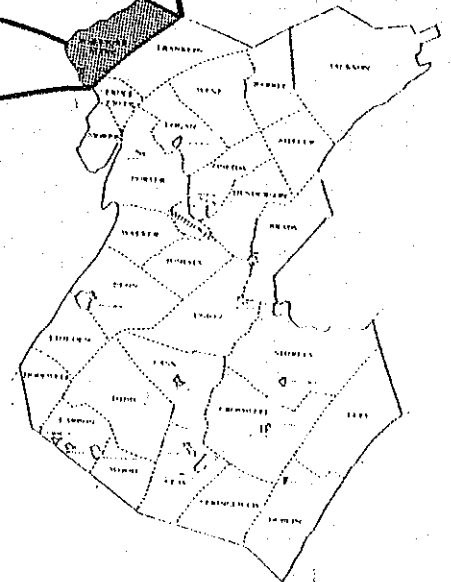
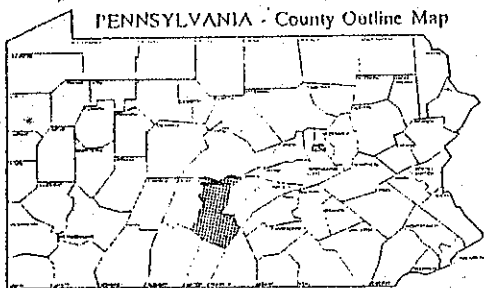
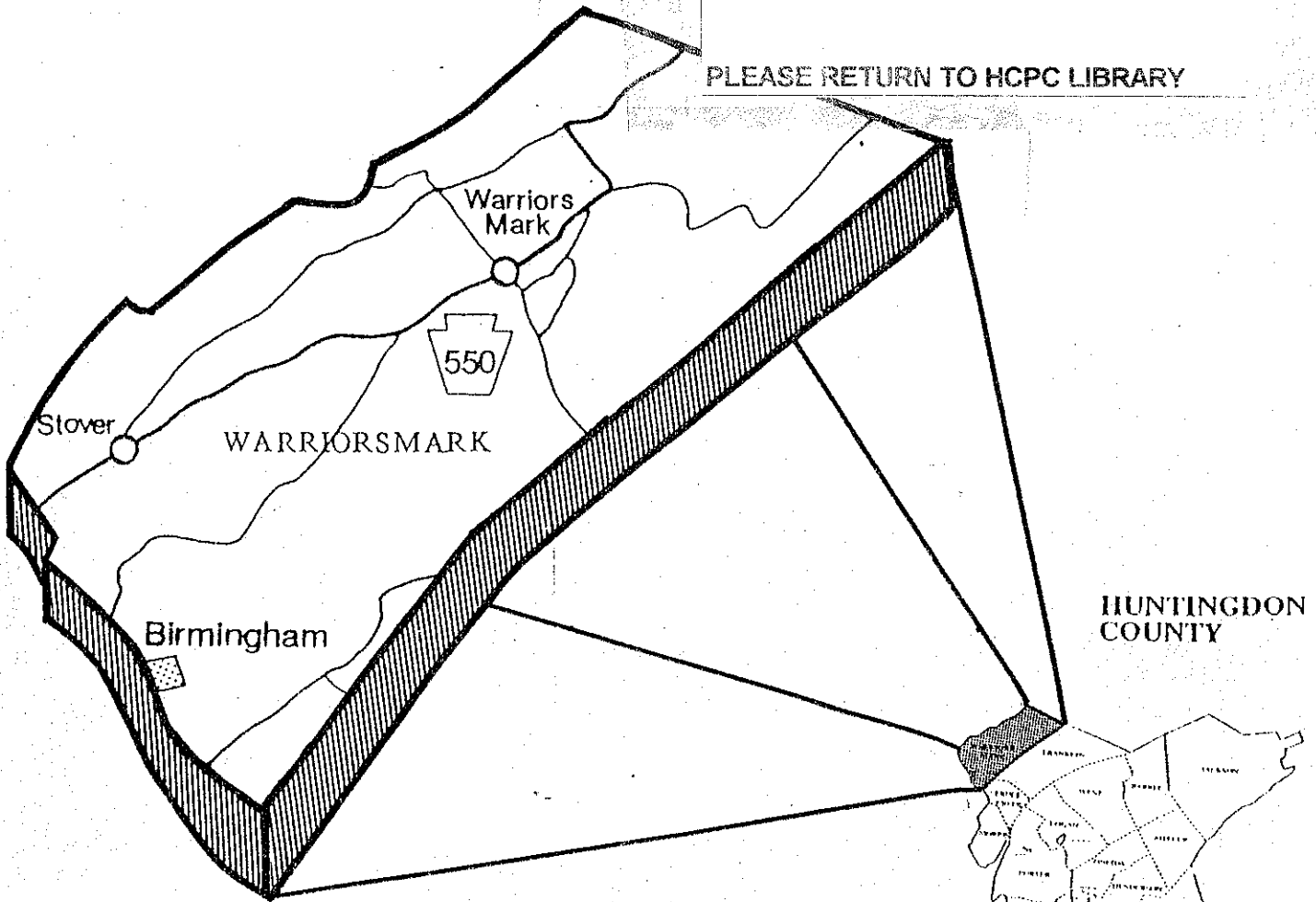


WARRIORS MARK TOWNSHIP

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COMPREHENSIVE PLAN 1992

RICHARD C. SUTTER and ASSOCIATES, Inc.
Comprehensive Planners / Land Planners

Huntingdon County Planning Commission
Court House
Huntingdon, Pennsylvania 16652

**WARRIORS MARK TOWNSHIP
COMPREHENSIVE PLAN**

**PREPARED FOR
THE WARRIORS MARK SUPERVISORS
AND
PLANNING COMMISSION**

**PREPARED BY
RICHARD C. SUTTER AND ASSOCIATES, INC.
COMPREHENSIVE PLANNERS/LAND PLANNERS
THE MANOR HOUSE, P.O. BOX 564
HOLLIDAYSBURG, PENNSYLVANIA 16648**

JULY, 1992

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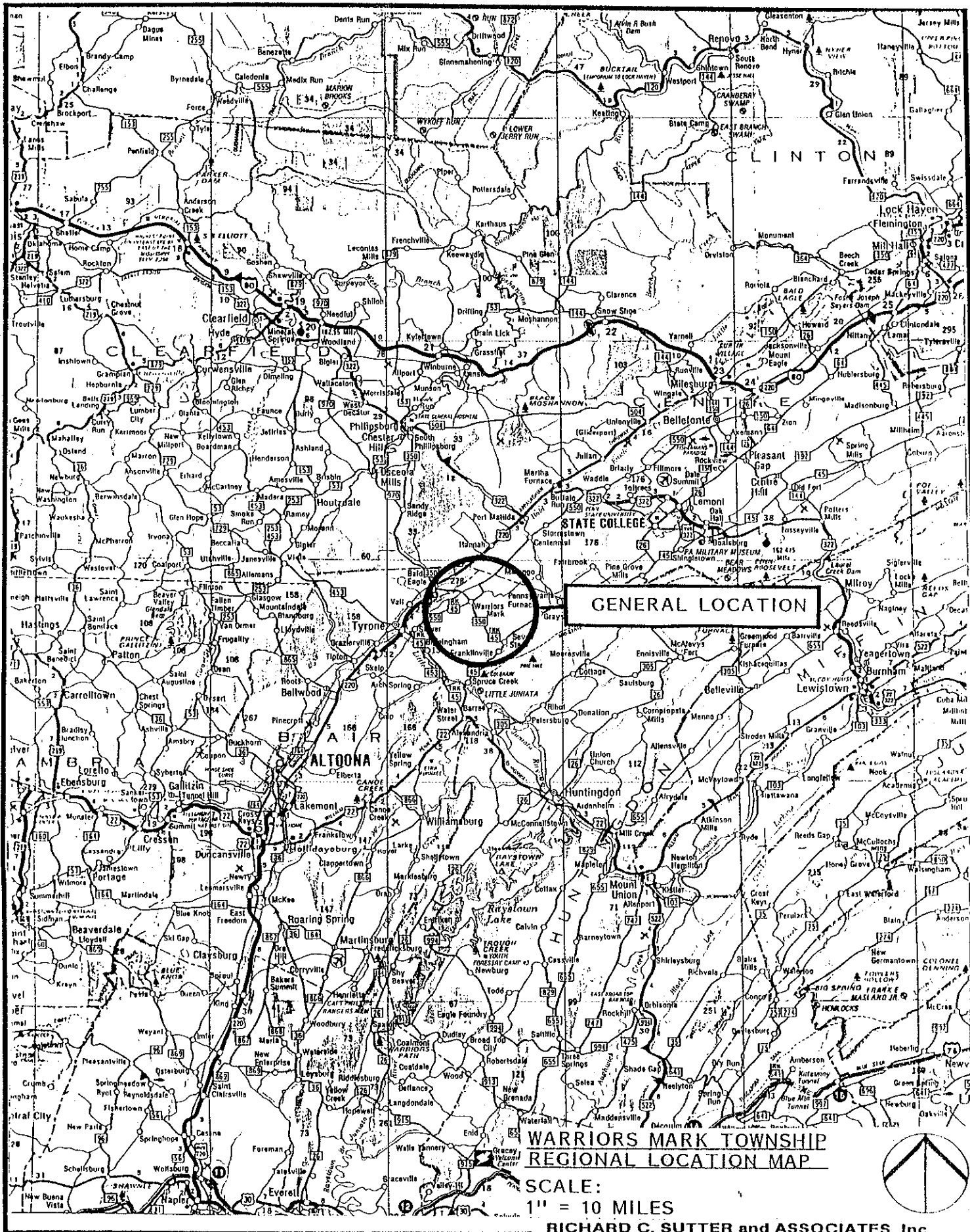
INTRODUCTION/ACKNOWLEDGEMENTS

This document is the final presentation of the Warriors Mark Township Comprehensive Plan. (See FIGURE 1 for the location of Warriors Mark). For almost two years the firm of Richard C. Sutter and Associates, Inc. Comprehensive Planners/Land Planners has worked with the Planning Commission to develop a document which will work to guide land use and public service decision-making in the Township for at least the next decade.

Much of the effort expended in this planning process has been directed towards the completion of an Act 537 Sewage Facility Plan. That Plan is presented as a companion document to this one. The findings of that Plan significantly impact on the land use recommendations found in the Comprehensive Plan.

While lengthy, this planning process has been one of the best in the history of this firm because it has allowed us to become extremely familiar with the Township and its people. The Plan would not have been possible without the diligence and assistance of the Warriors Mark Planning Commission and the valuable input and patience of the Supervisors.

FIGURE 1



**WARRIORS MARK TOWNSHIP
REGIONAL LOCATION MAP**

SCALE:
1" = 10 MILES

RICHARD C. SUTTER and ASSOCIATES, Inc.
Comprehensive Planners / Land Planners

HISTORY

Comprehensive Plans are more than a geometrical arrangement of land uses and inventories of subsequent service requirements. They represent the desired goals and objectives of the residents who live in an area made manifest in documentary and graphic form. As such, these plans must be sensitive to the history and culture that condition these goals and objectives and which create the uniqueness that sets a particular community apart from all others. Warriors Mark has a long history, a rich culture, and many attributes that are worth preserving and protecting.

Overview

There has been a permanent settlement in Warriors Mark Township for more than two hundred and twenty years. Before that, the area was used extensively by tribes of the Iroquois Confederation. Although it has never been heavily populated, Warriors Mark has played an important role in the history of Pennsylvania and the United States. Iron ore, transportation, and agriculture have been the primary economic factors in the history of this Township. The Township probably reached its peak population in 1840 with 1,689 persons. In 1980, it had only 1,377 residents. However, today its location between the metropolitan growth areas of State College and Altoona is a primary impetus to new growth.

Settlement

The Ricketts family settled in the area sometime before the first land grants were issued in 1768. By 1790, some eighteen families are known to have settled there. The success of the early settlement is attested to by the fact that many of the same family names are found in the area today. The first settlers were farmers. And the first church in the area was built in 1810. In 1821, the village of Warriors Mark was laid out at the base of Bald Eagle Ridge. There were originally eighteen lots of about a quarter-acre each. Early businesses included a grist mill, a tanning shop,

a wheelwright, two blacksmiths, a tailor, two stores, and a hotel.

A second village, Spring Mount--or Cross Roads as it has previously been known, stands about one mile north of the village of Warriors Mark. Spring Mount is part way up Bald Eagle Ridge at the junction of an early path over the mountain between Clearfield and Water Street and a trail, now known as Ridge Road, which was part of the original Great Road from Philadelphia to Pittsburgh. Together, these two villages have formed the densest population centers of the Township since the early part of the nineteenth century. In 1968, at the Bicentennial of settlement in the area, there were 301 persons living in Warriors Mark and 70 more in Spring Mount.

During the period of iron ore mining and smelting, many other small centers were created around the mines and furnaces. These typically consisted of a company house, several houses for the workers, a store, and possibly a church and school. Today some of these centers have totally disappeared; others are marked by the presence of a church or the remains of the workers' housing.

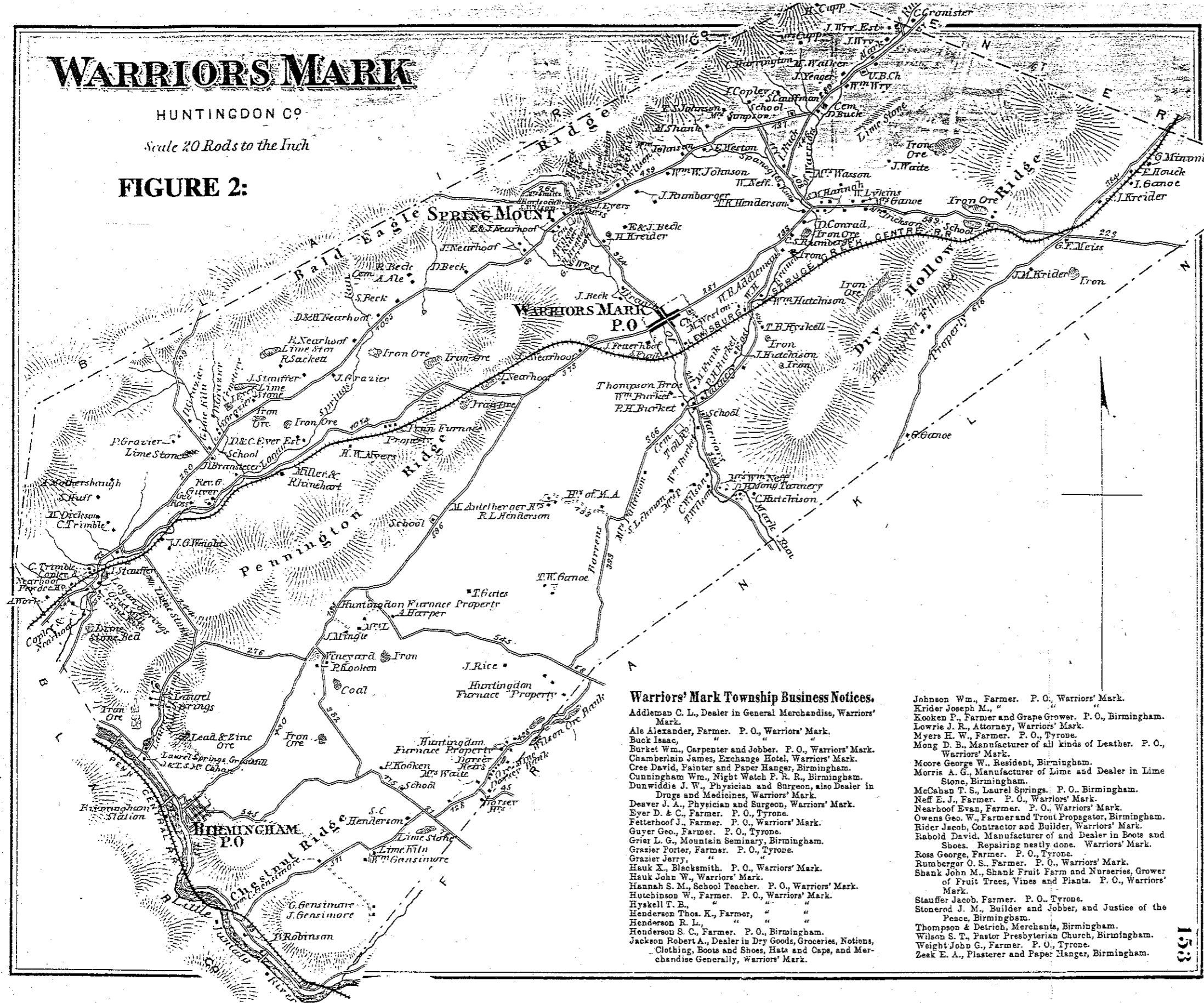
Although the valley areas are now primarily agricultural, early settlers found the entire valley floor heavily forested. For this reason, most of the settlements outside the villages are farmsteads located along the major roads. (FIGURES 2 and 3 are from about 1896).

