



Torron Group LP

1951 Pine Hall Rd., Suite 150

State College, PA 16801

Phone: (814)-231-2800 Fax: (814)-231-2802 E-Mail: tfsonger@torrongroup.com
www.torrongroup.com

VISION STATEMENT FOR HAWK RIDGE

Harris Township, Centre County, Pa.

November 26, 2018

Location

- The Hawk Ridge subdivision is located within Harris Township adjacent to Springfield Commons and the Village of Boalsburg. Hawk Ridge is approximately five (5) miles from State College and Penn State, and one mile to the Mount Nittany Expressway and Business Route 322. The development is located within the State College School District and there is a relatively new elementary school and a middle school within three miles of the development.
- Centre County (www.centralpacvb.org) is generally rural in character. There is ample opportunity for outdoor activities that include hunting, fishing, golf, hiking, swimming, family activities, etc. There are state game lands and many parks in close proximity to the development. Within the development there will be an open space area consisting of more than 50% of the development which will be left in a permanent natural state.
- State College, Pennsylvania is the home of The Pennsylvania State University--Penn State (www.psu.edu).
- University Park Airport (www.statecollegeairport.org) is located approximately 10 miles from the development and is served by commuter airlines affiliated with Delta, American and United Airlines.
- CATA bus service is also available.
- The Torron Group is the developer. (www.torrongroup.com) The managing partner of the Torron Group is Tom Songer, PE who has been developing land in the Centre Region for more than 45 years. Some of the residential developments that Mr. Songer has designed and been involved with from an ownership prospective include: Chestnut Ridge Manor, Saybrook, Stonebridge, the Landings, Thompson Woods, Springfield Commons, and Aspen Heights.

GOALS

- The goal of the development is to create a CONSERVATION SUBDIVISION where approximately 50% of the tract will be left as permanent open space. Included in the development are planned Estate Lots consisting of 14.05 and 3.88 acres. When the estate lots are considered and allowing for not more than 1 acre of disturbance on these lots then the total open space will be approximately 12 acres + 13 acres + 3 acres = 28 acres out of a total of 52.7 acres. This will result in more than 53% of the tract remaining as open space. All of the preserved open space interconnects so as to create a green belt around the development.
- The development will consist of approximately 60 lots and will provide the feeling of a rural lifestyle in a low-density (0.8 lots per acre) setting while being within walking distance of downtown Boalsburg.
- In addition, Academy St. is intended to essentially remain AS IS with the understanding that the two (2) estate lots can be served from Academy St.
- A stormwater management system will be designed and constructed to detain and direct stormwater coming off of Tussey Mt. to the intermittent drainage way next to Torrey Lane. In addition, a stormwater detention facility will be designed and constructed adjacent to the unpaved section of

Academy St. to control runoff that on occasion causes runoff problems on Academy St. There will also be a detention basin north of Emma Court.

- Natural drainage-ways and sensitive environmental features will be preserved as part of the open space. These areas are intended to be preserved as natural areas that will be attractive to wild life including birds.

General Information

- Hawk Ridge will consist of approximately 52.7 acres of land. Most of the land is currently overgrown with non-indigenous plants. At one time, going back more than 30 years, this land was used to pasture horses and was farmed. Approximately 8 acres of the tract is zoned R-1 and the remainder of the tract is zoned Forest.
- Emma Court will connect from the adjacent Springfield Commons into Hawk Ridge. The interior street system that will serve the entire development will connect from Torrey Lane which in turn connects to business Route 322. Torrey Lane is intended to be the main access into the proposed development.
- At the current time there is a recorded subdivision plan for Hawk Ridge that shows 10 residential lots along the portion of Emma Court that connects Springfield Commons to Academy Street.
- All of the streets within the development will be public and maintained by Harris Township. Academy Street, which serves four private lots to the south, will remain and is planned to serve the proposed two (2) large Estate lots.
- Public water, public sewage, cable TV and underground electric will serve the development.
- Stormwater will be detained throughout the development so as not to cause problems along Academy Street and within the Village of Boalsburg. In addition, natural drainage-ways will be preserved as part of the open space.
- Individuals will be able to choose their builder and have one-story homes, two-story homes, homes with basements, homes built on a slab, first floor master bedrooms, etc.
- Homes will generally range in size from 1800sf to 3000sf. This will allow individuals to price a home within this community according to their budget.
- No contemporary homes are permitted. Craftsmen style homes with front porches are strongly suggested to compliment the historic character of Boalsburg.
- The open space area will be maintained by the Homeowner's Association.
- Public sidewalks are planned to be constructed on one or both sides of the street and will be owned and maintained by the Homeowner's Association. The Homeowner's Association will also cut the grass and plow the snow on all public and private sidewalks in front of the homes along with the driveways of all homes.
- The development is planned as being a walkable community with emphasis on preserving open space for wild life, bird watchers and individuals who want to walk or ride a bike in a quiet and peaceful environment.

