

**ENVIRONMENTAL IMPACT
ASSESSMENT**

FOR

**Cardamone and Wade Tract
3570 Pickertown Road
Chalfont, PA 18914**

**Tax Map Parcels 50-04-71, 50-04-71-1 and
50-04-71-2**

**Warrington Township
Bucks County, PA**

June 26, 2019

Prepared For:

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Prepared By:

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PROJECT #: 2001-216**

BACKGROUND

The Cardamone Family and Michael Wade are owners of 3 parcels of land along Stump Road and Pickertown Road.

(T.M.P. 50-04-71, 50-04-71-1, and 50-04-71-2)

They are proposing to subdivide the properties into 18 lots (16 new homes) per the requirement of Township Ordinance 2018-0-07.

The property is Zoned R-A, which allows a Conservation/Residential Development as a Conditional Use.

As part of the Conditional Use requirements under Section 2302, Section 4E of the Zoning Ordinance, an Environmental Impact Assessment needs to be prepared that assesses the ability of the project to meet the Environmental Restriction Standards of Section 305 of the Zoning Ordinance.

The following is an assessment of how this project will meet the required Environmental Restrictions.

There are five sections of the Environmental Restriction Standards.

1. Streams

The Ordinance has two separate designations on Streams (Type I and II).

a. Streams Type I

Type I streams are defined as having drainage areas greater than 100 acres. This property does not have a drainage area greater than 100 acres and is therefore classified as a Type II stream. (less than 100 acres drainage area)

There is only 1 crossing proposed of this stream. The stream corridor is approximately 700 feet long and the “crossing” would, be approximately 45 feet. This would only affect 6% of the streams length.

Impacts to the stream would be minimal.

2. **Water Body**

There are no water body elements on this property as defined in the Ordinance.

3. **Wetlands**

There are some minimal amount of Wetlands that are along the lower part of the property. No construction is proposed in this area with the exception of possibly some minor work along Pickertown Road related to any possible roadway improvements. No “crossings” of the Wetlands are proposed.

Impact on the Wetlands would be minimal.

4. **Steep Slopes**

There are 3 categories of Steep Slopes:

- (a) 8% to 15% (60% restricted)
- (b) 15% to 25% (70% restricted)
- (c) Slopes over 25% (85% restricted)

The design of this Conservation Residential Development has been done in a fashion that does not intrude into the Steep Slopes over the Ordinance requirements.

The design, although not finalized at this point, intrudes significantly less into the Steep Slopes than what is permitted under the Township’s Ordinances.

The largest area of Steep Slopes is located along Stump Road. No intrusions are proposed in this area. There is a possibility that minimal disturbance could occur from work related to possible roadway improvements along Stump Road if they are required by the Township.

Impacts on the Steep Slopes would be well within the Township requirements and would be very, very minimal.

5. Forest Area

The Township requires that 50% of forest area be protected and 80% must be protected if the forest area is within or associated with another environmentally sensitive area.

There are a substantial amount of areas in the site that qualify as Woodlands.

The Woodlands along Stump Road and along the perimeter of the Eastern and Southern property lines would largely be undisturbed. In addition, the large mature Woodlands area at the end of the cul-de-sac has been almost totally preserved.

The impact on any of the Woodlands would be very minimal.

SUMMARY

The design project has been designed in a manner that preserves 70% of the tract as Open Space (13.22 acres).

This Conservation Development has substantially minimized the effect the project would have on the Township Environmental Resources.

This in turn has made the proposed “impacts” substantially less than would occur with a normal development.