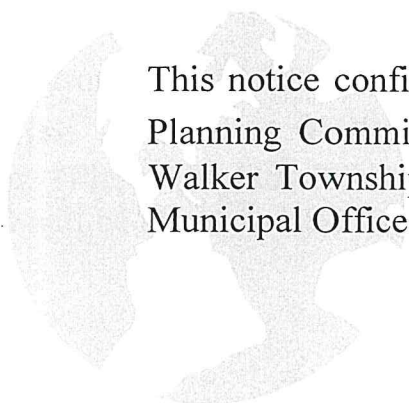


⋮

P.O. Box 116
5568 Bouquet Street
McConnellstown, PA 16660
814-627-1890

Walker Township Planning Commission

DATE: April 12, 2024
TO: WALKER TOWNSHIP PLANNING COMMISSION AND STAFF
FROM: R. SCOTT MERRELL, CHAIRMAN



This notice confirms the regular monthly meeting of the Walker Township Planning Commission for Monday, April 15, 2024 at **6:00 PM**, at the Walker Township Municipal Building. Please contact Julie Johns at the Municipal Office 814-627-1890, if you will be unable to attend.

⋮

Walker Township Planning Commission

Regular Meeting
April 15, 2024
6:00 p.m.

1. Call to Order
2. Public Comment – Agenda Items
3. Approval of Minutes
Approval of March 18, 2024, minutes (Tab A)
4. Recognition of Scheduled Guests
5. Code Enforcement Officer’s Report
Zoning permit log (Tab B)
6. New Business
Review subdivision for Heaster/Yarnell (tab C)
7. Old Business
Discuss Supervisor wishes concerning SALDO & potentially working on review of ordinances before turning them over to the codification contractor.
8. Miscellaneous
9. Public Comment – Non-agenda items
10. Adjournment

Walker Township Planning Commission

Regular Meeting

March 18, 2024

The Walker Township Planning Commission held its regular monthly meeting Monday, March 18, 2024, at the Walker Township Municipal Building. The meeting was called to order by Vice-Chairman Sandy Kleckner at 6:00 p.m.

Members Present: Julie E. Johns, Paul Beck, Sandra Kleckner, and Mike Long

Members Absent: R. Scott Merrell

Guests: Joe Harford, Jim & Belinda Morris, Cary Bowman, Travis & Melanie Norris, Tim Henney, Jonathan Webber, Mike Lang, Benjamin Webber, Ryan Fisher

Public Comment – Agenda Items:

There was no public comment on agenda items.

Approval of Minutes:

A motion was made to approve the minutes from the February 19, 2024, meeting with a change to the first line – removing the reorganization meeting, and Scott's request to update his comments on the zoning permit report by Paul Beck and seconded by Mike Long, no public comment, motion carried.

Guests: None

Zoning Enforcement Officer's Report:

The zoning report spreadsheet was reviewed. There was no zoning officer's report.

It was reported to the office that building materials have been seen being delivered at the old radio station antennae property. There is no permit application for any building. Julie reached out to the landowner, and he told her that they'd hired Levine Engineers to do all the work for them, and thought that they were going to do the paperwork. Julie left him know that nothing had been turned in, and that if there was any work started on site, there would be a stop work order posted immediately until all the proper permits had been issued.

Roy Spickler was introduced at the new zoning enforcement officer. The Board welcomed him to the position.

New Business:

Old Business:

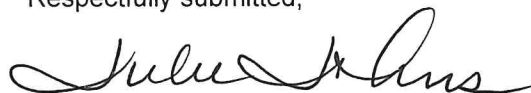
Julie presented templates for updating the SALDO, as well as the Township's current ordinance. They discussed the process of updating the SALDO and noted that the Supervisors would need to give them permission because there would be money spent in legal fees to make sure that everything was right and advertising for the update to be adopted.

Public Comment – Non-agenda Items:

Mike Lang asked the Board if they would be reviewing the ordinances before the codification process begins. The Board explained that this process is typically handled by a company that reviews all the ordinances and then makes recommendations to the Supervisors about what to do with them.

