

## ZONING

### *27 Attachment 1*

Township of New Britain

#### **APPENDIX A ENVIRONMENTAL IMPACT STATEMENT REPORT**

- a. The impact on the environment generated by subdivision, land development and other projects necessitates a comprehensive analysis of the variety of problems that may result in actions that can be taken to minimize these problems. In order to effectively evaluate the environmental consequences or effects of certain projects proposed in the Township, an Environmental Impact Statement (EIS) report shall be submitted together with preliminary plans when required by this Chapter or by the Board of Supervisors. In order to encourage the thorough preparation of an EIS report, the applicant may use the components of the EIS report to satisfy the reporting requirements of the Subdivision and Land Development Ordinance [Chapter 22]; provided, however, that a list of the Sections of the Subdivision and Land Development Ordinance [Chapter 22] that are proposed to be satisfied by the EIS report shall be submitted with the EIS report.
- b. An updated EIS report shall accompany and form a part of a final land development or subdivision plan.
- c. Twenty copies of the EIS report shall be submitted with the plans, preliminary or final. Within the EIS report, specific emphasis shall be directed toward the proposed effects on and relationship to applicable site, neighborhood (including areas in adjacent municipalities where applicable) and Township-wide resources, conditions or characteristics. The EIS report shall include text, tables, maps and analyses for the purpose of describing the project site, proposed use(s), environmental characteristics and the environmental effects of the proposal as follows:
  1. Overview. Indicate the purpose and scope of the proposed project. Enumerate the benefits to the public which will result from the proposed project and describe the suitability of the site for the intended use. A description of the proposed project shall be presented to indicate the extent of which the site must be altered, the kinds of facilities to be constructed, how they are to be considered and the uses intended. The resident population, working population and visitor population shall be projected. The basis of the projections shall be clearly stated in the report.
  2. Compatibility. The compatibility or incompatibility of the proposed project shall be described in relation to the Township Comprehensive Plan, especially the land use and open space elements.
  3. Location. An identification of the site location and area through the use of a location map drawn at a scale of not more than 2,000 feet to the inch. The location map shall depict all streets, adjoining prop-

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erties, zoning district boundaries and municipal boundaries within 2,500 feet of any part of the tract. In the case of development of only a portion of the entire tract, the location shall also show the relationship of the section to the entire tract.

4. Photographs. An identification of the character and appearance of the site through the presentation of black and white photographs or copies thereof. Such photographs shall provide a representation of what the site looks like from ground level. Photographs shall be properly identified or captioned and shall be keyed to a map of the site.
5. Description of the Project. An identification of the nature of the proposals through the presentation of the following:
  - (a) A site development plan, including notes pertaining to the number and type of lots or units, the square footage and/or acreage of the tract and a depiction of the features which are proposed such as streets, driveways, parking areas, buildings and other structures and all impervious surfaces. The plan shall be drawn at a scale of not smaller than 100 feet to the inch, i.e., 50 feet to the inch is permitted but 200 feet to the inch is not and may be submitted as an attachment to the report. The plan shall reflect all the information required under the plan requirements of the Subdivision and Land Development Ordinance [Chapter 22].
  - (b) A statement indicating the existing and proposed ownership of the tract and where applicable, the type of ownership, operation and maintenance proposed for areas devoted to open space or otherwise not under the control of a single lot owner.
6. Physical Resources Inventory. An identification of physical resources associated with the natural environment of the tract, including such features as geology, topography, soils, hydrology and the like. The identification of physical resources shall include a narrative description of the qualitative aspects of each of the resources mentioned above. In addition, these resources shall be mapped at a scale of not smaller than 100 feet to the inch as specified below and may be either incorporated into the EIS report or submitted as attachments to the report.
  - (a) A map depicting the geological characteristics of the tract. Such map shall define the location and boundaries of the rock formations at or influencing the tract and features such as faults and/or fractures.
  - (b) A map depicting the topographical characteristics of the tract. Such map shall contain contours with at least two-foot

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intervals and shall depict steep slopes as defined in the Sub-division and Land Development Ordinance [Chapter 22].

- (c) A map depicting the soil characteristics of the tract. Such map shall depict all soil types and shall include a table identifying soil characteristics pertinent to the proposed project such as prime agricultural soils, depth of bedrock, depth of water table, flood hazard potential and limitations for septic tank filter fields.
  - (d) A map depicting the hydrological characteristics of the tract. Such map shall depict surface water resources, their drainage characteristics, watersheds and floodplains and groundwater resources. Surface water resources include features such as creeks, runs and other streams, ponds, lakes and other natural bodies of water, springs, wetlands and any manmade impoundments. Groundwater resources include features such as aquifers and aquifer recharge areas.
7. Biological Inventory. An identification of biological resources associated with the natural environment of the tract, including such features as vegetation and wildlife. The identification of biological resources shall include a narrative description of each of the resources mentioned above.
  8. Land Use Inventory. An identification of the land use conditions and characteristics associated with the tract, such as current and past use, land cover and encumbrances and the relationship of these to adjacent tracts. The identification of land use conditions and characteristics shall include a narrative description of the above.
  9. Surface Water Inventory. Describe existing watercourses and water bodies that are partially or totally on the site and their relationship to the area of land disturbance. Calculate existing surface runoff from the site and the associated watershed, including the potential development of the remainder of the watershed. When the natural drainage pattern will be significantly altered an analysis shall be conducted which will investigate flow, depth, capacity and water quality of the receiving waters. When required, floodplain areas will be mapped in consultation with the Department of Environmental Protection. Existing drainage structures shall be mapped and the capacity of the drainage network shall be determined. Additionally, wetland areas as defined by the Department of Environmental Protection and the U.S. Corps of Army Engineers shall be delineated.
  10. Subsurface Water Inventory. Describe the subsurface water conditions on the site both in terms of depth to groundwater and water supply capabilities of the site. Where existing conditions warrant, provide detailed information regarding existing wells within 1,000 feet of the site relative to depth, capacity and water quality. Dis-

