Exhibit 6

Requirements for Environmental Impact Assessment Report

Changes caused by humans to the natural or developed environment can significantly degrade the local ecology, natural resources and the quality of life of residents within the Township and surrounding communities. Therefore, it is in the public interest that a comprehensive analysis of the potential impacts, negative or positive, of any proposed improvement or development be completed. Such an analysis shall include the completion of an Environmental Impact Assessment (EIA). An EIA Report shall be submitted when required by the Township.

A. Definitions. For the purpose of an EIA the following definitions shall apply:

ADVERSE ENVIRONMENTAL IMPACTS — An impact which contributes to a harmful or degraded condition and/or produces an environmental harm or degradation. Adverse environmental impacts may include: a negative impact on surrounding land uses; negative impacts which are contrary to the Comprehensive Plan for the Township and the intent of this chapter; negative impacts which may create a threat to the public health, safety and general welfare; and negative impacts on physical and biological resources.

AESTHETIC RESOURCES — Characteristics of the natural and/or cultural environment which are visible. The visual resources of a particular area are typically expressed in terms of their visibility, character and/or attractiveness relative to their amenity value and/or quality.

ALTERNATIVES — Choices between or among two or more plans, layouts, approaches, solutions or results.

BENEFICIAL EFFECTS — Results contributing to an improvement in condition and/or producing a favorable result such as making a use more compatible with the intent of this chapter and the goals of the Comprehensive Plan and promoting the public health, safety and general welfare.

COMMUNITY FACILITIES — The services which provide for various community health, education, safety, leisure and like needs and the locations at which these services are provided. Typical community facilities include: schools, parks and recreation areas, libraries, hospitals and other health-care facilities, fire protection, police, ambulance and rescue services and postal services.

CULTURAL ENVIRONMENT — A representation of man's influence on land and/or water through the use, organization, adornment and maintenance of property and structures.

DEMOGRAPHIC CHARACTERISTICS — Characteristics related to the distribution, density and vital statistics of populations.

ECOLOGICAL RESOURCES — Characteristics of the natural environment manifest in

its flora and fauna. The disposition of these characteristics is typically expressed in vegetation and/or wildlife units such as: field and meadow, tree, woodland or forest stands and related understory and groundcover growth and aquatic and terrestrial wildlife and/or their habitats.

ECONOMIC AND FISCAL CHARACTERISTICS — Characteristics related to the expenditure and revenues in conjunction with the management of income of a household, private business, community, association and/or government.

ENVIRONMENT — The conditions, resources and/or characteristics which exist within and surround the area to be affected by a proposed project, including but not limited to: natural elements such as land, water, air, minerals, natural flora and natural fauna and man-made components such as objects of historic or aesthetic significance, infrastructure and man-related attributes of a social and economic nature.

ENVIRONMENTAL IMPACT ASSESSMENT REPORT — An assessment which objectively describes, analyzes, and documents both the beneficial and adverse environmental and cultural effects of a proposed project and the measures to be undertaken to mitigate adverse effects in accordance with the provisions set forth in this chapter.

HISTORIC RESOURCES — Sites, areas, structures, trails and/or routes which are valued due to their significance as examples and/or locations of events, customs, skills and/or arts of the past.

IMPACT — The power of an event or condition to produce changes in other conditions. In the context of impact exerted on the environment, changes which affect existing conditions and/or quality are of greatest concern.

INFRASTRUCTURE — The basic installations and facilities on which the continuance and growth of a community depend such as roads, schools, electrical transmission facilities, transportation and communication systems and sewer and water systems.

LIGHT POLLUTION - Illumination of the night sky by electric lights, as in an urban area, that interferes with astronomical observation, imparts glare on vision, and overall degrades the setting in a rural or suburban environment.

LONG-TERM EFFECTS — Results which are manifest for or extending over a period of greater than two years.

LOW IMPACT DEVELOPMENT - A land use development strategy that emphasizes protection and use of on-site natural features integrated with engineered, small-scale hydrologic controls at the parcel and subdivision scale to manage stormwater and more closely mimic pre-development watershed hydrologic functions. LID techniques may be considered an alternative to traditional, structural stormwater management solutions.

MITIGATION — The act of precluding a potentially adverse effect and/or making a

potentially adverse effect less severe through measures which will improve a condition and/or lessen the impact.

NATURAL ENVIRONMENT — A composition of land, water and/or air represented by its inherent physical and biological resources.

