



STACKHOUSE BENSINGER INC.

330 Revere Boulevard, Sinking Spring, PA 19608



American Heritage Retirement Community located along Route 10 was looking to expand its campus and approached SBI to prepare a 3-phase master plan for their site. The site consisted of environmentally sensitive areas of existing wetlands and steep slopes. SBI analyzed the site and developed a master plan that not only protected these sensitive areas but expanded and enhanced these areas as part of the site, while helping the client realize the site's full potential. The final plan consisted of 684 units of independent living facilities within three interconnected four-story buildings, as well as several townhouse units and a centralized community village center for the residents.

The project scope included:

- Site Inventory and Analysis
- Overall Site Master Plan
- Design for an age-restricted community
- Plans for municipal and agency approvals
- Pedestrian circulation development
- Parking layout
- Grading and landscaping
- Storm Water Management and Erosion & Sediment Control
- Wetlands protection and expansion with native planting palette
- Post-construction storm water facilities and approvals
- PennDOT Highway Occupancy Permit for new driveway and Rte. 10 widening.

The Heritage of Green Hills
Cumru Township, Berks County, PA