

## **Article 5 Environmental Protection**

### **Section 500 Purpose**

This article provides guidelines that must be followed when planning for Subdivision and Land Development activities within the Township. The purpose of this Article is to ensure environmentally sound design for subdivision and land development.

### **Section 501 Relationship to Other Sections of This Ordinance**

The provisions of this Article are designed to supplement the provisions contained elsewhere in this Ordinance. In those instances where design, application, review and/or performance criteria contained herein differ from those imposed elsewhere in this Ordinance, the most restrictive standard shall apply. However, all other provisions of all other articles of this Zoning Ordinance and all other ordinances of the Township shall remain in full force.

### **Section 502 Natural and Cultural Features**

Subdivision and Land Development plans must include the locations of permanent and intermittent streams, sinkholes, springs, seeps, wetlands, floodplains, slopes greater than 25%, and caves. Project narrative must include a section that addresses measures that will be taken to avoid adverse impacts to these features.

### **Section 503 Review of Natural and Cultural Features Plans and Report**

The Planning Commission and the Board of Supervisors shall consider the Natural and Cultural Features information provided by the applicant as part of their consideration of the Subdivision and/or Land Development Plan. The applicant shall respond to comments as may be received from the Planning Commission and/or Board of Supervisors.

**Note that I am not recommending this procedure be followed for small projects that require just a zoning permit.**

### **Section 504 Floodplain Zone**

Any proposed Subdivision and Land Development proposed within a Floodplain must comply with the Benner Township Floodplain Ordinance.

## **Section 505            Riparian Buffers**

All proposed Subdivision and Land Development must comply with Federal and State Riparian Buffer requirements. These requirements are determined as part of the National Pollutant Discharge Elimination System (NPDES) permitting process for projects with over 1 acre of disturbance.

## **Section 506            Wetland and Wetland Buffers**

All proposed Subdivision and Land Development must comply with Federal and State wetland buffering requirements. These requirements are determined as part of the National Pollutant Discharge Elimination System (NPDES) permitting process for projects with over 1 acre of disturbance.

## **Section 507            Steep Slopes (slopes greater than 25%)**

Site plans for properties containing slopes greater than 25% must show all such areas on the site plans. Impact to slopes greater than 25% must be minimized to the greatest extent practicable. Building structures cannot be placed within slopes greater than 25%. Roadways and driveways must be designed such as to minimize disturbance to slopes greater than 25%. Plans must include calculations of the total area of slopes greater than 25% on the subject property and the total impact area of slopes greater than 25%. The project report must include a narrative describing the impacts to slopes over 25%, avoidance measures taken, and measures taken to avoid environmental impacts.

**Site Geology This section is redundant with NPDES requirements and Act 167 stormwater requirements**

## **Section 508            Stormwater Management**

Stormwater Management plans for all Subdivisions and Land Development creating more than 5,000 SF of disturbance must comply with Benner Township Ordinance No 84.