

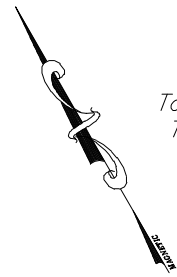
INTENT OF PLAN

The intent of this plan sheet is to provide a Master Development Plan for the overall Autumn Chase PRD. The Autumn Chase PRD was approved by the Upper Allen Township Board of Commissioners as per Written decision dated - May 8, 2012. The project shall be implemented in accordance with the Developer Agreement, dated April 26, 2012, between Hertzler Road Associates, L.P. and Upper Allen Township. See the below notes and plan references for general project information; see other plan sheets for detailed information pertaining to Phase III.

PLAN NOTES

(See circled # on plan for note association)

- Autumn Chase is an approved Planned Residential Development consisting of a total of 295 residential units with the following uses (See Phasing Plan):
 - 161 Single-family dwelling lots (78 North and 83 south of Hertzler Road);
 - 60 Duplex Units;
 - 74 Townhouse Units;
 - Open Space Lots (>30% of gross tract)
- A Homeowners Association is proposed with the development. The Home Owners Association Documents shall be reviewed by the Township in conjunction with this plan. The association shall be responsible for maintenance and upkeep of the following:
 - All Open Space Areas;
 - All on-site stormwater management facilities located outside of a public right-of-way including but not limited to: stormwater detention basins, water quality basins, infiltration facilities, piping, riprap aprons, swales, etc.;
 - All sidewalk located within Open Space areas and sidewalk within the public right-of-way that abuts open space areas;
 - Boulevard Landscape islands (landscape and boulevard islands shall be maintained by the developer until such responsibility is transferred to the homeowners association established with the development. Upper Allen Township shall not be held responsible for damage to plantings within the islands for any reason, and the municipality may remove or trim the vegetation if necessary for public safety);
- Hertzler Road shall be improved along the subject tract's entire length of road frontage and off site in accordance with the Developers Agreement.
- DEP Permitting has been obtained for the stream impacts associated with the proposed Hertzler Road improvements. All work to be in accordance with the permit conditions.
- All streets proposed with this project shall be constructed to township standards and shall be offered for dedication to the township upon completion of improvements. All proposed streets are classified as minor streets and shall be 34' wide curbed cartways (slant curb) with an associated 50' right-of-way except for the boulevard entrances which will be 20' cartways with a 10' landscaped boulevard island with an associated 60' right-of-way. All Landscape Boulevard Islands shall be maintained by the homeowners association.
- Stormwater Best Management Practices were incorporated into the site design to manage stormwater runoff discharge rates, enhance water quality and promote groundwater recharge to the extent practical; see Post Construction Stormwater Management Plan.
- There is a FEMA delineated floodplain located on the property. The floodplain is located along the eastern property line where Hertzler Road and the existing unnamed stream pass under the railroad bridge. The floodplain is depicted per scan overlay of Flood Insurance Rate Map (Community-Panel Number 42041C0287E, Zone A, dated March 16, 2009). The current study is a Zone A non-detailed study area with no base flood elevation information.
- Landscape is proposed throughout the development to enhance the community and to provide other desired functions, such as:
 - Tree buffer proposed along Hertzler Road frontage to provide for a visual vegetative buffer between Hertzler Road and units proposed in the development (no trees are permitted nor proposed under the PPL right-of-way);
 - Tree plantings proposed along the existing stream (parallels Hertzler Road) to provide a vegetated riparian buffer along the stream;
 - Tree plantings and landscaping proposed around some of the water quality facilities (plantings provide shade to cool runoff)
 - Tree plantings and landscaping other than street trees shall be selected in accordance with Upper Allen Township Subdivision and Land Development Ordinance Section 220-26.B(2).
 - Boulevard islands shall be landscaped to provide for shading and overall aesthetic enhancement to the community.
 - Street trees shall be planted along both sides of all proposed streets at a rate of two (2) trees per every 100'; all proposed street trees shall be selected and installed in accordance with Upper Allen Township Subdivision and Land Development Ordinance Section 220-26.D(7)
 - Should a phased final plan propose fewer trees and/or shrubs than Ordinance requirements, the additional trees required to meet Ordinance requirements should be planted in the open space areas and/or adjacent to or along the Greenway Trail as directed by the Township.
- Street lighting is proposed throughout the development as shown on this plan. Street lights are proposed at all street intersections and at other locations depicted on the plan. In addition to the street lights, each lot shall install an outside electric dusk til dawn yard light.
- A six foot wide off-street trail shall be constructed along the frontage of Hertzler Road as shown on this plan. Timing of the trail installation shall be installed in accordance with the Developer Agreement, dated April 26, 2012, between Hertzler Road Associates, L.P. and Upper Allen Township.
- Open Space is provided throughout the development (>30% of gross tract area). Total area of Open Space Lots 1-11 is 66.411 acres.
- In accordance with the Developer Agreement, the Residual Area is not a part of and shall not be subject to the terms of the Autumn Chase PRD. A stormwater easement is hereby established over the residual area, in a location, size and designation to be later established, for the purposes of conveying and managing stormwater flows from the Autumn Chase PRD to the Southern Basin. This easement shall in no way restrict future use of the Residual Area."



Existing Tract

Below Areas Include Phase I
Total Gross Area of both Parcels: 6,209,731 sf or 142.55 ac
Total Net Area of both Parcels: 6,134,676 sf or 140.83 ac
Tax Parcel No. 42-11-0272-001
Total Gross Area: 5,378,304.8 Sq Ft = 123.47 Ac
Total Net Area: 5,303,249.9 Sq Ft = 121.75 Ac
Hertzler Road Legal R/W: 75,054.8 Sq Ft = 1.72 Ac
Tax Parcel No. 42-11-0274-028
Total Gross/Net Area 831,426 sf or 19,087 acres

78 Single-Family Dwellings (North of Hertzler Road) (161 total)

74 Townhouse Units

24 Duplex Units (60 Total)

36 Duplex Units (60 Total)

83 Single-Family Dwellings (South of Hertzler Road) (153 total)

Residual Area

Future Drainage Easements (Concept Only)

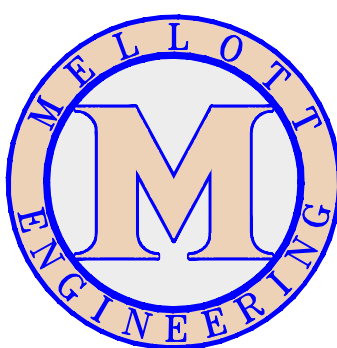
LANDSCAPE LEGEND

- Proposed Shade Tree
- Proposed Evergreen Tree
- Proposed Shrub
- Conceptual Cluster of Ornamental Plantings
- Proposed Private Open Space
- Proposed Residual Area

GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.



REVISIONS

DATE

REVISIONS	DATE
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