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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 Area School District. There are relatively new elementary and middle schools 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 Torron Group is the developer. (www.torrongroup.com) The managing partner of the Torron Group is Thomas F. Songer II, PE who has been developing land in the Centre Region for more than 45 years. Some of the residential developments that Tom 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 Common to Academy Street. This phase of the development will create R-1 zoned lots some of which were approved in 2009.
- 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 the 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. There will be sidewalks along one side of all public streets which makes the entire development a walkable community. There may be a soft path that will connect Phase I with Phase II.
- The total development will consist of approximately 27-30 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 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 runoff problems on Academy Street. A detention basin has been constructed north of Emma Court.

- Natural drainage-way wetlands 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.
- Invasive species have been removed on most of Phase II.

General Information

- Hawk Ridge will consist of approximately 52.7 acres of land. Most of the land was overgrown with non-indigenous plants. At one time, going back more than 30 years, this land was used to pasture horses and was farmed.
- Emma Court has been constructed from the adjacent Springfield Commons into Hawk Ridge and to Academy Street. In addition, a new road from Torrey Lane will serve proposed lots to the south within Phase II. This street system will not connect with Emma Court. Torrey Lane connects to business route 322; therefore, there is no traffic from this part of Hawk Ridge that will go onto Academy Street or Springfield Commons.
- All 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 consisting of approximately 14.5 acres.
- Public water, cable TV, and underground electric will serve most of the development, but some lots maybe required to be served by on lot sewage. Natural gas is available in Phase I and is expected to be available in Phase II.
- 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 encouraged to complement the historic character of Boalsburg. All homes must have front porches.
- A Homeowners Association has been formed in accordance with the 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 snow on all public and private sidewalks in front of the homes, along with driveways of all homes. The monthly HOA fees are estimated to be \$150 to \$190 per 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 the bills, and manage affairs of the HOA.
- Reasonable covenants like the covenants for Springfield Commons will be recorded that will govern the development.
- The development is planned to be 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, if necessary, by a licensed arborist to prevent the invasive plants from coming back.
- A forestry and plant consultant has been engaged to prepare a restoration plan that incorporates native species.

Timing of the Development

- Phase I of the development, which consists of extending Emma Court from Springfield Commons to Academy Street, has been completed with the exception that the wearing course will be done in 2023.
- Attached as Exhibit A 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 that are designated as Lots 7R and 9R because of the drainage swale that is on Lot 8. In addition, Lots 1R, 12, and 13 need to be approved.
- Construction of Phase I of the development is expected to be completed in 2023.
- Phase II which is the area to the south of Phase I is expected to be developed in 2023. 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 reach at: christurleykbb@gmail.com or 814-880-2308.
- Interested parties may also contact Tom Songer at tfsonger@torrongroup.com or 814-404-7285.