

# THE McNAUGHTON COMPANY

4400 DEER PATH ROAD  
SUITE 201  
HARRISBURG, PENNSYLVANIA 17110  
(717) 234-4000  
FAX (717) 234-2000

## MEMORANDUM

TO: George Wolfe, Manager, Lower Paxton Township  
Dianne Moran, Planning & Zoning Officer, Lower Paxton Township

FROM: Joel C. McNaughton

RE: The Estates at Autumn Oaks

DATE: October 9, 2008

This Memorandum serves as an update on the Preliminary Subdivision Plan for The Estates at Autumn Oaks (Plan).

As you may recall, the Plan, which was submitted to Lower Paxton Township on November 21, 2007, was first reviewed by the Lower Paxton Township Board of Supervisors at its August 5, 2008 meeting. At the August 5, 2008 Meeting the Plan was tabled to provide an opportunity for us to meet with the residents of Centennial Acres who neighbor The Estates at Autumn Oaks. Such a meeting was held at the Lower Paxton Township Municipal Building on August 27, 2008. Subsequent to the residents meeting, we appeared before the Board of Supervisors at its September 9, 2008 Workshop Meeting to continue discussions on the Plan.

As a result of the discussions, we have conducted additional review of the Plan and have engaged a geotechnical engineer to perform studies on the property.

The geotechnical engineering studies included: subsurface investigations, soils analysis, slope stability analysis, basin berm stability analysis and laboratory soil testing. Additionally, the geotechnical engineer has provided recommended methods which will result in the construction of low permeability basin bottoms and berms. These low permeability features provide an additional level of protection against stormwater infiltration within the proposed basins.

Further, we have redesigned proposed Public Street J, the Lots associated with this street and Stormwater Basin E1 to provide a minimum fifty foot (50') buffer between the limits of basin grading and the rear or side lot lines of the existing properties in Centennial Acres. The proposed buffer expansion is in excess of the thirty foot (30') minimum buffer requested by the Centennial Acres residents.

We believe that the above described items adequately address the concerns of SWAN and the Centennial Acres residents. We would seek to discuss these items with the Board of Supervisors at its October 14, 2008 Workshop Meeting. Should the Board agree with our conclusions and given that the Plan is compliant, we would then be hopeful of appearing at the October 21, 2008 Board meeting for consideration of approval of the Preliminary Subdivision Plan for The Estates at Autumn Oaks.