RESOLUTION NO. 2024-05

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE FINAL PLAN SUBDIVISON OF LANDS OF JEFFREY L. GRAZIER AND KELLY M. HARRIS AND LOT ADDTION TO JEFFREY L. & GINA L. GRAZIER

WHEREAS, a subdivision plan entitled: *Final Plan Subdivision of Lands of Jeffrey L. Grazier and Kelly M. Harris and Lot Addition to Lands of Jeffrey L. & Gina L. Grazier* (hereinafter, the "Plan"), consisting of 4 sheets, dated January 31, 2024, prepared by Mease Associates, Inc., Fred M. Henry, P.L.S., last revised April 18, 2024, has been submitted to Warriors Mark Township (hereinafter the "Township") by Jeffrey L. Grazier and Kelly M. Harris, owners of a parcel of land located along State Route 350 ("Developer"). The parcel is identified as Huntingdon County Tax Parcel 52-05-39 and consists of 120.91 acres. In addition, Jeffrey L. and Gina L. Grazier own a parcel of land identified as Huntingdon County Tax Parcel 52-05-37.7, which is located on the south/west side of SR 350 and surrounded by tax parcel 52-05-39 and consists of 1.99 acres respectively; and

WHEREAS, pursuant to the Plan, Developer desires to subdivide tax parcel 52-05-39 along SR 350 creating two parcels, identified as Lot 2 (east side of SR 350) and Lot 3 (west side of SR 350). A 1.40-acre portion of tax parcel 52-05-39/Lot 3 is to be added to tax parcel 52-05-37.7 which will increase the size of tax parcel 52-05-37.7 to 3.39 acres. Tax parcel 52-05-37.7 is currently "landlocked" and accessed via a right-of-way through tax parcel 52-05-39 but with the proposed lot addition the parcel will have frontage on SR 350. The plan will result in Lot 2 being 50.05 acres and Lot 3 being 69.46 acres; and

WHEREAS, pursuant to Developer's request for final approval for the Plan, the Township's engineering firm, KCI Technologies ("KCI") has reviewed the Plan, with the most recent KCI review letter being dated April 19, 2024, and a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference (hereinafter "KCI Letter") wherein KCI recommends that the Township approves the Plan subject to certain conditions; and

WHEREAS, the Developer has provided a copy of a review letter from the Huntingdon County Planning Commission dated April 17, 2024; and

WHEREAS, the Township Planning Commission has reviewed and recommended granting Developer's request for approval of the Plan conditioned upon the Developer satisfying all of the outstanding comments from the April 19, 2024 review letter; and

WHEREAS, the Board wishes to grant approval to the Plan subject to the hereinafter set forth conditions.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the Township of Warriors Mark, Huntingdon County, Pennsylvania, that the said Plan, as filed by the Developer, is hereby approved subject to the following conditions:

1. Acceptance by the Developer of the conditions of approval imposed by any other governing body which may have jurisdiction over the Plan.

2. Agreement by the Developer to obtain all required federal, state, and local permits upon final approval of the Plan by the Township, if and as applicable, prior to issuance of any building permits including, but not limited to, those relating to sewage treatment and water supply.

3. Payment by the Developer of all recording fees and fees related thereto incurred by the Township relative to the recording of the Plan, and payment by Developer of all professional review fees, including but not limited to attorney fees, consulting fees, and engineering fees, incurred by the Township. Said payment shall be made by Developer within thirty days of receipt by Developer of a bill for the same.

4. Complete execution of the Plan by Developer.

5. The Developer shall have thirty (30) days to either accept or reject these conditions and so notify the Township in writing. If the Developer fails to act within this time period, the Plan approval shall be rescinded automatically.

6. All comments (if any) contained in the KCI Letter being satisfactorily addressed, as determined solely by KCI.

RESOLVED by the Board of Supervisors of the Township of Warriors Mark this 7th day of May, 2024.

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

L. Stewart Neff, Chair

Peter Liese, Vice Chair

Brian Hockenberry, Supervisor

ATTEST:

Julie Brenneman, Secretary

KCI TECHNOLOGIES

ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

5001 Louise Drive, Suite 201 • Mechanicsburg, PA 17055 • Phone 717-691-1340 • Fax 717-691-3470

April 19, 2024

Warriors Mark Township Board of Supervisors
P.O. Box 114
Warriors Mark, PA 16877

TRANSMITTED VIA EMAIL ONLY

Re: FINAL PLAN SUBMISSION
SUBDIVISION OF LANDS OF JEFFREY L. GRAZIER AND KELLY M. HARRIS AND LOT ADDITION TO LANDS OF JEFFREY L. & GINA L. GRAZIER
SALDO REVIEW #3

Board of Supervisors:

Per your request we have completed a third review of the above referenced plan. Plans were prepared by Mease Associates, Inc., Fred M. Henry, PLS, and the following information was provided to our office for review on April 18, 2024:

- Response Letter dated 4/18/24
- Subdivision Plans (4 sheets), dated 1/31/2024 and last revised 4/17/24
- Huntingdon County Planning Commission Review Letter, dated 4/17/24
- Zoning Officer Review Letter, dated 4/17/24

INTRODUCTION

Jeffrey L. Grazier and Kelly M. Harris own a parcel of land located along State Route 350. The parcel is identified as Huntingdon County Tax Parcel 52-05-39 and consists of 120.91 acres. In addition, Jeffrey L. and Gina L. Grazier, own a 1.99 acres property identified as Huntingdon County Tax Parcel tax parcel 52-05-37.7, which is located on the south/west side of SR 250 and surrounded by tax parcel 52-05-39. The Applicant desires to subdivide tax parcel 52-05-39 along SR 350 creating two parcels, identified as Lot 2 (east side of SR 350) and Lot 3 (west side of SR 350). A 1.40-acre portion of tax parcel 52-05-39/Lot 3 is to be added to tax parcel 52-05-37.7 which will increase the size of tax parcel 52-05-37.7 to 3.39 acres. Tax parcel 52-05-37.7 is currently "landlocked" and accessed via a right-of-way through tax parcel 52-05-39 but with the proposed lot addition the parcel will have frontage on SR 350. The plan will result in Lot 2 being 50.05 acres and Lot 3 being 69.46 acres.