1. General Site Information:
 - a. Legal Owner:
Pine Hall Associates
 - b. Record Book / Page:
 - c. Tax Parcel No: 25-4-42B, 25-4-41, 25-4-43C
 - d. Proposed Zoning:
 - e. Existing Zoning: Single-Family Residential District (R-1)
Forested District
 - f. Proposed Land Use: Single Family Homes, Conservation Development
 - g. Existing Land Use: Overgrown Agricultural Land
 - h. Approximate Acreage: 52.72 ac.

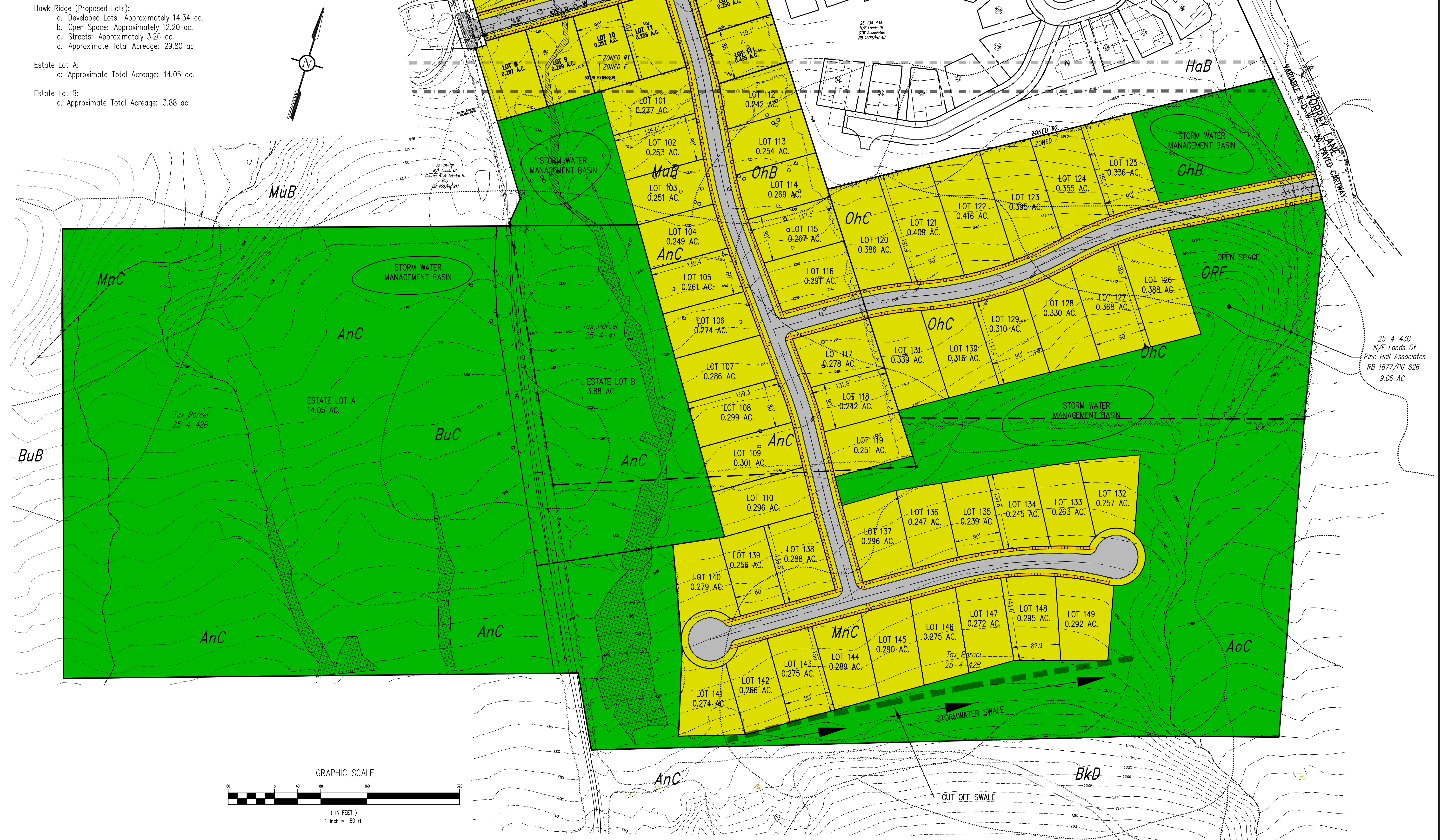
2. Proposed Land Uses Acreage:
Hawk Ridge (Approved Lots):
 - a. Developed Lots: Approximately 3.34 ac.
 - b. Open Space: Approximately 0.90 ac.
 - c. Streets: Approximately 0.75 ac.
 - d. Approximate Total Acreage: 4.99 ac.