NIGHT SKY VIEWS – The view of the astronomical features, such as stars and planets.

PHYSICAL RESOURCES — Characteristics of the natural environment manifest in its: land forms, soils, geological structure of surface and/or subsurface rock, minerals, natural bodies of water and/or man-made impoundments, watercourses, groundwater and the like. The disposition of these characteristics is typically expressed in physiographic, topographic and/or hydrologic units such as rock formations, slope elevations, soil types, watersheds, surface water types, wetlands, floodplains, aquifers or aquifer recharge areas and the like.

PRIMARY EFFECTS — Results of a direct nature which have a principal influence on a particular condition.

PROJECT — A subdivision, land development or other development involving the construction or alteration of buildings or other structures, or the grading of land to accommodate use of property for the facility being assessed.

SECONDARY EFFECTS — Results of an indirect nature which have an influence on a particular condition or state derived from a primary effect.

SHORT-TERM EFFECTS — Results which are manifest for or extending over a period of two years or less.

B. The EIA 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) Introduction and Overview

a. Description of the project. An identification of the nature of the proposal through the presentation of the following:

i. Description of project, including type of units or structures, number of units (i.e. dwelling units) or structures, general description of proposed access, circulation system, potable water and sewer services, utilities, stormwater management approach, and whether the site is to be developed with a traditional layout or clustering.

ii. A site development plan.

iii. 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 properties, 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 map shall also show the relationship of the section to the entire tract.

iv. A statement indicating the existing and proposed ownership of the tract.

v. 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.

b. Purpose and Scope - 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 constructed 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.

c. Compatibility. The compatibility or incompatibility of the proposed project shall be described in relation to the following:

i. Township Comprehensive Plan, especially the land use and open space elements.

ii. Comprehensive Plan of adjacent municipalities whenever a project is located along or within 2,000 feet of the municipal boundaries.

iii. Bucks County Comprehensive Plan and Solid Waste Management Plan (for solid waste facilities only.)

d. Photographs. An identification of the character and appearance of the site through the presentation of photographs or copies thereof. Such photographs shall provide a representation of what the site looks like from ground level. Photographs should be properly identified or captioned and shall be keyed to a map of the site.

(2) Environmental Inventory

a. 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 EIA report or submitted as attachments to the report.

i. Topographic Features: A map depicting the topographical characteristics of the tract. Such map shall contain contours with at least two-foot intervals and shall hatch slopes ranging from eight to fifteen percent (8 to 15%), fifteen to twenty-five percent (15 to 25%) and greater than 25%. This subsection shall also include the mapped surface drainage characteristics of

the site as required under Section 178-93, subsection B.

ii. Surface waters and 100-year floodplain: Describe existing watercourses and water bodies that are partially or totally on the site and their relationship to the area of land disturbance. Surface waters include features such as creeks, runs and other streams, ponds, lakes and other natural bodies of water, springs, wetlands and any man-made impoundments. Calculate the 100-year floodplain using the existing surface runoff from the site and the associated watershed, assuming the full build-out of the watershed using existing zoning maximum impervious coverage. Floodplain areas delineated as a special flood hazard area on the applicable National Flood Insurance Program Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) shall be mapped. 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. Existing drainage structures shall be mapped and the capacity of the drainage network shall be determined.

The applicant shall also collect dry-weather (non-storm event) data of any waterbodies within the site or within 1,000 feet downstream or down-gradient of the site. Water sample collection and analysis shall include Total Suspended Solids (TSS), Nitrates, Total Kjehldahl nitrogen (TKN), ammonia, Total Phosphorus (TP), and Dissolved Oxygen (DO). Existing conditions of these waterbodies shall include existing stratification and water temperatures. All data shall be collected at a frequency, time of year and depth as determined by a qualified stream ecologist (for streams) or limnologist (for impoundments). All data shall be provided within this report, including a quality assurance/quality control program.