Adjournment: There being no further business, the meeting was adjourned at 6:15 PM. *(Long/Beck – motion carried)*

Respectfully submitted,



Julie Johns,
Secretary/Treasurer



Keller Engineers, Inc
420 Allegheny Street
Hollidaysburg, PA 16648
Phone: (814) 696-7430
Fax: (814) 696-0150
keller-engineers.com

**PROJECT NARRATIVE
RICHARD L. HEASTER & BETTY A. HEASTER
AND
THOMAS H. YARNELL, JR. & CHRISTINE W. YARNELL
MINOR SUBDIVISION
PROJECT NUMBER 3698-1
MARCH, 2024**

Richard L. Heaster & Betty A. Heaster and Thomas H. Yarnell, Jr. & Christine W. Yarnell both of Huntingdon, Pennsylvania, are the owners of a 100.8 acre parcel of land located on the south side of Township Road 449 (Lloyd Road) in Walker Township, Huntingdon County, Pennsylvania. This property is indexed as Huntingdon County UPI Tax Parcel Number 51-01-09.8.

It is the intention of the landowners to split the above referenced parcel into two parcels, being shown as Proposed Lot 1R (Lot 1 revised) and Proposed Lot 10. Each family would then own their own portion of the overall property. Both new lots will be approximately fifty acres in size and are both vacant.

Both proposed lots are currently vacant and are to continue to be used for agricultural/recreation purposes. There is no development planned at this time, so no sanitary sewer testing was performed. Access will be achieved by the township road and by the existing private road that runs to the State Game Lands.

There have been several conveyances off the main parcel of land since 1972. They are labeled as existing Lots 2 through 9, and are shown for informational purposes only.

**JOINT HUNTINGDON COUNTY PLANNING
AND WALKER TOWNSHIP SUBDIVISION AND
LAND DEVELOPMENT APPLICATION**

Annex I, Suite 3
205 Penn Street
Huntingdon, PA 16652
Phone: (814) 643-5091 Fax: (814) 643-6370
Email: planning@huntingdoncounty.net

Planning and Development Department Use Only 2021-015-57

Submission Date 5/5/2024 Plan File Number _____

To be completed by the municipality in which the land is located*

Municipality Walker Township Transmittal Date _____

The municipal office received this plan on 3/5/24 (date) and is submitting it to the Huntingdon County Planning Commission for review. Please return any review comments to the municipal office within 30 days of the above listed Submission Date.

Municipal Official's Signature Julie Collins

*Prior to the review of the subdivision/land development plan by the Huntingdon County Planning Commission, this section must be completed by the respective municipal official acknowledging receipt of the plan.

Plan Name: Subdivision for Heaster & Yarnell christine Yarnell

Landowner's Name: Richard & Betty Heaster & Thomas Jr & Phone: 814-967-2111

Landowner's Address: 5016 Lloyd Road Huntingdon PA 16652

Applicant's Name**: Richard Heaster Phone: _____

Applicant's Address**: SAME

Surveyor/Engineer's Name: Keller Engineers, Inc. Phone: 814-696-7430

Surveyor/Engineer's Address: 420 Allegheny St. Hollidaysburg PA 16648

Surveyor/Engineer's Email: jebersole@keller-engineers.com

**If the Applicant is the same as the Landowner, indicate "SAME" on the line provided.

PLAN TYPE		TYPE OF REVIEW	Tax Map Parcel(s)
<input checked="" type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Major Subdivision	<input type="checkbox"/> Preliminary Plan	#: <u>51-01-09.8</u>
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Side Lot Addition	<input checked="" type="checkbox"/> Preliminary/Final Plan	#: _____
<input type="checkbox"/> Minor Residential Land Development	<input type="checkbox"/> Major Residential Land Development	<input type="checkbox"/> Final Plan	#: _____
<input type="checkbox"/> Non-Residential Land Development	<input type="checkbox"/> Sewage Module Review	<input type="checkbox"/> Revised Plan	Deed Book: <u>2012</u> Page Number: <u>0594</u>
	<input type="checkbox"/> Planned Residential Development (PRD)		Zoning District: <u>A-1 Conservation Dist.</u> (if applicable)