Both tax parcels are accessed via Warriors Mark Path (SR 350) and both parcels are located within the A-Agriculture and Resources Protection zoning district.

Our review was conducted in accordance with the following Warriors Mark Township Ordinances:

- Subdivision and Land Development Ordinance and amendments thereof (May 5, 1998 & November 1, 2005)

Our comments are as follows (text shown in ***bold italic*** print is the Developer's response; **bold** print is our response to the Developer:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
ARTICLE IV PLAN REQUIREMENTS

1. §402: This section requires plans to be drawn at a maximum scale of 1" = 100'. The Applicant has submitted a written waiver request to allow for the use of a 1" = 200' scale for Sheet 2 in order to depict the entire property on a single plan sheet.
   4/1/24: Waiting for Supervisors approval of the waiver request. **OPEN COMMENT**
2. §402.b: The "Replotted Parcel 52-05-39.7" area is labeled on plan sheet 3 as 1.99 acres when it appears the replotted area should be 3.39 acres, please revise the plan accordingly.
   4/1/24: Plan has been revised. **COMMENT RESOLVED**
3. §402.f: The property Owner, tax parcel, and deed reference information for the small triangular shape lot south of tax parcel 52-05-23 should be added to Sheet 2. The Owner and deed reference information for tax parcel 52-05-23 needs to be updated to the current information. The Huntingdon County website indicates the tax parcel number for the Lois J. Carper property is 52-05-26.3, please correct.
   4/1/24: Tax Parcel 52-05-23, per review of the Huntingdon County GIS website the tax parcel number of the triangular shaped parcel is 52-05-22. The property owners name and title referenced has been added to Sheet 2 and Sheet 4. Tax Parcel 25-05-26.3 for Lois J. Carper has been amended. PER THE HUNTINGDON COUNTY GIS, TAX PARCEL 52-05-23, IS OWNED BY JEFFERY A. MARTIN, PLEASE CORRECT THE OWNER NAME AND DEED REFERENCE ON THE PLANS. OPEN COMMENT
   4/18/24: Tax Parcel 52-05-23 name and deed reference has been amended. **COMMENT RESOLVED**
4. §402.h: Note #7 on Sheet 1, references an old FEMA Firm panel and effective date. Please update the reference and the flood zone line work on the proceeding plan sheets. Per the National Wetland Inventory Mapping, there appears to be a wetland in the southeast corner of Lot 2 between Warriors Mark Run and SR 350, the plans should be revised accordingly.
   4/1/24: The FEMA Firm panel information has been updated. Wetlands are shown at the southeast corner of Lot 2. THERE APPEARS TO BE DISCREPANCIES IN THE FLOOD BOUNDARY LINES AND THE LOCATION OF THE WETLAND SHOWN ON THE PLAN AS COMPARED TO THE INFORMATION SHOWN ON THE FEMA FIRM PANEL AND THE NATIONAL WETLAND INVENTORY (NWI) MAPPING. PLEASE VERIFY THE FLOOD BOUNDARY LINES AND WETLANDS SHOWN ON THE PLANS ARE IN ACCORDANCE WITH THE CURRENT INFORMATION FROM FEMA AND NWI. OPEN COMMENT
   4/18/24: The plan has been amended accordingly. **COMMENT RESOLVED**

GENERAL

1. The Sewage Facilities Planning Waiver request should be reviewed by the Township SEO prior to any action on the plan by the Board of Supervisors.
   4/1/24: The Sewage Facilities Planning Waiver has been reviewed and executed by the Township SEO and has been executed by the Warriors Mark Township Planning Commission. **OPEN COMMENT**

2. The plan must be reviewed by the Township Zoning Officer prior to any action on the plan by the Board of Supervisors.
   4/1/24: Zoning Officer is in the process of reviewing said plan. OPEN COMMENT
   4/18/24: Comments attached. **COMMENT RESOLVED**
3. Provide a copy of the Huntingdon County Planning Commission review letter.
   4/1/24: Letter from Huntingdon County will be forwarded once received. OPEN COMMENT
   4/18/24: Comments attached. **COMMENT RESOLVED**
4. Plan Certifications – ultimately all plan certifications must be executed.
   4/1/24: Plan certifications will be executed prior to Township signatures. **OPEN COMMENT**

This plan was reviewed for general conformance with the Township ordinances. We do not accept any liability for any potential design errors or omissions made by the design engineer and/or surveyor.

By copy of this letter to the Developer we hereby advise the Developer, to the extent that the Plan(s) fail to comply with the Township's Ordinances, the Township reserves the right to require that the Plan(s) comply with its Ordinances.

Please contact me at 717.516.7591 or via email at mark.haefner@kci.com should you have any questions or require additional information.

Sincerely,

Mark J. Haefner, P.E.
KCI Technologies Inc.

XC: Dan Stants
Dave Piper
Dan Durbin
Jeffrey L. Grazier
Kelly Harris
Fred Henry, PLS (fredhenry1@gmail.com)

HUNTINGDON COUNTY UPI
57-2-189

RECORDERS BLOCK

Recorded on the _____ day of _____,
within Huntingdon County Instrument No._____

_____
Recorder of Deeds

The Original Plan is the property of Mease Associates, Inc. and is to be returned to said office after recording.

