RESOLUTION NO. 2019-65

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE FINAL PLAN FOR CONSOLIDATION OF LOT 6 & 8 OF THE TUMBEHILL SUBDIVISION (WITH CONDITIONS)

WHEREAS, a final plan for consolidation of Lot 6 and Lot 8 of the Tumblehill Subdivision (hereinafter "Project") was filed on March 21, 2019, with Warriors Mark Township (hereinafter "Township") Bruce E. Cox (hereinafter referred to as the "Developer"); and

WHEREAS, pursuant to Developer's application for final plan approval, the Township's Engineer, Mark Haefner, of Stahl Sheaffer Engineering has issued to the Township a review letter dated May 10, 2019, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference (hereinafter "Haefner Letter") wherein comments are made regarding certain deficiencies in the final plan; and

WHEREAS, the Township Planning Commission reviewed and recommended granting Developer's request for approval of the final plan for the Project; and

WHEREAS, the Board wishes to grant approval to the final Plan for the Development 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, are 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 this Project.

2. Agreement by the Developer to obtain all required federal, state, and local permits upon Final Plan Approval and 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 fees (amounting to $384.00). The Township shall hold the final plan until said $384.00 sum has been paid in full, nor shall any building permits be issued until all such fees are paid in full.

4. Complete execution of the Plans by all parties.

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 If the Developer fails to act within this time period, the plan approval shall be rescinded automatically.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. The above recitals are incorporated herein by this reference.

RESOLVED by the Board of Supervisors of the Township of Warriors Mark this 4th day of June, 2019.

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

May 10, 2019

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

Re: CONSOLIDATION OF LOT 6 & 8 OF THE TUMBLEHILL SUBDIVISION
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW #1

Board of Supervisors:

Per your request we have completed an initial review of the proposed Final Plan Consolidation of Lot 6 and Lot 8 Tumblehill Subdivision for Bruce Cox. Plans were prepared by Mease Associates, Inc., Fred Henry, PLS, and the following information was provided for our review at the March 21, 2019 Planning Commission meeting:

- Lot Consolidation Plan, dated 4/17/19

INTRODUCTION
Bruce Cox currently owns Lots 6 & 8 in the Tumblehill Subdivision, the lots are 1.16 and 1.84 acres respectively, and he desires to consolidate the lots into a single parcel, Lot 8R. Access to the property is via Tumblehill Drive (T-546). The property is identified as Huntingdon County Tax Parcel 52-10-14.42 and 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:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

ARTICLE IV PLAN REQUIREMENTS

1. §402.c: The scale identified in the title block should be corrected.
2. §402.q: Show the location of the proposed driveway on the plan.

EXHIBIT
A

GENERAL

1. The plan must be review by the Township Zoning Officer prior to any action on the plan by the Board of Supervisors
2. Provide a copy of the Huntingdon County Planning Commission review letter.
3. 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.