Date(s) of previous plan(s), if applicable: _____

PLAN INFORMATION	UTILITIES/ACCESS	OTHER INFORMATION
Total Area (gross acres): <u>100.776</u>	Water _____ Sewer _____	Yes No
Acres of Residual: <u>50.009</u>	Public/Community <input type="checkbox"/>	Is the property enrolled in Clean & Green? <input checked="" type="checkbox"/> <input type="checkbox"/>
Number of Lots: <u>2</u>	On-site (Private) <input type="checkbox"/>	Is the property in an Agriculture Security Area? <input type="checkbox"/> <input checked="" type="checkbox"/>
New Acres Subdivided: <u>50.767</u>	New Sewage Disposal Proposed Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Water Encroachment Permit? <input type="checkbox"/> <input checked="" type="checkbox"/>
Square Footage of Earth Disturbance: <u>N/A</u>	New Water Supply Proposed Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Does the property have easements or deed restrictions? <input type="checkbox"/> <input checked="" type="checkbox"/> <i>If so, please provide.</i>
Square Footage of Building: <u>N/A</u>	Streets: Public access <input checked="" type="checkbox"/> Private <input checked="" type="checkbox"/>	Agricultural Conservation Easement? <input type="checkbox"/> <input checked="" type="checkbox"/>
Erosion/Sedimentation Control Plan (E&S): Submitted <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	New street proposed for dedication? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Are hydric soils present on the property? <input type="checkbox"/> <input checked="" type="checkbox"/>
Post Construction Stormwater Management Plan (PCSM): Submitted <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Highway Occupancy Permit? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Located in Floodway or Floodplain? <input checked="" type="checkbox"/> <input type="checkbox"/>

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Email: planning@huntingdoncounty.net

REQUIRED SIGNATURE(S)

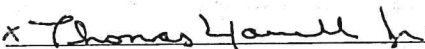
I/We authorize this subdivision or land development submission.

I/We certify that all information given with this submission is correct to the best of my/our knowledge. I/We further agree to pay all municipal engineering cost that may occur during the review process.

I/We authorize the following individual to be the agent for executing this submission and to be contacted with any questions or concerns regarding this submission during the review process:

Authorized Agent's Name: x  Phone 814 506 9233
Email bugger646@yahoo.com

I/We authorize the Huntingdon County Planning Commission, Planning and Development Department and any authorized agent of the Commission or Department to visit/enter this property between 8 a.m. and 8 p.m. at their own risk while this plan is being reviewed for ordinance compliance.

Landowner Signature: x  Date 3-4-24

For lot addition subdivisions, the owner(s) of the parent parcel and the owner(s) of the recipient parcel must sign the application.

Parent Parcel Landowner Signature: _____ Date _____

Recipient Parcel Landowner Signature: _____ Date _____

If the Applicant is different than the Landowner, the Applicant must sign below:

Applicant Signature: _____ Date _____

County Subdivision and Land Development Review Fee Schedule

Adopted: March 18, 2021

Effective: May 1, 2021

<u>Minor Subdivisions (Preliminary, Preliminary/Final, Final)</u>	Fees
1 - 5 Lots (can include a lot line adjustment or a lot addition, includes the residual lot)	\$125.00
<u>Major Subdivisions (Preliminary, Preliminary/Final, Final)*</u>	Fees
6 - 10 Lots (can include a lot line adjustment or a lot addition, includes the residual lot)	\$150.00 + \$5.00 per lot
11 - 15 Lots (can include a lot line adjustment or a lot addition, includes the residual lot)	\$200.00 + \$5.00 per lot
16+ Lots (can include a lot line adjustment or a lot addition, includes the residual lot)	\$250.00 + \$5.00 per lot
<i>* Includes Planned Residential Developments</i>	
<u>Land Developments (Preliminary and Preliminary/Final)</u>	
Minor Residential Land Development (less than or equal to 5 dwelling units)	\$100.00
Major Residential Land Development (6 or more dwelling units)	\$125.00
Non-Residential Land Development	\$200.00
Sewage Module Review Only	\$75.00
Minor Review of a Plan Resubmitted within 6 Months of the Original Plan (Revised Plan)	\$50.00

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Email: planning@huntingdoncounty.net

LOCATION OF PROPOSED DEVELOPMENT:

Near the terminus of Township Road 449 (Lloyd Road)


WALKER TOWNSHIP SCHEDULE OF FEES:

