7/2019
- Sheet 11: *Area A Layout Plan*, dated 10/7/2019
- Sheet 12: *Area B Layout Plan*, dated 10/7/2019
- Sheet 13: *Area C Layout Plan*, dated 10/7/2019
- Sheet 14: *Area D Layout Plan*, dated 10/7/2019

Sheet 15: *Area E Layout Plan*, dated 10/7/2019
Sheet 16: *Area F Layout Plan*, dated 10/7/2019
Sheet 17: *Overall Grading Plan*, dated 10/7/2019
Sheet 18: *Area A Grading Plan*, dated 10/7/2019
Sheet 19: *Area B Grading Plan*, dated 10/7/2019
Sheet 20: *Area C Grading Plan*, dated 10/7/2019
Sheet 21: *Area D Grading Plan*, dated 10/7/2019
Sheet 22: *Area E Grading Plan*, dated 10/7/2019
Sheet 23: *Area F Grading Plan*, dated 10/7/2019
Sheet 24: *Overall Utility Plan*, dated 10/7/2019
Sheet 25: *Area A Utility Plan*, dated 10/7/2019
Sheet 26: *Area B Utility Plan*, dated 10/7/2019
Sheet 27: *Area C Utility Plan*, dated 10/7/2019
Sheet 28: *Area D Utility Plan*, dated 10/7/2019
Sheet 29: *Area E Utility Plan*, dated 10/7/2019
Sheet 30: *Area F Utility Plan*, dated 10/7/2019
Sheet 31: *Overall Easement Plan*, dated 10/7/2019
Sheet 32: *Area A Easement Plan*, dated 10/7/2019
Sheet 33: *Area B Easement Plan*, dated 10/7/2019
Sheet 34: *Area C Easement Plan*, dated 10/7/2019
Sheet 35: *Area D Easement Plan*, dated 10/7/2019
Sheet 36: *Area E Easement Plan*, dated 10/7/2019
Sheet 37: *Area F Easement Plan*, dated 10/7/2019
Sheet 38: *Overall Landscape & Lighting Plan*, dated 10/7/2019
Sheet 39: *Area A Landscape & Lighting Plan*, dated 10/7/2019
Sheet 40: *Area B Landscape & Lighting Plan*, dated 10/7/2019
Sheet 41: *Area C Landscaping & Lighting Plan*, dated 10/7/2019
Sheet 42: *Area D Landscaping & Lighting Plan*, dated 10/7/2019
Sheet 43: *Area E Landscaping & Lighting Plan*, dated 10/7/2019
Sheet 44: *Area F Landscaping & Lighting Plan*, dated 10/7/2019
Sheet 45: *Road Profiles*, dated 10/7/2019
Sheet 46: *Stormwater Profiles*, dated 10/7/2019
Sheet 47: *Stormwater Profiles*, dated 10/7/2019
Sheet 48: *Stormwater Profiles*, dated 10/7/2019
Sheet 49: *Stormwater Profiles*, dated 10/7/2019
Sheet 50: *Stormwater Profiles*, dated 10/7/2019
Sheet 51: *Sanitary Sewer & Waterline Profiles*, dated 10/7/2019
Sheet 52: *Site Details*, dated 10/7/2019
Sheet 53: *Site Details*, dated 10/7/2019
Sheet 54: *Stormwater Details*, dated 10/7/2019
Sheet 55: *Stormwater Details*, dated 10/7/2019
Sheet 56: *Sanitary Sewer Details*, dated 10/7/2019
Sheet 57: *Sanitary Sewer & Waterline Details*, dated 10/7/2019

2. Conditions of Preliminary/Final Land Development Plan Approval. Preliminary/Final Land Development Plan approval is also granted subject to the following conditions:

a. Applicant shall comply with all review letters described hereinabove.

- b. All outstanding Township fees associated with the review and approval of the aforementioned plan shall be paid in full.
- c. Posting of bond in the amount approved by the Board of Supervisors.

Be it further resolved by the Board of Supervisors of Conewago Township that this Plan Approval is further conditioned upon acceptance of the conditions contained herein by the Applicant and Owner and signifying acceptance whereof by signing a copy of this Resolution. In the event that the execution of this Resolution is not delivered to the Township within ninety (90) days from approval, it shall be deemed that the Applicant and Owner do not accept these conditions and approvals conditioned upon his or her or their acceptance are here by revoked, and the aforementioned Applicant's plan considered to be denied for the reasons set forth above.

Resolved and Approved this 16th day of December 2019,

Conewago Township Board of Supervisors:

By: Louann Boyer
Vice-Chair Louann Boyer

Attest:
By: Heather Snyder
Heather Snyder, Township Secretary

ACCEPTANCE OF CONDITIONS:

I/We, _____, as the applicant/agent, and I/we, Conewago Contractors, Inc., on behalf of 293 Blettner Avenue located in Conewago Township, Adams County, do hereby acknowledge and accept the Preliminary/Final Land Development Plan Approval issued by the Board of Supervisors of Conewago Township and accept the conditions contained therein as recited above.

Owner/Agent Signature:

John E. Schantz

Owner/Agent Printed Name:

JEFFREY SCHANTZ

Witness:

Anthony [Signature]

Date:

1/9/2020