RESOLUTION NO. 2021-09

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE FINAL PLAN – REPLOT OF LOTS OF REPLOGLE, LLC

WHEREAS, a subdivision plan entitled: *Replot of Lots of Replogle, LLC Tax Parcels 52-09-24.1 and 52-09-22* (hereinafter, the "Plan"), consisting of 1 sheet, dated May 27, 2021, prepared by Hess & Fisher Engineering Inc., Wilson Fisher, Jr., PLS, last revised July 14, 2021, has been submitted to Warriors Mark Township (hereinafter the "Township") by Replogle, LLC (hereinafter "Developer") relative to two tracts of land in the Township owned by Developer along SR 550 (Pennington Road), consisting of approximately 1.77 acres (Tax Parcel No. 52-09-22) and 1.23 acres (Tax Parcel No. 52-09-24.1); and

WHEREAS, pursuant to the Plan, Developer desires to replot the common lot line between the parcels so that an attached garage, which had been built on the common lot line, will be entirely located on Tax Parcel 52-09-22, resulting in the transfer of 0.03 acres from Tax Parcel 52-09-24.1 to Tax Parcel No. 52-09-22; 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 July 21, 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 Developer has provided a copy of a review letter from the Huntingdon County Planning Commission dated July 13, 2021; 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 July 21, 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 2nd day of ~~October~~ November, 2021.

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

L. Stewart Neff
L. Stewart Neff, Chair

Rodney L Marshall
Rodney L. Marshall, Vice Chair

Peter Liese
Peter Liese, Supervisor

ATTEST:

Julie Brenneman
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

July 21, 2021

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

TRANSMITTED VIA EMAIL ONLY

Re: FINAL PLAN – REPLOT OF LOTS OF REPLOGLE, LLC
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 for our review by the Consultant on July 14, 2021:

- Replot Plan, dated 3/2021, last revised 7/14/21
- Copy of Huntingdon County Planning Commission Review Letter, dated 7/13/21

INTRODUCTION
Replogle, LLC owns two adjoining parcels along SR 550 (Pennington Road). The parcels are identified as Huntingdon County Tax Parcel 52-09-22 and 52-09-24.1 and are 1.77 acres and 1.23 acres respectively. Tax parcel 52-09-22 includes a residential structure and a detached garage and tax parcel 52-09-24.1 is currently a vacant wooded lot. Replogle, LLC recently purchase the property and discovered that the detached garage was built on the common property line of the two tax parcels. The Owner desires to replot the common lot line so that the entire detached garage is located on tax parcel 52-09-22. As a result of the replot 0.03 acres will be removed from tax parcel 52-09-24.1 and added to tax parcel 52-09-22. Both properties are located in 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 (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. §403.1.3: A Request for Planning Waiver & Non-building Declaration will need to be submitted and requires action by the Township SEO and Board of Supervisors.
   7/14/21: **Per the discussion at the 7/15/21 Planning Commission meeting, the SEO indicated no sewage facilities planning is required for this plan. COMMENT RESOLVED.**
2. §403.1.4: Add the following PennDOT Highway Occupancy Permit notation: 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.
   7/14/21: PennDOT note added. **COMMENT RESOLVED.**

GENERAL

1. The plan shall identify the bulk requirements for the applicable zoning district.
   7/14/21: Bulk requirements now shown. **COMMENT RESOLVED.**
2. The plan must be review by the Township Zoning Officer prior to any action on the plan by the Board of Supervisors.
3. Provide a copy of the Huntingdon County Planning Commission review letter.
   7/14/21: **COMMENT RESOLVED.**
4. 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@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 Engineering (mt@hessfishereng.com)
Dan Stants (via email)
Dan Durbin (via email)

Signature Blocks:

CERTIFICATE OF OWNERSHIP & ACKNOWLEDGMENT OF SUBDIVISION PLANS

Commonwealth of Pennsylvania
County of Huntingdon

On this the _____ day of _____, 2021, before me, the undersigned, personally appeared Wilbur R. Replogle, Managing Partner of Replogle, LLC, who being duly sworn according to law, deposes and says that he is the owner of the property shown on this plan, and that he acknowledges the same to be his act and plan, and desires the same to be recorded as such according to law.

_____
Wilbur R. Replogle

_____
Notary Public

WARRIORS MARK TOWNSHIP SUPERVISORS

Approved by the Warriors Mark Township Supervisors this _____ day of _____ 2021

_____
Chairman

_____
Secretary

WARRIORS MARK PLANNING COMMISSION

Approved by the Warriors Mark Planning Commission this _____ day of _____ 2021.

_____
Chairman

_____
Secretary

HUNTINGDON COUNTY PLANNING COMMISSION REVIEW CERTIFICATE

The Huntingdon County Planning Commission reviewed this plan on _____, 20__, 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 this plan complies with the various ordinances, rules, regulations or laws of the local municipality, the commonwealth, or the federal government.