Minor Subdivision Fee (5 lots or less)	\$100 ✓
Major Subdivision Fee (Preliminary Plan Submission)	\$200 plus \$1.00 per lot with a minimum of \$25
Major Subdivision Fee (Final Plan Submission)	\$200 plus \$1.00 per lot with a minimum of \$25
Land Development Fee (Residential - 5 or less lots)	\$75
Land Development Fee (Residential - 6 or more lots)	\$125
Land Development Fee (Commercial - 1 acre or less)	\$200
Land Development Fee (Commercial - More than 1 acre)	\$500

EXHIBITS SUBMITTED **DATE**

<input type="checkbox"/> Filing Fee		<input type="checkbox"/>
<input type="checkbox"/> Sketch Plan		<input type="checkbox"/>
<input type="checkbox"/> Preliminary Plan		<input type="checkbox"/>
<input checked="" type="checkbox"/> Final Plan	100.00 cash	3/5/24
<input type="checkbox"/> Centerline Street Profiles and Cross Sections		<input type="checkbox"/>
<input type="checkbox"/> Surface Drainage Plan and Stormwater Run-Off Calculations		<input type="checkbox"/>
<input type="checkbox"/> Performance Bond		<input type="checkbox"/>
<input type="checkbox"/> Deed Restrictions		<input type="checkbox"/>
<input type="checkbox"/> DEP Planning Module		<input type="checkbox"/>
<input type="checkbox"/> Water Facilities Feasibility Report		<input type="checkbox"/>
<input type="checkbox"/> Land Grading Plan		<input type="checkbox"/>
<input type="checkbox"/> PA DOT Highway Occupancy Permit		<input type="checkbox"/>
<input type="checkbox"/> Erosion and Sedimentation Plan		<input type="checkbox"/>
<input type="checkbox"/> Maintenance Guarantee		<input type="checkbox"/>
<input type="checkbox"/> Other: _____		<input type="checkbox"/>

This application has been accepted for filing and application fee paid on: 3/5/24
(date)

(Signed) 
(Township Secretary)

**JOINT HUNTINGDON COUNTY PLANNING
AND WALKER TOWNSHIP SUBDIVISION AND
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205 Penn Street
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Phone: (814) 643-5091 Fax: (814) 643-6370
Email: planning@huntingdoncounty.net

**TO BE COMPLETED BY THE HUNTINGDON
COUNTY PLANNING COMMISSION**

The Richard B. H. Hawks, Etal Subdivision/Land Development was reviewed on April 1
2020 by the Huntingdon County Planning Commission or Planning and Development Department staff in
conformance with Planning Commission policies and Section 502(b) of the Pennsylvania Municipalities
Planning Code. The Planning Commission offers the attached comments for your consideration (see letter).
They are based on a "desk-top" review of the proposal, county and municipal plans and ordinances and
applicable state laws. No field-view was made of the site. The comments are not intended to replace your own
review or to offer either legal or engineering advice.

For the Planning Commission

James G. ...
Chairman or Designated Representative

TO BE COMPLETED BY THE WALKER TOWNSHIP PLANNING COMMISSION

This application was reviewed at a meeting of the Walker Township Planning Commission, held on
_____, 20____, and has been:

- _____ Recommended for approval without qualification.
- _____ Recommended for approval if the specific changes and/or
additional information noted in the attached letter are agreed to
in writing by the applicant.
- _____ Recommended for disapproval for the reasons stated in the
attached letter.

ATTEST:

Secretary

Chairman

**JOINT HUNTINGDON COUNTY PLANNING
AND WALKER TOWNSHIP SUBDIVISION AND
LAND DEVELOPMENT APPLICATION**

Annex I, Suite 3
205 Penn Street
Huntingdon, PA 16652
Phone: (814) 643-5091 Fax: (814) 643-6370
Email: planning@huntingdoncounty.net

TO BE COMPLETED BY THE APPROVAL BODY

This application was reviewed at a meeting of the Supervisors of Walker Township held on _____, 20____, and has been:

Check One:

Approved

Disapproved for reasons specified in the attached letter.