WARRIORS MARK

HUNTINGDON CO

Scale 20 Rods to the Inch

FIGURE 2:

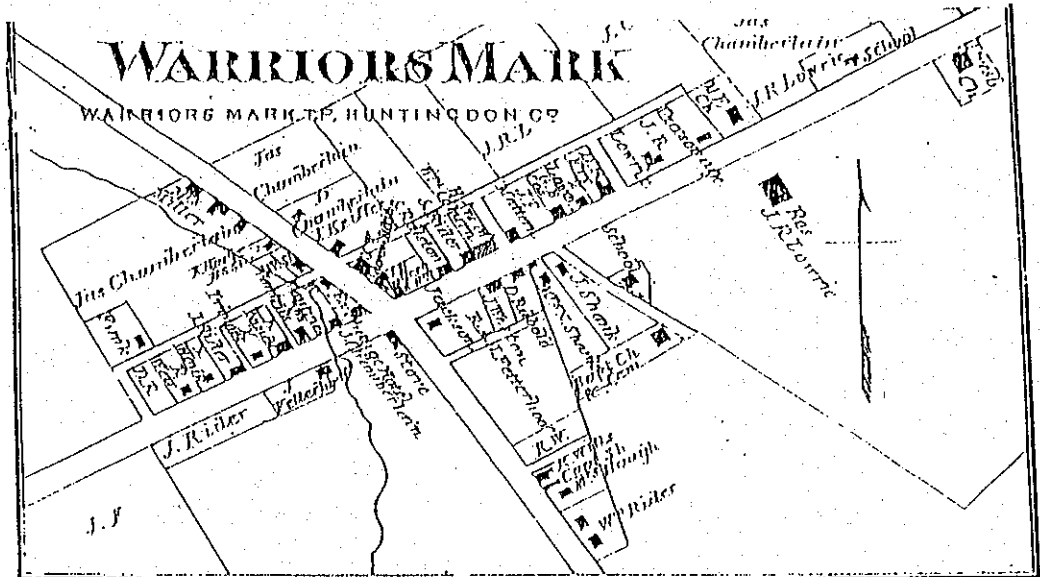


Warriors' Mark Township Business Notices.

Addleman C. L., Dealer in General Merchandise, Warriors' Mark.
 Ale Alexander, Farmer. P. O., Warriors' Mark.
 Buck Isaac, "
 Burket Wm., Carpenter and Jobber. P. O., Warriors' Mark.
 Chamberlain James, Exchange Hotel, Warriors' Mark.
 Cree David, Painter and Paper Hanger, Birmingham.
 Cunningham Wm., Night Watch P. R. R., Birmingham.
 Dunwiddie J. W., Physician and Surgeon, also Dealer in Drugs and Medicines, Warriors' Mark.
 Deaver J. A., Physician and Surgeon, Warriors' Mark.
 Eyer D. & C., Farmer. P. O., Tyrone.
 Fetterhoof J., Farmer. P. O., Warriors' Mark.
 Guyer Geo., Farmer. P. O., Tyrone.
 Grier L. G., Mountain Seminary, Birmingham.
 Grazier Porter, Farmer. P. O., Tyrone.
 Grazier Jerry, "
 Hawk X., Blacksmith. P. O., Warriors' Mark.
 Hawk John W., Warriors' Mark.
 Hannah S. M., School Teacher. P. O., Warriors' Mark.
 Hutchinson W., Farmer. P. O., Warriors' Mark.
 Hyskell T. E., "
 Henderson Thos. K., Farmer, "
 Henderson R. L., "
 Henderson S. C., Farmer. P. O., Birmingham.
 Jackson Robert A., Dealer in Dry Goods, Groceries, Notions, Clothing, Boots and Shoes, Hats and Caps, and Merchandise Generally, Warriors' Mark.

Johnson Wm., Farmer. P. O., Warriors' Mark.
 Krider Joseph M., "
 Kooker P., Farmer and Grape Grower. P. O., Birmingham.
 Lowrie J. R., Attorney, Warriors' Mark.
 Myers H. W., Farmer. P. O., Tyrone.
 Mong D. B., Manufacturer of all kinds of Leather. P. O., Warriors' Mark.
 Moore George W., Resident, Birmingham.
 Morris A. G., Manufacturer of Lime and Dealer in Lime Stone, Birmingham.
 McCahan T. S., Laurel Springs. P. O., Birmingham.
 Neff E. J., Farmer. P. O., Warriors' Mark.
 Nearhoof Evan, Farmer. P. O., Warriors' Mark.
 Owens Geo. W., Farmer and Trout Propagator, Birmingham.
 Rider Jacob, Contractor and Builder, Warriors' Mark.
 Rabold David, Manufacturer of and Dealer in Boots and Shoes, Respairing neatly done. Warriors' Mark.
 Ross George, Farmer. P. O., Tyrone.
 Rumberger O. S., Farmer. P. O., Warriors' Mark.
 Shank John M., Shank Fruit Farm and Nurseries, Grower of Fruit Trees, Vines and Plants. P. O., Warriors' Mark.
 Stauffer Jacob, Farmer. P. O., Tyrone.
 Stonerod J. M., Builder and Jobber, and Justice of the Peace, Birmingham.
 Thompson & Detrich, Merchants, Birmingham.
 Wilson S. T., Pastor, Presbyterian Church, Birmingham.
 Weight John G., Farmer. P. O., Tyrone.
 Zeek E. A., Plasterer and Paper Hanger, Birmingham.

FIGURE 3: WARRIORS MARK VILLAGE, CA 1896



Warriors' Mark Township Business Notices.

- Addison G. D., Dealer in General Merchandise, Warriors' Mark.
 Als Alexander, Farmer. F. O., Warriors' Mark.
 Buck Isaac,
 Burket Wm., Carpenter and Joiner. F. O., Warriors' Mark.
 Chamberlain James, Exchange Hotel, Warriors' Mark.
 Crain David, Painter and Paper Hanger, Birmingham.
 Cunningham Wm., Night Watch F. R. R., Birmingham.
 Dunwiddie J. W., Physician and Surgeon, also Dealer in Drugs and Medicines, Warriors' Mark.
 Doover J. A., Physician and Surgeon, Warriors' Mark.
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 Fetterhoff J., Farmer. F. O., Warriors' Mark.
 Guyor Geo., Farmer. F. O., Tyrone.
 Grier J. G., Mountain Bounty, Birmingham.
 Grasier Peter, Farmer. F. O., Tyrone.
 Grasier Jerry, "
 Hank K., Blacksmith. F. O., Warriors' Mark.
 Hank John W., Warriors' Mark.
 Hannah B. M., School Teacher. F. O., Warriors' Mark.
 Hutchison W., Farmer. F. O., Warriors' Mark.
 Hyskell T. B., "
 Henderson Thos. K., Farmer, "
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 Kooker T., Farmer and Grape Grower. F. O., Birmingham.
 Lewis J. B., Attorney, Warriors' Mark.
 Myers H. W., Farmer. F. O., Tyrone.
 Mong D. B., Manufacturer of all kinds of Leather. F. O., Warriors' Mark.
 Moore George W., Resident, Birmingham.
 Morris A. G., Manufacturer of Lime and Dealer in Limestone, Birmingham.
 McCahan T. B., Laurel Springs. F. O., Birmingham.
 Noss B. J., Farmer. F. O., Warriors' Mark.
 Newhall Evan, Farmer. F. O., Warriors' Mark.
 Orson Geo. W., Farmer and Trout Propagator, Birmingham.
 Rider Jacob, Contractor and Builder, Warriors' Mark.
 Rabold David, Manufacturer of and Dealer in Harts and Shoes. Repairing neatly done. Warriors' Mark.
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 Stauffer Jacob, Farmer. F. O., Tyrone.
 Stensel J. M., Builder and Joiner, and Justice of the Peace, Birmingham.
 Thompson & Dotlich, Merchants, Birmingham.
 Wilson B. F., Pastor Presbyterian Church, Birmingham.
 Wright John G., Farmer. F. O., Tyrone.
 Zerk E. A., Painter and Paper Hanger, Birmingham.

Economy

Iron ore was found early in this area of Pennsylvania. Huntingdon Furnace was probably the first in operation. It was founded by George Anshutz in 1786. This furnace continued to operate until 1869. By 1819, the furnace estate had grown to over 40,000 acres. Although Huntingdon Furnace is in Franklin Township, it lies only about four miles from the village of Warriors Mark; and it exerted a major influence on the town for many years. Transportation improvements, including most notably the railroad (1873), as well as a foundry at Spring Mount (1854 to 1927) and a ready market for the agricultural produce of the land were among the spinoffs produced by the mining and smelting of the ore. Iron ore was also smelted at Pennsylvania Furnace after about 1810 and the Franklin Forge at Franklinville was in operation from 1825 until 1845.

The iron ore was mined at many places throughout the Township and the surrounding areas. Dungarvin, Dry Hollow, Frogtown, Gatesburg, Loveville, Graysville, and Baileyville are among the named places known to have had ore mines. In addition to iron ore, the early smelting of iron required both limestone and charcoal. The karst topography of the area supplied the first and the dense woods the second. The area around Stover Station is particularly noted for its limestone quarries. Coke, made from coal, replaced charcoal as the fuel of choice in iron smelting. Although the area is not especially rich in coal, some was mined in the area between Birmingham and Warriors Mark.

The iron era brought with it prosperity and growth. What had been a small agricultural area became a center for both extraction and small manufacture. The furnaces produced iron which was used in the area by the forges and the foundry as well as an axe factory. Lyon Shorb and Co. (operators of Pennsylvania Furnace) became the largest iron manufacturing firm in the nation. In 1847, Anthony Shorb built a large mansion in Warriors Mark. It was one of four mansions built

in the area by members of the firm. In 1854, this property was sold to J. R. Lowrie. Mr. Lowrie was then an attorney for Lyon Shorb and Company; he later became general manager for the affairs of the firm, a position he held until his death in 1885. Lowrie was a learned man with a passion for botany. He carefully cultivated the grounds of his estate with many fine specimen trees and shrubs. Hence, an element of genteel prosperity was added to the character of Warriors Mark. The Warriors Mark Mansion remained in the Lowrie family until 1922.

Another industry of significance in Warriors Mark in the latter part of the nineteenth century was the manufacture and distribution of Malena, a skin salve. This was used to ease the pain of burns, cuts, abrasions, and dry skin. It was made in and distributed from Warriors Mark from 1886 to 1910 when its owner, C. F. York, moved the business and his family to Detroit.

Throughout the years, a mainstay of the Township economy has been agriculture. From the first homesteads to the modern dairy farms, this activity has provided sustenance and income for a large number of families. Corn and hay for animal feed have been the primary crops. Wheat, potatoes, and fruit crops have been among the major market crops. Beef cattle and dairying have been the primary animal husbandries, with the dairy herds of certain farms being recognized as among the best in the state. Poultry, sheep, and hogs have also been grown commercially.

As would be expected in an area which has never had a high density of population, many local-serving activities have provided for the local needs of the citizens. Cider presses, grist mills, saw mills, and even woolen mills have provided local products for local consumption. About the middle of the last century, there were two chair factories, three cabinet makers, three wagon makers, two saddlers, two shoemakers, three tailors, two blacksmiths, and several carpenters in the village of Warriors Mark. There were two hotels, a tavern, two stores, and a funeral home. A brick making plant was just outside of town.

Transportation

After smelting, the iron was taken to Pittsburgh by pack animals or wagons until about 1831 when the Pennsylvania Canal was opened. The Canal was the primary means of getting goods to and from the general area from 1831 until after 1870 when the railroad came. The nearest approach of the Canal was in Water Street, almost twenty-five miles from Warriors Mark; but this did not prevent it from being a major influence on the settlement. Manufactured goods, which had been almost unobtainable or prohibitively expensive because of the high cost of shipping over land, were brought from Philadelphia and other points in the East up the Canal to Water Street; from there they were brought on horseback and by wagon around Tussey Mountain to the Township.

Stage lines also served the villages. By 1829, daily mail and passenger service by stagecoach was available. Nonetheless, rapid transportation and integration into the wider world really came with the arrival of the Lewisburg and Tyrone Railroad in 1873. This train made daily trips from Tyrone to Scotia through Warriors Mark. A one-way trip took about two hours to travel the whole distance, and there were eleven stops along the way. In 1893, the one-way fare from Warriors Mark to Tyrone would have cost about a quarter. The train ran through the Township until 1927 by which time Central Pennsylvania iron ore had been supplanted by higher-grade, lower-cost ore from the Masabi Range.

Today, the only form of transport serving the Township is truck and auto highway traffic.

Social and Cultural

As was true of much of rural America before this century, the social and cultural life of the community, as well as the religious life, revolved around the churches. The first and probably the largest in membership was the Methodist Church. The first church building in the area was a log

cabin built on land given by Hyskell family in 1810. In Spring Mount, the Church of the Brethren (Dunkard) was the first church. This congregation was organized about 1800 but had no permanent building until 1856. Other Protestant denominations including Lutheran, Presbyterian, and Quaker were also organized and played an important part in the history of the Township. In addition to the celebration of the Sabbath, the churches have been the centers of literary societies, sewing clubs, political organizations, and other secular activities.

A Grange was organized in the Township in 1895. It has provided both educational programs and social activities to its members ever since. The 4-H Clubs and other youth programs have been run through the Grange, as have extension programs and other activities for the adults.

There were at least six (6) one-room schoolhouses in the Township in 1859. Spring Mount and Warriors Mark each had one. The very first school in the area was probably held in the old log Quaker Meeting House on the site of what is now Friends Cemetery in Halfmoon Township (Centre County). Students at the schools ranged from five to fifteen years of age. The teachers were paid by the parents of the children they schooled. The Township is now part of the Tyrone School District, but an elementary school built in 1924 serves Warriors Mark and Spring Mount.

In addition to traditional holidays, the people of Warriors Mark Township have made apple butter boilings, butcherings, barn raisings, and even funerals causes for public celebrations. Quilting bees, school festivals, sleigh rides, and sledding parties have rounded out the social calendar. Today the school and the volunteer fire company seem to be the focal points for social activity in the Township.