_____
Plan Processing Manager

_____
Chairman or Designated Representative

SURVEYOR'S CERTIFICATION

I, Alan Fisher, Jr., a Registered Professional Surveyor of the State of Pennsylvania, do hereby certify that the plan shown hereon, and the survey on which it is based are true and correct.

7-14-21
DATE

_____
Alan Fisher, Jr., P.L.S., Reg. No. 46-A

RECORDER'S CERTIFICATE

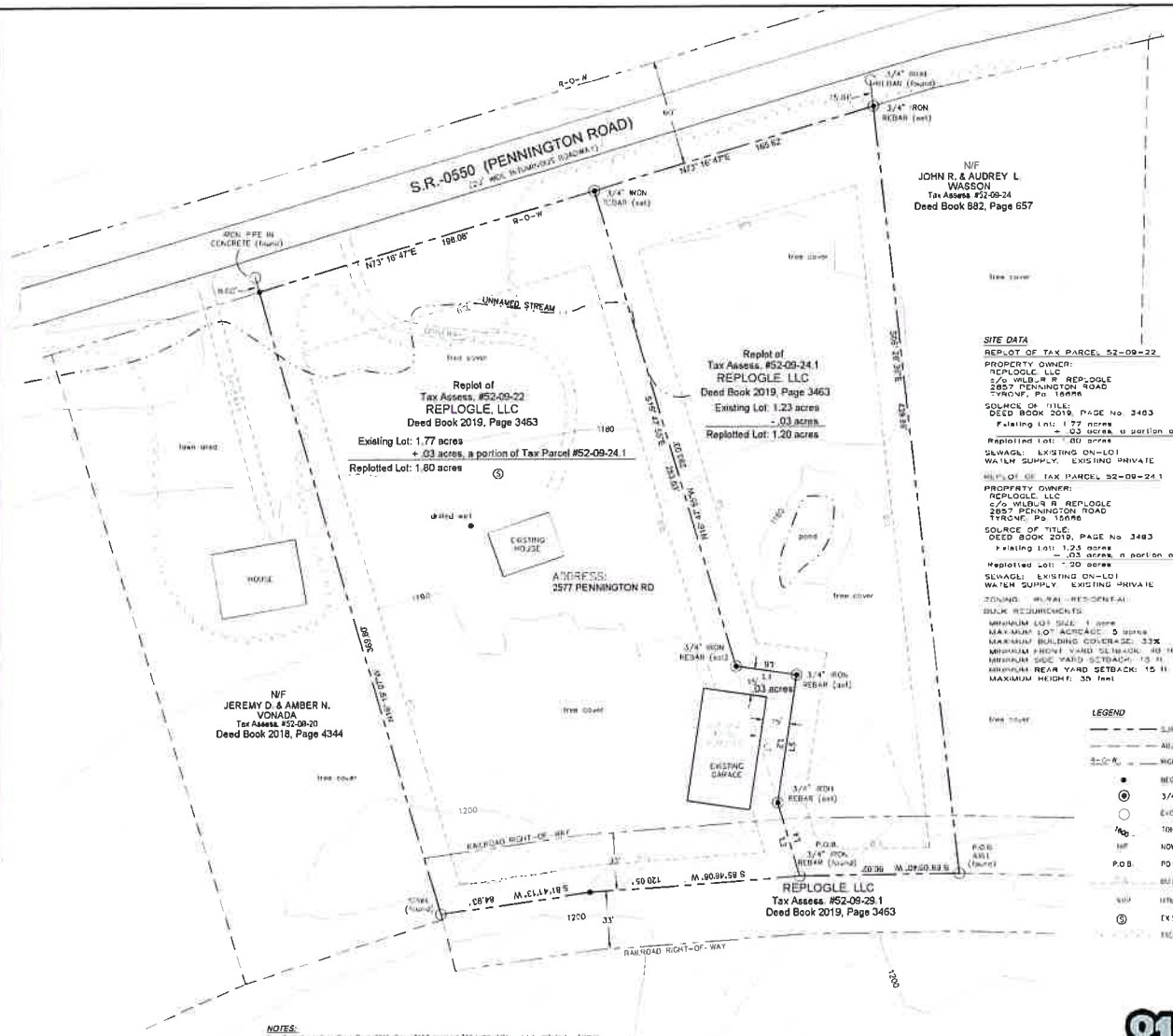
Commonwealth of Pennsylvania
County of Huntingdon

Recorded in the office for Recording of Deeds, in and for Huntingdon County, Pennsylvania, in Subdivision Instrument No. _____. Witness my hand and seal of office this _____ day of _____, A.D. 2021.

