

Autumn Oaks Action Plan: Suggestions & Recommendations

1) Basin Empty Time calculation for each retention basin---this is the determination of the time needed to empty the stored water from the retention basins. Of particular concern is the ability of the developer to meet engineering standards based on past performance issues in Cumberland and York Counties. Residents are also concerned about the possible impact on their Homeowners' Insurance coverage.

Adjacent properties on South Carolina and Colonial Roads have basement levels that are below the bottom of the planned retention basins and in danger of increased water flow. Property values may decline as a result of this threat and an unsightly 18' storm water basin bank in full view of these exiting homes.

Can the developer provide examples of storm water basins that are up hill of existing homes, but demonstrated no problems with water on the surface or in the basements?

2) In regard to the waiver request for Section 1117.08 (I). Has the Applicant demonstrated that residual storm water stored in the basin will infiltrate or otherwise drain fully without becoming stagnant?

On August 6, 2008 a mosquito sample tested positive for the West Nile virus at the West Manchester Mall. According to the DEP, "...tests indicate this year may see a spike in West Nile Virus cases similar to 2003...One human case of the virus has been confirmed this year, a 27-year-old Montgomery County woman, but 237 Pennsylvanians were infected in 2003, and positive tests in mosquito pools this year are above average, according to the department."

We oppose this waiver request. This is a potential and safety challenge that at very least should necessitate secure fencing, and perhaps DEP monitoring.

3) One of the purposes of the 3:1 slope limit is safety for those walking around such a slope. We believe that waiving such a requirement creates a safety hazard for individuals in and around the site.

In addition, children do not have the mental capacity to realize the level of danger associated with water in a retention basin.

We oppose this waiver request. Escrow and fencing may be necessary to ensure the community's safety is maintained and monitored. for example. an escrow account was established for the Lowe's Union Deposit Road.

4) Where is the final engineering map for the construction work? Can we obtain a copy or summary of any Phase changes from the original plan? When would this work be planned to start and how is to be staged?

5) There have been changes to original plan lot locations and impacts to trees and vegetation. The original lot layout designated a straight northward sewer easement from Woodrow Avenue (lot 26). The revised plan now provides for a diagonal northeast sewer easement from Woodrow directly to the cul-de-sac (lot

24). The original easement going straight north preserved many mature hardwood trees directly behind the Centennial Acres property lines. The revised plan 'appears' to now go directly through this small stand of large trees.

Would the developer review this revision in the context of trying to protect this line of trees immediately behind the Centennial Acres properties separating the two developments? This easement is to the west of the first large detention pond.

Can the developer commit to a uniform buffer of up to 75' to 100' and tree designation to ensure continuity and consistent landscaping to minimize erosion and sedimentation issues? This was the formula that was successfully implemented between SWAN and Triple Crown at Stray Winds Farm.

6) Does the ordinance requires the developer to conduct a storm water analysis to calculate the before and after comparison for various flood designs i.e. 5, 10, 50 and 100 year floods as well as the flood of record? If the ordinance does require such calculations, please provide the analysis showing the impact to existing waterways and the existing culverts?

7) Maintenance--snow removal, grass trimming, retention basin maintenance, etc.--who carries this out in the future, are there any standards, who verifies that the work is being performed to standard, can an escrow account be required from the contractor to ensure that sufficient funds will be available for ongoing, future maintenance?

Is the developer going to strip out the trees and other vegetation and then let it sit? This will encourage erosion as there is nothing to stop the run-off.

8) In light of the Environmental Protection Agency's recent mandate to reduce phosphate runoff into the Paxton Creek by 89%, SWAN believes it is prudent to make sure that the developer meets or exceeds the Best Management Practices (BMP) outlined in the "Final Storm water Best Management Practices

Manual." The "manual advances the most recent innovations in storm water management focusing on preserving on site and off site pre-construction hydraulic conditions, including volume and rate management through local onsite management."

Has any thought been given to what effect the excess water that drains from the basins will have on the erosion of the creek beds, not only at the point the water enters the creek, but further down the creek bed?

9) There is a concern about the adequacy of the water and sewage systems to meet the needs of the homes being built without having a negative impact on existing homeowners or disturbing DEP's Consent order.

10) Colonial Road is 38' wide in Centennial Acres where it contacts the Estates of Autumn Oaks, and considerably wider after it passes Continental Drive. In the Estates the road narrows, but benefits from traffic calming devices. It is likely that traffic entering Centennial Acres will increase in speed for vehicles entering from the Parkway and Estates. Vehicles at increased speeds will come in contact with driveways from residences. There is potential for increased traffic incidences and safety problems for small children.

The Township's response to SWAN's question about the requested traffic study mentioned that their study provided an estimate of the traffic that will use Colonial Road to get to Linglestown Road, as well as other intersections related to the development. Did this study provide for an estimate of traffic coming north from the parkway (Middle Paxton Twp.) into the Autumn Oaks development(s)?

Traffic will increase, that is a given. Can the developer be required to place speed bumps in the road as was done in Forest Hills to slow down people coming off the mountain?

SWAN's concerns are not only based on the present proposal. Two recent developments give us pause for concern. McNaughton Homes paid a \$46,733 civil penalty to the Department of Environmental Protection in May 2007 for erosion and sedimentation violations in Good Hope Farms South (Hampden Township) and two York County developments. The DEP inspections over a three-year period found that McNaughton Homes "failed to implement and maintain erosion and sedimentation control best management practices."

The neighbors of Good Hope Farms South have repeatedly and publicly complained that "their sump pumps run frequently, basement walls have been damaged, trees in waterlogged backyards are dying, and no government agency seems able to do anything about it, " but Francis McNaughton blamed "co-permittees" for the violations." (*Patriot News*, January 25, 2008)