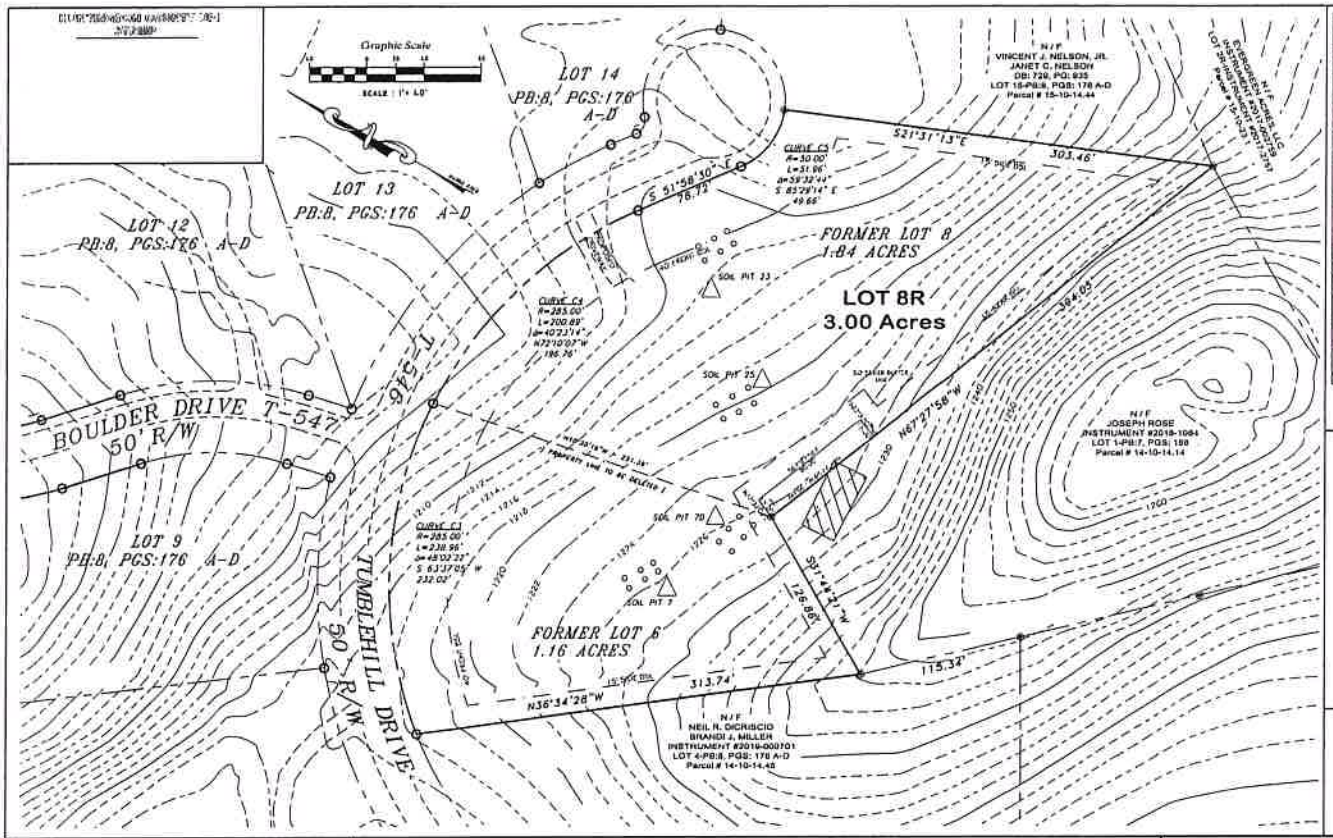
By copy of this letter to the Developer we hereby advise the Developer, to the extent that the Plan(s) fail to comply with the Township's Ordinances, the Township reserves the right to require that the Plan(s) comply with its Ordinances.

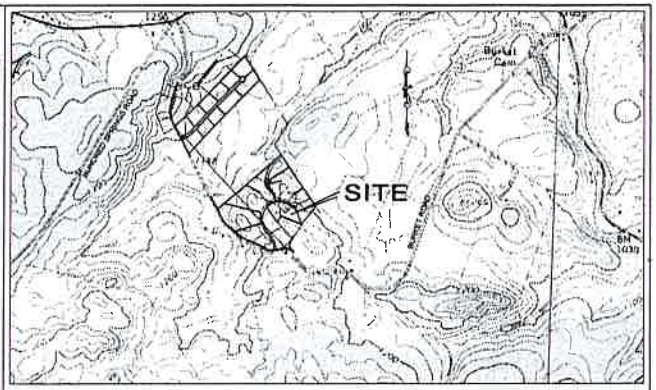
Please contact me at 814.689.1562 or via email at mhaefner@sse-llc.com should you have any questions or require additional information.

Sincerely,

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

XC: Bruce Cox (via email)
Fred Henry, PLS (via email)
Dan Stants (via email)
Dan Durbin (via email)





LOCATION MAP SCALE 1"=1000'

NOTES:

