RESOLUTION NO. 2019-06

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE PRELIMINARY/FINAL SUBDIVISION PLAN FOR BALD EAGLE LAND COMPANY FORMERLY KNOWN AS BLAIR COUNTY DEVELOPMEMT CORPORATION

WHEREAS, a final plan for subdivision of a 152 acre parcel, located on both sides of Hundred Springs Road (SR 4023) and identified at Huntingdon County Tax Parcel 52-13-14 (hereinafter "Project") was filed on May 16, 2019, with Warriors Mark Township (hereinafter "Township") by Bald Eagle Land Company f/k/a Blair County Development Corporation (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 31, 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 $120.00). The Township shall hold the final plan until said $120.00 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the plan approval shall be rescinded automatically.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 2nd day of July, 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 31, 2019

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

Re: PRELIMINARY/FINAL SUBDIVISION PLAN FOR BALD EAGLE LAND COMPANY 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 for Bald Eagle Land Company (formerly known as Blair County Development Corporation). Plans were prepared by Keller Engineers, Inc., Andrew Ebersole, PLS, and the following information was provided for our review at the May 16, 2019 Planning Commission meeting:

- Subdivision Plan, dated 4/17/19
- Project Narrative, dated 4/2019
- Waiver Request, dated 4/18/19
- Copy of PADEP Request for Planning Waiver & Non-Building Declaration

INTRODUCTION

The Bald Eagle Land Company (BELC), formerly known as Blair County Development Corporation, owns 152 acres, located on both sides of Hundred Springs Road (SR 4023). The property is identified as Huntingdon County Tax Parcel 52-13-14 and contains wooded lands and agricultural fields. BELC desires to subdivide the property into 3 lots, identified on the plan as Lot 1R, Lot 2, and Lot 3. Lot 1R is entirely located on the south side of Hundred Springs Road and is 50.273 acres. The property on the north side of Hundred Springs Road is to be subdivided into Lots 2 & 3. Lot 2 encompasses the agricultural fields and is 39.681 acres. Lot 3 is 62.070 acres of wooded land. At the present time, BELC intends to sell Lot 3 to the adjacent land owner, Pennington Hunting Club, Lot 2 to an adjacent farm owner (although no formal agreement is in place), and to retain ownership of Lot 1R The property is located within the A – Agriculture and Resource Protection zoning district.

