ORDINANCE NO. 251

AN ORDINANCE OF PERKIOMEN TOWNSHIP AMENDING CHAPTER 264 (SUBDIVISION AND LAND DEVELOPMENT) OF THE CODE OF ORDINANCES OF THE TOWNSHIP OF PERKIOMEN PROVIDING FOR CERTAIN ADDITIONS, DELETIONS, AND AMENDMENTS TO THE REGULATIONS FOR ARTICLE V (DESIGN STANDARDS) GOVERNING IMPACT STATEMENTS.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Board of Supervisors of Perkiomen Township, Montgomery County, Pennsylvania, and, ***IT IS HEREBY ENACTED AND ORDAINED*** by the authority of the same, that Chapter 264 (Subdivision and Land Development) of the Code of Ordinances of the Township of Perkiomen, as amended, is further amended as follows:

SECTION 1. Section 264-33 of Article V, Design Standards, of Chapter 264 of the Code of Ordinances of the Township of Perkiomen, is deleted in its entirety and replaced with the following new Section 264-33 which shall read as follows:

§264-33. **Impact Statements**.

Unless otherwise specified, Conditional Use applications for Class Three uses within the IN Industrial Zoning District as defined by Chapter 310, Zoning, shall require the submission of Impact Statements as identified in this Chapter.

1. **Applicability**. The Applicant shall provide all information, data, and studies needed to provide a conclusive evaluation regarding the impact of the proposed use on the Township and Township resources. The impact statement should be one written document. All necessary maps, charts, etc., should be consecutively numbered and properly referenced throughout the text of the written document. The source of all data should be appropriately documented.

2. **Traffic Impact Study**.

   A. **Purpose and Intent**. A traffic impact study shall be provided to assess the likely impact of a proposed development in the various components of the

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transportation system in the Township. The primary objectives of a traffic study are as follows:

(1) Provide a basis for assessing the transportation impacts of a new development, change of use, or expansion of an existing development; identify the need for any improvements to the supporting roadway system to provide satisfactory levels of service; and, to mitigate proposed safety issues.

(2) Address relevant transportation issues that may be of concern to neighboring residents, businesses, and property owners.

(3) Determine the appropriate location, spacing, and design of the access system in compliance with Township and State standards.

(4) Evaluate the internal circulation and connectivity systems to provide safe and efficient internal traffic flow and access to/from the adjacent and nearby roadway system.

B. **Professional Input**. The applicant shall retain a qualified professional traffic engineer to prepare the traffic impact study. For purposes of this provision, a qualified traffic engineer shall be deemed any individual who conforms to the definition of a Municipal Traffic Engineer within 67 Pa. Code § 205.2, as amended, and the certification requirements pursuant to 67 Pa. Code Chapter 205, *et seq.*, entitled "Municipal Traffic Engineering Certification", as amended.

C. **Study Area**. A study area, that represents the area that is likely to be affected (from a traffic impact standpoint) shall be defined by the traffic engineer. Prior to identifying the study area, the traffic engineer shall discuss possible study area boundaries with the Township. Specific intersections to be included in the study shall be mutually agreed upon prior to initiating work.

D. **Contents of Impact Study**. A traffic impact study shall contain the following information:

(1) **General Site Description**. The site description shall include the size, location, proposed land uses, construction staging, and completion date of the proposed development. A brief description of other major existing uses and approved recorded development plans shall be included as source data where agreed by the Township and the traffic engineer that said uses and development plans may have a bearing on the likely traffic impact of the proposed use. The Township may, in addition, require consideration of development

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proposals not yet approved and recorded, but with sufficient status and probable impact to warrant inclusion.

(2) **Transportation Facilities Description**. This description shall contain a full documentation of the proposed internal and external circulation system within the proposed study area. The description shall include: circulation; all proposed ingress and egress locations; all internal roadway widths and rights of way; existing and proposed parking conditions; traffic; and any traffic signals or other intersection control devices at all intersections on the site boundaries.

(a) The description shall include all major elements of the existing roadway system within the study area. All major existing and proposed public transportation services and facilities within the study area shall also be documented. Future highway improvements, including proposed construction and traffic signalization, shall be noted.

