



Innovative Stormwater Management



Galen Hall Corporation approached SBI to develop an exclusive housing development in South Heidelberg Township. The development consists of 16 single-family dwellings. The total size of the tract is approximately 202 acres with only 58 acres being developed and the remaining acreage in woodlands. The development of the project was centered on an historical focal point of an existing pond. The pond is spring fed with a sand bottom. This pond was the former swimming pool for the old Galen Hall Hotel, which was once located on the property. The pond edging was restored, and the adjoining stormwater runoff generated for the development of the lots was directed into a newly created wetland basin before discharging into the pond, which allowed it to act as a natural filtering system to reduce sediment into the pond and keep it from becoming stagnant and overgrown.

The project scope contained the following services:

- Site Planning
- Vehicular and Pedestrian Circulation Patterns
- Parking Layout
- Innovative Storm Drainage and Erosion & Sediment Control
- Grading and Landscaping
- Utility Design and Site Lighting
- Preliminary and Final Subdivision Plans
- Municipal Approval

Stone Pond Subdivision

South Heidelberg Township, Berks County, PA