RESOLUTION NO. 2022-07

A RESOLUTION OF THE TOWNSHIP BOARD OF SUPERVISORS APPROVING THE PRELIMINARY/FINAL PLAN – WEST SUBDIVISION PLAN FOR BALD EAGLE LAND COMPANY

WHEREAS, a subdivision plan entitled: *West Subdivision Plan for Bald Eagle Land Company* (hereinafter, the "Plan"), consisting of 1 sheet, dated February 14, 2022, prepared by Keller Engineers, Inc., Andrew H. Ebersole, PLS, last revised April 8, 2022, has been submitted to Warriors Mark Township (hereinafter the "Township") by Bald Eagle Land Company, owner of a 75 acre parcel located on both sides of Hundred Springs Road (Tax Parcel 52-13-11) (hereinafter "Developer"); and

WHEREAS, pursuant to the Plan, Developer desires to subdivide the parcel into two lots, identified as Lots 1 & 2 the plan, with Lot 1 being ±54.87 acres and Lot 2 being ±20.69 acres; 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 April 19, 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 22, 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 April 19, 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.

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 3rd day of May, 2022.

WARRIORS MARK TOWNSHIP
BOARD OF SUPERVISORS

L. Stewart Neff, Chair

Peter Liese, Vice Chair

Brian Hockenberry, Supervisor

ATTEST:

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

April 19, 2022

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

TRANSMITTED VIA EMAIL ONLY

Re: PRELIMINARY/FINAL PLAN WEST SUBDIVISION PLAN FOR BALD EAGLE LAND COMPANY SUBDIVISION AND LAND DEVELOPMENT ORDINANCE REVIEW #2

Board of Supervisors:

Per your request we have completed an initial review of the above referenced plan. Plans were prepared by Keller Engineers Inc., Andrew H. Ebersole, PLS, and the following information was provided to our office for our review on April 19, 2022:

- Application for Subdivision/Land Development Approval
- Subdivision Plan, dated 2/14/2022 and last revised 3/8/22
- Copy of Huntingdon County Planning Commission Review letter, dated 3/22/22

INTRODUCTION

Bald Eagle Land Company owns a 75-acre along parcel identified as Huntingdon County Tax Parcel 52-12-11. The property is located on both sides of Hundred Springs Road. The Owner desires to subdivide the property into two lots, mainly divided by Hundred Springs Road, with Lot 1 being ±54.87 acres and Lot 2 being ±20.69 acres. It's our understanding that Lot 1 will be retained by the current property and the Lot 2 is to be sold to an unidentified buyer as recreation/hunting property. 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 (text shown in ***bold italic*** print is the Developer's response; **bold** print is our response to the Developer:

*A written response to the original review letter was not provided by the Applicant/Consultant.

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" = 150'.
   ***4/19/22:* OPEN COMMENT PENDING BOARD ACTION OF WAIVER REQUEST.**
2. §402.I: 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.
   ***4/19/22:* OPEN COMMENT PENDING BOARD ACTION OF WAIVER REQUEST.**
3. §403.1.3: A Request for Planning Waiver & Non-building Declaration has been submitted for subdivision and requires action by the Township SEO and Board of Supervisors.
4. ***4/19/22:* OPEN COMMENT PENDING BOARD ACTION OF WAIVER REQUEST.**

GENERAL

1. The Bulk Requirements of the zoning district should be added to the plan.
   ***4/19/22:* COMMENT RESOLVED.**
2. The plan must be reviewed by the Township Sewage Enforcement Officer (SEO) prior to any action on the plan by the Board of Supervisors.
   ***4/19/22:* OPEN COMMENT.**
3. The plan must be review by the Township Zoning Officer prior to any action on the plan by the Board of Supervisors.
   ***4/19/22:* OPEN COMMENT.**
4. Provide a copy of the Huntingdon County Planning Commission review letter.
   ***4/19/22:* COMMENT RESOLVED.**
5. Plan Certifications – ultimately all plan certifications must be executed.
   ***4/19/22:* 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: Andrew Ebersole, PLS (aebersole@keller-engineers.com)
Dan Stants (via email)
Dan Durbin (via email)