SITE DATA - TAX PARCEL 52-05-39

Tax Parcel No. : 52-05-39
Title Source : Inst #2023-003563
Property Owner : Jeffrey Grazier
Owner's Address : 3906 Warriors Mark Path
Warriors Mark, PA 16877
Owner's Phone No. : 814-232-7493

Property Owner : Kelly M. Harris
Owner's Address : 224 Tim Mock Drive
Tyrone, PA 16686
Owner's Phone No. : 814-207-0996

Present Land Use : Agricultural/Residential
Proposed Land Use : Agricultural/Residential
Proposed Water : Public existing (Warriors Mark General Authority)
Proposed Septic : On-Site
Zoning : ARP – AGRICULTURE & RESOURCE PROTECTION DISTRICT

SUBDIVISION DATA
Total Number of Lots : Three (3) Parcels
Total Area of Lots : 120.91 Acres - Original Parcel 52-05-39

1.40 Acres - Lot Addition "A" (a portion of Parcel 52-05-39)
50.05 Acres Lot 2
69.46 Acres Lot 3

OWNERSHIP BLOCK

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF }

On this the_____day of_____
before me, the undersigned officer, personally appeared
JEFFREY L. GRAZIER
who being duly sworn according to law, deposes and says that they are the owners and/or equitable owners of the property shown hereon, and do acknowledge that their act and desire is to have the plan of said property recorded as such according to law.

_____
PROPERTY OWNER
Witness my hand and seal on the day and date written above.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES

OWNERSHIP BLOCK

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF }

On this the_____day of_____
before me, the undersigned officer, personally appeared
KELLY M. HARRIS
who being duly sworn according to law, deposes and says that they are the owners and/or equitable owners of the property shown hereon, and do acknowledge that their act and desire is to have the plan of said property recorded as such according to law.

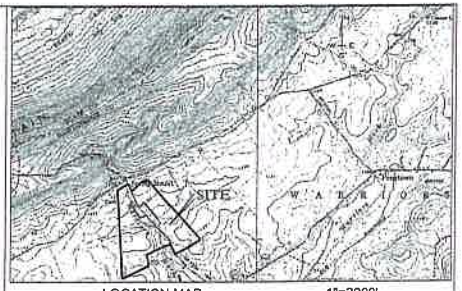
_____
PROPERTY OWNER
Witness my hand and seal on the day and date written above.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTES:

1. The bearing base of this survey is NAD83 Grid, PA North Zone; being obtained by GPS observations at corners as noted on the plan.
2. The contours lines on this plan are plotted from data acquired from PAMAP–LiDAR mapping, with the adjustment to this site by GPS observation. The plan datum being NAVD88.
3. Building Setback Requirements Per Township Zoning Requirements : Residential Use
   Front Yard = 40' from legal right of way line
   Side Yard = 25' from side property line
   Rear Yard = 25' from rear property line
3. Building Setback Requirements Per Township Zoning Requirements : Ag. Use
   Front Yard = 40' from legal right of way line
   Side Yard = 30' from side property line
   Rear Yard = 30' from rear property line
4. Per Section 308.C.3, Warriors Mark Township Ordinance five (5) additional lots or dwellings may be subdivided / developed from the parent tract as of this date. If any changes are made to the Warriors Mark Township Zoning Ordinance in the future to allow for additional lots and/or dwellings the initial requirement of 5 additional lots will become null and void.
5. The Soil Mapping on this plan is from the Huntingdon County Soil Survey, by the U.S.D.A.
6. The wetlands indicated on this plan are per the National Wetlands Inventory Map, (see sheet 2, Lot 3)
7. A Flood Prone Area according to FEMA Mapping, Community Pannel # 42061C0009D, all dates October 16,2012 and exported 9/04/2023, exist on Lots 2 and 3 of this plan, this is identified as Zone A, per said mapping, (see sheet 2)
8. Previous Plans: Plan of Survey Lands of Eleanor L. Marshall and Sherrill L. Grazier recorded in Huntingdon County Plat Book 8, Page 198. Final Plan Subdision of Lands of Sherrill J. Grazier recorded in Huntingdon County Plat Book 8, Page 239.



LOCATION MAP 1"=2000'

HIGHWAY OCCUPANCY PERMIT NOTATION

Any new access via a State Highway to any lot shown on this subdivision plan will require the issuance of a Highway Occupancy Permit (H.O.P.). PENNDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering, or exceeding the permitted capacity for any access connected onto a state highway. Approval of this plan neither implies nor guarantees permit approval by PENNDOT.

HIGHWAY OCCUPANCY PERMIT NOTATION

Any access via a State Highway to any lot shown on this subdivision plan will require the issuance of a Highway Occupancy Permit (H.O.P.). PENNDOT regulations provide that a Highway Occupancy Permit is required prior to constructing, altering, or exceeding the permitted capacity for any access connected onto a State Highway. A Highway Occupancy Permit is also required prior to altering the existing pattern of flow of surface drainage onto or directing additional surface drainage onto or into the highway right-of-way or its highway facilities. Approval of this plan neither implies nor guarantees permit approval by PennDOT.

AGRICULTURAL NUISANCE DISCLAIMER

Owners, residents and other occupants in this District may be subjected to inconvenience and discomfort arising from agricultural operations. These may include noise, odors, dust and operation of machinery, storage and disposal of manure. Residents shold be prepared to accept such inconveniences and discomfort and are hereby put on official notice that the "The Right to Farm Law" may bar them from obtaining a legal judgement against agricultural operations.