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cuss the water supply capabilities of the adjacent areas and the recharge capabilities of the site.

11. Existing Features Inventory. Describe any existing features on the site that are not considered to be part of the natural environment. This may include, but not necessarily be limited to, roads, housing units, accessory structures, utility lines, etc.
12. Historic Resources Inventory. An identification of the manmade resources associated with or within 500 feet of the tract which are older than 50 years. Areas, structures and/or routes and trails included on the National Register of Historic Places, the Pennsylvania Inventory of Historic Places, the Historic American Building Survey, the Bucks County Conservancy and any which may be identified in the Comprehensive Plan shall be identified. The identification of historic resources shall include a narrative description of the above.
13. Visual Resources Inventory. An identification of the visual resources associated with the tract such as areas which have a particular amenity value and areas which offer interest in viewing the tract. The identification of visual resources shall include a narrative description of the above.
14. Community Needs Inventory. An identification of the community facility needs associated with the users and/or residents of the proposed project. The community facility needs assessment shall indicate in narrative form the type of services which will be in demand. Where applicable, community facilities (such as schools, park and recreation areas, libraries, hospitals and other health care facilities, fire protection, police protection, ambulance and rescue service and postal services) shall be discussed in terms of the ability of existing facilities and services to accommodate the demands of future users and/or residents of the lot(s) and/or tract and the need for additional or expanded community facilities.
15. Utility Needs Inventory. An identification of the utility needs associated with the users and/or residents of the proposed project and a statement whether the project is within the area to be served by public sewers under the Township's Act 537 Plan. The utility needs assessment shall indicate in narrative form the type of installations which will be in demand. Utilities (such as those used for water supply, sewage disposal, refuse disposal, storm drainage, communications and electrical transmission) shall be discussed in terms of the ability of existing utility installations to accommodate the demands of the future users and/or residents of the lot(s) and/or tract, the need for additional or expanded utility installations, the ability to achieve an adequate, potable quantity of water whenever individual wells are proposed, the ability to achieve an adequate system for onsite sewage disposal whenever such a system is proposed and the ability to achieve an adequate system for storm drainage and

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stormwater management. Certificates from the utilities confirming that adequate capacity exists to service the proposed development shall be included.

16. Transportation System Inventory. An identification of the relationship of the transportation and circulation system needs of the proposed project to the existing street or highway network. A discussion of this relationship shall be in narrative form and shall indicate factors such as methods to be used for traffic control within the tract and at points of ingress to and egress from it and expected traffic volumes generated from the project, including their relationship to existing traffic volumes on existing streets for both peak hour and non-peak hour traffic conditions. In addition, there shall be a discussion of the physical condition of existing streets which will service the proposed project and what improvements are proposed to remedy any physical deficiencies.
17. Adverse Impacts. Probable adverse effects which cannot be precluded, including:
  - (a) Water quality and quantity.
  - (b) Air quality.
  - (c) Noise.
  - (d) Undesirable land use patterns.
  - (e) Damage or destruction of significant plant or wildlife systems.
  - (f) Aesthetic values.
  - (g) Destruction of natural resources.
  - (h) Displacement of people and businesses.
  - (i) Displacement of viable farms.
  - (j) Employment and property taxes.
  - (k) Destruction of manmade resources.
  - (l) Disruption of desirable community and regional growth.
  - (m) Health, safety and well being of the public.

In indicating such effects, a discussion shall be presented regarding whether they will have primary or secondary implications, that is,

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whether the adverse effects will have direct or indirect influence on a particular resource, condition or characteristic.

18. Mitigation Measures. Measures to mitigate adverse effects. To indicate such measures, the applicant shall submit exhibits or diagrams which will depict the type of remedial, protective and mitigative measures described in narrative form. These measures shall include those required through existing procedures and standards.
  19. Irreversible Impacts. Any irreversible environmental changes which would occur due to the proposed project should it be implemented. To indicate such changes, the use of non-renewable resources during the initial and continued phases of the project shall be discussed. Further, the loss of environmental resources shall be indicated through a presentation of the quantity of loss and related qualitative effects.
- d. In making its evaluation, the Board of Supervisors, and/or the Planning Commission, may request any additional information it deems necessary to adequately assess potential environmental impacts. Whenever any information required in this Section is assumed not directly applicable to the proposed project, the applicant shall indicate such assumed inapplicability in the narrative of the EIS report and state why such information is considered to be inapplicable in the case of the particular project in question.