

## **Brownstone Real Estate Company named “Business Steward of the Year” by the Lebanon County Conservation District**

At its annual awards banquet on October 15, 2009, the Lebanon County Conservation District named Brownstone Real Estate Company the “Business Steward of the Year” for its use of green strategies and conservation efforts in developing the stormwater management system for the Villages at Springbrook Farms.

Located in Campbelltown, PA, the Village at Springbrook Farms is a low impact development of carriage homes and townhomes. Developed by Brownstone Real Estate Company, this fifty-nine acre residential community employs the Department of Environmental Protection’s Best Management Practices for addressing stormwater runoff, thus minimizing adverse effects on the natural environment. Water quality is improved, adjacent lands are protected from damaging erosion and an equitable balance is maintained in the conservation of critical headwaters by filtering out harmful pollutants and reducing the volume of stormwater runoff.

As the sole developer of the Village at Springbrook Farms, Brownstone Real Estate worked closely with South Londonderry Township officials in a concentrated effort to optimize the system and insure the most effective method of addressing stormwater management was employed.

Green strategies included the implementation of a stormwater system with a 100% infiltration rate during most storm events. Achieved through the use of rain gardens, surface infiltration beds, subsurface infiltration beds, porous concrete and pervious asphalt, the Village at Springbrook Farms is a prime example of responsible land development. Because stormwater management is addressed at the source, contaminants such as fertilizers, pet waste, pesticides and other potentially detrimental toxins are prevented from washing into springs and streams, preserving water quality for all area residents.

Stormwater is consistently redirected back into the natural soils, continually recharging the aquifer. Native plants and grasses in rain gardens slow the velocity of and trap runoff, removing sediments and nutrients on which they thrive. Sidewalks, parking areas and paths are (or will be) constructed of pervious concrete or porous asphalt, underlain by stone beds for stormwater storage. Non-porous driveways have also been addressed, utilizing underlying infiltration beds to return water directly to the site. In addition, an overflow system connects the entire structure to a pre-existing stormwater system. This extra contingency was undertaken to ensure little or no flooding in the event of catastrophic failure.

The Village at Springbrook Farms is unique in Lebanon County. No other community has an innovative green-technology stormwater infiltration system in place, and certainly not of the magnitude employed in this high-density subdivision of 259 homes. Walking and biking paths are intertwined throughout the development, adding to its natural aesthetics and appeal. Approximately nine acres of open space preserve the integrity of the land while adding a picturesque setting for Springbrook residents. Throughout the planning and development stages of the Village at Springbrook Farms, the concept Brownstone Real Estate kept foremost in mind was maintaining good stewardship of the land. The benefits to residents of Lebanon County are both immediate and long term.

Clearly, the more developers who undertake responsible building practices through planned growth which addresses the environment in a positive manner, the less impact on our crucial ecosystems. By transforming potentially damaging stormwater runoff into a valuable resource, Brownstone Real Estate Company has chosen to undertake a leadership role in responsible land development which will, hopefully, be followed and practiced by other development companies.



L to R: Todd Lechleitner, Broker/Owner and Scott Campbell, President/Owner of Brownstone Real Estate Company with the Business Steward of the Year Award given by the Lebanon County Conservation District