Environmental Impact Study

Project:	Proposed Wawa Food Market W. Waverly Road & S. Easton Road Cheltenham Township Montgomery County, Pennsylvania
Client:	Goodman Acquisitions I, LLC 636 Old York Road Jenkintown, PA 19046
Project Number:	PC181015
Date:	September 20, 2019

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GENERAL PROJECT DESCRIPTION

Goodman Acquisitions I, LLC proposes to redevelop the approximately 1.60-acre parcel into a commercial development with a convenience store with food and gasoline sales. The proposal includes the installation of related site amenities and improvements inclusive of parking, access roadways, utilities and stormwater management controls necessary to support the development.

Within the past 5 years the site consisted of a gas station, car wash, residential buildings, and an office building as well as associated parking. Within the past 50 years the site included residential and commercial buildings.

NOISE IMPACT

For the Wawa development, the noise impact will be comparable to that of a retail commercial development. There was a gas station at this site previously and other commercial uses; very similar to the proposed use. All HVAC equipment will be located on the roof.

SOIL EROSION AND SEDIMENT POLLUTION CONTROL

BEST MANAGEMENT PRACTICES (BMPs)

The following are a summary of BMPs that will be utilized during and/or proceeding construction of this site.

1. **Dust Control** – Construction traffic must enter and exit the site at the stabilized construction entrance. The purpose is to trap dust and mud that would otherwise be carried off-site by construction traffic.

   Water trucks will be used as needed during construction to reduce dust generated on the site. Dust control must be provided by the Contractor to a degree that is acceptable to the Local Conservation District. After construction, the site will be stabilized (as described elsewhere), which will reduce the potential for dust generation.

2. **Solid Waste Disposal** – No solid materials, including building materials, are allowed to be discharged from the site with storm water. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied as necessary by a contract trash disposal service and hauled away from the site.

3. **Sanitary Facilities** – All personnel involved with construction activities must comply with state and local sanitary or septic system regulations. Temporary sanitary facilities will be provided at the site throughout the construction phase. They must be utilized by all construction personnel and will be serviced by a licensed commercial operator.

4. **Water Source** – Non-storm water components of site discharge must be clean water. Water used for construction which discharges from the site must originate from a public water supply or private well approved by the State Health Department. Water used for construction that does not originate from an approved public supply must not discharge from the site.

5. **Concrete Waste from Concrete Ready-Mix Trucks** – Discharge of excess or waste concrete and/or wash water from concrete trucks will be allowed on the construction site, but only in specifically designated diked areas prepared to prevent contact between the concrete and/or wash water and storm water that will be discharged from the site.

6. **Fuel Tanks** – Temporary on-site fuel tanks for construction vehicles shall meet all state and federal regulations. Tanks shall have approved spill containment with the capacity required by the applicable regulations.

7. **Long-Term Pollutant Controls** – Storm water pollutant control measures installed during construction, that will also provide benefits after construction, include one (1) stormwater management basins, water quality filters, one (1) Contech Jellyfish Filter, and permanent grass and pavement cover.

CONSTRUCTION INSPECTION & MAINTENANCE PROGRAM

The following maintenance program has been developed to provide for the inspection of BMPs on a weekly basis and after each measurable runoff event, and to include the repair of the BMPs to ensure their effective and efficient operation:

Until the site is stabilized and during construction activities, all BMPs must be maintained properly by the contractor. Maintenance must include inspections of all BMPs after each runoff event and on a weekly basis. All preventative and remedial maintenance work, including clean-out, repair, replacement, regrading, reseeding, remulching, and renetting must be performed immediately and in accordance with these procedures, plans and details. Any areas disturbed during maintenance must be stabilized immediately in accordance with the general conservation notes and specifications. All site inspections must be documented in an inspection log kept for this purpose indicating the compliance actions and the date, time and name of the person conducting the inspection. The inspection log must be kept on site at all times and made available to the District upon request.