Hawk Ridge (Proposed Lots):

- Developed Lots: Approximately 14.34 ac.
- Open Space: Approximately 12.20 ac.
- Streets: Approximately 3.26 ac.
- Approximate Total Acreage: 29.80 ac

Estate Lot A:
a: Approximate Total Acreage: 14.05 ac.

Estate Lot B:
a. Approximate Total Acreage: 3.88 ac.



Existing Contours (5's & 10's)

Existing Soil Limit Line / Boundary

Existing Soil Type

Existing Tree Line

Existing Intermittent Stream or Drainage Way

Existing Wetlands

**CENTRAL PENNSYLVANIA
REGION OFFICE:**
175 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
t: 814-231-8285
x: 814-237-2308

LANCASTER
REGION OFFICE:
1004 B ABEL DRIVE
COLUMBIA, PA 17512
t: 717-522-5031
x: 717-522-5046

WWW.PENNTERRA.COM

**PENNTERRA ENGINEERING 2018
ALL RIGHTS RESERVED**

Seal

Seal

Designer	TLS/JJA
Liftsman	TLS/JJA
Proj. Manager	RRK
Buyer	XXX
Estimator Ck.	XXX
Book	XXX Pg XXX
.../DESIGN FILES/17012-WEAVER SK-3	
Printout	WEAVER

ENJAMIN EIGHTS

HARRIS TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

CONCEPT PLAN

ECT NO.

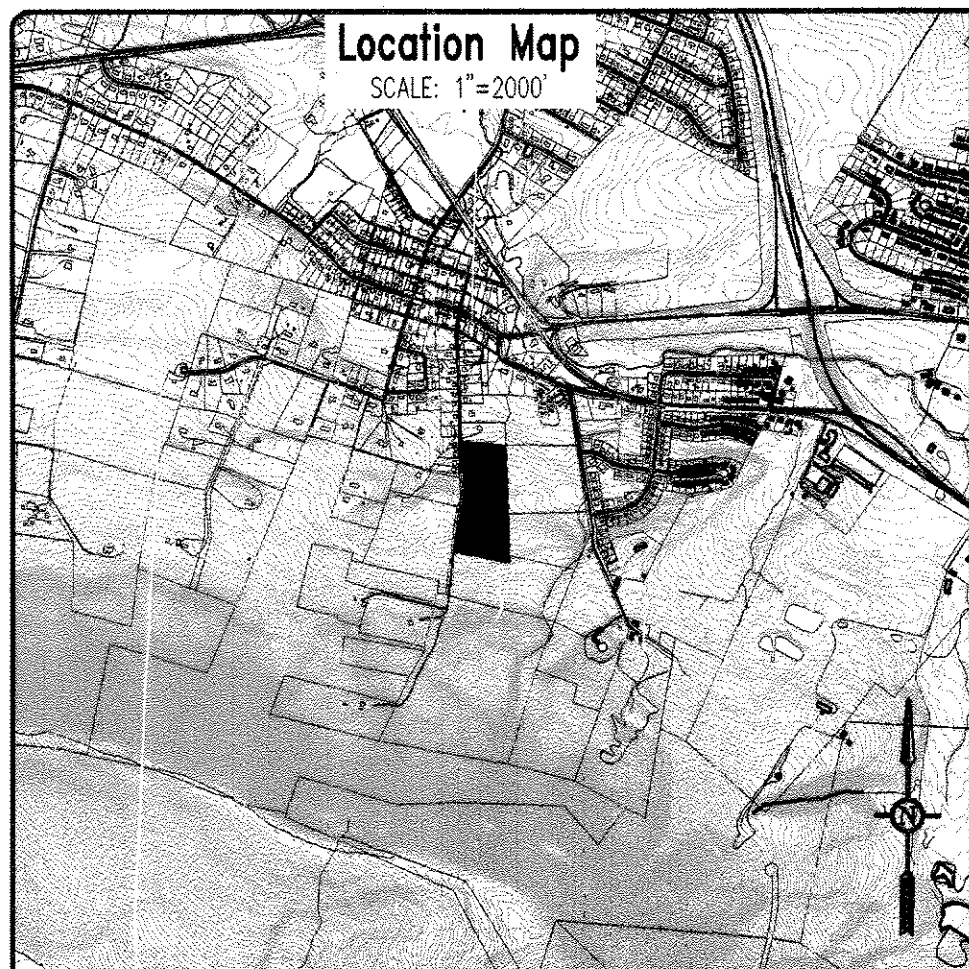
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ATE

