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VISION STATEMENT FOR HAWK RIDGE

Harris Township, Centre County, Pa.

Location

- The Hawk Ridge subdivision is located within Harris Township, adjacent to Springfield Commons and the Village of Boalsburg. Hawk Ridge is approximately five miles from State College and Penn State, and it is one mile to the Mount Nittany Expressway and Business Route 322. The development is located within the State College School District. 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, etc. There are state game lands and many parks near 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 Torrón Group is the developer. (www.torrorgroup.com) The managing partner of the Torrón 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 perspective include: Chestnut Ridge Manor, Saybrook, Stonebridge, the Landings, Thompson Woods, Springfield Commons, Stearns Crossing and Aspen Heights.

GOALS

- Phase I of the development will be the extension of Emma Court from Springfield Commons to Academy Street. This phase of the development will create R-1 zoned lots some of which were approved in 2009. It is expected that a total of not more than 12 lots will be created within Phase I of the development.
- Phase II of the development will be land to the south of Phase I and will have access from Torrey Lane.
- The goal of Phase II of development is to create a CONSERVATION SUBDIVISION where approximately 50% of the tract will be left as permanent open space. Included in Phase II of the development are planned Estate Lots along with lots that meet R-1 zoning requirements. It is expected that a total of approximately 15 lots will be created. All the preserved open space interconnects to create a green belt around the development. A hike-bike trail will be created within the open space that will connect to the sidewalks on Emma Court and the existing hike-bikeway along Torrey Lane. There will be sidewalks along all public streets which will makes the entire development a walkable community.
- The total development will consist of approximately 27 lots and will provide the feeling of a rural lifestyle in a low-density (0.6 lots per acre) development, while being within walking distance of downtown Boalsburg. Most R-1 developments have a density of 2.5 to 3.5 lots per acre.
- Academy Street is intended to essentially remain AS IS.
- A stormwater management system will be designed and constructed to detain and direct stormwater coming off Tussey Mountain 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 Street to control runoff that, on occasion, causes problems on Academy Street. 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 wildlife, 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 eight 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 and to Academy Street. In addition, a new road from Torrey Lane will serve estate lots to the south. This street system will not connect with Emma Court. Torrey Lane connects to business Rt. 322 so there is no traffic from this part of Hawk Ridge that will go onto Academy Street or Springfield Commons.
- At the current time, there is a recorded subdivision plan for Hawk Ridge that shows ten 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 a private street and is planned to serve one large Estate lot consisting of approximately 14.5 acres.
- Public water, cable TV and underground electric will serve most of the development but some lots are required to be served with onlot sewage. Natural gas may be available.
- 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 built on a slab, first floor master bedrooms, etc.
- Homes will generally range in size from a minimum of 1,800 square feet to 3,000 square feet. 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 complement the historic character of Boalsburg.
- A Homeowners' Association will be formed in accordance with laws of the Commonwealth of Pennsylvania and will maintain the public stormwater facilities along with the open space and public sidewalks. The Homeowners' 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 monthly HOA fees are estimated to be \$150 to 190/month.
- A board of directors will be elected by the residents to manage the HOA. A professional property manager will be hired by the HOA Board to collect the monthly fees, pay all of the bills and manage the affairs of the HOA.
- Reasonable covenants similar to the covenants for Springfield Commons will be recorded that will govern the development.
- The development is planned as being a walkable community with emphasis on preserving open space for wildlife, bird watchers and individuals who want to walk or ride a bike in a quiet and peaceful environment.
- All existing tree rows will be preserved.
- Most, if not all, of the invasive undergrowth will be ground up with a special piece of equipment that does minimal disturbance to the soil. Once this is done the area will be sprayed by a licensed arborist to prevent the invasive plants from coming back.
- A forestry and plant consultant will be engaged to prepare a restoration plan that incorporates native species.

Timing of the Development

- Phase I of the development will consist of extending Emma Court from Springfield Commons to Academy Street.
- Attached is the current conceptual subdivision plan. Changes to the township subdivision ordinances have been made since this plan was approved and Lots 7, 8 and 9 will have to be combined into two lots because of a drainage swale that is on Lot 8. In addition, lots 1R, 13 and 14 may be made into 2 lots.
- Construction of Phase I of the development is expected to start before June of 2021.
- Phase II which is the area to the south of the first phase is expected to be developed in 2022. Phase II will have exclusive access from Torrey Lane.

Contact Information

- Phase I of the development is listed with Chris Turley of KBB. Chris may be reached at: christurleykbb@gmail.com or 814-880-2308.

LEGEND EXISTING FEATURES

- Existing Contours (5's & 10's)
- Existing Soil Limit Line / Boundary
- HoB Existing Soil Type
- Existing Tree Line
- Existing Intermittent Stream or Drainage Way
- Existing Wetlands
- Township Steep Slopes of 25%

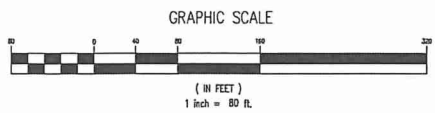
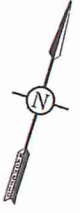
S. ACADEMY ST

PHASE I

SPRINGFIELD COMMONS

TORREY LANE

EMMA CT.



PHASE II

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Designer	IFS/BRK
Draftsman	BRK
Proj Manager	JCS
Surveyor	XXX
Perimeter Cl.	XXX
Book	XXX Pg. XXX
File	DESIGN FILES/17012-NEVER SK-3
Layout	LARGE LOT

HAWK RIDGE
 HARRIS TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

**RURAL ZONING
 WITH DENSITY
 NEUTRAL SINGLE
 FAMILY LOTS**

PROJECT NO.	17012
DATE	OCTOBER 2, 2020
SCALE	1" = 80'
SHEET NO.	1

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