(3) **Existing Traffic Conditions**. Existing traffic conditions shall be documented for all major roadways and intersections established as part of the study area. Existing traffic volumes for average daily traffic and peak hour(s) traffic shall be recorded. Mechanical or manual traffic counts at major intersections in the study area shall be conducted encompassing the peak highway and development generated hour(s), and documentation regarding said traffic counts shall be included in the traffic engineer's report. A volume capacity analysis based on existing volumes shall be performed during the peak highway hour(s) for all roadways and major intersections within the study area.

(a) The capacity analysis shall be conducted according to methods of analysis accepted by the Pennsylvania Department of Transportation. The existing level of service associated with each major roadway and intersection evaluated shall be recorded. Data about the most recent available accident levels within the study area shall be included.

(4) **Impact on Area Circulation**. Estimates of vehicle trips to result from the proposed use shall be completed for the design-day peak highway hour(s) and peak development generated hour(s). In order to obtain vehicle trip generation base data, the traffic engineer shall consult either their firm's data bank or the most current edition of the Institute of Transportation Engineers Trip Generation Report, or

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local data from the Township or, if available, more current or comprehensive sources.

(a) All turning movements associated with the proposed improvement generated hour(s) shall be computed and contained in the study. Traffic volumes generated by the proposed use shall be distributed and assigned to existing roadways and intersections throughout the study area for which existing conditions were recorded. Documentation of all assumptions used in the distribution and assignment of traffic shall be provided. Any characteristics of the site that are likely to cause particular traffic management problems shall be identified.

(5) **Analysis of Traffic Impact**. The traffic engineer shall identify the relationship between the site-generated traffic associated with the proposed use and overall demand. This demand shall consist of a combination of the existing traffic expanded to the completion year, the site generated traffic, and the traffic generated by other proposed developments in the study area. When considering the proposed use, all future phases must be included to evaluate the total traffic impact of the use.

(a) The traffic engineer shall further identify the proposal's proportional relationship to the traffic system improvements that are likely to be required, in part, due to the proposed use. The volume/capacity analysis shall include the total future demand and future roadway capacity. The analysis shall be conducted on a design day during the peak highway hours(s) and on major intersections in the study area which are projected to be affected by the proposed development.

(b) All access points and pedestrian crossings shall be examined as to the need for and feasibility of installing traffic signals or other traffic control devices. To do this, the traffic engineer shall evaluate access points and pedestrian crossings pursuant to the Pennsylvania Department of Transportation specifications for traffic signal warrants.

(c) The gross weight, hours of operation, designated routes, and trips anticipated for all heavy equipment, trucks, and/or machinery larger than two (2) axles in size shall be provided, as well as an inventory of bridges and local roads and their respective condition and weight capacity.

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(6) **Conclusions and Recommended Improvements**. All roadways and/or intersections showing a level of service which is deemed deficient by the traffic engineer during peak hours of the day (peak hour defined to include peak hour of the day on the particular roadway and peak hour of traffic of traffic generated by the proposed use) shall be identified. Specific recommendations for the elimination of traffic problems associated with the proposed use shall be identified. (Levels of service are defined in the "1985 Highway Capacity Manual", Highway Research Board, National Academy of Sciences, Special Report 209, as updated.). A listing of recommended improvements shall include the following elements: internal circulation design; site access locations and design; improvements and widenings; traffic signal installation and operation, including signal timing; transit design improvements; and reduced intensities of uses. All physical roadway improvements shall be shown as a part of the report.

(a) Recommended improvements for vehicular, pedestrian/non-vehicular, and transit modes shall include, for each improvement, the party proposed to be responsible for the improvement, the cost and funding of the improvement (to the extent possible), and the completion date for the improvement (to the extent possible).

(b) In considering improvements related to phased development, the improvements related to each phase of development shall be at a minimum those required to eliminate traffic problems associated with that phase and no improvements shall be deferred which would have the effect of not eliminating identified traffic problems if the development were not completed.

(c) The Township, with the assistance of its own traffic engineer, shall review the methodology, assumptions, findings, and recommendations of the applicant's traffic engineer. The Board may impose upon the applicant additional improvements deemed necessary to accommodate impacts of the proposed use.