NOVEMBER 19, 2018

SCALE	SHEET NO.
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" = 80'



Township Supervisors
Harris Township Supervisors Approved
Chairman: *[Signature]* 7/13/09
Secretary: *[Signature]* 7/13/09
Date: 7/13/09

Recorder of Deeds
Record County on this: *[Signature]*
P 00082-0072 JUL 15, 2008
PLAN 1 00
By: *[Signature]* Recorder

Project Notes:

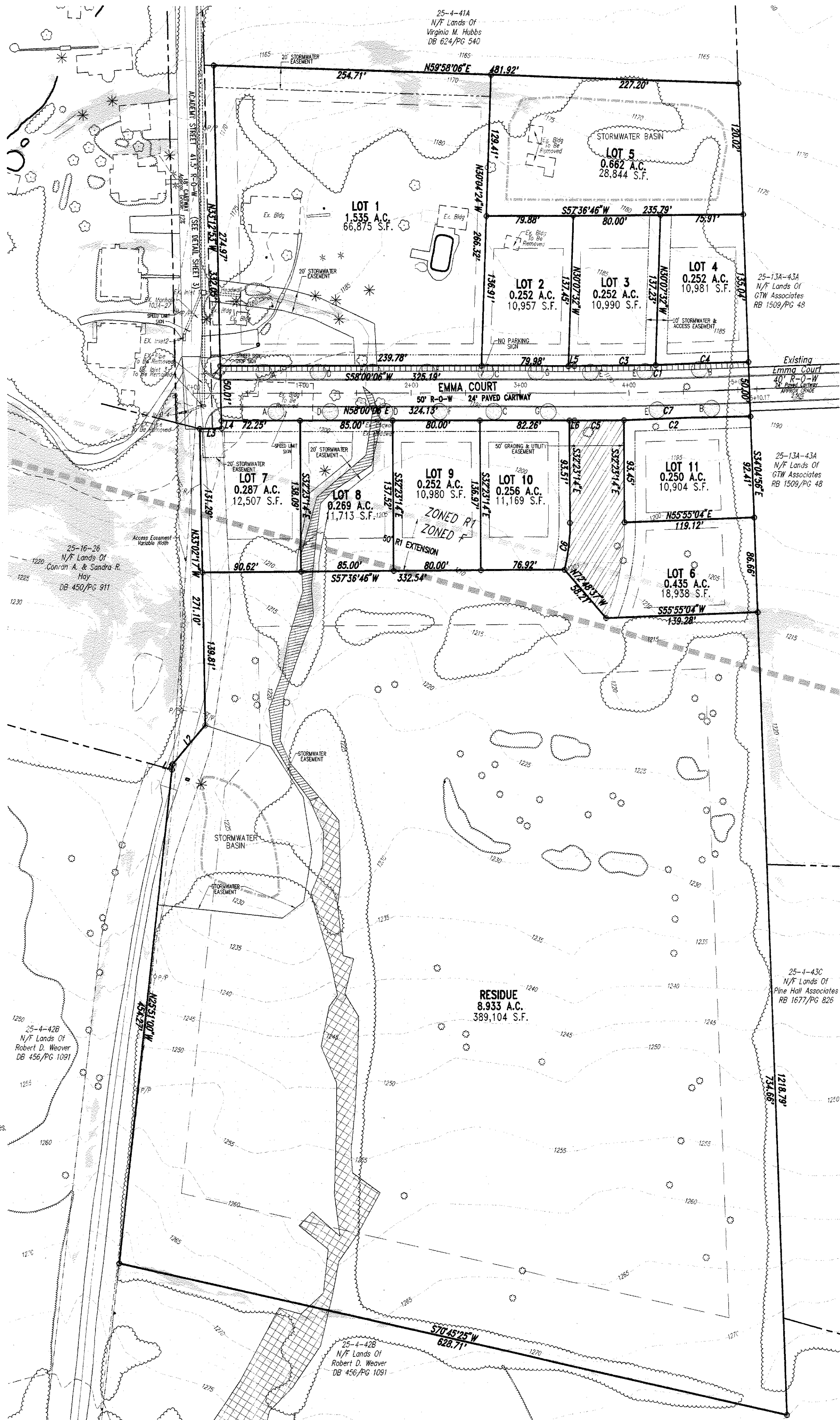
- General Site Information:
 - Owner of Record: Robert D. & Jacqueline Q. Weaver
Academy Street
Boalsburg, PA 16827
DB 465 PG 1136
Hawk Ridge Partnership
265 Blue Course Drive, Suite C1
State College, PA 16803
 - Developer:
 - Tax Parcel No.: 25-4-41
 - Zoning: R-1 / Forest
 - Site Use: Fields/Woods (Existing) Single Family Subdivision (Proposed)
 - Site Size: 14.193 AC 618,237 SF
 - Building Setbacks: R-1: 20' (Front) 8' (Side) 30' (Rear)
Forest: 50' (Front) 50' (Side) 75' (Rear)
- Lot Information:
 - Number Of Lots: 1 (Existing) 10 (Proposed)
This subdivision will result in 11 lots plus the residue.
 - Lot Acreage:

Lot	Area	Area	Area
Residential Lots	4.041 AC	176,014 SF	24,275 SF
Street R-O-W's	0.557 AC	24,275 SF	
Residue	8.933 AC	389,104 SF	
Lot 5 Stormwater Basin Lot	0.662 AC	28,844 SF	
Total Site Area	14.193 AC	618,237 SF	
 - Building Heights: 35' (Max.)
- Site Information:
 - Proposed Impervious: 11,657 S.F. (roads) 1,978 S.F. (sidewalks)
- ACT 287 Utility Information: 2336021
All utility locations should be verified prior to any construction, utility information and locations should be considered approximate. Contractor shall notify PA One Call prior to any excavation.
 - Electric: Allegheny Power Company, 2800 E. College Ave., State College, PA 16801 - Phone: 814-237-5621
 - Telephone: Verizon, Facility Management Center, 224 S. Allen Street, State College, PA 16801 - Phone: 814-231-6511
 - TV Cable: Comcast, 1155 Benner Pike, State College, PA 16801 - Phone: 814-238-3096
 - Sanitary Sewer: University Area Joint Authority, 1576 Spring Valley Road, State College, PA 16801 - Phone: 814-238-8370
 - Water: State College Borough Water Authority - 1201 West Branch Road, State College, PA 16801 - Phone: 814-238-6766
- Contours shown are generated from an Aerial Topographic Survey, by Land & Mapping Services.
- Project Benchmark, FEMM BM RM, is a chiseled "X" mark on the southwest wingwall of the Mary Elizabeth Street culvert on Spring Creek. Elevation = 1057.37
- Soil Limits and Descriptions have been taken from the Soil Survey of Centre County, Dated: Aug. 1983.
- Property pins/monuments shall be placed following final grading and landscaping of each individual lot.
- There is a proposed 10' Utility Easement along the street frontage of each lot.
- Contractor must notify the State College Borough Water Authority prior to commencement of any work activity and must cooperate with the Authority's inspection of any facilities to be turned over to the Authority.
- The subdivision application was submitted on October 19, 2006.
- Lot 5 is for stormwater purposes and is not to be used for a building lot, and will be owned by the Homeowners Association.
- As-Built drawings will be prepared for all proposed Stormwater Management Facilities as per the Harris Township Stormwater Management Ordinance prior to occupancy or release of surety.
- Harris Township Personnel have the right to access the site per the Stormwater Maintenance Program.
- A 5' concrete sidewalk will be built on the north side of Emma Court. This sidewalk will be constructed by the Property/Homeowner. Surety will be posted for the sidewalk construction.
- The Residue is not to be subdivided at this time and is not considered a "Building Lot" with this submission.
- This subdivision results in a requirement of 0.55 acres of parkland. An agreement for the provision of parkland between the developer and Harris Township is on record at Harris Township Office, and includes the future subdivision of Lot 1 into three lots.
- An offer of dedication to the Township will be made for Emma Court.
- Street Trees:
Due to the potential conflicts with driveway entrances and construction equipment, the installation of street trees within this subdivision shall be done in concurrence with individual home construction and is the responsibility of the lot owner. The street tree plantings shall be in compliance with the township street tree commission recommendations as provided in the planting schedule shown on this sheet. Street trees shall be planted at intervals of not less than 30' nor greater than 50', with a caliper of not less than 1-1/2". Surety for the street trees will be posted by the developer. Street trees shall be as shown on plan, but locations may vary slightly due to driveway locations.