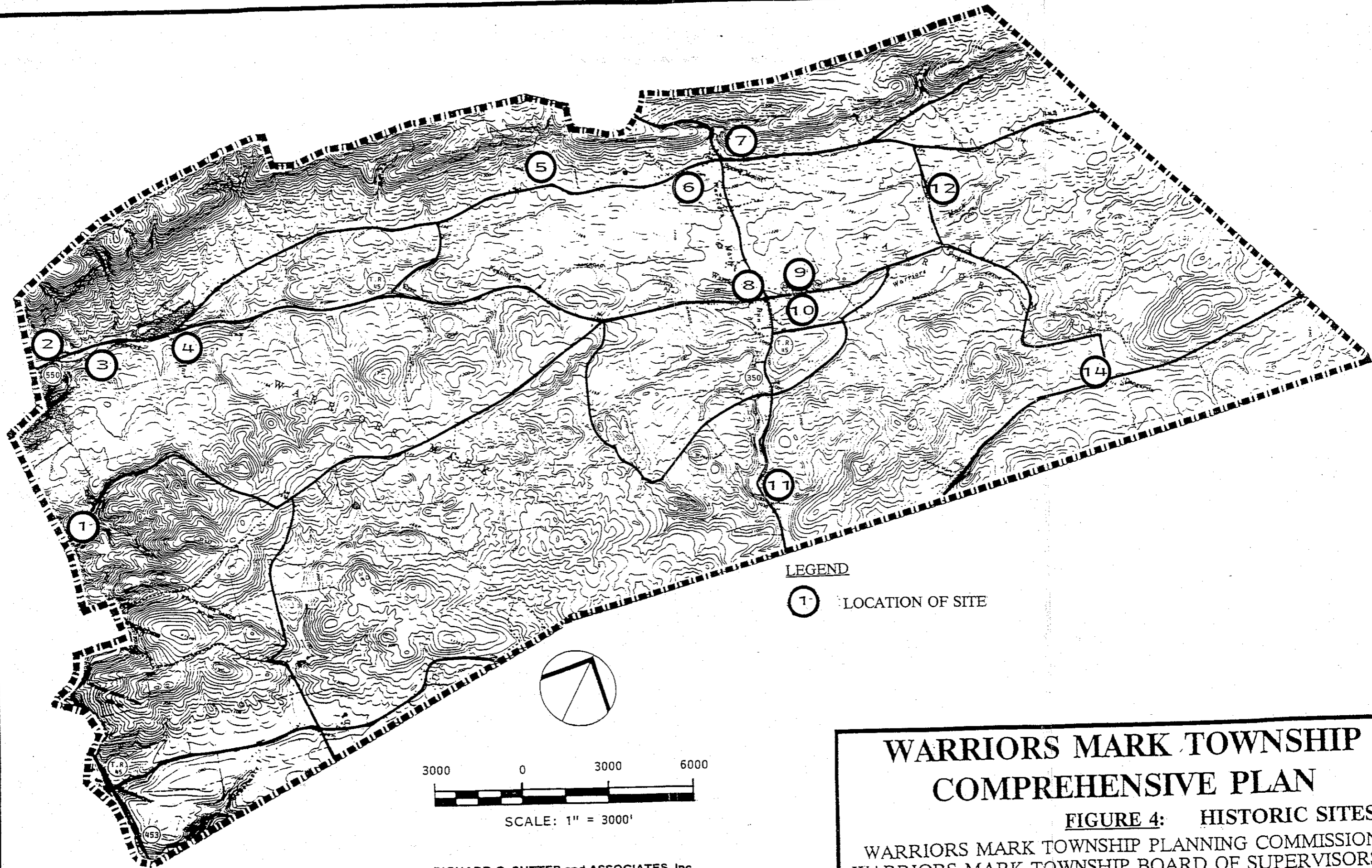
Conclusion

Warriors Mark is an area rich in history and tradition. The peak of its population and influence lies a hundred years in the past, but it remains a viable and active rural community. Care must be taken to preserve its past while preparing it for the growth pressures it will face in the future.

FIGURE 4 indicates the location of many historic sites in the Township.

Acknowledgements

Much of the material in this section is derived from Elizabeth Nearhoof's Echoes of Warriors Mark (1969) and from Minerva Frank's The History of Warriors Mark (1968). Material about the Lowrie family is taken, in part, from A Memorial of J. Roberts Lowrie, author unknown, published in 1896.



LEGEND

① LOCATION OF SITE



SCALE: 1" = 3000'

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Comprehensive Planners / Land Planners

**WARRIORS MARK TOWNSHIP
COMPREHENSIVE PLAN**

FIGURE 4: HISTORIC SITES

WARRIORS MARK TOWNSHIP PLANNING COMMISSION
WARRIORS MARK TOWNSHIP BOARD OF SUPERVISORS

POPULATION

A major concern of a Comprehensive Plan, which deals with future land use and the provision of community services must, of course, be the population of the study area. We are concerned not only with total persons residing in the Township but also with their age structure and demographic characteristics. Total population is a concern because it determines the density of the planning area and, hence, the overall land use pattern and the level and type of services the community can afford will likely be called upon to provide. Age structure also has a direct impact on services demanded as well as housing types desired, educational facility requirements, and a multitude of other public sector concerns. Demographic characteristics include such elements as household size and structure. These are important determinants of the demand for housing by type as well as a variety of public and private services.

Measuring and analyzing all of these variables at one point in time gives a snapshot of the population of the community as it existed at the time the statistics were collected. However, communities are not static objects. Even in communities which are not growing in total population, people are aging, new children are being born, family size and structure is changing, and people are moving out and new residents are replacing them. Furthermore, most communities do change in total population over time. Some grow rapidly, others slowly; and some go through periods of decline in the total number of people who live there. It is important, therefore, to analyze trends over time in order to predict the changes which are likely to occur over the life of the Comprehensive Plan.

In order to ascertain the changes which are likely to occur in the future, we also need to know something about the magnitudes and patterns of growth in the surrounding areas. This section deals with all these factors and attempts to indicate the probable level and type of growth which

will be generated in Warriors Mark in the near-to-medium term.

Total Population and Population Change

In 1950, Warriors Mark had 956 residents. (TABLE 1). It grew slowly in the 1950s, adding only 52 new residents--a 5.4 percent increase. Growth accelerated in the sixties with 127 new residents, representing a 12.6 percent growth. The 242 new residents added during the 1970s continued this acceleration. A growth rate of 21.3 percent is quite high for any place during any one decade. Overall, the Township grew by 44.0 percent from 1950 to 1980 and ended this period with a total population of 1,377.

Warriors Mark was one of the seven fastest-growing areas of Huntingdon County as is shown in FIGURE 5. In comparison, the County in total grew by only 3.4 percent over the entire period. Note as well that the areas of rapid growth in Huntingdon County occurred only in the northern section and primarily in the townships bordering Blair and Centre Counties. Centre County grew by 71.0 percent, largely due to the rapid expansion of Penn State during the sixties and seventies. Blair County declined by 2.0 percent, but this decrease was caused by a rapidly declining population in Altoona. The remainder of Blair County grew by over 27.6 percent from 1950 to 1980. The townships in Blair County nearest to Warriors Mark (Antis, Catherine, Logan, Snyder, and Tyrone) grew by a total of 13.5 percent in the 1970s alone. Hence, Warriors Mark is clearly located between two growth areas and is likely to grow itself as a result of this spread of suburbanization.

Population growth slowed to almost zero during the decade of the 1980s. The 1990 Census of Population and Housing showed essentially no change in the population of the Township.

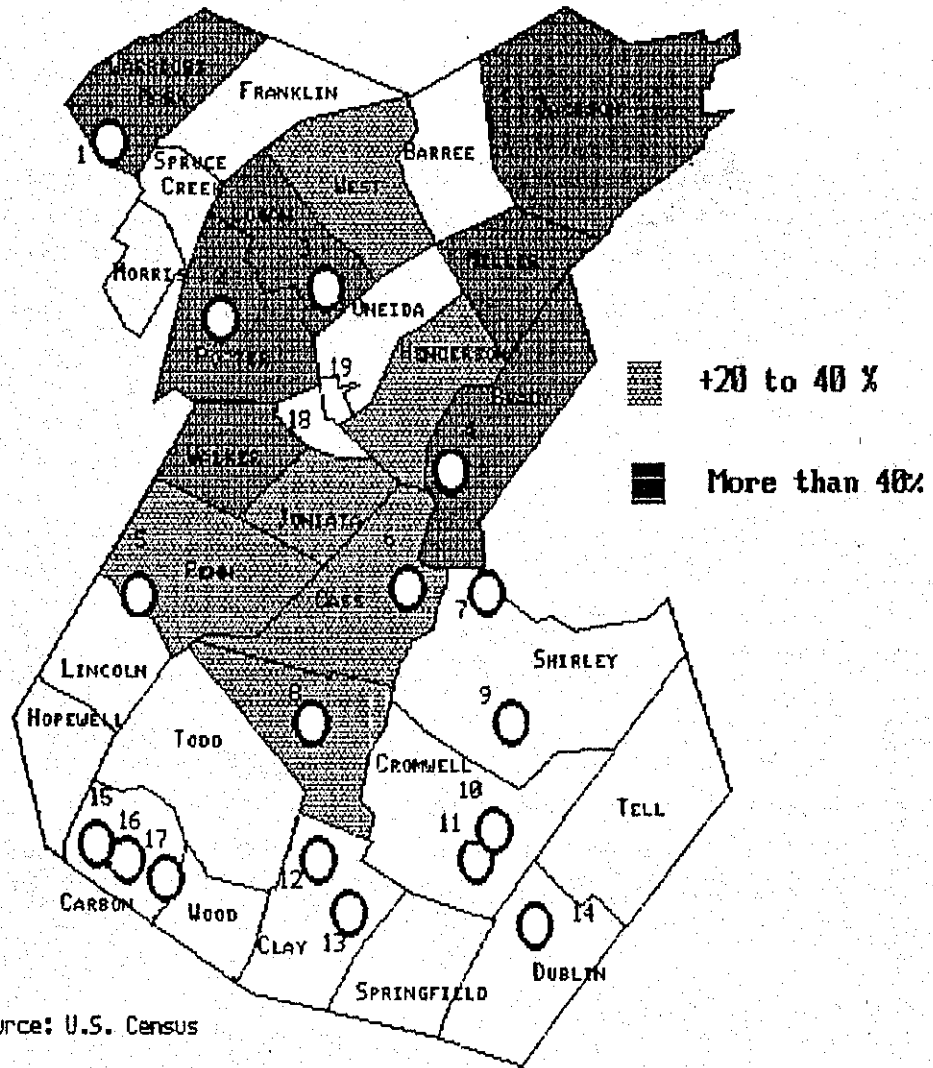
TABLE 1: POPULATION CHANGE

Population	WARRIORS MARK TWP	HUNTINGDON COUNTY
Pop_50	956	40872
Pop_60	1008	39457
Pop_70	1135	39108
Pop_80	1377	42253
Pop_90	1375	44164
PopCh 50-60	5.4%	-3.5%
PopCh 60-70	12.6%	-0.9%
PopCh 70-80	21.3%	8.0%
PopCh 80-90	0.0%	4.5%
TotCh 50-90	44.0%	8.0%

SOURCE: U.S. Census of Population
and Housing, 1980 and 1990.

FIGURE 5:

**Huntingdon County Population Change
1950--1980**



Source: U.S. Census

However, the number of households and families increased; while the average size of each decreased. An analysis of Building Permits and Housing Starts in the Township confirms this trend. Over 60 permits for new houses were issued during the 1980s.

Long term, the growth rate of the Township depends primarily on the growth of Blair and Centre Counties and particularly on the spread of population outward from the center of the urbanized areas of the State College and Altoona metropolitan areas. If the growth rate per decade is between five and ten percent, as seems a reasonable expectation based on past experience, the 2020 population of the Township should be between 1,700 and 2,000 persons.

Even after the rapid growth of the preceding three decades, Warriors Mark, in 1980, had a population density of only 44.4 persons per square mile. This is a low figure relative to the Commonwealth (264 persons per square mile) and is typical of areas which are primarily agricultural in land use. Even if growth proceeds at 10 percent per decade, total population density will not exceed 65 persons per square mile in the year 2020. Hence, unless significant and unexpected population increases occur, it should be possible to sustain the essentially rural character of the Township for at least the next generation.

Population Characteristics

The characteristics of the population are as important as the total number of people in determining how land will be used. In other sections of this Plan, income, occupation, and other economic characteristics are considered. Here the emphasis is on household structure, age structure, and education.

Household Size and Structure. A "household" is any person or group of persons living in a single housing unit. There were 462 total households in Warriors Mark in 1980. This was an average household size of 2.98 persons, which was higher than either the County (2.92 persons per

household) or the Commonwealth (2.74 persons per household). By 1990, the number of households had increased to 510 (TABLE 2) and the average size had decreased to 2.7 persons. There are several reasons that Warriors Mark tends to have larger households than most places. First, there are relatively few elderly persons living in the Township. In 1980, 9.2 percent of the population was over 65 versus 12.4 percent of the population of the County and 12.9 percent of the Commonwealth. This is important in determining household size because elderly widows and widowers usually live alone. Second, over 83.0 percent of all households in the Township are family households where a family is defined as related individuals living together in a household. Families tend to be larger than other types of households because they always contain more than one person and often contain children. Household size is important in comprehensive planning because it dictates to a certain extent the kind and size of housing units needed for the population. Larger households require relatively fewer rental units and more large, single-family units.

Age Structure is another concern of planners with regard to land use and the provision of services. Hence, it is of particular concern in comprehensive planning. The age structure of Warriors Mark is compared to that of the County in FIGURE 6. Of particular note is the fact that the Township has far fewer persons between 65 and 84 years of age and a much larger percentage of the prime working-age persons, FIGURE 6: Age Structure 30 to 44 years of age.

