

**§ 365-134. Application procedure.**

All applications for any use of land within the Steep Slope Conservation District shall include the submission of the following materials and information:

- A. Plans drawn to a scale of at least one inch equals 50 feet, sealed by a registered professional engineer, depicting the following:
  - (1) The location, dimensions and elevation of the property.
  - (2) Existing and proposed uses and development.
  - (3) Existing and proposed contours at two-foot intervals, except that five-foot contours may be used for minor subdivisions.
  - (4) The location and boundaries of steep slopes and very steep slopes as described in § 365-132C(5) herein.
  - (5) Typical cross sections and elevations of the property and proposed structures at intervals prescribed by the Township Engineer.
  - (6) Existing land cover characteristics of that portion of the property within the Steep Slope Conservation District, indicating wooded areas, open areas and their ground cover type and any areas with impervious surfaces. The modifications proposed to the existing land cover shall also be indicated.
  - (7) Photographs showing existing uses, vegetation and topography of areas within the Steep Slope Conservation District.
  - (8) A report describing the slope, soil and vegetation characteristics of that portion of the property within the subject district. Such report shall also describe the proposed type and methods of proposed building construction, the type of foundation system(s) to be employed, and proposals for landscaping, sewage disposal and water supply. Further, the report shall describe all sediment and erosion control measures to be used as required by Edgmont Township and/or the PA DEP, and any and all additional engineering and conservation techniques designed to alleviate environmental impacts which may be created by proposed development activities.

**§ 365-135. Standards for approval of conditional uses.**

- A. In addition to the standards described in Article XXXII, § 365-191, pertaining to conditional uses, the Board of Supervisors shall consider the following:
  - (1) The degree of modification proposed within the district to the topographic, soil and vegetation resources, and the techniques proposed to mitigate potential environmental impacts.
  - (2) The effect the development of the subject district would have on adjacent properties.
  - (3) The relationship of the proposed uses to the objectives described in § 365-131 herein.
  
- B. Any use(s) or structure(s) approved as a conditional use shall provide evidence that:
  - (1) The Steep Slope Conservation District is being proposed for development since no other alternative location is feasible or practical.
  - (2) Earthmoving activities and vegetation removal will be conducted only to the extent necessary to accommodate proposed uses and structures and in a manner that will not cause excessive surface water runoff, erosion, sedimentation and unstable soil conditions. Further, it shall be demonstrated that any and all reasonable mitigation techniques and procedures will be utilized or have been considered in the preparation of the subdivision and/or land development plan.
  - (3) Proposed buildings and structures are of sound engineering design and footings are designed in response to the site's slope, soil and bedrock characteristics and, where applicable, shall extend to stable soil and/or bedrock.