_____
Recorder of Deeds

LOCATION MAP
Scale: 1"=2000'
Tyrone U.S.G.S. 7 1/2 Quadrangle

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 81°41'34" E	34.53'
L2	S 08°18'26" W	73.68'
L3	S 15°47'55" E	43.77'
L4	N 15°47'55" W	43.77'
L5	N 08°18'26" E	73.68'
L6	N 81°41'34" W	34.53'
L7	S 15°47'55" E	61.37'



SITE DATA

REPLOT OF TAX PARCEL 52-09-22

PROPERTY OWNER:
REPLOGLE, LLC
c/o WILBUR R. REPLOGLE
2857 PENNINGTON ROAD
TYRONE, Pa. 16686

SOURCE OF TITLE:
DEED BOOK 2019, PAGE No. 3463
Existing Lot: 1.77 acres
+ .03 acres, a portion of Tax Parcel #52-09-24.1
Replotted Lot: 1.80 acres

SEWAGE: EXISTING ON-LOT
WATER SUPPLY: EXISTING PRIVATE

REPLOT OF TAX PARCEL 52-09-24.1

PROPERTY OWNER:
REPLOGLE, LLC
c/o WILBUR R. REPLOGLE
2857 PENNINGTON ROAD
TYRONE, Pa. 16686

SOURCE OF TITLE:
DEED BOOK 2019, PAGE No. 3463
Existing Lot: 1.23 acres
- .03 acres, a portion of Tax Parcel #52-09-24.1
Replotted Lot: 1.20 acres

SEWAGE: EXISTING ON-LOT
WATER SUPPLY: EXISTING PRIVATE

ZONING: RURAL-RESIDENTIAL

BULK REQUIREMENTS
MINIMUM LOT SIZE: 1 acre
MAXIMUM LOT ACREAGE: 5 acres
MAXIMUM BUILDING COVERAGE: 33%
MINIMUM FRONT YARD SETBACK: 40 ft.
MINIMUM SIDE YARD SETBACK: 15 ft.
MINIMUM REAR YARD SETBACK: 15 ft.
MAXIMUM HEIGHT: 35 feet

LEGEND

- SURVEYED PROPERTY LINES
- ADJOINING PROPERTY LINES
- RIGHT-OF-WAY LINES
- BEGINNING AND END OF A LINE SEGMENT
- 3/4" REBAR (SET)
- EXISTING MONUMENT
- TOPOGRAPHIC CONTOUR
- NF NOW OR FORMERLY
- P.O.B. POINT OF BEGINNING
- BUILDING SETBACK LINE
- UTILITY POLE
- S EXISTING ON-LOT SEWAGE
- FACE LINE

NOTES:

1. Replogle, LLC by Deed Book 2019, Page 3463 received "the right, title and interest in the former Centre Narrow Company, inc. right of way [60ft ± 11569 more or less] from "its western extent, as described above, east to S.R.-0550" from Paul C. Abed, Jr. who received same from Elwood C. Lee, Trustee, via Deed Book 162, Page 130 who was granted foundation authority by the surviving trustee's of the railroad.
2. This subdivision is mostly within an area designated "Other Flood Areas, Zone X, Areas determined to be outside the 500-year (0.2% Annual Chance Floodplain, according to the Federal Emergency Management Agency, Flood Insurance Rate Map, Township of Warriors Mark, Pennsylvania, Huntingdon County, Community - Panel Number 42061C0020D, effective date October 16, 2012.
3. No areas on the proposed subdivision have been mapped as wetlands according to the U.S. Fish & Wildlife Service National Wetlands Inventory Mapper web site.
4. Topographic contours are from the Pennsylvania LiDAR, dated 2003-2006. The contour interval is 2 feet.
5. The adjoining property lines are based upon recorded deed descriptions and current county tax assessment maps. They were not determined by a field survey.
6. This plan proposes to subdivide 0.03 acres of land from Tax Parcel 52-09-24.1 owned by Replogle, LLC, to other land owned by Replogle, LLC (Tax Parcel #52-09-22).

PENNDOT HIGHWAY-OCCUPANCY-PERMIT NOTATION

"Any access to Pennington Road (State Route 0550) to lots shown on this subdivision plan will require the issuance of a PennDOT Highway Occupancy Permit (HOP). PennDOT regulations provides that a Highway Occupancy Permit is required prior to construction, altering or exceeding the permitted capacity for any access connected onto a State Highway. A Highway Occupancy Permit is also required prior to altering the existing pattern or flow of surface drainage or directing additional surface drainage onto or into the highway right-of way or highway facilities. Approval of this plan neither makes nor guarantees permit approval by PennDOT."

Know what's below. Call before you dig.

Scale 1" = 30'

HESS & FISHER ENGINEERS, INC.
CONSULTING ENGINEERS, GEOLOGISTS & SURVEYORS
35 NORTH SECOND STREET, CLEARFIELD, PA. 16830
PHONE (814) 765-7541 FAX (814) 765-8468
www.hessfishereng.com

Project
Replot of Lots of Replogle, LLC
Tax Parcels
52-09-24.1 and 52-09-22
WARRIORS MARK TOWNSHIP, HUNTINGDON COUNTY

Sheet No.

Drawn BR | RL | DATE 5-27-21
Checked BY WF | FACT ___ | SCALE 1"=30'

REVISIONS	
7-14-21	Huntingdon County Planning Commission review comments

45-A
7-14-21