

**Venango County  
Subdivision  
And  
Land Development  
Ordinance**

**Appendix 1**

**County of Venango  
COMMUNITY IMPACT REVIEW  
APPLICATION**

**Adopted by the Venango County Commissioners, October 5, 2005**

**County of Venango**  
**COMMUNITY IMPACT REVIEW**

**NOTICE TO APPLICANT:** Please complete the entire form as this document is designed to assist the Planning Commission in determining whether the action that you propose may, or is likely to, have effect on the community and its environment. Additional information may be requested or required regarding potential environmental impacts associated with your project, including submission of more detailed information.

**OWNER / APPLICANT**

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

FAX \_\_\_\_\_

**REPRESENTATIVE / BUILDER**

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

FAX \_\_\_\_\_

**PROJECT INFORMATION**

Subdivision/Land Development Name / Description \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Location \_\_\_\_\_

Tax Map Number \_\_\_\_\_ Zoning District \_\_\_\_\_

**A. SITE DESCRIPTION**

1. Acreage of Site \_\_\_\_\_ Number of Lots (1) \_\_\_\_\_ Smallest Lot Size \_\_\_\_\_

(1) If project is greater than 5 lots, provide a complete description of the physical characteristics of the site both pre-development and post-development, including slope and soils maps (with percentages of site in each area), existing vegetation, site plans, renderings and construction specifications.

2. General Character of the Land (use approximate percentages)

	<u>Existing</u>	<u>Proposed</u>		<u>Existing</u>	<u>Proposed</u>
Meadow/Brush	_____%	_____%	Unvegetated (Bare soil)	_____%	_____%
Forested	_____%	_____%	Impervious Area (Roads, sidewalks, buildings)	_____%	_____%
Agricultural	_____%	_____%	Lawn/Landscape	_____%	_____%
Wetlands (2)	_____%	_____%	Other (Indicate Type)	_____%	_____%
Flood Plain	_____%	_____%		_____	
Water Surface	_____%	_____%	<b>Total</b>	<b>100%</b>	<b>100%</b>

(2) *If project area contains jurisdictional wetlands and/or said project proposes impacts to jurisdictional wetlands Applicant must refer to Section F. of this form for additional wetland criteria.*

3. What is the dominant land use and/or zoning within a 1/4-mile radius of the project? (single family, multi-family, commercial) \_\_\_\_\_

4. Is the project located within 1/4 mile of, or contain: (Answer Yes or No)

a. A building or site on the National Register of Historical Place: \_\_\_\_\_

b. A building or site of community interest: \_\_\_\_\_

5. Do hunting or fishing opportunities presently exist in the adjacent area? \_\_\_\_\_

6. List soils and their classification system, as designated by the Soil Survey of Venango County: \_\_\_\_\_

7. List any soil erosion problems currently present: \_\_\_\_\_

8. Has the site, or immediate area, ever been strip-mined? Yes \_\_\_\_\_ No \_\_\_\_\_

If so, has reclamation been completed? \_\_\_\_\_

9. What, if any, attempt will be made to minimize removal of vegetation and/or mature trees? \_\_\_\_\_
10. Are there plans to replace vegetation removed during construction? \_\_\_\_\_
11. What type of construction will be utilized? List number, size, and material.  
 Conventional \_\_\_\_\_  
 Modular \_\_\_\_\_ Mobile \_\_\_\_\_
12. What is the purpose of the project? Sale \_\_\_\_\_ Rental \_\_\_\_\_ Personal \_\_\_\_\_
13. List the energy saving devices that will be incorporated into the project \_\_\_\_\_  
 \_\_\_\_\_

**B. PROJECT DESCRIPTION**

Provide a brief narrative, including present and proposed use of the property, the exact location of the site and zoning/use of adjacent property. Residential projects should include proposed landscaping and compatibility with adjacent design standards. Commercial properties should include aesthetic information and performance standards for hazardous material, air and water quality, noise, odors, lighting and fire prevention.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C. UTILITIES**

1. Water source: Municipal \_\_\_\_\_ Well \_\_\_\_\_  
 If well water, provide report regarding water quantity and quality.
2. Sanitation System: Municipal \_\_\_\_\_ Septic \_\_\_\_\_  
 If municipal, will tap-in occur to existing sewer lines? Yes \_\_\_\_\_ No \_\_\_\_\_  
 If extension of Municipal system is required provide D.E.P. Number \_\_\_\_\_  
  
 If septic, provide information regarding type of system, alternate system, testing and acquisition of permits. \_\_\_\_\_  
 \_\_\_\_\_
3. What companies are providing Gas \_\_\_\_\_ Electric \_\_\_\_\_
4. Will utilities be underground? Yes \_\_\_\_\_ No \_\_\_\_\_ If not, provide justification.