SITE DATA TAX PARCEL 52-05-39.7

Tax Parcel No. : 52-05-39.7
Title Source : Deed Book: 598, Page: 838
Property Owner : Jeffrey L. and Gina L. Grazier
Owner's Address : 3906 Warriors Mark Path
Warriors Mark, PA 16877
Owner's Phone No. : 814-232-7493
Present Land Use : Residential
Proposed Land Use : Residential
Proposed Water : On-Site existing
Proposed Septic : On-Site existing
Zoning : ARP – AGRICULTURE & RESOURCE PROTECTION DISTRICT

SUBDIVISION DATA
Total Number of Lots : One (1) Lot Plus One (1) Lot Addition Parcel Replotted Into One (1) Lot

Total Area of Lot : 1.80 Acres - Original Parcel 52-05-39.7
+1.40 Acres - Lot Addition "A" (a portion of Parcel 52-05-39)
3.20 Acres - Total Re-Platted 52-05-39.7

OWNERSHIP BLOCK

COMMONWEALTH OF PENNSYLVANIA }
} SS:
COUNTY OF }

On this the_____day of_____
before me, the undersigned officer, personally appeared
JEFFREY L. GRAZIER and GINA L. GRAZIER
who being duly sworn according to law, deposes and says that they are the owners and/or equitable owners of the property shown hereon, and do acknowledge that their act and desire is to have the plan of said property recorded as such according to law.

_____
PROPERTY OWNER
Witness my hand and seal on the day and date written above.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES

SEWAGE DISPOSAL NOTATION
JEFFREY L. GRAZIER AND KELLY M. HARRIS
LOT 2 AND LOT 3

"As of the date of this deposited plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of Agricultural use. No portion of this property/subdivision has been approved by Warriors Mark Township or the DEP for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and the DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et. seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plat, any purchaser or subdivider of any portion of this property should contact appropriate officials of Warriors Mark Township which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approval."

SEWAGE DISPOSAL NOTATION JEFFREY L. & GINA L. GRAZIER
REPLOTTED PARCEL 52-05-39.7

"As of the date of this deposited plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of Residential use. No portion of the property/subdivision has been approved by Warriors Mark Township or the DEP for the installation of sewage disposal facilities. No sewage permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and the DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. Sections 750.1 et. seq.) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plat, any purchaser or subdivider of any portion of this property should contact appropriate officials of Warriors Mark Township which is charged with administering the Sewage Facilities Act to determine what sewage facilities planning is required and the procedure and requirements for obtaining appropriate permits or approval."

FINAL PLAN
SUBDIVISION OF LANDS OF
JEFFREY L. GRAZIER and KELLY M. HARRIS
(Tax Parcel 52-05-39)
and Lot Addition To Lands Of
JEFFREY L. & GINA L. GRAZIER
(Tax Parcel 52-05-39.7)
LOCATED WITHIN
WARRIORS MARK TOWNSHIP, HUNTINGDON COUNTY, PENNSYLVANIA

TOWNSHIP APPROVAL BLOCKS

Warriors Mark Township Planning Commission recommended approval on the ____ day of _____

Chairman _____ Secretary _____

Approved by the Warriors Mark Township Board of Supervisors on the ____ day of _____

Chairman _____ Secretary _____

HUNTINGDON COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

The Huntingdon County Planning Commission reviewed this Plan on _____, _____ , as required by the Pennsylvania Municipalities Planning Code, Act 247 of 1968 as amended. A copy of the review is on file at the office of the Huntingdon County Planning Commission. The Commission does not represent or guarantee that this plan complies with the various ordinances, rules, regulations or laws of the local Municipality, the Commonwealth, or the Federal Government.

Plan Tracking Number _____ Chairman or Designated Representative

SURVEY CERTIFICATION

I hereby certify that the survey and plan shown hereon is true and correct to the best of my knowledge and that the work has been done in accordance with the professional standards of practice as spelled out by the Pennsylvania Society of Land Surveyors in their Surveying Standards of Pennsylvania.

