RESOLUTION NO. 2018-07

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE PRELIMINARY/FINAL PLAN LOT ADDITION TO LANDS OF RONALD M. & KAREN I. DENGATE FROM LANDS OF TERRY BRANSTETTER.

WHEREAS, a subdivision plan entitled: *Preliminary/Final Plan to Lands of Ronald M. & Karen I. Dengate from Lands of Terry Branstetter* (hereinafter, the "Plan"), consisting of 2 sheets, dated January 12, 2018, prepared by Mease Associates, Inc., has been submitted to Warriors Mark Township (hereinafter the "Township") by Ronald M. Dengate and Karen I. Dengate (hereinafter "Applicant") relative to two tracts of land in the Township, with one of said tracts (Tax Parcel No. 52-09-41) consisting of approximately 0.48 acres, and being located adjacent to Pennington Road (S.R. 550) being owned by Applicant, and the other tract (Tax Parcel No. 52-09-49) being adjacent to the aforesaid first tract, consisting of approximately 59.11 acres, and being owned by Terry Branstetter (hereinafter "Branstetter"); and

WHEREAS, pursuant to the Plan, Branstetter desires to subdivide .30 acres from tax parcel 52-09-49 and add it to the said tract owned by Applicant (Tax parcel 52-09-41) such that the subdivision will result in Applicant's tract being enlarged to approximately .78 acres, with Branstetter's said tract being reduced to approximately 58.81 acres; and

WHEREAS, pursuant to Applicant's request for final approval for the Plan, the Township's engineering firm, Keller Engineers, Inc. ("Keller") has reviewed the Plan and, in a review letter dated March 2, 2018, commented on the proposed subdivision; said review letter being attached hereto and marked as Exhibit "A"; and

WHEREAS, the Township Planning Commission has reviewed and recommended granting Applicant'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 Applicant, is hereby approved subject to the following conditions:

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

2. Agreement by the Applicant 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 Applicant of all recording fees and fees related thereto incurred by the Township relative to the recording of the Plan, and payment by Applicant 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 Applicant within thirty days of receipt by Applicant of a bill for the same.

4. Complete execution of the Plan by Applicant.

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

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

RESOLVED by the Board of Supervisors of the Township of Warriors Mark this 3rd day of April, 2018.

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

L. Stewart Neff
L. Stewart Neff, Chair

Rodney L Marshall
Rodney L. Marshall, Vice Chair

Mark E Brown
Mark Brown, Supervisor

ATTEST:

Julie Brenneman
Julie Brenneman, Secretary

KELLER ENGINEERS
Civil • Structural • Survey

420 Allegheny Street
Post Office Box 61
Hollidaysburg, PA 16648
Phone: (814) 696-7430
Fax: (814) 696-0150
Keller-Engineers.com

March 2, 2018

1344-94

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

RE: PRELIMINARY/FINAL PLAN LOT ADDITION TO LANDS OF RONALD M. & KAREN I. DENGATE FROM LANDS OF TERRY BRANSTETTER
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW #1

Board of Supervisors:

Per your request we have completed an initial review of the proposed *Preliminary/Final Plan Lot Addition to Lands of Ronald M. & Karen I. Dengate from Lands of Terry Branstetter.* Plans were prepared by Mease Associates, Inc., and the following information was provided to our office for review at the regularly scheduled Planning Commission meeting on February 15, 2018:

- Subdivision Application
- Subdivision Plans, (2 sheets) dated 1/12/18
- Copy of Huntingdon County Planning Commission Subdivision & Land Development Application

INTRODUCTION
The Applicants, Ronald & Karen Dengate, own and reside on a 0.48 acres parcel of property along Pennington Road (SR 550) identified as tax parcel 52-09-41. Terry Branstetter owns an adjacent 59.11 acre parcel identified as tax parcel 52-09-49. The parties have agreed to subdivide a 0.30 acre parcel from the Branstetter property and add it to the Dengate property. The properties are located within the Agricultural 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:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE
ARTICLE IV PLAN REQUIREMENTS

1. §402.I: Existing contours are to be shown at intervals of 2 feet or 5 feet. Revise the plans or request a waiver of this section of the ordinance.

GENERAL

2. The tax parcel number for the Branstetter property shown in the "Site Data" section of the cover sheet is incorrect.
3. Huntingdon County Planning Commission Review – submit evidence of HCPC plan review and comments.
4. Plan Certifications – ultimately all plan certifications must be executed.

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)
Terry Branstetter
Ronald & Karen Dengate
Fred Henry, Mease Associates, Inc. (via email)