RESOLUTION NO. 2021-11

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE PRELIMINARY/FINAL SUBDIVISION PLAN JUDITH K. BLACK.

WHEREAS, a subdivision plan entitled: *Preliminary/Final Subdivision Plan for Judith K. Black* (hereinafter, the "Plan"), consisting of 1 sheet, dated March 21, 2019, prepared by Keller Engineers, Inc., last revised July 14, 2020, has been submitted to Warriors Mark Township (hereinafter the "Township") by Judith K. Black (hereinafter "Developer") relative to a tract of land in the Township owned by Developer near the intersection of SR 4025 (Ridge Road) and SR 550 (Centerline Road), consisting of approximately 115 acres (Tax Parcel No. 52-05-28); and

WHEREAS, pursuant to the Plan, Developer desires to subdivide a portion of tax parcel 52-05-28 such that the subdivision will result in the creation of two lots, with Lot #1R being 20.008 acres and Lot #3 being 95.304 acres; Lot #2 having previously been conveyed subsequent to an earlier subdivision; 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 March 6, 2020; said review letter being dated March 6, 2020, 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; and

WHEREAS, the Township Planning Commission has reviewed and recommended granting Developer's request for approval of the Plan; and

WHEREAS, the Huntingdon County Planning Commission ("HCPC") has reviewed the Plan; 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 Keller Letter being satisfactorily addressed, as determined solely by Keller.

RESOLVED by the Board of Supervisors of the Township of Warriors Mark this 5th day of October, 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.sse-llc.com

March 6, 2020

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

Re: PRELIMINARY/FINAL SUBDIVISION PLAN FOR JUDITH K. BLACK
SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW #2

Board of Supervisors:

Per your request we have completed a second review of the proposed Preliminary/Final Subdivision Plan for Judith K. Black. The original proposal subdivided the property into 4 parcels but the plan has been revised to subdivide the property into two parcels, identified as Lot 1R and Lots. Lot 1R is 20.008 acre and will encompass the existing residence and farm structure and Lot 3 is 95.304 acres. Plans were prepared by Keller Engineers, Inc., Andrew Ebersole, PLS, and the following information was provided for our review on March 5, 2020

- Response Letter, dated 3/5/20
- Subdivision Plan, dated 3/21/19, last revised 03/04/20
- Revised Project Narrative, dated 3/20
- Waiver Request, dated 3/04/20
- Copy of PennDOT HOP, Permit #09028296, issued 3/10/19
- Copy of PADEP Component 1 Sewage Facilities Planning Module
- Huntingdon County Planning Commission Review, dated 4/17/19

INTRODUCTION

The Judith K. Black currently owns approximately 115 acres, located southeast of the intersection of Ridge Road (SR 4025) and Centre Line Road (SR 550). The property is identified as Huntingdon County Tax Parcel 52-05-28 and contains a single-family residence, barn, several outbuildings, and agricultural fields. In 2017 a subdivision of the original property was approved which created a 45 acres lot, the lot has since been conveyed to others and is identified as Lot 2. Ms. Black intends to subdivide the tract into 4 lots, identified on the plans as Lot 1R, Lot 3, Lot 4, and Lot 5. Lot 1R is proposed to be 20.008 acres and will include the existing single-family residence, barn, and outbuildings. Lot 3 is

proposed to be 75.304 acres and lots 4 and 5 are proposed to be 10.000 acres each. The property is located within 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:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

ARTICLE IV PLAN REQUIREMENTS

1. §402: The plan shall be drawn at a scale of 1" = 100' or less. A written waiver request of this section of the ordinance was submitted due to the size of the property. The waiver request is to allow the plan to be drawn at a scale of 1" = 200'.
   3/5/20: Waiver has been requested. **OPEN COMMENT**
2. §402.l: Requires existing and proposed topography contours at intervals of 2 or 5 feet. A written waiver request of this section of the ordinance was submitted. The waiver request is to allow the existing contours to be provided at a 10' interval.
   3/5/20: Waiver has been requested. **OPEN COMMENT**
3. §402.q: Show the location of the proposed driveway(s) on the plan.
   3/5/20: Proposed driveway has been added to the plan along State Route 4025 near the intersection with Reese Road. **COMMENT RESOLVED**
4. §403.1.3: Provide a copy of the approved Sewage Facilities Planning Module.
   3/5/20: The SEO Sketch and the percolation reports for the recent soil testing have been attached herewithin. **OPEN COMMENT PENDING**
5. §403.1.4: Provide a copy of the approved PennDOT Highway Occupancy Permit(s) for the proposed driveway(s).
   3/5/20: A copy of the approved Highway Occupancy Permit for the proposed driveway has been included. **COMMENT RESOLVED**

GENERAL

1. The plan must be review by the Township Zoning Officer prior to any action on the plan by the Board of Supervisors.
   3/5/20: **OPEN COMMENT**
2. Provide a copy of the Huntingdon County Planning Commission review letter.
   3/5/20: **COMMENT RESOLVED**
3. Plan Certifications – ultimately all plan certifications must be executed.
   3/5/20: **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@sse-llc.com should you have any questions or require additional information.

Sincerely,

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

XC: Judith K. Black (via email)
Andrew Ebersole, PLS (via email)
Dan Stants (via email)
Dan Durbin (via email)