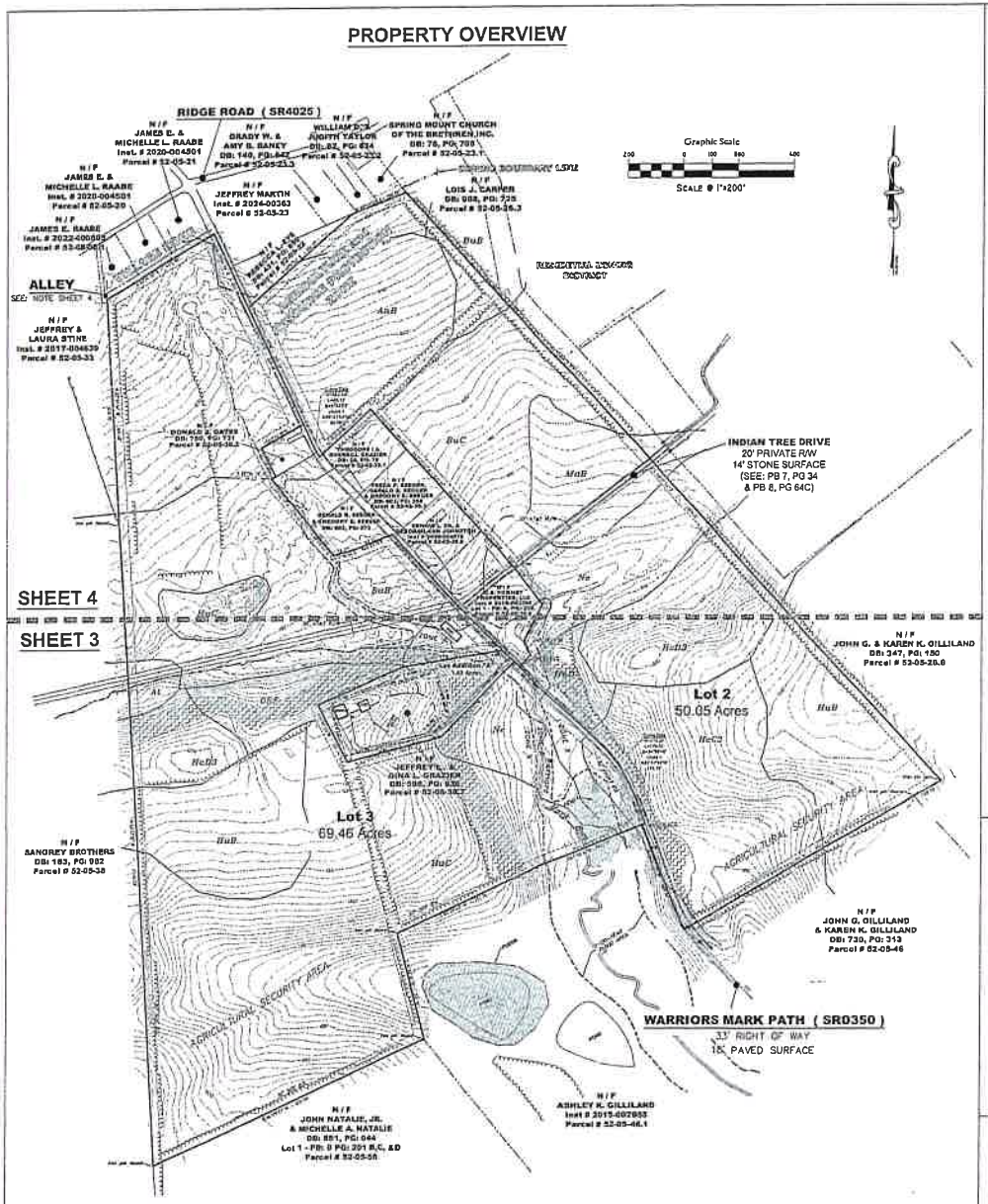
Fred H. Harry, P.L.S.
SU2801-E

Mease Associates, Inc.
Surveyors
P.O. BOX 630
PORT MATILDA, PA 16870
814-692-4225
email: fredharry1@gmail.com

DATE	DESCRIPTION	BY
3/14/2024	Zoning Officer comments	FHH
3/20/2024	Engineer Review comments	FHH
4/05/2024	Engineer Review comments	FHH
4/17/2024	Zoning Review comments	FHH
4/18/2024	HCPC comments	FHH

DRAWN BY: FHH — DATE: 01/31/2024
CHECKED BY: KSH — FILE NAME: GRAZIER.dwg
SHEET 1 OF 4

PROPERTY OVERVIEW



SYMBOLS ON PLAN

- Iron Pin Found
- Iron Pin Set
- Calculated Point
- Utility Pole /w number
- MAG Nail Set
- Edge of Pavement
- Right of Way Line
- Contour line /w elevation
- Building Setback Lines
- Centerline of Roadway
- Creeks or Streams
- Soil Type Boundary
- Stone Pile Found
- Stone Wall or Fence
- Wire Fence
- Water Line
- Water Valve
- Culvert Pipe /w Size
- Treelines
- AdC Soil Type Symbol
- STEEP SLOPE AREA

SOIL TYPE TABLE

AnB: Andover cobbly loam, 0-8% slopes #
At: Atkins silt loam^#
BuB: Buchanan gravelly loam, 3-8% slopes*
BuC: Buchanan gravelly loam, 8-15% slopes*
BuD: Buchanan gravelly loam, 15-25% slopes
HeC3: Hagerstown silty clay loam, 8-15% slopes, eroded
HuB: Hublersburg silt loam, 2-8% slopes*
MuB: Murrill gravelly loam, 3-8% slopes*
HuC: Hublersburg silt loam, 8-15% slopes*

