

Site Feasibility Scoping!!!!



MONROE COUNTY CONSERVATION DISTRICT

PIKE COUNTY CONSERVATION DISTRICT

What is scoping



- Utilizing publicly available data to establish site and project feasibility.
- A Service to the client to provide a clear picture of the ability to develop a site for their intended use.




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Considerations for scoping

- Zoning
- Soils
- Topography
- Potential Pollutants
- Proximity to Surface Waters
- Utilities
- T&E Species and Cultural Resources



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Zoning

- Sets the stage for land use in the Municipality
- Provides lot and yard dimensional requirements
- Provides parking standards

Resources

- <https://www.generalcode.com/online-code/>
- Municipal websites
- County GIS



Soils

- Where are the good soils for infiltration
- Soils for onsite septic
- Soil structural issues for buildings and structures
- Historic soils testing may provide info for the proposed development

Resources

- Web Soil Survey - <https://websoilsurvey.nrcs.usda.gov/app/>
- Local Sewage Enforcement Officers
- Local Records
- County GIS Records



Topography

- Cut / fills
- Import / export
- Retaining wall need
- Working economical and practical E&S and PCSM BMP's into the layout
- Take advantage of fills for BMPs where the opportunity presents itself
- Drastic topographical changes make testing difficult

Resources

- Google Earth
- PASDA – Lidar - <https://www.pasda.psu.edu/>
- Previous Plans
- County GIS



Potential Pollutants

- Previous use? – orchards, foundry, automotive repairs, landfills, brownfields, gas stations, etc.
- Phase 1 environmental study is a good place to start
- Local knowledge
- **Resources**
 - Local Knowledge – ask the Township, Conservation District, Residents
 - E-map Pa - <https://gis.dep.pa.gov/emappa/>
 - EPA Enviromapper - <https://www.epa.gov/enviroatlas/enviroatlas-interactive-map>



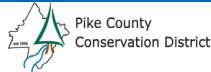
Proximity to Surface Waters

- Stormwater Discharge Locations – downstream analysis required?
- 105 permits - mapped or assumed floodway?
- Riparian Buffers
- Wetlands – EV Wetlands and anti-degradation
- **Resources**
 - <https://www.fema.gov/flood-maps>
 - <https://www.pasda.psu.edu/>
 - County GIS



Utilities

- Onsite or Offsite water and sewer? Act 537 Planning? Will-serve letters?
- Electric
- Communications
- How will utility connections impact permitting? The plan submitted for an NPDES permit should be the final plan for construction so these issues should be worked out prior to submission.
- **Resources**
 - Emap - <https://gis.dep.pa.gov/emappa/>
 - DEP Clean Water <https://www.dep.pa.gov/Business/Water/CleanWater/WastewaterMgmt/Act537/Pages/Plan-Status-Map.aspx>



T&E species and cultural resources

- Pennsylvania Natural Diversity Index (PNDI) – a formal report is not necessary for scoping. The mapping available on the PNDI website can be helpful as well. <https://www.naturalheritage.state.pa.us/>
- Cultural resources – coordination is required for projects requiring an NPDES permit and containing over 10 acres of Earth Disturbance. <https://share.phmc.pa.gov/pashare/landing>



Questions ?