

## **Talking Points for Presentation of Development Plans to the Upper Dublin Environmental Protection Advisory Board (EPAB)**

In presenting a project for review by the Upper Dublin EPAB, we request that the applicant provide electronic copies of the site plans and relevant environmental reports (preferably in PDF format) at least one week in advance of the meeting. The board's review of the proposed project will be facilitated if a knowledgeable representative is present at the meeting to discuss the following elements as they pertain to the development:

- Describe plans to handle storm water, to include 100-year storm events.
- Describe any planned rechanneling of surface water, and plans to divert water offsite.
- Describe plans and funding requirements for long-term maintenance of any storm water management features (for example clean-out of catch basins, filter replacement, etc.)
- Describe any soil type/infiltration studies that have been performed to evaluate surface water infiltration rates.
- Describe proposed environmentally sensitive measures, such as constructed wetlands, to buffer high-flow rates and facilitate biological removal of nutrients (phytoremediation) from water leaving the site.
- Describe handling of topsoil. For example, will it be retained and redistributed onsite after construction, or be removed and replaced with soil from offsite?
- Describe pre-development and proposed post-development tree coverage. Retention of mature trees, or replacement with mature trees is desirable. Describe methods used to select any replacement trees, and caliper of old trees and proposed new trees.
- Describe the blend of native versus non-native species in any proposed plantings. Given Upper Dublin Township's native plant efforts, the more natives the better.
- Is there a record of waste materials (hazardous or non-hazardous) onsite? Describe plans for safe removal or management of such materials. Please provide reports of any Phase I and/or Phase II environmental assessments performed on the site.
- Are there any contaminants in the soil or groundwater that exceed the PA DEP residential standards for medium-specific concentrations of substances? If so, please describe plans to mitigate contaminants.
- Describe the change (percent before and after) in impervious surface on the site by type (for example, parking lots, buildings). Also, describe substantive changes in the nature of pervious surfaces (for example, grass, woodland, open water, marsh, etc.)
- Describe any planned requests for variances from existing township regulations.
- Does provided parking match expected car density?
- Describe plans for exterior illumination and any plans to mitigate excessive light pollution.
- Describe considerations that have been made with regard to neighboring properties for any excessive noise associated with the development once it is complete.

- Describe the degree of public access to the site, if any.
- Describe any other environmental considerations in the proposed project, for example renewable energy use, LEED design elements, wildlife-favoring features, etc.

Please add any additional information relevant to the environmental aspects of the proposed development plan. Based on the review of plans and the applicant's presentation, the EPAB will offer recommendations to the Board of Commissioners for their evaluation of the proposed project. Thank you.