3. **Utilities Impact Study**.

A. **Purpose and Intent**. The intent of the utilities impact study is to identify potential impacts of the proposed use on the Township and on the existing utilities, such as electricity, communications, water, and sewer. The applicant shall provide all of the information data and studies needed to

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reach conclusive evaluation of the areas set forth hereafter, which are applicable to the proposed use.

B. A study shall be prepared by a registered professional engineer indicating the likely impact of the proposed use on the existing electricity, communications, public water, groundwater, sewer, solid waste, and drainage systems serving Perkiomen Township. Said impact analysis shall identify the existing capacity of facilities which would serve the use, the prospects of those facilities being able to provide service to it, and any improvements that might be required as a direct result of the proposed use.

C. The study should identify the likely ability of sewer, water, solid waste, and drainage systems to continue to provide efficient and economic service to existing residents and businesses within the Township considering any added service requirements of the proposed use.

D. The study shall indicate what alternatives have been considered for sewage treatment and disposal, as well as measures to be initiated toward waste recycling and water conservation.

4. **Fiscal Impact Studies**.

A. **Purpose and Intent**. The intent of the fiscal impact study is to identify potential, or perceived, impacts of the proposed use on the Township and on Township resources such as public works, administration, fire and emergency services, police protections, and schools.

B. A determination of the revenues to accrue to the Township as a result of the proposed use, as well as an identification of the costs associated with delivering service to the proposed development. The fiscal impact analysis shall deal with the impact of the proposed use on the ability of the Township to deliver fire, police, administrative, public works, and utility services to the community.

C. In order to prepare the analysis, the applicant shall utilize a methodology offered in "The Fiscal Impact Handbook" (Rutgers Center for Urban Policy Research, 1978, as modified from time to time), adapted as appropriate. The "case study method" shall be utilized in reviewing methodologies with the applicant.

D. Particular aspects of the Township's service delivery capability to be analyzed shall include:

(1) **Public Works**. This includes potential effects on the maintenance, repair, and upkeep of roads, signal systems, sewer, water and drainage systems, open space and recreation areas, or any other

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applicable function of this department. This study shall address projected cost increases for the above-mentioned items in terms of administration, personnel, equipment, and materials.

(2) **Administration**. This includes time that would be required by the Board, Manager, Administrative Assistant, and clerical personnel to process the application and handle the project during construction, as well as long-term administrative demands. This should include, but not be limited to, the handling of plans, contracts, various legal instruments or agreements, permits, special problems, and escrow. Added demands on the code administration staff also shall be projected.

(3) **Fire and Emergency Services**. The analysis shall incorporate the impact of the proposed use on fire company capabilities, including but not limited to municipal water supply, pumping capacity, specialized equipment, and training requirements.

(4) **Police**. The study shall project the overall effects of the proposed use on existing regional police personnel numbers, equipment, vehicles, and working space. The plan should include whatever facilities or assistance the development will provide to handle emergencies, criminal investigations, armed robbery, or other security related problems.

(5) **Schools**. The analysis shall incorporate the impacts of the proposed use on the public school system. As a minimum, the expected number of school-age children shall be projected, along with the anticipated costs expected to be incurred by the School District and any other specific impacts the proposed students will have on the operations of the School District.

5. **Well Withdrawal Impact Study**.

A. **Purpose and Intent**. The intent of a well withdrawal impact statement is to provide information and data to properly evaluate the impact that the proposed use will have on the groundwater resources in the Township. It is also intended to evaluate whether adequate potable water will be available to service a proposed use without negatively impacting adjacent uses dependent on the same water resources.

B. The impact statement shall be prepared by a professional hydrogeologist, geologist, or engineer. In addition to the minimum contents listed below, the Township may require the inclusion of other information.

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C. **Minimum Content**. At a minimum, the well withdrawal impact statement shall contain the following information:

(1) **Study Area**. A study area, that represents the area that is likely to be affected by the proposed use, shall be defined by the professional. Prior to identifying the study area, the professional shall discuss possible study area boundaries with the Township and Township Engineer.