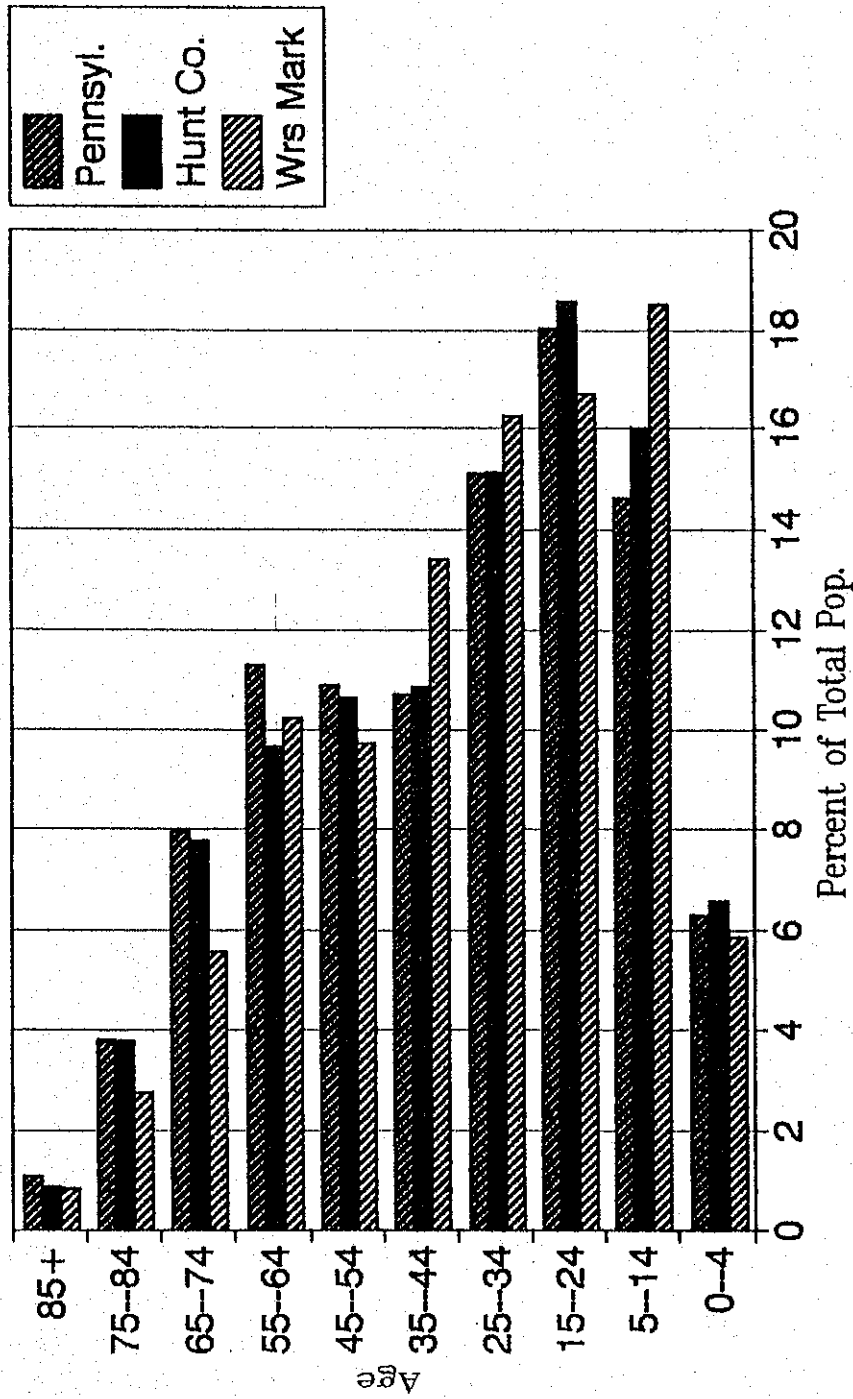
TABLE 2: STATISTICAL PROFILE OF WARRIORS MARK TOWNSHIP

Place	WARRIORS MARK	HUNTINGDON CO.	PENNSYLVANIA
Population 1990	1375		
Population 1980	1377	42253	11863895
Population 1970	1135	39108	11800766
Percent Chg, 1970-80	17.6	7.4	0.5
Area in Square Miles	31	894.6	44888
Density	44.4	47.2	264.3
Persons Black	2	969	1044023
Percent Black	0.0	2.3	8.8
Persons Hispanic	4	133	154231
Percent Hispanic	0.0	0.0	1.3
Percent Female	50.8	50.1	52.1
Total Females	700	21166	6181305
Percent Under 18	30.7	28.0	26.3
Persons Under 18	423	11838	3120204
Percent 65 or Older	9.2	12.4	12.9
Persons 65 or Older	127	5253	1530442
Total Households	462	14459	4219606
Persons per Household	2.98	2.92	2.74
Total Families	385	10927	3134328
Persons 25 or Older	811	24885	7240244
% of 25+ HS Grads	73.8	61.5	64.7
Persons 25+ HS Grads	599	15304	4684438
% of 25+ Coll Grads	8.8	8.6	13.6
Persons 25+ Coll Gr	71	2132	984673
Mean HH Income, 1979	\$16,941	\$15,021	\$19,701
Med HH Income, 1979	\$15,452	\$13,035	\$16,880
PerCap. Income, 1979	\$5,620	\$5,233	\$7,077
PerCap. Income, 1981	\$6,307	\$6,034	na
PerCap. Income, 1983	\$6,925	\$6,515	na
PerCap. Income, 1985	\$8,299	\$7,239	na
% of Pers Below Pov	10.9	13.5	10.5
Persons Below Poverty	150	5714	1245709
Occupied Housing Units	459	14459	4219606
Owner Occ Hous Units	370	10833	2950649
% of HU's Owner Occ	80.6	74.9	69.9
Median Number of Rms	6	5.6	5.7
Md No of Pers per HU	2.74	2.41	2.38
% with > 1.01 Pers/Rm	2.2	3.2	2.4
Md Value of OwnOcc HU	\$40,400	\$28,400	\$39,100
Median Contract Rent	\$104	\$122	\$173
% Lack Com Plumbing	5.2	4.9	2.5
% of HomeOwn HU Vacant	0.3	1.2	1.4
% of Rental HU Vacant	6.3	4.5	6.8

SOURCE: All 1980 Statistics, U.S. Census of Population & Housing
 Estimated Statistics, Pennsylvania State Data Center

FIGURE 6: AGE STRUCTURE, 1980

Warriors Mark, Hunt Co. & Pennsylvania



The number of children under 15 years old is about what would be expected, given the large percentage of people in their child-bearing years. The total working-age population is about 60.1 percent of total population. In all, the Township does not seem to have suffered the out-migration that has affected many rural communities; or, if some persons who were raised in Warriors Mark have left, others of the same age group have replaced them. Also, since there is no great preponderance of elderly or near elderly in the age structure, pressures for specialized social services are unlikely to be great.

Education also affects land use and, more directly, the provision of services. It is indicative of lifestyle and type of occupation and it is a good predictor of poverty. Again Warriors Mark appears to be in a good position relative to many places in the County and the Commonwealth. The Township has the second highest percentage of persons over twenty-five who have graduated from high school of all of Huntingdon County's municipalities. However, it is only average among those municipalities in college graduates (TABLE 2). This suggests that the Township is primarily a working-class community but that poverty and chronic unemployment should be low. These indications are borne out in other analyses found in later sections of this study.

THE ECONOMY OF WARRIORS MARK

Warriors Mark is primarily a bedroom community as can be seen by the fact that 85 percent of the work force is employed outside the Township. This is a fairly high figure by state and national standards but not unusual for small rural areas. In fact, more than half the municipalities in Huntingdon County have at least this percentage of their resident work force employed outside their municipal boundaries. In part, this is a function of the fact that the communities are small and, therefore, have relatively few employers; in part it is due to the fact that the County is located between the two metropolitan centers of State College and Altoona. The County as a whole exports workers to the surrounding areas and Warriors Mark is not an exception to this tendency. Most employed residents who work in the Township are farmers, or farm workers, or owe their jobs to the strong agricultural base.

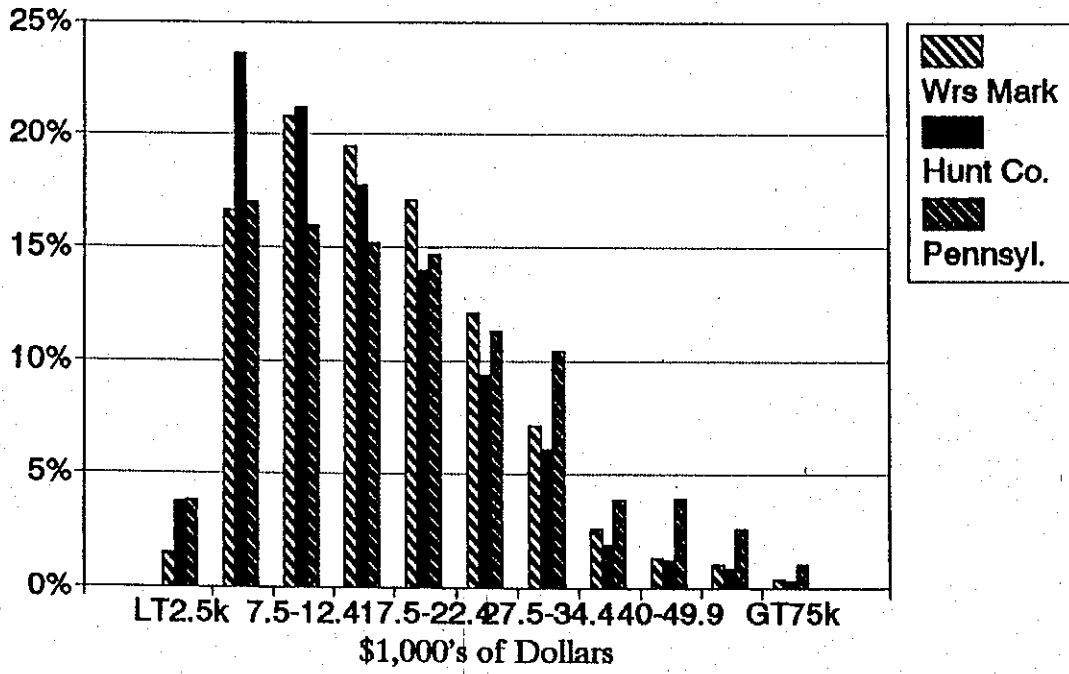
Employers

A check of both the white and yellow pages of the telephone directory shows thirteen (13) private non-farm businesses in the Township. Of these, Grier School is by far the largest with 70 employees. New Enterprise Stone and Lime has about twelve, Helena Chemical has eight, the Feed Center has seven or eight. All other businesses in Warriors Mark are local service sector activities which serve the Township and the immediately surrounding areas. In addition to the businesses named above, the Township has two garages, a funeral home, a convenience store, an upholsterer, Post Office, beauty salon, and taxidermist. Warriors Mark--Franklin School is the largest public sector employer and second largest employer overall with 14 employees.

Incomes

Incomes in Warriors Mark are fairly high by Huntingdon County standards (FIGURE 7). In 1980, the Township ranked fifth in household median incomes (at \$15,452) and sixth in household

FIGURE 7:
Income Distribution, 1980
 Warriors Mark, Hunt. Co. & Pennsylv.



mean or average income (\$16,941) among the 48 municipalities in Huntingdon County. Per capita, or per person, income ranked fourth in the County in 1985 at \$5,620. Income also grew faster in the Township during the period from 1980 to 1985 than it did in any of the other top six income areas. This is not to say that there is no poverty in Warriors Mark; the Township was 16th among the Huntingdon County municipalities in persons below poverty. This figure may be slightly deceptive; there are few really poor people as the income distribution figure shows.

Occupations

Employed residents of Warriors Mark span all occupations. However, there are relatively more people employed in agriculture than any other. Blue collar professions dominate the employment mix with relatively few managers and professionals. The figure on occupations of residents compares Warriors Mark with Huntingdon County, but the County is, itself, rather heavily weighted to the blue collar occupations relative to the state or nation (TABLE 3).

Labor Force

The age structure of Warriors Mark shows that the Township has a rather high percentage of its population in the working-age population and relatively few persons in the older age groups. This is a positive factor from an economic point of view because more people earn incomes and fewer require specialized social services.

TABLE 3: OCCUPATIONAL STRUCTURE

	Pennsylvania	Hunt. Co.	Warriors Mark
TOT EMPLOYMENT	4961501	15338	546
EXECS & MGRS	440028	1008	19
PROFESSIONALS	593427	1589	44
TECHNICAL	149410	325	13
SALES	457923	986	49
ADMIN	844800	1939	63
SERVICE OCC	624299	1858	47
AGRICULTURAL	79872	684	68
SKILLED WKRS	245779	679	99
LABORERS	1112369	4674	144

SOURCE: Census of Population and Housing, 1980.

FINANCIAL STATUS

Warriors Mark Township is in good shape financially. It has no debt. Its revenues are relatively low per capita (\$58.69 in 1988); but expenses (\$56.59) are lower. It is one of only two municipalities in Huntingdon County without a real estate tax, yet the market value of its real estate is seventh highest in the County. It has a borrowing capacity of over \$200,000, which places it in the top half of the County's municipalities. (Local Government Financial Statistics, 1988, Pennsylvania Department of Community Affairs).

Total revenues for 1988 were \$80,818. Total taxes collected for that year were \$44,029; the earned income tax accounted for 91 percent of the total. Miscellaneous revenue accounted for 45.5 percent of total revenue. Of miscellaneous revenue, state highway aid of \$27,352 accounted for 74 percent, which is fifty percent greater than the average for second-class townships in the County. This, more than any other factor, seems to account for the relatively low tax burden and the good financial situation in the Township.

If the Township ever does need to borrow funds, or if operating cost increases should necessitate the imposition of a real estate tax, Warriors Mark has fairly deep reserves. The current (1988) value of real estate is estimated at \$20,393,000. This is four percent of the Huntingdon County total. (By contrast, Warriors Mark's 1980 population was only 3.2 percent of the County total). If a real estate tax was imposed at the average real burden of other second-class townships in the County, over \$14,000 of additional revenue could be raised each year.

HOUSING

Protection from the natural elements has always been important to human beings. Shelter is, in fact, one of the basic requirements of life. Today, of course, a house also provides a central location from which people base their daily routines. In addition to providing basic protection from the elements, housing should be safe and sanitary and provide many of the amenities of life. In Comprehensive Planning, housing is of major concern for three reasons: first, it is a major component of land use in the community; second, it represents a large part of the value of the built environment; third, the quality of housing is a major determinant of the character of the community. Housing variables, which must be considered for a Comprehensive Plan, are total number of units, the distribution of housing by type, patterns of location, distribution of the housing stock by condition, housing value, occupancy, and tenure. All of these are considered in this section.

Pattern of Settlement

The pattern of settlement in a community obviously mirrors the pattern of housing location. Most housing in Warriors Mark occurs along the major thoroughfares which traverse the Township. Very little is found in isolated subdivisions off the main roads. The major concentration of housing units is found in the villages of Warriors Mark and Spring Mount. Two intersections define these concentrations. In Warriors Mark, the intersection of S.R. 550 and S.R. 350 defines the center of both the Village and the Township. Most available retail and residential services are found within a few hundred yards of this intersection. In Spring Mount the center of the village is the intersection of S.R. 350 and Ridge Road. Almost half of the housing stock of the Township is contained in these two areas.

Housing Statistics

There were 497 housing units in the Township in 1980 (TABLE 2). Of the total, 490 were year-round units, which implies that there were very few seasonal homes in the mix. There were only 66 housing units in multi-family structures; in other words, over 86.5 percent were single-family homes. About 18.0 percent of total units were rentals.

New Housing

Building permits issued for the Township for 1981 to 1989 indicated that approximately 60 new single-family homes were built during the decade. This is an increase of 12 percent, but it is not necessarily a net increase in the housing stock since fire, demolition, and conversion can remove structures from the total.

Home Ownership

With over 80.6 percent of all units owner occupied, Warriors Mark is well above the County and State averages of 74.9 and 69.9 percent, respectively (TABLE 2). Most planners and sociologists consider a high rate of home ownership to be a definite positive factor for any community because it tends to indicate stability and a higher level of commitment to community standards.

Vacancies

Less than 7 percent of all units were vacant. The very low vacancy rate among owner-occupied housing units is another good sign. It indicates that very few, if any, homeowners have abandoned their properties. It also indicates that properties for sale find a ready market.

Housing Values

Housing values in Warriors Mark Township are well above the average for the County and, somewhat surprisingly, even above those for Pennsylvania as a whole. The median housing value for single-family homes in 1980 was \$40,400 in Warriors Mark compared to \$28,400 in Huntingdon

County and \$39,100 in the Commonwealth. As FIGURE 8 shows, the majority of all housing units in the Township fall into the middle range of values. Very few units are in the below-\$20,000 price range and almost none are above \$100,000.

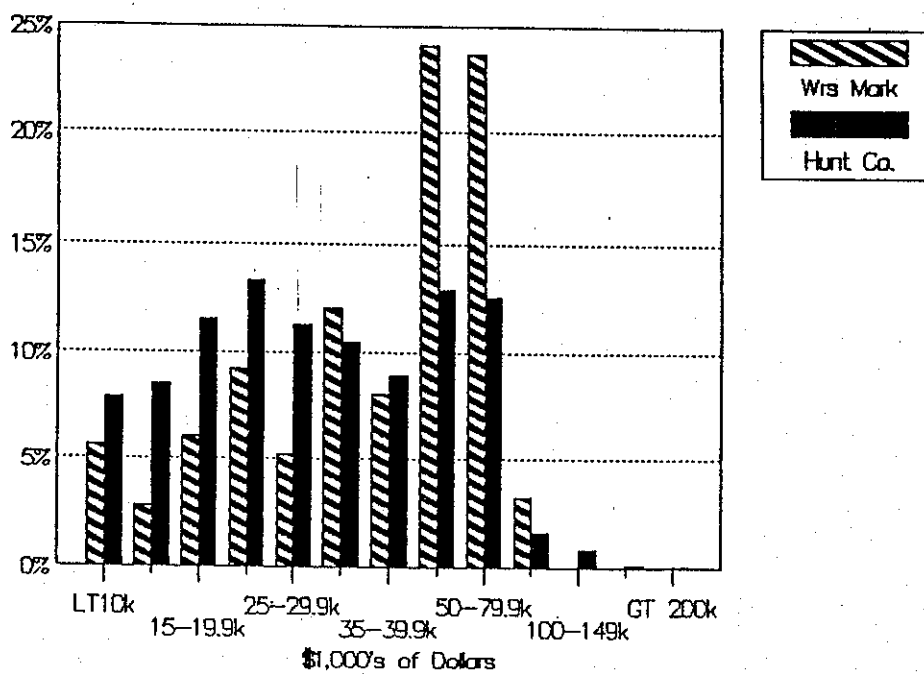
Housing Conditions Survey

A final aspect of the housing stock is the condition of housing units. No published data is available for this analysis; therefore a field survey of exterior housing conditions was performed by the Consultant. A windshield survey of the housing stock in the Township was conducted focusing on the condition of major structural elements discernible from the exterior. Detailed survey forms were completed for those units showing some degree of deterioration. These forms allow the isolation of specific deficiencies for each deteriorated unit and provide a means for rating the degree of deterioration. They may also be used as an informational base for housing rehabilitation funding applications.