- Roof sumps shall be provided as shown on the "Construction Detail Sheet," sheet 7 of 11 unless the Township concurs with documentation supplied by the builder that the on-site soils are unsuitable. In the event that sumps are not provided the roof discharge points shall be placed such that sheet flow of roof runoff is provided.
- A site plan is required for all zoning permits that propose construction within 100 feet of a floodplain, wetland and for all structures on steep slopes.
- Each lot owner shall install a pole mounted light fixture with "dusk to dawn" lighting. Dusk to Dawn lights must be under 60 Watts.
- Lot 1 will be accessed from Academy Street. Lots 2-11 will be accessed from Emma Court.
- Access and Maintenance Easement:
The Owner hereby acknowledges Harris Township's right to periodically access the project site to inspect the permanent stormwater management facilities that are part of this project. The Owner also hereby acknowledges Harris Township's right to access the project site with notice to repair and/or maintain the permanent stormwater management facilities in accordance with the Stormwater Facilities Ownership and Maintenance Program. Any maintenance and/or repair activities conducted by Harris Township shall be at the expense of the Owner.
- The developer will install the remaining sidewalks within 6 months after 50% of the sidewalks are constructed.
- The developer will install stop signs and stop bars on Main Street at the Academy Street intersection (see sheet 9 of 11).
- In the future, Lot 1 may be further subdivided, into the three (3) lots as shown on the preliminary plan, approved on April 14, 2008. Any future subdivision of Lot 1 must follow the procedures required for a minor subdivision plan.

STORMWATER FACILITIES OWNERSHIP AND MAINTENANCE PROGRAM:

All stormwater management facilities in the Hawk Ridge Subdivision not contained in a Harris Township Right-of-Way shall be owned and maintained by the Homeowners' Association, with the exception of the on-lot roof drains. The on-lot roof drains shall be owned and maintained by the individual lot owner. Until formation of the Homeowners' Association, the developer (Hawk Ridge Partnership) shall be responsible for the ownership and maintenance of the stormwater facilities (excluding on-lot facilities). Harris Township shall have the unimpaired right to access the property to inspect the stormwater facilities. The facilities that will require maintenance are the inlets, storm sewer pipes, rip-rap aprons, headwalls, trash racks and the detention basin outlet structure. Any maintenance and/or repair activities conducted by Harris Township shall be at the expense of the developer. All stormwater facilities should be inspected monthly or after any rainfall-producing runoff and maintained as follows:

- The proposed storm sewer pipe inlets and outlets and swale shall be cleaned of all debris, litter, and other deleterious material including the concrete headwalls and trash rack on the intermittent stream through the site.
- The rip-rap aprons at the outlets of the pipes need to be inspected to ensure proper erosion protection. If erosion occurs, additional rip-rap should be added.
- The detention basin shall be cleaned of debris, vegetation maintained to a height of six inches, and if any erosion is present the area is to be backfilled with topsoil and seeded with a permanent mixture. Vehicular traffic in the basin should be limited to an absolute minimum to prevent compaction of the basin bottom.
- The detention basin outlet structure and trash rack shall be kept clear of debris including grass clippings.