1. The bearing base of the survey on this plan is Grid North (NAD83), per G.P.S. observation at points within a control network in this project.
2. The contour lines are plotted from data acquired from PAMAP- LIDAR datum being: NAVD 88, (2' INTERVAL SHOWN ON PLAN)
3. Building Setback Lines (Residential Lots)
   40' Front 15' Side and Rear
   **CONTACT THE WARRIORS MARK TOWNSHIP ZONING OFFICER FOR ADDITIONAL INFORMATION
4. There are no wetlands on the site per the National Wetlands Inventory Map.
5. There are no flood prone area on the site per FEMA Mapping
6. Previous Plan Resubmission of Lot 1R of the Replot of the Durbin Farms Subdivision, Phase III, Lots 1, 2 & 3 into Lots 1R, 2R & 3R recorded in Huntingdon County Plat Book 8, Pages 122 A and 122B.
   Previous Plans: Bruce E. Cox Subdivision "Tumblehill" Resubdivision of Lot 1R of the Replot of Durbin Farms Phase III (Lots 1-15) recorded in Huntingdon Plat Book 8, Pages 176 A, B, C, and D.
7. Sewage Planning for the lots was approved by PA Department of Environmental Protection May 27, 2003, DEP Code Number B3 31946 108-2.

RECORDER'S PLAN

Recorded on the _____ day of _____, within Huntingdon County Instrument # _____

_____
Recorder of Deeds

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

OWNERSHIP BLOCK

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF } SS:

On this the _____ day of _____
before me, the undersigned officer, personally appeared
BRUCE E. COX
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

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 the 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

SITE DATA

Tax Parcel No	:	52-10-14.42
Title Source	:	Deed Book 607, Page 835
Property Owner	:	Bruce E. Cox
Owner's Address	:	1818 Ridge Road Warriors Mark, PA 16877
Owner's Phone No	:	814-632-3030
Present Land Use	:	Residential
Proposed Land Use	:	Residential
Proposed Water	:	Public - Warriors Mark General Authority
Proposed Septic	:	On-Site Proposed
Zoning	:	Rural Residential

LOT DATA

Total Number of Lots : Two (2) Parcels Replotted into ONE (1) Parcel
Total Area of Lots : 3.00 Acres

1.16 Acres Former Lot 6
+ 1.84 Acres Former Lot 8
3.00 Acres Lot 8R

TOWNSHIP APPROVAL BLOCK

Approved by the Warriors Mark Township Planning Commission on the _____ day of _____

_____ Chairman _____ Secretary

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

_____ Chairman _____ Secretary

SOIL LOG TABLE

LOT	SOIL LOG #	SW	SLOPE (%)	LZ (IN.)	PERC RATE (MIN./IN.)
LOT 6	7	5	7	47	56.4
	78	5	4	75	24.3
LOT 8	23	5	4	64	16.3
	238	5	10	72	43.8
	22	5	3	86	23.4

NARRATIVE STATEMENT

THE PURPOSE OF THIS PLAN IS AS FOLLOWS:

CONSOLIDATE TWO (2) PARCELS FORMER LOT 6 AND LOT 8 OF THE BRUCE E. COX SUBDIVISION 'TUMBLEHILL' RESUBDIVISION OF LOT 1R OF THE REPLOT OF DURBIN FARMS PHASE II 9LOTS 1-15) PLAT BOOK 8, PAGES 176 A-D CREATING ONE (1) LOT IDENTIFIED AS LOT 8R.

SEWAGE PLANNING WAS APPROVED BY DEP MAY 7, 2003, DEP CODE #B3-31946-108-2.

SURVEYOR'S CERTIFICATION

I certify, to the best of my knowledge and belief, that this survey & plan meets or exceeds the minimum standards of practice for Professional Land Surveyors within the Commonwealth of Pennsylvania.

Fred M. Harris, P.L.S.
022051-E

FINAL PLAN
CONSOLIDATION OF LOT 6 AND LOT 8 OF
TUMBLEHILL SUBDIVISION
(PLAT BOOK 8, PAGES 176 A - D)
INTO LOT 8R

LOCATED WITHIN
WARRIORS MARK TOWNSHIP HUNTINGDON COUNTY PENNSYLVANIA

Mease Associates, Inc.
Surveyors
P.O. BOX 320
PORT MATILDA, PA 16870
814-692-4225

DATE: 04/17/19 DRAWN BY: TMH
SCALE: 1"=40' FILE NAME: TUMBLEHILL.DWG

REVISIONS
01/23/2019 : PER Comments from Huntingdon County Planning Commission - TMH

SHEET 1 OF 1