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 or the Federal Emergency Management Agency (FEMA). Existing drainage structures shall be mapped and the capacity of the drainage network shall be determined.

iii. Soils: 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 to bedrock, depth of water table, flood hazard potential, and limitations for septic tank filter fields. List and describe each soil type located on the site. If applicable, percolation data shall be provided. Where the proposed area of land disturbance will involve soils with moderate or severe limitations (as per the USDA, Natural Resources Conservation Service Soil Survey of Bucks County, Pennsylvania, dated September 2002 or as amended), relative to the type of project proposed, a complete mapping of all soil types on the site shall be required indicating where those moderate and severe limitations exist. This section provide the soils logs as required by Section 178-93, subsection B.

iv. Geology: 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.

v. Hydrogeology and Subsurface Drainage: A map depicting the hydrological characteristics of the tract. Such map shall depict: aquifers, including depth, aquifer recharge areas, and where warranted (such as if the site will be withdrawing from groundwater existing wells within 1,000 feet of the site. Well information shall include depth of well, is capacity, and water quality. This subsection shall include the subsurface drainage features of the site as required under Section 178-93, subsection B.

b. Ecological resources 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. 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 EIA report or submitted as attachments to the report.

i. Forest and Woodlands, Grasslands and Specimen Trees: A map depicting the vegetation characteristics of the tract. Such map shall define the locations and boundaries of the woodland and forest areas of the tract and shall note the types of vegetation associations which exist in terms of their species and sizes. In addition, all trees 10 inches in caliper or greater shall be accurately located and identified on the map whether they are freestanding trees or tree masses.

ii. Habitats: A map depicting characteristics associated with wildlife habitats. 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). Habitats to be mapped and described shall include forest, grasslands, forest/grassland transition areas, wetlands and riparian areas. As part of this section, it is required that the applicant provide proof of a request for a Pennsylvania Natural Heritage Program (formerly Pennsylvania Natural Diversity Inventory), and copies of the application (including the map for wetlands) for a Jurisdictional Determination (JD) for freshwater wetlands from the US Army Corps of Engineers.

c. Land use and existing features inventory. An identification of the land use conditions and characteristics associated with the tract such as: current and past use, land cover and the relationship of these to adjacent tracts. 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. 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 not smaller than 100 feet to the inch, shall be incorporated into the EIA report or submitted as attachments to it.

i. 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, cultivated areas, pasture, old fields, lawns and landscaped areas and the like.

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

iii. A map depicting the land uses within 500 feet of the proposed tract. Such map may be at the same scale as the location map.

d. Historic and Archeological resources inventory. An identification of the man-made 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 Heritage Conservancy and any which may be identified by the Township Historical Commission and Historic Architectural Review Board shall be identified. The identification of historic resources shall include a narrative description of the above. In addition, a map drawn at a scale of not smaller than 100 feet to the inch depicting historic resources shall be incorporated into the EIA report or submitted as an attachment to the report. Included with this section shall be evidence of submission of a request to the Pennsylvania Historical and Museum Commission to review the site and its existing structures and land use.

e. Aesthetic 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. In addition, a map drawn at a scale of not smaller than 100 feet to the inch depicting visual resources shall be incorporated into the EIA report or submitted as an attachment to the report.

f. Community services inventory. An identification of the community facility services that are expected to be required as a result of this project, and if the tract already utilizes community services (redevelopment). The community service needs assessment shall indicate in narrative form the type of services which will be in demand; including schools, parks and recreation facilities, libraries, hospitals, police, fire protection, ambulance, and rescue services.

g. Existing available utilities and utility needs inventory. An identification of the existing utilities available within, adjacent to, and within 1,000 feet of the tract. A discussion of utility needs associated with the users of the proposed project. The utility needs assessment shall indicate in narrative form the type of installations which will be in demand. Utilities shall be discussed in terms of: the ability of existing utility installations to accommodate the demands of the future users, the needs 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 on-site sewage disposal whenever such a system is proposed and the ability to achieve an adequate system for storm drainage and stormwater management. The following utility

types shall be addressed:

i. Electricity;
ii. Natural Gas;
iii. Water
iv. Sewer;
v. Cable.

h. Transportation infrastructure 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.

i. Solid waste inventory. Identification of the short and long term solid waste to be generated as a result of the project. Specifically, a description of the construction related waste to be generated as a result of the project, anticipated tonnage, and expected disposal facility or facilities. In addition, a description of the types of waste to be generated once the project is completed and occupied.

j. Air quality and noise inventory. Identification and description of existing air quality with and within 1,000 feet of the site. Where available, existing air quality data from local monitoring stations shall be used to in the assessment.

A description of ambient noise data for the area shall be prepared. The analysis should use the on-site and surrounding land uses and employment of readily available documentation of expected noise levels in decibels.

k. Night sky views and land use lighting inventory. Identification of the existing night sky view quality and land use light generation, including land uses with and within 500 feet of the tract.