PLANTING SCHEDULE					
SYMBOL	KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE (SPREAD)
○	A	2	Scarlett Oak	Quercus coccinea	50'
○	B	2	Red Oak	Quercus rubra	60'
○	C	2	White Oak	Quercus alba	90'
○	D	3	Black Oak	Quercus velutina	60'
○	E	3	Black Gum	Nyssa sylvatica	30'
○	F	3	Tulip Poplar	Liriodendron tulipifera	40'
○	G	2	Sugar Maple	Acer saccharum	40'

PROPOSED CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIR.	DELTA
C1	159.93'	3675.09'	79.98'	159.92'	N56°45'20"E	02°29'36"
C2	116.36'	3725.09'	58.19'	116.36'	N56°24'33"E	01°47'23"
C3	74.58'	3675.09'	37.29'	74.58'	S57°25'15"W	01°09'46"
C4	85.35'	3675.09'	42.68'	85.35'	S56°10'27"W	01°19'50"
C5	45.39'	3725.09'	22.69'	45.39'	N57°39'11"E	00°41'53"
C6	43.35'	175.00'	21.79'	43.24'	S25°17'29"E	14°11'31"
C7	161.75'	3725.09'	80.89'	161.74'	S56°45'30"W	02°29'16"

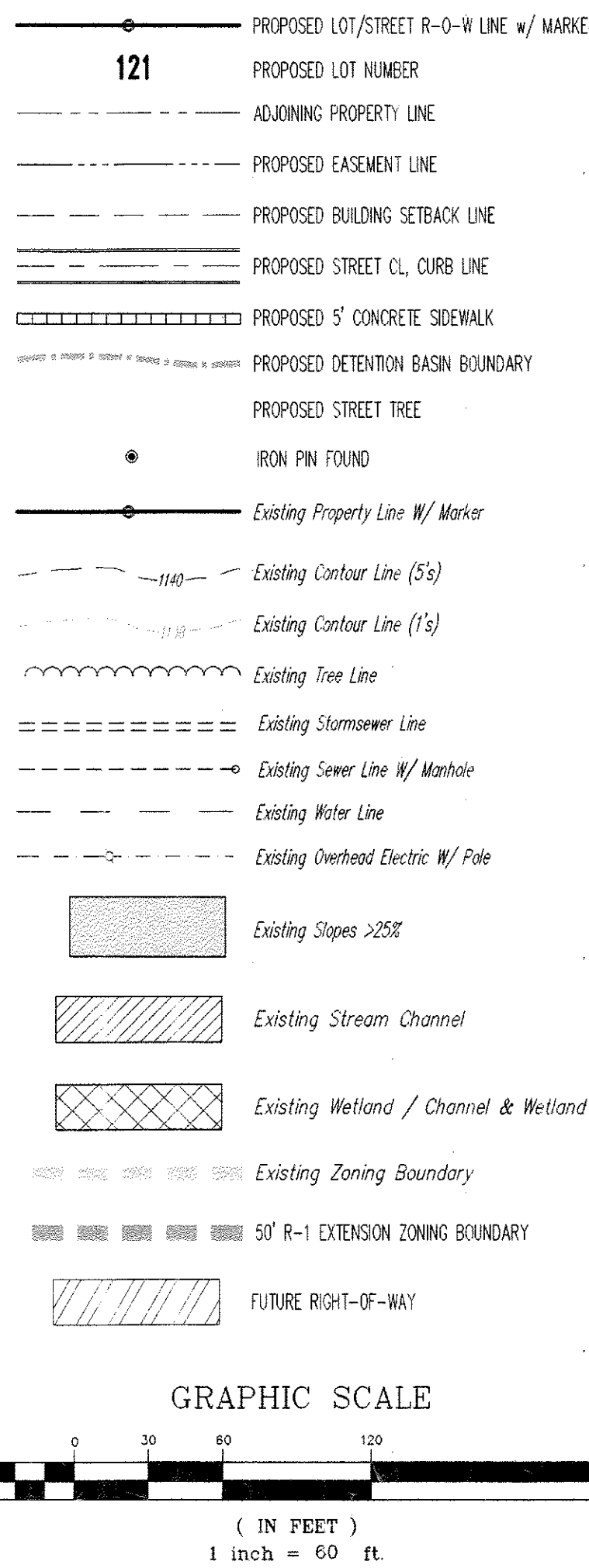
PROPOSED LINE TABLE

LINE	LENGTH	CHORD DIR.
L1	5.07'	N24°44'02"W
L2	46.54'	N08°02'59"E
L3	19.97'	N56°57'43"E
L4	7.07'	N33°12'53"W
L5	5.43'	S58°00'06"W
L6	4.61'	N58°00'06"E