* Prime Ag soils
# Hydric soils

FINAL PLAN

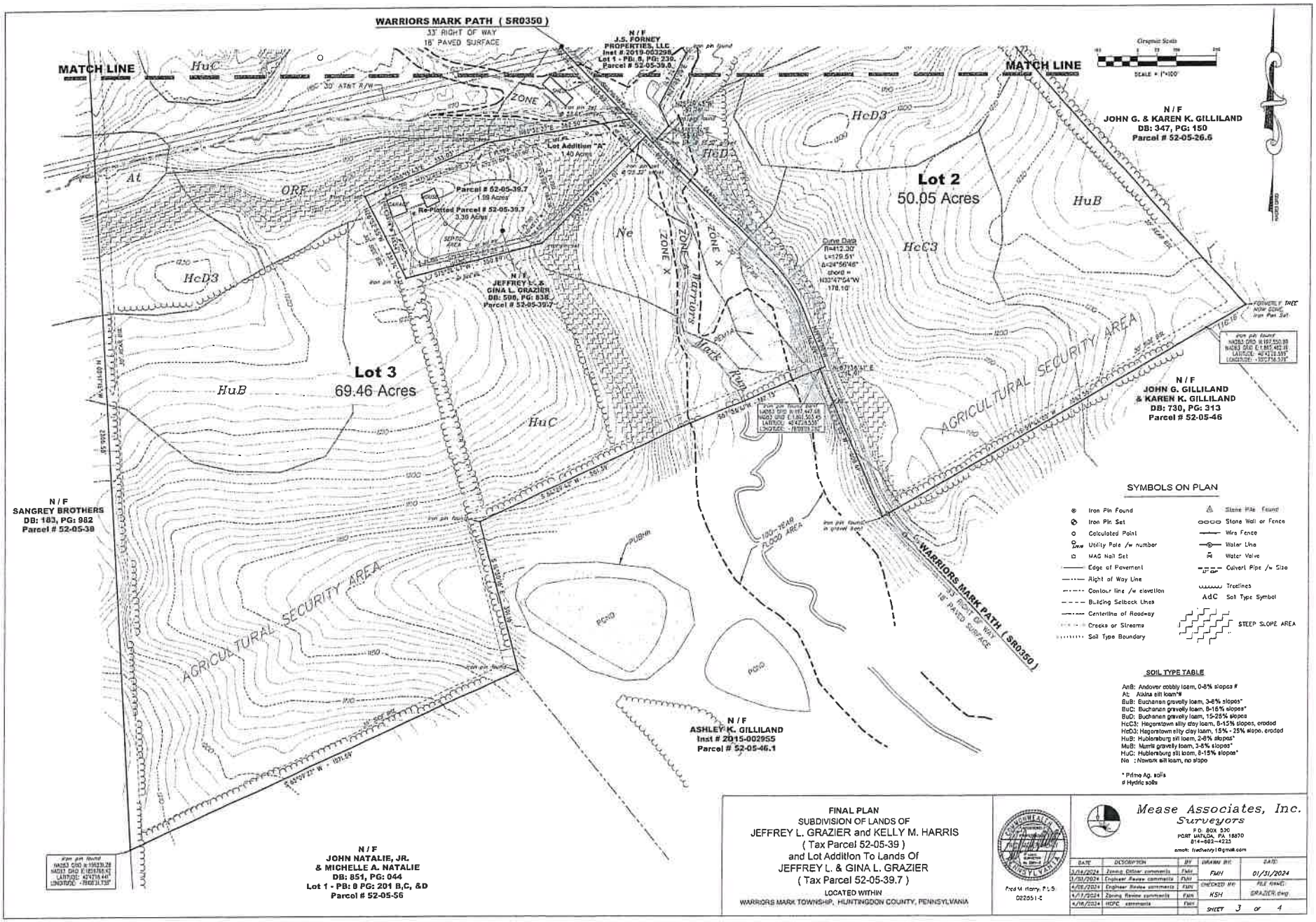
SUBDIVISION OF LANDS OF
JEFFREY L. GRAZIER and KELLY M. HARRIS
(Tax Parcel 52-05-39)
and Lot Addition To Lands Of
JEFFREY L. & GINA L. GRAZIER
(Tax Parcel 52-05-39.7)