ATTEST:

APPROVAL BODY

Secretary

Walker Township Contact Information:

Walker Township Municipal Building
5568 Bouquet Street
P.O. Box 116
McConnellstown, PA 16660
814-627-1890

julie@walkertwp.comcastbiz.net

<http://www.huntingdoncounty.net/Munic/WalkerTownship/Pages>

REQUEST FOR PLANNING WAIVER & NON-BUILDING DECLARATION

Section A - To Be Completed by Subdivider

I, Richard Heaster & Tom Yarnell (subdivider), propose a subdivision of 2 lot(s), located in Walker Township Township/Borough, Huntingdon County. No facility or building will be erected on the subdivided lot(s) either now or in the future that will result in the generation of sewage requiring a permit or planning under the Pennsylvania Sewage Facilities Act (35 P.S. §750) (Act) or the Pennsylvania Clean Streams Law (35 P.S. §691). In support thereof, I have attached the following:

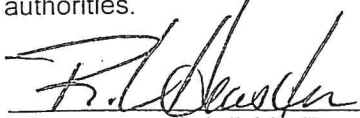
1. A written description of the subdivision and its intended use.

2. A copy of the plot plan and deed (if available) which contains language identical to or similar to:

"As of the date of this deed/plot plan recording, the property/subdivision described herein is and shall be dedicated for the express purpose of agricultural/recreational use. No portion (or lot number(s) _____) of this property/subdivision are approved by Walker Township (Municipality) or the Department of Environmental Protection (DEP) for the installation of any sewage disposal facility. No permit will be issued for the installation, construction, connection to or use of any sewage collection, conveyance, treatment or disposal system (except for repairs to existing systems) unless the municipality and DEP have both approved sewage facilities planning for the property/subdivision described herein in accordance with the Pennsylvania Sewage Facilities Act (35 P.S. §750.1 *et seq.*) (Act) and regulations promulgated thereunder. Prior to signing, executing, implementing or recording any sales contract or subdivision plan, any purchaser or subdivider of any portion of this property should contact appropriate officials of Walker Township (municipality), who are charged with administering the Act to determine the form of sewage facilities planning required and the procedure and requirements for obtaining appropriate permits or approvals."

3. Language identical to or similar to that in Section A.2 above has been recorded on the plot plan and will be recorded on the deed. A copy of the deed (if available) and plot plan is submitted with this waiver request/ non-building declaration as documentation of this fact.

I verify that the statements made in Section A of this document are true and correct to the best of my knowledge, information and belief. I understand that false statements in this document are subject to the penalties prescribed by applicable law, including, but not limited to, 18 Pa. C.S.A. Section 4904 relating to unsworn falsification to authorities.



Subdivider/Developer
(Print Name)

↔

RICHARD L. HEASTER

Signature

3-4-24

Date

Section B - To Be Completed By Buyer Or Recipient Of The Non-Building Parcel

As the anticipated buyer or recipient of the non-building land parcel described in Section A, I declare that my intended use of the parcel is for the purpose of agricultural/recreational, that it will not result in any sewage generating facility and that I cannot obtain a permit for a sewage disposal system located on this parcel except in accordance with the Act (35 P.S. §750.1 *et seq.*), the Pennsylvania Clean Streams Law (35 P.S. §691.1 *et seq.*) and regulations promulgated thereunder. I understand that false statements in this document are subject to the penalties prescribed by applicable law, including, but not limited to, 18 Pa. C.S.A. Section 4904 relating to unsworn falsification to authorities.

Thomas Yarnell Jr

Buyer/Recipient
(Print Name)



Signature

3-4-24

Date

Section C - Sewage Enforcement Officer (SEO) (Only when there is an existing septic system on the parcel under consideration)

I have inspected the lot on which the existing building and existing septic system are located and have concluded, based on soils mapping or soils evaluation, permit information or site inspection that the long-term sewage disposal needs of this site and the building currently served can be met. I further acknowledge that no violations of the Act are known to me or have become apparent as a result of my site inspection. No inferences regarding future performance of the existing septic system should be drawn from this acknowledgement. A brief description and sketch of the existing system and site is attached.

_____ SEO (Print Name)	_____ Signature	_____ Certification Number	_____ Date
------------------------------	--------------------	----------------------------------	---------------

Section D - Planning Agency Concurrence

The described use (agriculture, silviculture, utility placement, mining, etc.) of parcel(s) herein proposed must be consistent with the zoning, land use ordinances and comprehensive plans for the area involved in the proposed subdivision. By signature of the designated official, _____ (planning agency with Municipal Planning Code jurisdiction), has reviewed the information submitted requesting a non-building waiver and has found this request to be consistent with applicable plans and ordinances administered by this agency and that it is not part of a subdivision that proposes new sewage generating structures.