The housing survey provides a numerical rating for each of the housing units identified as deteriorated. The rating is weighted to reflect the relative structural significance of the various components as identified below.

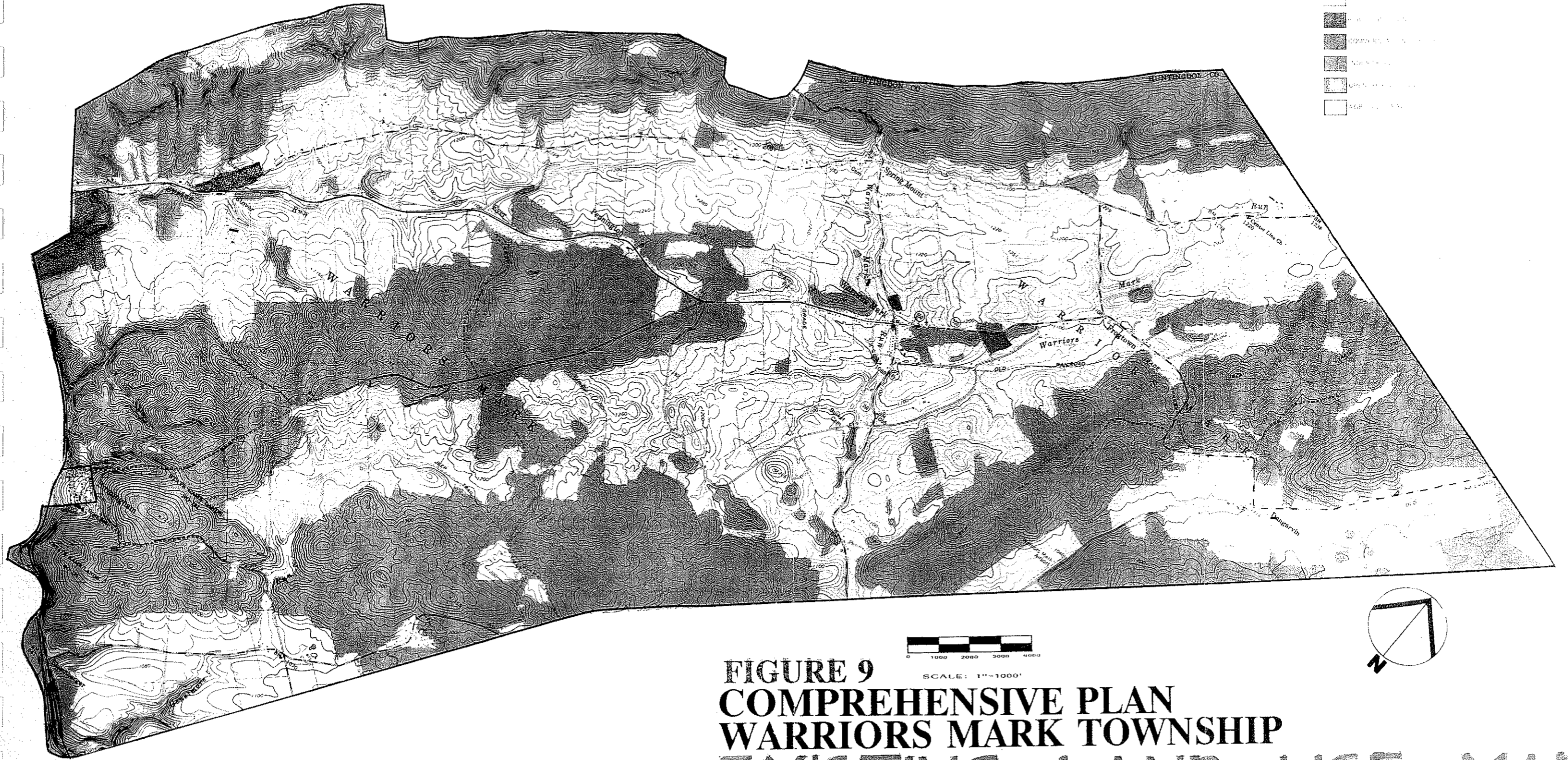
FIGURE 8:

Housing Value Distribution, 1980



<u>STRUCTURAL COMPONENT</u>	<u>WEIGHTING</u>
FOUNDATION	25%
EXTERIOR	30%
ROOF	12%
CHIMNEY	6%
PORCHES	3%
STAIRS	1%
DOORS	1%
WINDOWS	9%
ADDITIONS	12%
AUXILIARY ADDITIONS	1%

Using a set of standards, each component was evaluated in terms of its degree of deterioration. The scores were then arranged and ranked which resulted in the following findings. A total of 23 units were found to have some degree of deterioration. Of these, six (6) had severe deterioration; nine (9) were moderately deteriorated; and eight (8) showed only moderate deterioration. These 23 units represent approximately five percent of the housing stock of the Township. While these units are somewhat dispersed throughout the Township, minor concentrations do exist in Warriors Mark Village, around Frogtown, along Ridge Road and on S.R. 550 near the Centre County line.



- LEGEND**
- Water
 - Highway
 - Other
 - Residential
 - Commercial
 - Industrial
 - Open Space
 - Forest
 - Other



SCALE: 1"=1000'

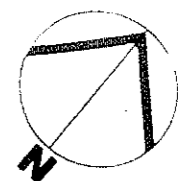


FIGURE 9
COMPREHENSIVE PLAN
WARRIORS MARK TOWNSHIP
EXISTING LAND USE MAP

WARRIORS MARK TOWNSHIP PLANNING COMMISSION
 WARRIORS MARK TOWNSHIP BOARD OF SUPERVISORS

HARD C. SUTTER and ASSOCIATES, Inc.
 Comprehensive Planners / Land Planners

EXISTING LAND USE

The study of the current use of the land is an essential component of the community comprehensive planning process. It is vital to identify the amount of developed and undeveloped land for future developmental planning purposes. Furthermore, the arrangement of existing land uses provides insight into the quality of the local community environments by revealing basic relationships among living, working, shopping, and recreational activities. Also, existing land use affects the location and type of future land development, as well as providing guidelines for future land use policies. Finally, the study of changes in land use allows the determination of trends which should aid in site-specific development planning and in the isolation of incompatible land uses. This section analyzes existing land use by type.

Residential

Residential land use in Warriors Mark Township comprises 1.5 percent (or about 175.5 acres) of the developed land including land in agricultural use. This is approximately .9 percent of the total land in the Township (TABLE 4). Residential uses are clustered in the villages of Warriors Mark and Spring Mount. These villages have been population centers in the Township for many years. As a result, homes there are older, except on the outskirts, and tend to be fairly densely clustered at about four lots per acre. Lower-density, strip development is located along S.R. 550 between Warriors Mark Village and Eyer, along Ridge Road East of Spring Mount, and along Frogtown Road between Warriors Mark Village and the Township boundary. A new residential strip seems to be developing along the Township Road behind Helena Chemical. There are very few isolated homes or small subdivisions in the Township that are not on major roads.

TABLE 4: EXISTING LAND USE

CATEGORY	Acres	% of Developed	% of Total
Residential	175.5	1.5	0.9
Commercial	10	0.1	0.06
Industrial	119	1	0.6
Agricultural	11500	97.4	58
Vacant	8035	---	40.5
Total	19840	100	100

Source: RCS&A, Inc. Field Survey

Commercial

Only a tiny amount of land is in commercial use in the Township. In fact, just 10 acres or about .1 percent of the developed land is in this category. What little commercial development there is centers on the intersection of S.R. 550 and 350 in Warriors Mark Village. There is a convenience store, U.S. Post Office, feed store, garage, and a few other nonresidential uses comprise the commercial center of the community and the Township. In Spring Mount, a funeral home and taxidermist are the only obvious commercial activities. Several persons have small shops in their homes; but, since these do not constitute major traffic generators and signage is minimal, this mixture of land uses does not constitute a problem at this time.

Industrial

Industrial land in the Township is about 1.0 percent of the total developed area. Two limestone quarries near the eastern edge of the Township on S.R. 550 and a fertilizing mixing plant on the same road about two miles east of Warriors Mark Village are the only significant land users in this category.

Agricultural

By far, the largest land use in the Township is agriculture. Almost 97.5 percent of the developed total is in this use. In fact, agricultural lands occupy 58 percent of the total area of the municipality. Dairy farming, with ancillary corn and hay feed production, accounts for the vast majority of the land use. Very little land is used for truck crops or other produce.

Vacant

Just over 40 percent of the total area of the Township is vacant land. This category includes primarily forested areas along Bald Eagle Ridge, a hilly area between the Blair County line and Pennington, and another steeply sloping area between S.R. 350 and the Centre County line. Much

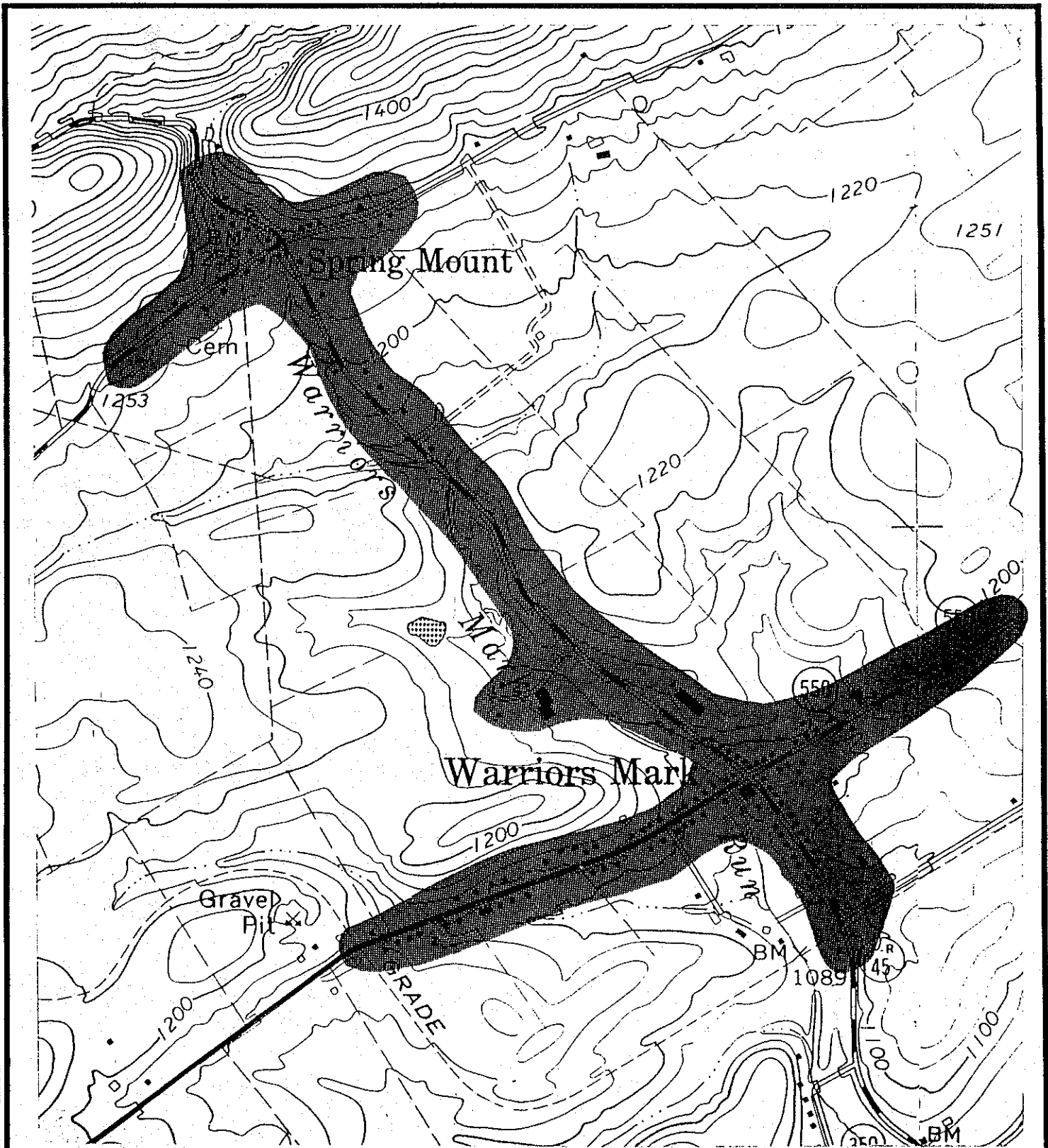
of this vacant land is not well suited for agriculture. Soils tend to fall into the Morrison-Vanderlip association and are rocky and highly permeable with very low water retention. A portion of the vacant land near Birmingham is set aside as State Game Lands. Much of the remainder is best preserved as water shed, recreation, and wildlife habitat due to the steep slopes.

**COMMUNITY FACILITIES/
PUBLIC UTILITIES STUDIES**

Water Service

Only a small area of Warriors Mark Township is served by public water. This includes the area of greatest population density: the villages of Warriors Mark and Spring Mount. (FIGURE 10). The water service area also includes the public school and most of the commercial activities in the Township. Service extends approximately 1,000 feet to the west from the intersection of Ridge Road and S.R. 350 in Spring Mount and about 950 feet to the east along Ridge Road from this intersection. Service continues from Spring Mount down S.R. 350 in a southerly direction to Warriors Mark Village and approximately 1,600 feet past the intersection of S.R. 350 and 550 in that village along S.R. 350. From Warriors Mark Village, service extends approximately 3,000 feet to the west along S.R. 550 and 1500 feet to the east. Approximately 200 customers are served.

The Warriors Mark General Water Authority provides service from a series of three wells located along the southern side of Bald Eagle Ridge. Well Number One is quite old and is located in conjunction with an abandoned but still existent reservoir and an abandoned chlorination building. Wells Two and Three are much newer. Located in conjunction with Well Number Three is a 52,000-gallon water storage tank and an attached meter chamber and chlorination building.



WARRIORS MARK TOWNSHIP

FIGURE 10: WATER SERVICE AREA
PROPOSED WATER AND SEWER SERVICE AREA.