(3) Environmental Impact, Alternatives, Mitigation Analysis

The applicant shall describe the environmental impacts of each of the following inventoried items. Each item as described within section 2 above shall be addressed for the following:

Impacts: The implications of the proposed project in terms of: the type of beneficial or adverse effects which may result from it and the duration of these effects in terms of their short-term or long-term nature. To indicate such effects, there shall be a discussion of the implications of the proposed project to the resources, conditions and characteristics as described above. In addition to a narrative presentation of

implications, the applicant shall display where the project adversely affects the tract's resources, conditions or characteristics through the use of a map drawn at a scale of not smaller than 100 feet to the inch, wherein the area adversely affected from proposed development are highlighted. Such map may be either incorporated into the EIA report or submitted as an attachment to the report. Further, the applicant must demonstrate and specify in the EIA report how and where the findings in the EIA report and its attachments are reflected in the project. The applicant may summarize the impacts to various resources on one (1) map provided the illustration is clear to the reviewer.

Alternatives analysis: Alternatives within the project which would preclude reduce or lessen potential adverse impact or produce beneficial effects. To indicate such alternatives the applicant shall submit exhibits or diagrams which will depict the type or alternatives described in narrative forms. The applicant shall comment on how alternatives such as: revised location, redesign, layout or siting of buildings, roads, and other structures and the reduction in the size of the proposed structures or number of structures would affect the impacts or effects of the project.

Mitigation Analysis: Measures to mitigate adverse effects shall be addressed. 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 and those unique to a specific project, as follows:

Mitigation measures which pertain to existing procedures and standards are those related to current requirements of the state, county and/or Township for remedial or protective actions such as: sedimentation and erosion control, stormwater runoff control, water quality control and air quality control.

Mitigation measures related to impacts which may be unique to a specific project are those related to efforts such as: revegetation, screening, fencing, emission control, traffic control, noise control, relocation of people and/or businesses and land acquisition.

Irreversible impacts analysis: Any irreversible environmental changes which would occur due to the proposed project, should it be implemented. To indicate such changes, the use of nonrenewable 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.

The following inventory items shall be analyzed for impacts, alternatives and mitigation, and irreversible impacts for both the time of construction and the completed and occupied project.

a. Physical resources impacts.

i. Topographic Features.

Within the scope of this analysis, at a minimum, the applicant shall provide information as to maximum depth of excavation and fills, total volumes of soils to be moved, and any soil that is anticipated to be imported to or exported from the site. The applicant shall address if any significant ridges are to be removed, or valleys are to be filled, and if watersheds are to be changed.

ii. Surface waters and 100-year floodplain.

Within the scope of this analysis, at a minimum, the applicant shall provide an analysis of the changes in, not only peak flow rates, but volumes of runoff that will be conveyed to the surface waters and 100-year flood plain. The applicant shall also address the requirements for any filling activities within the 100-year floodplain.

iii. Soils.

Within the scope of this analysis, at a minimum, the applicant shall address the ability of the existing soils to infiltrate stormwater, and negative impacts of soil compaction as a result of construction. The applicant shall also discuss whether the on-site soils are considered to be prime agricultural soils or soils of statewide importance as identified the United States Department of Agriculture, and if these soils exist, how continuous areas of these soils are to be preserved through the design of the project (i.e. clustering and preserving open space).

iv. Geology.

Within the scope of this analysis, at a minimum, the applicant shall address the requirements for the methods of the removal of bedrock, and how the grading of the tract requires excavation within bedrock.

v. Hydrogeology and Subsurface Drainage.

Within the scope of this analysis, at a minimum, the applicant shall address the impacts of this project on aquifer recharge, and recharge of waterways, streams, and wetlands. In addition, a discussion on how the applicant proposes to maintain the subsurface drainage characteristics of the site, and protect groundwater quality.

b. <u>Ecological resources.</u>

i. Forest and Woodlands, Grasslands and Specimen Trees.

Within the scope of this analysis, at a minimum, the applicant shall address the impact of forest clearing and fragmentation of forests. The applicant shall also discuss the impacts to grasslands and specimen trees and how the development has been designed to preserve these resources.

ii. Habitats.

Within the scope of this analysis, at a minimum, the applicant shall address the impacts to habitats, including fragmentation through forest clearing, filling of wetlands, and impacts of stormwater runoff on the quality of existing habitats.

c. Land use and existing features.