_____ Planning Agency Official (Print Name)	_____ Signature	_____ Date
---	--------------------	---------------

Section E - Municipal Concurrence

By signature of the designated official, _____ Township/Borough, _____ County acknowledges acceptance of this proposal as a non-building lot subdivision. Officials of _____ (Municipality) accept full responsibility now and in the future to identify any violation of the non-building lot criteria described and to submit to DEP a completed Sewage Facilities Planning Module for the entire subdivision should a violation occur. We understand that such planning information may require municipal officials to be responsible for soil testing and other environmental assessments for all the lots in the subdivision. This municipality will retain a copy of this waiver and all attachments. A copy of this form and all attachments are being forwarded to the appropriate office of DEP and to the municipal SEO.

_____ Municipal Secretary or Chairperson (Print Name)	_____ Signature	_____ Date
---	--------------------	---------------



Huntingdon County Planning Commission

April 1, 2024

Julie Johns
Walker Township Secretary
5568 Bouquet Street
P.O. Box 116
McConnellstown, PA 16660

Re: Plan File #2024-015-51 Preliminary/Final Minor Subdivision Plan, Richard L. Heaster & Betty A. Heaster and Thomas H. Yarnell, Jr. & Christine W. Yarnell, Walker Township, Huntingdon County, PA

Dear Ms. Johns:

The staff of the Huntingdon County Planning & Development Department reviewed the above referenced proposal to subdivide a 100.776-acre parcel to create 2 lots.

The Planning Commission authorizes Department staff to offer the following comments for your consideration. They are based on a "desk-top" review of the proposal, county and municipal plans and ordinances and applicable state laws. No field view was made of the site. The comments are not intended to replace your own review or to offer either legal or engineering advice.

The Huntingdon County Planning Commission reviewed subdivisions of Parcel 51-01-09.8 in July 2005 and June 2019. Lot additions were proposed in both prior submissions.

As described in General Notes 2 and 3, this proposal involves creation of Lot 1 Revised (Lot 1R) and Lot 10 from Parcel 51-01-09.8. The property in this proposal is currently vacant and proposed as non-building lots for continued agricultural/recreational purposes.

According to the application and plan submitted, Parcel 51-01-09.8 contains 100.776 acres. County Tax Assessment records identify the parcel as 101.2 deeded acres with two sheds. The plot plan identifies Proposed Lot 1R as 50.767 acres and Proposed Lot 10 as 50.009 acres. The separate project narrative submitted indicates the landowners intend to split the parcel into two parcels so each family owns their own portion of the property.

The property in this proposal is located on the south sides of Flat Tail Trail and Lloyd Road (T-449) immediately east and west of the intersection of Flat Tail Trail and Lloyd Road.

1. The County's Comprehensive Plan Future Land Use designation for the property in this proposal is Agriculture. Agriculture is defined as lands used for tillage, orchards, pasturage, forage, and

similar food and fiber production (with the exception of major forest holdings). The Walker Township Comprehensive Plan Land Use designation for this property is Agricultural. This subdivision is consistent with these land use designations.

2. The Walker Township Zoning District for the property in this proposal is A-1 Conservation. This Zoning District is identified in Plan Note 6.
3. Section 403.1 of the Walker Township Subdivision and Land Development Ordinance (SALDO) requires final subdivision plans be drawn to a scale of 1" = 100' or larger. The scale of the plan submitted is 1" = 200'. The inset location map is at a scale of 1" = 2,000'.
4. Boundary information for the entire property is provided on the plan in accordance with Sections 402.1.a and 403.1.a of the Township SALDO.
5. The parcel is enrolled in the Clean and Green Program. The applicant or landowners should be aware rollback taxes can be applied in some subdivision situations. If they have any questions, they should contact the Huntingdon County Assessment Office for more information.
6. According to FEMA Flood Insurance Rate Mapping, portions of Proposed Lot 10 lie within the 100-year floodplain. Presence of the 100-year floodplain is identified in General Note 9 and clearly delineated on the plan.
7. The National Wetlands Inventory identifies Riverine Habitats (R4SBC and R5UBH) on portions of the property in this proposal. General Note 10 indicates wetlands exist along the stream banks, but an on-site delineation was not performed.
8. Two foot topographical contours are provided on the plot plan. According to the Web Soil Survey and the contours identified on the plan, there are grades over 15% on this site. No development is proposed in this submission. In the case of any future development, the owners will need to minimize runoff onto neighboring properties and the Township Road.
9. The datum to which the contours refer is provided in General Note 8.
10. According to the Web Soil Survey, portions of this property contain the soil types AoB, BkC, BMF, BxD, CbB, EgC, EgD, and Ne. Soil types AoB, BkC, BxD, CbB, and Ne are identified as hydric soils. Hydric soils can indicate the presence of wetlands.
11. The soil type CbB is identified as Prime Farmland. Prime farmland soils is a designation assigned by U.S. Department of Agriculture defining land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these land uses. Since no development is proposed, this is informational only.
12. The soil types BkC and Ne are identified as Farmland of Statewide Importance for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating Farmland of Statewide Importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for Prime Farmland and that

economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as Prime Farmland if conditions are favorable. Farmland of Statewide Importance may include tracts of land that have been designated for agriculture by State law. This is informational only.

13. The building setback requirements found in Section 302, Table 302 of the Walker Township Zoning Ordinance are provided in General Note 7. The proposed lot sizes and the 50' front and rear and 30' side setbacks delineated on the plan meet the requirements of the A-1 Conservation Zoning District.
14. Access from Lloyd Road to Proposed Lot 1R and Proposed Lot 10 does not appear to be identified on the plan. In accordance with the Walker Township Sluice Pipe and Driveway Ordinance, a permit is required for any driveway entrance or exit constructed or installed from a Township Road after the effective date of the Ordinance. Any new access from Lloyd Road to property in this proposal will require a Township permit.
15. In accordance with Section 402.2.a of the Walker Township SALDO, the 33' right-of-way width and the 12' cartway width of Lloyd Road are identified on the plan.
16. Section II.A of the Huntingdon County Street Naming and Addressing Ordinance and Policy requires that a "roadway shall be named if two or more dwelling units or business related buildings exist, or are proposed to be constructed, along the roadway". The property owners should be aware that any future development consisting of two or more residences or business related buildings along a single access road/drive on either lot in this proposal will require a street name for the access road/drive. Street names are to be coordinated with Walker Township and the Huntingdon County Mapping Department. There is a fee associated with the street naming.
17. Deed restrictions and easements associated with the property, if any, should be provided, in accordance with Sections 402.1.b and 402.2.b of the Walker Township SALDO.
18. A DEP Request for Planning Waiver and Non-Building Declaration was included with the submission and the Non-Building Declaration language is provided on the plan. The Subdivider/Developer and the Buyer/Recipient have signed the Waiver. The Township Planning Commission and the Township Secretary or Chairperson must also sign the Waiver. The Township Sewage Enforcement Officer (SEO) must sign only when there is an existing septic system on the parcel under consideration.
19. General Note 4 indicates approval of this plan by the Board of Supervisors does not guarantee a sewage permit will be issued for any lot and that the Township SEO must conduct necessary testing to determine if a sewage permit will be issued.
20. Are all man-made and natural features shown? If not, all man-made and natural features, including buildings, water lines, sanitary, storm and combined sewers, gas lines, fire hydrants, electric and telephone poles, street lights, watercourses, marshes, wooded areas, rock

outcroppings, and other significant features should be shown on the plan in accordance with Sections 402.1.d and 402.1.e of the Township SALDO.

The Huntingdon County Planning Commission wants to remind the municipality that the above comments are offered, in conformance with Section 502 (b) of the Pennsylvania Municipalities Planning Code, and are designed to assist in implementing the comprehensive plan, sewage facilities plan and your municipal subdivision and land development ordinance. Sole authority for approval or disapproval of this project lies with your governing body. Please contact our office with any questions concerning these comments.

All signatures will need to be executed upon approval of this plan. The owner/developer should be aware that, after any official approval of this proposal by the Township Supervisors, the signed plan must be recorded in the office of the Huntingdon County Register and Recorder within 90 days of Township approval. Failure to record the plan within this time period will deem any previous approval by the Township null and void and the approval process will have to be re-initiated.

Sincerely,

A handwritten signature in cursive script, appearing to read "Laurie J. Nearhood".

Laurie J. Nearhood
Planning Director

cc: Heaster
Yarnell
Ebersole
Catanese
Smith
Hunter
HCCD
Anderson
Dunn