(2) Description and purpose of the project including a U.S.G.S. topographic map indicating the location of the project, perennial streams, other surface water, and existing wells located within the radius specified in this subsection. Reference information and applicable documentation from the Delaware River Basin Commission, the Montgomery County Planning Commission, the Delaware Valley Regional Planning Commission, the Pennsylvania Department of Environmental Protection, the Montgomery County Conservation District, and any other applicable source water protection program organizations or resources should be provided. Hydrogeological data shall be included in the site description.

(3) Proposed thirty (30) day average rate and maximum day rate of withdrawal in total and from each source, as applicable.

(4) A geologic map indicating the project site, the location of the proposed withdrawal point(s), and the specified radius provided in this subsection.

(5) For water withdrawal projects involving multiple wells proposed for concurrent use, the well tests at all wells shall be conducted concurrently.

(a) A constant rate well test conducted for a minimum of forty-eight (48) hours taken during a period of no recharge using the proposed maximum day withdrawal rate for each well. A peak-rate demand pump test may also be required. Water level versus elapsed time shall be recorded throughout the forty-eight (48) hour well test and plotted appropriately. Additional information shall include:

1) Static, pumping, and recovery water level measurements from all observed wells and perennial streams, with a sufficient number of measurements taken to adequately characterize drawdown, recovery, and stream flow.

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2) Date and time of all water level measurements.

3) Record of pumping rate measured throughout the well test.

(b) Observation of water levels from any monitoring wells located on the subject property.

(c) Observations of water levels and pumping rate available from existing wells within the specified radius. The monitoring wells shall be representative of the entire area within the required radius. The radius from the location of the proposed water withdrawal to be considered shall be as follows:

Proposed 30-Day Avg. Withdrawal Rate (gpd)	Radius (miles)
10,000 – 50,000	0.50
50,001 – 100,000	0.75

1) For water withdrawal projects involving multiple wells, the appropriate radius surrounding each well shall be used. The radius to be used for multiple well projects with individual well withdrawals under ten thousand (10,000) gallons per day on average shall be 0.5 miles.

(d) Well log data for monitoring wells, if available, to identify significant water bearing zones. A significant water-bearing zone is one capable of providing at least ten (10) percent of the pump capacity rate.

(e) Observations of perennial stream levels at points expected to be impacted by the withdrawal.

(f) An analysis of expected impacts on intended water source uses caused by continual withdrawals on existing wells, flows of perennial streams, and long-term lowering of groundwater levels.

(g) Documentation based on historical water table measurements, of drought condition water table elevation approximating a fifty (50) year drought, if available.

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(h) All field notes and observations. This shall include weather conditions throughout the pump test.

(i) All methods or sources utilized to obtain data and draw conclusions.

(j) The Township, with the assistance of its own Township Engineer or designated consultant, shall review the methodology, assumptions, findings, and recommendations of the applicant's professional hydrogeologist.

6. **Cultural and Historic Resources Impact Study**.

A. **Purpose and Intent**. The intent of the Cultural and Historic Resource Impact Study is to provide information and data to properly evaluate the potential impact a proposed use or development may have on existing cultural and historic resources, buildings, and/or roadways.

B. **Applicability**. Appropriate measures shall be undertaken by the applicant to mitigate adverse impacts to designated cultural and historic resources, buildings, structures, or districts by the proposed use or development.

C. The cultural and historic resource impact statement shall be prepared by a qualified professional in historic preservation, historical architecture, planning, or related disciplines.

D. **Contents**. The study shall contain the following information:

(1) **Background Information**:

(a) If not otherwise provided by the applicant, a general site description, including topography, watercourses, vegetation, landscaping, existing drives, etc.

(b) A description and classification of all cultural and historic resources located on the subject tract, or within five hundred (500) feet of the property boundary of the subject tract.

(c) Statement of the significance of each cultural and historic resource, both relative to the Township and region.

(d) Sufficient number of photographs to show the cultural or historic resource(s) in its setting.

(e) Narrative description of the historical development of the subject tract or road.

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(2) **Proposed Change**.

(a) General description of project, including timetable of phases.

(b) Description of impact on each cultural or historic resource, with regard to architectural integrity, historic setting, and future use.