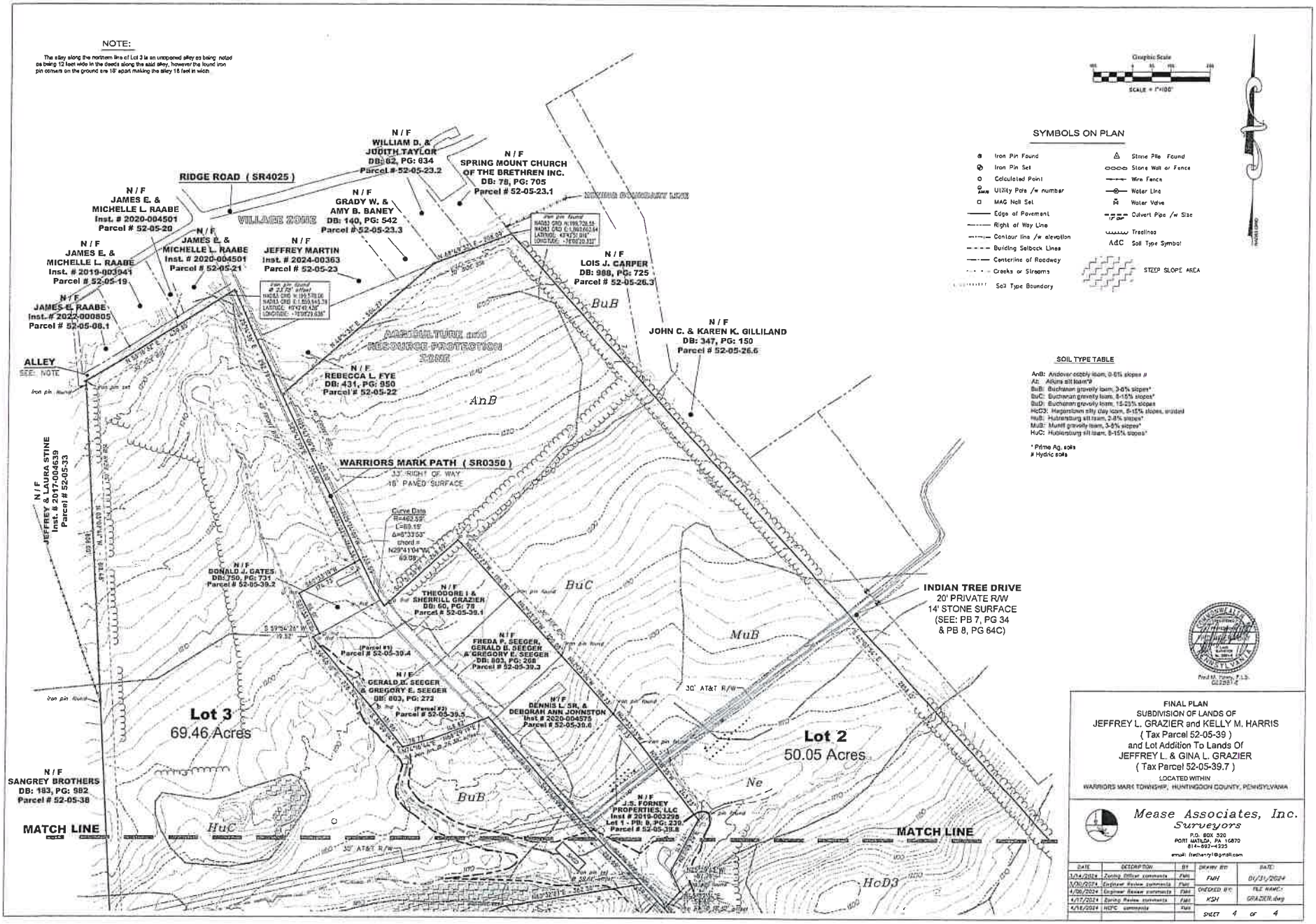
LOCATED WITHIN
WARRIORS MARK TOWNSHIP, HUNTINGDON COUNTY, PENNSYLVANIA

Fred W. Henry, P.L.S.
039851-E

Mease Associates, Inc.
Surveyors
P.O. BOX 330
PORT MATILDA, PA 16870
814-692-4235
email: fredhenry1@gmail.com

DATE	DESCRIPTION	BY	DRAWN BY:	DATE:
1/14/2024	Zoning Office comments	FWH	FWH	01/31/2024
2/20/2024	Engineer Review comments	FWH	CHECKED BY:	FILE NAME:
4/08/2024	Engineer Review comments	FWH	KSH	GRAZIER.dwg
4/17/2024	Zoning Review comments	FWH		
6/10/2024	HCPC comments	FWH	SHEET 2 OF 4	


WARRIORS MARK PATH (SR0350)
33' RIGHT OF WAY
18' PAVED SURFACE
MATCH LINE
MATCH LINE
N / F
J.S. FORNEY
PROPERTIES, LLC
Inst #:2019-003296
Lot 1 - PB: 8, PG: 230.
Parcel # 52-05-39.0
N / F
JOHN G. & KAREN K. GILLILAND
DB: 347, PG: 150
Parcel # 52-05-26.6
Lot 2
50.05 Acres
Lot 3
69.46 Acres
Lot Addition "A"
1.40 Acres
Parcel # 52-05-39.7
1.98 Acres
Re-Plotted Parcel # 52-05-39.7
3.38 Acres
N / F
JEFFREY L. &
GINA L. GRAZIER
DB: 506, PG: 838
Parcel # 52-05-39.7
N / F
JOHN G. GILLILAND
& KAREN K. GILLILAND
DB: 730, PG: 313
Parcel # 52-05-46
N / F
SANGREY BROTHERS
DB: 183, PG: 982
Parcel # 52-05-38
N / F
ASHLEY K. GILLILAND
Inst # 2015-002955
Parcel # 52-05-46.1
N / F
JOHN NATALIE, JR.
& MICHELLE A. NATALIE
DB: 851, PG: 044
Lot 1 - PB: 8 PG: 201 B,C, &D
Parcel # 52-05-56
Warriors Mark Run
AGRICULTURAL SECURITY AREA
100-YEAR FLOOD AREA
ZONE A
ZONE X
HuB
HuC
HcD3
HcC3
At
ORF
Ne
PUBH
PGSD
SYMBOLS ON PLAN
Iron Pin Found
Iron Pin Set
Calculated Point
Utility Pole /w number
MAG Nail Set
Edge of Pavement
Right of Way Line
Contour line /w elevation
Building Setback Lines
Centerline of Roadway
Creeks or Streams
Soil Type Boundary
Stone Pile Found
Stone Wall or Fence
Wire Fence
Water Line
Water Valve
Culvert Pipe /w Size
Treelines
AdC Soil Type Symbol
STEEP SLOPE AREA
SOIL TYPE TABLE
AnB: Andover cobbly loam, 0-8% slopes #
At: Atkins silt loam*#
BuB: Buchanan gravelly loam, 3-8% slopes*
BuC: Buchanan gravelly loam, 8-15% slopes*
BuD: Buchanan gravelly loam, 15-25% slopes
HcC3: Hagerstown silty clay loam, 8-15% slopes, eroded
HcD3: Hagerstown silty clay loam, 15% - 25% slope, eroded
HuB: Hublersburg silt loam, 2-8% slopes*
MuB: Murrill gravelly loam, 3-8% slopes*
HuC: Hublersburg silt loam, 8-15% slopes*
Ne : Newark silt loam, no slope
* Prime Ag. soils
# Hydric soils
FINAL PLAN
SUBDIVISION OF LANDS OF
JEFFREY L. GRAZIER and KELLY M. HARRIS
(Tax Parcel 52-05-39)
and Lot Addition To Lands Of
JEFFREY L. & GINA L. GRAZIER
(Tax Parcel 52-05-39.7)
LOCATED WITHIN
WARRIORS MARK TOWNSHIP, HUNTINGDON COUNTY, PENNSYLVANIA
Fred M. Henry, P.L.S.
022551-E
Mease Associates, Inc.
Surveyors
P.O. BOX 330
PORT LAIKEN, PA 16870
814-603-4225
emark: fredhenry1@gmail.com
DATE
DESCRIPTION
BY
DRAWN BY:
DATE:
5/24/2024
Zoning Officer comments
FMH
FMH
01/31/2024
7/31/2024
Engineer Review comments
FMH
CHECKED BY:
FILE NAME:
8/28/2024
Engineer Review comments
FMH
KSH
9/17/2024
Zoning Review comments
FMH
GRAZIER.dwg
9/18/2024
HDPC comments
FMH
SHEET 3 OF 4