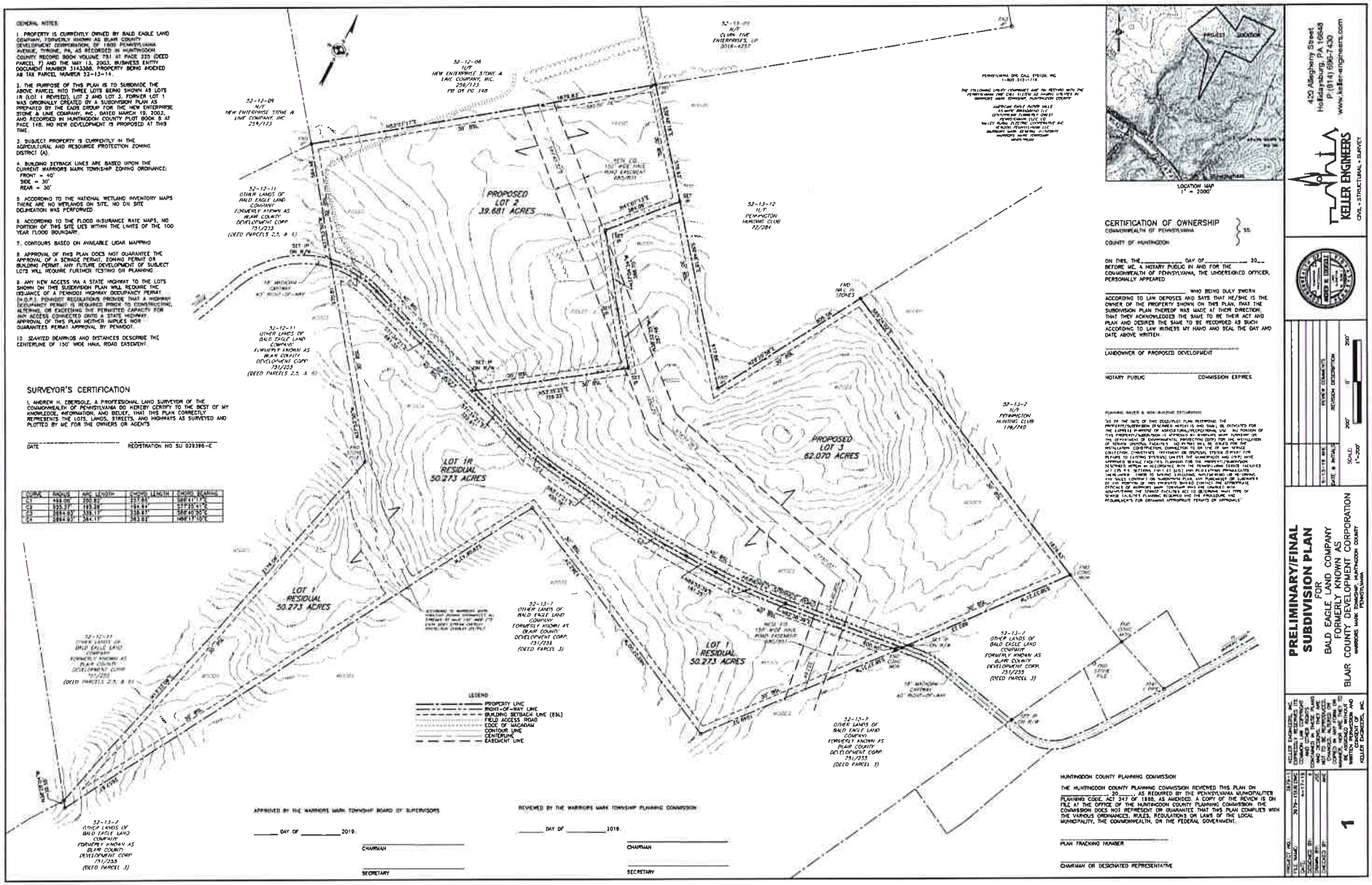
EXHIBIT
A

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: Bald Eagle Land Company (via email)
Andrew Ebersole, PLS (via email)
Dan Stants (via email)
Dan Durbin (via email)