**D. STORM WATER DRAINAGE IMPACT** Storm drainage to the Municipal system is prohibited.

1. Streams within or contiguous to project area \_\_\_\_\_
2. Lakes ponds or wetland within or contiguous to project area \_\_\_\_\_
3. Method of collecting and transporting runoff \_\_\_\_\_
4. Type of pipe \_\_\_\_\_, Settling method \_\_\_\_\_
5. Has a Stormwater Management Plan been completed? \_\_\_\_\_

**E. EROSION AND SEDIMENTATION IMPACT**

1. What is the steepest slope (%) on the property? \_\_\_\_\_
2. What is the steepest slope in the project area that is to be graded or disturbed by construction? \_\_\_\_\_
3. List all soils types present on the property \_\_\_\_\_  
\_\_\_\_\_
4. Is any grading proposed? Yes \_\_\_\_\_ No \_\_\_\_\_  
  
If yes:
  - a. Total Site Acreage to be disturbed \_\_\_\_\_
  - b. Maximum fill depth \_\_\_\_\_ Quantity \_\_\_\_\_ CY
  - c. Maximum depth of cut \_\_\_\_\_ Quantity \_\_\_\_\_ CY
  - d. If cuts and fills not in balance, identify source/disposal area:
  - e. If not benching, identify finished slope ratio:
5. Has an Erosion and Sedimentation Control Plan been prepared and reviewed? If yes, please submit the Plan and attach any and all correspondence.

**F. WETLAND IMPACTS (If present on site)**

The following checklist must be complete by the Applicant for all subdivision/land development activities:

- A. Wetland Delineation per 1987 U.S. Army Corps of Engineers Wetland Delineation Manual
- B. These sources should be used to identify potential wetland areas
  1. Review USGS Topographic Mapping

2. Review County Soil Surveys
3. Review Hydric Soils List
4. Review Available Aerial Photographs
5. Review National Wetland Inventory (NWI) Maps
- C. Perform onsite inspection to identify and delineate wetland boundaries
  1. Traverse the site, identify the plant community types
  2. Determine whether normal environmental conditions are present
  3. Select a representative test site within each plant community
  4. Characterize the plant community by dominant species
  5. Complete the vegetation section of the Corp Manual
  6. Determine whether hydrophytic vegetation is present
  7. Examine wetland hydrology
  8. Examine the soils for the presence of hydric soil indicators
  9. Determine whether a jurisdictional wetland is present
- D. Prepare a field survey of wetland boundaries
- E. Prepare a wetland delineation report and documentation to include
  1. Narrative descriptions of the project site, jurisdictional wetlands, and other jurisdictional waters
  2. Completed data forms
  3. Site Photographs
  4. Jurisdictional wetland map
- F. Field meeting with PADEP and/or U.S. Army Corps of Engineers (Corps)
- G. Request written verification of field delineation from PADEP and/or the Corps
- H. Section 404/Chapter 105 Joint Permit Application (JPA)
  1. Impacts less than 1 acre
  2. PA Wetland Replacement Fund (impacts less than 0.5 acre)
- I. JPA Requirements
  1. Project Description
  2. Site Location Map
  3. Color Photographs
  4. Site Plans
  5. Alternatives Analyses
  6. Environmental Assessment Form
  7. Conceptual Wetland Mitigation Plan
  8. Act 14 Notifications
  9. PNDI Verifications
  10. PHMC Verifications
  11. Stormwater Management Approvals
  12. NPDES Approval
- J. Final Wetland Replacement (Mitigation) Plan
  1. Hydrology
  2. Grading
  3. Soil/Substrate Conditions
  4. Target Plant Communities
  5. Construction Drawings
  6. Construction Schedule
  7. Monitoring Plan

**G. SCHOOL IMPACT**

- 1. How many school age children do you anticipate will be in the project?  
 Elementary \_\_\_\_\_ Junior High School \_\_\_\_\_  
 Intermediate \_\_\_\_\_ Senior High School \_\_\_\_\_

**H. SOCIO/ECONOMIC EFFECTS**

- 1. Identify the closest:
  - a. Main road \_\_\_\_\_
  - b. Fire station \_\_\_\_\_
  - c. Fire hydrant \_\_\_\_\_
  
- 2. Identify the effects, both positive and negative, that the development will have on the following:
  - a. Public Safety (Police and Fire) \_\_\_\_\_
  - b. Energy Consumption \_\_\_\_\_

**I. Fiscal Impacts**

- 1. Please estimate the annual tax revenues to be generated from the proposed development using the most recent County, School and Municipal Tax Rates:
  - a. Real Estate Taxes: County \$\_\_\_\_\_ School \$\_\_\_\_\_ Municipal \$\_\_\_\_\_
  - b. Real Estate Transfer: Taxes \$\_\_\_\_\_
  - c. Earned Income Tax: School \$\_\_\_\_\_ Municipal \$\_\_\_\_\_
  - d. Emergency Services Tax; \$\_\_\_\_\_ Municipal \$\_\_\_\_\_
  
- 2. Please estimate the annual cost in providing public services to the proposed development:
  - a. Police Protection \$\_\_\_\_\_
  - b. Fire Protection \$\_\_\_\_\_
  - c. EMT and/or Ambulance Service \$\_\_\_\_\_
  - d. Roadway Maintenance \$\_\_\_\_\_
  - e. Stormwater Management Maintenance \$\_\_\_\_\_
  - f. Administrative Services \$\_\_\_\_\_

**J. INFORMATIONAL DETAILS**

Attach any additional information needed to clarify your project. If there are, or may be, adverse impacts associated with the proposal, discuss avoidance measures (or lack thereof) and proposed mitigation measures which can lessen the adverse impacts.

PREPARER'S SIGNATURE \_\_\_\_\_

TITLE \_\_\_\_\_

REPRESENTING \_\_\_\_\_

DATE \_\_\_\_\_