NOTE:
The alley along the northern line of Lot 3 is an unopened alley as being noted as being 12 feet wide in the deeds along the said alley, however the found iron pin corners on the ground are 18' apart making the alley 18 feet in width
Graphic Scale
SCALE = 1"=100'
SYMBOLS ON PLAN
Iron Pin Found
Iron Pin Set
Calculated Point
Utility Pole /w number
MAG Nail Set
Edge of Pavement
Right of Way Line
Contour line /w elevation
Building Setback Lines
Centerline of Roadway
Creeks or Streams
Soil Type Boundary
Stone Pile Found
Stone Wall or Fence
Wire Fence
Water Line
Water Valve
Culvert Pipe /w Size
Treelines
AdC Soil Type Symbol
STEEP SLOPE AREA
SOIL TYPE TABLE
AnB: Andover cobbly loam, 0-8% slopes #
At: Atkins silt loam*#
BuB: Buchanan gravelly loam, 3-8% slopes*
BuC: Buchanan gravelly loam, 8-15% slopes*
BuD: Buchanan gravelly loam, 15-25% slopes
HcD3: Hagerstown silty clay loam, 8-15% slopes, eroded
HuB: Hublersburg silt loam, 2-8% slopes*
MuB: Murrill gravelly loam, 3-8% slopes*
HuC: Hublersburg silt loam, 8-15% slopes*
* Prime Ag. soils
# Hydric soils
RIDGE ROAD (SR4025)
VILLAGE ZONE
AGRICULTURE AND RESOURCE PROTECTION ZONE
WARRIORS MARK PATH (SR0350)
33' RIGHT OF WAY
16' PAVED SURFACE
ALLEY
SEE: NOTE
INDIAN TREE DRIVE
20' PRIVATE R/W
14' STONE SURFACE
(SEE: PB 7, PG 34
& PB 8, PG 64C)
MATCH LINE
MATCH LINE
Lot 3
69.46 Acres
Lot 2
50.05 Acres
N / F
WILLIAM D. & JUDITH TAYLOR
DB: 62, PG: 634
Parcel # 52-05-23.2
N / F
SPRING MOUNT CHURCH OF THE BRETHREN INC.
DB: 78, PG: 705
Parcel # 52-05-23.1
N / F
JAMES E. & MICHELLE L. RAABE
Inst. # 2020-004501
Parcel # 52-05-20
N / F
GRADY W. & AMY B. BANEY
DB: 140, PG: 542
Parcel # 52-05-23.3
N / F
JAMES E. & MICHELLE L. RAABE
Inst. # 2020-004501
Parcel # 52-05-21
N / F
JEFFREY MARTIN
Inst. # 2024-00363
Parcel # 52-05-23
N / F
JAMES E. & MICHELLE L. RAABE
Inst. # 2019-003941
Parcel # 52-05-19
N / F
JAMES E. RAABE
Inst. # 2022-000805
Parcel # 52-05-08.1
N / F
LOIS J. CARPER
DB: 988, PG: 725
Parcel # 52-05-26.3
N / F
JOHN C. & KAREN K. GILLILAND
DB: 347, PG: 150
Parcel # 52-05-26.6
N / F
REBECCA L. FYE
DB: 431, PG: 950
Parcel # 52-05-22
N / F
JEFFREY & LAURA STINE
Inst. # 2017-004639
Parcel # 52-05-33
N / F
DONALD J. GATES
DB: 750, PG: 731
Parcel # 52-05-39.2
N / F
THEODORE I & SHERRILL GRAZIER
DB: 60, PG: 78
Parcel # 52-05-39.1
N / F
FREDA P. SEEGER, GERALD B. SEEGER & GREGORY E. SEEGER
DB: 803, PG: 268
Parcel # 52-05-39.3
N / F
GERALD B. SEEGER & GREGORY E. SEEGER
DB: 803, PG: 272
N / F
DENNIS L. SR. & DEBORAH ANN JOHNSTON
Inst # 2020-004575
Parcel # 52-05-39.6
N / F
J.S. FORNEY PROPERTIES, LLC
Inst # 2019-003298
Lot 1 - PB: 8, PG: 230
Parcel # 52-05-39.8
N / F
SANGREY BROTHERS
DB: 183, PG: 982
Parcel # 52-05-38
30' AT&T R/W
AnB
BuB
BuC
MuB
Ne
HuC
HcD3
FINAL PLAN
SUBDIVISION OF LANDS OF
JEFFREY L. GRAZIER and KELLY M. HARRIS
(Tax Parcel 52-05-39)
and Lot Addition To Lands Of
JEFFREY L. & GINA L. GRAZIER
(Tax Parcel 52-05-39.7)
LOCATED WITHIN
WARRIORS MARK TOWNSHIP, HUNTINGDON COUNTY, PENNSYLVANIA
Mease Associates, Inc.
Surveyors
P.O. BOX 320
PORT MATILDA, PA 16870
814-692-4325
email: frecheny1@gmail.com
DATE
DESCRIPTION
BY
3/14/2024 Zoning Officer comments FMH
3/20/2024 Engineer Review comments FMH
4/08/2024 Engineer Review comments FMH
4/17/2024 Zoning Review comments FMH
4/15/2024 HCPC comments FMH
DRAWN BY: FMH
DATE: 01/31/2024
CHECKED BY: KSH
FILE NAME: GRAZIER.dwg
SHEET 4 OF 4