RESOLUTION NO. 2022-04

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE FINAL PLAN – REPLOT OF LOTS OF REPLOGLE & TARPEY & WILBUR R. REPLOGLE ET AL AND JUSTIN D. REPLOGLE

WHEREAS, a subdivision plan entitled: *Replot of Lots of Replogle & Tarpey, LLC & Wilbur R. Replogle, et al and Justin D. Replogle* (hereinafter, the "Plan"), consisting of 1 sheet, dated February 9, 2022, prepared by Hess & Fisher Engineering Inc., Wilson Fisher, Jr., PLS, last revised March 18, 2022, has been submitted to Warriors Mark Township (hereinafter the "Township") by Replogle & Tarpey, LLC (hereinafter "Developer") relative to two tracts of land in the Township owned by Developer in Huntingdon County, consisting of approximately 358 acres (Tax Parcel No. 52-09-51) and Wilbur R. Replogle, et al, owns an adjacent 1.03 acre parcel located at 3128 Eyer Station Road (Tax Parcel No. 52-09-50.1); and

WHEREAS, pursuant to the Plan, Developer desires to subdivide 1.92 acres from Tax Parcel 52-09-51 and combine it with Tax Parcel 52-09-50.1. The resulting Tax Parcel 52-09-50.1 will be 2.95 acres. Access to the larger parcel is via S.R. 550, Hundred Springs Road (S.R. 4023), and Eyer Station Road (T545). The smaller parcel is accessed via an existing driveway from Eyer Station Road through the larger parcel via a 20' wide access easement from the terminus of Eyer Station Road; and

WHEREAS, pursuant to Developer's request for final approval for the Plan, the Township's engineering firm, KCI Technologies ("KCI") has reviewed the Plan, with the most recent KCI review letter being dated March 24, 2022, and a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference (hereinafter "KCI Letter") wherein KCI 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 March 18, 2022; 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 March 24, 2022 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 KCI Letter being satisfactorily addressed, as determined solely by KCI.

RESOLVED by the Board of Supervisors of the Township of Warriors Mark this 3rd day of May, 2022.

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

L. Stewart Neff

L. Stewart Neff, Chair

Peter Liese

Peter Liese, Vice Chair

Brian Hockenberry, Supervisor

ATTEST:

Julie Brenneman

Julie Brenneman, Secretary

KCI TECHNOLOGIES

ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

5001 Louise Drive, Suite 201 • Mechanicsburg, PA 17055 • Phone 717-691-1340 • Fax 717-691-3470

March 24, 2022

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 & TARPEY, LLC & WILBUR R. REPLOGLE, ET AL AND JUSTIN D. REPLOGLE
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 March 22, 2022:

- Response letter, dated 3/22/22
- Replot Plan, dated 2/9/2022 last revised 3/18/22
- Copy of Deed for Tax Parcel 52-09-50.1
- Copy of HCPC Review Letter, dated 3/18/22

INTRODUCTION

Replogle & Tarpey, LLC owns a 358-acre parcel identified as Huntingdon County Tax Parcel 52-09-51. Wilbur R. Replogle, et al., owns and adjacent 1.03-acre parcel located at 3128 Eyer Station Road and identified as Huntingdon County Tax parcel 52-09-50.1. The Applicant is proposing to subdivide 1.92 acres from tax parcel 52-09-51 and combine it with tax parcel 52-09-50.1. The resulting tax parcel 52-09-50.1 will be 2.95 acres. Access to the larger parcel is via S.R. 550, Hundred Springs Road (S.R. 4023), and Eyer Station Road (T545) and the smaller parcel is accessed via an existing driveway from Eyer Station Road through the larger parcel. As part of the proposed plan a 20' wide access easement from the terminus of Eyer Station Road to tax parcel 52-09-50.1 is being provided. 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.m: There are discrepancies in the lot acreage listed in the individual lot labels, Note #1, and the Location map. Please clarify the acreage of parcels as a result of the propped subdivision. In addition, the Huntingdon County Tax Parcel Viewer indicates the deed reference for tax parcel 52-09-50.1 to be Deed Book 2015 Page 6185 and the plan list Deed Book 215 Page 6186. Please clarify and provide a copy of the deed.
   3/22/22: 1.92 acres is the actual size of the Lot Addition. The final Replotted Lot (Consolidated Lot) is 2.59 acres. The notes and site data have been revised to show the same. Tax Parcel 52-09-50.1 is under Deed Book 2015 Page 6185. Deed was emailed on 3-20-22. **COMMENT RESOLVED.**

GENERAL

1. Please add a Certificate of Ownership for the Owner(s) of tax parcel 52-09-50.1.
   3/22/22: Certificate of Ownership Block added to plan for owners of Tax Parcel 52-09-50.1. **COMMENT RESOLVED.**
2. Please revise the Warriors Mark Planning Commission signature block from "Approved by" to "Recommended".
   3/22/22: Revised. **COMMENT RESOLVED.**
3. The Bulk Requirements listed on the plan do not correspond with the requirements of the Agriculture and Resource Protection zoning district.
   3/22/22: Bulk Requirements are good per recent correspondence. **COMMENT RESOLVED.**
4. The plan identifies a stream through both parcel, which is identified by PADEP as an unnamed tributary to Logan Branch, which is subject to the Stream Protection Overlay District requirements found in Section 402 of the Zoning Ordinance.
   3/22/22: Due to the closeness of the stream, our surveyors recently located it to get a better handle of its location so the 75' barrier could be placed on the plan more accurately. The protection area is shown on the plan and in the plan legend. **COMMENT RESOLVED.**
5. The plan must be reviewed by the Township Sewage Enforcement Officer (SEO) prior to any action on the plan by the Board of Supervisors.
   3/22/22: Acknowledged. Emailed Dave Piper and waiting to hear back from him. **OPEN COMMENT.**
6. The plan must be review by the Township Zoning Officer prior to any action on the plan by the Board of Supervisors.
   3/22/22: Acknowledged. Emailed Dave Piper and waiting to hear back from him. **OPEN COMMENT.**
7. Provide a copy of the Huntingdon County Planning Commission review letter.
   3/22/22: County Planning Commission Review Letter emailed on 3-20-22. **COMMENT RESOLVED.**

8. Plan Certifications – ultimately all plan certifications must be executed.
   3/22/22: Acknowledged. **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 717.516.7591 or via email at mark.haefner@kci.com should you have any questions or require additional information.

Sincerely,

Mark J. Haefner, P.E.
KCI Technologies Inc.

XC: Mike Terlinsky, Hess & Fisher Engineering (mt@hessfishereng.com)
Dan Stants (via email)
Dan Durbin (via email)