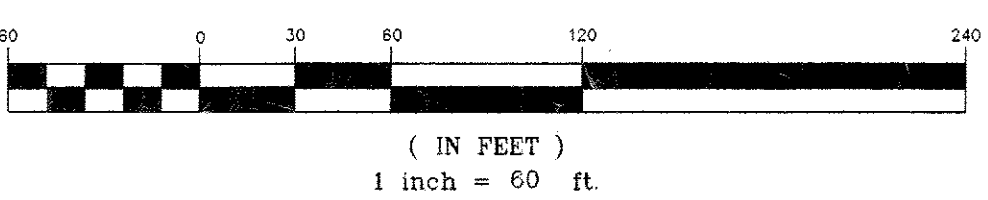
STREET ADDRESS

LOT	ADDRESS
LOT 1	327 South Academy Street
LOT 2	145 Emma Court
LOT 3	139 Emma Court
LOT 4	131 Emma Court
LOT 6	140 Emma Court
LOT 7	168 Emma Court
LOT 8	160 Emma Court
LOT 9	154 Emma Court
LOT 10	146 Emma Court
LOT 11	134 Emma Court

LEGEND

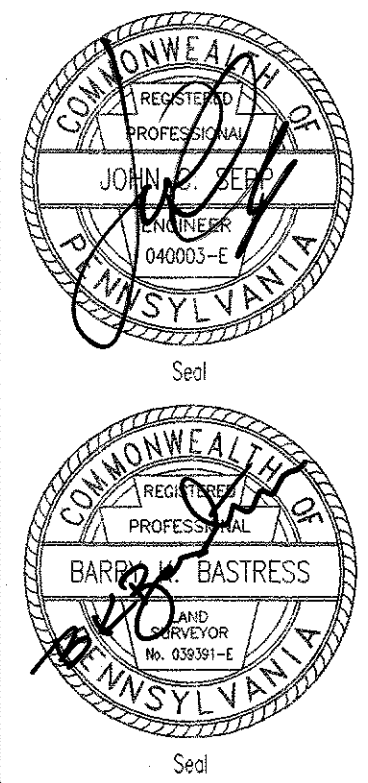


GRAPHIC SCALE



PennTerra ENGINEERING INC.
3075 ENTERPRISE DRIVE
STATE COLLEGE, PA 16801
PH: 814-231-8285
Fax: 814-237-2308
WWW.PENNTERRA.COM

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Designer: *[Signature]* MLH
Draftsman: *[Signature]* MLH
Proj. Manager: *[Signature]* JCS
Surveyor: *[Signature]* RLD
Perimeter Cl.: *[Signature]* L.T. 5-6-09
Book: 382 Pg. 26-27
Drive: P View/Shop
Acad: 03-03139-DWG-PL01-TWF-SHW2

2-13-09 REV. PER COMMENTS
Date Description
REVISIONS

HAWK RIDGE

SINGLE FAMILY
RESIDENTIAL
SUBDIVISION

HARRIS TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

FINAL
SUBDIVISION
PLAN

RECORD
PLAN

PROJECT NO.: 03139
DATE: JANUARY 26, 2009
SCALE: 1"=60' SHEET NO.: 2 OF 11