Within the scope of this analysis, at a minimum, the applicant shall address the impacts of the project on the local land uses within the community, including compatibility with surrounding land uses, and its impacts on the quality of life within the community.

Displacement of viable farms: Of specific importance, is the impact on the agricultural operations of a site, and whether the project will temporarily or permanently reduce or eliminate the farming operations of the tract. The applicant must describe mitigative efforts to preserve the farming aspect of the tract, if feasible.

d. Historic and archeological resources.

Within the scope of this analysis, at a minimum, the applicant shall address the requirements to impact historic or archeological resources, demolition of such resources, and justification to demolish or relocate such resources. Discussion about preservation of such resources and creating public awareness and education of historic and archeological resources as key component of the completed project shall be completed.

e. Aesthetic resources.

Within the scope of this analysis, at a minimum, the applicant shall describe the impacts to aesthetic resources such as view sheds and visual character of the project compared to the existing land use (agricultural, rural, suburban, etc.).

f. Community services.

Within the scope of this analysis, at a minimum, the applicant shall discuss the ability of the community, with its current state of services to accommodate the project, and the requirements for increasing the staff and resources of the community to accommodate the project. The discussion shall address each of the following in detail: schools, parks and recreation facilities, libraries, hospitals, police, fire protection, ambulance, and rescue services. A letter from each of the community services shall be obtained with their individual capacity to provide such services to the project.

g. Existing available utilities and utility needs.

Within the scope of this analysis, at a minimum, the applicant shall discuss the impacts of the project on the infrastructure and available capacity of existing utilities to service the project. Certificates from the utilities confirming that adequate capacity exists to serve the proposed development shall be included.

h. Transportation infrastructure.

Within the scope of this analysis, at a minimum, the applicant shall discuss the transportation requirements of this project, and its impacts on the surrounding community. A traffic impact analysis must be performed by a qualified transportation professional.

i. Solid waste.

Within the scope of this analysis, at a minimum, the applicant shall discuss the impacts of this project on the solid waste transportation services and their disposal facilities to accommodate the project, during construction and following project completion and occupation. The maximization of recycling and minimization of waste generation shall be addressed.

j. Air quality and noise.

Within the scope of this analysis, at a minimum, the applicant shall address the changes in air quality and noise levels as a result of the project. For the construction stage, the applicant shall discuss pollution control requirements of construction equipment, dust control, noise abatement, and limitations of working hours. For the completed and occupied project, a discussion regarding air and noise pollution generation for day-to-day operations on and around the project, and pollution and noise controls for manufacturing.

k. Night sky views and land use lighting

Within the scope of this analysis, at a minimum, the applicant shall address the impacts of the project on night sky views and the adjacent properties (light pollution) within 500 feet of the tract. The applicant shall describe mitigative efforts of lighting impacts such as the use of lighting time restrictions and light fixtures manufactured to limit night sky pollution and glare on adjacent properties. In the case of redevelopment, the applicant must describe the methods for which the impacts of the existing tract's lighting will be modified to lessen the impacts on the night sky view and adjacent properties.

(4) Existing environmental contamination. The applicant shall complete a Phase One Environmental Assessment (EA) of the tract and provide the results as part of this EIA report. The EA shall conform to the requirements of ASTM E1527-00, as amended and the PADEP Act 2 (Land Recycling). All tracts that are revealed as part of the EA to have been historically used for row crops, orchards or nurseries, in addition to any other Phase 2 activities that may be required, shall be tested for historic pesticides, lead and arsenic. Testing for such historic agricultural pesticides shall be conducted at a frequency of one (1) sample per 2 acres up to the first 10 acres and one (1) sample per 5 acres thereafter. All samples shall be collected at the 0"-6" depth. Analysis shall consist of lead, arsenic, and TCL (Target Comound List) pesticides. The EA

and historic pesticide test results shall be included as an attachment to this report.

(5) Potential to contaminate tract or surrounding lands. The applicant shall describe any hazardous materials that shall be used for the construction or as part of the operations of the completed and occupied project. A description of the materials, with Material Safety and Data Sheets (MSDS) shall be included with this report. Any regulatory approvals necessary to utilize such materials shall be listed. Hazardous or potentially hazardous materials to be used will include product to be used for the on-site use, distribution or sale of fuel, HVAC systems, pesticides and herbicides, fire suppression, cleaning or manufacturing. Discussion of the avoidance of contamination of soil, air, groundwater and surface water resources shall be included within this section of the report.