GENERAL NOTES:
1. PROPERTY IS CURRENTLY OWNED BY BALD EAGLE LAND COMPANY, FORMERLY KNOWN AS BLAIR COUNTY DEVELOPMENT CORPORATION, OF 1600 PENNSYLVANIA AVENUE, TYRONE, PA, AS RECORDED IN HUNTINGDON COUNTY RECORD BOOK VOLUME 781 AT PAGE 225 (DEED PARCEL 7) AND ON MAY 13, 2003, BUSINESS ENTITY DOCUMENT NUMBER 3142388. PROPERTY BEING INDEXED AS TAX PARCEL NUMBER 52-13-14.
2. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE ABOVE PARCEL INTO THREE LOTS BEING SHOWN AS LOTS 1R (LOT 1 REVISED), LOT 2 AND LOT 3. FORMER LOT 1 WAS ORIGINALLY CREATED BY A SUBDIVISION PLAN AS PREPARED BY THE EADS GROUP FOR THE NEW ENTERPRISE STONE & LIME COMPANY, INC., DATED MARCH 10, 2003, AND RECORDED IN HUNTINGDON COUNTY PLOT BOOK 8 AT PAGE 148. NO NEW DEVELOPMENT IS PROPOSED AT THIS TIME.
3. SUBJECT PROPERTY IS CURRENTLY IN THE AGRICULTURAL AND RESOURCE PROTECTION ZONING DISTRICT (A).
4. BUILDING SETBACK LINES ARE BASED UPON THE CURRENT WARRIORS MARK TOWNSHIP ZONING ORDINANCE:
FRONT = 40'
SIDE = 30'
REAR = 30'
5. ACCORDING TO THE NATIONAL WETLAND INVENTORY MAPS THERE ARE NO WETLANDS ON SITE. NO ON SITE DELINEATION WAS PERFORMED
6. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, NO PORTION OF THIS SITE LIES WITHIN THE LIMITS OF THE 100 YEAR FLOOD BOUNDARY.
7. CONTOURS BASED ON AVAILABLE LIDAR MAPPING
8. APPROVAL OF THIS PLAN DOES NOT GUARANTEE THE APPROVAL OF A SEWAGE PERMIT, ZONING PERMIT OR BUILDING PERMIT. ANY FUTURE DEVELOPMENT OF SUBJECT LOTS WILL REQUIRE FURTHER TESTING OR PLANNING
9. 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.
10. SEARCHED BEARINGS AND DISTANCES DESCRIBE THE CENTERLINE OF 150' WIDE HAUL ROAD EASEMENT
SURVEYOR'S CERTIFICATION
I, ANDREW H. EBERSOLE, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS, AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS
DATE
REGISTRATION NO SU 039396-E
CURVE TABLE
CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING
C1 | 168.00' | 260.82' | 237.03' | S89°41'17"E
C2 | 925.37' | 195.39' | 194.99' | S17°25'41"E
C3 | 2864.93' | 339.17' | 338.97' | S84°49'35"E
C4 | 2864.93' | 344.17' | 343.97' | N84°17'10"E
PROPOSED LOT 2 39.681 ACRES
PROPOSED LOT 3 62.070 ACRES
LOT 1R RESIDUAL 50.273 ACRES
LOT 1 RESIDUAL 50.273 ACRES
LOT 1 RESIDUAL 50.273 ACRES
52-12-09 N/F NEW ENTERPRISE STONE & LIME COMPANY, INC. 259/113
52-12-04 N/F NEW ENTERPRISE STONE & LIME COMPANY, INC. 259/113 PB OR PG 148
52-13-01 N/F CLARK TIRE ENTERPRISES, LP 2016-4237
52-12-11 OTHER LANDS OF BALD EAGLE LAND COMPANY FORMERLY KNOWN AS BLAIR COUNTY DEVELOPMENT CORP. 751/233 (DEED PARCELS 2,5, & 8)
52-12-11 OTHER LANDS OF BALD EAGLE LAND COMPANY FORMERLY KNOWN AS BLAIR COUNTY DEVELOPMENT CORP. 751/233 (DEED PARCELS 2,5, & 8)
52-12-12 N/F PENNINGTON HUNTING CLUB 77/284
52-13-2 N/F PENNINGTON HUNTING CLUB 178/240
52-13-7 OTHER LANDS OF BALD EAGLE LAND COMPANY FORMERLY KNOWN AS BLAIR COUNTY DEVELOPMENT CORP. 751/233 (DEED PARCEL 3)
52-13-7 OTHER LANDS OF BALD EAGLE LAND COMPANY FORMERLY KNOWN AS BLAIR COUNTY DEVELOPMENT CORP. 751/233 (DEED PARCEL 3)
52-13-7 OTHER LANDS OF BALD EAGLE LAND COMPANY FORMERLY KNOWN AS BLAIR COUNTY DEVELOPMENT CORP. 751/233 (DEED PARCEL 3)
52-13-7 OTHER LANDS OF BALD EAGLE LAND COMPANY FORMERLY KNOWN AS BLAIR COUNTY DEVELOPMENT CORP. 751/233 (DEED PARCEL 3)
LEGEND
PROPERTY LINE
RIGHT-OF-WAY LINE
BUILDING SETBACK LINE (BSL)
