RESOLUTION NO. 2024-07

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE FINAL PLAN SUBDIVISON OF LANDS OF BARBARA L. WALTERS AND BETTY J. SALIK

WHEREAS, a subdivision plan entitled: *Final Plan of Subdivision of the Barabara L. Walters Property* (hereinafter, the "Plan"), consisting of 1 sheet, dated May 14, 2024, prepared by P. Joseph Lehman, Inc., David W. Butterbaugh, Jr., P.L.S., last revised July 30, 2024, has been submitted to Warriors Mark Township (hereinafter the "Township") by Barbara L. Walters and Betty J. Salik, owners of a parcel of land located on the south side of the intersection of Knarr Road (T-528), Keefertown Road (T-538) and Butternut Road (T-537) ("Developer"). The parcel is identified as Huntingdon County Tax Parcel 52-16-12 and consists of 5.588 acres (the "Property"); and

WHEREAS, pursuant to the Plan, Developer desires to subdivide tax parcel 52-16-12 into two parcels, with one parcel being 2.909 acres and containing the existing residence and the second being 2.679 acres of vacant land. The Property is located within the RR-Rural Residential zoning district; 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 July 31, 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 July 18, 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 July 31, 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 6th day of August 2024.

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

L. Stewart Neff, Chair

Peter Liese, Vice Chair

Brian Hockenberry, Supervisor

ATTEST:

Sonja Malvoisin, 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

July 31, 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 THE BARBARA L. WALTERS PROPERTY
SALDO REVIEW #3

Board of Supervisors:

Per your request we have completed a third review of the above referenced plan. Plans were prepared by P. Joseph Lehman, Inc., David W. Butterbaugh, Jr., PLS, and the following information was provided to our office for review on July 31, 2024:

- Response Letter
- Subdivision Plan, dated 5/14/2024 and last revised 7/30/24

INTRODUCTION

Barbara L. Walters and Betty J. Salik own a parcel of land located on the south side of the intersection of Knarr Road (T-528), Keefertown Road (T-538), and Butternut Road (T-574). The parcel is identified as Huntingdon County Tax Parcel 52-16-12 and consists of 5.588 acres. The property currently has a residential structure with driveway access onto Butternut Road. The Applicant desires to subdivide the property into two parcels, with one parcel being 2.909 acres and containing the existing residence and the second being 2.679 acres of vacant land. The property is located within the RR-Rural Residential 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.g: The plan shall show the location of any easements or encumbrances on record at the Huntingdon County Recorder of Deeds.
   7/30/24: Shown or as noted. **COMMENT RESOLVED**
2. §402.o: The reference to the Township Road numbers for both Butternut Road and Keefertown Road include and errant "=", please revise accordingly.
   7/30/24: = removed. THE BUTTERNUT ROAD REFERENCE HAS NOT BEEN CORRECTED. OPEN COMMENT
   7/31/24: = Removed. **COMMENT RESOLVED**
3. §403.1.3: Provide PADEP approval of the Sewage Facilities Planning module for the project. Also, since a module has been submitted, please remove the "Planning Waiver & Non-Building Declaration" notation.
   7/30/24: Removed. **OPEN COMMENT PENDING PADEP SEWAGE FACILITIES PLANNING MODULE REVIEW AND APPROVAL.**

GENERAL

1. The legend should be reviewed to ensure the descriptions and lines/symbols are correctly identified. It appears that the percolation test hole and property line information is switched.
   7/30/24: Revised. **COMMENT RESOLVED**
2. The plan must be reviewed by the Township Zoning Officer prior to any action on the plan by the Board of Supervisors.
   7/30/24: To be reviewed. **OPEN COMMENT**
3. Note #4 indicates the side and rear yard setbacks are both 25', per the Zoning Ordinance the side and rear setbacks are both 15'.
   7/30/24: Revised to 15'. **COMMENT RESOLVED**
4. Provide a copy of the Huntingdon County Planning Commission review letter.
   7/30/24: No response provided but a copy of the HCPC review/response was provided with this submission. **COMMENT RESOLVED**
5. Plan Certifications – ultimately all plan certifications must be executed.
   7/30/24: **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 717.516.2415 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
Barbara L. Walters (b.walters84@yahoo.com)
David Butterbaugh, Jr., PLS (dbutterbaugh@lehmanengineers.com)