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SOLID WASTE

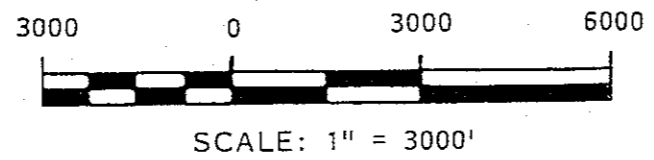
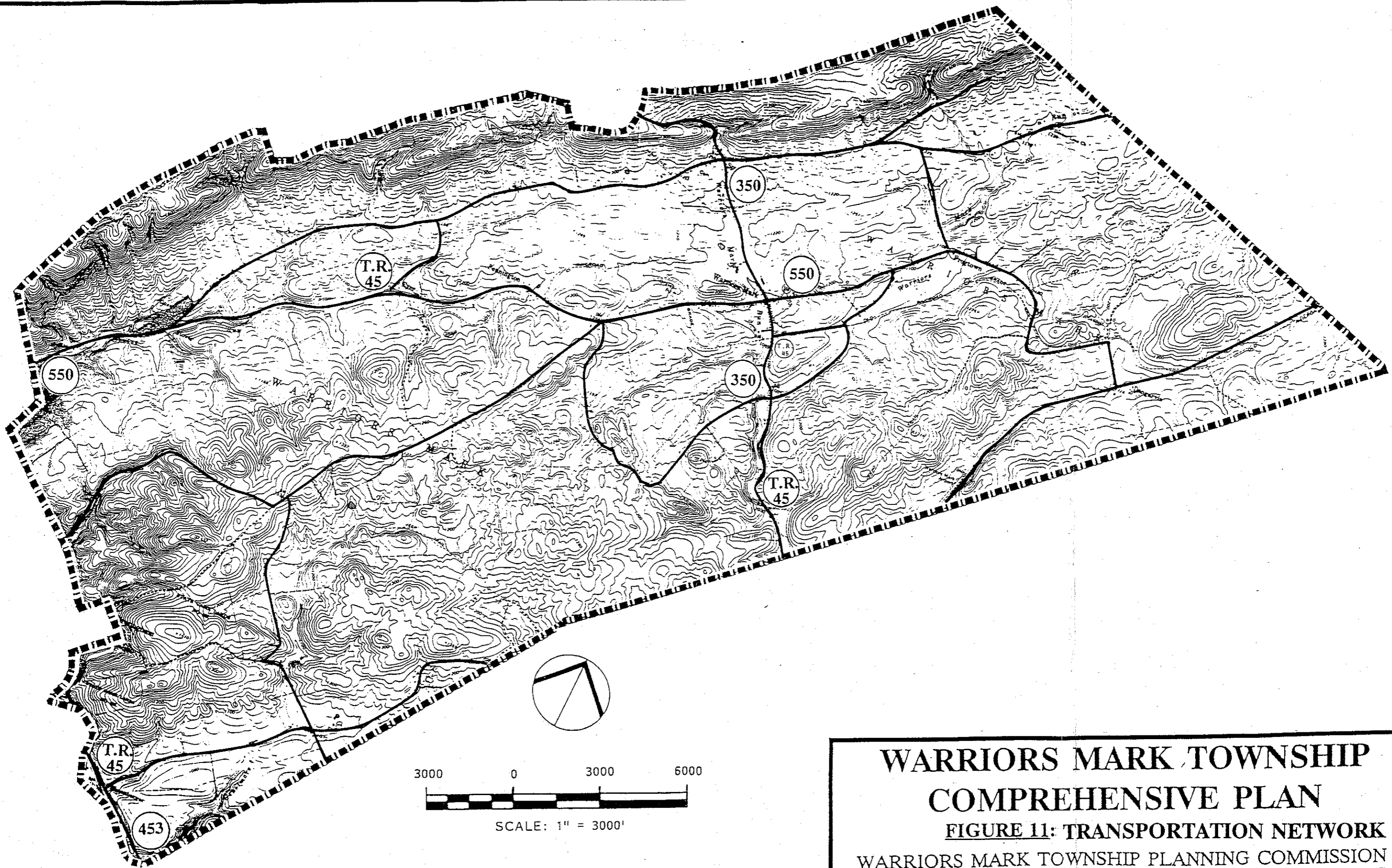
Warriors Mark is part of the Bedford-Fulton-Huntingdon Tri-County Solid Waste Management System. The three counties have cooperated in the preparation of a solid waste plan and have constructed a landfill in Broad Top Township in Bedford County. The landfill operates six days per week. Recycling is voluntary in the Township as only Huntingdon Borough is currently mandated to operate a recycling program. Collection of solid waste is conducted by Horvath Sanitation at a charge (1991) of \$19 per month.

TRANSPORTATION

The movement of vehicles transporting people and goods from one location to another comprises the traffic circulation of a community. Smooth, practical, and safe movement of traffic within a community is necessary for proper growth and development. Easy access to, from, and between a community's residential, commercial, and industrial sections is also important for stimulating growth. Identification of major arterial routes within a community is the first step in identifying traffic and circulation patterns.

Major Road Networks

Warriors Mark Township, Huntingdon County, is located approximately halfway between Altoona and State College, Pennsylvania. The City of Tyrone is also located a short distance north of the Township. Warriors Mark Township is very nearly surrounded by urban areas that greatly influence the traffic patterns of the area. A large amount of commuter activity takes place between Altoona, Tyrone, and State College. This activity greatly affects Warriors Mark Township due to the fact that three major arterial roadways run through the Township. State Routes 550, 350, and 453 all run through the area. State Routes 550 and 350 intersect near the center of the Township, lying just northeast of the center point. State Route 453 runs along the southwestern boarder of the Township. The borough of Birmingham is located along S.R. 453 just inside the Township border. There are eight other smaller routes located within the Township border. (FIGURE 11 and TABLE 5).



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**WARRIORS MARK TOWNSHIP
 COMPREHENSIVE PLAN**
FIGURE 11: TRANSPORTATION NETWORK
 WARRIORS MARK TOWNSHIP PLANNING COMMISSION
 WARRIORS MARK TOWNSHIP BOARD OF SUPERVISORS

TABLE 5: WARRIORS MARK TOWNSHIP

HIGHWAY TRANSPORTATION SYSTEM CLASSIFICATION

Route	Seg. Length	% of Trucks	Total Width Feet	No. of Lanes	Year Built	Surface Type	Com m. Usage
550	5.39	8	18-24	2	61-64	High Type and Bituminous Pavement	PCN
350	4.15	7	18	2	31-49	High and Light Bituminous Pavement	PCN AAN
453	2.6	15	20	2	37-62	Bituminous Pavement	PCN
4008	3.69	6	14	2	32	Light Bituminous	AAN
4012	.38	0	18	2	53	Light Bituminous	---
4013	3.16	0	14-18	2	38-58	High and Light Bituminous Pavement	AAN
4017	.48	0	18	2	60	High Bituminous	AAN
4023	4.08	0	14-18	2	53-68	Light Bituminous	---
4025	5.65	0	14	2	75	High and Light Bituminous Pavement.	AAN
4027	1.04	0	10	2	75	Earth Cinders	---
4029	.8	0	10	2	75	Earth Cinders	---

* Commercial Usages:

PCN = Primary Commercial Network

AAN = Agricultural Access Network

Source: PA Department of Transportation, RMS State Roadway Summary

Road Network Characteristics

In Huntingdon County there are located 254 miles of federal and state highways. Warriors Mark Township has approximately 31 miles of state roadways laid out within its borders. These are all two-lane highway systems. The state routes that run through Warriors Mark each have their own characteristics. These are determined by traffic counts, physical features of the highway, and most common use of the highway as well as other characteristics. This information can be found on TABLE 5, except for traffic counts which will be handled in the text and only for the main three routes.

Concern here is mostly with the first three routes depicted on the table--S.R. 550, 350, and 453. Traffic counts conducted for these roadways provide some interesting results. Counts on S.R.550 taken in 1985 reveal an average daily traffic count of 1,900 vehicles per day. Counts taken on S.R. 350 give an average daily traffic count of 1,800 in 1983. State Route 453 has an average daily traffic count of 3,450 which was taken in 1985. These three routes are all classified as major arterial routes. A major arterial route is any roadway that moves traffic and allows access to major settlements, brings traffic to and from expressways, moves traffic through areas of a borough or township, and inter-connects principal traffic arteries. In comparison to the rest of the County, two of the three routes fall slightly below average in traffic counts and the remaining one is slightly above average. State Routes 550 and 350 fall slightly below an average figure of 2,597 derived from six other routes in the County which have similar characteristics. State Route 453 falls slightly above this average and is also characterized by high truck traffic usage. Fifteen percent of the daily traffic on this route is truck traffic.

This compares to only eight percent on S.R. 550 and seven on S.R. 350. A final point to notice when observing the table is that the majority of the roadways in Warriors Mark have been built between the years 1930 and 1970. All were built before the year 1975. All of the roads in Warriors Mark Township are at least 25 to 30 years old. This means that upkeep of these roads is important to insure growth and to protect the citizens' health and welfare.

PUBLIC BUILDINGS AND SERVICES

Warriors Mark has only minimal public buildings and services as is typical of rural areas. The public school and the churches serve as meeting places, as does the fire hall. The only organized public service in the Township is provided by the fire company.

Fire protection is provided by the Warriors Mark-Franklin Fire Company. This is an all-volunteer company which serves most of Warriors Mark and Franklin Townships in Huntingdon County and portions of Halfmoon Township in Centre County. The Company has about 32 active members/volunteers and three engines including two pumpers and a 2,000-gallon tanker. Additionally, the company has a brush truck and emergency/equipment van. The fire company responds to 25 to 40 calls per year, of which fewer than ten will involve structure fires. Ambulance service is provided by the Port Matilda Fire Company, the Alpha Fire Company from State College, and the Tyrone Fire Company.

A new fire hall was completed in 1990. This structure has approximately 10,000 square feet, including a 3,600 square foot social room and a 3,800 square foot truck room. Full kitchen and office facilities are also included. A room has been set aside for Township business. The old fire hall has been sold to the private company which operates the convenience store.

The new facility sits on twelve acres of land which will be available for both fire company and community functions. Also located on the property is a large picnic pavilion with an outdoor kitchen, restroom facilities, and other amenities. The pavilion will be available for community functions and private events at a nominal charge. Another ball field may be constructed on this property as well.

EDUCATION

Warriors Mark Township is part of the Tyrone Area School District which serves Franklin and Warriors Mark Townships and Birmingham Borough in Huntingdon County as well as Snyder and Tyrone Townships and Tyrone Borough in Blair County and Taylor Township in Centre County. An elementary school, built in 1924, is located in Warriors Mark Village and serves residents of both Warriors Mark and Franklin Townships. This school has 170 students enrolled and a capacity of 294 students. The school employs 14 full-time staff.

The Tyrone School District is not growing in total enrollment and, in fact, saw a 5.5 percent decline in enrollment between 1985-86 and 1988-89. This has caused some concern that the elementary school in the Township could be closed down in the future and students would be bussed to Tyrone or one of the other elementary schools. The concern is somewhat justified because the School District indicates that the Warriors Mark School has high maintenance costs due to its age.

High school education is provided in Tyrone Borough for residents of Warriors Mark. This school has both a strong vocational program and an academic program. The only other educational facility in Warriors Mark Township is the Grier School, a private girls boarding school for grades 7 through 12, which serves an international market. This school is not an option for most of the residents of the Township.

The main campus of The Pennsylvania State University is located in State College, an easy commute for residents of the Township. A branch campus of the University is located in Altoona.

RECREATION

Despite the large amount of vacant land in the Township, Warriors Mark is poorly served in terms of recreational opportunities. The only facilities which exist in the Township at the current time are a municipal baseball field and those associated with the elementary school. These include two baseball diamonds, playground equipment, a basketball court, and some green space. In a rural area such as Warriors Mark, it is probably not necessary to adhere as strictly to standards of availability for recreational opportunities as it might be in an urban setting. Nonetheless, the lack of both passive and active recreational facilities should be addressed.

PHYSICAL FEATURES ANALYSIS

TOPOGRAPHY

The topography of the land is comprised of the surface features commonly referred to as terrain. Generally topographic factors are discussed in terms of "Slope"; i.e. the vertical rise of land per foot (or 100 feet) of horizontal distance. It is then, primarily a measure of steepness; and as such, it is a primary physiographic factor in determining the potential use of undeveloped land. The steeper the land, the less likely it can be economically or environmentally developed.

The significance of slope ranges for future development may be summarized as follows:

1. 0 - 8 %: Generally Desired for Development

Land in this category is generally considered to be easily developed and capable of sustaining commercial, industrial, and residential development with no special attention. Land with slopes in the range of 0 - 8 percent is suitable for slab-on-grade building types, most large buildings, and major road development. Generally, slopes in this category provide minimum restrictions and are conducive to geometric layout schemes. Additionally, traffic circulation patterns are not dictated by topography within this slope classification.

2. 8 - 16 %: Generally Suitable for Development

Land in this category is also considered to be developable with some limitations. Certain types of commercial and industrial development may be prone to major limitations and may require special engineering, design, and construction techniques. Appropriate forms of residential development include single-family homes on large lots, townhouses, garden apartments, and terraced construction. Land contours are major plan factors and the normal grade may be too steep for traffic, especially in the steeper slope areas of the category.

3. 16 -24 %: Generally Difficult for Development

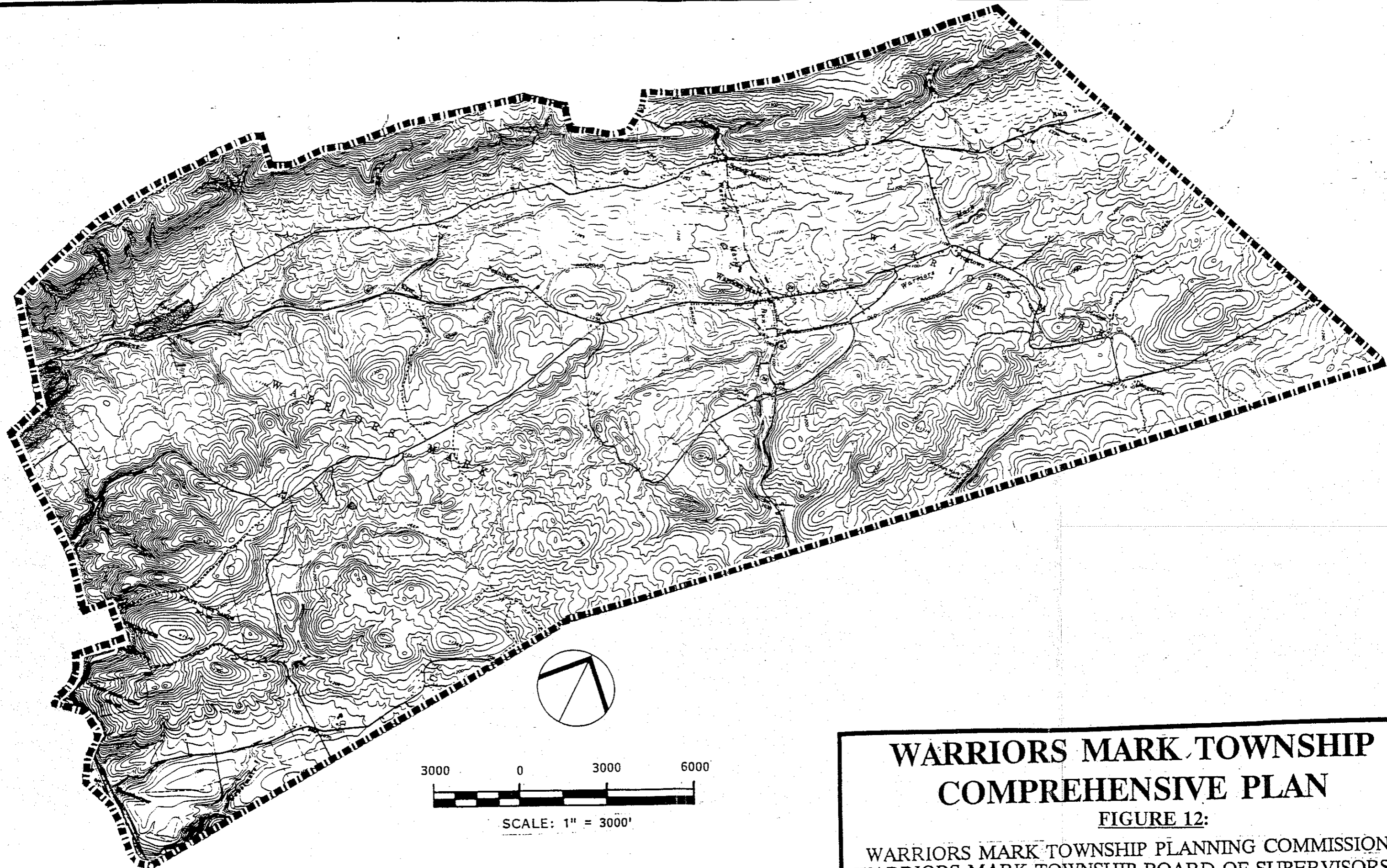
Land in this category is difficult to develop and more appropriate for certain types of low-density residential uses than for industrial and commercial uses. Certain contour-induced limitations may be overcome, but at a cost. Traffic circulation is severely affected by this topography. Certain clustered housing techniques and townhouses are among the more appropriate residential uses and land in this category often provides excellent vistas.

4. More than 24%: Generally Unsited for Development

Land in this category is generally considered to be undevelopable. Severe contours result in serious erosion, drainage, and access problems.

Slope is a planning characteristic which, for a moderately sized geographic area such as a township, remains constant over time. In Warriors Mark most of the existing agriculture and residential development occurs on slopes of less than 8 percent. Refer to FIGURE 12. One major exception is the south side of Bald Eagle Ridge where many farms and residences are located on slopes of up to about 16 percent. This area provides an excellent view of the valley and is highly prized for that reason.