FIELD ACCESS ROAD
EDGE OF MACADAM
CONTOUR LINE
CENTERLINE
EASEMENT LINE
APPROVED BY THE WARRIORS MARK TOWNSHIP BOARD OF SUPERVISORS
DAY OF 2019.
CHAIRMAN
SECRETARY
REVIEWED BY THE WARRIORS MARK TOWNSHIP PLANNING COMMISSION
DAY OF 2019.
CHAIRMAN
SECRETARY
PENNSYLVANIA ONE CALL SYSTEM, INC 1-800-242-1776
THE FOLLOWING UTILITY COMPANIES ARE NOTIFIED WITH THE PENNSYLVANIA ONE CALL SYSTEM AS SHOWN UTILITIES IN WARRIORS MARK TOWNSHIP, HUNTINGDON COUNTY
AMERICAN EAGLE PAPER MILLS
ATLANTIC BROADBAND LLC
CENTURYLINK COMMUNICATIONS
MIFFLINBURG TELEPHONE INC
VALLEY RURAL CELLULAR (VERIZON) INC
VERIZON PENNSYLVANIA LLC
WARRIORS MARK UTILITIES, A DIVISION OF WARRIORS MARK TOWNSHIP
WINDSTREAM
PROJECT LOCATION
LOCATION MAP
1" = 2000'
CERTIFICATION OF OWNERSHIP
COMMONWEALTH OF PENNSYLVANIA } SS.
COUNTY OF HUNTINGDON
ON THIS, THE DAY OF 20
BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED
WHO BEING DULY SWORN ACCORDING TO LAW DEPOSES AND SAYS THAT HE/SHE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGES THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW WITNESS MY HAND AND SEAL THE DAY AND DATE ABOVE WRITTEN
LANDOWNER OF PROPOSED DEVELOPMENT
NOTARY PUBLIC COMMISSION EXPIRES
PLANNING WAIVER & NON-BUILDING DECLARATION
"AS OF THE DATE OF THIS DEED/PLOT PLAN RECORDING THE PROPERTY/SUBDIVISION DESCRIBED HEREIN IS AND SHALL BE DESIGNATED FOR THE LIMITED PURPOSE OF AGRICULTURAL DEVELOPMENT AND NO PORTION OF THE PROPERTY/SUBDIVISION SHALL BE USED FOR ANY PURPOSE OTHER THAN THE FURNISHING OF ENVIRONMENTAL PROTECTION (SEPT) FOR THE INSTALLATION OF SEWAGE DISPOSAL FACILITIES. NO PERMIT WILL BE ISSUED FOR THE INSTALLATION, CONSTRUCTION, CONVERSION TO OR USE OF ANY SEWAGE COLLECTION, CONVEYANCE, TREATMENT OR DISPOSAL SYSTEM (EXCEPT FOR REPAIRS TO EXISTING SYSTEMS) UNLESS THE MUNICIPALITY AND (IF) HAVE APPROVED SEWAGE FACILITIES PLANNING FOR THE PROPERTY/SUBDIVISION UNDER THE PENNSYLVANIA SEWAGE FACILITIES ACT (ACT 537, AS AMENDED) AND REGULATIONS IN 25 PA. CODE CHAPTER 71 (§ 71.1 ET SEQ.) AND REGULATIONS PROMULGATED THEREUNDER. PRIOR TO MAKING EXCAVATING, NOTIFY/MEND OR RECORDING ANY SALES LOADING OR SUBDIVISION PLAN, ANY PURCHASER OR LANDOWNER OF ANY PORTION OF THIS PROPERTY, SHOULD CONTACT THE APPROPRIATE OFFICIALS OF THE MUNICIPALITY AND DEPARTMENT OF ENVIRONMENTAL PROTECTION TO DETERMINE EXACTLY WHAT TYPE OF SEWAGE FACILITY PLANNING REQUIRED AND THE PROCEDURE AND REQUIREMENTS FOR OBTAINING APPROPRIATE PERMITS OR APPROVALS"
HUNTINGDON COUNTY PLANNING COMMISSION
THE HUNTINGDON COUNTY PLANNING COMMISSION REVIEWED THIS PLAN ON 20 AS REQUIRED BY THE PENNSYLVANIA MUNICIPALITIES PLANNING CODE, ACT 247 OF 1988, 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 THIS 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
420 Allegheny Street
Hollidaysburg, PA 16648
P: (814) 696-7430
www.kellerengineers.com
KELLER ENGINEERS
CIVIL • STRUCTURAL • SURVEY
COMMONWEALTH OF PENNSYLVANIA ANDREW H. EBERSOLE
REVISION DESCRIPTION
DATE
SCALE: 1" = 200'
200' 0 200'
PRELIMINARY/FINAL SUBDIVISION PLAN
FOR
BALD EAGLE LAND COMPANY
FORMERLY KNOWN AS
BLAIR COUNTY DEVELOPMENT CORPORATION
WARRIORS MARK TOWNSHIP, HUNTINGDON COUNTY PENNSYLVANIA
PROJECT NO. 2019-1
DRAWING NO. 1 OF 1
DATE 04/17/19
DESIGNED BY: ADE
DRAWN BY: ADE
CHECKED BY: AHE
1
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