RESOLUTION NO. 2017-04

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE PRELIMINARY/FINAL SUBDIVISION PLAN JUDITH K. BLACK.

WHEREAS, a subdivision plan entitled: *Preliminary/Final Subdivision Plan for Judith K. Black* (hereinafter, the "Plan"), consisting of 2 sheets, dated February 7, 2017 and last revised on March 16, 2017, prepared by Africa Engineers & Land Surveyors, Inc., has been submitted to Warriors Mark Township (hereinafter the "Township") by Judith K. Black (hereinafter "Developer") relative to two tracts of land in the Township owned by Developer near the intersection of SR 550 (Centerline Road) and SR 4008 (Dungarvin Road), with the first tract consisting of approximately 35.52 acres (Tax Parcel No. 52-05-34) and the second tract consisting of approximately 18.68 acres (Tax Parcel No. 52-05-42); and

WHEREAS, pursuant to the Plan, Developer desires to subdivide a portion of tax parcel 52-05-34 and add it to tax parcel 52-05-42 such that the subdivision will result in the creation of two lots, with Lot #1 being 9.457 acres (52-05-34 residual) and Lot #2 being 45.0 acres.

WHEREAS, pursuant to Developer's request for final approval for the Plan, the Township's engineering firm, Keller Engineers, Inc. ("Keller") has reviewed three versions of the Plan, with the most recent Keller review letter being dated March 24, 2017; said review letter being dated March 24, 2017, and a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference (hereinafter "Keller Letter") wherein Keller recommends that the Township approves the Plan; and

WHEREAS, the Township Planning Commission has reviewed and recommended granting Developer's request for approval of the Plan; and

WHEREAS, the Huntingdon County Planning Commission ("HCPC") has reviewed the Plan; 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.

KELLER ENGINEERS
Civil • Structural • Survey

420 Allegheny Street
Post Office Box 61
Hollidaysburg, PA 16648
Phone: (814) 696-7430
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March 24, 2017

1344-88

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

RE: PRELIMINARY/FINAL MINOR SUBDIVISION PLAN FOR JUDITH K. BLACK SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW #3

Board of Supervisors:

Per your request we have completed a third review of the proposed *Preliminary/Final Minor Subdivision Plan for Judith K. Black*. Plans were prepared by Africa Engineers & Land Surveyors, Inc., and the following information was provided to our office via email on March 16, 2017:

- Subdivision Plan,(2 sheets) dated 2/7/17, last revised 3/16/17
- Copy of Zoning Officer Review Letter, dated March 16, 2017

INTRODUCTION

Judith K. Black currently owns two tracts of land near the intersection of SR 550 (Centerline Road) and SR 4008 (Dungarvin Road), identified as tax parcels 52-05-34 and 52-05-42. Per the Huntingdon County Web Mapping application, tax parcel 52-05-34 is 35.52 acres and tax parcel 52-05-42 is 18.68 acres. An unnamed tributary to Warriors Mark Run traverses the northeast portion of tax parcel 52-05-34 and both parcels have frontage on SR 550. The Developer desires to subdivide a portion of tax parcel 52-05-34 and add it to tax parcel 52-05-42. The subdivision will result in the creation of two lots, Lot #1 is 9.457 acres (52-05-34 residual) and Lot #2 is 45.0 acres. The existing parcels are currently being utilized for agricultural purposes and it is our understanding the proposed lots will continue to be used for agriculture. Both of the parcels are within the Agricultural and Resource Protection zoning district.

We conducted our review in accordance with the following Warriors Mark Township ordinances:

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

EXHIBIT
A

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

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

ARTICLE IV PLAN REQUIREMENTS

1. §402.j: Show the location of existing tree masses.
   2/27/17: OPEN COMMENT.
   3/16/17: **COMMENT RESOLVED**
2. §403.1.3: A Request for Planning Waiver & Non-building Declaration has been submitted and should be reviewed by the SEO prior to action by the Board of Supervisors.
   2/27/17 & 3/16/17: **OPEN COMMENT.**
3. §403.1.4: Due to the steep slopes, stream overlay protection district and the requirement to cross the tributary to Warriors Mark to access Lot #1, the Owner shall either provide an approved PennDOT Highway Occupancy Permit for the lot or provide an alternative means of access. Also add the following Highway Occupancy Permit notation: *Any new access via a State Highway to the lots shown on this subdivision plan will require the issuance of a PENNDOT 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.*
   2/27/17: THE FORMER LOT #1 IS NOW SHOWN TO BE COMBINED WITH THE PROPERTY TO THE NORTH WHICH IS ACCESSED VIA THE EXISTING DRIVE FROM SR 550. THE PENNDOT NOTATION ABOVE SHOULD BE ADDED TO THE PLAN. OPEN COMMENT.
   3/16/17: **COMMENT RESOLVED**

ZONING ORDINANCE

4. The Township Zoning Officer should review the plan for conformance with the Zoning Ordinance.
   2/27/17: OPEN COMMENT.
   3/16/17: **COMMENT RESOLVED**

GENERAL

5. Huntingdon County Planning Commission Review – submit evidence of HCPC plan review
   2/27/17: WE ARE IN RECEIPT OF THE HCPC REVIEW LETTER AND ARE IN AGREEMENT WITH COMMENT #7. PLEASE ADD NOTATION IDENTIFYING THE EXISTING AND PROPOSED ACERAGE OF EACH OF THE TAX PARCELS. OPEN COMMENT.
   3/16/17: **COMMENT RESOLVED**
6. Plan Certifications – ultimately all plan certifications must be executed.
   2/27/17: **OPEN COMMENT.**
7. Please correct the Lot #1 reference and the setback lines shown on Sheet 1 of 2.
   3/16/17: **COMMENT RESOLVED**

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

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

Don't hesitate to call us with any questions you may have.

Sincerely,

Mark J. Haefner
Keller Engineers

xc: Warriors Mark Planning Commission, (via email)
W. Lee Oswalt, Solicitor (via email)
Dave Piper (via email)
Judith K. Black
Kirby Lockard, PLS (via email)