Slope Categories in Warriors Mark Township. Areas with slopes of less than 8 percent make up 56 percent of the total area of the Township, approximately 11,220 acres. Eight to sixteen percent grades comprise 19 percent of the total; while 16 to 24 percent slopes make up 16 percent. Slopes of 24 percent or more are nine percent.



WARRIORS MARK TOWNSHIP COMPREHENSIVE PLAN

FIGURE 12:

WARRIORS MARK TOWNSHIP PLANNING COMMISSION
WARRIORS MARK TOWNSHIP BOARD OF SUPERVISORS

SOILS

Three major soils associations comprise all of the soils of Warriors Mark Township. These are Hazleton-Laidig-Buchanan along Bald Eagle Ridge, Hagerstown-Hublersburg in flat part of the valley floor, and Morrison-Vanderlip in the hilly regions of the valley.

The Hazleton Series was formed by the weathering of sandstone and tends to be found in the steepest areas of the ridge. Most of the acreage of these soils is extremely stony and is wooded.

The Laidig Series was formed in colluvium weathered from sandstone and shale. This series is characterized by slow permeability. Most of the acreage is stony and wooded.

The Buchanan Series was formed in colluvium material derived from sandstone, siltstone, and shale. It is characterized by slow permeability. Most acreage is extremely stony and wooded.

As can be seen, these soils are not highly recommended for development.

The Hagerstown Series was formed in material weathered from relatively pure, thick-bedded limestone. These soils have moderate permeability. Most acreage is cultivated or used for hay and pasture.

The Hublersburg Series was formed in material weathered from impure limestone. Permeability is moderate. Most acreage is used for agriculture.

These soils dominate the valley floor and provide most of the developable area of the Township.

The Morrison Series was formed in materials weathered from sandstone and dolomite. Permeability is moderately rapid. About half the acreage is cultivated. The rest is wooded.

The Vanderlip Series was formed in material weathered from sandstone. Permeability is rapid and the water table is at a depth below six feet. Most of the acreage is wooded.

These soils are not very satisfactory for agriculture and in the Township they are mostly in forest cover.

Soils Analysis for the Township has been performed at a more specific level to determine areas suitable for development. The findings from this analysis are presented on the display maps. Major limitations are posed by soils that are unsatisfactory for on-lot septic. Over 77 percent of the land in the Township falls into this category. Hydric soils in part overlap with this constraint. They comprise about 9 percent of the total acreage. Prime agricultural soils also comprise about 9 percent of the total; however, these do not substantially overlap with the other constraining soil types.

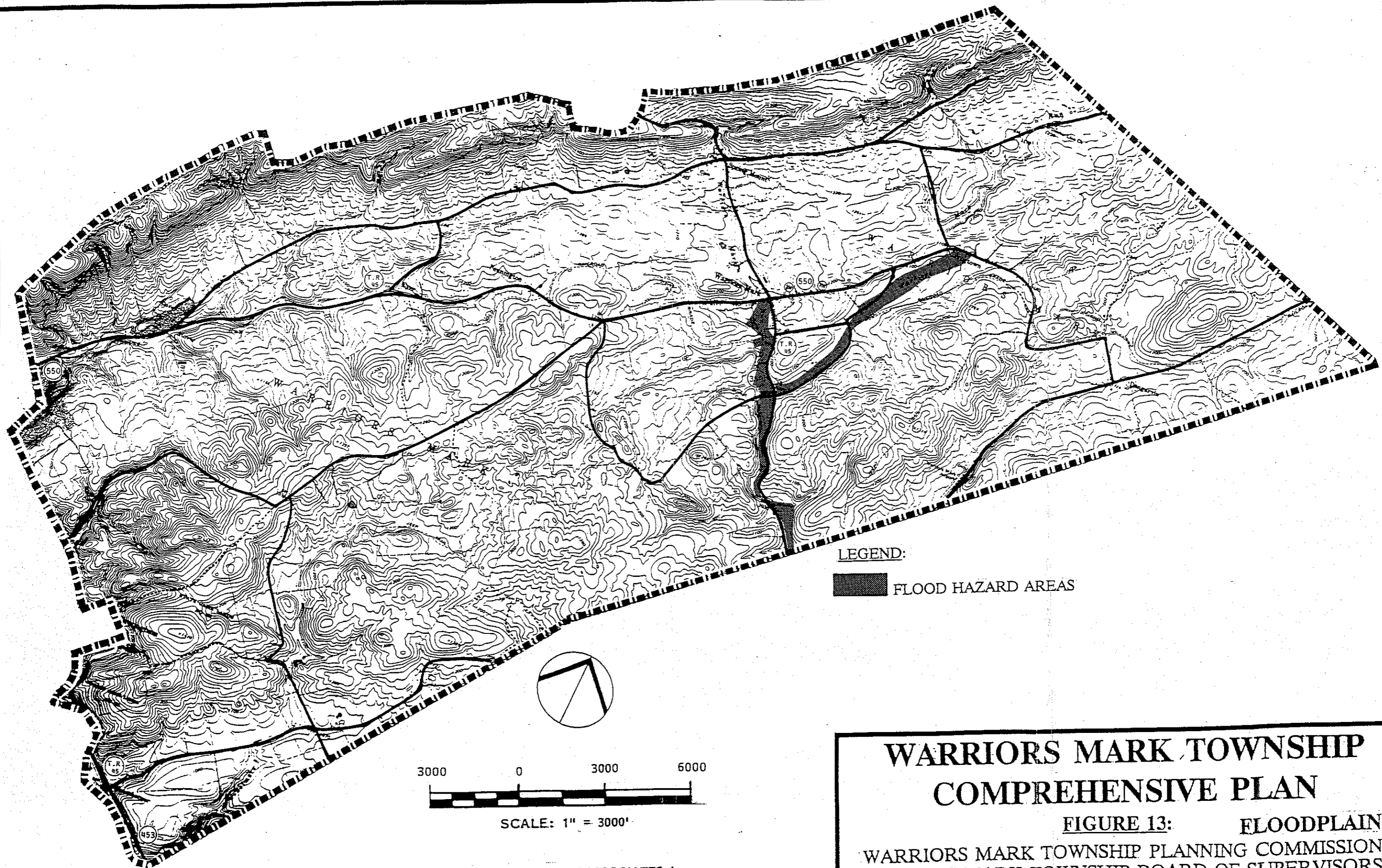
FLOOD PLAINS, DRAINAGE AND WETLANDS

It is not uncommon for floods to occur along major rivers and streams causing property damage or loss of life. In this regard, Warriors Mark has little to worry about.

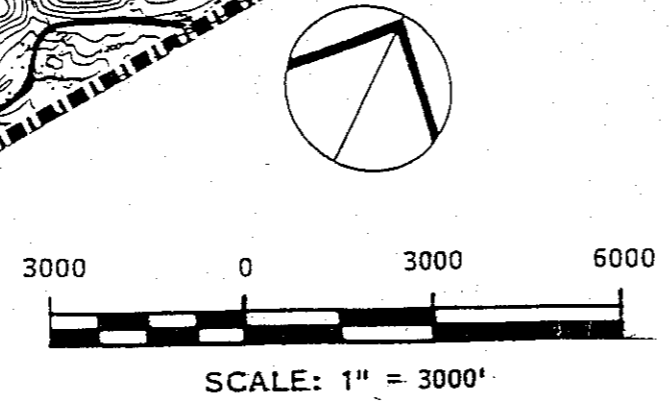
The Little Juniata River runs along the southwestern boundary and drains a major portion of the Township. There is little development along the Little Juniata in Warriors Mark. There is also one stream which occurs in the Township. Warriors Mark Run is a small stream with narrow floodplains. It begins west of Spring Mount and flows east through the village of Warriors Mark and continues on exiting along the eastern border of the Township.

Since this is an upland stream having small flows and draining forested and agricultural land which retains water, high water is seldom a problem. Spring freshets are not a threat to life or property; with the abundant agricultural activities and absence of development, drainage problems are virtually nonexistent. (FIGURE 13).

Wetlands provide habitat for many species of birds and animals. They contribute to the ecology of the area by providing nesting and hatching areas. Wetlands are protected from development by the Pennsylvania Department of Environmental Resources and the U.S. Environmental Protection Agency. Several wetlands areas have been identified in the Township; these are shown in FIGURE 14.

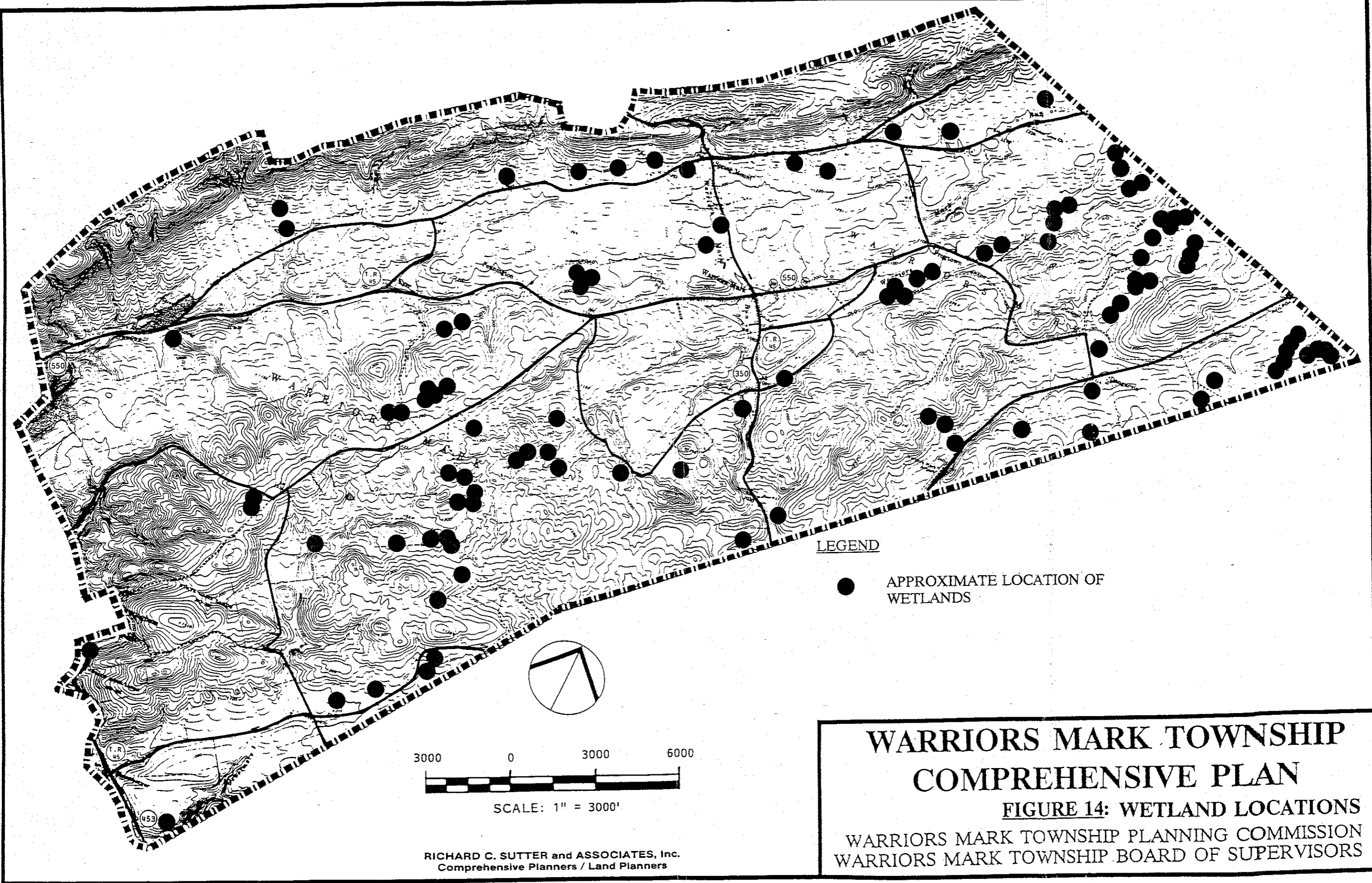


LEGEND:
 [Shaded Box] FLOOD HAZARD AREAS



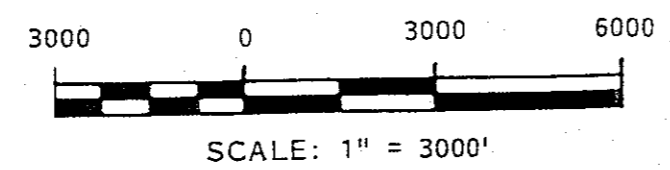
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 Comprehensive Planners / Land Planners

**WARRIORS MARK TOWNSHIP
 COMPREHENSIVE PLAN**
FIGURE 13: FLOODPLAIN
 WARRIORS MARK TOWNSHIP PLANNING COMMISSION
 WARRIORS MARK TOWNSHIP BOARD OF SUPERVISORS



LEGEND

● APPROXIMATE LOCATION OF WETLANDS



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**WARRIORS MARK TOWNSHIP
COMPREHENSIVE PLAN**

FIGURE 14: WETLAND LOCATIONS

WARRIORS MARK TOWNSHIP PLANNING COMMISSION
WARRIORS MARK TOWNSHIP BOARD OF SUPERVISORS

THE PLAN

GOALS AND OBJECTIVES

Land Use

1. GOAL: To ensure the orderly and efficient development of Warriors Mark Township.

OBJECTIVES:

- a. Develop areas adjacent to existing development, where feasible, to enable the most efficient and economical provision of basic community services.
- b. Discourage future "strip" development along highways and encourage "infill" development within existing settlements.
- c. Reserve a suitable area of the Township for future industrial development.
- d. Provide adequate oversight of subdivision and land development to assure that public concerns with accessibility, storm water management, on-lot sewage disposal, water supply, and other factors are taken into account.
- e. Adopt and enforce land use ordinances as necessary to assure the orderly development of the Township.

2. GOAL: To promote harmony between existing development, future development, and the natural environment.

OBJECTIVES:

- a. Preserve prime agricultural land and other commercially viable land for farming.
- b. Increase recreational opportunities and preserve open space.
- c. Encourage the preservation of historic sites and buildings within the Township.
- d. Enforce regulations dealing with illegal dumping and landfills and promote recycling and proper waste disposal.

Community Facilities and Public Utilities

1. **GOAL:** To provide adequate water and sewerage services to the developed and developing areas of the Township to insure a safe and sanitary environment in which to live and work.

OBJECTIVES:

- a. Improve distribution systems for water and work to maintain and improve water quality.
 - b. Provide sewerage facilities, as necessary, to maintain the quality of the existing water supply and prevent ground water contamination.
2. **GOAL:** To provide an adequate level of community facilities which are easily accessible to the citizenry.

OBJECTIVES:

- a. Provide adequate maintenance for existing community facilities to assure their longevity.
- b. Develop a Township Park for active and passive recreation.
- c. Work to maintain a local elementary school in the Township.

Housing

1. **GOAL:** To assure that opportunities for adequate housing are available for all residents of Warriors Mark Township.

OBJECTIVES:

- a. Provide a mechanism for housing rehabilitation for low- and moderate-income homeowners.
- b. Provide opportunities for the development of all forms of housing within the Township.

Transportation

1. **GOAL:** To assure that a safe and efficient transportation network is maintained throughout the Township.

OBJECTIVES:

- a. Work to improve and maintain State Routes 550, 453, and 350 over their entire length in the Township.
- b. Work to assure that other state and county roads and all Township roads are maintained at an acceptable level throughout the Township.
- c. Assure that adequate signage and signalization are provided for all roads.

FUTURE LAND USE PLAN

The Goals and Objectives set in public meeting and in sessions with the Planning Commission suggest that orderly and efficient development are desired. To this end, the recommended approach in Warriors Mark is based on the Centers Concept of development. This concept provides that development should be concentrated near existing settlements. It encourages infill development within existing centers. Marked by concentration of development in suitable and strategic locations throughout the Township, this concept allows for the most efficient and effective use of the Township's resources. Necessarily, the application of the Centers Concept is dependent upon a certain amount of land use control.

