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To: Harris Township Supervisors
From: Tom Songer II, Owner
Hawk Ridge Development
Date: April 3, 2019
Subject: Request for Sewer Service to Hawk Ridge Development

Gentleman: I purchased all of the lands owned by Robert Weaver and Glen Dreibelbis that consists of approximately 40 acres. The land adjoins the Springfield Commons Development which I did. Academy Street runs through the property. I met with the residents of Academy St. on December 17, 2018 and discussed my proposal for developing the tract along with the 9 acres of land that is located south of Springfield Commons and adjoins Torrey Lane.

The 9-acre parcel that adjoins Torrey Lane is approved for sewer service as is the R-1 portion of the land that adjoins Springfield Commons along the extension of Emma Court to Academy St. The R-1 portion of Hawk Ridge was approved for 10 lots and a development plan was approved by the township and is on record at the courthouse. This plan included lot 1 which consisted of about 1.5 acres which belonged to Mr. Weaver individually. I bought this tract from Mr. Weaver.

At this time, I have shown on the attached concept plan the following:

1. 13 lots within the R-1 zone. I intend to subdivide the Weaver lot and create a total of 13 lots. All of these lots are within the sewer service area.
2. 9 lots on the 9-acre tract that adjoins Torrey Lane. This Tract has been approved for sewer service.
3. 38 lots are shown on the concept plan in what is now Forest zoned lands and these lots are outside of the sewer service area. Included in these 38 lots are 2 proposed estate lots. One (1) of the estate lots consists of approximately 14 acres and one (1) proposed estate lots consists of approximately 3.88 acres. The proposed lots will be approximately $\frac{1}{4}$ to $\frac{1}{2}$ of an acre. The proposed homes will be similar in design to the homes in Springfield Commons.
4. The total development based on the attached concept plan will consist of 60 lots, 38 of which are outside of the sewer service area but these lots adjoin land that is in the sewer service area.
5. The overall plan intends to conserve approximately 50% of the tract as open space.
6. As you are aware the township planning commission has been working on a modification to the zoning ordinance that is considering rezoning the Forest zoned land that I own to Agriculture. All of the land that is described above used to farmed. There are no mature forest areas on this land and for the most part this land has been overtaken with invasive vegetation.
7. Considering that the plans could change when we get to final design, I would like to request that up to 49 lots could be approved for sewer service within the area that I own which is outside of the current sewer service area.

I have been advised by me engineer, John Sepp PE that before preparing engineering plans and submitting them to the township for review I should ask the township supervisors if they will support our request to extend public sewer service to this development for up to 49 lots that are currently outside of the sewer service area. If the supervisors will agree to support sewer service to this area then we will prepare an application in accordance with the Development of Regional Impact Ordinance for consideration of the township and the other municipalities within COG.

Thank you for your consideration of my request.

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Design	11/1/18
Drawn	11/1/18
Reviewed	11/1/18
Project No.	17012
Sheet No.	1
Scale	1" = 80'
Project Name	HAWK RIDGE SUBDIVISION
Project Location	HARRIS TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA
Project Description	CONCEPT PLAN

PROJECT NO.

17012

DATE

NOVEMBER 19, 2018

SCALE

1" = 80'

PROJECT NAME

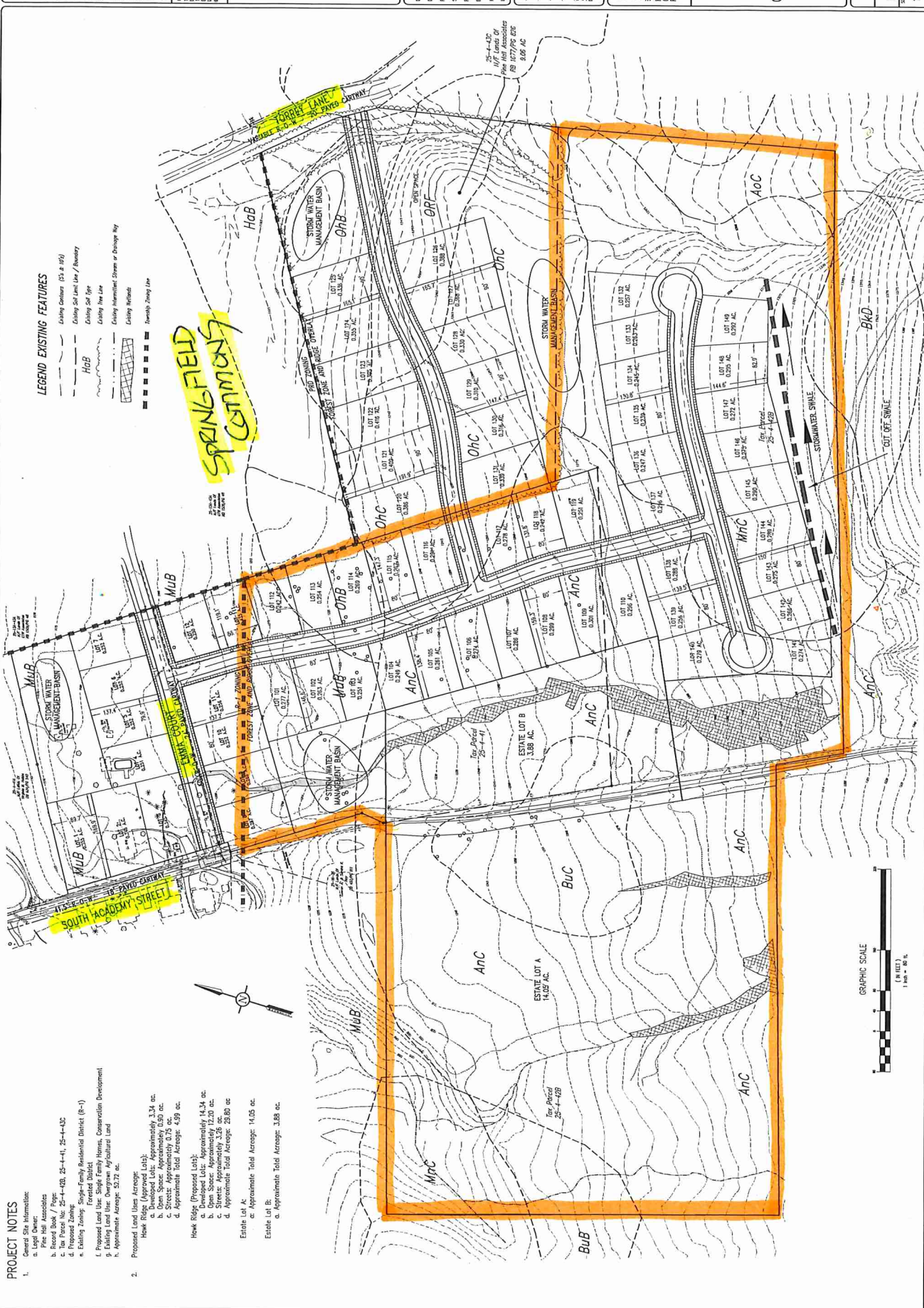
HAWK RIDGE SUBDIVISION

PROJECT LOCATION

HARRIS TOWNSHIP, CENTRE COUNTY, PENNSYLVANIA

PROJECT DESCRIPTION

CONCEPT PLAN



AREA OUTSIDE OF SEWER SERVICE AREA