

**HATFIELD TOWNSHIP
RESOLUTION 12-18**

**PRELIMINARY/FINAL CONDITIONAL LAND DEVELOPMENT APPROVAL
FOR QNB BANK AT 125-131 BETHLEHEM PIKE, HATFIELD TOWNSHIP,
PENNSYLVANIA**

WHEREAS, QNB Bank, (the “Applicant”), is the owner of property located at 125-131 Bethlehem Pike, consisting of approximately 1.8 acres, and which is further identified as Hatfield Township Tax Block 51, Units 3 and 4; and Montgomery County Tax Parcel Nos. 350000700003 and 350000697006 (the “Property”); and

WHEREAS, the Applicant has requested preliminary/final approval of the land development plan for the Property shown on a set of plans entitled “QNB Bank”, prepared by Bohler Engineering, Inc. dated February 14, 2012, last revised May 25, 2012, consisting of 22 sheets (the “Plan”); and

WHEREAS, the improvements include the construction of a 3,054 sq. ft. bank with associated parking, stormwater management and water and sewer facilities; and

WHEREAS, the Plan and application as well as a Post-Construction Stormwater Management Narrative, a General Project Description and Stormwater Management Calculations report and an Erosion and Sediment Pollution Control Calculations Report have been reviewed by the Township Engineer, Township Traffic Engineer, Hatfield Township (the “Township”) and Montgomery County review agencies, and have been found to be suitable for preliminary/final approval, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the Hatfield Township Board of Commissioners grants preliminary/final approval of the Plan subject to the following conditions and requirements:

1. Prior to start of construction, the Applicant shall execute a Land Development Agreement and Stormwater Best Management Practices, Operations and Maintenance Agreement (the “Agreement”), execute and deliver all necessary and appropriate deeds of dedication, and post financial security for construction of improvements on the Property, all of which shall be in a form acceptable to the Township Solicitor.
2. The Applicant shall further comply with all provisions and conditions set forth in the June 4, 2012 CKS Engineers, Inc. letter to Hatfield Township (attached hereto and incorporated herein by reference), except as expressly waived or expressly

modified herein, including, but not limited to the review and approval by the following agencies:

- Montgomery County Planning Commission;
- Hatfield Township Municipal Sewer Authority;
- Hatfield Township Shade Tree Commission;
- Hatfield Township Fire Marshall;
- Montgomery County Conservation District;
- North Penn Water Authority;
- Pennsylvania Department of Environmental Protection;
- McCloskey & Faber (Landscape Plan Review);
- McMahan & Associates (Traffic Review);
- Pennsylvania Department of Transportation (PennDOT).

3. Applicant has accrued a Traffic Impact Fee in the amount of \$93,557 which is being waived as result of the construction of Discovery Drive as depicted on the Plan.
4. The Township grants waivers to the Applicant from the following requirements of the Township Subdivision and Land Development Ordinance:
 - a. From Section 250-29.G.2, requiring access driveways for commercial uses to be separated by a minimum of 200 feet. The plan provides approximately 65 feet between the proposed access drive and the existing driveway for the adjacent property to the north.
 - b. From Section 250-29.I.5, regarding paving cross section requirements. The request is to permit a different paving cross section for the interior parking areas.
 - c. From Section 250-31.A, requiring sidewalk on both sides of Township streets. The Plan proposes sidewalk on only one side.
 - d. From Section 250-33.C.b.8, requiring roof drains to discharge overland prior to reaching a storm sewer system or detention basin. The Plan proposes to connect the roof drains directly to the storm sewer collection system.
 - e. From Section 250-33.C.b.17, requiring detention of the 2-year storm to release over a 24-hour period. The storm will be released over an eight-hour period. The design includes a three-inch orifice.
 - f. From Section 250-33.C.f.2.a, requiring the minimum diameter for storm sewer piping to be 18 inches. The Plan proposes 6-inch roof drain piping, but the primary collection and conveyance pipes are 18-inch diameter.
 - g. From section 250-33.C.f.9.v, requiring emergency spillways to have two feet of freeboard.

h. From Sections 250-37.C and 250-41.C.4.a, requiring a maximum fill slope of 4H:1V. The plan proposes a 3:1 slope in several locations, as well as within the detention basin.

i. From Section 250-37.D, requiring grading activity to be a minimum five feet from all property lines.

j. From Section 250-38.B.1, requiring street trees to be spaced a minimum of 40 feet and a maximum of 50 feet apart.

k. From Section 250-53.C, requiring storm sewer piping to be reinforced concrete pipe. The plans propose high density polyethylene pipe.

l. From Sections 250-67.D.2, 250-68.D.2, and 250-72.C.2, requiring a Plan to show all features within 100 feet of the development site.

m. From Section 250-67.E.1, requiring the Plan to be prepared at a scale of 1 inch = 20 feet or 1 inch = 40 feet. The Plan has been prepared at a scale of 1 inch = 30 feet.

5. This approval and the grant of the waivers set forth in paragraph 4 are further conditioned upon acceptance of the conditions contained herein by the Applicant and his signifying acceptance of these conditions by signing a copy of this Resolution and returning it to the Township.
6. In the event that said execution of the Resolution is not delivered to the Township office by noon, July 11, 2012, it shall be deemed that the Applicant does not accept these conditions and any approvals and grants of waivers conditioned upon the acceptance of the conditions are revoked and the application shall be considered denied for the reason of the denial of the waivers set forth in paragraph 4 and the resulting violation of the Plan of the terms of the Township Subdivision and Land Development Ordinance, as authorized in Section 508 of the Pennsylvania Municipalities Planning Code, 53 P.S. §10508.
7. Prior to recording of final plans, all outstanding legal, engineering, and administrative fees applicable to this subdivision must be paid by Applicant.
8. Prior to construction, the Applicant shall install snow fence along the property boundaries and maintain the same throughout construction or until the Township Engineer approves its removal.
9. This approval is subject to the fulfillment of all of the foregoing conditions, in their entirety, and no permit shall be issued, nor shall any plans be recorded, nor shall any development take place on the Property, unless and until all such conditions are fulfilled.

DULY PRESENTED AND ADOPTED by the Hatfield Township Board of Commissioners, Montgomery County, Pennsylvania, in a public meeting held this 27th day of June, 2012.

**HATFIELD TOWNSHIP
BOARD OF COMMISSIONERS**

Thomas C. Zipfel, President

ATTEST:

**Andrew S. Haines
Township Manager**

ACCEPTED: QNB Bank

By: _____

(Print Name and Title)

Date: _____