Residential

There are roughly 1,500 acres of prime developable land in the Township. Almost 400 acres of which is located in close proximity to Warriors Mark and Spring Mount Villages. This area should be encouraged for higher density residential development. At three homesites per acre this land would accommodate about 1,200 housing units. Such growth is not foreseen during the life of this Plan, but this is indicative of the value of the Centers Concept in land use planning. If such development were to occur in this area, water and sanitary sewer service would be feasible and reasonably inexpensive. (Refer to FIGURE 15).

Based on past trends and the known fact that growth pressures face the Township, there will be about 1900 people in the Township by the year 2000. This will mean 132 more homes--most of which are projected for construction in the villages of Warriors Mark and Spring Mount.

Commercial

Commercial development should be restricted to the Village area along State Routes 550, 350 and Ridge Road. All commercial development is expected to be of a neighborhood service type only. Heavy commercial is not recommended for the Township at this time.

Industrial

The developable area near the existing quarry operations would probably best be reserved for industrial space. With the completion of U.S. Route 220 from Altoona to Bald Eagle, it may be expected that demand for industrial land along this corridor will increase. The Township should be prepared for this eventuality.

Recreation

The Township needs to purchase and develop a Community Park to provide for the recreational needs, both passive and active, of its residents. An appropriate location for such a park would be the 60 acre woodland located off S.R. 550, near Helena Chemical.

Future Development

While development will probably not be extremely rapid in the near future, the time will come when land costs and availability in the Centre Region force more homeseekers to look outside of Centre County. Warriors Mark will be one of the most attractive areas for this expansion. To prepare for this time, the Township could set aside a large parcel for a Planned Residential Development (PRD). One appropriate area for this PRD would be along Frogtown Road as shown in FIGURE 15. This site is approximately 100 acres. With mixed use residential, it could accommodate approximately 500 housing units.

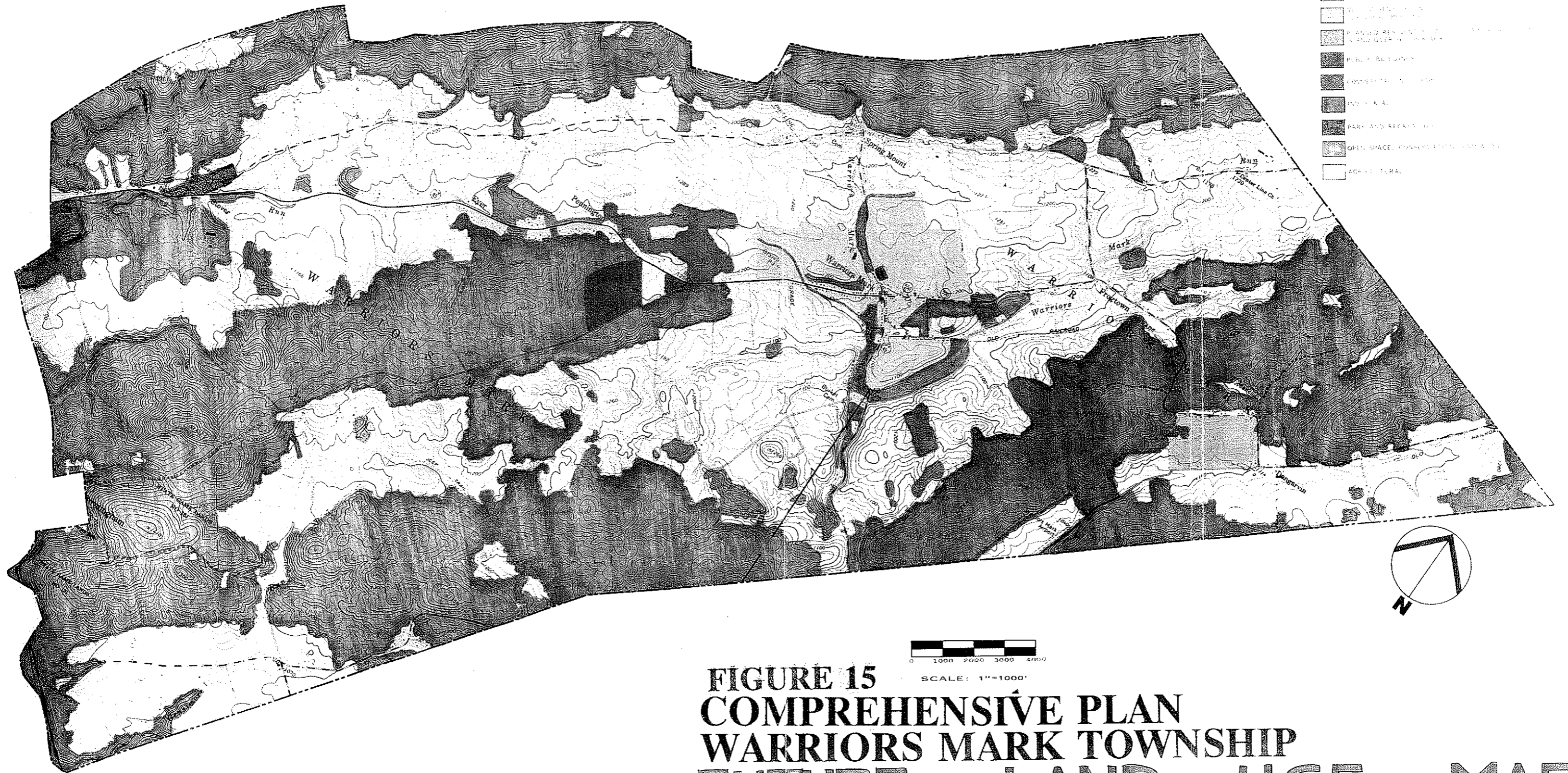


FIGURE 15
COMPREHENSIVE PLAN
WARRIORS MARK TOWNSHIP
FUTURE LAND USE MAP

WARRIORS MARK TOWNSHIP PLANNING COMMISSION
 WARRIORS MARK TOWNSHIP BOARD OF SUPERVISORS

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COMMUNITY FACILITIES PLAN

There are a wide range of essential public services which are important for the public welfare in any community. The more a community grows and becomes more urban in character, the broader in scope these services become. In a small community like Warriors Mark, community facilities are limited. There is a school and a new fire hall but no community park, playground, or picnic area. Warriors Mark is large enough to have and maintain a community park and ancillary facilities.

A community park should be large enough to contain facilities which appeal to the widest range of interests in the community. For Warriors Mark, there should be a minimum of five acres for active recreation in a community park. This provides space for a ballfield, playground, and picnic area. If it is available, additional space should be set aside to maintain in its natural state for the present, with the possibility for development at a future time. There are several alternatives to locating a community park.

1. Add the acreage to the existing school site. This gives the added advantage of enabling school children to use the park for special school programs as well as after school. This is known as the park-school concept.
2. Add the acreage to the existing fire hall property. Again, this has the advantage of combining two activity areas for mutual benefits.
3. Acquire a minimum of five acres within approximately two miles of the intersection of State Routes 550 and 350 .

Once the park property is identified, an application should be made to the Commonwealth of Pennsylvania, Department of Community Affairs, for grant money to acquire and develop the proposed park. RIRA grants from the Commonwealth of Pennsylvania are available to assist in the acquisition.

PUBLIC UTILITIES PLAN

There are a variety of methods or approaches to sewage disposal for Warriors Mark Township. There are four general options considered here. The first and most reliable is the centralized sewer with a package treatment plant. A gravity system could be built following the water system and would provide a sewage system at a relatively modest cost.

The second system is centralized the same as the first but uses a common tile field or elevated sand mound filter for final disposal. While included as an alternative, this approach is unlikely to prove feasible because of the poor soil conditions found throughout the Township.

The third approach, currently the most common sewage disposal method in Warriors Mark, Township is the individual on-lot septic system. Although commonly used, it is likely there are many failing septic systems because of the poor soil conditions which exist through out the area. Responsibility for cleaning and maintaining the system is up to the individual.

The fourth approach to sewage disposal is to have the Township assume responsibility for maintenance of the individual on-lot systems. This would guarantee that records were kept of when the system was installed, cleaned, and repaired. The cost of this approach would be shared by everyone on the system, and everyone would be assessed an annual maintenance fee.

Maintaining a healthy environment requires the proper handling of both water and sewage. In Warriors Mark Township, there is only a small area which is suitable for on-site sewage disposal. Thus, many of the existing on-site systems are failing. The centralized water system which serves the villages of Spring Mount and Warriors Mark helps the community health by bringing healthy water to the residents of these communities. But the presence of raw sewage discharges mean that community health is in jeopardy.

This plan proposes a gravity sewer system which generally follows the water system and terminates at a package treatment plant which will discharge into Warriors Mark Run. It is further proposed that the private septic systems come under the full management of the Township. The individual septic systems are then pumped and repaired at Township expense. Each property owner is assessed an annual maintenance fee. This approach assures that land use is focused in the existing communities, that there is a healthy environment, and that wells throughout the Township remain pure.

HOUSING REHABILITATION PLAN

The field survey of Warriors Mark Township suggests that approximately 5 percent of the local housing stock exhibits some degree of deterioration. It is recommended that an areawide housing rehabilitation program be initiated by the Warriors Mark Township Board of Supervisors and administered by the Huntingdon County Planning and Development Department. The program should be oriented towards meeting the housing rehabilitation needs of low- and moderate-income residents.

Procedures

Local screening of the potential applicants would be done by the Huntingdon County Planning and Development Department. The usual procedure involves a two-week period for the taking of applications and then the applicants are ranked based on family size and HUD Section 8 income limits. The HUD Section 8 income limits vary according to each county. Huntingdon County's Section 8 income levels based on family size are presented in TABLE 6.

**TABLE 6
HUD SECTION 8 INCOME LEVELS
HUNTINGDON COUNTY, 1990**

Family Size	Very Low Income	Low-Moderate Income
1	\$ 10,100	\$ 16,150
2	\$ 11,500	\$ 18,450
3	\$ 12,950	\$ 20,750
4	\$ 14,400	\$ 23,050
5	\$ 15,550	\$ 24,500
6	\$ 16,700	\$ 25,950
7	\$ 17,850	\$ 27,400
8	\$ 19,000	\$ 28,800

Source: HUD

The initial screening is followed by an inspection to determine if the housing unit can be realistically brought into compliance with the Section 8 Housing Quality Standards of the Department of Housing and Urban Development with the amount of money available.

The Planning and Development Department offers maximum grants of \$10,000 for the very low income families and \$8,000 for the low- to moderate-income families. Participation in the housing rehabilitation program requires homeowners to have resided in their homes for at least six months prior to applying for assistance. Also, the owner must remain in his property and maintain it in accordance with the HUD Section 8 Housing Quality Standards for five (5) years. If the owner is eligible for a grant, he or she will borrow the entire amount of the grant from the Planning and Development Department. As long as the owner remains in and maintains his property, one-fifth of the amount of the grant will be forgiven annually for five (5) years. This is why it is called a forgiveness loan grant program. If the owner sells or transfers his or her property, the outstanding amount of the loan/grant will be used for additional rehabilitation activities throughout the Township.

Refer to TABLE 7 which gives estimates of the dollar value of rehabilitation needs identified in this study.

TABLE 7

**DETERIORATION OF HOUSING STOCK
WARRIORS MARK TOWNSHIP**

LEVEL OF DETERIORATION	NUMBER OF UNITS	ESTIMATED COST
Severe	6	\$ 54,000.00
Moderate	9	\$ 72,000.00
Slight	8	\$ 56,000.00
Sub-Total:	23	\$182,000.00
Administration		\$ 26,250.00
TOTAL		\$208,250.00

SOURCE: RCS&A, Inc.

The data represents the estimated costs in meeting all identified needs assuming a maximum grant of \$9,000.00 per unit. An average of \$19,000.00 was used as an average due to different maximum amounts allowed for the very low and moderate- to low-income families. The maximum amount has been attached to the "severe" unit totals with a slightly lower amount attached to the "moderately" and "slightly" deteriorated units. Since the Planning and Development Department expends the grant necessary to bring the unit into compliance with the Section 8 Housing Quality Standards of the Department of Housing and Urban Development, the amount expended on each unit will vary.

Funding

There are two possible sources of funding available to the Warriors Mark Township Board of Supervisors to fund a housing rehabilitation program. The first is to apply to the Planning and Development Department for a portion of Huntingdon County's Community Development Block Grant (CDBG). The County receives an annual CDBG entitlement from the Pennsylvania Department of Community Affairs (DCA), and it is administered by the Planning and Development Department. The second possible source of money is the Housing and Community

Development grant program also offered by the Department of Community Affairs. It is recommended that the Warriors Mark Township Board of Supervisors pursue both of the above-mentioned grant programs. To obtain a portion of the County's CDBG entitlement grant, application should be made to the Planning and Development Department. An application for the H&CD grant would be completed on the Township's behalf by the Planning and Development Department or it could be submitted directly by the Board of Supervisors.

TRANSPORTATION PLAN

The overall transportation system in Warriors Mark Township is adequate to good for the traffic purposes found within the Township. Changes and upgrades are recommended for two of the main arteries running through the Township. State Routes 550 and 350 are in need of general maintenance and resurfacing. State Route 453 is of significance to much of Huntingdon County because it provides the primary connection between U.S. Route 220 and U.S. Route 22 and is the primary link between Tyrone and Huntingdon Borough. This Route is a priority for upgrading, especially with the pending improvements to U.S. 220. The remaining routes are adequate to serve the traffic purposes of the area. Some general maintenance work may be needed in the near future. Recommended major maintenance work and resurfacing on State Routes 550, 453 and 350 is a recommendation as specified in the goals and objectives for the transportation system.

Maintenance

State Route 550 is most in need of general repairs and maintenance. Cited areas are between the village of Warriors Mark and the border with Halfmoon Township, Centre County. This area has been is in need of a total roadway width increase. The present width in this area is 18 feet. A recommended width of 24 feet is desirable. This would bring State Route 550 up to minimum roadway standards. This increase would also allow for the proper center and berm lines to be added. Resurfacing of the roadway is also recommended. According to the Pennsylvania Department of Transportation Roadway Summary, State Route 550 has not been resurfaced since 1966, and this was only a partial resurfacing project. Widening and resurfacing of this route is necessary to insure the safety and welfare of the citizens of the area. High commuter usage and truck traffic make it important to upgrade this portion of the route. Secondly, the segment of the route between Warriors Mark Village and the Snyder and Tyrone Township, Blair County borders and Warriors Mark border is in need of general repairs. Resurfacing and berm work are the main

aspects of upkeep needed. This again is a high commuter traffic roadway, and it is vital to maintain it to insure motor vehicle operator safety. State Route 350 has also been acknowledged to be in need of repair work. General maintenance and resurfacing is suggested as well as widening the existing surface to a recommended width of 24 feet from the current 18 feet. A similar recommendation is made for State Route 453; although much of the roadway for this road meets the minimum standard it is in need of both maintenance and upgrading due to the high volume of truck traffic it carries and its anticipated role after the completion of the U.S. 220 improvements. The remaining routes within the Township are adequate for their purpose. No real widening or resurfacing needs are advised for these routes. Maintenance needs should be kept a priority for all routes in the Township.

CONCLUSION

Without some form of control or guiding force, future land use will occur in a haphazard, unguided fashion. Zoning and subdivision controls provide tools to focus new development. While land use controls are useful in guiding development, the provision of public sewers will surely have a great influence as well. The provision of a central sewer will cause new residents to focus the home-building decisions in the sewer service area. This is particularly true in Warriors Mark Township because there are so few places where on-site sewage systems are feasible. Hence, someone wanting to build in Warriors Mark Township will focus on sites adjacent to the proposed sewer system.

The logical location for the sewer system is in parallel with the existing water system which serves the villages of Spring Mount and Warriors Mark. These two communities have the highest density and commercial activities. The presence of water and sewer will cause people wanting to build in the Township to utilize land in close proximity to the public utilities. Hence, if the proposed sewer system is built, future development will be focused on the centers of Spring Mount and Warriors Mark. This will be the focus of development for the foreseeable future.

To assure the success of this concept of development a new Subdivision Regulation will be necessary. This Regulation should specify both minimum and maximum lot sizes in the sewered area and a minimum lot size in the area of the Township not served by sewer.