RESOLUTION NO. 2021-07

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE FINAL SUBDIVISION PLAN - JOHN D. & MELISSA K. RUSSELL

WHEREAS, a subdivision plan entitled: *Final Subdivision Plan of John D. & Melissa K. Russell* (hereinafter, the "Plan"), consisting of 2 sheets, dated April 7, 2021, prepared by Hess & Fisher Engineering, Inc., Wilson Fisher, Jr., PLS, last revised May 18, 2021, has been submitted to Warriors Mark Township (hereinafter the "Township") by John D. & Melissa K. Russell (hereinafter "Developer") relative to a tract of land in the Township owned by Developer at 3059 Hill Top Lane, consisting of approximately 107.88 acres (Tax Parcel No. 52-13-09.9); and

WHEREAS, pursuant to the Plan, Developer desires to subdivide a 58.95 acre portion of tax parcel 52-13-09.9 and consolidate it with Tax Parcel 52-13-11, which is owned by Russell Land Investments. Both properties are located in the A – Agriculture and Resource Protection zoning district.; and

WHEREAS, pursuant to Developer's request for final approval for the Plan, the Township's engineering firm, Stahl Sheaffer Engineering, LLC ("Stahl Sheaffer") has reviewed the Plan, with the most recent Stahl Sheaffer review letter being dated May 18, 2021, and a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference (hereinafter "Stahl Sheaffer Letter") wherein Stahl Sheaffer recommends that the Township approves the Plan subject to certain conditions; and

WHEREAS, the Township Planning Commission has reviewed and recommended granting Developer's request for approval of the Plan conditioned upon the Developer satisfying all of the outstanding comments from the May 18, 2021 review letter; 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.

3. Payment by the Developer of all recording fees and fees related thereto incurred by the Township relative to the recording of the Plan, and payment by Developer 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 Developer

within thirty days of receipt by Developer of a bill for the same.

4. Complete execution of the Plan by Developer.

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

7. The Developer shall request a Planning Waiver & Non-building Declaration for approval by the Township SEO and Board of Supervisors.

RESOLVED by the Board of Supervisors of the Township of Warriors Mark this 1st day of June, 2021.

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

L. Stewart Neff, Chair

Rodney L. Marshall, Vice Chair

Peter Liese, 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.stahlsheaffer.com

May 18, 2021

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

TRANSMITTED VIA EMAIL ONLY

Re: FINAL SUBDIVISION PLAN – JOHN D. & MELISSA K. RUSSELL
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW #2

Board of Supervisors:

Per your request we have completed a second review of the above referenced plan Plans were prepared by Hess & Fisher Engineering Inc., Wilson Fisher, Jr., PLS, and the following information was provided to our office for review on May 17, 2021:

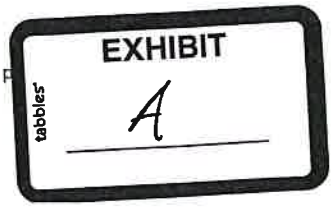
- Final Subdivision Plan, dated 4/7/2021 and last revised 5/17/2021

INTRODUCTION
John D. and Mellissa K Russell own a 107.88-acre parcel of land at 3059 Hill Top Lane which is identified as Huntingdon County Tax Parcel 52-13-09.9. Access to the property is via Hill Top Lane, a private road) which accesses Hundred Springs Road (SR 4023). Russell Land Investments owns 165.16 acres (Tax Parcel 52-13-11) which abuts the John D, and Mellissa K. Russell parcel. The Russell Land Investments property has frontage on and is accessed via Keefertown Road. The property owners desire to subdivide 58.95 acres from Tax Parcel 52-13-09.9 and consolidate it with Tax Parcel 52-13-11. Both properties are located in the A – Agriculture and Resource Protection 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 (text shown in ***bold italic*** print is the Developer's response; **bold** print is our response to the Developer:



SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

ARTICLE IV PLAN REQUIREMENTS

1. §402.a: The source of title and Owner address shall be included in the "Site Data" notes.
   5/17/21: Source of title and owner address now illustrated in the site data. **COMMENT RESOLVED.**
2. §402.l: Label the existing contour elevations. The Ordinance requires contours to be show at a 2 or 5 foot interval. Note #4 on the plan indicate the contour interval is 10'. Revise the plans accordingly or request a written waiver.
   5/17/21: Contour intervals are now 2' and the note has been revised. **COMMENT RESOLVED.**
3. §403.1.3: A Request for Planning Waiver & Non-building Declaration will need to be submitted for subdivision which will require action by the Township SEO and Board of Supervisors.
   5/17/21: **OPEN COMMENT.**

GENERAL

1. The plan must be review by the Township Zoning Officer prior to any action on the plan by the Board of Supervisors.
   5/17/21: **OPEN COMMENT.**
2. Provide a copy of the Huntingdon County Planning Commission review letter.
   5/17/21: **OPEN COMMENT.**
3. Plan Certifications – ultimately all plan certifications must be executed.
   5/17/21: **OPEN COMMENT.**

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@stahlsheaffer.com should you have any questions or require additional information.

Sincerely,

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

XC: Mike Terlinsky, Hess & Fisher Engineers, Inc. (via-email)
Dan Stants (via email)
Dan Durbin (via email)