(c) General description of effect of noise, traffic, and any other impacts generated by the proposed use on each cultural or historic resource.

(3) **Mitigation Measures**.

(a) Proposed measures for mitigating the project's impacts on cultural and historic resources including, but not limited to, alternative site designs architectural design, color schemes, landscape buffers, and/or screening measures.

(b) Pictorial representatives of "before and after" views from key viewpoints. Special emphasis shall be placed on those views from existing public roads, scenic roadways, cultural and historic sites, public parks, public recreation lands, and other views recommended by the Township.

7. **Environmental Impact Assessment (EIA)**.

A. **Purpose and Intent**. The EIA is intended to provide the Township with the information to objectively evaluate potential adverse impacts of a project and, most importantly, to require a mitigation of adverse impacts. The EIA shall be a means of ensuring that the overall objectives of the Perkiomen Township Zoning Ordinance, the Central Perkiomen Valley Regional Comprehensive Plan ("***CPVRCP***"), and the Subdivision and Land Development Ordinance are met and that existing features and conditions are not destroyed or degraded.

B. **Requirements for an EIA shall be as follows**:

(1) Within the EIA, specific emphasis shall be directed toward the proposed project's effects on, and relationship to, the applicable site, neighborhood (including areas in adjacent municipalities where applicable), and Township-wide resources, conditions, or characteristics. The EIA shall include text, tables, maps, and analyses for the purpose of describing the project site, proposed

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use(s), environmental characteristics, and the environmental effects of the proposal, to the satisfaction of the Township, as follows:

(a) **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 to 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.

(b) **Compatibility**. The compatibility or incompatibility of the proposed project shall be described in relation to the following:

1) The Central Perkiomen Valley Regional Comprehensive Plan, especially the hydrogeology, land use, and open space elements.

2) The Comprehensive Plans of adjacent municipalities or regions not members of the CPVRCP whenever a project is located along or within two thousand (2,000) feet of those municipal boundaries.

3) The Montgomery County Comprehensive Plan.

4) Other pertinent planning documents.

(2) **Location**. An identification of the site through the use of a location map drawn at a scale of not more than two thousand (2,000) feet to the inch. The location map shall depict all streets, adjoining properties, zoning district boundaries, and municipal boundaries within twenty-five hundred (2,500) feet of any part of the tract. In the case of a development involving only a portion of the entire tract, the location map shall also show the relationship of the section to the entire tract.

(3) **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. Aerial photographs shall be provided which contain the entire

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project area and the adjacent lands within twenty-five hundred (2,500) feet.

(4) **Description of the Project**. An identification of the nature of the proposal 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 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 one hundred (100) feet to the inch (i.e., fifty (50) feet to the inch is permitted but two hundred (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 Perkiomen Township Subdivision and Land Development Ordinance.

(b) Plans and elevations depicting the proposed size, square footage, height, number of rooms (where applicable) of buildings, and/or other structures for all non-residential uses.

(c) 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.

(d) A statement indicating the proposed staging or phasing of the project and a map depicting the boundaries of each stage or phase of the project. Such boundaries shall be superimposed on a version of the site development plan.

(5) **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 one hundred (100) feet to the inch as specified below and may be either incorporated into the EIA 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

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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 a least two (2) foot intervals, excluding land which is currently or proposed to be restricted under a development conservation easement or where no development is proposed, and shall depict slopes ranging from eight to fifteen percent (8% – 15%), fifteen to twenty percent (15% – 20%), twenty to twenty-five percent (20% – 25%), twenty-five to thirty percent (25% – 30%) and greater than thirty percent (>30%). Portions of the site not containing any improvements or grading may have contour lines measured at intervals of not greater than ten (10) feet except when required to determine conformance with the Subdivision and Land Development Ordinance.

(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 from septic tank filter fields. List and describe each soil type located on the site. List, describe, and locate any percolation data collected on-site for proposed septic locations.

(d) A map depicting the hydrological characteristics of the tract. Such map shall depict surface water resources including their drainage characteristics, watersheds, floodplains, and groundwater resources. Surface water resources include features such as perennial and intermittent streams, swales, ponds, lakes, and other natural bodies of water, springs, wetlands, and any man-made impoundments. Groundwater resources include features such as aquifer recharge areas.

(6) **Biological Resources Inventory**. An identification of biological resources associated with 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. In addition, these resources shall be mapped at a scale of not smaller than one hundred (100) feet to the inch, as specified below; and may be either incorporated into the EIA or submitted as attachments to the report.

(a) A map depicting the vegetation characteristics of the tract. Such map shall define the locations and boundaries of the

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woodland and forest areas of the tract and shall note the types of vegetation associations which exist in terms of their species types and sizes. In addition, all trees twelve (12) inches in caliper or greater shall be accurately located and identified on the map in areas where development activities are proposed or where improvements or grading are proposed.

(b) A map identifying the types of wildlife habitats on the property. Such map may draw upon vegetation, hydrology, and soil maps in order to express habitat characteristics associated with terrestrial and aquatic wildlife on the tract and the relationship of the overall habitat(s). Habitat and species identified by the Pennsylvania Natural Diversity Inventory, and similar data sources, which are present on the site, or in the proximity of the project, shall be depicted on the plan and noted in the report. A special emphasis shall be provided for species of special concern, threatened, or endangered status.

(7) **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. In addition, the following maps drawn at a scale of not smaller than one hundred (100) feet to the inch shall be incorporated into the EIA or submitted as attachments to it:

(a) A map depicting the land cover characteristics of the tract. Such map shall define existing features including: paved or other impervious surfaces; woodland and forest areas, including areas harvested or cleared within the last ten (10) years; cultivated areas; pasture; fields no longer in cultivation; lawns and landscaped areas; and the like.

(b) A map depicting any encumbrances to the tract. Such map shall define easements and other areas where certain use privileges exist.

(c) A map depicting the land uses within one thousand (1,000) feet of the proposed tract. Such map may be at the same scale as the location map.

(d) A map depicting the location and size of any prior or current land uses such as farm dumps, shooting ranges, material

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stockpiles, abandoned wells and septic system, or any other use or feature which may necessitate removal, remediation, closure, or cleanup to protect human health and the environment.

(8) **Surface Water Inventory**. Describe existing watercourses, water bodies, floodplains, and/or riparian buffers 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 patterns will be significantly altered, an analysis shall be conducted which will investigate flow, depth, capacity, and water quality of the receiving waters. Existing drainage structures shall be mapped, and the capacity of the drainage network shall be determined. All wetland areas shall be delineated and mapped. A copy of a complete wetland delineation report, suitable for submission for a Jurisdictional Determination from the U.S. Army Corps of Engineers, shall be submitted. The report shall include a statement of the qualifications of the individual(s) who prepared the report.

(9) **Subsurface Water Inventory**. Describe the subsurface water conditions on the site, both in terms of depth to ground water and water supply capabilities of the site. Where existing conditions warrant, provide detailed information regarding existing wells within one thousand (1,000) feet of the site relative to depth, capacity, and water quality. Discuss the water supply capabilities of the adjacent areas and the recharge capabilities of the sites. Map the groundwater recharge areas located on or adjacent to the site.

(10) **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.

SECTION 2. **SEVERABILITY**. If a Court of competent jurisdiction declares any provisions of this Ordinance to be invalid, in whole or in part, the effect of such decision shall be limited to those provisions expressly stated in the decision to be invalid, and all other provisions of the Code of Ordinances of the Township of Perkiomen shall continue to be separately and fully effective.

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SECTION 3. **RE-ENACTMENT AND REPEALER**. The remaining provisions of the Code of Ordinances of the Township of Perkiomen, and as in force immediately before the enactment of this Ordinance, are intended to be continued and, to the extent not inconsistent herewith, are hereby re-enacted and re-ordained; any Sections inconsistent with the amendments hereinbefore referenced are hereby repealed as referenced.

SECTION 4. **EFFECTIVE DATE**. This Ordinance, and all of its terms and provisions, shall become effective immediately upon enactment by the Board of Supervisors.

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ENACTED AND ORDAINED, this _____ day of _____, 2026.

PERKIOMEN TOWNSHIP

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By: Pamela B. Margolis, Chairperson

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Attest: Cecile M. Daniel. Secretary

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