(6) Low Impact Development (LID). The applicant shall indicate whether the project meets the Township's goals and objectives for LID as outlined within the Subdivision and Land Development Ordinance. Specifically, the applicant shall describe the overall project approach, including but not limited to, following the guidelines as set forth in Chapter 173, Stormwater Management – Delaware River South Watershed, or Chapter 174, Stormwater Management – Neshaminy Creek Watershed. If the applicant has decided that LID standards are not to be employed, including clustering development and preserving open space, a detailed description shall be submitted that describes how avoiding LID techniques benefits the community and better protects the environment and health and safety of the public.

(7) Transmission line, pipeline, or railroad right-of-ways. All transmission line, pipeline, or railroad right-of-ways with or within 1,000 feet of the property shall be identified on a location map with a maximum scale of 1,000 feet to the inch. The applicant shall describe any minimum distance requirements or impacts anticipated from electrical fields or notifications to residents in the event of explosions or the release of liquid, airborne particulates, or gas containing hazardous materials or substances.

(8) Displacement of people and business. The applicant shall describe the impacts of this project on the community with regard to the displacement of peoples and business in order to construct the project, and the mitigating efforts to limit such displacement.

(9) Fiscal impact. An identification of the economic and fiscal characteristics related to the proposed project. The characteristics which shall be presented in narrative form shall include a profile of the Township, county and school district revenues which the proposed use may generate and the Township, county and school district costs it will create. Such information shall be related to initial and completed project conditions.

(10) Licenses and permits. An identification of all licenses, permits or other approvals required by law for the development and the status of each.

(11) Resumes of Key Preparers of EIA Report. All persons who participate in preparing the report shall be identified and their qualifications stated. All sources of information shall be identified when presented and a bibliography shall be attached to the report. All work in the report shall be in conformity with recognized engineering, architectural and planning practices and principles.

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 EIA report and state why such information is considered to be inapplicable in the case of the particular project in question.

E. Indication of acceptability. All applications for conditional use approval requiring EIA reports shall be accompanied by plans, reports and other documents as herein required to indicate that the proposed use will be acceptable to the Township as follows:

(1) Consistent with the Township Comprehensive Plan.

(2) Conform to all requirements of Chapter 178, Subdivision and Land, and all other ordinances, codes, permit conditions and regulations.

(3) Will not adversely affect the health, safety and general welfare of the residents of the Township and of surrounding municipalities.

(4) Promotes the harmonious and orderly development of the zoning district involved.

(5) Compatible with the character and type of development existing in the area which surrounds the site in terms of size, scale, height and bulk of the proposed uses and the size, shape and placement of the buildings and other structures.

(6) Will not detract from or cause harm to neighboring properties.

(7) Compatible with the uses permitted in the surrounding area in terms of the density and/or intensity of land use.

(8) Reflects effective site planning and design in terms of energy efficiency and environmental protection.

(9) Reflects sound engineering and land development design and construction principles, practices and techniques.

(10) Consistent with the logical, efficient and cost-effective extension of public services and utilities and will not adversely affect the public services and utilities of surrounding properties and of the Township as a whole, in terms of public water

supply, wastewater treatment, police, fire protection and hospital and health services.

(11) Includes proposals for the effective disposal of residues and unprocessable solid waste for solid waste facilities.

(12) Provides safe and efficient access to roads and will not create traffic congestion, hazardous traffic conditions or excess traffic volumes.

(13) Limits the number of access points along major public streets and generally provides development of the frontage of buildings on access roads which are parallel or perpendicular to major public streets.

(14) Provides improvements needed to guarantee compatibility with adjoining roads and properties.

(15) Provides continuity of existing circulation systems including roads, sidewalks, trails and other walkways.

(16) Provides adequate off-street parking and loading areas which will be minimally visible and audible from adjoining public streets and neighboring properties.

(17) Utilizes effective stormwater management techniques and soil erosion and sedimentation control techniques which are in character with and complimentary to the proposed site grading and landscaping.

(18) Preserves, to the maximum extent possible, woodlands and other trees existing on the site.

(19) Will not be disruptive to existing topography, surface water resources and groundwater resources.

(20) Includes landscaping, in addition to that around the buildings and structures, in areas which are highly visible to the public such as entrances, along roads, trails and walkways, where the use of trees, shrubs, flowers and ground cover would be both functional and decorative.