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**Environmental Impact
Study, Phase 1**

For

Age Restricted Apartments

1050 Ashbourne Road

Cheltenham, PA

May 22, 2012

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General Information

The site consists of 7.32 acres and is located at the corner of Oak Lane & Ashbourne Roads. It is zoned R-4. There are two residential properties contiguous to the site along Ashbourne Road, zoned R-4. The Cheltenham Elementary school is to the east of the site and zoned R-4. There are five residential properties contiguous to the south property line, all zoned R-4. Ashbourne Road, a State Road parallels the north property line with a length of 432.92'. Oak Lane, a State Road parallels the west property line with a length of 422.55'. The total frontage on State Roads exceeds 848'.

There are the remains of an old house in the front section of the site, which has been condemned by the Township, and a Demolition permit has been issued. Demolition has begun with the removal of a two-story wing and a one-story porch structure. The building will be demolished for this development. A memorial garden of approximately 400 SF will be provided with weather proof placards that will illustrate the history of the site. Benches, a pergola and hardscaping will define the garden.

The property owner proposes an apartment development in accordance with Cheltenham Township Ordinance # 2236-12 which provides an accommodation for age restricted housing developments for residents 55 years of age or older in all 'R' zoned properties. This application provides three 4 story structures that comply with the requirements of the Ordinance in building and parking setbacks, height, length of buildings, distance between buildings, Building coverage, Impervious coverage and parking requirements. They will be market rate rental apartment units. Building one will contain the accessory services for the residents on the first floor, also in compliance with the Ordinance. These are not Retail spaces for public service, but rather are accessory for use by the apartment tenants.

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Site Open Space

The property is a wooded lot. The site is overgrown with trees and underbrush. Four old growth trees are identified by an Arborist to be protected.

The site slopes from the corner of Oak Lane & Ashbourne Roads to Berwyn Road on the south side. The grade difference in that distance is approximately 28'. There is .67 acres of steep slopes, some of which are manmade for former greenhouse structures, now demolished.

Storm Drainage

An existing storm sewer pipe, which carries surface drainage from Oak Lane Road, discharges directly onto the property. There are no other storm water controls presently in place. The surface runoff drains to the southern property boundary and onto the adjacent properties.

The existing drainage pipe from Oak Lane Road will be connected directly to the proposed stormwater conveyance system on the property. A subsurface extended detention/infiltration basin will be designed to carry the increased stormwater flows from the site area and the roadway. The system will infiltrate and control the peak runoff rate as well as the volumes and will regulate the outflow into the existing storm sewer in Berwyn Road without flooding to adjacent properties.

Erosion & Sediment Control

The soil erosion control plan will be designed in accordance with the Pennsylvania Erosion and Sediment Pollution Control Program Manual. Numerous temporary and permanent measures will be implemented to control soil erosion during construction and after the residential community is established.

Sanitary Sewer

The sanitary sewer laterals will run from each building and will connect on the south side of the property where the sanitary line will connect to the existing sanitary sewer manhole in Berwyn Road.

Noise

Noise shall conform to the standard established by the Franklin Institute Study for Cheltenham Township. The residential type gas fired high efficiency split system HVAC unit will be within the building and the condensing unit will be on the roof of the buildings.

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Traffic

Pursuant to the Traffic Impact Study provided by McMahon Associates, traffic Engineers, there is no negative impact on the traffic flow from this project. Please refer to McMahon's Study, submitted under separate cover.

Steep Slopes

The area of existing steep slopes is .67 acres. The placement of Building One is above a portion of steep slopes. Provisions will be designed to resolve the effect of this feature with finished grading and retention walls where necessary.

Site Lighting

Site lighting will be provided for safe levels of lighting. Parking area light fixtures will be low poles and bollard lights and will be directed internally on the site to assure that artificial lighting will not spill onto the adjacent streets or residential properties.

-End of Study-