RESOLUTION FOR FINAL PLAN APPROVAL
CONEWAGO TOWNSHIP, ADAMS COUNTY, PA

RESOLUTION NO. 2022 - F

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
CONEWAGO ENTERPRISES INC., BLACK LANE YARD EXPANSION

Whereas, Preliminary/Final Land Development Plans for Conewago Enterprises Inc., Black Lane Yard Expansion, were submitted by the property owner, Conewago Resources, LP; the property owner requests the review and approval of Preliminary/Final Land Development Plans for Conewago Enterprises Inc., Black Lane Yard Expansion; and

Whereas, said application was reviewed by the Conewago Township Planning Commission on June 2, 2022 and received a recommendation for approval; and

Whereas, is located at 660 Edgegrove Road, Conewago Township, Adams County, Hanover, Pennsylvania, and located on a 109.26 acre tract in the Industrial District; and

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

1. Township Engineer, C.S. Davidson, Inc., Final Land Development Plan review, letter dated May 25, 2022.

2. Adams County Office of Planning and Development, Final Development Plan, letter dated June 3, 2022.

Now, therefore, be it resolved, by the Board of Supervisors of Conewago Township, this 18th of July 2022, that said Application for Preliminary/Final Subdivision and 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 to the "Conewago Enterprises Inc., Black Lane," prepared and designed by Rettew Associates, Inc., subject to the diagrams and details, proposed limits of grading, erosion and sediment controls, proposed utilities, proposed landscaping, proposed lighting and general plan notes as more fully depicted within the aforementioned subdivision plan set(s) below:

   Final Plan set:
   Sheet 1: *Cover Sheet,* dated 6-10-2022
   Sheet 2: *Overall Existing Conditions Plan,* dated 6-10-2022.
   Sheet 3: *Existing Conditions & Demo Plan,* dated 6-10-2022.
   Sheet 4: *Overall Site Plan,* dated 6-10-2022.
   Sheet 5: *Site Plan,* dated 6-10-2022.
   Sheet 6: *Landscape & Lighting Plan,* dated 6-10-2022.
   Sheet 7: *Profiles,* dated 6-10-2022.
   Sheet 8: *Site Details,* dated 6-10-2022.
   Sheet 9: *Site Details,* dated 6-10-2022.

2. Conditions of Final Plan Approval.
Final Plan approval is also granted subject to the following conditions.

a. Applicant shall comply with all review letters described hereinabove with the exception of those items specifically waived by the Board of Supervisors.

b. All outstanding Township fees associated with the review and approval of the aforementioned plan shall be paid in full prior to issuance of a Building Permit.

c. Parking will be designed to adhere to the requirements of the zoning ordinance.

d. Signage will adhere to the requirements of the zoning ordinance.

e. Public Improvement Bond Estimate should be provided and approved by the Township Engineer.

f. Use of the items described on the Land Development Plan shall not be permitted until final building inspections and/or site inspections have been approved by the township building inspector and/or township engineer.

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 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 receipt, it shall be deemed that the Applicant does not accept these conditions and approvals conditioned upon his or her 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 18th day of July, 2022,

Conewago Township Board of Supervisors

By: Charlotte M. Shaffer
Chairperson

Attest: Tamara D. Bell
By:
Township Secretary

ACCEPTANCE OF CONDITIONS:

I/We, Clay Settle, as the applicant/agent or as property owner(s) of the parcel of land 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.

Witness: Holly Zepp

Date: 3-14-23

Applicant: