RESOLUTION NO. 2018-8

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE PRELIMINARY/FINAL SUBDIVISION PLAN OF LANDS OF REBECCA NEARHOOF INTO LOTS 1RR, 5 AND 6

WHEREAS, a subdivision plan entitled: *Preliminary/Final Land Development Plan of Lands of Rebecca Nearhoof into Lots 1RR, 5 and 6* (hereinafter, the "Plan"), dated May 17, 2018, prepared by Mease Associates, Inc. Fred M. Henry, PLS, has been submitted to Warriors Mark Township (hereinafter the "Township") by Rebecca Nearhoof (hereinafter "Applicant") relative to a tract of land in the Township (Tax Parcel No. 52-09-05; hereinafter the "Property") consisting of approximately 107.33 acres, and being bisected by Ridge Road (SR 4025) being owned by Applicant; and

WHEREAS, pursuant to the Plan, Applicant desires to subdivide to lots (lots 5 & 6) from the tract, with Lot 5 being 13.53 acres, Lot 6 being 15.55 acres, and Lot 1RR (the residual tract) being 78.25 acres; and

WHEREAS, all of the lots will have frontage on Ridge Road, with Lot 6 being a flag lot, all lots will have access via a twelve foot gravel drive, which is within a fifty foot wide right-of-way; and

WHEREAS, pursuant to Applicant's request for final approval for the Plan, the Township's engineering firm, Stahl Sheaffer Engineering, LLC. ("Stahl Sheaffer") has reviewed the Plan and, in a review letter dated July 6, 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, pending the identification and labeling of wetlands on the plan sheets, submission of a copy of the Huntingdon County Planning Commission review letter, and the execution of all plan certifications; 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 Stahl Sheaffer Letter being satisfactorily addressed, as determined solely by Stahl Sheaffer.

RESOLVED by the Board of Supervisors of the Township of Warriors Mark this 4th day of September, 2018.

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

L. Stewart Neff, Chair

Rodney L. Marshall, Vice Chair

Mark Brown, Supervisor

ATTEST:

Julie Brenneman, Secretary

STAHL SHEAFFER ENGINEERING

Stahl Sheaffer Engineering, LLC
301 Science Park Road, Suite 333
State College, PA 16803
814.689.1562
www.sse-llc.com

July 6, 2018

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

Re: PRELIMINARY/FINAL SUBDIVISION PLAN
LANDS OF REBECCA NEARHOOF INTO LOTS 1RR, 5, AND 6
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW #1

Board of Supervisors:

Per your request we have completed an initial review of the proposed Preliminary/Final Subdivision Plan of Lands of Rebecca Nearhoof into Lots 1RR, 5, and 6. Plans were prepared by Mease Associates, Inc., Fred M. Henry, PLS, and the following information was provided for our review at the June 21, 2018 Planning Commission meeting:

- Warriors Mark Township Application for Plan Approval
- Subdivision Plans, 3 sheets dated 5/17/18
- Waiver Request – SALDO Section 402.1
- Copy of the Zoning Review, dated 6/18/18
- Copy of Zoning Review Response, dated 6/18/18
- Copy of the Huntingdon County Application

INTRODUCTION
Rebecca Nearhoof owns a 107.33-acre parcel of land, tax parcel 52-09-05, which is bisected by Ridge Road (SR 4025). Ms. Nearhoof desires to subdivide to lots (lots 5 & 6) from the tract. Lot 5 is proposed to be 13.53 acres, lot 6 is to be 15.55 acres, and the residual tract (lot 1RR) is 78.25 acres. Since the property is bisected by Ridge Road, all the lots have frontage on Ridge Road, with Lot 6 being a flag lot. The properties will be access via a 12' gravel drive which is within a 50' wide right-of-way. The property is located within the Agricultural and Resource Protection zoning district.

EXHIBIT
A

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:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

ARTICLE IV PLAN REQUIREMENTS

1. §402.h: The cover sheet notes indicate wetlands are present on the property. The wetland should be identified and labeled on the appropriate plan sheet(s).
2. §402.l: Topographic contours are required at intervals of 2 or 5 feet. A waiver has been requested to provide contours at a 10' intervals.
3. §403.1: Provide a copy of the approved Sewage Facilities Planning module.

GENERAL

1. Provide a copy of the Huntingdon County Planning Commission review letter.
2. Plan Certifications – ultimately all plan certifications must be executed.

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 814.689.1562 or via email at mhaefner@sse-llc.com should you have any questions or require additional information.

Sincerely,

Mark J. Haefner, P.E.
Stahl Sheaffer Engineering, LLC

XC: Rebecca Nearhoof
Fred Henry, PLS (fredhenry1@gmail.com)
W. Lee Oswalt (via email)
Dan Durbin (via email)