1. **Silt sock** - inspections shall be conducted on a weekly basis and/or after each runoff event. Needed repairs should be initiated immediately after the inspection. Sediment must be removed when accumulations reach ½ the above ground height of the sock. The sediment shall be disposed of onsite and/or in accordance with applicable local, state and federal regulations. Any section of silt sock, which has been undermined or topped, must be immediately replaced with a rock filter outlet in accordance with the detail provided.

2. **Inlet Protection** - Inspections shall be conducted on a weekly basis and/or after each runoff event. Needed repairs should be initiated immediately after the inspection. Filter bags should be cleaned and/or replaced when the bag is ½ full. The sediment shall be disposed of onsite and/or in accordance with applicable state regulations. Damaged filter bags should be replaced.

- Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction exit shall be constructed where vehicles enter and exit. Exits shall be maintained or supplemented as necessary to prevent the release of sediment from vehicles leaving the site. Any sediment deposited on the roadway shall be swept as necessary throughout the day or at the end of every day and disposed of in an appropriate manner. Sediment shall not be washed into storm sewer systems.

- Sediment barriers must be inspected and they must be cleaned out at such time as their original capacity has been reduced by 50 percent.

- Inspections shall evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or the potential for, pollutants entering the drainage system or discharging from the site. If necessary, the materials must be covered or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas.

- Grassed areas shall be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with building foundation or pavement, or have a stand of grass with at least 70 percent density or greater in accordance with permit requirements. The vegetative density must be maintained to be considered stabilized. Areas must be watered, fertilized, and reseeded as needed to achieve this requirement.

- All discharge points must be inspected to determine whether erosion and sediment control measures are effective in preventing discharge of sediment from the site or impacts to receiving waters.

GENERAL NOTES

1. This plan represents the minimum level of implementation of temporary erosion and sedimentation control structures. Additional facilities or measures shall be installed where necessary or where directed by either the township or the county conservation district as construction progresses.

2. The owner/construction manager is responsible for all temporary and permanent erosion and sediment controls and site stabilization. The owner shall assign one individual to be responsible for proper installation and maintenance of all facilities and measures.

3. Any dry fill hauled offsite must be taken to a location with an erosion and sedimentation control plan which has been reviewed by the county conservation district for adequacy.

4. Erosion and sedimentation controls must be constructed, stabilized, and functional before site disturbance within tributary areas of those controls.

5. Stockpiles must be stabilized immediately.

6. No changes shall be made in the contour of the land. No grading, excavating, removal or destruction of the topsoil, trees or other vegetative cover of the land shall be commenced within a proposed subdivision or land development tract until such time that a plan for sedimentation control and minimizing erosion has been reviewed and found satisfactory by the county conservation district and reviewed and approved by the township, or there has been a determination by the township, upon recommendation by the county conservation district, that such plans are not necessary.

7. Before initiating any revisions to the approved erosion and sediment control plan or revisions to other plans which may affect the effectiveness of the approved E&S control plan, the operator must receive approval of the revisions from the county conservation district.

8. The operator shall assure that an erosion and sediment control plan has been prepared, approved by the county conservation district, and is being implemented and maintained for all soil and/or rock spoil and borrow areas, regardless of their locations.

OPEN SPACE

Open Space is in compliance with the Zoning requirements. There is an overall increase in open space within the total area of the site and re-alignment of Waverly Road.

UTILITY IMPACT STATEMENT

Water Service

Water service is available and provided by Aqua Pennsylvania and a connection is proposed to the existing water main in Easton Road.

Sanitary Sewer

Sanitary sewer service is being available and provided by a connection to an existing sewer main in Easton Road.

Service Utilities

Electric, gas and data lines are proposed to come from Easton Road. Plans are being provided to PECO for their design of the electric and gas services, and to Verizon for their design of the telecommunications services.

STORMWATER MANAGEMENT

A separate stormwater management report and calculations have been submitted to describe and quantify the proposed system that is being constructed to control the rate of runoff of the post-development condition to less than that of the pre-development one.

TRAFFIC

A traffic impact study will be submitted by Traffic Planning and Design, Inc.